

FOUND RR SPIKE VISITED 4/2005

N89'44'40"W

2657.60

17-19-03040-0001 HILL, JOHN 6591 KITITAS HWY. ELLENSBURG, WA 98926

17-19-02030-0021 METZER, EARNEST L. 1820 FAIRVIEW ROAD ELLENSBURG WA 98926

17-19-02067-0003 ISRAEL, VALENCIA 1884 FAIRVIEW ESTATES ROAD ELLENSBURG, WA 98926

17-19-02067-0001 TIPTON, BRIAN 1182 FAIRVIEW ROAD ELLENSBURG, WA 98926

17-19-02000-0037 JACK MILLER J+D TRANSACTION 2813 AIRPORT ROAD ELLENSBURG WA 98926

17-19-02030-0023 HEISTAND, RANDY C., SR ETUX P.O. BOX 1014 KITITAS, WA 98934 ADJACENT PROPERTY OWNERS:

SP-08-24

PTN. OF THE SW 1/4 OF SECTION 2, TOWNSHIP 17N., RANGE 19E., W.M.

KITTITAS COUNTY, WASHINGTON

KITTITAS COUNTY SHORT PLAT NO. 08-24

TILTON SHORT PLAT

VICINITY MAP - N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS



COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE TILTON SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION. DATED THIS ___ DAY OF June A.D., 2009.

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY HEALTH DEPARTMENT

RELIMMARY INSECTION INDICATED SOL CONDITIONS MAY ALLOW US OF SEPTIO TAMES O.S. A TREPORT OF MEMORY MAY ALLOW US OF SEPTIO TAMES O.S. A TREPORT OF MEMORY MEDITAL PORT OF SOME BUT NOT NECESSARIE ALL PROLING STEE WHITM HAS SOMET PLAT. PROSPECTIVE PURPHASERS OF LOTS ARE UNGEST TO MAKE MONIBLES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIO TAME PERMITS FOR LOTS.



CERTIFICATE OF COUNTY TREASURER

ORIGINAL TAX LOT NO. 17-19

RECORDER'S CERTIFICATE

Filed for record this.....

...day ofat page...

. 20.....at.....M .at the request of

DAVID P. NELSON Surveyor's Name

County Auditor

Deputy County Auditor



I HEREBY CERTIFY THAT THE TAXES ARE PAID FOR THE PRECEDING YEAR YEAR IN WHICH THE PLAI IS NOW TO XES AND ASSESSMENTS YEARS AND FOR THIS YEARS FILED.

1 FOUND PIN AND ALUMINUM CAP VISITED 07/2008

DATED THIS 14

02030-0019 (681633)

SURVEYOR'S CERTIFICATE

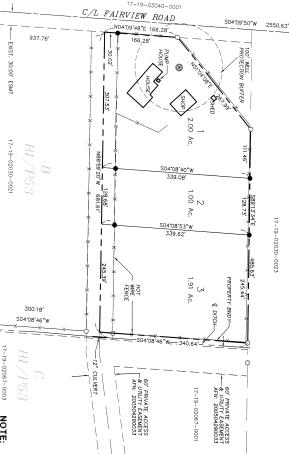
Certificate No....18092. DAVID P. NELSON DATE

Encompass/ ENGINEERING & SURVEYING

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

D. NELSON MRN/SFT 07/2008 1"=100 JOB NO. 08059 1 of 2

PTN. OF THE SW 1/4 OF SECTION 2, TOWNSHIP 17N., RANGE 19E., W.M. KITTITAS COUNTY, WASHINGTON TILTON SHORT PLAT





NOTE:

A QUARTER CORNER AS NOTED A SECTION CORNER AS NOTED

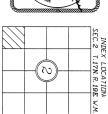
GRAPHIC SCALE

(IN FEET) I inch = 100 ft.

FND REBAR

THE ENSTING UTULTES AS HOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE BASED ON THE BEST AVAILABLE CONTRACTOR'S RESPONSIBLTY TO VERIFY THE SIZE, TYPE, LOKATION, AND DEPTH OF ALL ENSTING UTULTIES PRIOR TO STARTING CONSTRUCTION, AND METOM THE DESIGN ETGINEER OF ANY DISCREPANCIES.

Call Before You DJg 1-800-553-4344 SET 1/2" REBAR LS# 18092



	(S)
Expires 1/20	To the second se
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SP-08-24

OWNER

MAX TILTON &
CYNDI TILTON
1880 FARVIEW RD.
ELLENSBURG WA 98926

PTN. QF THE SW 1/4 OF SECTION 2, TOWNSHIP 17N., RANGE 19E., W.M. KITTITAS COUNTY SHORT PLAT NO. 08-24 KITTITAS COUNTY, WASHINGTON TILTON SHORT PLAT

LOTS: 3
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC / DRAINFIELD
ZONE: RURAL RESIDENTIAL PARCEL #17-19-02030-0019 (681633) ACREAGE 4.91 LOTS: 3

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2. TOWNSHIP 17 NORTH, RANGE 19 EAST, MAI, NI THE COUNTY OF KITITIAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

ESCHMING AT THE SOUTHMEST COMERO OF SAID MEST HALF OF THE SOUTHMEST QUARTER, PHENCE SOUTH
8744-07 EST, AUGU THE SOUTH DEMONDAY OF SAID MEST HALF OF THE SOUTHMEST QUARTER, 2004 FEET,
FRENCE KOMINE, 5005-05 EST, PARALLEL MYF THE MEST BOUNDARY OF SAID MEST HALF OF THE SOUTHMEST
QUARTER, 8373-6 FEET TO THE TRUE POINT OF BERNING, BHENCE MORTH SOUSOF EST, 166.16 FEET, THENCE
QUARTER, 8373-6 FEET TO THE TRUE POINT OF BERNING, BHENCE SOUTH HALF OF THE SOUTHMEST QUARTER OF
SCHOOL 25, THENCE SOUTH BENEFOT BEST, TAKES TO THE MORTH MEST SOUTH SOUTH SOUTHMEST, TAKES
KOORN 25, THENCE SOUTH BENEFOT TO THE TRUE POINT OF BEGONNING.

EXCEPT THE EAST 45.00 FEET, WHEN MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF, OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTINO OF THE MEST HALF OF THE SOLTHWEST OWNERS OF SECTION 2. TOWNING 17 NORTH, ENANGE 19 EAST, MAIL, METTINGS COUNTY, MISHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS COLUMBE SECONNING.
AT THE SOLTHWEST COCKNER OF SAID MEST HALF OF THE SOLTHWEST OWNERTED, THERICE SOUTH BYTH 400° EAST, SOUTH EST, SOUTH BYTH HE WEST BOUNDARY OF THE SOLTHWEST OWNERTED, THERICE SOUTH STORTH 500°50° EAST, SOUTH BYTH FOR SEAD MEST HALF OWNERTED, SOUTHEST, SOUTHEST, SOUTHEST, SOUTHEST, THERICE SOUTHWEST OWNERTE, SOUTH STORTH 500°50° EAST, 166.15 FEET; THERICE SOUTH 500°50° EAST, 166.15 FEET TO THE THERICE SOUTH 500°50° EAST, 166.15 FEET TO THE THERICE SOUTH 500°50° EAST, 166.15 FEET TO THE THE FOUNT OF BEGINNING.

DEDICATION

DEDICATION

SURVEY NOTES:

- FOR THE BASIS OF BEARINGS AND SECTION BREAKDOWN SEE BOOK H OF SHORT PLATS PAGE 54, UNIDER AFN 200504290033 RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON.
- THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT A OF SURVEY, BK H, PAGE 54 SHORT PLATS: AFN 200504290033 TO THE CONFIGURATION SHOWN HEREON.
- 3. THIS SURVEY WAS PERFORMED USING A TRIMBLE SO TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORPERS SHOWN HEREON MERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1: 10,000 LINEAR CLOSURE AFTER AZIMUTH JOUISTMENT.

- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ KHOW ALL MEN BY THESE PRESENTS THAT, MAX TILTON & CYMO, TILTON, HUSSAND AND WIFE, AS THEIR SEPANAL ESTATE, OWNERS IN THE SEMPLE OF THE HEREIN USCENDBED REAL PROPERTY, DO HEREBY BECLARE, SUBDINDE AND PLAT AS HEREIN DESCRIBED. to me known to be the individuals described in and who executed the within and foregoing instrument, and advancedaged 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 On this day personally appeared before me Notary Public in and for Washington, residing at _ My appointment expires _ CYNTHIA TILTON __ day of DAY OF the State of 200_ A.D., 200_ Secretary, respectively, of foregoing instrument, and ocknowledged the sold instrument to be the free and executed the woll draw on the seculed the mattered and on the state of the free and executed the mattered and on oth stated that on the state on the sold instrument and that the seal depreciation of the uses and purposes therein authorized to execute the sold operation. KNOW ALL MEN BY THESE PRESENTS THAT CASHMERE VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. Witness my hand and official seal hereto affixed the day and year first above written. IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF 200_ STATE OF WASHINGTON) s.s. ACKNOWLEDGEMENT COUNTY OF Notary Public in and for Washington, residing at _ My appointment expires _ TITLE NAME the State of 20_ _, before A.D.,

STATE OF WASHINGTON) s.s.

ACKNOWLEDGEMENT

MAX TILTON

COUNTY OF

GENERAL NOTES:

- FER ROW 17.0 140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PRETENTING THE SPECIAL OF INDIVIDUAL MEEDS. ACCORDINGLY, THE RETITIANS COUNTY NOXIOUS WEEDS MORE RECOMMENDATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLITERATION OF MONDOUS MEEDS.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES, THE 10 FOOT EASEMENT SHALL ABUT THE EXTEROR PLAT BOUNDARY AND SHALL BE DINDED 5 FEET ON EACY SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION;
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- AN APPRONEL ACCESS PERMIT MILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT—YE—WAY.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- PURSUANT TORCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- EVIRE PRIVAE ROAD SHALL ACHEKE 95% COMPACTION AND SHALL BE INSPECTED NO CERTIFICE BY A LECKSED ENGINEER IN THE STATE OF MASHINGTON SEECHING THAT THE ROAD MEETS JURGENT NITHIAS COMMY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERIOR FOR THIS SHORT PLAT.
- HITTIAS COUTY WILL NOT ACCEPT PRIVATE ROADS FOR MANTERWAKE AS PUBLIC STREETS OR ROADS UNIL SOUTH WILL NOT ACCEPT PRIVATE ROADS ARE REQUEST HITLO COMPONANCE WITH COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL NOLIDE THE HARD SURFACE DOWNINALLY WITH GRAVEL.
 PANNO OF ANY STREET OR ROAD SURFACED ROBONDALLY WITH GRAVEL.
- ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
- 10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- THE SUBLECTPROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL, OR DIFER NATURAL RESOURCE, REAS ON WHICH A VAREFULY OF ACTIVITIES, MAY DOCUME THAT ARE NOT ANALYSIS OF A PROPERTY OF ACTIVITIES, MAY DOCUME THAT ARE ADMINISTED A PROPERTY OF ACTIVITIES AND A PROPERTY OF WARPING DIFFATIVE APPROVANCE IN ACCORDANCE WILL CORRESPONDE AT WITH A SOURCE AND A PROVISION AS PUBLIC NUSANCES, MITTAIS, COUNTY FAS ADOPTED THE RIGHT TO LEGAL ACTION AS PUBLIC NUSANCES, MITTAIS COUNTY FAS ADOPTED THE RIGHT TO LARM PROVISIONS CONTAINED IN SECTION 1.7.7.4 OF THE KITTHAS COUNTY ZOWING CODE.
- ALL THREE LOTS OF THE TILTON SHORT PLAT SP--08-24 SHALL SHARE A SINGLE GROUND WATER MITHDRAWAL OF NO MORE THAM 5, DOO CALLONS PER DAY. NO MORE THAM 1/2 ACRE OF LAW AND CARDEN SHALL BE IRRIGATED FROM ITHS GROUND WATER WITHDRAWAL
- PER KITTITAS COUNTY CODE 16.18.060, SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRE: OR LESS IN SIZE.
- THE APPROVA OF THIS DIVISION OF LAND MICLIDES NO GLARAMITE THAT THERE IS A LEGAL RIGHT O MITHDRAW GROUNDWATER MITHIN THE LAND DIVISION, THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GLARAMITE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (LOW 99.04.405.0) FOR THIS FLAT OR MAY PERTION THEREOF WILL NOT BE SUBJECT TO GIRTLAUMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- METERNO WIL BE RECURED ON ALL RESIDENTIAL WELL CONNECTIONS AND METER RESULTS
 SHALL BE REGORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON
 STATE DEPARMENT OF ECOLOGY REGUIREMENTS.

NOTE:

THE EXITING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED IN THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRATION'S RESPONSIBILITY TO AND INDRM THE DESIGN ENGINEER OF ANYDISCREPANCIES. VERIFY HE SIZE, TYPE, LOCATION, AND DEITH OF ALL EXISTING UTILITIES PRIOR TI STARTING CONSTRUCTION,





PTN. OF THE SW 1/4 OF SECTION 2, TOWNSHIP 17N., RANGE 19E., W.M. KITTITAS COUNTY, WASHINGTON TILTON SHORT PLAT

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...day of at page....

. 20.....at.....M .at the request of

ENGINEERING & SURVEYING ncompass SURVEYOR'S CERTIFICATE

DAVID P. NELSON Surveyor's Name

County Auditor

Deputy County Auditor

Certificate No....18092. DAVID P. NELSON DATE RECORDER'S CERTIFICATE

FAX: (509) 674-7419	CLE ELUM, WA 98922	108 EAST 2ND STREET	1
D. NELSON	CHKD BY	MRN/SFT	NWU Y
1"=100'	SCALE	07/2008	DATE
2 of 2	SHEET	08059	JOB NO.