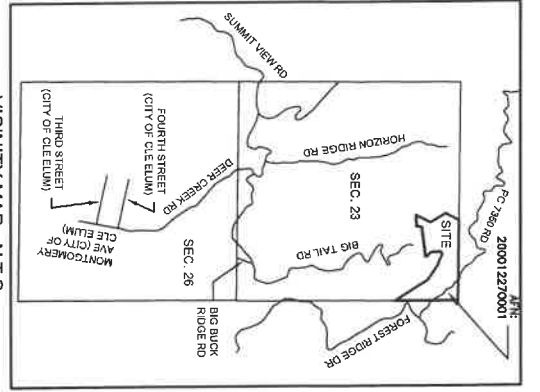


**KD PROPERTIES SHORT PLAT**  
 A PORTION OF THE NE 1/4 OF SECTION 23,  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

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 19078
- UNLESS OTHERWISE NOTED
- OR
- FOUND 5/8" IRON ROD, NO CAP
- SET 5/8" IRON ROD & CAP, LS 45503
- WELL
- TELEPHONE PEDESTAL
- ELEC. TRANSFORMER
- POWER VAULT
- SECO
- SECO
- SANITARY SEWER CLEANOUT
- SEPTIC MAINTENANCE PORTALS
- AUDITOR'S FILE NUMBER
- RECORD INFORMATION

**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**

APR 20 2023

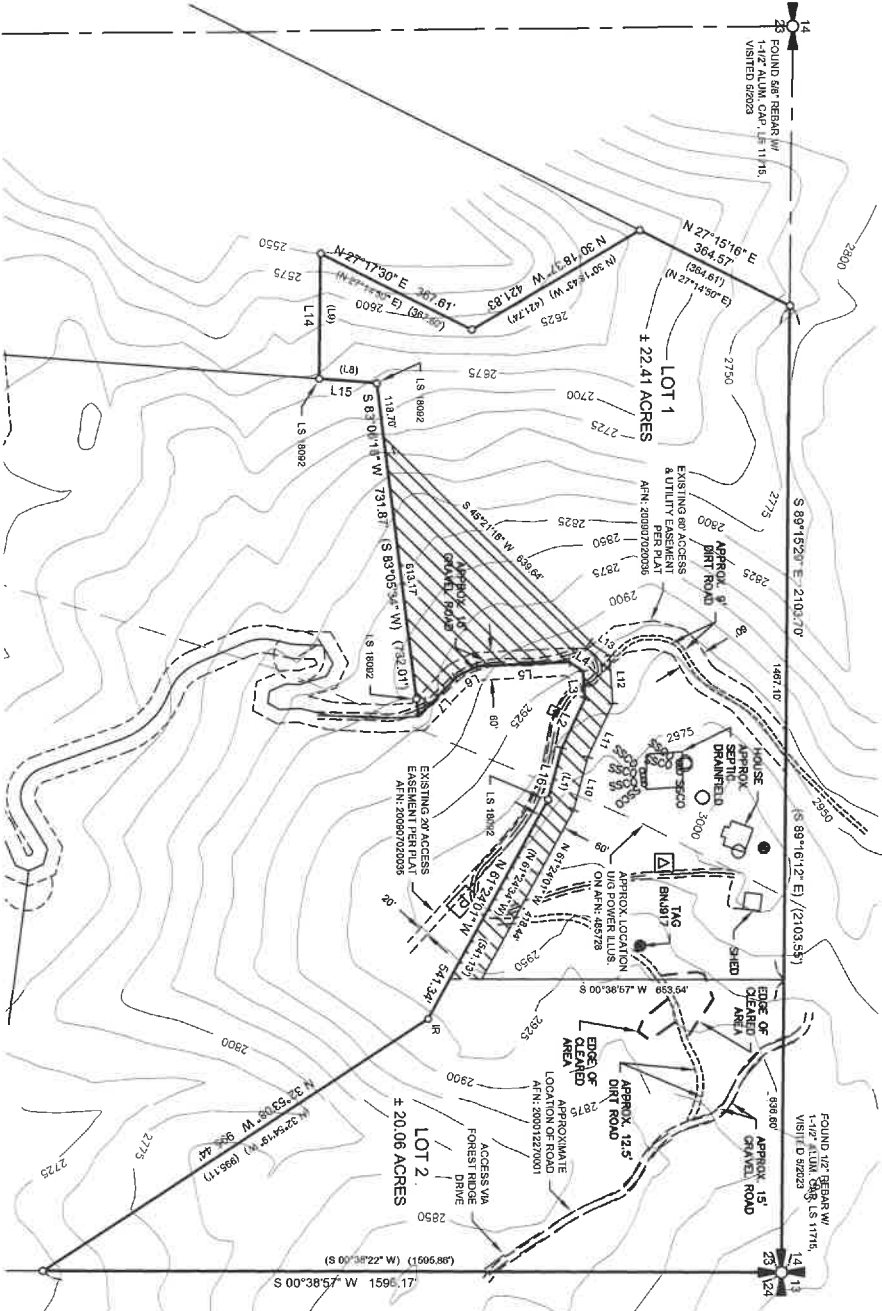
DUSTIN L. PIERCE  
 CERTIFICATE NO. 49503

**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



LINE #	DIRECTION	DISTANCE
L1	N 74°46'03" W	115.75'
L2	N 84°53'02" W	117.88'
L3	S 88°59'46" W	60.04'
L4	S 34°47'55" W	35.71'
L5	S 21°10'45" E	188.89'
L6	S 50°51'11" E	48.08'
L7	S 67°53'41" E	130.42'
L8	S 47°53'03" W	125.55'
L9	N 89°14'22" W	272.32'
L10	N 74°46'03" W	117.88'
L11	N 64°52'40" W	127.98'
L12	S 87°59'46" W	104.45'
L13	S 34°47'55" W	44.28'
L14	N 84°49'37" W	272.40'
L15	S 47°53'03" W	125.72'
L16	N 74°46'03" W	115.75'



**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.,  
 WASHINGTON

DATE: 11/2023  
 JOB NO.: 21006  
 SHEET OF 2



165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230  
 Eastern Washington Division  
 407 Swilwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

# 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-XXXX

**PROPERTY OWNER:**  
KD PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
207 POWER BEACH LANE #100  
CLE ELUM, WA 98022-8424

**PROPERTY INFORMATION:**  
PARCEL NO. \_\_\_\_\_ MAP NO. \_\_\_\_\_  
9559862 20-15-20955-0003  
960688 20-15-20955-0006  
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. 72168-48209241:**  
PARCEL 10 OF THAT CERTAIN SURVEY AS RECORDED MARCH 2, 2010, IN BOOK 88 OF SURVEYS, PAGE 227, UNDER AUDITOR'S FILE NO. 20100202028, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF LOTS 3 AND 4, HIGHLANDS OF CLE ELUM, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 214 AND 216, IN THE NORTH HALF OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

## APPROVALS

**KITITAS COUNTY PUBLIC WORKS**  
EXAMINED AND APPROVED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20 \_\_\_\_

**KITITAS COUNTY ENGINEER**

**COMMUNITY DEVELOPMENT SERVICES**  
I HEREBY CERTIFY THAT THE "NO PROPERTIES" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS WITH THE COMMUNITY DEVELOPMENT PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

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

**KITITAS COUNTY PLANNING OFFICIAL**

**KITITAS COUNTY HEALTH DEPARTMENT**  
I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.

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

**KITITAS 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 \_\_\_\_

**KITITAS COUNTY TREASURER**  
ORIGINAL TAX PARCEL NOS.: 9559862 & 960688

- 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 KITITAS COUNTY.
  - THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNS & A TRIMBLE S72 TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAAC 3802-100-090.
  - THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
  - FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
    - BOOK 88 OF SURVEYS, PAGE 227, AFN: 20100202028
    - BOOK 11 OF PLATS, PAGES 214 & 216, AFN: 20090702028
- ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY'S REFERENCED THEREON.

- SHORT PLAT NOTES:**
- PER ROW 17.10, LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DIS TURBED 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 KITITAS 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 OF ANY ADDITIONAL LOTS THAT MAY BE DERIVED 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 FREELY ON EACH SIDE OF INTERIOR LOT LINES SHAD EASEMENT SHALL ALSO BE USED FOR IRIGATION.
  - MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
  - METERING IS REQUIRED FOR ALL NEW USES OF POTABLE WATER FOR RESIDENTIAL WELLS CONNECTIONS AND UTILITIES ARE REQUIRED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.55.027 AND ECOLOGY REGULATIONS.
  - THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND CONTAINMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
  - ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 8% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFIC TO THE ROADWORKS DEPT KITITAS COUNTY ROAD STANDARDS FROM TO THE RESPONSIBILITY OF LANDOWNERS FOR THIS SHORT PLAT.
  - 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 PUBLIC ROAD STANDARDS. THESE STANDARDS INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

**ADJACENT OWNERS:**  
LISEBERG'S PARCEL NUMBER

(APN 982315) MARY K. SWANSON  
(APN 982316) % NATALIE OKUDA  
1505 HOFFMANN DR SE  
LACEY, WA 98605-2897

(APN 302339) (APN 1420298)  
(APN 954710) EVAN B & LAURIE STANLEY  
(APN 954711) (APN 954712) TACOMA, WA 98607-2216

(APN 962144) RONALD E. & RHONDA H. KHAAP  
27809 SE 26TH WAY  
SAMMAMISH, WA 98075

(APN 982321) (APN 982322)  
(APN 982323) (APN 982324)  
(APN 982325) (APN 982326)  
(APN 982327) (APN 982328)  
(APN 982329) (APN 982330)  
SKYLINE RIDGE LLC  
21010 SITE 102  
ISSAQUAH, WA 98027-2470

(APN 982315) MARY K. SWANSON  
21010 SITE 102  
ISSAQUAH, WA 98027-2470


(APN 953991) 24915 183RD PL SE  
COVINGTON, WA 98042-4916

(APN 955611) (APN 955610)  
(APN 955609) D&D ADVENTURES LLC  
PO BOX 1180  
CLE ELUM, WA 98923-1180

(APN 15262) ALEXANDER S. SUTHERLAND &  
JUSTIN WARRING WAY NE  
SEATTLE, WA 98125-6539

(APN 982980) VAN & HOLLY MARIE JANKINS  
3030 160TH AVE NE  
WOODINVILLE, WA 98072

**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

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

KITITAS COUNTY DATE 11/2023 JOB NO. 21006  
DWN BY GWL SCALE N/A  
CHKD BY DLP SHEET 2 OF 2

