

RECEIVING NO. 20061020001

SP-06-32



(IN FEET)
1 inch = 100 ft.

LEGEND

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

ORIGINAL PARCEL DESCRIPTIONS

PARCEL 1
LOT 6, HUBBELL AND MATHEWS SUBURBAN TRACTS, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 46, RECORDS OF SAID COUNTY; EXCEPT THE SOUTH 122 FEET OF THE EAST 357.05 FEET; THE EAST 209.7 FEET.

PARCEL 2
THE SOUTH 122 FEET OF THE EAST 357.05 FEET OF LOT 6, HUBBELL AND MATHEWS SUBURBAN TRACTS, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 46, RECORDS OF SAID COUNTY.

AUDITOR'S CERTIFICATE

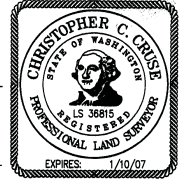
Filed for record this 30th day of October 2006, at 9:08 A.M., in Book 1 of Short Plats at page(s) 58 at the request of Cruse & Associates.

JERALD V. PETTIT
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

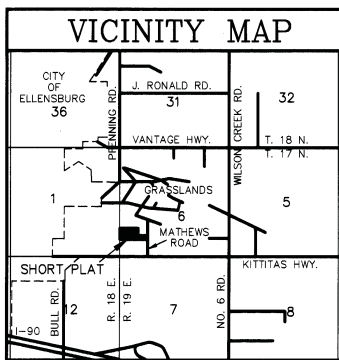
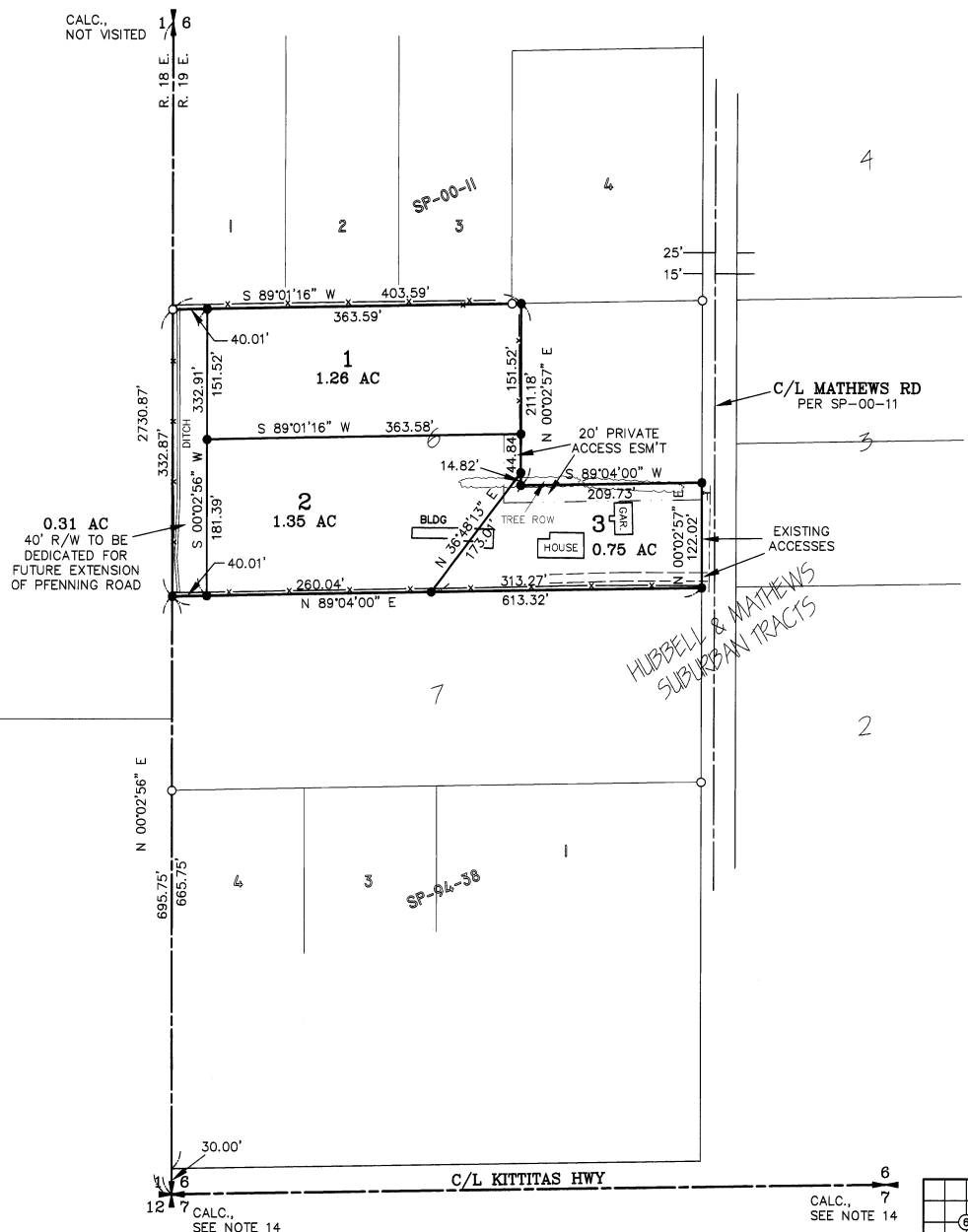
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of PAT & SUSAN FERRELL in JUNE of 2006.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
10/11/2006
DATE



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

FERRELL SHORT PLAT
PART OF SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 13th DAY OF October A.D., 2006
T. J. Chin
DEPARTMENT OF PUBLIC WORKS

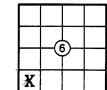
KITTITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
DATED THIS 26th DAY OF Oct A.D., 2006
[Signature]
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE FERRELL SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS 26th DAY OF October A.D., 2006
[Signature]
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. 1719-06052-0014
DATED THIS 26th DAY OF October A.D., 2006
R. Pantehurst
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: PATRICK & SUSAN FERRELL
ADDRESS: 103 S MT DANIELS DR
ELLENSBURG, WA 98926
PHONE: (509) 962-9038
EXISTING ZONE: SUBURBAN
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: THREE (3)
SCALE: 1" = 100'

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



CALC., SEE NOTE 14

CALC., SEE NOTE 14

I-57

FERRELL SHORT PLAT
PART OF SECTION 6, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. 20061030001

SP-06-32

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT PATRICK FERRELL AND SUSAN FERRELL, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED TO THE PUBLIC FOREVER ALL ROADS AND WAYS SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 27th DAY OF October, A.D., 2006.

Patrick Ferrell
PATRICK FERRELL
Susan Ferrell
SUSAN FERRELL

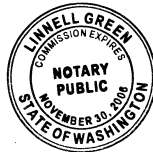
ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 27th DAY OF October, A.D., 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PATRICK FERRELL AND SUSAN FERRELL, TO ME KNOWN TO BE THE PERSONS THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR 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.

Linnell Green
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 11-30-06



NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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 ABOUT 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 KITITAS 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, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK F OF SHORT PLATS, PAGES 96-97 AND THE SURVEYS REFERENCED THEREON.
5. BY KITITAS COUNTY ORDINANCE, 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 KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KCRS MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
10. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
11. 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.
12. LOTS 1 AND 2 WILL SHARE A NEW INDIVIDUAL WELL.
13. THE NORTHERLY EXISTING ACCESS WILL BE DESTROYED AND MOVED TO THE 20 FOOT PRIVATE ACCESS EASEMENT AS SHOWN HEREON TO PROVIDE ACCESS TO LOTS 1 AND 2.
14. THE BOUNDARY AS SHOWN HEREON IS BASED ON PROPERTY CORNERS FOUND ON SP-00-11 TO THE NORTH AND ON SP-94-38 TO THE SOUTH. MONUMENTATION IN THE KITITAS HIGHWAY WAS NOT FOUND.
15. NO PUBLIC ROAD IMPROVEMENTS FOR THE DEDICATED RIGHT OF WAY SHALL BE REQUIRED AS A CONDITION OF THIS SHORT PLAT.
16. 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. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED SAVINGS ASSOCIATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 27th DAY OF October, A.D., 2006.

YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION

Don Hovis
NAME: Don Hovis
TITLE: SVP
Mary Hubbard
NAME: Mary Hubbard
TITLE: VP

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF Kititas }

THIS IS TO CERTIFY THAT ON THIS 27th DAY OF October, A.D., 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Don Hovis AND Mary Hubbard TO ME KNOWN TO BE THE Senior Vice President AND Vice President RESPECTIVELY, OF YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Linnell Green
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 11-30-06



AUDITOR'S CERTIFICATE

Filed for record this 30th day of October, 2006, at 9:08 A.M., in Book I of Short Plats, at page(s) 59 at the request of Cruse & Associates.

JERALD V. PETTIT
KITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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