

**STROLE AGRICULTURAL SHORT PLAT
SP-15-00009**
A PORTION OF THE W 1/2 OF SECTION 35, TOWNSHIP 19
NORTH, RANGE 18 EAST, W.M. KITTITAS COUNTY,
WASHINGTON

OWNER:

JEFFREY & CINDY STROLE
2546 ROBBINS RD
ELLENSBURG, WA 98926

SURVEYOR:

CONSTRUCTION SURVEYORS
NORTH CENTRAL WASHINGTON LLC
854 N MANCHESTER PL
EAST WENATCHEE, WA 98802
(509) 881-8315 PHONE

PROJECT SITE INFORMATION:

EXISTING MAP NO.: 19-18-35020-0002
EXISTING PARCEL NO.: 10728
EXISTING ACRES: 80.6
ADDRESS: 2546 ROBBINS RD
ZONE: AGRICULTURE 20

NUMBER OF LOTS: 4

SEWER: ON-SITE SEPTIC
WATER: ON-SITE WELLS
SCHOOL DISTRICT: ELLENSBURG DIST. #401
FIRE DISTRICT: K.C.F.D. #2
POWER: PUD DISTRICT 2
TELEPHONE: FAIRPOINT COMMUNICATIONS

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON HYPER-V GPS SYSTEM AND RAPID STATIC OBSERVATIONS WITH A PRECISION OF +/- 2CM. PROCEDURES MEET OR EXCEED W.A.C. 332-130-090
2. FOR ADDITIONAL SURVEY INFORMATION SEE:
BOOK 40 OF SURVEYS, PAGE 49
AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON. THE BASIS OF BEARINGS IS THE SAME AS THE AFOREMENTIONED RECORD OF SURVEY.
3. ALL AREAS AND DISTANCES SHOWN ON THE MAP PORTION OF THIS SURVEY ARE GRID. DIVIDE GRID DISTANCES BY THE COMBINED GRID FACTOR OF .99986377 TO DERIVE GROUND DISTANCES
4. THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND ILLUSTRATE PARCELS AS SHOWN ON SHEET 1 TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH THE COUNTY OF KITTITAS.

PLAT NOTES:

1. 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 AND FORMALLY ADOPTED BY THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
2. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
3. 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.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS
5. A PUBLIC UTILITY EASEMENT OF 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION
6. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
7. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305).
8. THE PARCELS CREATED BY THIS SHORT PLAT WERE DONE SO UNDER THE PROVISIONS OF KITTITAS COUNTY CODE 16.09 AGRICULTURAL PLATS. ANY FUTURE LOT LINE ADJUSTMENT OR SUBDIVISION MUST BE CONSISTENT WITH THE TERMS, CONDITIONS, AND INTENT OF THAT SECTION, AND DONE SO THROUGH THE SHORT PLAT AMENDMENT PROCESS PROVIDED FOR IN KITTITAS COUNTY CODE 16.32.100
9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
10. METERING SHALL 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.
11. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITTITAS COUNTY CODE 13.35.
12. FUTURE DEVELOPMENT OF LOTS MAY REQUIRE A STUDY BY A CERTIFIED WETLAND BIOLOGIST TO DETERMINE WETLAND CLASSIFICATION AND FOR BUFFER REQUIREMENTS PURSUANT TO KCC CRITICAL AREAS CODE.

EXISTING LEGAL DESCRIPTION:

PARCEL F OF THAT CERTAIN SURVEY AS RECORDED JANUARY 13, 1999 IN BOOK 24 OF SURVEYS AT PAGE 2, UNDER AUDITOR'S FILE NO. 199901130017, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND THE SOUTH 66.47' OF PARCEL A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 11, 1995 IN BOOK 21 OF SURVEYS AT PAGES 117 AND 118, UNDER AUDITOR'S FILE NO. 588114, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND PARCEL F-1 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 13, 1999 IN BOOK 24 OF SURVEYS AT PAGE 2, UNDER AUDITOR'S FILE NO. 199901130017, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT JEFFREY A. STROLE AND CINDY A. STROLE, THE UNDERSIGNED OWNER 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__

JEFFREY A. STROLE

CINDY A. STROLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITTITAS }

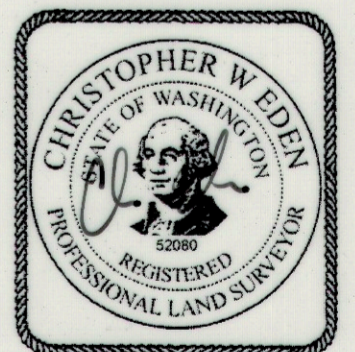
THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____ A.D. 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY A. STROLE AND CINDY A. STROLE, TO ME KNOWN TO BE THE PERSON(S) THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE 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
RESIDING AT _____



Know what's below.
Call before you dig.



<p>AUDITOR'S CERTIFICATE _____</p> <p>FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.</p> <p>IN BOOK ____ OF _____ AT PAGE ____ AT THE REQUEST OF</p> <p>_____ CHRISTOPHER W EDEN SURVEYOR'S NAME</p> <p>_____ JERALD V. PETTIT County Auditor</p> <p>_____ Deputy County Auditor</p>	<p align="center">SURVEYOR'S CERTIFICATE</p> <p>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 <u>JEFFREY STROLE</u></p> <p>IN <u>JULY</u> 20<u>16</u></p> <p align="center"><i>Ch. E.</i> _____ CHRISTOPHER W EDEN DATE CERTIFICATE NO. <u>52080</u></p>	<p align="center">CONSTRUCTION SURVEYORS NORTH CENTRAL WASHINGTON</p> <p align="center">854 N Manchester Pl, East Wenatchee, WA 98802 (509) 881-8315</p>	<p align="center">STROLE AG SHORT PLAT SS-15-00009 PREPARED FOR JEFFREY STROLE A PORTION OF THE W 1/2 OF SECTION 35, TOWNSHIP 19 N., RANGE 18 E., W.M.</p> <table border="1"> <tr> <td colspan="2">KITTITAS COUNTY</td> <td colspan="2">WASHINGTON</td> </tr> <tr> <td>DWN BY</td> <td>DATE</td> <td colspan="2">JOB NO.</td> </tr> <tr> <td>C. EDEN</td> <td>07/2016</td> <td colspan="2">1362</td> </tr> <tr> <td>CHKD BY</td> <td>SCALE</td> <td colspan="2">SHEET</td> </tr> <tr> <td>C. EDEN</td> <td>N/A</td> <td colspan="2">2 OF 2</td> </tr> </table>	KITTITAS COUNTY		WASHINGTON		DWN BY	DATE	JOB NO.		C. EDEN	07/2016	1362		CHKD BY	SCALE	SHEET		C. EDEN	N/A	2 OF 2	
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