

VICINITY MAP
N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 29th day of October A.D., 2006

[Signature]
Public Works Director
County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "WALKER" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 30th day of January A.D., 2007

[Signature]
Kittitas County Planning Director

KITTITAS 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 28th day of November A.D., 2006

[Signature]
Kittitas County Health Officer

CERTIFICATE OF 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.

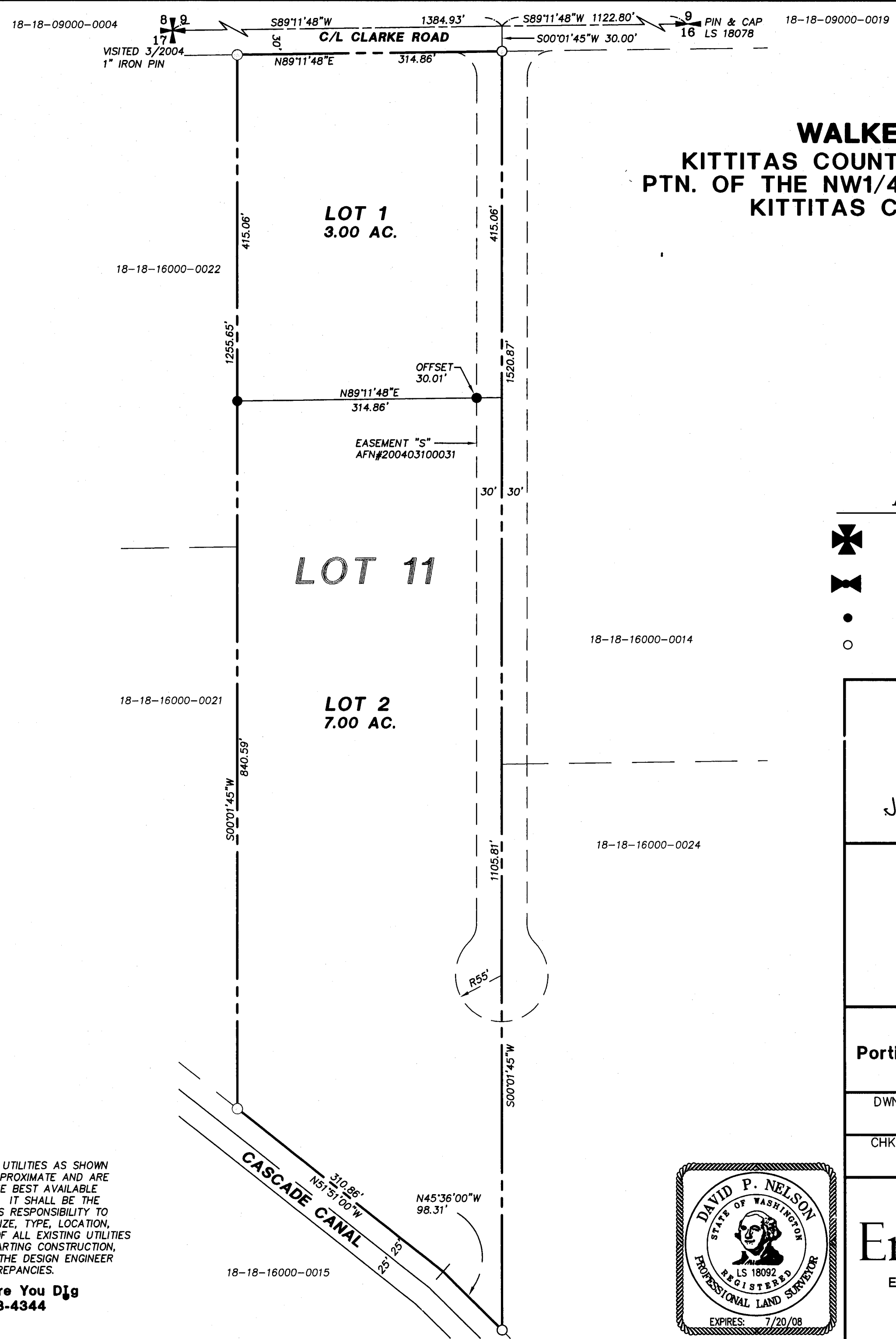
Dated this 07th day of December A.D., 2006

[Signature]
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 18-18-16000-0023

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344

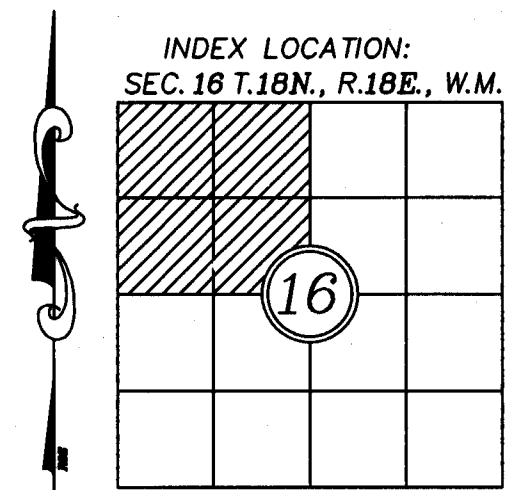
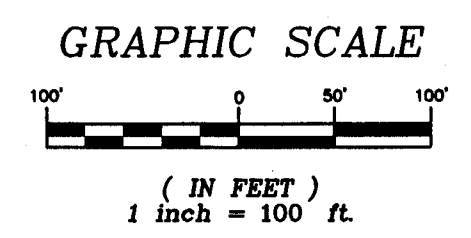


WALKER SHORT PLAT

KITTITAS COUNTY SHORT PLAT NO. 06-41

PTN. OF THE NW1/4, SEC. 16, T.18N., R.18E., W.M.

KITTITAS COUNTY, WASHINGTON



LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- SET 1/2" REBAR
- END REBAR

RECORDER'S CERTIFICATE 000702130017

Filed for record this 13th day of February, 2007 at 2:40 P.M.
in book I Short Plats at page 128 at the request of

DAVID P. NELSON
Surveyor's Name

[Signature]
County Auditor

[Signature]
Deputy County Auditor

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 BRUCE WALKER in MAY 2006.

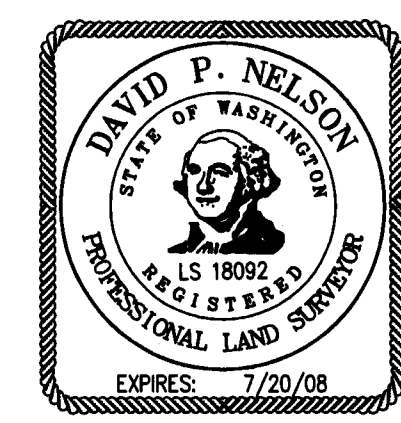
[Signature]
DAVID P. NELSON DATE
Certificate No. 18092

K.C.S.P. NO. 06-41

Portion of the NW1/4, Sec. 16, T.18N., R.18E., W.M.

Kittitas County, Washington

DWN BY G. WEISER	DATE 10/06	JOB NO. 08115
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2



Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

WALKER SHORT PLAT KITITAS COUNTY SHORT PLAT NO. 06-41 PTN. OF THE NW1/4, SEC. 16, T.18N., R.18E., W.M. KITITAS COUNTY, WASHINGTON

OWNER:

R. BRUCE WALKER &
SHARRYN R. WALKER
4205 CURRENT ROAD
COLUMBIA MO 65203

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL #: 18-18-16000-0023
EXISTING PARCEL AREA: 10.00 ACRES

ZONE: COMMERCIAL-AG

EXISTING LEGAL DESCRIPTION:

LOT 11 OF THAT CERTAIN SURVEY AS RECORDED MARCH 10, 2004, IN BOOK 30 OF SURVEYS, PAGE 14, UNDER AUDITOR'S FILE NO. 200403100031, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

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.
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. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.
5. ACCORDING TO KCRS 12.11.010 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.
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. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
9. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
10. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.

11. KITITAS 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.

12. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY EASTSIDE CONSULTANTS INC. AS FILED IN BOOK 30 OF SURVEYS AT PAGE 14, UNDER AUDITOR'S FILE NUMBER 200403100031.

13. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 11 OF THAT CERTAIN SURVEY AS RECORDED BY EASTSIDE CONSULTANTS INC. IN BOOK 30 OF SURVEYS AT PAGE 14, UNDER AUDITOR'S FILE NUMBER 200403100031.

14. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

15. 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).

16. PLATTED LOTS WHERE THE SIZE OF THE LOTS IS THREE ACRES OR LESS SHALL BE IRRIGATED BY THE USE OF EITHER A SPRINKLER IRRIGATION SYSTEM OR A DRIP IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE IRRIGATION ENTITY THAT SUPPLIES THE WATER. (ORD. 2005-31, 2005).

KRD NOTES:

1. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 3.00 IRRIGABLE ACRES AND LOT 2 HAS 8.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. 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.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. 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.

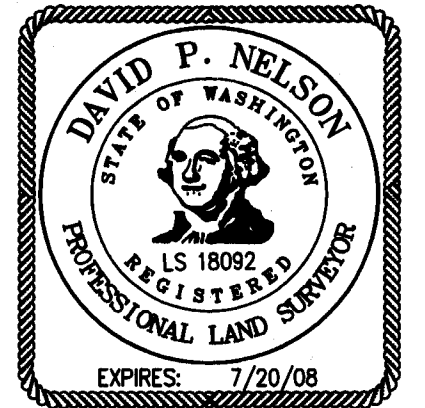
ADJACENT OWNERS:

18-18-16000-0014
18-18-16000-0024
THEODORE L LEAVITT
MARILEE M KIENE
220 TREE HAVEN ROAD
CLE ELUM WA 98922

18-18-16000-0015
THREE B FARMS
771 HUNGRY JUNCTION ROAD
ELLENSBURG WA 98926

18-18-16000-0021
18-18-16000-0022
HATLESTAD INVESTMENT GROUP LLC
PO BOX 365
MERCER ISLAND WA 98040

18-18-09000-0004
18-18-09000-0019
DEVELOPMENT SERVICES OF AMERICA INC
% MISTY ISLE CATTLE CO
PO BOX 34489
SEATTLE WA 98124-1489



RECORDER'S CERTIFICATE 200702130017

Filed for record this 12th day of FEB 2007 at 2:40 P.M. in book 30 of Short Plats at page 129 at the request of

DAVID P. NELSON
Surveyor's Name

Jerry Pettit
County Auditor

Kristine O'Neil
Deputy County Auditor

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 BRUCE WALKER in MAY 2006.

DAVID P. NELSON
DATE 10/16/06
Certificate No. 18092

K.C.S.P. NO. 06-41

Portion of the NW1/4, Sec. 16, T.18N., R.18E., W.M.
Kittitas County, Washington

DWN BY G. WEISER	DATE 10/06	JOB NO. 06115
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 2 OF 2

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, R. BRUCE WALKER & SHARRYN R. WALKER, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 26th DAY OF OCTOBER, A.D., 2006.

R. BRUCE WALKER
SHARRYN R. WALKER

ACKNOWLEDGEMENT

STATE OF MISSOURI)
COUNTY OF Boone) s.s.

On this day personally appeared before me Bruce Walker & Sharryn Walker

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26th day of October 2006.

Vonda Kay Cordes
Notary Public in and for the State of Missouri, residing at 3609 Brown Station Rd.
My appointment expires August 5, 2010

