## VICINITY MAP 10 BYNUM RD SHORT PLAT ESM'T AFN BADGER POCKET RD 23 21

#### **APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_, A.D., 201\_\_\_.

#### KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT HEREBY CERTIFY THAT THE PLAT HAS BEEN

EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS \_\_\_ DAY OF \_\_\_\_ A.D., 201\_\_.

#### KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE BAILEY 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., 201\_\_.

#### 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.

DATED THIS \_\_\_ DAY OF \_\_\_\_ A.D., 201\_\_.

#### KITTITAS COUNTY TREASURER

**PARCEL NO. 15567** 

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME:

RICHARD & TINA BAILEY

ADDRESS:

14730 ROAD 10.5 SW ROYAL CITY, WA 99357-9505

PHONE:

(509) 750-1521 EXISTING ZONE: AG-20

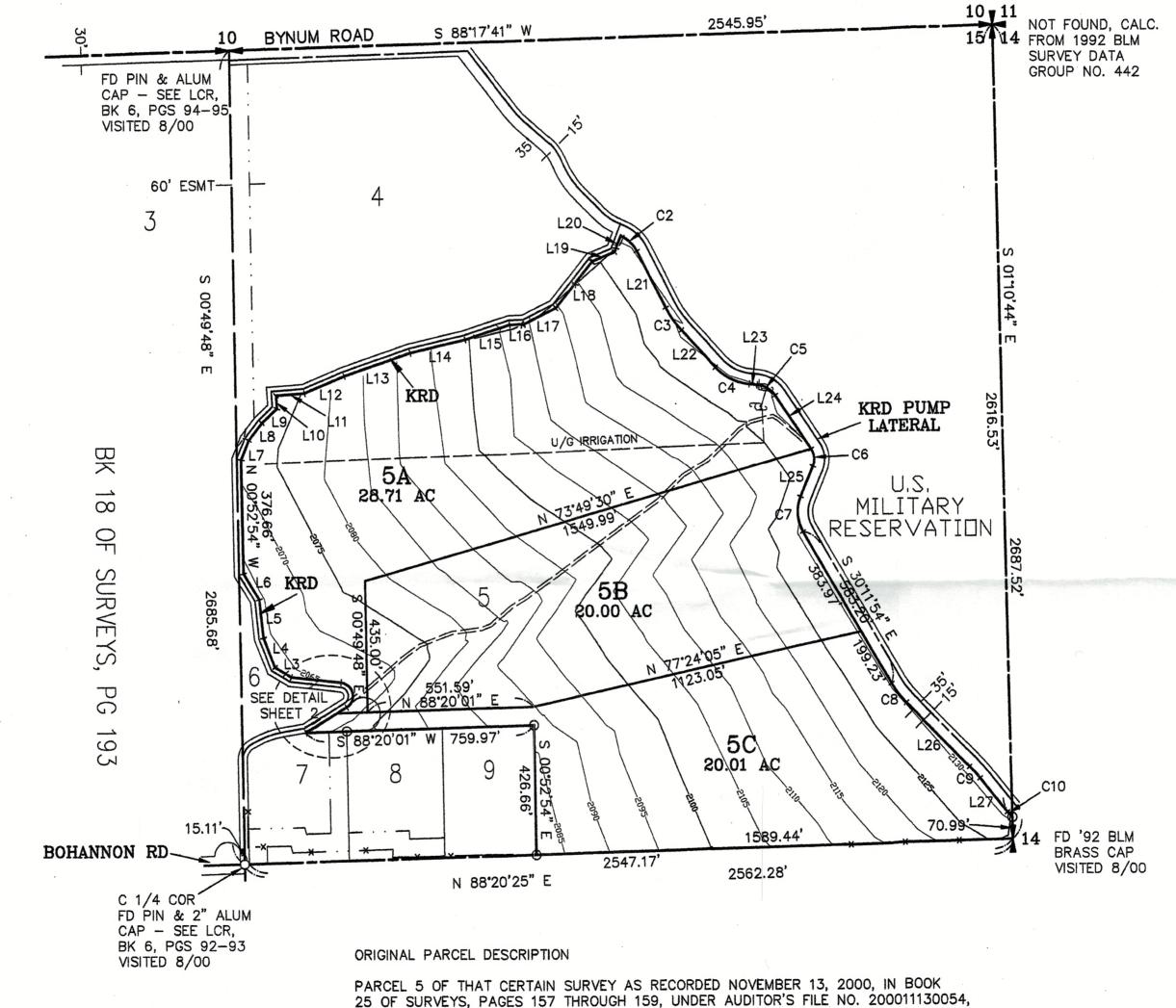
SOURCE OF WATER: INDIVIDUAL WELLS SEWER SYSTEM: ON SITE SEWAGE SYSTEMS STORM WATER: NO IMPROVEMENTS PER THIS APP. WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W

NO. OF SHORT PLATTED LOTS: THREE (3) 1'' = 300'

SUBMITTED ON: \_ AUTOMATIC APPROVAL DATE: RETURNED FOR CAUSE ON:

BAILEY SHORT PLAT PART OF SECTION 15, T. 16 N., R. 20 E., W.M. KITTITAS COUNTY, WASHINGTON

Γ	CURVE	T	RADIUS	LENGTH	DELTA
Γ	C1		43.70'	108.69'	142*30'00"
Γ	C2		108.30'	74.33'	39"19'21"
Γ	C3		321.50'	90.71	16"10'00"
Γ	C4		178.30'	128.11	4110'00"
Γ	C5		79.60'	69.95'	50°21'00"
Γ	C6		60.50'	59.33'	56°11'00"
Γ	C7		130.50'	119.54	52°29'00"
Γ	C8		321.50'	81.27'	14°29'00"
Γ	C9		538.00'	51.80'	05*31'00"
Γ	C10		149.60'	22.93'	08'46'55"



RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST

QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE

COUNTY OF KITTITAS, STATE OF WASHINGTON.



SP-21-

1 inch = 300 ft.

LEGEND

SET 5/8" REBAR W/ CAP - "CRUSE 36815"

- FOUND PIN & CAP

- FENCE

LINE	DIRECTION	DISTANCE
L1	N 58'51'06" F	37.86
L2	N 58'51'06" E N 88'20'01" E N 59'09'54" W N 21'20'54" W	102.25' 63.61'
L3	N 59'09'54" W	63.61'
L2 L3 L4 L5 L6	N 21°20'54" W	104 92'
L5	N 05'51'54" W	128.29
L6	N 30'52'54" W	101.31
L7	N 21'52'06" E	69.22'
L8	N 21'20'34" W N 05'51'54" W N 30'52'54" W N 21'52'06" E N 37'32'06" E N 46'52'06" E N 04'18'54" W	104.82 128.29' 101.31' 69.22' 71.71' 69.96' 43.18'
L9	N 46°52'06" E	69.96'
L10	N 0418'54" W	43.18'
L11	N 85'41'06" E N 67'20'06" E N 71'00'06" E	95.42' 143.94'
L12 L13	N 67'20'06" E	143.94'
L13	N 71°00'06" E	231.73' 188.87'
L14	N 77'00'06" E N 71'59'06" E	188.87
L15	N 71°59'06" E	156.57
L16	N 87°49'06" E	49.20'
L17	N 63'08'06" E N 38'47'06" E	116.52' 197.34'
L18	N 38°47'06" E	197.34'
L19	N 67°56'06" E	80.50
L20	N 21°45'06" E	57.33
L21	S 26°54'54" E	57.33' 210.00'
L22	N 21°45'06" E S 26°54'54" E S 43°04'54" E	167.10°
L23	N 30'52'54" W N 21'52'06" E N 37'32'06" E N 46'52'06" E N 04'18'54" W N 85'41'06" E N 67'20'06" E N 71'00'06" E N 77'00'06" E N 77'00'06" E N 87'49'06" E N 87'49'06" E N 63'08'06" E N 38'47'06" E N 38'47'06" E S 26'54'54" E S 43'04'54" E S 84'14'54" E S 33'53'54" E S 22'17'06" W	27.10' 213.10'
L24	S 33'53'54" E	213.10'
L25 L26 L27	S 22'17'06" W	110.30'
L26	S 44'40'54" E S 39'09'54" E	296.40'
L27	S 39'09'54" E	144.60'

AUDITOR'S CERTIFICATE

Filed for record this\_\_\_\_day of\_ 2021, at \_\_\_\_\_M., in Book L of Short Plats at page(s)\_\_\_\_at the request of Cruse & Associates.

RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT 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 RICHARD BAILEY in FEBRUARY of 2021.



CHRISTOPHER C. CRUSE Professional Land Surveyor License No. 36815

Ellensburg, WA 98926

DATE

CRUSE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 217 E. Fourth St. P.O. Box 959

BAILEY SHORT PLAT

(509) 962-8242

SHEET 1 OF 2

# BAILEY SHORT PLAT PART OF SECTION 15, T. 16 N., R. 20 E., W.M. KITTITAS COUNTY, WASHINGTON

DEDICATION						
KNOW ALL MEN BY THESE PRESENT THAT RICHARD R. BAILEY OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HER	TAND TINA BAILEY, HUSBAND AND WIFE, THE UNDERSIGNED REBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.					
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS	DAY OF, A.D., 2021.					
	which pulses some which come which there would below would below which which pulse have pulse below and would work would come which proper make the come which					
RICHARD R. BAILEY	TINA BAILEY					
ACKNOWLEDGEMENT						
STATE OF WASHINGTON S.S.						
THIS IS TO CERTIFY THAT ON THIS DAY OF, A.D., 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD R. BAILEY AND TINA BAILEY, 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.						
Market Market delicate delicate printing market another allested actions trained delicate the control of the co						
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON REMY COMMISSION EXPIRES:	SIDING AT					

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#### NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR 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. PER RCW 17.10.140 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.
- 4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION. SEE BOOK 25 OF SURVEYS, PAGES 157-159 AND THE SURVEYS REFERENCED THEREON.
- 5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 6. 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.
- 7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 8. 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.
- 9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 10. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
- 11. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 5A HAS \_\_ IRRIGABLE ACRES; LOT 5B HAS \_\_ IRRIGABLE ACRES, LOT 5C HAS \_\_ 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
- 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 KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- 17. 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.
- 18. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITTITAS COUNTY CODE 13.35.

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KITTITAS COUNTY AUDITOR

BAILEY SHORT PLAT