

SP-12-00007



(IN FEET)
1 inch = 200 ft.

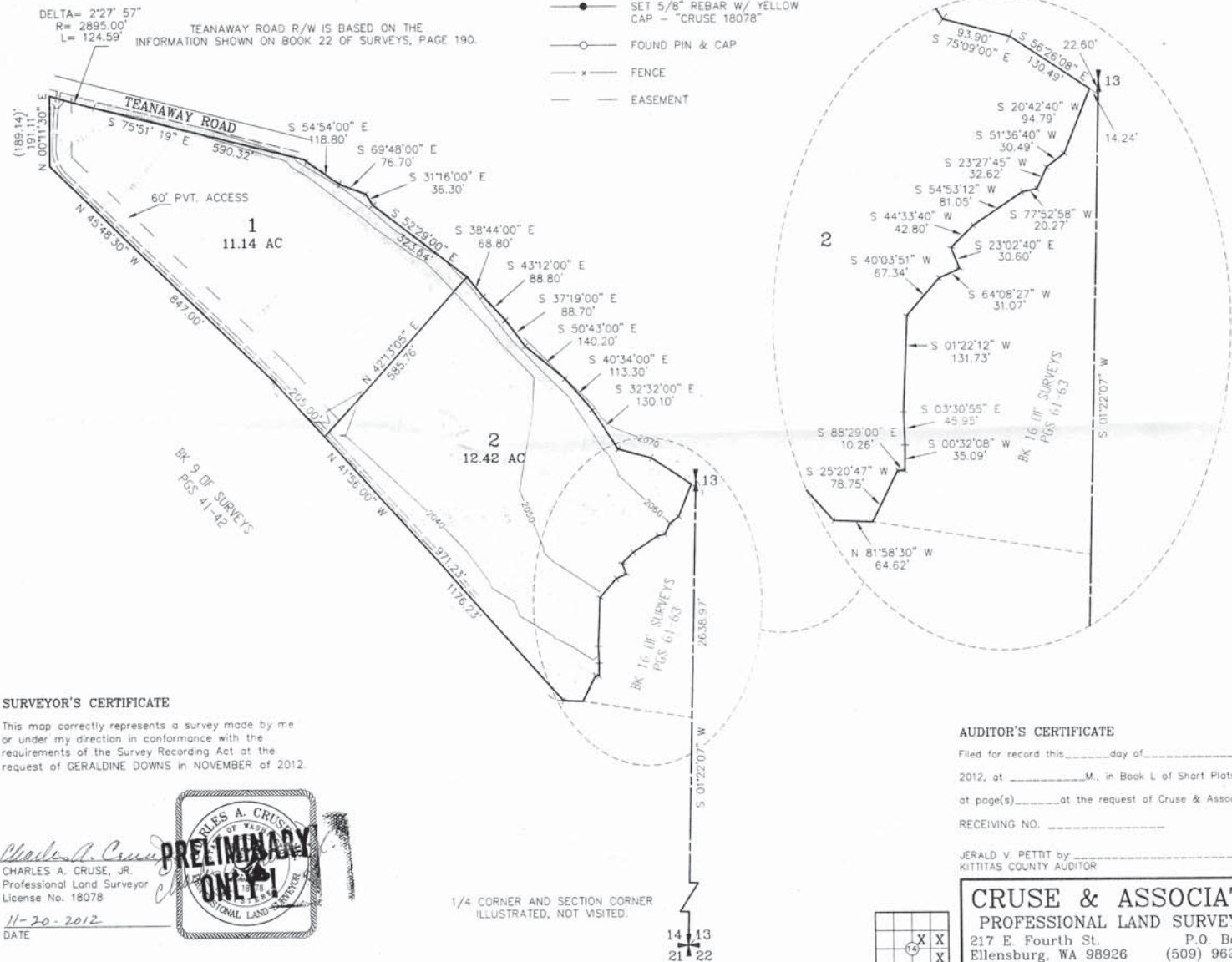
VICINITY MAP



Downs Short Plat
 Part of Section 14, T. 20 N., R. 16 E., W.M.
 Kittitas County, Washington

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE
- - - EASEMENT



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 DOWNS 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. 20-16-14000-0015
DATED THIS _____ DAY OF _____ A.D., 201____

KITTITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: MILTON & GERALDINE DOWNS
ADDRESS: 3380 TEANAWAY ROAD
CLE ELLUM, WA 98922
PHONE: (509) 674-2724
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 & 60' PVT. ACCESS
NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 200'

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

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 GERALDINE DOWNS in NOVEMBER of 2012.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
11-20-2012
DATE



1/4 CORNER AND SECTION CORNER ILLUSTRATED, NOT VISITED.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2012, at _____ M., in Book L 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) 962-6163
DOWNS SHORT PLAT



DOWN'S SHORT PLAT
PART OF SECTION 14, T. 20 N., R. 16 E., W.M.
KITITAS 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 KITITAS 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 AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 3 OF SURVEYS, PAGE 46.
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 KITITAS COUNTY ROAD STANDARDS.
8. KITITAS 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. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
11. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.
12. 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)
13. 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.

ORIGINAL PARCEL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, ALL OF WHICH IS BOUNDED BY A LINE WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION, THENCE SOUTH 2°27'15" WEST ALONG THE EAST LINE OF SAID SECTION, 22.60 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH BOUNDARY OF THE "THREE M DITCH" RIGHT OF WAY; THENCE SOUTH 2°27'15" WEST ALONG THE EAST LINE OF SAID SECTION, 626.91 FEET; THENCE NORTH 80°07'30" WEST, 365.37 FEET; THENCE NORTH 40°05' WEST, 1,176.23 FEET; THENCE NORTH 43°57'30" WEST, 847.00 FEET; THENCE NORTH 2°03'30" EAST, 189.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTH 73°41' EAST ALONG SAID COUNTY ROAD RIGHT OF WAY, 723.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY OF THE "THREE M DITCH"; THENCE SOUTH 53°03' EAST ALONG SAID DITCH RIGHT OF WAY, 109.6 FEET; THENCE SOUTH 67°57' EAST ALONG SAID DITCH RIGHT OF WAY, 76.7 FEET; THENCE SOUTH 29°25' EAST ALONG SAID DITCH RIGHT OF WAY, 36.3 FEET; THENCE SOUTH 50°38' EAST ALONG SAID DITCH RIGHT OF WAY, 323.64 FEET; THENCE SOUTH 36°53' EAST ALONG SAID DITCH RIGHT OF WAY, 68.8 FEET; THENCE SOUTH 41°21' EAST ALONG SAID DITCH RIGHT OF WAY, 88.8 FEET; THENCE SOUTH 35°28' EAST ALONG SAID DITCH RIGHT OF WAY, 88.7 FEET; THENCE SOUTH 48°52' EAST ALONG SAID DITCH RIGHT OF WAY, 140.2 FEET; THENCE SOUTH 38°43' EAST ALONG SAID DITCH RIGHT OF WAY, 113.3 FEET; THENCE SOUTH 30°41' EAST ALONG SAID DITCH RIGHT OF WAY, 130.1 FEET; THENCE SOUTH 73°18' EAST ALONG SAID DITCH RIGHT OF WAY, 93.9 FEET; THENCE SOUTH 54°13' EAST ALONG SAID DITCH RIGHT OF WAY, 148.6 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 23, 1989, IN BOOK 16 OF SURVEYS, PAGES 61 THROUGH 63, UNDER AUDITOR'S FILE NO. 522958, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M. AND OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MILTON F. DOWN'S AND GERALDINE DOWN'S, 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.

MILTON F. DOWN'S

GERALDINE DOWN'S

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MILTON F. DOWN'S AND GERALDINE DOWN'S, TO ME KNOWN TO BE THE PERSONS WHO 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: _____

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2012, at _____ M., in Book L of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

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Ellensburg, WA 98926 (509) 962-
DOWN'S SHORT PLAT

