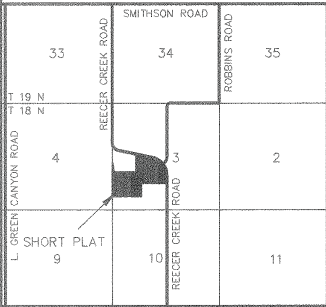


VICINITY MAP



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 30 DAY OF  
December A.D. 1996

*Mark Randal*  
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS  
 MAY ALLOW USE OF SEPTIC TANKS 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 SEPTIC TANK  
 PERMITS FOR LOTS.

DATED THIS 30 DAY OF DECEMBER A.D. 1996  
*John Wolcott*  
 KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE DRIVER SHORT PLAT  
 HAS BEEN EXAMINED BY ME AND FIND THAT IT  
 CONFORMS TO THE COMPREHENSIVE PLAN OF THE  
 KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 2nd DAY OF January A.D. 1997  
*Bill*  
 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. 1818-0300-0003  
 DATED THIS 30 DAY OF DECEMBER A.D. 1996  
*Cathy*  
 KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: LO DRIVER  
 ADDRESS: 609 NORTH MAIN  
 ELLENSBURG, WA 98926  
 PHONE: (509) 925-3336  
 EXISTING ZONE: AG-20  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 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: \_\_\_\_\_

DRIVER SHORT PLAT  
 PART OF SECTION 3, T. 18 N., R. 18 E., W.M.  
 KITITAS COUNTY, WASHINGTON

RECEIVING NO. 199701030015

SP-96-25



( IN FEET )  
 1 inch = 200 ft.

LEGEND

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

LINE	DIRECTION	DISTANCE
L1	S 00°34'35" W	30.66'
L2	N 00°34'35" E	31.24'
L3	S 73°14'56" E	262.23'
L4	S 73°14'56" E	317.21'
L5	S 36°57'42" E	153.99'
L6	S 36°57'42" E	154.50'
L7	S 31°16'42" E	72.44'
L8	S 31°16'42" E	76.72'
L9	S 31°16'42" E	248.58'
L10	S 64°58'18" W	202.99'
L11	N 64°01'59" E	217.57'
L12	N 00°38'00" E	44.16'
L13	S 76°07'25" E	258.83'

CURVE	RADIUS	LENGTH
C1	208.00'	130.47'
C2	176.00'	111.47'



BOOK 19 OF SURVEYS  
 PAGE 122-123

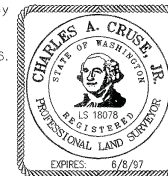
BOOK 18 OF SURVEYS  
 PAGE 153

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 LO DRIVER in JUNE of 1996.

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

DATE 1-3-97



AUDITOR'S CERTIFICATE

Filed for record this 3rd day of January, 1997, at 3:05 P.M., in Book E of Short Plats at page(s) 128 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by *B. Williams*  
 KITITAS COUNTY AUDITOR

**CRUSE & NELSON**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98926 (509) 925-4747

**DRIVER SHORT PLAT**

X	X
X	X
X	

ORIGINAL LEGAL DESCRIPTION

ALL OF THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH LIES SOUTH AND WEST OF THE SOUTHWEST BOUNDARY OF THE COUNTY ROAD (RECEER CREEK ROAD) IN A NORTHWESTERLY DIRECTION ACROSS SAID SUBDIVISION;

AND

THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

EXCEPTING FROM ALL OF THE ABOVE:

1. A TRACT OF LAND 30 FEET IN WIDTH IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., AS CONVEYED TO KITTITAS RECLAMATION DISTRICT BY DEED RECORDED DECEMBER 9, 1929, IN BOOK 48 OF DEEDS, PAGE 145, UNDER AUDITOR'S FILE NO. 98429;

2. A TRACT OF LAND 30 FEET IN WIDTH, AND A TRACT OF LAND 25 FEET IN WIDTH, BOTH IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON BY DEED RECORDED MAY 24, 1930, IN BOOK 48 OF DEEDS, PAGE 502, UNDER AUDITOR'S FILE NO. 100805;

3. THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH LIES NORTHEASTERLY OF THE SOUTHWESTERLY BOUNDARY OF THE COUNTY ROAD (RECEER CREEK ROAD);

4. PARCEL A OF THAT CERTAIN SURVEY AS RECORDED APRIL 26, 1991, IN BOOK 17 OF SURVEYS, PAGE 96, UNDER AUDITOR'S FILE NO. 538808, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

5. PARCEL D OF THAT CERTAIN SURVEY AS RECORDED MARCH 31, 1992, IN BOOK 18 OF SURVEYS, PAGE 153, UNDER AUDITOR'S FILE NO. 547222, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

6. PARCEL C OF THAT CERTAIN SURVEY AS RECORDED MARCH 31, 1992, IN BOOK 18 OF SURVEYS, PAGE 153, UNDER AUDITOR'S FILE NO. 547222, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

7. THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON LING SOUTHERLY AND WESTERLY OF THE SOUTHWEST RIGHT OF WAY BOUNDARY OF RECEER CREEK (COUNTY ROAD AND LING NORTHWESTERLY BOUNDARY OF PARCEL "A" OF THAT CERTAIN SURVEY AS RECORDED APRIL 26, 1991 IN BOOK 17 OF SURVEYS AT PAGE 96, UNDER AUDITOR'S FILE NO. 538808, RECORDS OF KITTITAS COUNTY, WASHINGTON);

8. THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HERON 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. DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 17 OF SURVEYS, PAGE 96, BOOK 18 OF SURVEYS, PAGE 153, AND BOOK 20 OF SURVEYS, PAGE 116, CORNERS LAST VISITED AS STATED THEREON.

5. ACCESS TO THESE LOTS WILL BE LIMITED TO THAT SHOWN ON THE FINAL DRAWING, ANY ADDITIONAL LOTS TO BE SERVED BY THIS ACCESS WILL REQUIRE IMPROVEMENTS TO CURRENT COUNTY STANDARDS.

6. MAINTENANCE OF THE COMMON ACCESS WILL BE THE RESPONSIBILITY OF PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

7. AN APPROVED ACCESS PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.

DRIVER SHORT PLAT  
PART OF SECTION 3, T. 18 N., R. 18 E., W.M., KITTITAS COUNTY, WASHINGTON

SP-96-25

NOTES (CONTINUED):

8. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 0 IRRIGABLE ACRES, LOT 2 HAS 2 IRRIGABLE ACRES, LOT 3 HAS 6 IRRIGABLE ACRES, AND LOT 4 HAS 1 IRRIGABLE ACRE. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.

9. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.

10. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.

KNOW ALL MEN BY THESE PRESENT THAT LOUIS F. DRIVER AND EMILY DRIVER, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HERON WHICH SHALL BE MAINTAINED BY THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 3rd DAY OF January A.D., 1997

*Louis F. Driver*  
LOUIS F. DRIVER

*Emily Driver*  
EMILY DRIVER

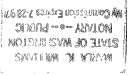
ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF January A.D., 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LOUIS F. DRIVER AND EMILY DRIVER, 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.

*Maria K. Williams*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT  
Elkensburg  
MY COMMISSION EXPIRES: 07/28/1997



1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HERON 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. DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 17 OF SURVEYS, PAGE 96, BOOK 18 OF SURVEYS, PAGE 153, AND BOOK 20 OF SURVEYS, PAGE 116, CORNERS LAST VISITED AS STATED THEREON.

5. ACCESS TO THESE LOTS WILL BE LIMITED TO THAT SHOWN ON THE FINAL DRAWING, ANY ADDITIONAL LOTS TO BE SERVED BY THIS ACCESS WILL REQUIRE IMPROVEMENTS TO CURRENT COUNTY STANDARDS.

6. MAINTENANCE OF THE COMMON ACCESS WILL BE THE RESPONSIBILITY OF PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

7. AN APPROVED ACCESS PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.



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P.O. Box 959  
Elkensburg, WA 98926 (509) 925-4747

BEVERLY M. ALLENBAUGH by *Beverly M. Allenbaugh*  
KITTITAS COUNTY AUDITOR

1997, at 3:05 P.M., in Book E of Short Plats

Filed for record this 3rd day of January

AUDITOR'S CERTIFICATE

