

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____
 A.D. 201__

KITTITAS COUNTY ENGINEER

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. 201__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE KENO AG SHORT PLAT
 HAS BEEN EXAMINED BY ME AND FOUND THAT IT
 CONFORMS TO THE COMPREHENSIVE PLAN OF THE
 KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____
 A.D. 201__

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 NOW TO BE FILED.
 PARCEL NO. 486134
 DATED THIS _____ DAY OF _____
 A.D. 201__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: KEN W. KENO ETUX
 ADDRESS: 10100 LYONS ROAD
 ELLENBURG, WA 99028
 PHONE: (509) 969-4702

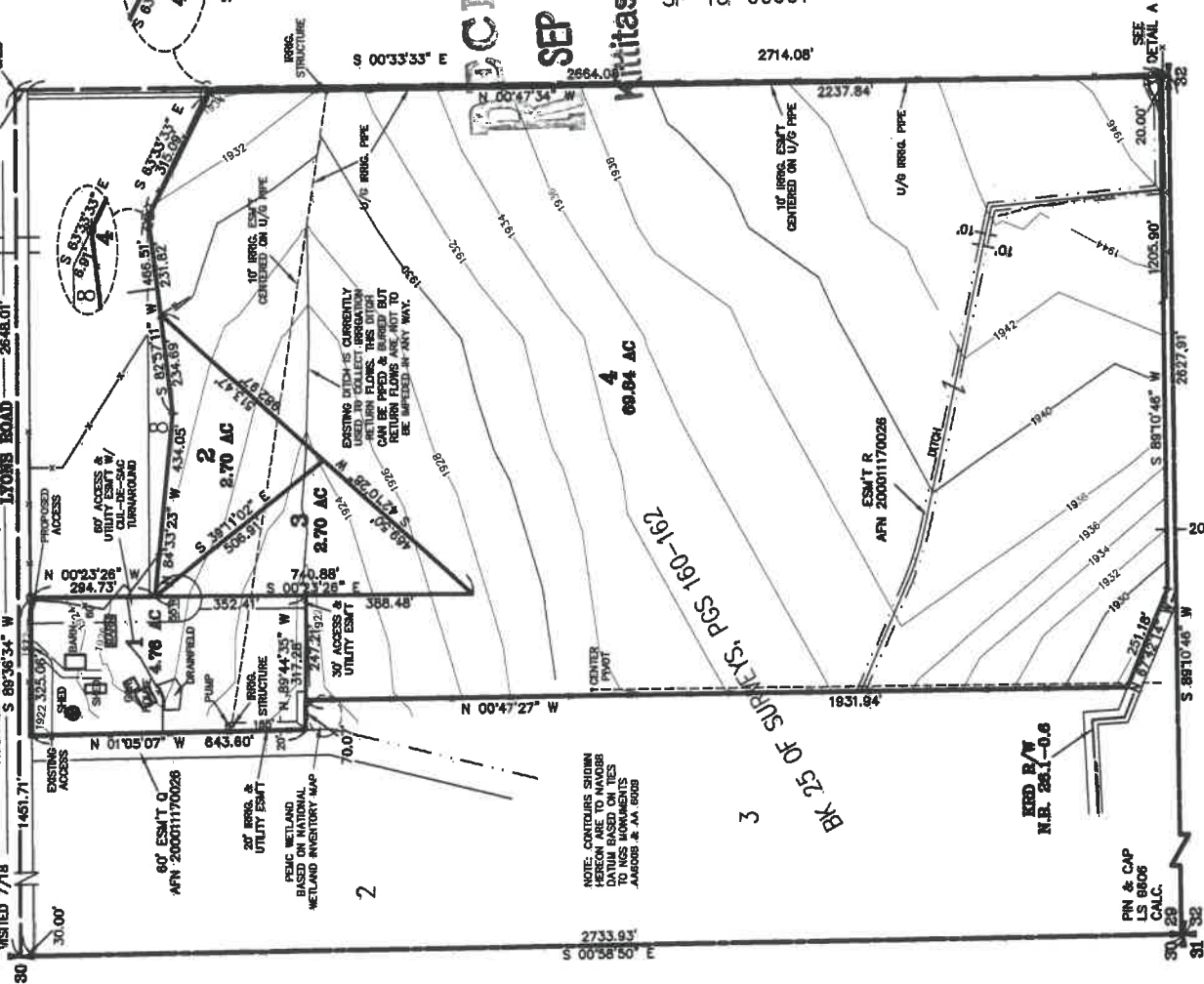
CUSTOMER ZONE: 40-20
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 200'

SUBMITTED ON _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

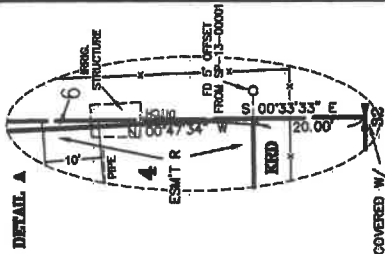
KENO AGRICULTURAL SHORT PLAT
 PART OF SECTION 29, T. 18 N., R. 20 E., W.M.
 KITTITAS COUNTY, WASHINGTON

BK 34 OF SURVEYS, PGS 40-41

FD PIN & CAP
 LS 18092
 VISITED 7/18
 ASSIGNED BASIS OF BEARINGS (60° CO. R/W - PAVED)
 S 88°33'54" W 2848.01'



- LEGEND
- SET 5/8" REBAR W/ CAP - CHISE 38815
- FOUND PIN & CAP
- FENCE
- WELL



NOTES:
 1. PARCEL 4 IS TO ALLOW FOR A FUTURE RESIDENCE AND OTHER USES ALLOWED UNDER THE CURRENT ZONING CODE.
 2. EXISTING DITCH IS CURRENTLY USED FOR IRRIGATION. IT CAN BE PAVED & BARRICAD BUT RETURN FLOWS ARE NOT TO BE IMPAIRED IN ANY WAY.
 3. NOTE: CONTOURS SHOWN HEREON ARE TO NAVD83 DATUM BASED ON TIES TO NGS MONUMENTS ADJACENT & TA 1608
 4. CALC. COVERED W/ CURC; SEE BE L OF SHORT PLATS, PGS 40-48 FOR ADDL INFO

Filed for record this _____ day of _____, 2018, at _____, in Book L of Short Plats at page(s) _____, in the request of Cruse & Associates, RECEIVING NO. _____

SUBMITTER'S CERTIFICATE
 ERICOLD V. DEWITT by
 KITTITAS COUNTY AUDITOR
 DATE: 9/10/2018



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 99028 (509) 962-8242
 P.O. Box 959
 Ellensburg, WA 99028 (509) 962-8242



SP-13-00001

KENO AGRICULTURAL SHORT PLAT
PART OF SECTION 29, T. 18 N., R. 20 E., W.M.
KITITIAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KEVIN W. KENO AND DEBORAH A. KENO, HUSBAND AND WIFE, OWNERS IN FEE
SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBMIT AND PLAT AS HEREIN DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2018.

KEVIN W. KENO

DEBORAH A. KENO

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITITIAS) S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED KEVIN W. KENO AND DEBORAH A. KENO, TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND
VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT UPF WASHINGTON, INCORPORATED, THE UNDERSIGNED, BENEFICIARY OF A DEED OF
TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBMIT AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2018.

UPF WASHINGTON, INCORPORATED

NAME _____
TITLE _____

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE
PUBLIC, PERSONALLY APPEARED _____ AND _____ RESPECTIVELY, OF UPF WASHINGTON, INCORPORATED,
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 THEY WERE AUTHORIZED TO EXECUTE THE SAID
INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

ORIGINAL PARCEL DESCRIPTION

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 17, 2000, IN BOOK 25 OF SURVEYS, PAGES 160 THROUGH 162
UNDER AUDITOR'S FILE NO. 200011170026, RECORDS OF KITITIAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE OPS. ACCURACY
COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
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. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY
INFORMATION, SEE BOOK 25 OF SURVEYS, PAGES 160-162 AND THE SURVEY'S REFERENCED THEREON.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS
REQUIREMENTS. SEE KITITIAS COUNTY ROAD STANDARDS.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL
SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL
DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL, NATURAL RESOURCE ACTIVITIES PERFORMED IN
ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.
(RCW 7A-03-309)
9. ACCORDING TO KITITIAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS _____ IRRIGABLE ACRES; LOT 2 HAS _____ IRRIGABLE
ACRES; LOT 3 HAS _____ IRRIGABLE ACRES; LOT 4 HAS _____ 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 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.
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. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT
THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
15. THE PARCELS CREATED BY THIS SHORT PLAT WERE DONE SO UNDER THE PROVISIONS OF KITITIAS CO. CODE 16.09
AGRICULTURAL SHORT PLATS. ANY FUTURE LOT LINE ADJUSTMENTS OR SUBDIVISIONS MUST BE CONSISTENT WITH THE TERMS,
CONDITIONS, AND INTENT OF THAT SECTION, AND DONE SO THROUGH THE SHORT PLAT AMENDMENT PROCESS PER KITITIAS
CO. CODE 16.32.100.

RECEIVED
SEP 07 2018
Kititias Co. CDS

PRELIMINARY

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2018, at _____, in Book L of Short Plats
(to be placed) at the request of Cruse & Associates.
RECEIVING NO. _____
GRAD V. PETTY by _____
KITITIAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98928 (509) 969-8242
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KENO AG SHORT PLAT