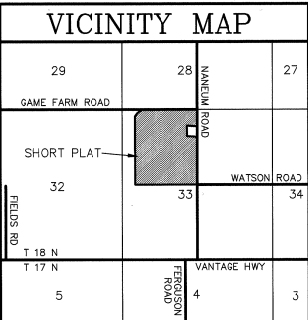


L-108

12/26/2018 09:51:35 AM V: L P: 168 201812260014
SUBMITTED BY: CHRIS CRUSE
KITTITAS COUNTY ENGINEER
Page 1 of 2



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 21 DAY OF December A.D., 2018
M. Cook
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 20 DAY OF Dec A.D., 2018
M. J. ...
KITTITAS COUNTY HEALTH OFFICER

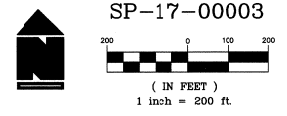
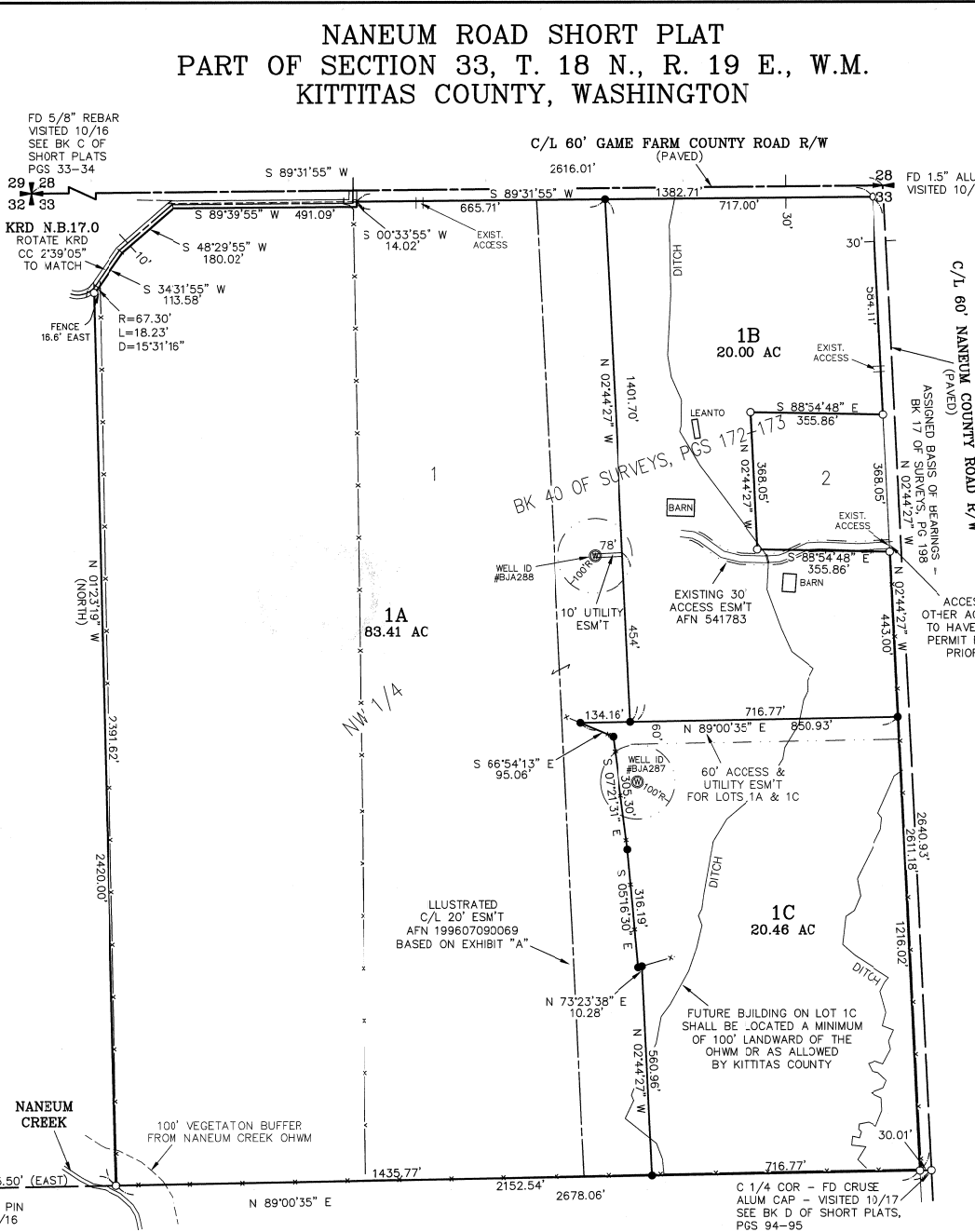
CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE NANEUM ROAD SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS 20 DAY OF December A.D., 2018
Anthony M. ...
KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS 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. 61482
DATED THIS 21 DAY OF Dec. A.D., 2018
Erin ...
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: RON & SONJA MITCHELL
ADDRESS: 1351 NANEUM ROAD, ELLENSBURG, WA 98926
PHONE: (509) 962-9057
EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL & SHARED WELL
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: THREE (3)
SCALE: 1" = 200'

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

NANEUM ROAD SHORT PLAT PART OF SECTION 33, T. 18 N., R. 19 E., W.M. KITTITAS COUNTY, WASHINGTON



SP-17-00003

LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP - LS 18078
- x — FENCE
- — — EASEMENT
- () RECORD INFORMATION
- ⊗ WELL

X	X	
X	X	

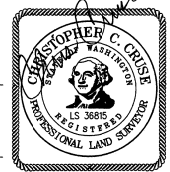
ACCESS TO LOT 1B - ALL OTHER ACCESS POINTS WILL NEED TO HAVE AN APPROVED ACCESS PERMIT FROM KITTITAS CO. DPW PRIOR TO CONSTRUCTION.

AUDITOR'S CERTIFICATE
Filed for record this 26th day of December 2018, at 9:51 A.M., in Book L of Short Plats at page(s) 1128 at the request of Cruse & Associates.
RECEIVING NO. 201812260014

JERALD V. PETTIT by *J. M. Deputy*
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 RON & SONJA MITCHELL in AUGUST OF 2017.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815



DATE: 12/20/2018

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-6242
NANEUM ROAD SHORT PLAT

C 1/4 COR - FD CRUSE ALUM CAP - VISITED 10/17
SEE BK D OF SHORT PLATS, PGS 94-95

L-169

12/26/2018 09:51:35 AM V. L.P.: 169 201812260014 Page 2 of 2
Printed by County Assessor



NANEUM ROAD SHORT PLAT PART OF SECTION 33, T. 18 N., R. 19 E., W.M. KITITITAS COUNTY, WASHINGTON

SP-17-00003

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT RON V. MITCHELL AND SONJA H. MITCHELL, HUSBAND AND WIFE, ALSO SHOWN OF RECORD AS RON MITCHELL AND SONJA MITCHELL, 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 26th DAY OF December, A.D., 2018.

RON V. MITCHELL

SONJA H. MITCHELL

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITITAS }

THIS IS TO CERTIFY THAT ON THIS 26th DAY OF December, A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RON V. MITCHELL AND SONJA H. MITCHELL, 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 Ellensburg
MY COMMISSION EXPIRES: 12-31



ORIGINAL PARCEL DESCRIPTION

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 1, 2016, IN BOOK 40 OF SURVEYS, PAGES 172 AND 173, UNDER AUDITOR'S FILE NO. 201612010004, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

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. 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. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 40 OF SURVEYS, PAGES 172-173 AND THE SURVEYS REFERENCED THEREON.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
7. KITITITAS 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.
8. 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 7.48.305)
9. ACCORDING TO KITITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1A HAS 84 IRRIGABLE ACRES; LOT 1B HAS 18 IRRIGABLE ACRES; LOT 1C HAS 19 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
11. 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.
12. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
13. 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.
14. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
15. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
16. 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 CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
17. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITITAS COUNTY CODE 13.35.

SHEET 2 OF 2



12/26/2018

AUDITOR'S CERTIFICATE

Filed for record this 26th day of December, 2018, at 9:51 A.M., in Book L of Short Plats at page(s) 169 at the request of Cruse & Associates. RECEIVING NO. 201812260014

JERALD V. PETTIT by Deputy
KITITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
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Ellensburg, WA 98926 (509) 962-8242

NANEUM ROAD SHORT PLAT