

J-239

SCRIBNER SHORT PLAT PART OF SECTION 29, T. 18 N., R. 19 E., W.M. KITITAS COUNTY, WASHINGTON

RECEIVING NO. 20080923009

SP-07-147

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Kititas County Auditor



ORIGINAL PARCEL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE EAST ALONG THE NORTH BOUNDARY LINE THEREOF 495 FEET; THENCE SOUTH 1,943 FEET; THENCE WEST, PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID QUARTER SECTION 125 FEET; THENCE SOUTH 697 FEET TO THE SOUTH BOUNDARY LINE THEREOF; THENCE WEST ALONG SAID SOUTH BOUNDARY LINE, 370 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH, ALONG THE WEST BOUNDARY LINE THEREOF 2,640 FEET TO THE POINT OF BEGINNING;

EXCEPT A TRACT OF LAND 35 FEET IN WIDTH HERETOFORE CONVEYED TO THE KITITAS RECLAMATION DISTRICT FOR RIGHT OF WAY PURPOSES, AND A TRACT 25 FEET IN WIDTH HERETOFORE CONVEYED TO THE KITITAS RECLAMTION DISTRICT BY DEED RECORDED UNDER AUDITOR'S FILE NO. 98073.

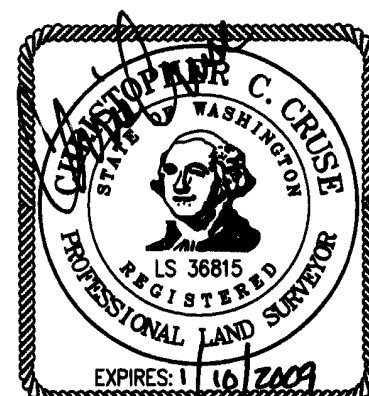
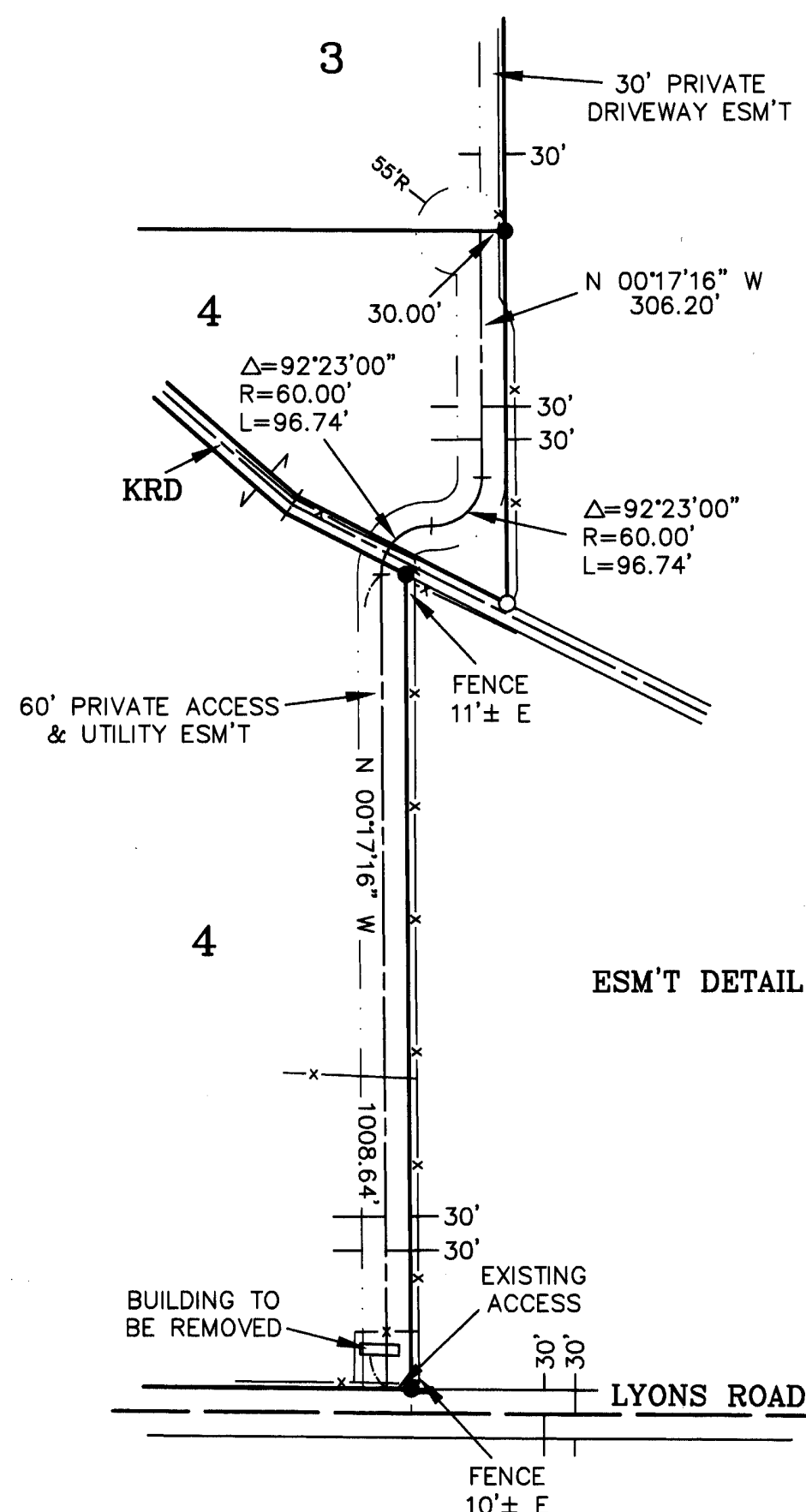
EXCEPT RIGHT OF WAY FOR COUNTY ROAD ALONG THE SOUTH BOUNDARY LINE THEREOF;

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 370.0 FEET EAST AND 697.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER SECTION; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER OF QUARTER SECTION, A DISTANCE OF 125.0 FEET; THENCE NORTH TO THE SOUTH LINE OF KITITAS RECLAMATION DISTRICT CANAL; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO A POINT THAT BEARS NORTH OF THE POINT OF BEGINNING; THENCE SOUTH IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

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 AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 1 OF SHORT PLATS, PAGES 69-71 AND THE SURVEYS REFERENCED THEREON.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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.
7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
8. 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.
9. 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 SURFACED ORIGINALLY WITH GRAVEL.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED 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.
11. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 5 IRRIGABLE ACRES; LOT 2 HAS 4 IRRIGABLE ACRES; LOT 3 HAS 4 IRRIGABLE ACRES; LOT 4 HAS 12 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
13. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER 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.
14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
15. 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.
16. 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.
17. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
18. PER KITITAS COUNTY CODE 17.29.040, THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT UNDER CURRENT ZONING CODE.
19. NO FUTURE DIVISION OF THE SUBJECT PARCEL AND SUBJECT PARCELS CREATED BASED ON CLAIMS ON INTERVENING OWNERSHIP SHALL BE PERMITTED.
20. THE EXISTING LOT 4 AND THE NEWLY CREATED LOTS 1, 2 AND 3 SHALL SHARE A SINGLE GROUND WATER WITHDRAWAL OF NO MORE THAN 5000 GALLONS PER DAY. NO MORE THAN 1/2 ACRE OF LAWN AND GARDEN SHALL BE IRRIGATED FROM GROUND WATER WITHDRAWAL.

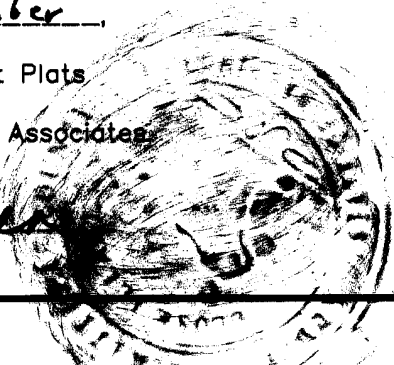


9/23/2008

AUDITOR'S CERTIFICATE

Filed for record this 23rd day of September, 2008, at 12:11 P.M., in Book J of Short Plats at page(s) 239 at the request of Cruse & Associates

JERALD V. PETTIT by [Signature]
KITITAS COUNTY AUDITOR



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

SCRIBNER SHORT PLAT

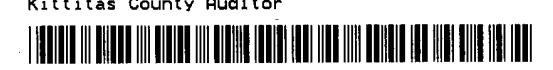
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\$108.00
Short Plat CRUSE ASSOC
Kittitas County Auditor Page 3 of 3



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT TIMOTHY F. SCRIBNER AND KATHLEEN SCRIBNER, HUSBAND AND WIFE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 19 DAY OF September, A.D., 2008.

[Signature]
TIMOTHY F. SCRIBNER

[Signature]
KATHLEEN SCRIBNER

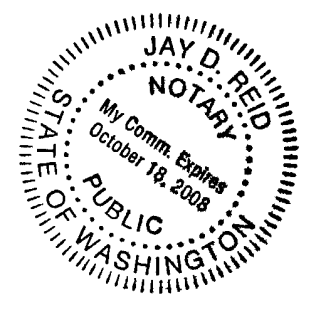
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITITAS) s.s.

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF September, A.D., 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY F. SCRIBNER AND KATHLEEN SCRIBNER, TO ME KNOWN TO BE THE PERSONS THAT 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.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 10-18-08



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT STERLING SAVINGS BANK, THE UNDERSIGNED BENEFICIARY OF DEEDS OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 19th DAY OF SEPTEMBER, A.D., 2008.

STERLING SAVINGS BANK

[Signature]
NAME DEBORAH K. ESSMAN
TITLE OFFICER

[Signature]
NAME GARY JONES
TITLE OFFICER

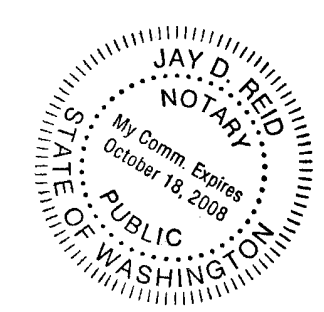
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITITAS) s.s.

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF SEPTEMBER, A.D., 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEBORAH K. ESSMAN AND GARY JONES, TO ME KNOWN TO BE THE OFFICER AND OFFICER RESPECTIVELY, OF STERLING SAVINGS BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, 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.

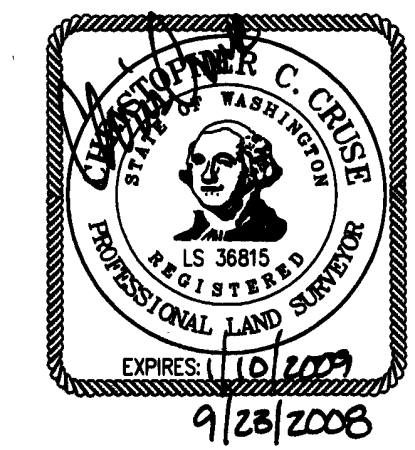
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