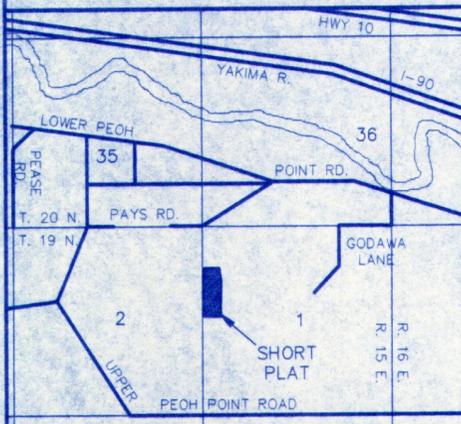


VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_

KITTITAS COUNTY ENGINEER

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., 200\_\_

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE IRON MOUNTAIN 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., 200\_\_

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. PARCEL NO. 19-15-01000-0004 & 19-15-01000-0033

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: PHILIP WIDNER ETAL  
ADDRESS: PO BOX 1035  
SOUTH CLE ELUM, WA 98943  
PHONE: (509) 674-5099

EXISTING ZONE: AG-3  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANKS  
WIDTH AND TYPE OF ACCESS: PRIVATE ACCESS ESM'T

NO. OF SHORT PLATTED LOTS: FOUR (4)  
SCALE: 1" = 100'

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

ELIZABETH DYER  
891 PAYS RD  
CLE ELUM, WA 98922

LONNY PETER WHITE  
280 IRON MOUNTAIN RD  
CLE ELUM, WA 98922

BK 21 OF SURVEYS  
PGS 36-17

BK 21 OF SURVEYS  
PGS 115-116

BK 22 OF SURVEYS  
PGS 79-80

SHEET 1 OF 3

GREGORY MACMILLAN ETUX  
1191 IRON MOUNTAIN RD  
CLE ELUM, WA 98922

JAMES P GROSSO  
DIANA M WALLACE  
275 IRON MOUNTAIN RD  
CLE ELUM, WA 98922

ROBERT D. JOHNSON ETUX  
277 IRON MOUNTAIN RD  
CLE ELUM, WA 98922

DONALD TORGET ETUX  
830 PAYS RD  
CLE ELUM, WA 98922

EVA V POWERS TRUSTEE  
EVA VERA POWERS FAMILY TRUST  
620 112TH ST SE #136  
EVERETT, WA 98208

STEVEN P JONES ETUX  
13311 COVE CIRCLE  
ANCHORAGE, AK 99515

TIMOTHY A DOSIER ETUX  
PO BOX 1000  
CLE ELUM, WA 98922

ALBERT L DUNCALF  
743 BROADWAY AVE E  
SEATTLE, WA 98102

MICHAEL LEE WHITE  
661 GODAWA LANE  
CLE ELUM, WA 98922

PHILIP WIDNER ETUX  
PO BOX 1035  
SOUTH CLE ELUM, WA 98943

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

SP-06-



( IN FEET )  
1 inch = 100 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x — FENCE
- ⊙ WELL

IRON MOUNTAIN SHORT PLAT  
PART OF SEC. 1, T. 19 N., R. 15 E., W.M.  
KITTITAS COUNTY, WASHINGTON

RECEIVED

DEC 11 2006

Kittitas County  
CDS

AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2007, at \_\_\_\_\_ M., in Book I of Short Plats  
at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

JERALD V. PETTIT by \_\_\_\_\_  
KITTITAS COUNTY AUDITOR

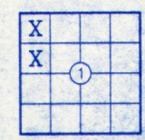
SURVEYOR'S CERTIFICATE

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 PHIL WIDNER & TIM DOSIER in OCTOBER of 2006.

*Chris Cruse*  
CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815  
12/11/2006  
DATE



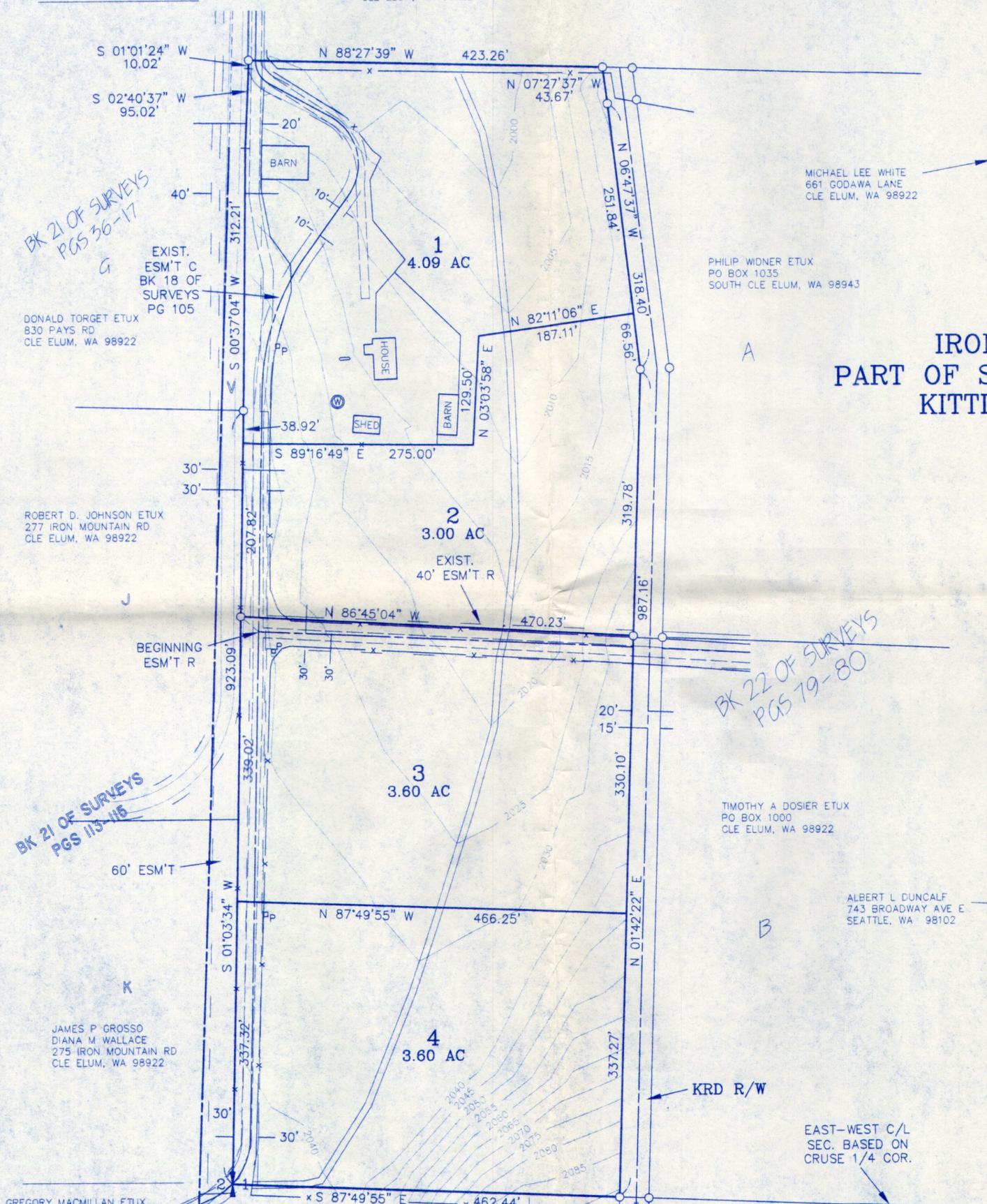
**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
**IRON MOUNTAIN SHORT PLAT**



EAST-WEST C/L  
SEC. BASED ON  
CRUSE 1/4 COR.

EAST-WEST C/L  
SEC. BASED ON  
STRAND PIN

KRD R/W



IRON MOUNTAIN SHORT PLAT  
PART OF SECTION 1, T. 19 N., R. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON

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

SP-06-

LEGAL DESCRIPTIONS

PARCEL 1

THAT PORTION OF PARCELS A AND B OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79 AND 80, UNDER AUDITOR'S FILE NO. 199609180018, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES WESTERLY OF THE WESTERLY RIGHT OF WAY BOUNDARY OF THE KITITAS RECLAMATION DISTRICT RIGHT OF WAY; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 2

A NOT MORE THAN 30 FOOT WIDE NON-EXCLUSIVE ROADWAY EASEMENT FOR INGRESS AND EGRESS, ALONG AN EXISTING PRIVATE ROAD (THE WESTERN EDGE OF WHICH EASEMENT SHALL COINCIDE WITH THE WESTERN EDGE OF SAID PRIVATE ROAD) LOCATED NEAR THE EASTERN BOUNDARY OF AND IN THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2, FROM PAYS ROAD TO THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1.

AND

A 20 FOOT WIDE NON-EXCLUSIVE ROADWAY EASEMENT FOR INGRESS AND EGRESS, ALONG THE WEST BOUNDARY OF THE NORTH 72.15 ACRES OF LOTS 4 AND 3 OF SAID SECTION 1, BETWEEN THE SOUTH BOUNDARY OF SAID NORTH 72.15 ACRES AND THE INTERSECTION OF SAID WEST BOUNDARY WITH THE NORTH BOUNDARY OF AN EXISTING PRIVATE ROAD RUNNING FROM PAYS ROAD, WHICH EXISTING PRIVATE ROAD IS THE SUBJECT MATTER OF THE NEXT ABOVE DESCRIBED EASEMENT.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
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 KITITAS 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 22 OF SURVEYS, PAGES 79-80 AND THE SURVEYS REFERENCED THEREON.
5. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KCRS MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
10. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS \_ IRRIGABLE ACRES; LOT 2 HAS \_ IRRIGABLE ACRES; LOT 3 HAS \_ IRRIGABLE ACRES; LOT 4 HAS \_ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
11. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
12. 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.
13. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
14. 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.
15. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
16. KITITAS 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 GROUNDWATER WITHIN THE LAND DIVISION.
17. KITITAS 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.
18. ENTIRE PRIVATE ROAD(S) SHALL MEET CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THIS SHORT PLAT.



AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2007, at \_\_\_\_\_ M., in Book I of Short Plats  
at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

JERALD V. PETTIT by: \_\_\_\_\_  
KITITAS COUNTY AUDITOR

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

IRON MOUNTAIN SHORT PLAT  
PART OF SECTION 1, T. 19 N., R. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON

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

SP-06-

DEDICATION

KNOW ALL MEN BY THESE PRESENT PATRICK M. WIDNER, AN UNMARRIED MAN; PHILIP M. WIDNER AND KIMBERLY J. WIDNER, HUSBAND AND WIFE; AND TIMOTHY A. DOSIER AND THELMA J. DOSIER, HUSBAND AND WIFE, AS TO PARCEL A, AND TIMOTHY A. DOSIER AND THELMA J. DOSIER, HUSBAND AND WIFE, AS TO PARCEL B, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007.

\_\_\_\_\_  
PATRICK M. WIDNER

\_\_\_\_\_  
PHILIP M. WIDNER

\_\_\_\_\_  
KIMBERLY J. WIDNER

\_\_\_\_\_  
TIMOTHY A. DOSIER

\_\_\_\_\_  
THELMA J. DOSIER

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PATRICK M. WIDNER, AN UNMARRIED MAN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS 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.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PHILIP M. WIDNER AND KIMBERLY J. WIDNER, 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.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY A. DOSIER AND THELMA J. DOSIER, 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.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

AUDITOR'S CERTIFICATE

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KITITAS COUNTY AUDITOR



12/11/2006

CRUSE & ASSOCIATES

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