

GRASSLANDS DIVISION NO. 1

Receiving No. 325120

TOWNSHIP 18 NORTH
SECTION 1, T 17 N, R 18 E, W.M.
SECTION 6, T 17 N, R 19 E, W.M.

UNPLATTED

UNPLATTED

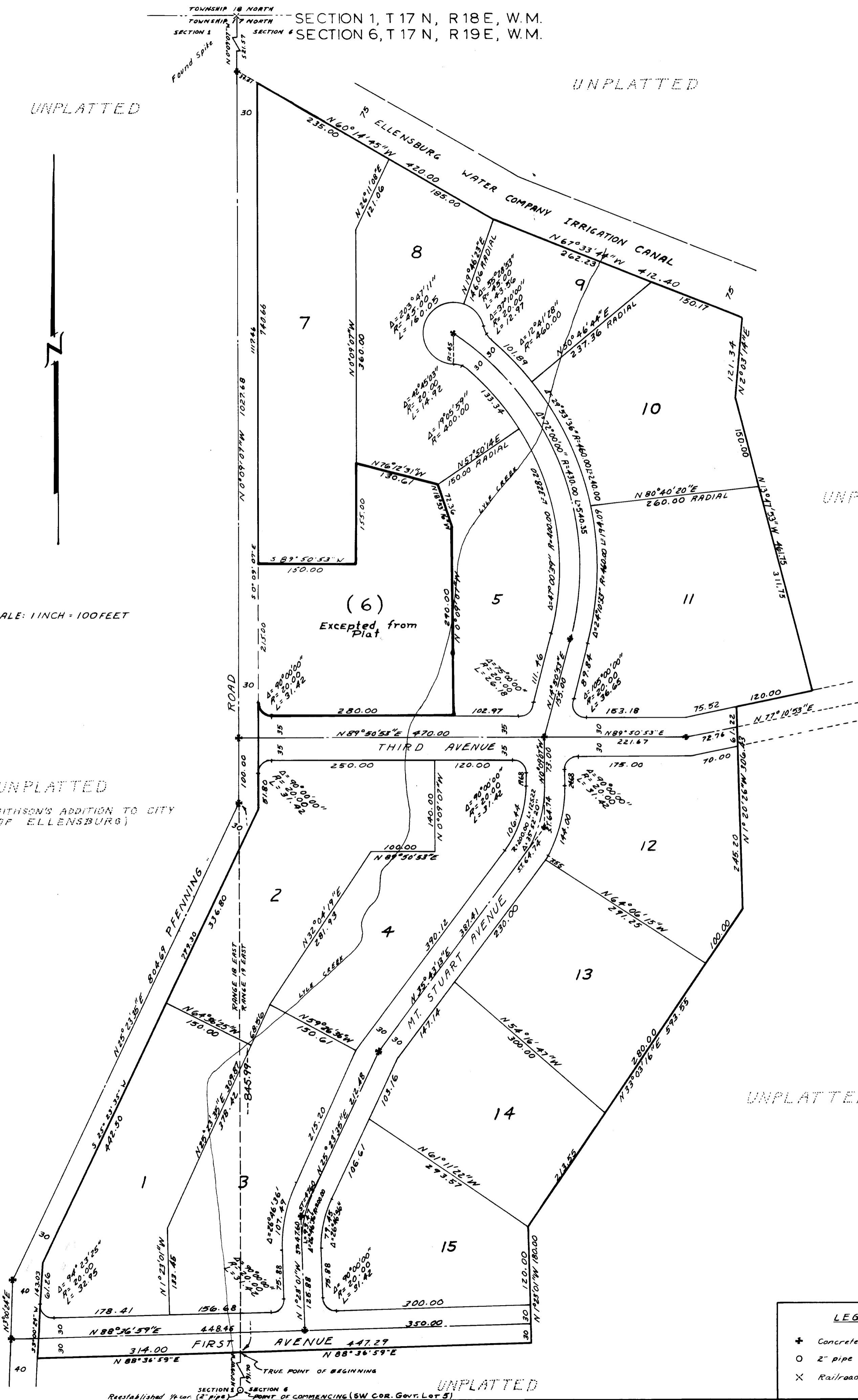
UNPLATTED

SCALE: 1 INCH = 100 FEET

UNPLATTED

(VACATED SMITHSON'S ADDITION TO CITY OF ELLENSBURG)

UNPLATTED



LEGEND	
+	Concrete monument 12" deep
o	2" pipe 12" deep
x	Railroad Spike in asphalt

GRASSLANDS DIVISION NO. 1

SECTION 1, T. 17 N., R. 18 E., W.M. and SECTION 6, T. 17 N., R. 19 E., W.M.

DESCRIPTION

That portion of Government Lot 4 and Government Lot 5 in Section 6, Township 17 North, Range 19 East, Willamette Meridian, and of the southeast quarter of the northeast quarter of Section 1, Township 17 North, Range 18 East, Willamette Meridian, described as follows:

Commencing at the southwest corner of said Government Lot 5 and running thence N 0° 09' 07" W along the west line thereof 191.70 feet to the True Point of Beginning; thence N 88° 36' 59" E along a line parallel with the easterly extension of Capitol Avenue as shown on the plat of Sunnyside Addition to Ellensburg recorded in Book 1 of Plats, page 25, records of Kittitas County, Washington, a distance of 447.29 feet; thence N 1° 23' 01" W 180.00 feet; thence N 33° 03' 16" E 593.55 feet; thence N 1° 20' 26" W 306.43 feet; thence N 77° 10' 53" E 120.00 feet; thence N 13° 47' 53" W 461.75 feet; thence N 2° 03' 14" E 121.34 feet to the southwesterly line of the 75 foot wide right-of-way of the Ellensburg Water Company Irrigation Canal; thence N 67° 33' 44" W along said southwesterly line 412.40 feet to an angle point therein; thence N 60° 14' 45" W along said southwesterly line 420.00 feet to the east margin of a County Road, said margin lying 30 feet east of and parallel with the west line of said Section 6; thence S 0° 09' 07" E along said east margin 1117.46 feet to an angle point therein; thence S 25° 23' 35" W along the southeasterly margin of said County Road and 30 feet southeasterly from the centerline thereof a distance of 779.30 feet to an angle point in said margin; thence S 3° 00' 24" W along the easterly margin of said County Road and 40 feet easterly of the centerline thereof a distance of 143.03 feet to a point from which the True Point of Beginning bears N 88° 36' 59" E; thence N 88° 36' 59" E 314.00 feet to the True Point of Beginning,

EXCEPT that portion thereof described as follows: Commencing at a point on the west line of said section 6 lying N 0° 09' 07" W 1407.69 feet from the southwest corner of said Gov't Lot 5 and running thence N 89° 50' 53" E 30 ft. to the east line of County Road and the True Point of Beginning; thence N 89° 50' 53" E 150.00 ft.; thence N 0° 09' 07" W 153.00 ft.; thence S 76° 12' 31" E 130.61 feet; thence S 18° 53' 16" E 72.36 ft.; thence S 0° 09' 07" E 290.00 feet; thence S 89° 50' 53" W 280.00 ft.; thence along a curve to the right of 20 ft radius 31.42 ft. to a point of tangency on the east line of said County Road; thence N 0° 09' 07" W along said east line 215.00 feet to the True Point of Beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Ventures, Inc., a Washington Corporation, the undersigned owner in fee simple of the above described real property, does hereby declare this plat and description, and dedicates to the use of the public forever as highways, all roads, streets, and alleys thereon.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 16th day of October, A.D. 1965.

VENTURES, INCORPORATED
A Washington Corporation

Keith Williams, President
Mrs. Keith Williams, Secretary

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITTITAS }

On this 16th day of October, A.D. 1965, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Keith Williams and Mrs. Keith Williams, to me known to be the president and secretary, respectively, of Ventures, Incorporated, a Washington Corporation, the corporation that executed the foregoing instrument, and 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 they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

Robert J. Fraser
Notary Public in and for the State of Washington residing at _____

FILING RECORD

Filed for record at the request of the Kittitas County Board of Commissioners this 26th day of October, A.D. 1965, at 10 minutes past 3 o'clock P.M., and recorded in Volume 4 of Plats, on Page 13 of Records of Kittitas County, Washington.

By *G. Steen*, Deputy County Auditor
MARION DARTER, Kittitas County Auditor
Receiving No. 325120

RESTRICTIONS

Know all men by these presents that this plat of GRASSLANDS DIVISION NO. 1, Kittitas County, Washington, is subject to additional restrictions entitled PROTECTIVE COVENANTS FOR GRASSLANDS DIVISION 1 which are filed with the Kittitas County Auditor and which are hereby made a part of this plat.
VENTURES INCORPORATED, *Keith Williams*, PRESIDENT; *James O. Hill*, VICE-PRESIDENT
This is to certify that the above mentioned restrictions have been filed this 26th day of October, 1965, at 10 minutes past 3 o'clock, P.M., in Volume 120 of Deeds, Page 524, records of Kittitas County, Washington.

Marion Darter
Kittitas County Auditor

APPROVALS

EXAMINED AND APPROVED this 26th day of October, A.D. 1965

Edward P. Anderson
Kittitas County Road Engineer

I hereby certify that all State and County taxes on the property described hereon have been paid. Dated this 18th day of October, 1965.

Lucille Veerkhuis
Kittitas County Treasurer

EXAMINED AND APPROVED this 26th day of October, A.D. 1965

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

By *Joe McManamy*, Chairman

ATTEST:

Marion Darter
Clerk of the Board

EXAMINED AND APPROVED this 15th day of March, A.D. 1965, pursuant to Ordinance No. _____ of the City of Ellensburg, Washington, passed _____, 19____, and approved by the Mayor thereof March 15, 1965.

Council of Ellensburg, Washington

By *O. L. Stelson*, Mayor

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the plat of GRASSLANDS DIVISION NO. 1 is based on actual survey and subdivision of Section 6, Township 17 North, Range 19 East, W.M., and of Section 1, Township 17 North, Range 18 East, W.M.; that the distances and courses and angles are shown thereon correctly; that the monuments have been set and Lot and Block corners stated on the ground.



Arthur L. Hitchings
Arthur L. Hitchings
Licensed Land Surveyor
Certificate No. 6434

GRASSLANDS DIVISION NO. 1

SECTION 1, T. 17 N., R. 18 E., W.M. and SECTION 6, T. 17 N., R. 19 E., W.M.

KNOW ALL MEN BY THESE PRESENTS : That we B. J. Botta and Rose Botta, owners in fee simple of above described real property, do hereby declare this plat and description and dedicate to the use of the public forever as highways, all roads, streets and alleys thereon

WITNESS our hands and seals this 20 day of October, A.D., 1965.

B. J. Botta
B. J. Botta

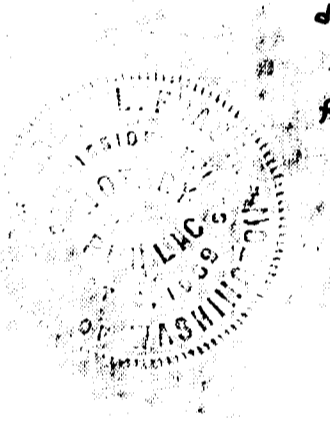
Rose Botta
Rose Botta

STATE OF WASHINGTON)
COUNTY OF KITTITAS) ss.

THIS IS TO CERTIFY that on this 20th day of October, A.D., 1965, before me, the undersigned, a Notary Public, personally appeared B. J. Botta and Rose Botta, to me known to be the persons who executed the foregoing dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first mentioned.

Robert J. Fraser
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING AT: Ellensburg



"The cost of construction, maintaining, and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

"In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the County Road System, it is understood that the roads shall first be built to minimum county standards by said non-profit corporation."

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