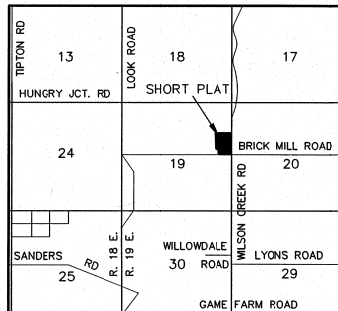


K-219

RECEIVING NUMBER

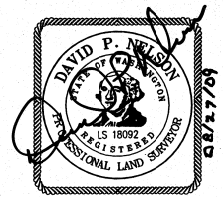
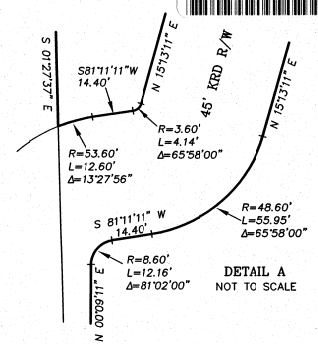
**KRAEMER SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 06-125**  
**PTN. OF THE E1/2 OF SEC. 19, T.18N., R.19E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

08/31/2011 04:45:23 PM V: K P: 219 201108310036  
 \$100.00 ENCUMBRANCE  
 SHEET 1 Plat  
 KITTITAS County Auditor Page 1 of 2



VICINITY MAP  
N.T.S.

- LEGEND**
- ⊕ SECTION CORNER, AS NOTED
  - ⊙ QUARTER CORNER, AS NOTED
  - FND REBAR
  - SET REBAR & CAP LS# 18092



**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 30 day of September, A.D., 2011

*[Signature]*  
Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the KRAEMER Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 31 day of August, A.D., 2011

*[Signature]*  
Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this 14 day of Dec, A.D., 2011

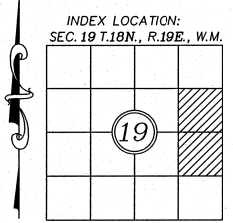
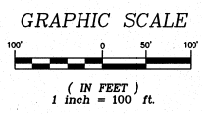
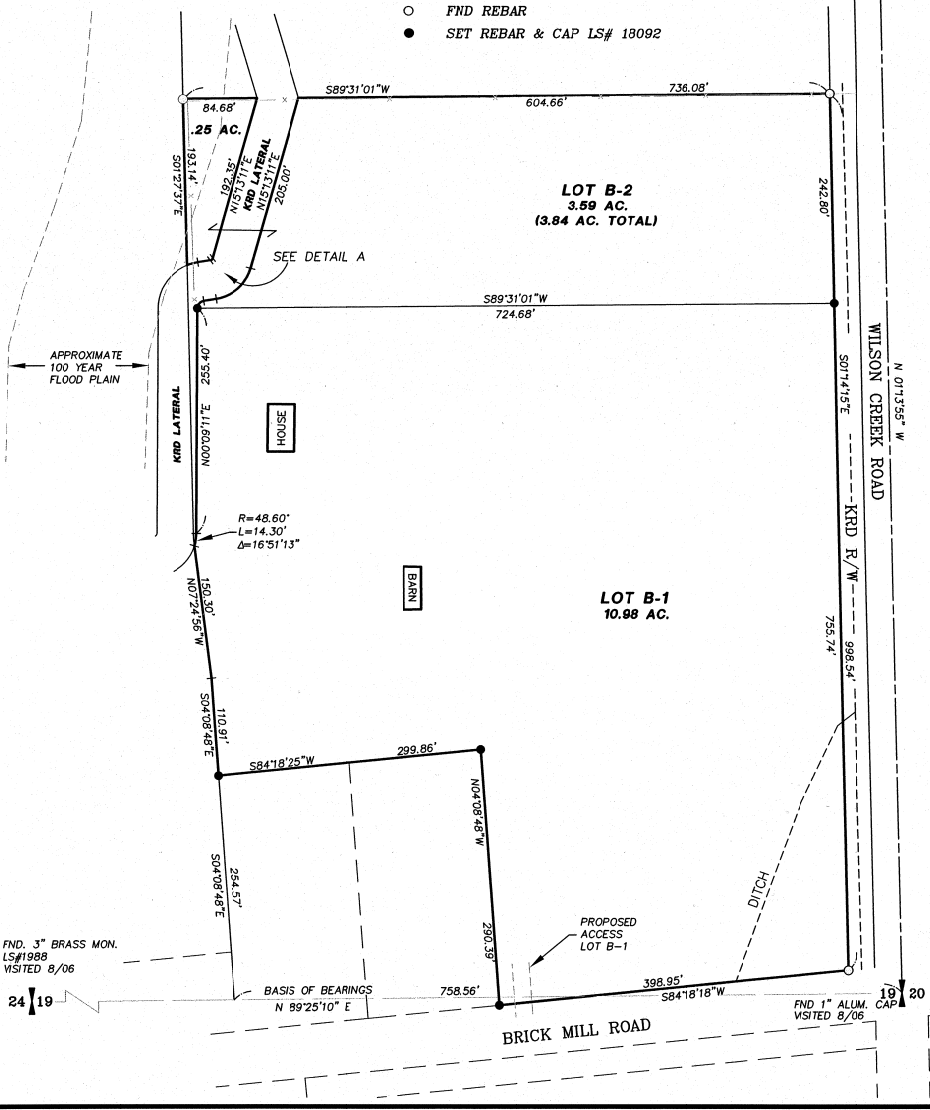
*[Signature]*  
Kittitas County Health Officer

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 now to be filed.

Dated: this 27 day of December, A.D., 2011

*[Signature]*  
Kittitas County Treasurer



RECORDER'S CERTIFICATE 201108310036

Filed for record this 31 day of Aug, 2011, at 9:51 AM in book 2401 of SHORT PLATS at page 219, at the request of DAVID P. NELSON Surveyor's Name

*[Signature]* County Auditor      *[Signature]* Deputy 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 LOIS KRAEMER in MAX 2006.

*[Signature]* DATE 08/27/09  
 DAVID P. NELSON  
 Certificate No. 18092

**K.C.S.P. NO. 06-125**  
**Ptn. E1/2 of Sec. 19, T.18N., R.19E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>G. WEISER</b>	DATE <b>02/07</b>	JOB NO. <b>06111</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=100'</b>	SHEET <b>1 OF 2</b>

**Encompass**  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419



ORIGINAL TAX LOT NO. 18-19-19010-0005 & 0018 (474434) & (13545)

2-220

08/31/2011 04:45:23 PM V: K P: 220 201108310036  
 \$128.00  
 Short Plat ENCOMPASS  
 Kittitas County Auditor Page 2 of 2

**KRAEMER SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 06-125**  
**PTN. OF THE E1/2 OF SEC. 19, T.18N., R.19E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

**OWNER:**

LOIS M KRAEMER  
 1343 BRICK MILL ROAD  
 ELLENSBURG WA 98926

WATER SOURCE: INDIVIDUAL WELLS  
 SEWER SOURCE: SEPTIC/DRAINFIELD  
 DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL # 18-19-19010-0018 &  
 18-19-19010-0005

EXISTING PARCEL AREA: 14.56 ACRES  
 ZONE: AG-20

**KRD NOTES:**

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT B1 HAS 8.00 IRRIGABLE ACRES AND LOT B2 HAS 4.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. 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.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. 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.

**EXISTING LEGAL DESCRIPTION:**

PARCEL B OF THAT CERTAIN SURVEY RECORDED JANUARY 8, 1993, IN BOOK 19 OF SURVEYS, PAGE 30, UNDER AUDITOR'S FILE NUMBER 556003, BEING A PORTION OF THE SOUTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**EXCEPT**

THAT PORTION OF PARCEL B OF THAT CERTAIN SURVEY RECORDED IN BOOK 19 OF SURVEYS, PAGE 30, UNDER AUDITOR'S FILE NUMBER 556003, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE SOUTH 84°18'18" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL B, 398.95 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE CONTINUING ALONG SAID SOUTH BOUNDARY, SOUTH 84°18'18" EAST 149.87 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE NORTH 04°08'48" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL B, 290.40 FEET; THENCE NORTH 84°18'25" EAST, 149.87 FEET; THENCE SOUTH 04°08'48" EAST, 290.40 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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.
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. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
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. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. 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 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. 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.
11. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY CRUSE & NELSON AS FILED UNDER AUDITOR'S FILE NUMBER 556003.
12. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT A PORTION OF PARCEL B OF SURVEY BOOK 19, PAGE 30 UNDER AUDITOR'S FILE NUMBER 556003.
13. 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.
14. ACCESS FOR LOT B-2 WILL BE DETERMINED AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT, LOIS M. KRAEMER, AS HER SOLE AND SEPARATE PROPERTY, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HERIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 17<sup>th</sup> DAY OF February, A.D., 2007

*Lois M. Kraemer*  
 LOIS M. KRAEMER

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
 COUNTY OF Kittitas ) s.s.

On this day personally appeared before me Lois M Kraemer

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17<sup>th</sup> day of Feb. 2007

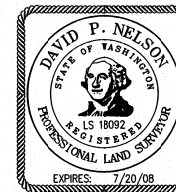


*David P. Nelson*  
 Notary Public in and for the State of Washington, residing at Ellensburg  
 My appointment expires 12-31-2010

**NOTE:**

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
 1-800-553-4344



RECORDER'S CERTIFICATE 201108310036  
 Filed for record this 31<sup>st</sup> day of Aug., 2011, at 4:45 PM in book 06-125 at page 220 at the request of DAVID P. NELSON Surveyor's Name  
*David P. Nelson* County Auditor  
*David P. Nelson* Deputy 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 of the request of LOIS KRAEMER in MAX 2008.  
 DAVID P. NELSON DATE 08/17/07  
 Certificate No. 18092

**K.C.S.P. NO. 06-125**  
**Ptn. E1/2 of Sec. 19, T.18N., R.19E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>G. WEISER</b>	DATE <b>02/07</b>	JOB NO. <b>06111</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=100'</b>	SHEET <b>2 OF 2</b>

**Encompass**  
 ENGINEERING & SURVEYING

108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419