

VICINITY MAP



APPROVALS

WITTAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2022.

WITTAS COUNTY ENGINEER

WITTAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT WITTAS COUNTY CODE CHAPTER 15.
DATED THIS _____ DAY OF _____ A.D., 2022.

WITTAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE DAVIS SHORT PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE WITTAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 2022.

WITTAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF WITTAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 710134
DATED THIS _____ DAY OF _____ A.D., 2022.

WITTAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL PLAT OWNERS
NAME: DAVIS ZIMM, TRUST
ADDRESS: 3811 CARIBOU ROAD
ELLENSBURG, VA 22628
PHONE: (540) 889-1844

OWNER: (540) 889-1844

CREATING ZONE: COMMERCIAL, AG

EXISTING ZONE: COMMERCIAL, AG

SETBACKS: 10' SIDE, 15' FRONT, 15' REAR, 15' CORNER

STORM WATER: NO SEWER CONNECTION FOR THIS PLAT

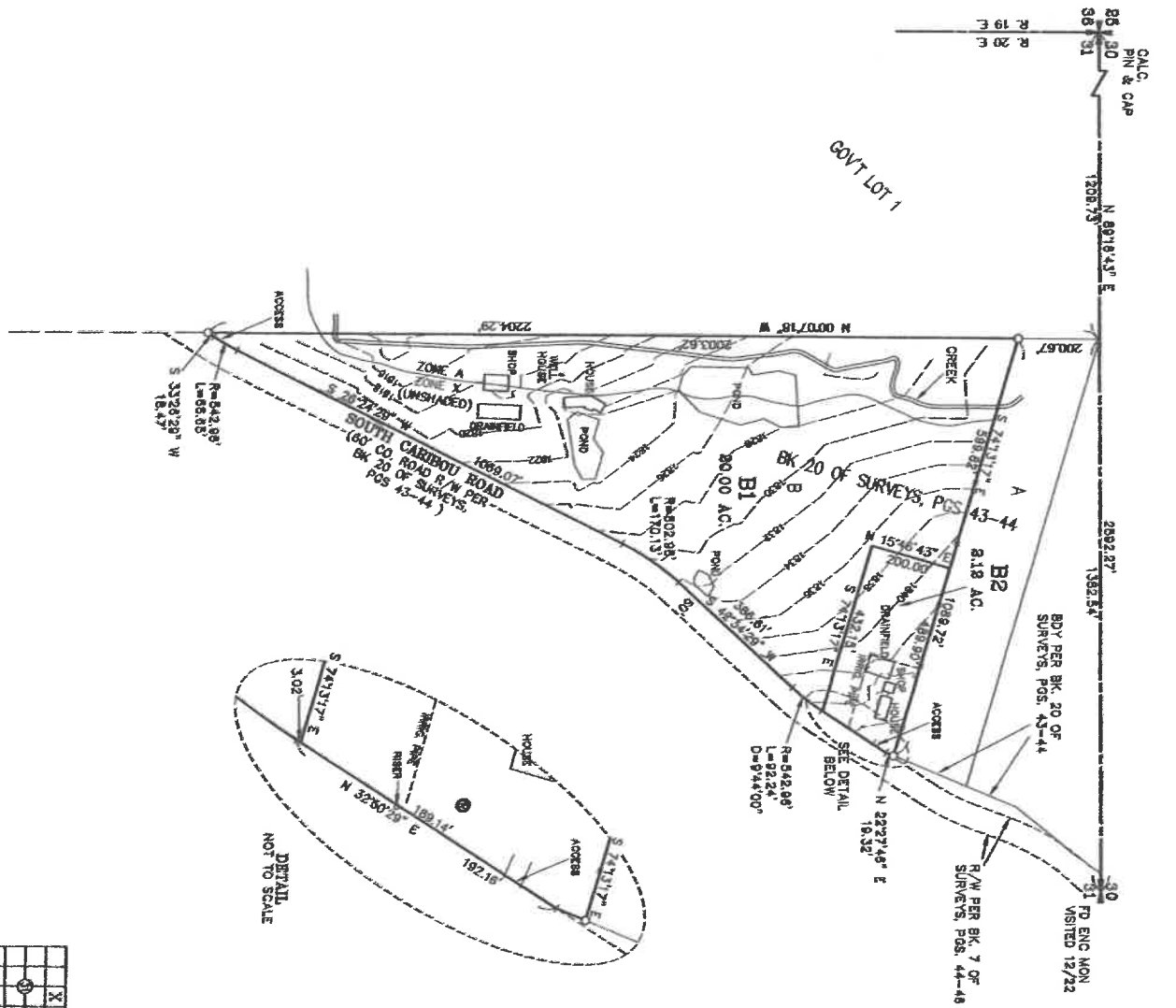
WORTH AND TYPE OF ACCESS: COUNTY ROAD 7/22

NO. OF SHORT PLATTED LOTS: TWO (2)

SCALE: 1" = 200'

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

**DAVIS SHORT PLAT
PART OF SECTION 31, T. 18 N., R. 20 E., W.M.
WITTAS COUNTY, WASHINGTON**



SP-22-

(IN FEET)
1 inch = 800 ft.

LEGEND

- SIT E/W/ REAR W/ CAP
- FOUND PIN & CAP
- x— FENCE
- ⊙ WELL

ORIGINAL PARCEL DESCRIPTION

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED MAY 13, 1984 IN BOOK 20 OF SURVEYS, PAGE 43 AND 44, UNDER AUDITOR'S FILE NO. 570757, RECORDS OF WITTAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 20 WEST OF WITTAS COUNTY, STATE OF WASHINGTON.

NOTE: CONTOURS SHOWN HEREON ARE TO NAVD83 ELEVATION DATUM BASED ON FIELD LOCATES COMPLETED 12/12/2022 FOR PRELIMINARY SHORT PLAT APPLICATION.

NOTE: FLOOD ZONE BOUNDARY SHOWN HEREON IS BASED ON FEMA FIRM PANEL 53037C1085D.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2022, at _____, Va., in Book M of Short Plats at page(s) _____ at the request of Cruse & Associates, RECEIVING NO. _____

GERALD V. PETTY, JR.
WITTAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Surveying Act of the request of ERIC DAVIS in DECEMBER of 2022.

PRELIMINARY

CHRISTOPHER G. CRUSE
Professional Land Surveyor
License No. 38815

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Elleensburg, VA 22628
P.O. Box 959
(540) 958-8848

DAVIS SHORT PLAT

DAVIS SHORT PLAT
PART OF SECTION 31, T. 18 N., R. 20 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-22-

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ERIC L. DAVIS AND CYNTHIA R. DAVIS, TRUSTEES OF THE DAVIS FAMILY REVOCABLE TRUST DATED JUNE 14, 2022, THE UNDERSIGNED OWNERS 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., 2023.

ERIC L. DAVIS, TRUSTEE OF THE
 DAVIS FAMILY REVOCABLE TRUST

CYNTHIA R. DAVIS, TRUSTEE OF THE
 DAVIS FAMILY REVOCABLE TRUST

ACKNOWLEDGEMENT
 STATE OF WASHINGTON }
 COUNTY OF KITTITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ERIC L. DAVIS AND CYNTHIA R. DAVIS TO BE TRUSTEES OF THE DAVIS FAMILY REVOCABLE TRUST, 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 _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORTHWEST FARM CREDIT SERVICES, FLCA A CORPORATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2023.

NORTHWEST FARM CREDIT SERVICES, FLCA

NAME _____
 TITLE _____

NAME _____
 TITLE _____

ACKNOWLEDGEMENT
 STATE OF WASHINGTON }
 COUNTY OF _____ } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF NORTHWEST FARM CREDIT SERVICES, FLCA, 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 _____

NOTES

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVELER IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
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 RCW 17.01.040 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. NOTWITHSTANDING, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, COVER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 20 OF SURVEYS, PAGES 43-44 AND THE SURVEY'S REFERENCED THEREON.
5. PER KITTITAS COUNTY CODE 16.18.080, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
9. 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 SURFACE ORIGINALLY WITH GRAVEL.
10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
11. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.
12. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT B1 HAS - IRRIGABLE ACRES, LOT B2 HAS - IRRIGABLE ACRES, AND LOT B3 HAS - IRRIGABLE ACRES.
13. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
14. 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.
15. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
16. 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.
17. PURSUANT TO KSC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
18. RETENING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
19. 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 CURTAINMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

AUDITOR'S CERTIFICATE

PRELIMINARY

ONLY at the request of Cruse & Associates.



RECEIVING NO. _____
 JERALD V. PETTI by _____
 KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 817 E. Fourth St.
 Ellensburg, WA 98926 (509) 928-9842