

# AKEHURST PLAT

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

LP-08-00033  
LPF-21-00009



VICINITY MAP - N.T.S.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S 23°27'57" E	108.21'
L2	S 1°57'03" W	86.53'
L3	S 83°57'57" E	58.16'
L4	N 53°34'03" E	35.10'
L5	N 53°34'03" E	202.74'
L6	S 77°10'57" E	110.44'
L7	N 74°12'03" E	172.65'
L8	N 34°51'03" E	42.15'
L9	N 34°51'03" E	72.12'
L10	N 74°12'03" E	189.80'
L11	S 77°10'57" E	104.75'
L12	N 53°34'03" E	209.27'
L13	N 53°34'03" E	26.62'
L14	S 83°57'57" E	95.12'
L15	S 1°57'03" W	106.29'
L16	S 23°27'57" E	85.77'

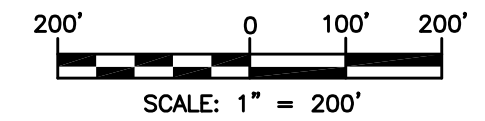
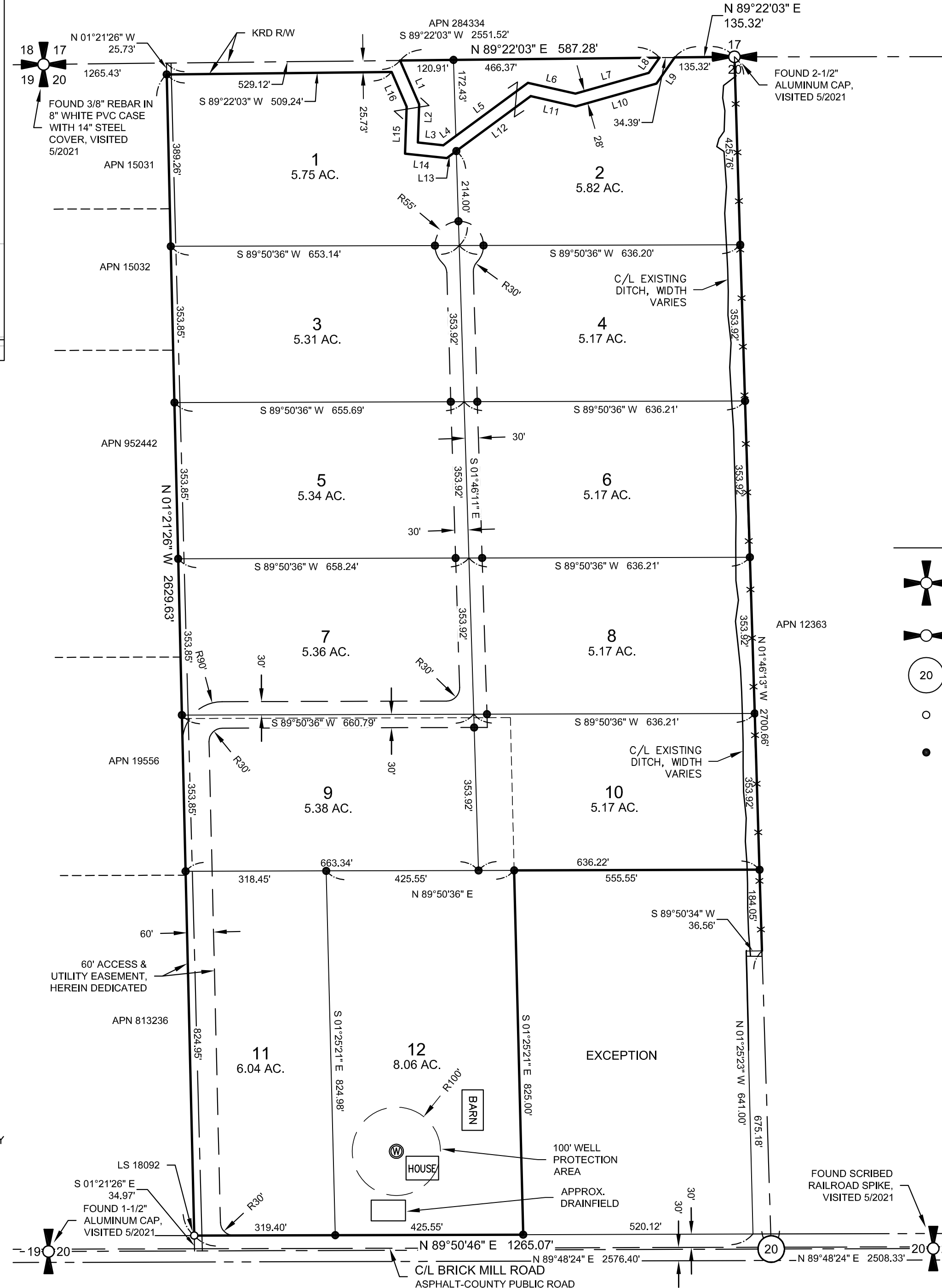


### SURVEYOR'S CERTIFICATE

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 LEVI VENN

IN AUG. 2021

DUSTIN L. PIERCE  
CERTIFICATE NO. 45503 DATE

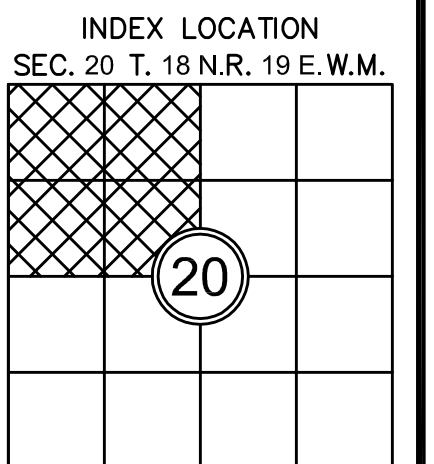


### SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- 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 J OF SHORT PLATS, PAGES 222 & 223, AFN: 200808190026
  - BOOK 23 OF SURVEYS, PAGES 237 & 238, AFN: 199811160031
 ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- BEARINGS ARE BASED ON THE BEARING ESTABLISHED ON THE AKEHURST SHORT PLAT, RECORDED IN BOOK J OF SHORT PLATS, PAGES 222 AND 223. CONTROLLING MONUMENTS ARE THE FOUND 1 1/2" ALUMINUM CAP AT THE WEST 1/4 CORNER OF SECTION 20 AND THE FOUND RAILROAD SPIKE AT THE EAST 1/4 CORNER OF SECTION 20, AS NOTED HEREON.

### LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND REBAR & CAP, AS NOTED
- SET REBAR & CAP, LS 45503



### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD V. PETTIT  
County Auditor Deputy County Auditor

## Encompass

ENGINEERING & SURVEYING

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

### AKEHURST PLAT LP-08-00033

PREPARED FOR  
LEVI VENN  
A PORTION OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY <b>D.L.P./G.W.</b>	DATE <b>08/2021</b>	JOB NO. <b>21114</b>	
CHKD BY <b>D.L.P.</b>	SCALE <b>1" = 200'</b>	SHEET <b>1 OF 2</b>	

PROPERTY OWNER:

DONALD R. AKEHURST & BARBARA J. AKEHURST, HUSBAND AND WIFE 2151 BRICK MILL ROAD ELLENSBURG, WA 98926-7218

PROPERTY INFORMATION:

PARCEL NO.: 784434 MAP NO.: 18-19-20020-0006 10 LOTS WATER SOURCE: INDIVIDUAL WELLS SEWER SOURCE: INDIVIDUAL SEPTIC & DRAINFIELD ZONE: AGRICULTURE 20 (AG-20)

AKEHURST PLAT

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

LP-08-00033 LPF-21-00009

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "AKEHURST PLAT" HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

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

DATED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

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. PARCEL NO.: 784434

DATED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

KITTITAS 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 ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO.: 784434

DATED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON

BY: \_\_\_\_\_ CHAIRMAN

ATTEST: \_\_\_\_\_ CLERK OF THE BOARD

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

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-47608038:

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

LOTS "A" & "B" & "C" OF THAT CERTAIN SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGES 237 AND 238, UNDER AUDITOR'S FILE NO. 199811160031, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

EXCEPT

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

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "A" OF THAT CERTAIN SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGES 237 AND 238, UNDER AUDITOR'S FILE NO. 199811160031, RECORDS OF SAID COUNTY, SAID SOUTHWEST CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°50'46" WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT "A", 520.13 FEET, THENCE NORTH 01°25'01" WEST, 825.00 FEET, THENCE NORTH 89°50'36" EAST 555.57 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID NORTHWEST QUARTER, THENCE SOUTH 01°46'11" EAST, ALONG SAID EAST BOUNDARY, 184.05 FEET THENCE SOUTH 89°50'36" WEST 36.56 FEET, THENCE SOUTH 01°25'01" EAST 641.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE;

PLAT NOTES:

- 1. 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.
2. PER RCW 17.10.140 LANDOWNERS 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
4. 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.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
7. KITTITAS 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.
8. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
10. THE SUBJECT PROPERTIES WILL ONLY HAVE STICK-BUILT HOMES, AND FENCES ALONG THE PERIMETER OF THE PROPERTY WILL BE OF SAME DESIGN AND CHARACTER. THERE WILL BE NO MODULAR OR TRAILER HOMES ALLOWED WITHIN THE DEVELOPMENT.
11. 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 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).

KRD NOTES:

- 1. ACCORDING TO KITTITAS 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 1 IRRIGABLE ACRE, LOT 6 HAS 2 IRRIGABLE ACRES, LOT 7 HAS 2 IRRIGABLE ACRES, LOT 8 HAS 4 IRRIGABLE ACRES, LOT 9 HAS 3 IRRIGABLE ACRES, LOT 10 HAS 5 IRRIGABLE ACRES, LOT 11 HAS 6 IRRIGABLE ACRES AND LOT 12 HAS 7 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. 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.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. 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.

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 DECLARE, 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

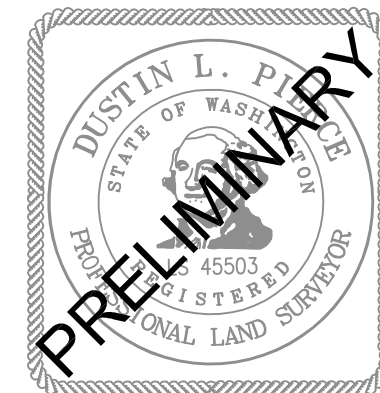
STATE OF WASHINGTON ) ) s.s. COUNTY OF \_\_\_\_\_

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SAME AS \_\_\_\_\_ 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 \_\_\_\_\_



ADJACENT OWNERS:

284334 SH2 LLC C/O HUNTER FARMS 1921 E SR 106 UNION, WA 98592

12363 WIDNER, GARY A 2813 BRICK MILL ROAD ELLENSBURG, WA 98926

813236 SNYDER, ROBERT E ETUX 1901 BRICK MILL ROAD ELLENSBURG, WA 98926

19556 ARNOTT, RUSSELL H & BODDY, ROBERT ETUX PO BOX 1696 ELLENSBURG, WA 98926

952442 ARNOTT, RUSSELL H PO BOX 1696 ELLENSBURG, WA 98926

15032 CALLAWAY, BARRY E ETUX PO BOX 805 ELLENSBURG, WA 98926

15031 AEBI, CHARLES R II ETUX PO BOX 405 ELLENSBURG, WA 98926

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_M.

IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF

DUSTIN L. PIERCE

SURVEYOR'S NAME

JERALD V. PETTIT

County Auditor

Deputy County Auditor



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AKEHURST PLAT LP-08-00033

PREPARED FOR LEVI VENN

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

KITTITAS COUNTY WASHINGTON

Table with 3 columns: DWN BY, DATE, JOB NO. and 3 columns: CHKD BY, SCALE, SHEET. Values include D.L.P./G.W., 08/2021, 21114, D.L.P., N/A, 2 OF 2.