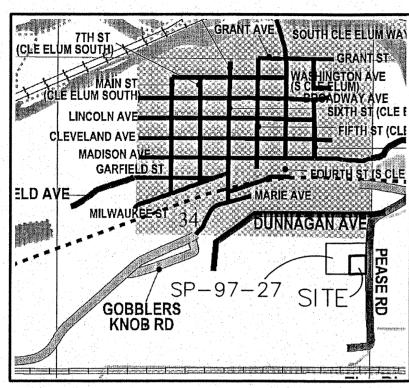
SP-07-XX

TENNERT SHORT PLAT

KITTITAS COUNTY SHORT PLAT NO. 07-XX PORTION OF THE SE1/4, SEC. 34, T.20N., R.15E., W.M. KITTITAS COUNTY, WASHINGTON



VICINITY MAP N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____day of

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "TENNERT" Short Plat has been examined by me and find that it conforms to the 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

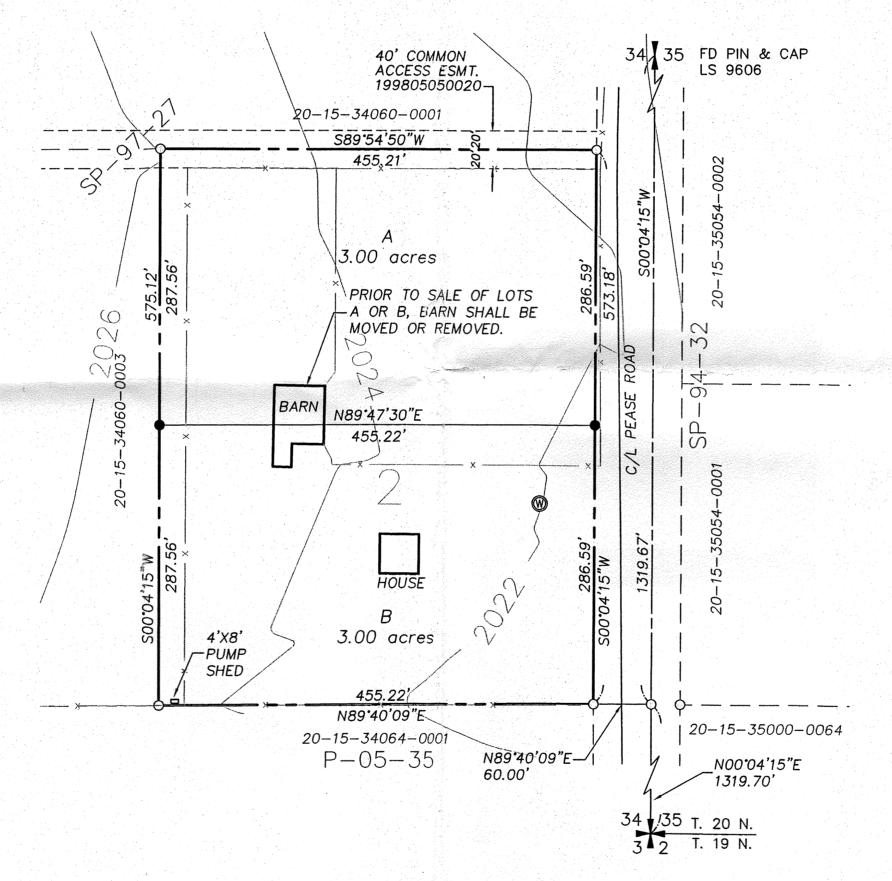
CERTIFICATE OF COUNTY TREASURER I hereby certify that the taxes and assessments are paid for the preceding years and for this

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

Kittitas County Treasurer

year in which the plat is now to be filed.

ORIGINAL TAX LOT NO. 20-15-34060-0002 (13129)



LEGEND

SECTION CORNER

QUARTER CORNER FND REBAR

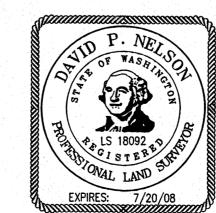
SET 1/2" REBAR LS# 18092

FENCE

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORNATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Cali Before You DIg 1-800-553-4344

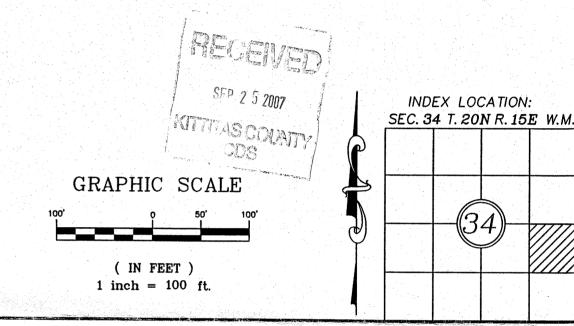


SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY CRUSE & NELSON AS FILED IN BOOK E OF SHORT PLATS AT PAGES 228 & 229, UNDER AUDITOR'S FILE NUMBER 199803160024 AND THE SURVEYS REFERENCED THEREON.

2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF THAT CERTAIN SHORT PLAT AS RECORDED BY CRUSE & NELSON FILED UNDER AUDITOR'S FILE NUMBER 199803160024.

3. 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.



RECORDER'S CERTIFICATE

Filed for record this......day of 20.....at..........M in book.....of......at page......at the request of DAVID P. NELSON Surveyor's Name

County Auditor

Deputy 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 ... TIM & SHEILA TENNERT in...*SEP.T.*....2007.

P. NELSON DATE DAVID P. NELSON Certificate No...18092

K.C.S.P. NO. 07-XX

Portion of the SE1/4, Sec. 34, T.20N., R.15E., W.M. Kittitas County, Washington

DWN BY	DATE	JOB NO.			
 G.W./P.Y.	09/07	07202			
CHKD BY	SCALE	SHEET			
D. NELSON	1"=100'	1 OF 2			



108 EAST 2ND STREET **CLE ELUM, WA 98922** PHONE: (509) 674-7433 FAX: (509) 674-7419

above written.

PARCEL #20-15-34060-0002 (13129)
ACREAGE: 6.00
LOTS: 2
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
ZONE: AG-3

DESCRIBED REAL PROPERTY	DO HEREBY DECLARE, SUBD		
IN WITNESS WHEREOF, WE H	AVE SET OUR HANDS THIS _	DAY OF	, A.D., 2
TIMOTHY L. TENNERT	SHEIL	LA A. FRERICKS	
ACKNOWLEDGEMENT			
STATE OF WASHINGTON) s	.s.		
COUNTY OF			
On this day personall	y appeared before me		
foregoing instrument, and o	lividuals described in and who acknowledged that deed, for the uses and purp	signed the same as _	
GIVEN under my hand	and official seal this	day of, 20	DÖ
	Washington, resid	and for the State of ding at expires	
KNOW ALL MEN BY THESE F	<u>DEDICATI</u> RESENTS THAT WELLS FARGO	HOME MORTGAGE, INC.	, THE UNDERSIGNED
BENEFICIARY OF A DEED OF	RESENTS THAT WELLS FARGO TRUST DOES HEREBY DECLAR	HOME MORTGAGE, INC. RE, SUBDIVIDE AND PLA	T AS HEREIN DESCR
BENEFICIARY OF A DEED OF	RESENTS THAT WELLS FARGO	HOME MORTGAGE, INC. RE, SUBDIVIDE AND PLA	T AS HEREIN DESCR
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NAME TITLE ACKNOWLEDGEMENT STATE OF WASHINGTON) COUNTY OF On this me, the undersigned, a Not- commissioned and sworn of	RESENTS THAT WELLS FARGO TRUST DOES HEREBY DECLAR AVE SET OUR HANDS THIS NAME TITLE day of ersonally appeared	HOME MORTGAGE, INC. RE, SUBDIVIDE AND PLA DAY OF ate of Washington, duly	7 AS HEREIN DESCR, A.D., 20
NAME TITLE ACKNOWLEDGEMENT STATE OF WASHINGTON) COUNTY OF On this me, the undersigned, a Note than the part to be the	RESENTS THAT WELLS FARGO TRUST DOES HEREBY DECLAR AVE SET OUR HANDS THIS NAME TITLE day of ary Public in and for the Sto	HOME MORTGAGE, INC. RE, SUBDIVIDE AND PLA DAY OF ate of Washington, duly	T AS HEREIN DESCR

Notary Public in and for the State of Washington, residing at _____

My appointment expires _

TENNERT SHORT PLAT KITTITAS COUNTY SHORT PLAT NO. 07-XX PORTION OF THE SE1/4, SEC. 34, T.20N., R.15E., W.M. KITTITAS COUNTY. WASHINGTON

EXISTING LEGAL DESCRIPTION:

LOT 2, OF LILLQUIST SHORT PLAT, AS DESCRIBED AND/OR DELINEATED ON KITTITAS COUNTY SHORT PLAT NO. SP-97-27, AS RECORDED MARCH 16, 1998, IN BOOK E OF SHORT PLATS, PAGES 228 AND 229, UNDER AUDITOR'S FILE NO. 199803160024, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 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.
- 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. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 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. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- 7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
- 8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- 9. 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.
- 10. 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.

SP-07-XX

KRD NOTES:

- 1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A HAS 3.00 IRRIGABLE ACRES AND LOT B HAS 3.00 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 AT THE KRD TURNOUT.
- 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 TURNOUT.

ADJACENT PROPERTY OWNERS:

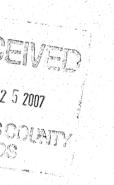
20-15-34060-0001 HEMBREE & ASSOC INC 322 AVE C SNOHOMISH WA 98290

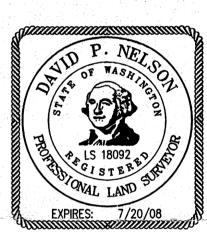
20-15-35054-0002 20-15-35054-0001 DENNIS I DARST ETUX 430 PEASE RD CLE ELUM WA 98922

20-15-35000-0064 STEVEN M DOYLE 730 PEASE RD CLE ELUM WA 98922

20-15-34064-0001 POINT PEOH INV LLC 16271 VANTAGE HWY ELLENSBURG WA 98926

20-15-34060-0003 JAMES E REYNOLDS ETUX 453 PEASE RD CLE ELUM WA 98922





DEDICATION

KNOW	AL	L MEN	BY TI	HESE	PRESI	NTS	THAT	BANK	OF	AMERICA,	N.A.,	THE	UNDERSIGNED	BENEFICIARY	OF /	4
DEED	OF	TRUST	DOES	HER	EBY C	ECLA	RE, S	UBDIVID	E /	AND PLAT	AS H	EREIN	DESCRIBED.			

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 200_

NAME NAME TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)

s.s

COUNTY OF						
On this me, the undersigned, a	Notary Public in	and for	the State	of Washington,		_, bef
commissioned and sworr to me known to be the						
				Secretary, r		
				the corporation		ed the
foregoing instrument, an	id acknowledged	the said	instrument	to be the free	and	

voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

of

RECORDER'S CERTIFICATE

			-			
Filed for record thisd						
in bookofa	it pag	je	at t	ne requ	Jest	OI.

	Surveyor's Name	

County Auditor

SURVEYOR'S CERTIFICATE

DAVID P. NELSON DATE

Certificate No...18092

K.C.S.P. NO. 07-XX

Deputy County Auditor

Portion of the SE1/4, Sec. 34, T.20N., R.15E., W.M. Kittitas County, Washington

DWN BY
G.W./P.Y.

O9/07

O7202

CHKD BY
D. NELSON

1"=100'

JOB NO.

07202

SHEET
2 OF 2



108 EAST 2ND STREET CLE ELUM, WA 98922 PHONE: (509) 674-7433 FAX: (509) 674-7419