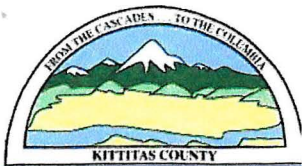


SP-12-00002



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SHORT PLAT APPLICATION

(To divide a lot into no more than 4 lots, according to KCC 16.32)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

\$720.00	Kittitas County Community Development Services (KCCDS)
\$220.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$430.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
\$1,500.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

SM

DATE: 4/5/12

RECEIPT # 13783

RECEIVED

APR 05 2012

KITTITAS COUNTY
CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

GENERAL APPLICATION INFORMATION



1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Chris & Kim Gaidos
Mailing Address: 2603 W. Willis Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 929-4090
Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: cruseandassoc@kvalley.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: Sorenson Road
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**
Portions of Parcels A, B, and C in Book 27 of Surveys at Pages 35-37, see application map for full description.

6. **Tax parcel number(s):** 17-20-29000-0011

7. **Property size:** 23.03 Acres (acres)

8. **Land Use Information:**

Zoning: AG-20 Comp Plan Land Use Designation: Rural

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. *See map for all details.*
10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. *No*
11. **What County maintained road(s) will the development be accessing from?** *Sorenson Rd.*

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X *Chris Cruz*

Date:

4/2/2012

Signature of Land Owner of Record
(Required for application submittal):

X *J. Ruellos*

Date:

4/4/2012



SUBDIVISION GUARANTEE (SECOND UPDATE)

Office File Number : 0102740
Guarantee Number : 48 0035 72030 6565
Dated : March 28, 2012, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : Gaidos



Name of Assured: **CRUSE & ASSOCIATES**

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcels A, B, and C of that certain survey as recorded December 7, 2001 in Book 27 of Surveys at pages 35, 36, and 37, under Auditor's File No. 200112070030, records of Kittitas County, Washington;

EXCEPT that portion of said Parcel A which is described as follows: Beginning at the Northwest corner of said Parcel A, thence South 87°31'14" East along the Northerly boundary of said Parcel A, 923.81 feet; thence South 02°28'46" West, 519.60 feet; thence North 87°31'14" West, 308.26 feet to the Westerly boundary of said Parcel A; thence along said Westerly boundary the following four courses: North 40°42'49" West, 164.15 feet; North 52°29'34" West, 99.64 feet; North 73°32'16" West, 295.67 feet; and North 23°55'25" West, 302.89 feet to the point of beginning;

AND EXCEPT that portion of said Parcels A, B, and C which is described as follows: Beginning at the Northwest corner of said Parcel A, thence South 87°31'14" East along the Northerly boundary of said Parcel A, 923.81 feet to the true point of beginning of said described parcel; thence South 02°28'46" West, 519.60 feet; thence South 87°31'14" East, 670.68 feet; thence North 02°28'46" East, 519.60 feet to the Northerly boundary of said Parcel C; thence North 87°31'14" West, along the Northerly boundary of said Parcels A, B, and C, 670.68 feet to the true point of beginning;

Being a portion of the North Half of the Northwest Quarter and of the North Half of the Northeast Quarter, all in Section 29, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

CHRISTOPHER GAIDOS AND KIMBERLEE GAIDOS, HUSBAND AND WIFE

END OF SCHEDULE A



(SCHEDULE B)

File No. 0102740

Guarantee Number: 48 0035 72030 6566

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Delinquent general taxes and assessments for the second half of the year 2011.
 Amount : \$117.33, plus interest and penalty
 Tax No. : 17-20-29000-0011 (940733)

NOTE: First half 2011 taxes and assessments have been paid in the amount of \$117.33.
General taxes and assessments for the full year: \$234.66.

General taxes and assessments for 2012, which become delinquent after April 30, 2012, if first half not paid.

	<u>Full year</u>	<u>First Half</u>	<u>Second Half</u>
Amount :	\$ 234.49	\$ 117.25	\$ 117.24
Tax No. :	17-20-29000-0011 (940733)		

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

5. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

6. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefor.
To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

(SCHEDULE B CONTINUED)



File No. 0102740

Guarantee Number: 48 0035 72030 6565

7. Amendatory Contract, governing reclamation and irrigation matters:
 - Parties : The United States of America and the Kittitas Reclamation District
 - Dated : January 20, 1949
 - Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
 - Auditor's File No. : 208267
 - Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

8. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.
(Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

9. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on April 23, 1979, under Kittitas County Auditor's File No. 431832.
 - In favor of : E. Fenn Shrader and Mona Lee Shrader, husband and wife
 - For : A 10 foot easement for transport of irrigation water by either open ditch or buried pipe over and along the East boundary and a 15 foot easement along the South boundary for transport of irrigation water and spring water together with right of ingress and egress to construct, maintain and repair said irrigation ditches and/or pipelines
 - Affects : Parcels A and C of Survey, filed in Book 27 of Surveys, pages 35 through 37.

10. Encroachment of fence line along the Northerly boundary of Parcels A, B and C, as disclosed by survey recorded October 30, 1981 in Volume 9 of Surveys, at page 58 under Auditor's File No. 456789.

11. Irrigation Box located near the East line of Parcel C, as disclosed by Survey recorded October 30, 1981 in Volume 9 of Surveys, at page 58, under Auditor's File No. 456789.

12. Unrecorded easement for telephone pole and power pole, as disclosed by that certain survey recorded October 30, 1981, in Volume 9 of Surveys, page 58, under Auditor's File No. 456789; being a portion of said Section 29.

13. Right of way of ditch in an undetermined width as disclosed on the face of that certain survey recorded February 2, 1993 in Book 19 of Surveys, page 43 under Auditor's File No. 556697.

14. Matters as disclosed by survey filed in Book 27 of Surveys, pages 35 through 37, including but not limited to:
 - A. Location of fence lines in relation to boundary lines
 - B. Any question that may arise due to shifting or change in the course of the ditch
 - C. Notes No.'s 3, 4, 5, 6, 7, 8 and 9
 - Note No. 3: According to Kittitas Reclamation District (KRD) records, Parcel A has 34 irrigable acres; Parcel B has 3 irrigable acres; Parcel C has 3 irrigable acres; Parcel D has 3 irrigable acres; Parcel E has 3 irrigable acres; Parcel F has 25 irrigable acres; Parcel G has 3 irrigable acres; Parcel H has 42 irrigable acres. KRD water may only be applied to irrigable acreage.



(SCHEDULE B CONTINUED)

File No. 0102740

Guarantee Number: 48 0035 72030 6565

(SPECIAL EXCEPTION NO. 14 CONTINUED)

- Note No. 4: Full payment of Annual KRD Assessment is required regardless of the use or non-use of water by the owner.
- Note No. 5: 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.
- Note No. 6: KRD operations and maintenance roads are for District Use only. Residential and recreational use is prohibited.
- Note No. 7: 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.
- Note No. 8: An irrigation easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.
- Note No. 9: These parcels are exempt from the Kittitas County Subdivision Ordinance under Chap. 16.04.020(1) and (5).
15. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on September 29, 2006, under Kittitas County Auditor's File No. 200609290010.
For : A 10-foot easement for delivery of irrigation water and maintenance of ditch
Affects : Parcel A
16. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Christopher Gaidos and Kimberlee Gaidos, husband and wife
Trustee : AmeriTitle
Beneficiary : Kittitas County Historical Society, a Washington non-profit corporation
Amount : \$150,000.00, plus interest
Dated : March 24, 2011
Recorded : March 25, 2011
Auditor's File No. : 201103250035

END OF EXCEPTIONS



(SCHEDULE B CONTINUED)

File No. 0102740

Guarantee Number: 48 0035 72030 6565

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

AW/jeh/lam/CDF/lmw

RECEIVED

APR 05 2012

KITTITAS COUNTY
CDS

Graidos S.P.

FROM		ANGLE		DIST	NORTH	EAST	TC
=====							
PT/PT INVERSE		(1)					
***** START					99971.58067	102593.28757	29
29	INV	S	87 31 14	E	72.70	99968.43568	102665.91762
							LOT COR 3
	INV	S	0 14 15	W	80.02	99888.42005	102665.58583
							DITCH-R/W INT 277
277	INV	S	42 19 53	E	64.57	99840.68663	102709.06753
							DITCH PI 4F EXT 276
276	INV	S	51 59 23	E	29.94	99822.24946	102732.65727
							DITCH PT 275
275	INV	S	66 18 19	E	45.71	99803.87961	102774.51541
							DITCH POC 274
274	INV	S	74 18 35	E	135.51	99767.23150	102904.98056
							DITCH PC 273
273	INV	S	4 10 21	W	137.80	99629.79612	102894.95419
							C-L 3F DITCH 272
272	INV	S	7 31 55	E	127.48	99503.42005	102911.66359
							DITCH PI 3F EXT 271
271	INV	S	2 38 52	E	36.62	99466.84184	102913.35512
							C-L 3F DITCH 270
270	INV	S	3 39 59	W	29.19	99437.71506	102911.48870
							C-L 3F DITCH 24
24	INV	N	87 31 14	W	341.00	99452.46700	102570.80916
							LOT COR 25
25	INV	N	2 28 46	E	519.60	99971.58067	102593.28757
							LOT COR 29
							LOT COR
=====							
CLOSURE ERROR		Area = 130683.41		sq ft	3.00008	ac	
=====							
FROM		ANGLE		DIST	NORTH	EAST	TC
=====							
PT/PT INVERSE		(2)					
***** START					99494.81717	101592.77910	27
							LOT COR
27	INV	S	87 31 14	E	1319.95	99437.71506	102911.48870
							LOT COR 24
24	INV	S	3 39 59	W	98.68	99339.23727	102905.17834
							LOT COR 269
269	INV	S	19 00 48	E	156.10	99191.65272	102956.03450
							DITCH PI 7F EXT 268
268	INV	S	11 28 40	W	72.89	99120.21710	102941.52948
							DITCH PI 2F EXT 267
267	INV	S	9 07 45	W	18.04	99102.40458	102938.66704
							DITCH PT 266
266	INV	S	8 58 09	W	17.98	99084.64276	102935.86360
							DITCH POC 265
265	INV	S	2 53 02	E	35.10	99045.59363	102937.83067
							DITCH POC 264
264	INV	S	11 20 55	E	28.56	99017.59371	102943.45026
							DITCH POC 263
263	INV	S	22 08 08	E	258.38	98778.25426	103040.80956
							DITCH PC 262
262	INV	S	38 46 06	E	123.02	98682.34005	103117.83909
							DITCH PI 4F EXT 261
							DITCH PI 2F EXT

605 INV S 59 13 21 W 15.00 99124.82583 101911.17481 605
 605 INV N 40 42 49 W 488.13 99494.81717 101592.77910 27
 PROP COR
 LOT COR

99494.81717 101592.77910 27
 NO CLOSURE ERROR Area = 872331.27 sq ft 20.02597 ac
 FROM ANGLE DIST NORTH EAST TO

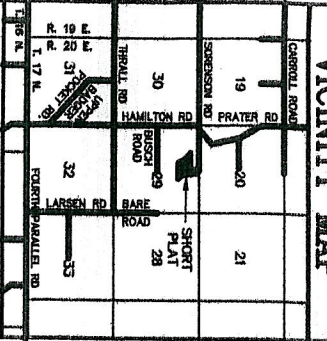
PT/PT INVERSE
 START **Total** Total 99971.58067 102593.28757 29
 LOT COR

605	INV	S	87 31 14	E	72.70	99968.43568	102665.91762	3
605	INV	S	0 14 15	W	80.02	99888.42005	102665.58583	277
607	INV	S	42 19 53	E	64.57	99840.68663	102709.06753	276
606	INV	S	51 59 23	E	29.94	99822.24946	102732.65727	275
605	INV	S	65 18 19	E	45.71	99803.87961	102774.51541	274
604	INV	S	74 18 35	E	135.51	99767.23150	102904.98056	273
603	INV	S	4 10 21	W	137.80	99629.79612	102894.95419	272
602	INV	S	7 31 55	E	127.48	99503.42005	102911.66359	271
601	INV	S	2 38 52	E	36.62	99466.84184	102913.35512	270
600	INV	S	3 39 59	W	29.19	99437.71506	102911.48870	24
599	INV	S	3 39 59	W	98.68	99339.23727	102905.17834	269
598	INV	S	19 00 48	E	156.10	99191.65272	102956.03450	268
597	INV	S	11 28 40	W	72.89	99120.21710	102941.52948	267
596	INV	S	9 07 45	W	18.04	99102.40458	102938.66704	266
595	INV	S	8 58 09	W	17.98	99084.64276	102935.86360	265
594	INV	S	2 53 02	E	39.10	99045.59363	102937.83067	264
593	INV	S	11 20 55	E	28.56	99017.59371	102943.45026	263
592	INV	S	22 08 08	E	258.38	98778.25426	103040.80956	262
591	INV	S	38 46 06	E	123.02	98682.34005	103117.83909	261
590	INV	S	16 41 10	E	77.12	98608.46364	103139.98345	4
589	INV	N	37 29 09	W	525.72	98631.52555	102614.77051	911
588	INV	N	87 26 33	W	434.56	98650.91625	102180.64152	197
587	INV	N	1 51 44	W	22.39	98673.29552	102179.91390	610
586	INV	N	86 43 44	W	24.17	98674.67468	102155.78328	609
585	INV	N	32 16 34	W	219.47	98860.23317	102038.58632	608
584	INV	N	65 41 56	E	22.37	98869.43915	102058.97424	607
583	INV	N	27 09 04	W	195.64	99132.50141	101924.06222	606
582	INV	S	59 13 21	W	15.00	99124.82583	101911.17481	605
581	INV	N	40 42 49	W	488.13	99494.81717	101592.77910	27
580	INV	S	87 31 14	E	978.95	99452.46700	102570.80916	25
579	INV	N	2 28 46	E	919.60	99971.58067	102593.28757	29

99971.58067 102593.28757 29
 NO CLOSURE ERROR Area = 1003014.67 sq ft 23.02695 ac



VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF
A.D. 2012

KITTITAS COUNTY ENGINEER

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 THE SHORT PLAT. PROGRESSIVE PURCHASES OF LOTS ARE URGED TO HAVE SURVEYS AT THE COUNTY HEALTH DEPARTMENT FOR LOTS.

KITTITAS COUNTY HEALTH DEPARTMENT

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

KITTITAS COUNTY PLANNING COMMISSION

I HEREBY CERTIFY THAT THE TOWNS AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: CHRIS & TULL CADOS
ADDRESS: 2000 W. TULL ROAD
ELENBURG, WA 98926
PHONE: (509) 929-0900
EXISTING ZONE: AG-20
SOURCE OF WATER: ANNUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATED LOTS: TWO (2)
SCALE: 1" = 200'

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



PART OF SECTION 29, T. 17 N., R. 20 E., W.M.
KITTITAS COUNTY, WASHINGTON

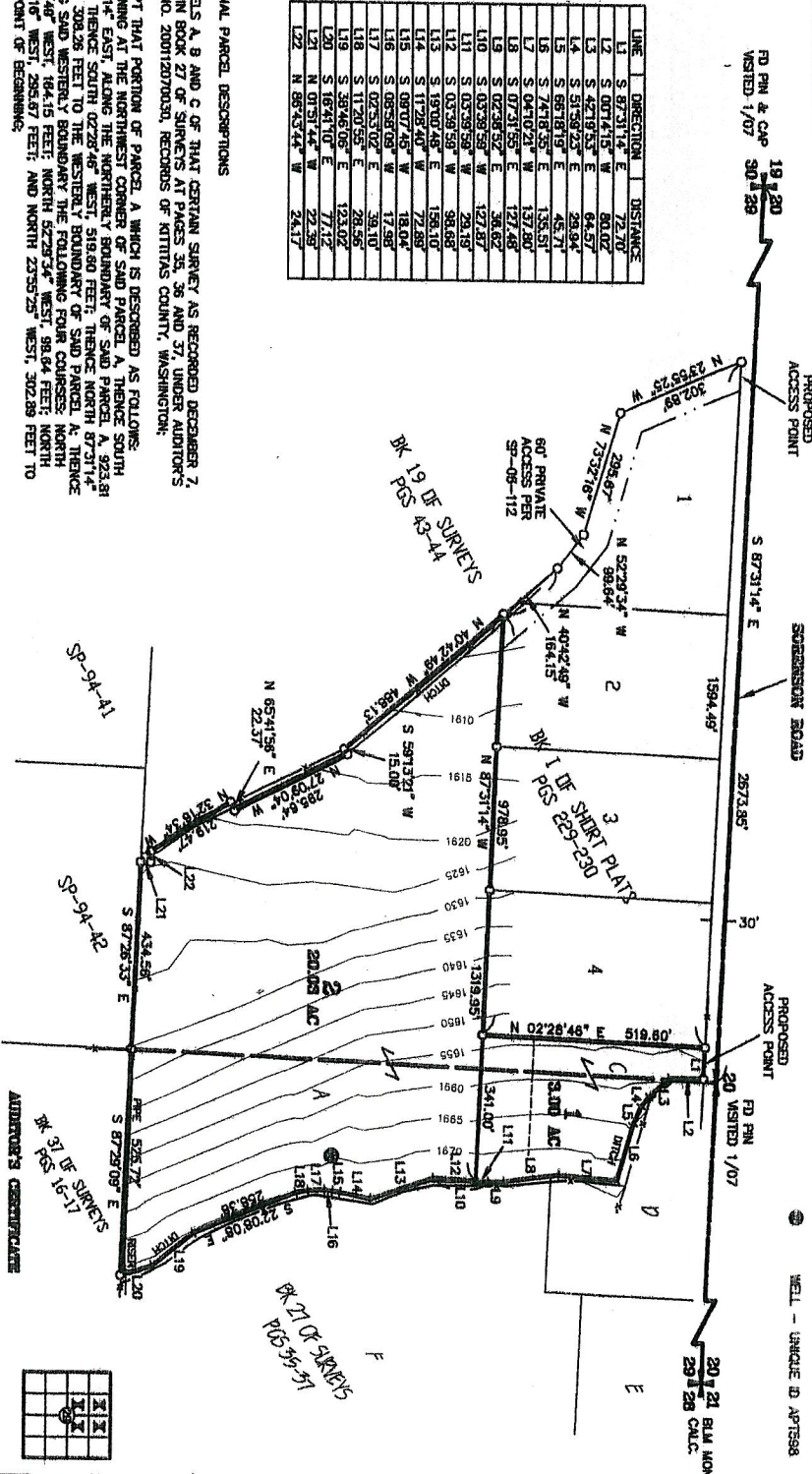
LINE	DIRECTION	DISTANCE
L1	S 87°31'44" E	72.97
L2	S 07°31'14" E	80.07
L3	S 42°19'43" E	64.57
L4	S 51°59'23" E	28.94
L5	S 65°18'19" E	45.71
L6	S 74°18'55" E	135.51
L7	S 04°10'21" W	137.80
L8	S 07°31'52" E	127.48
L9	S 02°38'52" E	56.67
L10	S 03°39'58" W	127.87
L11	S 03°39'58" W	29.19
L12	S 03°39'58" W	98.68
L13	S 19°00'48" E	158.10
L14	S 11°28'40" W	77.88
L15	S 09°07'45" W	18.04
L16	S 08°58'09" W	17.98
L17	S 02°53'02" E	39.10
L18	S 11°20'55" E	28.56
L19	S 39°46'06" E	93.10
L20	S 16°41'10" E	77.12
L21	N 01°51'44" W	22.59
L22	N 85°43'44" W	24.17

ORIGINAL PARCEL DESCRIPTIONS
PARCELS A, B AND C OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 7, 2001 IN BOOK 27 OF SURVEYS AT PAGES 24, 25 AND 27, UNDER AUDITOR'S FILE NO. 200112070030, RECORDS OF KITTITAS COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF PARCEL A WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A, THENCE SOUTH 87°31'14" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL A, 923.81 FEET; THENCE SOUTH 02°28'46" WEST, 519.60 FEET; THENCE NORTH 87°31'14" WEST, 308.26 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL A; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR COURSES: NORTH 49°42'48" WEST, 184.15 FEET; NORTH 52°29'34" WEST, 98.64 FEET; NORTH 73°27'08" WEST, 285.67 FEET; AND NORTH 23°55'25" WEST, 302.88 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF SAID PARCELS A, B AND C WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A, THENCE SOUTH 87°31'14" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL A, 911.81 FEET TO THE TRUE POINT OF BEGINNING OF SAID PARCEL A; THENCE SOUTH 02°28'46" WEST, 519.60 FEET; THENCE SOUTH 87°31'14" EAST, 670.68 FEET; THENCE NORTH 02°28'46" EAST, 519.60 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL C; THENCE NORTH 87°31'14" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCELS A, B AND C, 670.68 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER AND OF THE NORTH HALF OF THE NORTHWEST QUARTER, ALL IN SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



SP-12-000
(IN FEET)
1 Inch = 200 Ft.

LEGEND
 - SET 5/8" REBAR W/ CAP - (CHISE 368915)
 - FOUND PIN & CAP
 - FENCE
 - WELL - (UNIQUE ID: APT358)

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 of the request of CHRIS CADOS in MARCH of 2012.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2012, at _____ M., in Book K of Short Plats at page(s) _____ at the request of Chris & Associates.

RECORDING NO. _____
 CHROUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Elenburg, WA 98926
 (509) 962-8242



CHRISTOPHER C. CHOUSE
Professional Land Surveyor
License No. 35815
DATE _____

**GAIDOS SHORT PLAT
PART OF SECTION 29, T. 17 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON**

DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT CHRISTOPHER GAIDOS AND KIMBERLEE GAIDOS, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBSIDIZE AND PLAY AS HEREIN DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2012.

CHRISTOPHER GAIDOS _____
KIMBERLEE GAIDOS _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF KITITAS) S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER GAIDOS AND KIMBERLEE GAIDOS, TO ME KNOWN TO BE THE PERSONS THAT 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 KITITAS COUNTY HISTORICAL SOCIETY, A WASHINGTON NON-PROFIT CORPORATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBSIDIZE AND PLAY AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2012
KITITAS COUNTY HISTORICAL SOCIETY

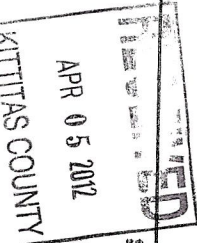
NAME _____ NAME _____
TITLE _____ TITLE _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF KITITAS) S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ RESPECTIVELY, OF KITITAS COUNTY HISTORICAL SOCIETY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, 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: _____



SP-12-000

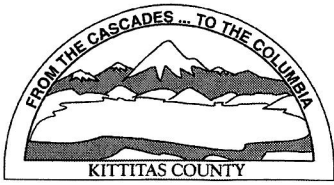
NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CORRELATING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CROSS FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADMITS ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXISTING PLAT BOUNDARY AND SHALL BE SHOWN 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOxious WEEDS. ACCORDINGLY, THE KITITAS COUNTY NODIOUS 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 27 OF SURVEYS, PAGES 35-37 AND THE SURVEY'S REFERENCED THEREON.
5. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS - IRRIGABLE ACRES, LOT 2 HAS - IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
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 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.
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 600 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 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 PERMITTED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (ROW 7.4E.305)
15. KITITAS COUNTY BELIEVES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
16. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO COMPLIANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE FINISH OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
17. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.



CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926
(509) 962-8222

GAIDOS SHORT PLAT



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00013783

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025272

Date: 4/5/2012

Applicant: GAIDOS, CHRIS ETUX

Type: check # 8876

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-12-00002	CDS FEE FOR SHORT PLAT	720.00
SP-12-00002	EH SHORT PLAT FEE	430.00
SP-12-00002	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-12-00002	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,500.00