



643.85

N 00'12'12"

1322.37

321.93

S1/2 NE1/4 SE1/4 SE1/4 89°21'50" W

89°28'30" W 663.84

320.65

664.73

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS
MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A
TEMPORARY MEANS OF SEWAGE SISPECSAL FOR SOME BUT
NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT
PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED
TO MAKE INQUINES AT THE COUNTY HEALTH DEPARTMENT
ABOUT ISSULANCE OF ON SITE SEWAGE DISPOSAL PERMITS

PROVED THIS

_ DAY OF

DATED THIS DAY OF MARCHAD., 2009



LEGEND

SET 5/8" REBAR W/ CAP - "CRUSE 36815"

FOUND PIN & CAP

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

ASSOCIATES

EXISTING ZONE: AG-3
SOURCE OF WATER: INDIVIDUAL WELLS
SEMER SYSTEM: SEPTIG SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TIPE OF ACCESS. COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 200'

ADDRESS:

(509) 925-6275 6491 COVE ROAD ELLENSBURG, WA 98926 TED MILDON NAME AND ADDRESS - ORIGINAL TRACT OWNERS

DATED THIS IL DAY OF MAY

A.D., 200 4

HERBEY ÇERÎJÊY 7HAT THE TAXES AND ASSESSMENTS VARE PAID FOR THE PERCEDING YEARS AND FOR THIS YEAR JAN WHIGH THE PLAT IS NOW TO BE FILED. "ARREEL NO. 17-17-12040-0017 CERTIFICATE OF KITTITAS COUNTY TREASURER DATED THIS 13 DAY OF MAY

_ A.D., 200_**9**.

HEREBY CERTIFY THAT THE MILDON SHORT PLAT 1-AS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPRENSIVE PLAN OF THE CITITAS COUNTY PLANNING COMMISSION.

FICATE OF COUNTY PLANNING DIRECTOR

SHEET 1 OF

MILDON SHORT PLAT

JERALD V. PETTIT by: _____

PART OF SECTION 12, T. 17 N., R. KITTITAS COUNTY, WASHINGTON MILDON SHORT PLAT

- THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL 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. ABUT
- 3. PER RCW 17.10140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS ACCORDINGLY, THE KITITIAS 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 D OF SHORT PLATS, PAGES 40-41 AND THE SURVEYS REFERENCED THEREON.
- BY KITTITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
- 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 KITTIAS COUNTY ROAD STANDARDS.
- 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
- 10. ATTITAS 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. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITHTAS 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.
- 12. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 3 IRRIGABLE ACRES, LOT 2 HAS 3 IRRIGABLE ACRES, LOT 3 HAS 3 IRRIGABLE ACRES, LOT 4 HAS 8 IRRIGABLE ACRES, KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES, LOT 3 HAS 3 IRRIGABLE ACRES, LOT 4 HAS 8 IRRIGABLE ACRES, KRD WATER MAY ONLY BE APPLIED.
- 13. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 14. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSBLE FOR ORDERING WATER FOR THE ENTIRE FLAT. THE WATER MASTER WILL BE RESPONSBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSBLE FOR KEEPING RECORDS ON THE TOTAL WATER
- 15. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE PROHIBITED.
- 16. 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.
- 17. 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 CRETAIN PERIODS OF KARYING DURATION, AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEAL ACTION AS PUBLIC NUISANCES, KITITIAS COUNTY HAS ADDPTED RIGHT TO FARM PROVISIONS CONTAINED, IN SECTION 17.74 OF THE KITITIAS COUNTY ZONING CODE.
- 18. CURRENTLY THE NORTH 60 FEET OF THE MILDON PROPERTY IS ENCUMBERED WITH AN EASEMENT (AFN 514691) WHICH DOES NOT MATCH THE EXISTING ACCESS. THE EASEMENTS AS SHOWN HEREON MAY BE REVISED INTO ONE COMMON ACCESS EASEMENT WHICH MUST MET KITITIAS COUNTY ROAD STANDARDS AS ADDPTED 9/6/2005.
- 19. A HAMMERHEAD TURNAROUND IS TO BE CONSTRUCTED IN AN APPROVED LOCATION PRIOR TO A BUILDING PERMIT BEING ISSUED. CONTACT KITITAS COUNTY FIRE MARSHALL FOR REQUIREMENTS PRIOR TO CONSTRUCTION.

ORIGINAL PARCEL DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, DWNSHIP 17 NORTH, RANGE 17 EAST OF THE W.M., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON; EXCEPT A TRACT OF LAND 25 FEET IN WOTH, OVER AND ACROSS A PORTION OF SAID PREMISES, HERETOFORE CONVEYED BY JOHN N. WEAVER AND ANNIE WEAVER, HIS WIFE, AND C.H. STEWAIT TO THE KITITIAS RECLAMATION DISTRICT BY DEED RECORDED SEPTEMBER 6, 1929, IN VOLUME 47 OF DEEDS, PAGE 53, UNDER AUDITOR'S FILE NO. 97080, AND EXCEPT THAT PROTION OF SAID LAND DESCRIBED AS FOLLOWS. BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, AT WHICH POINT IS THE TRUE POINT OF BECKINNING; THENCE NORTH 80°650" EAST, ALONG THE SOUTH LIKE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, 2644.48 FEET; THENCE NORTH 80°351" WEST, 253.58 FEET; THENCE SOUTH OF SOUTH WEST, 353.22 FEET; THENCE NORTH 80°351" WEST, 253.56 FEET; THENCE NORTH 80°351" WEST, 253.56 FEET; THENCE NORTH 80°45" CALL SOUTH CHE THE POINT OF BECONNING, AND EXCEPT THE RIGHT OF WAY OF COVE COUNTY ROAD ALONG THE EAST BOUNDARY THEREOF;

AND EXCEPT THE EAST 396 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP IT NORTH, RANG: 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, EXCEPT THEREFROM THE RIGHT OF WAY FOR COVE COUNTY ROAD ALONG THE EAST BOUNDARY THEREOF;

AND EXCEPT THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., COUNTY OF KITTIAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: A TRACT OF LAND BOUNDED BY A LINE BEGINNING, AT THE SOUTHEAST OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH OVER 45° WEST ALONG THE WESTERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 866.92 FEET TO THE RICH POINT OF BEGINNING; THENCE CONTRIUNING NORTH 0276.5° WEST ALONG THE WESTERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 434.47 FIETT TO THE NORTHERLY BOUNDARY LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 434.40 FIETT, THENCE SOUTH O276.5° EAST ALONG THE NORTHERLY BOUNDARY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 490.89 FEET, THENCE SOUTH O276.5° EAST EAST EAST BRAALEL WITH THE WESTERLY BOUNDARY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AD DISTANCE OF 491.46 FEET, THENCE SOUTH O276.5° EAST ALONG THE SOUTHEAST QUARTER AD DISTANCE OF 942.58 FEET TO THE WESTERLY BOUNDARY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AD DISTANCE OF 942.58 FEET TO THE WESTERLY BOUNDARY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AD DISTANCE OF 942.58 FEET TO THE WESTERLY BOUNDARY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AD SECTION, AND THE TRUE POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENT TED W. MILDON AND SHARON MILDON, 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., 2009.

W. MILDON

SHARON MILDON

ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF KITTITAS S.S.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN

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AUDITOR'S CERTIFICATE

217 E. Fourth St. Ellensburg, WA 98926 CRUSE PROFESSIONAL LAND SURVEYORS 8 ASSOCIATES P.O. Box 959 (509) 962-8242

MILDON SHORT PLAT

JERALD V. PETTIT by: ____