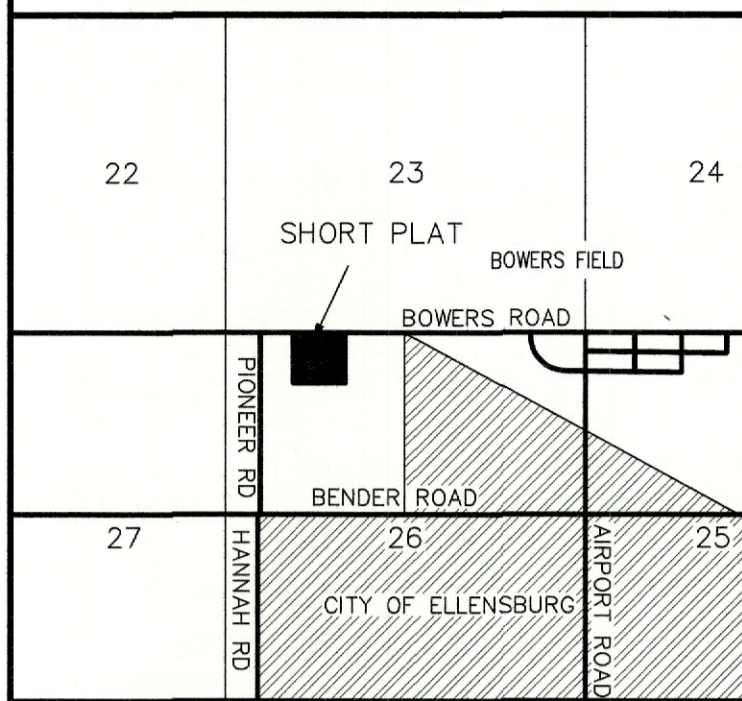


VICINITY MAP



APPROVALS

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

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., 20____

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE BOWERS ROAD 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., 20____

KITTITAS COUNTY PLANNING DIRECTOR

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. 761133

DATED THIS ____ DAY OF _____ A.D., 20____

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

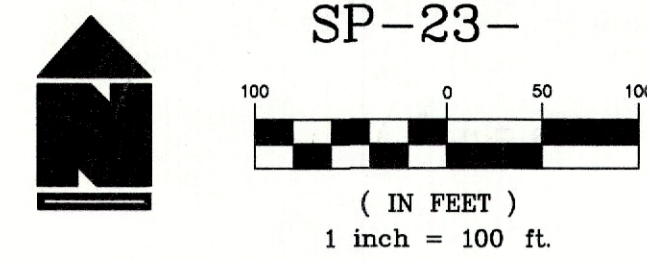
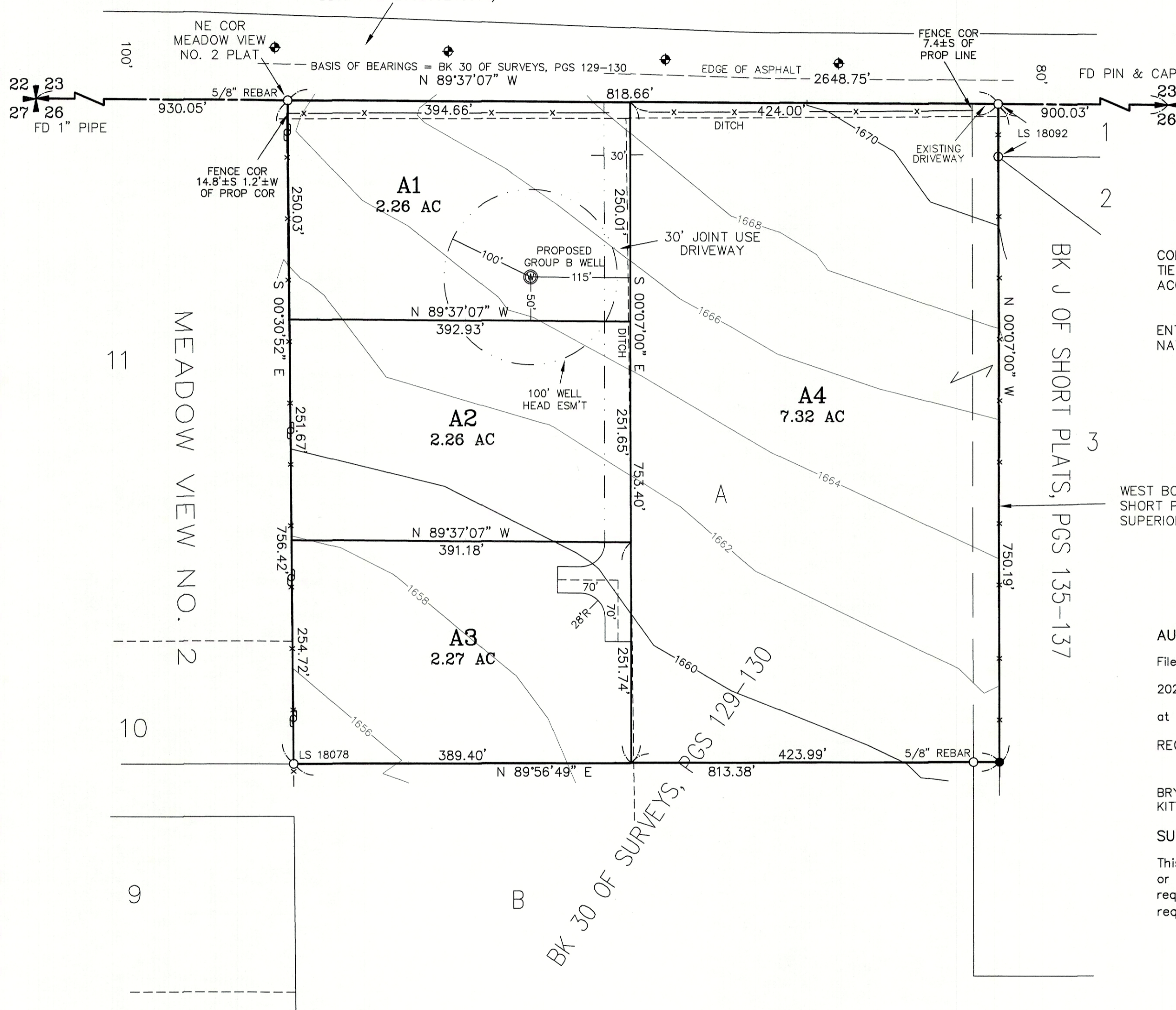
NAME: BILL SPARKS
 ADDRESS: PO BOX 490
 CLE ELUM, WA 98922
 PHONE: (509) 674-8159

EXISTING ZONE: URBAN RESIDENTIAL
 SOURCE OF WATER: LOT A4 - INDIVIDUAL WELL
 LOTS A1, A2 & A3 - COMMUNITY WELL
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: 30' JOINT USE DRIVEWAY
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 100'

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

BOWERS ROAD SHORT PLAT
 PART OF SECTION 26, T. 18 N., R. 18 E., W.M.
 KITTITAS COUNTY, WASHINGTON

BOWERS ROAD R/W (PAVED - VARIABLE WIDTH PER DEED AFN 200605240018) BK 28 OF SURVEYS, PG 35



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND ENCASED MONUMENT
- FOUND PIN AS NOTED
- x — FENCE
- ⊕ UTILITY POLE

CONTOURS SHOWN HEREON ARE NAVD 88 BASED ON TIES TO ADJACENT NGS MONUMENTS AND ARE ACCURATE TO ONE CONTOUR INTERVAL.

ENTIRE PROPERTY FALLS WITHIN PEM1C WETLAND PER NATIONAL WETLANDS INVENTORY MAP.

WEST BOUNDARY OF JB DEVELOPMENT SHORT PLAT CALLED IN KITTITAS COUNTY SUPERIOR COURT CAUSE NO. 23-2-00004-19.

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: _____
 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 BILL SPARKS in SEPTEMBER of 2023.

PRELIMINARY ONLY

CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815

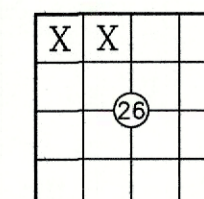
DATE

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242

BOWERS ROAD SHORT PLAT

RECEIVED
 OCT 12 2023
 Kittitas County CDS



**BOWERS ROAD SHORT PLAT
PART OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITTTAS COUNTY, WASHINGTON**

SP-23-

ORIGINAL PARCEL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 26, 2004 IN BOOK 30 OF SURVEYS AT PAGES 129-130, UNDER AUDITOR'S FILE NO. 200408260006, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

AND

THAT PORTION OF THE BELOW DESCRIBED STRIP OF PROPERTY WHICH ABUTS THE EASTERN BOUNDARY OF PARCEL A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 26, 2004 IN BOOK 30 OF SURVEYS AT PAGES 129-130, UNDER AUDITOR'S FILE NO. 200408260006, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON:

THAT 30 FOOT STRIP OF LAND LYING WESTERLY OF THE WESTERLY BOUNDARY OF JB DEVELOPMENT SHORT PLAT, KITTTAS COUNTY SHORT PLAT NO. SP-07-78, AS RECORDED APRIL 8, 2008, IN BOOK J OF SHORT PLATS, PAGES 135 THROUGH 137, UNDER AUDITOR'S FILE NO. 200804080043, RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON; AND SHOWN ON SURVEY AS RECORDED AUGUST 26, 2004, IN BOOK 30 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 200808260006, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WILLIAM F. SPARKS, A MARRIED MAN, PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE, SANDRA SPARKS, 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 _____ DAY OF _____, A.D., 2023.

WILLIAM F. SPARKS

SANDRA SPARKS

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITTTAS } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM F. SPARKS AND SANDRA SPARKS, 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/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
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 RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTTAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS, PAGES 129-130 AND THE SURVEYS REFERENCED THEREON.
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 KITTTAS COUNTY ROAD STANDARDS.
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. ALL LOTS OF THE BOWERS ROAD SHORT PLAT ARE LOCATED WITHIN THE AIRPORT OVERLAY ZONING DISTRICT (INNER TURNING ZONE) OF BOWERS AIRFIELD IN WHICH A VARIETY OF AIRPORT ACTIVITIES OCCUR. SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF YOUR PROPERTY. CONTACT KITTTAS COUNTY FOR ADDITIONAL INFORMATION.
10. PER KITTTAS COUNTY CODE 16.18.060, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
11. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTTAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
12. 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.
13. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITTTAS COUNTY CODE 13.35.

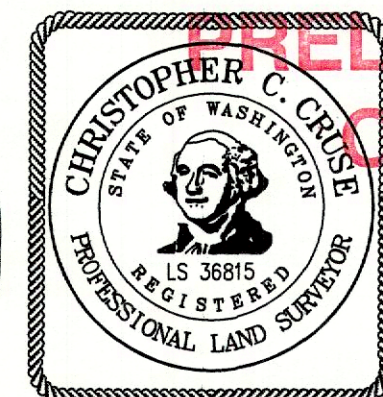
AUDITOR'S CERTIFICATE

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: _____
KITTTAS COUNTY AUDITOR

RECEIVED
OCT 12 2023
Kitittas County CDS



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

BOWERS ROAD SHORT PLAT