## VICINITY MAP SHORT PLAT **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 PLAT 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 HEREBY CERTIFY THAT THE GRAF 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., 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 PLAT IS NOW TO BE FILED. PARCEL NO. 841133

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_.

### KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: ADDRESS:

JOHN & LINDA GRAF 2601 HANNAH ROAD

ELLENSBURG, WA 98926

PHONE:

(509) 899-0833 URBAN RESIDENTIAL **EXISTING ZONE:** 

SOURCE OF WATER: SHARED WELL SEWER SYSTEM: ON SITE SEWAGE SYSTEMS NO IMPROVEMENTS PER THIS APP. STORM WATER: WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W NO. OF SHORT PLATTED LOTS: TWO (2)

1'' = 60'SCALE:

SUBMITTED ON: AUTOMATIC APPROVAL DATE: RETURNED FOR CAUSE ON: \_\_ CALC.,

202308010029

27 26 LCR AFN

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



SP-25-

1 inch = 60 ft.

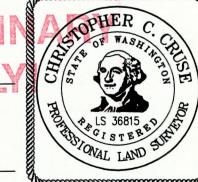
## LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"

— FOUND AS NOTED

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 26, WHICH IS 430 FEET SOUTH 00°25' WEST, FROM THE QUARTER SECTION CORNER, THEREON; THENCE RUNNING EAST, 403 FEET; THENCE SOUTH 00°25' WEST, 202 FEET; THENCE WEST 403 FEET TO A POINT ON THE SECTION LINE: THENCE NORTH 00°25' EAST, ON SAID LINE. 202 FEET TO THE POINT OF BEGINNING.

Kittitas County CDS



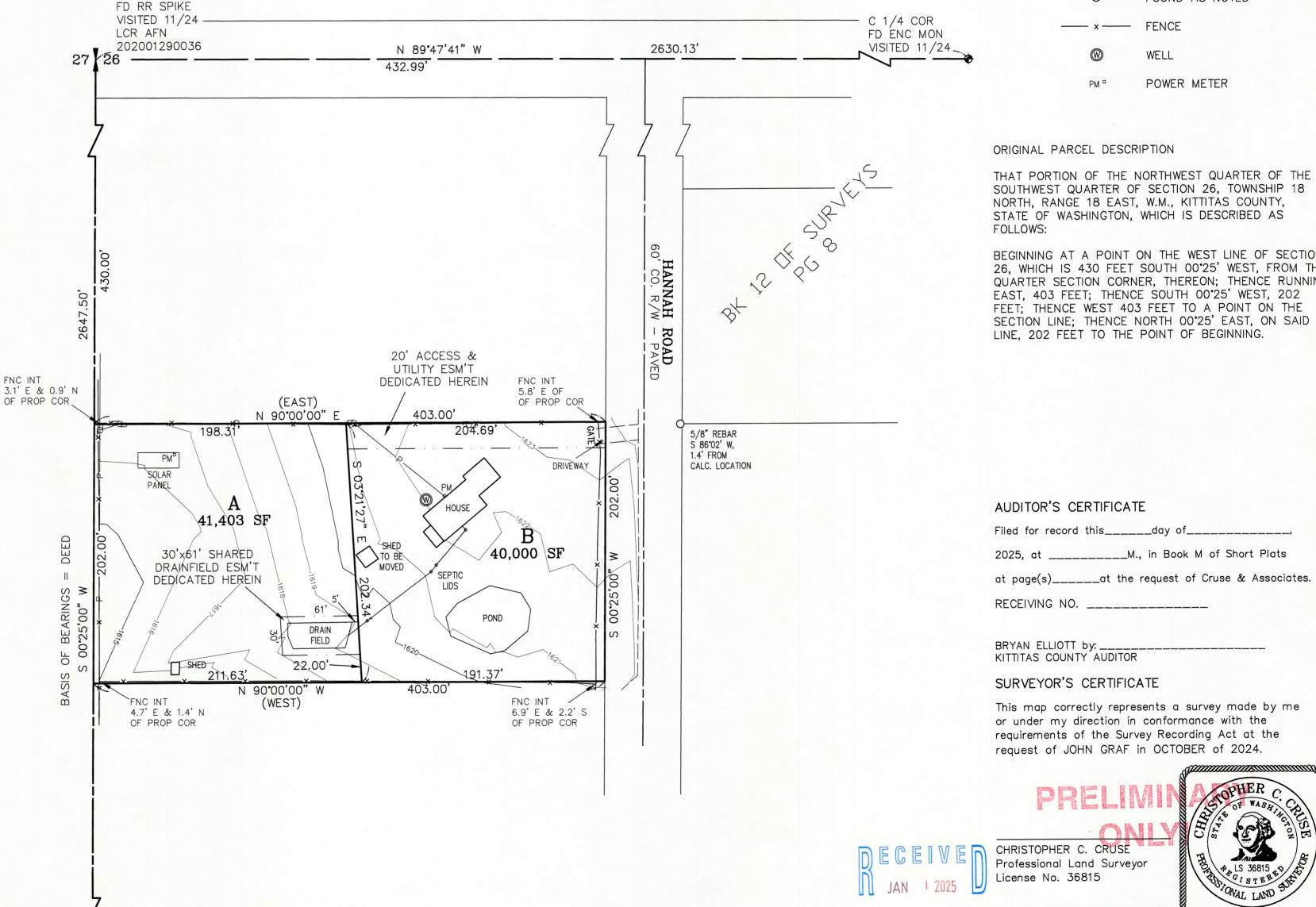


CRUSE & ASSOCIATES PROFESSIONAL LAND SURVEYORS

217 E. Fourth St. P.O. Box 959 Ellensburg, WA 98926

GRAF

(509) 962-8242SHORT PLAT



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

| DEDICATION   |
|--|
| KNOW ALL MEN BY THESE PRESENT THAT JOHN T. GRAF AND LINDA K. GRAF, HUSBAND AND WIFE, OWNERS 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., 2025.   |
|  |
| JOHN T. GRAF LINDA K. GRAF   |
| ACKNOWLEDGEMENT  |
| STATE OF WASHINGTON ) S.S.   |
| THIS IS TO CERTIFY THAT ON THIS DAY OF, A.D., 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN T. GRAF AND LINDA K. GRAF, 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 KAREN JOHNSON, AN UNMARRIED PERSON, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR 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., 2025.  |
|  |
| KAREN JOHNSON  |
|  |
| ACKNOWLEDGEMENT  |
| STATE OF WASHINGTON ) S.S.   |
| THIS IS TO CERTIFY THAT ON THIS DAY OF, A.D., 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KAREN JOHNSON, 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:   |
|  |
|  |

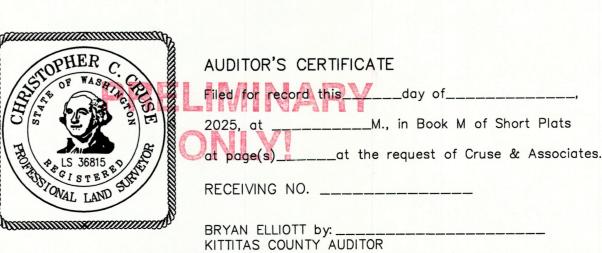
NOTES:

- 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. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 24 OF SURVEYS, PAGES 110-111 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 KITTITAS 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 ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES AND MINERAL OPERATIONS MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL 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 KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- 10. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNTER 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.
- 11. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITTITAS COUNTY CODE 13.35.
- 12. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPPLICANT 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 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 16.12.040(1), FURTHER DIVISION OF THE PARCELS OF THE \_\_\_\_\_\_ SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #2025\_\_\_\_\_.

DECEIVED

N JAN 1 2025

Kittitas County CDS



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