# VICINITY MAP 25 25 SMITHSON ROAD PLAT COTTONTAIL 35 36 34 LANE

FD ENC MON

VISITED 6/21

743.26

## STANAVICH AG PLAT PART OF SECTION 35, T. 19 N., R. 18 E., W.M. KITTITAS COUNTY, WASHINGTON - PRELIMINARY PLAT -

ACCESS TO

LOTS B & C

N 89**ʻ**26'45"

(60' COUNTY R/W - GRAVEL)

C/L SMITHSON ROAD

1475.53

2653.09

INFORMATION IS BASED ON FIELD WORK DONE IN

JUNE OF 2021.

CHRISTOPHER C. CRUSE

License No. 36815

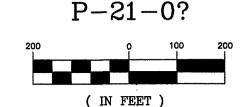
Professional Land Surveyor

4/7/2022



30.003

404.26



1 inch = 200 ft.

LEGEND

SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 36815"

FOUND PIN & CAP

FENCE

WELL

PIN & CAP AT RD C/L & PROJECTED FENCE INTERSECTION

T. 19 N.

T. 18 N.

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

STANAVICH AG PLAT

P.O. Box 959

(509) 962-8242

FD 1" SQ. PIN AT

E-W-N FENCE INT.

AS PER BPA PLAN

217 E. Fourth St.

Ellensburg, WA 98926

### OWNER:

MIKE & DEBBIE STANAVICH 8400 SMITHSON ROAD ELLENSBURG, WA 98926

TOTAL ACREAGE: 81 ACRES NO. OF LOTS: 5 (4 + OPEN SPACE) ZONE: AG 20 ASSESSOR'S NO.14217 & 10729

SOURCE OF WATER: INDIVIDUAL OR SHARED WELLS

SEWER SYSTEM: SEPTIC TANKS DRAINAGE: AS PER KITTITAS CO. STANDARDS ACCESS: PRIVATE ACCESS EASEMENTS & COUNTY ROAD R/W

#### LEGAL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY 21 OF SURVEYS, PAGES 117 AND 118, UNDER AUDITOR'S FILE NO. 586114, RECORDS OF KITTITAS COUNTY, NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

### EXCEPT:

THE SOUTH 66.47 FEET OF PARCEL A OF THAT CERTAIN SURVEY RECORDED OCTOBER 11, 1995 IN BOOK 21 OF SURVEYS, PAGES 117 AND 118, UNDER AUDITOR'S FILE NO. 586114, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF

RECORDED OCTOBER 11, 1995, IN BOOK WASHINGTON; BEING A PORTION OF THE

WASHINGTON.

## STRUCTURE EXIST. DRIVEWAY 132.88 3.70 AC -30' 3.00 AC 283.02 /L ROBBINS 18.92 AC 15.38 AC 40.00 AC (OPEN SPACE) ROAD - PAVED) I WETLAND 645.00' 1564.49° 2621.35 BK L OF SHORT PLATS, PGS 112-113 FD ALUM CAP SURVEYOR'S CERTIFICATE LS 18078 THIS MAP AND LOT LAYOUT IS A DEPICTION OF VISITED 6/21 THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC

### NOTES:

- 1. PARCEL A (OPEN SPACE) WILL NOT BE FURTHER SIBDIVIDED AND WILL CONTINUE TO BE USED FOR AGRICULTURAL PURPOSES ALLOWED UNDER ZONING CODE IN PERPETUITY AND WILL BE MAINTAINED TO CONTROL NOXIOUS WEEDS AND FIRE HAZARDS.
- 2. COUNTY RECORDS INDICATE A TYPE 2 WATER COURSE THROUGH THE PROPERTY. NO CHANNEL IS PRESENT.
- 3. WETLANDS SHOWN HEREON ARE BASED ON SEWALL CONSULTING REPORT DATED 3/22/22.