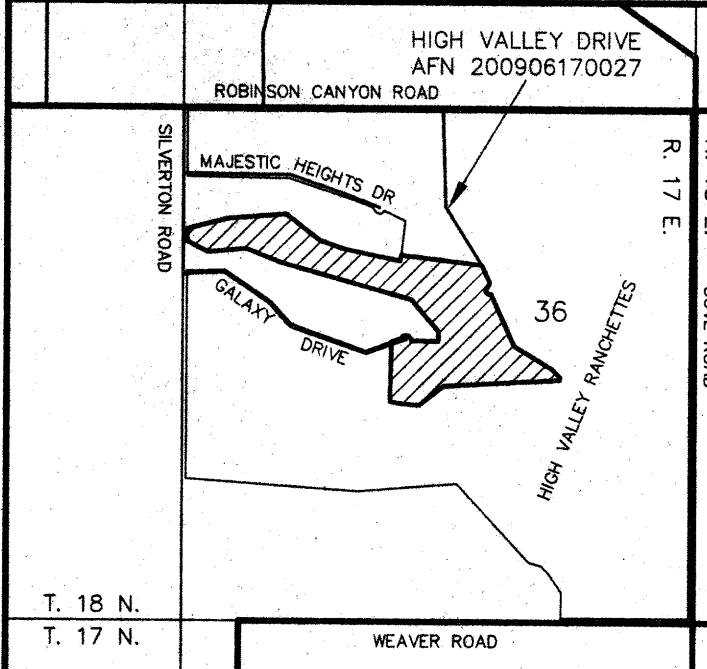


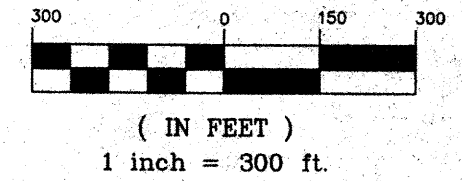
VICINITY MAP



PLAIN BEAUTIFUL SHORT PLAT  
PART OF SECTION 36, T. 18 N., R. 17 E., W.M.  
KITITAS COUNTY, WASHINGTON



SP-10-



LEGEND

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

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITITAS COUNTY HEALTH OFFICER

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

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. 18-17-36052-0010 & 18-17-36052-0011

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: D & H RANCH INC  
ADDRESS: 620 SE EVERETT MALL WAY SUITE 360 EVERETT, WA 98208  
PHONE: (425) 347-5013  
EXISTING ZONE: AG-20  
SOURCE OF WATER: INDIVIDUAL/SHARED WELLS  
SEWER SYSTEM: SEPTIC SYSTEMS  
STORM WATER: NO IMPROVEMENTS PER THIS APP.  
WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS  
NO. OF SHORT PLATTED LOTS: FOUR (4)  
SCALE: 1" = 300' & 1" = 200'

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

ILLUSTRATED NOT VISITED

BK K OF SURVEYS, PGS 68-70  
WAYNE M. STROSCHE ETUX  
3740 ROBINSON CAN. RD  
ELLENSBURG, WA 98926

JULES A. FRAZIER  
2012 FEDERAL AVE. E  
SEATTLE, WA 98102

ILLUSTRATED NOT VISITED

SURVEYOR'S CERTIFICATE

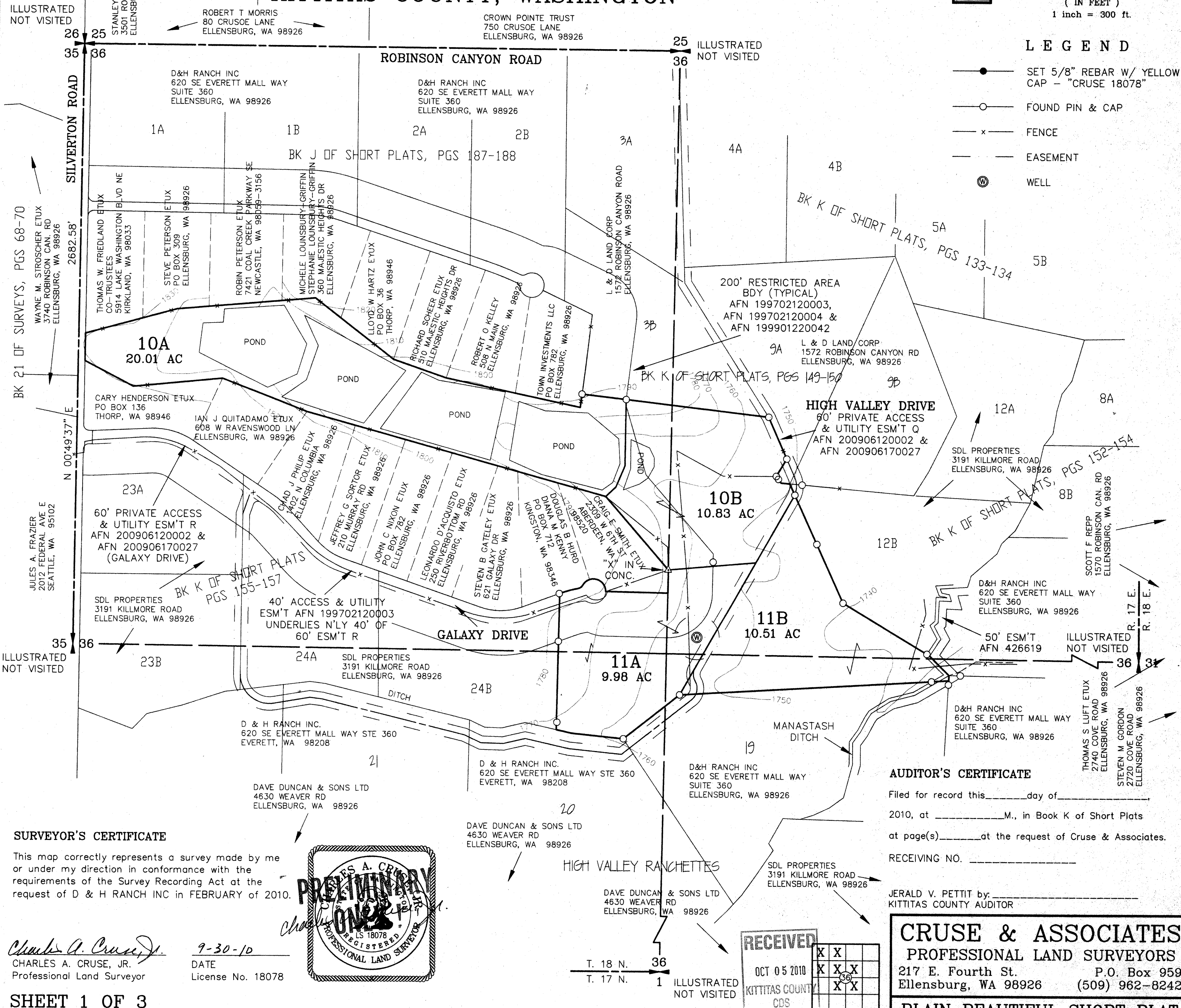
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of D & H RANCH INC in FEBRUARY of 2010.

*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor

9-30-10  
DATE  
License No. 18078



SHEET 1 OF 3

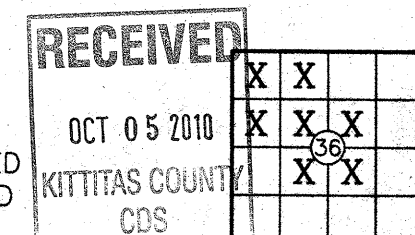


AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2010, at \_\_\_\_\_ M., in Book K of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

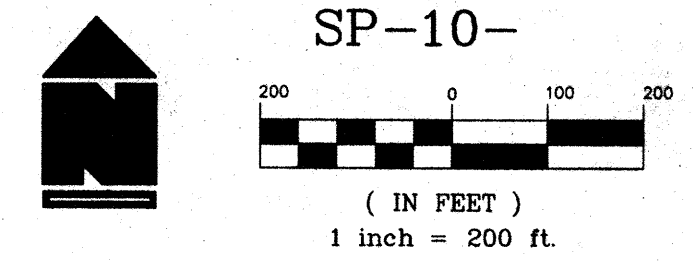
RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT by: \_\_\_\_\_  
KITITAS COUNTY AUDITOR



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

PLAIN BEAUTIFUL SHORT PLAT  
PART OF SECTION 36, T. 18 N., R. 17 E., W.M.  
KITITAS COUNTY, WASHINGTON

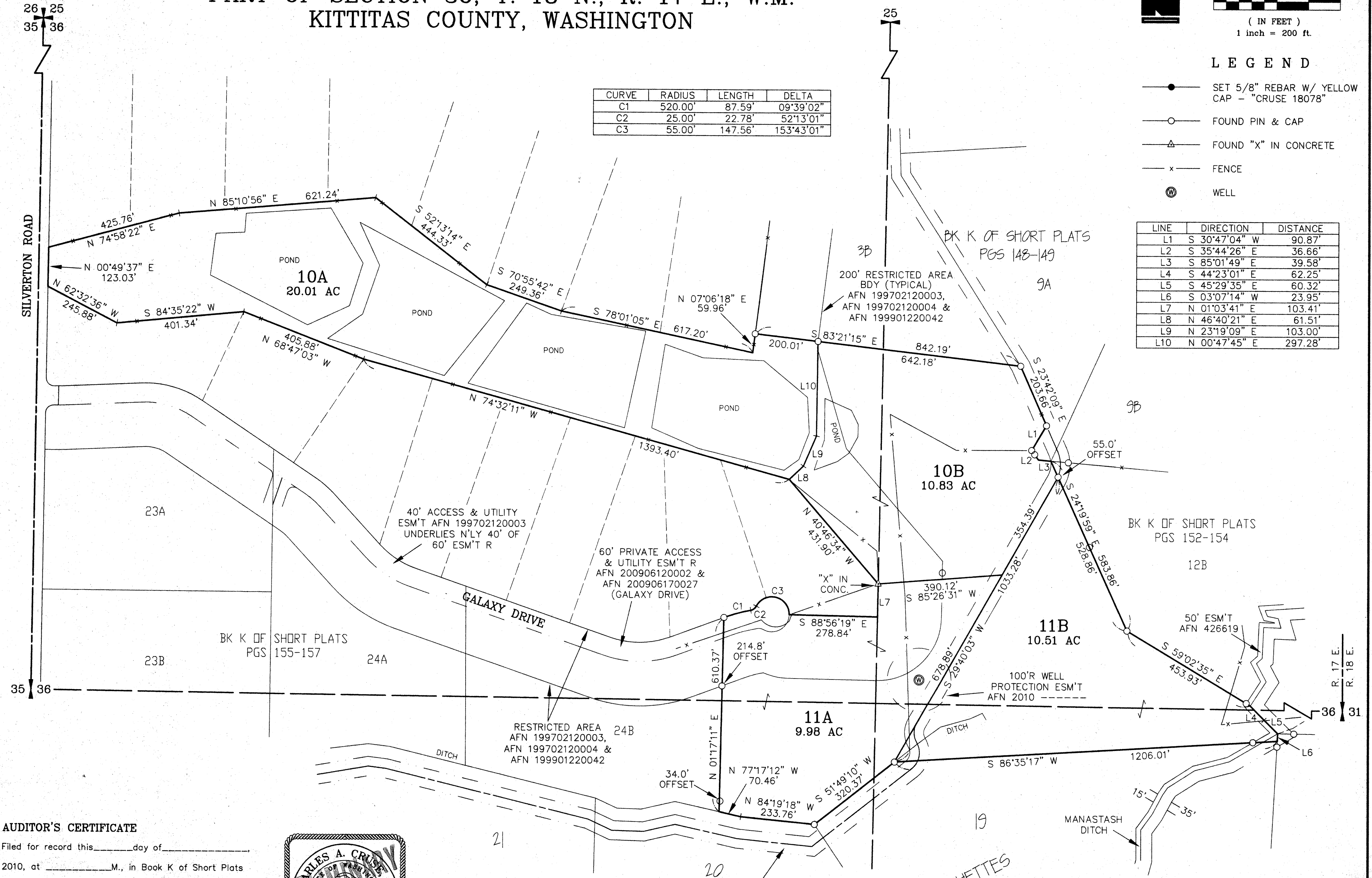


LEGEND

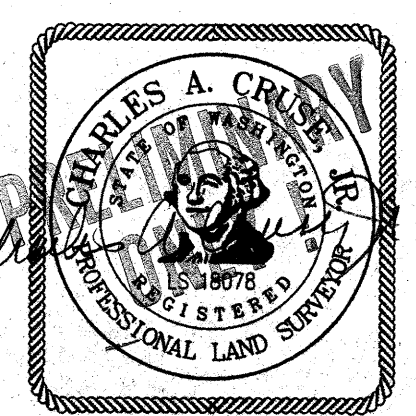
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- △ FOUND "X" IN CONCRETE
- x — FENCE
- ⊙ WELL

CURVE	RADIUS	LENGTH	DELTA
C1	520.00'	87.59'	09°39'02"
C2	25.00'	22.78'	52°13'01"
C3	55.00'	147.56'	153°43'01"

LINE	DIRECTION	DISTANCE
L1	S 30°47'04" W	90.87'
L2	S 35°44'26" E	36.66'
L3	S 85°01'49" E	39.58'
L4	S 44°23'01" E	62.25'
L5	S 45°29'35" E	60.32'
L6	S 03°07'14" W	23.95'
L7	N 01°03'41" E	103.41'
L8	N 46°40'21" E	61.51'
L9	N 23°19'09" E	103.00'
L10	N 00°47'45" E	297.28'



**AUDITOR'S CERTIFICATE**  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
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JERALD V. PETTIT by: \_\_\_\_\_  
KITITAS COUNTY AUDITOR



9-30-10

HIGH VALLEY DRIVE  
60' PRIVATE ACCESS  
& UTILITY ESM'T Q  
AFN 200906120002 &  
AFN 200906170027

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
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**PLAIN BEAUTIFUL SHORT PLAT**



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

SP-10-

LEGAL DESCRIPTIONS

PARCEL A

LOTS 10 AND 11, 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.

PARCEL B

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT OF WAY FOR ACCESS AND UTILITIES OVE, ACROSS, AND UNDER THE "GALAXY DRIVE EASEMENT" AND THE "LOOP EASEMENT" AS THE SAME ARE DESCRIBED IN AND ESTABLISHED BY THAT CERTAIN AMENDED DECLARATION OF EASEMENTS RECORDED JUNE 17, 2009, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200906170027.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT D & H RANCH, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER 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., 2010.

D & H RANCH, INC.

\_\_\_\_\_  
LARRY O. HILLIS  
PRESIDENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } s.s.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LARRY O. HILLIS, 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., 2010.

\_\_\_\_\_  
LARRY O. HILLIS

\_\_\_\_\_  
VERALENE HILLIS

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } s.s.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2010, 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: \_\_\_\_\_

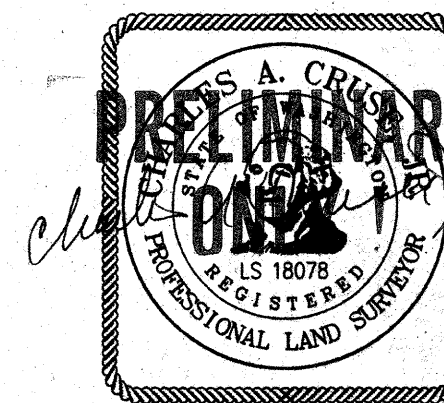
NOTES:

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 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 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 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 KITITAS 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. 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.
8. 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.
9. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 10A HAS \_\_\_ IRRIGABLE ACRES; LOT 10B HAS \_\_\_ IRRIGABLE ACRES; LOT 11A HAS \_\_\_ IRRIGABLE ACRES; LOT 11B HAS \_\_\_ 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 KITITAS 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 PLAIN BEAUTIFUL SHORT PLAT SP-10-\_\_\_\_ 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 OR SUCH LESSER AMOUNT AS MAY BE REQUIRED UNDER ANY APPLICABLE WATER USER AGREEMENT. SUCH WATER SHALL NOT BE USED FOR IRRIGATION OR OUTSIDE USE. LOTS 11A AND 11B SHALL SHARE A WELL. LOTS 10A AND 10 B MAY SHARE A WELL, HAVE INDIVIDUAL WELLS, OR PETITION FOR ONE OR MORE CONNECTION TO THE HIGH VALLEY LAKES WATER SYSTEM AS PERMITTED UNDER WATER USERS' AGREEMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 199902100019. IN ANY EVENT, ALL 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 KITITAS 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 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

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. \_\_\_\_\_

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KITITAS COUNTY AUDITOR



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