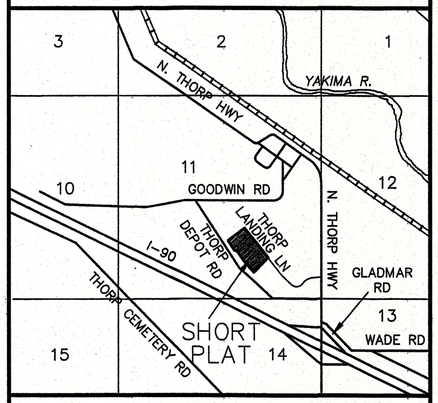
THORP LANDING SHORT PLAT NO. 1
PART OF SECTION 11, T. 18 N., R. 17 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-26-0000?
SPF-26-0000?

VICINITY MAP



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 THORP LANDING SHORT PLAT NO. 1 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. 964023 & 964024

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

_____
KITTITAS COUNTY TREASURER

CERTIFICATE OF IRRIGATION ENTITY

I HEREBY CERTIFY THAT THE IRRIGATION PLAN FOR THORP LANDING SHORT PLAT NO. 1 CONFORMS TO THE REQUIREMENTS OF WEST SIDE IRRIGATING COMPANY.

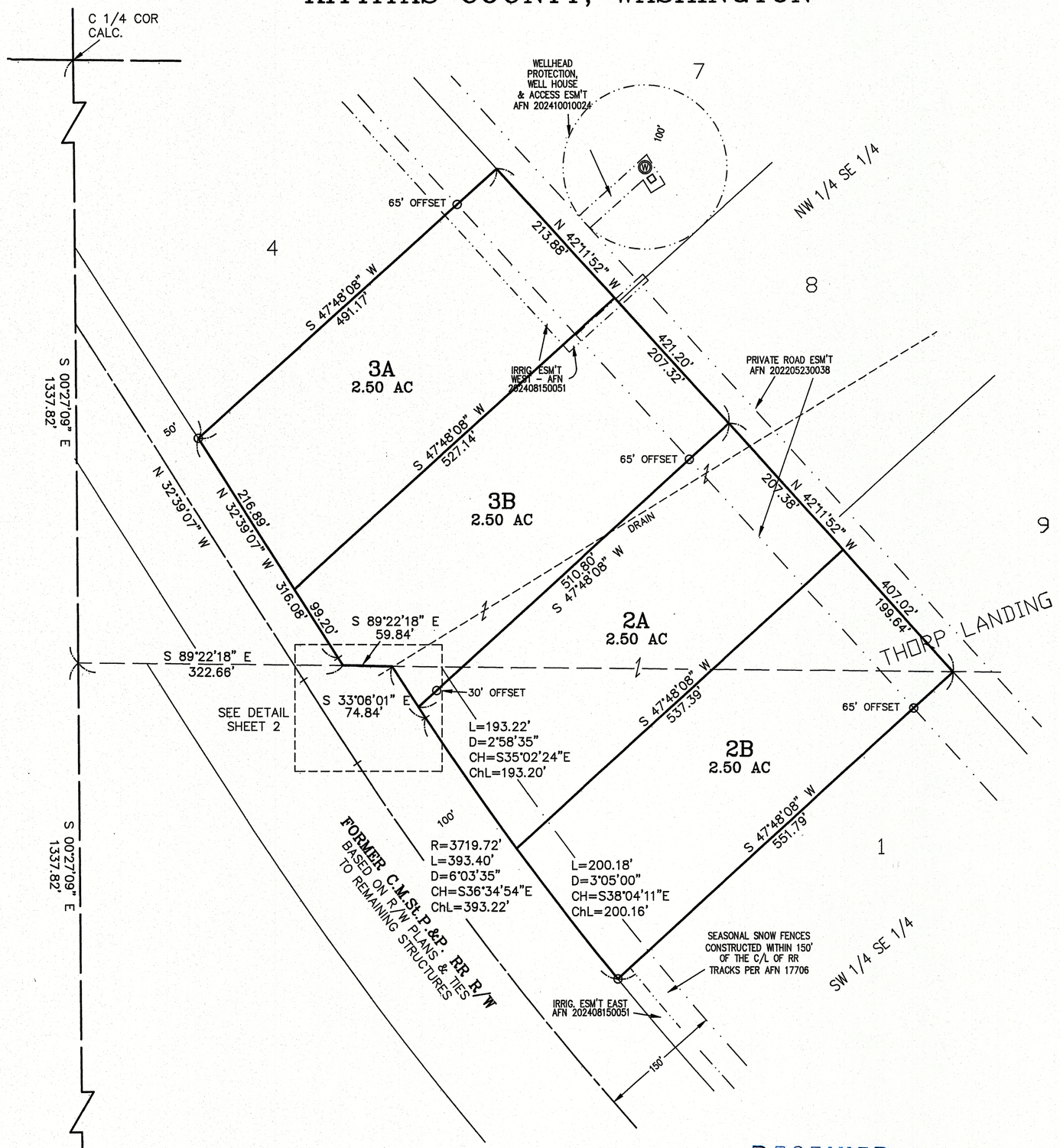
DATED THIS ____ DAY OF _____ A.D., 202__.

_____
WEST SIDE IRRIGATING COMPANY

NAME AND ADDRESS – ORIGINAL TRACT OWNERS

NAME: THORP LANDING LLC
ADDRESS: 1410 W DOLARWAY RD STE 301
ELLENSBURG, WA 98926
PHONE: (509) 929-1044

EXISTING ZONE: AG-5
SOURCE OF WATER: GROUP B WATER SYSTEM
WELL ID:
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 100'



100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

- SET 5/8" REBAR W/ CAP – "CRUSE 36815"
- FOUND PIN & CAP
- FENCE
- WELL

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 THORP LANDING LLC in JUNE of 2026.

PRELIMINARY ONLY!

_____
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

_____
DATE

CHRISTOPHER C. CRUSE STATE OF WASHINGTON LS 36815 REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED
AUG 14 2026
Kittitas County CDS

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

THORP LANDING SHORT PLAT NO. 1

SHEET 1 OF 2

SP-26-0000?
SPF-26-0000?

THORP LANDING SHORT PLAT NO. 1
PART OF SECTION 11, T. 18 N., R. 17 E., W.M.
KITTITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

LOTS 2 AND 3, THORP LANDING (KITTITAS COUNTY PLAT NO. LPF-25-00001), AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS AT PAGES 130, 131 AND 132, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THORP LANDING, LLC, A WASHINGTON 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.

THORP LANDING, LLC

_____ NAME TITLE

_____ NAME TITLE

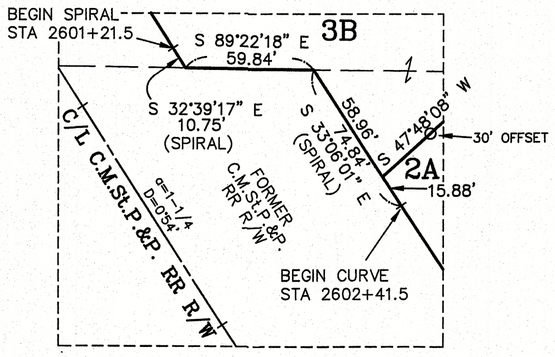
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITTITAS) 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 THORP LANDING, 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: _____.



DETAIL
NOT TO SCALE

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 14 OF PLATS, PAGES 130-132 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 KITTITAS 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 KITTITAS 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. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITTITAS COUNTY CODE 13.35.

12. 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.

13. 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 AND FORMALLY ADOPTED BY THE KITITTAS COUNTY BOARD OF COUNTY COMMISSIONERS.

14. ALL LOTS SHALL NOT ALLOW FLOOD IRRIGATION.

15. THE USE OF IRRIGATION WATER IS SUBJECT TO THAT CERTAIN IRRIGATION EASEMENT DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 202408150051.

16. THIS PROPERTY IS SUBJECT TO THAT CERTAIN DECLARATION OF GROUNDWATER MITIGATION COVENANT RECORDED UNDER AUDITOR'S FILE NO. 202406280036.

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. _____
_____
KITTITAS COUNTY AUDITOR

RECEIVED
AUG 14 2026
Kittitas County CDS

CHRISTOPHER C. CRUSE
STATE OF WASHINGTON
LS 36815
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY
FOR REVIEW ONLY!

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

THORP LANDING SHORT PLAT NO. 1