

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY ENGINEER _____

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
DATED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THORP LANDING 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., 202____

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 TO BE FILED. PARCEL NO. 443233 & 493233
DATED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY TREASURER _____

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THORP LANDING PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 443233 & 493233
DATED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY ASSESSOR _____

KITTITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 202____

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

CERTIFICATE OF WESTSIDE IRRIGATING COMPANY
I HEREBY CERTIFY THAT THE IRRIGATION FOR THE THORP LANDING PLAT CONFORMS TO THE REQUIREMENTS OF WESTSIDE IRRIGATING COMPANY.
THIS _____ DAY OF _____ A.D., 202____

WESTSIDE IRRIGATING COMPANY REPRESENTATIVE _____

SHEET 1 OF 3

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this _____ day of _____ A.D., 2024, at _____ minutes past _____ o'clock _____ M., and recorded in Volume 14 of Plats, at page(s) _____ Records of Kittitas County, Washington.

BRYAN ELLIOTT by: _____
KITTITAS COUNTY AUDITOR

LP-23-00001
LPF-23-000??

1 inch = 200 ft.
(IN FEET)

THORP LANDING
PART OF SECTION 11,
T. 18 N., R. 17 E., W.M.
KITTITAS COUNTY, WA

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 36815"
- FOUND PIN & CAP LS 18078 UNLESS NOTED OTHERWISE
- FENCE
- WELL
- RECORD INFORMATION

VICINITY MAP

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 THORP LANDING LLC in AUGUST of 2023.

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

THORP LANDING

DATE _____

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

THORP LANDING

THORP LANDING
PART OF SECTION 11, T. 18 N., R. 17 E., W.M.
KITITITAS COUNTY, WASHINGTON

LP-23-00001
LPF-23-000??

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, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 46 OF SURVEYS, PAGES 110-112 AND THE SURVEYS REFERRED 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 KITITITAS COUNTY ROAD STANDARDS.
7. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.308)
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
10. ALL STRUCTURES ON THESE LOTS SHALL BE SPRINKLED UNLESS OTHERWISE WAIVED BY THE KITITITAS COUNTY FIRE MARSHALL.
11. IN THE EVENT THE REQUIRED SPRINKLERS ARE WAIVED BY THE KITITITAS COUNTY FIRE MARSHALL, ALL HABITABLE STRUCTURES SHALL HAVE A 30 FOOT DEFENSIBLE SPACE AROUND THEM IN ACCORDANCE WITH 2018 IWVIC 603.2.
12. KITITITAS 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 AND FORMALLY ADOPTED BY THE KITITITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
13. LOTS 5 & 6 SHALL NOT HAVE ACCESS FROM GOODWIN ROAD UNLESS APPROVED BY KITITITAS COUNTY PUBLIC WORKS.
14. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT THE 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.
15. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
16. ALL ACTIVITIES WITHIN THE FLOODPLAIN MUST BE PERMITTED THROUGH THE FLOODPLAIN DEVELOPMENT PERMIT PROCESS AND FOLLOW REGULATIONS WITHIN KCC 14.08.220. ALL FLOOD ZONE BOUNDARIES SHOWN HEREON BASED ON FEMA FIRM PANELS 53037C1033D AND 53037C1041D.
17. ALL LOTS SHALL NOT ALLOW FLOOD IRRIGATION.
18. THE USE OF IRRIGATION WATER IS SUBJECT TO THAT CERTAIN IRRIGATION EASEMENT DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 202408150051.
19. THIS PROPERTY IS SUBJECT TO THAT CERTAIN DECLARATION OF GROUNDWATER MITIGATION COVENANT RECORDED UNDER AUDITOR'S FILE NO. 202406280036.

LEGAL DESCRIPTIONS

TRACT A:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF THE SOUTHEAST QUARTER OF SAID SECTION; AND RUNNING THENCE NORTH 684.0 FEET OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89°57' EAST, 80.0 FEET; THENCE SOUTH 38°06' EAST, 545.6 FEET; THENCE SOUTH 0°30' EAST, 260.8 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THENCE NORTH 89°06' WEST, 420.00 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES NORTH AND EAST OF THE NORTH AND EAST BOUNDARY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY;

EXCEPT

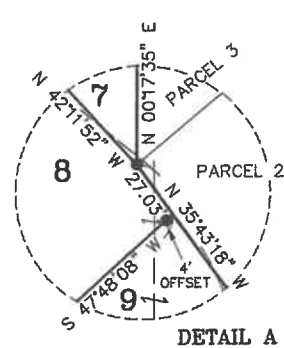
1. THAT PORTION OF SAID PARCELS OF LAND LYING NORTH AND NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID SECTION 11, WHICH IS SOUTH 00°00'00" WEST, A DISTANCE OF 2,667.17 FEET FROM A 5/8 INCH STEEL PIN AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 00°00'00" EAST, ON THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1,233.00 FEET TO A POINT; THENCE NORTH 88°49'38" WEST, A DISTANCE OF 2,296.00 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY BOUNDARY LINE OF THE COUNTY ROAD KNOWN AS THORP HIGHWAY; THENCE SOUTH 00°19'38" WEST ON SAID ROAD WEST BOUNDARY LINE A DISTANCE OF 544.73 FEET TO A POINT ON THE CENTERLINE OF AN IRRIGATION DITCH AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE ON THE CENTERLINE OF SAID IRRIGATION DITCH THE FOLLOWING COURSES AND DISTANCES; SOUTH 87°24'43" WEST, A DISTANCE OF 514.18 FEET TO A POINT; NORTH 58°07'21" WEST, A DISTANCE OF 164.70 FEET TO A POINT; NORTH 26°42'53" WEST, A DISTANCE OF 337.83 FEET TO A POINT; NORTH 15°12'28" WEST, A DISTANCE OF 300.55 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 35°43'18" WEST, A DISTANCE OF 724.92 FEET TO A 5/8 INCH STEEL PIN AND THE TERMINUS OF SAID LINE;
2. A TRACT OF LAND BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE WEST 201 FEET ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 377 FEET PERPENDICULARLY FROM SAID SOUTH LINE; THENCE EAST 201 FEET IN A LINE PARALLEL WITH SAID SOUTH LINE TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 377 FEET TO THE POINT OF BEGINNING;
3. RIGHT OF WAY OF THORP HIGHWAY ALONG THE EAST LINE OF SAID PREMISES.
4. PARCELS 6 AND 7 OF THAT CERTAIN SURVEY AS RECORDED JUNE 30, 2003, IN BOOK 29 OF SURVEYS, PAGES 21 AND 22, UNDER AUDITOR'S FILE NO. 200306300070, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.
5. PARCELS 1, 2, 3, 4 AND 5 OF THAT CERTAIN SURVEY AS RECORDED MAY 24, 2006, IN BOOK 32 OF SURVEYS, PAGES 186 AND 187, UNDER AUDITOR'S FILE NO. 200605240019, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

TRACT B:

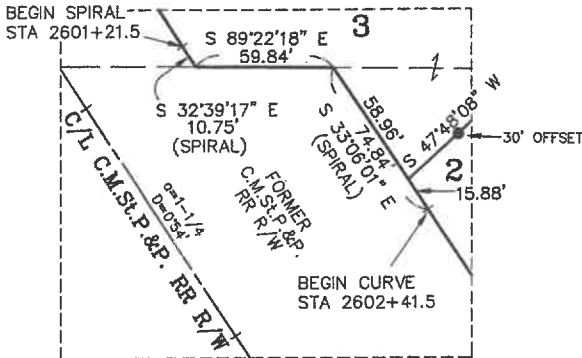
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES NORTH AND EAST OF THE NORTHEAST BOUNDARY LINE OF THE FORMER RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY;

EXCEPT

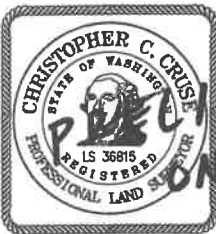
1. THE RIGHT OF WAY OF COUNTY ROAD, KNOWN AS GOODWIN ROAD, ALONG THE NORTH BOUNDARY THEREOF; AND
2. THAT PORTION, THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH STEEL PIN AT THE EAST QUARTER CORNER OF SAID SECTION 11, WHICH IS NORTH 00°00'00" EAST, A DISTANCE OF 2,667.17 FEET FROM A RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89°19'11" WEST, A DISTANCE OF 1,329.81 FEET TO A 5/8 INCH STEEL PIN AT A POINT OF CENTERLINE INTERSECTION OF A COUNTY ROAD KNOWN AS GOODWIN ROAD, WHICH POINT IS THE APPROXIMATE CENTER EAST ONE-SIXTEENTH CORNER OF SAID SECTION 11; THENCE SOUTH 00°17'19" WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH STEEL PIN ON THE SOUTH RIGHT OF WAY BOUNDARY LINE OF SAID COUNTY ROAD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°17'19" WEST, A DISTANCE OF 187.00 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 89°19'11" WEST, PARALLEL WITH THE SOUTH RIGHT OF WAY BOUNDARY LINE OF SAID COUNTY ROAD A DISTANCE OF 820.19 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 73°03'37" WEST, A DISTANCE OF 164.29 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 00°27'51" WEST, A DISTANCE OF 131.02 FEET TO A 5/8" STEEL PIN; THENCE CONTINUING NORTH 00°27'51" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY BOUNDARY LINE OF SAID COUNTY ROAD; THENCE SOUTH 89°19'11" EAST ON SAID ROAD SOUTH BOUNDARY LINE A DISTANCE OF 979.45 FEET TO THE TRUE POINT OF BEGINNING.



DETAILS
NOT TO SCALE



DETAIL B



AUDITOR'S CERTIFICATE

Filed at the request of the Kittitas County Board of Commissioners, this _____ day of _____, A.D., 2024, at _____ minutes past _____ o'clock _____ M., and recorded in Volume 14 of Plats, at page(s) _____, Records of Kittitas County, Washington.

RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242

THORP LANDING

THORP LANDING
PART OF SECTION 11, T. 18 N., R. 17 E., W.M.
KITITAS COUNTY, WASHINGTON

LP-23-00001
LPF-23-000??

DEDICATION

KNOW ALL MEN BY THESE PRESENT: THAT THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DESCRIPTION AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANTS FOREVER UNTO ALL OWNERS OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN THORP LANDING COMMON OWNERSHIP OF ALL ROADS SHOWN AS PRIVATE ROADS.

THE COSTS OF CONSTRUCTION, MAINTENANCE AND SNOW REMOVAL OF ALL ROADS, STREETS, AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NONPROFIT CORPORATION COMPOSED OF ALL THE OWNERS OF THE LOTS IN THIS PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

IN THE EVENT THAT THE OWNERS OF ANY OF THE LOTS OF THIS PLAT OR ANY ADDITIONAL PLATS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE BUILT UP TO MINIMUM COUNTY STANDARDS BY SAID NON-PROFIT CORPORATION.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2024.

THORP LANDING, LLC

NAME
TITLE

NAME
TITLE

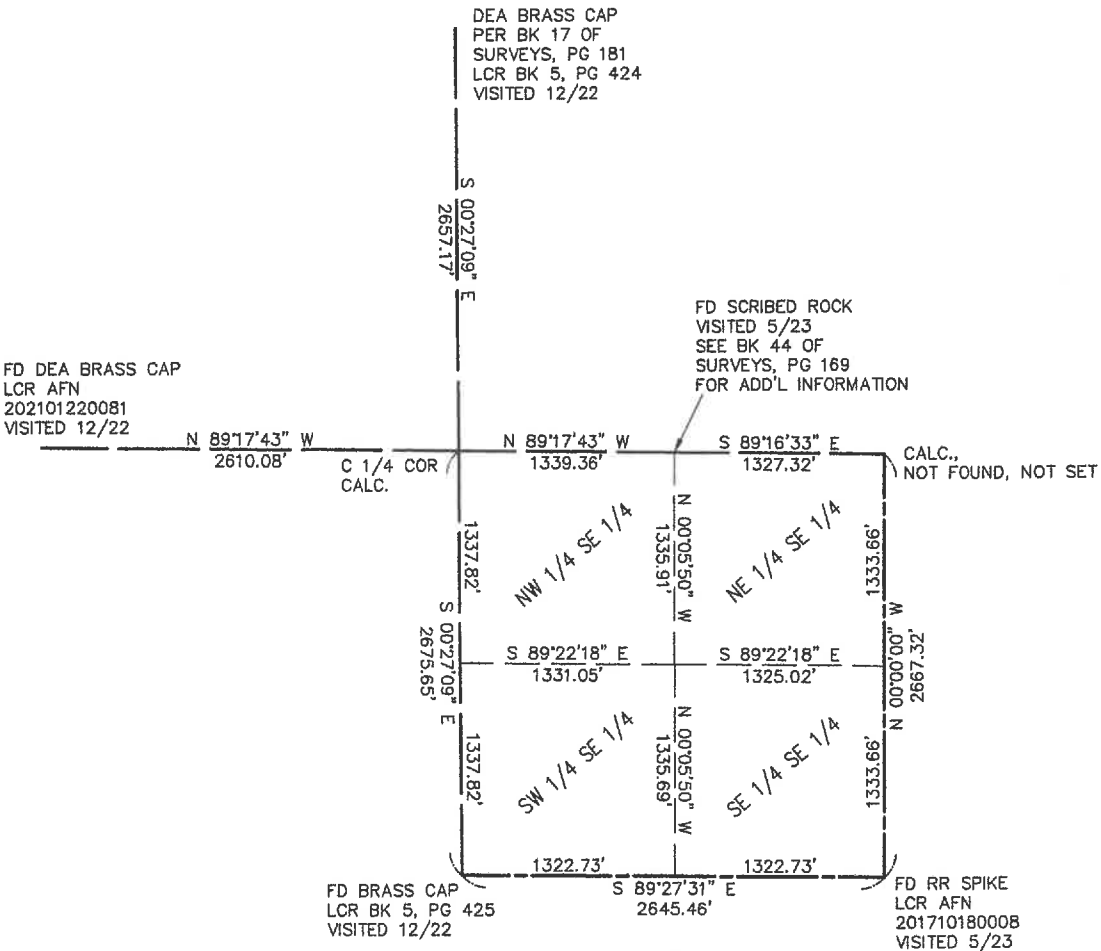
ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF THORP LANDING, 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 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: _____



SECTION 11



AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this _____ day of _____, A.D., 2024, at _____ minutes past _____ o'clock _____ M., and recorded in Volume 14 of Plats, at page(s) _____, Records of Kittitas County, Washington.
RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITITAS COUNTY AUDITOR

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

THORP LANDING