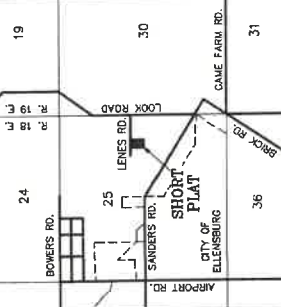


VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE JOHNSON-DUVALL SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS PAID BY THE PLATEEES ARE CORRECT AND FOR THIS YEAR WHICH THE PLAT IS NOW TO BE FILED.  
 PARCEL NO. 831238  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: GERTRUDE JOHNSON  
 ADDRESS: 260 LENSES ROAD  
 ELLENSBURG, WA 98928  
 PHONE: (509) 899-7722  
 EXISTING ZONE: AIRPORT OVERLAY-URBAN RESIDENTIAL  
 SOURCE OF WATER: SHARED WELL  
 SEWER SYSTEM: ON SITE SEWER SYSTEM  
 STORAGE AND TYPE OF ACCESS: COUNTY ROAD R/W  
 NO. OF SHORT PLATTED LOTS: TWO (2)  
 SCALE: 1" = 50'

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

JOHNSON-DUVALL SHORT PLAT  
 PART OF SECTION 25, T. 18 N., R. 18 E., W.M.  
 KITTITAS COUNTY, WASHINGTON

SP-22-00005  
 SPF-23-0000?



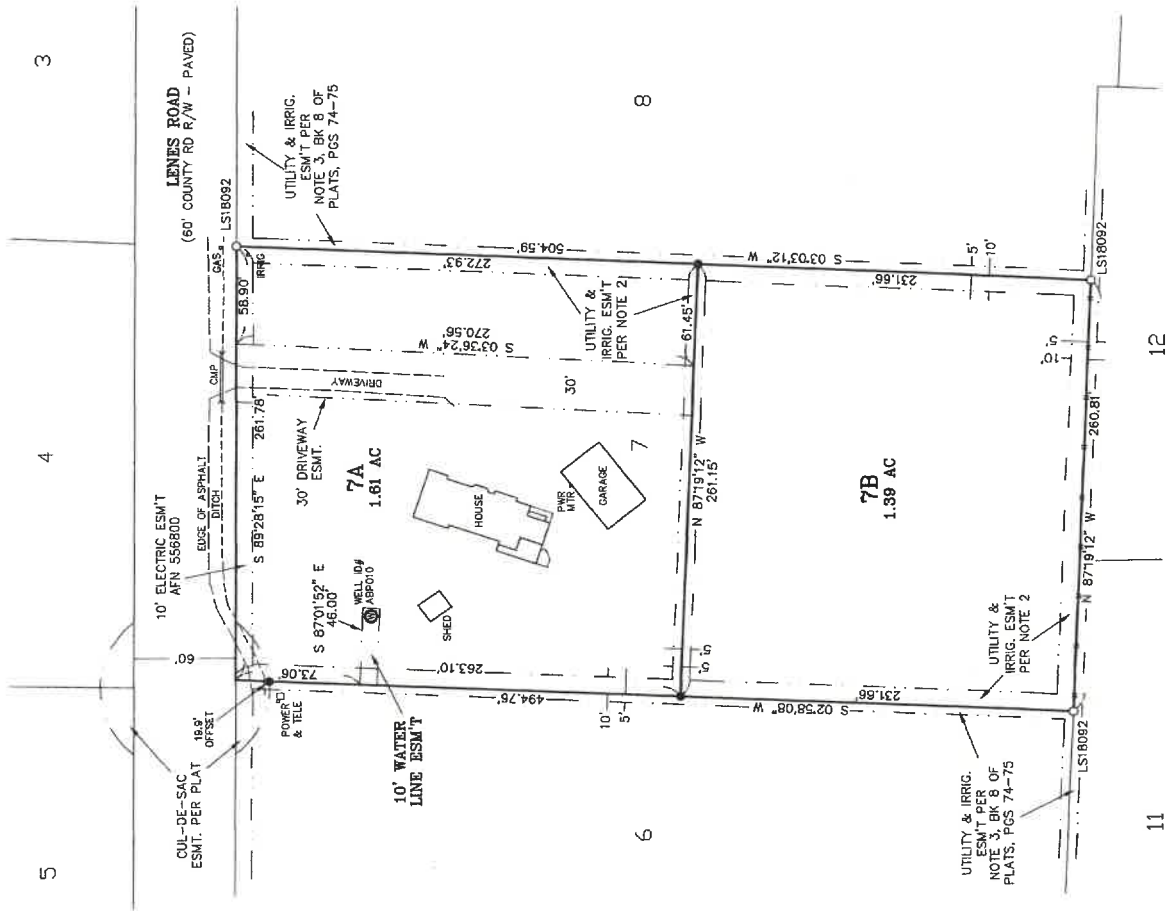
1" = 60' (IN FEET)  
 1 inch = 60 ft.

LEGEND

- SET 5/8" REBAR W/ CAP
- CRUISE 36615
- FOUND PIN & CAP
- FENCE
- ⊗ WELL

ORIGINAL PARCEL DESCRIPTION

LOT 7, BOUNTIFUL ACRES, RECORDED IN BOOK B OF PLATS, PAGES 74 AND 75, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.



AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_, in Book M of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates. RECEIVING NO. \_\_\_\_\_

BRYAN ELLIOTT, BY  
 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 of the request of DAVID DUVALL in NOVEMBER of 2022.



PRELIMINARY  
 CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 License No. 36815

DATE

CRUSE & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St.  
 Ellensburg, WA 98926 (509) 862-8242  
 P.O. Box 959  
 Ellensburg, WA 98926 (509) 862-8242



**JOHNSON-DUVALL, SHORT PLAT  
PART OF SECTION 25, T. 18 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON**

SP-22-00005  
SPF-23-0000?

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT THE HEIRS AND DEVISEES OF ANDREW JOHNSON, DECEASED, AND GERTRUDE JOHNSON, AN UNMARRIED WOMAN OWNERS, IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

HEIRS AND DEVISEES OF ANDREW JOHNSON \_\_\_\_\_

GERTRUDE JOHNSON \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON } S.S.  
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND GERTRUDE JOHNSON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED 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 WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLES WITH THE REQUIREMENTS SPECIFIED IN WAC 532-130-080 AND 090.  
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT 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, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE THE BOUNTIFUL ACRES PLAT RECORDED IN BOOK 8 OF PLATS, PAGES 74-76 AND THE SURVEYS REFERENCED THEREON.  
4. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ANY FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION, CONSTRUCTION, REGULATIONS, PERMITS, AND FEDERAL, LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES AND REGULATIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES AND APPROVALS FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE AND REQUIRED PERMITS, LICENSES AND APPROVALS PRIOR TO ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

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. A HYDRANT SYSTEM, OR OTHER SYSTEM AS APPROVED BY THE FIRE MARSHAL, MAY BE REQUIRED TO SUPPORT REQUIRED FIRE FLOW BEFORE BUILDING PERMITS ARE ISSUED. PLEASE CONTACT THE KITITAS COUNTY FIRE MARSHAL PRIOR TO BUILDING PERMIT SUBMITTAL.

9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.

10. THE SUBJECT PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THAT REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATIONS, OR ODOORS). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON.

11. THE PROPERTY IS LOCATED WITHIN THE AIRPORT OVERLAY ZONING DISTRICT IN WHICH A VARIETY OF AIRPORT AVIATION ACTIVITIES OCCUR. SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF YOUR PROPERTY.

12. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.

13. 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.

14. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 7A HAS 2 IRRIGABLE ACRES; LOT 7B HAS 2 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.

15. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.

16. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. 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.

17. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

18. 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 TURNOUT.



**TEMPORARY  
AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_

2023, at \_\_\_\_\_ M., in Book M of Short Plats

at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

RECEIVING NO. \_\_\_\_\_

BRYAN ELLIOTT BY:  
KITITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
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**JOHNSON-DUVALL SHORT PLAT**