

VICINITY MAP



APPROVALS

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

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

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

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

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

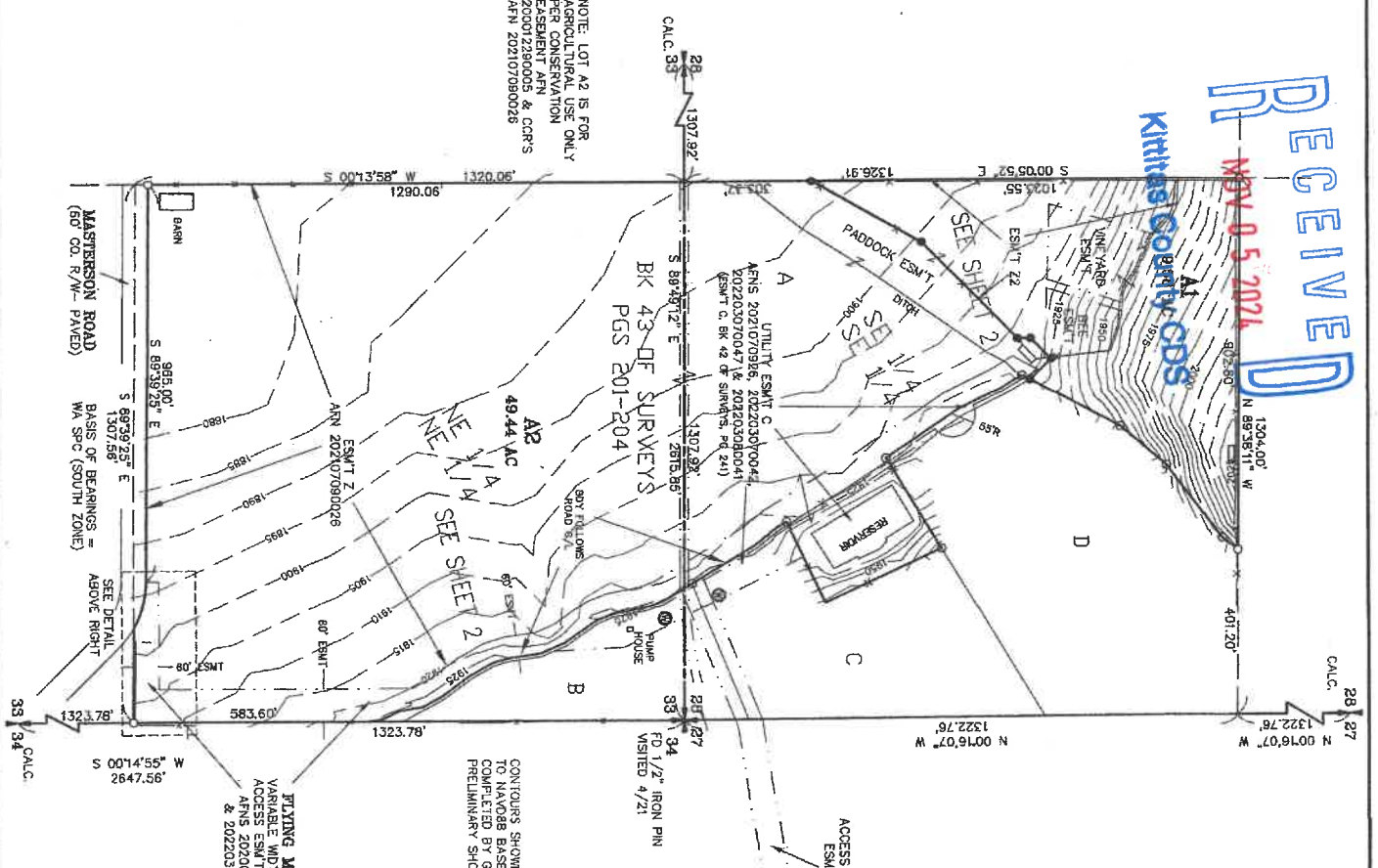
KITTITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

KITTITAS COUNTY PLANNING DIRECTOR
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KITTITAS COUNTY PLANNING DIRECTOR
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RECEIVED
MAY 05 2024
KITTITAS COUNTY CDS

MLH SHORT PLAT
PART OF SECTIONS 28 & 33,
T. 20 N., R. 16 E., W.M.
KITTITAS COUNTY, WASHINGTON

LEGEND
— SET 5/8" REBAR W/ CAP
— CRUISE 36815"
— FOUND PIN & CAP
— UTILITY POLE

DETAIL
NOT TO SCALE
R=230.00'
L=118.73'
D=29.35.31"
CH=574.51.40"E
CHL=117.47'

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____, 2024, at _____, in Book M of Short Plats at Page(s) _____ of the request of Cruse & Associates, RECEIVING NO. _____

BRYAN ELLIOTT BY:
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Surveying Act of the State of Washington, and I certify that the same is a true and correct copy of the original filed in my office on JULY 01 2024.

PRELIMINARY
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 26615

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

MLH SHORT PLAT

NOTE: LOT 42 IS FOR AGRICULTURAL USE ONLY. FOR INFORMATION, ESENT 20001230005 & CCRS AFN 202107080026

ACCESS & UTILITY
ESWT B-1

UTILITY ESMT C
AFNS 2021070806, 20220307004, 202203070047 & 202203080041 (ESWT C, BK 42 OF SURVEYS, PG 241)

UTILITY ESMT D
AFN 202207080026

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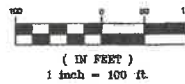
UTILITY ESMT LU
AFN 202207080

SP-24-0000?

LEGEND

- SET 5/8" REBAR W/ CAP
— "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE
- ⊙ WELL
- POWER PEDESTAL
- PM POWER METER
- CM COMM RISER
- + YARD HYDRANT

GRAPHIC SCALE



MLH SHORT PLAT
PART OF SECTIONS 28 & 33,
T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTION

LOT A OF THAT CERTAIN SURVEY AS RECORDED MAY 11, 2021, IN BOOK 44 OF SURVEYS, PAGES 201 THROUGH 204, UNDER AUDITOR'S FILE NO. 202105110027, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTIONS 28 AND 33, IN TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

ACCESS & UTILITY ESM'T B-1
AFNS 2021070926,
202107090027 & 202203080041
BK 43 OF SURVEYS, PGS 201-204

UTILITY ESM'T C
AFNS 2021070926, 202203070042,
202203070047 & 202203080041
(ESMT C, BK 42 OF SURVEYS, PG 241)

FLYING M DRIVE
VARIABLE WIDTH PRIVATE
ACCESS ESM'T - PAVED
AFNS 202007140061
& 202203070042

UTILITY ESM'T C
AFNS 2021070926, 202203070042,
202203070047 & 202203080041
(ESMT C, BK 42 OF SURVEYS, PG 241)

UTILITY ESM'T C
BK 42 OF SURVEYS,
PG 241

GARDEN ESM'T
(ESMT 22)
AFN 202203070047

VINEYARD ESM'T
AFN 202201140046

SEE DETAIL
BELOW

SE 1/4
SE 1/4

BOOK 43 OF SURVEYS, PGS 201-204

NE 1/4
NE 1/4

DETAIL
NOT TO SCALE

SHEET 2 OF 4

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

MLH SHORT PLAT

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2024, at _____, in Book _____ of Short Plats of
page(s) _____ at the request of Cruse & Associates, Inc.

BRYAN ELLIOTT
KITITAS COUNTY AUDITOR



RECEIVED
NOV 05 2024
Kititas County CDS

MLH SHORT PLAT
PART OF SECTIONS 28 & 33, T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-24-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MCGREGOR LAND HOLDINGS, LLC A 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 _____ DAY OF _____ A.D., 2024.

MCGREGOR LAND HOLDINGS, LLC

NAME _____
TITLE _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON } S.S.
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ RESPECTIVELY, OF MCGREGOR LAND HOLDINGS, LLC, A 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 _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT NORTHWEST FARM CREDIT SERVICES, FLCA, A CORPORATION, THE UNDERSIGNED MORTGAGEE FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

NORTHWEST FARM CREDIT SERVICES, FLCA

NAME _____
TITLE _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON } S.S.
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ RESPECTIVELY, OF NORTHWEST FARM CREDIT SERVICES, FLCA, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, 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 _____
MY COMMISSION EXPIRES: _____

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE OPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 532-150-080 AND 090.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXISTING 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 43 OF SURVEYS, PAGES 201-204 AND THE SURVEYS 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 STANDARDS.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. 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.
9. 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 13.36.027 AND ECOLOGY REGULATIONS.
10. 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.
11. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.
12. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL ESTATE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE AND FEDERAL RULES, REQUIREMENTS, CODES AND REGULATIONS. IT IS THE POLICY OF THIS DIVISION 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.



AUDITOR'S CERTIFICATE

RECEIVED BY _____ day of _____
at the request of _____ & Associates

RECEIVING NO. _____

BRYAN ELLIOTT by _____
KITITAS COUNTY AUDITOR

RECEIVED
NOV 05 2024

Kittitas County CDS

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98826 (509) 982-8242

SP-24-

MLH SHORT PLAT
PART OF SECTIONS 28 & 33, T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT AGWEST FARM CREDIT, PCA, A CORPORATION, THE UNDERSIGNED MORTGAGEE FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

NAME _____
TITLE _____

NAME _____
TITLE _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE _____, RESPECTIVELY, OF AGWEST FARM CREDIT, PCA, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE 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 _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT AGWEST FARM CREDIT, FLCA, A CORPORATION, THE UNDERSIGNED MORTGAGEE FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

NAME _____
TITLE _____

NAME _____
TITLE _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE _____, RESPECTIVELY, OF AGWEST FARM CREDIT, FLCA, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE 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 _____
MY COMMISSION EXPIRES: _____



AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2024, at _____ M., in Book M of Short Plats
of page(s) _____ at the request of Cruse & Associates,
COUNTY AUDITOR

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