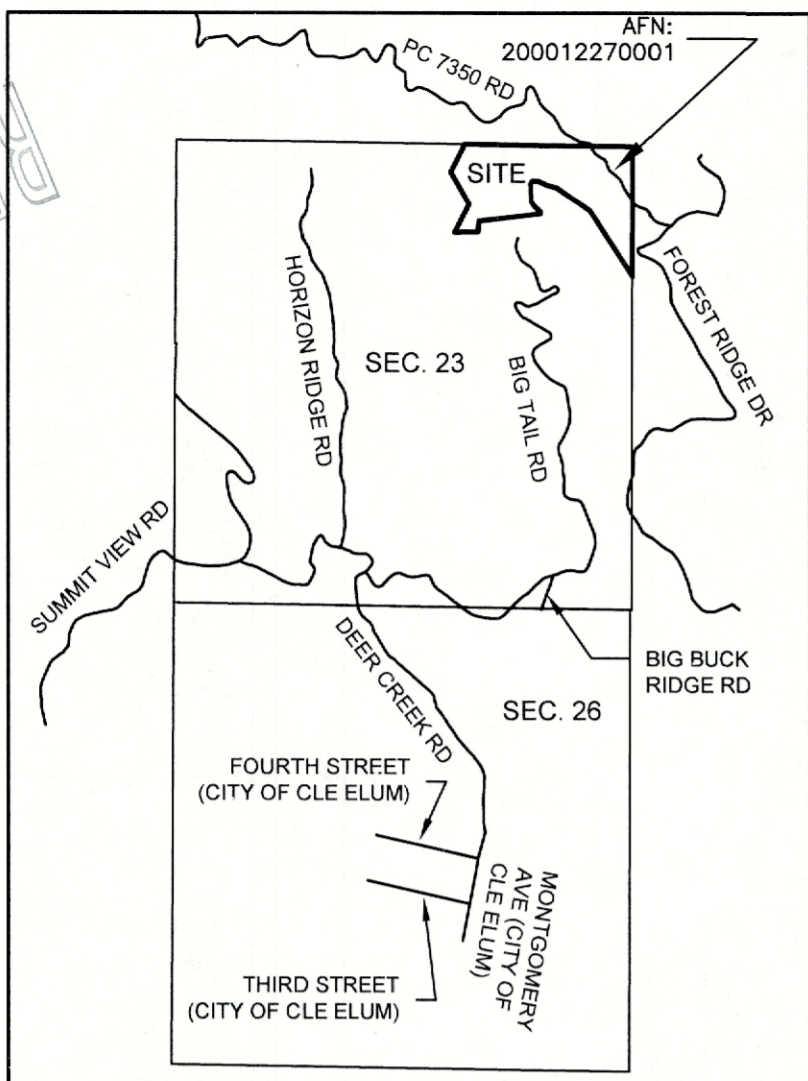


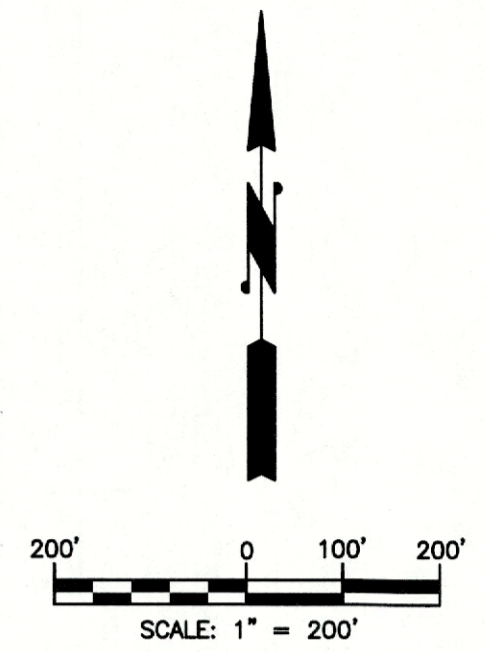
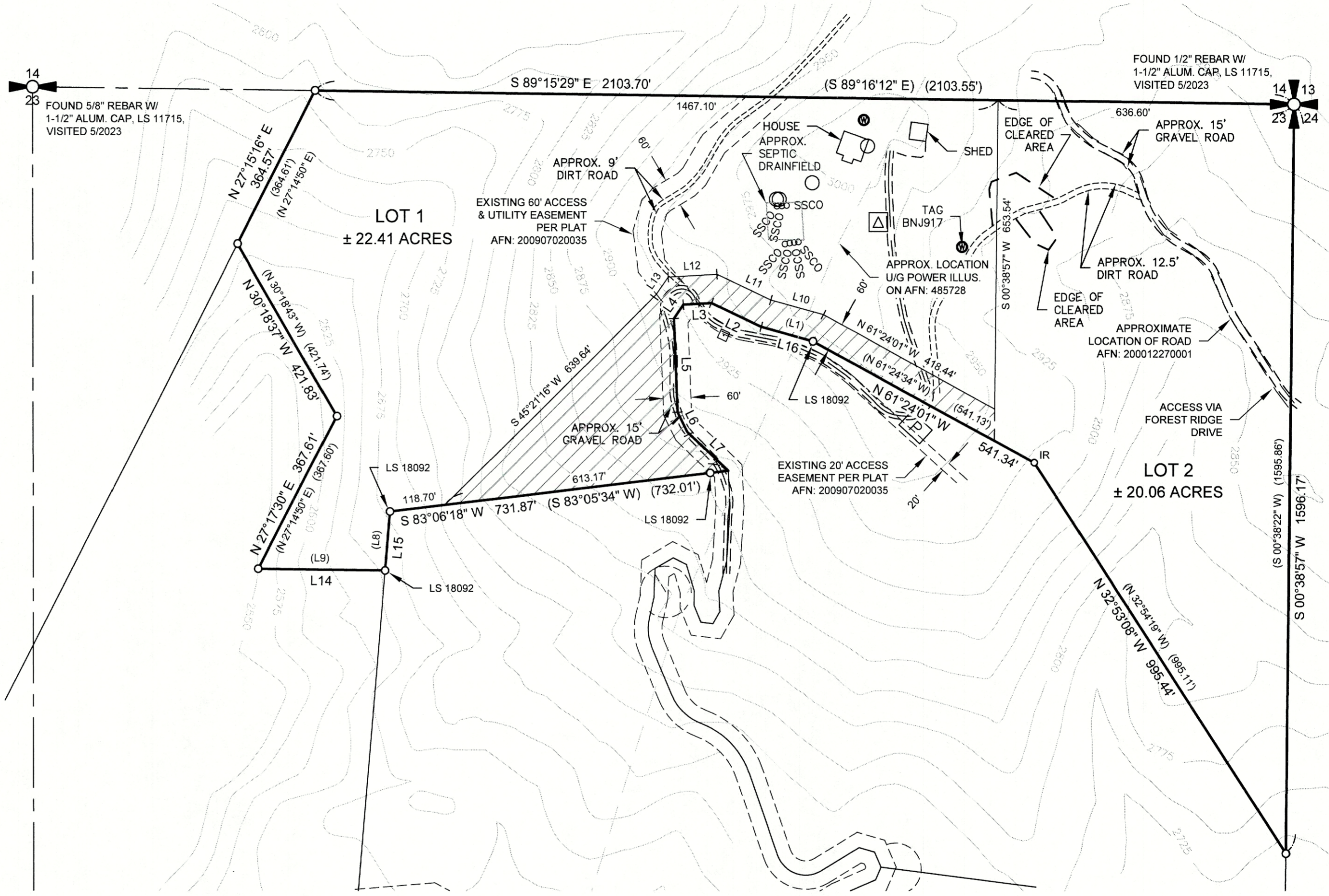
RECEIVED
NOV 16 2023
Kittitas County CBS

KD PROPERTIES SHORT PLAT
A PORTION OF THE NE 1/4 OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

SP-23-XXX
SPF-23-XXXXX



VICINITY MAP - N.T.S.

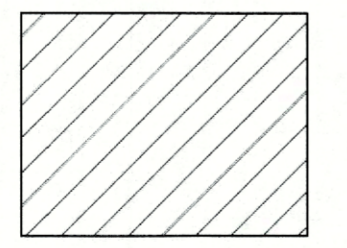


LEGEND

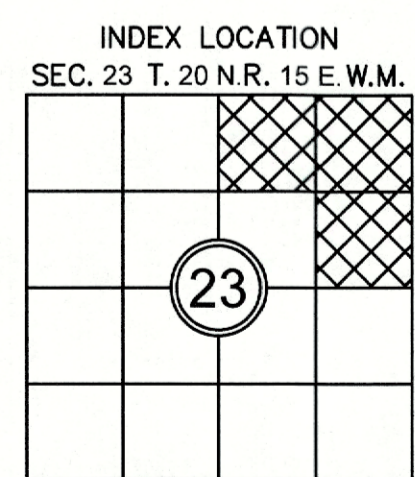
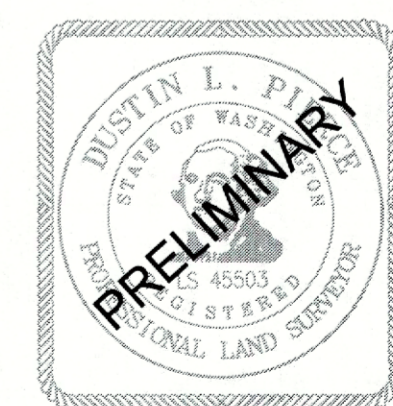
- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND 5/8" IRON ROD & CAP, LS 18078 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD, NO CAP
- SET 5/8" IRON ROD & CAP, LS 45503
- WELL
- TELEPHONE PEDESTAL
- ELEC. TRANSFORMER
- POWER VAULT
- SANITARY SEWER CLEANOUT
- SEPTIC MAINTENANCE PORTALS
- AFN AUDITOR'S FILE NUMBER
- () RECORD INFORMATION

LINE TABLE

LINE #	DIRECTION	DISTANCE
L1	N 74°49'03" W	115.75'
L2	N 64°52'40" W	117.88'
L3	S 86°39'46" W	60.06'
L4	S 34°47'55" W	35.71'
L5	S 2°13'46" E	198.68'
L6	S 26°08'11" E	48.08'
L7	S 46°25'44" E	120.42'
L8	S 4°53'03" W	125.56'
L9	N 89°18'28" W	272.32'
L10	N 74°49'03" W	117.59'
L11	N 64°52'40" W	127.88'
L12	S 86°39'46" W	104.45'
L13	S 34°47'55" W	44.26'
L14	N 89°14'57" W	272.40'
L15	S 4°53'10" W	125.72'
L16	N 74°49'03" W	115.75'



COMMON ACCESS & UTILITY EASEMENT FOR LOTS 1 & 2



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 DK OWENS PROPERTIES LLC IN NOV. 2023.

DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

DUSTIN L. PIERCE SURVEYOR'S NAME

BRYAN ELLIOTT County Auditor

Deputy County Auditor



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

KD PROPERTIES SHORT PLAT

PREPARED FOR
DK OWENS PROPERTIES LLC
A PORTION OF THE NE 1/4 OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

KITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
GW	11/2023	21006	
CHKD BY	SCALE	SHEET	
DLP	1" = 200'	1 OF 2	

RECEIVED
NOV 16 2023
Kittitas County CDS

SP-23-XXX
SPF-23-XXXXX

KD PROPERTIES SHORT PLAT
A PORTION OF THE NE 1/4 OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON

PROPERTY OWNER:
 KD PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
 2275 LOWER PEOH POINT ROAD
 CLE ELUM, WA 98922-8424

PROPERTY INFORMATION:

PARCEL NO.	MAP NO.
955862	20-15-23055-0003
960889	20-15-23055-0006

AREA: 42.47 ACRES

NUMBER OF LOTS: 2

ZONE: FOREST & RANGE

WATER SOURCE: SHARED WELL

SEWER SOURCE: INDIVIDUAL SEPTIC

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-48209241:

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED MARCH 2, 2010, IN BOOK 36 OF SURVEYS, PAGE 227, UNDER AUDITOR'S FILE NO. 201003020028, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF LOTS 3 AND 4, HIGHLANDS OF CLE ELUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 214 AND 215, IN THE NORTH HALF OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

ADJACENT OWNERS:
 (ASSESSOR'S PARCEL NUMBER)

(APN 109434)
 JAMES V OKADA
 % NATALIE OKADA
 1505 HOMANN DR SE
 LACEY, WA 98503-2837

(APN 302036)
 (APN 142036)
 (APN 954710)
 EVAN B & LAURNE STANLEY
 4 N SALMON BEACH
 TACOMA, WA 98407-2216

(APN 951144)
 (APN 960249)
 RONALD E & RHONDA R KNAPP
 27809 SE 26TH WAY
 SAMMAMISH, WA 98075

(APN 962321)
 (APN 962325)
 (APN 962320)
 (APN 962147)
 (APN 962907)
 (APN 962866)
 (APN 962326)
 (APN 962158)
 SKYLINE RIDGE LLC
 405 NW GILMAN BLVD STE 102
 ISSAQUAH, WA 98027-2470

(APN 962315)
 PATRICK J FITZGERALD
 24427 SE 200TH ST
 MAPLE VALLEY, WA 98038-8802

(APN 955864)
 BRUCE J HIGGS
 24915 183RD PL SE
 COVINGTON, WA 98042-4816

(APN 955861)
 (APN 955860)
 (APN 960797)
 D&D ADVENTURES LLC
 PO BOX 1139
 CLE ELUM, WA 98922-1139

(APN 13532)
 ALEXANDER B SUTHERLAND &
 JUSTIN WYATT
 11022 GOODWIN WAY NE
 SEATTLE, WA 98125-6539

(APN 962865)
 JOSHUA CALVIN & HOLLY MARIE JENKINS
 20314 166TH AVE NE
 WOODINVILLE, WA 98072

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A SHORT PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNSS & A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 36 OF SURVEYS, PAGE 227, AFN: 201003020028
 - BOOK 11 OF PLATS, PAGES 214 & 215, AFN: 200907020035

ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.

SHORT PLAT NOTES:

- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
- 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.
- THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
- 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER 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.
- ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE 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 A BUILDING PERMIT FOR THIS SHORT PLAT.
- 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.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY
 OF _____ A.D., 20____.

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "KD PROPERTIES" 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 OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

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 SHORT PLAT IS NOW TO BE FILED.

DATED THIS ____ DAY OF _____ A.D., 20____.

KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NOS.: 955862 & 960889

AUDITOR'S CERTIFICATE _____

FILED FOR RECORD THIS ____ DAY OF ____ 20____ AT ____ M.

IN BOOK ____ OF _____ AT PAGE ____ AT THE REQUEST OF

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 BRYAN ELLIOTT
 County Auditor

 Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
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KD PROPERTIES SHORT PLAT		
PREPARED FOR DK OWENS PROPERTIES LLC		
A PORTION OF THE NE 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY GW	DATE 11/2023	JOB NO. 21006
CHKD BY DLP	SCALE N/A	SHEET 2 OF 2

