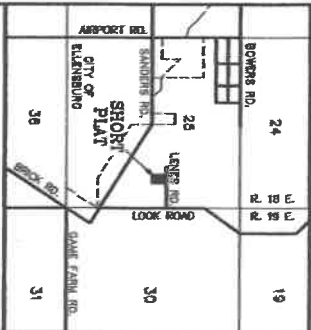
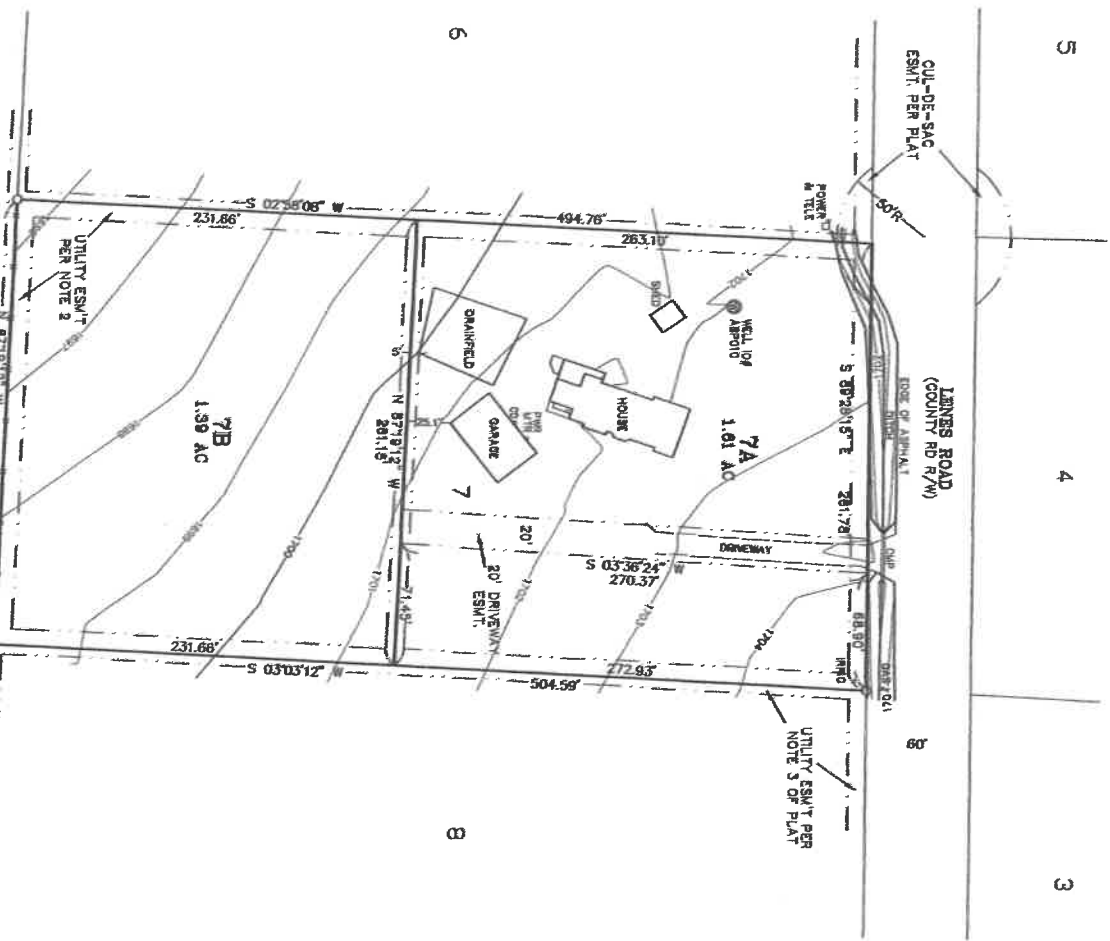


VICINITY MAP



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



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 2022.

KITITAS COUNTY ENGINEER _____

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAY HAS BEEN EXAMINED AND COMPARES WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.
DATED THIS _____ DAY OF _____ A.D. 2022.

KITITAS COUNTY HEALTH OFFICER _____

CORPORATE OR COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE JOHNSON-DUVALL SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2022.

KITITAS COUNTY PLANNING DIRECTOR _____

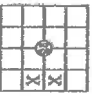
CORPORATE OR KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 831238
DATED THIS _____ DAY OF _____ A.D. 2022.

KITITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: GERRITUS JOHNSON
ADDRESS: 280 LAINES ROAD
ELLENBURG, WA 98828
PHONE: (509) 889-7728

EXISTING ZONE: AIRPORT OVERLAY-URBAN RESIDENTIAL
SOURCE OF WATER: SHARED WELL
SEWER SYSTEM: ON SITE SEWAGE SYSTEM
STORM WATER: NO IMPROVEMENTS PER THIS APP
NO. OF SHORT PLATTED LOTS: COUNTY ROAD R/W TWO (2)
SCALE: 1" = 20'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____



SP-22-

(IN FEET)
1 inch = 50 ft.

LEGEND

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

ORIGINAL PARCEL DESCRIPTION
LOT 7, BOUNTIFUL ACRES, RECORDED IN BOOK 8 OF PLATS, PAGES 74 AND 76, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____ 2022, at _____, in Book 1 of Short Plats of page(s) _____ at the request of Cruse & Associates, RECEIVING NO. _____

GERALD V. PERRY BY
KITITAS COUNTY AUDITOR
SURVIVOR'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 ONLY

CHRISTOPHER G. CRUSE
Professional Land Surveyor
License No. 36615

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
417 E. Fourth St.
Ellensburg, WA 98826
P.O. Box 956
(509) 888-8248

JOHNSON-DUVALL SHORT PLAT

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

SP-22-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT ANDREW JOHNSON AND GERTRUDE JOHNSON, HUSBAND AND WIFE, 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.

ANDREW JOHNSON

GERTRUDE JOHNSON

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANDREW JOHNSON 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 COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-020 AND 020.
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 ROW 17, 10, 140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESIDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE THE BOUNTIFUL AGRES PLAT RECORDED IN BOOK 9 OF PLATS, PAGES 74-76 AND THE SURVEY REFERENCED THEREIN.
5. PER KITITAS COUNTY CODE 16.16.050, 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 LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. 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.
10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
11. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE, ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT. FOR CERTAIN PERIODS OF LIMITED DURATION, COMMERCIAL NATURAL RESOURCE ACTIVITIES PERMITTED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC MISDOINGS. (RCW 7.49.302)
12. METREING 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 13.38.027 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 QUANTIFICATION BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
14. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.
15. ACCORDING TO KITITAS REGULATION DISTRICT (KRD) RECORDS, LOT 7A HAS - IRRIGABLE AGRES, LOT 7B HAS - IRRIGABLE AGRES, KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE AGRES.
16. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDELESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
17. 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.
18. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
19. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.



AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____

PRIMAVERA
PROFESSIONAL LAND SURVEYORS
10221 N. BOUNTIFUL ST.
BLISSBURG, VA 22026
(540) 988-8248

ANDREW V. PRITTY JR.
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
817 E. BOUNTIFUL ST.
BLISSBURG, VA 22026
(540) 988-8248