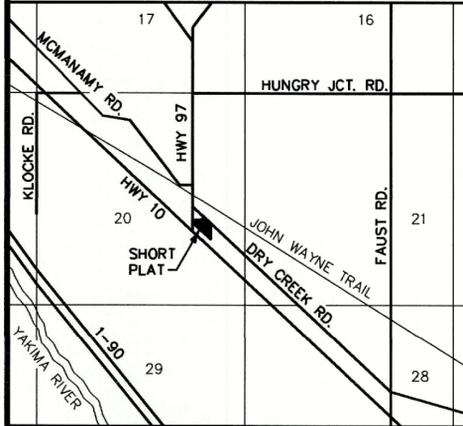


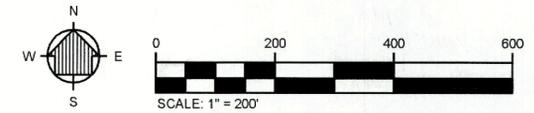
VICINITY MAP



MILLS-2 SHORT PLAT

LOCATED IN THE  
NE 1/4, SE 1/4 SEC. 20, T-18 N., R-18 E., W.M.  
KITITAS COUNTY, WASHINGTON

SP-23-00002



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE 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., 20\_\_\_\_

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE MILLS SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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. 506036

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: MARK AND AMY MILLS  
ADDRESS: 4640 W. DRY CREEK ROAD ELLENSBURG, WA 98926  
PHONE: 509-899-1700

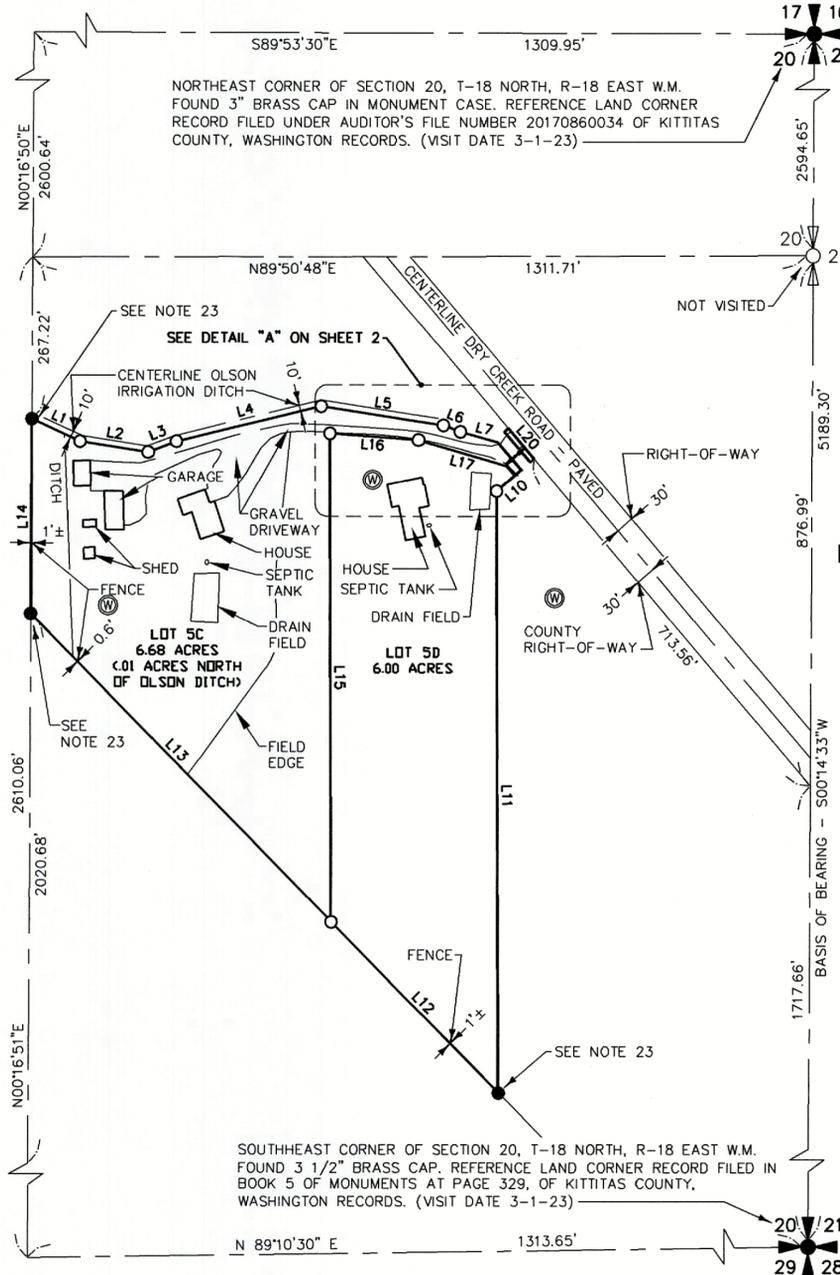
EXISTING ZONE: AG-5  
SOURCE OF WATER: INDIVIDUAL WELL  
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS  
STORM WATER: NO IMPROVEMENTS PER THIS APP.  
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
NO. OF SHORT PLATTED LOTS: TWO(2)  
SCALE: 1" = 200'

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE(S) \_\_\_\_\_  
AT THE REQUEST OF MARK AND AMY MILLS.

RECEIVING NO. \_\_\_\_\_

BRYAN ELLIOT BY: \_\_\_\_\_  
KITITAS COUNTY AUDITOR



LINE	LENGTH	BEARING
L1	88.83	S65°12'29"E
L2	115.99	S81°06'51"E
L3	50.93	N69°23'21"E
L4	250.51	N76°29'18"E
L5	207.51	S81°15'51"E
L6	30.29	S69°27'42"E
L7	65.71	S74°34'05"E
L8	60.00	S40°40'51"E
L9	13.99	S49°19'09"W
L10	40.00	N49°19'09"E
L11	994.63	N00°12'01"W
L12	398.36	N44°49'09"W
L13	717.47	N44°49'09"W
L14	322.16	N00°16'51"E
L15	807.63	N00°12'01"W
L16	149.00	N85°43'50"W
L17	155.00	S73°48'15"E
L18	20.00	N40°40'51"W
L19	8.53	N49°18'21"E
L20	66.10	S40°41'39"E
L21	8.55	S49°19'09"W
L22	66.10	N40°40'37"W

NOTES: (CONTINUED)

- 24. 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 APPROPRIATE AGENCY OR THE REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 25. A 30' DEFENSIBLE SPACE AS SEEN IN 2018 IWUC 603.2 SHALL BE REQUIRED AROUND ALL HABITABLE STRUCTURES.

LEGAL DESCRIPTION (SEE NOTE 12)

PARCEL 5A OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 14, 2018, IN BOOK L OF SHORT PLATS AT PAGE 160, UNDER AUDITOR'S FILE NUMBER 201809140040, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

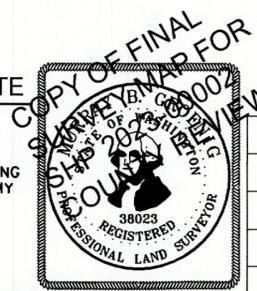
- 1. BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00° 14' 33" WEST ALONG THE EAST LINE OF SECTION 20, T-18 N., R-118 E.W.M. BETWEEN THE NORTHEAST CORNER OF SAID SECTION 20 AND THE SOUTHEAST CORNER OF SAID SECTION 20.
- 2. THIS SURVEY PERFORMED USING A COMBINATION OF TOPCON HIPER-LITE RTK GPS EQUIPMENT AND A TOPCON 3" GTS-802 ELECTRONIC TOTAL STATION USING FIELD TRAVERSE PROCEDURES AND ARE GROUND DISTANCES.
- 3. ○ DENOTES 1/2" RE-BAR WITH YELLOW CAP (MARKED "MBG 38023") SET.
- 4. ● DENOTES MONUMENT FOUND AS INDICATED.
- 5. -x- DENOTES FENCE.
- 6. ⊕ DENOTES WELL.
- 7. ELEMENTS ON THIS SURVEY ONLY DEPICT HORIZONTAL POSITION.
- 8. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS IN W.A.C. 332-130-090.
- 9. FINAL FIELD WORK FOR THIS SURVEY COMPLETED ON 9-26-25.
- 10. THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARK AND AMY MILLS.
- 11. FOR ADDITIONAL INFORMATION OF PREVIOUS SURVEYED AREA, OF REFERENCE SURVEY FILED IN BOOK 27 SURVEYS, PAGES 164-166 RECORDS OF KITITAS COUNTY, WASHINGTON AND SHORT PLAT SURVEY FILED IN BOOK L, PAGES 160-162 RECORDS OF KITITAS COUNTY, WASHINGTON.
- 12. REFERENCE STEWART TITLE GUARANTY COMPANY - SUBDIVISION GUARANTEE NUMBER G-O-0000-131499328.
- 13. 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.
- 14. 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.
- 15. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 27 OF SURVEYS, PAGES 164-166 AND THE SURVEYS REFERENCED THEREON.
- 16. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 17. 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.
- 18. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED FOR PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- 19. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 20. 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)
- 21. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- 22. 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 CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- 23. FOUND 5/8" REBAR WITH YELLOW CAP - "CRUSE 18078"



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 MARK AND AMY MILLS IN NOVEMBER, 2025.

MURRAY B. GROENIG,  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 38023.



SE 1/4, SECTION 20  
T-18 N., R-18 E.W.M.

DRAWN BY CJG/MBG	MILLS-2 SHORT PLAT FOR: <b>MARK AND AMY MILLS</b>		JOB NO. 1223
CHECKED BY MBG	4640 W. DRY CREEK ROAD	ELLENSBURG, WA 98926	DATE 11/24/25
MBG Surveying P.O. Box 262 Coviche, Washington 98923 (509) 949-5797			SHEET 1
			OF 2

# MILLS-2 SHORT PLAT

SP-23-00002

LOCATED IN THE  
NE 1/4, SE 1/4 SEC. 20, T-18 N., R-18 E., W.M.  
KITITAS COUNTY, WASHINGTON

## DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MARK L. MILLS AND AMY J. MILLS, HUSBAND AND WIFE, 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., 2025.

MARK L. MILLS

AMY J. MILLS

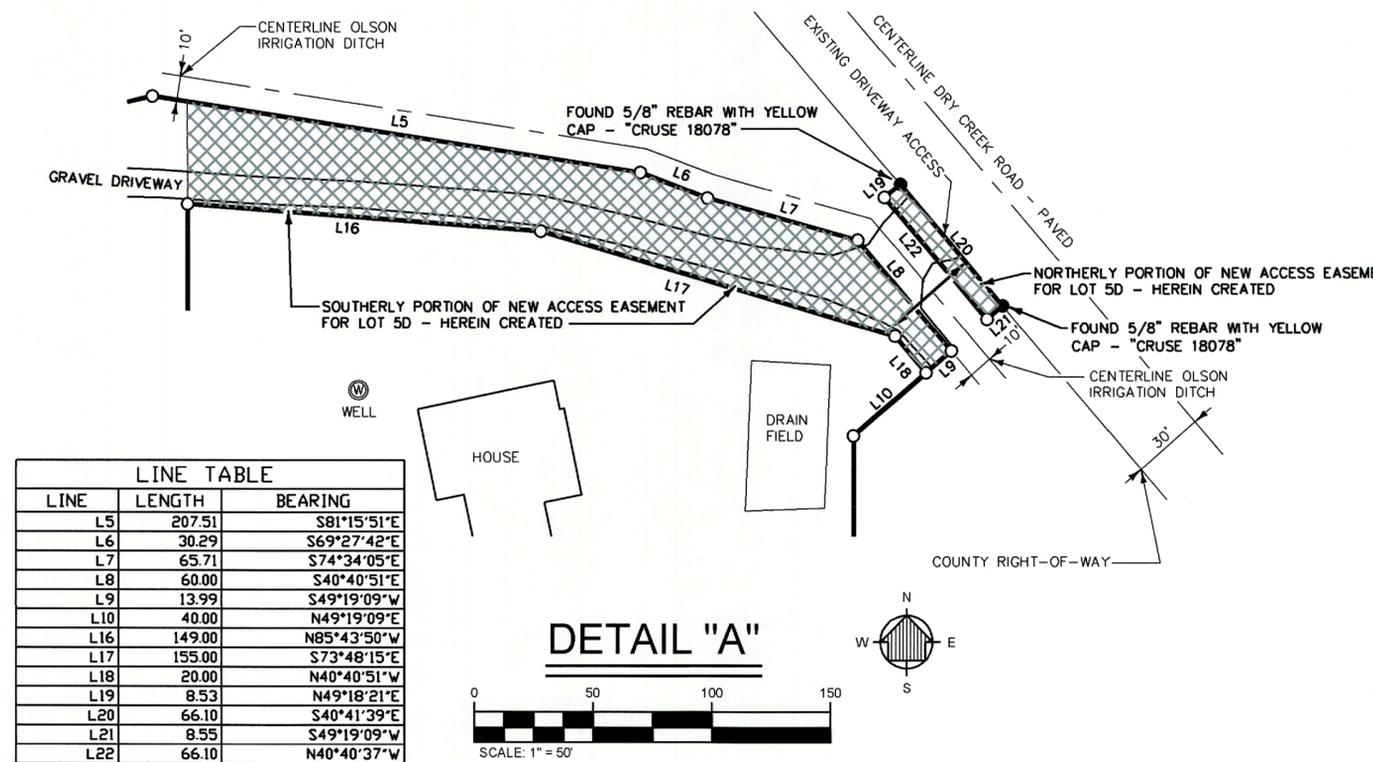
## ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KITITAS ) SS.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARK L. MILLS AND AMY J. MILLS, 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: \_\_\_\_\_



## LEGAL DESCRIPTION FOR ACCESS EASEMENT ACROSS LOT 5C FOR LOT 5D

THAT PORTION OF LOT 5C DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5C;  
THENCE SOUTH 65°12' 29" EAST FOR A DISTANCE OF 88.83 FEET;  
THENCE SOUTH 81°06' 51" EAST FOR A DISTANCE OF 115.99 FEET;  
THENCE NORTH 69°23' 21" EAST FOR A DISTANCE OF 50.93 FEET;  
THENCE NORTH 76°29' 18" EAST FOR A DISTANCE OF 250.51 FEET;  
THENCE SOUTH 81°15' 51" EAST FOR A DISTANCE OF 14.86 FEET,  
TO THE POINT OF BEGINNING OF THE SOUTHERLY PORTION OF ACCESS EASEMENT;  
THENCE SOUTH 81°15' 51" EAST FOR A DISTANCE OF 192.65 FEET;  
THENCE SOUTH 69°27' 42" EAST FOR A DISTANCE OF 30.29 FEET;  
THENCE SOUTH 74°34' 05" EAST FOR A DISTANCE OF 65.71 FEET;  
THENCE SOUTH 40°40' 51" EAST FOR A DISTANCE OF 60.00 FEET;  
THENCE SOUTH 49°19' 09" WEST FOR A DISTANCE OF 13.99 FEET;  
THENCE NORTH 40°40' 51" WEST FOR A DISTANCE OF 20.00 FEET;  
THENCE NORTH 73°48' 15" WEST FOR A DISTANCE OF 155.00 FEET;  
THENCE NORTH 85°43' 50" WEST FOR A DISTANCE OF 149.00 FEET;  
THENCE NORTH 00°12' 01" WEST FOR A DISTANCE OF 42.50 FEET,  
TO THE POINT OF BEGINNING OF THE SOUTHERLY PORTION OF ACCESS EASEMENT.

TOGETHER WITH THAT PORTION OF LOT 5C DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5C BEING THE POINT OF BEGINNING OF THE NORTHERLY PORTION OF ACCESS EASEMENT;  
THENCE SOUTH 49°19' 09" WEST FOR A DISTANCE OF 8.55 FEET;  
THENCE NORTH 40°40' 37" WEST FOR A DISTANCE OF 66.10 FEET;  
THENCE NORTH 49°18' 21" EAST FOR A DISTANCE OF 8.53 FEET;  
THENCE SOUTH 40°41' 39" EAST FOR A DISTANCE OF 66.10 FEET,  
TO THE NORTHEAST CORNER OF LOT 5C AND THE POINT OF BEGINNING OF THE NORTHERLY PORTION OF ACCESS EASEMENT.

RECEIVED  
DEC 02 2025

Kititas County CDS

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE(S) \_\_\_\_\_  
AT THE REQUEST OF MARK AND AMY MILLS.

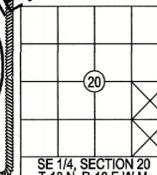
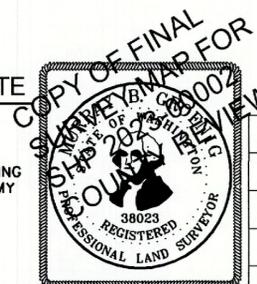
RECEIVING NO. \_\_\_\_\_

BRYAN ELLIOT 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 MARK AND AMY MILLS IN NOVEMBER, 2025.

MURRAY B. GROENIG,  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 38023.



DRAWN BY CJG/MBG	MARK AND AMY MILLS SHORT PLAT FOR: <b>MARK AND AMY MILLS</b>		JOB NO. 1223
CHECKED BY MBG	4640 W. DRY CREEK ROAD	ELLENSBURG, WA 98926	DATE 11/24/25
MBG Surveying P.O. Box 262 Coviche, Washington 98923 (509) 949-5797			SHEET 2
			OF 2