

### APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_

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., 201\_\_

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE GAIDOS 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., 201\_\_

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. 1720-29000-0011

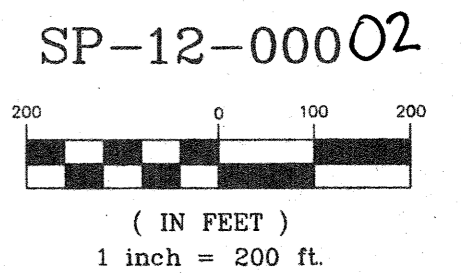
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: CHRIS & KIM GAIDOS  
 ADDRESS: 2603 W. WILLIS ROAD, ELLENSBURG, WA 98926  
 PHONE: (509) 929-4090  
 EXISTING ZONE: AG-20  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 STORM WATER: NO IMPROVEMENTS PER THIS APP.  
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
 NO. OF SHORT PLATTED LOTS: TWO (2)  
 SCALE: 1" = 200'  
 SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_

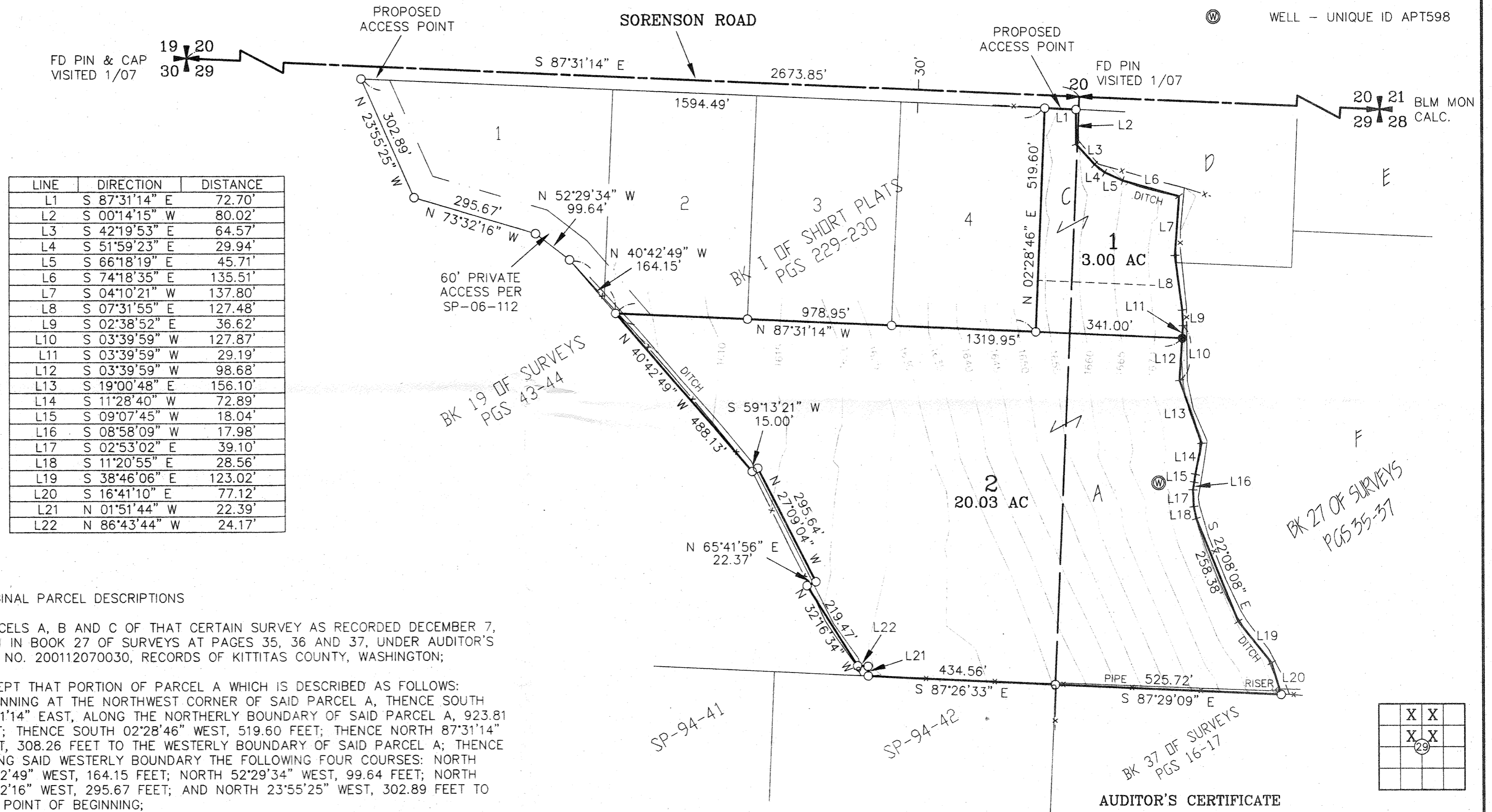
# GAIDOS SHORT PLAT

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



### LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x — FENCE
- ⊗ WELL - UNIQUE ID APT598



LINE	DIRECTION	DISTANCE
L1	S 87°31'14" E	72.70'
L2	S 00°14'15" W	80.02'
L3	S 42°19'53" E	64.57'
L4	S 51°59'23" E	29.94'
L5	S 66°18'19" E	45.71'
L6	S 74°18'35" E	135.51'
L7	S 04°10'21" W	137.80'
L8	S 07°31'55" E	127.48'
L9	S 02°38'52" E	36.62'
L10	S 03°39'59" W	127.87'
L11	S 03°39'59" W	29.19'
L12	S 03°39'59" W	98.68'
L13	S 19°00'48" E	156.10'
L14	S 11°28'40" W	72.89'
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 38°46'06" E	123.02'
L20	S 16°41'10" E	77.12'
L21	N 01°51'44" W	22.39'
L22	N 86°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 35, 36 AND 37, 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 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

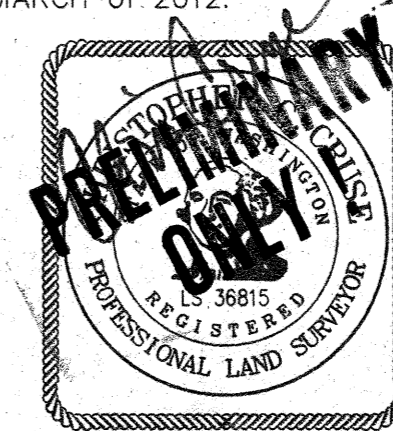
THAT PORTION OF SAID PARCELS A, B AND C WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A, THENCE SOUTH 87°31'14" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL A, 923.81 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED PARCEL; THENCE SOUTH 02°28'46" WEST, 519.60 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 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.

### 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 CHRIS GAIDOS in MARCH of 2012.

*Chris Cruse*  
 CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 License No. 36815  
 4/5/2012  
 DATE



### 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 Cruse & Associates. RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT by: \_\_\_\_\_  
 KITTITAS COUNTY AUDITOR

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



GAIDOS SHORT PLAT
PART OF SECTION 29, T. 17 N., R. 20 E., W.M.
KITTITAS 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, SUBDIVIDE AND PLAT 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 KITTITAS ) 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 KITTITAS 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, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012.

KITTITAS COUNTY HISTORICAL SOCIETY

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON )
COUNTY OF KITTITAS ) S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, OF KITTITAS 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: \_\_\_\_\_

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 27 OF SURVEYS, PAGES 35-37 AND THE SURVEYS REFERENCED THEREON.
5. BY KITTITAS 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 KITTITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS \_ IRRIGABLE ACRES; LOT 2 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 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 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 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)
15. KITTITAS COUNTY RELIES 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. 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.
17. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.



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 Cruse & Associates.
RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT by \_\_\_\_\_
KITTITAS COUNTY AUDITOR

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

GAIDOS SHORT PLAT

4/5/2012