

To Protect and Promote the Health and the Environment of the People of Kittitas County

PLAT APPROVAL FORM

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All Documentation Reviewed /Approved				
Concurrence DOH/Well ID # Issued				
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ent				
ent 				
ent 				
ent 				

The information received has satisfied the health requirements necessary for plat approval.

Kittitas County
Public Health Deptartment
507 N Nanum Street, Suite 102
Ellensburg, WA 98926
Ti. 509 962 7515
Fi. 509 962 7581



Environmental Health Services 411 North Ruby Street, Suite 3 Ellensburg, WA 98926 T. 509 962 7698 F: 509 962 7052

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWACE SYSTEMS AS A TEMPORARY MEMAY OF SEWACE DISPOSAL FOR SAME BIT NOT INCESSABILY ALL BILLDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INCRIBES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWACE DISPOSAL PERMITS EXISTING ZONE: /
SOURCE OF WATER:
SEWER SYSTEM: SI
STORM WATER: N AUTOMATIC APPROVAL DATE:
RETURNED FOR CAUSE ON: I HEREN CERTIFY THAT THE TAXES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING TEARS AND FOR THIS
TEAR IN WHICH THE EALT IS NOW TO BE FILED
PARCEL NO. 18-17-35052-0019 & 18-17-35052-0020 HEREBY CERTIFY THAIT THE WESTSIDE AGRES 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 CERTIFICATE OF KITTITAS COUNTY TREASURER SEMER SYSTEM SEPTIC SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
MOTH AND TYPE OF ECCESS: 60' PRIVATE ACCESS
NO. OF SHORT PLATTED LOTS: FOUR (4)
SÇALE: 1" = 200' DATED THIS ___ DAY OF CERTIFICATE OF COUNTY PLANNING DIRECTOR DATED THIS ___ DAY OF EXAMINED AND APPROVED THIS ______ DAY OF _____ A.D., 201___. KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS NAME AND ADDRESS - ORIGINAL TRACT OWNERS OTTITAS COUNTY TREASURER KITTITAS COUNTY HEALTH OFFICER ITITAS COUNTY HEALTH DEPARTMENT TITAS COUNTY PLANNING DIRECTOR LVERTON ROAD VICINITY COUNTY ENGINEER APPROVALS 620 SE EVERETT MALL WAY SUITE 360 EVERETT, WA 98208 D & H RANCH INC (425) 347-5013 AG-20 SHARED WELLS MAP A.D., 201___ A.D., 201_ A.D., 201 Charles A. CRUSE, JR. Orrofessional Land Surveyor This mop 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 D & H RANCH INC in FEBRUARY of 2010. SURVEYOR'S CERTIFICATE SHEET 1 OF NOT VISITED 35 36-7 JULES A FRAZIER 2012 FEDERAL AVE E SEATTLE, WA 95102 RICHARD F. EIRICH ETUX 1919 4TH STREET KIRKLAND, WA 98033 D & H RANCH INC. 620 SE EVERETT MALL WAY STE 360 EVERETT, WA 98208 C S 86'04'11" 76,45' 30 OFFSET 2 N DAVE DUNCAN & SONS LTD 4630 WEAVER RD ELLENSBURG, WA 98926 0-21-10 DATE License No. 18078 SDL PROPERTIES 3191 KILLMORE ROAD ELLENSBURG, WA 98926 PROTECTION ESM'T FD 5/8" PIN W/ CAP LS 18092 20A 10.00 AC BK J OF SHORT PLATS, PG8 BK E PART OFFSET 7011 PGS SHORT PLATS HIGH VALLEY DRIVE
60' PRIVATE ACCESS
& UTILITY ESM'T O
AFN 200906120002 &
AFN 200906170027 & OF SEC. 36, OFFSET 1.0' 23 233.76" E D&H RANCH INC 620 SE EVERETT MALL WAY SUITE 360 ELLENSBURG, WA 98926 KITTITAS COUNTY, WASHINGTON WESTSIDE ACRES 20B 10.00 AC LLUSTRATED 36 0FFSE 1 T. 18 N.
1 T. 17 N.
ILLUSTRATED
NOT VISITED FD 5/8" PIN W/ CAP LS 18092 OFFSET D & H RANCH INC. 620 SE EVERETT MALL WAY EVERETT, WA 98208 L17--0FFSE 6 C DAVE DUNCAN & SONS LTD 4630 WEAVER RD ELLENSBURG, WA 98926 [19 19A 9.11 AC 18 0 E 500 SHORT **Z** OFFSET MANASTASH 86'35'17" W D&H RANCH INC 620 SE EVERETT MALL WAY SUITE 360 ELLENSBURG, WA 98926 72. DAVE DUNCAN & SONS LTD 4630 WEAVER RD ELLENSBURG, WA 98926 OFFSET 19B 10.89\AC D&H RANCH INC 620 SE EVERETT MALL WAY SUITE 360 ELLENSBURG, WA 98926 17 E., PLAT RECEIVED CDS COUNT AUG 1 8 2010 S 88'33'27" E 629.51 L & D LAND CORP 1572 ROBINSON CANYON ROAD ELLENSBURG, WA 98926 18B 18A 1206.01 98.7° -OFFSET W.M. SDL PROPERTIES
3191 KILLMORE ROAD
ELLENSBURG, WA 98926 BK J OF SHORT PLATS, PGS 185-186 10/6/10 640.65 Filed for record this_ JERALD V. PETTIT by:
KITTITAS COUNTY AUDITOR at page(s)_ RECEIVING NO. 2010, at AUDITOR'S CERTIFICATE 217 E. Fourth St. Ellensburg, WA 98926 CRUSE SOL PROPERTIES 3191 KILLMORE ROAD ELLENSBURG, WA 98926 PROFESSIONAL LAND SURVEYORS D&H RANCH INC 620 SE EVERETT MAIL WAY SUITE 360 ELLENSBURG, WA 98926 WESTSIDE ACRES D&H RANCH INC 620 SE EVERETT MALL WAY SUITE 360 ELLENSBURG, WA 98926 ILL 10 4 0FFSET J _at the request of Cruse & Associates. ጵ _M., in Book K of Short Plats FENCE EASEMENT SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078" WELL FOUND PIN & CAP LEGEND 38 NOT VISITED ASSOCIATES (IN FEET) 1 inch = 200 fL SP-10-SHORT PLAT P.O. Box 959 (509) 962-8242 GARY J DENNIS ETUX 3190 COVE ROAD ELLENSBURG, WA 98926 R. 17 E. R. 18 E. THOMAS S LUFT ETUX 2740 COVE ROAD ELLENSBURC, WA 98926 31



To Protect and Promote the Health and the Environment of the People of Kittitas County

Soil Log Evaluation for Land Subdivision

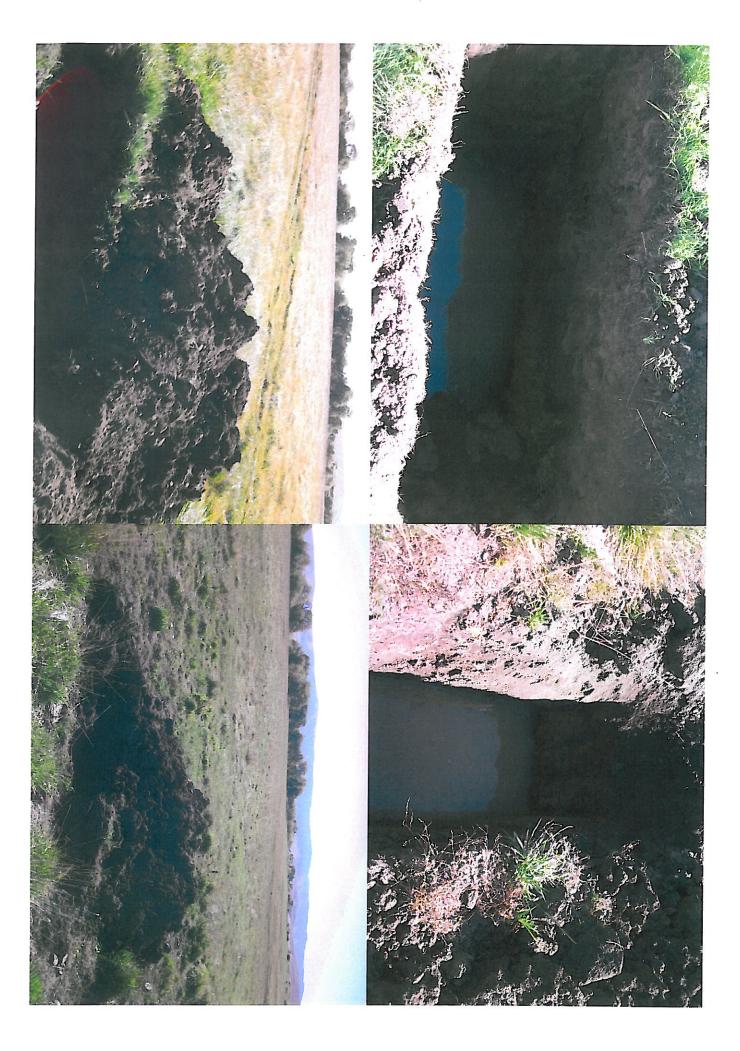
Plat Name: <u>WESTSIDE ACRES</u> Eden #: <u>SP-10-00011</u> Date of Evaluation: <u>IDIGIO</u> E.H. Staff: <u>JP6</u> Property Owners Name: <u>Dinicin</u>									
	Site Address:								
	City:				1 				
	Parcel Number	•			Acreage Size:				
SOIL LOG# / LOT# 19B					SOIL LOG# Z LOT# 19A				
Depth	Texture	Structure	Color		Depth	Texture	Structure	Color	
Feet					Feet				
1 -					1 -				
2 -	SILL	Weak	4/1		2 -	SILL	Weak	4/2	
3 -					3 -		000110		
4 -	39" HZO			100 grands	4 -				
5 -	HZO				5 -	52" H20			
-					-	1120			
6-	- " 7 -				6-				
SOIL LO	0 000				SOIL LO	G# 4 Lo	r# ZOA		
Depth Feet	Texture	Structure	Color		Depth Feet	Texture	Structure	Color	
1 -					1-				
					1-	7			
2 -	5,2	MOD	4/2		2 -	SIL	MOD	4/2	
3 -					3 -				
-					-				
4 -					4 -				
- 5 -	54"				- 5 -				

Kittitas County Public Health Department 507 N. Nanum Street, Suite 102 Ellensburg, WA 98926 T: 509.962.7515 F:509.962.7581

HZO



Environmental Health Services 507 N. Nanum Street, Suite 102 Ellensburg, WA 98926 T: 509.933.8261 F: 509.962.7052



OF SECTION 36, T. KITTITAS COUNTY, WESTSIDE ACRES 18 N., R. 17 SHORT WASHINGTON PLAT ; ;

LEGAL DESCRIPTIONS

PARCEL A

LOTS 19 AND 20, HIGH VALLEY RANCHETTES, IN THE COUNTY OF KITHTAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 86 THROUGH 92, RECORDS OF SAID COUNTY.

PARCEL B

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT OF WAY FOR ACCESS AND UTILITIES OVER, ACROSS, AND UNDER THE CALAXY DRIVE EASEMENT" AND THE "LOOP EASEMENT" AS THE SAME ARE DESCRIBED IN AND ESTABLISHED BY THAT CERTAIN AMENOED DECLARATION OF EASEMENTS RECORDED JUNE 17, 2009, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200906170027.

DEDICATION

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS KNOW ALL MEN BY THESE PRESENT THAT D & H RANCH, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. DAY OF

A.D., 2010.

D & H RANCH, INC.

LARRY O. HILLIS PRESIDENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF S.S.

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 larry o. Hillis and veralene Hillis, Husband and Wee, the undersigned Mortgagees for 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 AD.

, 2010.

LARRY O. HILUS

VERALENE HILLIS

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF) S.S

THIS IS TO CERTIFY THAT ON THIS _______DAY OF _______AD., 2010, BEFORE ME, THE UNDERSIONED NOTARY PUBLIC, PERSONALLY APPEARED LARRY O. HILLS AND VERMEUSE HILLS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, 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:

SHEET 2 P) N

1. THIS SUPPCY WAS PERFORMED USING A TOPCOM OTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HERCEN 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 MAY ALSO BE USED FOR

A FER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY THE KITITIAS 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 10 OF PLATS, PAGES 88-92 AND THE SURVEYS REFERENCED THEREON.

E ACCESS TO AND FROM THE LOTS MITHIN THIS SHARP PLAT TO COUNTY ROAD(S) IS DELINEATED ON THIS SHORT PLAT FOR REFERENCE PURPOSES ONLY AND ALL MATERS RELATING THE RECORD MAINTENANCE OF RICK, AND TERMS AND CONDITIONS RELATING THERETO IS/AR SHALL BE SET FORTH IN A SEPARATE DOCUMENT OF RECORD MAINTENANCE OF THE MACESS IS THE RESORDABLITY OF THE PROPERTY OWNERS WHO BERSTOF TROAD ITS USE PURSUANT TO SUMP DOCUMENT USES MAY BE RELOCATED WITHOUT RECOURSE AN ALEDONEMY TO THIS SHORT PLAT PROVIDED THAT, IN ANY DEVIL SUCH RECORDS AND TRANSPORT SHALL BE OF SUFFICIENT WITH AND LOCATION SO AS TO COMPTY PLAT PROVIDED THAT, IN ANY DEVIL SUCH RECORDS AND TRANSPORTANTE ACCESS TO EACH OF SAID LOTS.

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. KNITIAS COUNTY MILL NOT ACCEPT PRIVATE ROADS FOR MAINTEMAKE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT MIO CORPORMANCE MITH CURRENT COUNTY READ. STANDARDS. THIS RECUIREMENT MILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY MITH GRANEL.

E, ENTRE PRIVATE ROAD SHALL BE NAPECTED AND GERINED BY A CHIL ENGREE DEVASED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTIAS COUNTY ROAD STANDARDS AS ADOPTION SPETIMERS B, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ANY FUTURE SUBDINISION OR LAND USE ACTION WILL BE REVIEWED WIDER THE MOST CLAREAUT ROAD STANDARDS.

9, ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 19A HAS ___ IRRIGABLE ACRES; LOT 19B HAS ___ IRRIGABLE ACRES. LOT 20B HAS ___ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.

10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER,

11. THE LANDOWNERS MUST PROVIDE FOR THE APPONITIVENT 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 FOR EACH

12. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

13 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.

14. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 35.70A.08G(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES REFERENCES IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)

15. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE (IFC) AND ITS APPENDICES.

16. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE—TIME SPUT PROVISION PURSUANT TO KITITIAS COUNTY CODE 17.31.040 NO LOT MAY BE DIVIDED FURTHER, REGARDLESS IF ALLOWED BY LOCAL ZONING AND SUBDIVISION ORDINANCES AS THEY NOW EXIST OR ARE HEREAFTER ANEXIOED.

17. ALL LOTS OF THE WESTSIDE ACRES SHORT PLAT SP-10-_____SHALL SHARE A SINGLE GROUND WATER WITHDRAWAL OF NO MORE THAN 5,000 CALLONS FER DAY, SLCH GOT SHALL BE LIMITED: TO A MAXIMUM WITHDRAWAL OF 1250 CALLONS FER DAY. SLCH WATER SHALL NOT BE USED FOR RIGICATION OR OUTSIDE USE. LOTS 19A AND 19B SHALL SHARE A WELL AND LOTS SAO AND 20B SHALL SHARE A WELL SHALL BE RECORDED IN A MAINER CONSISTENT WITH KITTIFAS COUNTY AND WASHNOTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS, ADDITIONAL TIERMS AND CONDITIONS RECARDING SHARED WASHNOTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS, ADDITIONAL TIERMS AND CONDITIONS RECARDING SHARED WALLS MAY BE PLACED OF RECORD BY SEPARATE INSTRUMENT; REFERENCE TO RECORD TITLE SHOULD BE MADE FOR PROVISIONS RELATIVE THERETO.

IB, THE APPROVIAL OF THIS DIVISION OF LAND INCUDIES NO CURRANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWAITER WITHIN THE LAND DIVISION OF LAND PROVIDES NO CUARANTEE WITHIN THE LAND DIVISION OF LAND PROVIDES NO CUARANTEE THAT USE OF WITER UNDER THE ROOMD MATER SENDITION (FICEW 994.40.05) FOR THIS ENAL OR MAY PROVIDED HEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

AUDITOR'S CERTIFICATE

Filed for record this_ day of

_al the request of Cruse & Associales. _M., in Book K of Short Plats

RECEIVING NO.

JERALD V PETTIT BY:
KITTITAS COUNTY AUDITOR

CRUSE PROFESSIONAL LAND SURVEYORS þ ASSOCIATES

217 E. Fourth St. Ellensburg, WA 98926 WESTSIDE ACRES SHORT PLAT P.O. Box 959 (509) 962-8242