

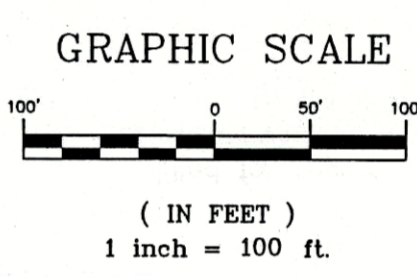
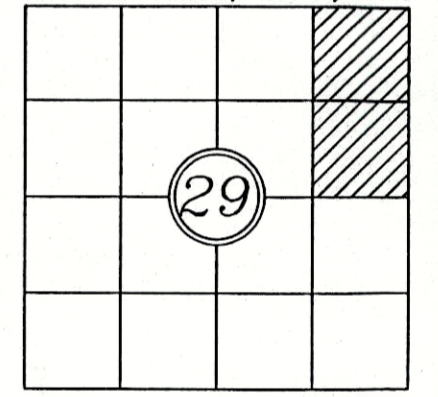
WENGER SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 07-XX
PORTION OF THE NE 1/4, SEC.29 T.20N., R.14E., W.M.
KITTITAS COUNTY, WASHINGTON

SURVEY NOTES:

1. THE EXTERNAL BOUNDARY OF THIS SHORT PLAT IS CONCEPTUAL AT THIS TIME. A CORRECT BOUNDARY WILL BE PROVIDED AT FINAL SHORT PLAT.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT PARCEL NUMBER 479134, MAP NUMBER 20-14-29010-0010, TO THE CONFIGURATION SHOWN HEREON.
3. 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.
4. CONTOURS ARE NOT ESTABLISHED FOR THE PARCEL SHOWN HEREON. THE PROPERTY IS PRIMARILY FLAT WITH A GRADUAL SLOPE TO THE NORTH.



INDEX LOCATION:
 SEC. 29 T. 20N., R. 14E., W.M.



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...**MARK & DARCY WENGER**..... in...**NOV.....2006**..

DAVID P. NELSON DATE
 Certificate No.....**18092**.....

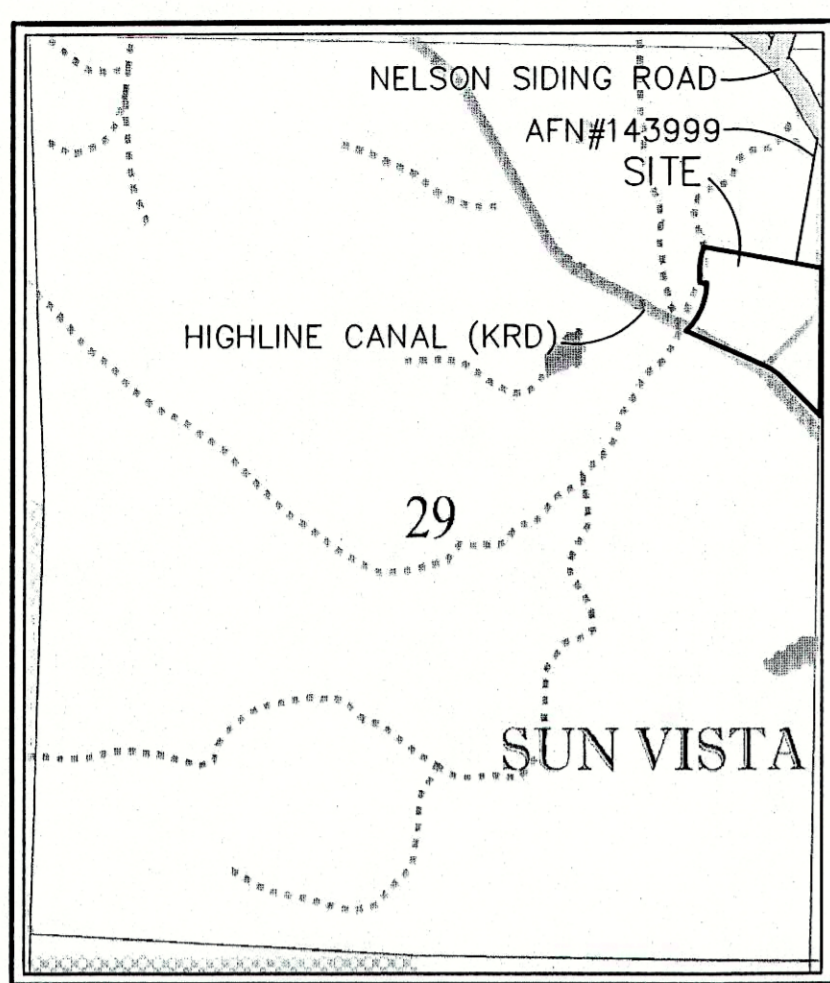
K.C.S.P. NO. 07-XX
Ptn. of the NE1/4 of Sec. 29, T.20N., R.14E., W.M.
Kittitas County, Washington

DWN BY G. WEISER	DATE 01/07	JOB NO. 06305
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

Encompass

ENGINEERING & SURVEYING

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



VICINITY MAP
 N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of _____ A.D., 20____

 Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "WENGER" 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 Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this ____ day of _____ A.D., 20____

 Kittitas County Health Officer

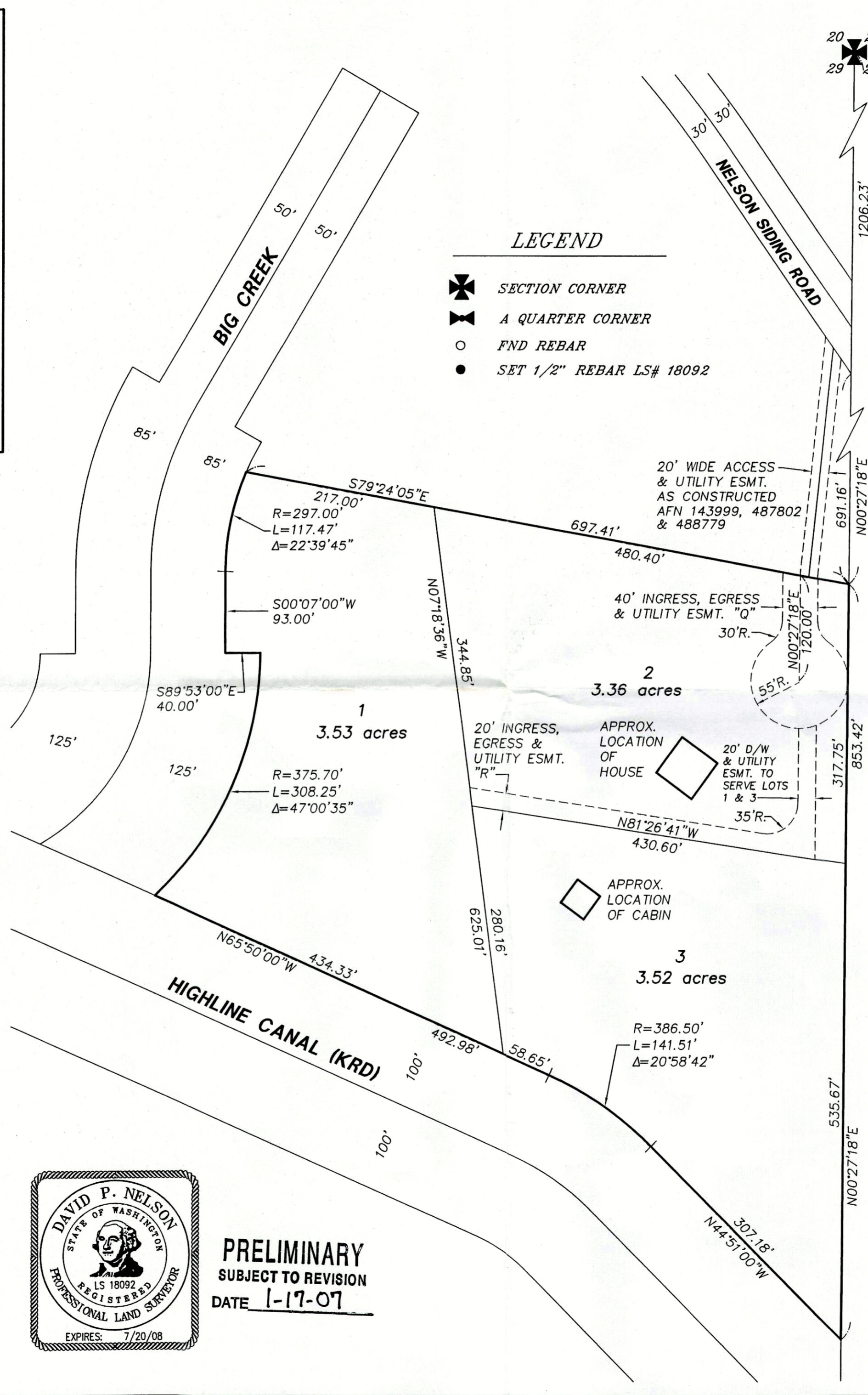
CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

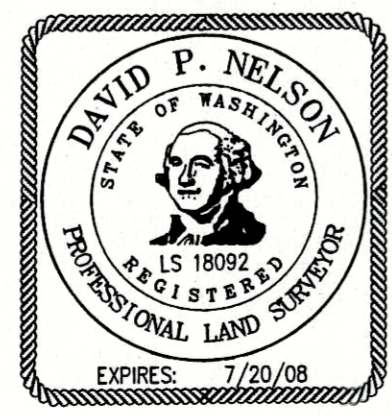
Dated this ____ day of _____ A.D., 20____

 Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-14-29010-0010 (479134)



- LEGEND**
- SECTION CORNER
 - A QUARTER CORNER
 - FND REBAR
 - SET 1/2" REBAR LS# 18092



PRELIMINARY
SUBJECT TO REVISION
 DATE **1-17-07**

OWNER:

MARK E. WENGER &
DARCY L. SPENCER-WENGER
4684 NELSON SIDING ROAD
CLE ELUM WA 98922

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

EXISTING PARCEL #: 20-14-29010-0010(479134)
EXISTING PARCEL AREA: 10.45 ACRES
ZONE: AG-3

WENGER SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 07-XX
PORTION OF THE NE 1/4, SEC.29 T.20N., R.14E., W.M.
KITTITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

PARCEL A:

ALL OF THAT PART OF THE FOLLOWING DESCRIBED PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH LIES EAST OF BIG CREEK AND NORTH OF THE KITTITAS RECLAMATION DISTRICT CANAL: A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF SAID QUARTER SECTION WHICH IS 1,274.8 FEET SOUTH 89°26' WEST OF THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF RIGHT OF WAY OF THE COUNTY ROAD WITH THE NORTH BOUNDARY LINE OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 11°02' WEST, 756.4 FEET; THENCE SOUTH 26°58' EAST, 64.9 FEET; THENCE SOUTH 77°18' EAST, 1,900.1 FEET TO THE EAST BOUNDARY LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF SAID QUARTER SECTION TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF SAID QUARTER SECTION TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID QUARTER SECTION TO THE NORTHWEST CORNER THEREOF; AND THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING.

PARCEL B:

AN EASEMENT FOR ROADWAY FOR INGRESS AND EGRESS AS CONTAINED IN AGREED JUDGMENT AND DECREE ENTERED IN KITTITAS COUNTY SUPERIOR COURT ON AUGUST 1, 1974 IN CAUSE NO. 18617, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 18 FEET IN WIDTH RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION IMMEDIATELY ADJACENT TO AND WEST RIGHT OF WAY BOUNDARY LINE OF THE KITTITAS RECLAMATION DISTRICT LATERAL ACROSS THE EAST END OF THAT REAL PROPERTY DEEDED TO JACOB KORFUS BY DEED DATED NOVEMBER 23, 1938 AND RECORDED IN BOOK 59 OF DEEDS, PAGE 414, RECORDS OF KITTITAS COUNTY, WASHINGTON. AND A STRIP OF LAND 15 FEET IN WIDTH DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.; THENCE SOUTH 0°20'01" EAST ALONG THE EAST BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 559.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF NELSON SIDING ROAD; THENCE NORTH 42°05'21" WEST 19.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 18°06'01" WEST 21.76 FEET (BEING COURSE NO. 1); THENCE SOUTH 2°33'13" WEST 94.38 FEET (BEING COURSE NO. 2); THENCE SOUTH 11°25'39" WEST 45.30 FEET (BEING COURSE NO. 3); THENCE SOUTH 81°05'01" EAST 15 FEET; THENCE NORTHERLY ALONG A COURSE PARALLELING COURSE NOS. 3, 2 AND 1 A DISTANCE OF 15 FEET EAST OF SAID COURSE TO THE SOUTHERLY BOUNDARY OF THE RIGHT OF WAY OF NELSON SIDING ROAD; THENCE NORTH 42°05'21" WEST TO THE TRUE POINT OF BEGINNING.



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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MARK E. WENGER & DARCY L. SPENCER-WENGER, 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__.

MARK E. WENGER

DARCY L. SPENCER-WENGER

ACKNOWLEDGEMENT

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

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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), (SOLELY AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS), LENDER: COUNTRYWIDE BANK, N.A., 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)
) s.s.
COUNTY OF _____

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 to me known to be the _____ 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 _____

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. 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.
2. 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.
3. 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.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
5. ACCORDING TO KCRS 12.11.010 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
6. 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.
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
9. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
10. 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 A BUILDING PERMIT FOR THIS SHORT PLAT.
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.

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...MARK & DARCY WENGER..... in...N.Q.V. 2006.

.....
DAVID P. NELSON DATE
Certificate No...18092.....

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Ptn. of the NE1/4 of Sec. 29, T.20N., R.14E., W.M.
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DWN BY G. WEISER	DATE 01/07	JOB NO. 06305
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