

E	CEI	VING	NO.	

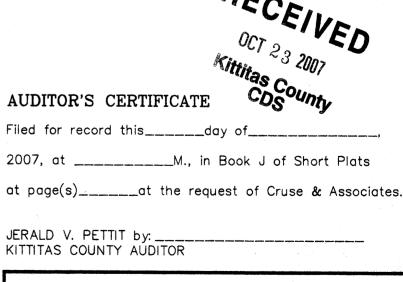
SP-07-

BROWN/COMAN SHORT PLAT PART OF SECTION 32, T. 19 N., R. 18 E., W.M. KITTITAS COUNTY, WASHINGTON

DEDICATION	
KNOW ALL MEN BY THESE PRESENT MERRICK L. BROWN, AS HER SEPARATE ESTATE AND SHERRY L. CO SEPARATE ESTATE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREE AS HEREIN DESCRIBED.	DMAN, A MARRIED WOMAN AS HER BY DECLARE, SUBDIVIDE AND PLAT
IN WITNESS WHEREOF, I HAVE SET MY HAND THIS DAY OF, A.D., 200	7.
MERRICK L. BROWN SHERRY L. COMAN	· - -
ACKNOWLEDGEMENT	
STATE OF WASHINGTON) S.S.	
THIS IS TO CERTIFY THAT ON THIS DAY OF, A.D., 2007, BEFORE ME, THE UNPERSONALLY APPEARED MERRICK L. BROWN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOR ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THEREIN MENTIONED.	DREGOING DEDICATION AND
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT MY COMMISSION EXPIRES:	
WIT COMMISSION EXPINES.	
ACKNOWLEDGEMENT	
STATE OF WASHINGTON S.S.	
THIS IS TO CERTIFY THAT ON THIS DAY OF, A.D., 2007, BEFORE ME, THE UN PERSONALLY APPEARED SHERRY L. COMAN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FO ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FO THEREIN MENTIONED.	REGOING DEDICATION AND
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT MY COMMISSION EXPIRES:	
DEDICATION	
KNOW ALL MEN BY THESE PRESENT THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS" LENDER, AS HEREINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS), THE UNDERSIGNED BENIFOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROLENDER: EAGLE HOME MORTGAGE, INC.	EFICIARY OF A DEED OF TRUST DESCRIBED. AND DEDICATE TO
N WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS DAY OF, A.D.,	2007.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS')	
NAME NAME TITLE TITLE	
ACKNOWLEDGEMENT	
STATE OF) S.S.	
THIS IS TO CERTIFY THAT ON THIS DAY OF, A.D., 2007, BEFORE ME, THE UNPERSONALLY APPEARED, TO ME KNOWN TO	DERSIGNED NOTARY PUBLIC,
AND, RESPECTIVELY, OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('EAGLE HOME MORTGAGE, INC., AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUME CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY SAID INSTRUMENT.	'MERS"), SOLELY AS NOMINEE FOR NTARY ACT AND DEED OF SAID
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.	
NOTARY PUBLIC IN AND FOR THE STATE OF RESIDING AT MY COMMISSION EXPIRES:	
수 있는 것이 있는 것이 되었다. 그는 것이 되었다. 그런 그들은 것이 되었다. 그런 것이 되었다. 	

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 KITTITAS 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 G OF SHORT PLATS, PAGES 73-74 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 KITTITAS COUNTY ROAD STANDARDS.
- 8. 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.
- 9. 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.
- 10. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS _ IRRIGABLE ACRES; LOT 2 HAS _ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- 11. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 12. 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.
- 13. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- 14. 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.
- 15. 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. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.
- 16. THE RIGHT OF WAY OF CATTAIL ROAD IS BASED ON PLANS AND DOCUMENTS ON FILE WITH KITTITAS COUNTY DEPT. OF PUBLIC WORKS.



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959

BROWN/COMAN SHORT PLAT

(509) 962-8242

Ellensburg, WA 98926

SHEET 2 OF 2