

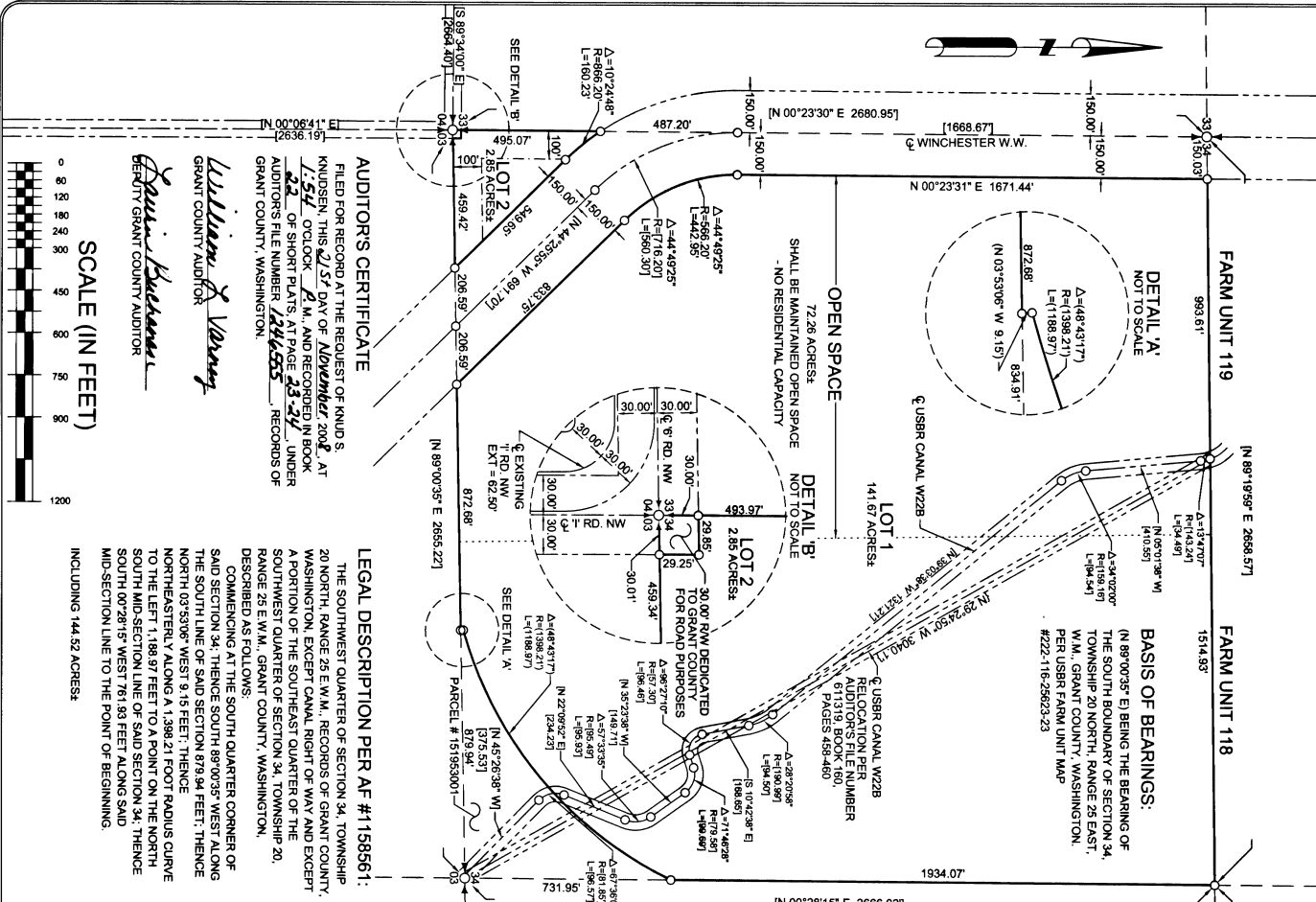
1246555

Book 22

Page 23

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 25 EAST, W.M., GRANT COUNTY, WASHINGTON.

ANDY DORMAIER SHORT PLAT



BASIS OF BEARINGS:
 (N 89°00'35" E) BEING THE BEARING OF THE SOUTH BOUNDARY OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 25 EAST, W.M., GRANT COUNTY, WASHINGTON, PER USBR FARM UNIT MAP #222-116-25623-23

FARM UNIT 120

ZONING INFORMATION:
 ZONING: AG
 MAX DENSITY: 1 DU / 40 ACRES
 GROSS ACREAGE: 144.52 ACRES
 NUMBER OF LOTS: 2
 MAX POTENTIAL DUS: 3
 ROAD ACREAGE DEDICATED: 966.6 SQ. FT.

NOTES:

1. ALL NEW WELLS SUBJECT TO A 100' MINIMUM RADIUS WELL HEAD PROTECTIVE ZONE.
2. ALL LOTS SUBJECT TO A 25' MINIMUM SET BACK FROM ALL PROPERTY LINES AND SUBJECT TO VERIFICATION BY FIRE DISTRICT OR WATER AVAILABILITY.
3. ALL LOTS TOGETHER WITH AND SUBJECT TO A PUBLIC UTILITY AND IRRIGATION EASEMENT BEING 5.00 FEET IN WIDTH ON EITHER SIDE OF COMMON LOT BOUNDARIES AND 10.00 FEET IN WIDTH ALONG ALL OTHER LOT BOUNDARIES. UNLESS OTHERWISE SHOWN, SAID EASEMENT IS SUBJECT TO BEING RELOCATED UPON AN ALTERATION OF ANY BOUNDARY OF SAID LOTS. UNLESS SAID EASEMENT IS IN USE EXCEPT IN THOSE CASES WHERE USBR AND/OR IRRIGATION DISTRICT EASEMENTS EXIST ALONG PROPERTY LINES, THE UTILITY EASEMENTS SHALL RUN PARALLEL TO AND ADJUTING SAID EASEMENTS.
4. LAND WITHIN THIS SHORT PLAT SHALL NOT BE FURTHER DIVIDED FOR A PERIOD OF 5 YEARS FROM THE DATE OF APPROVAL UNLESS A NEW SUBDIVISION IS APPROVED.
5. THE APPROVAL OF THIS SHORT PLAT DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMIT.
6. GRANT COUNTY HAS NO RESPONSIBILITY TO CONSTRUCT, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE ANY PRIVATE ROADS CONTAINED WITHIN THIS SUBDIVISION.
7. THIS SHORT PLAT HEREBY DEDICATES AND GRANTS ALL RIGHT, TITLE AND INTEREST OF ALL PROPERTY HEREIN SHOWN AS RIGHTS OF WAY FOR ROADS, STREETS, AND ALLEYS, TO GRANT COUNTY FOR THE USES AND PURPOSES HEREIN MENTIONED.
8. INFORMATION ON THIS SHORT PLAT PERTAINING TO IRRIGATION BLOCKS, FARM UNITS, USBR FACILITIES AND THEIR ASSOCIATED RIGHTS-OF-WAY MAY NOT AGREE WITH THE CORRESPONDING INFORMATION FOUND ON USBR PREPARED FARM UNIT MAPS. PLEASE REFERENCE THE APPROPRIATE FARM UNIT MAP FOR INFORMATION CONCERNING THESE FEATURES.
9. NO DWELLING UNIT MAY BE PERMITTED ON LOT #1 UNTIL A MINIMUM OF FIFTY (50) FEET OF FRONTAGE ONTO A COUNTY OR PRIVATE ROAD IS OBTAINED.

SURVEYOR'S CERTIFICATE:

I, KNUDSEN, KNUDSEN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD APRIL, 2007 TO MAY, 2008. THAT THE DISTANCES, COURSES AND ANGLES ARE DOWN THEREON CORRECTLY AND THAT MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DERIVED ON THE PLAT, USING A SECOND TOPCON GTS30Z TOTAL STATION AND A TOPCON/JAVAD LEGACY SERIES GPS, WITH A MINIMUM LINEAR CLOSURE OF 1:10,000 IN CONFORMANCE WITH THE REQUIREMENTS OF WAC 352-190-900.

KNUDSEN, KNUDSEN WASHINGTON STATE LAND SURVEYOR NUMBER 8588
 DATED: 11-10-08

AUDITORS CERTIFICATE

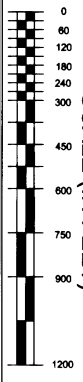
FILED FOR RECORD AT THE REQUEST OF KNUDSEN, THIS 21ST DAY OF November, 2008, AT 1:54 P.M., AND RECORDED IN BOOK 1246555 OF SHORT PLATS, AT PAGE 23-24, UNDER AUDITORS FILE NUMBER 1246555, RECORDS OF GRANT COUNTY, WASHINGTON.

Lillian A. Vandy
 Grant County Auditor
Debra K. Heston
 Grant County Auditor

LEGAL DESCRIPTION PER AF #1158561:

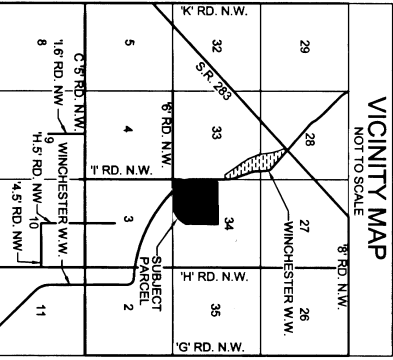
THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 25 E. W.M., RECORDS OF GRANT COUNTY, WASHINGTON, EXCEPT CANAL RIGHT OF WAY AND EXCEPT A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20, RANGE 25 E. W.M., GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 89°00'35" WEST ALONG THE SOUTH LINE OF SAID SECTION 34 879.94 FEET; THENCE NORTH 03°53'06" WEST 9.15 FEET; THENCE NORTHEASTERLY ALONG A 1,386.21 FOOT RADIUS CURVE TO THE LEFT 1,188.97 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 34; THENCE SOUTH 00°28'15" WEST 751.93 FEET ALONG SAID MID-SECTION LINE TO THE POINT OF BEGINNING, INCLUDING 144.52 ACRES.

SCALE (IN FEET)

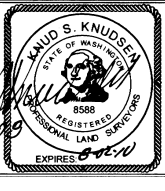


LEGEND:

- COMPUTED POINT NOT SET OR FOUND
- () DATA PER AF # 823507, BOOK 20, PAGE 5, RECORDS OF GRANT COUNTY, WASHINGTON.
- () DATA PER FARM UNIT MAP # 222-116-25623-23
- () DATA PER EASEMENT AUDITORS FILE NUMBER 611319, BOOK 160, PAGES 458 - 460
- SECTION LINE
- ROAD CENTRELINE
- ROAD RIGHT OF WAY
- USBR CENTRELINE
- USBR RIGHT OF WAY
- PROPERTY LINES
- DETAIL LINE
- 100' AG BUFFER ZONE



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 A Complete Land Development Service
 130 1st Ave NW
 P.O. Box 505
 Ephrata, Wa 98823
 Phone: (509) 754-4376 Fax: (509) 754-3403
 URL: www.knudsen-surveying.com
 Email: stirling@knudsen-surveying.com



ANDY DORMAIER SHORT PLAT

DRAWN BY: ROBERT MULLENIX	SURVEY TECH.: ROBERT J REED	CHECKED BY: K.S. KNUDSEN
DATE: 06/12/2007	SHEET NO.: 1 OF 2	PROJECT NO.: 07-177
FILE NAME: 07-177-01.DWG		SCALE: 1" = 300'

SECTION INDEX
 S34, T20N, R25E, W.M.,
 GRANT COUNTY, WA

1249555 11/21/2008 01:54 PM SHORT
 KNOX COUNTY, TN
 Grant Co., TN

#1246555

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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 25 EAST, W.M., GRANT COUNTY, WASHINGTON.

ANDY DORMAIER SHORT PLAT

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT V. ANDY DORMAIER AND CONNIE DORMAIER HUSBAND AND WIFE AND NORTHWEST FARM CREDIT SERVICES, FLCA ARE THE OWNERS IN FEE SIMPLE AND HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE SHORT PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE NORMAL USE AS SHOWN ON THE SHORT PLAT; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS ETC., SHOWN ON THE SHORT PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS SHOWN HEREON, AND DO HEREBY GRANT A WAIVER TO ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SHORT PLAT.

V. ANDY DORMAIER DATE 11-12-2008
 CONNIE DORMAIER DATE 11-12-2008

NORTHWEST FARM CREDIT SERVICES, FLCA DATE 11-12-2008

ACKNOWLEDGEMENTS:

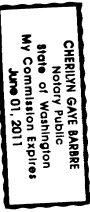
STATE OF Washington ss
 COUNTY OF Grant ss
 THIS IS TO CERTIFY THAT ON THIS 12 DAY OF November 2008, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED V. ANDY DORMAIER AND CONNIE DORMAIER, HUSBAND AND WIFE TO ME KNOWN TO BE THE PEOPLE WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED 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 SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

PRINT NAME: Cheryl Gaye Barbre

RESIDING AT: Ephrata Washington

MY APPOINTMENT EXPIRES: 6-1-2011



RIGHT TO FARM DISCLOSURE

GRANT COUNTY HAS ESTABLISHED AS A PRIORITY AGRICULTURAL OPERATIONS ON LAND ZONED AS AGRICULTURAL (AG). THE COUNTY WILL NOT CONSIDER TO BE A NUISANCE THOSE INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL ACTIVITIES PROVIDED SUCH ACTIVITIES ARE CONSISTENT WITH COMMONLY ACCEPTED AGRICULTURAL BEST MANAGEMENT PRACTICES. THIS PROPERTY LIES WITHIN 500 FEET OF LANDS ZONED BY GRANT COUNTY AS AGRICULTURAL (AG). A VARIETY OF AGRICULTURAL ACTIVITIES WHICH ARE IN CONFORMANCE WITH EXISTING LAWS AND REGULATIONS OCCUR ON ADJACENT LANDS THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO RESIDENTS OF THIS PROPERTY, INCLUDING BUT NOT LIMITED TO: THE APPLICATION OF PERMITTED FERTILIZERS AND PESTICIDES, SPRAYING, PRUNING, HARVESTING, OR EXTRACTING THE OPERATION OF FARM MACHINERY DURING ANY 24-HOUR PERIOD, AND THE STORAGE AND DISPOSAL OF MANURE, NOISE, ODOR, GLARE, VIBRATIONS, AND TRUCK TRAFFIC.

IF NEVERTHELESS, I HAVE WAIVED FOR CURRENT AND FUTURE OWNERS AND LESSEES ANY DAMAGES THAT MIGHT OCCUR TO BUILDINGS, STRUCTURES, USES OR OCCUPANTS BECAUSE OF SUCH ACTIVITIES THAT ARE CONDUCTED IN COMPLIANCE WITH AGRICULTURAL BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAWS.

ACKNOWLEDGEMENTS:

STATE OF Washington ss
 COUNTY OF Grant ss
 THIS IS TO CERTIFY THAT ON THIS 12 DAY OF November 2008, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Andy Dormaier REPRESENTATIVE NORTHWEST FARM CREDIT SERVICES, FLCA TO ME KNOWN TO BE THE PEOPLE WHO SIGNED THE FOREGOING DEDICATION 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 SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

PRINT NAME: Wendy Lynn Thomas

RESIDING AT: Ephrata Washington

MY APPOINTMENT EXPIRES: 8-5-2011



BUREAU OF RECLAMATION CONCURRENCE FOR THIS PLAT IS LIMITED TO THE EXTENT OF THE PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF RCW 84.17.310.

RAINING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINAGE OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL, AGRICULTURE LAND USE UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMIC FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE QUINCY-COLUMBIA BASIN IRRIGATION DISTRICT AND IS SUBJECT TO THE LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS PLAT IS SERVED BY COUNTY ROADS, ALL IRRIGABLE LANDS WITHIN THE ROAD RIGHT OF WAY OR ISOLATED BY SAID DEDICATION, WILL NOT BECOME A CHARGE ASSESSABLE TO GRANT COUNTY AND PAYABLE TO THE QUINCY-COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

EXAMINED AND APPROVED BY GRANT COUNTY ENGINEER, 20 08

EXAMINED AND APPROVED BY GRANT COUNTY PLANNING DIRECTOR, 20 08

EXAMINED AND APPROVED BY GRANT COUNTY FIRE MARSHAL/BUILDING OFFICIAL, 20 08

EXAMINED AND APPROVED BY GRANT COUNTY SANITARIAN, 20 08

EXAMINED AND APPROVED BY GRANT COUNTY ASSESSORS OFFICE, 20 08

EXAMINED AND APPROVED BY GRANT COUNTY BOARD OF COMMISSIONERS, 20 08

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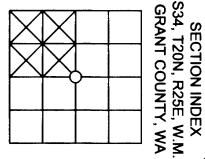
EXAMINED AND APPROVED BY GRANT COUNTY BOARD OF COMMISSIONERS, 20 08

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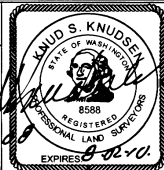
EXAMINED AND APPROVED BY GRANT COUNTY BOARD OF COMMISSIONERS, 20 08



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 S34, T20N, R25E, W.M.
 GRANT COUNTY, WA

ANDY DORMAIER SHORT PLAT

DRAWN BY: ROBERT MULLENIX	SURVEY TECH.: ROBERT J REED	CHECKED BY: K.S. KNUDSEN
DATE: 06/12/2007	SHEET NO. OF 2	PROJECT NO. FILE NAME: 07-177 07-177-02 DWG
SCALE: NTS		



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 Email: knudsen@knudsen-surveying.com