

BODDY SHORT PLAT

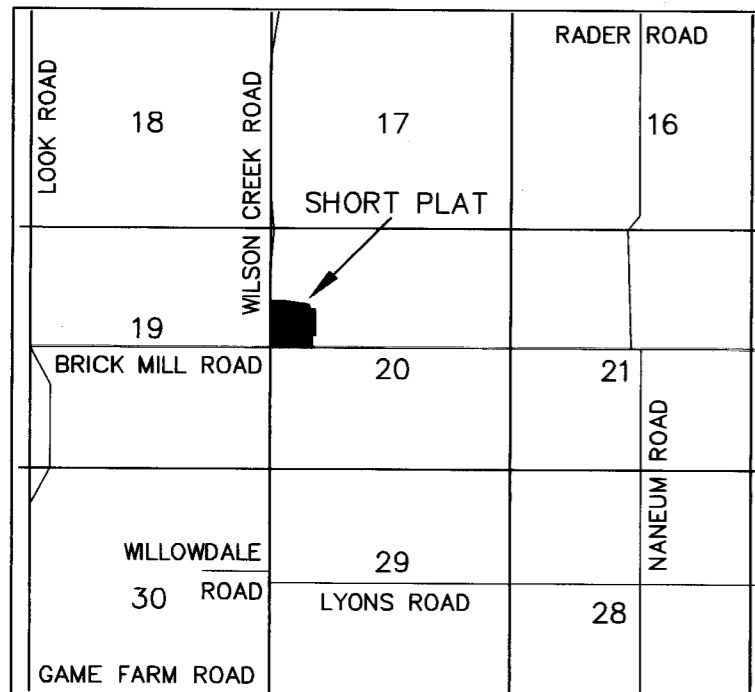
KITITAS COUNTY SHORT PLAT NO. 05-17

PORTION OF THE NW 1/4, SEC. 20, T.18N., R.19E., W.M.

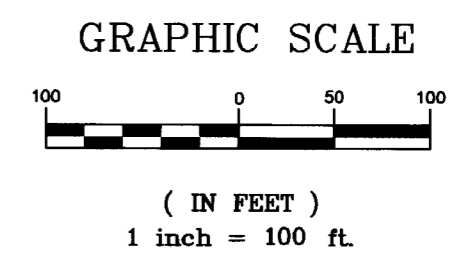
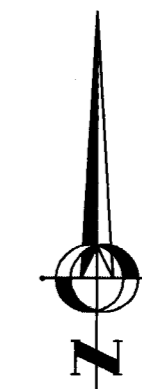
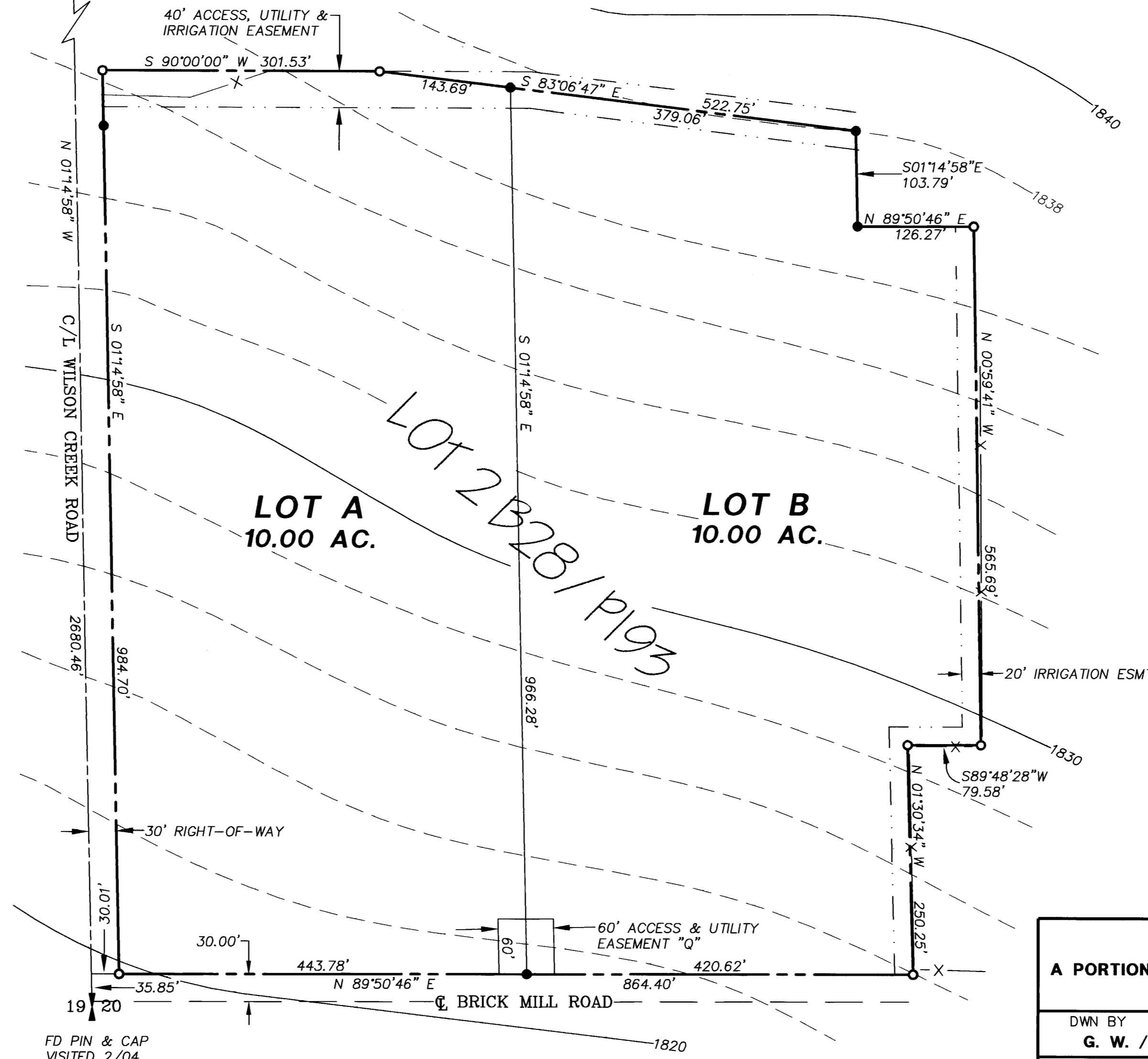
KITITAS COUNTY, WASHINGTON

ORIGINAL TAX PARCEL NO. 18-19-20051-0006

FND ENCASED MON
VISITED 9/98
18+17
19+20



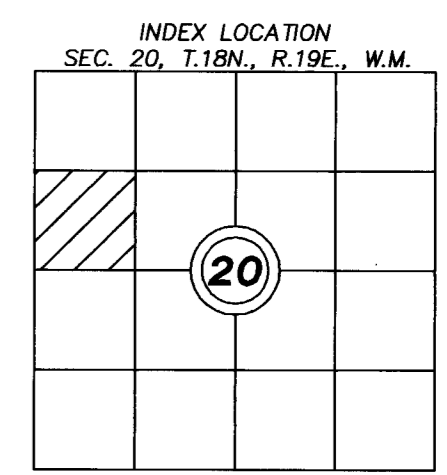
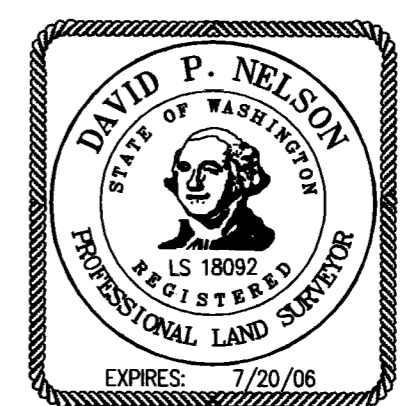
VICINITY MAP
N.T.S.



NOTE:
LOT A AND LOT B ARE TO BE ACCESSED FROM
BRICK MILL ROAD, THROUGH EASEMENT "Q".

LEGEND

- ✦ SECTION CORNER COMMON TO FOUR SECTIONS.
- ⊥ QUARTER CORNER COMMON TO TWO SECTIONS
- FND REBAR WITH CAP
- SET 1/2" REBAR LS# 18092
- SECTION LINE



K.C.S.P. NO. 05-17
A PORTION OF THE NW 1/4, SEC. 20, T.18N., R.19E., W.M.
Kittitas County, Washington

DWN BY G. W. / T. R.	DATE 02/2006	JOB NO. 04515
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

Encompass

ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 14th day of February A.D., 2006
[Signature]
Public Works Director

COUNTY PLANNING DIRECTOR

I hereby certify that the "BODDY" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.
Dated this 25th day of JANUARY A.D., 2007
[Signature]
Kittitas County Planning Director

KITITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks 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 septic tank permits for lots.
Dated this 23 day of JANUARY A.D., 2007
[Signature]
Kittitas County Health Officer

CERTIFICATE OF 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.
Dated this 9 day of February A.D., 2006
[Signature]
Kittitas County Treasurer

RECORDER'S CERTIFICATE

Filed for record this 17th day of March 2007 at 4:26 P.M.
in book I Short Plats at page 132 at the request of
.....
DAVID P. NELSON
.....
JERALD V. PETTIT
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 ROBERT BODDY
in APRIL 2005.
[Signature] 02/09/06
DAVID P. NELSON DATE
Certificate No. 18092

OWNER:
ROBERT BODDY
P.O. BOX 643
ELLENSBURG, WA 98926
509-964-2039

BODDY SHORT PLAT

KITTITAS COUNTY SHORT PLAT NO. 05-17

PORTION OF THE NW 1/4, SEC. 20, T.18N., R19E., W.M.

KITTITAS COUNTY, WASHINGTON

ORIGINAL TAX PARCEL NO. 18-19-20051-0006

EXISTING TAX PARCEL NO. 18-19-20051-0006

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC & DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED
ORIGINAL PARCEL AREA: 20.00 ACRES
ZONE: AGRICULTURE - 20
WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD

ADJACENT OWNERS:

- | | |
|--|---|
| 18-19-20051-0004
RUSSELL H. ARNOTT
P.O. BOX 1696
ELLENSBURG, WA 98926 | 18-19-20051-0006
RUSSELL ARNOTT &
ROBERT BODDY
P.O. BOX 1696
ELLENSBURG, WA 98926 |
| 18-19-20020-0003
KIRK A. WATTERSON
4510 WILSON CRK. RD
ELLENSBURG, WA 98926 | 18-19-19010-0005
LOIS M. KRAEMER
1343 BRICK MILL RD
ELLENSBURG, WA 98926 |
| 18-19-20020-0009
DONALD R. AKEHURST
2051 BRICK MILL RD
ELLENSBURG, WA 98926 | 18-19-20020-0007
ROBERT E. SNYDER
1901 BRICK MILL RD
ELLENSBURG, WA 98926 |
| 18-19-19010-0010
TYLER & MELINDA MAYS
4521 WILSON CREEK RD
ELLENSBURG, WA 98926 | 18-19-20030-0012
18-19-19040-0008
18-19-19040-0009
MADELEINE VILLA INC.
5921 47TH AVE. NE
MARYSVILLE, WA 98270 |

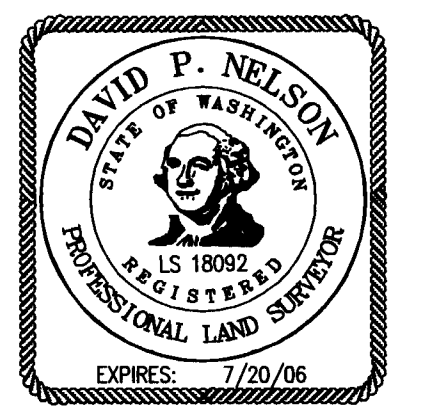
LEGAL DESCRIPTION (ORIGINAL):

LOT 2 OF THAT CERTAIN SURVEY FILED IN BOOK 28 OF SURVEYS AT PAGE 193, UNDER AUDITOR'S FILE No 200302120063, RECORDS OF KITTITAS COUNTY WASHINGTON; BEING A PORTION OF LOT G4 OF THE ARNOTT/BODDY SHORT PLAT, RECORDED MARCH 15, 2000, IN BOOK F OF SHORT PLATS, PAGES 80 AND 81, AUDITOR'S FILE No. 200003150031, PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT TAX PARCEL No. 18-19-20051-0006 INTO TWO PARCELS AS SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK F OF SHORT PLATS AT PAGES 80 AND 81, UNDER AUDITOR'S FILE No 200003150031 AND BOOK 28 OF SURVEYS AT PAGE 193, UNDER AUDITOR'S FILE No 200302120063, RECORDS OF KITTITAS COUNTY, WASHINGTON, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 28 OF SURVEYS AT PAGE 193.
5. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND/OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.



Call Before You Dig
1-800-424-5555

KRD NOTES:

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A HAS 10 IRRIGABLE ACRES AND LOT B HAS 10 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. 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.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, ROBERT BODDY AND DEBRA K. BODDY, HUSBAND AND WIFE AS THEIR SEPARATE ESTATE, OWNERS FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 12 DAY OF February, A.D., 2007

Robert J. Boddy
ROBERT BODDY

Debra K. Boddy
DEBRA K. BODDY

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITTITAS)

THIS TO CERTIFY THAT ON THIS 12th DAY OF Feb, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT BODDY AND DEBRA K. BODDY, HUSBAND AND WIFE, TO BE 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 USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Kathleen M. Mayer
Notary Public in and for the State of Washington Resident at Ellensburg
MY COMMISSION EXPIRES: 7-24-08

6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
7. MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
8. 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.
9. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
10. 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.
11. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
12. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
13. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
14. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS SHORT PLAT.
15. KITTITAS 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 SURFACE ORIGINALLY WITH GRAVEL.
16. 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).

RECORDER'S CERTIFICATE 200703070040
Filed for record this 12th day of March, 2007, at 4:25 P
in book 1 of Short Plats at page 133 at the request of
.....
DAVID P. NELSON
.....
JERALD V. PETTIT, County Auditor
Kristina Wandel
Deputy 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 ROBERT BODDY in APRIL, 2007.
David P. Nelson
DAVID P. NELSON
DATE 02/07/06
Certificate No. 18092

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