

VICINITY MAP  
N.T.S.

**STONE SHORT PLAT**  
PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 8,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
KITITAS COUNTY, WASHINGTON

**APPROVALS**

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the STONE 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

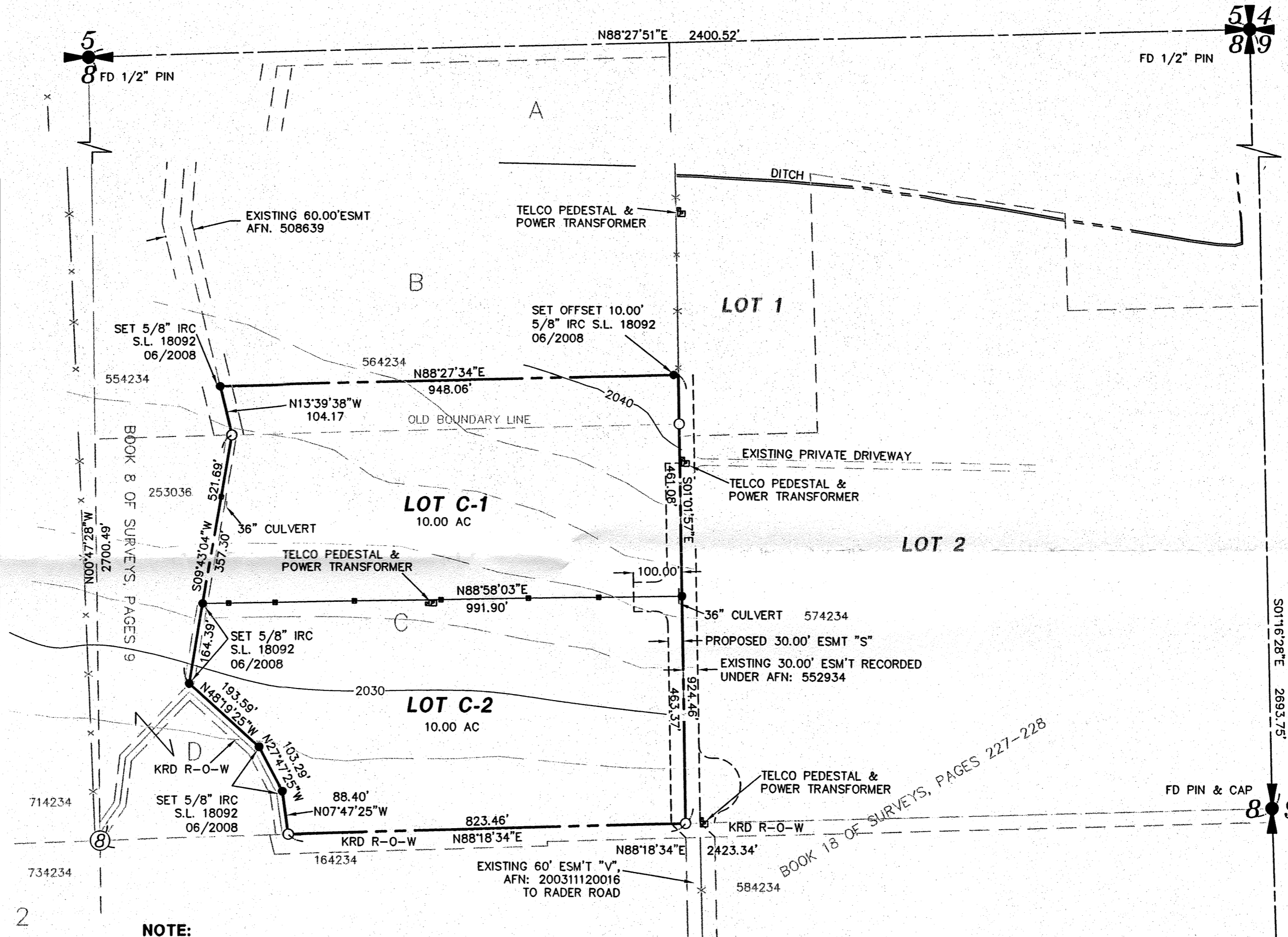
CERTIFICATE OF COUNTY TREASURER

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

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Treasurer

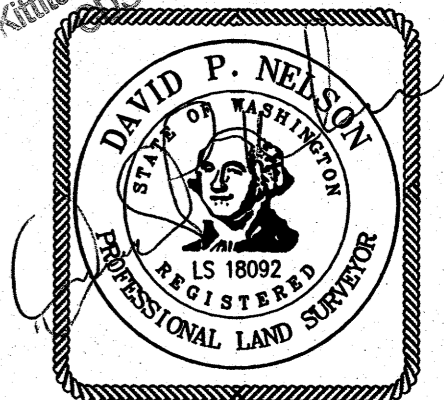
ORIGINAL TAX LOT NO. XXXXX)



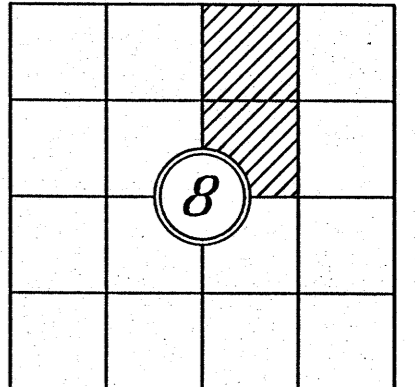
**LEGEND**

- SECTION CORNER
- FND REBAR WITH CAP
- SET 1/2" REBAR LS# 18092
- WELL
- FENCE
- TELCO PEDESTAL
- POWER TRANSFORMER
- PROPERTY LINE STAKE

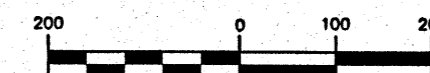
RECEIVED  
SEP 12 2008  
Kittitas County



INDEX LOCATION:  
SEC. 8 T. 18N. R. 19E. W.M.



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at.....M in book.....of.....at page.....at the request of

DAVID P. NELSON  
Surveyor's Name

\_\_\_\_\_  
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...MOLLY STONE... in...MAY.....2008.

\_\_\_\_\_  
DAVID P. NELSON      DATE  
Certificate No. 18092

**Encompass**

ENGINEERING & SURVEYING

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

**STONE SHORT PLAT**

PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 8,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
KITITAS COUNTY, WASHINGTON

DWN BY <b>S. TAYLOR</b>	DATE <b>09/2008</b>	JOB NO. <b>08072</b>
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CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>
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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MOLLY STONE, AN UNMARRIED INDIVIDUAL, AS HER SEPARATE ESTATE, CONTRACT PURCHASER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_

\_\_\_\_\_  
MOLLY STONE

**ACKNOWLEDGEMENT**

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

On this day personally appeared before me \_\_\_\_\_

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

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_

\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FIRST MUTUAL BANK, A WASHINGTON CORPORATION, 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 \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
NAME \_\_\_\_\_ TITLE \_\_\_\_\_

**ACKNOWLEDGEMENT**

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_ 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 \_\_\_\_\_ 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.

\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

OWNER:

STONE, MOLLY A  
866 BAR 14 RD  
ELLENSBURG, WA 98926

WATER SOURCE: INDIVIDUAL WELLS  
SEWER SOURCE: INDIVIDUAL SEPTIC & DRAINFIELD  
DRAINAGE IMPROVEMENTS: NONE PLANNED  
LOTS: 2

EXISTING PARCEL NUMBER: 19-19-08010-0008  
(243036)  
ORIGINAL PARCEL AREA: 20.00 ACRES  
ZONE: AG-20

EXISTING LEGAL DESCRIPTION:

PARCEL C AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY AS RECORDED OCTOBER 19, 1993, IN BOOK 19 OF SURVEYS, PAGES 170 AND 171, UNDER AUDITOR'S FILE NO. 564459, RECORDS OF KITTITAS COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID PARCEL C LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL C; THENCE SOUTH 88°27'34" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL C, 925.29 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL B OF SAID RECORD OF SURVEY; THENCE SOUTH 09°43'04" WEST, 521.87 FEET, MORE OR LESS, TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY OF THE KITTITAS RECLAMATION DISTRICT CANAL AND THE TERMINUS OF SAID LINE;

AND THE SOUTHERLY 101.85 FEET OF SAID PARCEL B, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH BOUNDARY THEREOF;

ALL IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE A 20 ACRES PARCEL (TAX PARCEL 243036), DESCRIBED HEREON, INTO TWO SEPARATE 10 ACRE TAX PARCELS.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-350 FIVE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. 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.
4. 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.
5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
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. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
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. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
12. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
13. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

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**PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 8,**  
**TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.**  
**KITTITAS COUNTY, WASHINGTON**

**SP-08-XX**

ADJACENT OWNERS:

18-19-08010-0002 (554234)  
VANDEVENTER, SUSAN  
862 BAR 14 RD  
ELLENSBURG, WA 98926

18-19-08010-0004 (574234)  
COE, MATTHEW D  
721 THOMAS RD  
ELLENSBURG, WA 98926

18-19-08020-0009 (714234)  
REES, RONALD C  
11034 131ST AVE NEW  
KIRKLAND, WA 98033

18-19-08040-0008 (584234)  
BRADY, MICHAEL ETUX  
27919 106TH SE  
KENT, WA 98030

18-19-08010-0003 (564234)  
GRIFFIN, CLIFFORD R &  
GRIFFIN, KATHY L  
860 BAR 14 RD  
ELLENSBURG, WA 98926

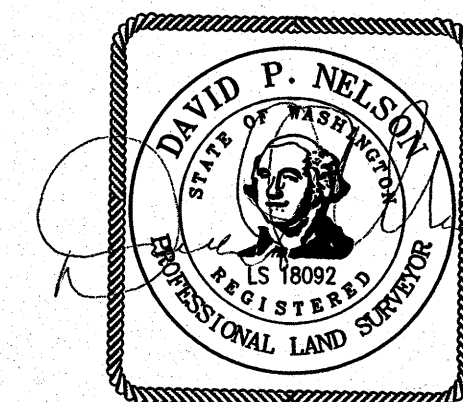
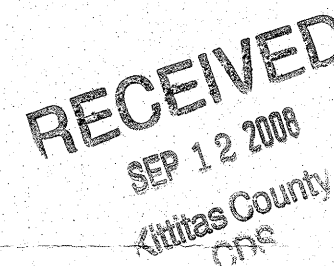
18-19-08010-0009 (253036)  
EBERLEIN, MATTHEW D  
PO BOX 445  
ELLENSBURG, WA 98926

18-19-08020-0012 (824236)  
WALKER, MIKE C  
392 BAR 14 RD  
ELLENSBURG, WA 98926

18-19-08040-0002 (164234)  
MILLER MATTHEW P ETUX  
1120 HOBERT AVE  
ELLENSBURG, WA 98926

KRD NOTES:

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT C-1 HAS 6.00 IRRIGABLE ACRES, LOT C-2 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.



RECORDER'S CERTIFICATE

Filed for record this.....day of ..... 20.....at.....M  
in book.....of.....at page.....at the request of

DAVID P. NELSON  
Surveyor's Name

\_\_\_\_\_  
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...MOLLY STONE... in...MAY.....2008.

\_\_\_\_\_  
DAVID P. NELSON DATE  
Certificate No.....18092.....

**Encompass**

ENGINEERING & SURVEYING

108 EAST 2ND STREET  
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CHKD BY <b>D. NELSON</b>	SCALE <b>N/A</b>	SHEET <b>2 OF 2</b>