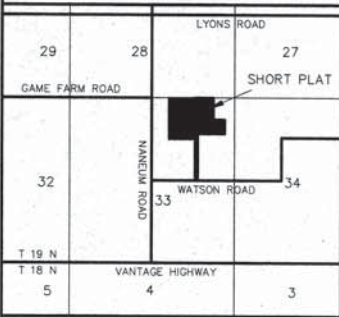
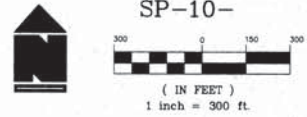


VICINITY MAP



ANDERSON SHORT PLAT  
PART OF SECTION 33, T. 18 N., R. 19 E., W.M.  
KITITITAS COUNTY, WASHINGTON

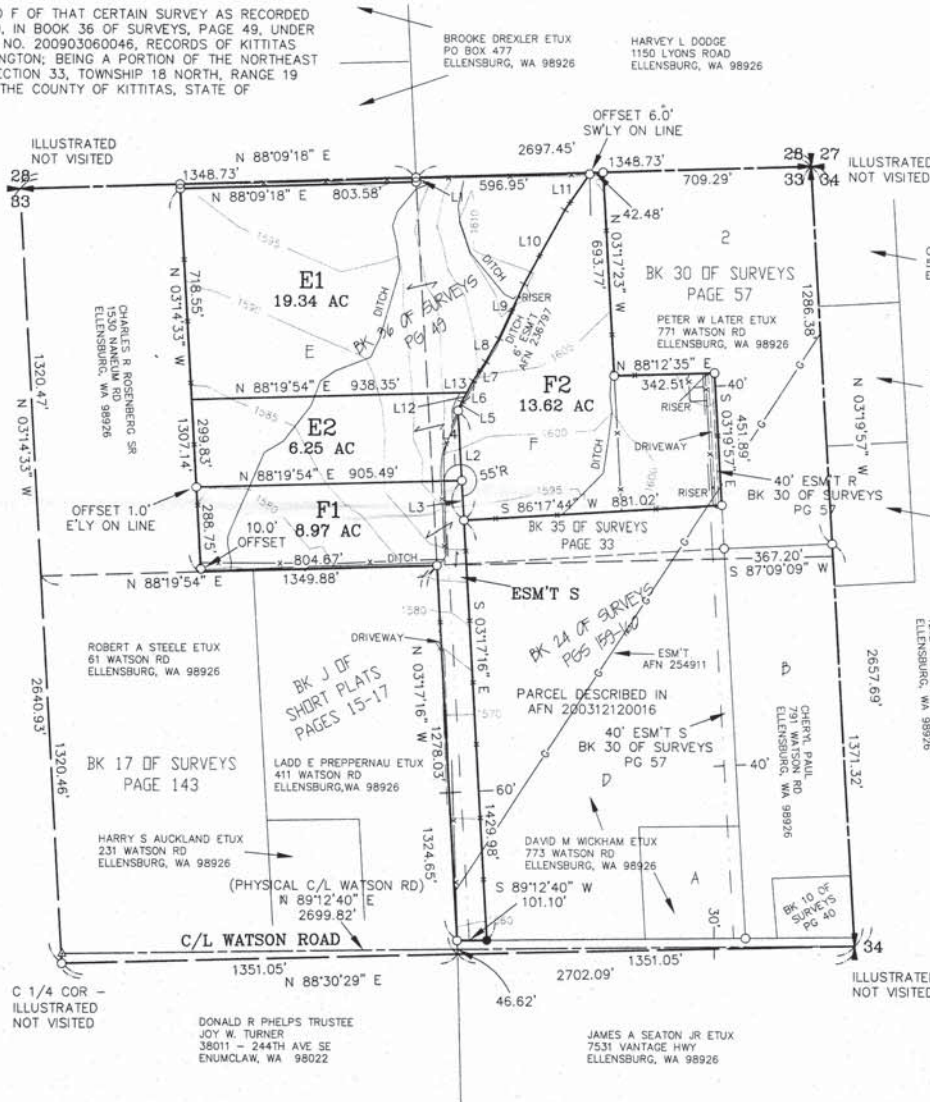


LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"
- FOUND PIN & CAP
- x — FENCE
- G — UNDERGROUND GAS LINE

ORIGINAL PARCEL DESCRIPTIONS

PARCELS E AND F OF THAT CERTAIN SURVEY AS RECORDED MARCH 6, 2009, IN BOOK 36 OF SURVEYS, PAGE 49, UNDER AUDITOR'S FILE NO. 200903060046, RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.



| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | N 03°17'16" W | 15.00'   |
| L2   | N 03°17'16" W | 377.35'  |
| L3   | N 03°17'16" W | 138.37'  |
| L4   | N 03°17'16" W | 238.98'  |
| L5   | N 23°03'51" E | 32.07'   |
| L6   | N 27°52'06" E | 81.61'   |
| L7   | N 33°26'09" E | 77.96'   |
| L8   | N 29°28'14" E | 90.87'   |
| L9   | N 24°40'14" E | 204.37'  |
| L10  | N 28°42'57" E | 288.15'  |
| L11  | N 34°31'51" E | 154.93'  |
| L12  | N 27°52'06" E | 36.45'   |
| L13  | N 27°52'06" E | 45.16'   |

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 Cruise & Associates.  
RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT by \_\_\_\_\_  
KITITITAS 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 ANDERSON in AUGUST of 2010.

RECEIVED  
OCT 20 2010  
KITITITAS COUNTY  
CDS

Charles A. Cruise, Jr.  
Professional Land Surveyor  
License No. 18078  
DATE 10-21-10



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



**APPROVALS**

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

KITITITAS COUNTY ENGINEER \_\_\_\_\_

KITITITAS 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\_\_

KITITITAS COUNTY HEALTH OFFICER \_\_\_\_\_

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

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

KITITITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

CERTIFICATE OF KITITITAS 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. 1819-33010-0013 & 1819-33010-0014

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

KITITITAS COUNTY TREASURER \_\_\_\_\_

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: SCOTT W ANDERSON ETUX  
ADDRESS: 2421 QUARTZ MTN DRIVE ELLENSBURG, WA 98926  
PHONE: (360) 791-2346

EXISTING ZONE: COMMERCIAL AG  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS  
STORM WATER: NO IMPROVEMENTS PER THIS APP.  
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W & PRIVATE ACCESS EASEMENTS  
NO. OF SHORT PLATTED LOTS: FOUR (4)  
SCALE: 1" = 300'

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



**ANDERSON SHORT PLAT  
PART OF SECTION 33, T. 18 N., R. 19 E., W.M.  
KITITAS COUNTY, WASHINGTON**

SP-10-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT SCOTT W. ANDERSON AND CHRISTI J. ANDERSON, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF 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.

\_\_\_\_\_  
SCOTT W. ANDERSON

\_\_\_\_\_  
CHRISTI J. ANDERSON

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.  
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT W. ANDERSON AND CHRISTI J. ANDERSON, TO ME KNOWN TO BE THE PERSONS THAT 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: \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT NORTHWEST FARM CREDIT SERVICES, FLCA, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2010.

NORTHWEST FARM CREDIT SERVICES, FLCA

NAME  
TITLE

NAME  
TITLE

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, OF NORTHWEST FARM CREDIT SERVICES, FLCA, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID AGENCY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE 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 \_\_\_\_\_ 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 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 36 OF SURVEYS, PAGE 49 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 KITITAS COUNTY ROAD STANDARDS.
8. 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.
9. 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.
10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
11. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT E1 HAS \_ IRRIGABLE ACRES; LOT E2 HAS \_ IRRIGABLE ACRES; LOT F1 HAS \_ IRRIGABLE ACRES; LOT F2 HAS \_ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
13. 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.
14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
15. 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.
16. 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. 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)

AUDITOR'S CERTIFICATE

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

GERALD V. PETTIT by \_\_\_\_\_  
KITITAS COUNTY AUDITOR



10-21-10

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