

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAY HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE BLACK SHORT PLAT HAS BEEN EXAMINED BY THE KITTITAS COUNTY PLANNING COMMISSION TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 202____

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 PLAY IS NOW TO BE FILED.

PARCEL NO. 718533

DATED THIS _____ DAY OF _____ A.D., 202____

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: EDWARD & KIMBERLY BLACK

ADDRESS: 4141 BROWN ROAD

ELLENBURG, WA 98028

PHONE: (509) 889-0728

EXISTING ZONE: AG-20

SOURCE OF WATER: SHARED WELL

SEWER SYSTEM: ON SITE SEWER SYSTEMS

STORM WATER: NO IMPROVEMENTS REQUIRED APP.

NO. OF SHORT PLATTED LOTS: TWO (2)

SCALE: 1" = 60'

SUBMITTED ON: _____

AUTOMATIC APPROVAL DATE: _____

RETURNED FOR CAUSE ON: _____

SHEET 1 OF 2

SP-24-0000?



LEGEND

- SET 5/8" REBAR W/ CAP — "CRUISE 36815"
- FOUND ENCASED MONUMENT
- FOUND PIN & CAP LS36815
- FENCE

ORIGINAL PARCEL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF SAID QUARTER OF SECTION, WHICH IS 368.5 FEET SOUTH 89°48' WEST OF THE SOUTHEAST CORNER THEREOF, AND RUNNING THENCE SOUTH 89°48' WEST, ALONG SAID SOUTH BOUNDARY LINE, 302.5 FEET; THENCE NORTH 0°20' EAST 720.0 FEET; THENCE NORTH 89°48' EAST, 302.5 FEET; AND THENCE NORTH 0°20' WEST, 720.0 FEET TO THE POINT OF BEGINNING, EXCEPT RIGHT OF WAY FOR COUNTY ROAD ALONG THE SOUTH BOUNDARY THEREOF.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2024, at _____, M., in Book M of Short Plats at page(s) _____ of the request of Cruise & Associates. RECEIVING NO. _____

BRYAN ELLIOTT 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 ED & KIM BLACK IN MAY OF 2024.

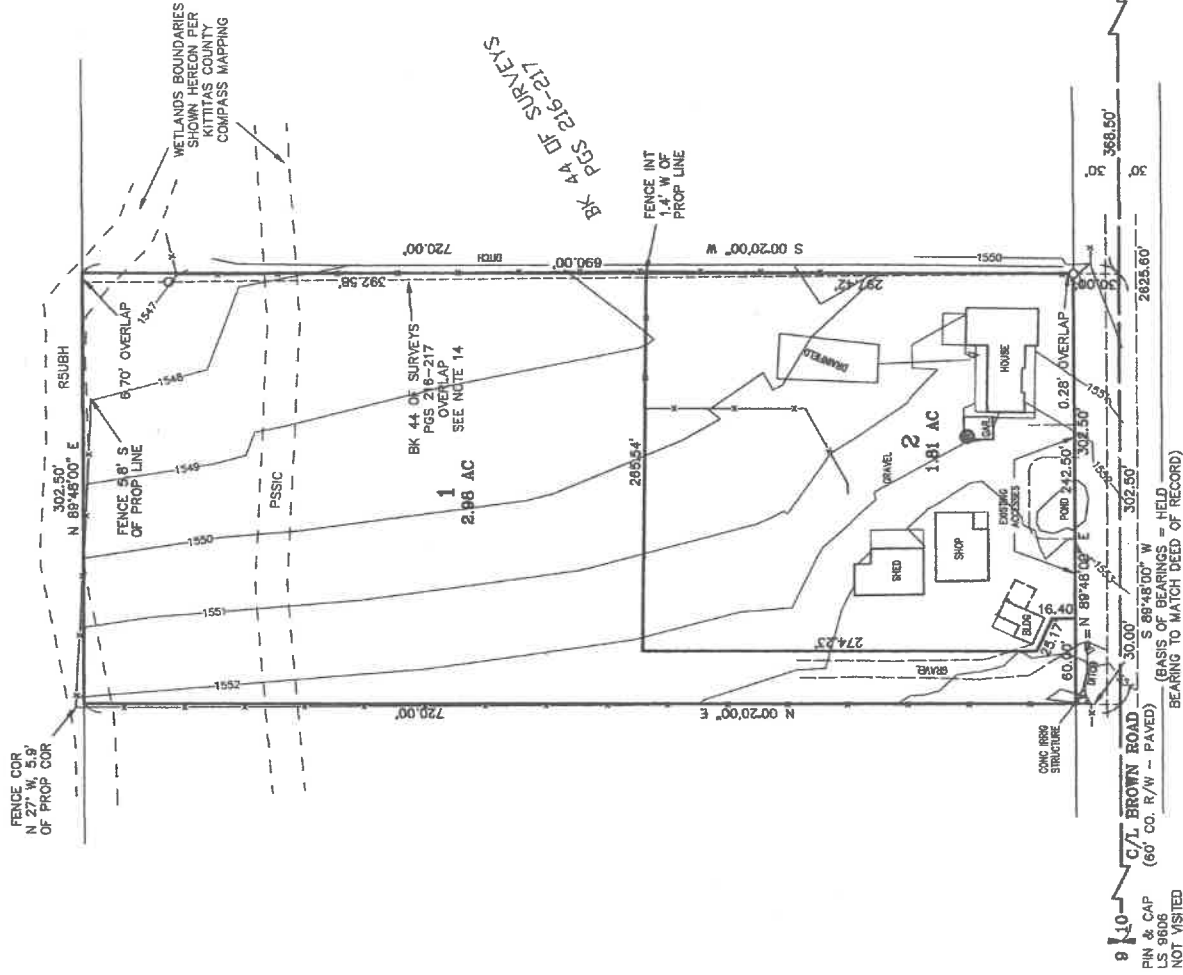


PRELIMINARY
CHRISTOPHER C. CRUISE
Professional Land Surveyor
License No. 36815

DATE

CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98826 (509) 982-8242

BLACK SHORT PLAT



C 1/4 COR
LGR AFN
201802090043
VISITED 5/24

(BASIS OF BEARINGS = HELD BEARING TO MATCH DEED OF RECORD)

8 1/4 C/L BROWN ROAD
(60' C.O.R/W - PAVED)
PIN & CAP
LS 9806
NOT VISITED

BLACK SHORT PLAT PART OF SECTION 10, T. 17 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT EDWARD J. BLACK AND KIMBERLY J. BLACK, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE 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., 2024.

EDWARD J. BLACK

KIMBERLY J. BLACK

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED EDWARD J. BLACK AND KIMBERLY J. BLACK, 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 WASHINGTON STATE EMPLOYEES CREDIT UNION, THE UNDERSIGNED BENEFICIARY OF DEEDS OF TRUST 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., 2024.

WASHINGTON STATE EMPLOYEES CREDIT UNION

NAME
TITLENAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, BOTH OF THEM 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 OF SAID CREDIT UNION, 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 TOPOCON GTS SERIES TOTAL STATION AND SURVEY GRADE OPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 080.
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. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 44 OF SURVEYS, PAGES 216-217 AND THE SURVEYS REFERENCED THEREON.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS, FOREST LANDS, OR MINERAL RESOURCE LANDS, WHICH ARE SUBJECT TO VARIOUS FEDERAL, STATE, AND LOCAL REGULATIONS. SUCH REGULATIONS MAY INCLUDE, BUT ARE NOT LIMITED TO, RESTRICTIONS ON DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION, COMMERCIAL NATURAL RESOURCE ACTIVITIES, AND/OR MINERAL OPERATIONS PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTIONS AS PUBLIC NUISANCES.
9. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
10. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.060) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
11. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.
12. 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, CODES 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.
13. PURSUANT TO KCC 18.12.040(1), FURTHER DIVISION OF THE PARCELS OF THE BLACK SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT # _____.
14. THE DESCRIPTIONS OF RECORD HELD FOR BOOK 44 OF SURVEYS AT PAGES 216-217 CALL THIS BOUNDARY DUE NORTH PERPENDICULAR TO THE SOUTH BOUNDARY OF THE NW 1/4. THE DESCRIPTION FOR THIS PROPERTY CALLS S 89°48' W ALONG THE SOUTH BOUNDARY OF THE NW 1/4 AND S 60°20' W FOR THE EAST BOUNDARY, WHICH IS AN 88°28' ANGLE OFF THE SOUTH BOUNDARY OF THE NW 1/4. THIS CONFLICT CREATES THE 0.28' TO 8.7' OVERLAP SHOWN HEREON.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____

2024, at _____, in Book M of Short Plats

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

RECEIVING NO. _____

BRYAN ELLIOTT BY
KITITAS COUNTY AUDITOR



CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 982-8842
BLACK SHORT PLAT