

GAME FARM CLUSTER PLAT

PORTION OF THE E1/2, SEC. 32, T.18N., R.19E., W.M.
KITITAS COUNTY, WASHINGTON

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND/OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

FOUND PIN & CAP
L.S. 9606
VISITED OCT. 2002

FOUND PIN & CAP
VISITED AUG. 1994

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 200__.

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT GAME FARM CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS _____ DAY OF _____, A.D., 200__.

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT GAME FARM CLUSTER PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 200__.

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF 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. 1819-32010-0008, 1819-32010-0009, 1819-32058-0001, 1819-32058-0002, 1819-32058-0003.

DATED THIS _____ DAY OF _____, A.D., 200__.

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT GAME FARM CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 1819-32010-0008, 1819-32010-0009, 1819-32058-0001, 1819-32058-0002, 1819-32058-0003.

DATED THIS _____ DAY OF _____, A.D., 200__.

KITITAS COUNTY ASSESSOR

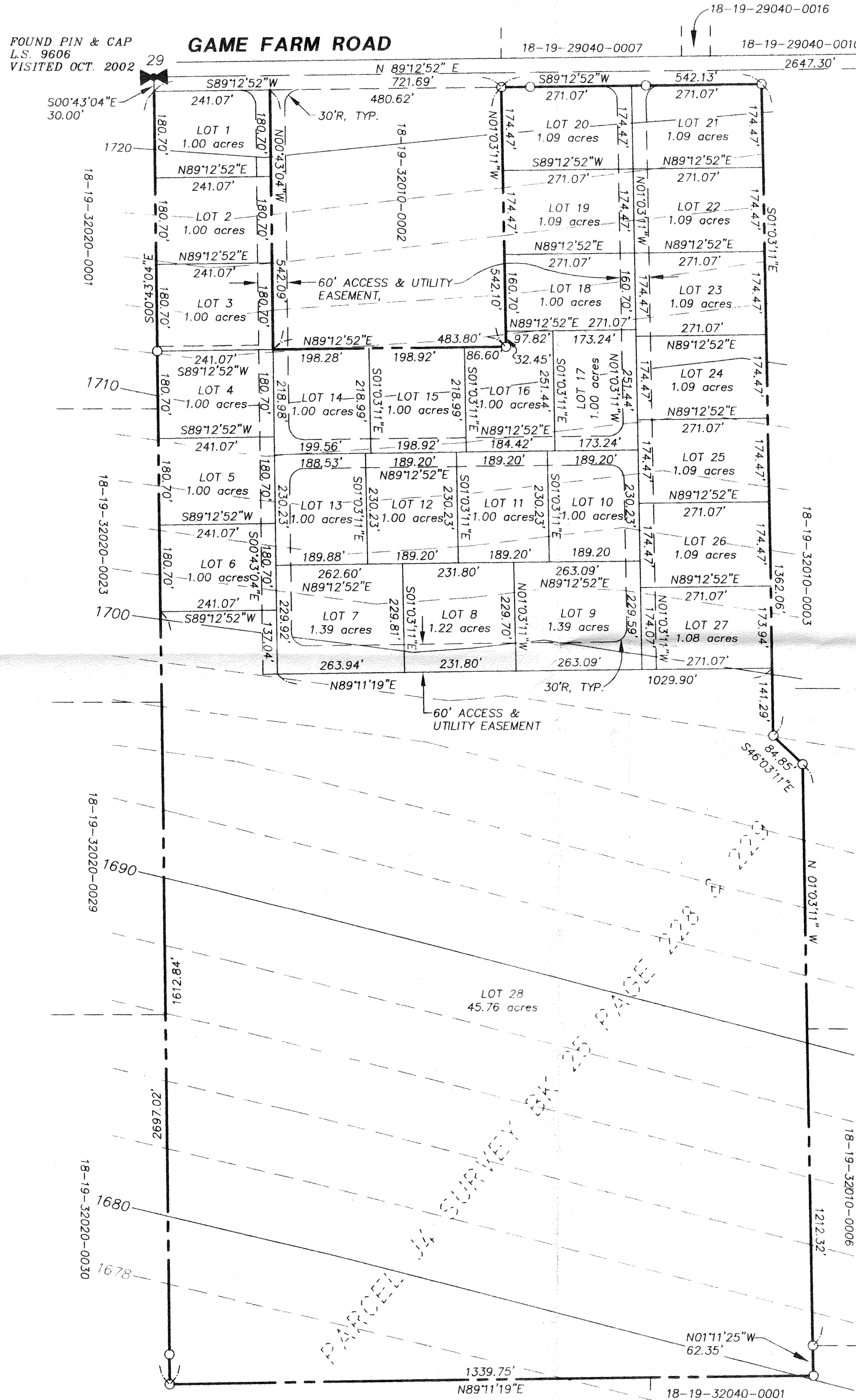
KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 200__.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

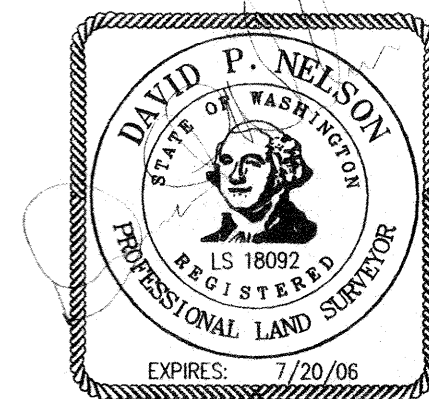
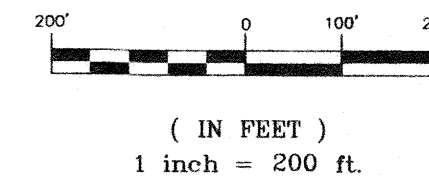
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



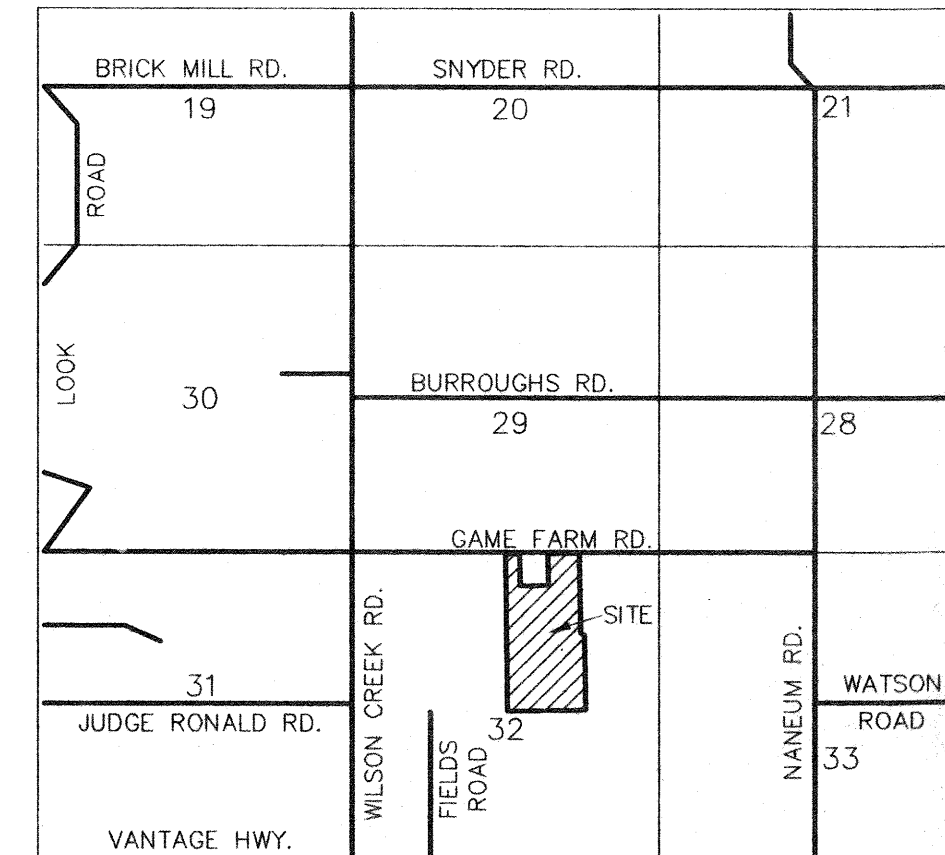
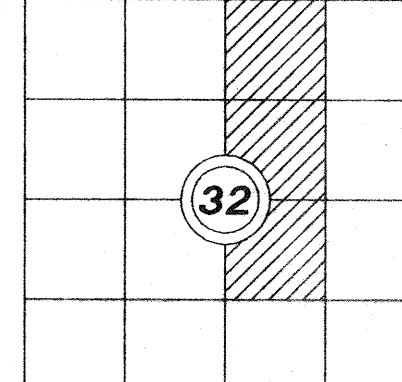
LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- SET 1/2" REBAR W/ CAP
- FND REBAR W/ CAP
- SECTION LINE

GRAPHIC SCALE



INDEX LOCATION
SEC. 32, T.18N., R.19E., W.M.



VICINITY MAP N.T.S.

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 LAURIN MELLERGAARD in NOV. 2004.

DAVID P. NELSON

Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20____ at _____ M in book _____ of _____ at page _____ at the request of DAVID P. NELSON Surveyor's Name

County Auditor _____ Deputy County Auditor _____

RECEIVED
MAR 4 2005
KITITAS COUNTY

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS 214 PENNSYLVANIA AVE
CLE ELUM, WASHINGTON 98922
PHONE: [509]674-7433
FAX: 674-7419

GAME FARM CLUSTER PLAT

A PORTION OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

DWN BY T.ROLETTO	DATE 02/2005	JOB NO. 04635
CHKD BY D.NELSON	SCALE 1"=200'	SHEET 1 OF 2

OWNER:

LAURIN MELLERGAARD
751 MELLERGAARD ROAD
ELLENSBURG WA, 98926

PARCEL NUMBERS

18-19-32010-0008, 18-19-32010-0009,
18-19-32058-0001, 18-19-32058-0002,
18-19-32058-0003

ACREAGE: 74.53 ACRES

WATER SOURCE: CLASS A WATER SYSTEM

SEWER SOURCE: SEPTIC ZONE: AG-3

GAME FARM CLUSTER PLAT
PORTION OF THE E1/2, SEC. 32, T.18N., R19E., W.M.
KITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, OF MELLERGAARD SHORT PLAT, KITITAS COUNTY SHORT PLAT No. 02-41, AS RECORDED SEPTEMBER 17, 2003, IN BOOK G OF SHORT PLATS, PAGES 94 AND 95, UNDER AUDITOR'S FILE No. 200309170015, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M. IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND

PARCELS J1 AND J3 ON THAT CERTAIN SURVEY AS RECORDED JANUARY 31, 2001, IN BOOK 25 OF SURVEYS, PAGES 228 AND 229, UNDER AUDITOR'S FILE No. 200101310003, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO CLUSTER PLAT TAX PARCEL No's 18-19-32010-0008, 18-19-32010-0009, 18-19-32058-0001, 18-19-32058-0002 AND 18-19-32058-0003 INTO 28 LOTS AS SHOWN HEREON.
2. INSTRUMENT: USING A NIKON DTM-521 THREE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE FOLLOWING RECORD OF SURVEY FILED WITH KITITAS COUNTY, STATE OF WASHINGTON WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...BOOK 25 OF SURVEYS, PAGES 228 & 229, A.F.N. 200101310003 AND BOOK G OF SHORT PLATS, PAGES 94 & 95, A.F.N. 200309170015. THE BASIS OF BEARINGS IS THE SAME AS THE AFOREMENTIONED RECORD OF SURVEY RECORDED IN SAID BOOK 25 OF SURVEYS, PAGES 228 & 229.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
5. 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.
6. PER RCW 17.10.140 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.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KCRS 12.11.010, MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
10. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
11. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS PLAT.
12. 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.
13. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

KRD NOTES:

1. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS; LOTS 1-27 HAVE 1 IRRIGABLE ACRE; LOT 28 HAS 44 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. 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.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. 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.

ADJOINERS

18-19-29040-0007
ROBERT PIETERS
2771 GAME FARM RD
ELLENSBURG, WA 98926

18-19-29020-0001
LARRY BROWN
P.O. BOX 904
ELLENSBURG, WA 98926

18-19-29010-0005
ALAN BURKS & RICK COLE
P.O. BOX 638
ELLENSBURG, WA 98926

18-19-29040-0015
HAREY DODGE
1150 LYONS RD
ELLENSBURG, WA 98926

18-19-29020-0023
BARBARA CALKINS
RALPH DICKE
2480 GAME FARM RD
ELLENSBURG, WA 98926

18-19-29030-0022
THEODORE CORBET
2461 GAME FARM RD
ELLENSBURG, WA 98926

18-19-29020-0029
WILLIAM SCHMIDT
310 MISSION VIEW DR
ELLENSBURG, WA 98926

18-19-29040-0016
MACK WILSON
371 CANYON RD
ELLENSBURG, WA 98926

18-19-29020-0001
18-19-29020-0006
18-19-29020-0003
WILLIAM & ANDREW SCHMIDT
310 MISSION VIEW DR
ELLENSBURG, WA 98926

18-19-29040-0010
DANIEL FENNERTY
2851 GAME FARM RD
ELLENSBURG, WA 98926

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, LAURIN C. MELLERGAARD & MARJORIE J. MELLERGAARD, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, 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., 2005.

LAURIN C. MELLERGAARD

MARJORIE J. MELLERGAARD

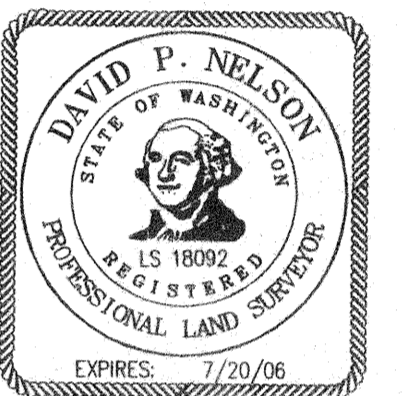
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF _____) S.S.

On this day personally appeared before me Laurin C. Melligaard & Marjorie J. Melligaard, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 2005.

Notary Public in and for the State of Washington, residing at _____
My appointment expires _____



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...LAURIN MELLERGAARD... in...NOV...2004.

DAVID P. NELSON
Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this.....day of 20.....at.....M in book.....of.....at page.....at the request of

DAVID P. NELSON
Surveyor's Name
County Auditor Deputy County Auditor

RECEIVED
MAR 4 2005
KITITAS COUNTY
EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS 214 PENNSYLVANIA AVE
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A PORTION OF THE EAST 1/2 OF SECTION 32,
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