

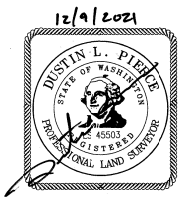
12/2021

12/21/2021 02:56:03 PM V. 13 P. 202 202112210043
 45503 DISTRICT 10
 KITTITAS COUNTY AUDITOR



VICINITY MAP - N.T.S.

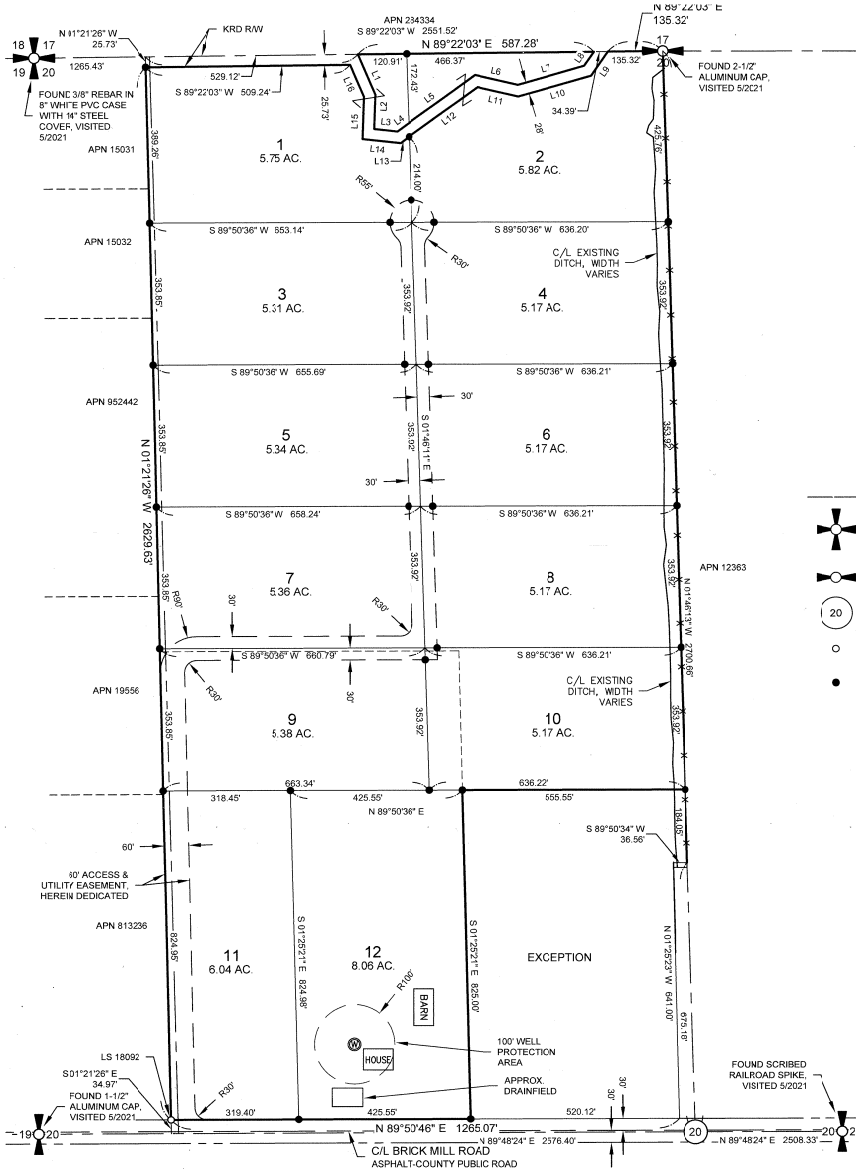
LINE #	DIRECTION	DISTANCE
L1	S 23°27'57" E	108.21'
L2	S 1°57'03" W	86.53'
L3	S 83°57'57" E	58.16'
L4	N 53°34'03" E	35.10'
L5	N 53°34'03" E	202.74'
L6	S 77°10'57" E	110.44'
L7	N 74°12'03" E	172.65'
L8	N 34°51'03" E	42.15'
L9	N 34°51'03" E	72.12'
L10	N 74°12'03" E	189.80'
L11	S 77°10'57" E	104.75'
L12	N 53°34'03" E	209.27'
L13	N 53°34'03" E	26.62'
L14	S 83°57'57" E	95.12'
L15	S 1°57'03" W	106.29'
L16	S 23°27'57" E	85.77'



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 LEVI VENN
 IN DEC. 20 21 DATE 12/9/2021
 DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

AKEHURST PLAT
 A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON

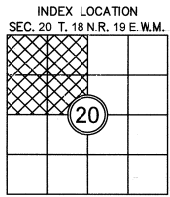


SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 5" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK J OF SHORT PLATS, PAGES 222 & 223, APN: 200808190026
 - BOOK 23 OF SURVEYS, PAGES 237 & 238, APN: 199811160031
 ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- BEARINGS ARE BASED ON THE BEARING ESTABLISHED ON THE AKEHURST SHORT PLAT, RECORDED IN BOOK J OF SHORT PLATS, PAGES 222 AND 223. CONTROLLING MONUMENTS ARE THE FOUND 1 1/2" ALUMINUM CAP AT THE WEST 1/4 CORNER OF SECTION 20 AND THE FOUND RAILROAD SPIKE AT THE EAST 1/4 CORNER OF SECTION 20, AS NOTED HEREON.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND REBAR & CAP, AS NOTED
- SET REBAR & CAP, LS 45503



AUDITOR'S CERTIFICATE 202112210043
 FILED FOR RECORD THIS 21st DAY OF DEC. 20 21 AT 2:58 P.
 IN BOOK 13 OF Plats AT PAGE _____ AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swifwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

AKEHURST PLAT
 PREPARED FOR
LEVI VENN
 A PORTION OF THE NW 1/4 OF SECTION 20,
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.
 KITTITAS COUNTY WASHINGTON

OWN BY	DATE	JOB NO.
D.L.P./G.W.	12/2021	21114
CHKD BY	SCALE	SHEET
D.L.P.	1" = 200'	1 OF 2

12/2021

12/21/2021 02:58:03 PM V: 203 202112210943
Kittitas County Auditor



PROPERTY OWNER:
DONALD R. AKEHURST & BARBARA J. AKEHURST,
HUSBAND AND WIFE
2151 BRICK MILL ROAD
ELLENSBURG, WA 98926-7218

PROPERTY INFORMATION:
PARCEL NO.: 784434, 954945 AND 954946
MAP NO.: 18-19-20020-0006, 18-19-20054-0001 AND 18-19-20054-0003
12 LOTS
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC & DRAINFIELD
ZONE: AGRICULTURE 20 (AG-20)

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS 13 DAY OF December, A.D. 2021
W. Felt
KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES
I HEREBY CERTIFY THAT THE 'AKEHURST PLAT' HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS 14th DAY OF December, A.D. 2021
J. A.
KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
DATED THIS 10 DAY OF Dec, A.D. 2021
M. Adams
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF 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 TO BE FILED.
PARCEL NO.: 784434, 954945 AND 954946
DATED THIS 21 DAY OF Dec, A.D. 2021
Lisa Murray
KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE 'AKEHURST PLAT' HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
PARCEL NO.: 784434, 954945 AND 954946
DATED THIS 13 DAY OF Dec, A.D. 2021
Christy Garcia
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS 21st DAY OF December, A.D. 2021
BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON
BY: *[Signature]*
CHAIRMAN
ATTEST: *[Signature]*
CLERK OF THE BOARD

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

AKEHURST PLAT
A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON

LP-08-00033
LPF-21-00009

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-47808038:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:
LOTS "A" & "B" & "C" OF THAT CERTAIN SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGES 237 AND 238, UNDER AUDITOR'S FILE NO. 19981116033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON,
EXCEPT
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "A" OF THAT CERTAIN SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGES 237 AND 238, UNDER AUDITOR'S FILE NO. 19981116033, RECORDS OF SAID COUNTY, SAID SOUTHWEST CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE SOUTH 89°50'46" WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT "A", 500.13 FEET, THENCE NORTH 01°25'01" WEST, 825.00 FEET, THENCE NORTH 86°50'36" EAST 555.57 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID NORTHWEST QUARTER, THENCE SOUTH 01°48'11" EAST, ALONG SAID EAST BOUNDARY, 184.05 FEET THENCE SOUTH 89°50'38" WEST 35.55 FEET, THENCE SOUTH 01°25'01" EAST 641.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

PLAT NOTES:

- 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.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
- 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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 KITTITAS COUNTY ROAD STANDARDS, 9605 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS 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.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. 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 CURTALIMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- THE SUBJECT PROPERTIES WILL ONLY HAVE STICK-BUILT HOMES, AND FENCES ALONG THE PERMETER OF THE PROPERTY WILL BE OF SAME DESIGN AND CHARACTER. THERE WILL BE NO MODULAR OR TRAILER HOMES ALLOWED WITHIN THE DEVELOPMENT.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR LANDS USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATIONS. (RCW 35.70A.0001) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE, AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES (RCW 7.48.305).

KRD NOTES:

- ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 2 IRRIGABLE ACRES, LOT 2 HAS 2 IRRIGABLE ACRES, LOT 3 HAS 2 IRRIGABLE ACRES, LOT 4 HAS 1 IRRIGABLE ACRE, LOT 5 HAS 1 IRRIGABLE ACRE, LOT 6 HAS 2 IRRIGABLE ACRES, LOT 7 HAS 2 IRRIGABLE ACRES, LOT 8 HAS 4 IRRIGABLE ACRES, LOT 9 HAS 3 IRRIGABLE ACRES, LOT 10 HAS 5 IRRIGABLE ACRES, LOT 11 HAS 6 IRRIGABLE ACRES AND LOT 12 HAS 7 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 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.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DONALD R. AKEHURST INDIVIDUALLY AND AS SURVIVING SPOUSE OF BARBARA J. AKEHURST, DECEASED, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 9 DAY OF December, A.D., 2021
Donald R. Akehurst
DONALD R. AKEHURST

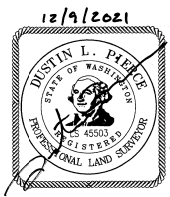
ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KITTITAS } S.S.
ON THIS DAY PERSONALLY APPEARED BEFORE ME Donald R. Akehurst

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 9 DAY OF Dec., 2021

Virginia Weiner
NOTARY PUBLIC IN AND FOR THE STATE OF WASH., RESIDING AT 2121 Elm
MY APPOINTMENT EXPIRES 2-21-2025



ADJACENT OWNERS:

- 284334
SH2 LLC
C/O HUNTER FARMS
1921 E SR 108
UNION, WA 98992
- 12383
WIDNER, GARY A
2813 BRICK MILL ROAD
ELLENSBURG, WA 98926
- 813236
SNYDER, ROBERT E ETUX
1901 BRICK MILL ROAD
ELLENSBURG, WA 98926
- 19556
ARNOTT, RUSSELL H &
BOODY, ROBERT ETUX
PO BOX 1696
ELLENSBURG, WA 98926
- 952442
ARNOTT, RUSSELL H
PO BOX 1696
ELLENSBURG, WA 98926
- 15032
CALLAWAY, BARRY E ETUX
PO BOX 805
ELLENSBURG, WA 98925
- 15031
AEBI, CHARLES R II ETUX
PO BOX 405
ELLENSBURG, WA 98926

AUDITOR'S CERTIFICATE 202112210043

FILED FOR RECORD THIS 21st DAY OF DEC, 2021 AT 2:58 P.
IN BOOK 13 OF Plats AT PAGE 203 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
GERALD V. PETTIT
County Auditor

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7149

AKEHURST PLAT
PREPARED FOR
LEVI VENN
A PORTION OF THE NW 1/4 OF SECTION 20,
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

KITTITAS COUNTY	DATE	JOB NO.
D.L.P./G.W.	12/2021	21114
CHKD BY	SCALE	SHEET
D.L.P.	N/A	2 OF 2