

PROPERTY OWNER:
DON C. MILLER & JENNIFER MILLER
454 CLEMMONT DRIVE
RICHLAND, WA 98552-8625

PROPERTY INFORMATION:
MAP NO.
19-16-0410-0002

PARCEL NO.
025534
AREA: 30.09 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

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY
OF _____ A.D., 20____

RITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "MILLER" SHORT PLAT HAS
BEEN EXAMINED AND APPROVED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE KITTITAS COUNTY
PLANNING COMMISSION.

DATED THIS ____ DAY OF _____ A.D., 20____

RITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

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

DATED THIS ____ DAY OF _____ A.D., 20____

RITTITAS COUNTY HEALTH OFFICER

KITTITAS RECLAMATION DISTRICT

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

DATED THIS ____ DAY OF _____ A.D., 20____

RITTITAS 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____

RITTITAS 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, 2026 DATE

CERTIFICATE NO. 45503

DATE

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

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 19,
2017, IN THE PUBLIC RECORDS OF KITTITAS 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 SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP
20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, 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 KITTITAS 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 332-190-090.
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 74, APN: 390179
- BOOK 17 OF SURVEYS, PAGES 44-49, APN: 198393
- BOOK 17 OF SURVEYS, PAGES 151-157, APN: 530884
- BOOK 18 OF SURVEYS, PAGE 212, APN: 599659
- BOOK 41 OF SURVEYS, PAGES 45 & 48, APN: 201710200039
- BOOK 49 OF SURVEYS, PAGES 128 & 129, APN: 202102100033
- BOOK 47 OF SURVEYS, PAGES 41 & 42, APN: 20259176010

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

SHORT PLAT NOTES:

1. PER RCW 17.14.01 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS 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 KITTITAS 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, ALLEYS AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE LANDOWNERS 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 PUES FACILITIES AS NOW CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED, L'INGO WITHIN THIS SHORT PLAT (P/N: 202993170918).
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 KITTITAS COUNTY CODE CHAPTER 13.36.027 AND ECOLOGY REGULATIONS.
9. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.030) 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 ROADS SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
11. KITTITAS 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.

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

KITTITAS 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 SUBDIVISION. THERE IS NO LIABILITY 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 LANDOWNERS SOLE COST AND EXPENSE.
6. KRD'S DITCH RIDER WILL ONLY DELIVER WATER TO THE ORIGINAL PARCEL AT THE DIVISIONS ASSIGNED DIVERSION. KRD'S WATER DELIVERY RESPONSIBILITY ENDS AT THAT DIVERSION. IT IS THE RESPONSIBILITY OF THE LANDOWNERS 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 LANDOWNERS SOLE COST AND EXPENSE.
9. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF A 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 INSTRUMENT, AND THAT THEY ARE FULLY CAPABLE OF UNDERSTANDING THE NATURE 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: _____

SP-26-XXXX
SPF-26-XXXX

ADJACENT PROPERTY OWNERS:
APN (ASSESSOR'S PARCEL NO.)

APN 10517
APN 10579
MICHELLE & ANDREW WIKEL
291 PORTAL COURT
CLE ELUM, WA 98822

APN 164235
NEAL M NEWBERRY ETUX
1090 WESTSIDE ROAD
CLE ELUM, WA 98822

APN 174235
APN 097189
CITY OF CLE ELUM
119 W 1ST STREET
CLE ELUM, WA 98822-1105

APN 885534
APN 845534
APN 845534
88 THOMAS ROAD
CLE ELUM, WA 98822

APN 825534
APN 825534
1094 HANGLAP DR SE
WARDEN, WA 98857-8628

APN 065534
GEORGE BURCHAK
1941 MOHAR ROAD
CLE ELUM, WA 98822-8972

APN 194235
APN 015534
JOHN MICHAEL CURLEY JR
PO BOX 965
CLE ELUM, WA 98822



Kittitas County CDS



MILLER SHORT PLAT

PREPARED FOR
DON MILLER

A PORTION OF SECTION 4 & SECTION 33,
TWN. 19N., RGE. 15 E. & TWN. 20N., RGE. 15 E., W.M.,
KITTITAS COUNTY

DATE

04/2026

JOB NO.
230053

BY
G.W.

CHKD BY
D.L.P.

SCALE
N/A

SHEET
1

OF 3



Western Washington Division

165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230

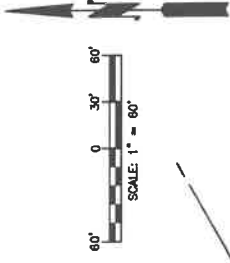
Eastern Washington Division

110 South Osler Avenue, Suite 230 • Cle Elum, WA 98922 • Phone: (509) 674-7433

MILLER SHORT PLAT

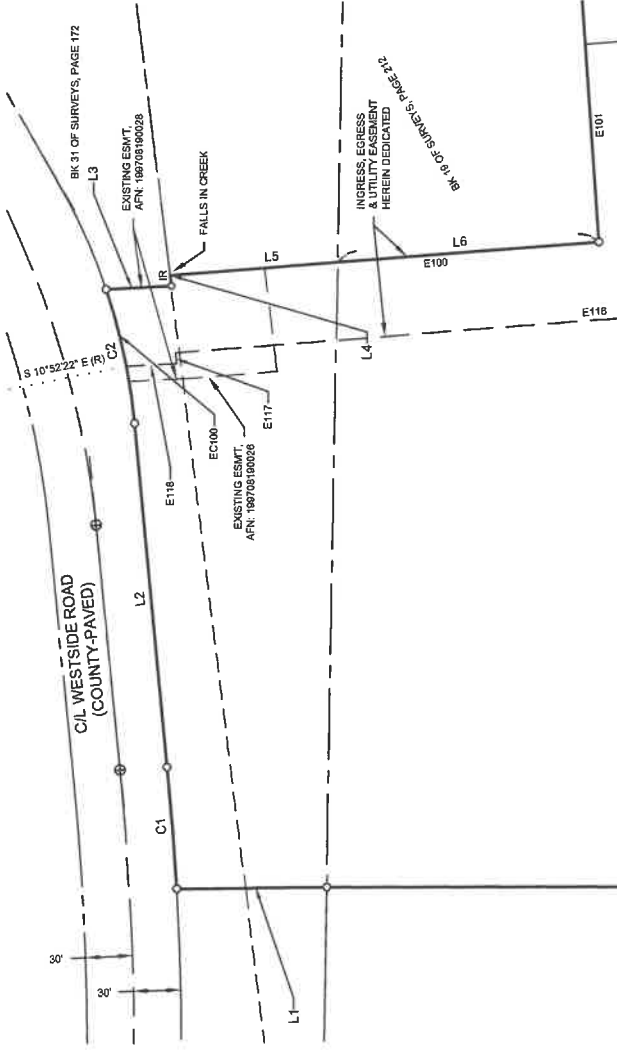
A PORTION OF THE N 1/2 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 E &
 A PORTION OF THE SE 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
 KITITAS COUNTY, STATE OF WASHINGTON

SP-26-XXXXX
 SPF-26-XXXXX



EASEMENT CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
EC100	385.40'	51.16'	7°36'22"
EC101	309.00'	130.64'	24°56'59"
EC102	100.00'	110.23'	68°19'44"
EC103	30.00'	55.72'	100°29'03"
EC104	30.00'	38.63'	73°34'57"
EC105	150.00'	176.84'	66°18'44"
EC106	250.00'	106.86'	24°56'59"

EASEMENT LINE TABLE	
LINE #	DIRECTION
E100	S 3°56'01" E
E101	N 69°01'59" E
E102	S 3°56'01" E
E103	S 50°52'05" W
E104	S 75°46'05" W
E105	S 7°30'24" W
E106	S 0°23'34" W
E107	N 79°58'31" E
E108	S 0°23'34" W
E109	N 0°23'34" E
E110	S 79°20'25" E
E111	N 79°58'31" E
E112	N 0°23'34" E
E113	N 7°30'24" E
E114	N 75°46'05" E
E115	N 69°01'59" E
E116	S 3°56'01" W
E117	S 83°05'06" W
E118	N 2°33'06" W



RECEIVED
 APR 21 2026

Kititas County CDS



AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ WA.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
 SURVEYOR'S NAME
 DUSTIN L. PIERCE
 County Auditor
 DEPUTY COUNTY AUDITOR
 BRYAN ELLIOTT
 Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

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

MILLER SHORT PLAT PREPARED FOR DUSTIN L. PIERCE A PORTION OF THE NE 1/4 SECTION 4, TWN. 19 N., RGE. 15 E. & TWN. 20 N., RGE. 15 E., W.M., KITITAS COUNTY		JOB NO. 230053
DWN BY G.W.	DATE 04/2026	SHEET 3
CHKD BY D.L.P.	SCALE 1" = 60'	OF 3