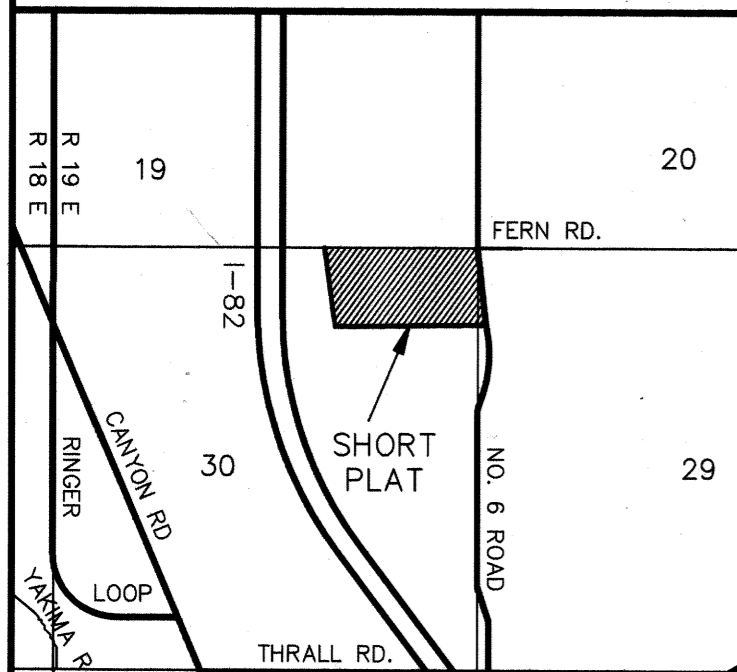
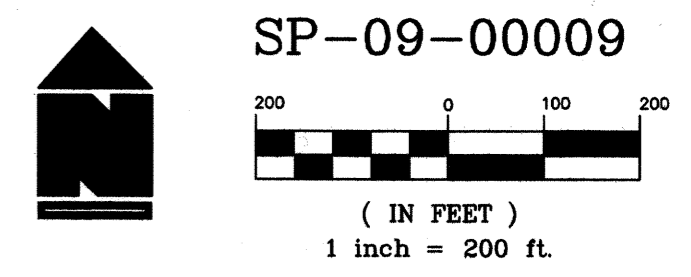


VICINITY MAP



MARKUS-REPP SHORT PLAT
PART OF SECTIONS 29 & 30, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x FENCE

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 5th DAY OF September A.D., 2010
[Signature]
KITITAS COUNTY ENGINEER

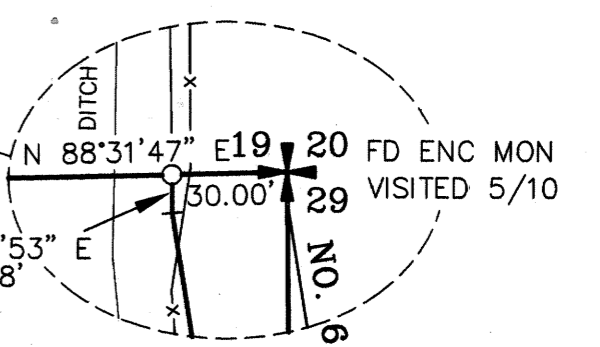
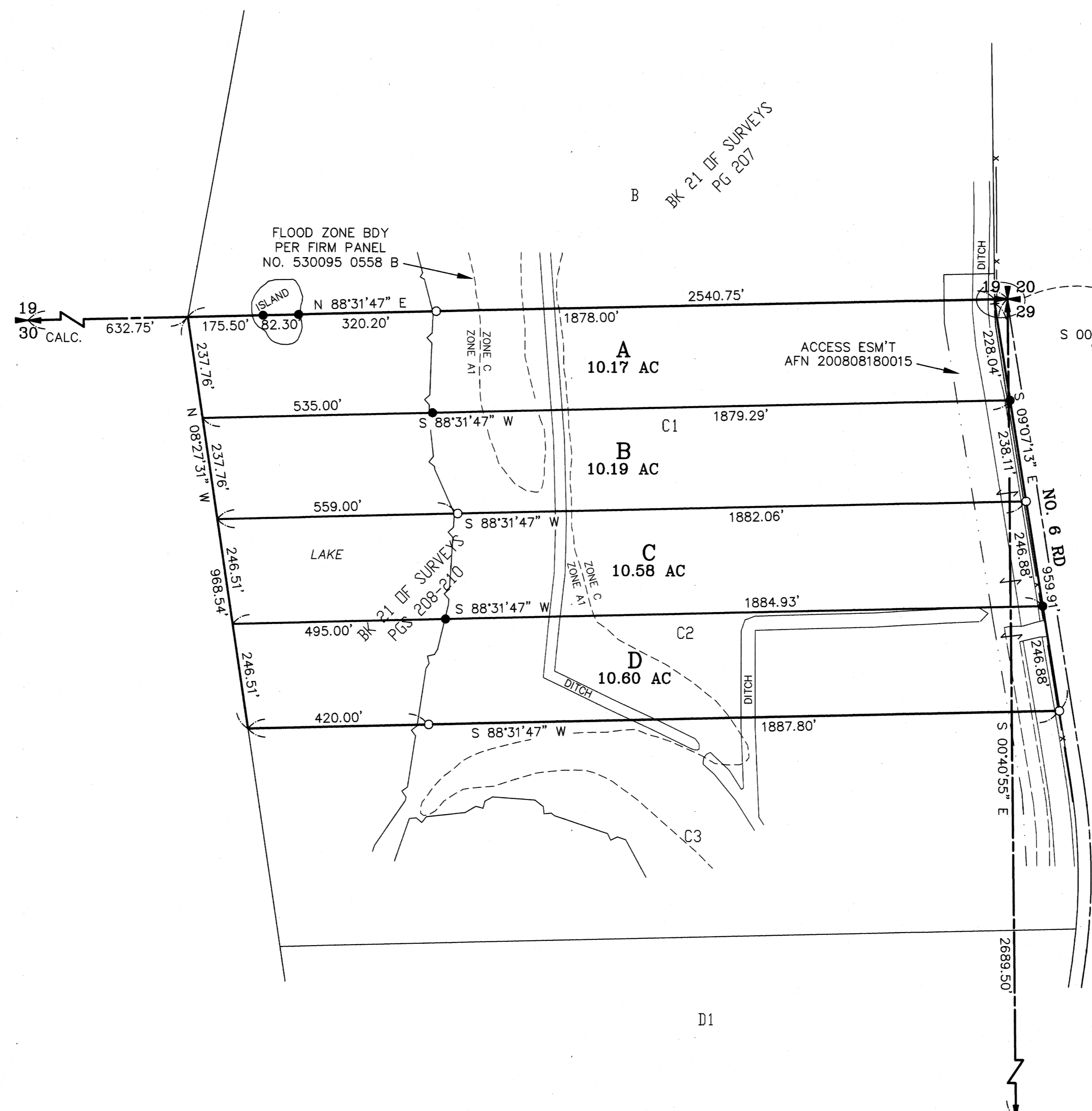
KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.
DATED THIS 26 DAY OF Sept A.D., 2010
[Signature]
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE MARKUS-REPP SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS 8 DAY OF October A.D., 2010
[Signature]
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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. 17-19-29000-0008, 17-19-30010-0005, 17-19-29000-0025 & 17-19-30010-0006
DATED THIS 06 DAY OF October A.D., 2010
[Signature]
KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: RANDY & SUSAN MARKUS
SCOTT & JO REPP
ADDRESS: 1570 ROBINSON CANYON RD
ELLENSBURG, WA 98926
PHONE: (509) 925-5577
EXISTING ZONE: COMMERCIAL AG
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 200'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

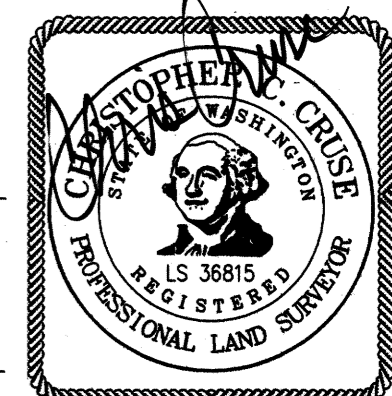


AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____, 2010, at _____ M., in Book K of Short Plats at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

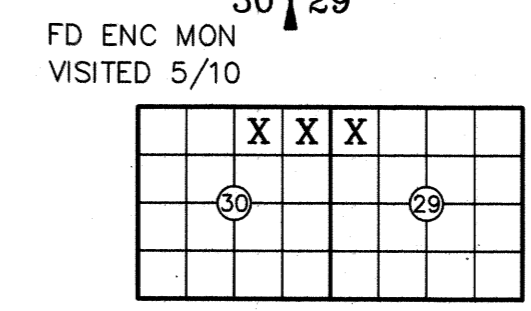
JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR

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 SCOTT REPP in DECEMBER of 2008.

[Signature]
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
DATE 8/20/2010



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



MARKUS-REPP SHORT PLAT
PART OF SECTIONS 29 & 30, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-09-00009

ORIGINAL PARCEL DESCRIPTIONS

TRACT 1:

PARCEL C1 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 9, 1996, IN BOOK 21 OF SURVEYS, PAGES 208 THROUGH 210, UNDER AUDITOR'S FILE NO. 199602090010, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT 2:

PARCEL C2 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 9, 1996, IN BOOK 21 OF SURVEYS, PAGES 208 THROUGH 210, UNDER AUDITOR'S FILE NO. 199602090010, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT RANDY J. MARKUS AND SUSAN K. MARKUS, HUSBAND AND WIFE, AND SCOTT F. REPP AND MARY J. REPP, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, A.D., 2010.

 RANDY J. MARKUS

 SUSAN K. MARKUS

 SCOTT F. REPP

 MARY J. REPP

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
 COUNTY OF KITTITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RANDY J. MARKUS AND SUSAN K. MARKUS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION 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: _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
 COUNTY OF KITTITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT F. REPP AND MARY J. REPP TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION 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 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. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 21 OF SURVEYS, PAGES 208-210 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 KITTITAS COUNTY ROAD STANDARDS.
8. KITTITAS 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. 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. 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.
11. 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. (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)
12. PURSUANT TO KCC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
13. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITTITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
14. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
15. 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.
16. METERING SHALL 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.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____,
 2010, 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



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
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MARKUS-REPP SHORT PLAT