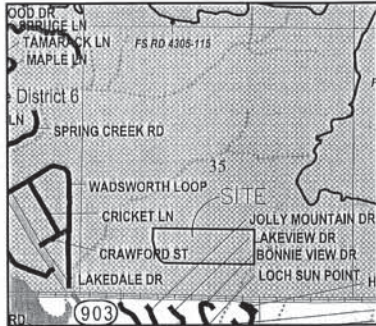


**CRAIG LAND COMPANY SHORT PLAT**  
 A PORTION OF THE SOUTH 1/2 OF SEC. 35, T.21N., R.14E., W.M.  
 KITTITAS COUNTY, WASHINGTON

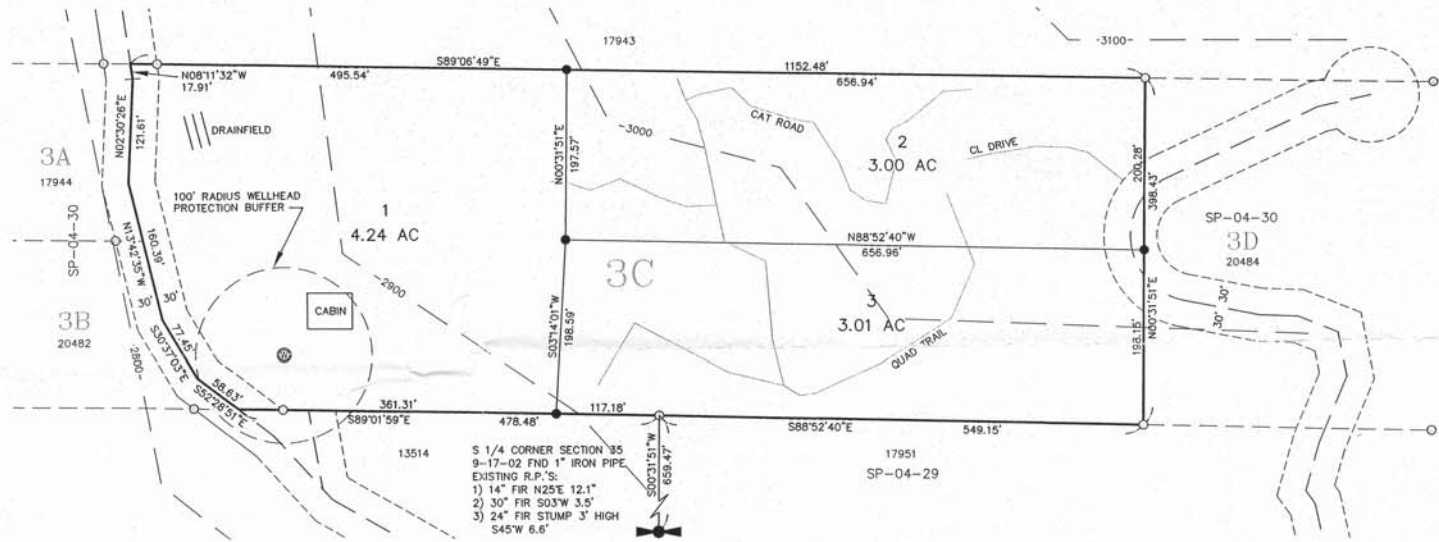
SP-09-XXXX

**SURVEY NOTES:**

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK H OF SHORT PLATS AT PAGES 1 & 2, UNDER AUDITOR'S FILE NUMBER 2006020007, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 3C OF THAT CERTAIN SURVEY RECORDED IN BOOK H OF SHORT PLATS, AT PAGES 1 & 2, UNDER AUDITOR'S FILE NUMBER 2006020007, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON INTO THE CONFIGURATION SHOWN HEREON.
3. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES 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 AZIMUTH ADJUSTMENT.



VICINITY MAP  
N.T.S.



S 1/4 CORNER SECTION 35  
 9-17-02 FND 1" IRON PIPE  
 EXISTING R.P.'S:  
 1) 14" FIR N25E 12.1"  
 2) 30" FIR S03W 3.5"  
 3) 24" FIR STUMP 3' HIGH  
 545'W 6.6'

GRAPHIC SCALE



( IN FEET )  
 1 inch = 100 ft.

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

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

\_\_\_\_\_  
 KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

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

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

\_\_\_\_\_  
 KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS 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\_\_\_\_

\_\_\_\_\_  
 KITTITAS 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.

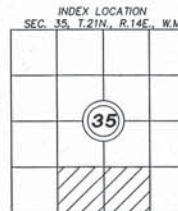
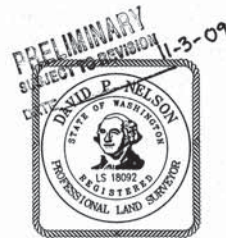
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
 KITTITAS COUNTY TREASURER

ORIGINAL TAX LOT NOS. 21-14-35050-0003 (20483) & 21-14-35050-0005 (954127)

**LEGEND**

- A QUARTER CORNER AS NOTED
- FND 1/2" REBAR & CAP LSN# 29268
- SET 1/2" REBAR & CAP LSN# 18092
- ⊙ EXISTING WELL



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

\_\_\_\_\_  
 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.....JOHN CRAIG.....  
 IN..SEP.....20.09

DAVID P. NELSON      DATE  
 CERTIFICATE NO...18092.....

**K.C.S.P. NO. 09-XXXX**  
 PTN. OF THE S 1/2 OF SEC. 35, T.21N., R.14E., W.M.  
 KITTITAS COUNTY, WASHINGTON

|                             |                         |                         |
|-----------------------------|-------------------------|-------------------------|
| DWN BY<br><b>G. WEISER</b>  | DATE<br><b>11/09</b>    | JOB NO.<br><b>09085</b> |
| CHKD BY<br><b>D. NELSON</b> | SCALE<br><b>1"=100'</b> | SHEET<br><b>1 OF 2</b>  |

**Encompass**  
 ENGINEERING & SURVEYING



108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419

**CRAIG LAND COMPANY SHORT PLAT**  
**A PORTION OF THE SOUTH 1/2 OF SEC. 35, T.21N., R.14E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

SP-09-XXXXX

**OWNER:**

CRAIG LAND COMPANY LLP  
 21012 109TH AVE SE  
 SNOHOMISH WA 98296

PARCEL NO: 21-14-35050-0003 (20483) &  
 21-14-35050-0005 (954127)  
 ACREAGE: 9.26 & 1.00

3 LOTS  
 WATER SOURCE: GROUP B SYSTEM  
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD  
 ZONE: R-3

EXISTING LEGAL DESCRIPTION:

LOT 3C OF THE CRAIG ESTATES SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-04-30, AS RECORDED FEBRUARY 8, 2005, IN BOOK H OF SHORT PLATS, PAGES 1 & 2, UNDER AUDITOR'S FILE NO. 200502080007, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. 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 SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
2. 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.
3. 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.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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.
9. 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.
10. 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 SURFACE ORIGINALLY WITH GRAVEL.

ADJACENT PROPERTY OWNERS:

17944  
 20482  
 20484  
 CRAIG LAND CO LLP  
 21012 109TH AVE SE  
 SNOHOMISH WA 98296

17943  
 HARRIS EMMONS III ETUX  
 3860 E OLIVE ST  
 SEATTLE WA 98112

17951  
 RIDGE CREST ROAD DEV LLC  
 % LOWRY WEST  
 2400 4TH AVE #405  
 SEATTLE WA 98121

13514  
 BRAD L ALBERTSON  
 MIKI SHIGETO  
 24245 SE 11TH PL  
 SAMMAMISH WA 98073

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

..... 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.....JOHN..CRAIG.....  
 IN..SEP.....20.09

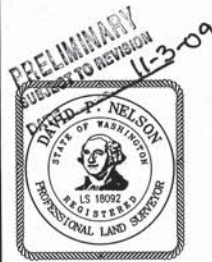
DAVID P. NELSON      DATE  
 CERTIFICATE NO. 18092.....

**K.C.S.P. NO. 09-XXXXX**  
**PTN. OF THE S 1/2 OF SEC. 35, T.21N., R.14E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

|                             |                      |                         |
|-----------------------------|----------------------|-------------------------|
| DWN BY<br><b>G. WEISER</b>  | DATE<br><b>11/09</b> | JOB NO.<br><b>09085</b> |
| CHKD BY<br><b>D. NELSON</b> | SCALE<br><b>N/A</b>  | SHEET<br><b>2 OF 2</b>  |

**Encompass**   
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**NOTE:**  
 THE EXISTING UTILITIES AS SHOWN  
 ARE ONLY APPROXIMATE AND ARE  
 BASED ON THE BEST AVAILABLE  
 INFORMATION. IT SHALL BE THE  
 CONTRACTOR'S RESPONSIBILITY TO  
 VERIFY THE SIZE, TYPE, LOCATION,  
 AND DEPTH OF ALL EXISTING UTILITIES  
 PRIOR TO STARTING CONSTRUCTION,  
 AND INFORM THE DESIGN ENGINEER  
 OF ANY DISCREPANCIES.

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