



OWNER:  
 CHARLES L. FIRKINS  
 HELGA FIRKINS  
 2951 GAME FARM RD  
 ELLENSBURG WA 99226

PARCEL #19-29040-0009 (952085) &  
 #19-29040-0008 (424634)  
 ACREAGE 15.13  
 LOTS: 2  
 WATER SOURCE: INDIVIDUAL WELLS  
 SEWER SOURCE: SEPTIC/DRAINFIELD  
 ZONE: AG-20

**FIRKINS SHORT PLAT**  
 A PTN. OF THE SE 1/4 OF SEC. 29, T.18N., R.19E., W.M.  
 KITTITAS COUNTY, WASHINGTON

SP-08-00055

**SURVEY NOTES:**

1. THE BASIS OF BEARINGS AND SECTION BREAKDOWN ARE THE SAME AS THE SURVEY RECORDED IN BOOK 1 OF SHORT PLATS, PAGES 69 THRU 71, UNDER AUDITOR'S RECORDING FILE NO. 20061180014, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT EXISTING PARCELS 18-19-29040-0009 (952085) AND 18-19-29040-0008 (424634) INTO THE CONFIGURATIONS SHOWN HEREON.

**ADJACENT PROPERTY OWNERS:**

- |   |  |
|---|--|
| 18-19-29040-0001<br>BUSBY, RUTH<br>C/O KAREN BUSBY<br>1790R NE 100TH CT<br>REDMOND WA 98052 | 18-19-29010-0005<br>BURKE, ALAN M<br>X COLE, RICK<br>PO BOX 638<br>ELLENSBURG WA 99226 |
| 18-19-29040-0015<br>DODGE, HARVEY L<br>1150 LYONS RD<br>ELLENSBURG WA 99226                 | 18-19-29056-0001<br>CLAWSON, LANCE ETUX<br>PO BOX 779<br>KITTITAS WA 99234             |
| 18-19-29056-0002<br>FENWERTY, DANIEL C ETUX<br>2851 GAME FARM RD<br>ELLENSBURG WA 99226     |  |

**EXISTING LEGAL DESCRIPTION:**

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 90°00'00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, 1,169.01 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 07°15'44" WEST, 1,338.13 FEET, THENCE SOUTH 89°46'30" EAST, 507.02 FEET, THENCE SOUTH 01°15'44" EAST, 1,336.15 FEET, THENCE NORTH 90°00'00" WEST, 507.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT RIGHT-OF-WAY FOR GAME FARM ROAD ALONG THE SOUTH BOUNDARY LINE THEREOF AND EXCEPT THAT PORTION IF ANY LYING WITHIN THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29.

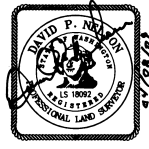
**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A NIKON 07M-522 TOTAL STATION AND A TRIMBLE 56 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 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. 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 90A.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 85% 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. 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.
12. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.

**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



**RECORDER'S CERTIFICATE** 200905120030

Filed for record this 12<sup>th</sup> day of May, 2009, at 4:21 P.M. in book of 51062, map page 2, at the request of DAVID P. NELSON, Surveyor's Name. Jerry Pettit by J. Sigurdson, 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 of the request of... CAM SHERWOOD in... MAY, 2008. DAVID P. NELSON DATE Certificate No. 18992



**FIRKINS SHORT PLAT**  
 A PTN. OF THE SE 1/4 OF SEC. 29, T.18N., R.19E., W.M.  
 KITTITAS COUNTY, WASHINGTON

DWN BY <b>MR/SFT/GW</b>	DATE <b>04/2009</b>	JOB NO. <b>07193</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>N/A</b>	SHEET <b>2 of 2</b>

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES L. FIRKINS AND HELGA FIRKINS, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 28<sup>th</sup> DAY OF April, A.D., 2009.  
 Charles L. Firkins Helga Firkins  
 CHARLES L. FIRKINS HELGA FIRKINS

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
 COUNTY OF Kittitas ) S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME Charles L. Firkins

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 29<sup>th</sup> DAY OF April, 2009.



Manda N. Catts  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 49118 7th, MY APPOINTMENT EXPIRES 04/18/10

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WELLS FARGO BANK, N.A., ITS SUCCESSORS OR ASSIGNS, THE UNDERSIGNED AND BENEFACTORY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 6<sup>th</sup> DAY OF May, A.D., 2009.

Anna L. Slagter  
 NAME Anna L. Slagter TITLE Vice President  
 NAME Catherine Louche TITLE Assistant Secretary

STATE OF (WYOMING) )  
 COUNTY OF (FREMONT) ) S.S.

ON THIS 6<sup>th</sup> DAY OF May, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WYOMING, DULY COMMISSIONED AND KNOWN, PERSONALLY APPEARED Anna L. Slagter, PRESIDENT AND Catherine Louche, SECRETARY, REPRESENTATIVELY OF WELLS FARGO BANK, N.A., AS THE PERSONS THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSONS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT ~~Anna L. Slagter~~ WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF ~~WELLS FARGO BANK, N.A.~~

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

Notary Public in and for the State of Wyoming, residing at Fremont, WY, my appointment expires 11/2011.

**KRD NOTES:**

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 10.00 IRRIGABLE ACRES & 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.