

RIVER WOOD SHORT PLAT
PART OF SECTION 36, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. _____

SP-07-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DARRYL S. CHEPODA, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND GEORGIA CHEPODA JOHNSON, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, A.D., 2007.

DARRYL S. CHEPODA
BY AND THROUGH GEORGIA CHEPODA JOHNSON,
HIS ATTORNEY IN FACT

GEORGIA CHEPODA JOHNSON

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DARRYL S. CHEPODA, BY AND THROUGH GEORGIA CHEPODA JOHNSON, HIS ATTORNEY IN FACT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING 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.

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: _____

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGIA CHEPODA JOHNSON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER 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: _____

ORIGINAL PARCEL DESCRIPTION

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED JANUARY 15, 2003, IN BOOK 28 OF SURVEYS, PAGES 158-159, UNDER AUDITOR'S FILE NO. 200301150011, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON;

AND

THAT PORTION OF PARCEL 2 OF THAT CERTAIN SURVEY RECORDED JANUARY 15, 2003, IN BOOK 28 OF SURVEYS, PAGES 158-159, UNDER AUDITOR'S FILE NO. 200301150011, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLYMOST CORNER OF SAID PARCEL 2; THENCE SOUTH 53°00'10" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL, 302.70 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE; THENCE SOUTH 41°18'40" EAST, 103.51 FEET; THENCE SOUTH 53°00'10" WEST, 285.64 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID PARCEL; THENCE NORTH 25°02'56" WEST, ALONG SAID WESTERLY LINE, 105.50 FEET, MORE OR LESS, TO THE WESTERLYMOST CORNER OF SAID PARCEL; THENCE NORTH 53°00'10" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 256.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE.

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

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 KITITAS 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 AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 28 OF SURVEYS, PAGES 158-159 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 KITITAS COUNTY ROAD STANDARDS.
8. 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.
9. KITITAS 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.

RECEIVED
MAR 01 2007
KITITAS COUNTY
CDS

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2007, at _____, M., in Book 1 of Short Plats
at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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RIVER WOOD SHORT PLAT