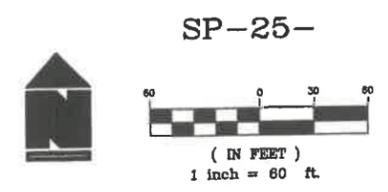


BROWN ROAD SHORT PLAT PART OF SECTION 4, T. 17 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON



LEGEND

-
-
-
-

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 202__

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.
DATED THIS _____ DAY OF _____ A.D., 202__

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE BROWN ROAD SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 202__

KITITAS COUNTY PLANNING DIRECTOR

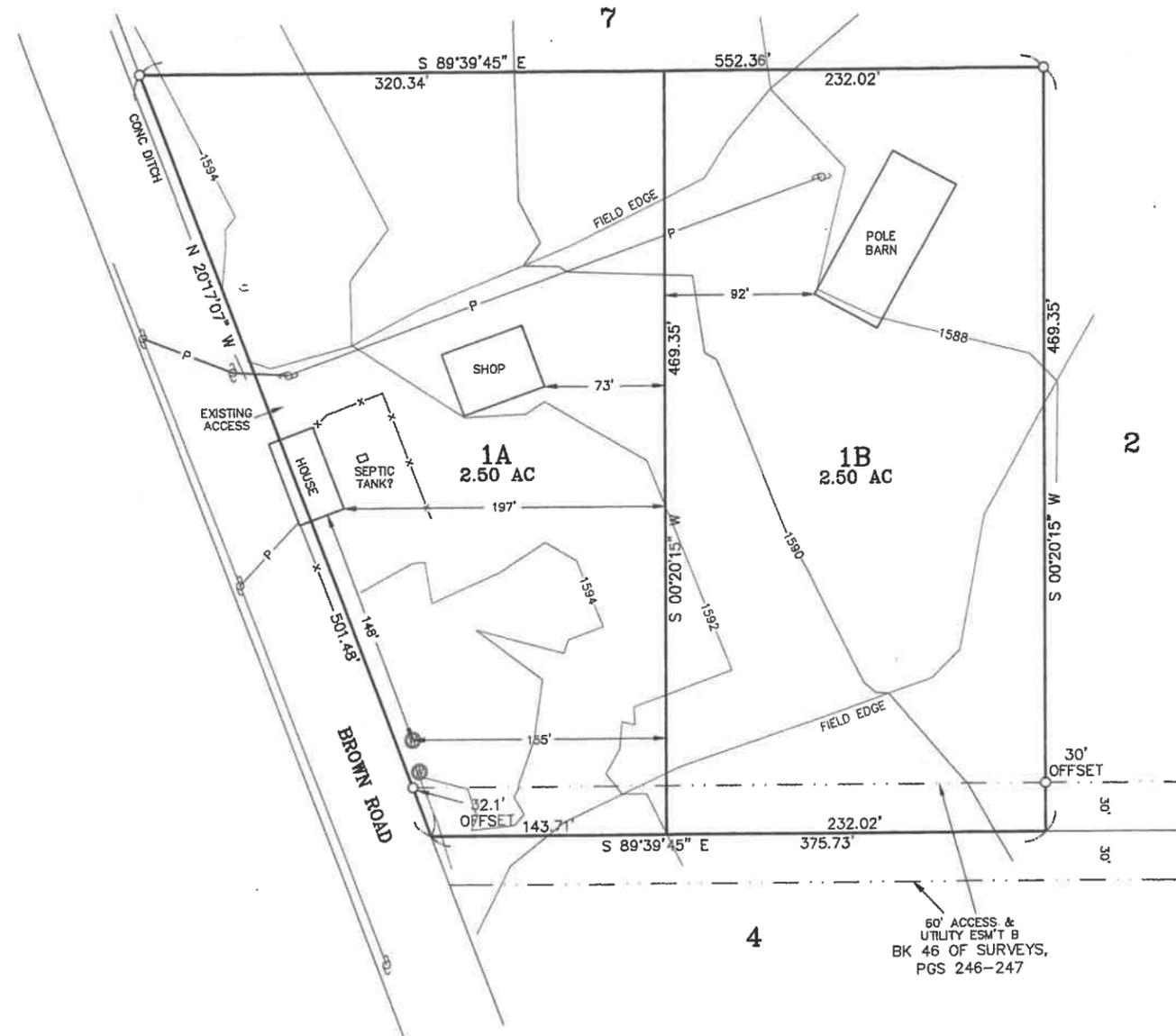
CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 953835
DATED THIS _____ DAY OF _____ A.D., 202__

KITITAS COUNTY TREASURER

CERTIFICATE OF IRRIGATION ENTITY
I HEREBY CERTIFY THAT THE IRRIGATION PLAN FOR BROWN ROAD SHORT PLAT CONFORMS TO THE REQUIREMENTS OF WEST SIDE IRRIGATING COMPANY.
DATED THIS _____ DAY OF _____ A.D., 202__

ELLENSBURG WATER COMPANY

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: BROWN ROAD ESTATES LLC
ADDRESS: 1410 W DLOARWAY RD STE 301 ELLENSBURG, WA 98926
PHONE: (509) 929-1044
EXISTING ZONE: AG-5
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: TWO (2)
SCALE: 1" = 60'



ORIGINAL PARCEL DESCRIPTION
LOT 1 OF THAT CERTAIN SURVEY RECORDED APRIL 14, 2025, IN BOOK 46 OF SURVEYS AT PAGES 246-247, UNDER AUDITOR'S FILE NO. 202504140007, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

RECEIVED

JUL 08 2025

Kititas County CDS

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____ 2025, at _____ M., in Book M of Short Plats at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITITAS COUNTY AUDITOR

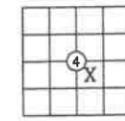
SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BROWN ROAD ESTATES LLC in MAY of 2025.

PRELIMINARY ONLY

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815



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



BROWN ROAD SHORT PLAT
PART OF SECTION 4, T. 17 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT BROWN ROAD ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF 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., 2025.

BROWN ROAD ESTATES, LLC

_____	_____
NAME	NAME
TITLE	TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF BROWN ROAD ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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 46 OF SURVEYS, PAGES 246-247 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 KITITAS 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 KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
10. 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. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.
12. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT 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 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. PURSUANT TO KCC 16.12.040(1), FURTHER DIVISION OF THE PARCELS OF THE _____ SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #2024_____.

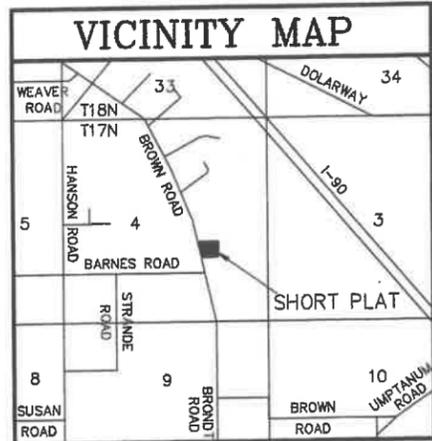
RECEIVED
JUL 08 2025
Kittitas County CDS

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2025, at _____ M., in Book M of Short Plats
at page(s) _____ at the request of Cruse & Associates.

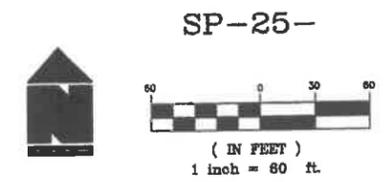


RECEIVING NO. _____
BRYAN ELLIOTT by _____
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242
BROWN ROAD SHORT PLAT



BROWN ROAD SHORT PLAT PART OF SECTION 4, T. 17 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON



- ### LEGEND
- SET 5/8" REBAR W/ CAP
 - FOUND PIN & CAP
 - FENCE
 - WELL

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 202____

KITITAS COUNTY ENGINEER _____

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 202____

KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE BROWN ROAD SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 202____

KITITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITITAS 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. 953835

DATED THIS _____ DAY OF _____ A.D., 202____

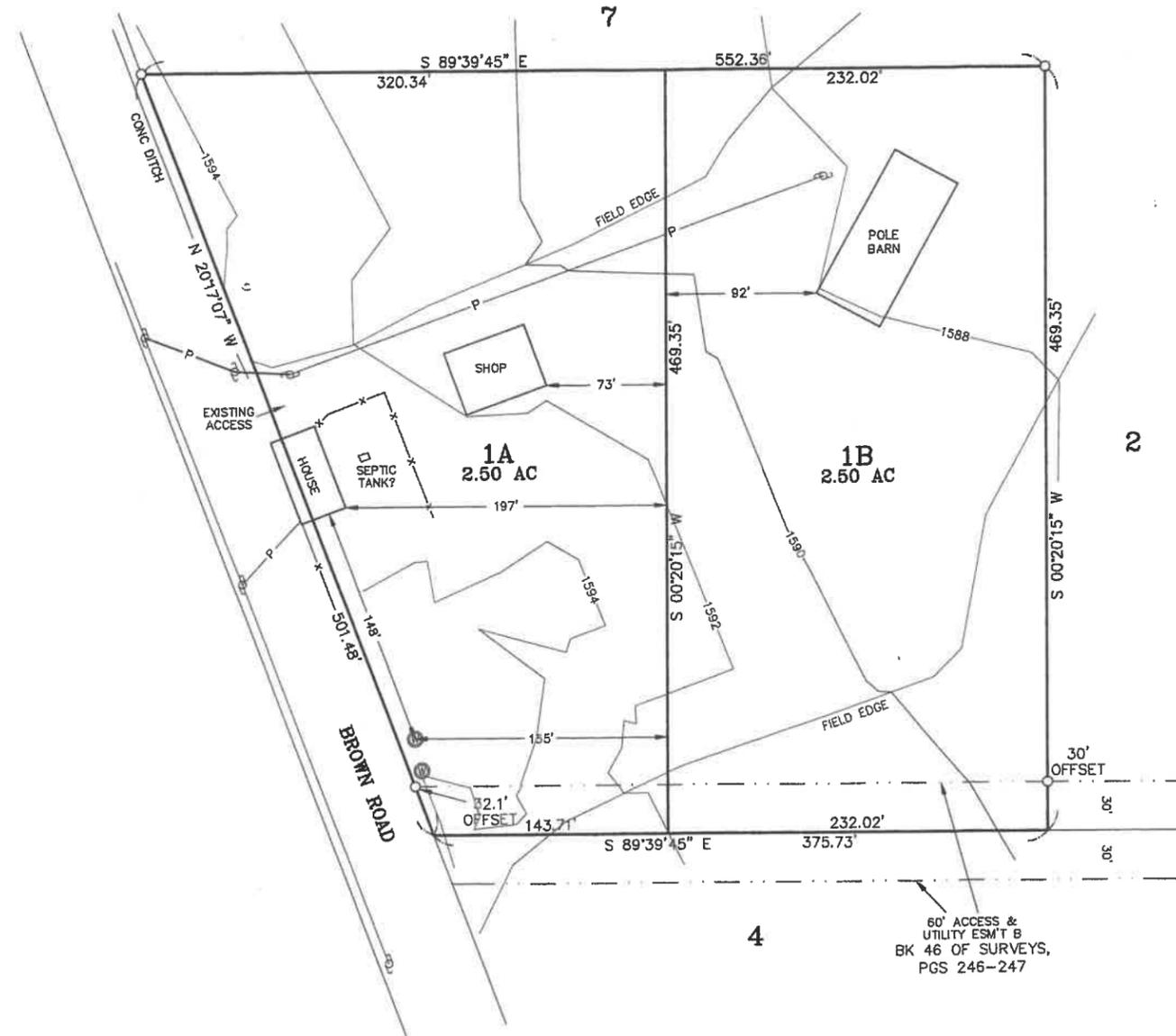
KITITAS COUNTY TREASURER _____

CERTIFICATE OF IRRIGATION ENTITY
I HEREBY CERTIFY THAT THE IRRIGATION PLAN FOR BROWN ROAD SHORT PLAT CONFORMS TO THE REQUIREMENTS OF WEST SIDE IRRIGATING COMPANY.

DATED THIS _____ DAY OF _____ A.D., 202____

ELLENSBURG WATER COMPANY _____

NAME AND ADDRESS -- ORIGINAL TRACT OWNERS
NAME: BROWN ROAD ESTATES LLC
ADDRESS: 1410 W DLOARWAY RD STE 301 ELLENSBURG, WA 98926
PHONE: (509) 929-1044
EXISTING ZONE: AG-5
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: TWO (2)
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ORIGINAL PARCEL DESCRIPTION
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AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____ 2025, at _____ M., in Book M of Short Plats at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITITAS 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 BROWN ROAD ESTATES LLC in MAY of 2025.

PRELIMINARY

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE _____

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

BROWN ROAD SHORT PLAT

BROWN ROAD SHORT PLAT
PART OF SECTION 4, T. 17 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT BROWN ROAD ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF 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., 2025.

BROWN ROAD ESTATES, LLC

_____	_____
NAME	NAME
TITLE	TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF BROWN ROAD ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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: _____

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13. PURSUANT TO KCC 16.12.040(1), FURTHER DIVISION OF THE PARCELS OF THE _____ SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #2024_____.

RECEIVED
JUL 08 2025
Kititas County CDS

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2025, at _____ M., in Book M of Short Plats
at page(s) _____ at the request of Cruse & Associates.



RECEIVING NO. _____
BRYAN ELLIOTT by: _____
KITITAS COUNTY AUDITOR

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

BROWN ROAD SHORT PLAT