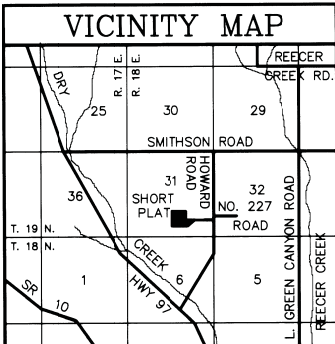


K-111

10/14/2009 02:02:23 PM V: K P: 111 200910140026
8:58 AM
Short Plat CRUSE & ASSOCIATES SURVEYING
Kittitas County Auditor Page 1 of 2

RECEIVING NO. 200910140026



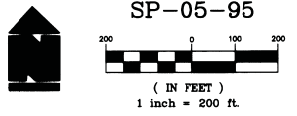
KINGSTON SHORT PLAT

PART OF SECTION 31, T. 19 N., R. 18 E., W.M.

KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESC.

LOT D-4, OF HOWARD'S END NO. 5 SHORT PLAT, AS DESCRIBED AND/OR DELINEATED ON KITITAS COUNTY SHORT PLAT NO. 93-25, AS RECORDED MAY 31, 1994, IN BOOK D OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 571199, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- ⊙ FOUND ENCASED MONUMENT
- x — FENCE
- ⊕ WELL

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 29th DAY OF March A.D., 2006

S. Bradd
DIRECTOR DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS 1st DAY OF April A.D., 2006
Catherine Bambrick
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE KINGSTON SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 31st DAY OF July A.D., 2007
D.P.
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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. 1918-31050-000
DATED THIS 21st DAY OF July (October 2009) A.D., 2007
J. Meyer
KITITAS COUNTY TREASURER

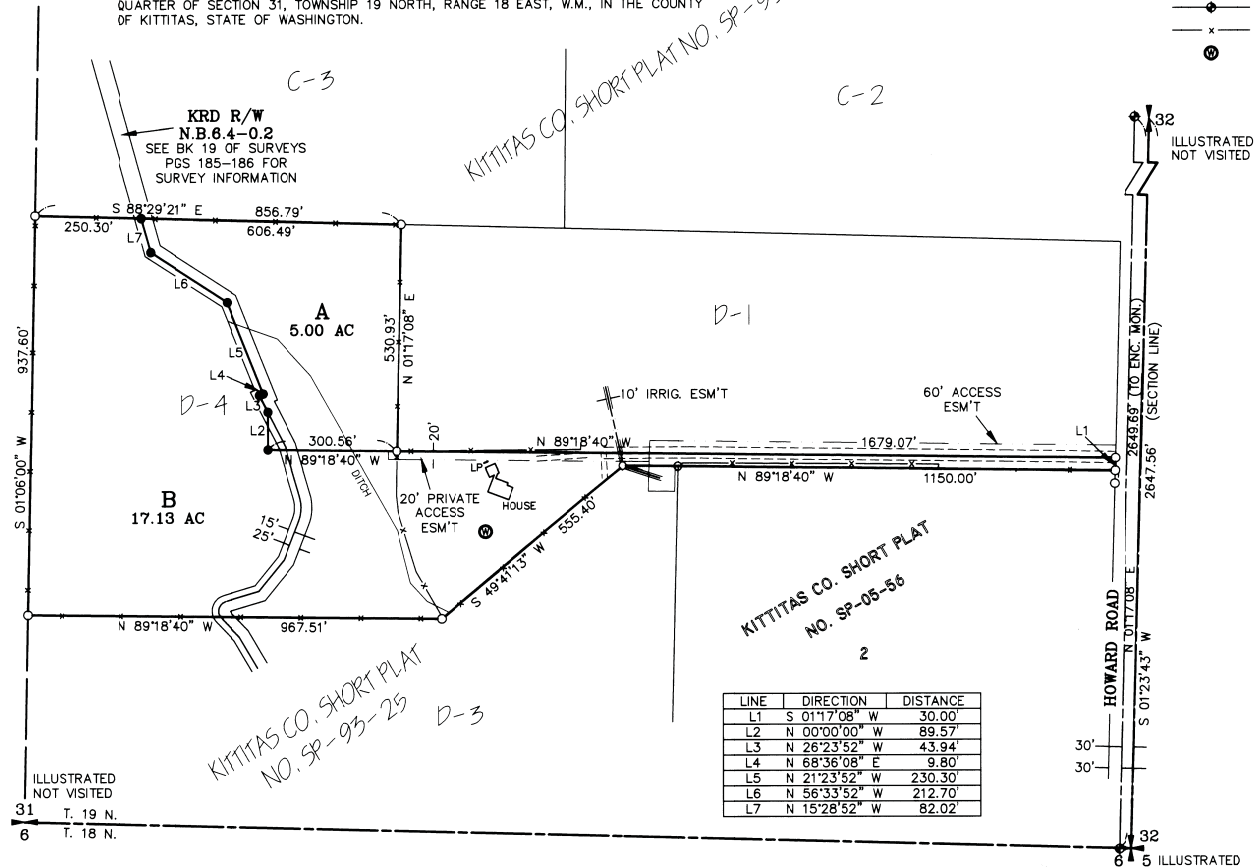
NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: JOSEPH B. KINGSTON
ADDRESS: 1809 HOWARD ROAD
ELLENSBURG, WA 98926
PHONE: (509) 962-8725

EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W & PRIVATE EASEMENT

NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 200'

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



LINE	DIRECTION	DISTANCE
L1	S 01°17'08" W	30.00'
L2	N 00°00'00" W	89.57'
L3	N 26°23'52" W	4.34'
L4	N 68°36'08" E	9.80'
L5	N 21°23'52" W	230.30'
L6	N 56°33'52" W	212.70'
L7	N 15°28'52" W	82.02'

SHEET 1 OF 2

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 JOE KINGSTON in OCTOBER of 2005.

Charles A. Cruse, Jr. 3-23-06
CHARLES A. CRUSE, JR. DATE
Professional Land Surveyor License No. 18078



AUDITOR'S CERTIFICATE

Filed for record this 14th day of October 2009, at 2:02 P.M., in Book K of Short Plats at page(s) 111 at the request of Cruse & Associates.

JERALD V. PETTIT by *K. Korman*
KITITAS COUNTY AUDITOR

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

KINGSTON SHORT PLAT

K-112



KINGSTON SHORT PLAT PART OF SECTION 31, T. 19 N., R. 18 E., W.M. KITTTAS COUNTY, WASHINGTON

SP-05-95

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JOSEPH B. KINGSTON, AS HIS SEPARATE ESTATE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 4th DAY OF December, A.D., 2007, 2008

JOSEPH B. KINGSTON

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITTTAS } S.S.

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF December, A.D., 2007, 2008 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH B. KINGSTON, TO ME KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Yakima
MY COMMISSION EXPIRES: 12-27-11



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT BENEFICIAL MORTGAGE CORPORATION, A DELAWARE 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 4th DAY OF December, A.D., 2007, 2008

BENEFICIAL MORTGAGE CORPORATION

Branch Manager
NAME TITLE

ACKNOWLEDGEMENT

STATE OF Washington }
COUNTY OF Yakima } S.S.

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF December, A.D., 2007, 2008 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Juan E Martin AND Branch Manager AND Juan E Martin TO ME KNOWN TO BE THE PUBLIC, 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 FRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Yakima
MY COMMISSION EXPIRES: 12-27-11



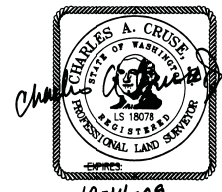
NOTES:

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 KITTTAS 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, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK D OF SHORT PLATS, PAGES 98-99 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 KITTTAS COUNTY ROAD STANDARDS.
8. ACCORDING TO KORS MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
9. ACCORDING TO KITTTAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A HAS 3 IRRIGABLE ACRES; LOT B HAS 11 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 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.
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. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
15. KITTTAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPRQVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
16. KITTTAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR RDADS 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.

AUDITOR'S CERTIFICATE

Filed for record this 14th day of October 2007, at 2:02 P.M., in Book Kof Short Plats at page(s) 112 at the request of Cruse & Associates.

JERALD V. PETTIT by: K. Rimmer
KITTTAS COUNTY AUDITOR



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