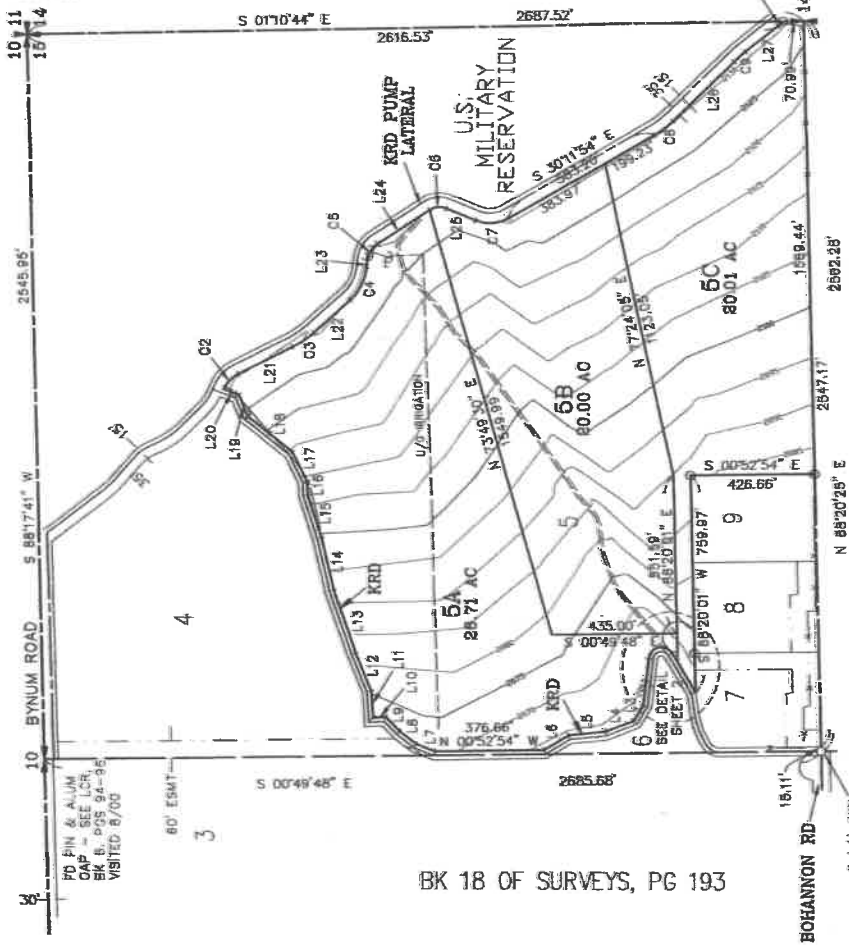


BAILEY SHORT PLAT
PART OF SECTION 15, T. 16 N., R. 20 E., W.M.
KITTITAS COUNTY, WASHINGTON



CURVE	RADIUS	LENGTH	DELTA
C1	43.76'	108.69'	142.30°00'
C2	108.30'	74.33'	151.92°21'
C3	321.50'	90.71'	1610.00°00'
C4	178.30'	128.11'	4110.00°00'
C5	76.80'	69.03'	8021.00°00'
C6	60.80'	58.33'	6641.00°00'
C7	130.50'	119.84'	5229.00°00'
C8	321.50'	81.27'	1429.00°00'
C9	538.00'	51.80'	0531.00°00'
C10	1494.60'	22.83'	0848.55°00'

10.11 NOT FOUND, CALC.
 15/14 FROM 1992 BLM
 SURVEY DATA
 GROUP NO. 442



BK 18 OF SURVEYS, PG 193

LINE	DIRECTION	DISTANCE
L1	N 55°10'06" E	37.85'
L2	N 85°20'01" E	102.25'
L3	N 55°02'54" W	63.81'
L4	N 21°20'54" W	104.82'
L5	N 55°51'54" W	128.78'
L6	N 30°52'54" W	101.31'
L7	N 21°52'08" E	65.22'
L8	N 57°32'08" E	71.71'
L9	N 45°22'08" E	69.08'
L10	N 04°17'54" W	43.18'
L11	N 85°41'06" E	95.42'
L12	N 67°20'08" E	143.94'
L13	N 71°00'06" E	231.73'
L14	N 77°00'06" E	188.87'
L15	N 71°59'06" E	159.37'
L16	N 83°08'08" E	49.40'
L17	N 83°08'08" E	118.12'
L18	N 87°44'08" E	197.80'
L19	N 87°44'08" E	69.34'
L20	N 11°48'08" E	317.00'
L21	S 43°41'44" E	101.00'
L22	S 43°41'44" E	271.00'
L23	S 43°41'44" E	101.00'
L24	S 31°10'54" E	213.10'
L25	S 22°17'04" W	110.00'
L26	S 44°41'54" W	284.00'
L27	S 39°03'24" E	144.00'

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____, 2021, at _____, M., in Book L of Short Plats at page(s) _____ at the request of Cruse & Associates, RECEIVING NO. _____

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 RICHARD BAILEY in FEBRUARY of 2021.



PRELIMINARY

CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36819

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 968-9826

BAILEY SHORT PLAT

X	X
X	X
X	X

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 201____

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., 201____

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE BAILEY 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., 201____

KITTITAS COUNTY PLANNING DIRECTOR
 CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 15687
 DATED THIS _____ DAY OF _____, A.D., 201____

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: RICHARD & TINA BAILEY
 ADDRESS: 14730 ROAD 10.8 HWY
 ROYAL CITY, WA 98937-9605
 PHONE: (509) 790-1821

EXISTING ZONE: AG-30
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: ON SITE SEWAGE SYSTEM
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 NORTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATED LOTS: THREE (3)
 SCALE: 1" = 300'

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

ORIGINAL PARCEL DESCRIPTION
 PARCEL 5 OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 13, 2000, IN BOOK 26 OF SURVEYS, PAGES 157 THROUGH 158, UNDER AUDITOR'S FILE NO. 20001130084, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

BAILEY SHORT PLAT
PART OF SECTION 15, T. 16 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT RICHARD R. BAILEY AND TINA BAILEY, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS 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., 2021.

RICHARD R. BAILEY _____
TINA BAILEY _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF _____ }

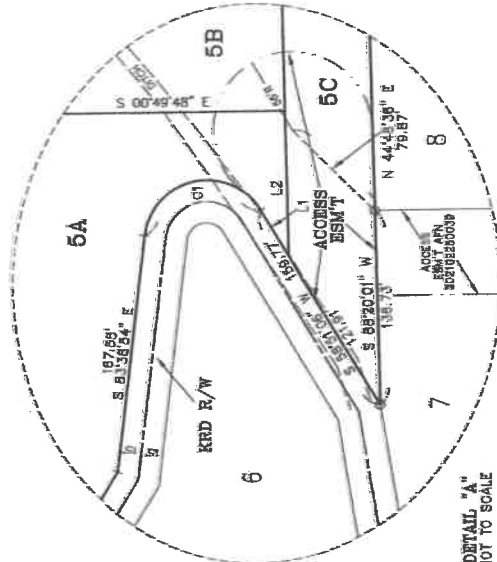
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD R. BAILEY AND TINA BAILEY, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY 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 OTS SERIES TOTAL STATION AND/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 3.32-130-080 AND 080.
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 17.0.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS 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 25 OF SURVEYS, PAGES 157-158 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 SUBMISSION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
8. 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.
9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
10. 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 PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.45.305)
11. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 5A HAS _____ IRRIGABLE ACRES; LOT 5B HAS _____ IRRIGABLE ACRES; LOT 5C HAS _____ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
13. 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.
14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
15. 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.
16. 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.
17. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 80.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
18. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.



DETAIL "A"
NOT TO SCALE



AUDITOR'S CERTIFICATE

I was called for record this _____ day of _____, 2021, at _____ M., in Book L of Short Plat at page(s) _____ at the request of Cruse & Associates, RECEIVING NO. _____

GERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (609) 988-8242

BAILEY SHORT PLAT