

# SINCLAIR SHORT PLAT

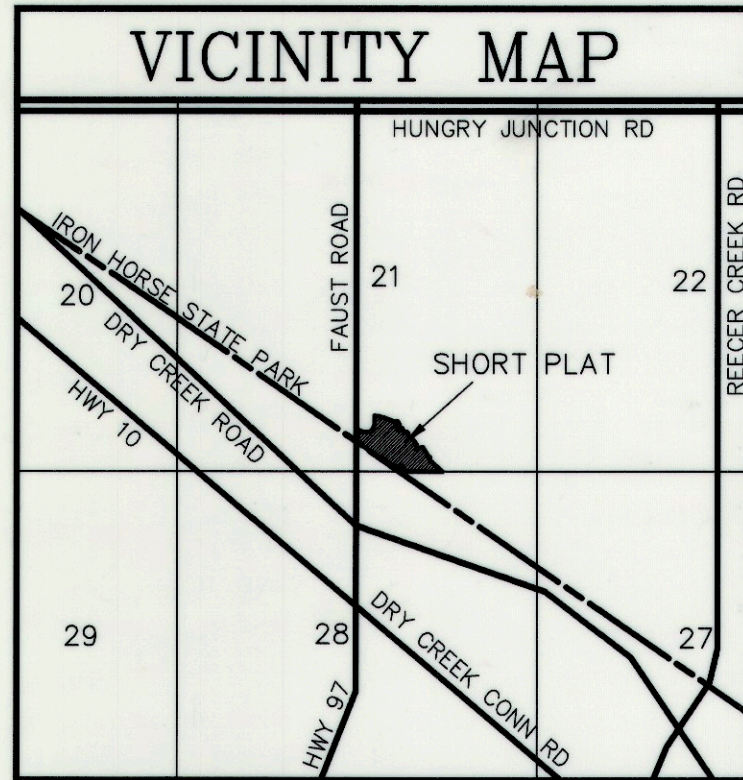
## PART OF SECTION 21, T. 18 N., R. 18 E., W.M.

### KITITAS COUNTY, WASHINGTON

**LEGEND**

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- ▲ SET PK NAIL & WASHER - "CRUSE 36815"
- ⊕ FOUND ENCASED MONUMENT
- FOUND PIN AS NOTED
- x — FENCE
- ⊙ WELL

LINE	DIRECTION	DISTANCE
L1	S 45°56'09" E	48.37'
L2	S 69°52'51" E	72.96'
L3	S 87°41'55" E	78.78'
L4	N 46°44'08" E	69.32'
L5	N 24°05'55" E	52.57'
L6	N 03°13'25" E	137.21'
L7	S 80°07'48" E	68.11'
L8	S 73°19'15" E	124.64'
L9	S 62°34'35" E	109.88'
L10	N 79°48'30" E	49.66'
L11	S 27°07'34" E	65.62'
L12	N 88°00'17" W	61.11'
L13	S 16°06'45" W	18.88'
L14	S 34°56'36" E	63.13'
L15	N 71°50'24" E	61.63'
L16	S 23°41'56" E	51.70'
L17	S 14°11'10" W	22.71'
L18	N 71°36'14" E	56.36'
L19	S 31°43'33" E	30.79'
L20	S 05°42'55" E	51.06'
L21	N 87°29'56" E	34.50'
L22	S 34°19'18" E	142.11'
L23	S 00°28'06" E	30.02'
L24	S 24°11'24" W	39.97'
L25	N 76°15'06" E	106.18'
L26	S 28°06'00" E	157.90'
L27	S 78°46'33" E	22.33'
L28	S 01°18'42" W	65.07'
L29	S 73°00'31" E	25.90'
L30	S 45°29'11" E	209.65'
L31	S 34°06'50" W	60.00'



### APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITITAS COUNTY ENGINEER \_\_\_\_\_

KITITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITITAS COUNTY HEALTH OFFICER \_\_\_\_\_

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE SINCLAIR SHORT 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., 201\_\_

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. 10167  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

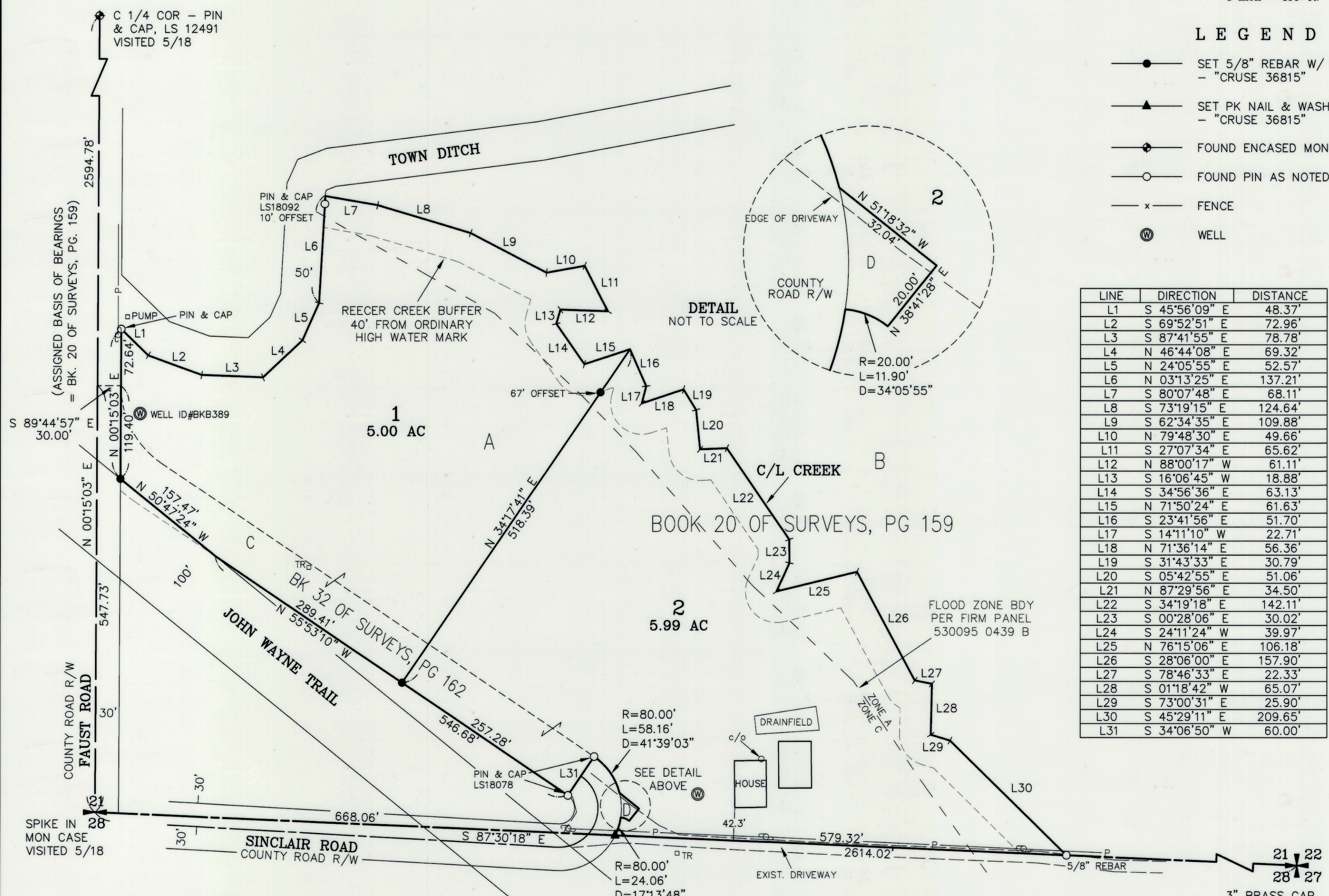
KITITAS COUNTY TREASURER \_\_\_\_\_

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: BASIL SINCLAIR  
ADDRESS: 200 SINCLAIR ROAD  
ELLENSBURG, WA 98926  
PHONE: (509) 925-2371

EXISTING ZONE: AG-5  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS  
STORM WATER: NO IMPROVEMENTS PER THIS APP.  
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
NO. OF SHORT PLATTED LOTS: TWO (2)  
SCALE: 1" = 100'

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_



**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 DREW SINCLAIR in AUGUST of 2017.

*Chris Cruse*  
CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815  
5/22/2018  
DATE

**AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2018, at \_\_\_\_\_ M., in Book L of Short Plats  
at page(s) \_\_\_\_\_ at the request of Cruse & Associates.  
RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT by: \_\_\_\_\_  
KITITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

**SINCLAIR SHORT PLAT**

SINCLAIR SHORT PLAT  
PART OF SECTION 21, T. 18 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

TRACT 1:

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 6, 1994, IN BOOK 20 OF SURVEYS, PAGE 159, UNDER AUDITOR'S FILE NO. 577564, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT PARCEL D OF THAT CERTAIN SURVEY AS RECORDED MAY 15, 2006, IN BOOK 32 OF SURVEYS, PAGE 162, UNDER AUDITOR'S FILE NO. 200605150047, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

TRACT 2:

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED MAY 15, 2006, IN BOOK 32 OF SURVEYS, PAGE 162, UNDER AUDITOR'S FILE NO. 200605150047, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT ANY PORTION LYING WITHIN THE JOHN WAYNE TRAIL AS SHOWN ON SAID SURVEY.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT BASIL L. SINCLAIR AND ETTA SINCLAIR, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF TRACT 1, AND BASIL L. SINCLAIR, A MARRIED INDIVIDUAL PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE, THE UNDERSIGNED OWNER OF TRACT 2, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

\_\_\_\_\_  
BASIL L. SINCLAIR

\_\_\_\_\_  
ETTA SINCLAIR

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF KITITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BASIL L. SINCLAIR AND ETTA SINCLAIR, 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: \_\_\_\_\_

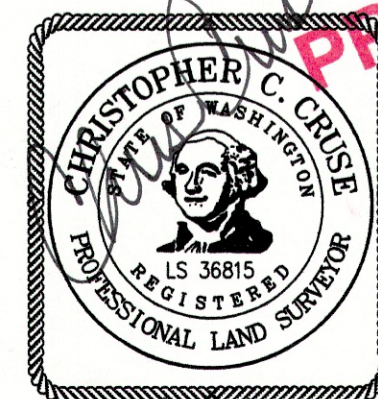
NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 32 OF SURVEYS, PAGE 162 AND THE SURVEYS REFERENCED THEREON.
3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
4. 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.
5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
6. 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.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. METERING SHALL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
9. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.
10. 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 BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT MAY ALSO BE USED FOR IRRIGATION.

AUDITOR'S CERTIFICATE

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5/22/2018

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