

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 DOUBLE K 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. 054833
DATED THIS _____ DAY OF _____ A.D., 201__

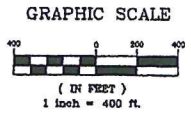
KITTITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: DOUBLE K RANCH LLC
ADDRESS: 10161 UPPER BADGER POCKET RD ELLENSBURG, WA 98928
PHONE: (509) 988-4410
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" = 400'

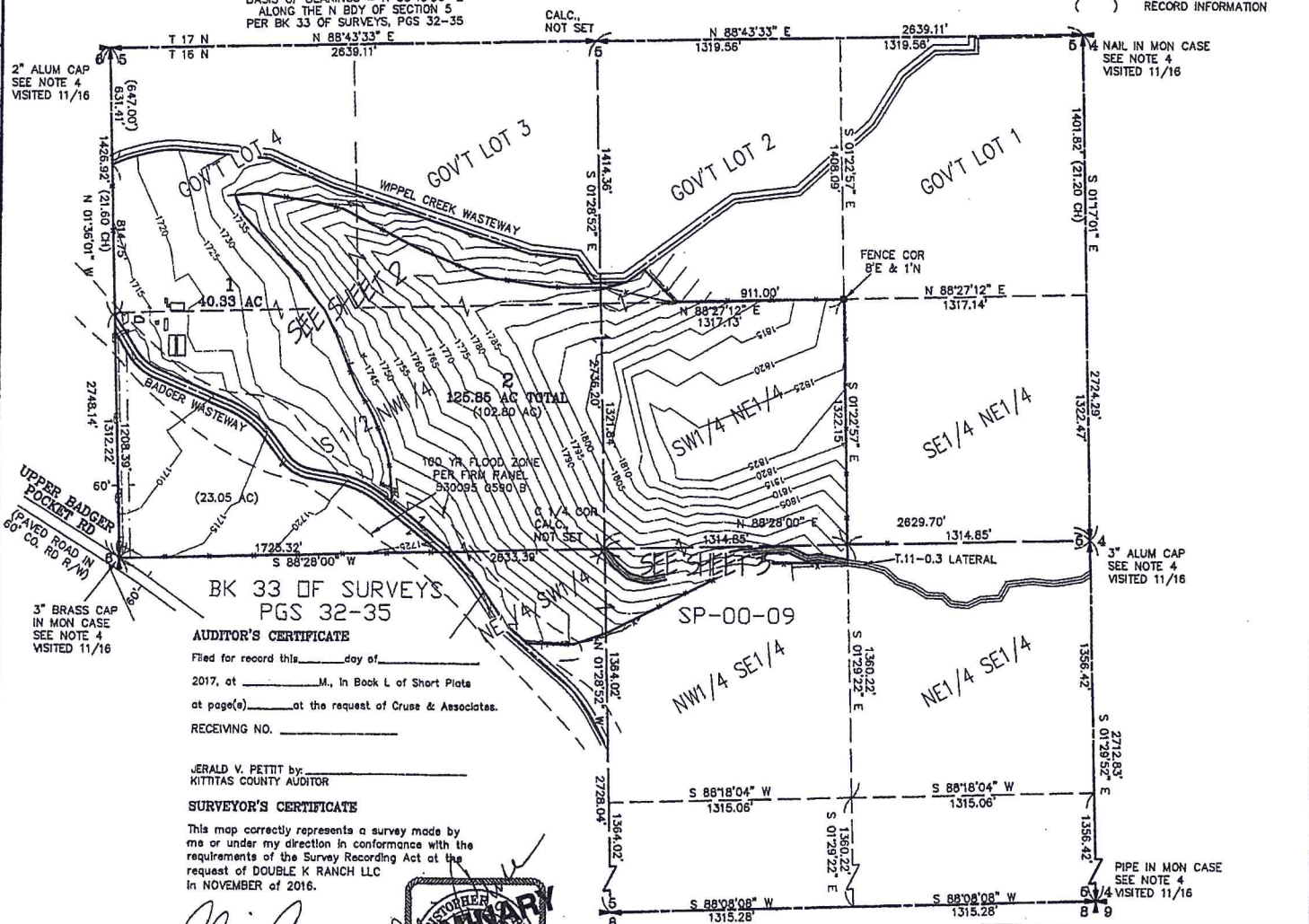
SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

SHEET 1 OF 4

DOUBLE K SHORT PLAT
PART OF SECTION 5, T. 16 N., R. 20 E., W.M.
KITTITAS COUNTY, WASHINGTON



BASIS OF BEARINGS = N 88°43'33" E
ALONG THE N B'DY OF SECTION 5
PER BK 33 OF SURVEYS, PGS 32-35



SP-16-

- LEGEND**
- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
 - FOUND PIN & CAP
 - FENCE
 - () RECORD INFORMATION

BK 33 OF SURVEYS
PGS 32-35

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2017, 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

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 DOUBLE K RANCH LLC in NOVEMBER of 2016.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
12/14/2016
DATE



X	X	X
X	X	X
X	X	X

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98928 (509) 982-8242
DOUBLE K SHORT PLAT

NAIL IN MON CASE
SEE NOTE 4
VISITED 11/16

PIPE IN MON CASE
SEE NOTE 4
VISITED 11/16

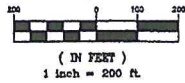
NAIL IN MON CASE
SEE NOTE 4
VISITED 11/16

2" ALUM CAP
SEE NOTE 4
VISITED 11/16

3" ALUM CAP
SEE NOTE 4
VISITED 11/16

DOUBLE K SHORT PLAT
PART OF SECTION 5, T. 16 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-16-

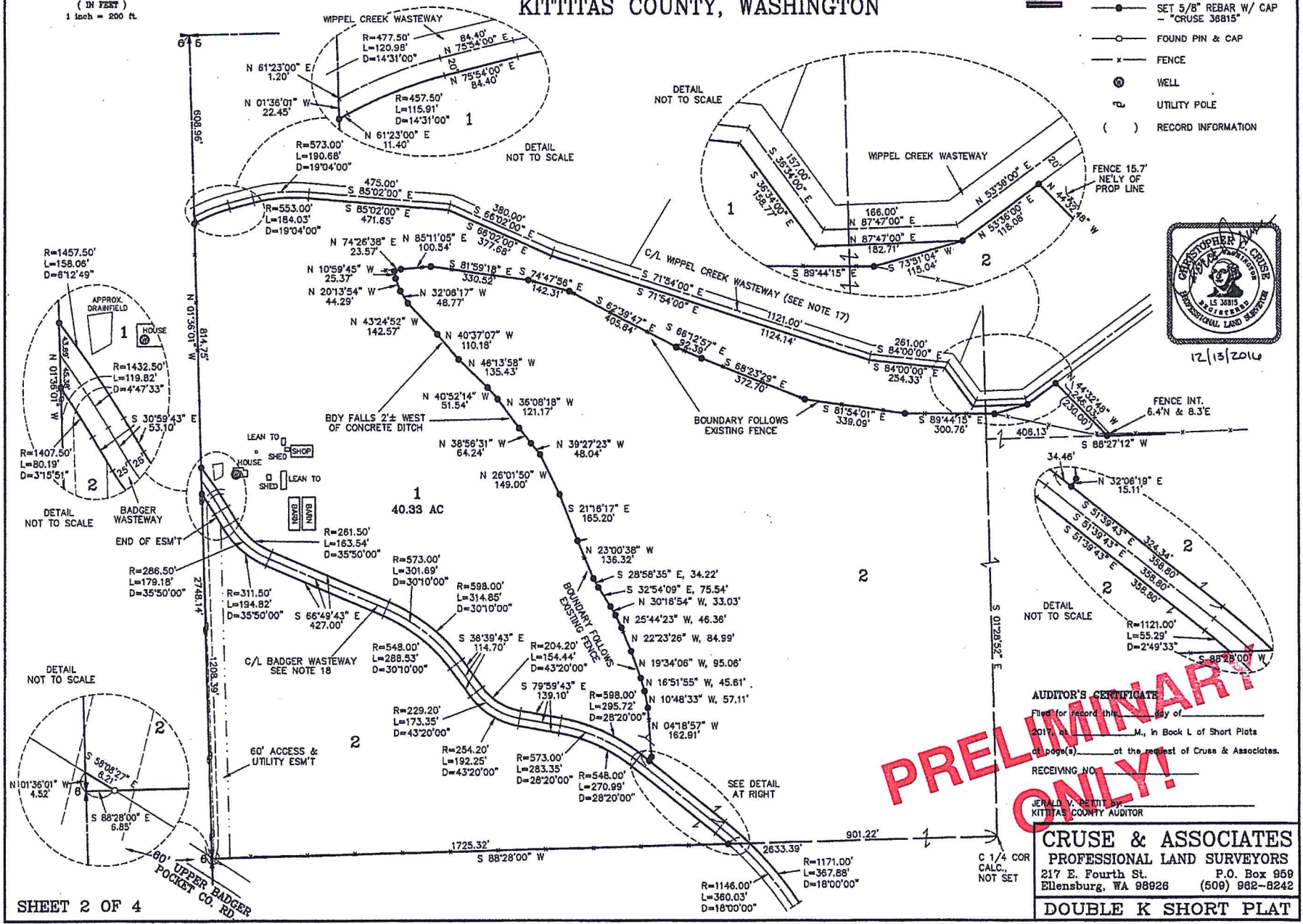


LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUSE 38815"
- FOUND PIN & CAP
- FENCE
- ⊙ WELL
- ⊕ UTILITY POLE
- () RECORD INFORMATION



12/13/2016



AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2017, at _____ M., in Book L of Short Plats
of _____ at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
JERALD V. PETTY, JR.
KITITAS COUNTY AUDITOR

PRELIMINARY ONLY!

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

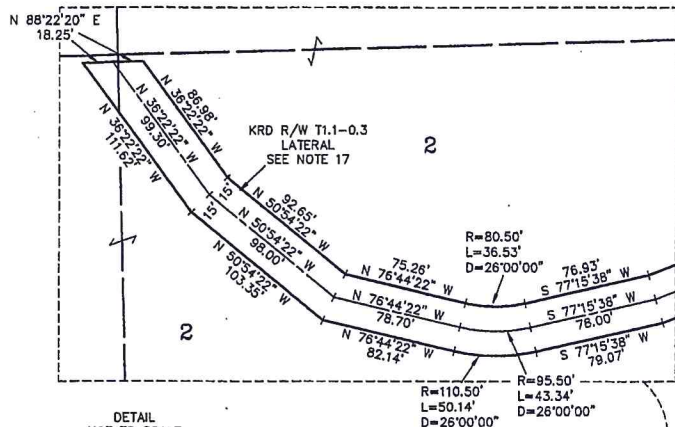
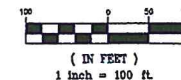
C 1/4 COR
CALC.
NOT SET

LEGEND

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

DOUBLE K SHORT PLAT
PART OF SECTION 5, T. 16 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-16-



DETAIL
NOT TO SCALE

ORIGINAL PARCEL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER; AND THAT PORTION OF GOVERNMENT LOTS 2, 3 AND 4, ALL IN SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING SOUTH OF THE SOUTH AND EAST BOUNDARY LINE OF RIGHT-OF-WAY OF THE WIPPEL CREEK WASTEWAY OF THE KITITAS RECLAMATION DISTRICT, AS LOCATED APRIL 1, 1946, DESCRIBED AS FOLLOWS:

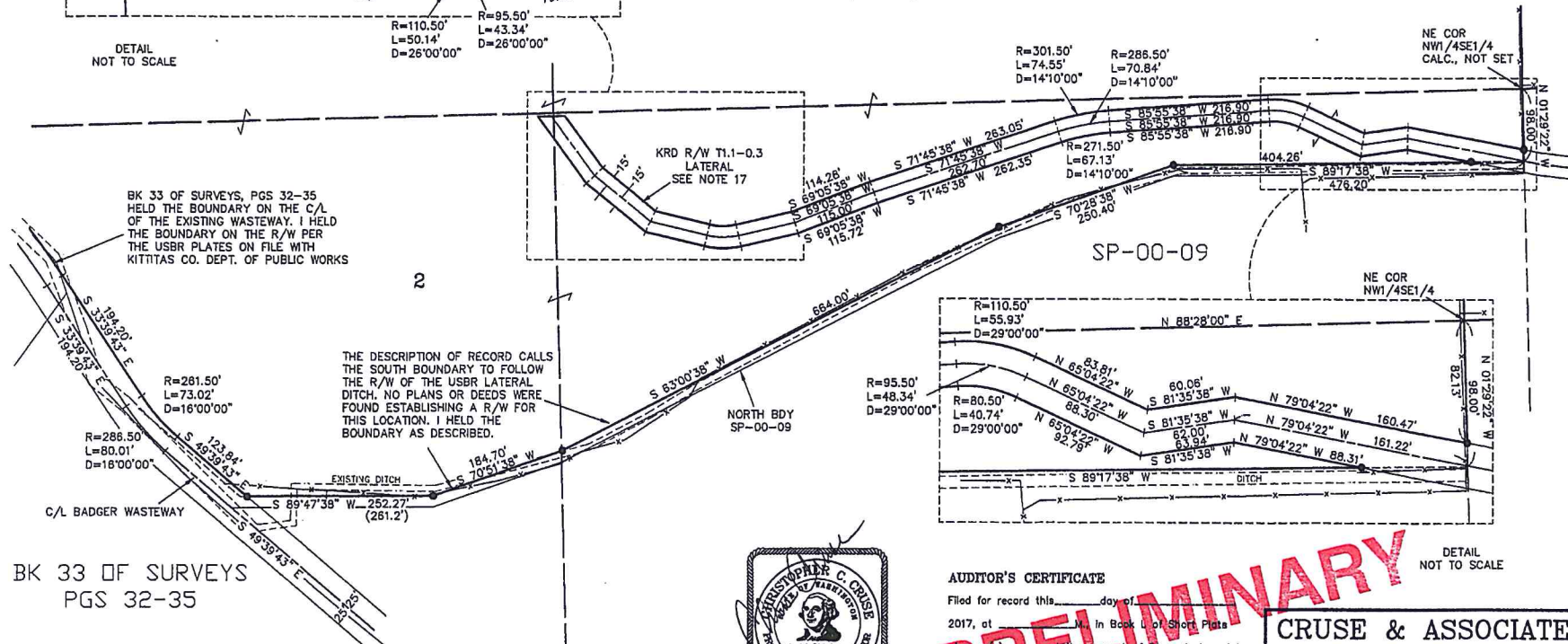
BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 2, WHICH IS 911.0 FEET WEST OF THE SOUTHEAST CORNER THEREOF, AND RUNNING THENCE NORTH 43°00' WEST, 230.00 FEET TO THE SOUTH BOUNDARY LINE OF THE RIGHT-OF-WAY OF WIPPEL CREEK WASTEWAY; THENCE NORTHWESTERLY ALONG SAID BOUNDARY LINE TO A POINT ON THE WEST LINE OF SAID LOT 4, WHICH IS 647 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE ALONG SAID WEST LINE SOUTH 1°36' EAST TO THE SOUTHEAST CORNER THEREOF; AND EAST TO THE POINT OF BEGINNING;

AND

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND RUNNING THENCE SOUTH ON THE EAST LINE OF SAID QUARTER SECTION, 98 FEET TO THE RIGHT-OF-WAY LINE OF THE UNITED STATES BUREAU OF RECLAMATION LATERAL DITCH; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°13' WEST, 476.2 FEET; THENCE SOUTH 71°58' WEST, 250.4 FEET; THENCE SOUTH 64°30' WEST, 664 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 72°21' WEST, 184.7 FEET; THENCE NORTH 88°43' WEST, 261.2 FEET TO THE RIGHT-OF-WAY OF BADGER CREEK WASTEWAY; THENCE ALONG SAID WASTEWAY NORTH 48°03' WEST, 181 FEET; THENCE NORTH 45°41' WEST, 449.4 FEET TO THE CENTER SECTION LINE; THENCE 89°59' EAST, 2141.7 FEET TO THE POINT OF BEGINNING.

EXCEPT, RIGHT-OF-WAY FOR CANALS HERETOFORE CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED IN BOOK 52 OF DEEDS, PAGE 413.



BK 33 OF SURVEYS, PGS 32-35 HELD THE BOUNDARY ON THE C/L OF THE EXISTING WASTEWAY. I HELD THE BOUNDARY ON THE R/W PER THE USBR PLATES ON FILE WITH KITITAS CO. DEPT. OF PUBLIC WORKS

THE DESCRIPTION OF RECORD CALLS THE SOUTH BOUNDARY TO FOLLOW THE R/W OF THE USBR LATERAL DITCH. NO PLANS OR DEEDS WERE FOUND ESTABLISHING A R/W FOR THIS LOCATION. I HELD THE BOUNDARY AS DESCRIBED.

BK 33 OF SURVEYS
PGS 32-35

SHEET 3 OF 4



12/13/2016

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2017, at _____ in Book _____ of Short Plats
of Page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

PRELIMINARY ONLY

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 969
Ellensburg, WA 98926 (509) 982-8242
DOUBLE K SHORT PLAT

DOUBLE K SHORT PLAT
PART OF SECTION 5, T. 16 N., R. 20 E., W.M.
KITTTAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DOUBLE K RANCH, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER AND MORTGAGOR OF 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., 2017.
DOUBLE K RANCH, L.L.C.

NAME TITLE NAME TITLE

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS ___ DAY OF ___, A.D., 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ___ AND ___ TO ME KNOWN TO BE THE ___ AND ___ RESPECTIVELY, OF DOUBLE K RANCH, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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: ___

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KRISTA L. ORSBORN, A MARRIED PERSON AS HER SEPARATE ESTATE, THE UNDERSIGNED MORTGAGOR 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., 2017.

KRISTA L. ORSBORN

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS ___ DAY OF ___, A.D., 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KRISTA L. ORSBORN TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER 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 DAVID G. KELLY AND JEANNE D. KELLY, HUSBAND AND WIFE, THE UNDERSIGNED MORTGAGEES 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., 2017.

DAVID G. KELLY JEANNE D. KELLY

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS ___ DAY OF ___, A.D., 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID G. KELLY AND JEANNE D. KELLY, 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: ___

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 33 OF SURVEYS, PAGES 32-35 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.
16. PURSUANT TO KCC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
17. THE KRD (USBR) RIGHTS OF WAY SHOWN HEREON ARE BASED ON R/W PLATES ON FILE WITH KITTTAS CO. DEPT. OF PUBLIC WORKS AND THE DEED RECORDED IN BOOK 52 OF DEEDS, PAGE 413.
18. THE R/W OF BADGER WASTEWAY IS BASED ON R/W PLATES ON FILE WITH KITTTAS CO. DEPT. OF PUBLIC WORKS AND THE DEED RECORDED UNDER AFN 115811. THE DEED CALLS THIS STRIP AS BOTH AN EASEMENT AND RIGHT OF WAY. I EXCEPTED THIS R/W FROM THIS SURVEY TO MATCH THE CURRENT ASSESSORS RECORDS.
19. THE DEED OF RECORD DOES NOT EXCEPT THE CO. ROAD R/W. I EXCEPTED THE SAID R/W FOR THIS SURVEY.

PRELIMINARY ONLY!



AUDITOR'S CERTIFICATE

Filed for record this ___ day of ___, 2017, at ___ in Book ___ of Short Plats at page(s) ___ of the request of Cruse & Associates. RECEIVING NO. ___

JERALD V. PETTIT by:
KITTTAS COUNTY AUDITOR

CRUSE & ASSOCIATES
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