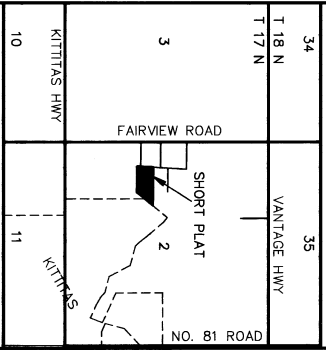


VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 23 DAY OF July A.D. 2008

[Signature]
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 28th DAY OF July A.D. 2008
[Signature]
KITTITAS COUNTY HEALTH OFFICER

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

DATED THIS 28th DAY OF July A.D. 2008
[Signature]
KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF TREASURER
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS ARE PAID FOR THE YEAR IN WHICH THIS SHORT PLAT IS NOW TO BE FILED.

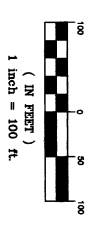
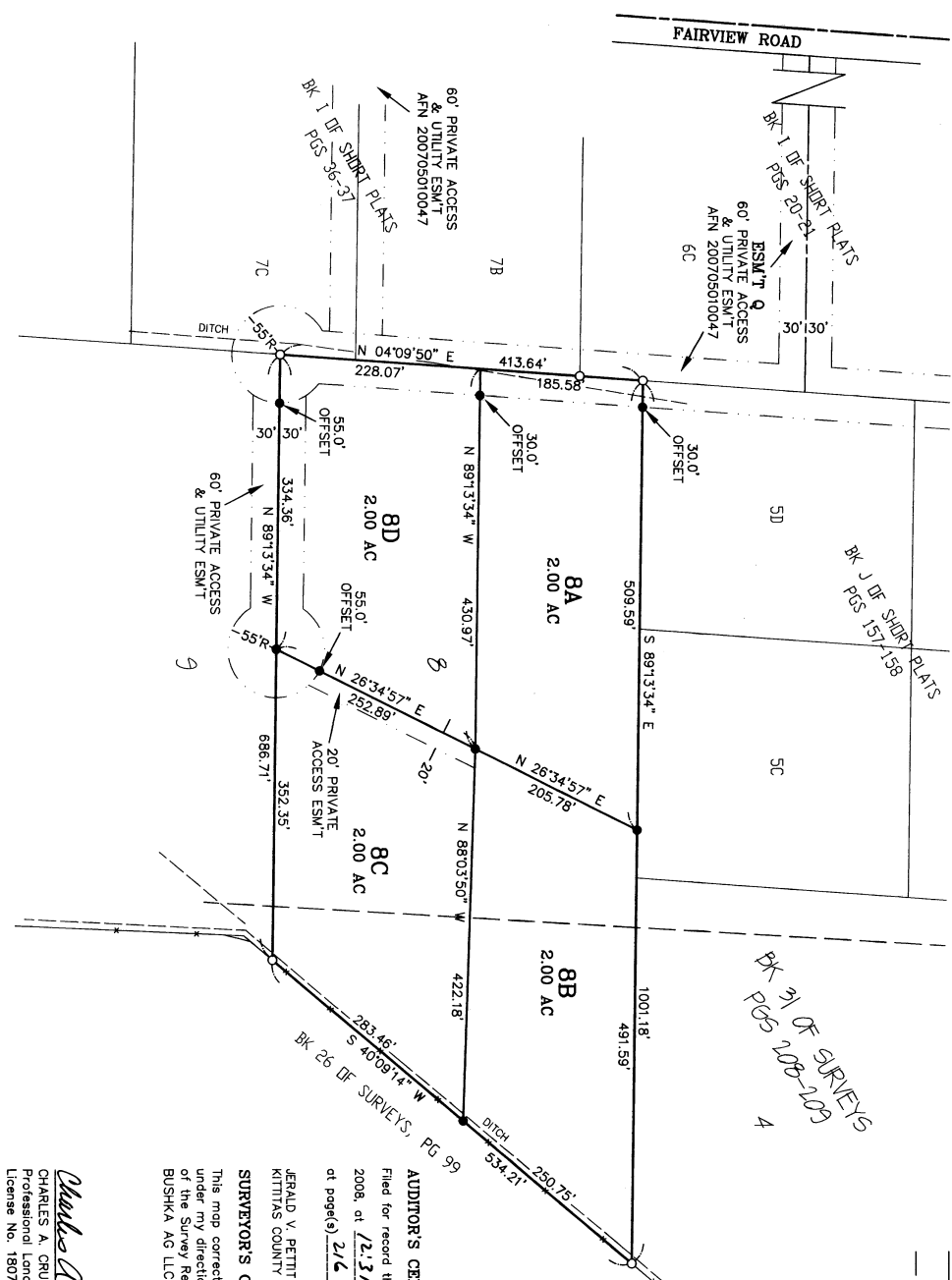
DATED: July 28, 2008 A.D. 2008
[Signature]
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: BUSHKA AG LLC
ADDRESS: 152 OGDEN RICHLAND, WA 98352

PHONE: (509) 628-2377
EXISTING ZONE: SUBURBAN
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 100'

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

BUSHKA AG SHORT PLAT
LOCATED IN SECTION 2, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON



- LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - CRUSE 18078
 - FOUND PIN & CAP
 - x — FENCE
 - — — EASEMENT

AUDITOR'S CERTIFICATE

Filed for record this 13th day of August 2008, at 12:31 P.M., in Book J of Short Plats at page(s) 216 at the request of Cruse & Associates.

JERRAD V. PETTIT by *[Signature]*
KITTITAS 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 State of Washington. BUSHKA AG LLC in MARCH of 2007.

[Signature]
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
DATE: 6-12-08

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

BUSHKA AG SHORT PLAT

X	X		
X	X		



RECEIVING NO. 200804130015

SP-07-68

BUSHKA AG SHORT PLAT LOCATED IN SECTION 2, T. 17 N., R. 19 E., W.M. KITTTAS COUNTY, 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 ABOUT 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 31 OF SURVEYS, PAGES 208-209, AND THE SURVEYS REFERRED THEREON.
4. PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTTAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
5. BY KITTTAS 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 ADDITIONAL LOTS TO BE SERVED BY THIS ACCESS MAY RESULT IN FURTHER ACCESS AND ROAD REQUIREMENTS. SEE KITTTAS COUNTY ROAD STANDARDS.
9. 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. KITTTAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTTAS COUNTY ZONING CODE.
10. KITTTAS COUNTY BELIEVES 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.
11. KITTTAS 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.
12. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTTAS 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.
13. IF IN THE FUTURE IT IS DETERMINED BY KITTTAS COUNTY (OR THE CITY OF KITTTAS IN THE EVENT THE PROPERTY IS ANNEXED) THAT THE ROADS IN THIS PLAT SHOULD BE DEDICATED TO THE PUBLIC, THE LOT OWNERS WILL DEDICATE SAID ROADS AND NOT OBJECT OR OPPOSE PARTICIPATION IN AN L.I.D. ASSESSMENT FOR ANY ROAD IMPROVEMENTS NECESSARY FOR SUCH DEDICATION.
14. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
15. ALL FOUR LOTS OF THE BUSHKA AG SHORT PLAT SP-07-68 SHALL SHARE A SINGLE GROUND WATER WITHDRAWAL OF NO MORE THAN 5,000 GALLONS PER DAY. NO MORE THAN 1/2 ACRE OF LAWN AND GARDEN SHALL BE IRRIGATED FROM GROUND WATER WITHDRAWAL.
16. CONSTRUCTION OF ANY PRIVATE ROAD TO PUBLIC ROAD STANDARDS DOES NOT GUARANTEE ACCEPTANCE ON COUNTY ROAD SYSTEM.

ORIGINAL PARCEL DESCRIPTION

PARCEL 8 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 5, 2005 IN BOOK 31 OF SURVEYS, PAGES 208 AND 209 UNDER AUDITOR'S FILE NO. 20051005010, RECORDS OF KITTTAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT BUSHKA AG, 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, WE HAVE SET OUR HANDS THIS 12th DAY OF August A.D., 2008.

BUSHKA AG, LLC

Don C. Mill
NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Benton) S.S.

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF August A.D., 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Don C. Mill AND Fennwick TO ME KNOWN TO BE THE Manager AND Owner OF BUSHKA AG, 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 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 WASHINGTON RESIDING AT Fennwick
MY COMMISSION EXPIRES Sept. 15, 2011



AUDITOR'S CERTIFICATE
Filed for record this 12th day of August, 2008, at 12:31 P.M., in Book J of Short Plats
at page(s) 217, at the request of Cruse & Associates.

JERALD Y. PETTIT by *J. Pettit*
KITTTAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926
P.O. Box 989
(509) 962-8242
BUSHKA AG SHORT PLAT

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