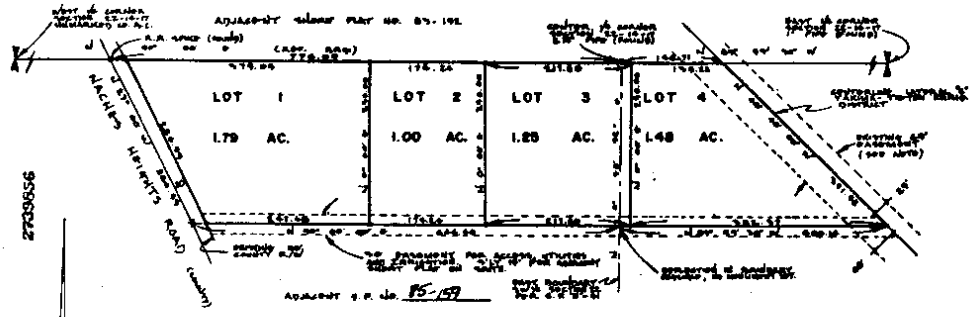
85-158

2739856



2739856

LEGAL DESCRIPTION

THE NORTH 250 FEET OF THAT PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 17 E.W.M., LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF NACHES HEIGHTS ROAD AND WESTERLY OF THE YAKIMA MAIN CANAL.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT DAVE EDWARD TREPANIER AND EDWARD J. TREPANIER ARE ALL PARTIES HAVING 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 AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

Dave E. Trepanier
DAVE EDWARD TREPANIER

Edward J. Trepanier
EDWARD J. TREPANIER

ACKNOWLEDGEMENT

STATE OF WASHINGTON }ss
COUNTY OF YAKIMA

BEFORE ME THIS 24th DAY OF June, 1985, PERSONALLY APPEARED DAVE EDWARD TREPANIER AND EDWARD J. TREPANIER, 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 FOR THE PURPOSES AND USES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Selah

APPROVALS

APPROVED BY THE YAKIMA COUNTY DIRECTOR OF PUBLIC WORKS
D. Wilson DATE: 7/26/85

APPROVED BY THE YAKIMA COUNTY ADMINISTRATOR
Carol E. Zwill DATE: 7/26/85

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL DELINQUENT REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID, DATED THIS July 26 DAY OF 1985. Except second half 1985 taxes estimated pursuant to R.C.W. 84.56.020

BY Connie Dawson OFFICE OF YAKIMA COUNTY TREASURER

STATEMENTS

PURCHASERS AND LESSEES ARE HEREBY NOTIFIED THAT THIS SHORT PLAT IS LOCATED IN AN AGRICULTURAL AREA AND THE LOTS ARE THEREFORE SUBJECT TO DUSTS, SMOKE, SPRAYS AND THE APPLICATION OF CHEMICALS RESULTING FROM USUAL AND NORMAL PRACTICES ASSOCIATED WITH NORMAL AGRICULTURAL USES.

YAKIMA COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE ANY PRIVATE ROAD FOR THIS SHORT PLAT.

ALL LOTS ADJACENT TO AN EXISTING ORCHARD, HOP FIELD OR VINEYARD OF TEN ACRES OR MORE SHALL MAINTAIN A RESIDENTIAL BUILDING SETBACK OF 100 FEET FROM THE ADJOINING FARMING ACTIVITY UNTILL SUCH TIME AS THE FARMING ACTIVITY CEASES TO EXIST FOR A PERIOD OF ONE YEAR OR MORE.

IRRIGATION DISTRICT APPROVAL AND CERTIFICATION

THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE YAKIMA-TIETON IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS SHORT PLAT OR CURRENTLY EXISTING IRRIGATION EASEMENTS OR RIGHTS OF WAY 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 LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT.

BY Richard Dick
SECRETARY (OR DESIGNEE) YAKIMA-TIETON IRRIGATION DISTRICT

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS (IF ANY) COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID THROUGH Dec. 31 1985.

BY Richard Dick
TREASURER (OR DESIGNEE) YAKIMA-TIETON IRRIGATION DISTRICT

NOTE - NEEDS 30 CHAIN OF TITLE REPORT TO THE EAST BOUNDARY OF THIS PARCEL BEING THE "GENERAL RIGHT OF WAY" OF THE YAKIMA TIETON CANAL. THE IRRIGATION DISTRICT HAS AN EASEMENT ONLY OVER THIS LAND, THEREFORE PROPERTY LINES ARE SHOWN EXTENDING TO THE CENTERLINE OF THE CANAL.

2739856

YAKIMA COUNTY
WASH
FILED BY
COUNTY ADMINISTRATOR
JUL 26 2 57 PM '85
BETTIE INGHAM
AUDITOR

RESPONSIBLE PARTY
ED TREPANIER
ROUTE 1 BOX 7294
TIETON, WA 98947

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26 DAY July 1985, AT 2:57 P.M.
SHORT PLAT NO. 85-158 RECORDS OF YAKIMA COUNTY WASHINGTON
Bettie Ingham
COUNTY AUDITOR
BY DEPUTY
PARCEL NO. 171422-24012

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 ED TREPANIER, AND BELL REGISTRATION 16060

NOTES:
1. ⊙ DENOTES 1/2" PIN WITH CAP SET
2. ⊠ DENOTES CONCRETE MON. WITH WASHER SET
3. —x—x—x— DENOTES EXISTING FENCE

JIM BELL LAND SURVEYING YAKIMA WA 457-7896

STATE OF WASHINGTON REGISTERED LAND SURVEYOR JIM BELL

SHORT PLAT
PREPARED FOR
ED TREPANIER

NE S 1/2 SECTION 22-14-17
SCALE 1"=100 | JUNE 25, 1985 | JOB NO. 8500

Jim Bell
16-85

16-85