VICINITY MAP 29 28 28 27 SHORT PLAT T 19 N T 18 N VANTAGE HIGHWAY 5 APPROVALS KITIITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS _______ DAY OF

KITTITAS COUNTY HEALTH DEPARTMENT

KITTITAS COUNTY ENGINEER

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWACE SYSTEMS AS TEMPORARY MEANS OF SEWACE DISPOSAL FOR SOME BUT NOT INCRESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED	THIS	 DAY	OF	 A.D.,	201

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE ANDERSON 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.,	201

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. 1819—33010—0013 & 1819—33010—0014

DATED	THIS	 DAY	OF	-	A.D.,	201

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

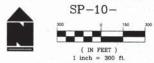
NAME: SCOTT W ANDERSON ETUX
ADDRESS: 2421 QUARTZ MTN DRIVE
ELLENSBURG, WA 98926
PHONE: (360) 791-2346
EXISTING ZONE: COMMERCIAL AG

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
& PRIVATE ACCESS EXEMITS
NO. OF SHORT PLATTED LOTS: FOUR (4)

SUBMITTED ON		(2.2)	
AUTOMATIC AF	PROVAL	DATE:	
RETURNED FOR	CAUSE	ON:	

SHEET 1 OF 2

ANDERSON SHORT PLAT PART OF SECTION 33, T. 18 N., R. 19 E., W.M. KITTITAS COUNTY, WASHINGTON



LEGEND ORIGINAL PARCEL DESCRIPTIONS SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078" PARCELS E AND F OF THAT CERTAIN SURVEY AS RECORDED MARCH 6, 2009, IN BOOK 36 OF SURVEYS, PAGE 49, UNDER - FOUND PIN & CAP BROOKE DREXLER ETUX PO BOX 477 ELLENSBURG, WA 98926 AUDITOR'S FILE NO. 200903060046, RECORDS OF KITTITAS 1150 LYONS ROAD ELLENSBURG, WA 98926 COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 - x --- FENCE EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF - G --- UNDERGROUND GAS LINE WASHINGTON OFFSET 6.0' SW'LY ON LINE ILLUSTRATED 2697.45 28 27 ILLUSTRATED N 88'09'18" E NOT VISITED 1348.73 134B 73 33 34 NOT VISITED 709.29 596.95 803.58 N 88'09'18" E 42.48 CITY OF ELLENSBURG 501 N ANDERSON ST BK 30 DF SURVEYS E1 ELLENSBURG, WA 98926 PAGE 57 19.34 AC PETER W LATER ETUX N 33'26'09' 8812'35" E ROBERT D MARTIN ETUX 204.37 288.15 154.93 36.45 342.51 40 N 24'40'14" 938,35 WA RE N 28'42'57' N 34'31'51" N 27'52'06' RISER 13.62 AC SAN JOSE, CA 95124 6.25 AC DRIVEWAY N 27'52'06 BK 30 OF SURVEYS RISER 86'17'44" W 881.02 F1 KENNETH & KELLY BEEDLE OFFSET 1.0 E'LY ON LINE 10.0' 8.97 AC BK 35 OF SURVEYS ELLENSBURG, WA 98926 PAGE 33 -367.20 1349.88 N 8819'54" E U OF GRAEN ESM'T S 580 AUDITOR'S CERTIFICATE DRIVEWAY ROBERT A STEELE ETUX 61 WATSON RD ELLENSBURG, WA 98926 860 Filed for record this____ __day of__ BK J OF ESM'T. AFN 254911 2657.69 SHIRT PLATS 2010, at _____M., in Book K of Short Plats PAGES 15-17 PARCEL DESCRIBED IN at page(s)____at the request of Cruse & Associates. AFN 200312120016 40' FSM'T S RECEIVING NO. ENS RY BK 30 OF SURVEYS BK 17 DF SURVEYS LADD E PREPPERNAU ETUX 0411 WATSON RD PG 57 SON 40" JERALD V. PETTIT by: _____ KITTITAS COUNTY AUDITOR PAGE 143 ELLENSBURG, WA 98926 ¥80 SURVEYOR'S CERTIFICATE HARRY S AUCKLAND ETUX This map correctly represents a survey made by me DAVID M WICKHAM ETUX 231 WATSON RD ELLENSBURG, WA 98926 773 WATSON RD ELLENSBURG, WA 98926 or under my direction in conformance with the requirements of the Survey Recording Act at the (PHYSICAL C/L WATSON RD) request of SCOTT ANDERSON in AUGUST of 2010. N 8912'40" E 101.10 2699.82 C/L WATSON ROAD 1351.05 2702.09 ILLUSTRATED N 88'30'29" E C 1/4 COR -NOT VISITED RECEIVED HARLES A. CRUSE, JR. 46.62 ILLUSTRATED DONALD R PHELPS TRUSTEE NOT VISITED Professional Land Surveyor (JOY W. TURNER 38011 - 244TH AVE SE ENUMCLAW, WA 98022 JAMES A SEATON JR ETUX 7531 VANTAGE HWY OCT 2 0 2010 icense No. 18078 ELLENSBURG, WA 98926 KITTITAS COUNTY 10-21-10

X X

CDS

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

ANDERSON SHORT PLAT

ANDERSON SHORT PLAT PART OF SECTION 33, T. 18 N., R. 19 E., W.M. KITTITAS COUNTY, WASHINGTON

CHOW ALL MEN BY THESE PRESENT THAT SCOTT W. ANDERSON AND CHRISTI J. ANDERSON, MUSBAND AND WEE, THE UNDERSIGNED WERE OF THE HEREN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREN DESCRIBED. N. WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS					
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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 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 36 OF SURVEYS, PAGE 49 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 CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
- 7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 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. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED 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.
- 10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 11. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT E1 HAS _ IRRIGABLE ACRES; LOT E2 HAS _ IRRIGABLE ACRES: LOT F1 HAS _ IRRIGABLE ACRES. LOT F2 HAS _ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- 12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 13. 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.
- 14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY, RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- 15. 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.
- 16. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS 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. COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48-305)



ATIDITOR'S	CERTIFICATE

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