

## **APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_DAY OF \_A.D., 20\_\_\_

KITTITAS COUNTY ENGINEER

## COUNTY PLANNING DIRECTOR

HEREBY CERTIFY THAT THE "BURR" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING

DATED THIS \_\_\_\_DAY OF \_\_\_\_

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

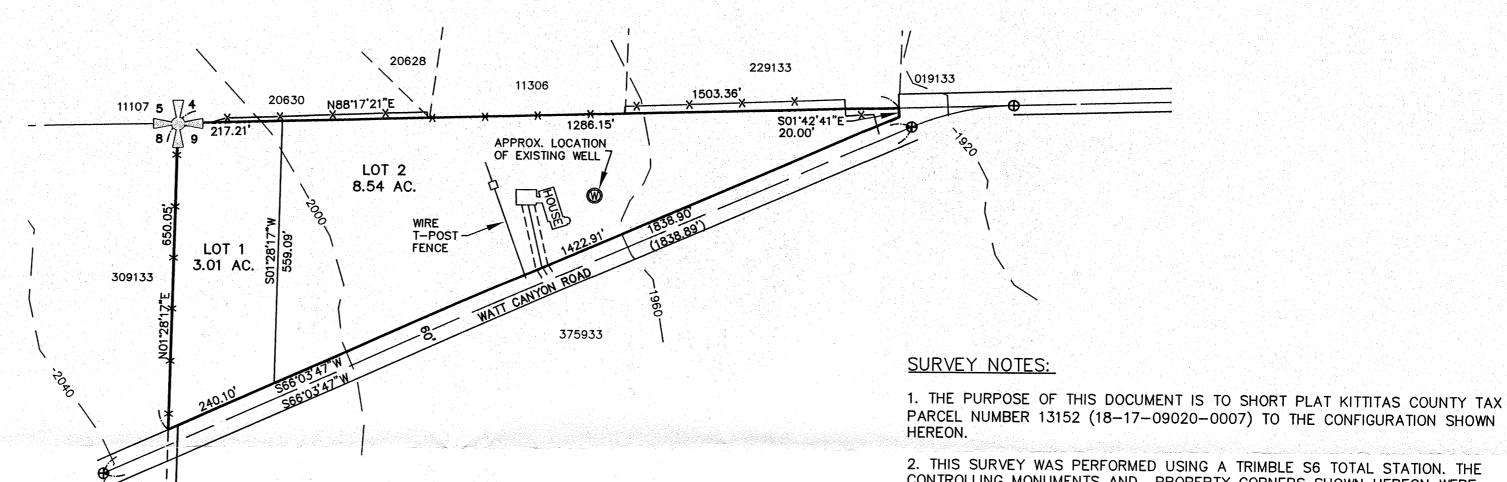
ORIGINAL TAX LOT NO. 18-17-09020-0007 (13152)

## **BURR SHORT PLAT**

A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON



SP-11-XXXXX



- 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 AZIMUTH 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 D OF SHORT PLATS, PAGES 138 & 139, AFN# 573705.
  BOOK 30 OF SURVEYS, PAGE 173, AFN# 200410250003.
  ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.



**LEGEND** SECTION CORNER, AS NOTED FOUND MON. IN CASE RECORD INFORMATION FENCE LINE **EXISTING WELL** 

INDEX LOCATION SEC. 9 T. 18 N.R. 17 E. W.M. GRAPHIC SCALE 9 ( IN FEET ) 1 inch = 200 ft.

RECORDER'S CERTIFICATE \_\_\_\_\_ FILED FOR RECORD THIS\_\_\_\_DAY OF\_\_\_\_\_20\_\_AT\_\_\_ IN BOOK\_\_\_OF\_\_\_\_\_AT PAGE\_\_\_\_AT THE REQUEST OF DUSTIN L. PIERCE SURVEYOR'S NAME JERALD V. PETTIT County Auditor Deputy County Auditor

## SURVEYOR'S CERTIFICATE

13153

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 BILL & KATIE BURR

IN MAY 2011 . 5-5-11 DUSTIN L. PIERCE DATE CERTIFICATE NO. 45503

# Encompass Lengineering & 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

SHORT PLAT PREPARED FOR **BILL & KATIE BURR** A PTN. OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 NORTH RANGE 17 FAST WM

KITTITAS COUNTY DWN BY	DATE	JOB NO.
G. WEISER	05/2011	11033
CHKD BY	SCALE	SHEET
D. PIERCE	1"=200'	1 or 2

CDS

OWNER:
WILLIAM G. & KATHRYN J. BURR 1071 WATT CANYON ROAD PO BOX 131 THORP, WA 98946
PARCEL NO.: 13152 MAP NO.: 18-17-09020-0007 AREA: 11.98 AC.(ASSESSOR) 11.55 AC. (SURVEY) LOTS: 2 WATER SOURCE: INDIVIDUAL WELLS SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS ZONE: COMMERCIAL AGRICULTURE
DEDICATION

WILLIAM G. BURR

**ACKNOWLEDGEMENT** 

STATE OF \_\_\_\_

COUNTY OF \_\_\_

NAME

TITLE

**ACKNOWLEDGEMENT** 

COUNTY OF \_\_\_\_

ABOVE WRITTEN.

KNOW ALL MEN BY THESE PRESENTS THAT, WILLIAM G. BURR & KATHRYN J. BURR, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL

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

KATHRYN J. BURR

NOTARY PUBLIC IN AND FOR THE STATE OF

RESIDING AT \_\_\_\_

PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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\_\_\_.

KNOW ALL MEN BY THESE PRESENTS THAT CHASE MANHATTAN MORTGAGE CORPORATION, THE

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_

DAY OF

FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND

VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST

MY APPOINTMENT EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF

RESIDING AT \_\_\_

SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF

ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF

COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_

MENTIONED, AND ON OATH STATED THAT \_\_\_\_

UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS

NAME

MY APPOINTMENT EXPIRES

DEDICATION

ON THIS DAY PERSONALLY APPEARED BEFORE ME

21	OD	CHO	DT	$\mathbf{DI}$	ľT
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## A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON

SP-11-XXXXX

EXISTING LEGAL DESCRIPTION:

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THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

### EXCEPT:

1. THAT PORTION OF SAID PREMISES LYING SOUTHERLY OF THE NORTHERLY LINE OF WATT CANYON ROAD;
2. A STRIP OF LAND 20.0 FEET IN WIDTH KNOWN AS OLD WATT CANYON ROAD, LYING PARALLEL WITH AND ADJOINING TO THE NORTH AND WEST BOUNDARY LINES OF THE NORTH HALF OF THE NORTHWEST QUARTER.

#### ARCEL 2:

A STRIP OF LAND 20.0 IN WIDTH KNOWN AS OLD WATT CANYON ROAD, LYING PARALLEL WITH AND ADJOINING TO THE NORTH AND WEST BOUNDARY LINES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

EXCEPT THAT PORTION OF SAID PREMISES LYING SOUTHERLY OF THE NORTHERLY LINE OF WATT CANYON ROAD.

## KRD NOTES:

- 1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 3.00 IRRIGABLE ACRES AND LOT 2 HAS 9.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- 2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- 4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USES PROHIBITED.
- 5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SCHOOL EMPLOYEES' CREDIT UNION OF WASHINGTON, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

TITLE

NAME

NAME TITLE

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_\_) s.s.

ON THIS \_\_\_\_\_DAY OF \_\_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_\_\_ PRESIDENT AND

SECRETARY, RESPECTIVELY, OF
THE CORPORATION THAT EXECUTED THE

FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT \_\_\_\_\_\_AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF

RESIDING AT
MY APPOINTMENT EXPIRES \_\_\_\_\_\_

## 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. 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.

7. 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.

8. 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.

9. 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 CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

## ADJACENT PROPERTY OWNERS:

11107 FRANK M RAGLAND ETUX PO BOX 208 THORP WA 98946

20630 DANIEL J MACK ETUX 7209 74TH ST NE MARYSVILLE WA 98270

20628 RYAN GAUSMAN ETUX 2519 S MACHIAS ROAD SNOHOMISH WA 98290

11306
JEANETTE P JONES
803 WATT CANYON ROAD
THORP WA 98946

229133 DEREK I SANDISON ETUX 801 WATT CANYON ROAD THORP WA 98946

019133 DEL ERDEL L KNUDSON TRUSTEE 771 WATT CANYON ROAD THORP WA 98946

13153 LOUIS D TUTINO 810 WATT CANYON ROAD THORP WA 98946

THORP WA 98946 309133 WEST DALE LLC 7683 SE 27TH #282

MERCER ISLAND WA 98040

## 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.

Call Before You DJg 1-800-424-5555

CATE
DAY OF20ATM.
_AT PAGEAT THE REQUEST OF
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 BILL & KATIE BURR

IN MAY 2011 .

PRESIDENT AND

SECRETARY, RESPECTIVELY, OF

THE CORPORATION THAT EXECUTED THE

\_AUTHORIZED TO EXECUTE THE

DUSTIN L. PIERCE DATE

CERTIFICATE NO. 45503

5-5-1( DATE 165 NE Juniper Str

ENGINEERING & SURVEYING

Western Washington Division

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SHORT PLAT

BILL & KATIE BURR A PTN. OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.

KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
G. WEISER	05/2011	11033
CHKD BY	SCALE	SHEET
D. PIERCE	N/A	2 OF 2