

PROPERTY OWNER:

DON C. MILLER & JENNIFER MILLER
454 CLERMONT DRIVE
RICHLAND, WA 99352-9525

PROPERTY INFORMATION:

PARCEL NO. MAP NO.
025534 19-15-04010-0002
AREA: 30.08 ACRES
NUMBER OF LOTS: 4
ZONE: AGRICULTURE 5 (AG-5) & RURAL 5 (R-5)
WATER SOURCE: INDIVIDUAL AND/OR SHARED WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD

MILLER SHORT PLAT
A PORTION OF THE N 1/2 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 &
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY, STATE OF WASHINGTON

SP-26-XXXXX
SPF-26-XXXXX

LEGAL DESCRIPTION PER NEXTITLE PUGET SOUND, LLC DBA NEXTITLE
WASHINGTON - ORDER NO. NTWA-0567604:

PARCEL 2, AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY AS RECORDED JULY 16, 2025, IN BOOK 47 OF SURVEYS, PAGES 41 AND 42, UNDER AUDITOR'S FILE NO. 202507160010, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 EAST AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

- 1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A SHORT PLAT SUBMITTED SEPARATELY TO KITITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNSS AND A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
- BOOK 1 OF SURVEYS, PAGE 76, AFN: 396176
- BOOK 17 OF SURVEYS, PAGES 76-78, AFN: 537583
- BOOK 17 OF SURVEYS, PAGES 94 & 95, AFN: 538804
- BOOK 17 OF SURVEYS, PAGES 151-157, AFN: 539693
- BOOK 19 OF SURVEYS, PAGE 212, AFN: 566959
- BOOK 41 OF SURVEYS, PAGES 45 & 46, AFN: 201710200039
- BOOK 43 OF SURVEYS, PAGES 128 & 129, AFN: 202102100033
- BOOK 47 OF SURVEYS, PAGES 41 & 42, AFN: 202507160010

AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

SHORT PLAT NOTES:

- 1. 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.
2. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
3. 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.
4. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
5. 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.
6. AN EASEMENT AREA TEN (10) FEET IN WIDTH HAVING FIVE (5) FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF PSE'S FACILITIES AS NOW CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THIS SHORT PLAT (AFN: 202603170018).
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
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. 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.
10. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
11. KITITAS 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. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

KITITAS RECLAMATION DISTRICT (KRD) NOTES:

- 1. ACCORDING TO KRD RECORDS, LOT 4 HAS THREE (3) IRRIGABLE ACRES. THERE WILL BE NO WATER RIGHTS ON ANY OF THE OTHER LOTS IN THIS SHORT PLAT. KRD WATER MAY ONLY BE APPLIED TO ACREAGE DESIGNATED AS IRRIGABLE BY KRD.
2. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR KRD USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
3. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160-ACRE UNIT OR TO A DESIGNATED DIVERSION. KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED DIVERSION FROM THE KRD SYSTEM.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER. FAILURE TO PAY THE ANNUAL ASSESSMENT WILL RESULT IN KRD WITHHOLDING WATER UNTIL THE ASSESSMENT, INTEREST, AND ALL COSTS AND FEES ARE PAID.
5. ALL DIVISIONS MAY BE SUBJECT TO PIPING OR FENCING OF KRD RIGHTS-OF-WAY FOR PUBLIC SAFETY AT THE LANDOWNER'S SOLE COST AND EXPENSE.
6. KRD'S DITCH RIDER WILL ONLY DELIVER WATER TO THE ORIGINAL PARCEL AT THE DIVISION'S ASSIGNED DIVERSION. KRD'S WATER DELIVERY RESPONSIBILITY ENDS AT THAT DIVERSION. IT IS THE RESPONSIBILITY OF THE LANDOWNER(S) TO ENSURE THAT EACH PARCEL CAN RECEIVE WATER. ANY PROBLEMS THAT ARISE WITH THE WATER DISTRIBUTION SYSTEM WILL BE THE RESPONSIBILITY OF THE LANDOWNER.
7. KRD IS WITHIN A FEDERAL RECLAMATION PROJECT WITH LIMITATIONS ON HOW MANY IRRIGABLE ACRES A LANDOWNER MAY HAVE AS SET FORTH IN THE RECLAMATION REFORM ACT. LANDOWNERS SUBJECT TO THOSE RECLAMATION REFORM ACT LIMITATIONS WILL BE REQUIRED TO SUBMIT THEIR RECLAMATION CERTIFICATION FORMS EACH YEAR PRIOR TO RECEIVING IRRIGATION WATER FROM KRD.
8. THE REQUIRED EASEMENTS AND/OR WATER DISTRIBUTION PLAN MUST PROVIDE THAT FUTURE MAINTENANCE AND REPAIR OF THE WATER DISTRIBUTION SYSTEM IS TO BE COMPLETED AT THE LANDOWNER'S SOLE COST AND EXPENSE.
9. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. 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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DON C. MILLER AND JENNIFER MILLER, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE 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 \_\_\_, 20\_\_.

DON C. MILLER JENNIFER MILLER

ACKNOWLEDGMENT

STATE OF WASHINGTON )
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DON C. MILLER AND JENNIFER MILLER, HUSBAND AND WIFE, 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: \_\_\_\_\_

ADJACENT PROPERTY OWNERS:

APN (ASSESSOR'S PARCEL NO.)
APN 10577
APN 10579
APN 10580
MICHELLE & ANDREW WIKEL
261 PORTAL COURT
CLE ELUM, WA 98922

APN 164235
NEAL M NEWBERRY ETUX
1090 WESTSIDE ROAD
CLE ELUM, WA 98922

APN 174235
APN 957198
CITY OF CLE ELUM
119 W 1ST STREET
CLE ELUM, WA 98922-1105

APN 835534
APN 845534
JEREMY & CHRISTY DOWNS
881 MOHAR ROAD
CLE ELUM, WA 98922

APN 825534
PATRICIA KURKOWSKI
10654 HANDICAP DR SE
WARDEN, WA 98857-9628

APN 065534
APN 075534
GEORGE BURCHAK
1941 MOHAR ROAD
CLE ELUM, WA 98922-8972

APN 194235
APN 015534
JOHN MICHAEL CURLEY JR
PO BOX 965
CLE ELUM, WA 98922

APPROVALS

KITITAS COUNTY PUBLIC WORKS

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

KITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "MILLER" SHORT 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 PLANNING OFFICIAL

KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.

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

KITITAS COUNTY HEALTH OFFICER

KITITAS RECLAMATION DISTRICT

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

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

KITITAS RECLAMATION DISTRICT - REPRESENTATIVE

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

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

KITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 025534

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

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 DON MILLER

IN APRIL 20 26

DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_, 20\_\_ AT \_\_\_ M.

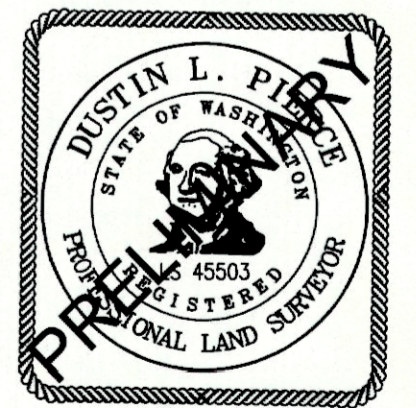
IN BOOK \_\_\_ OF \_\_\_ AT PAGE \_\_\_ AT THE REQUEST OF

DUSTIN L. PIERCE SURVEYOR'S NAME
BRYAN ELLIOTT Deputy County Auditor



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
110 South Oakes Avenue, Suite 250 • Cle Elum, WA 98922 • Phone: (509) 674-7433

Table with 3 columns: KITITAS COUNTY, DATE, JOB NO.
DWN BY G.W. DATE 04/2026 JOB NO. 230053
CHKD BY D.L.P. SCALE N/A SHEET 1 OF 3

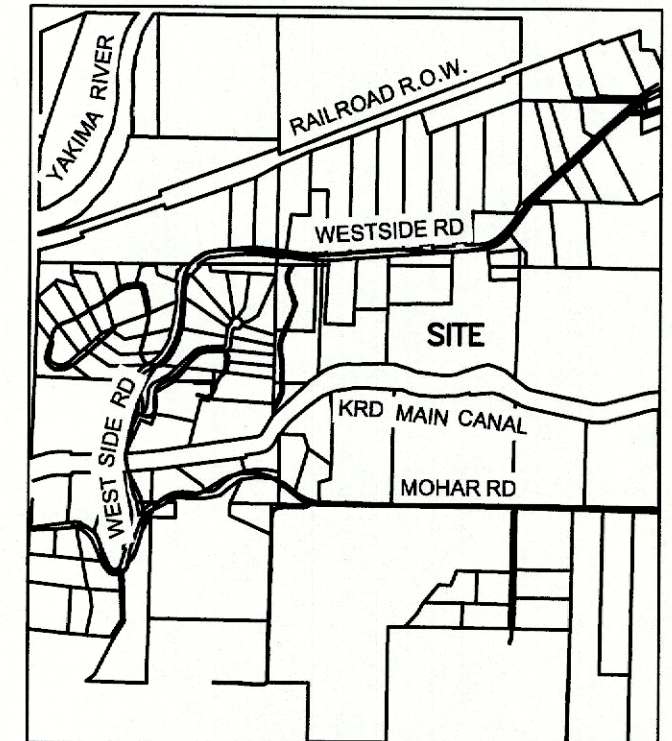
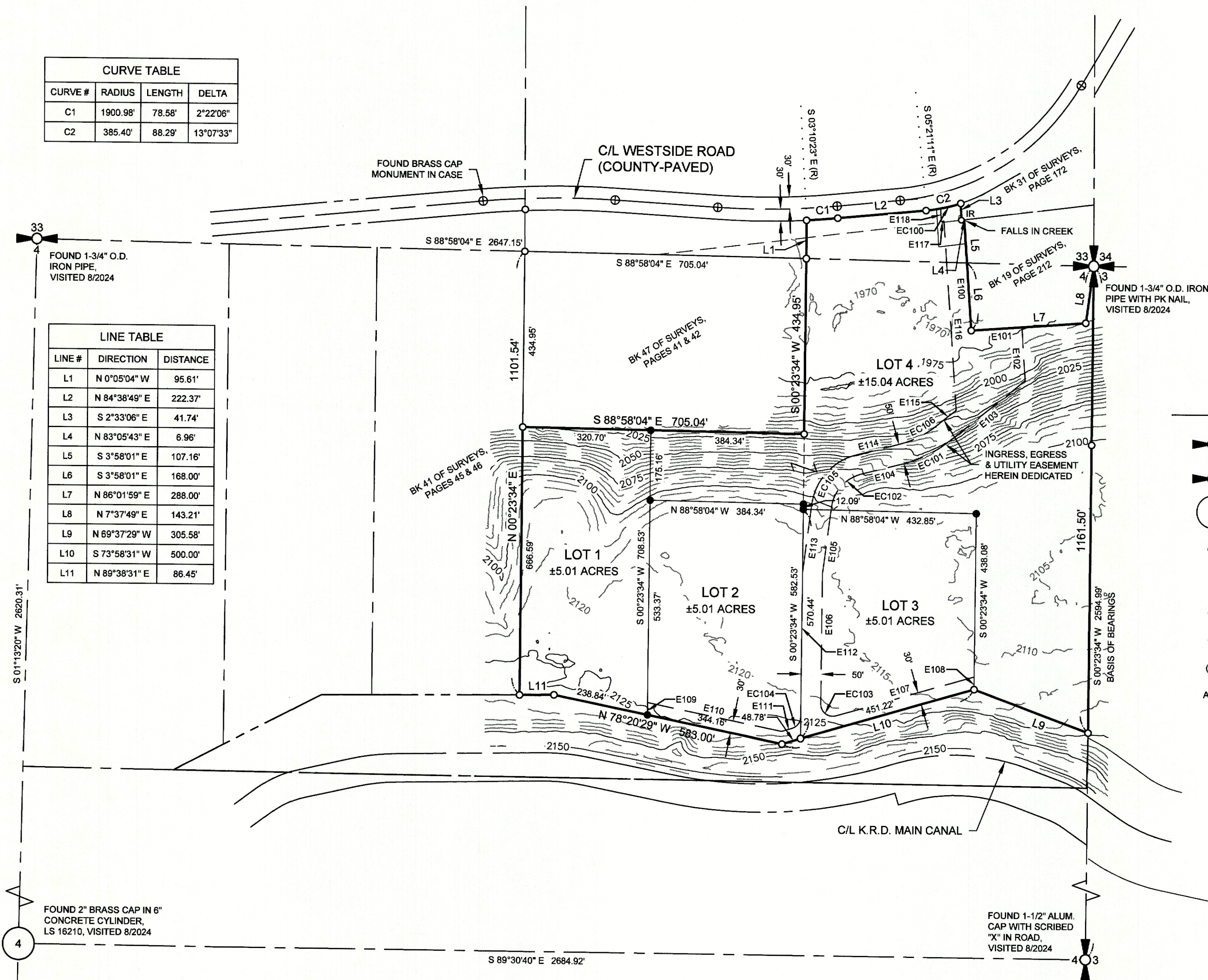


**MILLER SHORT PLAT**  
 A PORTION OF THE N 1/2 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 &  
 A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,  
 KITTITAS COUNTY, STATE OF WASHINGTON

SP-26-XXXXX  
 SPF-26-XXXXX

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	1900.98'	78.58'	2°22'06"
C2	385.40'	88.29'	13°07'33"

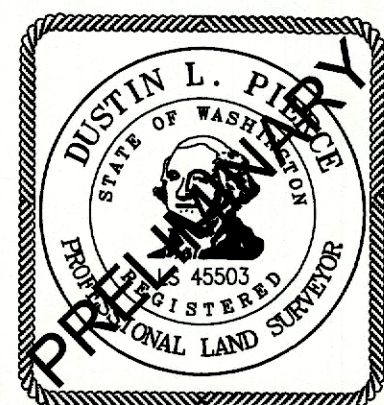
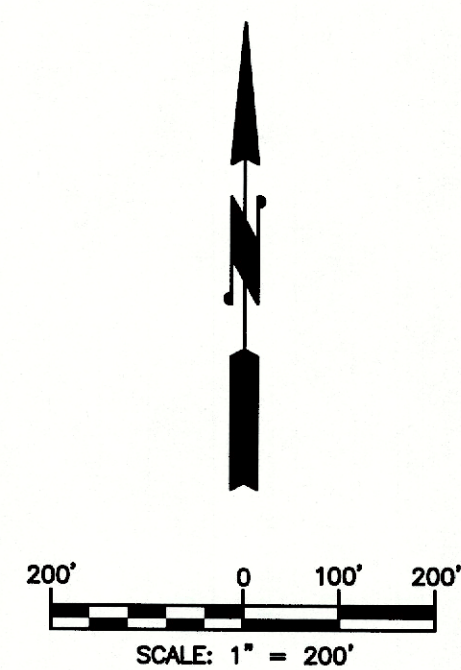
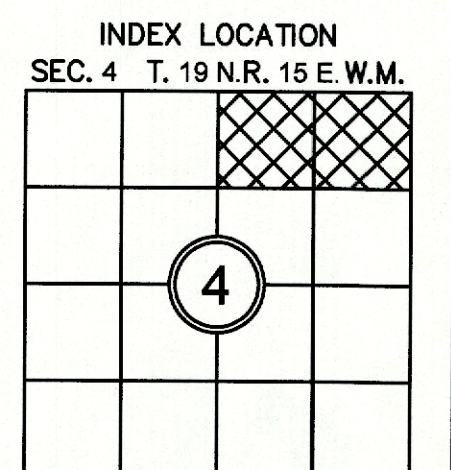
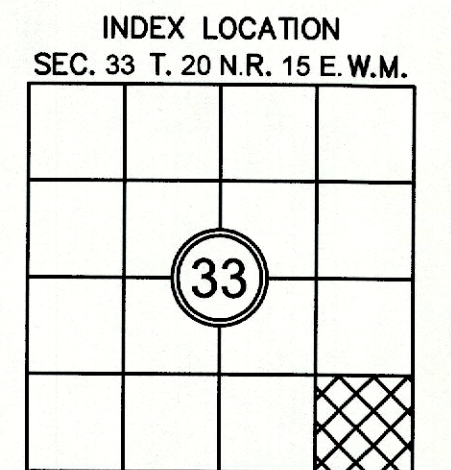
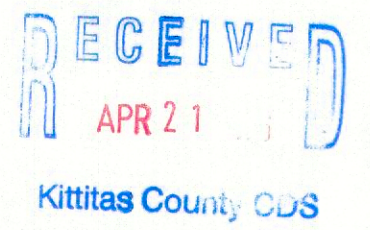
LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 0°05'04" W	95.61'
L2	N 84°38'49" E	222.37'
L3	S 2°33'06" E	41.74'
L4	N 83°05'43" E	6.96'
L5	S 3°58'01" E	107.16'
L6	S 3°58'01" E	168.00'
L7	N 86°01'59" E	288.00'
L8	N 7°37'49" E	143.21'
L9	N 69°37'29" W	305.58'
L10	S 73°58'31" W	500.00'
L11	N 89°38'31" E	86.45'



VICINITY MAP - N.T.S.

**LEGEND**

- FOUND SECTION CORNER, AS NOTED
- FOUND QUARTER CORNER, AS NOTED
- FOUND CENTER OF SECTION, AS NOTED
- FOUND 3" BRASS DISC IN MONUMENT CASE WITH DIMPLE, UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP
- FOUND REBAR & CAP, AS NOTED
- SET 5/8" REBAR & CAP, LS 45503
- RADIAL BEARING
- AUDITOR'S FILE NUMBER



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME

\_\_\_\_\_  
 BRYAN ELLIOTT  
 County Auditor Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

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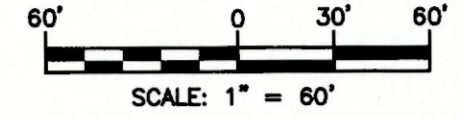
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MILLER SHORT PLAT		
PREPARED FOR DON MILLER		
A PORTION OF SECTION 4 & SECTION 33, TWN. 19 N., RGE. 15 E. & TWN. 20 N., RGE 15 E., W.M.		
KITTITAS COUNTY WASHINGTON		
DWN BY <b>G.W.</b>	DATE <b>04/2026</b>	JOB NO. <b>230053</b>
CHKD BY <b>D.L.P.</b>	SCALE <b>1" = 200'</b>	SHEET <b>2 OF 3</b>

# MILLER SHORT PLAT

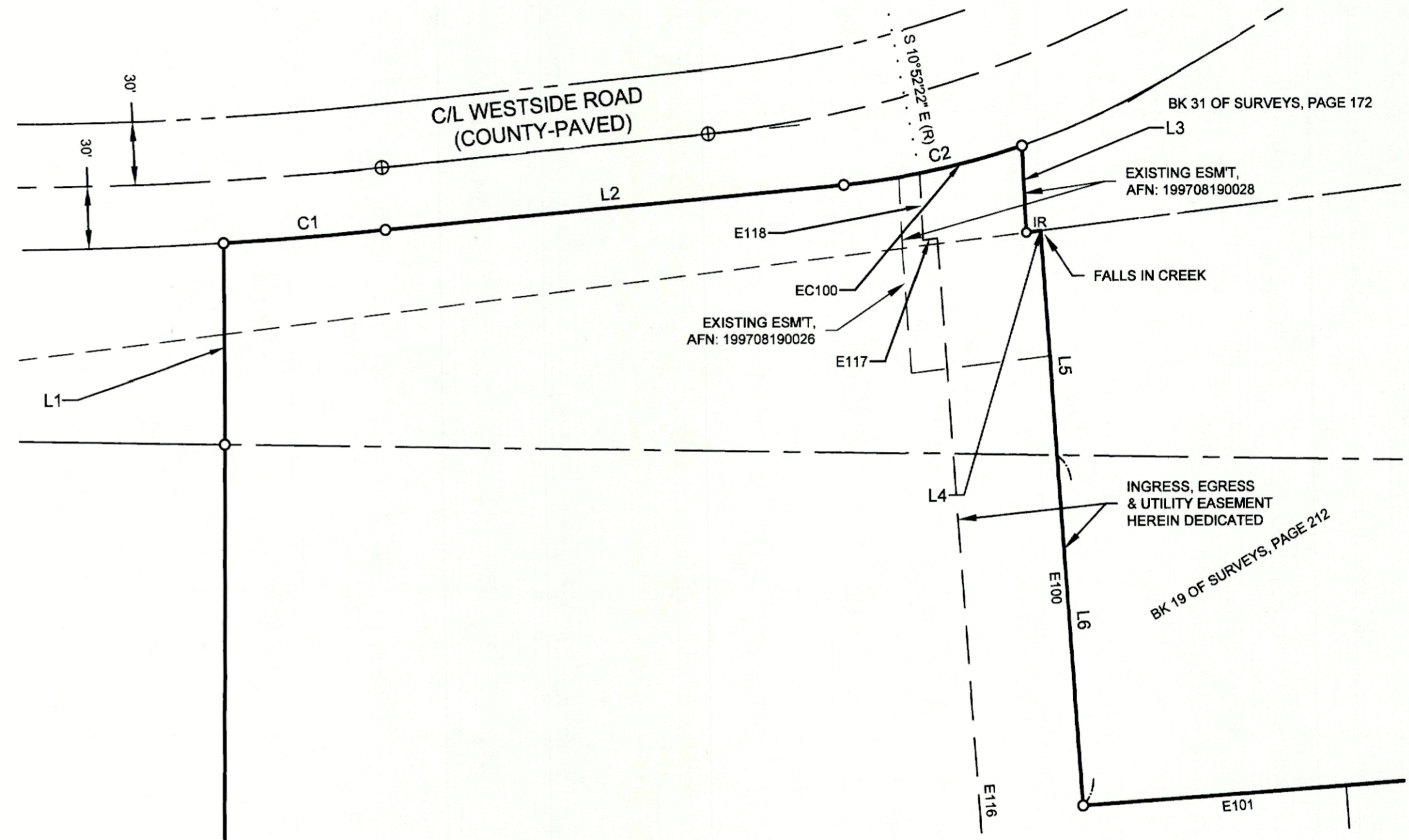
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SP-26-XXXXX  
 SPF-26-XXXXX



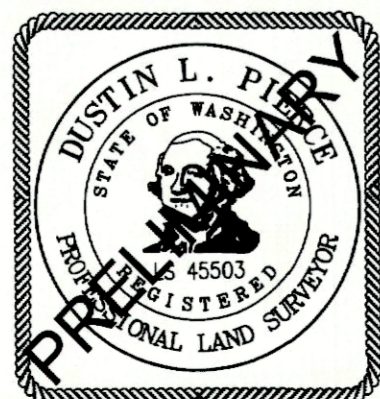
EASEMENT LINE TABLE		
LINE #	DIRECTION	DISTANCE
E100	S 3°58'01" E	275.16'
E101	N 86°01'59" E	127.52'
E102	S 3°58'01" E	130.83'
E103	S 50°52'09" W	242.36'
E104	S 75°49'08" W	108.43'
E105	S 7°30'24" W	165.64'
E106	S 0°23'34" W	324.54'
E107	N 73°58'31" E	358.98'
E108	S 0°23'34" W	31.28'
E109	N 0°23'34" E	30.59'
E110	S 78°20'29" E	342.74'
E111	N 73°58'31" E	27.80'
E112	N 0°23'34" E	360.06'
E113	N 7°30'24" E	168.75'
E114	N 75°49'08" E	108.43'
E115	N 50°52'09" E	60.43'
E116	N 3°58'01" W	469.95'
E117	S 83°05'06" W	6.96'
E118	N 2°33'06" W	32.17'

EASMENT CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	
EC100	385.40'	51.16'	7°36'22"	
EC101	300.00'	130.64'	24°56'59"	
EC102	100.00'	119.23'	68°18'44"	
EC103	30.00'	55.72'	106°25'03"	
EC104	30.00'	38.53'	73°34'57"	
EC105	150.00'	178.84'	68°18'44"	
EC106	250.00'	108.86'	24°56'59"	



RECEIVED  
 APR 21 2026

Kittitas County CDS



AUDITOR'S CERTIFICATE \_\_\_\_\_  
 FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
 IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
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A PORTION OF SECTION 4 & SECTION 33, TWN. 19 N., RGE. 15 E. & TWN. 20 N., RGE 15 E., W.M.		
KITTITAS COUNTY WASHINGTON		
DWN BY <b>G.W.</b>	DATE <b>04/2026</b>	JOB NO. <b>230053</b>
CHKD BY <b>D.L.P.</b>	SCALE <b>1" = 60'</b>	SHEET <b>3 OF 3</b>