

35-176

200809150023

PART OF SECTIONS 3 & 4, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

09/15/2008 12:13:33 PM V: 35 P: 176 200809150023
 \$113.00 CRUSE ASSOC
 Survey Kittitas County Auditor Page 2 of 2

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. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 1 HAS 16 IRRIGABLE ACRES; PARCEL 2 HAS 18 IRRIGABLE ACRES; PARCEL 3 HAS 11 IRRIGABLE ACRES; PARCEL 4 HAS 11 IRRIGABLE ACRES; PARCEL 5 HAS 13 IRRIGABLE ACRES; PARCEL 6 HAS 3 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. 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.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. 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.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. 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.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED 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.
11. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.040.020(1) AND (5). DATE OF APPLICATION: 7/6/06.
12. PARCEL 6 IS A SEPARATE TAX PARCEL AND IS SHOWN TO REFLECT ATTACHMENT OF .02 ACRES FROM SECTION 3, ADJACENT.
13. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEYS REFERENCED ON SHEET 1. BASIS OF BEARINGS IS THE SAME AS BOOK 19 OF SURVEYS, PAGES 122-123.

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - PART OF AFN 200604270025

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 15, 2008 IN BOOK 35 OF SURVEYS AT PAGES 175-176, UNDER AUDITOR'S FILE NO. 200809150023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, AND A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 4, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 15, 2008 IN BOOK 35 OF SURVEYS AT PAGES 175-176, UNDER AUDITOR'S FILE NO. 200809150023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, AND A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 4, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 15, 2008 IN BOOK 35 OF SURVEYS AT PAGES 175-176, UNDER AUDITOR'S FILE NO. 200809150023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 15, 2008 IN BOOK 35 OF SURVEYS AT PAGES 175-176, UNDER AUDITOR'S FILE NO. 200809150023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 5

PARCEL 5 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 15, 2008 IN BOOK 35 OF SURVEYS AT PAGES 175-176, UNDER AUDITOR'S FILE NO. 200809150023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 6

PARCEL 6 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 15, 2008 IN BOOK 35 OF SURVEYS AT PAGES 175-176, UNDER AUDITOR'S FILE NO. 200809150023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 3, AND A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 4, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED SEPTEMBER 15, 2008 IN BOOK 35 OF SURVEYS AT PAGES 175-176, UNDER AUDITOR'S FILE NO. 200809150023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, AND ACROSS A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 4, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 1, 2, 3, 4, 5 AND 6 OF SAID SURVEY.

SHEET 2 OF 2

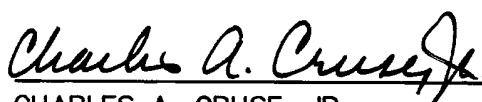
AUDITOR'S CERTIFICATE

Filed for record this 15TH day of SEPTEMBER, 2008, at 12:13 P.M., in Book 35 of Surveys at page(s) 176 at the request of Cruse & Associates.

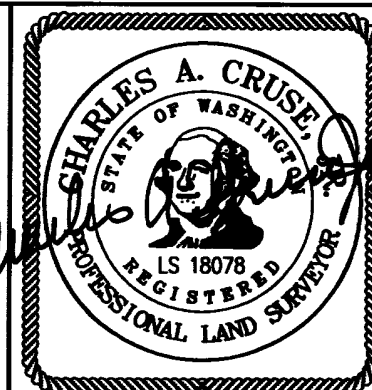
JERALD V. PETTIT BY: 
 KITTITAS COUNTY AUDITOR

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 ELIZABETH LIND in AUGUST of 2007.


 CHARLES A. CRUSE, JR.
 Professional Land Surveyor

DATE 9-15-08
 License No. 18078



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

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

LIND PROPERTY

35-176