

HANSON SHORT PLAT PART OF SECTION 16, T. 18 N., R. 19 E., W.M. KITITAS COUNTY, WASHINGTON

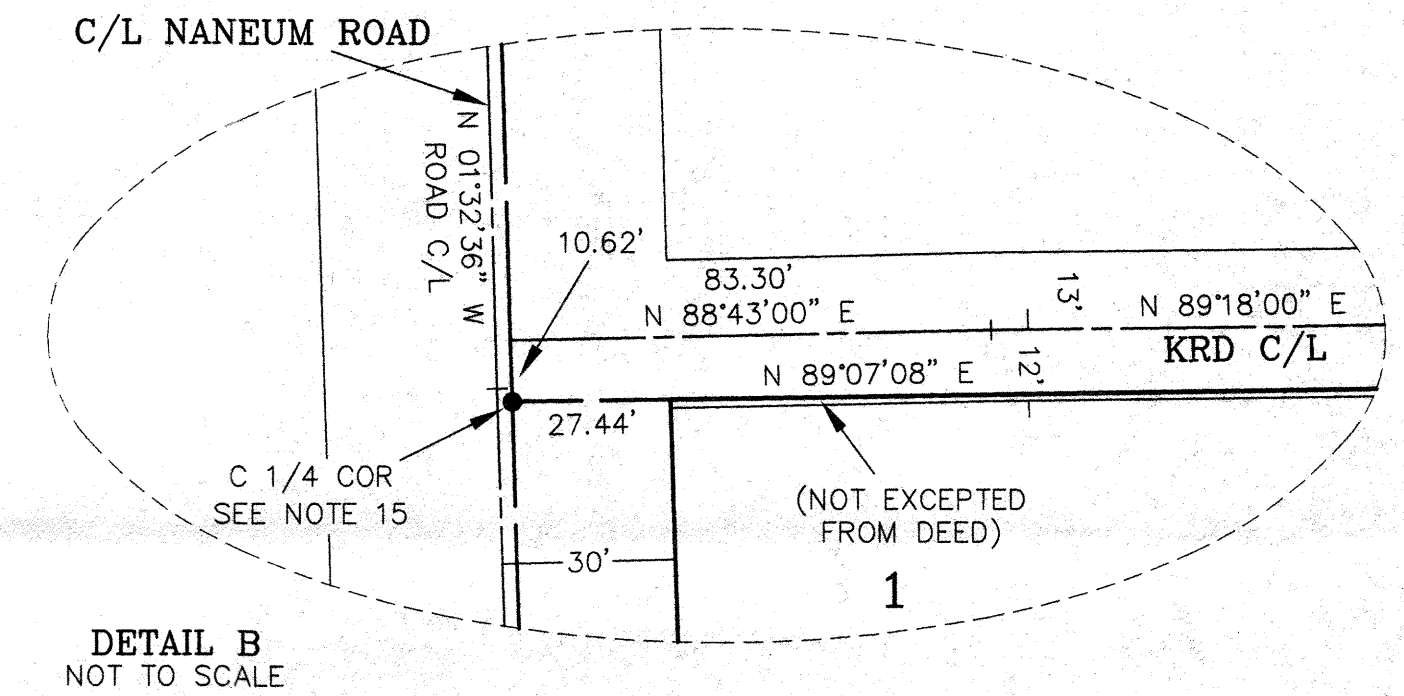
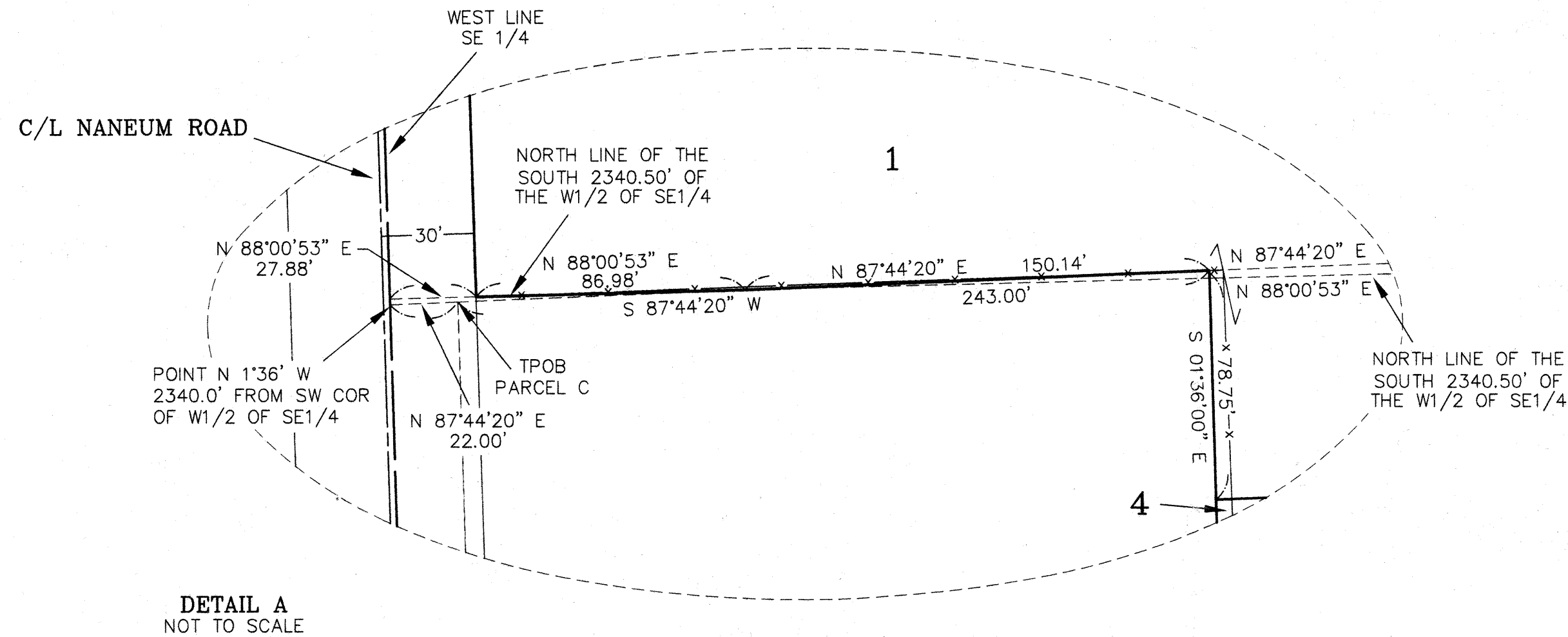
RECEIVING NO. _____

SP-04-



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE



ORIGINAL PARCEL DESCRIPTIONS

PARCEL A

THE WEST 730 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT THE SOUTH 2,340.50 FEET THEREOF, AND EXCEPT COUNTY ROAD KNOWN AS NANEUM ROAD ALONG THE WEST LINE THEREOF.

PARCEL B

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING NORTH OF A LINE WHICH IS 2,340.50 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID WEST HALF OF THE SOUTHEAST QUARTER, AND EAST OF A LINE WHICH IS 730 FEET EAST OF AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID SOUTHEAST QUARTER.

PARCEL C

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 1'36" WEST ALONG THE WEST BOUNDARY OF SAID WEST HALF OF THE SOUTHEAST QUARTER 2,340.0 FEET; THENCE NORTH 87°44'20" EAST, 22.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87°44'20" EAST, 1,318.10 FEET; THENCE SOUTH 1'42'20" EAST, 430.05 FEET; THENCE SOUTH 87°44'20" WEST, 1,319.00 FEET; THENCE NORTH 1'36" WEST, 430.00 FEET TO THE TRUE POINT OF BEGINNING;

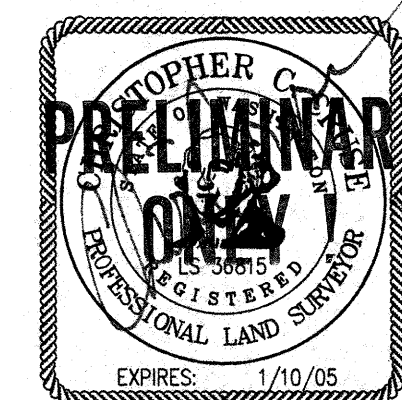
EXCEPTING THEREFROM THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 1'36" WEST ALONG THE WEST BOUNDARY OF SAID WEST HALF OF THE SOUTHEAST QUARTER 2,340 FEET; THENCE NORTH 87°44'20" EAST, 22.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87°44'20" EAST, 243.00 FEET; THENCE SOUTH 1'36" EAST, 370.00 FEET; THENCE SOUTH 87°44'20" WEST 243.00 FEET; THENCE NORTH 1'36" WEST, 370.00 FEET TO THE POINT OF BEGINNING.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2004, at _____ M., in Book G of Short Plats
at page(s) _____ at the request of Cruse & Associates.

DAVID B. BOWEN by: _____
KITITAS COUNTY AUDITOR



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

HANSON SHORT PLAT
PART OF SECTION 16, T. 18 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. _____

SP-04-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CLAIRE S. HANSON, ALSO APPEARING OF RECORD AS CLAIRE AGNES HANSON AND CLAIRE M. HANSON, A SINGLE PERSON, AS HER SEPARATE ESTATE, WHO ACQUIRED TITLE AS CLAIRE SCHWEIKER, 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., 2004.

CLAIRE S. HANSON

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITITAS) s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CLAIRE S. HANSON, TO ME KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER 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 WELLS FARGO HOME MORTGAGE, INC., 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., 2004.

WELLS FARGO HOME MORTGAGE, INC.

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF WELLS FARGO HOME MORTGAGE, INC., 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 _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

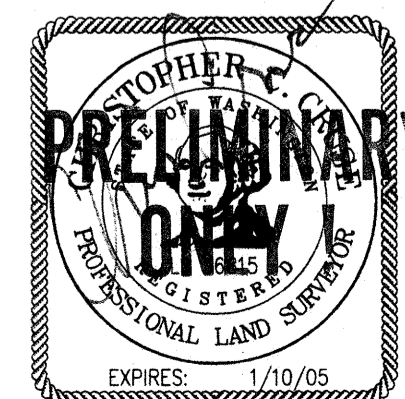
NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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 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 THE FOLLOWING RECORDS OF SURVEY: BOOK 27 OF SURVEYS, PAGE 93; BOOK 24, PAGE 143; AND BOOK 4, PAGE 59.
5. BY KITITAS COUNTY ORDINANCE, 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 KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KCRS 12.50.30 SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
10. ACCORDING TO KITITAS 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.
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 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
15. IN BOOK 4 OF SURVEYS, PAGE 59, JEROLD O'HARE SHOWS HE SET A PIN AND CAP AT THE CENTER 1/4 OF SUBJECT SECTION 16. HE SHOWS THE CORNER BEING SET IN LINE BETWEEN THE NORTH AND SOUTH 1/4 CORNERS AND IN LINE WITH AN EXISTING FENCE. HE LABELS THE FENCE AS THE APPROXIMATE SOUTH BOUNDARY OF THE NORTHWEST QUARTER. THIS LOCATION MORE OR LESS FITS THE KRD RIGHT OF WAY PLANS AND EXISTING FENCING LOCATED FOR THIS SURVEY. O'HARE'S PIN AND CAP WAS NOT FOUND. I REMONUMENTED THE CENTER 1/4 CORNER BASED ON THE ABOVE SAID SURVEY AND HELD THIS LOCATION FOR THE CENTER OF SECTION 16.

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