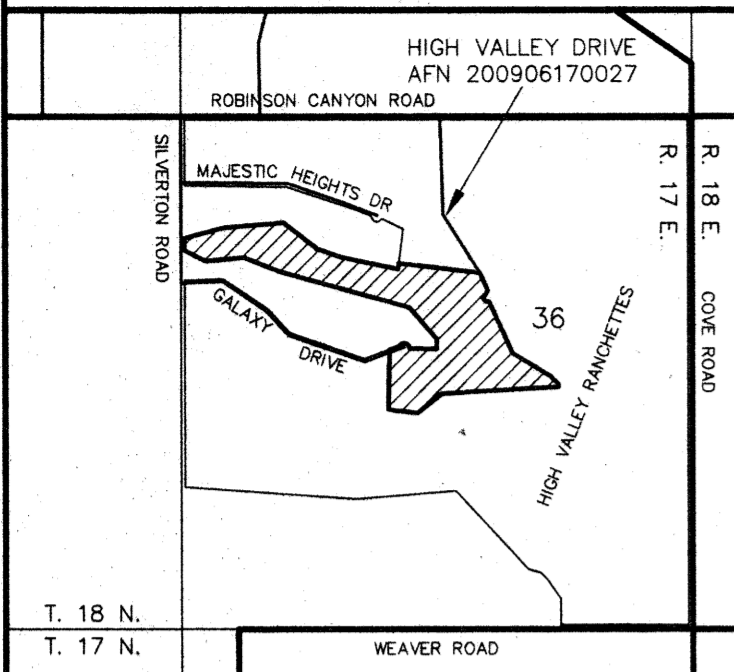


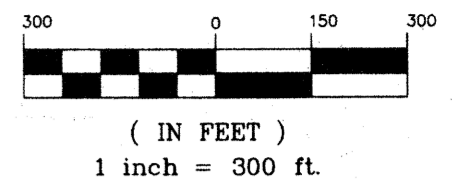
VICINITY MAP



PLAIN BEAUTIFUL SHORT PLAT
PART OF SECTION 36, T. 18 N., R. 17 E., W.M.
KITITAS COUNTY, WASHINGTON



SP-10-



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE
- — — EASEMENT
- ⊙ WELL

RECEIVED

DEC 22 2010

KITITAS COUNTY
DEPT OF PUBLICWORKS

APPROVALS

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

KITITAS COUNTY ENGINEER

KITITAS 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__

KITITAS COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____ A.D., 201__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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. 18-17-36052-0010 & 18-17-36052-0011

DATED THIS _____ DAY OF _____ A.D., 201__

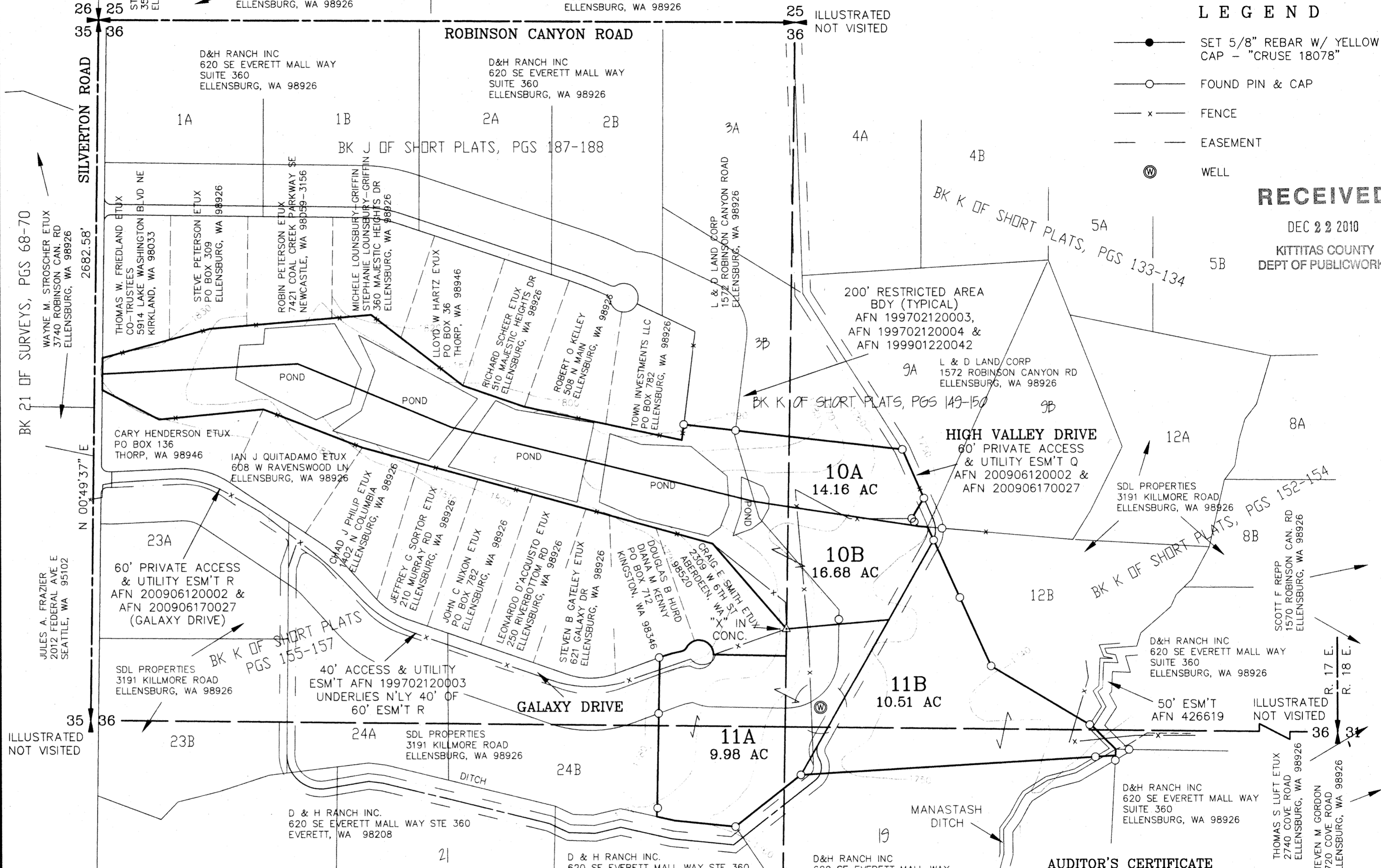
KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: D & H RANCH INC
ADDRESS: 620 SE EVERETT MALL WAY SUITE 360 EVERETT, WA 98208
PHONE: (425) 347-5013

EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL/SHARED WELLS
SEWER SYSTEM: SEPTIC SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 300' & 1" = 200'

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

ILLUSTRATED NOT VISITED



ILLUSTRATED NOT VISITED

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 D & H RANCH INC in FEBRUARY of 2010.

Charles A. Cruse
CHARLES A. CRUSE, JR.
Professional Land Surveyor

12-22-10
DATE
License No. 18078



SHEET 1 OF 3

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 Cruse & Associates. RECEIVING NO. _____

JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

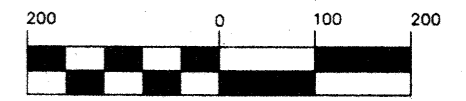
PLAIN BEAUTIFUL SHORT PLAT

X	X	
X	X	X
	X	X

T. 18 N. 36
T. 17 N. 1 ILLUSTRATED NOT VISITED

PLAIN BEAUTIFUL SHORT PLAT
PART OF SECTION 36, T. 18 N., R. 17 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-10-



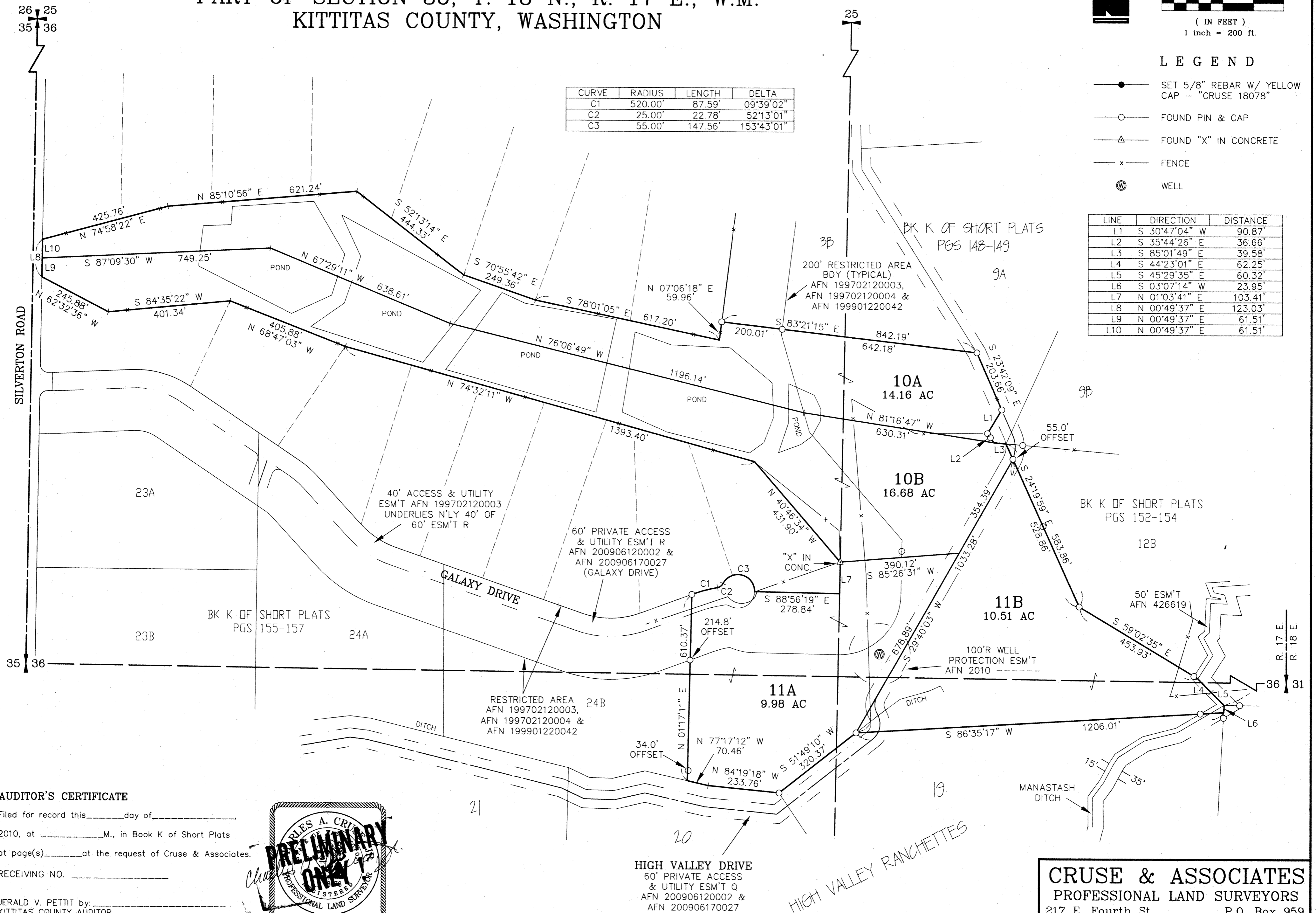
(IN FEET)
1 inch = 200 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- △ FOUND "X" IN CONCRETE
- x — FENCE
- ⊙ WELL

CURVE	RADIUS	LENGTH	DELTA
C1	520.00'	87.59'	09°39'02"
C2	25.00'	22.78'	52°13'01"
C3	55.00'	147.56'	153°43'01"

LINE	DIRECTION	DISTANCE
L1	S 30°47'04" W	90.87'
L2	S 35°44'26" E	36.66'
L3	S 85°01'49" E	39.58'
L4	S 44°23'01" E	62.25'
L5	S 45°29'35" E	60.32'
L6	S 03°07'14" W	23.95'
L7	N 01°03'41" E	103.41'
L8	N 00°49'37" E	123.03'
L9	N 00°49'37" E	61.51'
L10	N 00°49'37" E	61.51'



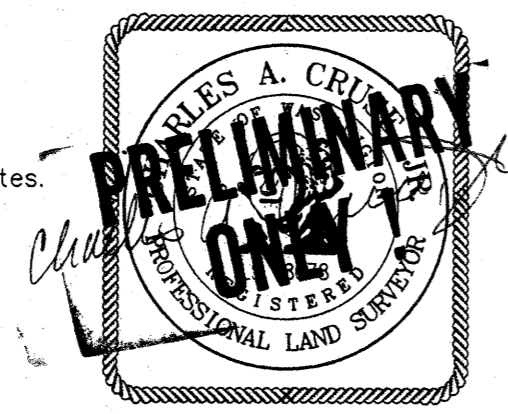
AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2010, at _____ M., in Book K of Short Plats
at page(s) _____ at the request of Cruse & Associates.

RECEIVING NO. _____

JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

SHEET 2 OF 3



12-22-10

HIGH VALLEY DRIVE
60' PRIVATE ACCESS
& UTILITY ESM'T Q
AFN 200906120002 &
AFN 200906170027

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

PLAIN BEAUTIFUL SHORT PLAT
PART OF SECTION 36, T. 18 N., R. 17 E., W.M.
KITITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

PARCEL A

LOTS 10 AND 11, HIGH VALLEY RANCHETTES, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF
RECORDED IN BOOK 10 OF PLATS, PAGES 86 THROUGH 92, RECORDS OF SAID COUNTY.

PARCEL B

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT OF WAY FOR ACCESS AND UTILITIES OVE, ACROSS, AND
UNDER THE "GALAXY DRIVE EASEMENT" AND THE "LOOP EASEMENT" AS THE SAME ARE DESCRIBED IN AND ESTABLISHED BY
THAT CERTAIN AMENDED DECLARATION OF EASEMENTS RECORDED JUNE 17, 2009, UNDER KITITAS COUNTY AUDITOR'S FILE NO.
200906170027.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT D & H RANCH, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER
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., 2010.

D & H RANCH, INC.

LARRY O. HILLIS
PRESIDENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D. 2010, BEFORE ME, THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED LARRY O. HILLIS, PRESIDENT OF D & H RANCH, INC., 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 HE WAS 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 LARRY O. HILLIS AND VERALENE HILLIS, HUSBAND AND WIFE, THE UNDERSIGNED
MORTGAGEES FOR 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.

LARRY O. HILLIS

VERALENE HILLIS

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED LARRY O. HILLIS AND VERALENE HILLIS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED
THE FOREGOING INSTRUMENT, 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: _____

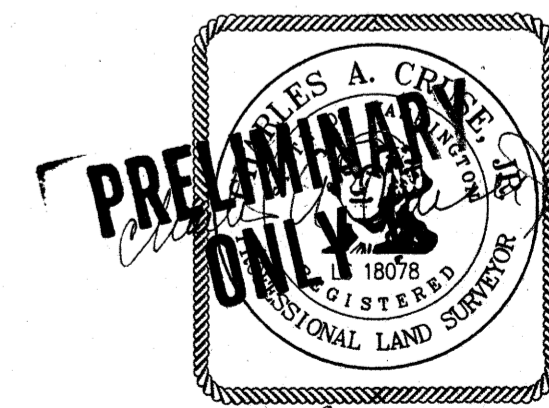
NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. 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 MAY 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 10 OF PLATS, PAGES 86-92 AND THE SURVEYS REFERENCED THEREON.
5. ACCESS TO AND FROM THE LOTS WITHIN THIS SHORT PLAT TO COUNTY ROAD(S) IS DELINEATED ON THIS SHORT PLAT FOR REFERENCE
PURPOSES ONLY AND ALL MATTERS RELATIVE TO THE CONVEYANCE OF RIGHTS, AND TERMS AND CONDITIONS RELATIVE THERETO IS/OR
SHALL BE SET FORTH IN A SEPARATE DOCUMENT OF RECORD. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY
OWNERS WHO BENEFIT FROM ITS USE PURSUANT TO SUCH DOCUMENT. SUCH ACCESS MAY BE RELOCATED WITHOUT REQUIRING AN
AMENDMENT TO THIS SHORT PLAT PROVIDED THAT, IN ANY EVENT, SUCH RELOCATED ACCESS SHALL BE OF SUFFICIENT WIDTH AND
LOCATION SO AS TO COMPLY WITH THE KITITAS COUNTY ROAD STANDARDS AND PROVIDE APPROPRIATE ACCESS TO EACH OF SAID LOTS.
REFERENCE TO RECORD TITLE SHOULD BE MADE FOR PROVISIONS RELATIVE TO SUCH ACCESS.
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. 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.
8. 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.
9. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 10A HAS ___ IRRIGABLE ACRES; LOT 10B HAS ___ IRRIGABLE ACRES;
LOT 11A HAS ___ IRRIGABLE ACRES; LOT 11B HAS ___ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
11. 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.
12. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
13. 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.
14. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY
OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING 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)
15. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE (IFC) AND ITS APPENDICES.
16. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION PURSUANT TO KITITAS COUNTY CODE 17.31.040.
NO LOT MAY BE DIVIDED FURTHER, REGARDLESS IF ALLOWED BY LOCAL ZONING AND SUBDIVISION ORDINANCES AS THEY NOW EXIST OR
ARE HEREAFTER AMENDED.
17. ALL LOTS OF THE PLAIN BEAUTIFUL SHORT PLAT SP-10-____ SHALL SHARE A SINGLE GROUND WATER WITHDRAWAL OF NO MORE
THAN 5,000 GALLONS PER DAY; EACH SUCH LOT SHALL BE LIMITED TO A MAXIMUM WITHDRAWAL OF 1250 GALLONS PER DAY OR SUCH
LESSER AMOUNT AS MAY BE REQUIRED UNDER ANY APPLICABLE WATER USER AGREEMENT. SUCH WATER SHALL NOT BE USED FOR
IRRIGATION OR OUTSIDE USE. LOTS 11A AND 11B SHALL SHARE A WELL. LOTS 10A AND 10 B MAY SHARE A WELL, HAVE INDIVIDUAL
WELLS, OR PETITION FOR ONE OR MORE CONNECTION TO THE HIGH VALLEY LAKES WATER SYSTEM AS PERMITTED UNDER WATER
USERS' AGREEMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 199902100019. IN ANY EVENT, ALL WELLS SHALL BE
METERED AND EVERY CONNECTION TO SUCH WELLS SHALL BE SEPARATELY METERED. ALL METERING RESULTS SHALL BE RECORDED
IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS. ADDITIONAL
TERMS AND CONDITIONS REGARDING SHARED WELLS MAY BE PLACED OF RECORD BY SEPARATE INSTRUMENT; REFERENCE TO RECORD
TITLE SHOULD BE MADE FOR PROVISIONS RELATIVE THERETO.
18. 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 ECOLOGY OR A COURT OF LAW.

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 Cruse & Associates.
RECEIVING NO. _____

JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR



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