

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 20__

KITTITAS COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13
 DATED THIS _____ DAY OF _____ A.D. 20__

KITTITAS COUNTY HEALTH OFFICER
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED _____ DAY OF _____ A.D. 20__

KITTITAS COUNTY PLANNING DIRECTOR
 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. 506055
 DATED THIS _____ DAY OF _____ A.D. 20__

KITTITAS COUNTY TREASURER
 NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: MARK AND AMY MILLS
 ADDRESS: 4440 W. DRY CREEK ROAD ELLensburg, WA 99028
 PHONE: 509-889-1700

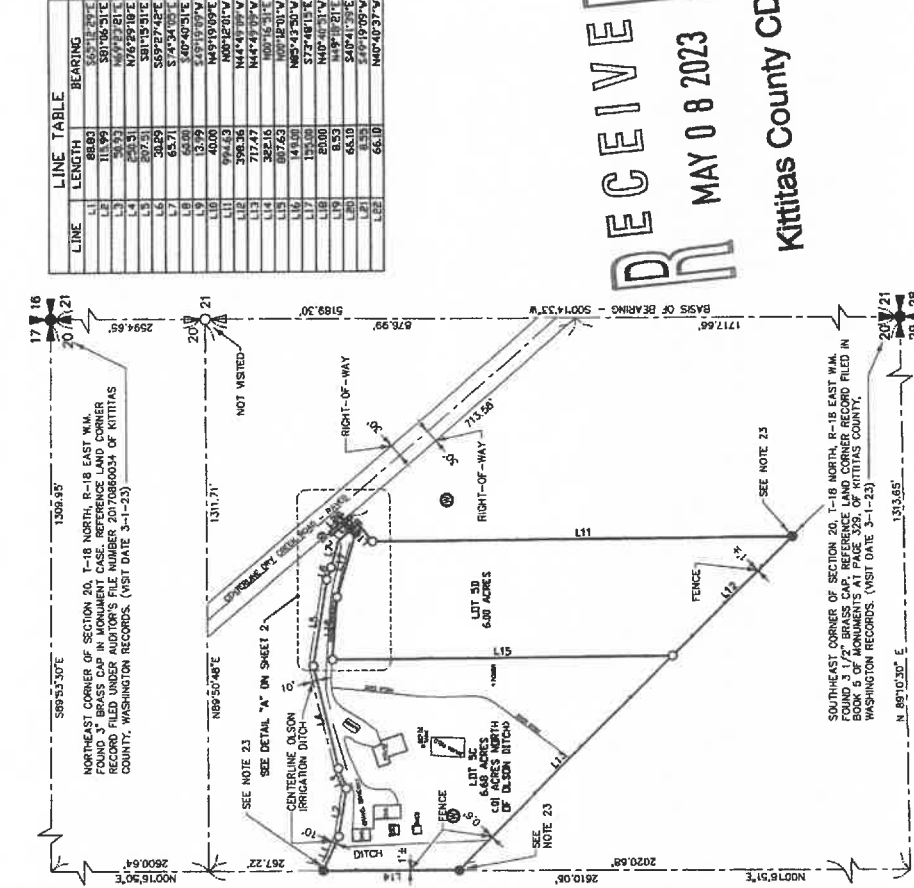
EXISTING ZONE: AG-5
 SOURCE OF WATER: INDIVIDUAL WELL
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 COMMENTS: THIS PLAT CONFORMS TO THE R/P/N NO. OF SHORT PLATED LOTS (TH02)
 SCALE: 1" = 200'

AUDITOR'S CERTIFICATE

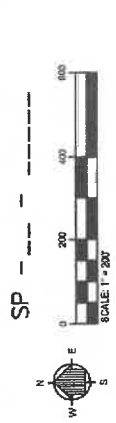
FILED FOR RECORD THIS _____ DAY OF _____ 20__
 AT _____ IN BOOK _____ OF SHORT PLATS AT PAGE(S) _____
 _____ AT THE REQUEST OF MARK AND AMY MILLS IN WA 12023.
 RECEIVING NO. _____
 BRYAN ELIOT BY _____
 KITTITAS COUNTY AUDITOR

MILLS-2 SHORT PLAT

LOCATED IN THE
 NE 1/4, SE 1/4 SEC. 20, T-18 N., R-18 E., W.M.
 KITTITAS COUNTY, WASHINGTON



LINE	LENGTH	BEARING
L1	88.83	S57°14'27"E
L2	111.99	S81°06'51"E
L3	90.73	W47°25'11"E
L4	67.31	S41°36'51"E
L5	67.31	S81°06'51"E
L6	38.49	S59°27'42"E
L7	65.71	S74°34'02"E
L8	65.00	S49°40'51"E
L9	13.99	S43°01'07"E
L10	42.03	S43°01'07"E
L11	67.31	S41°36'51"E
L12	398.36	N44°47'57"W
L13	717.47	N44°47'57"W
L14	382.16	N09°15'31"E
L15	87.63	N09°15'31"E
L16	141.00	N62°47'50"W
L17	87.63	N09°15'31"E
L18	11.59	N44°47'57"W
L19	65.33	N44°47'57"W
L20	65.10	S49°41'39"E
L21	81.39	S49°41'39"E
L22	66.10	N49°40'37"W



LEGAL DESCRIPTION (SEE NOTE 12)
 PARCEL 1A OF TRACT CERTAIN SURVEY AS RECORDED SEPTEMBER 14, 2018, IN BOOK L OF SHORT PLATS IN PLAT 140, UNDER AUDITOR'S FILE NUMBER 2017080304, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

- NOTES:
1. BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°14'33" WEST ALONG THE EAST LINE OF SECTION 20, T-18 N., R-18 E., W.M. BETWEEN THE NORTHEAST CORNER OF SAID SECTION 20 AND THE SOUTHWEST CORNER OF SAID SECTION 20.
 2. THIS SURVEY PERFORMED USING A COMBINATION OF TOPCON HFR-UITE RTK GPS EQUIPMENT AND A TOPCON 5 GTS-802 ELECTRONIC TOTAL STATION USING FIELD TRANSVERSE PROCEDURES AND ARE GROUND DISTANCES.
 3. O DENOTES 1/2" RE-BAR WITH YELLOW CAP (MARKED "MG 30023") SET.
 4. @ DENOTES MONUMENT FOUND AS INDICATED.
 5. -X- DENOTES FENCE.
 6. @ DENOTES WELL.
 7. ELEMENTS ON THIS SURVEY ONLY DEPict HORIZONTAL POSITION.
 8. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS IN W.A.C. 332-130-06A.
 9. FINAL FIELD WORK FOR THIS SURVEY COMPLETED ON _____.
 10. THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARK AND AMY MILLS.
 11. FOR ADDITIONAL INFORMATION OF PREVIOUS SURVEYED AREA, OF REFERENCE SURVEY FILED IN BOOK 27 SURVEYS, PAGES 104-105 RECORDS OF KITTITAS COUNTY, WASHINGTON, REFER TO SURVEY FILED IN BOOK L, PAGES 160-162 RECORDS OF KITTITAS COUNTY, WASHINGTON.
 12. REFERENCE STEWART TITLE GUARANTY COMPANY - SUBDIVISION GUARANTEE NUMBER G-0-0000-10449388.
 13. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE EASEMENT IS TO BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
 14. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF INDIANUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY WOODS NEED BOARD SHALL BE NOTIFIED IMMEDIATELY IN WRITING IF ANY WEEDS ARE OBSERVED BY DEVELOPMENT TO PRECLUDE THE PROPRIETION OF INDIANUS WEEDS.
 15. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND THE SURVEY'S REFERENCED THEREON.
 16. MAINTENANCE OF THIS ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
 17. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS FOR ANY PERMANENT ACCESS OR PERMANENT WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
 18. ANY FURTHER SUBDIVISION OF LOTS TO BE OFFERED FOR PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
 19. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
 20. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE AREAS. ANY DEVELOPMENT ACTIVITIES THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION, COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC UTILITIES (RCW 7.48.030).
 21. METERS IS REQUIRED FOR ALL NEW USES OF RESIDENTIAL WATER FOR RESIDENTIAL USE WITHIN THE SUBDIVISION MUST BE RECORDED IN A MANAGER CONSENT WITH KITTITAS COUNTY CODE CHAPTER 13.33.027 AND ECOLOGY REGULATIONS.
 22. 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.
 23. FOUND 5/07 REBAR WITH YELLOW CAP - "CRUISE 18078"



SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MARK AND AMY MILLS IN WA 12023.
 MARK AND AMY MILLS
 REGISTERED PROFESSIONAL SURVEYOR
 CERTIFICATE NO. 16256

JOB NO.	1223
DATE	5/1/23
SHEET	1
OF	2
DRAWN BY	MARK AND AMY MILLS
CHECKED BY	MARK AND AMY MILLS
DATE	ELLENBURG, WASHINGTON
PROJECT	4440 W. DRY CREEK ROAD
DESCRIPTION	MIG Surveying
CONTACT	Combs, Washington 99023 (509) 846-0797

MILLS-2 SHORT PLAT

LOCATED IN THE
NE 1/4, SE 1/4 SEC. 20, T-18 N., R-18 E., W.M.
KITITAS COUNTY, WASHINGTON

SP

DEDICATION

MARK L. MILLS AND AMY J. MILLS, HUSBAND AND WIFE, OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY REGULATE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2023.

MARK L. MILLS

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KITITAS) SS.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARK L. MILLS AND AMY J. MILLS, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND 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: _____

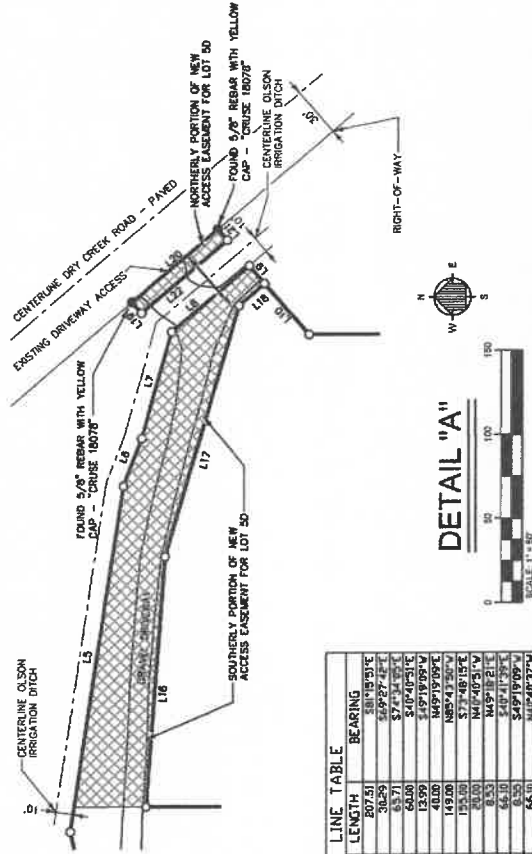
LEGAL DESCRIPTION FOR ACCESS EASEMENT ACROSS LOT 5C FOR LOT 5D

THAT PORTION OF LOT 5C DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5C;
THENCE SOUTH 85°12' 20" EAST FOR A DISTANCE OF 88.83 FEET;
THENCE SOUTH 81°06' 51" EAST FOR A DISTANCE OF 115.09 FEET;
THENCE NORTH 89°23' 21" EAST FOR A DISTANCE OF 50.83 FEET;
THENCE NORTH 76°29' 18" EAST FOR A DISTANCE OF 290.38 FEET;
TO THE POINT OF BEGINNING OF THE SOUTHERLY PORTION OF ACCESS EASEMENT;
THENCE SOUTH 61°15' 51" EAST FOR A DISTANCE OF 192.65 FEET;
THENCE SOUTH 69°27' 42" EAST FOR A DISTANCE OF 30.29 FEET;
THENCE SOUTH 49°49' 51" WEST FOR A DISTANCE OF 80.00 FEET;
THENCE SOUTH 49°49' 51" WEST FOR A DISTANCE OF 80.00 FEET;
THENCE SOUTH 49°49' 51" WEST FOR A DISTANCE OF 15.99 FEET;
THENCE NORTH 49°49' 51" WEST FOR A DISTANCE OF 20.00 FEET;
THENCE NORTH 62°48' 10" WEST FOR A DISTANCE OF 146.00 FEET;
THENCE NORTH 62°48' 10" WEST FOR A DISTANCE OF 44.00 FEET;
THENCE NORTH 00°12' 01" WEST FOR A DISTANCE OF 42.30 FEET;
TO THE POINT OF BEGINNING OF THE SOUTHERLY PORTION OF ACCESS EASEMENT.

TOGETHER WITH THAT PORTION OF LOT 5C DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5C, BEING THE POINT OF BEGINNING OF THE SOUTHERLY PORTION OF ACCESS EASEMENT;
THENCE SOUTH 49°49' 51" WEST FOR A DISTANCE OF 8.55 FEET;
THENCE NORTH 49°49' 51" WEST FOR A DISTANCE OF 66.10 FEET;
THENCE NORTH 49°49' 51" WEST FOR A DISTANCE OF 6.53 FEET;
THENCE SOUTH 49°49' 51" WEST FOR A DISTANCE OF 10.10 FEET;
TO THE NORTHEAST CORNER OF LOT 5C AND THE POINT OF BEGINNING OF THE NORTHERLY PORTION OF ACCESS EASEMENT.



LINE	LINE LENGTH	BEARING
L5	807.51	S81°18'31"W
L6	30.29	S69°27'42"E
L7	85.71	S77°34'51"E
L8	60.00	S10°40'51"E
L9	13.99	S59°19'59"W
L10	149.00	N89°17'59"E
L11	149.00	N89°17'59"E
L12	115.09	S71°48'15"E
L13	80.00	N47°48'15"W
L14	80.00	N47°48'15"W
L15	66.10	S49°41'39"E
L16	6.53	S49°41'39"E
L17	6.53	N47°48'15"W
L18	66.10	N47°48'15"W

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____
IN BOOK _____ OF SHORT PLATS AT PAGE(S) _____
AT THE REQUEST OF MARK AND AMY MILLS.

RECEIVING NO. _____
BRYAN ELLIOT, BY:
KITITAS COUNTY AUDITOR



DRAWN BY COMBIB	MARK AND AMY MILLS RIGHT PLAT FOR:
CHECKED BY MBS	MARK AND AMY MILLS
	6640 W. DRY CREEK ROAD ELLENBURG, VA 22029
	MBC Surveying P.O. Box 202 Crownsville, Washington 28023 (803) 684-9797
DATE 5/4/23	DATE 5/4/23
SHEET 2	SHEET 2
	PLAT NO. 2