

K-247

07/11/2012 10:47:02 AM V: K P: 247 201207110009
\$128.00 Short Plat 06/09
Kittitas County Auditor Page 1 of 2

VICINITY MAP

APPROVALS

KITTITAS COUNTY ENGINEER
 EXAMINED AND APPROVED THIS 12 DAY OF June A.D., 2012
 KITTITAS COUNTY ENGINEER

KITTITAS 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 9 DAY OF Apr A.D., 2012
McLennan MD
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE DEFOOR SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS 10 DAY OF July A.D., 2012
Robert DeHanna
 KITTITAS COUNTY PLANNING DIRECTOR OFFICIAL

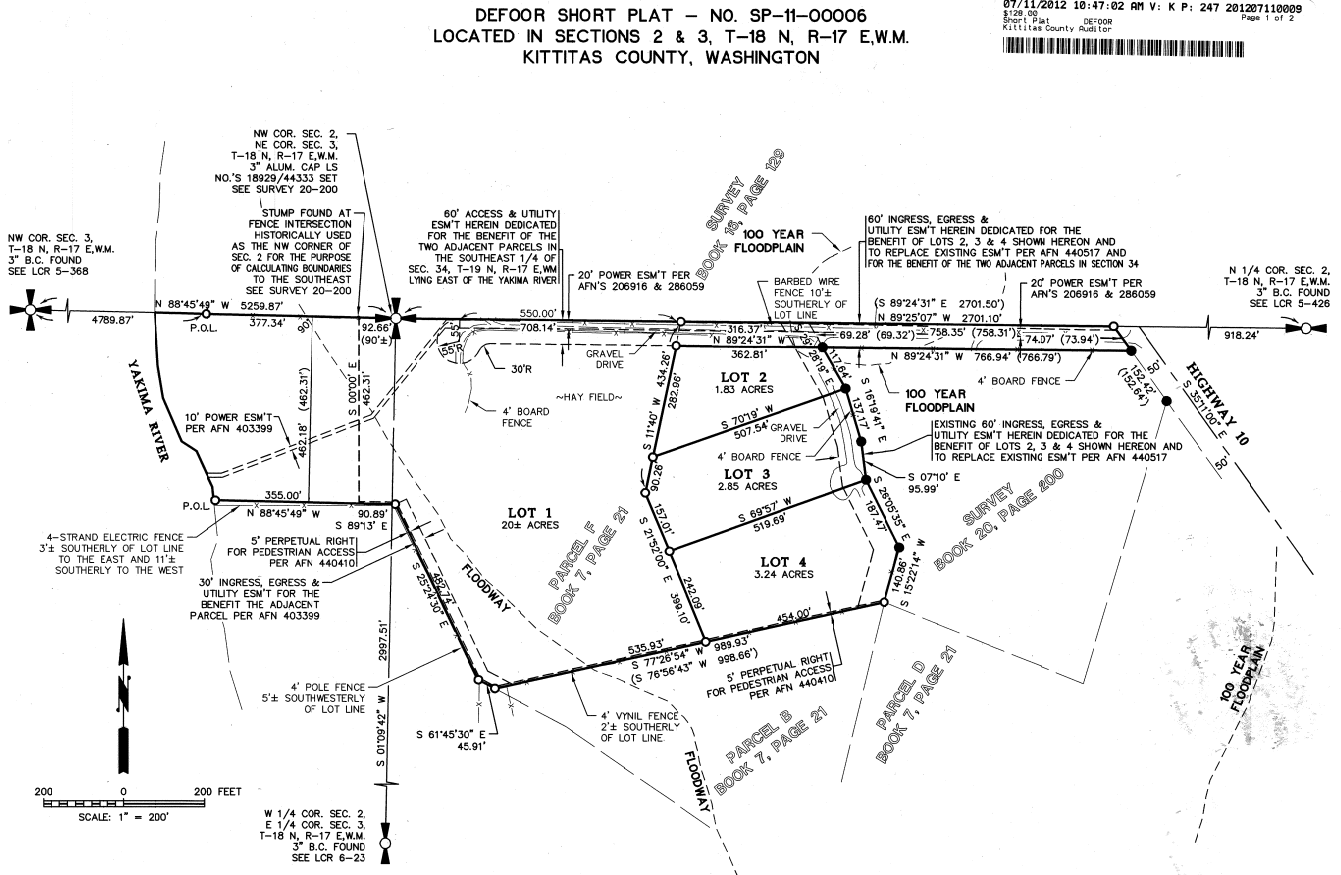
CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED PARCEL NO. S' 559133 & 596333.
 DATED THIS 10 DAY OF July A.D., 2012
K. Mark
 KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: LYLE DEFOOR
 ADDRESS: 11852 HWY 10 ELLensburg, WA 98926
 PHONE: 509-964-9280

EXISTING ZONE: AG-20
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: INDIVIDUAL SEPTIC SYSTEMS
 TYPE OF ACCESS: STATE ROAD R/W AND PRIVATE ACCESS EASEMENT
 STORM DRAINAGE IMPROVEMENTS: NONE PLANNED

NO. OF SHORT PLATTED LOTS FOUR (4)

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



NOTES

- - DENOTES 1/2" REBAR WITH CAP NO'S. 18929/44333 SET.
- - DENOTES 5/8" REBAR WITH ALUMINUM CAP NO. 9606 FOUND.
- BEARINGS SHOWN ARE ON ASSUMED DATUM, RELATIVE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2 BEING N 89°25'07" WEST.
- G.L.O. SECTION SUBDIVISION CORNERS SHOWN HEREON AS FOUND WERE VISITED IN APRIL, 2011.
- PORTION OF BOUNDARY PREVIOUSLY SURVEYED AND RECORDED IN VOLUME 7 OF SURVEYS AT PAGE 21 AND IN BOOK 20 OF SURVEYS AT PAGE 200, RECORDS OF KITTITAS COUNTY, WASHINGTON. SEE SAID SURVEYS FOR FURTHER SUBDIVISION INFORMATION.
- BEARINGS AND DISTANCES IN PARENTHESIS () ARE FROM LEGAL DESCRIPTION OF RECORD, ALL OTHERS ARE BY ACTUAL MEASUREMENT.
- SURVEY PERFORMED WITH TOPCON HIPER LITE PLUS GPS RECEIVERS USING REAL TIME KINEMATIC (RTK) PROCEDURES.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

STATEMENT

100 YEAR FLOODPLAIN AS SHOWN HEREON DELINEATED FROM FEMA FIRM FLOOD INSURANCE RATE MAP FOR KITTITAS COUNTY, WASHINGTON (UNINCORPORATED AREAS) COMMUNITY-PANNEL NO. 530095 0409 B, EFFECTIVE DATE MAY 5, 1981.

FLOODWAY AS SHOWN HEREON DELINEATED FROM FEMA FLOODWAY MAP FOR KITTITAS COUNTY, WASHINGTON (UNINCORPORATED AREAS) COMMUNITY-PANNEL NO. 530095 0409 B, EFFECTIVE DATE MAY 5, 1981.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF July 2012 AT 9:47AM, IN BOOK 20 OF SHORT PLATS AT PAGE 247 AUDITOR'S FILE NO. 201207110009 RECORDS OF KITTITAS COUNTY, WASHINGTON.

Justin Lott COUNTY AUDITOR
Shirley Green BY DEPUTY

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 LYLE DEFOOR IN FEBRUARY, 2011.

JOSEPH W. BAKER, CERTIFICATE NO. 44333.



1-31-12

PLSA ENGINEERING-SURVEYING-PLANNING
 1120 WEST LINCOLN AVENUE
 YAKIMA, WASHINGTON 98902
 (509) 575-6990

SHORT PLAT
 PARCEL NO.'S 559133 & 596333
 -PREPARED FOR-
LYLE DEFOOR

DRAWN BY: JOE
 DATE: 2/9/2011
 JOB NO. 11015
 SHEET NO. 1 of 2

HW 1/4, NW 1/4, SEC. 2, & NE 1/4, NE 1/4 SEC. 3, T-18 N, R-17 E.W.M.

110115, Lyle Defoor, Sec. 2, 3, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**DEFOOR SHORT PLAT - NO. SP-11-00006
LOCATED IN SECTIONS 2 & 3, T-18 N, R-17 E.W.M.
KITITITAS COUNTY, WASHINGTON**

07/11/2012 10:47:02 AM V: K P: 248 201207110006
\$128.00 OF DEFOOR
Short Plat Kitititas County Auditor Page 2 of 2



STATEMENTS AND NOTIFICATIONS

- A. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- B. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE TIME SPLIT PROVISION ALLOWED PER KITITITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
- C. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND 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)
- D. 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 ECOLDGY OR A COURT OF LAW.
- E. KITITITAS 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.
- F. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.
- G. LOTS WITHIN THIS SHORT PLAT ARE WITHIN THE 100 YEAR FLOODPLAIN AND FLOODWAY OF THE YAKIMA RIVER.
- H. THE PRIVATE PROPERTY OWNERS ARE RESTRICTED FROM FENCING, VEGETATION AND HEIGHT AT ROADWAY INTERSECTIONS. THIS IS TO MAINTAIN SITE DISTANCE AT ALL INTERSECTIONS, IN ACCORDANCE WITH AASHTO AND WSDOT STANDARDS.
- I. THE ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR THIS SHORT PLAT.
- J. KITITITAS 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.
- K. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- L. 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.
- M. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
- N. 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.
- O. WATER SUPPLY FOR EACH LOT WILL BE BY INDIVIDUAL WELLS.
- P. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS, ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- Q. KITITITAS 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.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON, LYING EAST OF THE YAKIMA RIVER AND NORTH OF A LINE WHICH IS 462.31 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 3;

AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTHERLY ON THE WEST BOUNDARY THEREOF A DISTANCE OF 462.31 FEET; THENCE SOUTH 89°13' EAST 90.89 FEET; THENCE SOUTH 25°24'30" EAST 482.74 FEET; THENCE SOUTH 61°45'30" EAST 45.91 FEET; THENCE NORTH 76°56'43" EAST 998.66 FEET; THENCE NORTH 15°22'14" EAST 140.86 FEET; THENCE NORTH 26°05'35" WEST 187.47 FEET; THENCE NORTH 71°00' WEST 95.99 FEET; THENCE NORTH 16°19'41" WEST 137.7 FEET; THENCE NORTH 29°28'19" WEST 117.64 FEET MORE OR LESS TO A POINT WHICH IS 60 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 89°24'31" EAST AND PARALLEL TO SAID NORTH LINE 766.79 FEET MORE OR LESS TO THE WESTERLY LINE OF THE STATE HIGHWAY; THENCE NORTH 35°10'16" WEST, ALONG SAID WESTERLY LINE, 73.94 FEET MORE OR LESS TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°24'31" WEST, ALONG SAID NORTH LINE, 1891.20 FEET MORE OR LESS TO THE POINT OF BEGINNING.

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT LYLE R. DEFOOR, AS HIS SEPARATE ESTATE, IS THE PARTY HAVING OWNERSHIP INTEREST OF THE LAND HEREON DESCRIBED; HAS WITH HIS FREE CONSENT AND IN ACCORDANCE WITH HIS DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

Lyle R. Defoor

LYLE R. DEFOOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Kitititas) SS
Kitititas
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LYLE R. DEFOOR IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, TO BE HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 10 DAY OF July 2012.
Cristy J. Swearingin

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Ellensburg
MY APPOINTMENT EXPIRES 7-16-15



NOTES

- 1. ○ - DENOTES 1/2" REBAR WITH CAP NO'S. 18929/44333 SET.
- 2. ● - DENOTES 5/8" REBAR WITH ALUMINUM CAP NO. 9606 FOUND.
- 3. BEARINGS SHOWN ARE ON ASSUMED DATUM, RELATIVE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2 BEING N 89°25'07" WEST.
- 4. G.L.O. SECTION SUBDIVISION CORNERS SHOWN HEREON AS FOUND WERE VISITED IN APRIL, 2011.
- 5. PORTION OF BOUNDARY PREVIOUSLY SURVEYED AND RECORDED IN VOLUME 7 OF SURVEYS AT PAGE 21 AND IN BOOK 20 OF SURVEYS AT PAGE 200, RECORDS OF KITITITAS COUNTY, WASHINGTON. SEE SAID SURVEYS FOR FURTHER SUBDIVISION INFORMATION.
- 6. BEARINGS AND DISTANCES IN PARENTHESIS () ARE FROM LEGAL DESCRIPTION OF RECORD, ALL OTHERS ARE BY ACTUAL MEASUREMENT.
- 7. SURVEY PERFORMED WITH TOPCON HIPER LITE PLUS GPS RECEIVERS USING REAL TIME KINEMATIC (RTK) PROCEDURES.
- 8. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

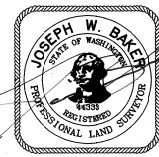
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF July 2012 AT 10:47 A.M. IN BOOK 201207110006 OF SHORT PLATS AT PAGE 248 AUDITOR'S FILE NO. 201207110006 RECORDS OF KITITITAS COUNTY, WASHINGTON.

James DeWitt

COUNTY AUDITOR
John Smith

BY DEPUTY



1-31-12

		ENGINEERING-SURVEYING-PLANNING	
		1120 WEST LINCOLN AVENUE YAKIMA, WASHINGTON 98902 (509) 575-6990	
	SHORT PLAT PARCEL NO.'S 559133 & 596333 -PREPARED FOR- LYLE DEFOOR		DRAWN BY: JOE DATE: 2/9/2011 JOB NO. 11015 SHEET NO.
	NW 1/4, NW 1/4, SEC. 2, & NE 1/4, NE 1/4 SE 3, T-18 N, R-17 E, W.M.		2 of 2

1101015 Lyle Defoor, Sec. 2-18-170001 1101015 Job No. 1101015 201207110006