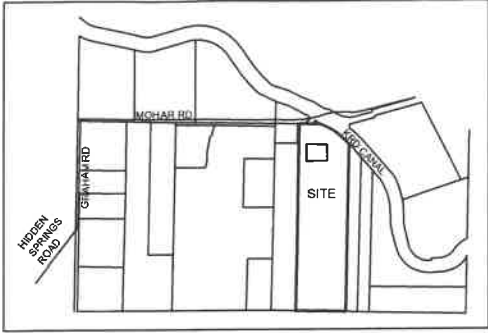


MOHAR FARM SHORT PLAT

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 3, T. 19 N., R. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON

SP-24-XXXXX
SPF-24-XXXXX



VICINITY MAP - N.T.S.

LINE #	DIRECTION	DISTANCE
L1	N 89°57'42" E	34.32'
L2	N 83°51'16" E	61.32'
L3	N 72°01'16" E	3.17'
L4	S 16°38'20" E	25.63'
L5	S 26°38'49" E	116.67'
L6	S 16°52'01" E	175.67'
L7	N 36°58'23" E	110.18'
L8	N 0°40'6" E	167.18'
L9	N 26°45'16" W	137.95'

CURVE #	RADIUS	LENGTH	DELTA
C1	602.98'	124.53'	11°50'00"
C2	602.98'	99.90'	9°29'35"
C3	602.98'	24.63'	2°20'26"
C4	150.00'	28.82'	11°00'30"

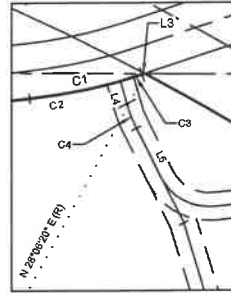


SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A SHORT PLAT SUBMITTED SEPARATELY TO KITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNSS WITH ACCURACY THAT MEETS OR EXCEEDS WAC 832-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 16 OF SURVEYS, PAGES 110 & 111, AFN: 527329
 - BOOK 16 OF SURVEYS, PAGE 153, AFN: 530524
 - BOOK 25 OF SURVEYS, PAGES 70 & 71, AFN: 200000300021
 - BOOK 34 OF SURVEYS, PAGE 63, AFN: 200709010051
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON SEPTEMBER 21, 2021.

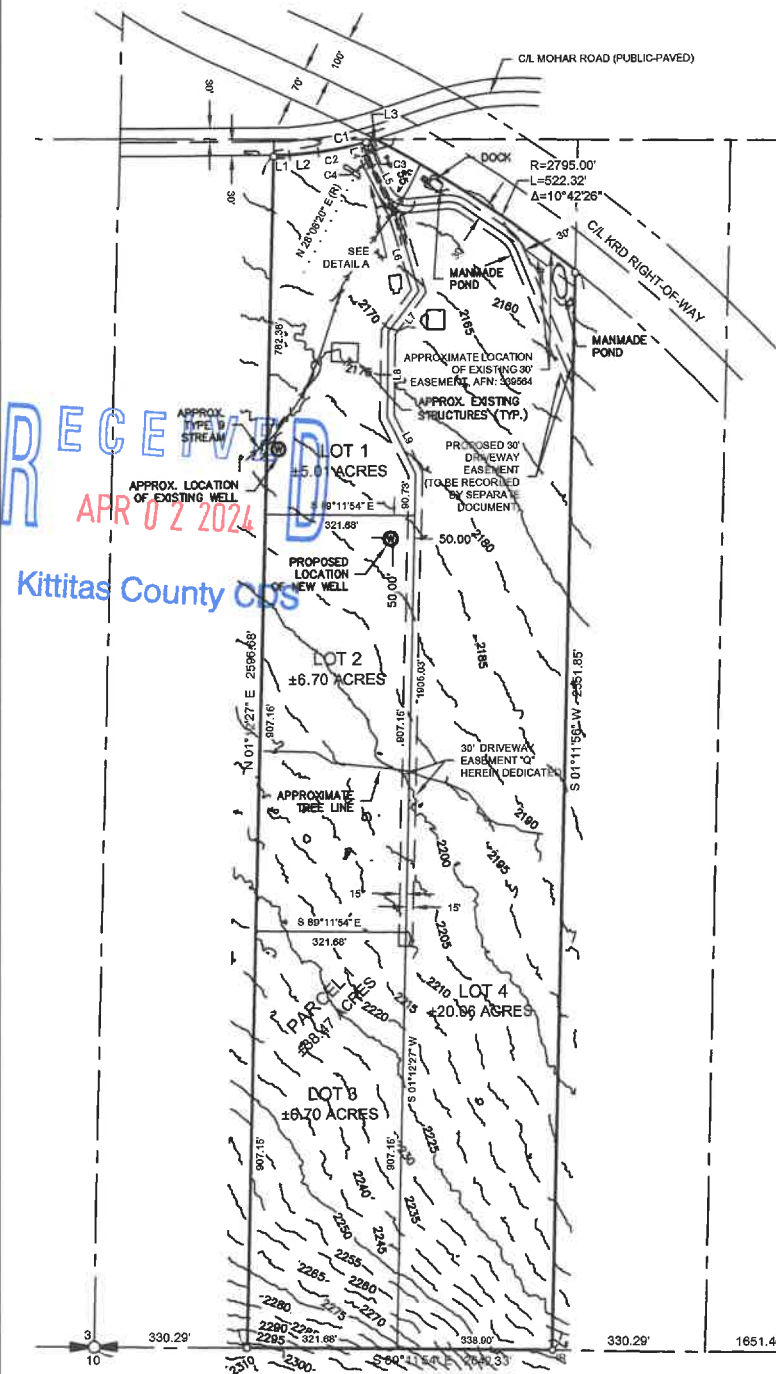
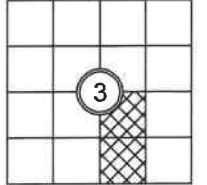
LEGEND

- SECTION CORNER
- QUARTER CORNER
- FOUND 1/2" IRON ROD & CAP, LS 18092
- FOUND 1/2" IRON ROD, NO CAP
- (R) RADIAL BEARING
- (W) WELL
- AFN AUDITOR'S FILE NUMBER



DETAIL A
1" = 100'

INDEX LOCATION
SEC. 3 T. 19 N.R. 15 E.W.M.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME
BRYAN ELIOTT
County Auditor Deputy County Auditor



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

MOHAR FARM SHORT PLAT

PREPARED FOR
JOHN BARKER
A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 3,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	04/2024	211933
CHKD BY	SCALE	SHEET
D.L.P./M.K.K.	1" = 200'	1 of 3

MOHAR FARM SHORT PLAT

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 3, T. 19 N., R. 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON

SP-24-XXXXX
SPF-24-XXXXX

PROPERTY OWNER:

JOHN FORREST BARKER
920 MOHAR ROAD
CLE ELUM, WA 98922

PROPERTY INFORMATION:

PARCEL NO.	MAP NO.
14362	19-15-03040-0018
19298	19-15-03040-0020
205534	19-15-03040-0006

AREA: 38.47 ACRES TOTAL

LOTS: 4

WATER SOURCE: INDIVIDUAL/SHARED WELLS

SEWER SOURCE: INDIVIDUAL SEPTIC

ZONE: RURAL 5

ADJACENT PROPERTY OWNERS:

(APN - ASSESSOR'S PARCEL NO.)

APN 17977
APN 216534
MELODY STEELE
980 MOHAR ROAD
CLE ELUM WA 98922-9005

APN 296439
APN 138438
JEREMY & CHRISTY DOWNS
1138 14TH AVE
FOX ISLAND, WA 98333-0832

APN 186634
RICHARD JOHN WHITE
19733 NE 148TH ST
WOODINVILLE WA 98072

APN 370139
APN 365139
ROBERT DRESSEL
19315 89TH ST NW
VAUGHN WA 98394-0639

LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY - SUBDIVISION GUARANTEE NO. G-6329-12275:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M. IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON; EXCEPT THE WEST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; EXCEPT THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; EXCEPT THE RIGHT OF WAY OF THE KITITITAS RECLAMATION DISTRICT IRRIGATION CANAL AS CONVEYED TO SAID DISTRICT BY GUARDIANS DEED RECORDED DECEMBER 6, 1946, UNDER AUDITOR'S FILE NO. 8412, EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., BEING ALL OF THAT PORTION ON THE NORTHERLY OR LEFT HAND SIDE (LOOKING DOWNSTREAM) OF THE RIGHT OF WAY OF THE MAIN CANAL OF THE KITITITAS RECLAMATION DISTRICT, AS DESCRIBED BELOW:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, WHICH POINT IS SOUTH 89°38' WEST, 1313.0 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, THENCE SOUTH 1°06' WEST, 321.0 FEET, THENCE NORTH 50°43' WEST, 605.0 FEET, THENCE NORTH 89°06' EAST, 388.0 FEET TO THE POINT OF BEGINNING, EXCEPT RIGHT OF WAY OF MOHAR ROAD.

SHORT PLAT NOTES:

- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITITAS COUNTY ROAD STANDARDS.
- 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.
- THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
- 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- 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.
- ENTIRE PRIVATE ROAD(S) 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 KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
- 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.
- ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- ALL DEVELOPMENT SHALL COMPLY WITH INTERNATIONAL FIRE CODE.
- KITITITAS RECLAMATION DISTRICT (KRD) RIGHT-OF-WAY IS FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE PROHIBITED.

APPROVALS

KITITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY
OF _____ A.D., 20____

KITITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "MOHAR FARM" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF _____ A.D., 20____

KITITITAS COUNTY PLANNING OFFICIAL

KITITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITITAS COUNTY CODE CHAPTER 13.

DATED THIS ____ DAY OF _____ A.D., 20____

KITITITAS 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 SHORT PLAT IS NOW TO BE FILED.

DATED THIS ____ DAY OF _____ A.D., 20____

KITITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NOS.: 14362, 19298 & 205534

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20____ AT _____ M.
IN BOOK ____ OF _____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME
RYAN ELLIOTT
County Auditor Deputy County Auditor



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**MOHAR FARM SHORT PLAT
PREPARED FOR**

JOHN BARKER
A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 3,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
KITITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	04/2024	211933
CHKD BY	SCALE	SHEET
D.L.P./M.K.K.	N/A	2 OF 3

MOHAR FARM SHORT PLAT

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KITITITAS COUNTY, WASHINGTON

SP-24-XXXXX
SPF-24-XXXXX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, JOHN FORREST BARKER, AS HIS 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__.

JOHN FORREST BARKER

ACKNOWLEDGMENT

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 _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT _____ M.
IN BOOK ____ OF _____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME

BRYAN ELIOTT
County Auditor Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

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