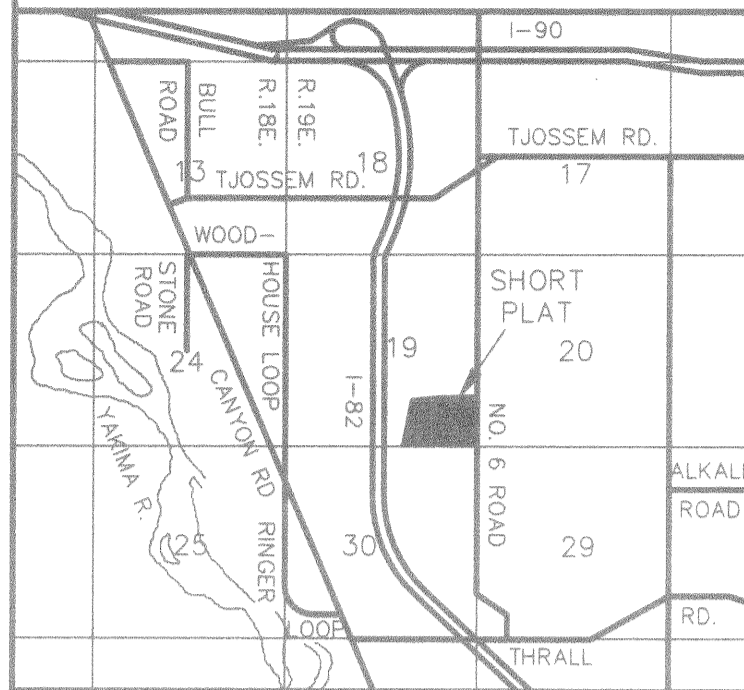
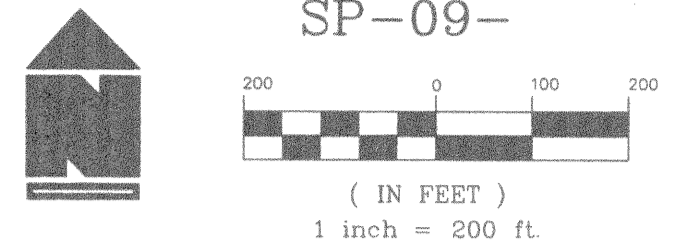


VICINITY MAP



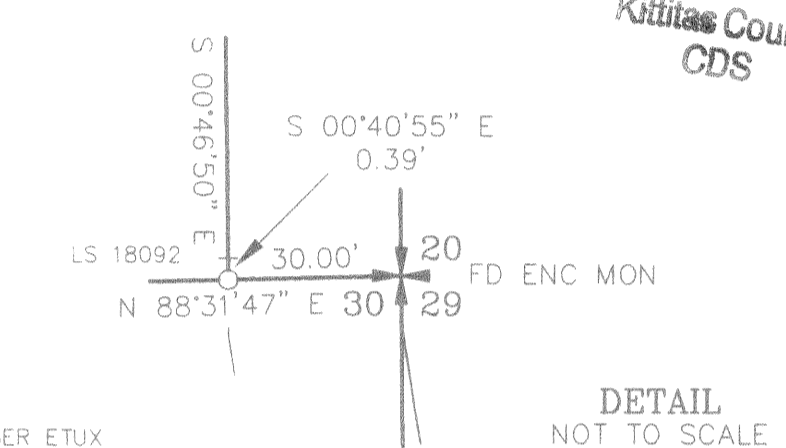
DICKEN/LUFT SHORT PLAT
 LOCATED IN SECTION 19, T. 17 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP
- ⊕ FOUND 4"x4" PILLAR W/ BRASS CAP - GAME DEPT. 1975
- x — FENCE

RECEIVED
 JUN 24 2009
 Kittitas County
 CDS



DETAIL
 NOT TO SCALE

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ENGINEER

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., 199__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE DICKEN/LUFT 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., 199__

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. 17-19-19040-0002 & 17-19-19040-0005

DATED THIS _____ DAY OF _____ A.D., 199__

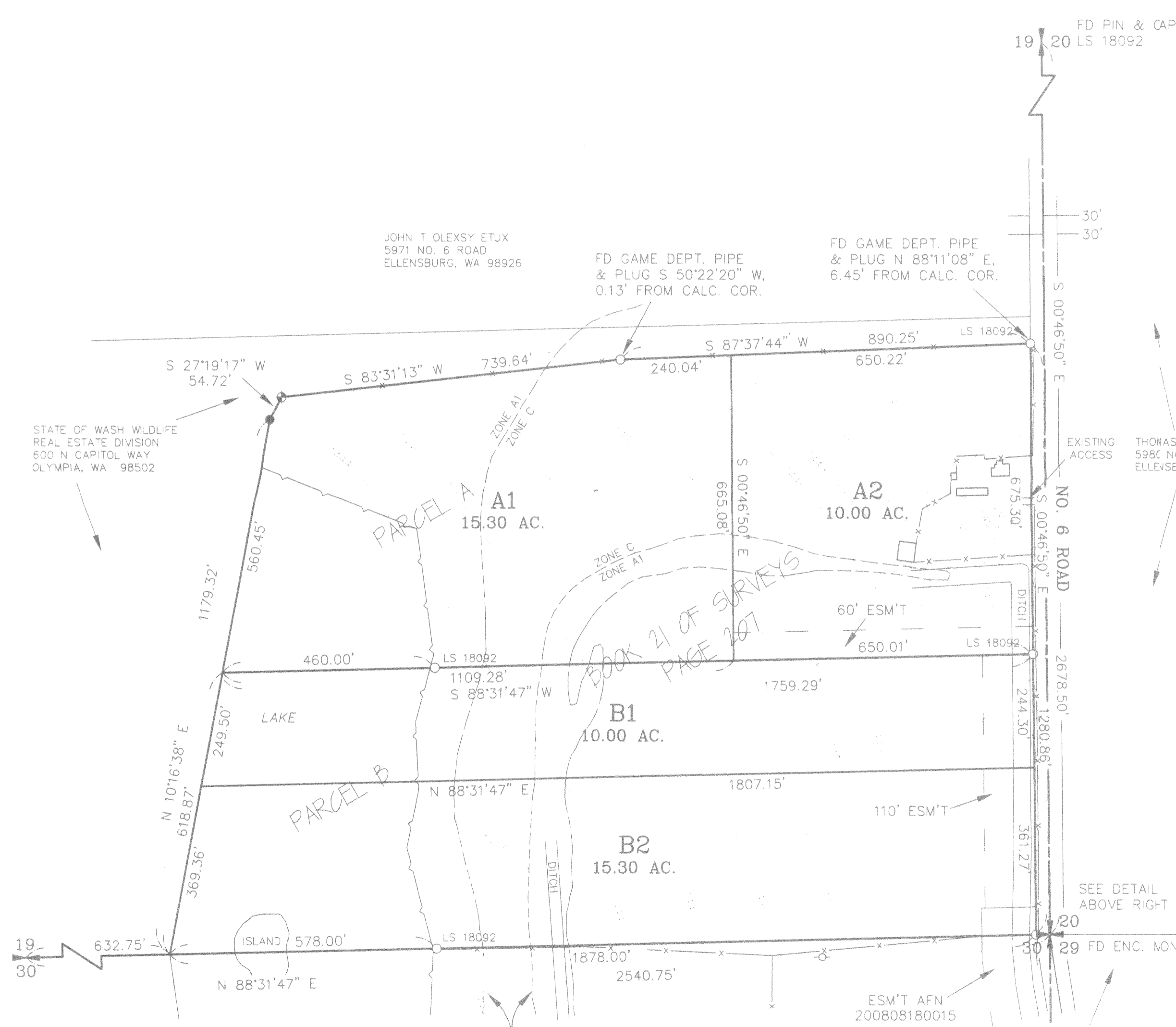
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: DOUG DICKEN & TOM LUFT
 ADDRESS: C/O PO BOX 639 ELLENSBURG, WA 98926
 PHONE: (509) 962-5445

EXISTING ZONE: COMMERCIAL AG
 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 PLATTED LOTS: FOUR (4)
 SCALE: 1" = 200'

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



STATE OF WASH WILDLIFE
 REAL ESTATE DIVISION
 600 N CAPITOL WAY
 OLYMPIA, WA 98502

FLOOD ZONE BDY PER
 FIRM 530095 0558 B

RANDY J MARKUS ETUX
 1231 GAME FARM ROAD
 ELLENSBURG, WA 98926

SCOTT F REPP ETUX
 1570 ROBINSON CANYON ROAD
 ELLENSBURG, WA 98926

PHILIP C TILLMAN ETUX
 PO BOX 182
 ELLENSBURG, WA 98926

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____, 2009, at _____ M., in Book K of Short Plats at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____

JERALD 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 at the request of DOUG DICKEN & TOM LUFT in JUNE of 2009.

Chris Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 6/24/2009
 DATE



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

	X	X

DICKEN/LUFT SHORT PLAT
LOCATED IN SECTION 19, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

PARCELS A AND B OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 9, 1996, IN BOOK 21 OF SURVEYS, PAGE 207, UNDER AUDITOR'S FILE NO. 199602090009, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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 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. FOR ADDITIONAL SURVEY INFORMATION, SECTION SUBDIVISION AND CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 21 OF SURVEYS, PAGE 207 AND THE SURVEYS REFERENCED THEREON.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. 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.
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
10. PURSUANT TO KCC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
11. ACCESS TO LOTS B1 AND B2 TO BE DETERMINED AT THE TIME OF DEVELOPMENT. IF THE FUTURE ACCESS POINT IS TO SERVE THREE OR MORE LOTS, THEN ADDITIONAL ROAD REQUIREMENTS, CERTIFICATION, TURNAROUNDS, ETC., MAY BE REQUIRED. CONTACT KITITAS COUNTY DEPT. OF PUBLIC WORKS FOR ADDITIONAL INFORMATION.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2009, at _____ M., in Book K of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR



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

DICKEN/LUFT SHORT PLAT
LOCATED IN SECTION 19, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DOUG DICKEN, AN UNMARRIED MAN NOT IN A DOMESTIC PARTNERSHIP, AS TO PARCEL A, AND THOMAS S. LUFT AND TERESA A. LUFT, HUSBAND AND WIFE, AS TO PARCEL B, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, A.D., 2009.

DOUG DICKEN

THOMAS S. LUFT

TERESA A. LUFT

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 DOUG DICKEN, TO ME KNOWN TO BE THE PERSON WHO SO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS 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: _____

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 THOMAS S. LUFT AND TERESA A. LUFT, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME 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 CENTRAL VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DOIS HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

CENTRAL VALLEY BANK

NAME
TITLE

NAME
TITLE

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 _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF CENTRAL VALLEY BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOIUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THA' THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRSI WRITTEN.

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

AUDITOR'S CERTIFICATE

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JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR



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