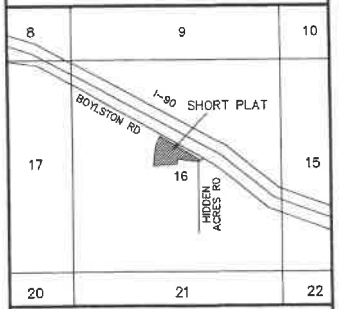
NH2G SHORT PLAT
PART OF SECTION 16, T. 17 N., R. 20 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-23-

(IN FEET)
1 inch = 100 ft.

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 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 NH2G 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__

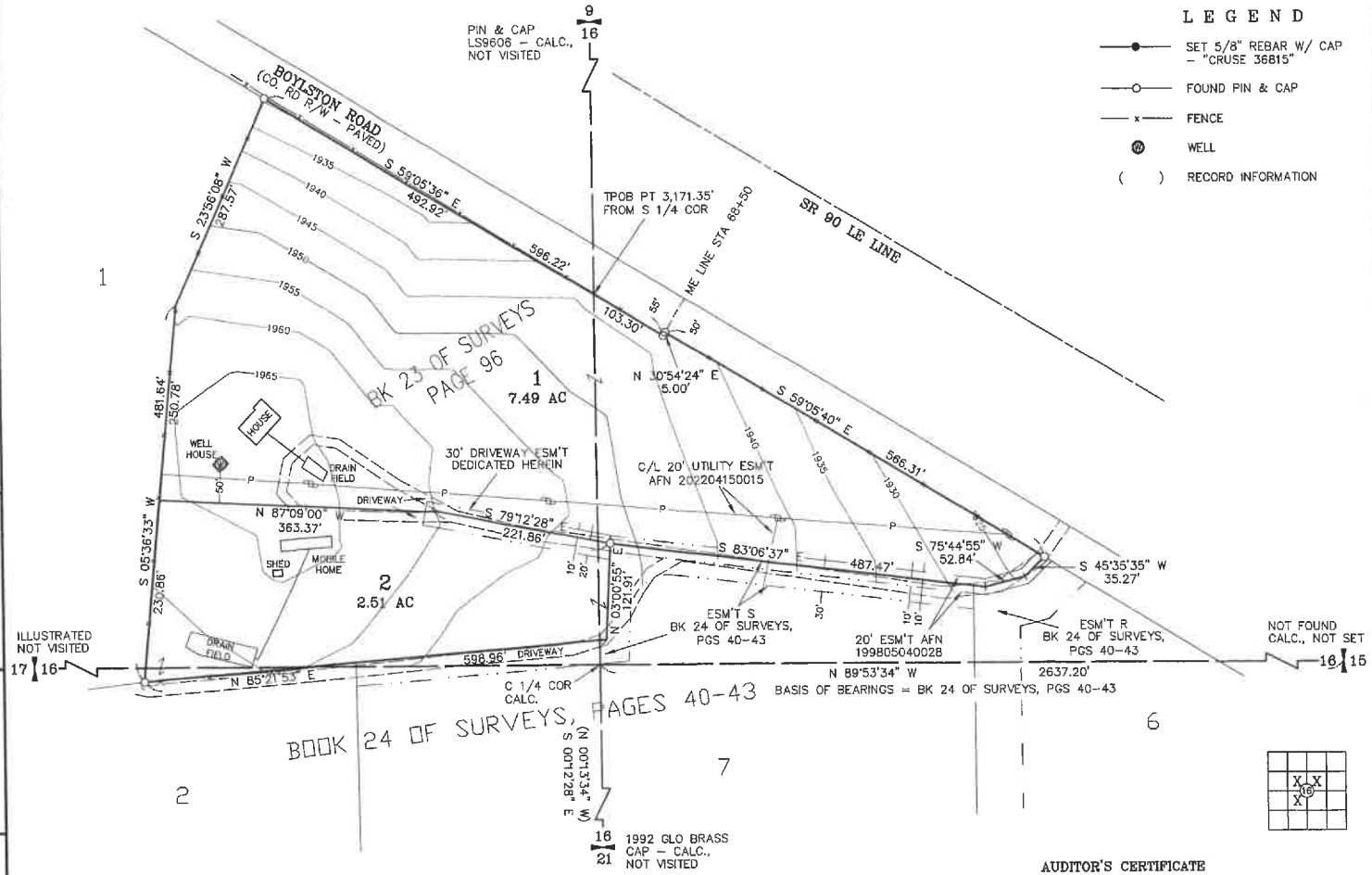
KITTITAS COUNTY PLANNING DIRECTOR

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 THE PLAT IS NOW TO BE FILED.
PARCEL NO. 330733
DATED THIS ___ DAY OF _____ A.D., 202__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS – ORIGINAL TRACT OWNERS
NAME: NH2G LLC
ADDRESS: 1017 S. 40TH AVE
YAKIMA, WA 98908
PHONE: (509) 312-0921
EXISTING ZONE: AG-20
SOURCE OF WATER: SHARED WELL
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" = 100'

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



LEGEND

- SET 5/8" REBAR W/ CAP – "CRUSE 36815"
- FOUND PIN & CAP
- FENCE
- WELL
- ( ) RECORD INFORMATION

CONTOURS SHOWN HEREON ARE TO NAVD88 BASED ON FIELD LOCATES COMPLETED BY GPS. ANY UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATES OF ABOVE GROUND STRUCTURES. THIS INFORMATION IS FOR PRELIMINARY PLAT REVIEW AND NOT INTENDED FOR DESIGN. ACCURACY IS ONE CONTOUR INTERVAL.

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 BRAD CHANDLER in SEPTEMBER of 2023.

PRELIMINARY ONLY

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE

AUDITOR'S CERTIFICATE

Filed for record this_____day of_____,
2023, at _____M., in Book M of Short Plats
at page(s)_____at the request of Cruse & Associates.
RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

NH2G SHORT PLAT

SHEET 1 OF 3

Kittitas County CDS
NOV 02 2023

NH2G SHORT PLAT
PART OF SECTION 16, T. 17 N., R. 20 E., W.M.
KITTITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 16, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON. SAID PARCEL OF LAND LYING WITHIN THAT PROPERTY DESCRIBED UNDER WARRANTY DEED FILED UNDER VOLUME 331, PAGE 1665, UNDER AUDITOR'S FILE NO. 549373, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16, A FOUND BRASS CAP MONUMENT FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 16, A FOUND ALUMINUM CAP, BEARS NORTH 00°13'34" WEST, A DISTANCE OF 5,409.85 FEET; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION NORTH 00°13'34" WEST, A DISTANCE OF 3,171.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ME LINE LINE OF SR 90 AS DEPICTED ON SHEET 22 OF 27 PSH 7 (SR 90) (SR82) BULL ROAD TO RENSLOW, DATED JULY 23, 1953 AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 59°06'42" WEST, A DISTANCE OF 492.92 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 23°55'02" WEST, A DISTANCE OF 287.57 FEET; THENCE SOUTH 05°35'27" WEST, A DISTANCE OF 481.64 FEET; THENCE NORTH 85°20'47" EAST, A DISTANCE OF 598.96 FEET; THENCE NORTH 02°59'49" EAST, A DISTANCE OF 121.91 FEET; THENCE SOUTH 83°07'43" EAST, A DISTANCE OF 487.47 FEET; THENCE NORTH 75°43'49" EAST, A DISTANCE OF 52.84 FEET; THENCE NORTH 45°34'29" EAST, A DISTANCE OF 35.27 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ME LINE; THENCE ALONG SAID SOUTHERLY LINE NORTH 59°06'42" WEST A DISTANCE OF 566.31 566.31 FEET TO STATION 68+50; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 30°53'18" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 59°06'42" WEST A DISTANCE OF 103.30 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT RIGHT OF WAY FOR BOYLSTON ROAD.

(ABOVE DESCRIPTION HAS BEEN ROTATED 0°01'06" CCW TO MATCH BOOK 24 OF SURVEYS AY PAGES 40-43).

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 TRAVERSE 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 17.10.140 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.

4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 23 OF SURVEYS, PAGE 96 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 KITTITAS COUNTY ROAD STANDARDS.

8. 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.

9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.

10. 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.

11. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS _ IRRIGABLE ACRES; LOT 2 HAS _ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.

12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.

13. 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.

14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

15. 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.

16. METERING 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.

17. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNTER 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.

CHRISTOPHER C. CRUSE
STATE OF WASHINGTON
LS 36815
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY
ONLY!

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____,
2023, at _____ M., in Book M of Short Plats
at page(s) _____ at the request of Cruse & Associates.

RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

NH2G SHORT PLAT

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NOV 0 2 2023
Kittitas County CDS

NH2G SHORT PLAT
PART OF SECTION 16, T. 17 N., R. 20 E., W.M.
KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT NH2G LLC A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF 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.

NH2G LLC

_____ _____

NAME NAME
TITLE TITLE

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 _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF NH2G LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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: _____.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT ERETZ CAPITAL LLC, A WASHINGTON LIMITED LIABILITY COMPANY, 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., 2009.

ERETZ CAPITAL LLC

_____ _____

NAME NAME
TITLE TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF ERETZ CAPITAL LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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: _____.

AUDITOR'S CERTIFICATE

Filed for record this_____day of_____,
2023, at _____M., in Book M of Short Plats
Page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
DARYL ELLIOTT by: _____
KITTITAS COUNTY AUDITOR

PRELIMINARY ONLY!

CHRISTOPHER C. CRUSE
STATE OF WASHINGTON
LS 36815
REGISTERED
PROFESSIONAL LAND SURVEYOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
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Kittitas County CDS
NOV 0 2 2023