

MAPES SHORT PLAT
PART OF SECTION 27, T. 17 N., R. 19 E., W.M.
KITITITAS COUNTY, WASHINGTON

RECEIVING NO. _____

SP-07-49

ORIGINAL PARCEL DESCRIPTIONS

PARCELS A AND B OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 5, 2007, IN BOOK 33 OF SURVEYS, PAGES 214, 215 AND 216, UNDER AUDITOR'S FILE NO. 200702050005, RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT JAMES R. MAPES, AS HIS SEPARATE ESTATE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____ A.D., 2009.

JAMES R. MAPES

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES R. MAPES, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS 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. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
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. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 33 OF SURVEYS, PAGES 214-216 AND THE SURVEYS REFERENCED THEREON.
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 KITITITAS COUNTY ROAD STANDARDS.
8. KITITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
9. KITITITAS 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.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAID USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
11. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
12. ELLENSBURG WATER COMPANY OPERATIONS AND MAINTENANCE ROADS ARE FOR COMPANY USE ONLY. ALL OTHER USES, INCLUDING RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
13. LOCAL HEALTH OFFICER SHALL REQUIRE WATER TABLE MEASUREMENTS/SEPTIC SYSTEM TESTS TO BE RECORDED DURING MONTHS OF PROBABLE HIGH-WATER TABLE CONDITIONS/IRRIGATION SEASON. WAC 246-272-1101-4B. CONTACT ELLENSBURG WATER COMPANY FOR DATES OF IRRIGATION. (509) 925-5498.
14. THE LANDOWNERS OF THE PLATTED PROPERTY PRIOR TO RECEIVING IRRIGATION WATER SELECT A PERSON AS AN IRRIGATION REPRESENTATIVE. KCC 16.18.040.
15. THE IRRIGATION ASSOCIATION REPRESENTATIVE MUST RESIDE ON OR OWN LAND WITHIN THE BOUNDARIES OF THE IRRIGATION ASSOCIATION AND DIVIDED PROPERTY.
16. THE IRRIGATION ASSOCIATION REPRESENTATIVE SHALL BE THE CONTACT TO THE IRRIGATION COMPANY IN ALL MATTERS CONCERNING THE DELIVERY OF WATER FROM THE IRRIGATION COMPANY TO THE DIVIDED PROPERTIES INCLUDING, BUT NOT LIMITED TO, MAKING ARRANGEMENTS FOR THE DELIVERY OF WATER, COORDINATING WATER USE BETWEEN LOT OWNERS, AND GENERALLY ATTENDING TO ALL MATTERS HAVING TO DO WITH THE WATER DELIVERY.
17. THE IRRIGATION REPRESENTATIVE SHALL BE THE ONLY ONE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE ASSOCIATION AND RESPECTIVE PROPERTIES.
18. THE ELLENSBURG WATER COMPANY SHALL ONLY BE RESPONSIBLE FOR MAINTENANCE AND DELIVERY OF WATER TO THE DESIGNATED TURNOUT OR HEADGATE, AT OR IN THE COMPANY MAIN CANAL. THE IRRIGATION ASSOCIATION OR PROPERTY LANDOWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PARTS OF THE DISTRIBUTION SYSTEM BEYOND THE COMPANY'S MAIN CANAL EASEMENT OR RIGHT OF WAY.
19. ACCORDING TO ELLENSBURG WATER COMPANY RECORDS, LOT A HAS 11.02 IRRIGABLE ACRES; LOT A2 HAS 7.98 IRRIGABLE ACRES; LOT B1 HAS 9.67 IRRIGABLE ACRES; AND LOT B2 HAS 9.40 IRRIGABLE ACRES.
20. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITITITAS COUNTY CODE. 17.29.040. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
21. ALL NON-COMMUNITY WELLS MUST BE PLACED A MINIMUM OF 50 FEET FROM PROPERTY LINES. WELLHEAD PROTECTION AREAS 17A.08.020.
22. ALL FUTURE DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE (IFC) AND APPENDICES.



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2009, at _____ M., in Book K of Short Plats
at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT by _____
KITITITAS COUNTY AUDITOR

SHEET 2 OF 2

CRUSE & ASSOCIATES
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MAPES SHORT PLAT