



ACCESSORY DWELLING UNIT (ADU) FORM

FINAL
Revised: 10/30/15
Public Services

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901-3020
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

Yern () Don Lynn
Harold Lisa Carmen

PLEASE ANSWER THE FOLLOWING QUESTIONS (Attach additional sheets if necessary)

- Will the property owner live in the: Main Residence or Accessory Dwelling Unit (ADU)
NOTE: If there are currently more than one residence on the property then ADU is not permitted on-site.
- What is the total gross square footage (area) of the ADU? 499
- What is the total gross square footage (area) of the main residence? 3183
- Will the ADU be attached to: House, Garage, or Free Standing
NOTE: If the ADU is freestanding (not attached) shall be located within 100 feet of the main residence.
- On which side of the ADU will the front entrance be located? SOUTH (FRONT)
- Are you proposing to use a park model for the ADU? Yes No
- Will the ADU be constructed of material and paint color similar to the primary residence?
 Yes No, explain: _____
- A minimum of four (3) parking spaces are required (2 for the primary residence and 1 for the ADU).
Are you able to provide a minimum of 3 parking spaces? Yes No
- The ADU must share the same access as the primary residence. Will the ADU meet this requirement?
 Yes No
- What type of road serves the property? Private Road Public Road (County, City or State Highway)
a. What is the road surface: Gravel Paved
- What is the source of domestic water for the existing residence and the ADU?
 Public Water Supply (operated by a public entity such as Nob Hill Water, a city, etc.)
Name of the water provider: _____
 Expand use of an existing community well/shared well (3+ connections including the ADU)
Name, or State ID# of existing community water system NEW WELL STILL UNDER CONSTRUCTION
Well is located on Parcel Number: 18 14 33-34413 Number of existing connections: ONE
 Shared well with main residence, this well is: Existing Proposed
- Which of the following methods of sewage disposal do you propose for the ADU?
 Public sewer, Name of the System: _____
 Community on-site sewage system with main residence.
 Individual, on-site sewage system separate from the main residence.
- Explain how the proposal and associated site improvements are compatible with neighboring land uses.
(examples: location of building to property line, type of construction, etc.) ADU WILL FIT WITH EXISTING NEIGHBORING LAND USE BY BEING A PART-TIME OCCUPIED UNIT ON OUR 5 ACRE PARCEL. NEIGHBORING PARCELS ARE 2 ACRE & 5 ACRE RESIDENTIAL LOTS. SOME NEARBY LOTS CONTAIN HAY FIELDS & CATTLE BUT MOSTLY RESIDENTIAL.
- Required Attachments:
 Attach a complete copy of the subject properties legal description from the recorded deed.
 Attach a floor plan drawn of the accessory dwelling unit showing: living areas, storage areas, mechanical rooms, and other interior residential spaces.



NARRATIVE FORM

FINAL
Revised 10/01/15

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

Narrative Content: Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible.** Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

Suggested Content:

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- ~~For commercial operations describe the travel ways that will be located onsite.~~
- Describe the timelines for completion of your proposal.

Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews. Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

SEE ATTACHED

Lined writing area with a diagonal line and the handwritten text "EA".

EA

Please use additional pages as needed

Agledal Permit Application

Primary Dwelling Proposaosal Narrative

Our proposed use of a our 3183 square foot primary dwelling unit with 2 car attached (by a carport) garage is for residential purposes.

The number of occupants in the residence will be 6

The driveway of the the primary dwelling unit will intersect with the driveway of the proposed additional dwelling unit.

Our timeline for completion of our proposed primary dwelling unit would be 2 years from the permit acquisition date.

Agledal Permit Application

ADU Proposaosal Narrative

Our proposed use of a 1000 square foot dwelling unit with attached 2 car garage is for the future of our aging parents. Our desire is that they would have a home near ours where they can retire and be near their grandchildren, while also receiving care from us if needed.

The number of occupants in the ADU will be 2 people.

The driveway of the ADU will intersect with the primary dwelling on the 5 acre lot.

Our timeline for completion of our proposed ADU would be 1 year from the permit acquisition date.



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

Required Site Plan Information

1	<input type="checkbox"/>	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are not acceptable, the map must be reproducible
2	<input type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input type="checkbox"/>	Legend to include:
	<input type="checkbox"/>	<i>Owner/Applicant Name</i>
	<input type="checkbox"/>	<i>Date the Site Plan was drawn.</i>
	<input type="checkbox"/>	<i>Name, address and telephone number of the person preparing the site plan</i>
	<input type="checkbox"/>	<i>Tax Parcel Number</i>
	<input type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input type="checkbox"/>	Property line dimensions of all lot(s) involved in the project.
6	<input type="checkbox"/>	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
7	<input type="checkbox"/>	Location of new and/or expanded public and private utility infrastructure.
8	<input type="checkbox"/>	Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input type="checkbox"/>	Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input type="checkbox"/>	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input type="checkbox"/>	Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input type="checkbox"/>	Location and dimensions of all proposed exterior land uses.
13	<input type="checkbox"/>	The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input type="checkbox"/>	Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input type="checkbox"/>	All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)
16	<input type="checkbox"/>	Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input type="checkbox"/>	Proposed location and dimensions of community and other open space.
18	<input type="checkbox"/>	Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<input type="checkbox"/>	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone.
20	<input type="checkbox"/>	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<input type="checkbox"/>	Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines
22	<input type="checkbox"/>	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input type="checkbox"/>	Within a UGA, Master Planned Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

CONTINUES

TO 494' ← 10' IRRIGATION EASEMENT

PROPOSED
GEOTHERMAL
CLOSED LOOP
GROUND FIELD

← 228'

ADU

GAR.

30[±]

200

90

70

GAR.

MAIN
RESIDENCE

SEPTIC
DRAIN &
REPLACEMENT
FIELD

← 359'

95

← PASTURE

GRAVEL
DRIVEWAY

222[±]

369'

100'

EXISTING
WELL

CONTINUES

TO 497' ←

EXISTING
PAVED
DRIVEWAY

NORTH ↑

1"=50'

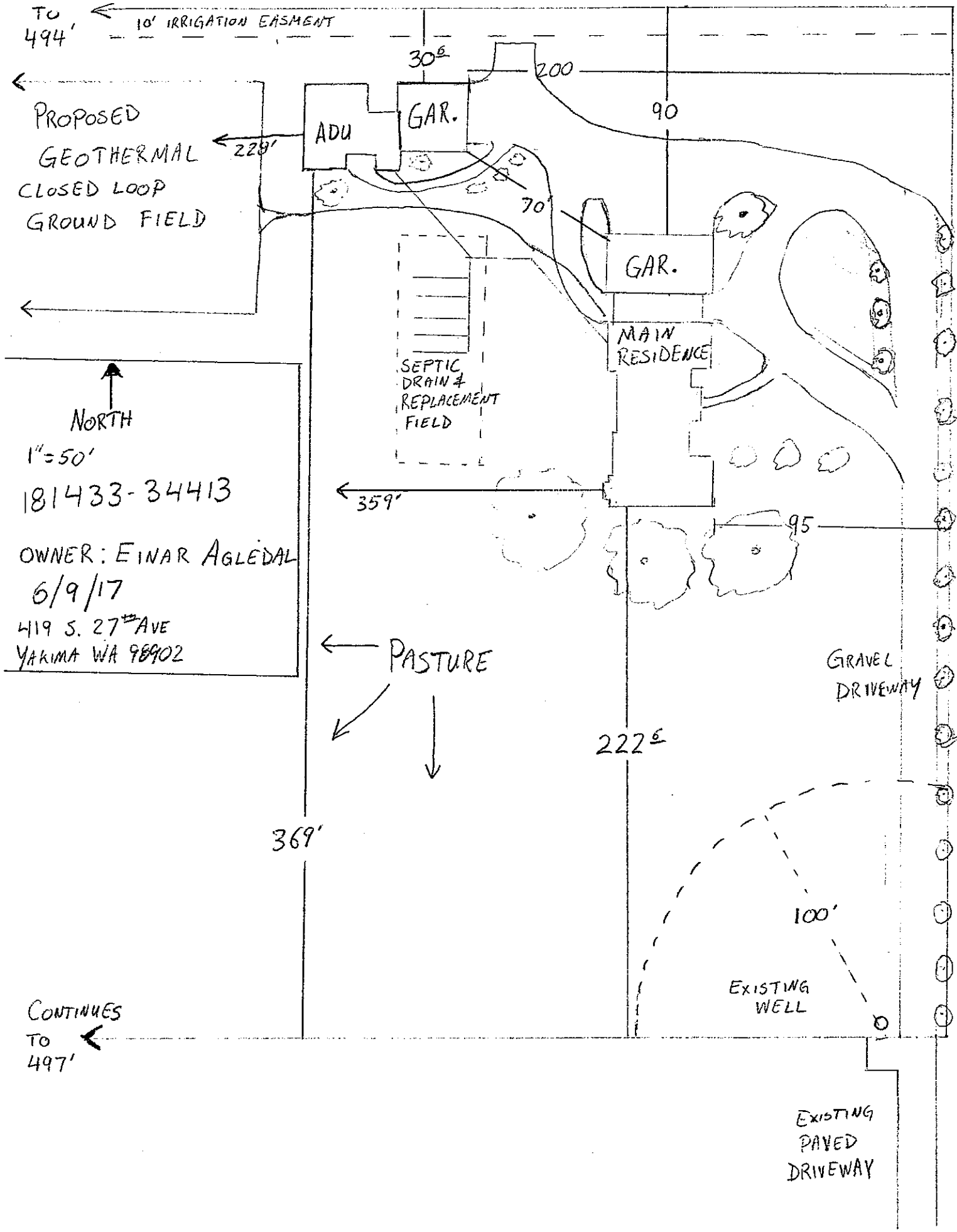
181433-34413

OWNER: EINAR AGLÉDAL

6/9/17

419 S. 27TH AVE

YAKIMA WA 98902



SEE OTHER

PAGE FOR DETAILED

SITE PLAN



181433-34413

LOT 1

7914397

LOT 3

LOT 2

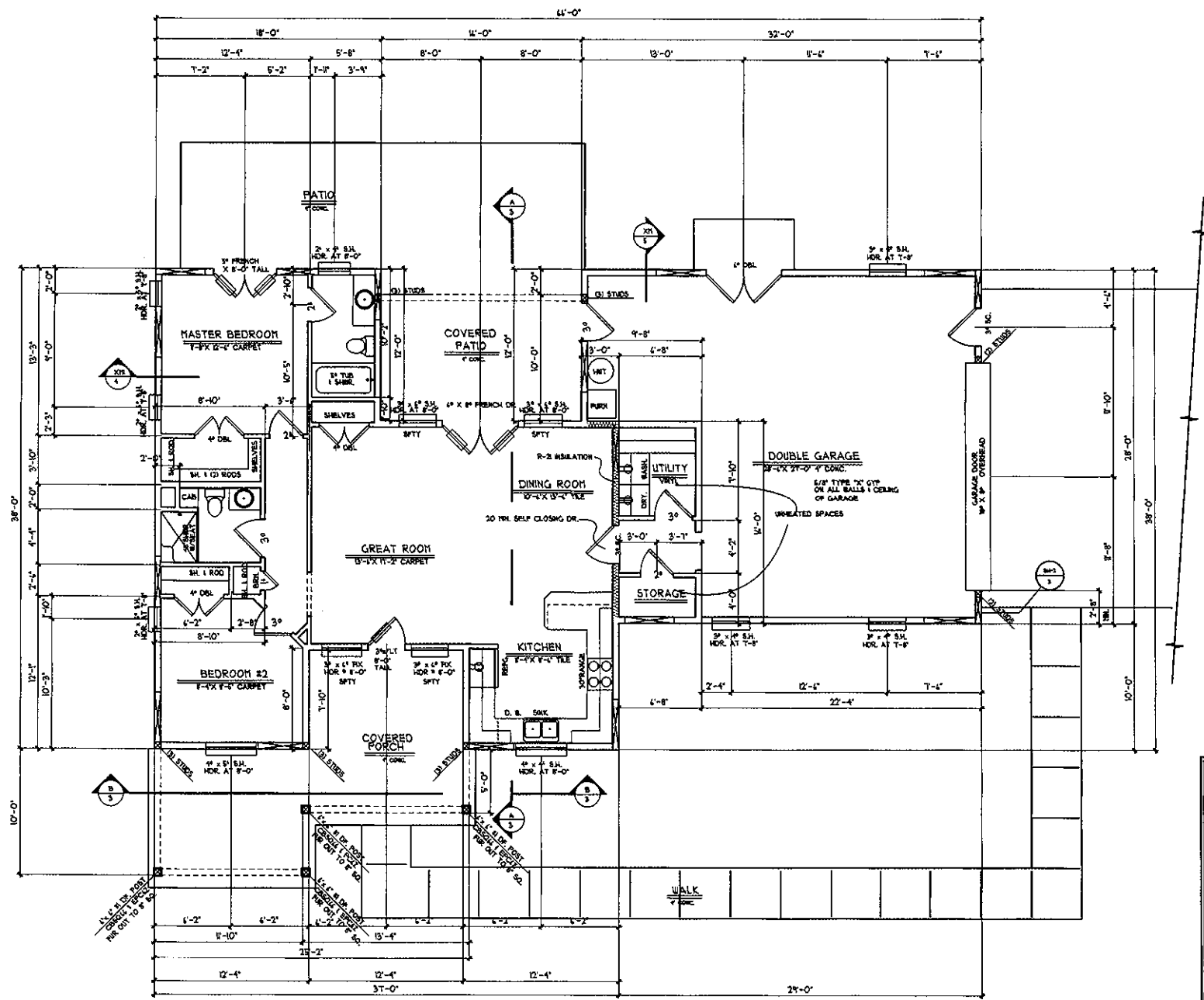
LOT 4

GLEED DITCH
NORTH GALLOWAY RD



SCALE
1" = 200'

MAPLEWAY ROAD



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

ORIGINAL TRACKS OF THESE BLUE PRINTS AND/OR ELECTRONIC GENERATED CAD FILES ARE THE PROPERTY OF WESTERN BUILDING DESIGN. REPRODUCTION OF THESE PLANS WITHOUT PERMISSION EXCEPT FOR SPACING JOB WILL IMPACT PARTY VIOLATING THIS AGREEMENT TO CIVIL COURT ACTION. CONTRACTOR AND/OR OTHER SHALL VERIFY ALL CHANGES WITH DESIGNER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER.

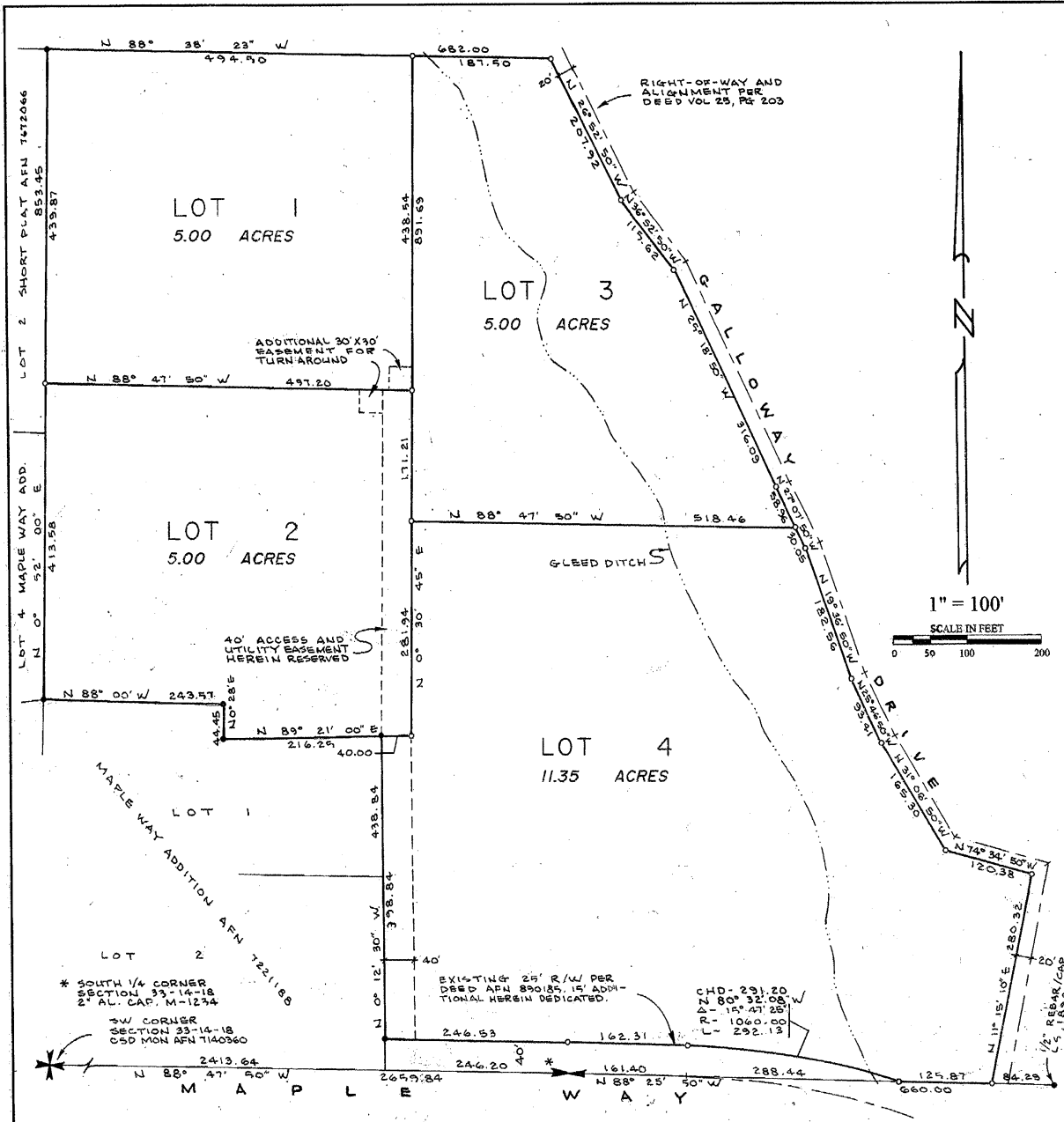
REVISED:	
DATE	BY

PLAN #
17042
MAY 2011

2 OF 8

SPM 7914397 A 1 of 2

SUB 13-020
Naiden



LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 18 EAST, W.M., TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 LYING WESTERLY OF GALLOWAY DRIVE, EXCEPT ANY PORTION WITHIN SHORT PLAT RECORDED UNDER AUDITOR'S FILE NUMBER 7109877, RECORDS OF YAKIMA COUNTY, WASHINGTON, AND EXCEPT ANY PORTION WITHIN THE PLAT OF MAPLEWAY ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 7221188, RECORDS OF YAKIMA COUNTY, WASHINGTON, AND EXCEPT THAT PORTION OF SAID SOUTHEAST QUARTER LYING WEST OF THE EAST BOUNDARY OF LOT 4 OF MAPLEWAY ADDITION EXTENDED NORTH, AND EXCEPT RIGHT-OF-WAY FOR MAPLEWAY ROAD ALONG THE SOUTH.

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 JOHN NAIDEN IN FEBRUARY, 2016.

James C. Bell
JAMES C. BELL
LS 18894

- NOTES:**
1. BASIS OF BEARING IS ON ASSUMED DATUM RELATIVE TO R.O.S. BK. 60, PG. 76.
 2. A.F.N. DENOTES AUDITOR'S FILE NUMBER.
 3. R.O.S. DENOTES RECORD OF SURVEY.
 4. S.P. DENOTES SHORT PLAT.
 5. LCR DENOTES LAND CORNER RECORD. SEE LCR FOR MONUMENT DESCRIPTION AND HISTORY.
 6. ○ DENOTES 1/2" REBAR & PLASTIC CAP STAMPED BELL, LS 18894, SET.
 7. ● DENOTES SURVEY MONUMENT FOUND AND ACCEPTED, UNLESS NOTED.
 8. —X—X—X— DENOTES EXISTING FENCE LINE.
 9. SURVEY PERFORMED WITH TOPCON GPT 1003 AND STANDARD FIELD TRAVERSE PROCEDURES.
 10. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS CONTAINED IN WAC 332-130-090.
 11. SECTION SUBDIVISION CORNERS SHOWN HEREON WERE FOUND AND VISITED ON MARCH 3, 2016.
 12. RECORD DATA SHOWN THUS (XX.XX) WHEN DIFFERENT FROM ACTUAL FIELD MEASURE.

YAKIMA COUNTY PARENT PARCEL NUMBER 181453-34004

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7th DAY OF July, 2016 AT 2:08 P.M.

UNDER AUDITOR'S FILE NUMBER 7914397 RECORDS OF YAKIMA COUNTY, WASHINGTON.

Charles Ross
COUNTY AUDITOR

James C. Bell
BY DEPUTY

BELL & UPTON LAND SURVEYING
315 NORTH 3RD STREET, YAKIMA, WA 98901 Phone 457-7656

SHORT PLAT
PREPARED FOR
JOHN NAIDEN
410 NORTH 1ST STREET, YAKIMA, WASHINGTON 98901
IN THE SE 1/4, SW 1/4 AND IN THE SW 1/4, SE 1/4, SECTION 33-14-18
March 8, 2016 Job No. 16024

SAM 7914397

13 2 of 2

SUB 13-020
Naiden

STATEMENTS

YAKIMA COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE ANY PRIVATE ROAD FOR THIS SHORT PLAT.

PURCHASER(S) AND LESSEE(S) ARE HEREBY NOTIFIED THAT LOTS 1, 2, & 3 HAVE NOT BEEN FURNISHED WITH A SOURCE OF POTABLE (DOMESTIC) WATER AT THE TIME OF APPROVAL OF THIS PLAT. THE OWNER(S) SHOWN HERE ON INTEND FOR LOTS 1, 2, & 3 TO BE FURNISHED WITH AN INDIVIDUAL WELLS. NEW INDIVIDUAL WELLS MUST BE LOCATED AND CONSTRUCTED SO THAT THEY MAY BE CONVERTED INTO PUBLIC WELLS IN THE FUTURE. IT IS THE RESPONSIBILITY OF THE OWNER(S) AND/OR PURCHASER(S) TO PROVIDE THE INTENDED SOURCE OF POTABLE WATER.

PURCHASER(S) AND LESSEE(S) ARE HEREBY NOTIFIED THAT LOTS 1, 2, & 3 WITHIN THIS SHORT PLAT ARE SUBJECT TO YAKIMA HEALTH DISTRICT (YHD) STANDARDS FOR INSTALLATION OF ON-SITE SEWAGE DISPOSAL AND DOMESTIC WATER SUPPLY SYSTEMS. THE LOTS WERE NOT EVALUATED BY YHD PRIOR TO PLAT APPROVAL. PERMITS OR APPROVALS FROM YHD MUST BE OBTAINED BEFORE ANY SEWAGE OR WATER SYSTEM DEVELOPMENT IS BEGUN.

INDIVIDUAL WELLS ON LOTS 1, 2, AND 3 ARE SUBJECT TO EXEMPT WELL RESTRICTIONS AS REGULATED BY THE DEPARTMENT OF ECOLOGY. ONE 5,000 GALLON EXEMPTION IS ALLOTTED COLLECTIVELY TO LOTS 1, 2, AND 3 IN THE SHORT PLAT.

THE OWNERS SHOWN HEREON, THEIR GRANTEEES AND ASSIGNEES IN INTEREST, HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THE PLAT ON-SITE. ANY NATURAL DRAINAGEWAYS MUST NOT BE IMPEDED.

YAKIMA COUNTY HAS IN PLACE AN URBAN AND RURAL ADDRESSING SYSTEM. STREET NAMES AND NUMBERS FOR LOTS WITHIN THIS PLAT ARE ISSUED BY THE YAKIMA COUNTY PUBLIC SERVICES DEPARTMENT UPON ISSUANCE OF AN APPROVED BUILDING PERMIT.

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 JOHN NAIDEN IN FEBRUARY, 2016.

James C. Bell
JAMES C. BELL
LS 18894



TREASURER'S CERTIFICATE

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

DATED THIS 7th DAY OF July, 2016
BY Melissa Treese, OFFICE OF YAKIMA COUNTY TREASURER

APPROVALS

APPROVED BY THE YAKIMA COUNTY ENGINEER
[Signature] DATE 7-7-16

APPROVED BY THE YAKIMA COUNTY SUBDIVISION ADMINISTRATOR
[Signature] DATE 7-7-16

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7th DAY OF JULY, 2016 AT 2:08 P.M.

UNDER AUDITOR'S FILE NUMBER 7914397 RECORDS OF YAKIMA COUNTY, WASHINGTON.

Charles Ross COUNTY AUDITOR
[Signature] BY DEPUTY

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 18 EAST, W.M., TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 LYING WESTERLY OF GALLOWAY DRIVE, EXCEPT ANY PORTION WITHIN SHORT PLAT RECORDED UNDER AUDITOR'S FILE NUMBER 7109877, RECORDS OF YAKIMA COUNTY, WASHINGTON, AND EXCEPT ANY PORTION WITHIN THE PLAT OF MAPLEWAY ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 7221188, RECORDS OF YAKIMA COUNTY, WASHINGTON, AND EXCEPT THAT PORTION OF SAID SOUTHEAST QUARTER LYING WEST OF THE EAST BOUNDARY OF LOT 4 OF MAPLEWAY ADDITION EXTENDED NORTH, AND EXCEPT RIGHT-OF-WAY FOR MAPLEWAY ROAD ALONG THE SOUTH.

DEDICATION AND WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN J. NAIDEN AND YOLANDA I. NAIDEN ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH THEIR OWN FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON, DO HEREBY DEDICATE THE RIGHTS-OF-WAY SHOWN HEREON AS PUBLIC DEDICATION TO THE USE OF THE PUBLIC, DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST YAKIMA COUNTY AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED RIGHTS-OF-WAY, AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

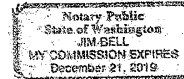
Norman Naiden 3/15/16
NORMAN J. NAIDEN DATE
Yolanda I. Naiden 3/15/16
YOLANDA I. NAIDEN DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF YAKIMA)ss

BEFORE ME, ON THE ABOVE DATE(S) REFERENCED, PERSONALLY APPEARED NORMAN J. NAIDEN AND YOLANDA I. NAIDEN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AND USES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Yakima



NOTES:

1. BASIS OF BEARING IS ON ASSUMED DATUM RELATIVE TO R.O.S. BK. 60, PG. 76.
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YAKIMA COUNTY PARENT PARCEL NUMBER 181433-34004

BELL & UPTON LAND SURVEYING
315 NORTH 3RD STREET, YAKIMA, WA 98901 Phone 457-7656

SHORT PLAT
PREPARED FOR

JOHN NAIDEN

410 NORTH 2ND STREET, YAKIMA, WASHINGTON 98901

IN THE SE 1/4, SW 1/4 AND IN THE SW 1/4, SECTION 33-14-18
March 8, 2016 Job No. 16024

EXHIBIT "A"

Order No.: 237810

Legal Description:

Lot 1 of Short Plat recorded July 7, 2016, under Auditor's File No. 7914397.

Abbreviated Legal: Lot 1 of SP, AF #7914397

Parcel No(s): 181433-34413

Purported Address: NNA Maple Way Road, Yakima, WA 98908

END OF EXHIBIT A