

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____
 A.D., 202__

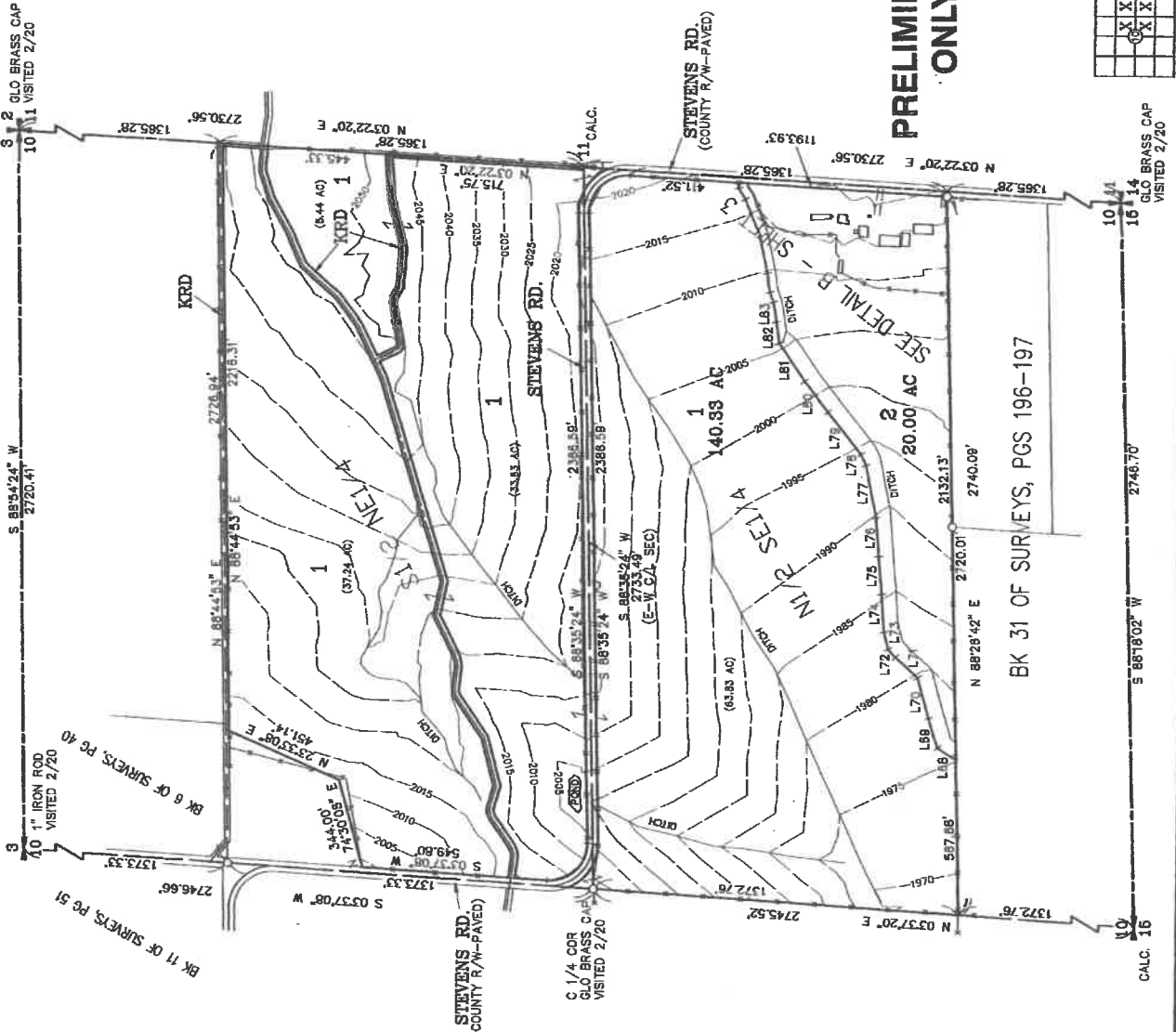
KITTITAS COUNTY ENGINEER
 KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE COLSON SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
 DATED THIS _____ DAY OF _____ A.D., 202__

KITTITAS COUNTY HEALTH OFFICER
 CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE COLSON SHORT 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., 202__

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 THIS PLAT IS NOW TO BE FILED.
 PARCEL NO. 840033
 DATED THIS _____ DAY OF _____ A.D., 202__

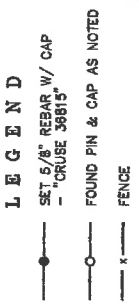
KITTITAS COUNTY TREASURER
 NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: MICHAEL E. COLSON & SANDRA A. COLSON
 REMOVABLE LIVING TRUST
 ADDRESS: 81 BARNACLE DRIVE
 MARSTONS HILLS, WA 98048-1828
 PHONE: (509) 899-4114
 EXISTING ZONE: AG-20
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATED LOTS: TWO (2)
 SCALE: 1" = 300'
 SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

**COLSON SHORT PLAT
 PART OF SECTION 10, T. 17 N., R. 20 E., W.M.
 KITTITAS COUNTY, WASHINGTON**



LINE TABLE

LINE	BEARING	LENGTH
L68	N 31°51'21" E	83.52
L69	N 72°49'08" E	117.28
L70	N 74°32'50" E	189.88
L71	N 42°14'56" E	12.84
L72	N 49°38'16" E	41.87
L73	N 78°38'30" E	67.15
L74	N 89°44'53" E	143.30
L75	N 85°01'41" E	143.59
L76	N 85°38'19" E	147.06
L77	N 78°35'08" E	201.99
L78	N 69°08'24" E	45.88
L79	N 51°31'28" E	202.90
L80	N 52°17'28" E	148.87
L81	N 65°29'05" E	172.74
L82	N 82°31'26" E	80.82
L83	N 80°25'35" E	78.27



AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____, 2020, at _____, Mo., in Book L of Short Plats of page(s) _____ at the request of Cruise & Associates. RECEIVING NO. _____

SURVEYOR'S CERTIFICATE
 I, GERALD V. PETTIT by KITTITAS COUNTY AUDITOR
 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 SANDRA COLSON in JANUARY of 2020.



PRELIMINARY ONLY!
Christopher C. Cruise
 CHRISTOPHER C. CRUISE
 Professional Land Surveyor
 License No. 38815
 3/17/2020

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 962-9242
COLSON SHORT PLAT



8 1/2 GLO BRASS CAP
 10 1/11 VISITED 2/20
 10 1/14 GLO BRASS CAP
 16 1/14 VISITED 2/20
 10 1/16 GLO BRASS CAP
 16 1/14 VISITED 2/20
 10 1/16 GLO BRASS CAP
 16 1/14 VISITED 2/20
 10 1/16 GLO BRASS CAP
 16 1/14 VISITED 2/20

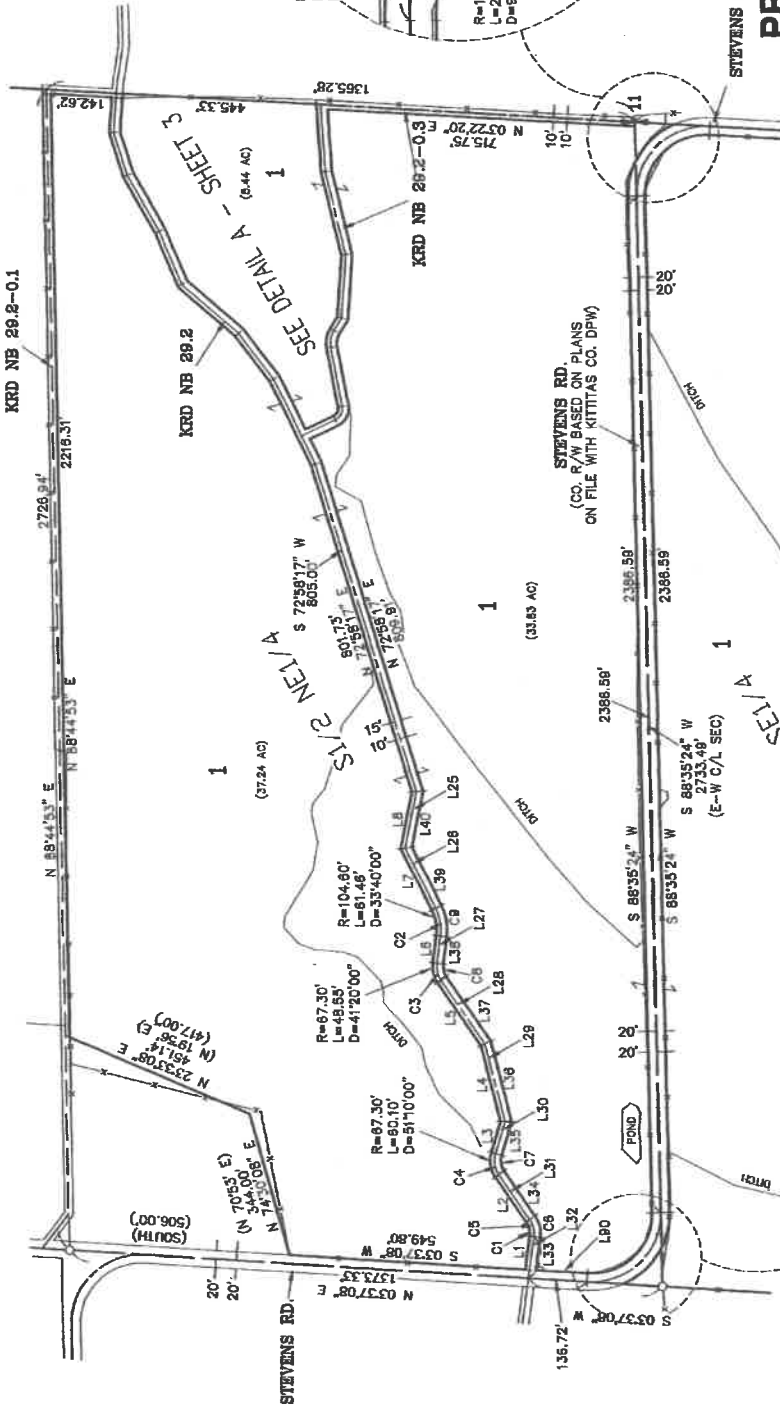
COLSON SHORT PLAT
PART OF SECTION 10, T. 17 N., R. 20 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-20-
 (IN FEET)
 1 inch = 200 ft.

LEGEND

- SET 5/8" REBAR W/ CAP
- CRUISE 36815
- FOUND PIN & CAP AS NOTED
- x— FENCE
- () RECORD INFORMATION

DETAIL
 NOT TO SCALE

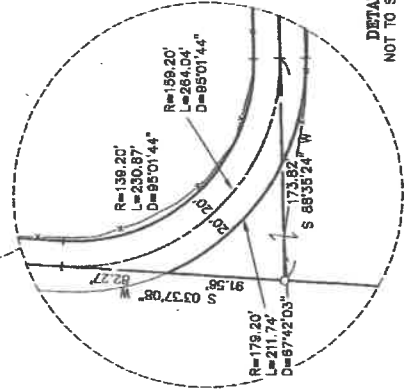


LINE TABLE

LINE	BEARING	LENGTH
L1	S 87°30' E	79.36
L2	N 75°50'45" E	74.50
L3	N 75°50'45" E	75.84
L4	N 75°50'45" E	84.48
L5	S 87°30' E	79.36
L6	N 03°37'08" E	151.71
L7	N 03°37'08" E	151.71
L8	N 03°37'08" E	151.71
L9	N 03°37'08" E	151.71
L10	N 03°37'08" E	151.71
L11	N 03°37'08" E	151.71
L12	N 03°37'08" E	151.71
L13	N 03°37'08" E	151.71
L14	N 03°37'08" E	151.71
L15	N 03°37'08" E	151.71
L16	N 03°37'08" E	151.71
L17	N 03°37'08" E	151.71
L18	N 03°37'08" E	151.71
L19	N 03°37'08" E	151.71
L20	N 03°37'08" E	151.71
L21	N 03°37'08" E	151.71
L22	N 03°37'08" E	151.71
L23	N 03°37'08" E	151.71
L24	N 03°37'08" E	151.71
L25	N 03°37'08" E	151.71
L26	N 03°37'08" E	151.71
L27	N 03°37'08" E	151.71
L28	N 03°37'08" E	151.71
L29	N 03°37'08" E	151.71
L30	N 03°37'08" E	151.71
L31	N 03°37'08" E	151.71
L32	N 03°37'08" E	151.71
L33	N 03°37'08" E	151.71
L34	N 03°37'08" E	151.71
L35	N 03°37'08" E	151.71
L36	N 03°37'08" E	151.71
L37	N 03°37'08" E	151.71
L38	N 03°37'08" E	151.71
L39	N 03°37'08" E	151.71
L40	N 03°37'08" E	151.71
L41	N 03°37'08" E	151.71
L42	N 03°37'08" E	151.71
L43	N 03°37'08" E	151.71
L44	N 03°37'08" E	151.71
L45	N 03°37'08" E	151.71
L46	N 03°37'08" E	151.71
L47	N 03°37'08" E	151.71
L48	N 03°37'08" E	151.71
L49	N 03°37'08" E	151.71
L50	N 03°37'08" E	151.71

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	47.30	34.74	42°35'00"
C2	114.60	61.34	33°40'00"
C3	57.30	41.34	42°35'00"
C4	57.30	51.17	51°10'00"
C5	57.30	42.09	42°35'00"
C6	74.30	61.10	42°35'00"
C7	57.30	37.78	51°10'00"
C8	57.30	30.52	41°20'00"
C9	128.60	76.15	31°50'00"

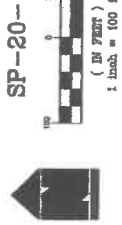


PRELIMINARY ONLY

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 2020, at _____, in Book L of Short Plots
 at page(s) _____ of the request of Cruse & Associates.
 RECEIVING NO. _____
 JERARD V. PETTIT by _____
 KITTITAS COUNTY AUDITOR

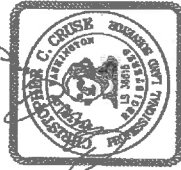
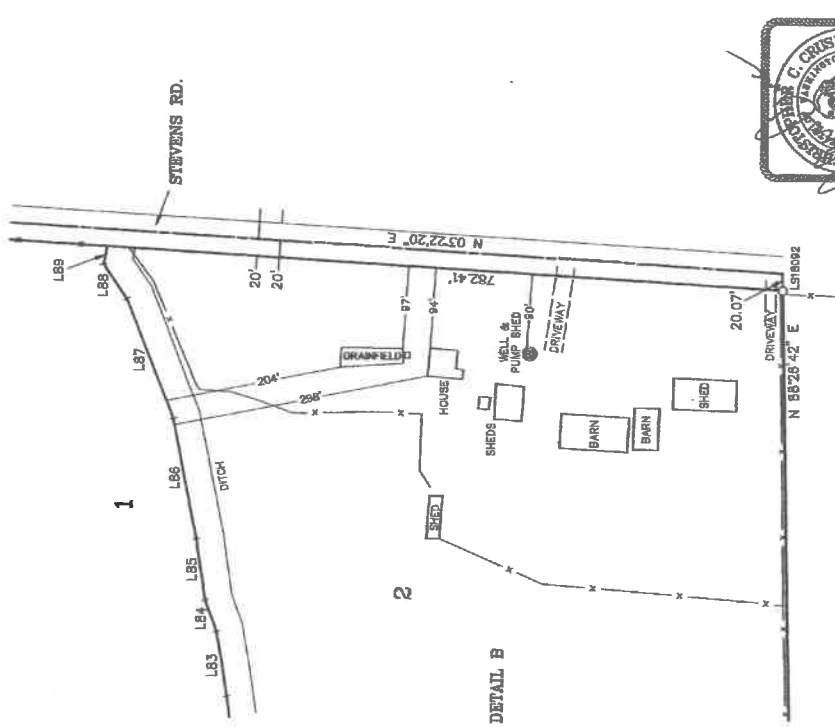
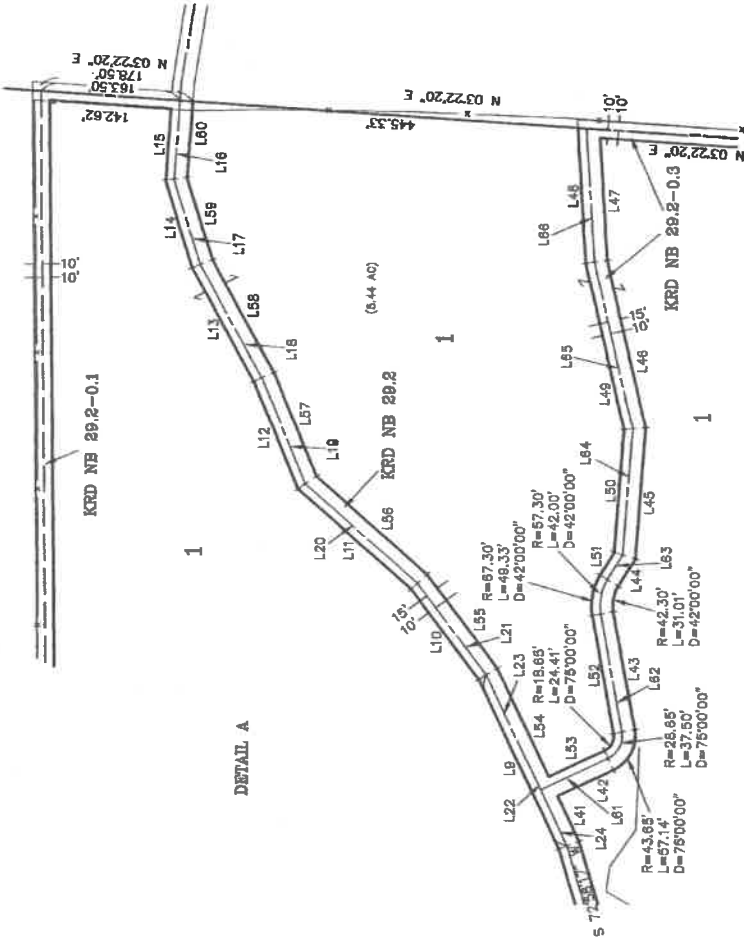
CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 962-8242

COLSON SHORT PLAT
 PART OF SECTION 10, T. 17 N., R. 20 E., W.M.
 KITTITAS COUNTY, WASHINGTON



LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUISE 36615"
- x— FOUND PIN & CAP AS NOTED
- x— FENCE



PRELIMINARY ONLY!

3/12/2020

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 2020, at _____, in Book L of Short Plats
 et Page(s) _____ at the request of Cruise & Associates.
 RECEIVING NO. _____

HERALD V. PETTY BY
 KITTITAS COUNTY AUDITOR

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98826
 P.O. Box 969
 (509) 962-8542

COLSON SHORT PLAT

LINE TABLE

LINE	BEARING	LENGTH	BEARING	LENGTH
L9	N 64°07'17" E	220.24'	S 79°20'17" W	199.51'
L10	N 52°53'17" E	132.02'	N 86°18'43" W	145.03'
L11	N 41°28'17" E	175.30'	N 56°52'43" W	31.56'
L12	N 87°24'17" E	135.76'	S 79°07'17" W	140.50'
L13	N 61°21'17" E	151.43'	N 25°52'43" W	72.00'
L14	N 72°17'17" E	107.88'	N 64°07'17" E	140.48'
L15	S 65°21'43" E	84.49'	N 52°53'17" E	135.97'
L16	S 65°21'43" W	82.85'	N 41°28'17" E	172.05'
L17	S 72°17'17" W	105.00'	N 81°12'17" E	131.36'
L18	S 67°21'17" W	151.00'	N 72°17'17" E	150.36'
L19	S 47°24'17" W	134.00'	N 86°21'43" E	88.99'
L20	S 41°28'17" W	174.00'	S 25°52'43" E	87.00'
L21	S 52°53'17" W	134.00'	N 79°07'17" E	140.50'
L22	S 64°07'17" W	222.00'	S 45°52'43" E	34.00'
L23	S 84°07'17" W	149.00'	N 86°18'43" E	148.00'
L24	S 84°07'17" W	73.00'	N 79°20'17" E	200.20'
L41	N 84°07'17" E	59.16'	N 65°51'17" E	157.58'
L42	S 25°52'43" E	72.00'	N 90°25'35" E	76.27'
L43	N 79°07'17" E	140.50'	N 70°09'42" E	38.73'
L44	S 56°52'43" E	37.86'	N 81°25'28" E	72.35'
L45	N 86°18'43" E	154.95'	N 81°25'28" E	142.82'
L46	N 79°20'17" E	201.24'	N 79°26'54" E	150.68'
L47	N 65°51'17" E	144.25'	N 69°31'16" E	48.00'
L48	S 85°51'17" W	159.71'	N 55°31'37" E	48.00'
L49	N 64°07'17" E	220.24'	N 77°26'18" W	21.56'

**COLSON SHORT PLAT
PART OF SECTION 10, T. 17 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON**

SP-20-

ORIGINAL PARCEL DESCRIPTION

TRACT 1:

FARM UNIT "E", ACCORDING TO THE FARM UNIT PLAT, OR THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., EXCEPT RIGHT OF WAY FOR COUNTY ROAD ALONG THE NORTH AND EAST BOUNDARIES THEREOF.

TRACT 2:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., EXCEPT: 1. RIGHT OF WAY OF COUNTY ROADS ALONG THE SOUTH AND WEST BOUNDARY LINES THEREOF. 2. RIGHT OF WAY OF COUNTY ROAD 3041 AND A 10' WIDE LATERAL ACROSS SAID TRACT. 3. A TRACT OF LAND BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 30 FEET EAST OF THE NORTHWEST CORNER OF SAID HALF OF QUARTER SECTION AND RUNNING THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF COUNTY ROAD RIGHT OF WAY 565.0 FEET; THENCE NORTH 70°53' EAST 344.0 FEET; THENCE NORTH 19°58' EAST 417.0 FEET TO THE NORTH BOUNDARY LINE OF SAID HALF OF QUARTER SECTION; THENCE WEST ALONG SAID NORTH BOUNDARY 487.1 FEET TO THE POINT OF BEGINNING.

ALL IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MICHAEL E. COLSON AND SANDRA A. COLSON, TRUSTEES OF THE MICHAEL E. COLSON AND SANDRA A. COLSON REVOCABLE LIVING TRUST DATED JANUARY 28, 2015, UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____ A.D., 2020.

MICHAEL E. COLSON, TRUSTEE OF THE
MICHAEL E. COLSON AND SANDRA A. COLSON
REVOCABLE LIVING TRUST DATED JANUARY 28, 2015

SANDRA A. COLSON, TRUSTEE OF THE
MICHAEL E. COLSON AND SANDRA A. COLSON
REVOCABLE LIVING TRUST DATED JANUARY 28, 2015

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

} S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL E. COLSON AND SANDRA A. COLSON, TRUSTEES OF THE MICHAEL E. COLSON AND SANDRA A. COLSON REVOCABLE LIVING TRUST DATED JANUARY 28, 2015, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID TRUSTEES ON BEHALF OF SAID TRUST FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID TRUST.

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: _____

**PRELIMINARY
ONLY!**



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2020, at _____ M., in Book L of Short Plats at page(s) _____ at the request of Cruse & Associates RECEIVING NO. _____ ERALD V. PETTIT BY _____ KITITAS COUNTY AUDITOR

3 | 17 | 2020

SHEET 4 OF 4

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND 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. PER ROW 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 13 OF SURVEYS, PAGES 18 AND THE SURVEYS REFERENCED THEREON.
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.
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. 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 7.49.305)
10. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS _____ IRRIGABLE ACRES; LOT 2 HAS _____ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
11. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
12. 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.
13. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
14. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
15. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
16. 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 CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
17. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 968-8842

COLSON SHORT PLAT