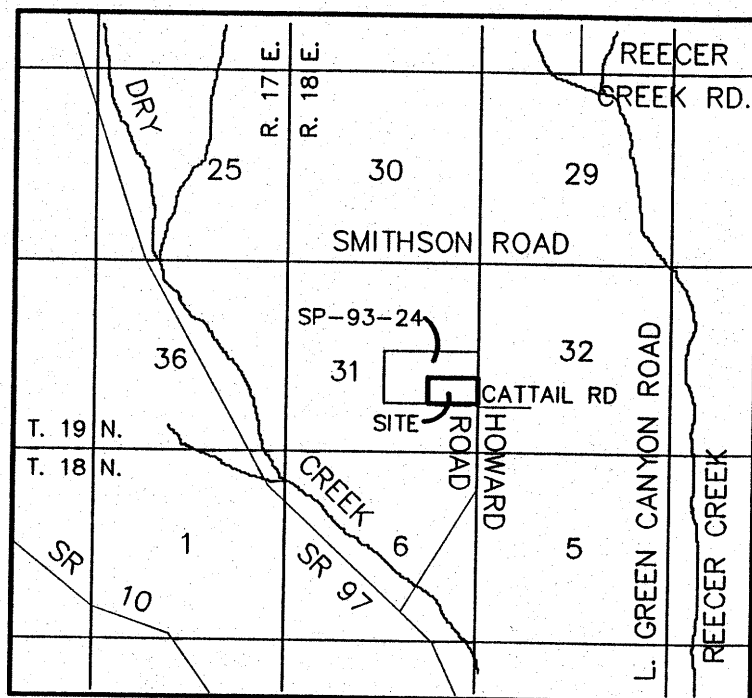


G & M PARKER SHORT PLAT

A PORTION OF THE SE 1/4 OF SEC. 31 T.19N., R.18E., W.M.

KITTITAS COUNTY, WASHINGTON

SP-10-XXX



VICINITY MAP
N.T.S.

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER THE FOLLOWING SURVEYS OF RECORD:

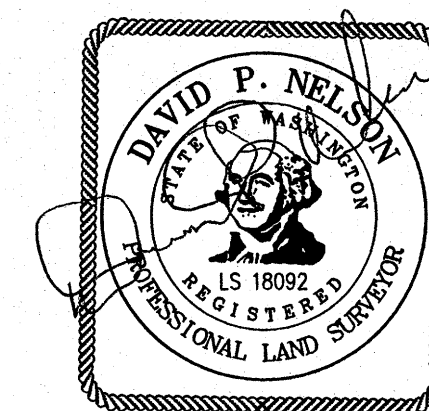
BOOK D OF SHORT PLATS, PAGES 123 & 124;
BOOK 27 OF SURVEYS, PAGE 155;
AND THE SURVEYS REFERENCED THEREON.

2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT C-2 OF THE HOWARD'S END NO. 4 SHORT PLAT SP-93-24, RECORDED IN BOOK D OF SHORT PLATS, PAGES 123 & 124, RECORDED UNDER AUDITOR'S FILE NUMBER 572107, KITTITAS COUNTY, STATE OF WASHINGTON AND ALTER THE ACCESS TO ALLOW ACCESS DIRECTLY ONTO HOWARD ROAD FOR LOTS 1 AND 2.

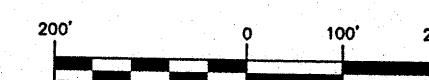
3. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

LEGEND

- SECTION CORNER
- QUARTER CORNER
- FND REBAR & CAP
- FND 5/8" REBAR, NO CAP
- SET REBAR & CAP LS# 18092
- ENCASED MONUMENT
- FENCE
- POWER POLE
- TELEPHONE PEDESTAL

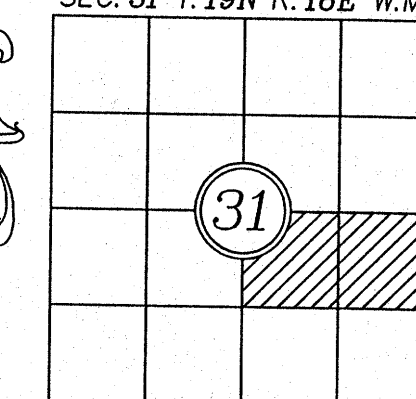


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

INDEX LOCATION:
SEC. 31 T.19N R.18E W.M.



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY OF _____ A.D., 20____

KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "G & M PARKER" 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., 20____

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS 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., 20____

KITTITAS COUNTY HEALTH OFFICER

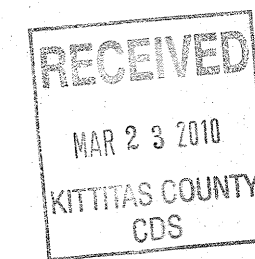
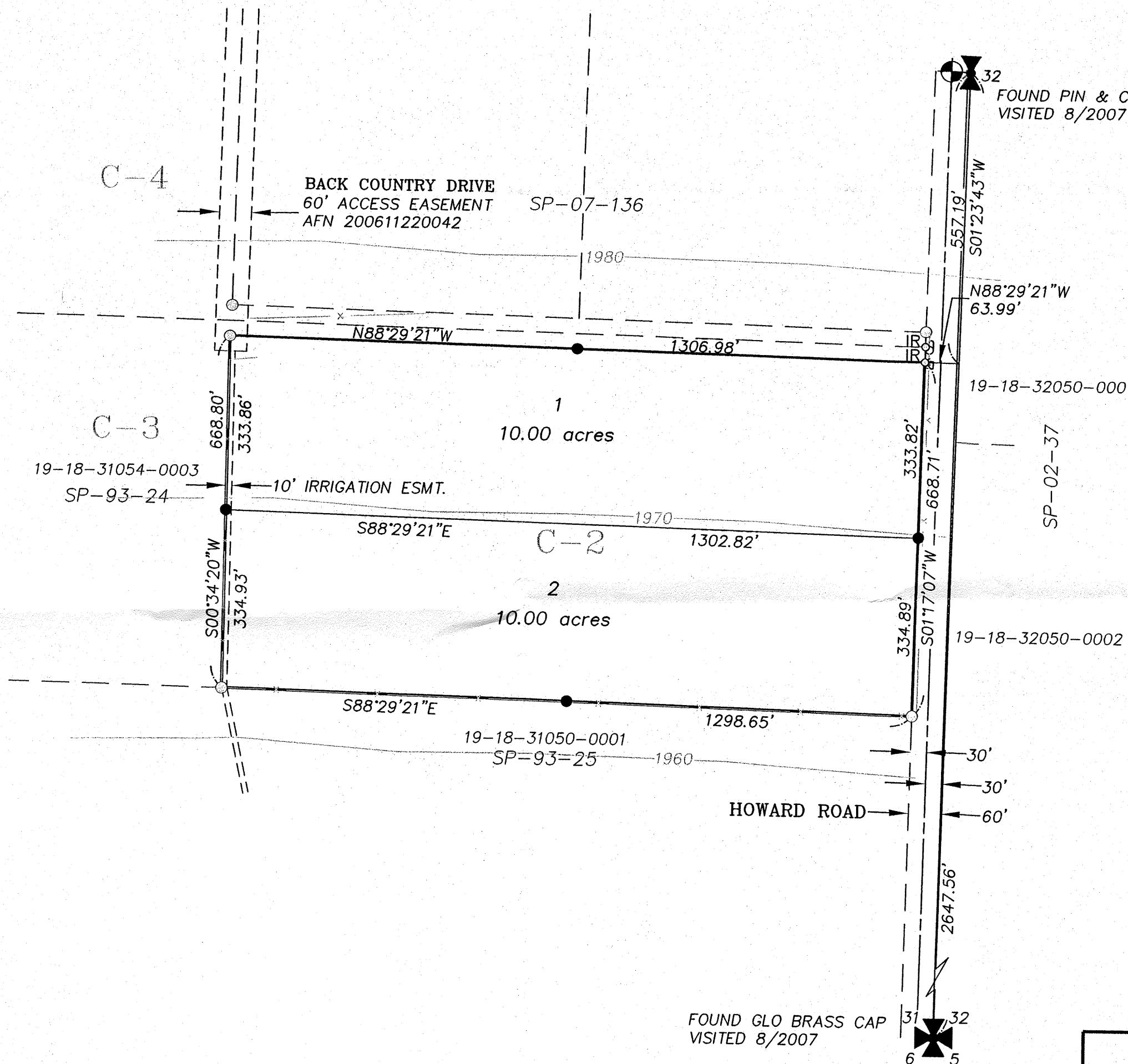
CERTIFICATE OF COUNTY TREASURER

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.

DATED THIS ____ DAY OF _____ A.D., 20____

KITTITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 19-18-31054-0002 (181536)



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF 20.....AT.....M
IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF

DAVID P. NELSON
SURVEYOR'S NAME

.....
COUNTY AUDITOR DEPUTY 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.....GLEN PARKER
IN.....MARCH.....2010

DAVID P. NELSON DATE 03/22/2010
CERTIFICATE NO. 18092

K.C.S.P. NO. 10-XXX
PTN. OF THE SE 1/4, SEC. 31 T.19N., R.18E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 03/2010	JOB NO. 07137
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

OWNER:

LUTHER G PARKER
MARLENE G PARKER
PO BOX 13
SNOQUALMIE WA 98065

PARCEL #19-18-31054-0002 (181538)
ACREAGE: 20.00
LOTS: 2
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
ZONE: AG-20

G & M PARKER SHORT PLAT
A PORTION OF THE SE 1/4 OF SEC. 31 T.19N., R.18E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-10-XXX

EXISTING LEGAL DESCRIPTION:

PARCEL A:

LOT C-2 OF HOWARD'S END NO. 4 SHORT PLAT, AS DESCRIBED AND/OR DELINEATED ON KITTITAS COUNTY SHORT PLAT NO. 93-24, RECORDED JUNE 27, 1994, UNDER AUDITOR'S FILE NO. 572107, AND FILED IN BOOK D OF SHORT PLATS, PAGES 123 AND 124, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

PARCEL B:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 60 FOOT STRIP OF LAND, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT C-1 OF SAID SHORT PLAT; THENCE SOUTH ALONG THE LOT LINE COMMON TO LOTS C-1 AND C-4 OF SAID SHORT PLAT AND THE EXTENSION, THEREOF, TO AND ALONG THE LOT LINE COMMON TO LOTS C-2 AND C-3, A DISTANCE OF APPROXIMATELY 757.92 FEET AND TERMINUS OF SAID CENTER LINE;

EXCEPT THAT PORTION THEREOF, LYING WITHIN SAID LOT C-2; AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 30 FEET OF LOT C-1 OF SAID SHORT PLAT; AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30 FEET OF LOT B-3 AND THE SOUTH 30 FEET OF LOT B-2 OF HOWARD'S END NO. 3 SHORT PLAT FILED IN BOOK D OF SHORT PLATS, PAGES 121 AND 122, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

KRD NOTES:

- 1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 3.00 IRRIGABLE ACRES AND LOT 2 HAS 2.00 IRRIGABLE ACRE. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. 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.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. 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.

NOTES:

- 1. 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.
2. 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
4. 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.
5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
6. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
9. 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.
10. 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 GROUNDWATER 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.
11. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
12. 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.
13. 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 PERFORMANCE 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 SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.

ADJACENT PROPERTY OWNERS:

19-18-31050-0001
CLETUS L SAMUELSON ETUX
1805 HOWARD RD
ELLENSBURG WA 98926

19-18-31054-0003
GARY W BARYO ETUX
2215 HOWARD RD
ELLENSBURG WA 98926

19-18-32050-0001
2360 HOWARD FAMILY LAND TRUST
6 5TH ST N
GREAT FALLS MT 59401

19-18-32050-0002
LUTHER G PARKER ETUX
PO BOX 13
SNOQUALMIE WA 98065

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, LUTHER G. PARKER & MARLENE G. PARKER, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE 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., 20___

LUTHER G. PARKER

MARLENE G. PARKER

ACKNOWLEDGEMENT

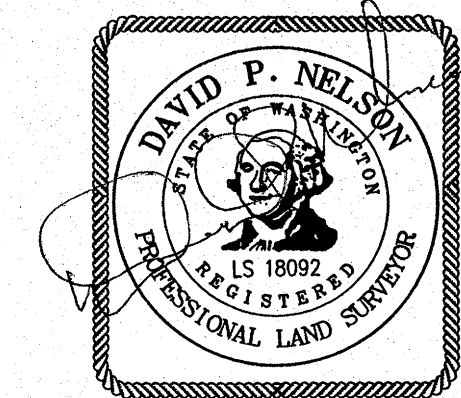
STATE OF WASHINGTON)
) S.S.
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 _____ DAY OF _____, 20___

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



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF 20.....AT.....M IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF DAVID P. NELSON SURVEYOR'S NAME

COUNTY AUDITOR DEPUTY 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 GLEN PARKER IN..MARCH..20.10.

Signature of David P. Nelson, DATE 03/22/2010, CERTIFICATE NO. 18092

K.C.S.P. NO. 10-XXX
PTN. OF THE SE 1/4, SEC. 31 T.19N., R.18E., W.M.
KITTITAS COUNTY, WASHINGTON

Table with 3 columns: DWN BY, DATE, JOB NO. and 3 columns: CHKD BY, SCALE, SHEET. Values include G. WEISER, 03/2010, 07137, D. NELSON, N/A, 2 OF 2.



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