

SP-24-00001
SPF-24-00009



LEGEND

- SET 5/8" REBAR W/ CAP - CRUSE 36815
- FOUND 2IN & CAP
- FENCE
- WELL
- POWER RISER

4G FARMS SHORT PLAT
PART OF SECTION 32,
T. 18 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTION

LOT 2, OF WALKER-WILSON SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-07-150, AS RECORDED JANUARY 23, 2009, IN BOOK K OF SHORT PLATS, PAGES 38 AND 39, OF THE RECORDS OF THE STATE OF WASHINGTON; BEING A PORTION OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record this 18th day of October 2024, at 11:12 A.M., in Book Y of Short Plats at page(s) 32 at the request of Cruse & Associates, RECEIVING NO. 202410182029

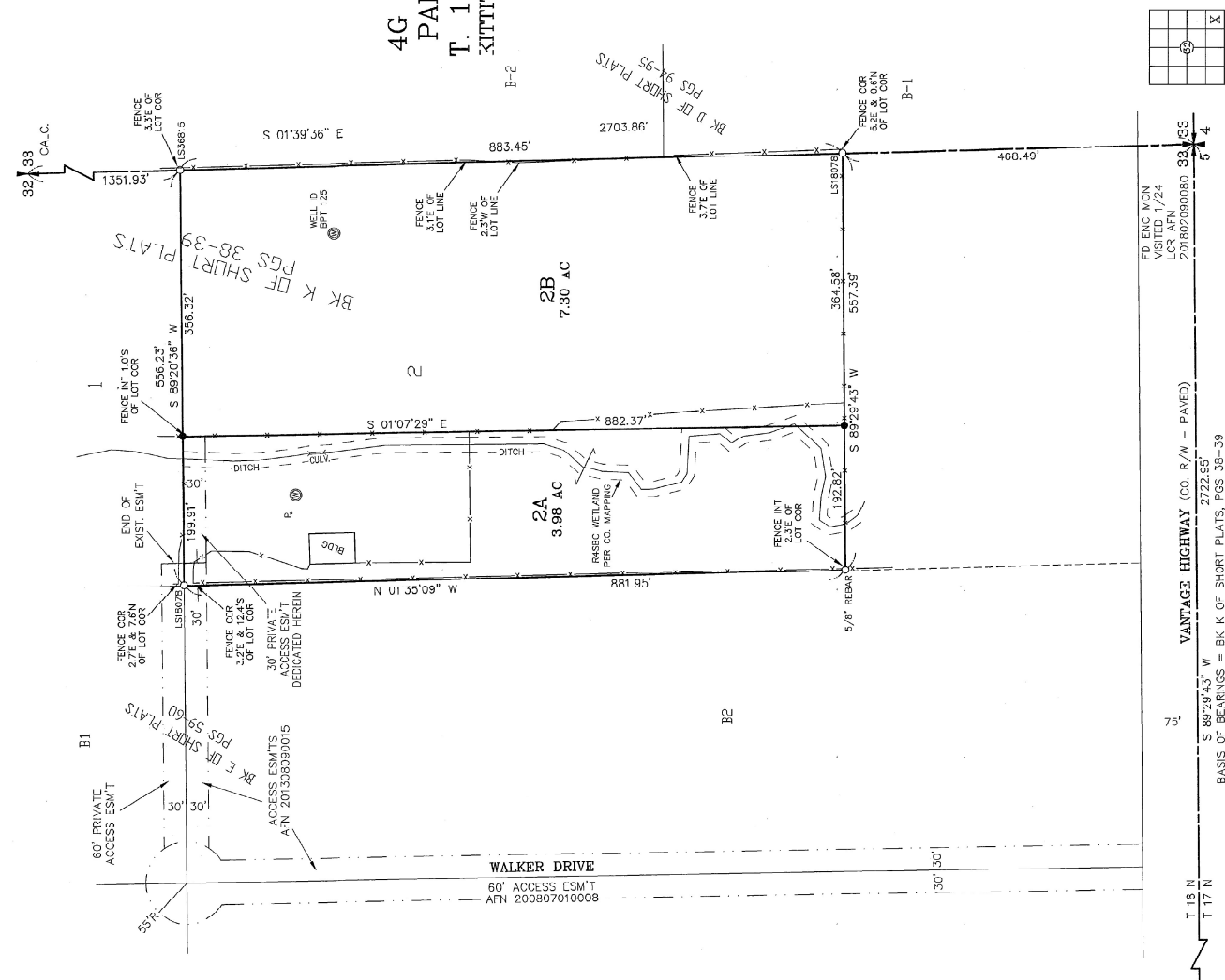
SURVEYOR'S CERTIFICATE

BRYAN ELLIOTT BY: [Signature]
KITITAS COUNTY AUDITOR
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 RINKI SCHMITT in JANUARY of 2024.



CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
DATE 10/18/2024

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 932-6242
4G FARMS SHORT PLAT



VICINITY MAP	
[Map showing location of Section 32 within a grid of sections 31, 33, 34, and 35, with labels for Vantage Highway, Fergusson Rd, and Fields Rd.]	
APPROVALS	
KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS 11 DAY OF OCTOBER A.D. 2024 [Signature]	
KITITAS COUNTY ENGINEER I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13 DATED THIS 14 DAY OF OCT A.D. 2024 [Signature]	
KITITAS COUNTY HEALTH DEPARTMENT I HEREBY CERTIFY THAT THE 4G FARMS SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION. DATED THIS 14 DAY OF OCTOBER A.D. 2024 [Signature]	
KITITAS COUNTY PLANNING DIRECTOR 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. 8555-40 DATED THIS 10 DAY OF OCT A.D. 2024 [Signature]	
KITITAS COUNTY TREASURER NAME AND ADDRESS - ORIGINAL TRACT OWNERS NAME: 4G FARMS LLC ADDRESS: 4871 TOSSEM ROAD ELLENSBURG WA 98926 PHONE: (509) 929-4755 EXISTING ZONE: AG-20 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS STORM WATER: NO IMPROVEMENTS PER THIS APP. MOTH AND TYPE OF ACCESS: COUNTY ROAD R/W NO. OF SHORT PLATED LOTS: TWO (2) SCALE: 1" = 100'	
SUBMITTED ON: [Date] AUTOMATIC APPROVAL DATE: [Date] RETURNED FOR CAUSE ON: [Date]	
FD ENC MON VISITED 1/24 LCR AFN 2018205C079 SHEET 1 OF 2	

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4G FARMS SHORT PLAT
PART OF SECTION 32, T. 18 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

KNOW ALL MEN BY THESE PRESENT THAT 4G FARMS 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 17 DAY OF October A.D., 2024.

4G FARMS LLC

[Signature]
NAME
TITLE

[Signature]
NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF October A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED [Signature] AND [Signature] RESPECTIVELY OF 4G FARMS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ASKED ME TO PREPARE THIS INSTRUMENT - BEING THE PRESENT PLAT - OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON EACH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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



Melissa J. [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES 8/27/28

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 332-13C-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 3/4" BOUNDARY AND SHALL BE DIVIDED 2 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 K OF SHORT PLATS, PAGES 38-39 AND THE SURVEY'S 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 KITITAS COUNTY ROAD, BRIDGE, AND DEVELOPMENT STANDARDS.
7. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR EADS 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.
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 ACTIONS AS PUBLIC NUISANCES.
10. METERS 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 ECOLOGICAL REGULATIONS.
11. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (ROW 30.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
12. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR OWNER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, RULES, REGULATIONS, AND FEES. IT IS THE DUTY OF THE APPLICANT AND/OR OWNER 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.
13. PURSUANT TO KCC 16.12.040(K), FURTHER DIVISION OF THE PARCELS OF THE 4G FARMS SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #202405160011.

AUDITOR'S CERTIFICATE

Filed for record this 18th day of October 2024, at 11:12 A.M., in Book M of Short Plats at page(s) 37 at the request of Cruse & Associates.

RECEIVING NO. 2024/012029

BRYAN ELLIOTT BY: [Signature] Deputy
KITITAS COUNTY Auditor



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

4G FARMS SHORT PLAT