

O'KEEFE NO. 2 SHORT PLAT
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON

SP-12-00006

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DAVID J. O'KEEFE, A MARRIED MAN AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 25 DAY OF February, A.D., 2013

David J. O'Keefe
 DAVID J. O'KEEFE

ACKNOWLEDGEMENT

STATE OF Washington s.s.
 COUNTY OF Kittitas

ON THIS DAY PERSONALLY APPEARED BEFORE ME David J. O'Keefe

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 25th DAY OF Feb, 2013.



David J. O'Keefe
 NOTARY PUBLIC IN AND FOR THE STATE OF
Washington RESIDING AT Ellensburg
 MY APPOINTMENT EXPIRES 12-31-14

OWNER:

DAVID J. O'KEEFE
 PO BOX 1063
 KITTITAS WA 98834

PARCEL NO.: 18-18-10000-0003
 MAP NO.: 046033
 ACREAGE: 10.00 ASSESSOR 9.77 SURVEYOR
 2 LOTS
 WATER SOURCE: INDIVIDUAL WELLS
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
 ZONE: AG-20

ADJACENT PROPERTY OWNERS:

036033
 JEFFERY COMELLA ETUX
 PO BOX 521
 ELLENSBURG WA 98826

13181
 MATT MYERS ETUX
 851 DRIVER LANE
 ELLENSBURG WA 98826

954819
 954820
 DAVID O'KEEFE
 PO BOX 1063
 KITTITAS WA 98834

241138
 GLORIA J SHARP
 7731 REECER CREEK ROAD
 ELLENSBURG WA 98826

016033
 REECER CREEK RANCH PROPERTIES LLC
 1601 MIDVALE RD
 SUNNYSIDE WA 98944

EXISTING LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; EXCEPT THE RIGHT OF WAY FOR REECER CREEK COUNTY ROAD (REECER ROAD), ALONG THE EASTERLY BOUNDARY THEREOF.

NOTES:

1. 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 GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
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. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. ALL FUTURE DEVELOPMENT SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE.
9. 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 KITTITAS COUNTY ROAD STANDARDS, 9/8/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. 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.

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-663-4344

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS. LENDER: BANNER BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 24 DAY OF February, A.D., 2013

John Leach
 NAME John Leach
 TITLE Branch President
Banner Bank

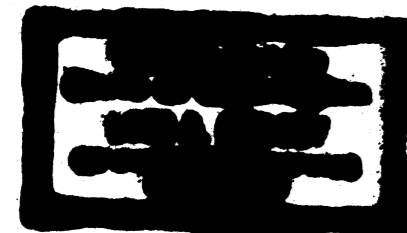
John Leach
 NAME John Leach
 TITLE Assistant Secretary
MERS

ACKNOWLEDGEMENT

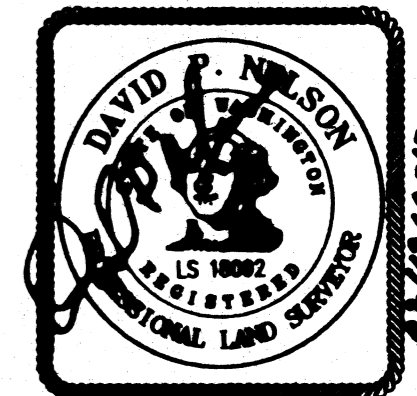
STATE OF Washington
 COUNTY OF Kittitas

ON THIS 24th DAY OF February, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John Leach PRESIDENT AND John Leach SECRETARY, RESPECTIVELY, OF Banner Bank and MERS THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, 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 John Leach AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



David P. Nelson
 NOTARY PUBLIC IN AND FOR THE STATE OF
Washington RESIDING AT Ellensburg
 MY APPOINTMENT EXPIRES 12-31-14



RECORDER'S CERTIFICATE _____
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ AT PAGE _____ AT THE REQUEST OF
DAVID P. NELSON
 SURVEYOR'S NAME
JERALD V. PETTIT
 County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
 RECORDING IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
 RECORDING ACT AT THE REQUEST OF DAVID O'KEEFE
 IN FEB, 2013
David P. Nelson 02/13/2013
 DAVID P. NELSON DATE
 CERTIFICATE NO. 18092

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

O'KEEFE NO. 2 SHORT PLAT
 PREPARED FOR
 DAVID O'KEEFE
 A PTN. OF THE NE 1/4 OF THE NW 1/4
 SECTION 10, TOWNSHIP 18N., RANGE 18E., W.M.
 KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	02/2013	07067-1
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 of 2