



JETT SHORT PLAT

A PORTION OF THE NORTHWEST 1/4 OF SECTION 6,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON



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 "JETT" 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

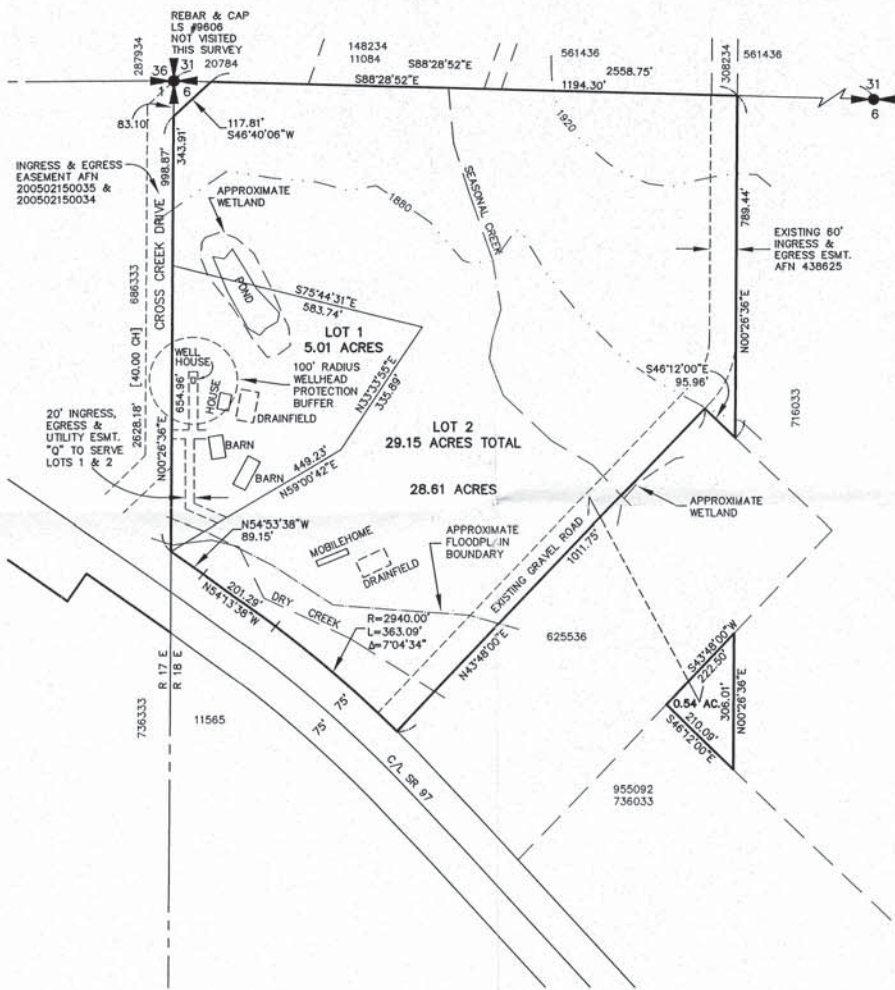
CERTIFICATE OF COUNTY TREASURER

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. 18-18-06000-0003 (726033)

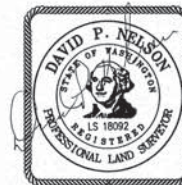


SURVEY NOTES:

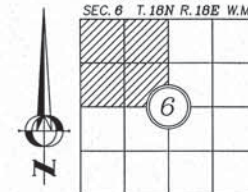
1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT KITTITAS COUNTY TAX PARCEL NUMBER 726033 (18-18-06000-0003) TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER THE FOLLOWING SURVEYS OF RECORD: (A FULL BOUNDARY SURVEY STILL NEEDS TO BE COMPLETED.)

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET IRON ROD & CAP, LS# 18002
- FOUND IRON ROD & CAP



GRAPHIC SCALE



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

JERALD V. PETTIT
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 CRISTY ELLINGSON JETT

IN MAY 20 11

DAVID P. NELSON
DATE 05/19/2011

CERTIFICATE NO. 18092

Encompass

ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHORT PLAT PREPARED FOR CRISTY ELLINGSON JETT A PORTION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY WASHINGTON		
DWN BY	DATE	JOB NO.
G. WEISER	05/2011	08149
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

RECEIVED

MAY 23 2011

KITITAS COUNTY
CDS

SP-11-XXXX

OWNER:

CRISTY ELLINGSON JETT
120 CROSS CREEK DR
ELLENSBURG WA 98926

PARCEL NO.: 726033
MAP NO.: 18-18-06000-0003
AREA: 32.65 ACRES (ASSESSOR),
34.18 ACRES (SURVEY)
LOTS: 2
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS
ZONE: AGRICULTURE 20 (AG-20)

JETT SHORT PLAT
A PORTION OF THE NORTHWEST 1/4 OF SECTION 6,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

PARCEL 1:

GOVERNMENT LOTS 4 AND 5 OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON; EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE NORTHEASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 21 (SR 131); AND EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH 0°00' WEST, ALONG THE WEST LINE OF SAID SECTION 6, 1,172.2 FEET TO A POINT ON THE CENTERLINE OF SECONDARY STATE HIGHWAY 131 (21); THENCE SOUTH 47°46' EAST, 184.1 FEET; THENCE CONTINUING SOUTH 50°59' EAST, 398.6 FEET; THENCE NORTH 43°48' EAST, 35.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 43°48' EAST, 1,059.5 FEET; THENCE SOUTH 46°12' EAST, 400 FEET; THENCE SOUTH 43°48' WEST, 544.5 FEET; THENCE CONTINUING SOUTH 46°12' EAST, 865 FEET; THENCE SOUTH 43°48' WEST, 515 FEET; THENCE NORTH 45°01' WEST, 1,265.3 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°28'52" EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER, 85.08 FEET; THENCE SOUTH 46°40'06" WEST, 120.63 FEET TO THE WEST BOUNDARY OF SAID NORTHWEST QUARTER; THENCE NORTH 01°49'05" EAST, ALONG SAID WEST BOUNDARY, 85.08 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY DOCUMENT RECORDED FEBRUARY 15, 2005, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200502150034.

ADJACENT OWNERS:

20784
866333
BERNIE A JOHNSON ETUX
451 CROSS CREEK DRIVE
ELLENSBURG WA 98926

148234
11084
PATSY J ALDERSON
640 CROSS CREEK DRIVE
ELLENSBURG WA 98926

561436
306234
ROBERT C SPARKS ETUX
10350 HWY 97
ELLENSBURG WA 98926

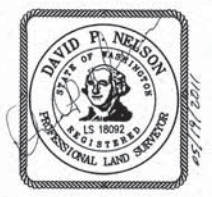
716033
HOWARD MITCHELL
371 HOWARD ROAD
ELLENSBURG WA 98926

625536
955092
736033
HUGH D HEBER ETUX
10140 HWY 97
ELLENSBURG WA 98926

11565
WINDSWEPT BUTTE LLC
12515 BEL-RED RD STE 201
BELLEVUE WA 98005

736333
FRANK M RAGLAND ETUX
PO BOX 208
THORP WA 98946

287934
JOSEPH E POWELL ETUX
221 CROSS CREEK DRIVE
ELLENSBURG WA 98926



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, CRISTY ELLINGSON JETT, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 20__

CRISTY ELLINGSON JETT

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME KNOWN TO BE THE INDIVIDUAL 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 ____ 20__

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

NOTES:

- 1. 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. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- 2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- 3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- 4. 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.
- 5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 6. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- 7. 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 KITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
- 8. KITITAS 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.
- 9. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

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
JERALD V. PETTIT
County Auditor
Deputy County Auditor

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CRISTY ELLINGSON JETT
A PORTION OF THE NORTHWEST 1/4 OF SECTION 6,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
KITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	05/2011	08149
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2