

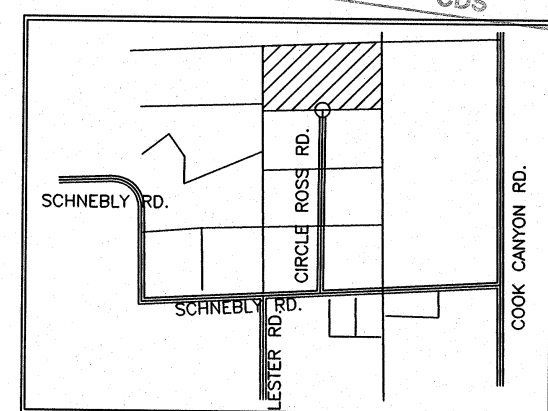
LESTER SHORT PLAT
PT. SEC. 12, T. 18N., R. 19E., W.M.
KITITAS COUNTY, WA.

RECEIVING NO.

RECEIVED
SP-07-44 MAY 24 2007
KITITAS COUNTY
CDS

E1/4 COR
SEC. 12, 18-19
FND PIN W/CAP 18092

PARCEL NO. 334334
OWNER: GERMAN LLC
ADDRESS: 3293 COOKE CANYON RD.



VICINITY MAP NTS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20__

Kititas County Engineer

COUNTY PLANNING DIRECTOR

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

Dated this _____ day of _____, A.D., 20__

Kititas County Planning Director

PARCEL NO. 445034
OWNER: ENG. CAROL L.
ADDRESS: 2381 COOKE CANYON RD.

KITITAS 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 _____ day of _____, A.D., 20__

Kititas County Health Officer

CERTIFICATE OF COUNTY TREASURER

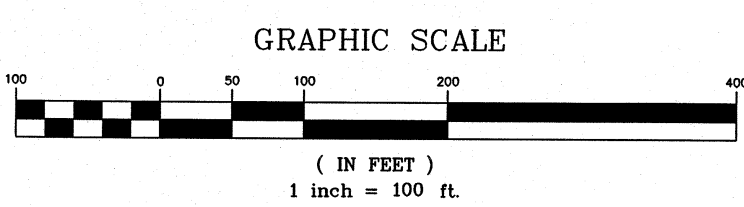
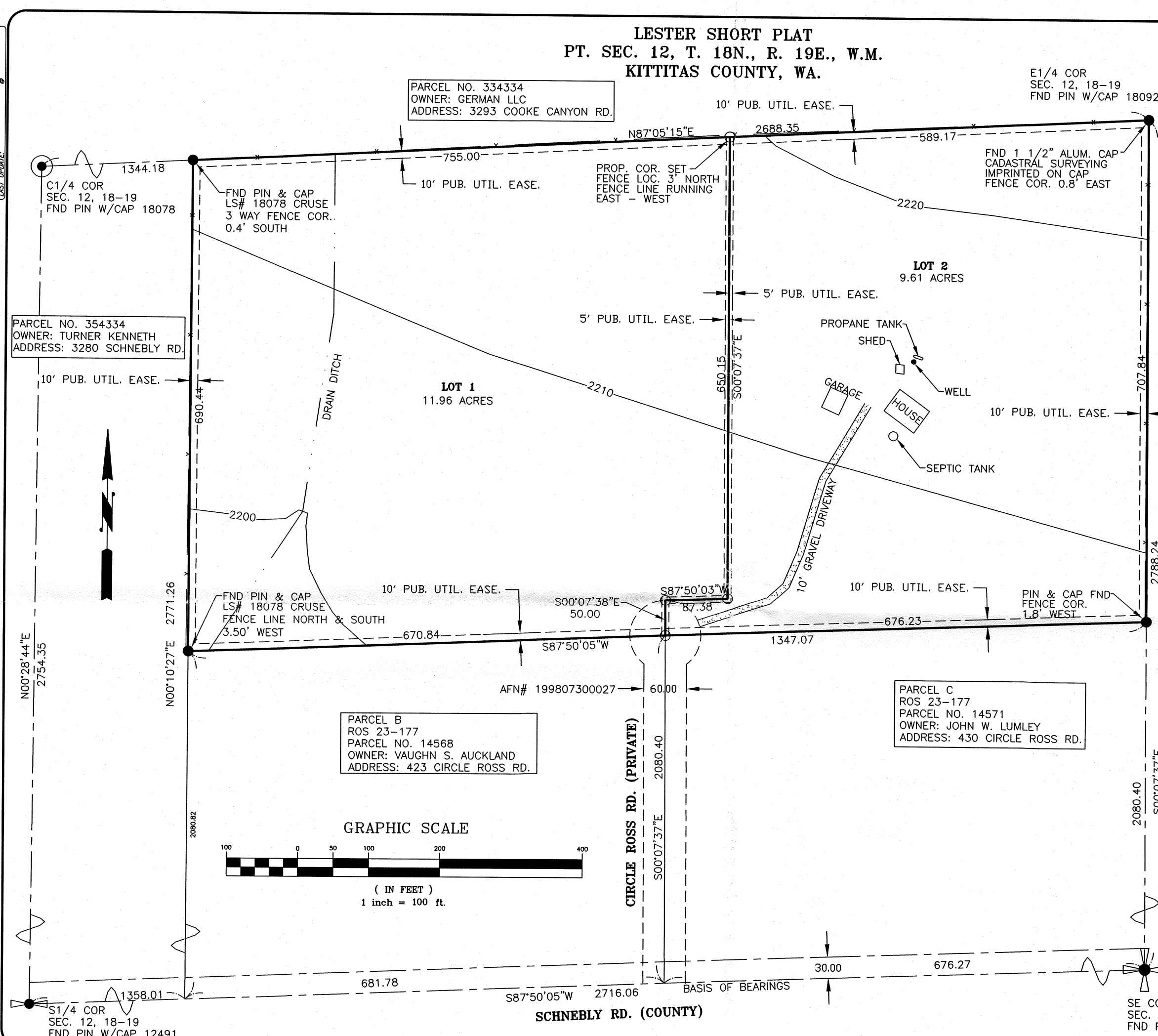
I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this _____ day of _____, A.D., 20__

Kititas County Treasurer

LEGAL DESCRIPTION

Parcel "A" of that certain Survey as recorded July 30, 1998, in Book 23 of Surveys, Pages 174 through 177, under Auditor's File No. 199807300027, records of Kititas County, Washington; being a portion of the East Half of the Southeast Quarter of Section 12, Township 18 North, Range 19 East, W.M., in the County of Kititas, State of Washington.



EQUIPMENT AND PROCEDURES USED:

a: 5 SEC. EDM TOTAL STATION
b: FIELD TRAVERSE
c: MONS VISITED DATE OF SURVEY

DATE	REVISIONS

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20__
AT _____ M. UNDER AUDITOR'S FILE NUMBER _____

RECORDS OF KITITAS COUNTY, WASHINGTON AT THE REQUEST OF _____

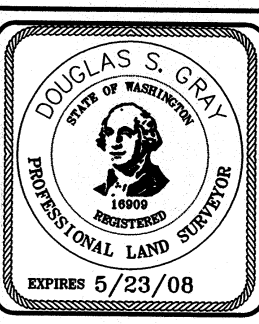
COUNTY AUDITOR _____ BY DEPUTY _____

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 DERK LESTER IN NOVEMBER 2006.

DATE 5-16-07

DOUGLAS S. GRAY



● CORNER FOUND AS NOTED
○ 1/2 REBAR W/CAP #16909 SET
✗ NAIL WITH WASHER SET

GSE
Gray Surveying & Engineering, Inc.
P.O. Box 510 • 2706 River Road
Yakima, Wa 98902 • (509) 575-6434

SECTION INDEXING

NAME **DERK LESTER**
650 CIRCLE ROSS RD. ELLENSBURG, WA. 98926

LOCATION
PT NE 1/4 SE 1/4 SEC. 12, T. 18N., R. 19E., W.M.

DRAWING TYPE SHORT PLAT

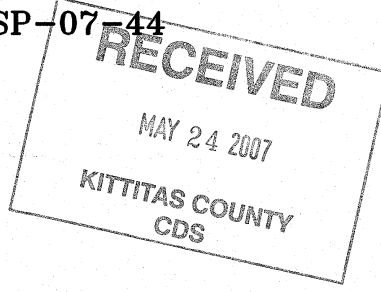
DRAWN BY: M.M. SCALE: 1" = 100'
CHECKED BY: D.S.G. DATE: 11-01-06
PROJECT NO. 06208 SHEET 1 OF 2
PARCEL NO. 18-19-12000-0004

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**LESTER SHORT PLAT
PT. SEC. 12, T. 18N., R. 19E., W.M.
KITITAS COUNTY, WA.**

RECEIVING NO. _____

SP-07-44



OWNER

Derk Lester
650 Circle Ross RD.
Ellensburg, WA. 98926
Water Source: Individual Wells
Sewer Source: Septic/Drain field
Drainage Improvements - None
Existing Parcel No. 18-19-12000-0004
Existing Parcel Area: 21.57 acres
Zone: Aq-20

OWNERS DEDICATION

Know all men by these presents that DERK E. LESTER, as his separate estate, is the owner of the land hereon described; has with his free consent and in accordance with his desires caused the same to be surveyed and short platted as shown hereon; does hereby dedicate those roads and/or rights of way shown as public dedications hereon to the use of the public; does hereby waive on behalf of himself and his successors in interest all claims for damages against Kittitas County and any other governmental authority which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said dedicated roads and/or rights of ways; and does hereby grant and reserve the easements as shown hereon for the uses indicated.

DERK E. LESTER

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)ss
COUNTY OF YAKIMA)

Before me this _____ day of _____, 2007, personally appeared DERK E. LESTER, as his separate estate to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act for the purposes and uses therein mentioned. In witness whereof I have hereunto set my hand and affixed my official seal.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Residing In _____

My Commission Expires _____

LEGAL DESCRIPTION

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NOTES

- a. Per RCW 17.10.140 landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.
- b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
- d. The subject property is with in or near existing agriculture or other natural resources areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agriculture or other natural resources activities performed in accordance with county, state and federal laws are not subject to legal actions as public nuisances. Kittitas County has adopted right to farm provisions contained in section 17.74 of the Kittitas County code.
- e. 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.
- f. 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 building permit for this Plat.
- g. 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.
- h. 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.
- i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- j. 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.
- Per Kittitas County Code 17.29.040, this short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
- All development must comply with International Fire Code.

EQUIPMENT AND PROCEDURES USED:	
a:	5 SEC. EDM TOTAL STATION
b:	FIELD TRAVERSE
c:	MONS VISITED DATE OF SURVEY
DATE	REVISIONS

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AT _____ M. UNDER AUDITOR'S FILE NUMBER _____

RECORDS OF KITITAS COUNTY, WASHINGTON AT THE
REQUEST OF _____

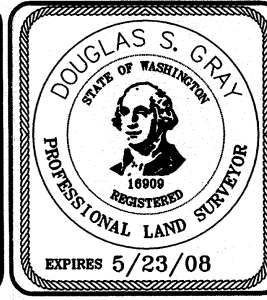
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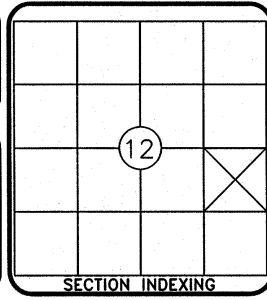
DATE 5-16-07

DOUGLAS S. GRAY



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LOCATION
PT NE1/4 SE1/4 SEC. 12, T. 18N., R. 19E., W.M.

DRAWING TYPE
SHORT PLAT

DRAWN BY: M.M. SCALE: 1" = 100'
CHECKED BY: D.S.G. DATE: 11-01-06
PROJECT NO. 06208 SHEET 2 OF 2
PARCEL NO. 364334 (18-19-12000-0004)