



K-214

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

SP-08-00053

08/23/2011 01:48:52 PM V: K P: 214 201108230022
CRUSE & ASSOCIATES SURVEYING
Kittitas County Auditor

LEGAL DESCRIPTIONS

LOTS 13 AND 14, HIGH VALLEY RANCHETTES, IN THE COUNTY OF KITTITAS, 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 22nd DAY OF August, A.D., 2011.

D & H RANCH, INC.

Larry O Hillis
NAME Larry O Hillis
TITLE President

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF Kittitas }

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF August, A.D. 2011, BEFORE ME, THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED Larry O Hillis TO ME KNOWN TO BE THE 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.

Rhoda L Crispin
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 7-11-2012

RHODA L. CRISPIN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
07-11-12

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 22nd DAY OF August, A.D., 2011.

Larry O Hillis
LARRY O. HILLIS

Veralene Hillis
VERALENE HILLIS

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF Kittitas }

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF August, A.D., 2011, 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.

Rhoda L Crispin
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 7-11-2012

RHODA L. CRISPIN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
07-11-12

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 MAY 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 DEVLOPMENT 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 SURVEYS REFERENCED THEREON.
5. ACCESS TO AND FROM THE LOTS WITHIN THIS SHORT PLAT TO COUNTY ROAD(S) IS DELINEATED ON THIS SHORT PLAT FOR REFERENCE
PURPOSES ONLY AND ALL MATTERS RELATIVE TO THE CONVEYANCE OF RIGHTS, AND TERMS AND CONDITIONS RELATIVE THERETO IS/OR
SHALL BE SET FORTH IN A SEPARATE DOCUMENT OF RECORD. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY
OWNERS WHO BENEFIT FROM ITS USE PURSUANT TO SUCH DOCUMENT. SUCH ACCESS MAY BE RELOCATED WITHOUT REQUIRING AN
AMENDMENT TO THIS SHORT PLAT PROVIDED THAT, IN ANY EVENT, SUCH RELOCATED ACCESS SHALL BE OF SUFFICIENT WIDTH AND
LOCATION SO AS TO COMPLY WITH THE KITTITAS COUNTY ROAD STANDARDS AND PROVIDE APPROPRIATE ACCESS TO EACH OF SAID LOTS.
REFERENCE TO RECORD TITLE SHOULD BE MADE FOR PROVISIONS RELATIVE TO SUCH ACCESS.
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. 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.
8. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING
THAT THE ROAD MEETS KITTITAS 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.
9. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 13A HAS 6 IRRIGABLE ACRES; LOT 13B HAS 5 IRRIGABLE ACRES;
LOT 14A HAS 10 IRRIGABLE ACRES; LOT 14B HAS 10 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
11. 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.
12. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
13. 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.
14. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY
OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING 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)
15. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE (IFC) AND ITS APPENDICES.
16. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION PURSUANT TO KITTITAS COUNTY CODE 17.31.040.
NO LOT MAY BE DIVIDED FURTHER, REGARDLESS IF ALLOWED BY LOCAL ZONING AND SUBDIVISION ORDINANCES AS THEY NOW EXIST OR
ARE HEREAFTER AMENDED.
17. ALL LOTS OF THE GREEN PASTURE SHORT PLAT SP-08-00053 SHALL SHARE A SINGLE GROUND WATER WITHDRAWAL OF NO MORE
THAN 5,000 GALLONS PER DAY; EACH SUCH LOT SHALL BE LIMITED TO A MAXIMUM WITHDRAWAL OF 1250 GALLONS PER DAY. SUCH WATER
SHALL NOT BE USED FOR IRRIGATION OR OUTSIDE USE. LOTS 13A AND 13B SHALL SHARE A WELL AND LOTS 14A AND 14B SHALL
SHARE A WELL. BOTH WELLS SHALL BE METERED AND EVERY CONNECTION TO SUCH WELLS SHALL BE SEPARATELY METERED. ALL
METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT
OF ECOLOGY REQUIREMENTS. ADDITIONAL TERMS AND CONDITIONS REGARDING SHARED WELLS MAY BE PLACED OF RECORD BY
SEPARATE INSTRUMENT; REFERENCE TO RECORD TITLE SHOULD BE MADE FOR PROVISIONS RELATIVE THERETO.
18. 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 90.44.250) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT
BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
19. PEMC WETLAND AS SHOWN HEREON IS BASED ON THE NATIONAL WETLANDS INVENTORY MAP, THORP,
WASH., 1987, PUBLISHED BY U.S. DEPARTMENT OF INTERIOR FISH & WILDLIFE SERVICE. FUTURE DEVELOPMENT
OF LOT 14B MAY REQUIRE A STUDY BY A CERTIFIED WETLAND BIOLOGIST TO DETERMINE WETLAND
CLASSIFICATION AND/OR BUFFER REQUIREMENTS PURSUANT TO KCC CRITICAL AREAS CODE.

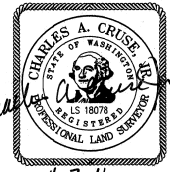
AUDITOR'S CERTIFICATE 201108230022

Filed for record this 23rd day of August

2011, at 1:48 P.M., in Book K of Short Plats
at page(s) 214 at the request of Cruse & Associates.

RECEIVING NO.

JERALD V. PETTIT by: K. Hernandez
KITTITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
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GREEN PASTURE SHORT PLAT