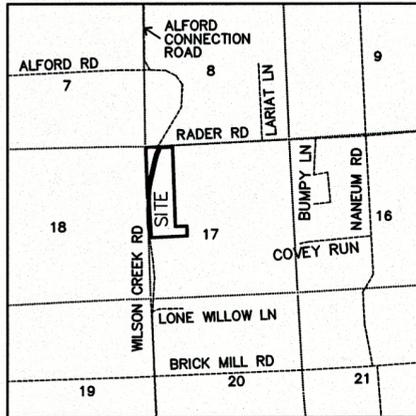


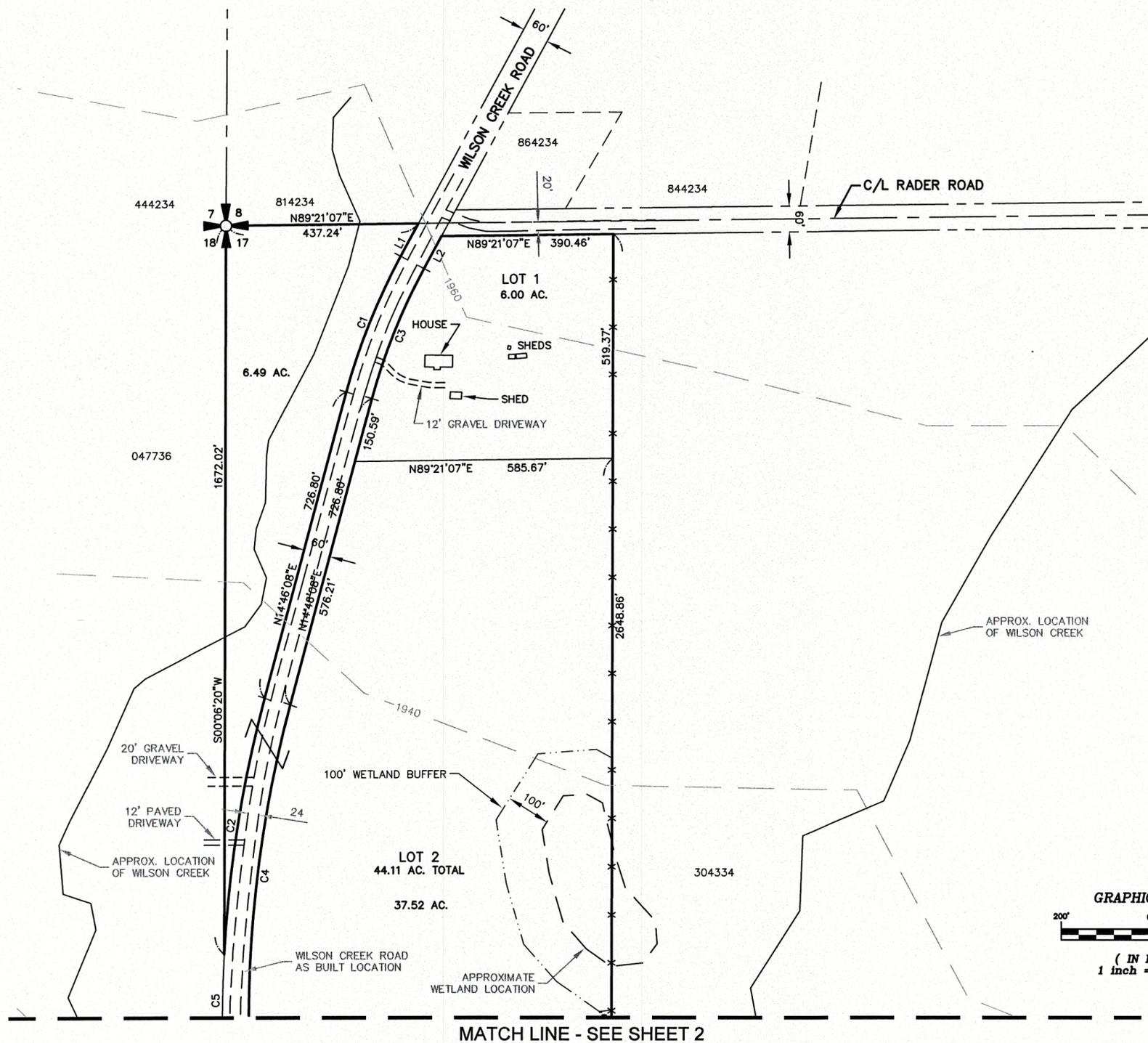
JN AGRICULTURAL SHORT PLAT SP-15-XXXXX

A PORTION OF THE WEST 1/2 OF SECTION 17,
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

RECEIVED
FEB 12 2016
KITITITAS COUNTY
CDS

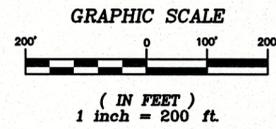
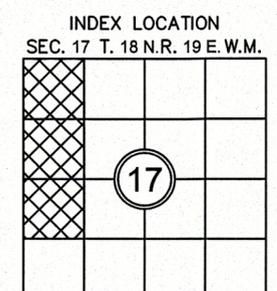


VICINITY MAP - N.T.S.



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- 100-YR FLOODPLAIN



APPROVALS

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

KITITITAS COUNTY ENGINEER _____

KITITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE JN AGRICULTURAL SHORT PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____, A.D., 20____

KITITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE JN AGRICULTURAL SHORT PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____, A.D., 20____

KITITITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE JN AGRICULTURAL SHORT PLAT IS NOW TO BE FILED.
PARCEL NOS. 18-19-17000-0012 (314334) & 18-19-17000-0017 (13536)
DATED THIS _____ DAY OF _____, A.D., 20____

KITITITAS COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

SURVEYOR'S NAME

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 JOAN NELSON
IN FEB. 2016

DATE
CERTIFICATE NO. 52843

Encompass
ENGINEERING & SURVEYING

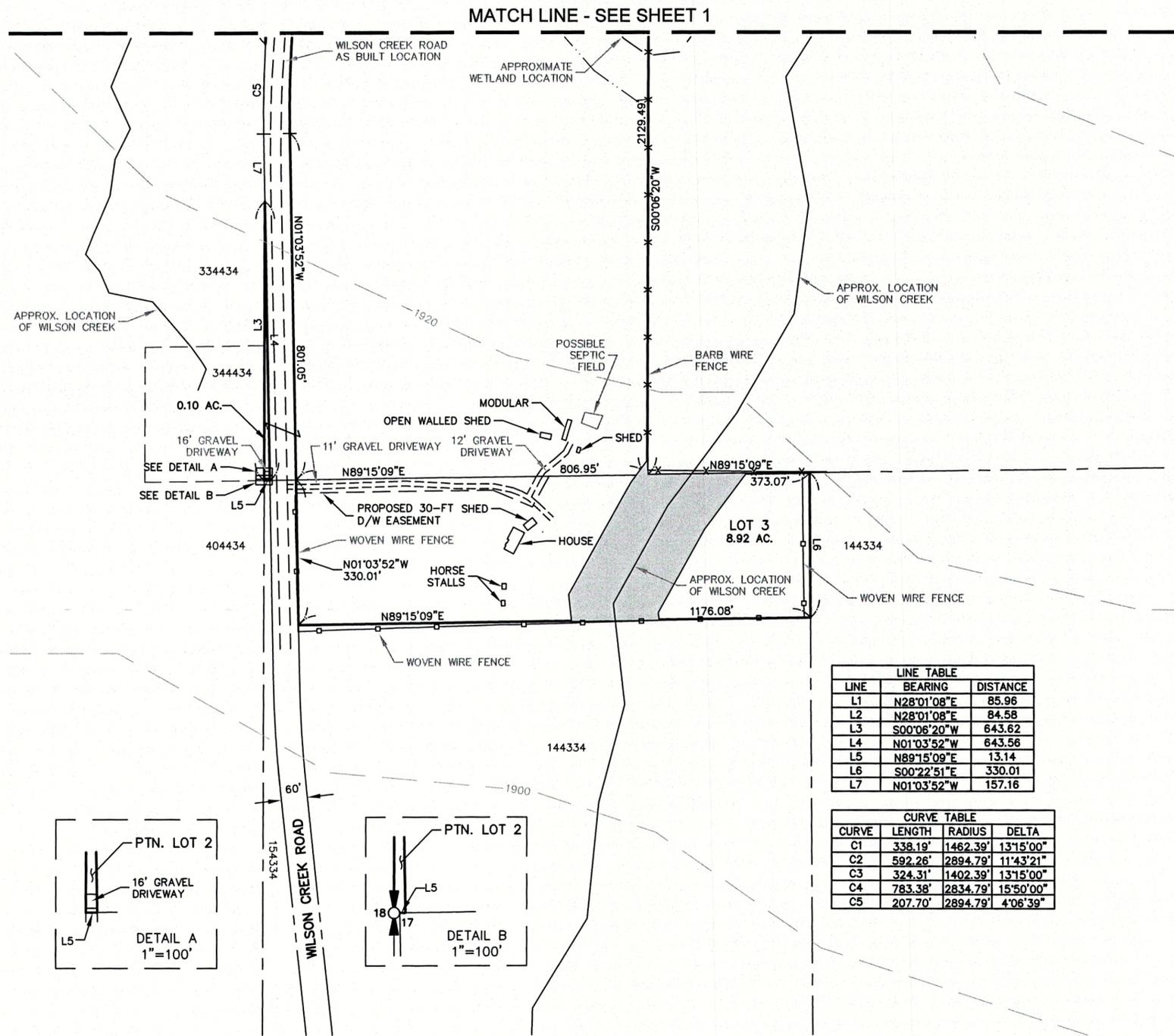
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3053

Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JN AGRICULTURAL SHORT PLAT
PREPARED FOR
JOAN NELSON
A PTN. OF THE WEST 1/2 OF SECTION 17,
TOWNSHIP 18 N., RANGE 19 E., W.M.

KITITITAS COUNTY	DATE	JOB NO.
DWN BY	02/2016	15177
CHKD BY	SCALE	SHEET
S.W./M.K.K.	1"=200'	1 OF 3

JN AGRICULTURAL SHORT PLAT SP-15-XXXXX
 A PORTION OF THE WEST 1/2 OF SECTION 17,
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



SURVEY NOTES:

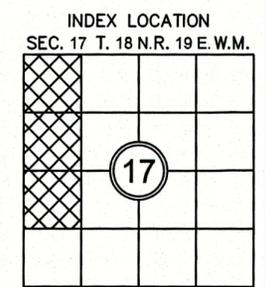
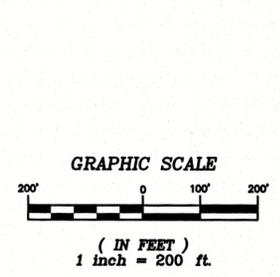
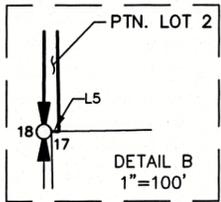
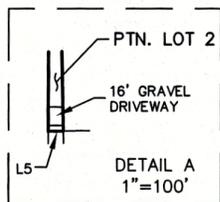
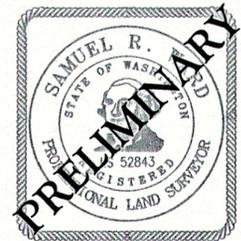
1. THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A AGRICULTURAL SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
 - BOOK 26 OF SURVEYS, PAGE 66, AFN:200105080013
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (11). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999861357, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°01'08"E	85.96
L2	N28°01'08"E	84.58
L3	S00°06'20"W	643.62
L4	N01°03'52"W	643.56
L5	N89°15'09"E	13.14
L6	S00°22'51"E	330.01
L7	N01°03'52"W	157.16

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	338.19'	1462.39'	13°15'00"
C2	592.26'	2894.79'	11°43'21"
C3	324.31'	1402.39'	13°15'00"
C4	783.38'	2834.79'	15°50'00"
C5	207.70'	2894.79'	4°06'39"

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- 100-YR FLOODPLAIN



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
SAMUEL R. WARD
 SURVEYOR'S NAME
JERALD V. PETTIT
 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 JOAN NELSON
 IN FEB. 2016.
SAMUEL R. WARD DATE
 CERTIFICATE NO. 52843

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
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JN AGRICULTURAL SHORT PLAT		
PREPARED FOR JOAN NELSON		
A PTN. OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 18 N., RANGE 19 E., W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY G. WEISER	DATE 02/2016	JOB NO. 15177
CHKD BY S.W./M.K.K.	SCALE 1"=200'	SHEET 2 OF 3

JN AGRICULTURAL SHORT PLAT SP-15-XXXXX

A PORTION OF THE WEST 1/2 OF SECTION 17,
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.
KITITAS COUNTY, WASHINGTON

OWNER:

JOAN E. NELSON
PO BOX 1262
ELLENSBURG WA 98926-1903

ASSESSOR'S PARCEL NOS.:
13536 (18-19-17000-0017)
314334 (18-19-17000-0012)

AREA: 59.03 SURVEYED ACRES
LOTS: 3
WATER SOURCE: INDIVIDUAL/SHARED WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC & DRAINFIELD

ZONE: AGRICULTURE 20 (AG 20)

NOTES:

1. 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.
2. 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
4. 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.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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 KITITAS COUNTY ROAD STANDARDS, 9/8/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. 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.
8. ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE.
9. 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 GROUND WATER 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.

ADJACENT PROPERTY OWNERS:

- 444234
047736
PATRICK M JENKINS ETUX
6221 WILSON CREEK ROAD
ELLENSBURG WA 98926
- 814234
NANCI L FOOTE
6771 WILSON CREEK ROAD
ELLENSBURG WA 98926-7326
- 844234
EDWARD T WILLIAMS ETUX
211 RADAR ROAD
ELLENSBURG WA 98926
- 864234
DENNIS D MORSE
6730 WILSON CREEK ROAD
ELLENSBURG WA 98926-7326
- 304334
144334
SH2 LLC
% HUNTER FARMS
1921 E SR 106
UNION WA 98592
- 154334
404434
DON E MAYS ETUX
5323 WILSON CREEK ROAD
ELLENSBURG WA 98926
- 334434
GLENN & HILARY D HUFFMAN
444 BUCKBOARD LANE
ELLENSBURG WA 98926
- 344434
JAMES B ROBERTS
5801 WILSON CREEK ROAD
ELLENSBURG WA 98926-7207

EXISTING LEGAL DESCRIPTIONS:

TRACT 1:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., LYING WESTERLY OF WILSON CREEK COUNTY ROAD.

TRACT 2:

THE WEST 880 FEET OF THE NORTHWEST QUARTER AND THE NORTH 330 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, EXCEPT THAT PORTION LYING WEST OF THE RIGHT OF WAY FOR WILSON CREEK COUNTY ROAD AND EXCEPT RIGHT OF WAY FOR RADER COUNTY ROAD ALONG THE NORTH LINE THEREOF; AND EXCEPT RIGHT OF WAY FOR WILSON CREEK ROAD ALONG THE WEST LINE THEREOF.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE HEIRS AND DEVISEES OF GEORGE NELSON, JR., ALSO SHOWN OF RECORD AS GEORGE J. NELSON DECEASED AND JOAN E. NELSON, AS HER SEPARATE ESTATE AS TO TRACT 1 AND JOAN E. NELSON, AS HER SEPARATE ESTATE AS TO TRACT 2, OWNER IN FEE SIMPLE OF 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., 20__

JOAN E. NELSON

ACKNOWLEDGMENT

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

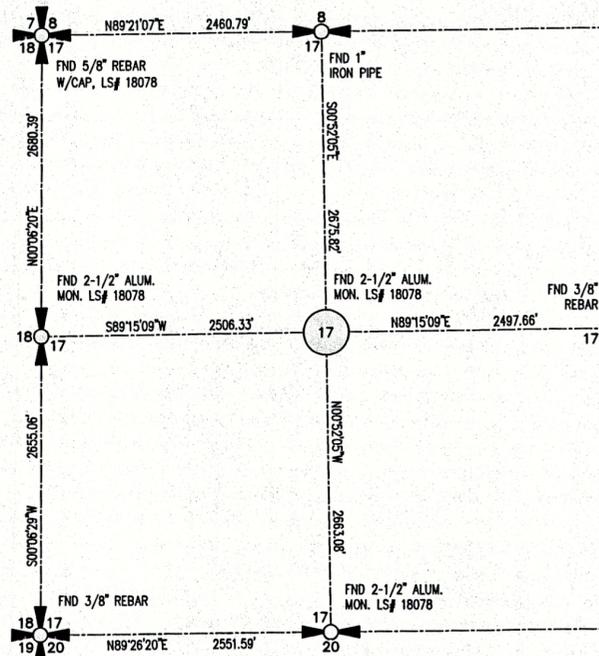
ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

SECTION SUBDIVISION
1" = 1000'



Know what's below.
Call before you dig.



<p>RECORDER'S CERTIFICATE</p> <p>FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M. IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF _____ SAMUEL R. WARD SURVEYOR'S NAME _____ JERALD V. PETTIT County Auditor</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>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 JOAN NELSON IN <u>FEB.</u> 20<u>18</u> _____ SAMUEL R. WARD DATE CERTIFICATE NO. <u>52843</u></p>	<p>Encompass ENGINEERING & SURVEYING</p> <p>Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 Eastern Washington Division 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419</p>	<p>JN AGRICULTURAL SHORT PLAT PREPARED FOR JOAN NELSON A PTN. OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 18 N., RANGE 19 E., W.M.</p> <table border="1"> <tr> <td>KITITAS COUNTY</td> <td>DATE</td> <td>JOB NO.</td> </tr> <tr> <td>DWN BY G. WEISER</td> <td>02/2016</td> <td>15177</td> </tr> <tr> <td>CHKD BY S.W./M.K.K.</td> <td>SCALE N/A</td> <td>SHEET 3 OF 3</td> </tr> </table>	KITITAS COUNTY	DATE	JOB NO.	DWN BY G. WEISER	02/2016	15177	CHKD BY S.W./M.K.K.	SCALE N/A	SHEET 3 OF 3
KITITAS COUNTY	DATE	JOB NO.										
DWN BY G. WEISER	02/2016	15177										
CHKD BY S.W./M.K.K.	SCALE N/A	SHEET 3 OF 3										