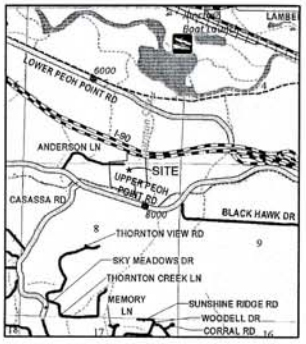


00002

SP-14-XXXX

### BIDDLE SHORT PLAT

A PTN. OF THE S 1/2 OF THE SE 1/4 OF SEC. 5 & A PTN. OF THE N 1/2 OF THE NE 1/4 OF SEC. 8  
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,  
KITITITAS COUNTY, WASHINGTON



## APPROVALS

KITITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

KITITITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "BIDDLE" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

KITITITAS COUNTY PLANNING DIRECTOR

KITITITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL, BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

KITITITAS COUNTY HEALTH OFFICER

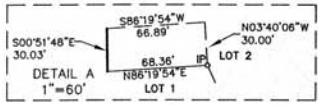
CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

KITITITAS COUNTY TREASURER

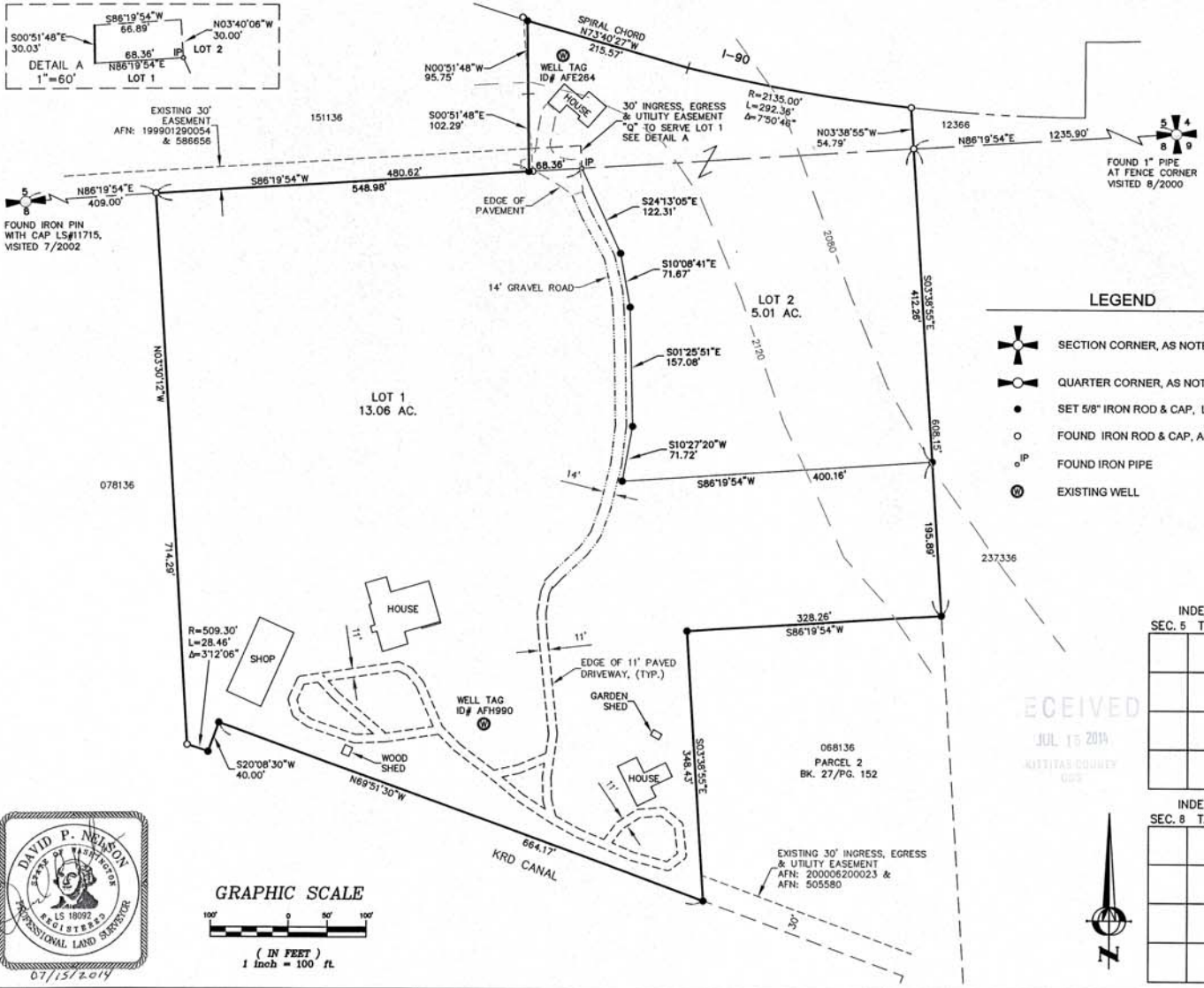
ORIGINAL TAX LOT NOS. 19-16-05040-0020 (15551) & 19-16-08010-0013 (031936)



EXISTING 30' EASEMENT  
AFN: 199901290054 & 586656

FOUND IRON PIN WITH CAP LS#11715, VISITED 7/2002

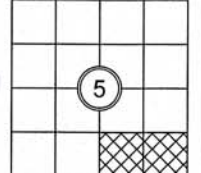
FOUND 1" PIPE AT FENCE CORNER VISITED 8/2000



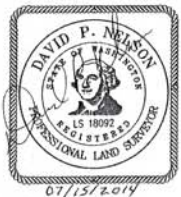
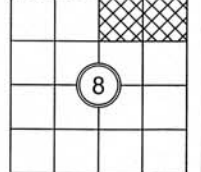
### LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 5/8" IRON ROD & CAP, LS# 18092
- FOUND IRON ROD & CAP, AS NOTED
- FOUND IRON PIPE
- EXISTING WELL

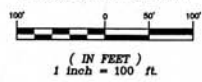
INDEX LOCATION  
SEC. 5 T. 19 N. R. 16 E. W.M.



INDEX LOCATION  
SEC. 8 T. 19 N. R. 16 E. W.M.



### GRAPHIC SCALE



RECORDER'S CERTIFICATE \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.

IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF

DAVID P. NELSON  
SURVEYOR'S NAME

JERALD V. PETTIT  
County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RAY BIDDLE

IN JULY 2014

DAVID P. NELSON  
DATE 07/15/2014

CERTIFICATE NO. 18092

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BIDDLE SHORT PLAT		
PREPARED FOR RAY BIDDLE		
A PTN. OF THE SE 1/4 OF SEC. 5 & A PTN. OF THE NE 1/4 OF SEC. 8 TOWNSHIP 19 N., RANGE 16 E., W.M.		
KITITITAS COUNTY	DATE	JOB NO.
DWN BY G. WEISER	07/2014	14052
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

BIDDLE SHORT PLAT

A PTN. OF THE S 1/2 OF THE SE 1/4 OF SEC. 5 & A PTN. OF THE N 1/2 OF THE NE 1/4 OF SEC. 8 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, WASHINGTON

06002

SP-14-XXXX

OWNER:

RAYMOND L BIDDLE
DIANA A BIDDLE
8035 UPPER PECH POINT ROAD
CLE ELUM WA 98922

PARCEL NOS: 15551 & 031936
MAP NOS: 19-16-05040-0020 & 19-16-08010-0013
AREA: 18.06
LOTS: 2
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS
ZONE: AGRICULTURE 5 (AG-5) & RURAL 5 (R-5)

ADJACENT OWNERS:

068136
JANET D NAU
5712 ORCHARD ST W
UNIVERSITY PLACE WA 98467-3822

078136
GERALD C NELSON ETUX
7303 UPPER PECH POINT ROAD
CLE ELUM WA 98922

237336
TONEY GRIFFITH
8031 UPPER PECH POINT ROAD
CLE ELUM WA 98922

151136
JERRY S ROY ETUX
PO BOX 579
MOXEE WA 98936

12366
THOMAS J FERRY ETUX
15006 106TH NE
BOTHELL WA 98011

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, RAYMOND L BIDDLE & DIANA A BIDDLE, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_, A.D., 20\_\_

RAYMOND L BIDDLE

DIANA A BIDDLE

ACKNOWLEDGEMENT

STATE OF \_\_\_ S.S.
COUNTY OF \_\_\_

ON THIS DAY PERSONALLY APPEARED BEFORE ME

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_ SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_, 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF
RESIDING AT
MY APPOINTMENT EXPIRES

EXISTING LEGAL DESCRIPTION:

PARCEL 1 OF SURVEY FILED IN BOOK 27 OF SURVEYS PAGE 152 AND RECORDED MAY 7, 2002, UNDER AUDITOR'S FILE NO. 200205070001, RECORDS OF KITTITAS COUNTY, WASHINGTON;

AND TOGETHER WITH:

COMMENCING AT THE NORTHWEST (NW) CORNER OF PARCEL #1 AS SHOWN ON RECORD OF SURVEYS AS RECORDED IN BOOK 27 OF SURVEYS, PAGE 152, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;
THENCE NORTH 86°19'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL #1, 485.62' TO THE POINT OF BEGINNING;
THENCE NORTH 3°40'06" WEST, 102.17' TO THE POINT OF BEGINNING;
THENCE SOUTH 00°51'48" EAST, 102.29' TO SAID NORTH LINE OF PARCEL #1;
THENCE NORTH 86°19'54" EAST, 5.00' TO THE POINT OF BEGINNING.

EXCEPTING THERE FROM:

COMMENCING AT THE NORTHWEST (NW) CORNER OF PARCEL #1 AS SHOWN ON RECORD OF SURVEYS AS RECORDED IN BOOK 27 OF SURVEYS, PAGE 152, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;
THENCE NORTH 86°19'54" EAST, ALONG THE NORTH LINE OF SAID PARCEL #1, 485.62';
THENCE NORTH 3°40'06" WEST, 102.17' TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 3°40'06" WEST, 97.34' TO THE SOUTH R/W LINE OF SR-90;
THENCE SOUTHEASTERLY ON A SPIRAL CURVE TO THE LEFT 5.03' TO A POINT THAT BEARS NORTH 00°51'48" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 00°51'48" EAST, 95.6' TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, 30 FEET IN WIDTH AS DELINEATED ON THAT CERTAIN SURVEY RECORDED IN BOOK 11 OF SURVEYS AT PAGE 70, AND AS FURTHER ESTABLISHED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 465778 AND 200006200023, RECORDS OF SAID KITTITAS COUNTY, WASHINGTON;

AND, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE SOUTH 30 FEET OF PARCEL 2 OF SAID SURVEY FILED IN BOOK 27 OF SURVEYS PAGE 152 AND RECORDED MAY 7, 2002, UNDER AUDITOR'S FILE NO. 200205070001, AND AS RESERVED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 200209170032, RECORDS OF SAID KITTITAS COUNTY, WASHINGTON;

AND, TOGETHER WITH THOSE CERTAIN EASEMENTS CONVEYED BY WARRANTY DEED RECORDED UNDER RECORDING NO. 199901290054 AND DESCRIBED AS SET FORTH AS PARCELS 2 AND 3 BELOW:

PARCEL 2:

NONEXCLUSIVE RIGHT TO UTILIZE EXISTING THIRTY (30) FOOT EASEMENT(S) AS THE SAME ARE REFLECTED IN SURVEY RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 566656, BOOK 21 OF SURVEYS, PAGE 133.

PARCEL 3:

30 FOOT EASEMENT FOR INGRESS AND EGRESS LOCATED WITHIN THE SOUTH 30 FEET OF THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 90.

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF THE REISWG PROPERTY AS SHOWN IN THAT CERTAIN SURVEY, IN BOOK 19 OF SURVEYS, AT PAGE 242, KITTITAS COUNTY AUDITOR'S FILE NO. 568686, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND AS SUCH EASTERLY LINE OF THE REISWG PROPERTY IS EXTENDED ON ITS ORIGINAL COURSE TO THE SOUTH LINE OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.

EXCEPT THAT PORTION LYING EASTERLY OF A LINE PARALLEL AND 525.00 FEET EASTERLY OF SAID EASTERLY LINE OF THE REISWG PROPERTY AS SHOWN IN THAT CERTAIN SURVEY IN BOOK 19 OF SURVEYS AT PAGE 242, KITTITAS COUNTY AUDITOR'S FILE NO. 568686 AND AS SUCH EASTERLY LINE OF THE REISWG PROPERTY IS EXTENDED ON ITS ORIGINAL COURSE TO THE SOUTH LINE OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., AND OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., SITUATED IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON

NOTES:

- 1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
8. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

SURVEY NOTES:

- 1. THE PURPOSE OF THIS SURVEY ILLUSTRATE AND DESCRIBE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
• BOOK 14 OF SURVEYS, PAGES 18 & 19, AFN: 489463
• BOOK 15 OF SURVEYS, PAGE 69, AFN: 505580
• BOOK 25 OF SURVEYS, PAGE 108, AFN: 200008170038
• BOOK 27 OF SURVEYS, PAGE 152, AFN: 200205070001
AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

RECEIVED
JUL 18 2014



Know what's below. Call before you dig.



07/15/2014

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_, 20\_\_ AT \_\_\_, M. IN BOOK \_\_\_ OF \_\_\_ AT PAGE \_\_\_ AT THE REQUEST OF

DAVID P. NELSON
SURVEYOR'S NAME

GERALD V. PETTIT
County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY

RECORDING ACT AT THE REQUEST OF RAY BIDDLE

IN JULY 2014

Signature of David P. Nelson
DAVID P. NELSON
DATE 07/15/2014

CERTIFICATE NO. 18092

Encompass ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
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BIDDLE SHORT PLAT

PREPARED FOR RAY BIDDLE
A PTN. OF THE SE 1/4 OF SEC. 5 & A PTN. OF THE NE 1/4 OF SEC. 8 TOWNSHIP 19 N., RANGE 16 E., W.M.

Table with columns: KITTITAS COUNTY, DWN BY, G. WEISER, CHKD BY, D. NELSON, DATE, 07/2014, SCALE, N/A, JOB NO., 14052, SHEET, 2 of 2, WASHINGTON