

VICINITY MAP

4

5

6

7

8

9

16

17

18

LOWER GREEN CANYON RD

CLARKE RD

HWY 97

PASSMORE RD

SANDWICH LN

SHORT PLAT



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

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR _____

I HEREBY CERTIFY THAT THE MCINTOSH 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 TREASURER

CERTIFICATE OF IRRIGATION ENTITY

I HEREBY CERTIFY THAT THE IRRIGATION PLAN FOR
SCHWITT SHORT PLAT CONFORMS TO THE REQUIREMENTS
OF KITTITAS RECLAMATION DISTRICT

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

KITTITAS RECLAMATION DISTRICT

SHEET 1 OF 4

[illegible]

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

McINTOSH SHORT PLAT

SP-24-00013
SPF-26-000??

L1	S 15°45'15" E	76.30'
L2	S 15°26'57" E	32.21'
L3	S 07°19'18" E	14.45'
L4	S 03°44'02" W	15.69'
L5	S 17°40'29" W	23.45'
L6	N 23°49'54" E	53.85'
L7	N 62°05'11" E	417.07'
L8	N 80°31'45" E	133.16'
L9	S 24°45'13" E	33.69'
L10	S 65°25'31" W	55.00'
L11	S 51°48'44" E	118.60'



GRAPHIC SCALE



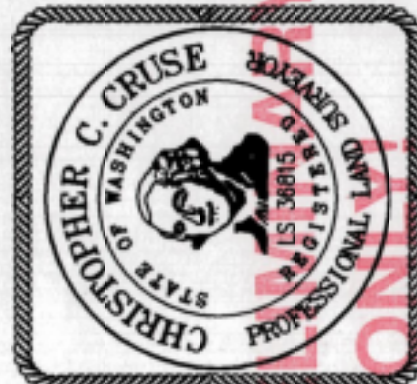
(IN FEET)
1 inch = 100 ft.

LEGEND

- | | |
|-----|---|
| —●— | SET 5/8" REBAR W/ CAP
— "CRUSE 36815" |
| —▲— | SET PK NAIL & WASHER
— "CRUSE 36815" |
| —△— | FOUND PK NAIL & WASHER
— "CRUSE 36815" |
| —○— | FOUND PIN & CAP |
| —x— | FENCE |

RECEIVED
AUG 27 2026

Kittitas 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: _____
KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926
P.O. Box 959
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McINTOSH SHORT PLAT

SHEET 2 OF 4

McINTOSH SHORT PLAT
PART OF SECTION 8, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-24-00013
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 46 OF SURVEYS, PAGES 57-59 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. 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.
9. PURSUANT TO KCC 16.12.040(1), FURTHER DIVISION OF THE PARCELS OF THE MCINTOSH SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #202608260022.
10. 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 ACTION AS PUBLIC NUISANCES.
11. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1A HAS 6 IRRIGABLE ACRES; LOT 1B HAS 2 IRRIGABLE ACRES; LOT 2A HAS 5 IRRIGABLE ACRES; LOT 2B HAS 0 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
13. 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.
14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
15. 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.
16. 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.
17. 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.
18. EASEMENT M2 ESTABLISHED HEREIN IS TO PROVIDE ACCESS TO PARCEL A1 AS DELINEATED ON BOOK 24 OF SURVEYS, PAGE 230, AS NO DIRECT ACCESS TO HIGHWAY 97 IS ALLOWED. CONTACT MARK KAISER AT WSDOT FOR ADDITIONAL INFORMATION AND ACCESS TO HIGHWAY 97.
19. EASEMENT M1 ESTABLISHED HEREIN SUPERSEDES ESM'T Q AS DELINEATED IN BOOK 34 OF SURVEYS, PAGES 191-193 THROUGH LOTS 1A AND 1B OF THIS SHORT PLAT.

ORIGINAL PARCEL DESCRIPTIONS

TRACT A

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 1, 2024, IN BOOK 46 OF SURVEYS, PAGES 57 THROUGH 59, UNDER AUDITOR'S FILE NO. 202402010006, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

TRACT B

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 1, 2024, IN BOOK 46 OF SURVEYS, PAGES 57 THROUGH 59, UNDER AUDITOR'S FILE NO. 202402010006, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

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McINTOSH SHORT PLAT
PART OF SECTION 8, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-24-00013
SPF-26-000??

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT SCOTT W. MCINTOSH AND GAYLE L. MCINTOSH, HUSBAND AND WIFE, OWNERS OF TRACT A, 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., 2026.

SCOTT W. MCINTOSH

GAYLE L. MCINTOSH

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT W. MCINTOSH AND GAYLE L. MCINTOSH, 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 MCINTOSH EXCAVATING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF TRACT B, 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.

MCINTOSH EXCAVATING, 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., 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, RESPECTIVELY, OF MCINTOSH EXCAVATING, 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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT AGWEST FARM CREDIT, FLCA, A CORPORATION, THE UNDERSIGNED MORTGAGEE FOR TRACTS A AND B, 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 } S.S.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ 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: _____

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