

RECEIVING NO. 199707170009

SP-97-25



( IN FEET )  
1 inch = 300 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP.
- x — FENCE

LINE	DIRECTION	DISTANCE
L1	N 89°56'42" W	189.88'
L2	S 01°31'16" E	533.06'
L3	S 01°31'16" E	209.93'
L4	S 89°56'42" E	262.00'
L5	S 01°31'16" E	91.00'
L6	S 00°58'28" E	108.20'
L7	S 88°41'36" E	188.35'
L8	S 00°58'28" E	496.11'

AUDITOR'S CERTIFICATE

Filed for record this 17th day of July 1997, at 11:50 A.M., in Book E of Short Plats at page(s) 184 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by P. Hill, deputy  
KITITITAS 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 CHUCK ADAMS in MAY of 1997.

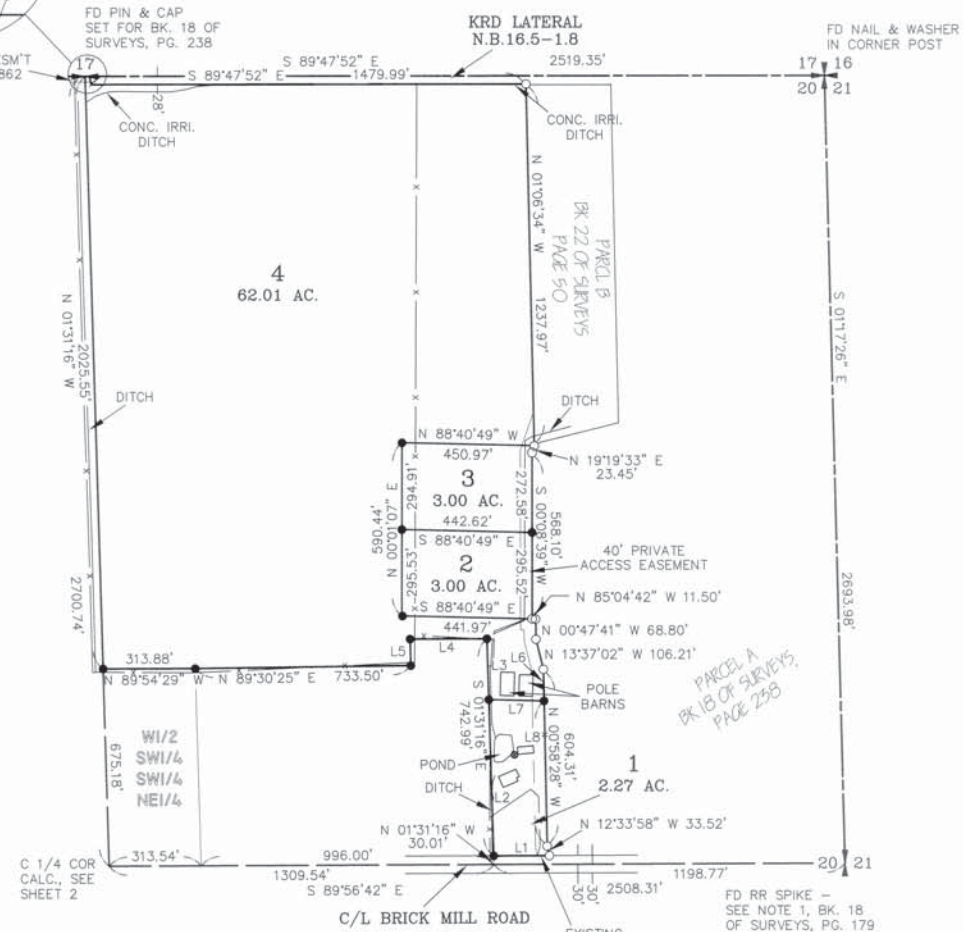
Charles A. Cruse, Jr.  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18078  
7-17-97  
DATE



**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98928 (509) 925-4747

	X	X
	X	X

ADAMS CLUSTER SHORT PLAT  
PART OF SECTION 20, T. 18 N., R. 19 E., W.M.  
KITITITAS COUNTY, WASHINGTON



VICINITY MAP



APPROVALS

KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 16 DAY OF  
July A.D., 1997

Mark J. ...  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITITAS 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 16 DAY OF July A.D., 1997  
John Wolpert  
KITITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE ADAMS CLUSTER SHORT  
PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT  
CONFORMS TO THE COMPREHENSIVE PLAN OF THE  
KITITITAS COUNTY PLANNING COMMISSION.

DATED THIS 16 DAY OF July A.D., 1997  
David V. ...  
KITITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITITAS 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. 1819-2010-0001

DATED THIS 16 DAY OF July A.D., 1997  
Angie Auschka  
KITITITAS COUNTY TREASURER Admin. Assisnt

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: CHUCK ADAMS  
ADDRESS: 2811 BRICK MILL ROAD  
ELLENSBURG, WA 98926  
PHONE: (509) 925-1736  
EXISTING ZONE: AG-20  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANKS  
WIDTH AND TYPE OF ACCESS: 40' PRIVATE ESM'T  
NO. OF SHORT PLATTED LOTS: FOUR (4)  
SCALE: 1" = 300'

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

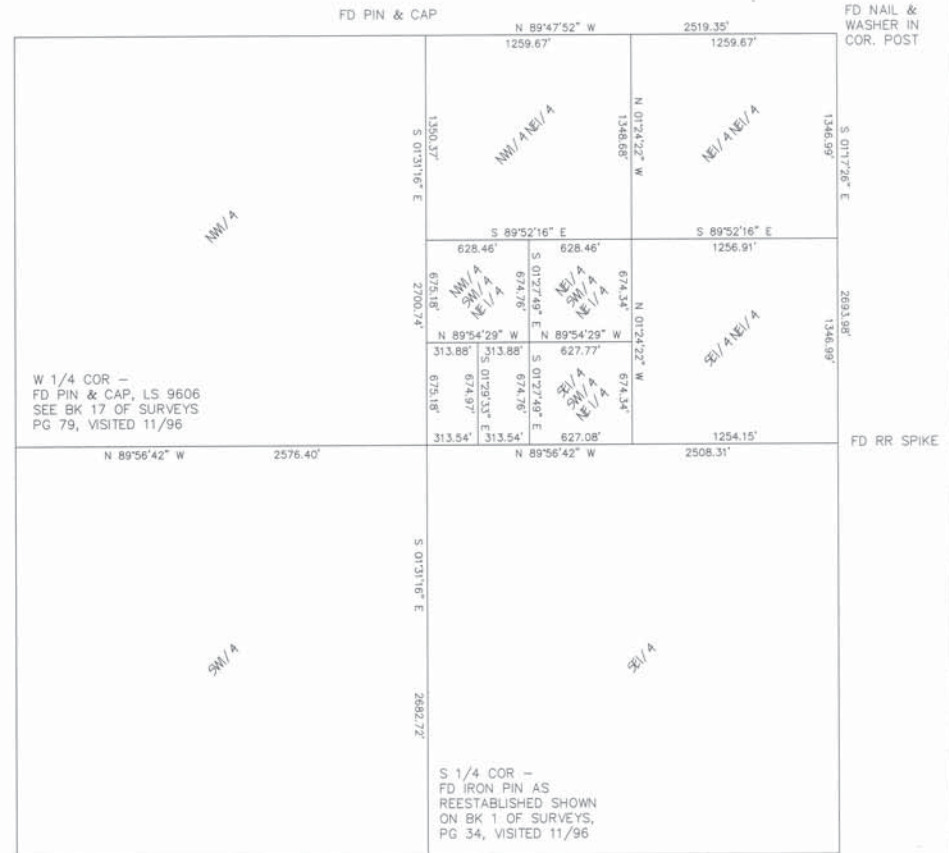
# ADAMS CLUSTER SHORT PLAT PART OF SECTION 20, T. 18 N., R. 19 E., W.M. KITITAS COUNTY, WASHINGTON

RECEIVING NO. 199707120009

SP-97-25

### NOTES

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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 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 (EXCEPT SOUTH 1/4 CORNER) AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 18 OF SURVEYS, PAGE 238 AND SURVEY REFERENCED THEREON, AND BOOK 22 OF SURVEYS, PAGE 50. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEYS OF RECORD. CORNERS LAST VISITED AS STATED THEREON. THE SOUTH 1/4 CORNER WAS ORIGINALLY SET BY EDWARD GIDDINGS, U.S.D.S. IN 1867 AS "CHARRED STAKE & POST IN MOUND OF EARTH WITH PITS FOR 1/4 SEC. COR." NO ORIGINAL EVIDENCE REMAINS. THE CORNER WAS REESTABLISHED BY O'HARE (LS 9606) AS SHOWN ON THE SURVEY FILED IN BOOK 1 OF SURVEYS, PAGE 34. FOUND IRON PIN NEAR RECORD LOCATION.
5. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 2 IRRIGABLE ACRES; LOT 2 HAS 3 IRRIGABLE ACRES; LOT 3 HAS 3 IRRIGABLE ACRES; AND LOT 4 HAS 53 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
6. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
7. 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.
8. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
9. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
10. THE CONSTRUCTION AND COST OF THE ACCESS TO LOTS 2, 3 AND 4 SHALL BE THE RESPONSIBILITY OF THE FIRST LOT OWNER, SERVED BY THIS ACCESS, THAT APPLIES FOR THEIR BUILDING PERMIT. REGARDLESS OF LOCATION OF THE LOT OR BUILDING SITE, THE FIRST PROPERTY OWNER THAT APPLIES FOR THEIR BUILDING PERMIT WILL BE RESPONSIBLE FOR COST AND CONSTRUCTION OF THE ACCESS.
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. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
12. THE RESIDUAL PARCEL (LOT 4) IS NOT AVAILABLE FOR RESIDENTIAL DEVELOPMENT FOR A PERIOD OF TEN YEARS FROM THE DATE OF SHORT PLAT RECORDING PER KCC 17.65.040(C).

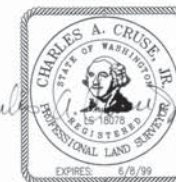


33-59 ADAMS CLUSTER SHORT PLAT sheet 2 of 3

### AUDITOR'S CERTIFICATE

Filed for record this 17th day of July,  
 1997, at 11:50 A.M., in Book E of Short Plats,  
 at page(s) 185 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by: Police, deputy  
 KITITAS COUNTY AUDITOR



**CRUSE & NELSON**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98926 (509) 925-4747

ADAMS CLUSTER SHORT PLAT

Chaul



# ADAMS CLUSTER SHORT PLAT PART OF SECTION 20, T. 18 N., R. 19 E., W.M. KITITAS COUNTY, WASHINGTON

SP-97-25

33-59 ADAMS CLUSTER SHORT PLAT sheet 3 of 3

### DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CHARLES ADAMS AND SONJA ADAMS, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 17 DAY OF July, A.D., 1997.

Charles A Adams  
CHARLES ADAMS  
Sonja M. Adams  
SONJA ADAMS

### ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF July, A.D., 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES ADAMS AND SONJA ADAMS, TO ME KNOWN TO BE THE PERSONS WHO 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.

Rhoda L Crispin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 7-11-2000

RHODA L. CRISPIN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
MY COMMISSION EXPIRES 7-11-00

### ORIGINAL PARCEL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON;

EXCEPT:

1. THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4;
2. TRACTS OF LAND IN THE NORTHEAST 1/4 CONVEYED TO THE KITITAS RECLAMATION DISTRICT BY DEED DATED JULY 11, 1929, RECORDED IN BOOK 47 OF DEEDS, PAGE 529;
3. RIGHT OF WAY FOR COUNTY ROAD (BRICK MILL ROAD, FORMERLY SNYDER ROAD) ALONG THE SOUTH SIDE THEREOF;
4. A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20; THENCE EASTERLY ALONG THE QUARTER SECTION LINE 996 FEET; THENCE NORTHERLY PARALLEL TO THE WEST BOUNDARY OF SAID QUARTER SECTION A DISTANCE OF 773 FEET; THENCE WESTERLY PARALLEL TO THE QUARTER SECTION LINE, 262 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST BOUNDARY OF SAID QUARTER SECTION A DISTANCE OF 91 FEET; THENCE WESTERLY TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20; THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TO THE POINT OF BEGINNING;
5. PARCEL A OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 30, 1992 IN BOOK 18 OF SURVEYS AT PAGE 238, UNDER AUDITOR'S FILE NO. 553209, BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;
6. PARCEL B OF THAT CERTAIN SURVEY AS RECORDED JULY 26, 1996 IN BOOK 22 OF SURVEYS AT PAGE 50, UNDER AUDITOR'S FILE NO. 199607260003, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

### DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KITITAS VALLEY BANK, THE UNDERSIGNED SECURED PARTY AND MORTGAGEE FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION SO PLATTED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 17th DAY OF July, A.D., 1997.

KITITAS VALLEY BANK

R. Grant Clark  
NAME  
TITLE Assistant Vice President  
NAME  
TITLE

### ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF July, A.D., 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED R Grant Clark AND Assistant Vice President TO ME KNOWN TO BE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

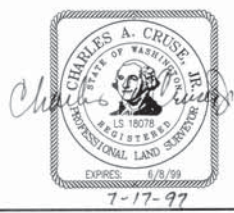
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Rhoda L Crispin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 7-11-2000

RHODA L. CRISPIN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
MY COMMISSION EXPIRES 7-11-00

### AUDITOR'S CERTIFICATE

Filed for record this 17th day of July, 1997, at 11:50 A.M., in Book E of Short Plats at page(s) 186 at the request of Cruse & Nelson.  
BEVERLY M. ALLENBAUGH by: P. Hines, deputy  
KITITAS COUNTY AUDITOR



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ADAMS CLUSTER SHORT PLAT