

MOHAR FARM SHORT PLAT

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 3, T. 19 N., R. 15 E., W.M.,
KITITTAS COUNTY, WASHINGTON

SP-24-00005
SPF-24-00007

PROPERTY OWNER:

JOHN FORREST BARKER
920 MOHAR ROAD
CLE ELUM, WA 98922

PROPERTY INFORMATION:

PARCEL NO. MAP NO.

14362 19-15-03040-0018
19296 19-15-03040-0020
205534 19-15-03040-0006

AREA: 38.47 ACRES TOTAL

LOTS: 4

WATER SOURCE: INDIVIDUAL/SHARED WELLS

SEWER SOURCE: INDIVIDUAL SEPTIC

ZONE: RURAL 5

ADJACENT PROPERTY OWNERS:

(APN - ASSESSOR'S PARCEL NO.)

APN 17877
APN 215534
MELODY STEELE
980 MOHAR ROAD
CLE ELUM WA 98922-9005

APN 296436
APN 136436
JEREMY & CHRISTY DOWNS
1136 14TH AVE
FOX ISLAND, WA 98333-9692

APN 185534
RICHARD JOHN WHITE
19733 NE 146TH ST
WOODINVILLE WA 98072

APN 370136
APN 360136
ROBERT DRESSSEL
19315 99TH ST NW
VAUGHN WA 98394-9639

SHORT PLAT NOTES:

1. PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITTAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

2. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITTAS COUNTY ROAD STANDARDS.

3. 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.

4. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSSES 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.

5. 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.

6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

7. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITTAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.

8. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (ROW 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.

9. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITTAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.

10. KITITTAS 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 SURFACED ORIGINALLY WITH GRAVEL.

11. 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.

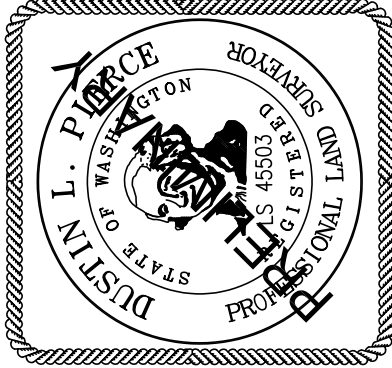
12. ALL DEVELOPMENT SHALL COMPLY WITH INTERNATIONAL FIRE CODE.

13. KITITTAS RECLAMATION DISTRICT (KRD) RIGHT-OF-WAY IS FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE PROHIBITED.

14. 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.

15. AN EASEMENT AREA TEN (10) FEET IN WIDTH HAVING FIVE (5) FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF PSES FACILITIES AS NOW CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THE ABOVE DESCRIBED PROPERTY, PER AUDITOR'S FILE NUMBER 202408150002.

16. LOT 3 OF THIS SHORT PLAT HAS BEEN PLACED IN A CONSERVATION EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 202409250024. THAT STATES LOT 3 SHALL BE USED FOR OPEN SPACE AND NO DOMESTIC WATER CONSUMPTION OR USE SHALL OCCUR. SEE DOCUMENT FOR FULL DETAILS.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20 ____ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

____ DUSTIN L. PIERCE
SURVEYOR'S NAME
____ BRYAN ELLIOTT
County Auditor Deputy County Auditor



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
1110 South Oakes Ave., Suite 250 • Cle Elum, WA 98922 • Phone: (509) 674-7433

MOHAR FARM SHORT PLAT

PREPARED FOR
JOHN BARKER
A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 3,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
KITITTAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	10/2024	211933
CHKD BY	SCALE	SHEET
D.L.P./M.K.K.	N/A	2 OF 3

APPROVALS

KITITTAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY
OF ____ A.D., 20 ____

KITITTAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

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

DATED THIS ____ DAY OF ____ A.D., 20 ____

KITITTAS COUNTY PLANNING OFFICIAL

KITITTAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN
EXAMINED AND CONFORMS WITH CURRENT KITITTAS
COUNTY CODE CHAPTER 13.

DATED THIS ____ DAY OF ____ A.D., 20 ____

KITITTAS 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 SHORT PLAT IS NOW TO BE FILED.

DATED THIS ____ DAY OF ____ A.D.,
20 ____

KITITTAS COUNTY TREASURER

ORIGINAL TAX PARCEL NOS.: 14362, 19296 & 205534