

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 SHOR 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.

CERTIFICATE OF COUNTY PLANNING DIRECTOR

HEREBY CERTIFY THAT THE LOWER GREEN CANYON SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED, THIS 7 DAY OF MARCH A.D., 2010. KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS WHICH THE PLAT IS NOW TO BE FILED. RARCEL NO. 18-18-08010-0002 & 18-18-08010-0003

DATED THIS 9th DAY OF _ March_ A.D., 2010.

Sinda Simit for Deanna KITTITAS COUNTY TREASURED PANALTONI

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

MICHAEL D JACKSON ETUX LORENTZ JACKSON ETUX ADDRESS: PO BOX 396 ELLENSBURG, WA 98926 PHONE: (509) 925-3827

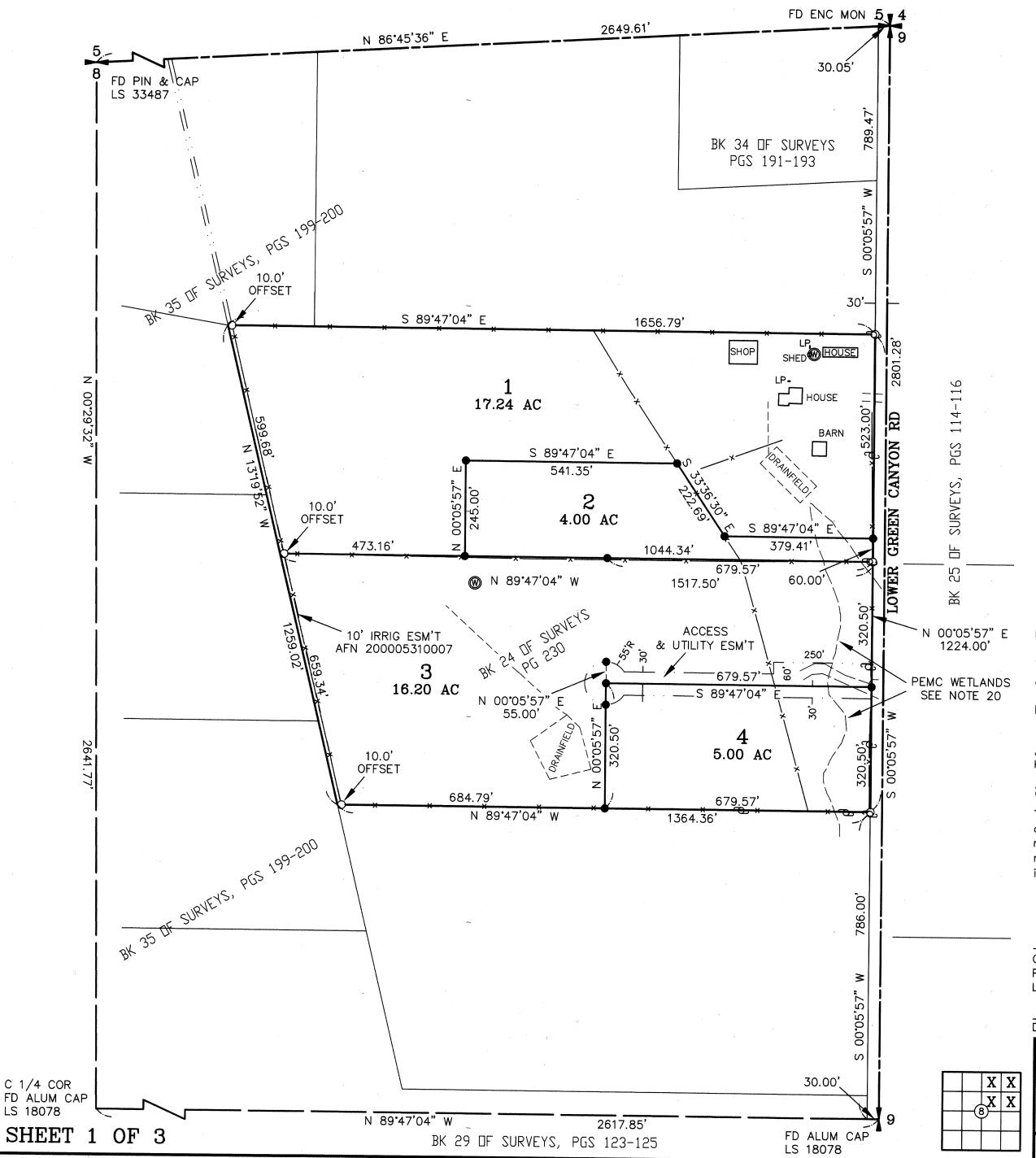
EXISTING ZONE: AG-20 SOURCE OF WATER: INDIVIDUAL WELLS SEWER SYSTEM: ON SITE SEWAGE SYSTEMS STORM WATER: NO IMPROVEMENTS PER THIS APP.

WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W NO. OF SHORT PLATTED LOTS: SCALE: 1" = 200'

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

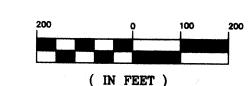
LS 18078

LOWER GREEN CANYON SHORT PLAT PART OF SECTION 8, T. 18 N., R. 18 E., W.M. KITTITAS COUNTY, WASHINGTON





SP-09-00015



1 inch = 200 ft.

LEGEND

SET 5/8" REBAR W/ CAP - "CRUSE 36815"

- FOUND PIN & CAP

WELL

FENCE

UTILITY POLE

ORIGINAL PARCEL DESCRIPTION

PARCELS B2 AND B3 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 27, 2000, IN BOOK 24 OF SURVEYS, PAGE 230, UNDER AUDITOR'S FILE NO. 200001270012, RECORDS OF KITTITAS COUNTY. WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record this____day of_ 2010, 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 MIKE JACKSON & LORENTZ JACKSON in JUNE of 2009.

CHRISTOPHER C. CRUSE Professional Land Surveyor License No. 36815

DATE

CRUSE & ASSOCIATES PROFESSIONAL LAND SURVEYORS

217 E. Fourth St. Ellensburg, WA 98926

P.O. Box 959 (509) 962-8242

LOWER GREEN CANYON SP

LOWER GREEN CANYON SHORT PLAT PART OF SECTION 8, T. 18 N., R. 18 E., W.M. KITTITAS COUNTY, 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 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. 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.
- 4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 24 OF SURVEYS, PAGE 230, AND BOOK 35 OF SURVEYS, PAGES 199-200 AND THE SURVEYS REFERENCED THEREON.
- 5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 6. 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.
- 7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS. REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 8. 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.
- 9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 10. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 7 IRRIGABLE ACRES; LOT 2 HAS 1 IRRIGABLE ACRE; LOT 3 HAS 11 IRRIGABLE ACRES; LOT 4 HAS 2 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- 11. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE
- 12. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING 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.
- 13. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- 14. 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.
- 15. 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)
- 16. 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.
- 17. 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.
- 18. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- 19. THIS PROPERTY IS LOCATED OUTSIDE OF THE KITTITAS COUNTY STOCK RESTRICTED AREA; AS SUCH, UNDER THE STATE OF WASHINGTON'S OPEN RANGE LAW (RCW 16.24.010), IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT GRAZING LIVESTOCK BELONGING TO OTHER RESIDENTS.
- 20. PEMC WETLANDS AS SHOWN HEREON ARE BASED ON THE NATIONAL WETLANDS INVENTORY MAP, ELLENSBURG NORTH, WASH., 1987, PUBLISHED BY THE U.S. DEPARTMENT OF INTERIOR FISH & WILDLIFE SERVICE. FUTURE DEVELOPMENT OF LOTS MAY REQUIRE A STUDY BY A CERTIFIED WETLAND BIOLOGIST TO DETERMINE WETLAND CLASSIFICATION AND FOR BUFFER REQUIREMENTS PURSUANT TO KCC CRITICAL AREAS CODE.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT NORTHWEST FARM CREDIT SERVICES, FLCA, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR PARCEL B2 OF 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., 2010.

NORTHWEST FARM CREDIT SERVICES, FLCA

TITLE TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON S.S. COUNTY OF

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF ______, A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE ______, RESPECTIVELY, OF NORTHWEST FARM CREDIT SERVICES, FLC. _____ AND ______, RESPECTIVELY, OF NORTHWEST FARM CREDIT SERVICES, FLCA, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID AGENCY, 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:

AUDITOR'S CERTIFICATE

Filed for r	ecord this,
2010, at .	M., in Book K of Short Plats
at page(s))at the request of Cruse & Associates
RECEIVING	9 NO

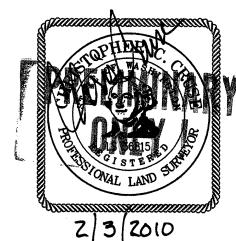
JERAED V. PETTIT by: _ KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES

P.O. Box 959

PROFESSIONAL LAND SURVEYORS 217 E. Fourth St.

(509) 962-8242 Ellensburg, WA 98926 LOWER GREEN CANYON SP



LOWER GREEN CANYON SHORT PLAT PART OF SECTION 8, T. 18 N., R. 18 E., W.M. KITTITAS COUNTY, WASHINGTON

DEDICATION		
KNOW ALL MEN BY THESE PRESENT THAT LORENTZ JACKS OWNERS OF PARCEL B2 OF THE HEREIN DESCRIBED REAL TRUST FOR PARCEL B3 OF THE HEREIN DESCRIBED REAL DESCRIBED.	PROPERTY, AND THE U	INDERSIGNED BENEFICIARIES OF A DEED OF
IN WITNESS WHEREOF, I HAVE SET MY HAND THIS	_ DAY OF	, A.D., 2010.
LORENTZ JACKSON	DEBORAH JACKSON	
ACKNOWLEDGEMENT		
STATE OF WASHINGTON) S.S.		
THIS IS TO CERTIFY THAT ON THIS DAY OF PUBLIC, PERSONALLY APPEARED LORENTZ JACKSON AND EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDG VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSE	DEBORAH JACKSON, TO SED TO ME THAT THEY S	ME KNOWN TO BE THE PERSONS WHO
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEA	AR FIRST WRITTEN.	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON MY COMMISSION EXPIRES:		··································
DEDICATION		
KNOW ALL MEN BY THESE PRESENT THAT MICHAEL D. JAI UNDERSIGNED OWNERS OF PARCEL B3 OF THE HEREIN DE PLAT AS HEREIN DESCRIBED.		
IN WITNESS WHEREOF, I HAVE SET MY HAND THIS	_ DAY OF	, A.D., 2010.
MICHAEL D. JACKSON	KATHA ANN JACKSON	
ACKNOWLEDGEMENT		
STATE OF WASHINGTON) S.S.		
THIS IS TO CERTIFY THAT ON THIS DAY OF PUBLIC, PERSONALLY APPEARED MICHAEL D. JACKSON AN EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDG VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSE	ND KATHA ANN JACKSO SED TO ME THAT THEY S	N, TO ME KNOWN TO BE THE PERSONS WHO
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEA	AR FIRST WRITTEN.	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON MY COMMISSION EXPIRES:		

DEDICATION

	S BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST Y, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS	DAY OF, A.D., 2010.
STERLING SAVINGS BANK	
NAME TITLE	NAME TITLE
ACKNOWLEDGEMENT	
STATE OF WASHINGTON) S.S.	
PUBLIC, PERSONALLY APPEARED AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND	, A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY, AND, TO ME KNOWN TO BE, RESPECTIVELY, OF STERLING SAVINGS BANK, AND D VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES 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: ______

AUDITOR'S CERTIFICATE

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2010, at _____M., in Book K of Short Plats

at page(s)____at the request of Cruse & Associates.

RECEIVING NO. ____

JERALD V. PETTIT by: _______

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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LOWER GREEN CANYON SP

2/3/2010