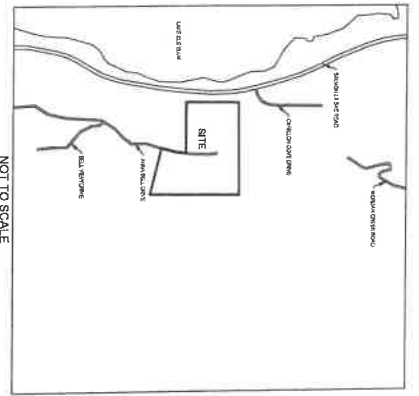


VICINITY MAP



NOT TO SCALE

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 FROSTY PINES II 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 FROSTY PINES II SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 16.

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 NUMBER: 662626 AND 662627

AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF A/S SURVEY & MAPPING, INC.

COUNTY AUDITOR \_\_\_\_\_ DEPUTY AUDITOR \_\_\_\_\_

FROSTY PINES II, SP-24-XXXXX

SPF-24-XXXXX

WITHIN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FROSTY PINES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED, HEREBY DEDICATES THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DEDICATE, SUBMIT, AND SHORT PLAT AS HEREBY DESCRIBED.

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

JACK FROST

PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF FROSTY PINES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID PARTY, AND APPEARED THEREIN IN PERSON, AND ON SIGHT SWORN THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

PROPERTY OWNER:

FROSTY PINES, LLC

3845 SE HUDSON ROAD

RAVENDALE, WA 98657

PARCEL NUMBER: 662626

MAP NUMBER: 21-14-1662-0008

ACREAGE: 22.065 ACRES

LOT 1, 2 SOURCE: INDIVIDUAL AND/OR SHARED WELL

SEWER SOURCE: ON-SITE SEPTIC SYSTEM

DRAINAGE IMPROVEMENTS: NONE PLANNED

ZONE: RURAL RECREATION

EXISTING LEGAL DESCRIPTION:

LOT 1 OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 2021, IN BOOK 44 OF SURVEYS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 202107203120, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF LOT 7 AND LOT 8, FROSTY PINES, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY.

SHORT PLAT NOTES:

1. A PUBLIC UTILITY EASEMENT, 10 FEET IN WIDTH, IS RESERVED ALONG ALL LOT LINES. THE 10-FOOT EASEMENT SHALL ADJUT THE ADJACENT LOT LINES AND SHALL BE DIVIDED BY A FENCE OR EIGHT FEET OF WIREFENCE, AND EASEMENT MAY ALSO BE USED FOR IRRIGATION.
2. ENVIRONMENTAL AND SITE UTILITY REVIEW MAY BE REQUIRED FOR ALL SUBDIVISIONS AND SITE DEVELOPMENT, CONSTRUCTION, REGULATION, AND SITE UTILITY REVIEW MAY BE REQUIRED FOR ALL LOT LOTS WITHIN THE SUBDIVISION. THE SUBDIVISION IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THE SUBDIVISION.
3. KITTITAS COUNTY WILL NOT ACCEPT PRIMA FIDELITY FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS ARE OPENED TO THE PUBLIC. THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
4. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. AN APPROVED ACCESS PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
7. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS, MAY RESULT IN FURTHER ACCESS REQUIREMENTS, SEE KITTITAS COUNTY ROAD STANDARDS.
8. WATERING 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 12.06.07 AND ECOLOGY REGULATIONS.
9. THE APPROVAL OF THIS SUBDIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90A.408) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAINMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
10. EASEMENT AS EXEMPTED IN SECTION 90A.408, NO GRADING OR FILLING UPON A SITE INVOLVING MORE THAN ONE PLANNED (100) CUBIC YARDS SHALL BE PERFORMED WITHOUT A GRADING PERMIT FROM THE COUNTY ENGINEER OR PUBLIC WORKS DEPARTMENT. ANY GRADING OR FILLING UPON A SITE INVOLVING MORE THAN ONE PLANNED (100) CUBIC YARDS SHALL BE ACCOMPANIED BY AN ENGINEERED GRADING PLAN (WCC 14.05.090).

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY \_\_\_\_\_ SURVEY & MAPPING, INC., A WASHINGTON LIMITED LIABILITY COMPANY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDED ACT AT THE REQUEST OF JACK FROST IN APRIL, 2024.

STATE OF WASHINGTON CERTIFICATE NO. 52843



FROSTY PINES II, SP-24-XXXXX

SPF-24-XXXXX

WITHIN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HAZEM YOUNES AND JYOTIKA YOUNES, HUSBAND AND WIFE, OWNERS IN LIFE TENANT OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DEDICATE, SUBMIT, AND SHORT PLAT AS HEREBY DESCRIBED.

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

HAZEM YOUNES

JYOTIKA YOUNES

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF FROSTY PINES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID PARTY, AND APPEARED THEREIN IN PERSON, AND ON SIGHT SWORN THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

PROPERTY OWNER:

HAZEM AND JYOTIKA YOUNES

4433 21ST PLACE SE

BOOTHILL, WA 98021-1403

PARCEL NUMBER: 662627

MAP NUMBER: 21-14-1662-0007

ACREAGE: 5.000 ACRES

LOT 1, 2 SOURCE: INDIVIDUAL AND/OR SHARED WELL

SEWER SOURCE: ON-SITE SEPTIC SYSTEM

DRAINAGE IMPROVEMENTS: NONE PLANNED

ZONE: RURAL RECREATION

EXISTING LEGAL DESCRIPTION:

LOT 9 OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 2021, IN BOOK 44 OF SURVEYS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 202107203120, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF LOT 7 AND LOT 8, FROSTY PINES, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY.

ADJOINING PROPERTY OWNERS:

- PARCEL NUMBER 660635  
215 WELDON LANE  
WENAMICHEL, WA 98901
- PARCEL NUMBER 660636  
215 WELDON LANE  
WENAMICHEL, WA 98901
- PARCEL NUMBER 660637  
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- PARCEL NUMBER 660638  
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# FROSTY PINES II, SP-24-XXXX

SPF-24-XXXX

WITHIN THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

RECEIVED  
MAY 09 2024

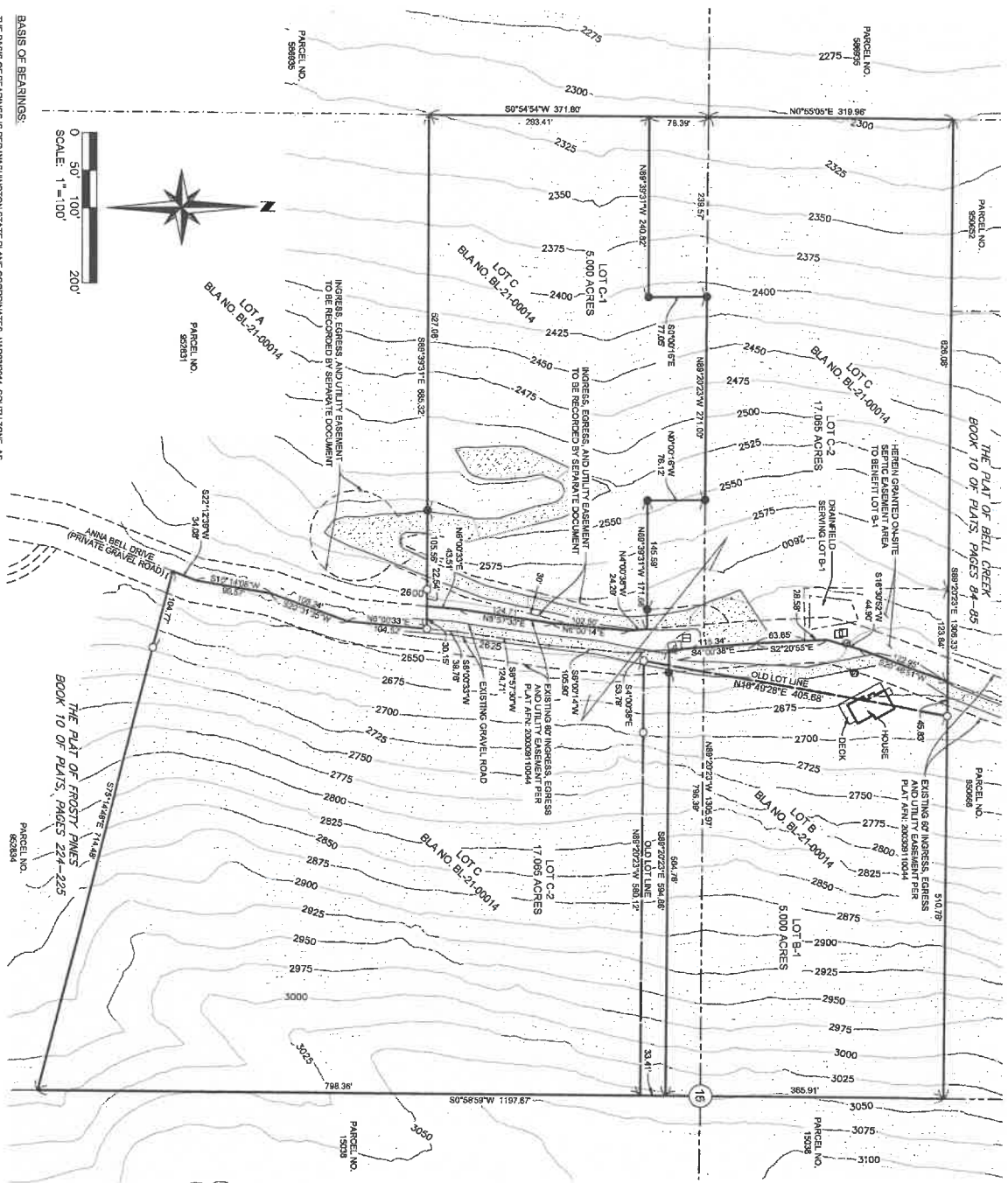
Kittitas County CDS FOR A SHORT PLAT

1. THE PURPOSE OF THIS SURVEY IS TO SUBMIT THE PLAT TO BE FILED WITH KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R12 IN CONJUNCTION WITH A TRIMBLE 57.3 TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 352-02080.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. ALL FIELD WORK FOR THIS PROJECT WAS COMPLETED IN JANUARY AND APRIL 2024. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
5. ALL WORKMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
6. UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS, ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE.

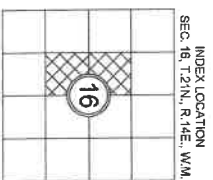
## REFERENCES:

- R1. FROSTY PINES BOOK 10 OF PLATS, PAGES 224 & 225
- R2. WESTERN INVESTMENT GROUP PLAT BOOK 11 OF PLATS, PAGES 171 & 172
- R3. BOUNDARY LINE ADJUSTMENT NO. B-21-00014 BOOK 44 OF SURVEYS, PAGES 11 & 12

LEGEND	
	CENTER OF SECTION
	FOUND REBAR AND CAP, AS SHOWN ON REFERENCE R3
	SET 36" REBAR AND CAP, LB 50943
	POWER VAULT
	POWER METER
	SEPTIC LINE
	SEPTIC CLEANOUT



REVIEW DRAFT



## BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS PER WASHINGTON STATE PLANE COORDINATES, NAD83/2011, SOUTH ZONE, AS DETERMINED BY TIES TO WASHINGTON'S STATE REFERENCE NETWORK FROM THE FOUND MONUMENTS MARKING THE CORNERS OF SECTION 16, T.21N., R.14E., W.M., AS SHOWN HEREON, WITH THE LINE BETWEEN THEM OBSERVED AS NORTH 10°49'28" EAST.

## VERTICAL DATUM:

NAD 88

## CONTOUR INTERVAL: 5 FOOT.

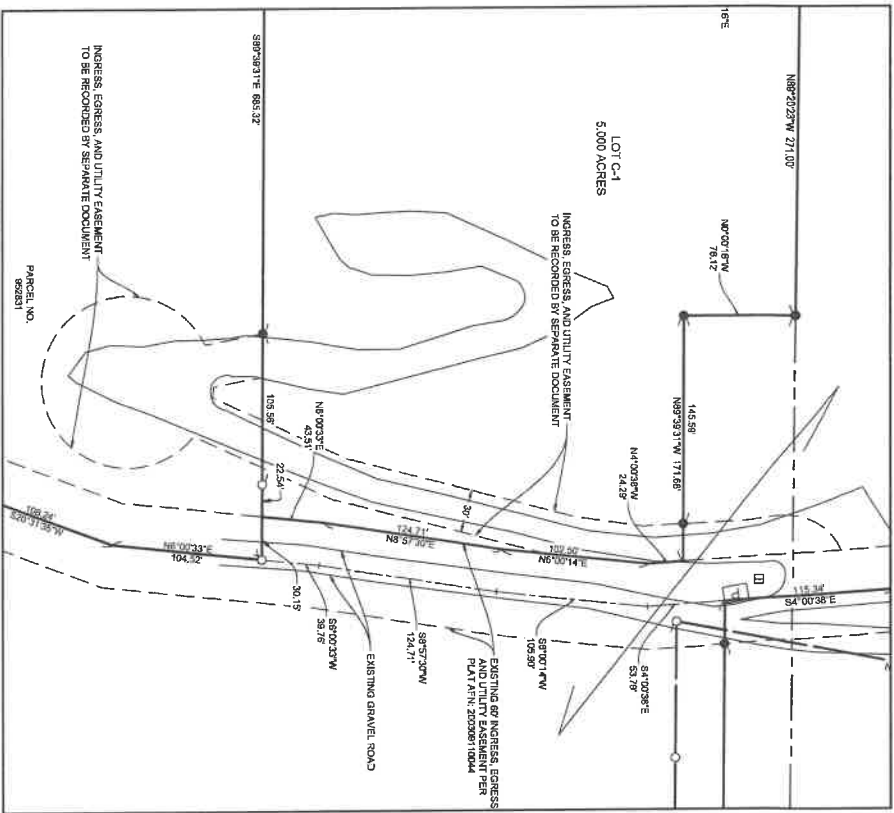
THE CONTOURS SHOWN HEREON WERE COMPUTER GENERATED FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES LIDAR DATA AND DIRECT FIELD OBSERVATIONS.



FROSTY PINES II			
SP-24-XXXX			
FROSTY PINES, LLC			
SE 1/4 NW 1/4 AND NE 1/4 SW 1/4 OF SECTION 16, T.21 N., R.14 E., W.M.			
SURVEYED BY: JC	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW
DATE: MARCH 2024	APPROX. JOB NO.: 1565.005	ACAD NAME: 1565005SP	
			SHEET 2 OF 3

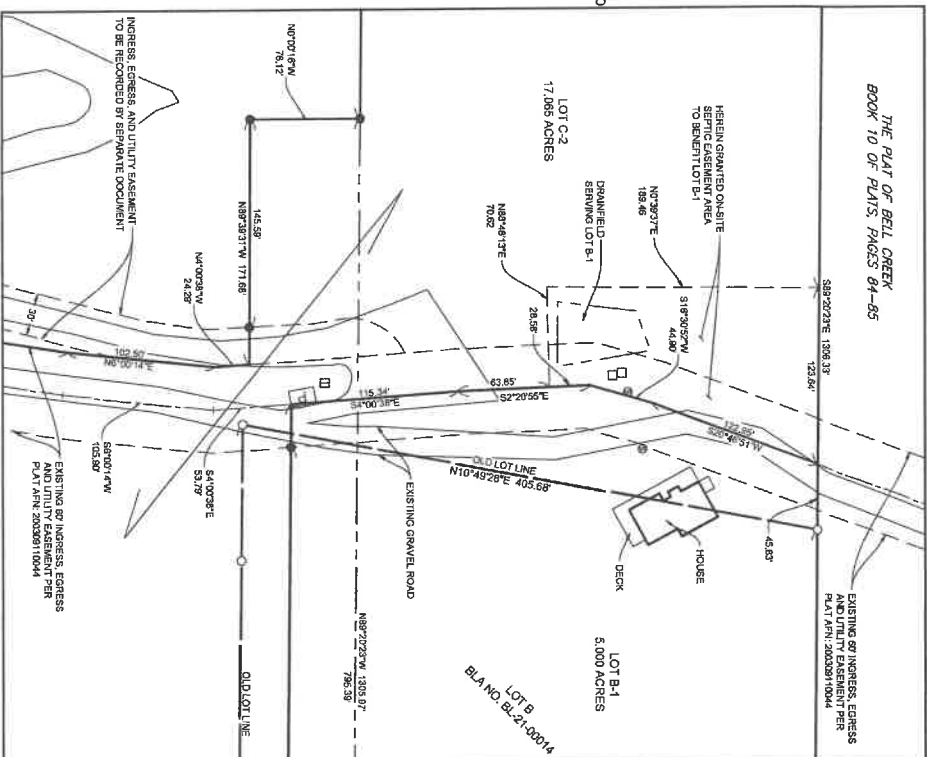
FROSTY PINES II, SP-24-XXXXX  
SPF-24-XXXXX

WITHIN THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 16,  
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

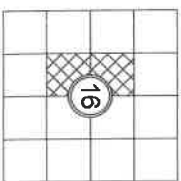


DETAIL  
INGRESS, EGRESS, AND UTILITY EASEMENT  
PER APN: XXXXXXXXXXXXX

REVIEW  
DRAFT



DETAIL  
ON-SITE SEPTIC EASEMENT TO BENEFIT LOT B-1



INDEX LOCATION  
SEC. 16, T. 21N., R. 14E., W.M.



FROSTY PINES II SP-24-XXXXX SPF-24-XXXXX FROSTY PINES, LLC			
SE 1/4 NW 1/4 AND NE 1/4 SW 1/4 OF SECTION 16, T. 21 N., R. 14 E., W.M.			
SURVEYED BY: JC	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW
DATE: MARCH 2024	APRSM JOB NO.: 1565.005	ACAD NAME: 1565005SP	
SHEET 3 OF 3			16