

( IN FEET )  
1 inch = 100 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- EASEMENT

ILLUSTRATED NOT VISITED

ILLUSTRATED NOT VISITED

BK 13 OF SURVEYS, PG 19

BK 16 OF SURVEYS, PG 182

BK 34 OF SURVEYS, PG 199

BK 23 OF SURVEYS PGS 139-140

BK 24 OF SURVEYS PGS 221-222

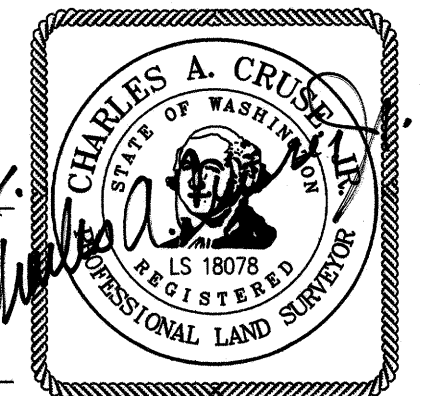
AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
 2009, at \_\_\_\_\_ M., in Book K of Short Plats  
 at page(s) \_\_\_\_\_ at the request of Cruse & Associates.  
 RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT by: \_\_\_\_\_  
 KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

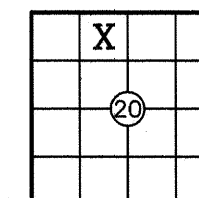
This map correctly represents a survey made by me  
 or under my direction in conformance with the  
 requirements of the Survey Recording Act at the  
 request of FRED CHRISTEN in SEPTEMBER of 2008.



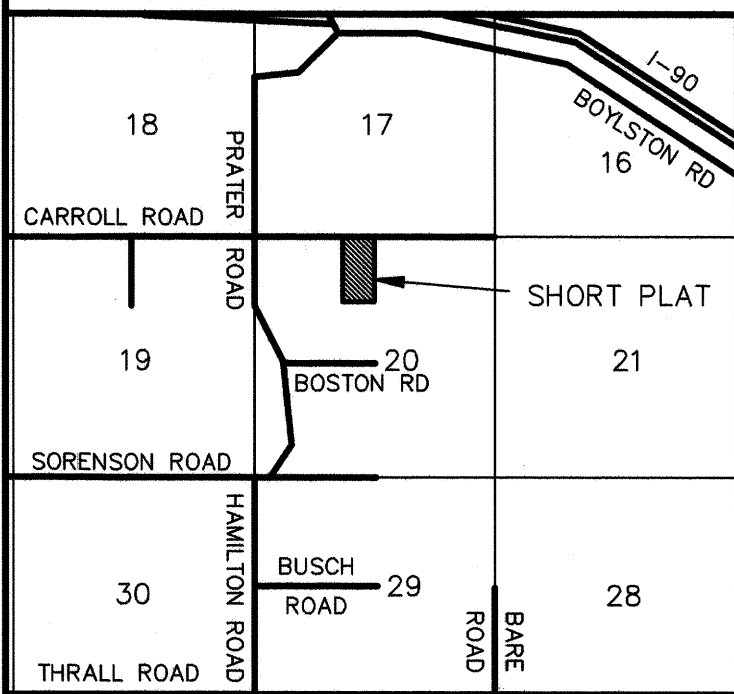
*Charles A. Cruse, Jr.*  
 CHARLES A. CRUSE, JR.  
 Professional Land Surveyor  
 License No. 18078

4-16-09  
 DATE

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98926 (509) 962-8242  
**RAINIER VISTA SHORT PLAT**



VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 15 DAY OF April, A.D., 2009  
*[Signature]*  
 KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS  
 MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS  
 FOR LOTS.  
 DATED THIS 9 DAY OF March, A.D., 2010  
*[Signature]*  
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE RAINIER VISTA SHORT  
 PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT  
 CONFORMS TO THE COMPREHENSIVE PLAN OF THE  
 KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS 9 DAY OF MARCH, A.D., 2010  
*[Signature]*  
 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS 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.  
 PARCEL NO. 17-20-20000-0030  
 DATED THIS 29<sup>th</sup> DAY OF December, A.D., 2009  
*[Signature]*  
 KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: FRED CHRISTEN  
 ADDRESS: P.O. BOX 829  
 KITTITAS, WA 98934  
 PHONE: (509) 968-3410  
 EXISTING ZONE: RURAL 5  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: ON SITE SEPTIC SYSTEMS  
 STORM WATER: NO IMPROVEMENTS PER THIS APP.  
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
 & 60' ACCESS EASEMENT  
 NO. OF SHORT PLATTED LOTS: FOUR (4)  
 SCALE: 1" = 100'

SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_

BK J OF SHORT PLATS  
 PGS 173-174

BK J OF SHORT PLATS  
 PGS 107-109

RAINIER VISTA SHORT PLAT
PART OF SECTION 20, T. 17 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON

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 KITITAS 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 34 OF SURVEYS, PAGE 199 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 KITITAS COUNTY ROAD STANDARDS.
8. 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 GUARENTEE 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.
9. KITITAS 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. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
11. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 5 IRRIGABLE ACRES; LOT 2 HAS 5 IRRIGABLE ACRES; LOT 3 HAS 5 IRRIGABLE ACRES; LOT 4 HAS 5 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
13. 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.
14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
15. 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.
16. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS 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. 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)
17. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
18. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

ORIGINAL PARCEL DESCRIPTION

PARCEL C2 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 15, 2008, IN BOOK 34 OF SURVEYS, PAGE 199, UNDER AUDITOR'S FILE NO. 200801150006, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT FRED CHRISTEN, A SINGLE PERSON, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009.

\_\_\_\_\_  
FRED CHRISTEN

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRED CHRISTEN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

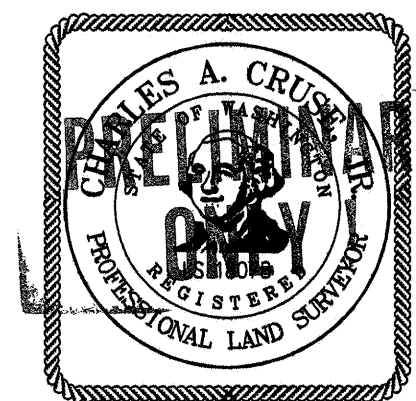
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 2009, at \_\_\_\_\_ M., in Book K of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates. RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT by: \_\_\_\_\_  
KITITAS COUNTY AUDITOR



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