



1-236

ROWLEY SHORT PLAT PART OF SECTION 13, T. 18 N., R. 17 E., W.M. KITITAS COUNTY, WASHINGTON

RECEIVING NO. 200709042043

SP-06-114

ORIGINAL PARCEL DESCRIPTIONS

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY MARGIN OF EAST DEPOT ROAD, WHICH IS NORTH 89°26'45" EAST, 500 FEET FROM THE POINT OF INTERSECTION OF THE RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 3 (SR 90) WITH THE SOUTHERLY RIGHT OF WAY MARGIN OF SAID EAST DEPOT ROAD; THENCE CONTINUING NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY MARGIN TO A POINT ON SAID MARGIN WHICH IS SOUTH 89°26'45" WEST 29.61 FEET FROM THE POINT OF INTERSECTION OF SAID EAST DEPOT ROAD AND THE SOUTHWEST BOUNDARY LINE OF THE RIGHT OF WAY OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD (SAID INTERSECTION BEING SOUTH 25 FEET AND WEST 180 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13); THENCE SOUTH 01°20'15" EAST 32.65 FEET; THENCE SOUTH 60°07'55" EAST 135.55 FEET; THENCE SOUTH 03°37'15" EAST 350.05 FEET TO THE NORTHEAST BOUNDARY OF PRIMARY STATE HIGHWAY NO. 3 (SR 90) RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID RIGHT OF WAY TO A POINT WHICH BEARS SOUTH 0°47'30" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0°47'30" EAST 356.89 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 3 (SR 90) WITH THE SOUTHERLY RIGHT OF WAY MARGIN OF EAST DEPOT ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 26°26'15" WEST, A DISTANCE OF 69.80 FEET; THENCE SOUTH 63°33'45" EAST, A DISTANCE OF 150 FEET; THENCE SOUTH 26°26'15" WEST A DISTANCE 25 FEET; THENCE SOUTH 63°33'45" EAST, A DISTANCE OF 450 FEET; THENCE NORTH 0°47'30" EAST A DISTANCE OF 356.89 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF EAST DEPOT ROAD; THENCE SOUTH 89°26'45" WEST, A DISTANCE OF 500 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT FROM ALL OF THE ABOVE ANY PORTION THEREOF, LYING NORTHEASTERLY OF A LINE 60.00 FEET, PERPENDICULAR MEASURE, FROM THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD.

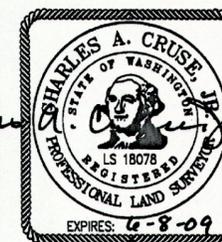
NOTES:

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 KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE SR 90 R/W PLAN WEST SIDE CANAL TO BULL ROAD, SHEET 4 OF 39, BEARING APPROVAL DATE OF JULY 7, 1964.
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 KITITAS COUNTY ROAD STANDARDS.
8. ACCORDING TO KCRS MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
9. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING 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. (RCW 7.48.305)
10. KITITAS 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.
11. 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.

AUDITOR'S CERTIFICATE

Filed for record this 4th day of September, 2007, at 12:23 P.M., in Book I of Short Plats at page(s) 236 at the request of Cruse & Associates.

JERALD V. PETTIT by: S. Higginbotham
KITITAS COUNTY AUDITOR Deputy



Charles

5-7-07

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



I-237

ROWLEY SHORT PLAT
PART OF SECTION 13, T. 18 N., R. 17 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. 200709040043

SP-06-114

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THORP FRUIT & ANTIQUE MALL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 4th DAY OF September, A.D., 2007.

THORP FRUIT & ANTIQUE MALL, L.L.C.

William Rowley - owner

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF September, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED William Rowley, TO ME KNOWN TO BE THE owner OF THORP FRUIT & ANTIQUE MALL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Miriam A. Martin

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg

MY COMMISSION EXPIRES: 02-01-09



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CASHMERE VALLEY BANK, A WASHINGTON COMPANY, THE UNDERSIGNED BENEFICIARY OF DEEDS 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 4th DAY OF SEPTEMBER, A.D., 2007.

CASHMERE VALLEY BANK

Jerry F. Decker

NAME V.P. & Mgr.
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF September, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jerry F. Decker AND Mar, TO ME KNOWN TO BE THE V.P. AND Mgr., RESPECTIVELY, OF CASHMERE VALLEY BANK, A WASHINGTON COMPANY, 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.

Miriam A. Martin

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg

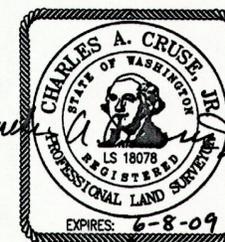
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