



**DW FARMS SHORT PLAT  
LOCATED IN SECTION 32, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.  
KITITAS COUNTY, WASHINGTON  
SP-**

RECEIVING NO. \_\_\_\_\_

**ORIGINAL LEGAL DESCRIPTION**

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED JANUARY 7, 2005, IN BOOK OF SURVEYS, PAGE 222, UNDER AUDITOR'S FILE NO. 200501070057, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF LOTS B-4A AND B-4B OF THE BMJ SHORT PLAT, KITITAS COUNTY SP# 02-05, RECORDED DECEMBER 6, 2002, IN BOOK G OF SHORT PLATS, PAGES 29 AND 30, UNDER AUDITOR'S FILE NO. 200212060062, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

**NOTES:**

1. ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE AND ITS APPENDICES;
2. PER KITITAS COUNTY CODE 17.29.040, THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SLIT PROVISION ALLOWED PER KITITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND ALL SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT;
3. 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. KITITAS COUNTY HAS ADOPTED THE RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE;
4. 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;
5. 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 RESEEDING AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS;
6. 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;
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 KITITAS COUNTY ROAD STANDARDS;
9. THIS SURVEY WAS PERFORMED USING A LEITZ-SOKKISHA TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 110,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT;
10. ACCORDING TO THE KITITAS RECLAMATION DISTRICT (KRD), LOTS 1 AND 2 CONTAIN IRRIGABLE ACREAGE;
11. FULL PAYMENT OF THE ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER;
12. THE LANDOWNER 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. THE KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT;
13. THE KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE OF SAID ROADS IS PROHIBITED;
14. THE 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;

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT DONALD & TONI COLBY, HUSBAND & WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

\_\_\_\_\_  
DONALD COLBY

\_\_\_\_\_  
TONI COLBY

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) ss.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DONALD & TONI COLBY, HUSBAND & WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE OF THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

TITLE: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_

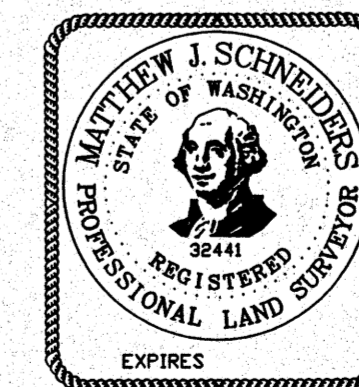
MY COMMISSION EXPIRES: \_\_\_\_\_

**RECEIVED**  
APR 29 2008  
Kititas County  
CDS

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2008, AT \_\_\_\_\_ M, IN BOOK \_\_\_\_\_ OF SHORT  
PLATS AT PAGE(S) \_\_\_\_\_ AT THE REQUEST OF  
ALPHA SUBDIVISION PRO'S, INC.

\_\_\_\_\_  
KITITAS COUNTY AUDITOR



**A.S.P.I.**  
**Land Surveyors**  
AND  
**LAND USE FACILITATORS**  
**ALPHA SUBDIVISION PRO'S, INC.**  
4727-A Evergreen Way  
EVERETT, WA 98203  
Tele: (425) 252-1884

PREPARED 04-25-08  
208026FP.DWG

**SHEET 2 OF 2**

**DW FARMS SHORT PLAT**