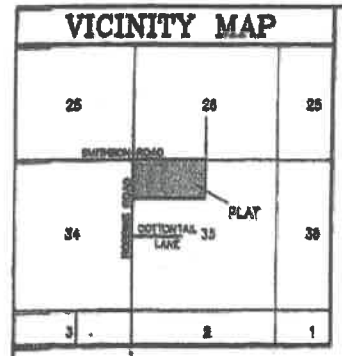
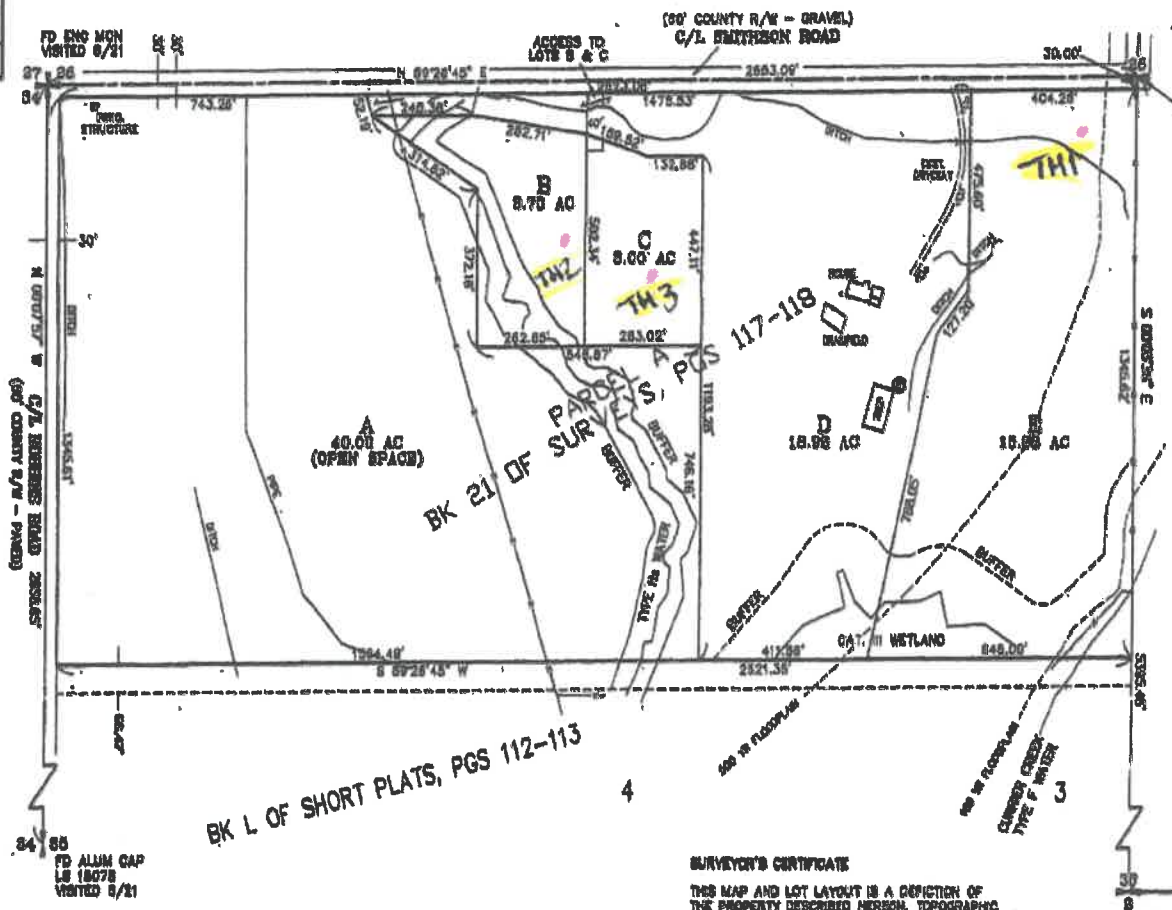
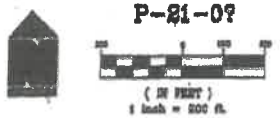
STANAVICH AG PLAT
PART OF SECTION 35, T. 19 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -

P-21-09







LEGEND

- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 38818"
- FOUND PIN & CAP
- FENCE
- WELL

OWNER:

MIKE & DEBBIE STANAVICH
3240 SMITHSON ROAD
ELLENSBURG, WA 98926

TOTAL ACREAGE: 81 ACRES
NO. OF LOTS: 5 (4 + OPEN SPACE)
ZONE: AG 20
ASSESSOR'S NO.14917 & 10726

SOURCE OF WATER: INDIVIDUAL OR SHARED WELLS
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER KITTITAS CO. STANDARDS
ACCESS: PRIVATE ACCESS EASEMENTS & COUNTY ROAD R/W

LEGAL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY RECORDED OCTOBER 11, 1995, IN BOOK 21 OF SURVEYS, PAGES 117 AND 118, UNDER AUDITOR'S FILE NO. 565114, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

EXCEPT:

THE SOUTH 59.47 FEET OF PARCEL A OF THAT CERTAIN SURVEY RECORDED OCTOBER 11, 1995 IN BOOK 21 OF SURVEYS, PAGES 117 AND 118, UNDER AUDITOR'S FILE NO. 565114, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. PARCEL A (OPEN SPACE) WILL NOT BE FURTHER SUBDIVIDED AND WILL CONTINUE TO BE USED FOR AGRICULTURAL PURPOSES ALLOWED UNDER ZONING CODE IN PERPETUITY AND WILL BE MAINTAINED TO CONTROL NOXIOUS WEEDS AND FIRE HAZARDS.

2. COUNTY RECORDS INDICATE A TYPE 2 WATER COURSE THROUGH THE PROPERTY. NO CHANNEL IS PRESENT.

3. WETLANDS SHOWN HEREON ARE BASED ON SEWALL CONSULTING REPORT DATED 3/22/22.

SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN JUNE OF 2021.

PRELIMINARY

CHRISTOPHER G. CRUSE
Professional Land Surveyor
License No. 38818
4/7/2022
DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 660
Ellensburg, WA 98926 (509) 962-9281

STANAVICH AG PLAT