

GENERAL NOTES:

1. PER RCW 17.10.140 LAND OWNERS 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.
2. A PUBLIC UTILITY EASEMENT OF 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND 5 FEET ON SIDE OF INTERIOR LOT LINES.
3. 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.
4. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
6. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
7. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT (PLAT).
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. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
10. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUND WATER WITHIN THE LAND DIVISION. 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. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
12. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
13. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND 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. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
14. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUND WATER WITHIN THIS LAND DIVISION.
15. 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 REQUIREMENTS WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
16. THE PUBLIC HEALTH DEPARTMENT'S RECOMMENDATION SHALL STATE THAT FINAL APPROVAL BE CONDITIONED UPON THE DEVELOPER/OWNER OF THE PLAT PROVIDING PROOF OF WATER AVAILABILITY. WATER AVAILABILITY CAN BE PROVIDED THROUGH SEVERAL DIFFERENT WAYS DEPENDING ON THE SOURCE OF WATER PROPOSED.

HARMON SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. SP-10-00007
PORTION OF THE NE1/4, SE1/4, SEC 31 T20N, R17E &
W1/2, W1/2, SEC. 32 T20N, R17E, W.M.
KITTITAS COUNTY, WASHINGTON
ORIGINAL TAX PARCEL NO'S. 20-17-32000-0004
AND 20-17-31000-0018

LEGAL DESCRIPTION:

LOT 2C OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 23, 1997, IN BOOK 23 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NO. 199710230011, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

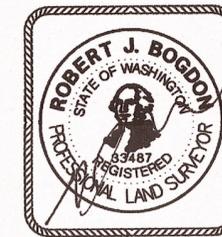
AND

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH RANGE 17 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON LYING EASTERLY OF A LINE 60 FEET EASTERLY AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF PARCEL C-1 OF THAT CERTAIN SURVEY RECORDED AUGUST 7, 1992 IN VOLUME 18 OF SURVEYS, PAGES 196 THROUGH 200, UNDER AUDITORS FILE NO. 551429, RECORDS OF SAID KITTITAS COUNTY, WASHINGTON, AND NORTHERLY OF THE HIDDEN VALLEY ROAD.

SUBJECT TO DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS AS FILED UNDER AUDITOR'S FILE NO. 199712030008.

OWNERS:

LESLIE L. & VELMA M. HARMON
 01540 HIDDEN VALLEY RD.
 CLE ELUM, WA. 98922
 (509) 857-2082
 WATER SOURCE: COMMUNITY WELL
 SEWER SOURCE: PRIVATE SEPTIC
 & DRAINFIELD
 DRAINAGE IMPROVEMENTS: PER PLANS
 PARCEL AREA: 20.19 ACRES
 ZONE: AG-3



11/27/2018

APPROVALS

KITTITAS COUNTY ENGINEERING DEPT.

EXAMINED AND APPROVED This ____ day of _____ A.D., 20____

 KITTITAS COUNTY ENGINEER

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of _____ A.D., 20____

 Public Works Director

COUNTY PLANNING DIRECTOR

I hereby certify that the "HARMON" Short Plat has been examined by me and find that it conforms to the Commission comprehensive plan of the Kittitas County Planning

Dated this ____ day of _____ A.D., 20____

 Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this ____ day of _____ A.D., 20____

 Kittitas County Health Officer

CERTIFICATE OF 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., 20____

 Kittitas County Treasurer

ORIGINAL TAX PARCEL NO'S. 20-17-32000-0004 & 20-17-31000-0018

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LESLIE L. AND VELMA M. HARMON, HUSBAND AND WIFE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this ____ day of _____, A.D., 2000.

 LESLIE L. HARMON VELMA M. HARMON

STATE OF WASHINGTON)
) s.s.
 COUNTY OF _____

On this day personally appeared before me _____

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free 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 Washington, residing at _____
 My appointment expires _____

RECORDER'S CERTIFICATE

Filed for record this.....day of 20.....at.....M in book.....of.....at page.....at the request of

.....
 ROBERT J. BOGDON
 Surveyor's Name

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 VELMA HARMON in.....NOV.....20.18

 Certificate No. 33487

K.C.S.P. NO. SP-10-00007
Portion of NE1/4, SE1/4, SEC. 31, T20N, R17E &
Portion of W1/2, W1/2, SEC. 32, T20N, R17E W.M.
Kittitas County, Washington

DWN BY D. OSBORN	DATE 11/2018	JOB NO. 17055
CHKD BY R. BOGDON	SCALE 1"=100'	SHEET 2 OF 2

EASTSIDE CONSULTANTS, INC.
 ENGINEERS - SURVEYORS 1320 NW MALL ST. SUITE B
 ISSAQUAH, WASHINGTON 98027
 PHONE: (425) 392-5351