

VICINITY MAP

28	27	26
RECKER CREEK ROAD	SMITHSON ROAD	
	SHORT PLAT 34	ROBBINS ROAD
33		35

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2008  
*[Signature]*  
 \_\_\_\_\_

KITTITAS COUNTY ENGINEER  
*[Signature]*  
 \_\_\_\_\_

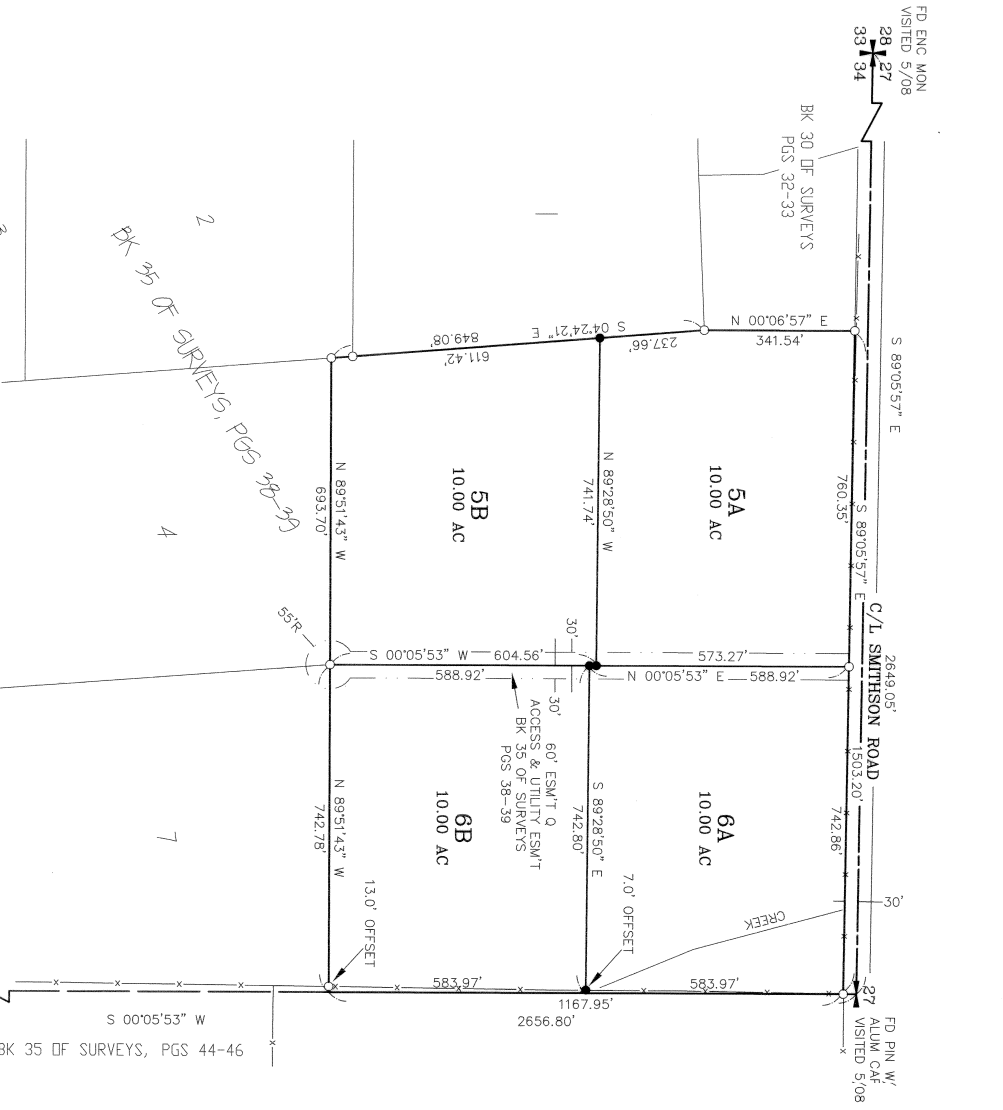
KITTITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2008  
*[Signature]*  
 \_\_\_\_\_  
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE SMITHSON ROAD 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 \_\_\_\_\_ A.D., 2008  
*[Signature]*  
 \_\_\_\_\_  
 KITTITAS COUNTY PLANNING DIRECTOR

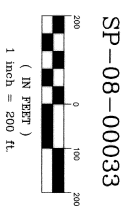
CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 PARCEL NO. 19-18-3400-0022 & 19-18-3400-0023  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2008  
*[Signature]*  
 \_\_\_\_\_  
 KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: HARRY O. WHITAKER ETUX  
 ADDRESS: 3411 LOOK ROAD  
 ELLENBURG, WA 98926  
 PHONE: (509) 923-7796  
 EXISTING ZONE: AG-20  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC SYSTEMS  
 STORM WATER: NO IMPROVEMENTS PER THIS APP.  
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
 NO. OF SHORT PLATED LOTS: 60  
 PRIVATE ACCESS ESM'T FOR(4)  
 SCALE: 1" = 200'

SMITHSON ROAD SHORT PLAT  
 PART OF SECTION 34, T. 19 N., R. 18 E., W.M.  
 KITTITAS COUNTY, WASHINGTON



SHEET 1 OF 2



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE" 18078"
- FOUND PIN & CAP
- FENCE
- x EASEMENT

ORIGINAL PARCEL DESCRIPTION

PARCELS 5 AND 6 OF THAT CERTAIN SURVEY AS RECORDED MAY 9, 2008, IN BOOK 35 OF SURVEYS, PAGES 38 AND 39, UNDER AUDITOR'S FILE NO. 200805090011, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

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 TRAVERSE 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 ABOUT 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.

AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2008, at \_\_\_\_\_ M., in Book K of Short Plats at page(s) \_\_\_\_\_ of the request of Cruse & Associates.

ERALD V. PETTIT by: \_\_\_\_\_  
 KITTITAS 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 of the request of HARRY WHITAKER in JUNE of 2008.

DATE: 4-16-09

*[Signature]*  
 CHARLES A. CRUSE, JR.  
 Professional Land Surveyor  
 License No. 18078

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St.  
 Ellensburg, WA 98926  
 P.O. Box 959  
 (509) 962-8242  
 SMITHSON ROAD SHORT PLAT

**SMITHSON ROAD SHORT PLAT  
PART OF SECTION 34, T. 19 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON**

SP-08-00033

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT HARRY O. WHITAKER AND ELIZABETH G. WHITAKER, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS 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., 2009.

HARRY O. WHITAKER \_\_\_\_\_  
ELIZABETH G. WHITAKER \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON }  
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HARRY O. WHITAKER AND ELIZABETH G. WHITAKER TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGEMENT, THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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: \_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT COWLITZ BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009.

COWLITZ BANK

NAME	_____	NAME	_____
TITLE	_____	TITLE	_____

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } S.S.

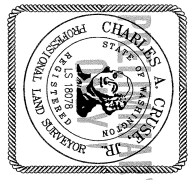
THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY OF COWLITZ BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE 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 (CONT.):**

- PER ROW 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.
- FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 35 OF SURVEYS, PAGES 38-39 AND THE SURVEYS REFERENCED THEREON.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- 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 DIVISION.
- 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.
- ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
- ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 5A HAS 5 IRRIGABLE ACRES, LOT 5B HAS 6 IRRIGABLE ACRES, LOT 6A HAS 4 IRRIGABLE ACRES, LOT 6B HAS 9 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR OPENING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
- 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 PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS "SUBLE NUISANCES." KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.7.4 OF THE KITITAS COUNTY ZONING CODE.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- PURSUANT TO KITITAS COUNTY CODE 17.31.040, THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITITAS COUNTY CODE. NO FURTHER ONE-TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
- ALL LOTS OF THE SMITHSON ROAD SHORT PLAT SP-08-00033 SHALL SHARE A SINGLE GROUND WATER WITHDRAWAL OF NO MORE THAN 5,000 GALLONS PER DAY. NO MORE THAN 1/2 ACRE OF LAWN AND GARDEN SHALL BE IRRIGATED FROM THIS GROUND WATER WITHDRAWAL.
- 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 BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.



**AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2009, at \_\_\_\_\_ M., in Book K of Short Plats of page(s) \_\_\_\_\_ at the request of Cruse & Associates.

JERALD V. PETTI by \_\_\_\_\_  
KITITAS COUNTY AUDITOR

RECEIVING NO. \_\_\_\_\_

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926 (509) 962-8242

**SMITHSON ROAD SHORT PLAT**