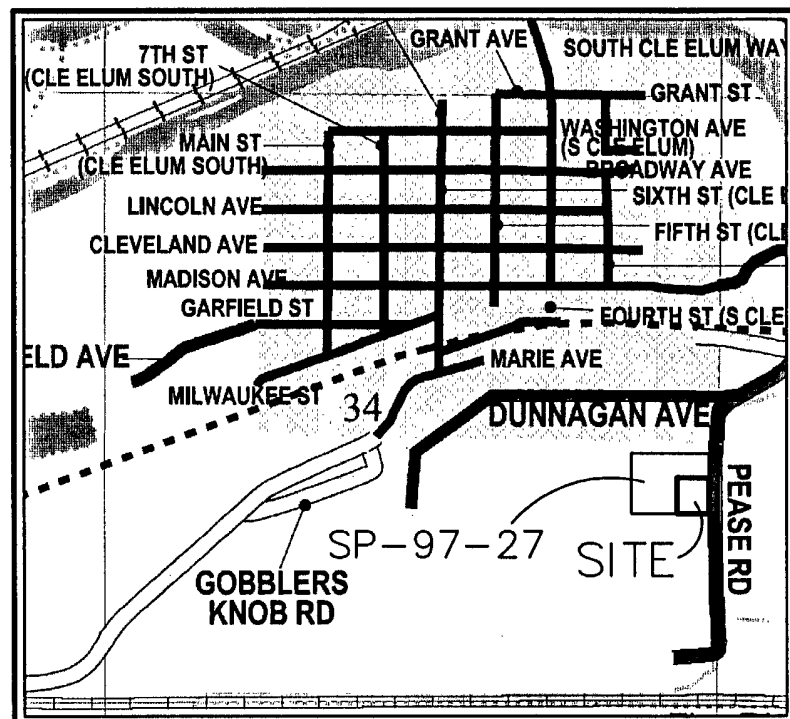


TENNERT SHORT PLAT KITTITAS COUNTY SHORT PLAT NO. 07-152 PORTION OF THE SE1/4, SEC. 34, T.20N., R.15E., W.M. KITTITAS COUNTY, WASHINGTON

10/08/2008 03:24:33 PM V: J P: 247 200810080031
\$108.00 ENCOMPASS ENGINEERING Page 1 of 2
Short Plat Kittitas County Auditor



SP-07-152



VICINITY MAP
N.T.S.

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY CRUSE & NELSON AS FILED IN BOOK E OF SHORT PLATS AT PAGES 228 & 229, UNDER AUDITOR'S FILE NUMBER 199803160024 AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF THAT CERTAIN SHORT PLAT AS RECORDED BY CRUSE & NELSON FILED UNDER AUDITOR'S FILE NUMBER 199803160024 TO THE CONFIGURATION SHOWN HEREON.
3. 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.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 19 day of August, A.D., 2008

[Signature]
Kittitas County Engineer

COUNTY PLANNING DIRECTOR

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

Dated this 6 day of OCTOBER, A.D., 2008

[Signature]
Kittitas County Planning Director
INTERIM

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated s i 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 11th day of August, A.D., 2008

[Signature]
Kittitas County Health Officer

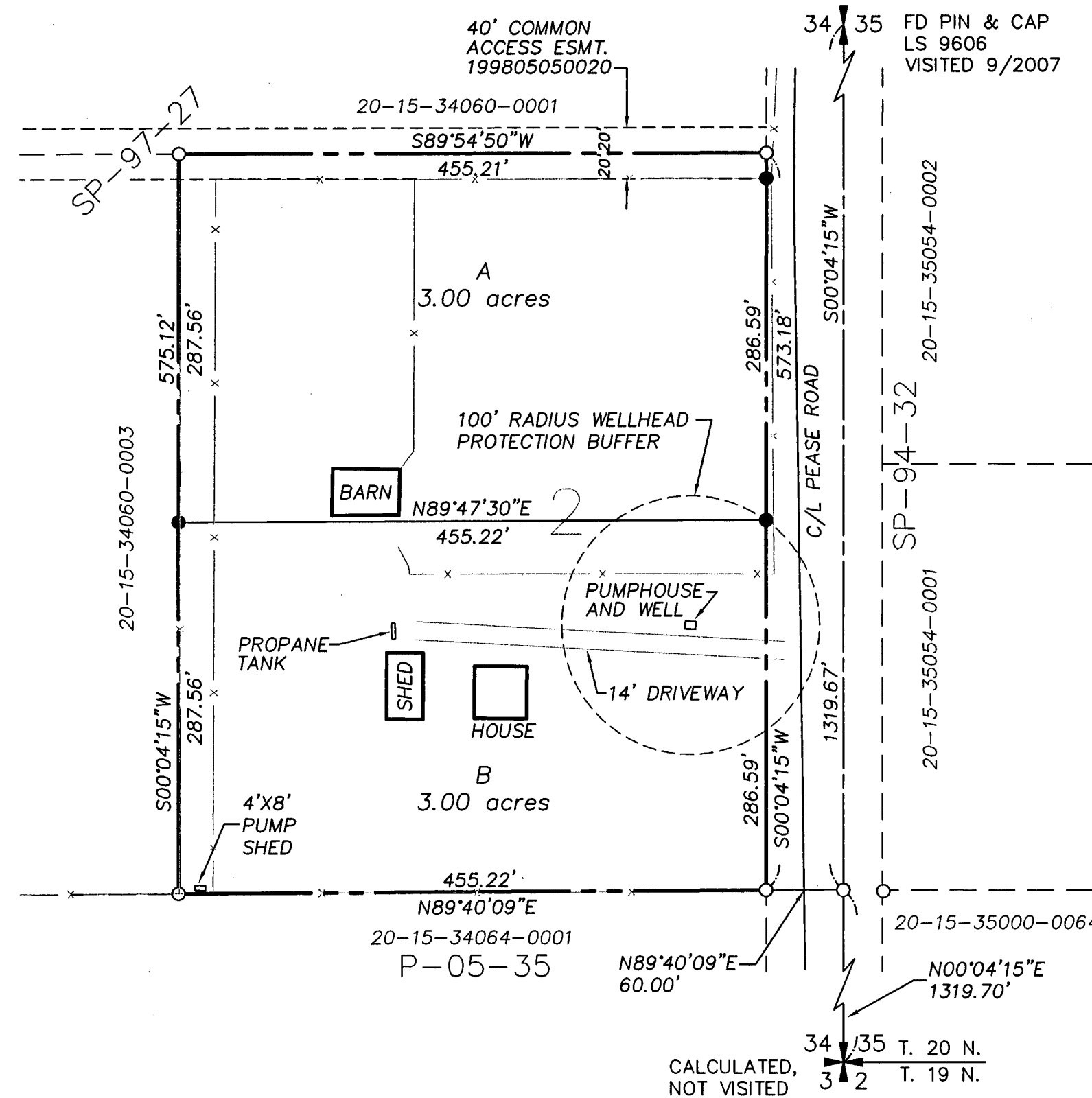
CERTIFICATE OF COUNTY TREASURER

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.

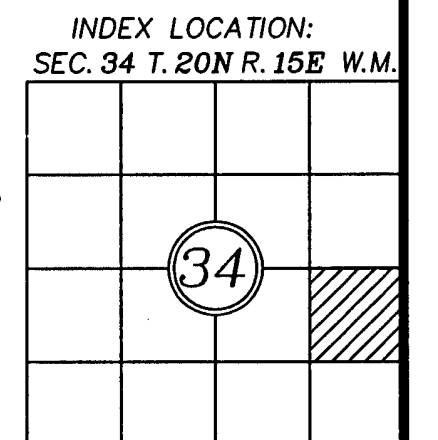
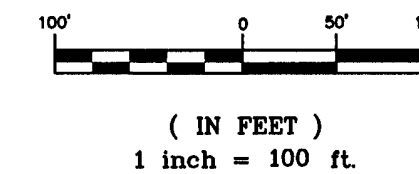
Dated this 29 day of Sept, A.D., 2008

[Signature]
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-15-34060-0002 (13129)



GRAPHIC SCALE



RECORDER'S CERTIFICATE 200810080031

Filed for record this 8 day of Oct, 2008 at 3:24 P
in book J of SHORT PLAT at page 247 at the request of

DAVID P. NELSON
Surveyor's Name

[Signature]
Serald Pettit
County Auditor

[Signature]
K Hernandez
Deputy 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 at the request of TIM & SHEILA TENNERT in SEPT, 2007.

[Signature]
DAVID P. NELSON DATE 08/05/08
Certificate No. 18092

K.C.S.P. NO. 07-152
Portion of the SE1/4, Sec. 34, T.20N., R.15E., W.M.
Kittitas County, Washington

DWN BY G.W./P.Y.	DATE 07/08	JOB NO. 07202
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

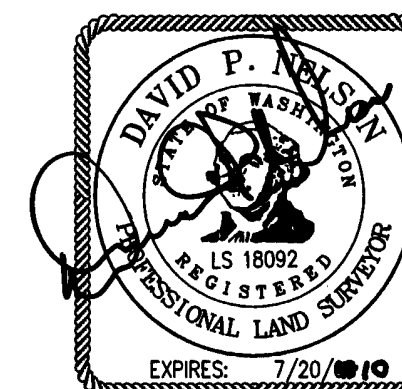
LEGEND

- ✦ SECTION CORNER, AS NOTED
- ◄ QUARTER CORNER, AS NOTED
- FND REBAR
- SET 1/2" REBAR LS# 18092
- x—x—x FENCE

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344



J-248

RECEIVING NO. _____

OWNER:
TIMOTHY L TENNERT
SHEILA A FRERICKS
571 PEASE ROAD
CLE ELUM WA 98922

PARCEL #20-15-34060-0002 (13129)
ACREAGE: 6.00
LOTS: 2
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
ZONE: AG-3

TENNERT SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 07-152
PORTION OF THE SE1/4, SEC. 34, T.20N., R.15E., W.M.
KITTITAS COUNTY, WASHINGTON

10/08/2008 03:24:33 PM V: J P: 248 200810080031
\$108.00 ENCOMPASS ENGINEERING Page 2 of 2
Short Plat
Kittitas County Auditor



SP-07-152

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, TIMOTHY L. TENNERT & SHEILA A. FRERICKS, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 21 DAY OF August A.D., 2008
Timothy L Tennert Sheila A. Frericks
TIMOTHY L. TENNERT SHEILA A. FRERICKS

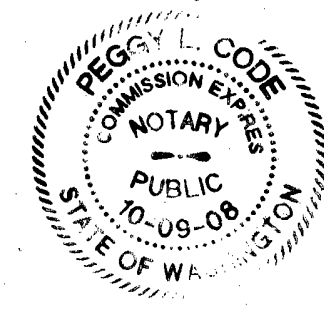
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Kittitas s.s.

On this day personally appeared before me Timothy L. Tennert & Sheila A. Frericks

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21 day of Aug, 2008



Peggy L. Code
Notary Public in and for the State of Washington, residing at Cle Elum WA
My appointment expires 10-9-08

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WELLS FARGO HOME MORTGAGE, INC., THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 23 DAY OF July A.D., 2008
Wells Fargo Bank, N.A., S/B/M to Wells Fargo Home Mortgage Inc.

Lorna L. Slaughter Catherine Coupar
NAME Vice President TITLE Assistant Secretary

ACKNOWLEDGEMENT

STATE OF ~~WASHINGTON~~ Maryland)
COUNTY OF ~~Kittitas~~ Frederick s.s.

On this 23rd day of July, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lorna L. Slaughter & Catherine Coupar to me known to be the Assistant Vice President and Vice Secretary, respectively, of Wells Fargo Bank, N.A. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that John McKeane authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.
John McKeane
Notary Public in and for the State of Maryland, residing at Frederick, MD
My appointment expires 04/28/2011



EXISTING LEGAL DESCRIPTION:

LOT 2, OF LILLQUIST SHORT PLAT, AS DESCRIBED AND/OR DELINEATED ON KITTITAS COUNTY SHORT PLAT NO. SP-97-27, AS RECORDED MARCH 16, 1998, IN BOOK E OF SHORT PLATS, PAGES 228 AND 229, UNDER AUDITOR'S FILE NO. 199803160024, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

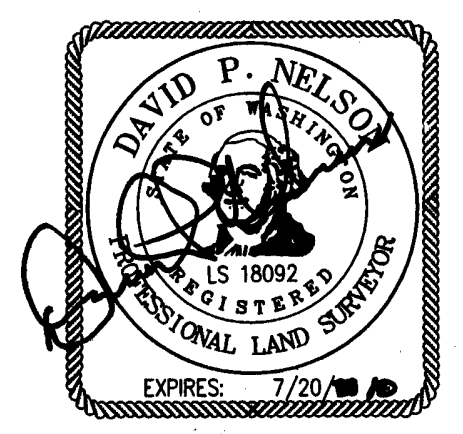
1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED 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 KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. KITTITAS 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. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
12. 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 PERFORMANCE IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.

KRD NOTES:

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A HAS 3.00 IRRIGABLE ACRES AND LOT B HAS 3.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. 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.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. 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.

ADJACENT PROPERTY OWNERS:

- 20-15-34060-0001
HEMBREE & ASSOC INC
322 AVE C
SNOHOMISH WA 98290
- 20-15-35054-0002
20-15-35054-0001
DENNIS I DARST ETUX
430 PEASE RD
CLE ELUM WA 98922
- 20-15-35000-0064
STEVEN M DOYLE
730 PEASE RD
CLE ELUM WA 98922
- 20-15-34064-0001
POINT PECH INV LLC
16271 VANTAGE HWY
ELLENSBURG WA 98926
- 20-15-34060-0003
JAMES E REYNOLDS ETUX
453 PEASE RD
CLE ELUM WA 98922



RECORDER'S CERTIFICATE 200810080031

Filed for record this 8 day of Oct, 2008 at 2:24 PM in book of Short Plat at page 248 at the request of

David P. Nelson
Surveyor's Name
Terrell Pettit K. Bernard
County Auditor Deputy 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 at the request of TIM & SHEILA TENNERT in SEPT, 2007.

David P. Nelson 07/09/08
DAVID P. NELSON DATE
Certificate No. 18092

K.C.S.P. NO. 07-152
Portion of the SE1/4, Sec. 34, T.20N., R.15E., W.M.
Kittitas County, Washington

DWN BY	DATE	JOB NO.
G.W./P.Y.	07/08	07202
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2

Encompass
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