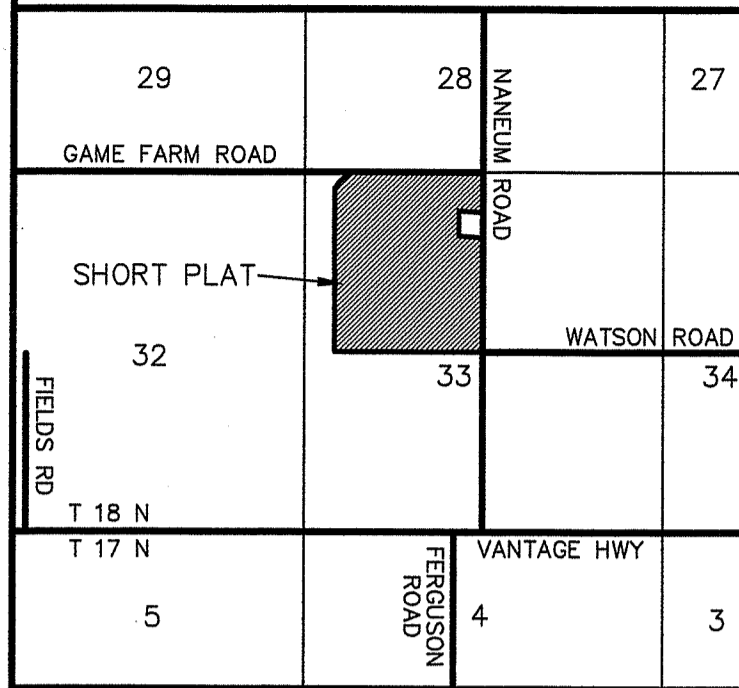
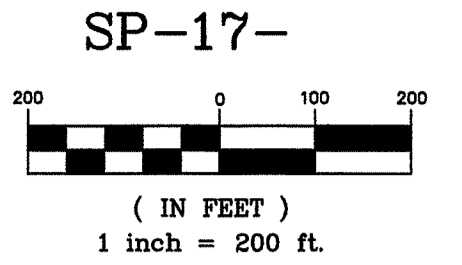


VICINITY MAP



NANEUM ROAD SHORT PLAT
PART OF SECTION 33, T. 18 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP - LS 18078
- x — FENCE
- - - EASEMENT
- () RECORD INFORMATION

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201____

KITITAS COUNTY ENGINEER _____

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.
DATED THIS ____ DAY OF _____ A.D., 201____

KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE NANEUM ROAD SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS ____ DAY OF _____ A.D., 201____

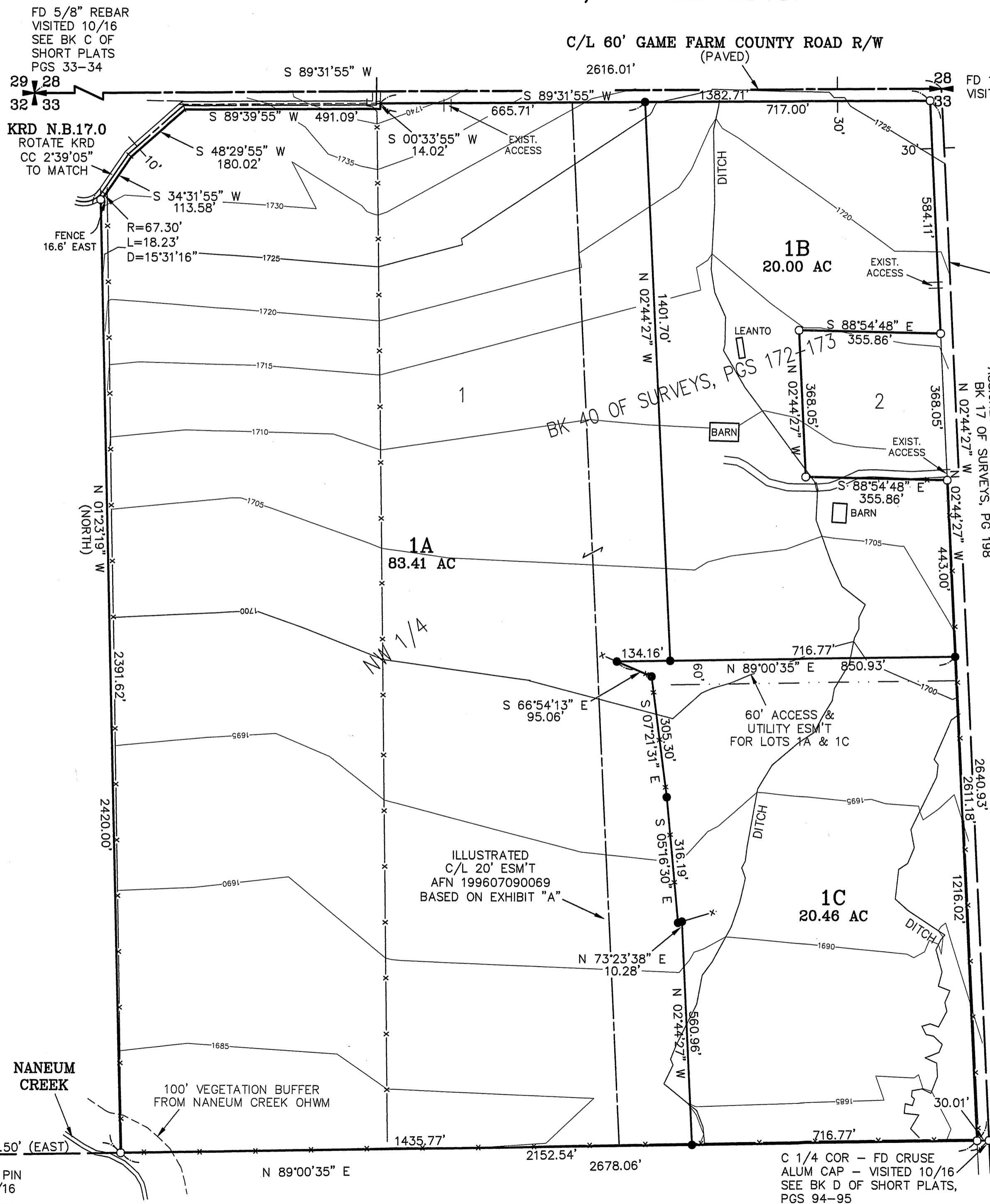
KITITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITITAS 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. 614834
DATED THIS ____ DAY OF _____ A.D., 201____

KITITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: RON & SONJA MITCHELL
ADDRESS: 1351 NANEUM ROAD
ELLENSBURG, WA 98926
PHONE: (509) 962-9057
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
NO. OF SHORT PLATTED LOTS: THREE (3)
SCALE: 1" = 200'

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



C/L 60' NANEUM COUNTY ROAD R/W (PAVED)

FD 1.5" ALUM CAP VISITED 10/17

C/L 60' GAME FARM COUNTY ROAD R/W (PAVED)

ASSIGNED BASIS OF BEARINGS = BK 17 OF SURVEYS, PG 198

ILLUSTRATED C/L 20' ESM'T AFN 199607090069 BASED ON EXHIBIT "A"

C 1/4 COR - FD CRUSE ALUM CAP - VISITED 10/16 SEE BK D OF SHORT PLATS, PGS 94-95

X	X	
X	X	

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2018, 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

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 RON & SONJA MITCHELL in AUGUST of 2017.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
5/1/2018
DATE

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

FD O'HARE PIN VISITED 10/16

**NANEUM ROAD SHORT PLAT
PART OF SECTION 33, T. 18 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON**

SP-17-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT RON V. MITCHELL AND SONJA H. MITCHELL, HUSBAND AND WIFE, ALSO SHOWN OF RECORD AS RON MITCHELL AND SONJA MITCHELL, 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., 2018.

RON V. MITCHELL

SONJA H. MITCHELL

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF _____ } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RON V. MITCHELL AND SONJA H. MITCHELL, 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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, 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., 2018.

WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF _____ } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, 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: _____

ORIGINAL PARCEL DESCRIPTION

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 1, 2016, IN BOOK 40 OF SURVEYS, PAGES 172 AND 173, UNDER AUDITOR'S FILE NO. 201612010004, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
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. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 40 OF SURVEYS, PAGES 172-173 AND THE SURVEYS REFERENCED THEREON.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. 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.
8. 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)
9. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1A HAS ___ IRRIGABLE ACRES; LOT 1B HAS ___ IRRIGABLE ACRES; LOT 1C 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.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2018, 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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