

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
 DATED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY HEALTH OFFICER
 CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE BARKER 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., 202____

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. 860533
 DATED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: CARY BARKER
 ADDRESS: 8015 W. JOHN QAY DR., SPOKANE, WA 99224-4842
 PHONE: (509) 312-0434
 EXISTING: AG-20
 SOURCE OF WATER: SHARED WELL
 SEWER: ON SITE SEWER SYSTEMS
 STRONG WATER: NO IMPROVEMENTS PER THIS APP.
 NORTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF UNPLATTED LOTS: TWO (2)
 SCALE: 1" = 60'

SUBMITTED FOR APPROVAL DATE: _____
 AUTOMATICALLY RETURNED TO CAUSE ON: _____

NOV 16 2023

Kittitas County CDS

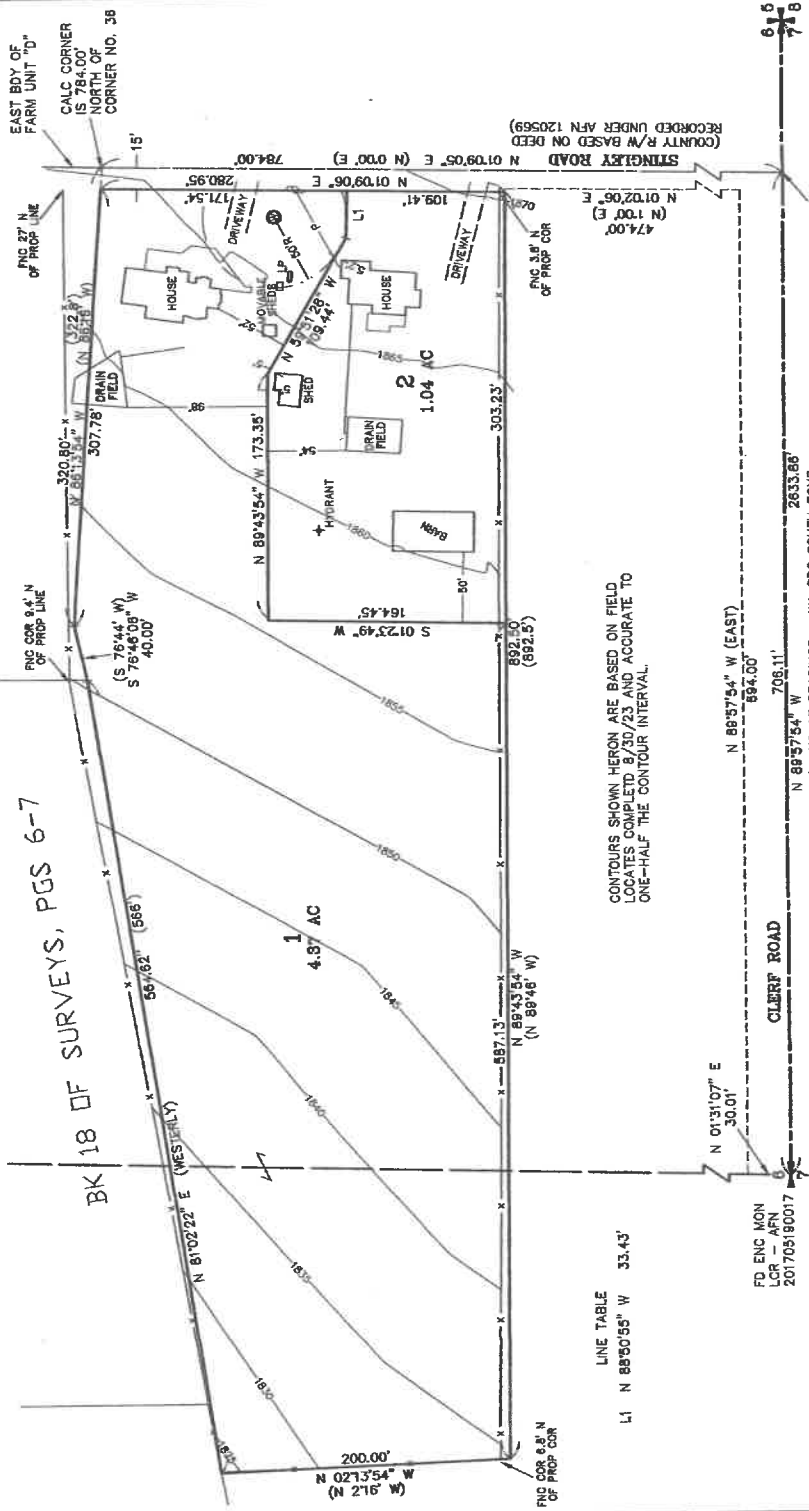
1 OF 2

BARKER SHORT PLAT
 PART OF SECTION 6, T. 17 N., R. 20 E., W.M.
 KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF FARM UNIT "D" IN SECTION 6, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 30 FEET NORTH OF THE SOUTH QUARTER CORNER OF SAID SECTION 6, SAID POINT BEING ON THE NORTH MARGIN OF CLERK COUNTY ROAD; THENCE EAST ALONG SAID MARGIN 684 FEET; THENCE NORTH 100 FEET EAST; THENCE NORTH 89°48' WEST, 892.5 FEET; THENCE NORTH 2°16' WEST, 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE ON A REVERSE COURSE SOUTH 2°16' EAST, 200 FEET; THENCE SOUTH 89°48' WEST, 892.5 FEET; THENCE NORTH 10°17' EAST, TO A POINT 784 FEET NORTH OF CORNER NO. 36; THENCE NORTH 82°16' WEST, 322.8 FEET; THENCE SOUTH 78°44' WEST, 40 FEET; THENCE WESTERLY 588 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION, IF ANY, LYING WITHIN STINGLEY COUNTY ROAD AS CONVEYED BY DEED RECORDED IN BOOK 55 OF DEEDS, PAGE 433.

BK 18 OF SURVEYS, PGS 6-7



CONTOURS SHOWN HEREON ARE BASED ON FIELD LOCATES COMPLETED 8/30/23 AND ACCURATE TO ONE-HALF THE CONTOUR INTERVAL.

LINE TABLE
 L1 N 88°50'55" W 33.43'

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 CATHY BARKER in AUGUST of 2023.



AUDITOR'S CERTIFICATE

I have examined the plat and find it correct and accurate in all particulars.
 RECEIVING NO. _____
 BRYAN ELIOTT, Auditor
 KITTITAS COUNTY

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 968-8242

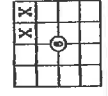
BARKER SHORT PLAT

SP-23--

LEGEND
 SET 5/8" REBAR W/ CAP
 FOUND PIN & CAP
 FENCE
 RECORD INFORMATION

FD ENC MON LCR - AFN 201705190017
 N 89°57'54" W 706.11'
 N 88°57'54" W (EAST) 694.00'
 N 89°57'54" W (EAST) 2833.86'
 (BASIS OF BEARINGS = WA SFC SOUTH ZONE BASED ON TIES TO NAT. GEODETIC MONUMENTS)

FARM UNIT "D" CORNER NO. 36
 FD GLO BRASS CAP LCR - AFN 2017051900017



RECEIVING NO. _____
 BRYAN ELIOTT, Auditor
 KITTITAS COUNTY

BARKER SHORT PLAT
PART OF SECTION 6, T. 17 N., R. 20 E., W.M.
KITITTAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CATHY BARKER, A SINGLE WOMAN, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS ... DAY OF ... A.D., 2023.

CATHY BARKER

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF }

THIS IS TO CERTIFY THAT ON THIS ... DAY OF ... A.D., 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CATHY BARKER, WHO IS KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEED, AND PERSONALLY APPEARED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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 ...

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE JPMORGAN CHASE BANK, N.A. BEING THE BENEFICIARY OF THE TRUSTS ESTABLISHED BY CATHY BARKER, A SINGLE WOMAN, SAID DEED OF TRUST DATED OCTOBER 13, 2023, RECORDED IN KING COUNTY, WA, DOCUMENT # 20101190010, IN KITITTAS COUNTY, WA, HEREBY CONSENTS TO THE RECORDED OF THIS PLAT.

JPMORGAN CHASE BANK, N.A.

BY ...
PRINT NAME ...
ITS: VICE PRESIDENT--DOCUMENT EXECUTION

STATE OF LOUISIANA } S.S.
PARISH OF OUACHITA }

ON ... 2023, BEFORE ME, APPEARED ... TO ME PERSONALLY KNOWN, WHO DID SAY THAT SHE IS THE VICE PRESIDENT--DOCUMENT EXECUTION OF JPMORGAN CHASE BANK, N.A. AND THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF THE CORPORATION, BY AUTHORITY FROM ITS BOARD OF DIRECTORS, AND THAT SHE ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION.

NOTARY PUBLIC

LA NOTARY ID: ...
LIFETIME COMMISSION

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 ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITTAS 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 18 OF SURVEYS, PAGES 204--205 AND THE SURVEYS REFERENCED THEREON.

5. PER KITITTAS 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 KITITTAS COUNTY ROAD STANDARDS.

9. KITITTAS 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 EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION, AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITTAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITTAS COUNTY ZONING CODE.

12. ACCORDING TO KITITTAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS -- IRRIGABLE ACRES; LOT 2 HAS -- IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.

13. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.

14. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.

15. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

16. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

17. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITTAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.

18. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (ROW 60.44.090) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

19. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITTAS COUNTY CODE 13.35.



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98928 (509) 962-8242

BRYAN ELLIOTT by
KITITTAS COUNTY AUDITOR

CRUSE & ASSOCIATES
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Ellensburg, WA 98928 (509) 962-8242
BARKER SHORT PLAT