

FILENAME: 06216.DWG
LAST UPDATE: 3/29/07

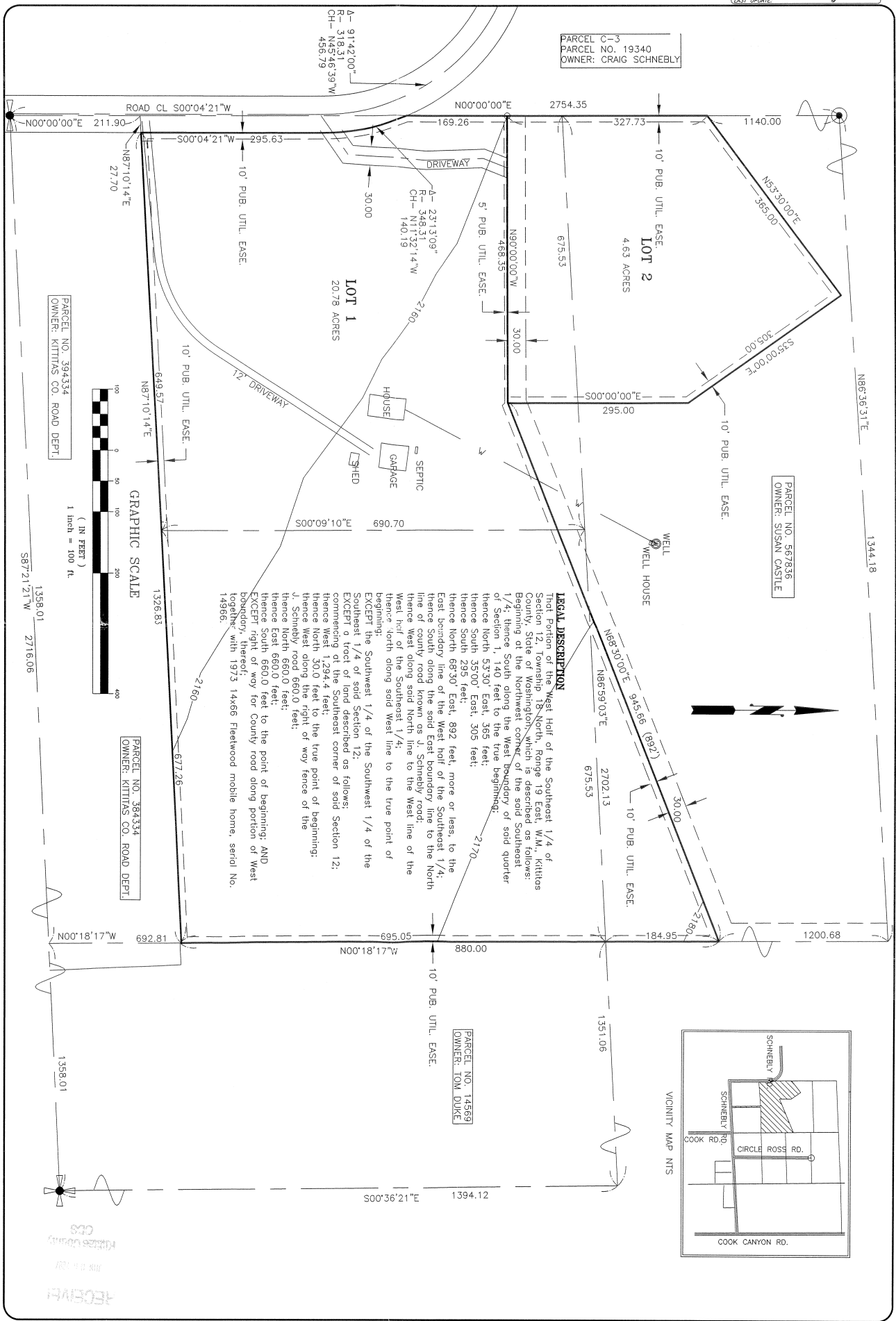
PARCEL C-3
PARCEL NO. 19340
OWNER: CRAIG SCHNEELY

PARCEL NO. 567836
OWNER: SUSAN CASTLE

PARCEL NO. 14569
OWNER: TOM DUKE

PARCEL NO. 394334
OWNER: KITITAS CO. ROAD DEPT.

PARCEL NO. 384334
OWNER: KITITAS CO. ROAD DEPT.



LEGAL DESCRIPTION

That Portion of the West Half of the Southeast 1/4 of Section 12, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington, which is described as follows: Beginning at the Northwest corner of the said Southeast 1/4; thence South along the West boundary of said quarter of Section 1, 140 feet to the true beginning; thence South 35°00' East, 305 feet; thence North 69°30' East, 892 feet, more or less to the East boundary line of the said East boundary line to the North line of county road known as J. Schneely road; thence West along said North line to the West line of the West half of the Southeast 1/4; thence North along said West line to the true point of beginning; EXCEPT the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 12, which is described as follows: Beginning at the Southwest corner of said Section 12; thence North 30.0 feet to the true point of beginning; thence West along the right of way fence of the J. Schneely road 660.0 feet; thence North 68.0 feet; thence East 660.0 feet; thence South 660.0 feet to the point of beginning; AND EXCEPT right of way for County Road along portion of West boundary, thereof; together with 1973 14x66 Fleetwood mobile home, serial No. 14966.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

EQUIPMENT AND PROCEDURES USED:

a:	5' SEC. EDM
b:	3" ALUM. TUB
c:	MONS. VISITED

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 AND THE REQUEST OF CALVIN STANFORD IN DECEMBER, 2006.

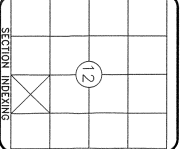
DATE: 3-29-07
DOUGLAS S. GRAY



CORNER FOUND AS NOTED

- 1/2 REBAR W/ CAP #1699 SET
- ✗ NAIL WITH WASHER SET

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



CALVIN STANFORD

NAME: CALVIN STANFORD
LOCATION: 3390 SCHNEELY ROAD ELLENSBURG, WA, 98926
PT. OF SW 1/4 SE 1/4 SEC. 12, T. 18N., R. 19E., W. M.

DRAWN BY: MMJ
CHECKED BY: D.S.G.
PROJECT NO. 06216
SHEET 1 OF 2

DATE: 11-8-06

SCALE: 1" = 100'

OWNERS DEDICATION

Know all men by these presents that CALVIN STANFORD, of the County of Yakima, State of Washington, the owner of the above described estate, has with his free consent, and in accordance with his desires caused the same to be surveyed and short plotted 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 enjoyment of said dedicated 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.

OWNER

Calvin Stanford
3390 Schmeibel Road
Ellensburg, WA 98926
Water Source: Individual Wells
Sewer Source: Septic/Drain field
Drainage Improvements: None
Existing Parcel No. 18-19-12000-0013 (244334)
Existing Parcel Area:
Zone: Aq-20

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF YAKIMA) ss
Before me this _____ day of _____, 2007, personally appeared CALVIN STANFORD, 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 _____

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This _____ day of _____, A.D., 20 _____

Kittitas County Public Works

COUNTY PLANNING DIRECTOR

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

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

Kittitas County Planning Director

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 _____

Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

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

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

Kittitas County Treasurer

NOTES

- 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 rereading of areas disturbed by development to preclude the proliferation of noxious weeds.
- Maintenance of the access is the responsibility of the property owners who benefit from its use.
- According to KCRS 12.50.00 Malbox(s) shall be "break-away" design and be approved by the U.S. Postal Service.
- 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 compatible with residential development for certain periods of working 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.
- 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.
- 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.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plot boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.

LEGAL DESCRIPTION

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EQUIPMENT AND PROCEDURES USED:
a: 5 SEC. EDM TOTAL STATION
b: FIELD NOTES
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 _____ BY DEPUTY _____

COUNTY AUDITOR _____

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DOUGLAS S. GRAY DATE: 3-2-07



CORNER FOUND AS NOTED
O 1/2 REBAR W/ CAP #1899 SET
X MAIL WITH WASHER SET

CASE
Gray Surveying & Engineering, Inc.
P.O. Box 510 • 2708 River Road
Yakima, WA 98902 • (509) 575-6434

SECTION INDEXING	
12	

CALVIN STANFORD
3390 SCHEMEIBEL ROAD ELLensburg, WA, 98926

LOCATION: P1 OF SW1/4 SE1/4 SEC. 12 T.18N. R.19E. W.M.

DRAWING BY: MAM SHORT PLAT
CHECKED BY: D.S.G. SCALE: 1"=100'
PROJECT NO. 06216 DATE: 11-8-06
SHEET 2 OF 2
PARCEL NO. 18-19-12000-0013 (244334)