

AMENDED UPLAND DEVELOPMENT SHORT PLAT

KITITAS COUNTY SHORT PLAT NO. 15-XX PORTION OF THE WEST 1/2, SEC. 32, T.20N., R.17E., W.M. KITITAS COUNTY, WASHINGTON

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY OF THE PARCEL AS DESCRIBED AND TO THEN SUBDIVIDE THIS PARCEL IN CONFORMANCE WITH KITITAS COUNTY SUBDIVISION CODES.
2. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 3.92-150.
3. THE LEGAL DESCRIPTION AS SHOWN HEREON IS AS PROVIDED BY THE CLIENT AND THE COMPANY UNDER THEIR POLICY NO. 1819 DATED 07/11/2014.
4. REFERENCE IS MADE TO THE FOLLOWING RECORDS OF SURVEY WHICH WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:
R03 BOOK 27, PAGE 181 RECORDED UNDER RECORDER'S CERTIFICATE NO. 33487 & ENCUMBRANCES OF RECORD ARE SHOWN ON THIS DOCUMENT.

NOTE:

THE PURPOSE OF THIS SHORT PLAT AMENDMENT IS TO REMOVE THE JOINT USE ACCESS EASEMENT FOR LOTS 2 AND 3 AS DEPICTED ON THE ORIGINAL SHORT PLAT.

CURVE	DELTA	RADIUS	LENGTH
C1	7°37'52"	270.00'	35.96'
C2	20°02'32"	225.00'	78.71'
C3	22°30'39"	225.00'	89.40'

LINE	BEARING	DISTANCE
L1	N39°17'42"W	37.69'

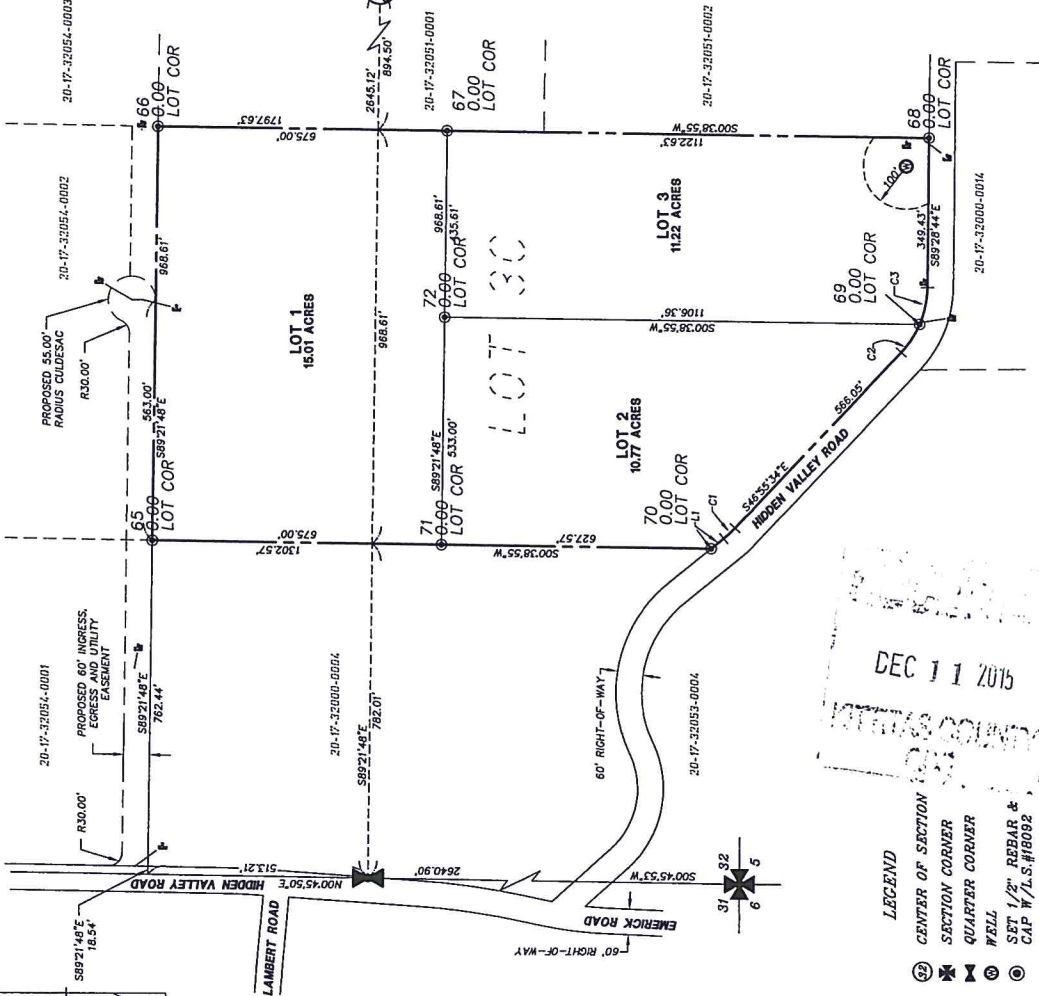
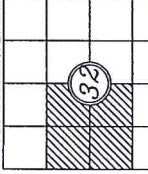


BASIS OF BEARING:

HOLDING THE BEARING OF 314°40'00" ON THE WEST LINE OF SECTION 32 AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 18 OF SURVEYS, PAGE 196, RECORDS OF KITITAS COUNTY, WA.



INDEX LOCATION:
SEC. 32, T. 20N., R. 17E., W.M.



LEGEND

- ⊙ CENTER OF SECTION
- ⊙ SECTION CORNER
- ⊙ QUARTER CORNER
- ⊙ WELL
- ⊙ SET 1/2" REBAR & CAP W/L.S.#18092

DEC 11 2015
KITITAS COUNTY

SURVEYOR'S CERTIFICATE

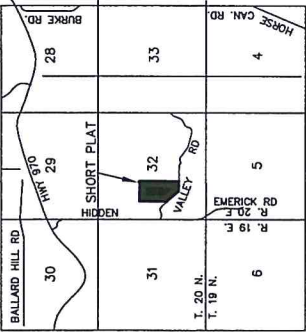
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of...
in...
ROBERT J. BOGDON
Certificate No. 33487

EASTSIDE CONSULTANTS, INC.

ENGINEERS-SURVEYORS
1520 NW 4th Ave., Suite B
Seattle, WA 98107
PHONE: (425) 392-5591
FAX: (425) 392-4870

K.C.S.P. NO. 04-08
Portion of W 1/2, Sec. 32, T.20N., R.17E., W.M.
Kititas County, Washington

DWN BY	DATE	JOB NO.
RJB	11/2015	15004
CHD BY	SCALE	SHEET
L.HANSEN	1"=200'	1 OF 2



VICINITY MAP N.T.S.

APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ___ day of _____, A.D., 20___

Public Works Director

COUNTY PLANNING DIRECTOR

I hereby certify that the "UPLAND DEVELOPMENT" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kititas County Planning Commission.

Dated this ___ day of _____, A.D., 20___

Kititas County Planning Director

KITITAS 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 all, lots. The health department is authorized to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this ___ day of _____, A.D., 20___

Kititas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding year and for this year in which the plat is now to be filed.

Dated this ___ day of _____, A.D., 20___

Kititas County Treasurer

ORIGINAL TAX LOT NO. 20-17-32000-0009

RECORDER'S CERTIFICATE

Filed for record this ___ day of _____, 20___, at _____ M in book _____ of page _____ at the request of

ROBERT J. BOGDON

County Auditor

Deputy County Auditor

RECEIVING NO.

AMENDED UPLAND DEVELOPMENT SHORT PLAT

KITTITAS COUNTY SHORT PLAT NO. 15-XX PORTION OF THE WEST 1/2, SEC. 32, T.20N., R.17E., W.M. KITTITAS COUNTY, WASHINGTON

ADJACENT OWNERSHIPS:

- 20-17-32000-0004
LES HARMON ETUX
1540 HIDDEN VALLEY ROAD
CLE ELUM, WA 98922
- 20-17-32056-0003
DAN & CROWLEY
7901 228TH ST SE
WOODINVILLE, WA 98072
- 20-17-32056-0002
JOHN & LYNN AHLERS
5825 187TH AVE SE
ISSAQUAH, WA 98027
- 20-17-32056-0001
ALLEN LANG
2244 HIDDEN VALLEY RD
1750 HIDDEN VALLEY RD
CLE ELUM, WA 98922
- 18-17-11020-0008
AHP ENTERPRISES LLC
PO BOX 39
THORP, WA 98946
- 20-17-32055-0001
BRIAN & ANGELA BELBECK
1811 NE 80TH ST
SEATTLE, WA 98115
- 20-17-32055-0003
CATHERINE HAMMERBERG
2244 HIDDEN VALLEY RD
CLE ELUM, WA 98922
- 20-17-32054-0001
SCOTT & ELIZABETH GREVE
3041 37TH AVE SW
SEATTLE, WA 98126
- 20-17-32061-0001
20-17-32061-0002
20-17-32061-0003
20-17-32061-0004
20-17-32061-0005
THE GORBO GAUB FAMILY LP
PO BOX 369
NORTH BEND, WA 98045

EXISTING LEGAL DESCRIPTION:

LOTS 1, 2 AND 3 OF KITTITAS COUNTY SHORT PLAT NO. 04-08 AS FILED IN BOOK H OF SHORT PLATS, PAGE 20, UNDER ADDITOR'S FILE NUMBER 200502140066, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

NOTES:

1. PER RCW 17.10.140, LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
2. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
3. MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
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 COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ALLEYS AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
6. 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.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
10. ENTIRE PRIVATE ROAD(S) 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 PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS SHORT PLAT.
11. 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 STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACE ORIGINALLY WITH GRAVEL.
12. ACCESS TO LOT 1 (15.01 ACRES), AS DESCRIBED ON THE FACE OF THIS PLAT, SHALL BE LIMITED TO THE COMMON ACCESS NORTH OF SAID LOT, WHICH CONCURRENTLY SERVES LOTS 1 (12.65 ACRES), 2 (16.31 ACRES) AND 3 (16.72 ACRES) OF THE WEMMOUTH SHORT PLAT No. 02-24.

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST. IT IS THE RESPONSIBILITY OF THE APPLICANT OR OWNERS TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555



EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS
1320 NW MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PHONE:(425) 592-9391

RECORDER'S CERTIFICATE
Filed for record this _____ day of _____, 20____ at _____ M
in book _____ of _____ at page _____ at the request of
.....
ROBERT J. BOGDON
Surveyor & Notary
.....
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 of the request of.....
MR. BRIAN CROWLEY.....
ROBERT J. BOGDON
Surveyor & Notary
Certificate No. 33487.....

K.C.S.P. NO. 04-08	
Portion of W 1/2, Sec. 32, T.20N., R.17E., W.M.	
Kittitas County, Washington	
OWN BY	JOB NO.
RUB	15004
CHKD BY	DATE
L.HANSEN	11/2015
SCALE	SHEET
1"=200'	2 OF 2

OWNER:

BRIAN CROWLEY
7901 228TH ST SE
WOODINVILLE, WA 98072
(425) 503-0000

WATER SOURCE: CLASS B WATER SYSTEM
SEWER SOURCE: SEPTIC & DRAINFIELD
EXISTING TAX PARCEL NUMBER(S):
20-17-32056-0003 11.22 ACRES

ZONE: AGRICULTURE 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, CHRISTOPHER A. WEMMOUTH, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 2015.

BRIAN CROWLEY _____
DAWN CROWLEY _____

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITTITAS)

THIS TO CERTIFY THAT ON THE _____ DAY OF _____, A.D., 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER A. WEMMOUTH, TO BE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT _____
MY COMMISSION EXPIRES: _____

