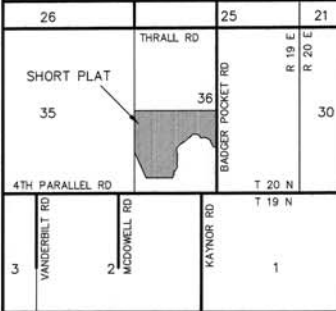


VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE BROWNLEE SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY PLANNING DIRECTOR

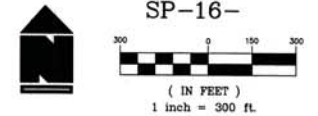
CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 070433, 17002 & 619436
DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: RITCHIE & MELISSA BROWNLEE
ADDRESS: 6231 BADGET POCKET RD
ELLENSBURG, WA 98926
PHONE: (509) 929-4299
EXISTING ZONE: AG-20
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
NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 300'

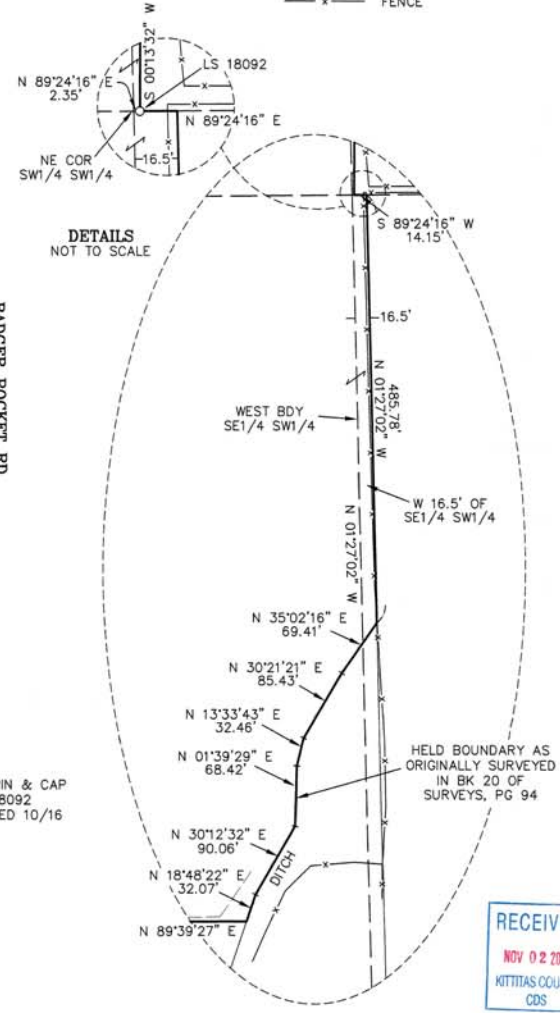
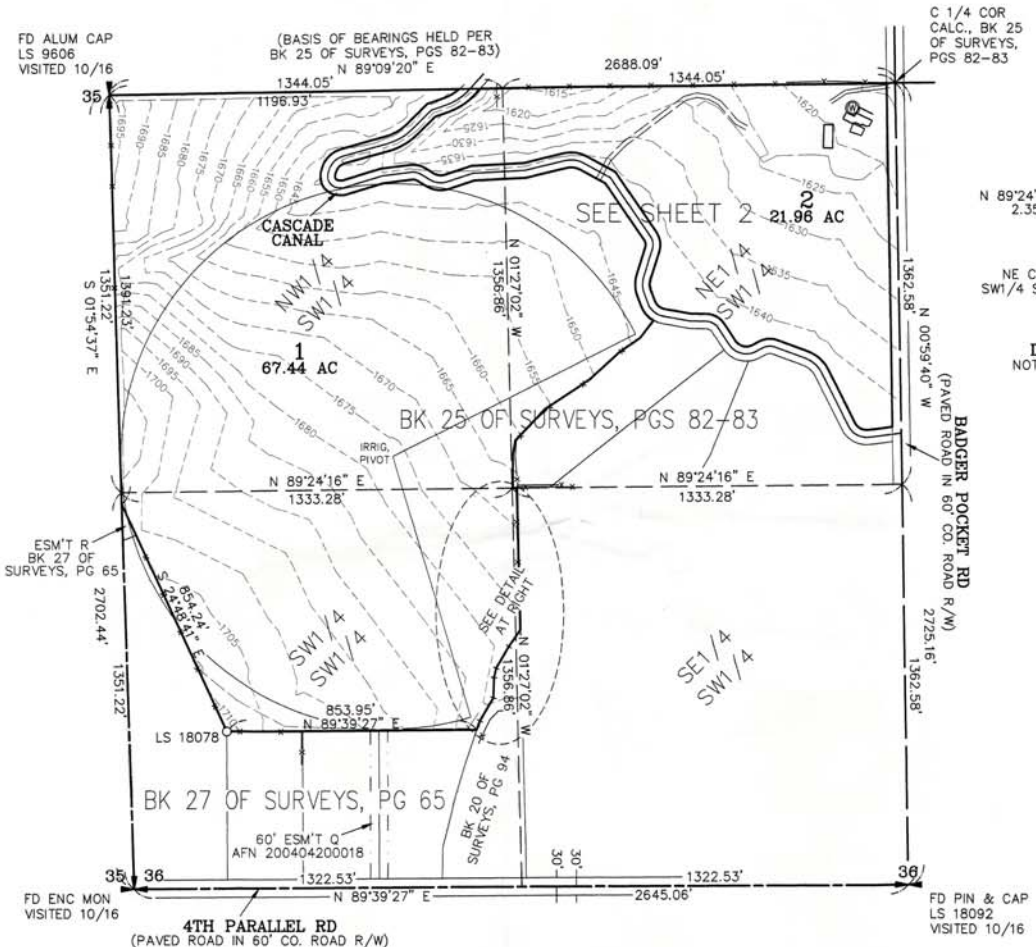
SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

BROWNLEE SHORT PLAT
PART OF SECTION 36, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP
- FENCE

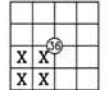


SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of RITCH BROWNLEE in OCTOBER of 2016.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
DATE: *11/2/2016*



AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2016, at _____ M., in Book L of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
JERALD V. PETTIT by: _____
KITTITAS COUNTY AUDITOR

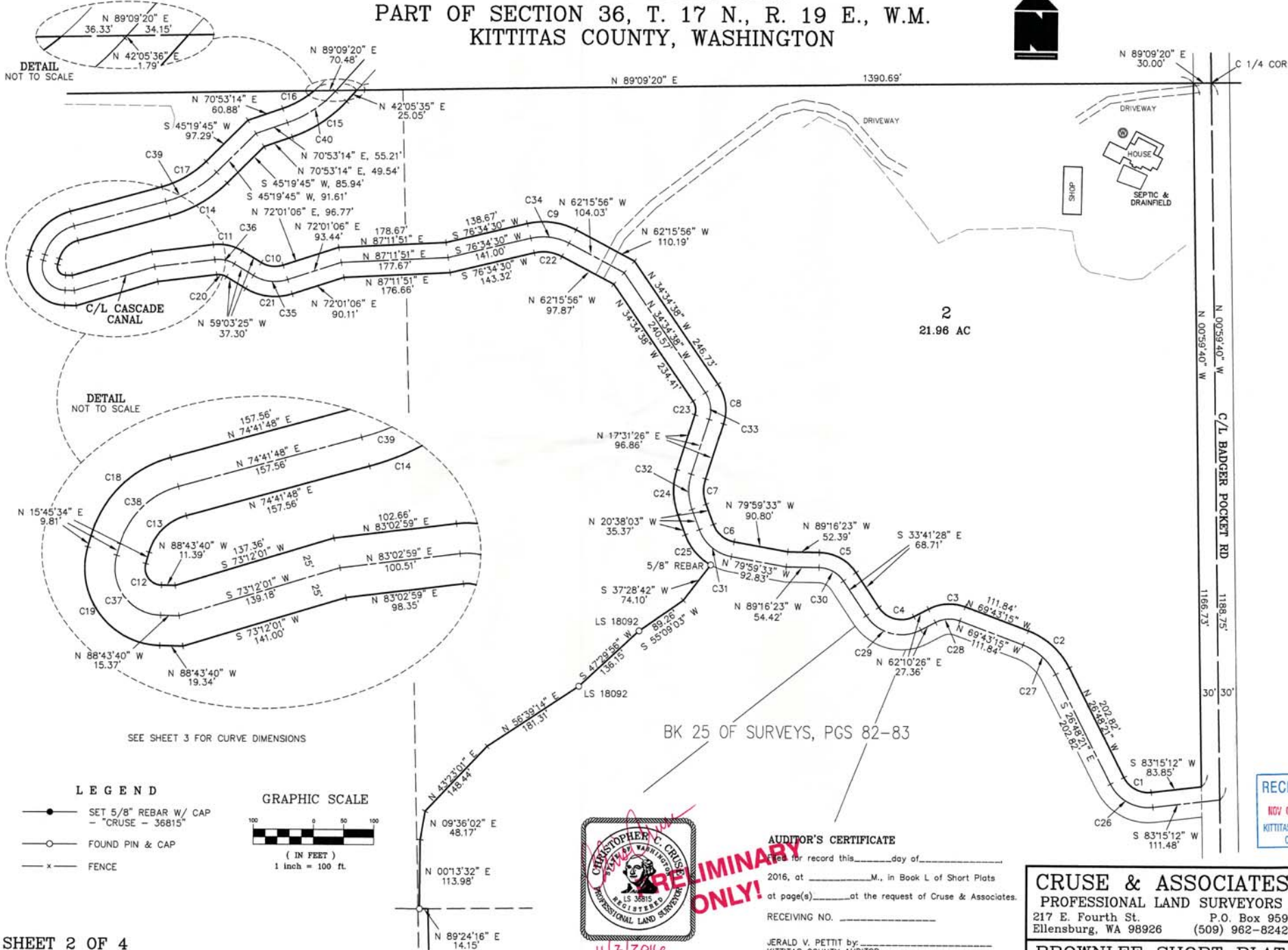


CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. Ellensburg, WA 98926
P.O. Box 959 (509) 962-8242
BROWNLEE SHORT PLAT



BROWNLEE SHORT PLAT
PART OF SECTION 36, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-16-



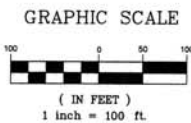
DETAIL
NOT TO SCALE

DETAIL
NOT TO SCALE

SEE SHEET 3 FOR CURVE DIMENSIONS

LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUSE - 36815"
- FOUND PIN & CAP
- x— FENCE



BK 25 OF SURVEYS, PGS 82-83



11/2/2016

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
 2016, at _____, M., in Book L of Short Plats
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 JERALD V. PETTIT by: _____
 KITTITAS COUNTY AUDITOR



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BROWNLEE SHORT PLAT

BROWNLEE SHORT PLAT
PART OF SECTION 36, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-16-

CURVE DIMENSIONS

C1 R=45.00' L=54.93' D=69°56'27"	C11 R=76.00' L=50.26' D=37°53'36"	C21 R=94.00' L=80.27' D=48°55'28"	C31 R=70.00' L=72.52' D=59°21'30"
C2 R=125.00' L=93.63' D=42°54'54"	C12 R=14.00' L=25.53' D=104°29'14"	C22 R=66.00' L=47.41' D=41°09'33"	C32 R=89.00' L=59.27' D=38°09'29"
C3 R=75.00' L=62.97' D=48°06'20"	C13 R=44.00' L=45.26' D=58°56'13"	C23 R=26.00' L=23.64' D=52°06'03"	C33 R=51.00' L=46.38' D=52°06'03"
C4 R=45.00' L=66.08' D=84°08'06"	C14 R=216.00' L=110.71' D=29°22'02"	C24 R=114.00' L=75.92' D=38°09'29"	C34 R=91.00' L=65.37' D=41°09'33"
C5 R=75.00' L=72.76' D=55°34'55"	C15 R=216.00' L=108.55' D=28°47'38"	C25 R=95.00' L=66.66' D=40°12'18"	C35 R=69.00' L=58.92' D=48°55'28"
C6 R=45.00' L=46.62' D=59°21'30"	C16 R=166.00' L=60.39' D=20°50'42"	C26 R=70.00' L=85.45' D=69°56'27"	C36 R=51.00' L=33.73' D=37°53'36"
C7 R=64.00' L=42.62' D=38°09'29"	C17 R=166.00' L=85.08' D=29°22'02"	C27 R=100.00' L=74.90' D=42°54'54"	C37 R=39.00' L=71.12' D=104°29'14"
C8 R=76.00' L=69.11' D=52°06'03"	C18 R=94.00' L=96.69' D=58°56'13"	C28 R=50.00' L=41.98' D=48°06'20"	C38 R=69.00' L=70.98' D=58°56'13"
C9 R=116.00' L=83.33' D=41°09'33"	C19 R=64.00' L=116.71' D=104°29'14"	C29 R=70.00' L=102.79' D=84°08'06"	C39 R=191.00' L=97.90' D=29°22'02"
C10 R=44.00' L=37.57' D=48°55'28"	C20 R=26.00' L=17.20' D=37°53'36"	C30 R=50.00' L=48.50' D=55°34'55"	C40 R=191.00' L=95.99' D=28°47'38"

ORIGINAL PARCEL DESCRIPTIONS

PARCEL 1:

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED JULY 28, 2000 IN BOOK 25 OF SURVEYS, PAGES 82 AND 83, UNDER AUDITOR'S FILE NO. 200007280104, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THE RIGHT OF WAY FOR CASCADE IRRIGATION DISTRICT CANAL.

PARCEL 2:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 16 1/2 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

EXCEPT:

1. RIGHT OF WAY FOR FOURTH PARALLEL COUNTY ROAD ALONG THE SOUTH BOUNDARY THEREOF;

2. THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89°39'53" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 1322.53 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 01°26'43" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 30.00 FEET TO THE NORTHERLY MARGIN OF FOURTH PARALLEL ROAD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°39'53" WEST ALONG SAID MARGIN 269.79 FEET TO THE CENTER OF A DITCH AS IT EXISTS JULY 19, 1994; THENCE ALONG SAID CENTER OF DITCH THE FOLLOWING COURSES: NORTH 00°28'59" EAST, 104.89 FEET; NORTH 14°08'34" EAST, 192.48 FEET; THENCE NORTH 16°57'37" EAST, 101.50 FEET; THENCE NORTH 18°48'48" EAST, 153.83 FEET; THENCE NORTH 30°12'58" EAST, 90.06 FEET; THENCE NORTH 01°39'55" EAST, 68.42 FEET; THENCE NORTH 13°34'09" EAST, 32.46 FEET; THENCE NORTH 30°21'47" EAST, 85.43 FEET; THENCE NORTH 35°02'42" EAST, 69.36 FEET TO A POINT ON A LINE 16.50 FEET EASTERLY OF, AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 01°26'43" EAST ALONG SAID PARALLEL LINE 841.10 FEET TO SAID NORTHERLY MARGIN OF FOURTH PARALLEL ROAD; THENCE NORTH 89°39'53" WEST ALONG SAID NORTHERLY MARGIN 16.50 FEET TO THE TRUE POINT OF BEGINNING.

3. PARCELS A, B, C AND D AS DELINEATED AND/OR DISCLOSED ON SURVEY FILED IN BOOK 27 OF SURVEYS, PAGE 65 AND RECORDED JANUARY 16, 2002, UNDER AUDITOR'S FILE NO. 200201160035, KITTITAS COUNTY, STATE OF WASHINGTON; BEING KNOWN AS THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____

2016, at _____ M., in Book L of Short Plats

at page(s) _____ at the request of Cruse & Associates

RECORDING NO. _____

JERALD V. PETTIT by: _____
 KITTITAS COUNTY AUDITOR



11/2/2016

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

BROWNLEE SHORT PLAT

RECEIVED
 NOV 02 2016
 KITTITAS COUNTY
 CDS

BROWNLEE SHORT PLAT
PART OF SECTION 36, T. 17 N., R. 19 E., W.M.
KITTTAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT RITCHIE J. BROWNLEE, AS HIS SEPARATE ESTATE, AND MELISSA J. BROWNLEE, AS HER SEPARATE ESTATE, 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., 2016.

RITCHIE J. BROWNLEE

MELISSA J. BROWNLEE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITTTAS }

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RITCHIE J. BROWNLEE AND MELISSA J. BROWNLEE, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CASHMERE VALLEY BANK, THE UNDERSIGNED MORTGAGEE 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., 2016.

CASHMERE VALLEY BANK

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITTTAS }

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF CASHMERE VALLEY BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, 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 WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
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 KITTTAS 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 AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 25 OF SURVEYS, PAGES 82-83 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 KITTTAS COUNTY ROAD STANDARDS.
8. KITTTAS 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. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
10. 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)
11. ACCORDING TO KITTTAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS _ IRRIGABLE ACRES; LOT 2 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.

AUDITOR'S CERTIFICATE

Filed for record this ____ day of _____
2016, at _____ M., in Book L of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

ERALD V. PETTIT by: _____
KITTTAS COUNTY AUDITOR



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BROWNLEE SHORT PLAT

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CDS

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