

VICINITY MAP

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY ENGINEER _____

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
 DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE HAYBROOK FARMS - PHASE 1 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 _____

CERTIFICATE OF KITTITAS 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. PARCEL NO. 10597 & 10598
 DATED THIS _____ DAY OF _____ A.D., 20__

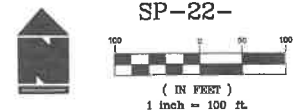
KITTITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: HAYBROOK LAND HOLDINGS LLC
 ADDRESS: P.O. BOX 1359, ELLENSBURG, WA 98926
 PHONE: (509) 962-6666

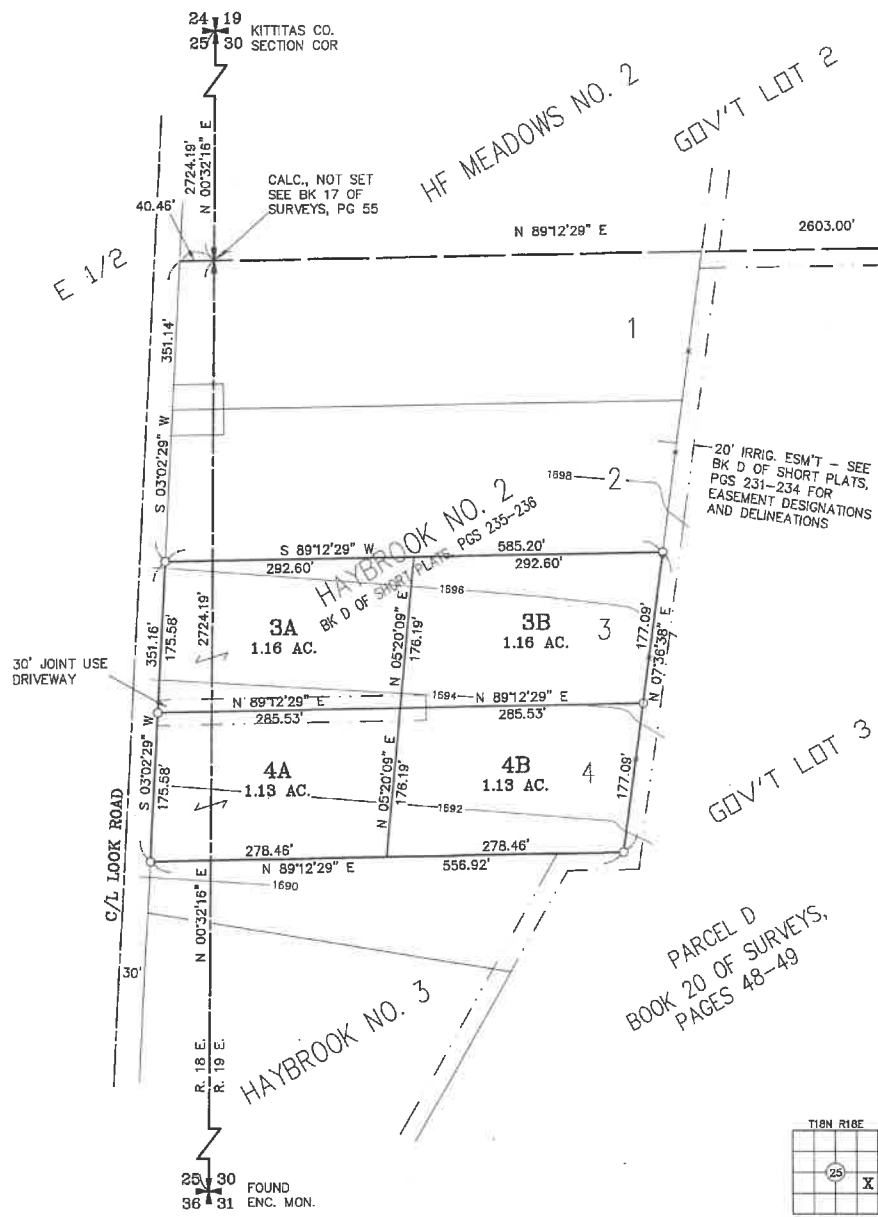
EXISTING ZONE: URBAN RESIDENTIAL, AIRPORT OVERLAY
 SOURCE OF WATER: GROUP B WELL
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: 30' JOINT USE DRIVEWAY
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 100'

SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

HAYBROOK FARMS - PHASE 1
 PART OF GOV'T LOT 3, SECTION 30, T. 18 N., R. 19 E., W.M.
 AND OF THE E 1/2 OF SECTION 25, T. 18 N., R. 18 E., W.M.
 KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
 - FOUND PIN & CAP
 - x- FENCE



AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 2022, at _____ M., in Book L of Short Plats
 at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____

JERALD V. PETTIT by _____
 KITTITAS 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 MATT WILLARD in JANUARY of 2022.



DATE _____

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242

HAYBROOK FARMS - PHASE 1

T18N R18E	T18N R19E
25	X X

HAYBROOK FARMS - PHASE 1
PART OF GOV'T LOT 3, SECTION 30, T. 18 N., R. 19 E., W.M.
AND OF THE E 1/2 OF SECTION 25, T. 18 N., R. 18 E., W.M.
KITITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

LOTS 3 AND 4, HAYBROOK NO. 2 (KITITITAS COUNTY SHORT PLAT NO. SP-94-26), AS PER SHORT PLAT THEREOF RECORDED IN BOOK D OF SHORT PLATS AT PAGES 235 AND 236, RECORDS OF KITITITAS COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT HAYBROOK LAND HOLDING, LLC, THE UNDERSIGNED OWNER 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., 2022.

HAYBROOK LAND HOLDING, LLC

STEVE WILLARD
SOLE MEMBER

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEVE WILLARD, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING AS SOLE MEMBER OF HAYBROOK LAND HOLDING, LLC, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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.
2. 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK D OF SHORT PLATS, PAGES 235-236 AND THE SURVEYS REFERENCED THEREON.
5. PER KITITITAS COUNTY CODE 16.18.060, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
9. KITITITAS 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.
10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
11. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
12. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
13. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER 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.
14. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITITAS COUNTY CODE 13.35.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2022, at _____ M., in Book L of Short Plats
at page(s) _____ of _____
_____ at the request of Cruse & Associates.



PREPARED BY: _____
KITITITAS COUNTY AUDITOR

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PROFESSIONAL LAND SURVEYORS
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Ellensburg, WA 98926 (509) 962-8242

HAYBROOK FARMS - PHASE 1