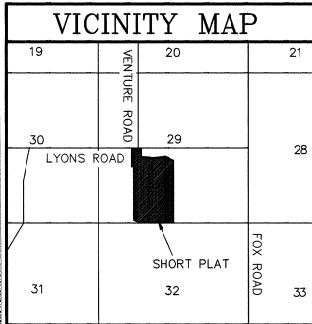


4/19/2

12/30/2019 08:46:16 AM V. L. P. 192 201912300012
KITITAS COUNTY ENGINEER



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 18TH DAY OF December, A.D., 2019
Mark R Cook
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 18 DAY OF Dec, A.D., 2019
M. Alexander MD
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE KENO AG SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS 20 DAY OF December, A.D., 2019
Lindsay M Spick
KITITAS COUNTY PLANNING DIRECTOR

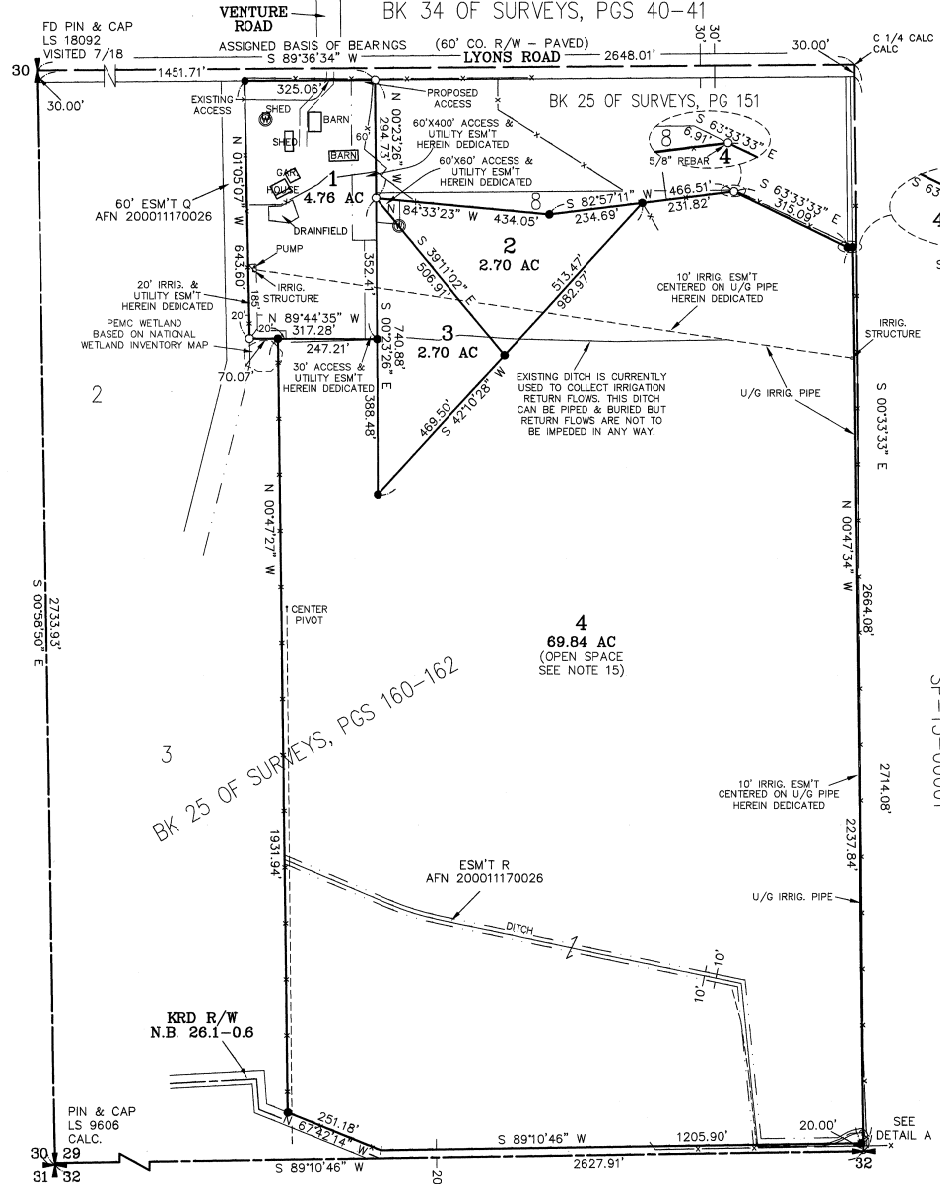
CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO: 495134.
DATED THIS 30 DAY OF December, A.D., 2019
Kylea Weidmann
KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: KEVIN W. KENO ETUX
ADDRESS: 10160 LYONS ROAD
ELLENSBURG, WA 98926
PHONE: (509) 968-4782
EXISTING ZONE: AG-20
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" = 200'

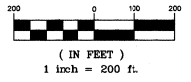
SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

SHEET 1 OF 2

KENO AGRICULTURAL SHORT PLAT
PART OF SECTION 29, T. 18 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON



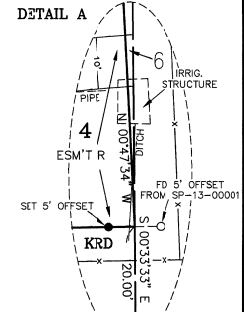
SP-18-00006



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP - LS18092 EXCEPT AS NOTED
- x- FENCE
- ⊗ WELL

DETAIL A



CALC., COVERED W/ CONC.; SEE BK L OF SHORT PLATS, PGS 48-49 FOR ADD'L INFO

AUDITOR'S CERTIFICATE

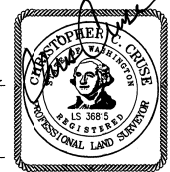
Filed for record this 30th day of December 2019, at 9:46 A.M., in Book L of Short Plats at page(s) 192 at the request of Cruse & Associates. RECEIVING NO. 201912300012

JERALD V. PETTIT by: *J. G. Pettit*
KITITAS 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 KEVIN KENO in JULY of 2018.

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



DATE 12/16/19

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

KENO AG SHORT PLAT

SP-13-00001



4193

12/30/2019 09:46:16 AM V. L. P. 183 201912300012
KITTITAS COUNTY, WASHINGTON
Page 2 of 2



KENO AGRICULTURAL SHORT PLAT PART OF SECTION 29, T. 18 N., R. 20 E., W.M. KITTITAS COUNTY, WASHINGTON

SP-18-00006

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KEVIN W. KENO AND DEBORAH A. KENO, HUSBAND AND WIFE, 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 30 DAY OF December, A.D., 2019.

Kevin W. Keno
KEVIN W. KENO
Deborah A. Keno
DEBORAH A. KENO

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITTITAS }

THIS IS TO CERTIFY THAT ON THIS 30 DAY OF December, A.D., 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEVIN W. KENO AND DEBORAH A. KENO, 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.

Deborah K. Parker
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT WA
MY COMMISSION EXPIRES: 3-2-2020



ORIGINAL PARCEL DESCRIPTION

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 17, 2006, IN BOOK 25 OF SURVEYS, PAGES 160 THROUGH 162, UNDER AUDITOR'S FILE NO. 200011170028, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE SPS. 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 25 OF SURVEYS, PAGES 160-162 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 KITTITAS COUNTY ROAD STANDARDS.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.
9. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 4 IRRIGABLE ACRES; LOT 2 HAS 3 IRRIGABLE ACRES; LOT 3 HAS 3 IRRIGABLE ACRES; LOT 4 HAS 69 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 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.
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. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
15. THE PARCELS CREATED BY THIS SHORT PLAT WERE DONE SO UNDER THE PROVISIONS OF KITTITAS CO. CODE 16.09 AGRICULTURAL PLATS. ANY FUTURE LOT LINE ADJUSTMENTS OR SUBDIVISIONS MUST BE CONSISTENT WITH THE TERMS, CONDITIONS, AND INTENT OF THAT CHAPTER, AND DONE SO THROUGH THE SHORT PLAT AMENDMENT PROCESS PROVIDED FOR IN KITTITAS COUNTY CODE 16.32.100. THE AGRICULTURAL OPEN SPACE DEDICATED SHALL REMAIN IN OPEN SPACE IN PERPETUITY AND SHALL NOT BE FURTHER SUBDIVIDED.
16. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
17. METERING SHALL 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.
18. 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 CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT ~~JPF WASHINGTON, INCORPORATED~~, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 30 DAY OF December, A.D., 2019.
~~JPF WASHINGTON, INCORPORATED~~

Brandon Nickels
NAME Brandon Nickels TITLE Authorized Agent

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.
COUNTY OF Yakima)

THIS IS TO CERTIFY THAT ON THIS 30 DAY OF December, A.D., 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Brandon Nickels AND Northwest Farm Credit Services, FLCA TO ME KNOWN TO BE THE Authorized Agent AND Northwest Farm Credit Services, FLCA RESPECTIVELY, OF JPF WASHINGTON, INCORPORATED, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Deborah K. Parker
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT WA
MY COMMISSION EXPIRES: 3-2-2020



AUDITOR'S CERTIFICATE
Filed for record this 30th day of December
2019, at 9:44 A.M., in Book L of Short Plats
at page(s) 193 at the request of Cruse & Associates.
RECEIVING NO. 201912300012
JERALD V. PETTY by J. V. Petty, Deputy
KITTITAS COUNTY AUDITOR

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