

SCHMAUS No. 4 PLAT

**PTN. SW 1/4 OF SECTION 21, T.20N., R.14E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON**

OWNER:

ROBIN A SCHMAUS & JAYNE L SCHMAUS
1001 BIG CREEK ROAD
CLE ELUM WA 98922

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL NO.: 20-14-21033-0003
(820434)

EXISTING PARCEL AREA: 22.95

ZONE: AG-3

ADJACENT PROPERTY OWNERS:

20-14-21033-0006
ROBIN A SCHMAUS ETUX
1001 BIG CREEK RD
CLE ELUM WA 98922

20-14-21050-0025
BIG CREEK PLAT OWNERS

20-14-21033-0007
20-14-21033-0002
JACK D CHEETHAM ETUX
6705 SE 30TH ST
MERCER ISLAND WA 98040

20-14-21054-0001
RACHAEL GALLEGOS
1691 SCOTT DR
CLE ELUM WA 98922

20-14-21030-0006
CHARLES FLORA ETUX
PO BOX 111
EASTON WA 98925

20-14-21033-0004
MARGARITA CHRISTIAN
10908 NE 45TH ST
KIRKLAND WA 98033

20-14-21033-0008
ROBERT L KALLIO
17936 NORMANDY TERRACE SW
NORMANDY PARK WA 98166

20-14-28059-0001
EARL E GENTRY ETUX
8200 E KNOLLWOOD TERRACE
TUCSON AZ 85715

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, ROBIN A SCHMAUS & JAYNE SCHMAUS, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE 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____

ROBIN A SCHMAUS

JAYNE SCHMAUS
DECEASED

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

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____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____ MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), (SOLELY AS NOMINEE FOR LENDER, AS HERINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS), LENDER: COUNTRYWIDE HOME LOANS, INC., DBA AMERICA'S WHOLESALE LENDER, 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____

NAME _____ TITLE _____
NAME _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) s.s.

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ 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 ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____ MY APPOINTMENT EXPIRES _____

EXISTING LEGAL DESCRIPTION:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING SOUTH OF THE PLAT OF BIG CREEK, AND EAST OF THE THREAD OF BIG CREEK; BEGINNING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. KITITAS COUNTY, STATE OF WASHINGTON; THENCE EASTERLY 1,477 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID SECTION; THENCE NORTH 18' EAST, TO THE SOUTH BOUNDARY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY COMPANY'S RIGHT OF WAY; THENCE WESTERLY ALONG SAID LINE TO THE INTERSECTION OF SAID RAILWAY RIGHT OF WAY WITH THE EASTERLY BOUNDARY LINE RIGHT OF WAY OF COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID EAST BOUNDARY LINE TO THE WEST BOUNDARY LINE OF SAID SECTION 21; THENCE SOUTH ALONG SAID WEST BOUNDARY LINE TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 141 FEET, AS MEASURED ALONG THE EAST LINE, THEREOF; AND EXCEPT PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 13, 1990 IN BOOK 17 OF SURVEYS, PAGE 16, UNDER AUDITOR'S FILE NO. 534986, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON;

KRD NOTES:

- 1. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOTS 3, 4, 5 & 7 HAVE 1.00 IRRIGABLE ACRE, LOT 6 HAS 3.00 IRRIGABLE ACRES AND LOTS 1 & 2 HAVE NO 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 USE IS 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.

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

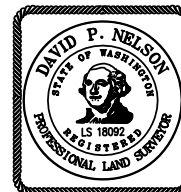
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF...ROBIN SCHMAUS..... IN.....DEC.....2008.

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

Encompass

ENGINEERING & SURVEYING

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



SCHMAUS No. 4 PLAT (P-07-55)
PTN. SW 1/4 OF SECTION 21, T.20N., R.14E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

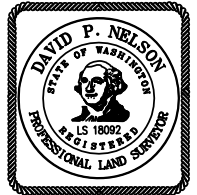
DWN BY G.W./D.P.	DATE 01/2009	JOB NO. 07074
CHKD BY D. NELSON	SCALE N/A	SHEET 2 OF 3

SCHMAUS No. 4 PLAT
PTN. SW 1/4 OF SECTION 21, T.20N., R.14E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

P-07-55

NOTES:

1. THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE, BY PLAT, TAX PARCEL No. 20-14-21033-0003 (820434) INTO 7 LOTS AS SHOWN ON SHEET 1 OF THIS DOCUMENT.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS AND A NIKON NPL-522 SERIES TOTAL STATION. FOR THE TERRESTRIAL PORTION OF THIS SURVEY 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. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83(91), DETERMINED BY GPS OBSERVATIONS REFERENCING N.G.S. MONUMENTS "T 247" (P.I.D. SX0867) AND "BIG CREEK 2" (P.I.D. A45947). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES BASED ON A COMBINED FACTOR OF 1.000123263, MULTIPLY BY 0.999876752 TO OBTAIN GRID DISTANCES.
4. FOR CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING:
 BOOK 26 OF SURVEYS, PAGES 51-58, UNDER AUDITOR'S FILE No. 200104250007
 BOOK 15 OF SURVEYS, PAGE 141, UNDER AUDITOR'S FILE No. 511364
 BOOK 7 OF SURVEYS, PAGES 57-58, UNDER AUDITOR'S FILE No. 444449
 BOOK 17 OF SURVEYS, PAGE 16, UNDER AUDITOR'S FILE No. 534986
 ALL RECORDS OF KITTITAS COUNTY, STATE WASHINGTON AND THE SURVEYS REFERENCED THEREON.
5. 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.
6. 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.
7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE CURRENT KITTITAS COUNTY ROAD STANDARDS.
8. 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.
9. THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
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 ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
12. 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 PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR THIS PLAT.
13. 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.
14. THE SCHMAUS #4 PLAT (P-07-55), SCHMAUS #2 SHORT PLAT (SP-07-134) AND SCHMAUS #3 SHORT PLAT (SP-07-46) SHALL BE CONSIDERED AS ONE PROJECT AND SHALL BE LIMITED TO A SINGLE 5,000 GALLON PER DAY GROUNDWATER WITHDRAWAL TO SERVE ALL 13 LOTS COMBINED. ALL WELLS ASSOCIATED WITH THE THREE PLATS SHALL BE METERED AND RECORDS DOCUMENTING WATER USAGE SHALL BE SUBMITTED TO THE DEPARTMENT OF ECOLOGY BY JANUARY 31ST OF EACH YEAR.
15. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEES 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.
16. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
17. 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).
18. 20' ACCESS AND UTILITY EASEMENT "U" TO SERVE LOTS 1 AND 7.
19. THE SCHOOL BUS STOP IS SITUATED AT THE INTERSECTION OF BIG CREEK ROAD AND NELSON SIDING ROAD.



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...ROBIN SCHMAUS..... IN.....DEC.....2008		
DAVID P. NELSON DATE CERTIFICATE NO.....18092.....		
ENGINEERING & SURVEYING 108 EAST 2ND STREET CLE ELUM, WA 98922 PHONE: (509) 674-7433 FAX: (509) 674-7419		
SCHMAUS No. 4 PLAT (P-07-55) PTN. SW 1/4 OF SECTION 21, T.20N., R.14E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON		
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