S13'53'22"E

FND BRASS MONUMENT FND MON. CASE NO MONUMENT 1991 26 25 (DESTROYED)

(23)

(26)

19-17-2

19_17_26050-0069

-SEE CORNER NOTES SHEET 2 OF THIS SHORT PLAT

19-17-26050-0056

K.C.S.P. NO. 07-122

PRTNS OF SE 1/4 SEC. 23 & NE 1/4 SEC. 26

Kittitas County, Washington

SHEET

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

RECEIVED 1 = 300'

JUN 1 0 7008

D. NELSON

Encompass

ENGINEERING & SURVEYING

BILL GORDON P.O. BOX 660 ELLENSBURG, WA 98926 509-964-2259

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

DEDICATION

IN WITNESS	WHEREOF,	WE	HAVE	SET	OUR	HANDS	THIS	 DAY OF			A.D
2008.											

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S. COUNTY OF KITTITAS)

MITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT ____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ???????????????, THE UNDERSIGNED BENEFICIAR!
OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____

ACKNOWLEDGMENT

ON THIS CONTROL DAY OF THE STATE OF MASHINGTON, DLY COMMISSE AND SWRNE, PERSONALLLY APPEARED

ON THE STATE OF MASHINGTON, DLY COMMISSE KNOWN
TO BE THE SCRETARY, RESPECTIVELY, OF THE CORPORATION THAT EXCLUTE THE
FORECOMOR INSTRUMENT, AND ACHONIEDEDED THE SAID INSTRUMENT TO BE THE FREE MACHINETY AND ACHONIEDED THE SAID INSTRUMENT TO BE THE FREE DAY.

THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID

INSTRUMENT OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE

NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON, RESIDING AT

B. GORDON SHORT PLAT

PORTIONS OF THE SE 1/4 OF SEC. 23 & THE NE 1/4 SEC. 26, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

ORIGINAL LEGAL DESCRIPTION:

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 KITITIAS COUNTY, STATE OF WASHINGTON.

1. THE PURPOSE OF THIS SHORT PLAT IS TO DIMDE 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 KITTITAS COUNTY, STATE OF WASHINGTON, INTO 4 LOTS AS SHOWN HEREN.

2. 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 AZMITH ADJUSTMENT.

3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.

4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 4 OF SURVEYS AT 2 PAGES 10-14, UNDER AUDITOR'S FILE IN. 418570 AND BOOK 9 AT PAGE 7, UNDER AUDITOR'S FILE IN. 43850 AND BOOK 25 PAGE 5, UNDER AUDITOR'S FILE IN. 43850 AND BOOK 25 PAGE 5, UNDER AUDITOR'S FILE IN. 2020/12/2019 AND PAGE 5, UNDER AUDITOR'S

5. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITIAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEDING OF AREAS DISTURBED BY DEVLOPMENT TO PRECLUDE THE PROFUERATION OF NOXIOUS WEEDS.

6. 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.

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.

7. AM APPOVED ACCESS PRENT MIL IS EXCLUSIVE TROAD RIGHT-OF-WAY.

8. THE COSTS OF CONSTRUCTING, MANTANING AND SHOP REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLETS WITHIN THIS PLAT SHALL BE THE GOLGAND OF ALL OF THE MORES OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLETS AND ALLETS WITHIN THE PLAT SHALL BE THE GOLGAND ALLETS AND ALLETS THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT AND OF ANY ADDITIONAL LOTS THAT AND OF A PROPERTY AND ALLETS THE OF THE SHALL BAY THE CACCIFIED THAT AND OF THE SHALL BAY THE CACCIFIED THAT AND ALL CONTROL AND ADDITIONAL CONCEPTS THAT AND OF A PROPERTY SHALL AND OCCUPIED THAT AND A

10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

11. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

12. 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

13. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT FLAT.

1.4. KITITAS COUNTY WILL NOT ACEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT BITO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SUPPRICE PAYMOR OF ANY STREET OR ROAD SUPPRICE ORGANIZATION WITH GRAVEL.

15. 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 KITTITAS COUNTY, STATE OF WASHINGTON.

ADJACENT OWNERS

19-17-23000-0007 GREGORY M. BLUNE GREGORY J. HALSEN & JULE M. OLSEN B. 1520 HIGHWAY 97 ELLENSBURG, WA 98926 FIVABOL 1-742SEWGFN. B. FIVABOL 1-742SEWGFN. WA 98926

| 15200 | Information | 1520 | ILLINGWING | ILLINGWIN

SP-07-122

© FOUND 1/2" REBAR
W/CAP LS# 8205
S09'03'22"W 3.99' FROM
CALCULATED POSITION.
NOT ACCEPTED

NOT ACCEPTED

NOT ACCEPTED

SPENDIND 5/8" REBAR W/
GRUSE CAPPED W/ 3/
FRON PLATE
ACCEPTED

ACCEPTED

ACCEPTED

FOUND 3/4" REBAR
ACCEPTED

© FOUND 1/2" REBAR W/
CAP (ILLEGIBLE) 3.5'±
UNDER ROAD SURFACE
ENCASED IN 10" PVC
PIPE-CAPPED W/ 3/8"
IRON PLATE
ACCEPTED



RECORDER'S CERTIFICATE

DAVID P. NELSON Surveyor's Name

JERALD V. PETTIT County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE

Certificate No. 18092

K.C.S.P. NO. 07-122 PRTNS OF SE 1/4 SEC. 23 & NE 1/4 SEC. 26

Kittitas County, Washington 05/2008 T. ROLETTO SCALE SHEET D. NELSON 1"=100' 2 OF 2



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