

VICINITY MAP

29

28

27

AIRPORT

ROAD

32

33

SHORT PLAT

RED BRIDGE RD

HWY 970

MASTERTSON RD.

LAMBERT RD.

TAYLOR RD

EXHAWAY R.

T. 20 N.

T. 19 N.

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 THE MLH 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., 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 NOW TO BE FILED. PARCEL NO. 504636 & 961873

DATED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: MCGREGOR LAND HOLDINGS LLC

ADDRESS: 5041 ROBINSON CANYON ROAD
ELLENSBURG, WA 98926

PHONE:

EXISTING ZONE: AG-5

SOURCE OF WATER: WATER SYSTEM

SEWER SYSTEM: ON SITE SEWAGE SYSTEMS

STORM WATER: NO IMPROVEMENTS PER THIS APP.

WIDTH AND TYPE OF ACCESS: PRIVATE ACCESS ROAD

NO. OF SHORT PLATTED LOTS: TWO (2)

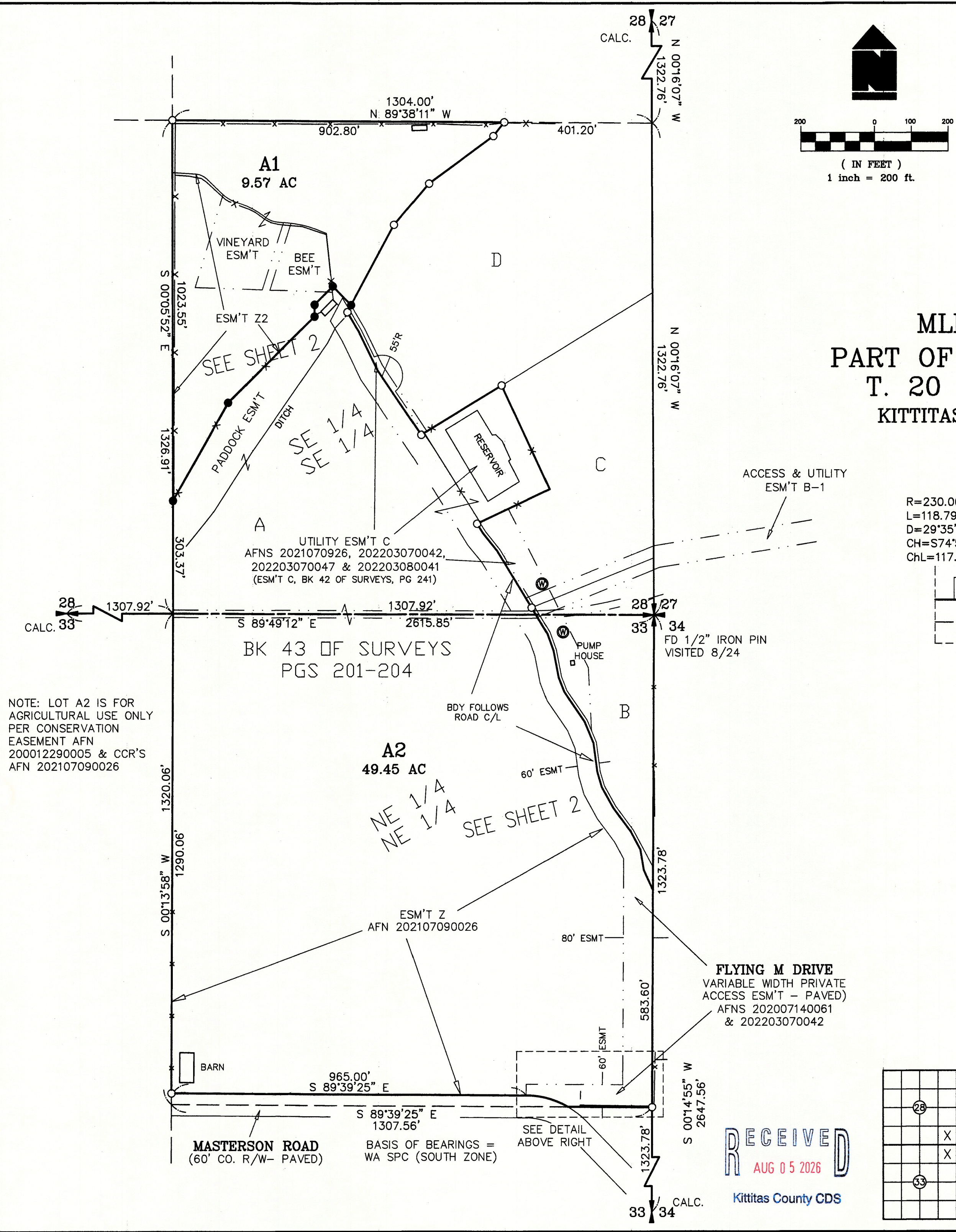
SCALE: 1" = 200'

SUBMITTED ON: _____

AUTOMATIC APPROVAL DATE: _____

RETURNED FOR CAUSE ON: _____

SHEET 1 OF 4



SP-24-00014
SPF-26-000??

LEGEND

● SET 5/8" REBAR W/ CAP
- "CRUSE 36815"

○ FOUND PIN & CAP

— x — FENCE

⊕ UTILITY POLE

200 0 100 200

(IN FEET)

1 inch = 200 ft.

MLH SHORT PLAT

PART OF SECTIONS 28 & 33,

T. 20 N., R. 16 E., W.M.

KITTITAS COUNTY, WASHINGTON

DETAIL

NOT TO SCALE

R=230.00'
L=118.79'
D=29°35'31"
CH=S74°51'40"E
ChL=117.47'

FNC COR 7.8' E
OF PROP LINE

60'

80'

FNC 5.5' E
OF PROP COR

S 89°39'25" E

229.04'

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: _____

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 MCGREGOR LAND HOLDINGS LLC in JULY of 2024.

PRELIMINARY

CHRISTOPHER C. CRUSE

Professional Land Surveyor

License No. 36815

DATE _____

CRUSE & ASSOCIATES

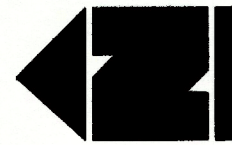
PROFESSIONAL LAND SURVEYORS

217 E. Fourth St. P.O. Box 959

Ellensburg, WA 98926 (509) 962-8242

MLH SHORT PLAT

SP-24-00014
SPF-26-000??



L E G E N D

- SET 5/8" REBAR W/ CAP
- "CRUSE 36815"
- FOUND PIN & CAP
- FENCE
- WELL
- POWER PEDESTAL
- POWER METER
- COMM RISER
- YARD HYDRANT

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

MLH SHORT PLAT
PART OF SECTIONS 28 & 33,
T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTION

LOT A OF THAT CERTAIN SURVEY AS RECORDED MAY 11,
2021, IN BOOK 43 OF SURVEYS, PAGES 201 THROUGH 204,
UNDER AUDITOR'S FILE NO. 202105110027, RECORDS OF
KITITAS COUNTY, WASHINGTON; BEING A PORTION OF
SECTIONS 28 AND 33, IN TOWNSHIP 20 NORTH, RANGE 16
EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF
WASHINGTON.

FLYING M DRIVE
VARIABLE WIDTH PRIVATE
ACCESS ESM'T - PAVED)

AFNS 202007140061
& 202203070042

UTILITY ESM'T C

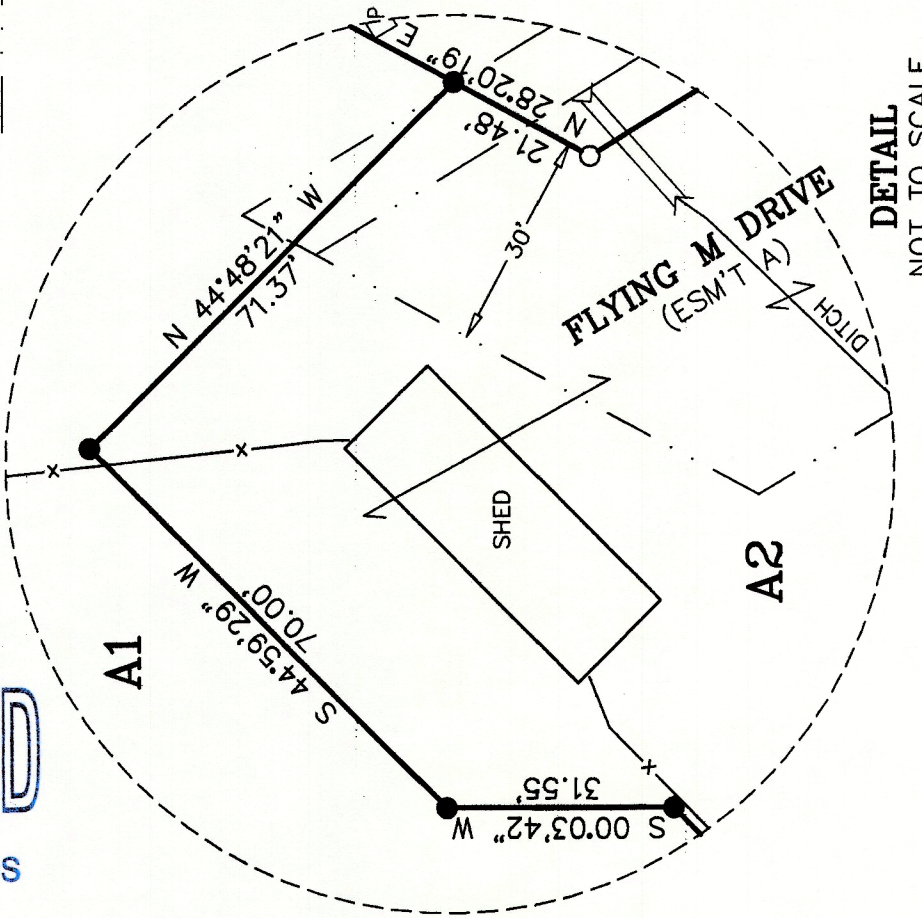
AFNS 2021070926, 202203070042,
202203070047 & 202203080041
(ESM'T C, BK 42 OF SURVEYS, PG 241)

ACCESS & UTILITY ESM'T B-1

AFNS 2021070926,
202107090027 & 202203080041
BK 43 OF SURVEYS, PGS 201-204

A2

BOOK 43 OF SURVEYS, PGS 201-204



SHEET 2 OF 4

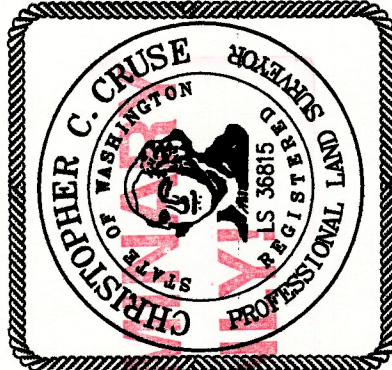
CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

MLH SHORT PLAT

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.

BRYAN ELLIOTT
KITITAS COUNTY AUDITOR



MLH SHORT PLAT
PART OF SECTIONS 28 & 33, T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-24-00014
SPF-26-000??

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MCGREGOR LAND HOLDINGS, LLC A LIMITED LIABILITY COMPANY, 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.

MCGREGOR LAND HOLDINGS, LLC

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF } S.S.

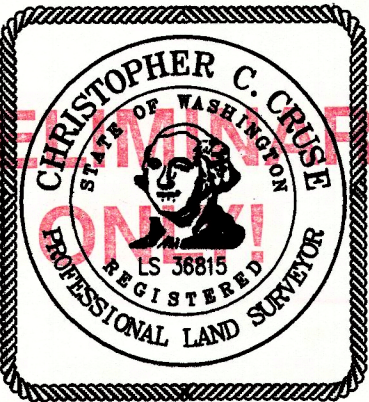
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF MCGREGOR LAND HOLDINGS, LLC, A LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE 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: _____

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 43 OF SURVEYS, PAGES 201-204 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. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS, FOREST LANDS, OR MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES AND MINERAL OPERATIONS MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES AND/OR MINERAL OPERATIONS PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTIONS AS PUBLIC NUISANCES.
9. 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.
10. 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.
11. 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.



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

RECEIVED
AUG 05 2026

Kittitas County CDS

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

MLH SHORT PLAT

MLH SHORT PLAT
PART OF SECTIONS 28 & 33, T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-24-00014
SPF-26-000??

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT AGWEST FARM CREDIT, PCA, A CORPORATION, THE UNDERSIGNED MORTGAGEE 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.

AGWEST FARM CREDIT, PCA

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF } 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 AGWEST FARM CREDIT, PCA AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE 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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT AGWEST FARM CREDIT, FLCA, A CORPORATION, THE UNDERSIGNED MORTGAGEE 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.

AGWEST FARM CREDIT, FLCA

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF } 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 AGWEST FARM CREDIT, FLCA AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE 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: _____

AUDITOR'S CERTIFICATE

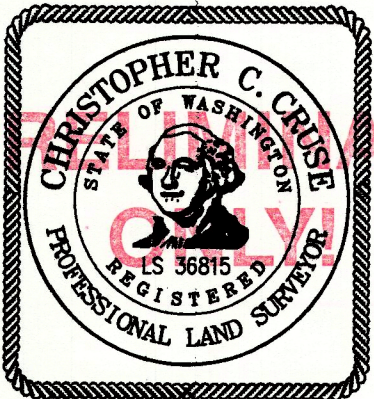
Filed for record this _____ day of _____,

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



RECEIVED
AUG 05 2026
Kittitas County CDS

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

MLH SHORT PLAT