

OWNER:

WILLIAM C. BALL & BETTY L. BARNES 6210 4TH PARALLEL RD. ELLENSBURG, WA 98926

- PARCEL NO.: 386336
- MAP NO.: 16-20-05000-0030 PARCEL AREA: 21.28 AC.
- **ZONE: AGRICULTURAL 20 (AG-20)** PROPOSED LOTS: 2
- WATER SOURCE: INDIVIDUAL WELLS

BARNES SHORT PLAT KITTITAS COUNTY SHORT PLAT NO. SP-12-00008

A PORTION OF THE NE 1/4 OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DEDICATION	일도 등통한 등록 등록 경기를 다른 경기를 받는 하는 하는 사람들이 되었다.
AS THEIR SEPARATE ESTATE. O	ENTS THAT, WILLIAM CHARLES BALL AND BETTY BARNES , HUSBAND & WIFE, WNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO NO SHORT PLAT AS HEREIN DESCRIBED.
IN WITNESS WHEREOF, WE HAVE	SET OUR HANDS THIS DAY OF, A.D., 20
WILLIAM CHARLES BALL	BETTY BARNES
ACKNOWLEDGMENT	
STATE OF)	물리하다 한 일본 아내 지나 모르는 하다 그렇게 들어온 그릇이 되었다.
) S.S. COUNTY OF	내내는 그 가는 그는 가는 다른 가는 가는 가는 가는 가는 것이 되었다.
ON THIS DAY PERSONALLY APPEA	RED BEFORE ME
SIGNED THE SAME AS	TO ME KNOWN TO BE THE INDIVIDUALS TO ME KNOWN TO BE THE INDIVIDUALS THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES NDER MY HAND AND OFFICIAL SEAL THIS DAY OF, 20
	NOTARY PUBLIC IN AND FOR THE STATE OF
	RESIDING AT
KNOW ALL MEN BY THESE PRESI OF TRUST DOES HEREBY DECLA	MY APPOINTMENT EXPIRES:
OF TRUST DOES HEREBY DECLA	ENTS THAT WASHINGTON MUTUAL BANK THE UNDERSIGNED BENEFICIARY OF RE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. SET OUR HANDS THIS DAY OF, A.D., 20 NAME
KNOW ALL MEN BY THESE PRESI OF TRUST DOES HEREBY DECLA IN WITNESS WHEREOF, WE HAVE	ENTS THAT WASHINGTON MUTUAL BANK THE UNDERSIGNED BENEFICIARY OF RE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. SET OUR HANDS THIS DAY OF, A.D., 20
KNOW ALL MEN BY THESE PRESI OF TRUST DOES HEREBY DECLA IN WITNESS WHEREOF, WE HAVE VAME TITLE ACKNOWLEDGMENT	ENTS THAT WASHINGTON MUTUAL BANK THE UNDERSIGNED BENEFICIARY OF RE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. SET OUR HANDS THIS DAY OF, A.D., 20 NAME
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KNOW ALL MEN BY THESE PRESIDENT DOES HEREBY DECLA IN WITNESS WHEREOF, WE HAVE NAME TITLE STATE OF	ENTS THAT WASHINGTON MUTUAL BANK THE UNDERSIGNED BENEFICIARY OF RE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. SET OUR HANDS THIS DAY OF, A.D., 20 NAME TITLE NAME TITLE DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE SECRETARY, RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE FOREGOING THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT TO EXECUTE THE SAID INSTRUMENT TO BE THE FREE AND THAT THE SEAL AFFIXED (IF ANY) IS DRPORATION. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE
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EXISTING LEGAL DESCRIPTION:

PARCEL F OF THAT CERTAIN SURVEY RECORDED MARCH 30, 1992, IN BOOK 18 OF SURVEYS, PAGE 142, UNDER AUDITOR'S FILE NO. 547681, BEING A PORTION OF THE NORTH HALF OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

KRD NOTES:

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 3.00 IRRIGABLE ACRES AND LOT 2 HAS 20.00 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

ADJACENT PROPERTY OWNERS:

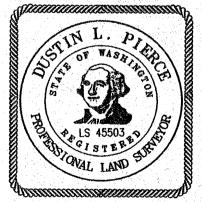
- 1. APN: 064533 MARK P. HANSEN, 110 CAMION RD., ELLENSBURG, WA 98926
- 2. APN: 074533 TESSA J. BROOKMAN & JAMES S. MANECKE, 6330 4TH PARALLEL RD., ELLENSBURG, WA 98926.
- 3. APN: 084533 JEFFREY M. GORMAN, 4750 UMPTANUM RD., ELLENSBURG, WA 98926.
- 4. APN: 366336 KIM M. WITTY, 5700 4TH PARALLEL RD., ELLENSBURG, WA 98926.
- 5. APN: 510833 ELVIN R. DEKONING, 6021 4TH PARALLEL RD., ELLENSBURG, WA 98926.
- 6. APN: 660833 C & S BARTSMA LLC, 1160 LARSON RD., ELLENSBURG, WA 98926.

MY.

7. APN: 54533 - DOUBLE K RANCH LLC, 10161 UPPER BADGER POCKET RD., ELLENSBURG, WA 98926.

NOTES:

- 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.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 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
- THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT
- 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
- 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.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER 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.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE TIME SPLIT PROVISION ALLOWED PER KITTITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
- 11. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND 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. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.
- PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND



CERTIFICATE NO. 45503

RECORDER'S CERTIFICATE	SURVEYOR'S CERTIFICATE
FILED FOR RECORD THISDAY OF20_ATM.	THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER
IN BOOKOFAT PAGEAT THE REQUEST OF	DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
DUSTIN L. PIERCE	RECORDING ACT AT THE REQUEST OF BETTY BARNES
SURVEYOR'S NAME	IN <i>DEC</i> 20_ <u>13</u> .
ERALD V. PETTIT	DUSTIN L. PIERCE DAT
County Auditor Deputy County Auditor	CEPTIFICATE NO. 45503

Encompass & SURVEYING

Western Washington Division 165 NE Juniper Street, Suite 201 = Issaquah, WA 98027 = Phone: (425) 392-0250 = Fax: (425) 391-3055 **Eastern Washington Division** 108 East 2nd Street * Cle Elum, WA 98922 * Phone: (509) 674-7433 * Fax: (509) 674-7419

SHORT PLAT PREPARED FOR **BETTY BARNES** A PORTION OF THE NE 1/4 OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M.

KITTITAS COUNTY WASHINGTON DWN BY DATE JOB NO. DLP 6/2013 12090 CHKD BY SCALE SHEET GW N/A 2 OF 2