

<h1 style="margin: 0;">VICINITY MAP</h1>			
22	23	24	
<h2 style="margin: 0;">APPROVALS</h2>			
<p>KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 20____.</p> <p>_____</p> <p>KITTITAS COUNTY ENGINEER</p>			
<p>KITTITAS COUNTY HEALTH DEPARTMENT</p> <p>I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.</p> <p>DATED THIS ____ DAY OF _____, A.D., 20____.</p> <p>_____</p> <p>KITTITAS COUNTY HEALTH OFFICER</p>			
<p>CERTIFICATE OF COUNTY PLANNING DIRECTOR</p> <p>I HEREBY CERTIFY THAT THE BOWERS ROAD SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.</p> <p>DATED THIS ____ DAY OF _____, A.D., 20____.</p> <p>_____</p> <p>KITTITAS COUNTY PLANNING DIRECTOR</p>			
<p>CERTIFICATE OF KITTITAS COUNTY TREASURER</p> <p>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. 761133</p> <p>DATED THIS ____ DAY OF _____, A.D., 20____.</p> <p>_____</p> <p>KITTITAS COUNTY TREASURER</p>			
<p>NAME AND ADDRESS – ORIGINAL TRACT OWNERS</p> <p>NAME: BILL SPARKS ADDRESS: PO BOX 490 CLE ELUM, WA 98922 PHONE: (509) 674-8159</p> <p>EXISTING ZONE: URBAN RESIDENTIAL SOURCE OF WATER: LOTS A3 & A4 – INDIVIDUAL WELLS LOTS A1 & A2 – SHARED WELL SEWER SYSTEM: ON SITE SEWAGE SYSTEMS STORM WATER: NO IMPROVEMENTS PER THIS APP. WIDTH AND TYPE OF ACCESS: 30' JOINT USE DRIVEWAY NO. OF SHORT PLATTED LOTS: FOUR (4) SCALE: 1" = 100'</p>			
<p>SUBMITTED ON: _____</p> <p>AUTOMATIC APPROVAL DATE: _____</p> <p>RETURNED FOR CAUSE ON: _____</p>			

BOWERS ROAD SHORT PLAT
PART OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-23-00009
SPF-24-0000?

(IN FEET)
1 inch = 100 ft.

L E G E N D

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- ⊙ FOUND ENCASED MONUMENT
- FOUND PIN AS NOTED
- x FENCE
- ⌂ UTILITY POLE
- Ⓢ WELL
- IRR o STAND PIPE

BOWERS ROAD R/W
(PAVED - VARIABLE WIDTH PER
DEED AFN 200605240018)

BK 28 OF SURVEYS, PG 35

The diagram is a detailed survey plat for Section 26, Township 18 North, Range 18 East, Washington County. It shows four subsections: A1 (2.26 AC), A2 (2.26 AC), A3 (2.27 AC), and A4 (7.32 AC). The plat is bounded by Bowers Road to the north and Meadow View No. 2 Plat to the west. Key features include:

- Boundaries:** Bearings and distances are provided for all section boundaries. For example, the northern boundary has segments of 930.05', 394.66', 818.66', 424.00', and 900.03'.
- Internal Features:** Subsection A1 contains a C/L 10' x 60' water line easement and a well (BXP141). Subsection A2 contains another well (BXP131). Subsection A4 contains a 10' irrigation easement.
- Infrastructure:** A fence runs along the western boundary. A ditch is located between subsections A1/A2 and A2/A4. An existing driveway and blowoff are shown near subsection A4.
- Adjacent Properties:** To the east is BK J of Short Plats, PGS 135-137. To the south is BK 30 of Surveys, PGS 129-130.
- Other Notes:** The plat mentions 'MEADOW VIEW NO. 2' and 'WEST BOUNDARY OF JB DEVELOPMENT SHORT PLAT CALLED IN KITITAS COUNTY SUPERIOR COURT CAUSE NO. 23-2-00004-19.'

WEST BOUNDARY OF JB DEVELOPMENT
SHORT PLAT CALLED IN KITITAS COUNTY
SUPERIOR COURT CAUSE NO. 23-2-00004-19.

RECEIVED
NOV 22 2024

Kittitas County CDS

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____,

2024, at _____ M., in Book M of Short Plats

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

RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITITAS 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 BILL SPARKS in SEPTEMBER of 2023.

PRELIMINARY ONLY

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

X	X		
		26	

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

BOWERS ROAD SHORT PLAT

BOWERS ROAD SHORT PLAT
PART OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITTTITAS COUNTY, WASHINGTON

SP-23-00009
SPF-24-0000?

ORIGINAL PARCEL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 26, 2004 IN BOOK 30 OF SURVEYS AT PAGES 129-130, UNDER AUDITOR'S FILE NO. 200408260006, RECORDS OF KITTTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTTITAS, STATE OF WASHINGTON.

AND

THAT PORTION OF THE BELOW DESCRIBED STRIP OF PROPERTY WHICH ABUTS THE EASTERN BOUNDARY OF PARCEL A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 26, 2004 IN BOOK 30 OF SURVEYS AT PAGES 129-130, UNDER AUDITOR'S FILE NO. 200408260006, RECORDS OF KITTTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTTITAS, STATE OF WASHINGTON:

THAT 30 FOOT STRIP OF LAND LYING WESTERLY OF THE WESTERLY BOUNDARY OF JB DEVELOPMENT SHORT PLAT, KITTTITAS COUNTY SHORT PLAT NO. SP-07-78, AS RECORDED APRIL 8, 2008, IN BOOK J OF SHORT PLATS, PAGES 135 THROUGH 137, UNDER AUDITOR'S FILE NO. 200804080043, RECORDS OF KITTTITAS COUNTY, STATE OF WASHINGTON; AND SHOWN ON SURVEY AS RECORDED AUGUST 26, 2004, IN BOOK 30 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 200808260006, RECORDS OF KITTTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTTITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WILLIAM F. SPARKS, A MARRIED MAN, PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE, SANDRA SPARKS, THE UNDERSIGNED OWNER 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., 2024.

WILLIAM F. SPARKS

SANDRA SPARKS

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITTTITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM F. SPARKS AND SANDRA SPARKS, 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:

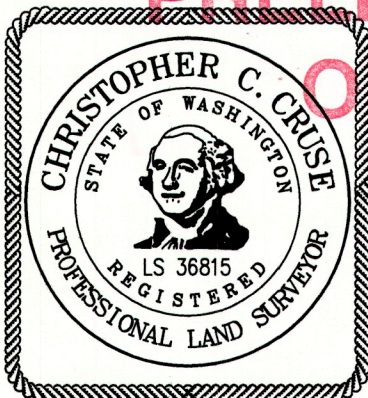
1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. 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.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS, PAGES 129-130 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 KITTTITAS COUNTY ROAD STANDARDS.
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. THE PROPERTY LOCATED WITHIN THE AIRPORT OVERLAY ZONING DISTRICT IN WHICH A VARIETY OF AIRPORT ACTIVITIES OCCUR. SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF YOUR PROPERTY.
10. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
11. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

RECEIVED
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BRYAN ELLIOTT by: _____
KITTTITAS COUNTY AUDITOR



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