



**GREEN PASTURE SHORT PLAT  
PART OF SECTION 36, T. 18 N., R. 17 E., W.M.  
KITITAS COUNTY, WASHINGTON**

SP-08-

LEGAL DESCRIPTIONS  
LOTS 13 AND 14, HIGH VALLEY RANCHETTES, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 86 THROUGH 92, RECORDS OF SAID COUNTY.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT D & H RANCH, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER IN FEE SIMPLE 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., 2008.  
D & H RANCH, INC.

DAVID J. DUNCAN, JR.  
VICE PRESIDENT

ACKNOWLEDGEMENT  
STATE OF WASHINGTON )  
COUNTY OF KITITAS ) S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID J. DUNCAN, JR. TO ME KNOWN TO BE THE VICE PRESIDENT OF D & H RANCH, INC. 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 HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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 LARRY O. HILLIS AND VERALENE HILLIS, HUSBAND AND WIFE, THE UNDERSIGNED MORTGAGEES FOR 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., 2008.

LARRY O. HILLIS

VERALENE HILLIS

ACKNOWLEDGEMENT  
STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LARRY O. HILLIS AND VERALENE HILLIS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR 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 \_\_\_\_\_

**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 ABOUT 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 ROW 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 10 OF PLATS, PAGES 86-92 AND THE SURVEY'S 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. 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.
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 13A HAS \_\_\_\_\_ IRRIGABLE ACRES. LOT 13B HAS \_\_\_\_\_ IRRIGABLE ACRES. LOT 14 HAS \_\_\_\_\_ IRRIGABLE ACRES. LOT 14B HAS \_\_\_\_\_ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
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 LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES USUALLY OCCUR. PLAT AREAS ARE NOT TO BE USED FOR RESIDENTIAL DEVELOPMENT OR PERIODS OF VARYING DURATION (ROW 36.70A.060C). COMMERCIAL AND INDUSTRIAL RESEARCH ACTIVITIES PERMITTED AS CONFORMANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.030).

**AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2008, at \_\_\_\_\_ M., in Book K of Short Plats of page(s) \_\_\_\_\_ at the request of Cruse & Associates RECEIVING NO. \_\_\_\_\_

11-20-08

FERALD V. PETTIT by \_\_\_\_\_  
KITITAS COUNTY AUDITOR

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

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