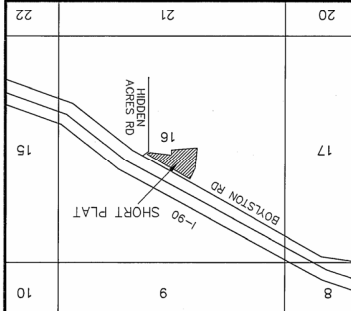


VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 14 DAY OF A.D., 2024

KITTITAS COUNTY ENGINEER
[Signature]

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

KITTITAS COUNTY HEALTH OFFICER
DATED THIS 9 DAY OF July A.D., 2024

KITTITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE NH2G SHORT PLAT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

KITTITAS COUNTY PLANNING DIRECTOR
DATED THIS 22 DAY OF May A.D., 2024

KITTITAS COUNTY PLANNING DIRECTOR
NOT VISITED

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS HAVE BEEN PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

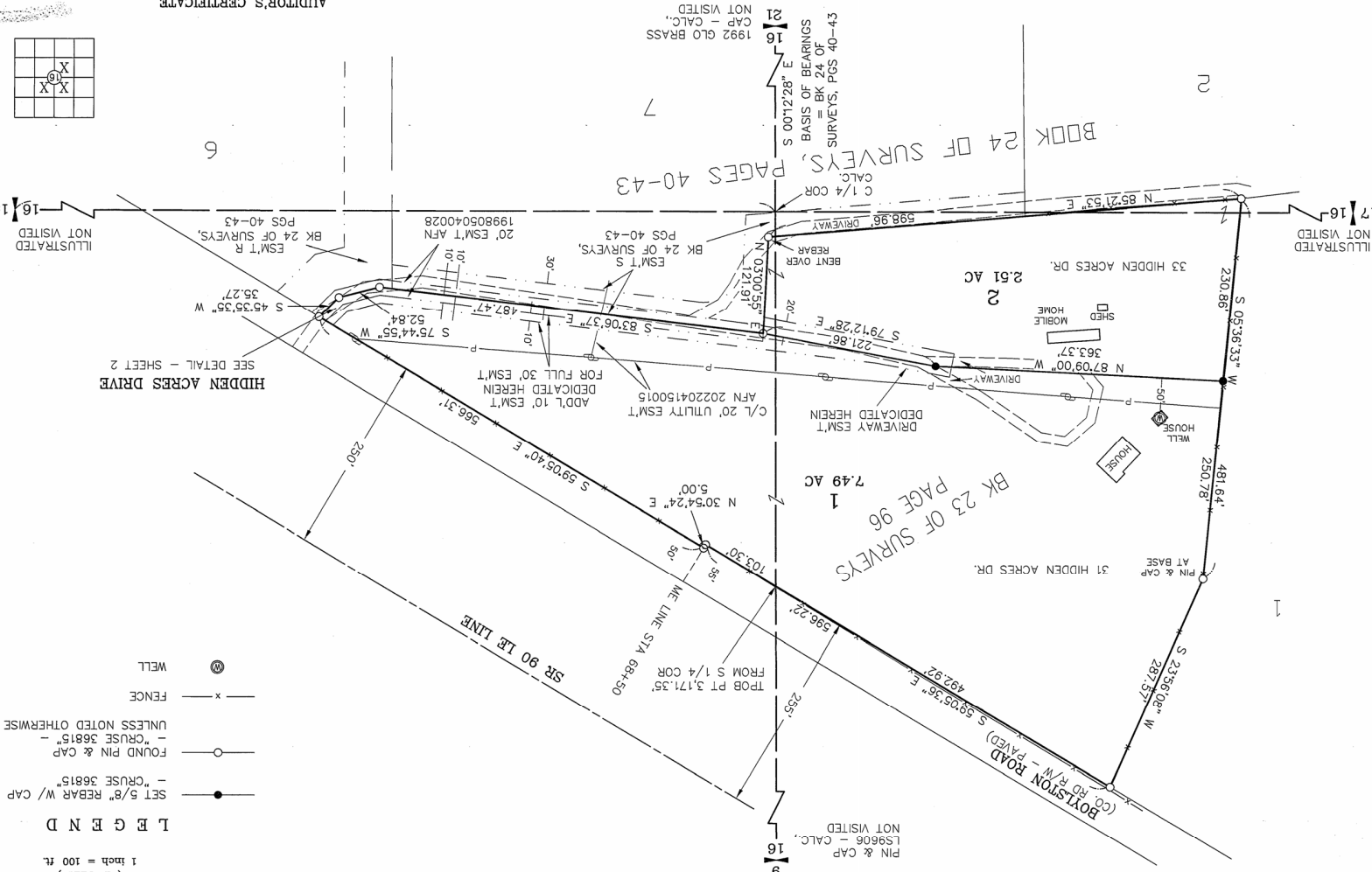
KITTITAS COUNTY TREASURER
[Signature]

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: NH2G LLC
ADDRESS: 1017 S. 40TH AVE
YAKIMA, WA 98908
PHONE: (509) 312-0921

EXISTING ZONE: AG-20
SOURCE OF WATER: SHARED WELL
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: TWO (2)

SCALE: 1" = 100'
SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

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



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 of the request of BRAD CHANDLER in SEPTEMBER of 2023.

CHRISTOPHER C. CRUISE
Professional Land Surveyor
License No. 36815
DATE 8/12/2024

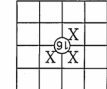


AUDITOR'S CERTIFICATE

Filed for record this 12th day of August 2024, at 9:21 A.M., in Book M of Short Plats at page(s) 22 of the request of Cruise & Associates. RECEIVING NO. 202408120003

BRYAN ELLIOTT by *[Signature]*
KITTITAS COUNTY AUDITOR

CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 962-8242
P.O. Box 956
NH2G SHORT PLAT



- LEGEND
- 1 inch = 100 ft.
 - FOUND PIN & CAP - "CRUISE 36815"
 - SET 5/8" REBAR W/ CAP - "CRUISE 36815"
 - UNLESS NOTED OTHERWISE
 - FENCE
 - WELL

08/12/2024 09:21:31 AM V: N P: 28 202408120003
\$254.00 14 Hourly Audits
KITITAS
1000 2.50'S

11/28

(ABOVE DESCRIPTION HAS BEEN ROTATED 0.0106" CCW TO MATCH BOOK 24 OF SURVEYS AT PAGES 40-43).

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 5,171.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ME LINE OF SR 90 AS DEPICTED ON SHEET 22 OF 27 PSH 7 (SR 90) BULL ROAD TO RENSLOW, 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 481.64 FEET; THENCE SOUTH 85°20'47" EAST, A DISTANCE OF 487.47 FEET; THENCE NORTH 75°43'49" EAST, A DISTANCE OF 121.91 FEET; THENCE NORTH 83°07'43" 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.



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 962-8242
P.O. Box 959
KITITAS COUNTY AUDITOR

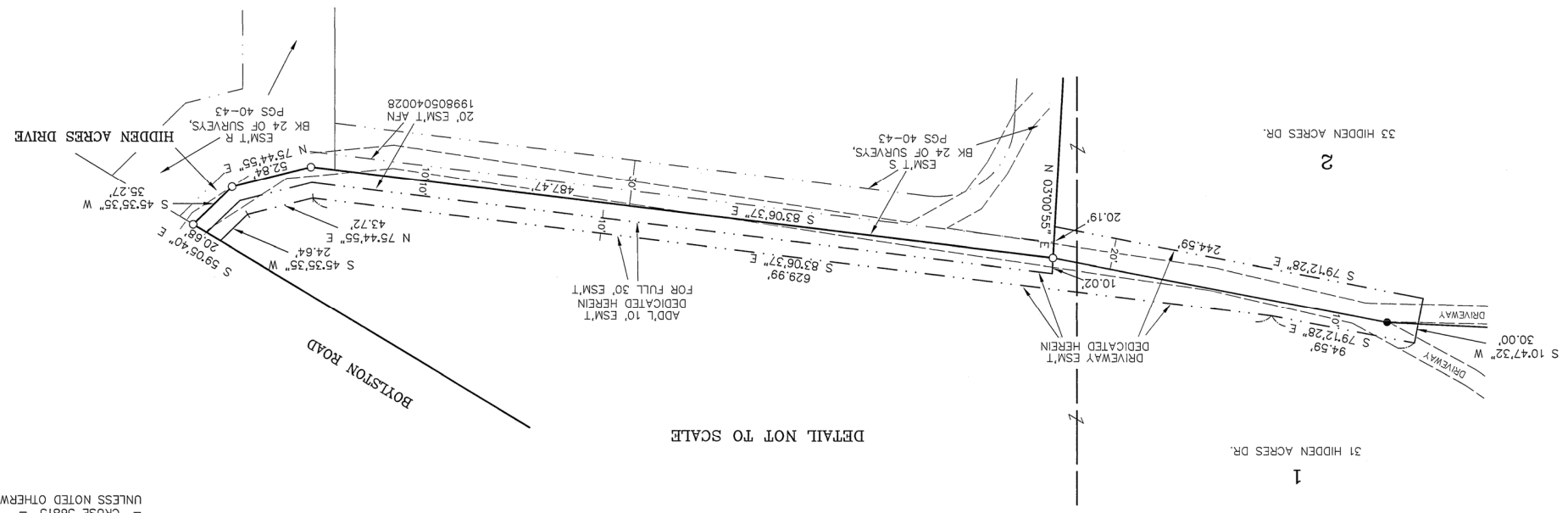
AUDITOR'S CERTIFICATE

Filed for record this 12th day of August 2024, at 9:21 A.M., in Book M of Short Plats

at page(s) 28

RECEIVING NO. 202408120003

BRYAN ELLIOTT by *[Signature]* KITITAS COUNTY AUDITOR



DETAIL NOT TO SCALE

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

LEGEND

—●— SET 5/8" REBAR W/ CAP
—○— FOUND PIN & CAP
— "CRUSE 36815" — UNLESS NOTED OTHERWISE



SP-23-00010
SPF-24-00006

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

SP-23-00010
SPF-24-00006

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 24 OF SURVEYS, PAGES 40-43 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. COVENANT RECORDED AT INSTRUMENT #202405280025.

13. THERE IS NO KRD IRRIGABLE ACREAGE ON THE SUBJECT PROPERTY.

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 31 DAY OF July, A.D., 2024.

NH2G LLC

NAME W. Bradly Chandler
TITLE owner

STATE OF WASHINGTON } s.s.
COUNTY OF

THIS IS TO CERTIFY THAT ON THIS 31 DAY OF July, A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED W. Bradly Chandler AND owner 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 Volima, WA
MY COMMISSION EXPIRES: 9/12/24

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 31 DAY OF August, A.D., 2024.

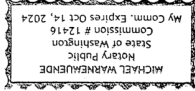
ERETZ CAPITAL LLC

NAME Taniel Birk
TITLE owner

STATE OF WASHINGTON } s.s.
COUNTY OF King

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF August, A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED owner AND owner RESPECTIVELY, OF ERETZ CAPITAL 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 King Co.
MY COMMISSION EXPIRES: 10/14/24



8/12/2024

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

RECEIVING NO. 202408120003
BRYAN ELLIOTT & ASSOCIATES
KITITAS COUNTY AUDITOR

AUDITOR'S CERTIFICATE
Filed for record this 12th day of August, 2024, at 9:21 A.M., in Book M of Short Plats
of page(s) 29 at the request of Cruse & Associates.