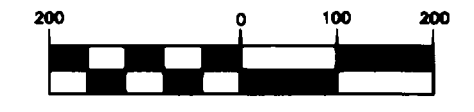


RECEIVING NO. **200307170023**

SP-03-17



( IN FEET )  
1 inch = 200 ft.

**LEGEND**

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE
- ⊙ WELL
- ( ) RECORD INFORMATION

**ORIGINAL PARCEL DESCRIPTION**

THE EAST 1250.00 FEET OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., KITTITAS COUNTY, WASHINGTON, LYING NORTHERLY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, EXCEPT THAT PORTION THEREOF LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE S 01°36'58" W ALONG THE EAST LINE THEREOF, 825.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE S 88°26'22" W 1251.92 FEET TO THE WEST LINE OF SAID EAST 1250.00 FEET AND THE TERMINUS OF SAID LINE.

**AUDITOR'S CERTIFICATE**

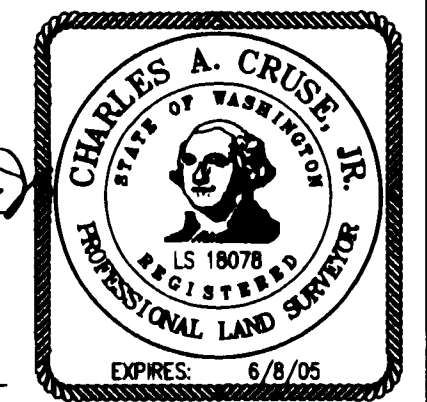
Filed for record this 17th day of July 2003, at 2:18 P.M., in Book G of Short Plats at page(s) 71 at the request of Cruse & Associates.

DAVID B. BOWEN  
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 MARLY ONSTAT in MARCH of 2003.

*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18078

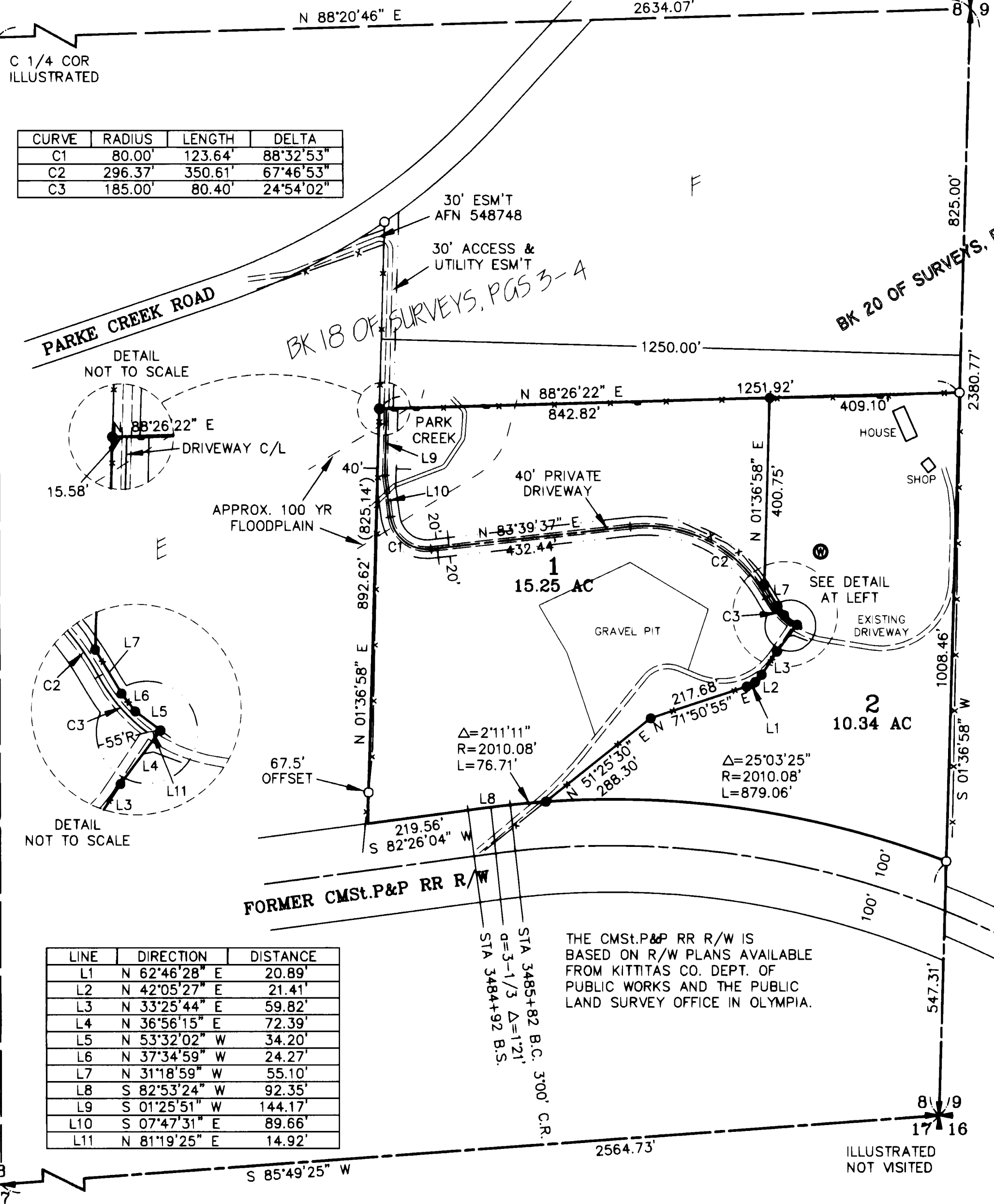


6-12-03  
DATE

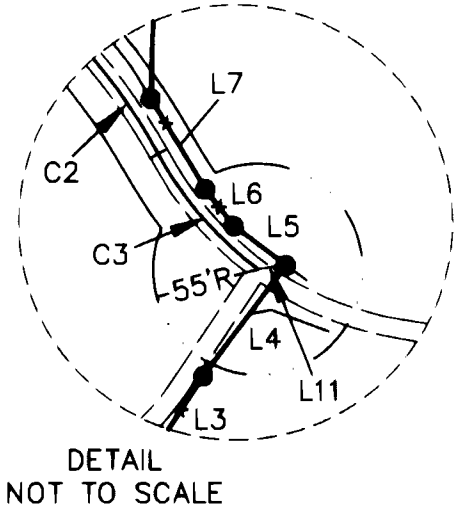
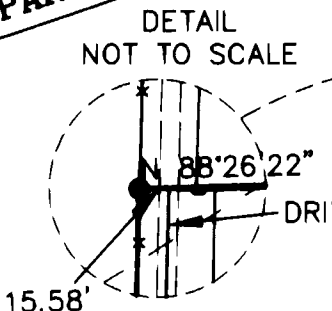
**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

**ONSTOT SHORT PLAT**

**ONSTOT SHORT PLAT**  
PART OF SECTION 8, T. 17 N., R. 20 E., W.M.  
KITTITAS COUNTY, WASHINGTON



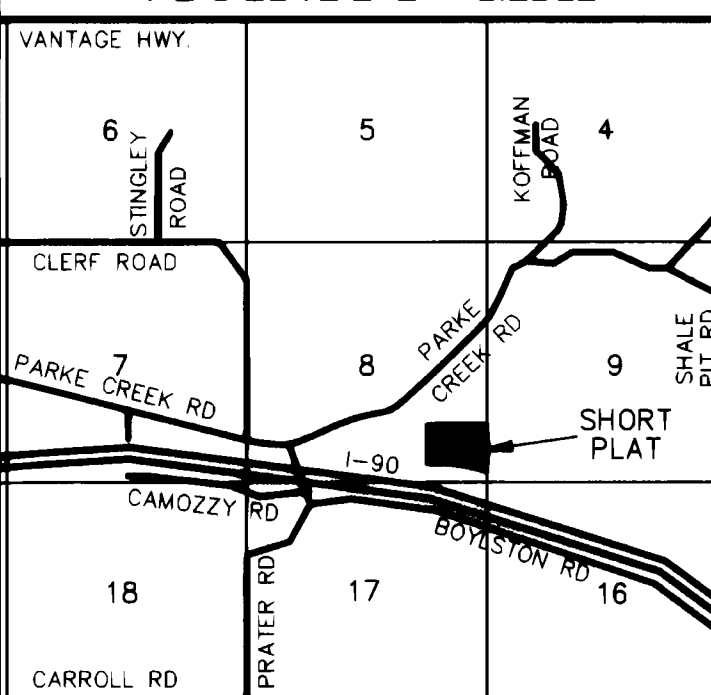
CURVE	RADIUS	LENGTH	DELTA
C1	80.00'	123.64'	88°32'53"
C2	296.37'	350.61'	67°46'53"
C3	185.00'	80.40'	24°54'02"



LINE	DIRECTION	DISTANCE
L1	N 62°46'28" E	20.89'
L2	N 42°05'27" E	21.41'
L3	N 33°25'44" E	59.82'
L4	N 36°56'15" E	72.39'
L5	N 53°32'02" W	34.20'
L6	N 37°34'59" W	24.27'
L7	N 31°18'59" W	55.10'
L8	S 82°53'24" W	92.35'
L9	S 01°25'51" W	144.17'
L10	S 07°47'31" E	89.66'
L11	N 81°19'25" E	14.92'

THE CMSt.P&P RR R/W IS BASED ON R/W PLANS AVAILABLE FROM KITTITAS CO. DEPT. OF PUBLIC WORKS AND THE PUBLIC LAND SURVEY OFFICE IN OLYMPIA.

**VICINITY MAP**



**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF JUNE A.D., 2003  
*[Signature]*  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

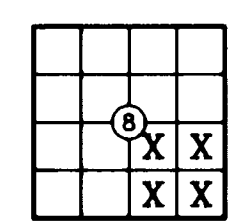
KITTITAS COUNTY HEALTH DEPARTMENT  
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.  
DATED THIS 16<sup>th</sup> DAY OF JUNE A.D., 2003  
*[Signature]*  
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE ONSTOT SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS 8<sup>th</sup> DAY OF JULY A.D., 2003  
*[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 MADE TO BE FILED.  
PARCEL NO. 1720-08040-0014  
DATED THIS 11<sup>th</sup> DAY OF JULY A.D., 2003  
*[Signature]*  
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: MARLY ONSTOT  
ADDRESS: P.O. BOX 1252  
KITTITAS, WA 98934  
PHONE: (509) 962-3038  
EXISTING ZONE: AG-20  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANKS  
WIDTH AND TYPE OF ACCESS: 30' & 40' PRIVATE ROAD EASEMENT  
NO. OF SHORT PLATTED LOTS: TWO (2)  
SCALE: 1" = 200'

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



ONSTOT SHORT PLAT  
PART OF SECTION 8, T. 17 N., R. 20 E., W.M.  
KITITAS COUNTY, WASHINGTON

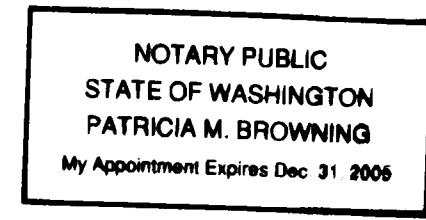
SP-03-17

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE HEIRS AND DEVISEES OF FRANK G. ONSTOT, DECEASED, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 17<sup>th</sup> DAY OF ~~June~~ July, A.D., 2003.

Marly A. Onstot  
MARLY A. ONSTOT  
PERSONAL REPRESENTATIVE OF THE  
ESTATE OF FRANK G. ONSTOT, DECEASED



ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF July, A.D., 2003, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARLY A. ONSTOT, PERSONAL REPRESENTATIVE FOR THE ESTATE OF FRANK G. ONSTOT, DECEASED, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Patricia M. Browning  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg WA  
MY COMMISSION EXPIRES: Dec 31, 2005

DEDICATION

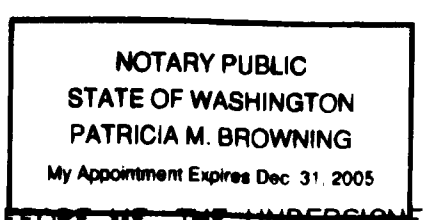
KNOW ALL MEN BY THESE PRESENT THAT KITITAS VALLEY BANK, THE UNDERSIGNED MORTGAGEE FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 17<sup>th</sup> DAY OF July, A.D., 2003.

KITITAS VALLEY BANK

Paul J. Wilson for Pacific NW Bank  
NAME Paul J. Wilson FKA Kittitas Valley Bank  
TITLE Relationship

NAME \_\_\_\_\_  
TITLE \_\_\_\_\_



ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 17<sup>th</sup> DAY OF July, A.D., 2003, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Paul J. Wilson AND Relationship Officer AND Relationship Officer, RESPECTIVELY, OF KITITAS VALLEY BANK, AND ACKNOWLEDGED 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.

Patricia M. Browning  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg WA  
MY COMMISSION EXPIRES: Dec 31, 2005

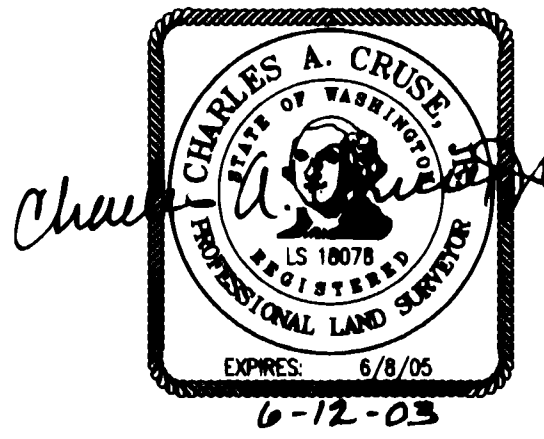
NOTES:

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 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 AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 18 OF SURVEYS, PAGES 3-4 AND BOOK 24 OF SURVEYS, PAGES 61-62 AND THE SURVEYS REFERENCED THEREON. SECTION CORNERS ARE ILLUSTRATED, NOT VISITED. BASIS OF BEARINGS IS THE SAME AS BOOK 18 OF SURVEYS, PAGES 3-4.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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.
7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).
8. ACCORDING TO KCRS 12.50.30 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.
9. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 4 IRRIGABLE ACRES; LOT 2 HAS 0 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
11. 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.
12. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
13. 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.
14. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
15. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
16. PURSUANT TO KCC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.

AUDITOR'S CERTIFICATE

Filed for record this 17<sup>th</sup> day of July, 2003, at 2:18 P.M., in Book G of Short Plats at page(s) 72 at the request of Cruse & Associates.

DAVID B. BOWEN  
KITITAS COUNTY AUDITOR



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**ONSTOT SHORT PLAT**