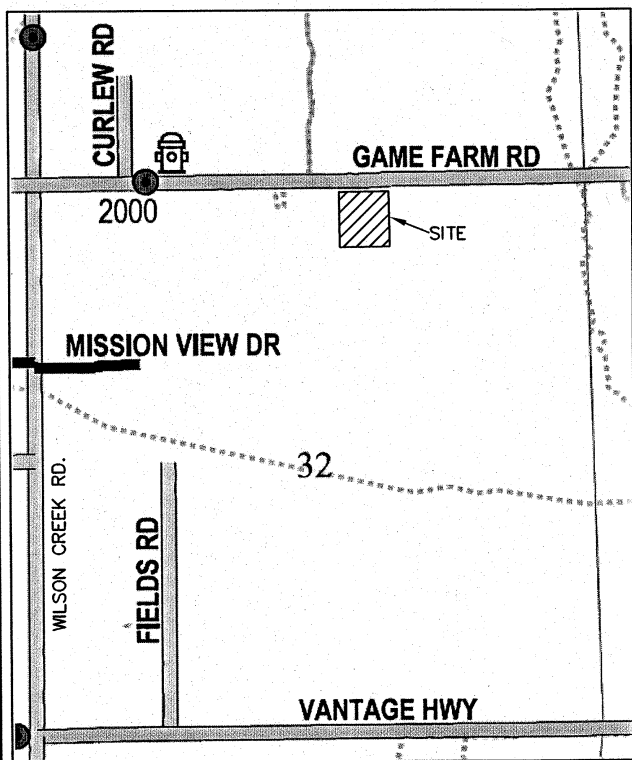
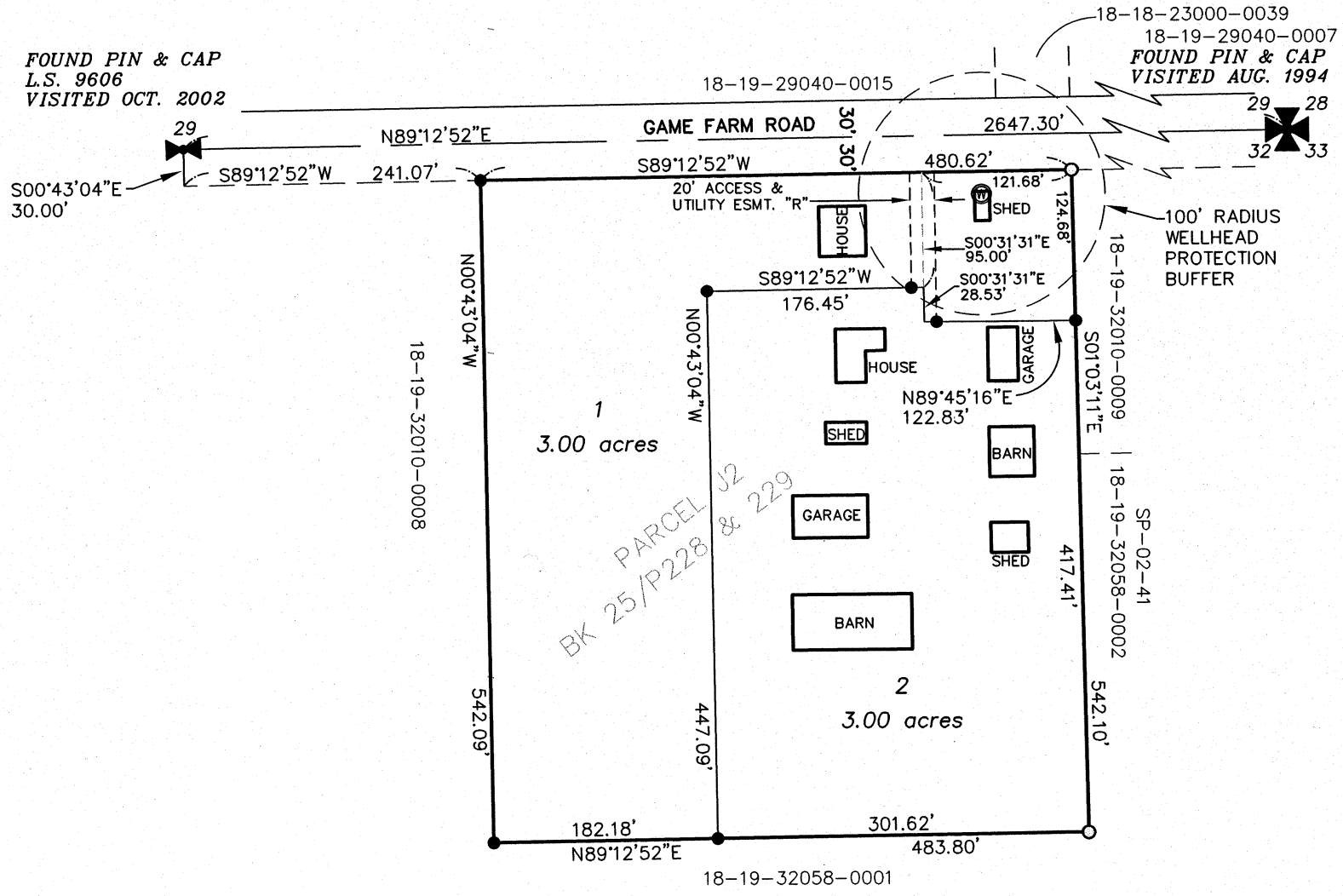


**EAGLE CREST SHORT PLAT**  
 PORTION OF THE NE 1/4 OF SEC. 32, TWN. 18N., RGE. 19E., W.M.  
 KITTITAS COUNTY, WASHINGTON

SP-08-00044



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 25 OF SURVEYS AT PAGES 228 & 229 UNDER AUDITOR'S FILE NUMBER 20010310003, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT PARCEL J2 OF SURVEY BOOK 25, PAGES 228 & 229 UNDER AUDITOR'S FILE NUMBER 20010310003 INTO THE CONFIGURATION SHOWN HEREBON.
3. 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.

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2010

*[Signature]*  
KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "EAGLE CREST" 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., 2010

*[Signature]*  
KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS 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., 2010

*[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.

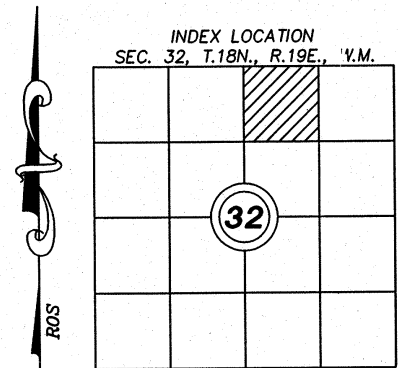
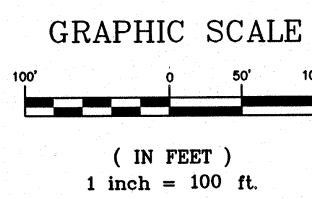
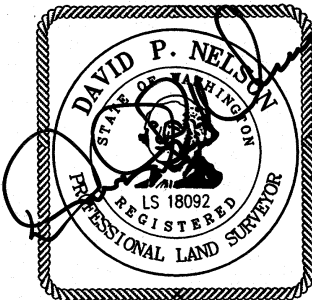
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2010

*[Signature]*  
KITTITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 18-19-32010-0002 (574834)

**LEGEND**

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- SET REBAR & CAP LS# 18092
- FND REBAR W/CAP
- EXISTING WELL



<b>K.C.S.P. NO. 08-00044</b>		
<b>PTN. NE 1/4 OF SEC. 32, TWN. 18N., RGE. 19E., W.M.</b>		
<b>Kittitas County, Washington</b>		
DWN BY <b>G. WEISER</b>	DATE <b>09/09</b>	JOB NO. <b>04635-1</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=100'</b>	SHEET <b>1 OF 2</b>

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...**LAURIN MELLERGAARD**.....  
 in...**AUG.**.....2008.  
*[Signature]*  
**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

EAGLE CREST SHORT PLAT

PORTION OF THE NE 1/4 OF SEC. 32, TWN. 18N., RGE. 19E., W.M. KITTITAS COUNTY, WASHINGTON

OWNER:

LAURIN C. MELLERGAARD
MARJORIE J. MELLERGAARD
751 MELLERGAARD ROAD
ELLENSBURG WA 98926

PARCEL #18-19-32010-0002 (574834)
ACREAGE: 6.00
2 LOTS
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
ZONE: AG-3

EXISTING LEGAL DESCRIPTION:

PARCEL J2 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 31, 2001, IN BOOK 25 OF SURVEYS, PAGES 228 AND 229, UNDER AUDITOR'S FILE NO. 200101310003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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. 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.

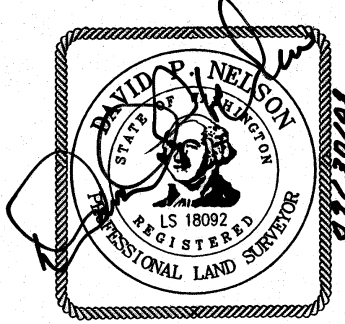
ADJACENT PROPERTY OWNERS:

- 18-19-32010-0008
18-19-32010-0009
LAURIN MELLERGAARD
751 MELLERGAARD ROAD
ELLENSBURG WA 98926
18-19-32058-0001
FAIRVIEW CREST LLC
751 MELLERGAARD ROAD
ELLENSBURG WA 98926
18-19-32058-0002
DAKOTA VIEW LLC
751 MELLERGAARD ROAD
ELLENSBURG WA 98926
18-19-29040-0015
HARVEY L. DODGE
1150 LYONS ROAD
ELLENSBURG WA 98926
18-18-23000-0039
DIMITRI BADER ETUX
2602 JUDGE RONALD RD
ELLENSBURG WA 98926
18-19-29040-0007
ROBERT E. PIETERS ETUX
2771 GAME FARM ROAD
ELLENSBURG WA 98926

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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, LAURIN C. MELLERGAARD & MARJORIE J. MELLERGAARD, 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 \_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

LAURIN C. MELLERGAARD MARJORIE J. MELLERGAARD

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ ) 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 \_\_\_\_\_
RESIDING AT \_\_\_\_\_
MY APPOINTMENT EXPIRES \_\_\_\_\_

- 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. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
11. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
12. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)

KRD NOTES:

- 1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS; LOT 1 HAS 3.00 IRRIGABLE ACRES AND LOT 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... LAURIN MELLERGAARD... in... AUG... 2008.

Signature and Date: David P. Nelson, 09/30/09
Certificate No.: 18092

K.C.S.P. NO. 08-00044

PTN. NE 1/4 OF SEC. 32, TWN. 18N., RGE. 19E., W.M.
Kittitas County, Washington

Table with 3 columns: DWN BY, DATE, JOB NO. and CHKD BY, SCALE, SHEET. Values include G. WEISER, 09/09, 04635-1, D. NELSON, N/A, 2 OF 2.

Encompass ENGINEERING & SURVEYING

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FAX: (509) 674-7419