

PRICE SHORT PLAT

KITITAS COUNTY SHORT PLAT NO. 00-15

PORTION OF THE NE1/4, SW1/4; & NW1/4, SE1/4; SEC. 25, T.18N., R.17E., W.M.

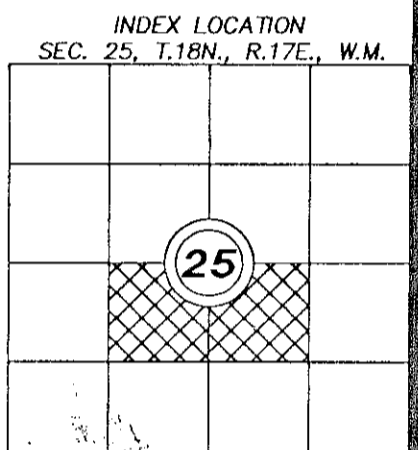
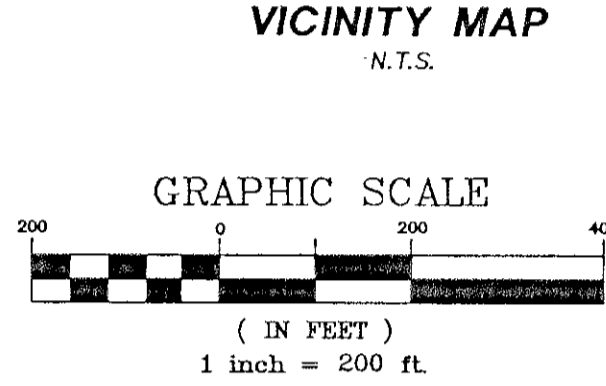
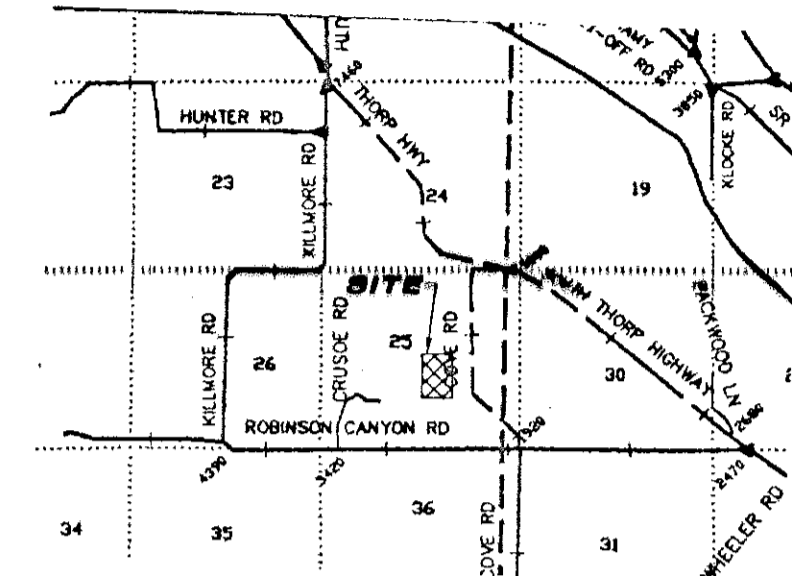
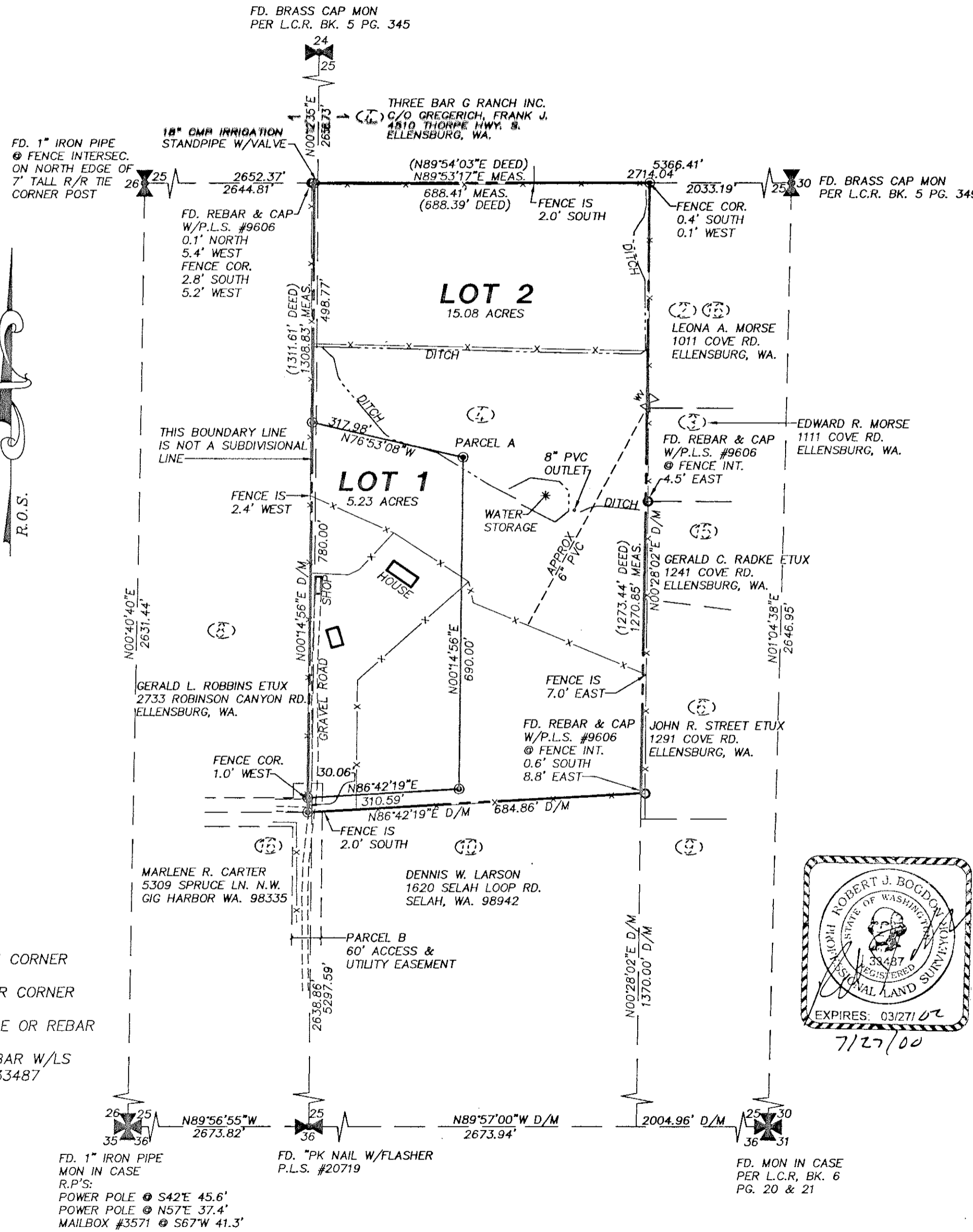
KITITAS COUNTY, WASHINGTON

ORIGINAL TAX PARCEL NO. 18-17-25040-0004

RECEIVING NO. 200008080025

SURVEY NOTES:

1. BASIS OF BEARINGS IS N89°57'00"W FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T.18N., R.17E., W.M. AS SHOWN ON THE ORIGINAL DEED AND A RECORD OF SURVEY FILED IN BOOK 2 OF SURVEYS ON PAGE 11.
2. FIELD WORK WAS DONE IN MAY OF 2000 USING TRIMBLE 4400 SERIES G.P.S. RECEIVERS AND A PENTAX PTS-V3 THREE SECOND TOTAL STATION WITH CLOSURES IN ACCORDANCE WITH W.A.C. 332-130-090.
3. SEVERAL DISCREPANCIES HAVE BEEN FOUND FOR MEASUREMENTS BETWEEN FOUND CORNERS AS SHOWN ON THE SURVEY REFERENCED IN NOTE 1 ABOVE. THE EXTERIOR BOUNDARY AS SHOWN HAS BEEN ESTABLISHED FROM THE DEED DESCRIPTION STARTING AT THE SOUTHEAST CORNER OF SECTION 25.
4. THE LEGAL DESCRIPTION AND ENCUMBRANCES WERE TAKEN FROM CHICAGO TITLE INSURANCE COMPANY POLICY NO. 48-0035-030-0000296 DATED FEBRUARY 28, 2000.



APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 2nd day of AUGUST A.D., 2000

[Signature]
Public Works Director

COUNTY PLANNING DIRECTOR

I hereby certify that the "Price" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 2nd day of August A.D., 2000

[Signature]
Kittitas County Planning Director

KITITAS 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 1st day of AUGUST A.D., 2000

[Signature]
Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

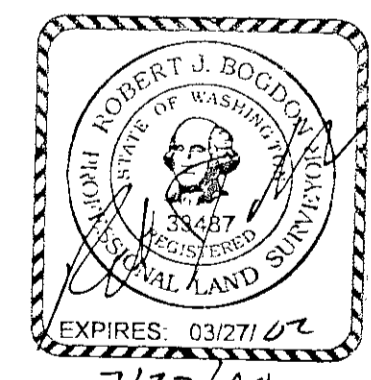
I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this 2nd day of AUGUST A.D., 2000

[Signature]
Kittitas County Treasurer

LEGEND:

- ✖ SECTION CORNER
- ⊗ QUARTER CORNER
- END PIPE OR REBAR
- ⊙ SET REBAR W/LS CAP NO. 33487



RECORDER'S CERTIFICATE 200008080025

Filed for record this 8th day of Aug, 2000 at W.A.M. in book 2 of S.P. at page 108 at the request of

ROBERT J. BOGDON
Surveyor's Name

County Auditor

[Signature]
Deputy 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 LINDA M. PRICE in MAY, 2000.

ROBERT J. BOGDON

Certificate No. 33487

K.C.S.P. NO. 00-15
IN THE S. 1/2, SEC. 25, T.18N., R.17E., W.M.
Kittitas County, Washington

DWN BY S. KITZ	DATE 5/00	JOB NO. 00537
CHKD BY R. BOGDON	SCALE 1"=200'	SHEET 1 OF 2

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 516 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509) 674-7433

PRICE SHORT PLAT

RECEIVING NO. 200008080025

OWNER: LINDA M. PRICE
2731 ROBINSON CANYON ROAD
ELLENSBURG, WA 98926

KITTITAS COUNTY SHORT PLAT NO. 00-15 PORTION OF THE NE1/4, SW1/4; & NW1/4, SE1/4; SEC. 25, T.18N., R.17E., W.M. KITTITAS COUNTY, WASHINGTON ORIGINAL TAX PARCEL NO. 18-17-25040-0004

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC & DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING TAX PARCEL NO.: 18-17-25040-0004

ZONE: AG-20

ORIGINAL PARCEL AREA: 20.36 ACRES

GENERAL NOTES:

- PER RCW 17.10.140 LAND OWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENTS SHALL ALSO BE USED FOR IRRIGATION.
- THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- ANY FURTHER SUBDIVISION OR ADDITIONAL LOTS TO BE SERVED BY ACCESS MAY RESULT IN FURTHER ACCESS OR ROAD REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).
- ACCORDING TO KITTITAS COUNTY ROAD STANDARDS 12.50.30 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE.

KITTITAS RECLAMATION DISTRICT (KRD) NOTES:

- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- ACCORDING TO KRD RECORDS LOTS WITHIN THIS SHORT PLAT CONTAIN THE FOLLOWING AMOUNT OF IRRIGABLE AREA:
LOT 1: 4 ACRES
LOT 2: 5 ACRES
KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
- IT IS RECOMMENDED THAT EACH LOT HAS A MEANS TO MEASURE ITS OWN PORTION OF WATER THAT IS DIVERTED AT THE PLATS DESIGNATED TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that WE THE UNDERSIGNED OWNERS IN FEE SIMPLE, OF THE LAND TO BE SUBDIVIDED does hereby declares this plat and the easements for 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 hereunto set our hands and seal this day of August 7, A.D., 2002

Linda M. Price
LINDA M. PRICE

Stan Braumton
CLS ESCROW, INC. - President

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Spokane) s.s.

On this 7th day of August, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Stan Braumton President and Linda M. Price Secretary, respectively, of CLS Escrow, Inc. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Dona Marie Fasano
Notary Public in and for the State of Washington, residing at Spokane

DONA MARIE FASANO
NOTARY PUBLIC
STATE OF WASHINGTON
EXPIRES NOVEMBER 3, 2002

State of Washington
County of _____
I certify that I know or have satisfactory evidence that

signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Signature of _____
Notary Public
Dated _____
My appointment expires _____

LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE NORTH 89°57'00" WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 25, 2004.96 FEET; THENCE NORTH 0°28'02" EAST, 1370.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°28'02" EAST, 1273.44 FEET; THENCE SOUTH 89°54'03" WEST, 688.39 FEET; THENCE SOUTH 0°14'56" WEST, 1311.61 FEET; THENCE NORTH 86°42'19" EAST, 684.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A STRIP OF LAND 60 FEET IN WIDTH WHICH LIES ADJACENT, PARALLEL TO AND 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 2599.48 FEET NORTH 89°57'00" WEST, OF THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE NORTH 0°14'56" EAST, ALONG SAID CENTER LINE OF SAID EASEMENT, 496.70 FEET; THENCE NORTH 89°57'00" WEST, 83.80 FEET; THENCE NORTH 0°14'56" EAST, 893.30 FEET; THENCE SOUTH 0°14'56" WEST, 75.00 FEET; THENCE NORTH 89°57'00" 30.00 FEET TO A POINT WHERE EASEMENT IS 30 FEET IN WIDTH AND LIES 15 FEET ON EITHER SIDE OF THE CONTINUING CENTERLINE; THENCE NORTH 89°56'52" WEST, 60.00 FEET TO THE END OF SAID EASEMENT.

SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED AS FILED IN BOOK X OF DEEDS ON PAGE 12.

SUBJECT TO AN AMENDATORY CONTRACT AS FILED UNDER A.F. NO. 208267.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED IN VOLUME 78 ON PAGE 569.

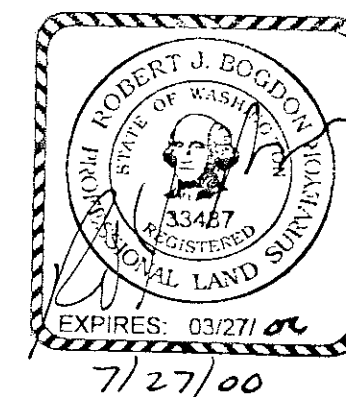
SUBJECT TO AN IRRIGATION RIGHT OF WAY AS FILED IN BOOK 114 OF DEEDS OF PAGE 252.

SUBJECT TO A RIGHT OF WAY FOR UNDERGROUND PIPELINE AS FILED IN BOOK 119 OF DEEDS ON PAGE 579.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER A.F. NO. 385002.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER A.F. NO. 396718.

SUBJECT TO PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NO. 77-2-01484-5.



RECORDER'S CERTIFICATE 200008080025

Filed for record this 7th day of Aug, 2002 at 10:15 AM in book F of Sp at page 109 at the request of ROBERT J. BOGDON Surveyor's Name

County Auditor Robert J. Bogdon Deputy 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 LINDA M. PRICE in MAY, 2002.

ROBERT J. BOGDON
Certificate No. 33487

K.C.S.P. NO. 00-15 IN THE S. 1/2, SEC. 25, T.18N., R.17E., W.M. Kittitas County, Washington

DWN BY S. KITZ	DATE 5/00	JOB NO. 00537
CHKD BY R. BOGDON	SCALE 1"=200'	SHEET 2 OF 2

EASTSIDE CONSULTANTS, INC.
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