

H&D LOGGING CO. SHORT PLAT NO. 1

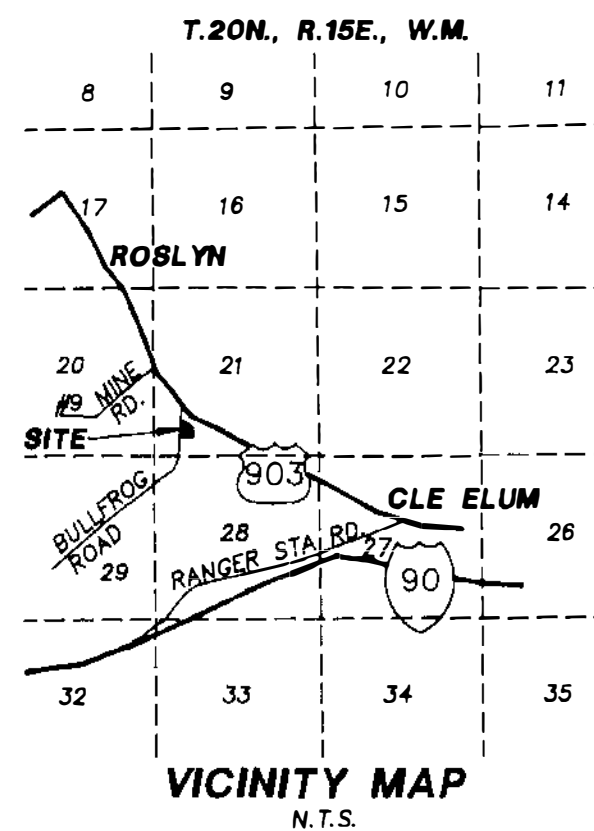
KITTITAS COUNTY SHORT PLAT NO. 95-56

PORTION OF THE SW1/4, SW1/4, SEC. 21, T.20N., R.15E., W.M.

KITTITAS COUNTY, WASHINGTON

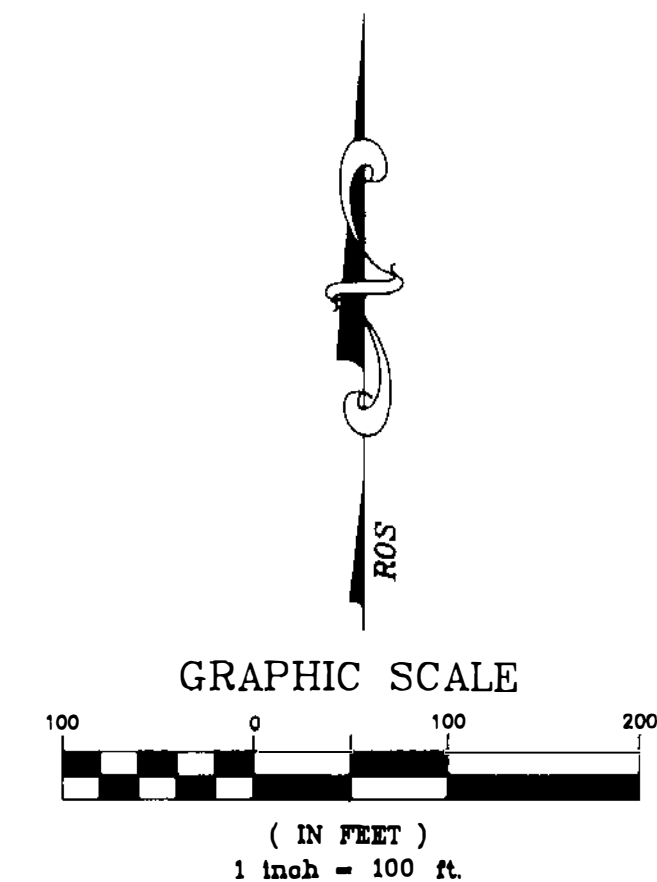
ORIGINAL TAX PARCEL NO. 201521300029

199607120001



LEGEND

- ✚ = SECTION CORNER (FOUND)
- ⊞ = QUARTER CORNER (CALCULATED)
- = FOUND REBAR & CAP W/ P.L.S. #7172 (UNLESS NOTED OTHERWISE)
- = SET REBAR & CAP W/ P.L.S. #16915
- ⊙ = WELL LOCATION
- (21) = EXISTING TAX LOT NUMBER



SURVEY NOTES:

1. BASIS OF BEARING AND SECTION BREAKDOWN ARE SHOWN PER A SURVEY DONE BY ROBERT F. MILLPOINTER, P.L.S. NO. 7172, DATED AUGUST 10, 1993. SAID SURVEY SUPERCEDES AND CORRECTS A PREVIOUS MILLPOINTER SURVEY DATED JULY 8, 1992, FILED IN BOOK 18 OF SURVEYS ON PAGE 185.
2. FIELD WORK WAS DONE USING A TOPCON GTS-3 TOTAL STATION IN ACCORDANCE WITH WAC 332-130.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 22nd day of May A.D., 1996

[Signature]
Public Works Director

COUNTY PLANNING DIRECTOR

I hereby certify that the "H&D Logging" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 8th day of July A.D., 1996

[Signature]
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 17th day of JUNE A.D., 1996

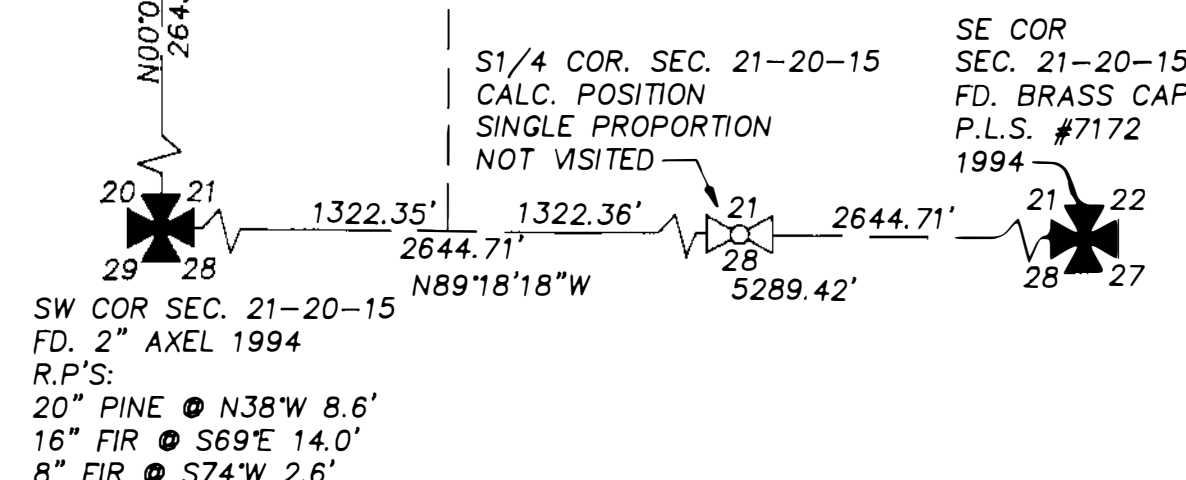
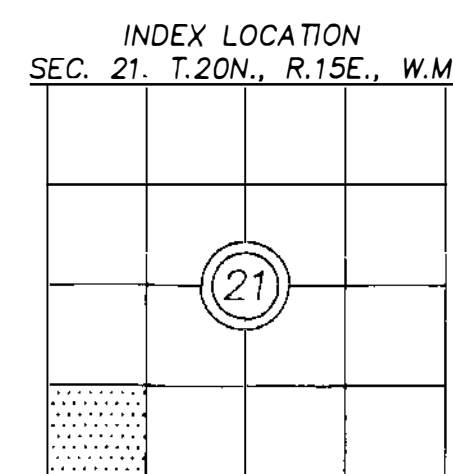
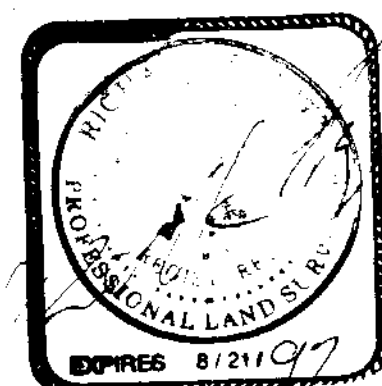
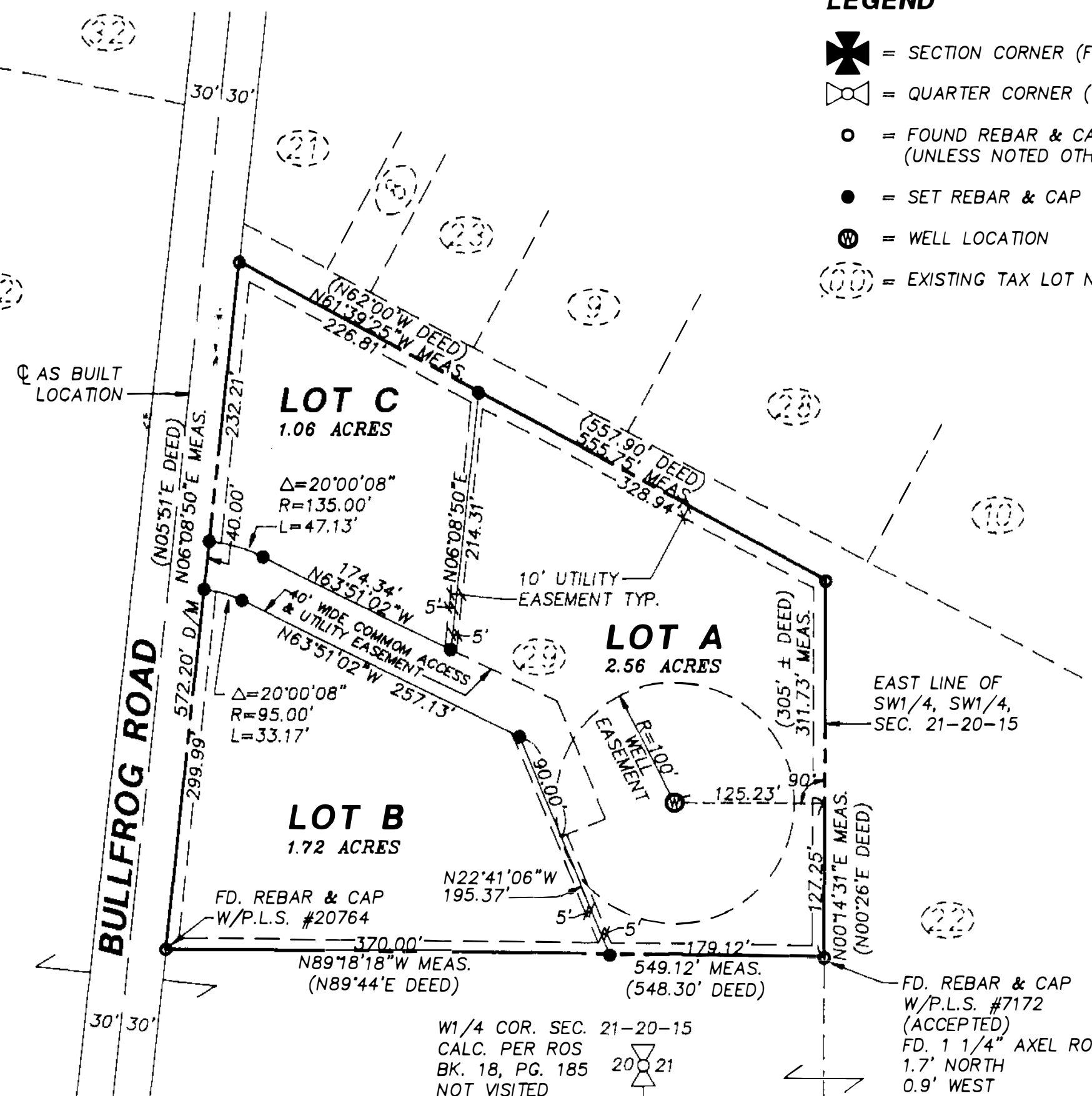
[Signature]
Kittitas County Health Officer

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 8th day of July A.D., 1996

[Signature]
Kittitas County Treasurer



RECORDER'S CERTIFICATE # 199607120001

Filed for record this 12th day of July, 1996 at 9:05 A.M.
In book 18 of Plats at page 185 at the request of
RICHARD R. KITZ
Surveyor's Name

[Signature] County Auditor
[Signature] 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 STEVE LEMONS in QQT 1996

Certificate No. 16915

K.C.S.P. NO. 95-56
SW1/4, SW1/4, Sec. 21 T.20N., R.15E., W.M.
Kittitas County, Washington

DWN BY	DATE	JOB NO.
S. KITZ	10/95	95524
CHKD BY	SCALE	SHEET
R. KITZ	1"=100'	1 OF 2

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
516 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: [509]874-7433

199607120001

H&D LOGGING CO. SHORT PLAT NO. 1
KITTITAS COUNTY SHORT PLAT NO. 95-56
PORTION OF THE SW1/4, SW1/4, SEC. 21, T.20N., R.15E., W.M.
KITTITAS COUNTY, WASHINGTON
ORIGINAL TAX PARCEL NO. 201521300029

OWNER: H&D LOGGING CO.
P.O. BOX 370
LEAVENWORTH, WASHINGTON 98826
WATER SOURCE: COMMUNITY WELL
SEWER SOURCE: PRIVATE SEPTIC
& DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE REQ'D
EXIST TAX PARCEL NO. 201521300029
PARCEL AREA: 5.34 ACRES
ZONE: SUBURBAN 1 ACRE

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 291.99 FEET NORTH AND 800.30 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD AS ESTABLISHED NOVEMBER 13, 1947, DATE OF DEED RECORDED JANUARY 13, 1948, UNDER AUDITOR'S FILE NO. 198871, RECORDS OF SAID COUNTY; THENCE NORTH 89° 44' EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 548.30 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 00° 26' EAST, ALONG SAID EAST LINE, 305 FEET, MORE OR LESS, TO A POINT 30 FEET SOUTHWESTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THAT TRACT OF LAND CONVEYED BY NORTHWESTERN IMPROVEMENT COMPANY TO MIKE PASA BY THAT DEED DATED JUNE 20, 1934; THENCE NORTH 62° 00' WEST 557.90 FEET TO THE EASTERLY RIGHT OF WAY OF SAID COUNTY ROAD; THENCE SOUTH 05° 51' WEST, ALONG SAID RIGHT OF WAY LINE, 572.20 FEET TO THE POINT OF BEGINNING.

SURROUNDING OWNERSHIPS:

201521300032 Jeffrey Anderson 4402 Bullfrog Rd. Cle Elum, Wa. 98922	201521300009 Wesley Yasny P.O. Box 199 Roslyn, Wa. 98941
201521300021 Jack Wadkins 309 S. Main Ellensburg, Wa. 98926	201521300028 Terry Fisher P.O. Box 934 Roslyn, Wa. 98941
201521300008 Maynette Nuzum 3020 State Route 903 Cle Elum, Wa. 98922	201521300010 Sandra Bell Polley, et al 1058 Kirkland Ave. N.E. Renton, Wa. 98056
201521300023 Kenneth Poage & Marlene Plesha 3000 State Route 903 Cle Elum, Wa. 98922	201521300022 Plum Creek Timber Co. 999 Third Ave. #2300 Seattle, Wa. 98104

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned owners of interest in the land hereby subdivided, hereby declare this plat and dedicates to the public forever all roads and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 11th day of MARCH A.D., 1996.

Paula M. Lemons Sec.

ACKNOWLEDGEMENT

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 _____, 19 _____

Notary Public in and for the State of
Washington residing at _____
My appointment expires _____

STATE OF WASHINGTON)
COUNTY OF Chelan) s.s.

On this 11th day of March, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Steve L. Lemons, President and Secretary, respectively, of H&D Logging Company, 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 they're 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.

Janice M. O'Brien
Notary Public in and for the State of
Washington, residing at Leavenworth.

GENERAL NOTES:

1. PER RCW 17.10.140 LAND OWNERS 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.

2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES AS SHOWN. SAID EASEMENTS SHALL ALSO BE USED FOR IRRIGATION.

3. MAINTENANCE OF ANY PRIVATE ACCESS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. IF MORE THAN 8 LOTS WILL BE USING THE SHARED ACCESS, THEN A COUNTY ROAD WILL BE REQUIRED.

4. ACCESS TO THESE LOTS WILL BE LIMITED TO THE ACCESS SHOWN. ANY ADDITIONAL LOTS TO BE SERVED BY THIS ACCESS WILL REQUIRE IMPROVEMENTS TO CURRENT COUNTY STANDARDS AND PARTICIPATION IN THE ACCESS MAINTENANCE AGREEMENT.

5. DUE TO HIGH GROUND WATER AND SOIL COMPOSITION, ALTERNATIVE SEPTIC SYSTEMS WILL BE REQUIRED.

RECORDER'S CERTIFICATE # 1996-0712-0001

Filed for record this 12th day of July, 1996 at 9:05 A.M. in book 1 of sheet at page 115 at the request of RICHARD R. KITZ Surveyor's Name

Beverly M. Allenbaugh County Auditor
By: L. Flaherty 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 STEVE LEMONS in OCT. 1995

Certificate No. 16915

K.C.S.P. NO. 95-56
SW1/4, SW1/4, Sec. 21 T.20N., R.15E., W.M.
Kittitas County, Washington

DWN BY S. KITZ	DATE 10/96	JOB NO. 95524
CHKD BY R. KITZ	SCALE N/A	SHEET 2 OF 2

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
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