



# B. GORDON SHORT PLAT

## PORTIONS OF THE SE 1/4 OF SEC. 23 & THE NE 1/4 SEC. 28, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, WASHINGTON.

OWNER:  
BILL GORDON  
P.O. BOX 660  
ELLENSBURG, WA 98926  
EXISTING TAX PARCEL No. 19-17-23050-0005  
& 19-17-23050-0032  
ORIGINAL PARCEL AREA: 51.19 ACRES  
EXISTING ZONE: AG-20  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANK & DRAINFIELD  
WIDTH AND TYPE OF ACCESS: 60.00' EASEMENT

### ADJACENT OWNERS

- 19-17-23000-0007 GREGORY M. BLUME 15200 HIGHWAY 97 ELLENSBURG, WA 98926
- 19-17-23000-0011 EDWARD L. THASEVIGEN 14920 HIGHWAY 97 ELLENSBURG, WA 98926
- 19-17-23050-0005 ALMON C. FREEMAN 5700 ELLENSBURG RANCHES ROAD ELLENSBURG, WA 98926
- 19-17-23050-0001 LUTHER G. PARKER P.O. BOX 15 SHOQUALME, WA 98085
- 19-17-23000-0013 FRED W. NORMAN 1225 E. GREGORY AVE. EXTENSION #174 SUNNYSIDE, WA 98944
- 19-17-26050-0069 GREGORY J. HALSEN & JULIE M. JENSEN 6120 ELLENSBURG RANCHES ROAD ELLENSBURG, WA 98926
- 19-17-26050-0056 ALMON C. FREEMAN 5700 ELLENSBURG RANCHES ROAD ELLENSBURG, WA 98926
- 19-17-23050-0031 RONALD & ZAVAGLIA WINKLE 8010 SE 40TH STREET MERCER ISLAND, WA 98040
- 19-17-23050-0024 DAVID W. SWANBERG 110 W 6TH AVE. PH# 188 ELLENSBURG, WA 98926
- 19-17-26000-0004 TAMARA P. NORMAN 14609 HIGHWAY 97 ELLENSBURG, WA 98926
- 19-17-25020-0010 KENT D. RICHARDS 805 E 4TH ELLENSBURG, WA 98926
- 19-17-23050-0025 BRENDA CAMERON 500 SAGERBUSH ROAD ELLENSBURG, WA 98926
- 19-17-26050-0066 GEORGE L. ANDERSON 6330 ELLENSBURG RANCHES ROAD ELLENSBURG, WA 98926

### ORIGINAL LEGAL DESCRIPTION:

LOT 5A AND LOT 5B OF THAT CERTAIN SURVEY AS RECORDED JULY 3, 2007, IN BOOK 34 OF SURVEYS, PAGE 77, UNDER AUDITOR'S FILE No. 200707030022, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

### NOTES:

- THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE LOT 5A AND LOT 5B OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 OF SURVEYS AT PAGE 77, UNDER AUDITOR'S FILE No. 200707030022, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, INTO 4 LOTS AS SHOWN HEREON.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 4 OF SURVEYS AT PAGES 10-14, UNDER AUDITOR'S FILE No. 416570 AND BOOK 9 AT PAGE 7, UNDER AUDITOR'S FILE No. 453638 AND BOOK 28 AT PAGE 5, UNDER AUDITOR'S FILE No. 200208010005 AND BOOK 28 OF SURVEYS AT PAGE 53, UNDER AUDITOR'S FILE No. 200210240018 AND BOOK H OF SHORT PLATS AT PAGES 158 AND 159, UNDER AUDITOR'S FILE No. 200311280019, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SHORT PLAT RECORDED IN BOOK H AT PAGES 158 AND 159.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.03 OF THE KITITAS COUNTY ROAD STANDARDS.
- 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.
- THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
- 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
- PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- 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 GROUNDWATERS WITHIN THE LAND DIVISION.
- ENTIRE PRIVATE ROAD(S) 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.
- 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.
- THIS SHORT PLAT SUPERSEDES THAT CERTAIN ADMINISTRATIVE SEGREGATION RECORDED IN BOOK 34 OF SURVEYS AT PAGE 77, UNDER AUDITOR'S FILE No. 200707030022, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 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 PERFORMANCE IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED THE RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.24 OF THE KITITAS COUNTY ZONING CODE.
- PER REQUIREMENT OF THE DEPARTMENT OF ECOLOGY, THE B. GORDON SHORT PLAT (SP-07-122) SHALL BE CONSIDERED AS A SINGLE PROJECT AND AS SUCH SHALL BE LIMITED TO A SINGLE GROUNDWATER WITHDRAWAL EXEMPTION OF 5,000 GALLONS PER DAY TO BE SHARED BETWEEN ALL FOUR (4) NEWLY CREATED LOTS.
- PER KITITAS COUNTY CODE 17.29.040, THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITITAS COUNTY CODE. NO FURTHER DIVISION OF THE PARENT PARCELS AND ALL SUBSEQUENT PARCELS CREATED BY THIS SHORT PLAT SHALL BE ALLOWED.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. 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 CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LARRY W. GORDON AND ROYLYN R. GORDON, 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 17<sup>th</sup> DAY OF October A.D. 2008.  
*Larry W. Gordon* *Roylyn R. Gordon*  
LARRY W. GORDON ROYLYN R. GORDON

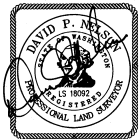
### ACKNOWLEDGMENT

STATE OF WASHINGTON ) S.S.  
COUNTY OF KITITAS )

THIS TO CERTIFY THAT ON THIS 17<sup>th</sup> DAY OF October A.D. 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, LARRY W. GORDON AND ROYLYN R. GORDON, HUSBAND AND WIFE, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.  
*Jackie M. Rutba*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT Ellensburg  
MY COMMISSION EXPIRES: 6-17-2011

- 1 FOUND 1/2" REBAR W/CAP L5# 8205 54813.51" 0.98' ON LINE FROM CALCULATED POSITION. ACCEPTED
- 2 FOUND 1/2" REBAR W/CAP L5# 8205 50923.22" 1.98' FROM CALCULATED POSITION. NOT ACCEPTED
- 3 FOUND 5/8" REBAR W/ CRUISE CAP 54157.57" 0.98' FROM CALCULATED POSITION. NOT ACCEPTED
- 4 FOUND 5/8" REBAR W/ CRUISE CAP 57326.46" 0.94' FROM CALCULATED POSITION. NOT ACCEPTED
- 5 FOUND 5/8" REBAR W/ CRUISE CAP 51753.51" 0.84' FROM CALCULATED POSITION. NOT ACCEPTED
- 6 FOUND 1/2" REBAR W/ CAP (ILLEGIBLE) 3.5" UNDER ROAD SURFACE ENCASED IN 10" PVC PIPE-CHIPPED W/ 3/8" IRON PLATE ACCEPTED
- 7 FOUND 3/4" REBAR NOT ACCEPTED



RECORDER'S CERTIFICATE 200812020031

Filed for record this 2<sup>nd</sup> day of Dec., 2008, at 4:07 P.M. in book... of S.H.C.T. Plat at page... at the request of DAVID P. NELSON, Surveyor's Name. ERALD V. PETTIT, 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 BILL GORDON in JULY, 2007. DAVID P. NELSON, 08/07/08, DATE. Certificate No. 18092

K.C.S.P. NO. 07-122			
PRTS OF SE 1/4 SEC. 23 & NE 1/4 SEC. 26			
Kittitas County, Washington			
DWN BY	DATE	JOB NO.	
T. ROLETTO	08/2008	07115	
CHKD BY	SCALE	SHEET	
D. NELSON	1"=100'	2 OF 2	

**Encompass** ENGINEERING & SURVEYING

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