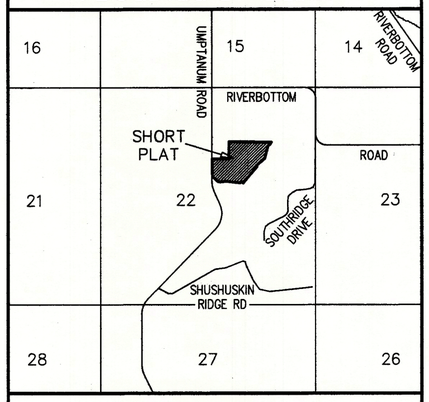
BOITANO SHORT PLAT
PART OF SECTION 22, T. 17 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-26-

(IN FEET)
1 inch = 200 ft.

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 BOITANO 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. 918833

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

_____
KITTITAS COUNTY TREASURER

CERTIFICATE OF IRRIGATION ENTITY

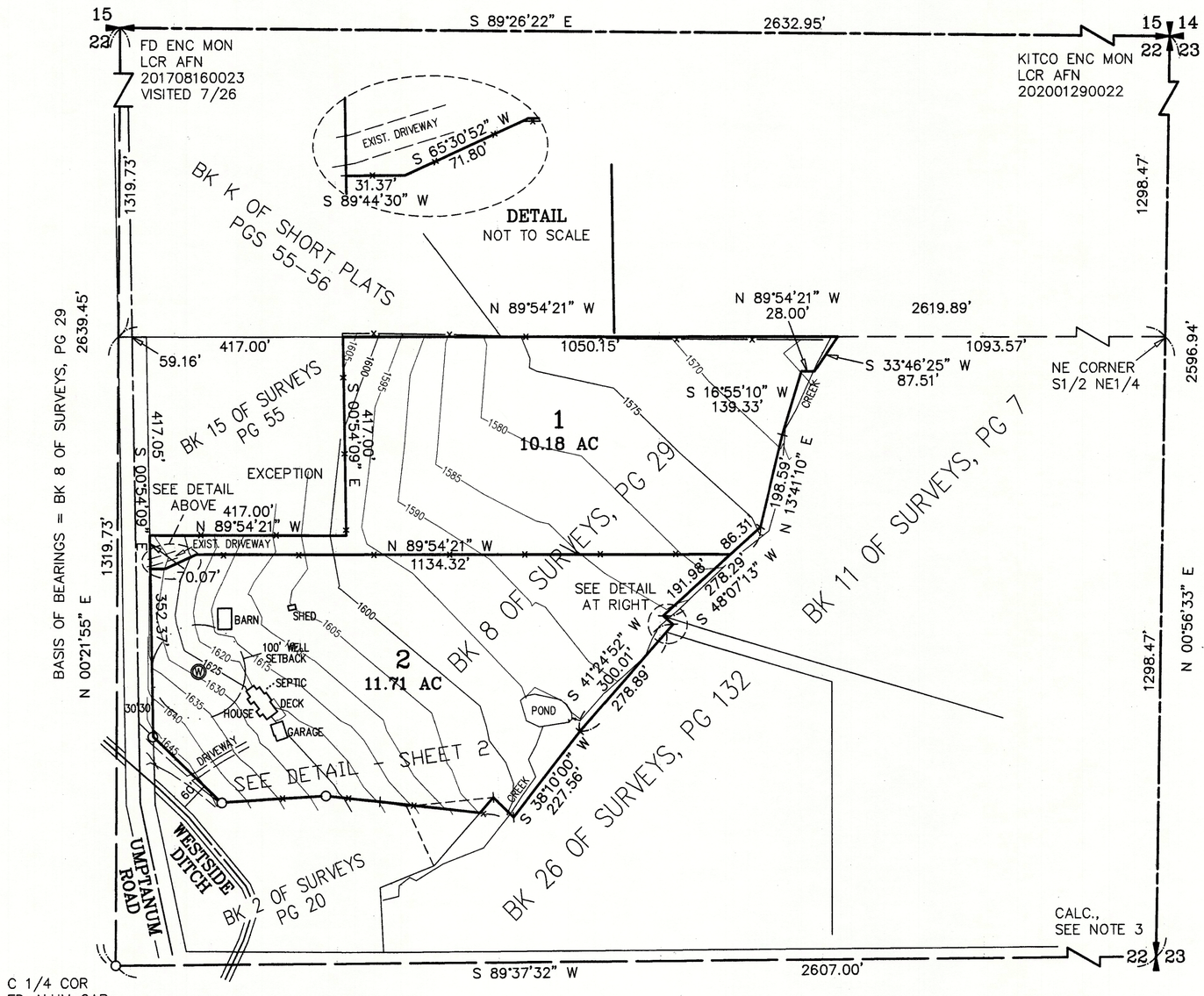
I HEREBY CERTIFY THAT THE IRRIGATION PLAN FOR BOITANO SHORT PLAT CONFORMS TO THE REQUIREMENTS OF KITTITAS RECLAMATION DISTRICT

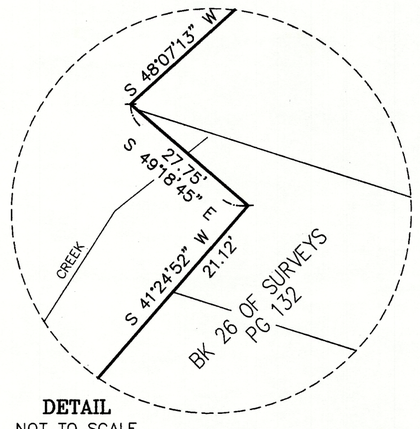
DATED THIS ___ DAY OF _____ A.D., 202__.

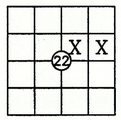
_____
KITTITAS RECLAMATION DISTRICT

NAME AND ADDRESS – ORIGINAL TRACT OWNERS

NAME: JOHN & CAROL BOITANO
ADDRESS: 4996 UMPTANUM ROAD
ELLENSBURG, WA 98926
PHONE: (360) 631-9523
EXISTING ZONE: AG-20
SOURCE OF WATER: SHARED WELL
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: TWO (2)
SCALE: 1" = 200'







LEGEND

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

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 JOHN BOITANO in JULY 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

NOTE: CONTOURS SHOWN HEREON ARE TO NAVD88 ELEVATION DATUM BASED ON FIELD LOCATES COMPLETED 7/28/2026 FOR PRELIMINARY SHORT PLAT APPLICATION.

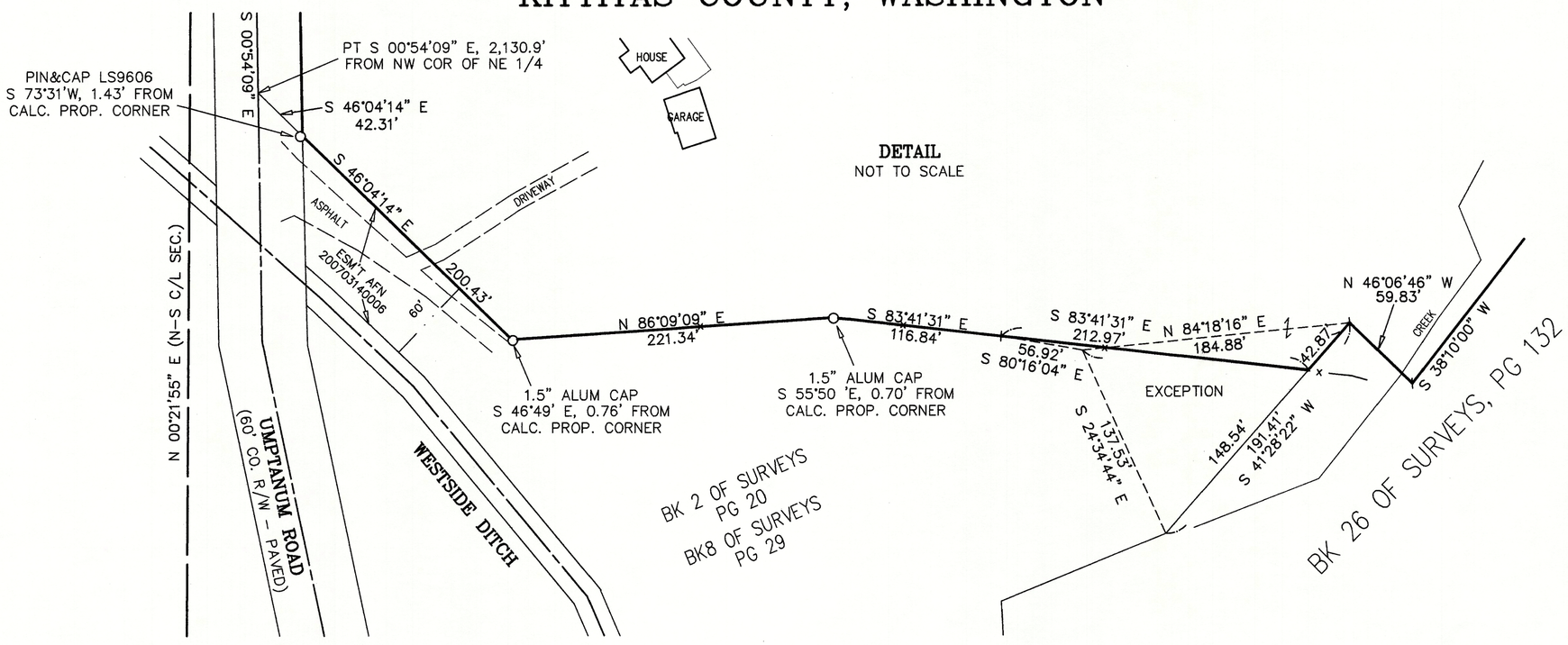
RECEIVED
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CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

BOITANO SHORT PLAT

SHEET 1 OF 3

BOITANO SHORT PLAT
PART OF SECTION 22, T. 17 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON



ORIGINAL PARCEL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING A THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE SOUTH 00°54'09" EAST, 2,130.09 FEET; THENCE SOUTH 46°04'14" EAST, 42.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 46°04'14" EAST, 200.43 FEET; THENCE NORTH 86°09'09" EAST, 221.34 FEET; THENCE SOUTH 83°41'31" EAST, 116.84 FEET; THENCE SOUTH 80°16'04" EAST, 56.92 FEET; THENCE NORTH 84°18'16" EAST, 184.88 FEET; THENCE SOUTH 46°06'46" EAST, 59.83 FEET; THENCE NORTH 38°10'00" EAST, 227.56 FEET; THENCE NORTH 41°24'52" EAST, 300.01; THENCE NORTH 49°18'45" WEST, 27.75 FEET; THENCE NORTH 48°07'13" EAST, 278.29 FEET; THENCE NORTH 13°41'10" EAST, 198.59 FEET; THENCE NORTH 16°55'10" EAST, 139.33 FEET; THENCE SOUTH 89°54'21" EAST, 28.00 FEET; THENCE NORTH 33°46'25" EAST, 87.51 FEET; THENCE NORTH 89°54'21" WEST, 1,467.14 FEET; THENCE SOUTH 00°54'09" EAST, 839.45 TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 00°54'09" EAST, 2,130.09 FEET; THENCE SOUTH 46°04'14" EAST, 42.31 FEET; THENCE NORTH 00°54'09" WEST, ALONG THE EAST BOUNDARY OF THE UMPTANUM COUNTY ROAD, A DISTANCE OF 839.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°54'21" EAST, 417.0 FEET; THENCE SOUTH 00°54'09" EAST, 417.0 FEET; THENCE NORTH 89°54'21" WEST, 417.0 FEET TO THE EASTERLY BOUNDARY LINE OF THE UMPTANUM ROAD; THENCE NORTH 00°54'09" WEST ALONG SAID EASTERLY BOUNDARY LINE A DISTANCE OF 417.0 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00°54'09" EAST, 2,130.09 FEET; THENCE SOUTH 46°04'14" EAST, 42.31 FEET; THENCE SOUTH 46°04'14" EAST, 200.43 FEET; THENCE NORTH 86°09'09" EAST, 221.34 FEET; THENCE SOUTH 83°41'31" EAST, 116.84 FEET; THENCE SOUTH 80°16'04" EAST, 56.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 84°18'16" EAST, 184.88 FEET; THENCE SOUTH 41°28'22" WEST, 191.41 FEET; THENCE NORTH 24°34'44" WEST, 137.53 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00°54'09" EAST, 2,130.09 FEET; THENCE SOUTH 46°04'14" EAST, 42.31 FEET; THENCE SOUTH 46°04'14" EAST, 200.43 FEET; THENCE NORTH 86°09'09" EAST, 221.34 FEET; THENCE SOUTH 83°41'31" EAST, 116.84 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED PARCEL; THENCE SOUTH 80°16'04" E, 56.92 FEET; THENCE SOUTH 24°34'44" EAST, 137.53 FEET; THENCE NORTH 41°28'22" EAST, 148.54 FEET TO A POINT THAT BEARS SOUTH 83°41'31" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 83°41'31" WEST, 212.97 FEET TO THE TRUE POINT OF BEGINNING.

RECEIVED
AUG 27 2026
Kittitas County CDS

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

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

PRELIMINARY ONLY!

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

BOITANO SHORT PLAT

SP-26-

BOITANO SHORT PLAT
PART OF SECTION 22, T. 17 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JOHN J. BOITANO AND CAROL M. BOITANO, HUSBAND AND WIFE, OWNERS 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 _____, A.D., 2026.

_____ _____
JOHN J. BOITANO CAROL M. BOITANO

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 JOHN J. BOITANO AND CAROL M. BOITANO, 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 CASHMERE VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST 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.

CASHMERE VALLEY BANK

_____ _____
NAME NAME
TITLE 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 CASHMERE VALLEY BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, 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 K OF SHORT PLATS, PAGES 55-56 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 UNTER 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 APPPLICANT 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. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS _ IRRIGABLE ACRES; LOT 2 HAS _ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.

14. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.

15. 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.

16. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

17. 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.

18. PURSUANT TO KCC 16.12.040(1), FURTHER DIVISION OF THE PARCELS OF THE BOITANO SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #2026_____.

RECEIVED
AUG 27 2026
Kittitas County CDS

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

PRELIMINARY ONLY!

AUDITOR'S CERTIFICATE

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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
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BOITANO SHORT PLAT