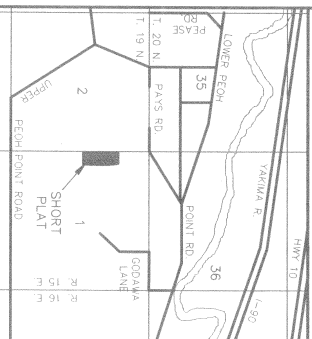


VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY ENGINEER

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 _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY PLANNING DIRECTOR
 CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE DOSSER SHORT PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY TREASURER
 CERTIFICATE OF KITTITAS 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. 19-15-01000-0033
 DATED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY TREASURER
 NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: THELMA DOSSER
 ADDRESS: PO BOX 1000
 CLE ELLUM, WA 98922
 PHONE: (509) _____
 EXISTING ZONE: AC-3
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH AND TYPE OF ACCESS: PRIVATE ACCESS ESM/T
 NO. OF SHORT PLATED LOTS: FOUR (4)
 SCALE: 1" = 100'

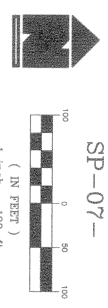
SUBMITTED ON _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

DOSSIER SHORT PLAT
 PART OF SECTION 1, T. 19 N., R. 15 E., W.M.
 KITTITAS COUNTY, WASHINGTON



SHEET 1 OF 2

RECEIVING NO. SP-07-



- LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
 - FOUND PIN & CAP
 - x — FENCE
 - ⊗ WELL



ALBERT L DUNCALF
 743 BROADWAY AVE E
 SEATTLE, WA 98102

AUDITORS 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.

JEFFREY V. PETTIT
 KITTITAS COUNTY AUDITOR
 SURVEYORS 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 THELMA DOSSER in MARCH of 2007.

CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 DATE 4/2/2007

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 962-8242
 DOSSIER SHORT PLAT

**DOSIER SHORT PLAT
PART OF SECTION 1, T. 19 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON**

RECEIVING NO. _____
SP-07-

LEGAL DESCRIPTIONS

PARCEL 1

THAT PORTION OF PARCEL B OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79 AND 80, UNDER AUDITOR'S FILE NO. 199609180018, RECORDS OF KITITAS COUNTY, WASHINGTON, WHICH LIES EAST OF THE KITITAS RECLAMATION DISTRICT (KRD) RIGHT OF WAY AND SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF PARCEL B, THENCE SOUTH 01°05'17" WEST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL B, 42.07 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE; THENCE NORTH 87°45'09" WEST, 834.56 FEET TO THE EAST RIGHT OF WAY OF THE KRD AND THE END OF SAID DESCRIBED LINE;

PARCEL 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS STATE OF WASHINGTON.

AND

A 20 FOOT WIDE NON-EXCLUSIVE ROADWAY EASEMENT FOR INGRESS AND EGRESS, ALONG THE WEST BOUNDARY OF THE NORTH 72.15 ACRES OF LOTS 4 AND 3 OF SAID SECTION 1, BETWEEN THE SOUTH BOUNDARY OF SAID NORTH 72.15 ACRES AND THE INTERSECTION OF SAID WEST BOUNDARY WITH THE NORTH BOUNDARY OF AN EXISTING PRIVATE ROAD RUNNING FROM PAYS ROAD, WHICH EXISTING PRIVATE ROAD IS THE SUBJECT MATTER OF THE NEXT ABOVE DESCRIBED EASEMENT.

AND

EASEMENT "C" AS PREVIOUSLY DELINEATED ON THE SURVEY RECORDED IN BOOK 18 OF SURVEYS, PAGE 105, UNDER AUDITOR'S FILE NO. 546065, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND

A NON-EXCLUSIVE FORTY FEET (40') WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES, OVER, UNDER AND UPON A STRIP OF LAND WHICH IS DELINEATED AND MORE PARTICULARLY DESCRIBED AS "EASEMENT R" ON THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS, PAGE 79, UNDER AUDITOR'S FILE NO. 199609180018, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS TIMOTHY A. DOSIER AND THELMA J. DOSIER, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2007.

THELMA J. DOSIER

TIMOTHY A. DOSIER

STATE OF WASHINGTON } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY A. DOSIER AND THELMA J. DOSIER, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

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, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 22 OF SURVEYS, PAGES 79-80 AND THE SURVEYS REFERENCED THEREON.
5. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS LOT B1 HAS _ IRRIGABLE ACRES; LOT B2 HAS _ IRRIGABLE ACRES; LOT B3 HAS _ IRRIGABLE ACRES; LOT B4 HAS _ 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 THE TURNOUT 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. 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. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
15. 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.
16. 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 SURFAGED ORIGINALLY WITH GRAVEL.
17. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.



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

SPRAD V. PETTI by: _____
KITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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