

Range 23 Township 10 Section 27

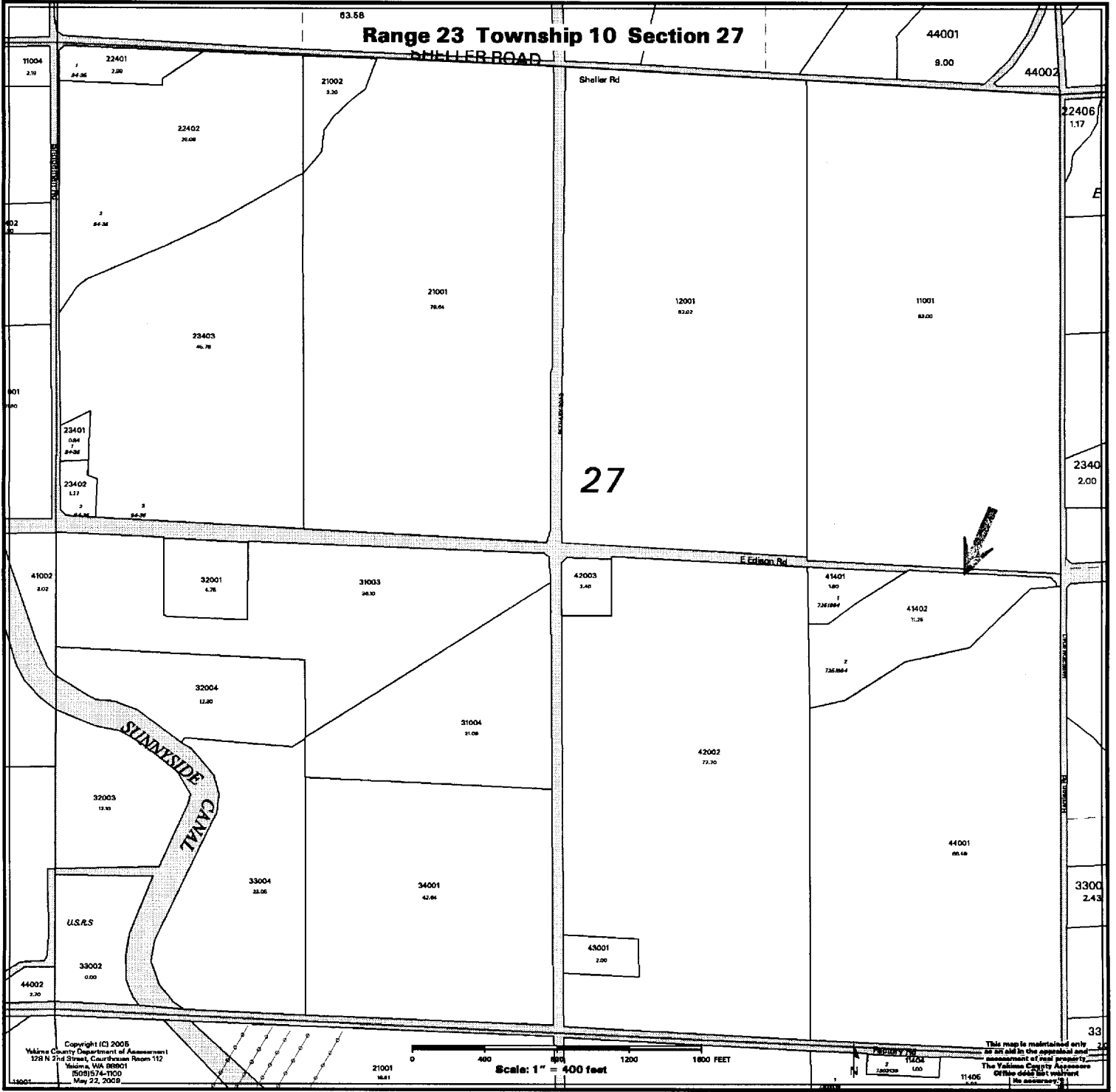
SMILLER ROAD

27

SUNNYSIDE CANAL

E Edison Rd

Sheller Rd



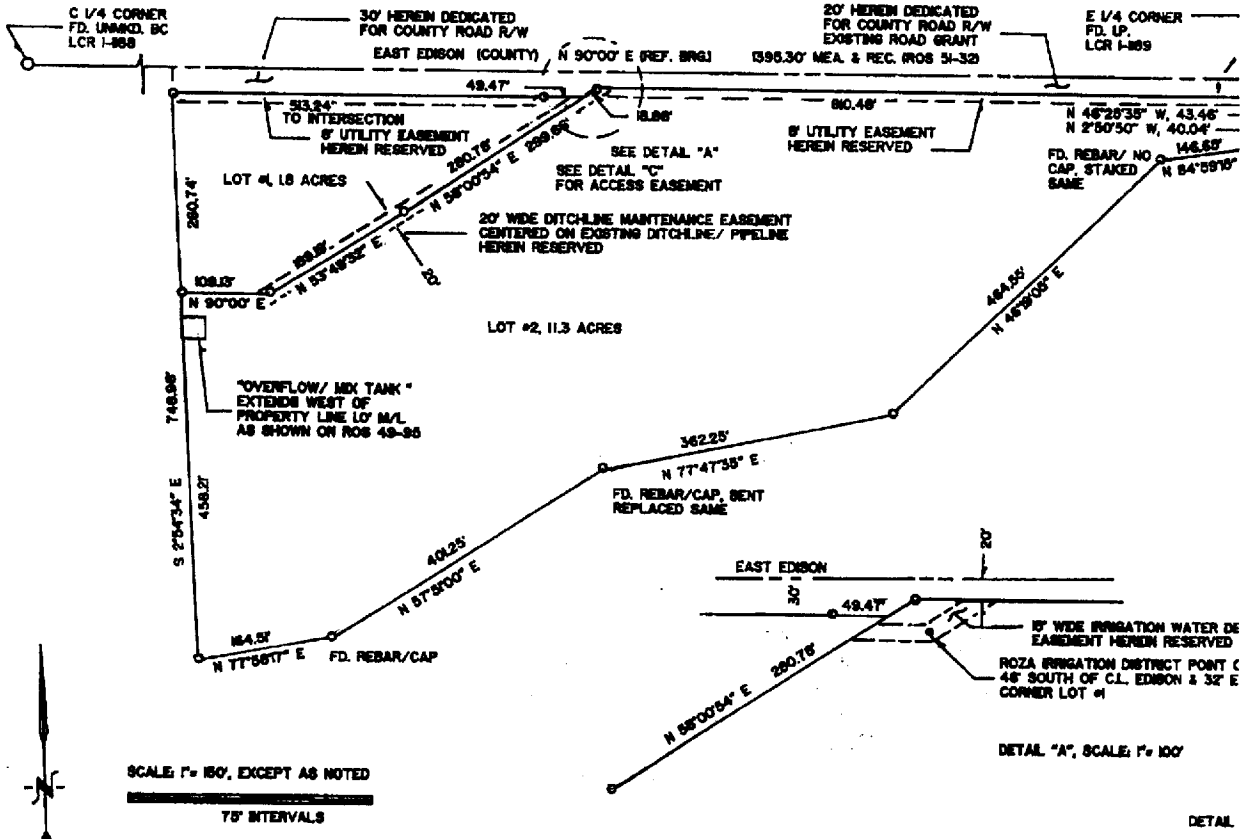
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Yakima County Department of Assessment  
128 N. 2nd Street, Courthouse Room 112  
Yakima, WA 98901  
(509) 574-1100  
May 22, 2009

Scale: 1" = 400 feet

PROPERTY TAX MAP

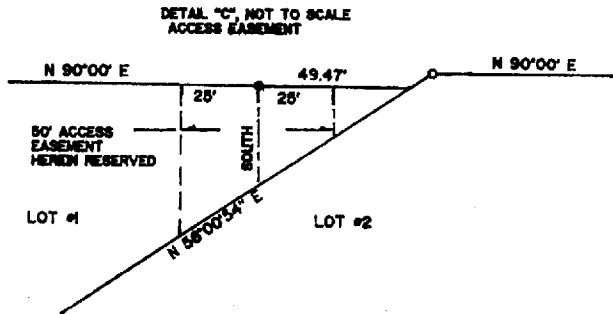
This map is maintained only as an aid in the appraisal and measurement of real property. The Yakima County Assessor Office does not warrant its accuracy.

**SHORT PLAT WITHIN THE NE 1/4- SE 1/4  
SECTION 27 T10N R23EWM, YAKIMA CO.**



**LEGAL DESCRIPTION, PARCEL #23027-4002**

THAT PART OF THE E 1/2- SE 1/4 OF SECTION 27 T10N R23EWM LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE NW CORNER SAID SUBDIVISION THENCE S 2°47'34" E ALONG THE WEST LINE THEREOF, 748.88' TO THE P.O.B. OF SAID DESCRIBED LINE, THENCE N 77°50'17" E, 164.57', THENCE N 57°57'00" E, 404.25', THENCE N 77°47'35" E, 342.25', THENCE N 46°25'35" E, 464.55', THENCE N 84°55'10" E TO THE EAST LINE SAID SUBDIVISION & THE TERMINUS OF SAID DESCRIBED LINE



**AUDITORS CERTIFICATE**

FILED FOR RECORD THIS 11 DAY OF Jan 2002  
AT 11:15 M. UNDER A.F. # 7251994  
RECORDS OF YAKIMA COUNTY AT THE REQUEST OF  
THE SHORT PLAT ADMINISTRATOR

AUDITOR CORKY MATTINGLY, COUNTY AUDITOR

DEPUTY AUDITOR [Signature]

**SURVEYORS CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY  
MADE BY ME IN CONFORMANCE  
SURVEY RECORDING ACT AT THE REQUEST OF

**ELBERT SCHIMMANN**

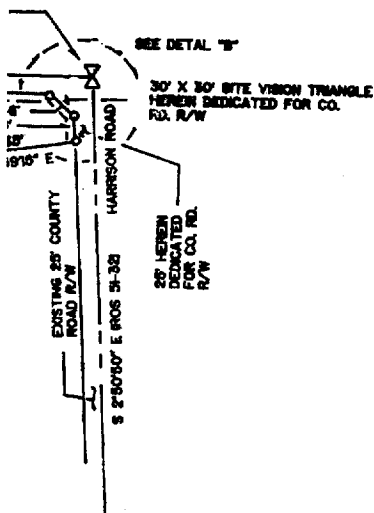
CRAIG D. SUNQUIST  
PLS 21579

BASIS OF BRG. & SCALE: A'  
MONUMENTATION VISITED: A  
O REPRESENTS REBAR/CAP  
EXCEPT AS NOTED  
SURVEY METHOD: FIELD TR  
TOPCON GTS 2-06  
DWG. BY: CDS PAGE 1 OF 1

SP 7251994

KNOWN ALL MEN BY THESE PRESENTS THAT Elbert B. & Teddie M. Schinmann IS (ARE) THE OWNERS & ALL PARTIES HAVING INTEREST IN THE LAND HEREON DESCRIBED HAS (HAVE) WITH HIS/HER (THEIR) FREE CONSENT & IN ACCORDANCE WITH HIS/HER (THEIR) DESIRES CAUSED THE SAME TO BE SHORT PLATTED AS SHOWN HEREON DOES (DO) HEREBY DEDICATE THOSE ROADS & OR R/W'S SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC DOES (DO) HEREBY WAIVE ON BEHALF OF HIMSELF/HERSELF (THEMSELVES) & HIS/HER (THEIR) SUCCESSORS IN INTEREST ALL CLAIMS AGAINST YAKIMA CO. & ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE & MAINTENANCE OF SAID DEDICATED ROADS &/OR R/W'S & DOES (DO) HEREBY GRANT & RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED

*Elbert B. Schinmann*  
*Teddie M. Schinmann*



STATE OF OREGON  
COUNTY OF Clackamas

ON THIS 24th DAY OF Aug. 2001, BEFORE ME APPEARED Elbert & Teddie Schinmann KNOWN TO BE THE PERSONS DESCRIBED IN & WHO EXECUTED THE FOREGOING INSTRUMENT & ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE & VOLUNTARY ACT FOR THE PURPOSES & USES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE SET MY HAND & AFFIXED MY OFFICIAL SEAL.

Michelle Klein  
NOTARY PUBLIC IN & FOR THE STATE OF OREGON  
RESIDING AT Clackamas  
exp June 18, 2004



TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR & SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE & OWING ON THE PROPERTY DESCRIBED HEREON, ON THIS DATE OF CERTIFICATION HAVE BEEN PAID.

Jodi Emald 12/17/01  
YAKIMA COUNTY TREASURERS OFFICE DATED

APPROVALS

Elbert & Teddie Schinmann 12/3/01  
YAKIMA COUNTY DIRECTOR OF PUBLIC WORKS DATED

Craig D. Sundquist 1-11-02  
YAKIMA COUNTY SHORT PLAT ADMINISTRATOR DATED

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE ROZA IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS & R/W'S SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES & REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS & R/W'S ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES & REGULATIONS OF THE DISTRICT.

THIS PLAT CONTAINS COMPLETE IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS

2. THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT IN PART

3. LOTS 1 IS (ARE) NOT CLASSIFIED AS "IRRIGABLE LAND" BY THIS DISTRICT AND/OR ARE NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES & REGULATIONS OF THIS DISTRICT

ROZA IRRIGATION DISTRICT HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR & SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE & OWING ON THE PROPERTY DESCRIBED HEREON, ON THIS DATE OF CERTIFICATION HAVE BEEN PAID.

DATED THIS 12th DAY OF Sept. 2001  
ROZA IRRIGATION DISTRICT M. L. Hewitt

THIS PROPERTY IS WITHIN OR BORDERS ON THE AGRICULTURAL ZONING DISTRICT. NEW RESIDENCES & OTHER ESPECIALLY SENSITIVE LAND USES ARE SUBJECT TO A 150' SETBACK FROM ADJOINING AGRICULTURE ZONED LOTS, UNLESS REDUCED AS PROVIDED BY THE COUNTY ZONING ORDINANCE

PURCHASERS & LESSEES ARE HEREBY NOTIFIED THAT THIS SHORT PLAT IS SITUATED IN AN AGRICULTURAL AREA & THE LOTS ARE THEREFORE SUBJECT TO NOISE, DUST, SMOKE, ODORS & THE APPLICATIONS OF CHEMICALS RESULTING FROM USUAL & NORMAL PRACTICES ASSOCIATED WITH NEARBY AGRICULTURAL USES

PURCHASERS & LESSEES ARE HEREBY NOTIFIED THAT LOT 2 HAS NOT BEEN FURNISHED WITH A SOURCE OF POTABLE DOMESTIC WATER AT THE TIME OF APPROVAL OF THIS PLAT. THE OWNERS SHOWN HEREON INTEND FOR LOT 2 TO BE FURNISHED WITH AN INDIVIDUAL WELL. IT IS THE RESPONSIBILITY OF THE OWNERS &/OR PURCHASERS TO PROVIDE THE INTENDED SOURCE OF POTABLE WATER

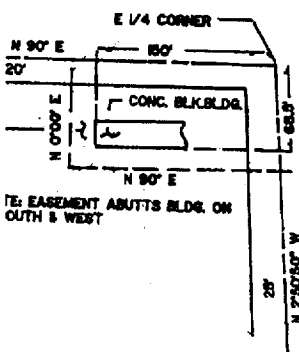
PURCHASERS & LESSEES ARE HEREBY NOTIFIED THAT LOT 2 WITHIN THIS SHORT PLAT IS SUBJECT TO YAKIMA HEALTH DISTRICT (YHD) STANDARDS FOR INSTALLATION OF ON-SITE SEWAGE DISPOSAL & WATER SYSTEMS. LOT 2 WAS NOT EVALUATED BY YHD PRIOR TO PLAT APPROVAL. PERMITS OR APPROVALS FROM YHD MUST BE OBTAINED BEFORE SEWAGE OR WATER SYSTEM DEVELOPMENT IS BEGUN

THE OWNERS SHOWN HEREON, THEIR GRANTEES & ASSIGNEES IN INTEREST HEREBY COVENANT & AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THE PLAT ON-SITE. ANY NATURAL DRAINAGEWAYS MUST NOT BE ALTERED OR IMPDED

YAKIMA CO. HAS IN PLACE AN URBAN & RURAL ADDRESSING SYSTEM. STREET NAMES & NUMBERS FOR LOTS WITHIN THIS PLAT ARE ISSUED BY THE YAKIMA CO. PUBLIC WORKS DEPT. UPON ISSUANCE OF AN APPROVED BUILDING PERMIT

R DELIVERY  
VED  
NT OF DELIVERY  
12' EAST OF ELY

1/4 "B", NOT TO SCALE



TE: EASEMENT ABUTTS BLDG. ON SOUTH & WEST

AS NOTED  
AUG. 2001  
AP SET  
TRAVERSE W/  
F I



SUNDQUIST LAND SURVEYING

CRAIG D. SUNDQUIST, PLS  
408 SO. 32ND AVE.  
YAKIMA, WA. 98902

PHONE: 248-2256