

RECEIVING NO. 200611270066

SP-06-64

DCCDLC SHORT PLAT PART OF SECTION 23, T. 18 N., R. 18 E., W.M. KITTITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTION

PARCEL D. OF THAT CERTAIN SURVEY AS RECORDED MAY 11, 2006, IN BOOK 32 OF SURVEYS, PAGES 158 THROUGH 160, UNDER AUDITOR'S FILE NO. 200605110005, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

DÉDICATION

DCCDLC, LLC

KNOW ALL MEN BY THESE PRESENT THAT DCCDLC, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS ______ DAY OF ________, A.D., 2006.

NAME TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.

THIS IS TO CERTIFY THAT ON THIS 3 DAY OF NOVEMBER, A.D., 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Dean Curt'S, TO ME KNOWN TO BE THE ME MOUNT OF DCCDLC, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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: 10-30-2010



SHEET 2 OF 2

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- 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. 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.
- 4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 32 OF SURVEYS, PAGES 158-160 AND THE SURVEYS REFERENCED THEREON.
- 5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 6. 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.
- 7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS, SEE KITTITAS COUNTY ROAD STANDARDS.
- 8. ACCORDING TO KCRS 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.
- 9. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT D1 HAS 2 IRRIGABLE ACRES; LOT D2 HAS 3 IRRIGABLE ACRES; D3 HAS 2 IRRIGABLE ACRES; D4 HAS 3 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. ENTIRE PRIVATE ROAD(S) 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 PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THIS SHORT PLAT.
- 15. KITTITAS 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.
- 16. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF 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.
- 17. KITTITAS 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.

AUDITOR'S CERTIFICATE

Filed for record this 27th day of November

2006, at 12:19 P.M., in Book I of Short Plats

at page(s)_80 at the request of Cruse & Associates.

JERALD V. PETTIT by: SKITTITAS COUNTY AUDITOR

CRUSE &

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1/10/07

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959

217 E. Fourth St. Ellensburg, WA 98926

(509) 962-8242

DCCDLC SHORT PLAT

DCCDLC SHORT PLAT PART OF SECTION 23, T. 18 N., R. 18 E., W.M. KITTITAS COUNTY, WASHINGTON

RECEIVING NO. 20061127 8066

SP-06-64

KITITAS COUN	III, WASHINGION
DEDICATION	ACKNOWLEDGEMENT
KNOW ALL MEN BY THESE PRESENT THAT EQUITY TRUST COMPANY CUSTODIAN FBO DANIEL R. HUNTINGTON IRA NO. 40176, AS TO AN UNDIVIDED SIXTY TWO PERCENT (62%) INTEREST; JAMES E. THOMPSON, AN UNMARRIED MAN AS HIS SEPARATE ESTATE, AS TO AN UNDIVIDED FIFTEEN AND 32/100 PERCENT (15.32%) INTEREST, JAMES E. THOMPSON, TTEE, FOR THOMPSON LAND, LLC PS TRUST PROFIT SHARING PLAN, AS TO AN UNDIVIDED TWELVE AND 37/100 PERCENT (12.37%) INTEREST AND RICHARD POWERS AND ANABELLE POWERS, HUSBAND AND WIFE, AS TO AN UNDIVIDED TEN AND 31/100 (10.31%) INTEREST, THE UNDERSIGNED BENEFICIARIES OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.	STATE OF COUNTY OF) S.S. THIS IS TO CENTIFY THAT ON THIS DAY OF, A.D., 2006, BEFORE ME, THE UNDERSIGNED INTARY PUBLIC, PERSONABLY APPEARED JAMES E. THOMPSON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE ESREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 14 DAY OF MOVEMBEL , A.D., 2006.	WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.
EQUITY TRUST COMPANY, CUSTODIAN FOODerics NAME RICHARD STEN STEN STEN STEN STEN STEN STEN STEN	NOTARY PUBLIC IN AND FOR THE STATE OF
JAMES E. THOMPSON	ACIZNOWI EDCEMENT
JAMES E. THOMPSON, TTEE THOMPSON LAND, LLC PS PROFIT SHARING PLAN	STATE OF COUNTY OF) S.S.
RICHARD POWERS ANABELLE POWERS	THIS IS TO CERTIFY THAT ON THIS DAY OF, A.D., 2006, REFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES E. THOMPSON, TTEE, FOR THOMPSON LAND, LLC PS TRUST PROFIT SHARING PLAN, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND REED OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
	WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.
ACKNOWLEDGEMENT	
STATE OF COINTY OF LOCAL) S.S.	NOT RY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT
THIS IS TO CERTIFY THAT ON THIS DAY OF TOWN A.D., 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD AND AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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.	
NOTARY PUBLIC IN AND FOR THE STATE OF Ohio RESIDING AT 225 Burns Rd, Elyria. MY COMMISSION EXPIRES: May 31, 2010 OAVIN FLECHLIN Notary Public In and for the Clate of Orio Iny Commission Expires	
ACKNOWLEDGEMENT	
STATE OF S.S.	AUDITOR'S CERTIFICATE
THIS IS TO CERTIFY THAT ON THIS DAY OF, A.D., 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD OWERS AND ANABELLE POWERS, TO ME KNOWN TO DET 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 MEN. ONED.	Filed for record this 27 th day of November, 2006, at 12:19 P.M., in Book I of Short Plats
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR PIRST WATTEN.	at page(s) at the request of Cruse & Associates.
	JERALD V. PETTIT by: KITTITAS COUNTY AUDITOR
NOTARY PUBLIC IN AND FOR THE STATE OF RESIDING AT MY DEMMISSION EXPIRES:	CRUSE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 217 E. Fourth St. P.O. Box 959 EXPIRES: 1/10/07 WA 98926 (509) 962-8242
SHEET 3 OF 3	Ellensburg, WA 98926 (509) 962-8242 1 1 27 2006 DCCDLC SHORT PLAT

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IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS DAY OF, A.D., 2006.	WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JUNE 20 2007
	Sidney E. Duke
EQUITY TRUST COMPANY, CUSTODIAN NAME TITLE EQUITY TRUST COMPANY, CUSTODIAN NAME TITLE	NOTARY PUBLIC IN AND FOR THE STATE OF COMMISSION EXPIRES: RESIDING AT DESCRIPTION OF THE STATE O
JAMES E. THOMPSON	
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Richard Powers Anabelle Powers	THIS IS TO CERTIFY THAT ON THIS 17 DAY OF, A.D., 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES E. THOMPSON, TTEE, FOR THOMPSON LAND, LLC PS TRUST PROFIT SHARING PLAN, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
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NOTARY PUBLIC IN AND FOR THE STATE OF RESIDING AT MY COMMISSION EXPIRES:	
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STATE OF WASh) S.S. COUNTY OF KINS) S.S.	AUDITOR'S CERTIFICATE
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WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES	ot page(s) 32 at the request of Cruse & Associates.
JUNE 29 GOT	JERALD V. PETTIT by: SULPHINE KITTITAS COUNTY AUDITOR
NOTARY PUBLIC IN AND FOR THE STATE OF WASh RESIDING AT SUCKEMISH. MY COMMISSION EXPIRES: 429-02	CRUSE & ASSOCIATES

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

DCCDLC SHORT PLAT

SHEET \$\mathcal{2}\$ OF \$\mathcal{3}\$