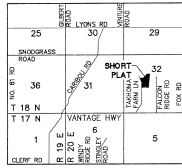


VICINITY MAP



McGRATH SHORT PLAT - NO. SP-08-00050
LOCATED IN SECTION 32, T-18 N, R-20 E, W.M.
KITITITAS COUNTY, WASHINGTON

AUDITOR'S RECEIVING NO. _____

APPROVALS

KITITITAS COUNTY ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY ENGINEER _____

KITITITAS 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 BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE KING SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

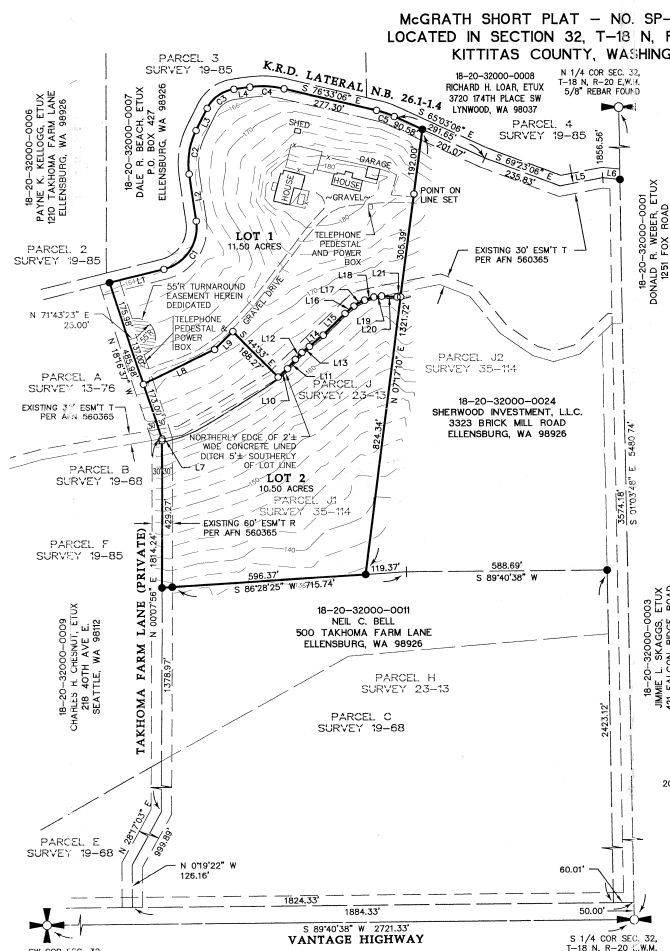
KITITITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITITITAS 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. 18-20-32000-0005
DATED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: JOANNA McGRATH
ADDRESS: 1101 TAKHOMA FARM LANE ELLENSBURG, WA 98926
PHONE: 509-968-3282
EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: INDIVIDUAL SEPTIC SYSTEMS
TYPE OF ACCESS: 60' PRIVATE ACCESS ESM'T
STORM DRAINAGE IMPROVEMENTS: NONE PLANNED
NO. OF SHORT PLATTED LOTS TWO (2)

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



NOTES

- - DENOTES 1/2" REBAR WITH CAP NO'S. 16233/18929 SET.
- - DENOTES 5/8" REBAR WITH CAP NO. 18078 FOUND.
- BEARINGS SHOWN ARE ON ASSUMED DATUM, RELATIVE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32 BEING SOUTH 1°03'48" EAST.
- C.L.O. SECTION SUBDIVISION CORNERS SHOWN HEREON AS FOUND WERE VISITED IN NOVEMBER, 2008.
- BOUNDARY PREVIOUSLY SURVEYED AND RECORDED IN BOOK 35 OF SURVEYS, PAGE 114, RECORDS OF KITITITAS COUNTY, WASHINGTON. SEE SAID SURVEY FOR FURTHER SUBDIVISION INFORMATION.
- SURVEY PERFORMED WITH TOPCON HIPER LITE PLUS GPS RECEIVERS USING REAL TIME KINEMATIC (RTK) PROCEDURES.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-50-090.

PRELIMINARY

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TAN	CHD BRG	CHD LEN
C1	126.60	84°36'00"	186.93	115.20	N 33°44'54" E	170.41
C2	217.20	30°00'00"	132.68	68.48	S 08°56'54" W	130.63
C3	102.60	58°00'00"	100.28	54.55	S 54°26'54" W	96.34
C4	274.50	21°00'00"	100.61	50.88	N 87°03'06" W	100.05
C5	274.50	11°30'00"	35.10	27.64	N 70°48'06" W	55.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	163.83	N 78°02'54" E
L2	140.80	N 08°33'06" W
L3	72.90	N 20°26'54" E
L4	47.10	N 82°05'54" E
L5	127.61	N 79°12'54" E
L6	50.72	S 84°50'06" E
L7	6.00	N 00°02'54" E
L8	232.80	N 63°52'00" E
L9	74.53	N 45°27'00" E
L10	37.00	N 47°38'00" E
L11	36.00	N 40°27'00" E
L12	28.00	N 43°30'00" E
L13	28.00	N 50°30'00" E
L14	52.00	N 51°59'00" E
L15	90.00	N 48°18'00" E
L16	34.00	N 50°08'00" E
L17	36.00	N 61°10'00" E
L18	28.00	N 71°30'00" E
L19	23.00	N 83°45'00" E
L20	45.00	S 86°24'00" E
L21	10.48	N 86°39'00" E

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
20__ AT _____ M., IN BOOK _____ OF SHORT PLATS
AT PAGE _____ AUDITOR'S FILE NO. _____
RECORDS OF KITITITAS COUNTY, WASHINGTON.

COUNTY AUDITOR _____ BY DEPUTY _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE REQUEST OF DEBBIE McGRATH-ANDERSON IN NOVEMBER, 2008.

JOSEPH W. BAKER, CERTIFICATE NO. 44333.



PLSA ENGINEERING-SURVEYING-PLANNING
1120 WEST LINCOLN AVENUE
YAKIMA, WASHINGTON 98902
(509) 575-6990

SHORT PLAT
PARCEL NO. 18-20-32000-0005 (615736)
PREPARED FOR _____
JOANNA McGRATH

W 1/2, SEC. 32, T-18 N, R-20 E, W.M

DRAWN BY: JOE
DATE: 11/05/2008
JOB NO: 08290
SHEET NO. _____

1 of 2

STATEMENTS AND NOTIFICATIONS

- A. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- B. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- C. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, THIS PROPERTY CONTAINS IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- D. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- E. 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.
- F. 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 NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- G. KITTITAS 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.
- H. 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 BUILDING PERMIT FOR THIS PLAT.
- I. 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.
- J. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- K. A PUBLIC UTILITY EASEMENT OF 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.
- L. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITTITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
- M. ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE (IFC) AND ITS APPENDICES.
- N. ALL LOTS OF THE McGRATH SHORT PLAT SP-08-00050 SHALL SHARE A SINGLE GROUND WATER WITHDRAWAL OF NO MORE THAN 5,000 GALLONS PER DAY. NO MORE THAN A TOTAL OF 1/2 ACRE OF LAWN AND GARDEN SHALL BE IRRIGATED FROM THIS GROUND WATER WITHDRAWAL FOR BOTH LOTS.
- O. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- P. 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 PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.

LEGAL DESCRIPTION

PARCEL J1 OF THAT CERTAIN SURVEY AS RECORDED JULY 17, 2008 IN BOOK 35 OF SURVEYS AT PAGE 114, UNDER AUDITOR'S FILE NO. 200807170016, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT JOANNA McGRATH AS HER SEPARATE ESTATE, IS THE PARTY HAVING OWNERSHIP INTEREST OF THE LAND HEREON DESCRIBED; HAS WITH HER FREE CONSENT AND IN ACCORDANCE WITH HER DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATED AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

JOANNA McGRATH

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF KITTITAS) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOANNA McGRATH, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, TO BE HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT _____
 MY APPOINTMENT EXPIRES _____

PRELIMINARY

A U D I T O R ' S C E R T I F I C A T E

FILED FOR RECORD THIS _____ DAY OF _____
 20____ AT _____ M., IN BOOK _____ OF SHORT PLATS
 AT PAGE _____, AUDITOR'S FILE NO. _____
 RECORDS OF KITTITAS COUNTY, WASHINGTON.

COUNTY AUDITOR _____ BY DEPUTY _____



PLSA		ENGINEERING-SURVEYING-PLANNING 120 WEST LINCOLN AVENUE YAKIMA, WASHINGTON 98902 (509) 575-6990	
SHORT PLAT		DRAWN BY: JOE	DATE: 11/05/2008
PARCEL NO. 18-20-32000-0005 (615736)		JOB NO. 08290	
PREPARED FOR _____		SHEET NO. _____	
JOANNA McGRATH			
W 1/2, SEC. 32, T-18 N, R-20 E, WM		2 of 2	

J:\08290\08290shortplat2.dwg, 3/13/2008 2:17:58 PM, JWB