

VICINITY MAP



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 20__.

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SUCH 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. PROGRESSIVE PURCHASERS OF LOTS ARE URGED TO NAME RESOURCES AT THE COUNTY HEALTH DEPARTMENT ABOUT EXISTENCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____, A.D., 20__.

KITITAS COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____, A.D., 20__.

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSIGNMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 1852-21620-0001 & 1851-21610-0008

DATED THIS _____ DAY OF _____, A.D., 20__.

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: JAMES & JULIE RIDGWAY
ADDRESS: 4900 MARHEM ROAD
ELLESBURG, WA 99026
PHONE: (509) 942-5622

CREATING ZONE: AD-30
SOURCE OF WATER: REGIONAL WELLS
SEWER SYSTEM: SEPTIC TANKS
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATED LOTS: FOUR (4)
SCALE: 1" = 200'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

RIDGWAY SHORT PLAT

PART OF SECTION 21, T. 18 N., R. 19 E., W.M. KITITAS COUNTY, WASHINGTON

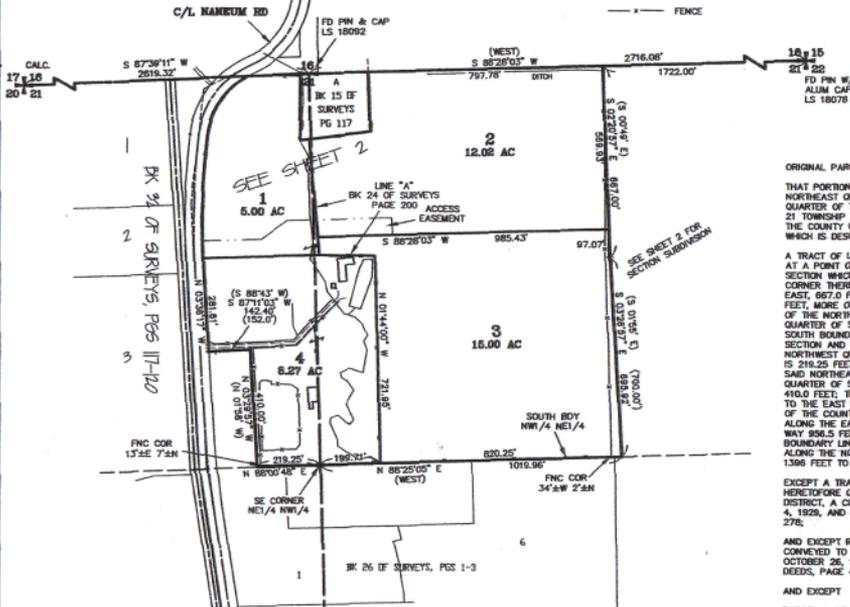
RECORDING NO.

SP-07-39



LEGEND

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



ORIGINAL PARCEL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF SAID SECTION WHICH IS 1722 FEET WEST OF THE NORTHEAST CORNER THEREOF AND RUNNING THENCE SOUTH 074° EAST, 667.0 FEET; THENCE SOUTH 135° EAST, 700.0 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID QUARTER OF QUARTER SECTION AND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1196 FEET TO A POINT WHICH IS 219.25 FEET WEST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 158° WEST, 494.0 FEET; THENCE SOUTH 88°45' WEST, 153.0 FEET, TO THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF THE COUNTY ROAD; THENCE NORTH 72° WEST, ALONG THE EAST BOUNDARY LINE OF SAID RIGHT OF WAY 886.5 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID SECTION; AND THENCE EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION, 1396 FEET TO THE POINT OF BEGINNING;

EXCEPT A TRACT OF LAND 20 FEET IN WIDTH HERETOFORE CONVEYED TO THE KITITAS RECLAMATION DISTRICT, A CORPORATION, BY DEED DATED OCTOBER 4, 1929, AND RECORDED IN BOOK 44 OF DEEDS, PAGE 276,

AND EXCEPT RIGHT OF WAY FOR COUNTY ROAD CONVEYED TO KITITAS COUNTY BY DEED DATED OCTOBER 26, 1954 AND RECORDED IN BOOK 94 OF DEEDS, PAGE 460.

AND EXCEPT

PARCEL A OF THAT CERTAIN SURVEY RECORDED DECEMBER 4, 1957 IN BOOK 15 OF SURVEYS, PAGE 117, UNDER AUDITOR'S FILE NO. 509436; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, AND ALSO BEING A PORTION OF THE NORTH HALF OF SECTION 21, ALL IN TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

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 of the request of JIM RIDGWAY in January of 2007.



CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE

2/2/2010

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2010, at _____, M., in Book K of Short Plats of page(s) _____ of the request of Cruse & Associates.

JERALD V. PETTIT by
KITITAS COUNTY AUDITOR



SHEET 1 OF 3

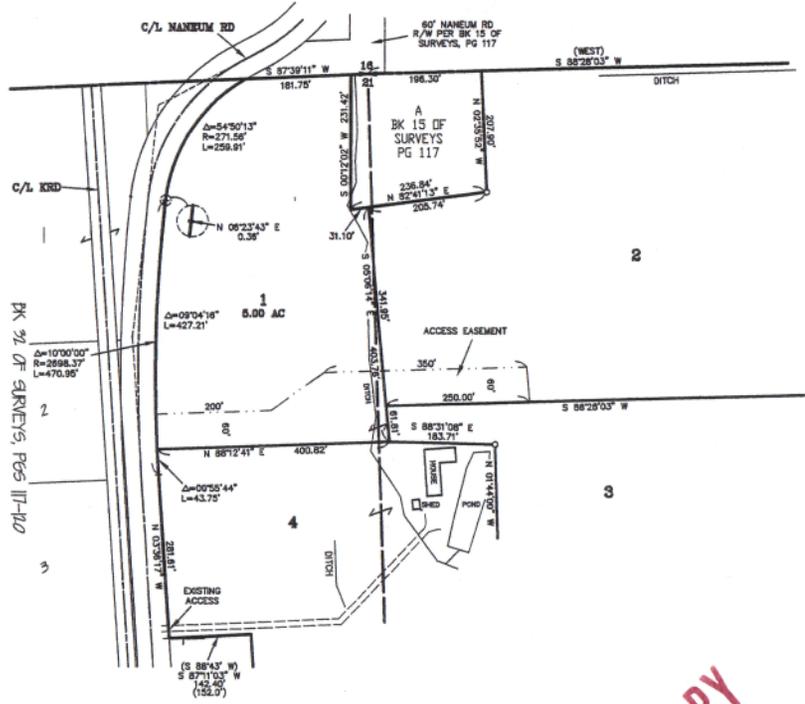
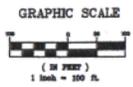
CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 99026 P.O. Box 959
(509) 962-9242

RIDGWAY SHORT PLAT

**RIDGWAY SHORT PLAT
PART OF SECTION 21, T. 18 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON**

RECEIVING NO. _____
SP-07-39



PRELIMINARY
2/8/2010



AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2010, at _____ M. in Book K 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 969
Ellensburg, WA 98926 (509) 362-3342
RIDGWAY SHORT PLAT

RECEIVING NO. _____

SP-07-39

RIDGWAY SHORT PLAT
PART OF SECTION 21, T. 18 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JAMES M. RIDGWAY AND JULIE L. RIDGWAY, HUSBAND AND WIFE, 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., 2010.

JAMES M. RIDGWAY

JULIE L. RIDGWAY

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITTITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES M. RIDGWAY AND JULIE L. RIDGWAY, TO ME KNOWN TO BE THE PERSONS THAT 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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WASHINGTON TRUST BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR 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., 2010.

WASHINGTON TRUST BANK

NAME
TITLE

NAME
TITLE

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF _____ } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF WASHINGTON TRUST BANK, AND

ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, 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 _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

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 TRAVEL IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER 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 KITTITAS 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, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 32 OF SURVEYS, PAGES 117-120 AND THE SURVEYS REFERENCED THEREON.

5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

6. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO RECEIVING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.

7. ANY FURTHER SUBDIVISION OR LOTS TO BE PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.

8. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 5 IRRIGABLE ACRES; LOT 2 HAS 15 IRRIGABLE ACRES; LOT 3 HAS 12 IRRIGABLE ACRES; LOT 4 HAS 8 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.

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

10. 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.

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

12. 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.

13. 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. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.

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 GROUNDWATER WITHIN THE 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 REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

16. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.



AUTHTOR'S CERTIFICATE

Filed for record this _____ day of _____, 2010, at _____ M. in Book K of Short Plats or page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT by _____
KITTITAS COUNTY NOTARY

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