

OWNER: TERESA MAY ZENTZ 30 KLOCKE RD ELLENSBURG, WA 98926 PARCEL NO: 129433 MAP NO: 18-18-20020-0004 PARCEL AREA: 10.00 ACRES ZONE: AGRICULTURAL 3 (AG-3) PROPOSED LOTS: 2 WATER SOURCE: INDIVIDUAL WELLS SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS KNOW ALL MEN BY THESE PRESENTS THAT. TERESA MAY ZENTZ, WHO ACQUIRED TITLE AS TERESA MAY HANSEN, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED. IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF __ TERESA MAY ZENTZ **ACKNOWLEDGMENT** COUNTY OF ON THIS DAY PERSONALLY APPEARED REFORE ME. TO ME KNOWN TO BE THE INDIVIDUALS. DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THERE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THERE AND WOLKNAME AS A FERE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL, SEAL THIS ______ DAY OF ____ 20. NOTARY PUBLIC IN AND FOR THE STATE OF _ MY APPOINTMENT EXPIRES: DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEM (MERS), SOLELY AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDERS SUCCESSORS AND ASSIGNS), LENDER: FIRST HORIZON LOAN CORP. THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF ___ NAME ACKNOWLEDGMENT STATE OF

, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY , DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

NOTARY PUBLIC IN AND FOR THE STATE OF

TO ME KNOWN TO BE THE SECRETARY, RESPECTIVELY, OF

RESIDING AT

MY APPOINTMENT EXPIRES:

THE CORPORATION, FOR THE USES AND FURNISHES THE SEARCH SEAL FEREIN SOLOR STATE OF THE AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF ABO CORPORATION, FOR THE USES AND FURNISHES THEREIS MENTICARD, AND ON CATH STATED THAT THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

ZENTZ SHORT PLAT KITTITAS COUNTY SHORT PLAT NO. SP-13-

A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED JUNE 16, 2003, IN BOOK 29 OF SURVEYS, PAGE 8, UNDER AUDITORS FILE NO. 200309160083, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 22 IRRIGABLE ACRES AND LOT 2 HAS 27 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.

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

3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE 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

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

5. 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

ADJACENT PROPERTY OWNERS:

- 1. APN: 21220 YAKAMA NATION LAND ENTERPRISE, P.O. BOX 151, TOPPENISH, WA 98948.
- 2. APN: 329433 ARNULFO S. RODRIQUEZ, 601 KLOCKE RD., ELLENSBURG, WA 98926.
- 3. APN: 954849 DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
- 4. APN: 954850 -DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926,
- APN: 954852 DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
- 6. APN: 59433 DONALD E. CLAPPER, TRUSTEE, 720 KLOCKE RD, ELLENSBURG, WA 98926
- 7. APN: 289433 NEIL O'NEILL, 301 S MT DANIELS, ELLENSBURG, WA 98926.

TITLE

DEDICATION

MARKE

KNOW ALL MEN BY THESE PRESENTS THAT QUALSTAR CREDIT UNION. THE UNDERSIGNED DERTOR FOR A JUDGMENT FILED IN SUPERIOR COURT OF KITTITAS COUNTY, STATE OF WASHINGTON (JUDGMENT NO. 08-6-0011-5, CAUSE NO. 07-2-0085-7), RECORDED UNIDER KITTITAS COUNTY AUDITOR'S FILE NUMBER 200601140037, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS DAY OF

ACKNOWLEDGMENT

COUNTY OF

DAY AND YEAR FIRST ABOVE WRITTEN.

20_____BEFORE ME, THE UNDERSIGNED, A NOTARY DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ON THIS ____ DAY OF ___ PUBLIC IN AND FOR THE STATE OF __ TO ME KNOWN TO BE THE _

THE CORPORATION THAT EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED NOS HUMBERT, PRISE AND VIOLENCE THE SHOULD PROFIT THE SHOULD PROFI

MY APPOINTMENT EXPIRES:

NOTARY PUBLIC IN AND FOR THE STATE OF RESIDING AT

NOTES:

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT A POBLIC OF LITTLE EXERNITY TO 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.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITIAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS,
- 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
- THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGRIEGER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTING COUNTY ROAD STANDARDS, 980% ESTION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
- 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 SUBFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 80.4.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALIMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LWI.
- ALL DEVELOPMENT MUST COMPLY WITH THE 2009 INTERNATIONAL FIRE CODE.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND OF LONG-TERM THE SOSSECT PROFEST IT IS WITHOUT WHICH A VERSIONAL ELEVATORIAL RESOURCE LAND OF LOIKE-TERM COMMERCIAL SIGNIFICANCE ON HICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT SOMETHING WITHOUT STATEMENT OF THE PROFESSION OF THE PROPERTY OF THE PROFESSION OF THE DIVINION (RGW 3) SOMETHING THE STATEMENT OF THE PROFESSION OF TH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.
- PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND

RECEIVE MAR 27 2013 KITTITAS COUNTY CDS



0_ATM.	THIS MA
	DIRECTIO
AT THE REQUEST	RECORDII
	IN_MAG
	ounty Auditor

ON THIS ____ DAY OF ___ PUBLIC IN AND FOR THE STATE OF

SURVEYOR'S CERTIFICATE

CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY ACT AT THE REQUEST OF TERESA ZENTZ 20.13

DUSTIN I PIERCE DATE CERTIFICATE NO._

Western Washington Division 165 NE Juniper Street, Suite 201 * Issaquah, WA 98027 * Phone: (425) 392-0250 * Fax: (425) 391-3055 Eastern Washington Division 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHORT PLAT
PREPARED FOR
TERESA ZENTZ
A PORTION OF THE NW 1/4 OF SECTION 20,

TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITTITAS COUNTY WASHINGTON DWN BY DLP/GW 03/2013 13017 CHKD BY SCALE DLP N/A 2 OF 2