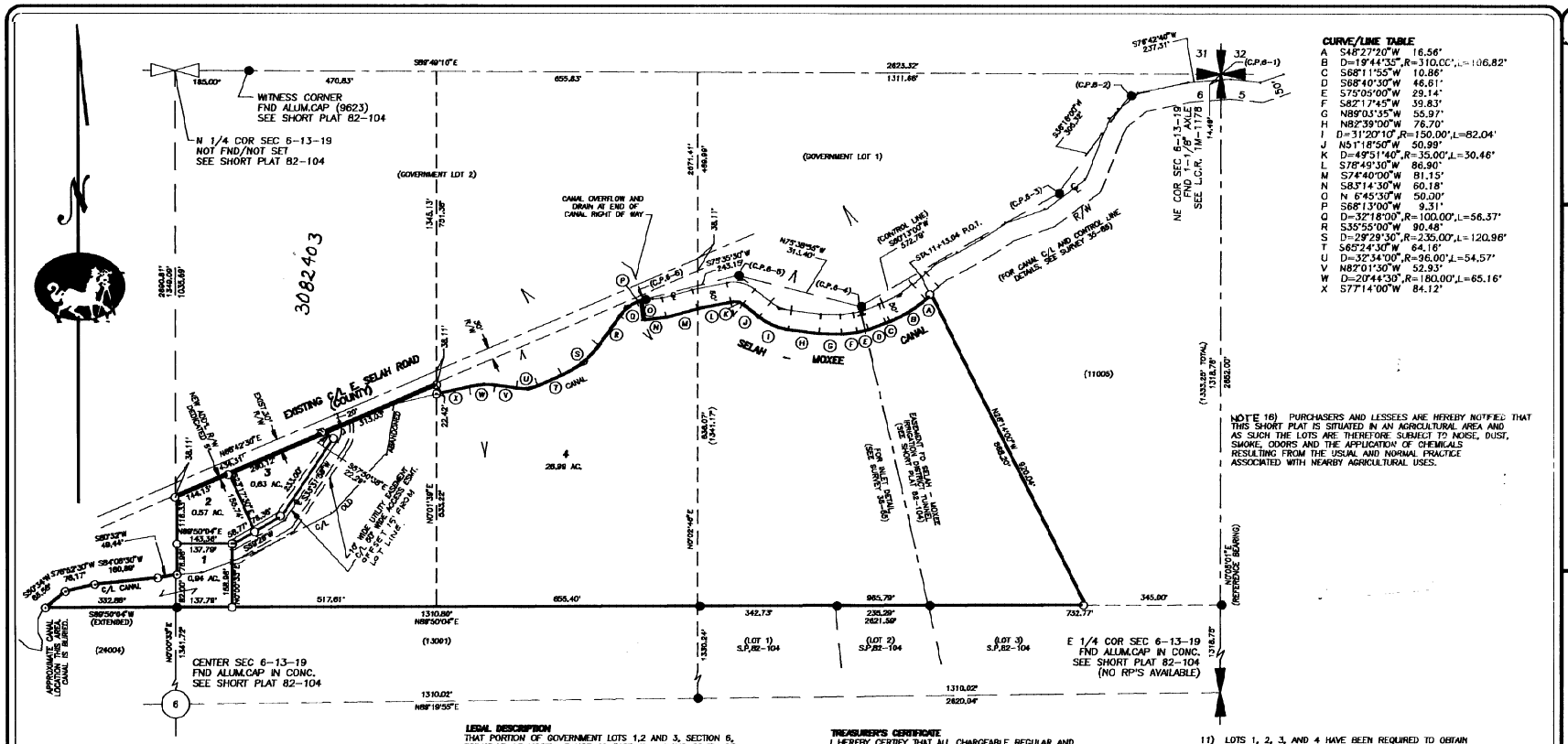
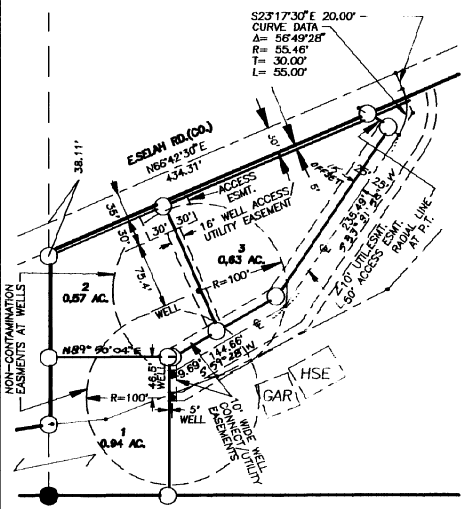


CURVE/LINE TABLE

A	S48°27'20"W 16.56'
B	D=19°44'35",R=310.00',L=106.82'
C	S68°11'55"W 10.86'
D	S68°40'30"W 46.81'
E	S75°05'00"W 29.14'
F	S82°17'45"W 39.83'
G	N89°03'35"W 55.97'
H	N82°39'00"W 76.70'
I	D=31°20'10",R=150.00',L=82.04'
J	N51°18'50"W 50.99'
K	D=49°51'40",R=35.00',L=30.46'
L	S78°49'30"W 86.90'
M	S74°40'00"W 81.15'
N	S83°14'30"W 60.18'
O	N 6°45'30"W 50.00'
P	S68°13'00"W 9.31'
Q	D=32°18'00",R=100.00',L=56.37'
R	S35°55'00"W 90.48'
S	D=29°29'30",R=235.00',L=120.96'
T	S65°24'30"W 64.16'
U	D=32°34'00",R=96.00',L=54.57'
V	N87°01'30"W 52.93'
W	D=20°44'30",R=180.00',L=65.16'
X	S77°14'00"W 84.12'

NOTE 16) PURCHASERS AND LESSEES ARE HEREBY NOTIFIED THAT THIS SHORT PLAT IS SITUATED IN AN AGRICULTURAL AREA AND AS SUCH THE LOTS ARE THEREFORE SUBJECT TO NOISE, DUST, SMOKE, ODORS AND THE APPLICATION OF CHEMICALS RESULTING FROM THE USUAL AND NORMAL PRACTICE ASSOCIATED WITH NEARBY AGRICULTURAL USES.



LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 1,2 AND 3, SECTION 6, TOWNSHIP 13 NORTH, RANGE 19 EAST, W.M. LYING SOUTH OF AND ABOVE THE RIGHT OF WAY OF SELAH – MOXEE CANAL; EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 0°05' WEST 14.0 FEET ALONG THE EAST LINE THEREOF TO A POINT ON THE CENTERLINE OF THE SELAH – MOXEE CANAL, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°05' WEST 1312.0 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF 345 FEET TO A POINT; THENCE NORTH 26°14' WEST TO A POINT ON THE CENTERLINE OF THE SELAH – MOXEE CANAL; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF THE SELAH – MOXEE CANAL TO THE TRUE POINT OF BEGINNING;

ALSO

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (GOVERNMENT LOT 2) OF SAID SECTION 6 LYING NORTH OF AND BELOW THE RIGHT OF WAY OF SELAH – MOXEE CANAL AND SOUTH OF COUNTY ROAD, AS IT EXISTED APRIL 10, 1913;

EXCEPT RIGHT OF WAY OF STATE HIGHWAY NO. 3, NOW KNOWN AS EAST SELAH ROAD;

ALSO

THAT PORTION OF SELAH – MOXEE CANAL RIGHT OF WAY ACCRUING TO ABOVE DESCRIBED PROPERTY BY THE ABANDONMENT OF SAID CANAL RIGHT OF WAY WESTERLY OF THE OVERFLOW AND DRAIN OUTLET;

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND OBLIGATIONS OF RECORD.

DEDICATION AND WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH KISSEL AND JUDITH A. KISSEL, HUSBAND AND WIFE, AS OWNERS, AND ALL OTHER PARTIES HAVING ANY OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND / OR RIGHTS OF WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OF YAKIMA AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID DEDICATED ROADS AND / OR RIGHTS OF WAY; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

Kenneth Kissel — KENNETH KISSEL
Judith A. Kissel — JUDITH A. KISSEL

ACKNOWLEDGEMENT

BEFORE ME THIS 7TH DAY OF OCTOBER, 1994, PERSONALLY APPEARED KENNETH KISSELL AND JUDITH A. KISSEL, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Sylvia E. Hendrickson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 01-16-97
RESIDING AT Yakima

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID. DATED THIS 11 DAY OF Jan, 1995.

Eric C. Bonnier
YAKIMA COUNTY TREASURER'S OFFICE

APPROVALS

APPROVED BY THE DIRECTOR OF YAKIMA COUNTY PUBLIC WORKS

DATE 12/22/94

APPROVED BY THE ADMINISTRATOR

DATE 12-1-94

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1 DAY OF Feb, 1995, AT 2:32 P.M. IN BOOK 95-13 OF SHORT PLATS, RECORDS OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF THE ADMINISTRATOR.

Doug Cochran / Janet Lyon
YAKIMA COUNTY AUDITOR / BY DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF KEN KISSEL.

JOHN W. JOHNSTON — CERTIFICATE NO. 17670

NOTES

1) BEARINGS SHOWN BY THIS SURVEY ARE ASSUMED RELATIVE TO THE EAST LINE OF THE NE QUARTER OF SECTION 6 BEING N 0° 05' 01" E AS SHOWN ON SURVEY 35-65.
2) BEARINGS AND / OR DISTANCES IN PARENTHESES ( ) ARE FROM MAPS AND / OR DEEDS OF RECORD. ALL OTHERS ARE BY ACTUAL FIELD MEASURE.
3) VARIOUS EASEMENTS FOR POWER, TELEPHONE, SEWER, DRAINAGE AND / OR WATER SERVICES MAY AFFECT THIS PROPERTY. QUESTIONS OF LOCATION SHOULD BE DIRECTED TO THE RESPECTIVE COMPANY RESPONSIBLE FOR DELIVERY OF SAID SERVICE.
4) LOT 4 CONTAINS AN OWNER OCCUPIED RESIDENCE (O.O.R.).
5) THIS SURVEY WAS PERFORMED WITH A THREE-SECOND TOTAL STATION AND A CALIBRATED TAPE USING STANDARD TRAVERSE PROCEDURES.
6) ALL SECTION CONTROL CORNERS WERE VISITED DURING APRIL, 1994.
7) ● DENOTES IRON MONUMENT FOUND FROM SURVEY 35-65 AND SHORT PLAT 82-104.
8) ○ DENOTES 1/2" REBAR WITH CAP (MARKED CENTAUR 17670) SET.
9) YAKIMA COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE ANY PRIVATE ROAD FOR THIS SHORT PLAT. ANY RIGHT OF WAY DEDICATED TO THE PUBLIC BY THIS SHORT PLAT SHALL NOT BE OPENED AS A COUNTY ROAD UNTIL SUCH TIME AS IT IS IMPROVED TO COUNTY ROAD STANDARDS AND ACCEPTED AS PART OF THE COUNTY ROAD SYSTEM.
10) THE OWNERS SHOWN HEREON, THEIR GRANTEES AND ASSIGNEES IN INTEREST, HEREBY COVENANT AND AGREE TO PARTICIPATE IN THE MAINTENANCE OF THE PRIVATE ROAD SERVING THIS SHORT PLAT AND TO JOIN IN AN OWNERS' OR ROAD MAINTENANCE ASSOCIATION DESIGNED TO PROVIDE FOR ITS PERPETUAL MAINTENANCE.
11) LOTS 1, 2, 3, AND 4 HAVE BEEN REQUIRED TO OBTAIN POTABLE DOMESTIC WATER FROM A PUBLIC WATER SUPPLY SYSTEM. NO INDIVIDUAL DOMESTIC WATER WELLS WILL BE PERMITTED ON ANY OF THE LOTS.
12) THE OWNERS SHOWN HEREON, THEIR GRANTEES AND ASSIGNEES IN INTEREST HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THE PLAT ON-SITE. ANY NATURAL DRAINAGEWAYS MUST NOT BE ALTERED OR IMPEDED.
13) ANY GROUNDWATER WITHDRAWALS IN EXCESS OF 5,000 GALLONS PER DAY OR FOR THE IRRIGATION OF MORE THAN ONE-HALF ACRE OF LAWN OR NONCOMMERCIAL GARDEN WILL REQUIRE A WATER RIGHT PERMIT FROM THE DEPT. OF ECOLOGY.
14) YAKIMA COUNTY HAS IN PLACE AN URBAN AND RURAL ADDRESSING SYSTEM. STREET NAMES AND NUMBERS FOR LOTS WITHIN THIS PLAT ARE ISSUED BY THE YAKIMA COUNTY PUBLIC WORKS DEPT. UPON ISSUANCE OF AN APPROVED BUILDING PERMIT.
15) NO DIRECT VEHICLE ACCESS WILL BE PERMITTED TO EAST SELAH ROAD EXCEPT BY WAY OF THE TWO APPROVED APPROACHES UNLESS OTHERWISE AUTHORIZED BY THE COUNTY ENGINEER.

IRRIGATION DISTRICT APPROVAL

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARY OF THE SELAH – MOXEE IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN BY THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LANDS ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. LOTS ___ ARE, IN WHOLE OR IN PART, NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT:

NOTE 1. THIS SHORT PLAT CONTAINS COMPLETED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS.

NOTE 2. PROVISIONS ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE FOR COMPLETED IRRIGATION DISTRIBUTION FACILITIES. A COVENANT HAS BEEN FILED WITH THIS SHORT PLAT.

NOTE 3. THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT.

4. LOTS ___ ARE NOT CLASSIFIED AS "IRRIGABLE LAND" BY THIS DISTRICT AND / OR ARE NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT.

SELAH – MOXEE IRRIGATION DISTRICT HEREBY CERTIFIES THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID.

DATED THIS 15 DAY OF Jan, 1995.

'AG' NOTE ADDED 11-17-94 JWJ

PARENT PARCEL NO. 191306-11004

JOHN W. JOHNSTON — WASHINGTON — LAND SURVEYOR — CERTIFICATE NO. 17670 — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON — EXPIRES 11-6-95

10-11-94

SHORT PLAT MAP
FOR
KENNETH KISSEL
310 E. SELAH ROAD
YAKIMA, WASHINGTON 98901

CENTAUR LAND SURVEYING
1214-B W. LINCOLN AVE.
YAKIMA, WASH 98902
PHONE (509) 453-4728

JOB NO. 93189

DRAWN: JWJ

DATE: 10-11-94

6

T13N, R19E,WM

SHT 1 OF 1 SHT

95-13

T 10-11-94
11-17-94