

VICINITY MAP  
NTS  
**APPROVALS**

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE SCHMAUS NO. 4 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE SCHMAUS NO. 4 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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. PARCEL NO. 20-14-21033-0003 (820434)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE SCHMAUS NO. 4 PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-14-21033-0003 (820434)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON

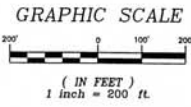
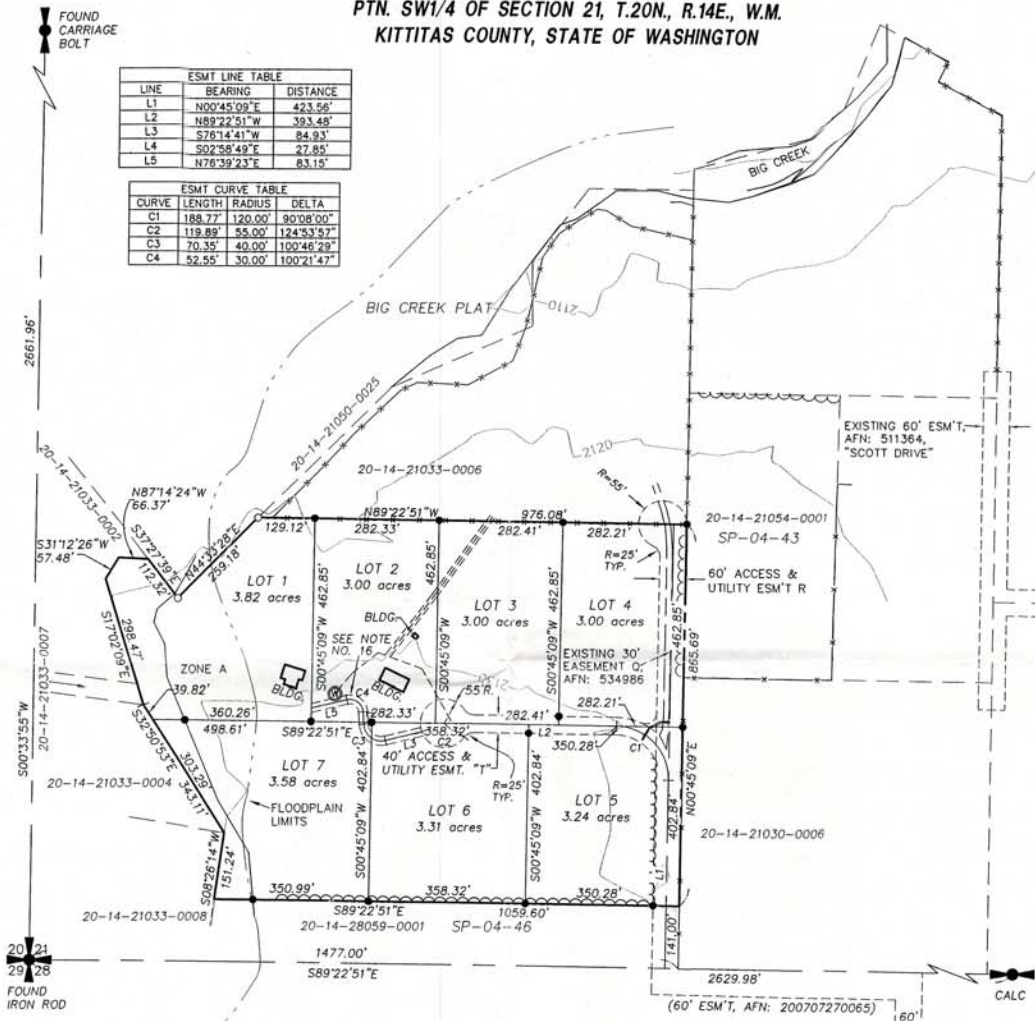
BY: \_\_\_\_\_  
CHAIRMAN  
ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

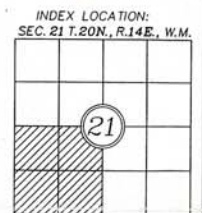
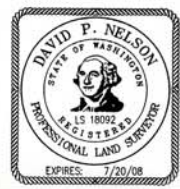
**SCHMAUS No. 4 PLAT**  
PTN. SW1/4 OF SECTION 21, T.20N., R.14E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

ESMT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°45'09"E	423.56'
L2	N89°22'51"W	393.48'
L3	S78°14'41"W	84.93'
L4	S02°58'49"E	27.85'
L5	N76°39'23"E	83.19'

ESMT CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	188.77'	120.00'	90°08'00"
C2	119.89'	55.00'	124°53'57"
C3	70.35'	40.00'	100°46'29"
C4	52.55'	30.00'	100°21'47"



**RECEIVED**  
OCT 18 2007  
Kititas County  
CDS



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 **OCTOBER 2007**.  
**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**  
PTN. SW1/4 OF SECTION 21, T.20N., R.14E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY <b>G.W./D.P.</b>	DATE <b>10/07</b>	JOB NO. <b>07074</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>

- LEGEND**
- SECTION CORNER, AS NOTED
  - QUARTER CORNER, AS NOTED
  - SET 1/2" REBAR & CAP
  - FND REBAR & CAP
  - WELL

**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 Dig  
1-800-553-4344

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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, ROBIN A SCHMAUS & JAYNE L 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., 200\_\_

ROBIN A SCHMAUS JAYNE L SCHMAUS

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 \_\_\_\_\_, 200\_\_

Notary Public in and for the State of Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ARGENT MORTGAGE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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., 200\_\_

NAME TITLE NAME TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
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 \_\_\_\_\_

**SCHMAUS No. 4 PLAT**

PTN. SW1/4 OF SECTION 21, T.20N., R.14E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

EXISTING LEGAL DESCRIPTION:

PARCEL A:

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;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH OVER AND ACROSS THE SOUTH 141 FEET OF EASEMENT 0 AS DELINEATED ON THAT CERTAIN SURVEY 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 ACROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON; AND

PARCEL B:

A NON-EXCLUSIVE EASEMENT SIXTY (60') FEET IN WIDTH (PERPENDICULAR MEASURE) LYING SOUTHERLY AND WESTERLY RESPECTIVELY OF, ADJACENT TO AND ABUTTING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTH TERMINUS OF BIG CREEK ROAD AS DESCRIBED AT PARAGRAPH 2 OF INSTRUMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200302210046; THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 E.W.M., KITITAS COUNTY, WASHINGTON TO THE SOUTHERLY TERMINUS OF POINT L9 AS SET FORTH IN SURVEY RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200208130003; THENCE CONTINUING ALONG SAID NORTH LINE WESTERLY SIXTY (60') FEET; THENCE EASTERLY ALONG SAID SECTION LINE TO THE SOUTHERLY TERMINUS OF POINT L9; THENCE NORTHERLY ALONG SAID LINE L9 TO THE NORTHERLY TERMINUS OF SAID LINE L9 AND THE TERMINUS OF SAID EASEMENT.

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. SX0667) AND "BIG CREEK 2" (P.I.D. AAS947). 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 KITITAS 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.
6. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS 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 KITITAS 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 SHORT PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
11. KITITAS 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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR THIS PLAT.
13. KITITAS 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.
14. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
15. 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).
16. 20' ACCESS AND UTILITY EASEMENT "U" TO SERVE LOTS 1 AND 7.

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

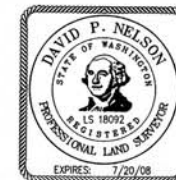
20-14-21054-0001  
RACHAEL GALLEGOS  
1691 SCOTT DR  
CLE ELUM WA 98922

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

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

20-14-21033-0008  
ROBERT L KALLIO  
17336 NORMANDY TERRACE SW  
NORMANDY PARK WA 98166

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



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 OCTOBER 2007.

DAVID P. NELSON DATE 10/18/07  
Certificate No. 18092



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

**SCHMAUS No. 4 PLAT**  
PTN. SW1/4 OF SECTION 21, T.20N., R.14E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G.W./D.P.	10/07	07074
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 2