

COUNTY OF **Lating**)
Before me this **27** day of **April**, 20<u>16</u>, personally appeared SHIRLEY A. RISTE to me known to be the <u>TRUSTEE</u> of the <u>RISTE</u>

acknowledged to me that they signed the same as their free and

NOTARY OF PUBLIC IN AND FOR THE STATE OF WASHINGTON

1. All development must comply with International Fire Code.

driveway access or performing work within the county road

along all lot lines. The 10 foot 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

maintenance as public streets or roads until such streets

County Road Standards. This requirement will include the

7. The placement of buildings and structures on or adjacent

to ascending or decending slopes steeper than 1 unit

vertical in 3 units horizontal (33.3-percent slope) shall

conform to the building setback requirement of current

adopted building codes (IRC Section R403.1.7 and IBC

and recommendation of a qualified engineer to

erosion characteristics of slope material.

Such an investigation shall include consideration of

Section 1805.3.1). Alternate setbacks and clearances are permitted, subject to the approval of the building official.

demonstrate the requirements necessary to construct a building on or adjacent to ascending or descending slopes.

The building official is permitted to require an investigation

material, height of slope, slope gradient, load intensity and

4. Any further subdivision or lots to be served by proposed

access may result in further access requirements. See

5.A public utility easement 10 feet in width is reserved

or roads are brought into conformance with current

hard surface paving of any street or road surfaced

6. Kittitas County will not accept private roads for

2. Maintenance of the access is the responsibility of the

3. An approved access permit will be required from the Department of Public Works prior to creating any new

property owners who benefit from its use.

Kittitas County Road Standards.

voluntary act for the purposes and uses therein mentioned. In witness

FAMILY TRUST and who executed the foregoing instrument, and

whereof I have set my hand and affixed my official seal.

ACKNOWLEDGMENT

STATE OF WASHINGTON

Residing at Makima

right of way.

irrigation.

originally with gravel.

My Commission Expires 8-23-17

Parcel No. 15-19-33000-0005 (existing description)

Those portions of the Southeast Quarter of Section 28 and of the North Half of Section 33, Township 15 North, Range 19 East, W.M., lying westerly of the right of way for Primary State Highway No. 3 and easterly of the Yakima River, EXCEPT:

1. Right of way for the Northern Pacific Railway Co., 400 feet in

width through said Section 33.

2. Right of way for Inland Empire Highway, 60 feet in width over the West half of the Northeast Quarter and the East Half of the Northwest Quarter of said Section 33 as conveyed to the State of Washington by Deed recorded in Volume 38 of Deeds, page 141. Said Deed was corrected and superseded by Deed recorded September 5, 1931 in Book 49 of Deeds Page 541 only as to the land described in said correction Deed.

3. Right-of-way conveyed to the State of Washington by Deed recorded October 18, 1922 in Book 38 of Deeds page 223. 4. The following portions conveyed to the United States of America by deed recorded in Book 59 of Deeds, page 412, and in Book 61 of

Deeds, page 154:

All that portion of the Southwest Quarter of the Northwest Quarter of said Section 33 lying between the Yakima River and the right of way of the Northern Pacific Railway Company; and that portion of the Northwest Quarter of said Section which is described as follows: Beginning at the Northwest corner of said Section 33; thence N89°51'44"E along the North boundary line of said Section 1663.58 feet; thence S3°00'30"W 186 feet; thence N86°05'30"W 538.8 feet; thence S66°56'W 553.8 feet; thence S5°30'E 459.1 feet; thence S32°10'W 892.0 feet; thence N65°44'47"W 189.1 feet, more or less, to a point on the West boundary line of said Section; thence NO°12'48"W, along the West boundary line of said Section 1496.42 feet to the point of beginning; EXCEPT that portion lying West of the Yakima

5. Property conveyed to the State of Washington by Deed recorded August 19, 1955 in Book 96 of Deeds, Page 210. 6. Property conveyed to Lawrence Matney Riste and Dana Layton Riste by Deed recorded December 16, 2015 under Auditor's File No. 201512160009.

OWNERS DEDICATION

Know all men by these presents that SHIRLEY A. RISTE, as surviving Co-trustee under the Riste Family Trust, is the owner of the land herein described; has with her free consent and in accordance with her desires caused the same to be surveyed and short platted as shown hereon; does hereby dedicate those roads and/or rights of way shown as public dedications hereon to the use of the public; does hereby waive on behalf of themselves and their successors in interest all claims for damages against KIttitas County and any other governmental authority which may be occasioned to the adjacent land described by the established construction, drainage, and maintenance of said dedicated roads and/or rights of ways; and do hereby grant, convey and reserve the easements as shown hereon for the uses indicated.

APPROVALS

t Plat has been examined by aprehensive Plan of the Kittita
, A.D., 2016.
n examined and conforms with 13.
, A.D., 2016
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ssessments are paid for the which the plat is now to be fi
, A.D., 2016
, 7, 2010

EQU	IPMENT AND PROCEDURES USED:
a:	5 SEC. EDM TOTAL STATION FIELD TRAVERSE MONS VISITED DATE OF SURVEY
b:	FIELD TRAVERSE
c:	MONS VISITED DATE OF SURVEY

REVISIONS REQUEST OF_

AUDITOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE THIS MAP CORRECTLY REPRESENTS A FILED FOR RECORD THIS _____ DAY OF ____ 20 ___ AT _____ M. UNDER AUDITOR'S FILE NUMBER SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT THE REQUEST OF RECORDS OF YAKIMA COUNTY, WASHINGTON AT THE SHIRLEY

COUNTY AUDITOR BY DEPUTY



OCRNER FOUND AS NOTED O 12 REBAR W/CAP #16909 SET X NAIL WITH WASHER SET



'akima, Wa 98902 • (509) 575-6434

SHIRLEY RISTE
6620 SR821 YAKIMA, WA 98901 PT OF SE% OF SEC.28 & PT OF N% OF SEC.33 T15N. R19E. SHORT PLAT SCALE: 1"=300" DRAWN BY: JPT DATE: 04/15/2016 CHECKED BY: D.S.G. SHEET 2 0F 2 PROJECT NO. 07078

PARCEL NO. 15-19-28000-004, 15-19-33000-005