

AKEHURST PLAT

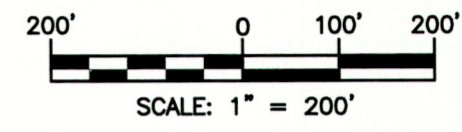
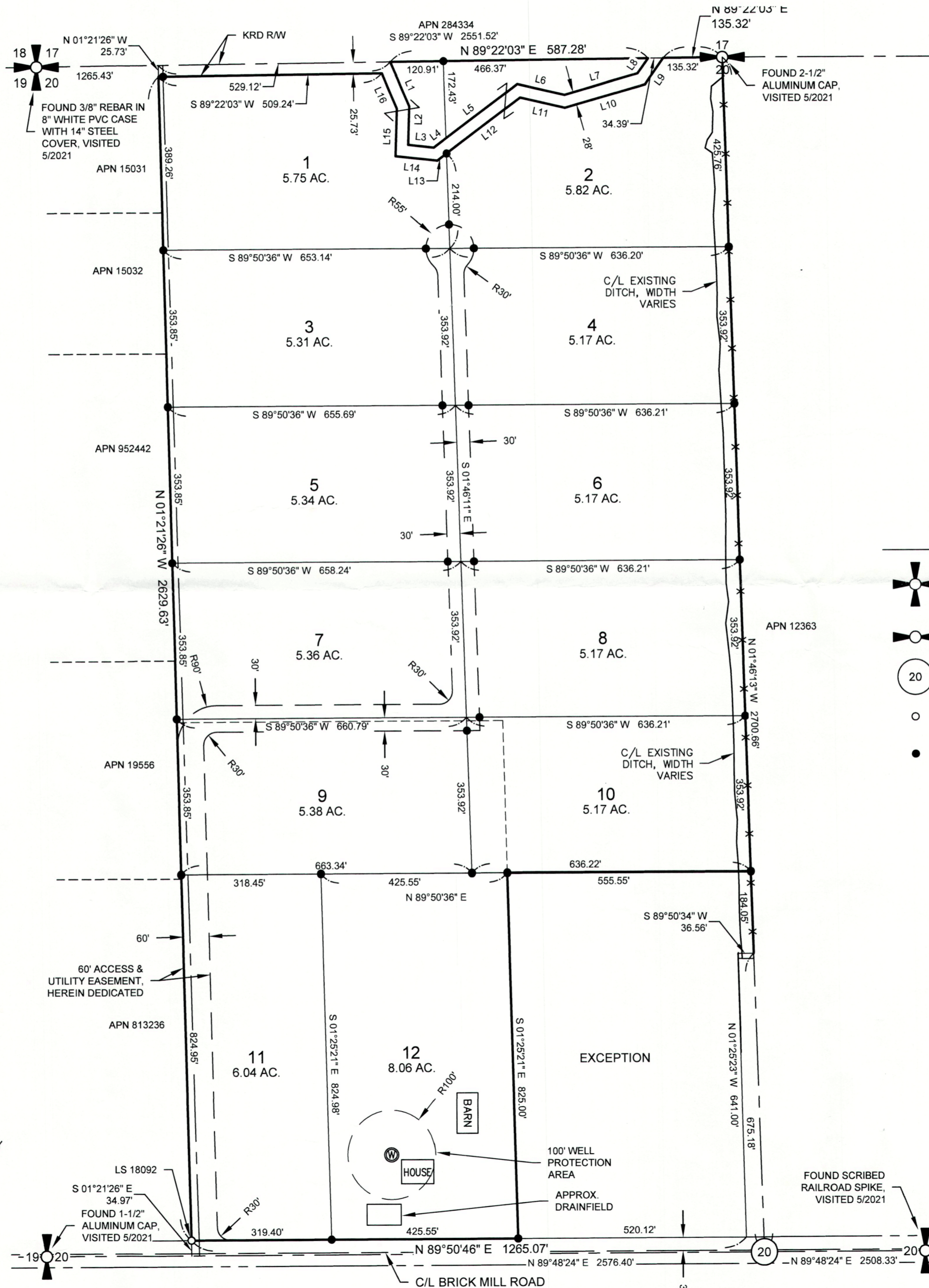
LP-08-00033

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



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' |

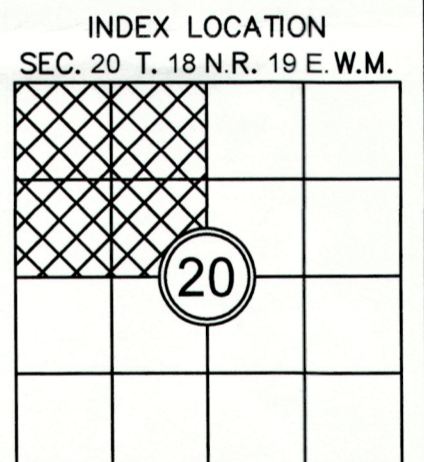


SURVEY NOTES:

1. 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.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 4. 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.

LEGEND

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



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.
 _____ DATE
 DUSTIN L. PIERCE
 CERTIFICATE NO. 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 D.L.P./G.W. | DATE 08/2021 |
| CHKD BY D.L.P. | SCALE 1" = 200' |
| JOB NO. 21114 | SHEET 1 OF 2 |

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., KITITAS COUNTY, WASHINGTON

LP-08-00033

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 FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY 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.
PARCEL NO.: 784434

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 ACCEPTABLE CONDITION 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

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., 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 237 AND 238, UNDER AUDITOR'S FILE NO. 199811160031, 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:

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:

- 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.
- 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.
- 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 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, 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 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.
- 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.
- 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 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.
- 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:

- 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 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.
- 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 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.
- 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 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)
COUNTY OF _____) s.s.

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.

KITITAS COUNTY WASHINGTON

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