

SHORT PLAT
HAYBROOK FARMS – PHASE 1
PART OF GOV'T LOT 3, SECTION 30, T. 18 N., R. 19 E., W.M.
AND OF THE E 1/2 OF SECTION 25, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-22-00002
SPF-26-000??

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 AND ADDITIONAL SURVEY INFORMATION, SEE BOOK D OF SHORT PLATS, PAGES 235-236 AND THE SURVEYS REFERENCED THEREON.
4. 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 THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
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. 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.
9. IN LIEU OF HYDRANTS, ALL BUILDINGS WITH HABITABLE SPACE SHALL HAVE FIRE SPRINKLERS INSTALLED. DETACHED NON-HABITABLE STRUCTURES WITHOUT FIRE SPRINKLERS MUST HAVE A MINIMUM OF 10 FEET OF SEPARATION FROM HABITABLE STRUCTURES. IF HYDRANTS PROVIDING 1000 GPM ARE INSTALLED WITHIN 600 FEET OF PROPOSED BUILDINGS, THEN THIS REQUIREMENT FOR FIRE SPRINKLERS IS NOT APPLICABLE.
10. THE SUBJECT PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THAT REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATIONS, OR ODORS). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON.
11. THE PROPERTY IS LOCATED WITHIN THE AIRPORT OVERLAY ZONING DISTRICT IN WHICH A VARIETY OF AIRPORT AVIATION ACTIVITIES OCCUR. SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF YOUR PROPERTY.
12. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
13. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 3A HAS 1 IRRIGABLE ACRE; LOT 3B HAS 1 IRRIGABLE ACRE; LOT 4A HAS 1 IRRIGABLE ACRE; LOT 4B HAS 1 IRRIGABLE ACRE. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
14. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
15. 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.
16. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
17. 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.
18. 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.
19. IN LIEU OF HYDRANTS, ALL BUILDINGS WITH HABITABLE SPACE SHALL HAVE FIRE SPRINKLERS INSTALLED. DETACHED NON-HABITABLE STRUCTURES WITHOUT FIRE SPRINKLERS MUST HAVE A MINIMUM OF 10 FEET OF SEPARATION FROM HABITABLE STRUCTURES. IF HYDRANTS PROVIDING 1000 GPM ARE INSTALLED WITHIN 600 FEET OF PROPOSED BUILDINGS, THEN THIS REQUIREMENT FOR FIRE SPRINKLERS IS NOT APPLICABLE.
20. RIGHTS OF WAY AND EASEMENTS ARE SHOWN AS EXCEPTIONS TO TITLE ON THIS PROPERTY, RECORDED IN BOOK J OF DEEDS, PAGE 451, BOOK P OF DEEDS AT PAGE 535, AND BOOK 46 OF DEEDS AT PAGE 440. THE DESCRIPTIONS CONTAINED IN THESE DEEDS ARE NOT SUFFICIENT TO DETERMINE THEIR LOCATIONS. SEE DOCUMENTS FOR FULL PARTICULARS.

ORIGINAL PARCEL DESCRIPTIONS

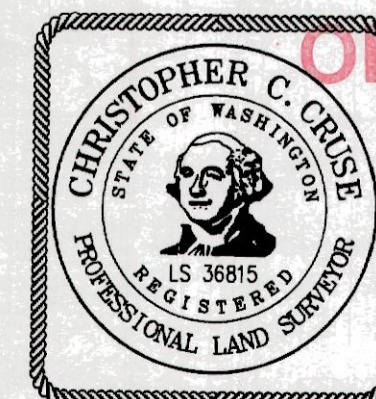
LOTS 3 AND 4, OF HAYBROOK NO. 2 SHORT PLAT (KITITAS COUNTY SHORT PLAT NO. SP-94-26), AS RECORDED JUNE 20, 1995, IN BOOK D OF SHORT PLATS AT PAGES 235 AND 236, UNDER AUDITOR'S FILE NO. 582460, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 3, IN SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND THE EAST HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

RECEIVED
APR 06 2026
Kititas County CDS

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2026, at _____ M., in Book M of Short Plats
at page(s) _____ at the request of Cruse & Associates.
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
HAYBROOK FARMS – PHASE 1

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SP-22-00002
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DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT HAYBROOK LAND HOLDING, LLC, THE UNDERSIGNED OWNER OF 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., 2026.

HAYBROOK LAND HOLDING, LLC

MATTHEW WILLARD
MANAGER

ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW WILLARD, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING AS MANAGER OF HAYBROOK LAND HOLDING, LLC, 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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CASHMERE VALLEY BANK, 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., 2026.

CASHMERE VALLEY BANK

NAME
TITLE

NAME
TITLE

ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF CASHMERE VALLEY BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, 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: _____

RECEIVED
APR 06 2026
Kititas County CDS

AUDITOR'S CERTIFICATE

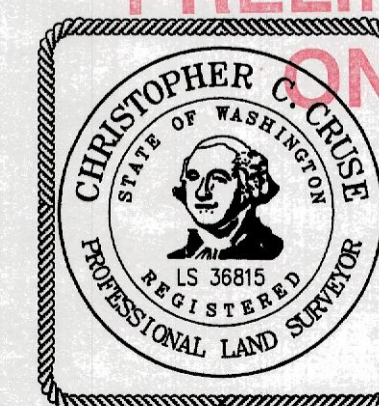
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2026, at _____ M., in Book M of Short Plats

at page(s) _____ at the request of Cruse & Associates.

RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITITAS COUNTY AUDITOR



PRELIMINARY
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PROFESSIONAL LAND SURVEYORS
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