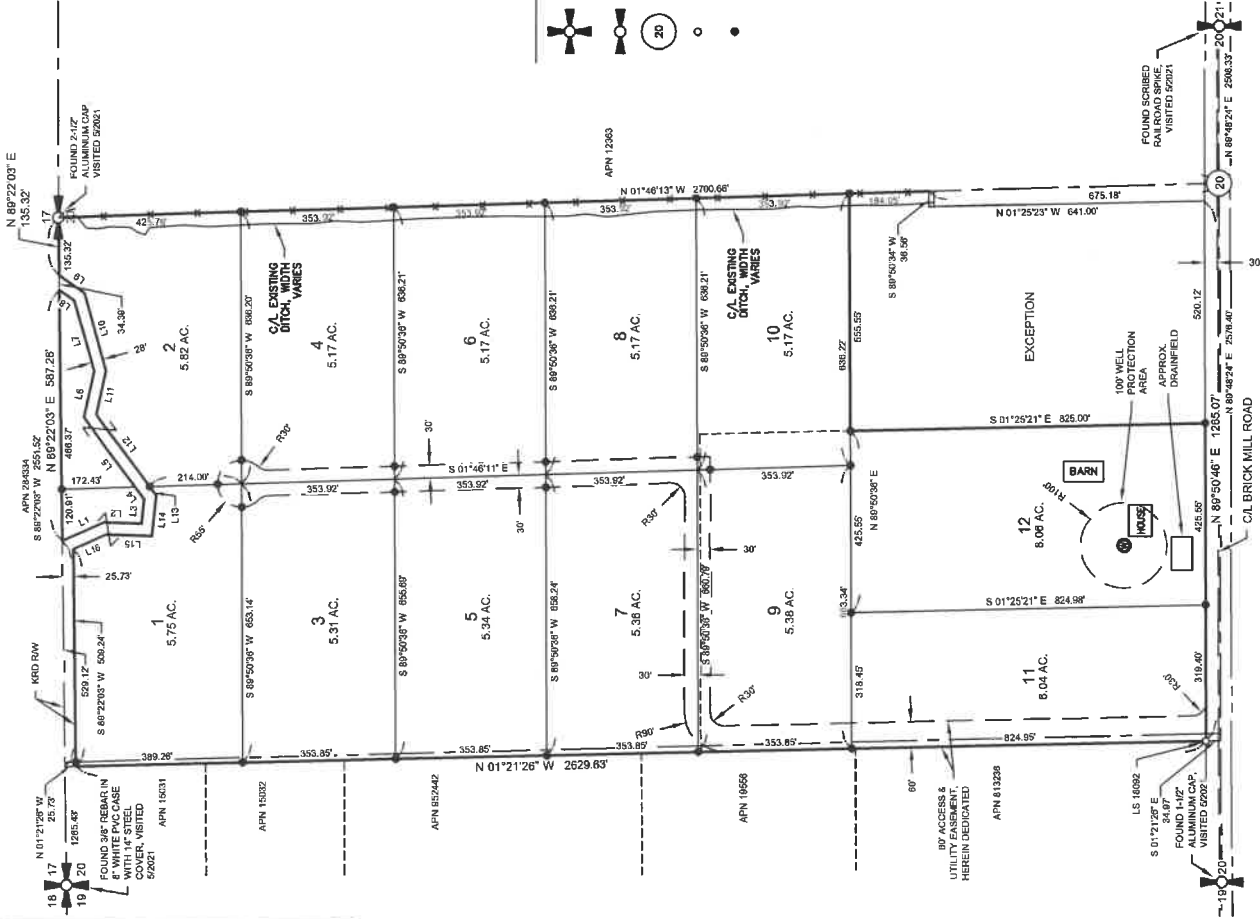
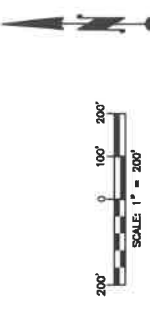


AKEHURST PLAT
 A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



LINE TABLE

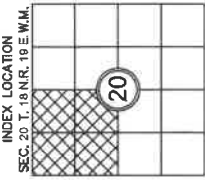
| LINE # | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 23°27'57" E | 108.21 |
| L2 | S 15°57'05" W | 86.53 |
| L3 | S 85°57'57" E | 58.18 |
| L4 | N 53°54'02" E | 35.10 |
| L5 | N 53°54'02" E | 262.74 |
| L6 | S 77°10'57" E | 110.44 |
| L7 | N 14°12'02" E | 172.66 |
| L8 | N 34°10'57" E | 42.15 |
| L9 | N 34°10'57" E | 72.12 |
| L10 | N 74°12'02" E | 169.80 |
| L11 | S 77°10'57" E | 104.76 |
| L12 | N 53°54'02" E | 266.27 |
| L13 | N 53°54'02" E | 26.02 |
| L14 | S 85°57'57" E | 95.12 |
| L15 | S 15°57'05" W | 108.20 |
| L16 | S 23°27'57" E | 85.77 |



SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL AND APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
 - THIS SURVEY WAS PERFORMED USING A TRIMBLE 573 TOTAL STATION WITH A 1/2" COLLIMATED SIGHTSIGHT ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-10-090.
 - 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 OF SURVEY PLATS, PAGES 223 & 224, APN: 20080100028
 - BOOK OF SURVEYS, PAGES 237 & 238, APN: 19811100081
- ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.

LEGEND



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____ SURVEYOR'S NAME _____ COUNTY AUDITOR _____ Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 155 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swilbaster Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

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 LEO BERN IN AWR 2021.
 DATE _____
 DUSTIN L. PERCE _____
 CERTIFICATE NO. 45503

AKEHURST PLAT LP-08-00033
 LEVI VENN
 A PORTION OF THE NW 1/4 OF SECTION 20,
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
 KITTITAS COUNTY
 DWN BY _____ DATE _____
 D.L.P./G.W. _____ 08/2021
 JOB NO. _____ 21114
 SHEET _____ 1 OF 2
 SCALE _____ 1" = 200'

AKEHURST PLAT A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, WASHINGTON

PROPERTY OWNER:
DONALD R. AKEHURST & BARBARA J. AKEHURST,
HUSBAND AND WIFE
2151 BRICK MILL ROAD
ELLENSBURG, WA 98828-7218

PROPERTY INFORMATION:
PARCEL NO.: 784434
MAP NO.: 18-19-20020-0009
10 LOTS
OWNER SOURCE: INDIVIDUAL SELLERS
OWNER SOURCE: INDIVIDUAL SELLERS & URBANFIELD
ZONE: AGRICULTURE 20 (AC-20)

APPROVALS

KITITAS COUNTY PUBLIC WORKS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS ___ DAY OF _____, A.D. 20__.

KITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "AKEHURST PLAT" HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE REQUIREMENTS OF THE ZONING AND SUBDIVISION PLANNING COMMISSION.

DATED THIS ___ DAY OF _____, A.D. 20__.

KITITAS COUNTY PLANNING OFFICIAL

KITITAS COUNTY HEALTH DEPARTMENT

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

DATED THIS ___ DAY OF _____, A.D. 20__.

KITITAS 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 ___ DAY OF _____, A.D. 20__.

KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "AKEHURST PLAT" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ELIGIBLE POSITION FOR PLATTING.

PARCEL NO.: 784434

DATED THIS ___ DAY OF _____, A.D. 20__.

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS

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

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____

CHAIRMAN

ATTY: _____

CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE SPONTANEOUS.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-47090303:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:

LOTS "A" & "B" & "C" OF THAT CERTAIN SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGES 267 AND 268, UNDER AUDITORS FILE NO. 19851196031, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON;

EXCEPT

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF THE EAST EAST CORNER OF PARCEL "A" OF THAT CERTAIN SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGES 267 AND 268, UNDER AUDITORS FILE NO. 19851196031, RECORDS OF SAID COUNTY, SAID SOUTHWEST CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE SOUTH 86°50'46" WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT "A", 520.19 FEET, THENCE NORTH 01°20'01" WEST, 625.00 FEET, THENCE NORTH 86°50'46" EAST 655.57 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID PARCEL "A", THENCE SOUTH 86°50'46" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL "A", 520.19 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF SAID LINE, THENCE SOUTH 10°25'01" EAST 641.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

PLAT NOTES:

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EAST AND WEST BOUNDARIES OF THE PLAT AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERNAL LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- PER ROW 17.10.140, LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. PLAT OWNERS SHALL BE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS 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 KITITAS 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 65% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON OR OTHERWISE THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS, 9809 SECTION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BUILT TO CONFORM WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HAND SURFACE FINISH OF ANY STREET OR ROAD SURFACES ORIGINALLY WITH DRIVEWAY.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND SHOWN. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF GROUNDWATER WITHIN THE LAND SHOWN WILL BE SUBJECT TO ANY PORTION THEREOF THAT WILL NOT BE SUBJECT TO JURISDICTION BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- THE SUBJECT PROPERTIES WILL ONLY HAVE STOCK-BUILT HOMES, AND FENCES ALONG THE PERIMETER OF THE PROPERTY DEVELOPMENT.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR LANDS USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATIONS. (RCW 39.70A.060(1)) COMMERCIAL, NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE, AND FEDERAL LAWS ARE NOT SUBJECT TO LOCAL ACTION AS PUBLIC nuisances (RCW 70A.060).

KRD NOTES:

- ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 2 IRRIGABLE ACRES, LOT 2 HAS 2 IRRIGABLE ACRES, LOT 3 HAS 2 IRRIGABLE ACRES, LOT 4 HAS 1 IRRIGABLE ACRE, LOT 5 HAS 2 IRRIGABLE ACRES, LOT 6 HAS 2 IRRIGABLE ACRES, LOT 7 HAS 2 IRRIGABLE ACRES, LOT 8 HAS 2 IRRIGABLE ACRES, LOT 9 HAS 2 IRRIGABLE ACRES, LOT 10 HAS 2 IRRIGABLE ACRES, LOT 11 HAS 8 IRRIGABLE ACRES AND LOT 12 HAS 7 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM AND THE DELIVERY OF WATER TO THE TURNOUT. WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR THEREABOUTS. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSSES (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DONALD R. AKEHURST AND BARBARA J. AKEHURST, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY REDEAR, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D. 20__.

DONALD R. AKEHURST

BARBARA J. AKEHURST

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.
COUNTY OF _____)

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME PERSONALLY TO BE THE INDIVIDUALS REFERRED TO AND WHO EXECUTED THE HEREIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY ENTERED INTO THE SAME AS A 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 WASHINGTON, RESIDING AT _____ MY APPOINTMENT EXPIRES _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ___ DAY OF _____, 20__ AT _____, WA.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

SURVEYOR'S NAME

JUSTIN L. PERCE

JEWELL V. FEITZ

County Auditor

Deputy County Auditor



165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055
407 Swilwater Blvd • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419
Western Washington Division
Eastern Washington Division

AKEHURST PLAT LP-08-00033

A POSITION OF THE EVIDENCE PREPARED FOR TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY.

| | | | |
|-------------|---------|---------|------------|
| DWN BY | DATE | JOB NO. | WASHINGTON |
| D.L.P./G.W. | 08/2021 | 21114 | |
| CHK'D BY | SCALE | SHEET | |
| D.L.P. | N/A | 2 | OF 2 |