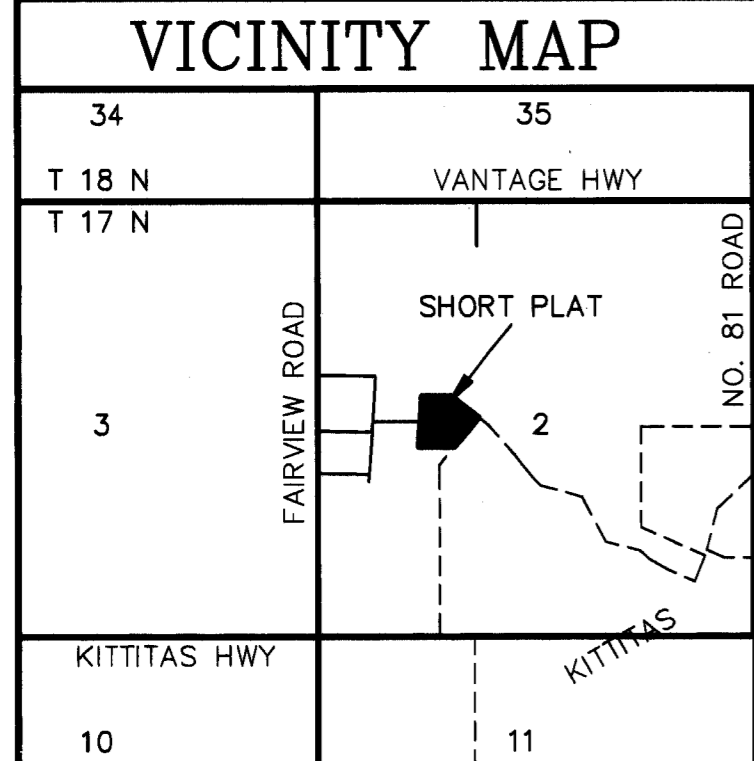


( IN FEET )  
1 inch = 100 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE
- - - EASEMENT

10/08/2008 02:09:47 PM V: J P: 245 200810080028  
 \$108.00  
 Short Plat CRUSE & ASSOCIATES SURVEYING Page 1 of 2  
 Kittitas County Auditor



KITTITAS HEIGHTS SHORT PLAT  
 LOCATED IN SECTION 2, T. 17 N., R. 19 E., W.M.  
 KITTITAS COUNTY, WASHINGTON

**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 28 DAY OF August, A.D., 2008  
*[Signature]*  
 KITTITAS COUNTY ENGINEER

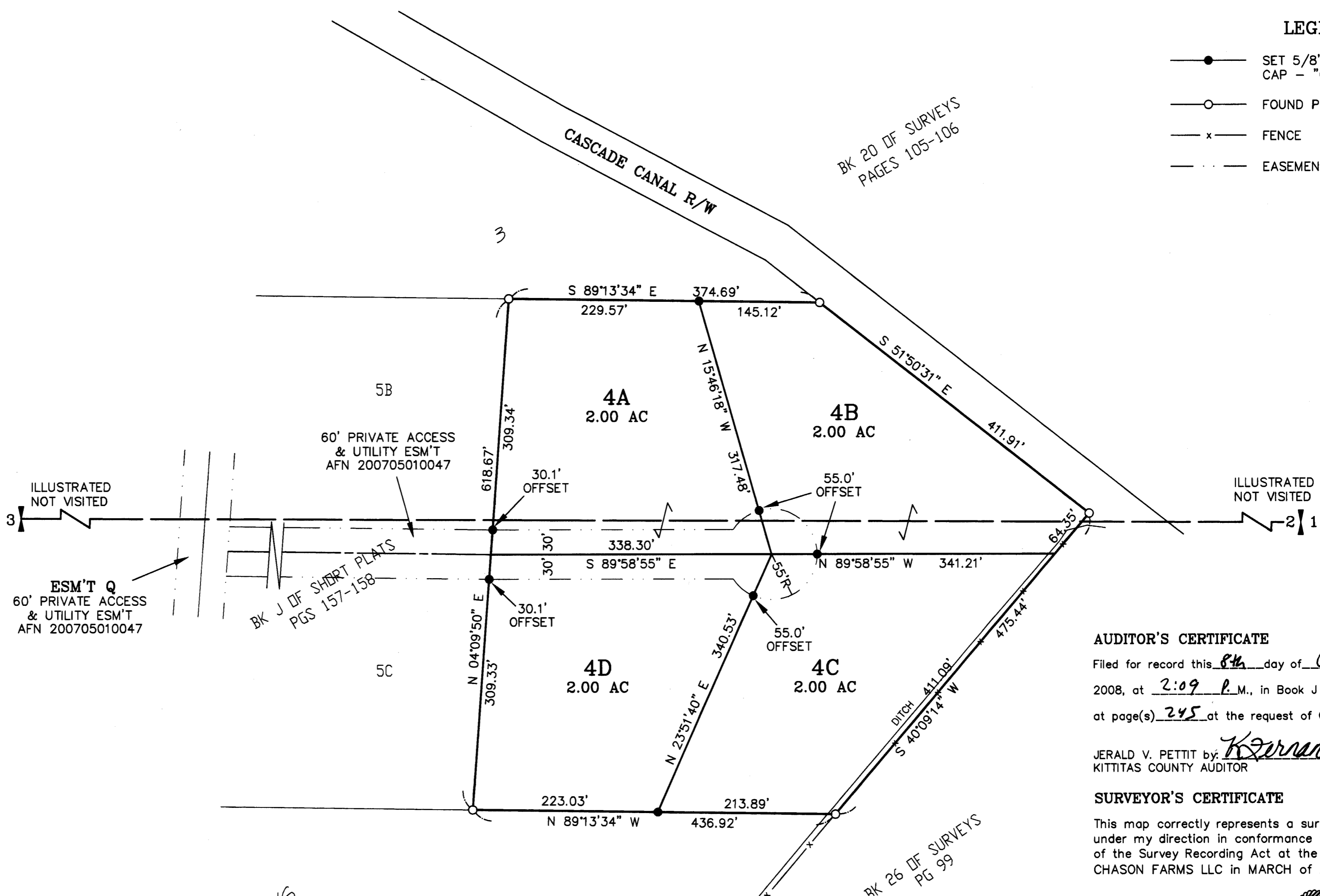
KITTITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.  
 DATED THIS 30 DAY OF September, A.D., 2008  
*Catherine Bumbick*  
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE KITTITAS HEIGHTS SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS 6 DAY OF OCTOBER, A.D., 2008  
*[Signature]*  
 KITTITAS COUNTY PLANNING DIRECTOR **INTERIM**

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. 1719-02000-0030  
 DATED THIS 2 DAY OF Sept, A.D., 2008  
*[Signature]*  
 KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: CHASON FARMS LLC  
 ADDRESS: 110 WEST 6TH AVE. PMB #295 ELLENSBURG, WA 98926  
 PHONE: (509) 925-6916  
 EXISTING ZONE: SUBURBAN  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 STORM WATER: NO IMPROVEMENTS PER THIS APP.  
 WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS  
 NO. OF SHORT PLATTED LOTS: FOUR (4)  
 SCALE: 1" = 100'

SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_



AUDITOR'S CERTIFICATE

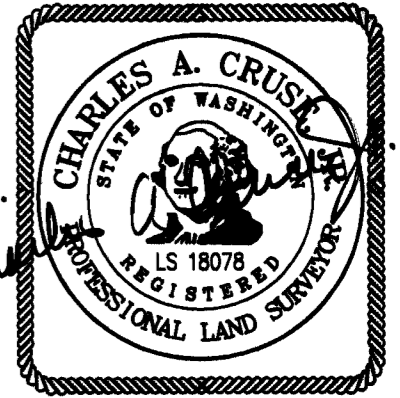
Filed for record this 8th day of October, 2008, at 2:09 P.M., in Book J of Short Plats at page(s) 245 at the request of Cruse & Associates.

JERALD V. PETTIT by: *[Signature]*  
 KITTITAS 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 CHASON FARMS LLC in MARCH of 2007.

*Charles A. Cruse, Jr.*  
 CHARLES A. CRUSE, JR.  
 Professional Land Surveyor  
 License No. 18078  
8-5-08  
 DATE

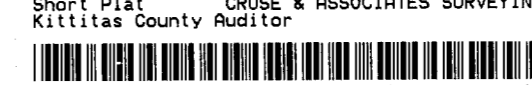


**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98926 (509) 962-8242

X	X	
X	X	

# KITTITAS HEIGHTS SHORT PLAT LOCATED IN SECTION 2, T. 17 N., R. 19 E., W.M. KITTITAS COUNTY, WASHINGTON

10/08/2008 02:09:47 PM V: J P: 246 200810080028  
\$108.00  
Short Plat  
Kittitas County Auditor



RECEIVING NO. 200810080028

SP-07-69

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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 31 OF SURVEYS, PAGES 208-209, AND THE SURVEYS REFERRED THEREON.
4. 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.
5. BY KITTITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR ADDITIONAL LOTS TO BE SERVED BY THIS ACCESS MAY RESULT IN FURTHER ACCESS AND ROAD REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
9. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.
10. KITTITAS 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. 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.
12. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER 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.
13. IF IN THE FUTURE IT IS DETERMINED BY KITTITAS COUNTY (OR THE CITY OF KITTITAS IN THE EVENT THE PROPERTY IS ANNEXED) THAT THE ROADS IN THIS PLAT SHOULD BE DEDICATED TO THE PUBLIC, THE LOT OWNERS WILL DEDICATE SAID ROADS AND NOT OBJECT OR OPPOSE PARTICIPATION IN AN L.I.D. ASSESSMENT FOR ANY ROAD IMPROVEMENTS NECESSARY FOR SUCH DEDICATION.
14. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
15. ALL FOUR LOTS OF THE KITTITAS HEIGHTS SHORT PLAT SP-07-69 SHALL SHARE A SINGLE GROUND WATER WITHDRAWAL OF NO MORE THAN 5,000 GALLONS PER DAY. NO MORE THAN 1/2 ACRE OF LAWN AND GARDEN SHALL BE IRRIGATED FROM GROUND WATER WITHDRAWAL.
16. CONSTRUCTION OF ANY PRIVATE ROAD TO PUBLIC ROAD STANDARDS DOES NOT GUARANTEE ACCEPTANCE ON COUNTY ROAD SYSTEM.

ORIGINAL PARCEL DESCRIPTION

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 5, 2005 IN BOOK 31 OF SURVEYS, PAGES 208 AND 209, UNDER AUDITOR'S FILE NO. 200510050010, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CHASON FARMS, LLC, 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, WE HAVE SET OUR HANDS THIS 8<sup>th</sup> DAY OF October, A.D., 2008.

CHASON FARMS, LLC

NAME \_\_\_\_\_  
TITLE AGENT

NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

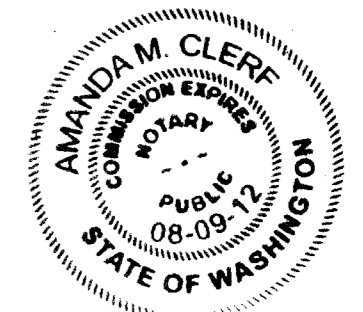
ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF KITTITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS 8<sup>th</sup> DAY OF October, A.D., 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED James Denison AND \_\_\_\_\_, TO ME KNOWN TO BE THE Agent AND \_\_\_\_\_, RESPECTIVELY, OF CHASON FARMS, LLC, 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 THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

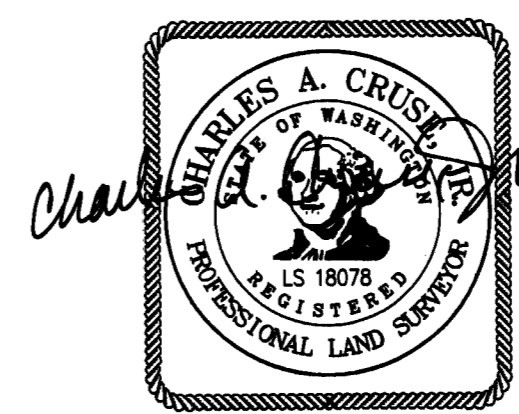
Amanda M. Clert  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 08-09-12



AUDITOR'S CERTIFICATE

Filed for record this 8<sup>th</sup> day of October, 2008, at 2:09 P.M., in Book J of Short Plats at page(s) 246 at the request of Cruse & Associates.

JERALD V. PETTIT by: K. Edwards  
KITTITAS COUNTY AUDITOR



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PROFESSIONAL LAND SURVEYORS  
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Ellensburg, WA 98926 (509) 962-8242  
KITTITAS HEIGHTS SHORT PLAT

8-5-08