

VICINITY MAP

8 9 10

17 16 21 22

BOYLSTON RD

I-90

SHORT PLAT

HIDDEN ACRES RD

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 202\_\_.

\_\_\_\_\_  
KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE NH2G SHORT PLAT  
HAS BEEN EXAMINED BY ME AND FIND THAT IT  
CONFORMS TO THE COMPREHENSIVE PLAN OF THE  
KITITITAS COUNTY PLANNING COMMISSION.

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

\_\_\_\_\_  
KITITITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY TREASURER

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

\_\_\_\_\_

NH2G SHORT PLAT  
PART OF SECTION 16, T. 17 N., R. 20 E., W.M.  
KITITAS COUNTY, WASHINGTON

SP-23-00010  
SPF-24-

( IN FEET )  
1 inch = 100 ft.

LEGEND

- SET 5/8" REBAR W/ CAP  
— "CRUSE 36815"
- FOUND PIN & CAP UNLESS  
— "CRUSE 36815"
- x— FENCE
- ⊙ WELL
- ( ) RECORD INFORMATION

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 BRAD CHANDLER in SEPTEMBER of 2023.

CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815

DATE

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

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
**NH2G SHORT PLAT**

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**NH2G SHORT PLAT**



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PART OF SECTION 16, T. 17 N., R. 20 E., W.M.  
KITITAS COUNTY, WASHINGTON

SP-23-00010  
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ORIGINAL PARCEL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 16, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON. SAID PARCEL OF LAND LYING WITHIN THAT PROPERTY DESCRIBED UNDER WARRANTY DEED FILED UNDER VOLUME 331, PAGE 1665, UNDER AUDITOR'S FILE NO. 549373, AND BEING MORE PARTICULARLY DESCRIBED AS:

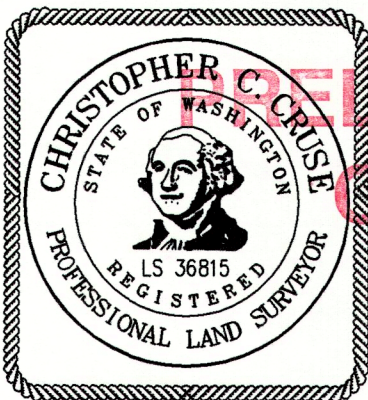
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16, A FOUND BRASS CAP MONUMENT FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 16, A FOUND ALUMINUM CAP, BEARS NORTH 00°13'34" WEST, A DISTANCE OF 5,409.85 FEET; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION NORTH 00°13'34" WEST, A DISTANCE OF 3,171.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ME LINE LINE OF SR 90 AS DEPICTED ON SHEET 22 OF 27 PSH 7 (SR 90) (SR82) BULL ROAD TO RENSLAW, DATED JULY 23, 1953 AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 59°06'42" WEST, A DISTANCE OF 492.92 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 23°55'02" WEST, A DISTANCE OF 287.57 FEET; THENCE SOUTH 05°35'27" WEST, A DISTANCE OF 481.64 FEET; THENCE NORTH 85°20'47" EAST, A DISTANCE OF 598.96 FEET; THENCE NORTH 02°59'49" EAST, A DISTANCE OF 121.91 FEET; THENCE SOUTH 83°07'43" EAST, A DISTANCE OF 487.47 FEET; THENCE NORTH 75°43'49" EAST, A DISTANCE OF 52.84 FEET; THENCE NORTH 45°34'29" EAST, A DISTANCE OF 35.27 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ME LINE; THENCE ALONG SAID SOUTHERLY LINE NORTH 59°06'42" WEST A DISTANCE OF 566.31 FEET TO STATION 68+50; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 30°53'18" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 59°06'42" WEST A DISTANCE OF 103.30 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT RIGHT OF WAY FOR BOYLSTON ROAD.

(ABOVE DESCRIPTION HAS BEEN ROTATED 0°01'06" CCW TO MATCH BOOK 24 OF SURVEYS AY PAGES 40-43).

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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.
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. 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.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 23 OF SURVEYS, PAGE 96 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 KITITAS COUNTY ROAD STANDARDS.
8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. 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 ACTION AS PUBLIC NUISANCES.
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 KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
11. 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.
12. PURSUANT TO KCC 16.12.040(1), FURTHER DIVISION OF THE PARCELS OF THE NH2G SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #202405280025.
- 13.THERE IS NO KRD IRRIGABLE ACREAGE ON THE SUBJECT PROPERTY.

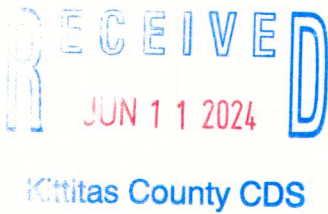


AUDITOR'S CERTIFICATE

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



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KITITAS COUNTY, WASHINGTON

SP-23-00010  
SPF-24-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT NH2G LLC A WASHINGTON LIMITED LIABILITY COMPANY, 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.

NH2G LLC

NAME  
TITLE

NAME  
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 \_\_\_\_\_, TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, OF NH2G LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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: \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT ERETZ CAPITAL LLC, A WASHINGTON LIMITED LIABILITY COMPANY, 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, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

ERETZ CAPITAL LLC

NAME  
TITLE

NAME  
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF

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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: \_\_\_\_\_

AUDITOR'S CERTIFICATE

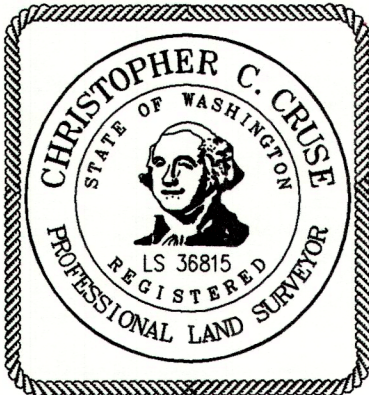
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at page(s) \_\_\_\_\_ at the request of Cruse & Associates,

RECEIVING NO. \_\_\_\_\_ JUN 11 2024

BRYAN ELLIOTT by: \_\_\_\_\_ Kittitas County CDS  
KITITAS COUNTY AUDITOR



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