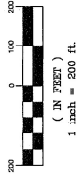




CARR SHORT PLAT
PART OF SECTION 35, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON



LEGEND

—●— SET 5/8" REBAR W/ CAP
—○— "CRUISE 36815"

— FOUND PIN & CAP

— x — FENCE

L1	N	34°37'11"	W	141.14'
L2	S	55°22'49"	W	22.89'
L3	N	34°37'11"	W	96.86'
L4	N	68°51'11"	W	33.47'



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) 30 at the request of Cruise & Associates.
RECEIVING NO. 2024/0150028

RECEIVING NO. 202410180028

BRYAN ELLIOTT by: Stephen Elliott, Deputy

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 MARILYNN CARR in FEBRUARY of 2024.

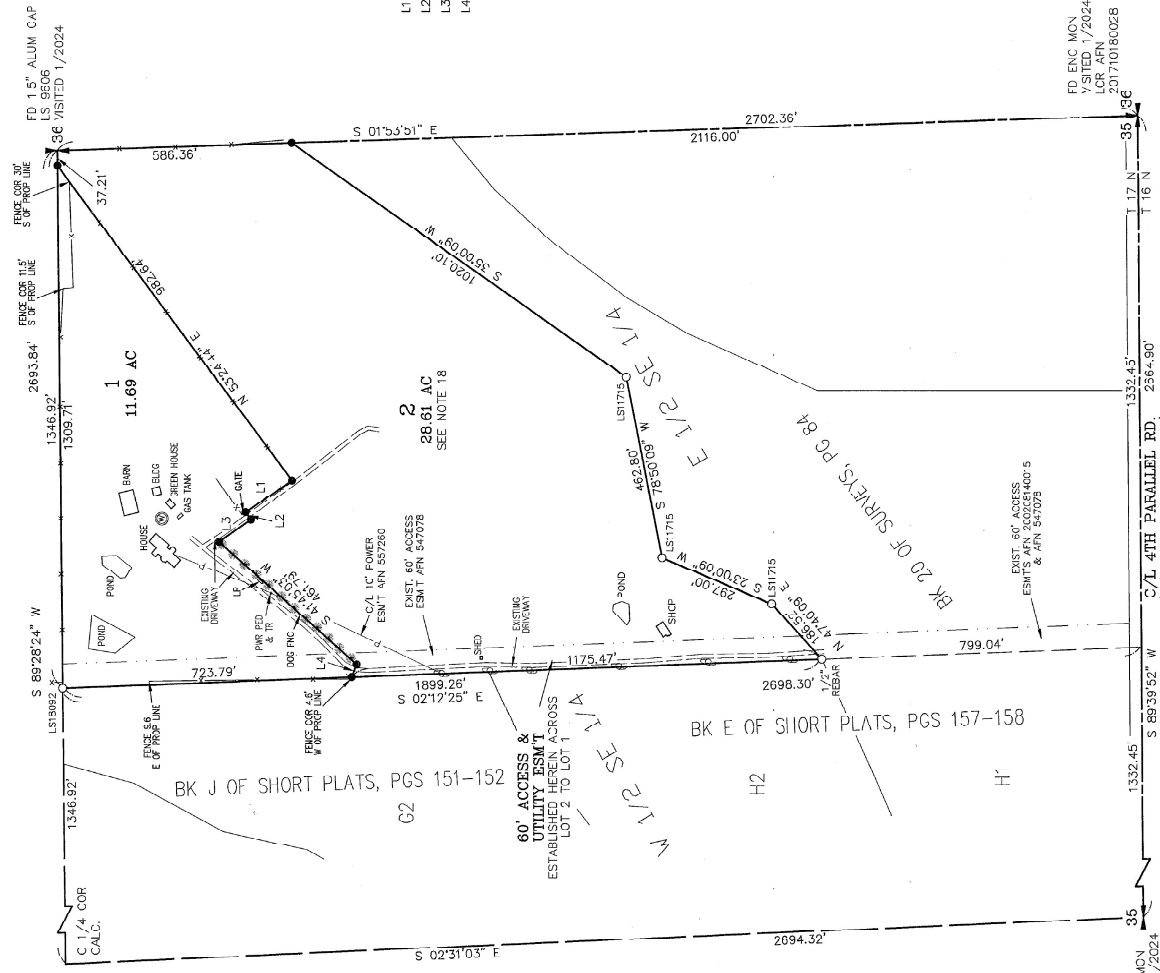



CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE 10/04/2024

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

CARR SHORT PLAT

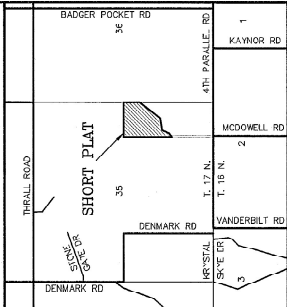


FD ENC MON
VISITED 1/2024
LCR AFN
201710180028
36

(60' COUNTY ROAD - PAVED)
BASIS OF BEARINGS = WA 3PC (SOUTH) BASED ON TIES TO NGS MONUMENTS

FD ENC MON
VISITED - /2024
LCR AFN
20171018C027

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 7 DAY OF NOV 2018

KITITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAT HAS BEEN
EXAMINED AND CONFORMS WITH CURRENT KITTITAS
COUNTY CODE CHAPTER 13.
DATED THIS 14 DAY OF Oct A.D., 2011

KENTAS COUNTY HEALTH OFFICER

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

DATED THIS 14 DAY OF October 1934

[Signature]
KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING YEARS AND FIRST
YEAR IN WHICH THE PLAT IS NOW TO BE FILED
PARCEL NO. 010433

DATED THIS 18 DAY OF OCT. A.D., 2024

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME MARILYN S. CARR
ADDRESS: 811 4TH PARALLEL ROAD ELLensburg, WA 98026-8601

PHONE: (509) 568-9211
 EXISTING ZONE: AG-20
 SOURCE OF WATER: SHARED WELL
 SEWER SYSTEM: ON SITE SEWAGE SYSTEM
 STORM WATER: NO IMPROVEMENTS PER T
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 200'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

SHEET 1 OF 2

SP-24-00002
SPF-24-00010

CARR SHORT PLAT
PART OF SECTION 35, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE NORTH, REFERENCE BEARING, ALONG THE EAST LINE THEREOF 2116.0 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 35°54' WEST, 1020.0 FEET; THENCE SOUTH 80°44' WEST, 462.8 FEET; THENCE SOUTH 2°54' WEST, 297.00 FEET; THENCE SOUTH 49°54' WEST TO THE WEST LINE OF SAID EAST HALF AND THE TERMINUS OF SAID LINE.

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 332-30-080 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 PLAT BOUNDARY AND SHALL BE DIVIDED 5 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 J OF SHORT PLATS, PAGES 15-152 AND THE SURVEY'S REFERENCED THEREON.
4. 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.
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. METEING 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.
9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
10. ACCORDING TO KITITAS REGULATION DISTRICT (KRD) RECORDS, LOT 1 HAS 12 IRRIGABLE ACRES; LOT 2 HAS 28 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
11. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
12. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR THE WATER MASTER. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING THE WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
13. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
14. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OF DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
15. PURSUANT TO KRC 16.12.040(1), FURTHER DIVISION OF THE PARCELS OF THE CARR SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #202407080041.
16. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90A.44.090) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
17. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
18. LOT 2 OF THIS SHORT PLAT HAS BEEN PLACED IN A CONSERVATION EASEMENT RECORDED UNDER APN 202409090025. THAT STATES LOT 2 SHALL BE USED FOR OPEN SPACE AND NO DOMESTIC WATER CONSUMPTION USE SHALL OCCUR. SEE DOCUMENT FOR FULL DETAILS.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MARLYNN G. CARR, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

N. WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 17 DAY OF October, A.D., 2024.

Marlynn G Carr
Marlynn
ACKNOWLEDGEMENT

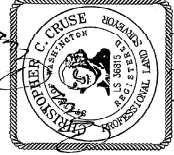
STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF October, A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY PRESENTED MARLYNN G. CARR, WHOSE NAME AND ADDRESS ARE SET FORTH IN THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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



Marlynn G Carr
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 8/21/2028



AUDITOR'S CERTIFICATE

Filed for record this 15th day of October, 2024, at Ellensburg, WA, in Book M of Short Plats at page(s) 31 at the request of Cruse & Associates.

RECEIVING NO. 2024/10/15/0025

BRYAN ELLIOTT BY Bryan Elliott
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 862-8242

CARR SHORT PLAT