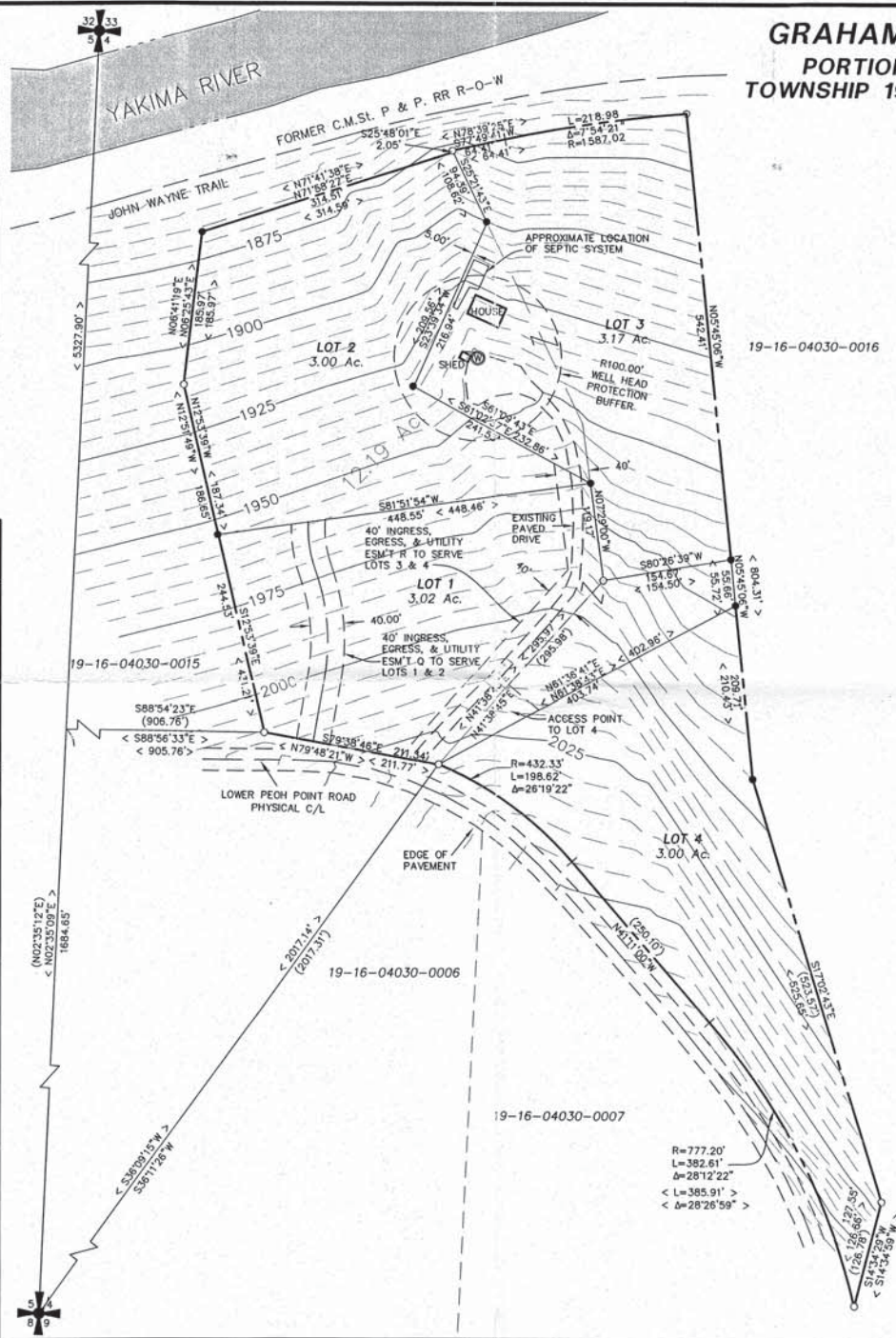
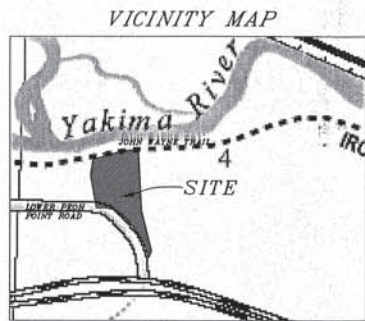
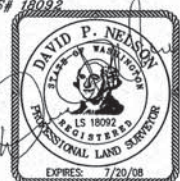


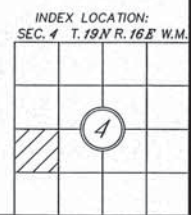
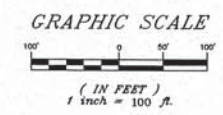
**GRAHAM FAMILY SHORT PLAT SP-08-02**  
**PORTION OF SW 1/4 OF SECTION 4,**  
**TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.**



- LEGEND**
- ✚ SECTION CORNER
  - ( ) RECORD DATA
  - < > MEASURED BEARING AND/OR DISTANCE
  - FND CAP & REBAR
  - SET CAP & REBAR LS# 18092
  - ⊙ WELL HEAD



**RECEIVED**  
 FEB 07 2008  
 Kittitas County  
 CDS



**APPROVALS**

**KITITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
 KITITAS COUNTY ENGINEER

**COUNTY PLANNING DIRECTOR**

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
 KITITAS COUNTY PLANNING DIRECTOR

**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 BUILDINGS WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF THIS LOT ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
 KITITAS 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 BEING FILED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
 KITITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 19-16-04030-0013 (456534)

**RECORDER'S CERTIFICATE** .....

FILED FOR RECORD THIS.....DAY OF..... 20.....AT.....M  
 IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF  
 DAVID P. NELSON  
 Surveyor's Name

..... County Auditor ..... 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.....**RICHARD GRAHAM**.....  
 IN.....JAN.....2008.....  
 DAVID P. NELSON DATE 02/07/08

CERTIFICATE NUMBER.....18092.....

**K.C.S.P. NO. 08-02**  
**Portion of Sec. 04, T.19N., R.16E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>DLP/MRN</b>	DATE <b>01/2008</b>	JOB NO. <b>07206</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=100'</b>	SHEET <b>1 OF 2</b>

**Encompass**  
 ENGINEERING & SURVEYING

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



OWNER:

RICHARD GRAHAM  
P.O. BOX 1026  
CLE ELUM, WA 98922  
PARCEL #46654  
ACREAGE: 12.19  
LOTS: 4  
WATER SOURCE: INDIVIDUAL WELL  
SEWER SOURCE: SEPTIC/DRAINFIELD  
ZONE: FOREST & RANGE TO R-3

### GRAHAM FAMILY SHORT PLAT

PORTION OF SW 1/4 OF SECTION 4,  
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.

RECEIVED  
JUL 7 2008  
Kittitas County  
CDS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, RICHARD GRAHAM, 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 \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_

\_\_\_\_\_  
RICHARD GRAHAM

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) s.s.

On this day personally appeared before me \_\_\_\_\_

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ 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 \_\_\_\_ day of \_\_\_\_\_, 200\_\_

\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WASHINGTON MUTUAL BANK, A WASHINGTON CORPORATION, THE UNDERSIGNED BENEFICIARY 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 \_\_\_\_\_, A.D., 200\_\_

NAME \_\_\_\_\_ NAME \_\_\_\_\_  
TITLE \_\_\_\_\_ TITLE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) s.s.

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_ the corporation that executed the foregoing instrument, 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 \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

GENERAL NOTES:

1. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
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. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
4. 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.
5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
6. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
7. 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
8. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE. AS PUBLIC STREETS OR ROADS UNLITE 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.
9. KITTITAS 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.
10. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
11. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
12. 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. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.

EXISTING LEGAL DESCRIPTION:

PARCEL A:  
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 2°34'41" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION 4, 1,684.65 FEET; THENCE SOUTH 88°52'39" EAST, 906.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 79°37'02" EAST, 211.34 FEET; THENCE NORTH 41°40'29" EAST, 296.60 FEET; THENCE NORTH 72°7'16" WEST, 192.44 FEET; THENCE NORTH 25°19'59" WEST, 362.80 FEET; THENCE SOUTH 72°00'11" WEST, 314.59 FEET; THENCE SOUTH 6°43'03" WEST, 185.97 FEET; THENCE SOUTH 12°51'55" EAST, 431.18 FEET TO THE TRUE POINT OF BEGINNING.  
PARCEL B:  
LOT 1 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 10, 1984 IN BOOK 13 OF SURVEYS AT PAGE 50 UNDER AUDITOR'S FILE NO. 482828, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

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

NOTES:

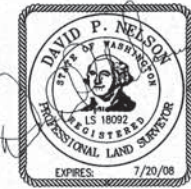
1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZMUTH ADJUSTMENT.

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY CRUSE & NELSON AS FILED IN BOOK 13 OF SURVEYS AT PAGES 50, UNDER AUDITOR'S FILE NUMBER 482828 AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOTS 1-4 OF THOSE SHORT PLATS AS RECORDED BY CRUSE & NELSON FILED UNDER AUDITOR'S FILE NUMBER 199803160024.

ADJACENT PROPERTY OWNERS:

- 19-16-04030-0016  
GARY ARD, ETUX  
2572 5TH AVE. N.  
SEATTLE, WA 98109
- 19-16-04030-0015  
DOWN J. MC EWEN  
7611 LOWER PECH POINT ROAD  
CLE ELUM WA 98922
- 19-16-04030-0006  
ROSELLEN RENFROW & JAMES WICKERATH  
1705 E. CAPITAL AVE.  
ELLENSBURG WA 98926
- 19-16-04030-0007  
BETTY J. EDWARDS  
8101 LOWER PECH POINT ROAD  
CLE ELUM WA 98922



RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at.....M  
in book.....of.....at page.....at the request of

DAVID P. NELSON  
Surveyor's Name

.....  
County Auditor 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...RICHARD GRAHAM...  
in...JAN.....2008.

\_\_\_\_\_  
DAVID P. NELSON DATE 07/07/08  
Certificate No. 18092

**K.C.S.P. NO. 08-02**  
**Portion of Sec. 04, T.19, R.16, W.M.**  
**Kittitas County, Washington**

DWN BY <b>DLP/MRN</b>	DATE <b>01/2008</b>	JOB NO. <b>07206</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=100'</b>	SHEET <b>2 OF 2</b>

Encompass  
ENGINEERING & SURVEYING



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