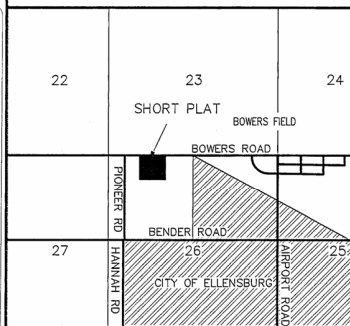


01/13/2025 02:30:58 PM V: M P: 41 202501130024
Kittitas County Auditor

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 3 DAY OF JANUARY A.D., 2025

[Signature]
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 8th OF JANUARY A.D., 2025

[Signature]
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

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.

DATED THIS 9th DAY OF JANUARY A.D., 2025

[Signature]
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. 761133

DATED THIS 13 DAY OF JANUARY A.D., 2025

[Signature]
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

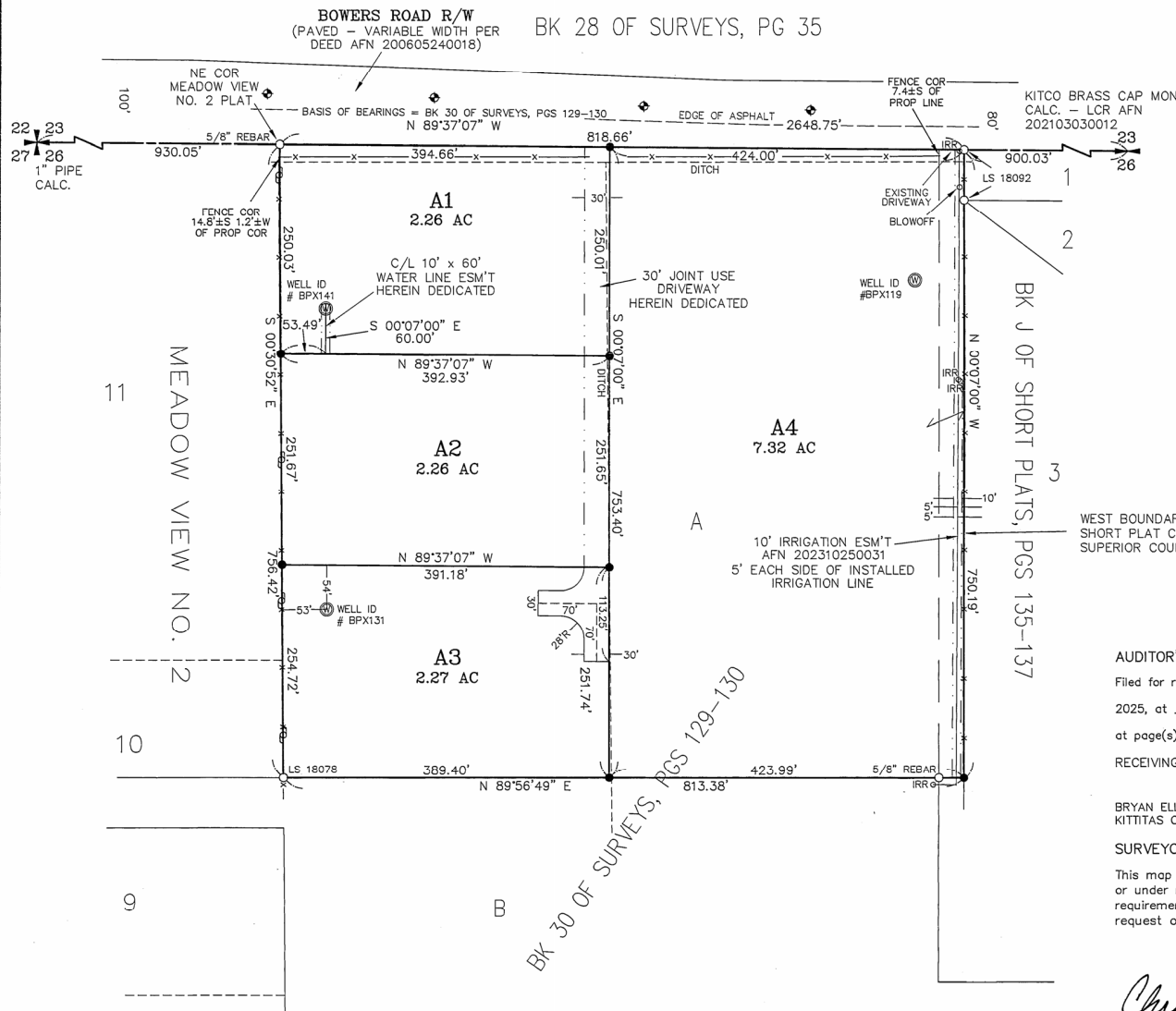
NAME: BILL SPARKS
ADDRESS: PO BOX 490
CLE ELUM, WA 98922
PHONE: (509) 674-8159

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'

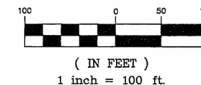
SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

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

BK 28 OF SURVEYS, PG 35



SP-23-00009
SPF-24-00012



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND ENCASED MONUMENT
- FOUND PIN AS NOTED
- FENCE
- UTILITY POLE
- WELL
- STAND PIPE

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

AUDITOR'S CERTIFICATE

Filed for record this 13th day of JANUARY
2025, at 2:30 P.M., in Book M of Short Plats
at page(s) 41 at the request of Cruse & Associates.
RECEIVING NO. 202501130024

BRYAN ELLIOTT by *[Signature]*
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 BILL SPARKS in SEPTEMBER OF 2023.

[Signature]
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE 12/24/2024



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.
KITITITAS COUNTY, WASHINGTON

SP-23-00009
SPF-24-00012

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 KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITITAS, 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 KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON:

THAT 30 FOOT STRIP OF LAND LYING WESTERLY OF THE WESTERLY BOUNDARY OF JB DEVELOPMENT SHORT PLAT, KITITITAS 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 KITITITAS 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 KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITITAS, 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 13th DAY OF January, A.D., 2025.

WILLIAM F. SPARKS

SANDRA SPARKS

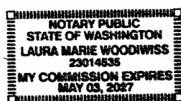
ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITITAS

THIS IS TO CERTIFY THAT ON THIS 13th DAY OF January, A.D., 2025, 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 Ellensburg
MY COMMISSION EXPIRES: May 3, 2027



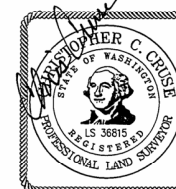
NOTES:

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 KITITITAS COUNTY ROAD STANDARDS.
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. THE SUBJECT PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AIRPORT INFLUENCE AREA. FOR THAT REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATION, OR ODORS). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON.
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 KITITITAS 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.
12. THIS PROPERTY IS LOCATED ADJACENT TO AN AIRPORT AND ROUTINELY SUBJECT TO OVERFLIGHT ACTIVITY BY AIRCRAFT USING THE AIRPORT; RESIDENTS AND TENANTS MAY EXPERIENCE INCONVENIENCE, ANNOYANCE, OR DISCOMFORT FROM NOISE, SMELL OR OTHER EFFECTS OF AVIATION ACTIVITIES.

AUDITOR'S CERTIFICATE

Filed for record this 13th day of January,
2025, at 2:30 P.M., in Book M of Short Plats
at page(s) 42 at the request of Cruse & Associates.
RECEIVING NO. 202501130024

BRYAN ELLIOTT [Signature] Deputy
KITITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

BOWERS ROAD SHORT PLAT