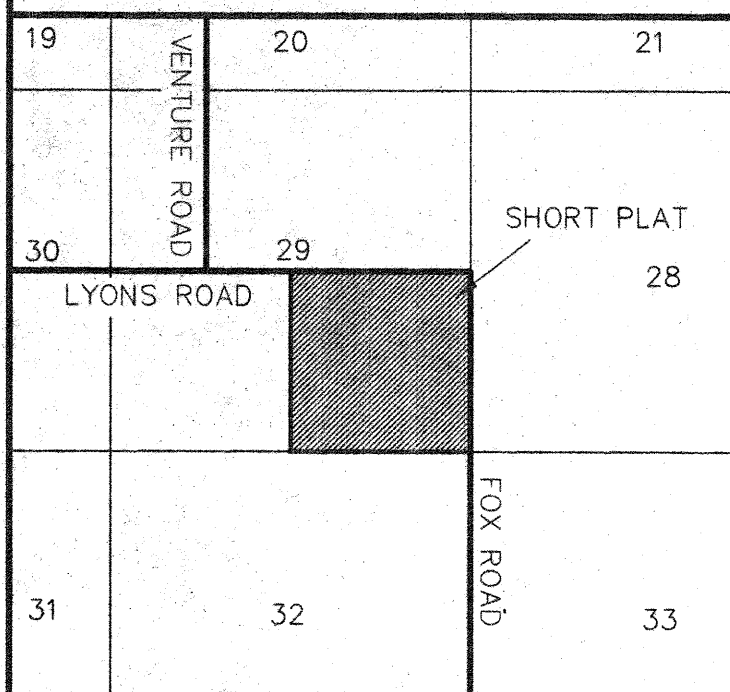


VICINITY MAP



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 FOX ROAD FARM 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. 18-20-29000-0005

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

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: FOX ROAD FARM LLC  
C/O DAVID A. MOWAT  
ADDRESS: PO BOX 1304  
WOODINVILLE, WA 98072  
PHONE: (206) 794-1792

EXISTING ZONE: AG-20  
SOURCE OF WATER: INDIVIDUAL OR SHARED WELLS  
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS  
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" = 300'

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

FOX ROAD FARM SHORT PLAT  
PART OF SECTION 29, T. 18 N., R. 20 E., W.M.  
KITTITAS COUNTY, WASHINGTON



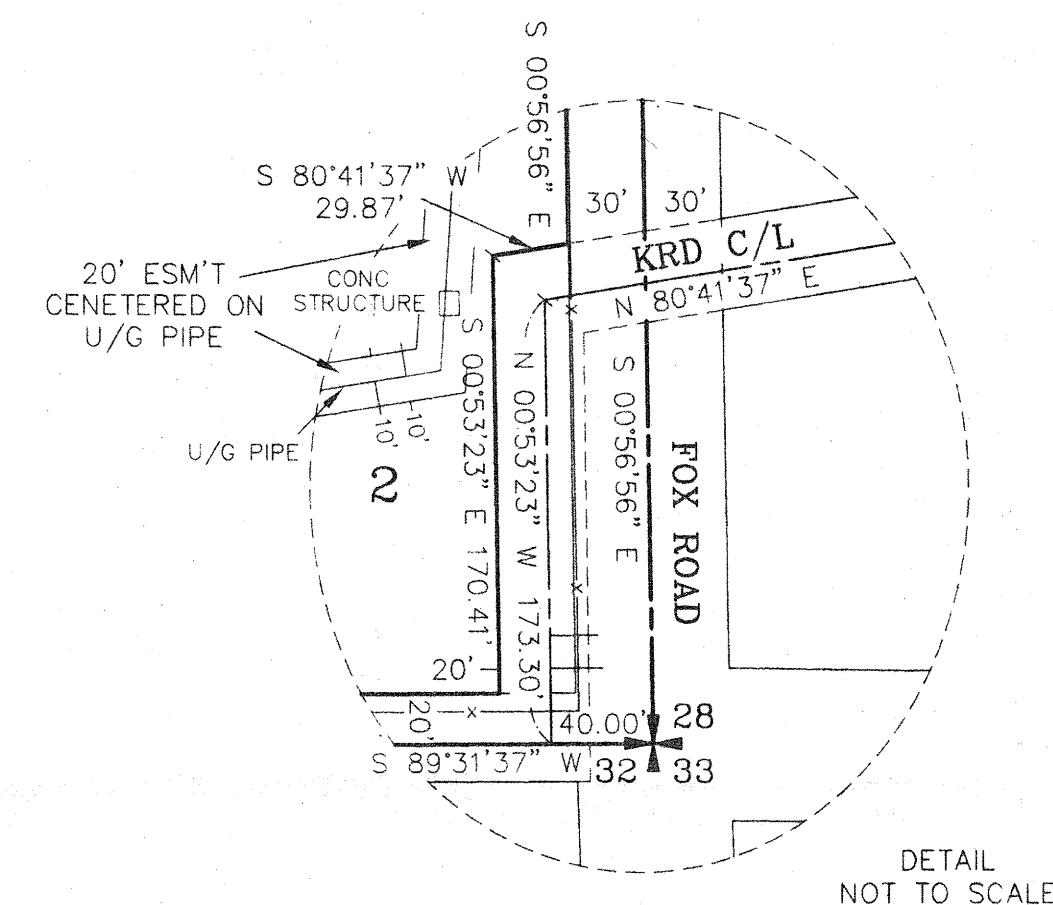
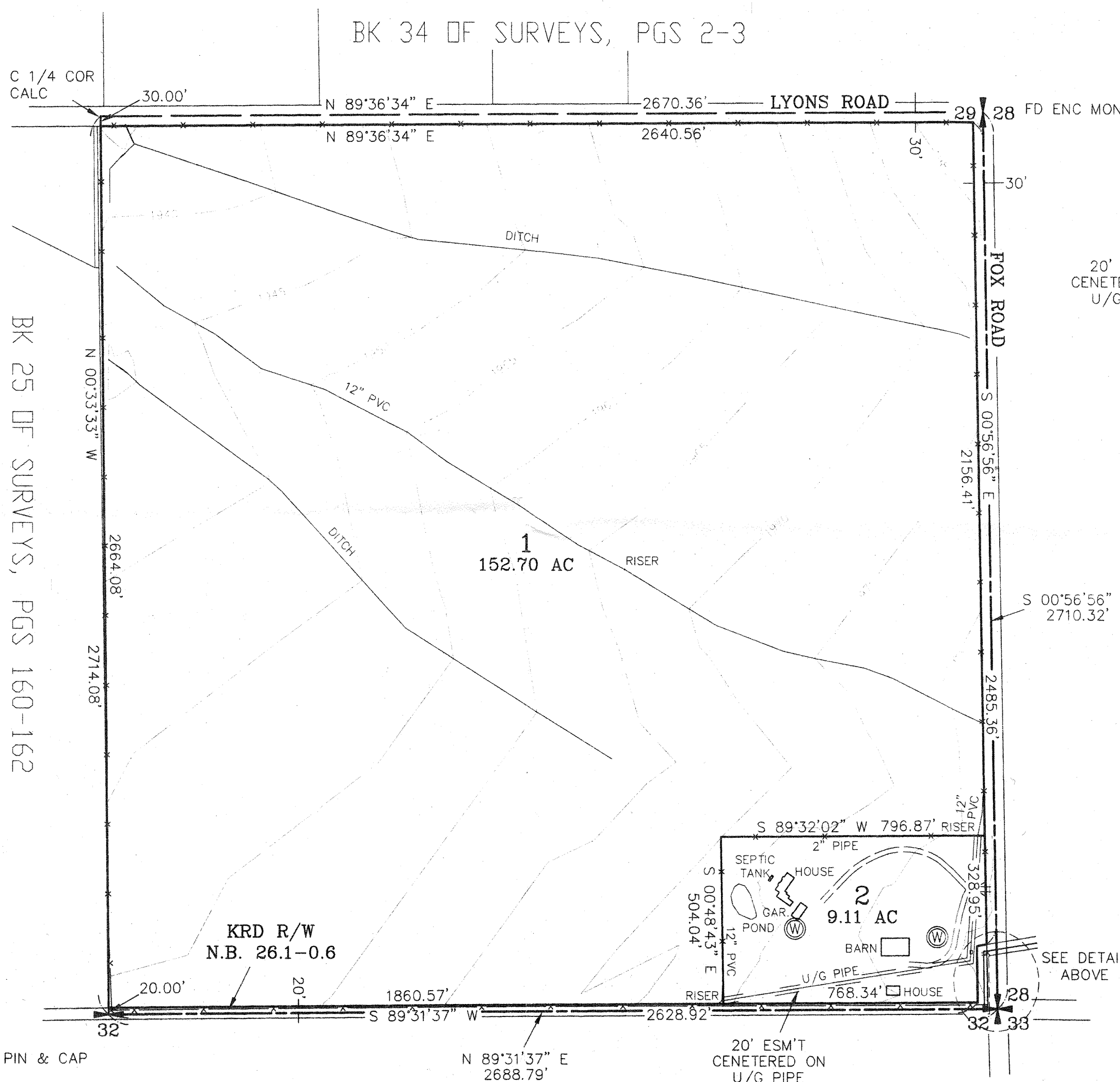
SP-13-



( IN FEET )  
1 inch = 300 ft.

LEGEND

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



AUDITOR'S CERTIFICATE

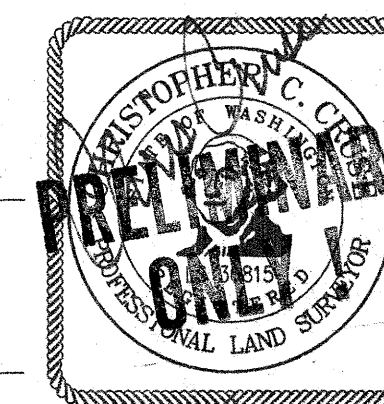
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2013, at \_\_\_\_\_ M., in Book L of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates. RECEIVING NO. \_\_\_\_\_

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

SURVEYOR'S CERTIFICATE

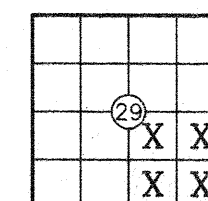
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of FOX ROAD FARM LLC in MARCH of 2013.

*Chris Cruse*  
CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815



DATE: 3/20/2013

RECEIVED  
MAR 20 2013  
KITTITAS COUNTY  
CDS



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

FOX ROAD FARM SHORT PLAT
PART OF SECTION 29, T. 18 N., R. 20 E., W.M.
KITTTAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, EXCEPT:

- 1. TRACTS OF LAND CONVEYED TO KITTTAS RECLAMATION DISTRICT BY DEED DATED OCTOBER 3, 1931, RECORDED IN BOOK 49 OF DEEDS, PAGE 601.
2. RIGHT OF WAY OF COUNTY ROADS ALONG THE NORTH AND EAST BOUNDARY LINES OF SAID LAND.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FOX ROAD FARM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

FOX ROAD FARM, LLC

DAVID A. MOWAT
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITTTAS }

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID A. MOWAT, TO ME KNOWN TO BE THE \_\_\_\_ OF FOX ROAD FARM, LLC., A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS 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 KITTTAS 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 25 OF SURVEYS, PAGES 160-162 AND THE SURVEYS REFERENCED HEREON.
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 KITTTAS COUNTY ROAD STANDARDS.
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. ACCORDING TO KITTTAS 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)



AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 2013, at \_\_\_\_\_ M., in Book L of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates. RECEIVING NO. \_\_\_\_\_ JERALD V. PETTIT by \_\_\_\_\_ KITTTAS COUNTY AUDITOR

RECEIVED
MAR 20 2013
KITTTAS COUNTY
CDS

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