

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

SP-24-00002
SPF-24-00010

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 KITTTITAS, 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 36°54' WEST, 1,020.10 FEET; THENCE SOUTH 80°44' WEST, 462.8 FEET; THENCE SOUTH 24°54' WEST, 297.00 FEET; THENCE SOUTH 49°34' WEST TO THE WEST LINE OF SAID EAST HALF AND THE TERMINUS OF SAID LINE.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MARILYNN 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.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2024.

MARILYN G. CARR

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITTTITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARILYNN G. CARR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED 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.

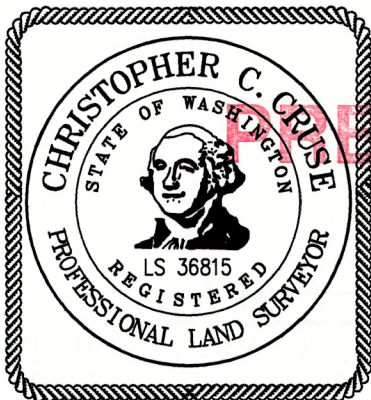
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

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 332-130-080 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 151-152 AND THE SURVEYS 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 THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LOCENSES, 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 KITTTITAS COUNTY ROAD STANDARDS.
8. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
10. ACCORDING TO KITTTITAS RECLAMATION 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 ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING 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 OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
15. PURSUANT TO KCC 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 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.
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. KITTTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTTITAS COUNTY ZONING CODE.
18. LOT 2 OF THIS SHORT PLAT HAS BEEN PLACED IN A CONSERVATION EASEMENT RECORDED UNDER AFN 202409090025, THAT STATES LOT 2 SHALL BE USED FOR OPEN SPACE AND NO DOMESTIC WATER CONSUMPTION USE SHALL OCCUR. SEE DOCUMENT FOR FULL DETAILS.

RECEIVED
OCT 03 2024
Kittitas County CDS



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: _____
KITTTITAS COUNTY AUDITOR

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

VICINITY MAP			
	<div style="text-align: center; font-size: 18pt; font-weight: bold;">SHORT PLAT</div> <div style="text-align: center;">35</div> <div style="text-align: center;">T. 17 N.</div> <div style="text-align: center;">T. 16 N.</div> <div style="text-align: center;">4TH PARALLEL RD</div> <div style="text-align: center;">36</div> <div style="text-align: center;">3</div> <div style="text-align: center;">2</div> <div style="text-align: center;">1</div>		
APPROVALS			
<p>KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS</p> <p>EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 202__.</p> <p>_____ KITTITAS COUNTY ENGINEER</p>			
<p>KITTITAS COUNTY HEALTH DEPARTMENT</p> <p>I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.</p> <p>DATED THIS ____ DAY OF _____ A.D., 202__.</p> <p>_____ KITTITAS COUNTY HEALTH OFFICER</p>			
<p>CERTIFICATE OF COUNTY PLANNING DIRECTOR</p> <p>I HEREBY CERTIFY THAT THE CARR SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.</p> <p>DATED THIS ____ DAY OF _____ A.D., 202__.</p> <p>_____ KITTITAS COUNTY PLANNING DIRECTOR</p>			
<p>CERTIFICATE OF KITTITAS COUNTY TREASURER</p> <p>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.</p> <p>PARCEL NO. 010433</p> <p>DATED THIS ____ DAY OF _____ A.D., 202__.</p> <p>_____ KITTITAS COUNTY TREASURER</p>			
<p>NAME AND ADDRESS – ORIGINAL TRACT OWNERS</p> <p>NAME: MARILYNN G. CARR</p> <p>ADDRESS: 811 4TH PARALLEL ROAD</p> <p> ELLENSBURG, WA 98926-8694</p> <p>PHONE: (509) 968-9211</p> <p>EXISTING ZONE: AG-20</p> <p>SOURCE OF WATER: SHARED WELL</p> <p>SEWER SYSTEM: ON SITE SEWAGE SYSTEMS</p> <p>STORM WATER: NO IMPROVEMENTS PER THIS APP.</p> <p>WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W</p> <p>NO. OF SHORT PLATTED LOTS: TWO (2)</p> <p>SCALE: 1" = 200'</p>			
<p>SUBMITTED ON: _____</p> <p>AUTOMATIC APPROVAL DATE: _____</p> <p>RETURNED FOR CAUSE ON: _____</p>			

[illegible]

CARR SHORT PLAT