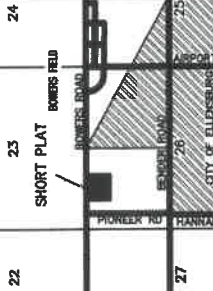
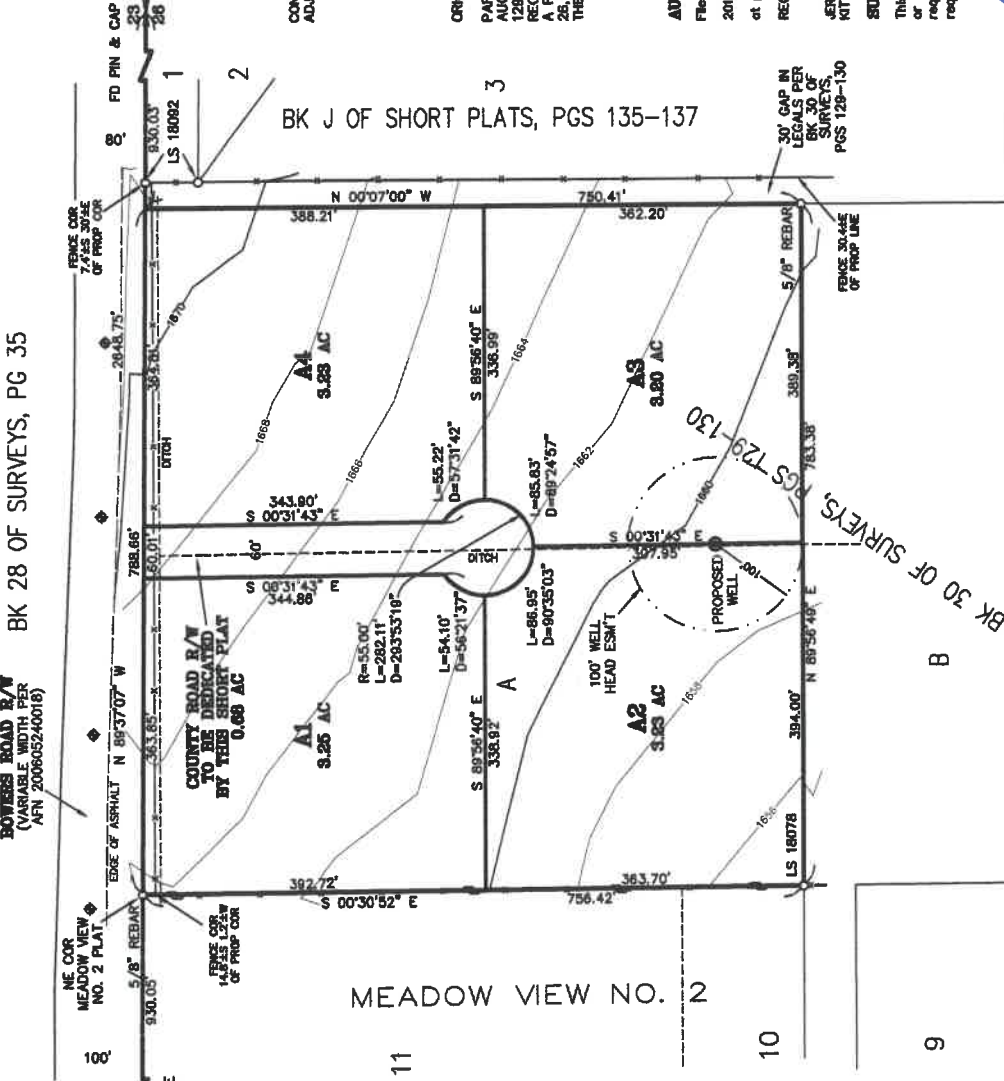


VICINITY MAP



**BOWERS ROAD SHORT PLAT
PART OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON**

BOWERS ROAD R/W
(VARIABLE WIDTH PER
AFN 200605240018)



CONTOURS SHOWN HEREON ARE BASED ON TIES TO
ADJACENT NGS MONUMENTS.

ORIGINAL PARCEL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED
AUGUST 26, 2004 IN BOOK 30 OF SURVEYS AT PAGES
128-130, UNDER AUDITOR'S FILE NO. 200408280006,
RECORDS OF KITITAS COUNTY, WASHINGTON; BEING
A PORTION OF THE NORTHWEST QUARTER OF SECTION
26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN
THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2018, at _____ M., in Book L of Short Plats
at page(s) _____ at the request of Cruse & Associates.

RECEIVING NO. _____
JERALD V. PETTIT by
KITITAS 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 DOUG STALDER in JANUARY of 2018.



DATE: 1/9/2018
CHRISTOPHER A. CRUSE
Professional Land Surveyor
License No. 35919
State of Washington

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 982-8242
BOWERS ROAD SHORT PLAT

RECEIVED
APR 09 2018
Kittitas County CDS



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____
A.D., 201__

KITITAS COUNTY ENGINEER _____

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAT HAS BEEN
EXAMINED AND CONFORMS WITH CURRENT KITITAS
COUNTY CODE CHAPTER 13.
DATED THIS _____ DAY OF _____ A.D., 201__

KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE BOWERS ROAD SHORT
PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT
CONFORMS WITH THE COMPREHENSIVE PLAN OF THE
KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 201__

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. 781133
DATED THIS _____ DAY OF _____ A.D., 201__

KITITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: CBN LLC
ADDRESS: PO BOX 480
CLE ELUM, WA 98922
PHONE: (509) 674-1874
EXISTING ZONE: RESIDENTIAL SUBURBAN
SOURCE OF WATER: COMMUNITY WELL
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ADDRESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 100'

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

**BOWERS ROAD SHORT PLAT
PART OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON**

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CWH LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2018.

CWH LLC

NAME
MANAGER

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE MANAGER OF CWH LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS 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 WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRVERSE 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 BOOK 30 OF SURVEYS, PAGES 129-130 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 KITITAS COUNTY ROAD STANDARDS.
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. ALL LOTS OF THE BOWERS ROAD SHORT PLAT ARE LOCATED WITHIN THE AIRPORT OVERLAY ZONING DISTRICT (INNER TURNING ZONE) OF BOWERS AIRFIELD IN WHICH A VARIETY OF AIRPORT ACTIVITIES OCCUR. SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF YOUR PROPERTY. CONTACT KITITAS COUNTY FOR ADDITIONAL INFORMATION.
10. THE DEED, RECORDED UNDER ASN 351097 RESERVES AN EASEMENT FOR AN IRRIGATION DITCH THAT RUNS NORTH TO SOUTH THROUGH THE CENTRAL PORTION OF THE NORTHWEST QUARTER OF SECTION 26, AND COULD NOT DETERMINE THE EXACT LOCATION. SEE DOCUMENT FOR FULL PARTICULARS.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2018, at _____ M. in Book L of _____ of _____ at the request of _____ RECEIVED 3/10

PRELIMINARY



4/9/2018

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 962-8243

ERALD V. PETTIT BY
KITITAS COUNTY AUDITOR