

From: [Jeff Watson](#)
To: ["Cruse & Associates"](#)
Subject: SG-09-00008 McIntosh
Date: Monday, August 30, 2010 3:25:00 PM

[SG-09-00008 McIntosh](#)

Kittitas County Community Development Services has issued final approval for the above Boundary Line Adjustment/Segregation Application. Click the link above to open the web based file. The signed original final approval letter may be found in your mailbox at CDS, please feel free to contact me if you have additional concerns or questions.

I'll be here...

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

From: [Jeff Watson](#)
To: [Christine M. Garcia](#)
Cc: [Shelley A. McClellan](#)
Subject: SG-09-00008 McIntosh
Date: Monday, August 30, 2010 3:21:00 PM

[SG-09-00008 McIntosh](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

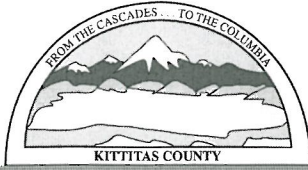
Jeff Watson
Planner I

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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

August 30, 2010

Chris Cruse
Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

RE: McIntosh Administrative Segregation, SG-09-00008

Map Number 18-18-08000-0006 Parcel Number 955163
Map Number 18-18-08000-0007 Parcel Number 955164
Map Number 18-18-08000-0008 Parcel Number 955165

Dear Mr. Cruse,

Kittitas County Community Development Services has reviewed the proposed administrative segregation and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on August 30, 2010 to finalize the administrative segregation.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

Attachments via E-Mail to: cruseandassoc@kvalley.com

\\Arda\Teams\CDS\Projects\Segregations\SG 2009\SG-09-00008 McIntosh\SG-09-00008 McIntosh
Master File

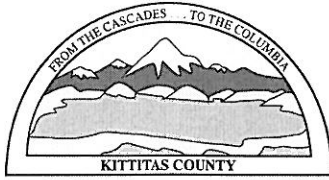
From: [Keli Bender](#)
To: [Jeff Watson](#)
Cc: [cruse and associates](#)
Subject: McIntosh
Date: Friday, July 30, 2010 11:39:50 AM

Good morning Gentlemen:

This is in regard to the McIntosh property. Scott has met all of the KRD requirements.. If you need additional information, please let me know.

Keli

Keli R. Bender
Lands Clerk/RRA
krd.keli@fairpoint.net
1(509) 925-6158



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

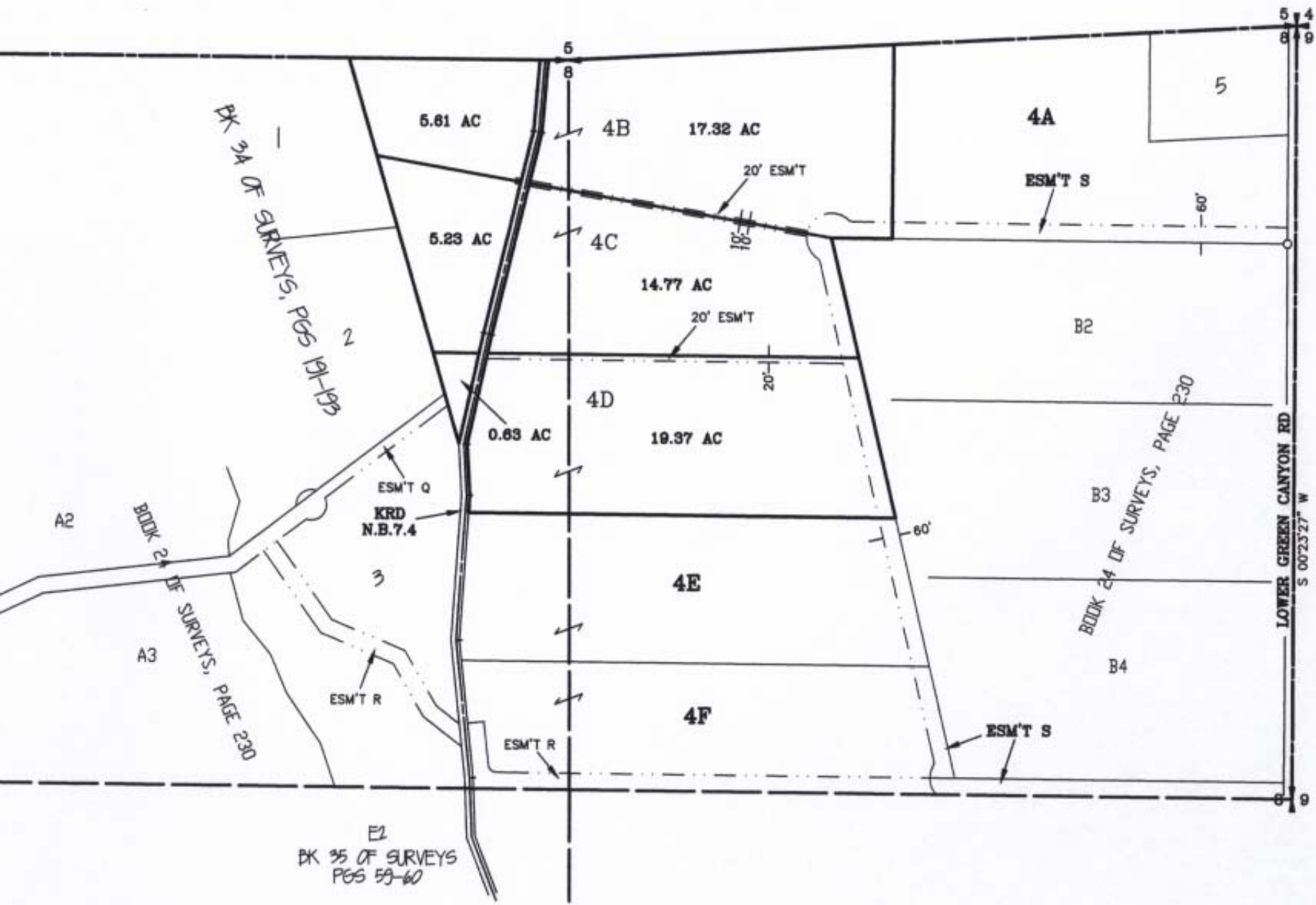
TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: August 5, 2010
SUBJECT: McIntosh SG-09-00008

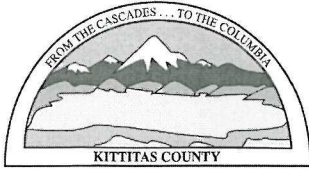
Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards.

Our department recommends Final Approval with the following conditions:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.

- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
3. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. Access Permit: An approved access permit shall 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. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
8. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
9. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

February 18, 2010

Chris Cruse
Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

RE: McIntosh Administrative Segregation, SG-09-00008

Map Number: 18-18-08000-0006 (955163)
18-18-08000-0007 (955164)
18-18-08000-0008 (955165)

Dear Mr. Cruse,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16.08.015, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

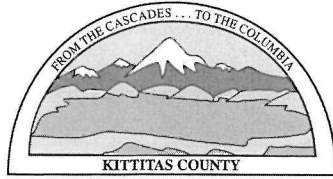
1. A legal description or survey displaying the new acreage and lot dimensions of each parcel and appropriate access easements for lots 4B, 4C, and 4D, must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. These properties are within the boundaries of the Kittitas Reclamation District. The applicant will need to comply with all KRD requirements prior to final approval of the Administrative Segregation.
4. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

Attachments via E-Mail to: cruseandassoc@kvalley.com
Segregation Application
Preliminary Segregation Drawings
Kittitas County Public Works Comments



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson
FROM: Christina Wollman, Planner II *CW*
DATE: July 7, 2009
SUBJECT: McIntosh SG-09-00008. 18-18-08000-0006, -0007, -0008.

The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) serving lots 4B, 4C, and 4D west of the canal shall be included in the legal description and shall conform to applicable Kittitas County Road Standards. Access from US 97 will not be allowed without an updated access permit.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

7/7/2009 4:17 PM

Jeff Watson

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Tuesday, July 07, 2009 3:01 PM
To: Jeff Watson
Subject: Re: SG-09-00008 McIntosh
Attachments: image001.jpg

Jeff;
The KRD requirements will need to be met on this application.
Keli

----- Original Message -----

From: [Jeff Watson](#)
To: [Keli Bender](#)
Sent: Tuesday, July 07, 2009 12:53 PM
Subject: SG-09-00008 McIntosh

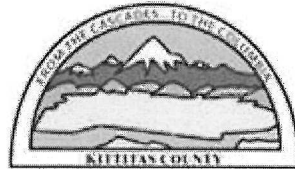
SG-09-00008 McIntosh

Please review the attached for KRD requirements.

Thank You,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

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Segregation Preliminary Submittal Requirements For:

SG-09-00008 McIntosh

Date Received: April 9, 2009

Review Date: July 7, 2009

Map Number: 18-18-08000-0006, 18-18-08000-0007, 18-18-08000-0008

Parcel Number: 955163, 955164, 955165

Planner: Jeff Watson Zoning: Agriculture 20

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes **No** **Within a Shoreline of the State** **Environment:**

Yes **No** **Within a FIRM Floodplain** **Panel #:**

Yes **No** **Within a PHS Habitat** **Habitat Type:**

Yes **No** **Wetland in Parcel** **Wetland Type:**

Yes **No** **Seismic Rating** **Category:**

Yes **No** **Within Coal Mine Area**

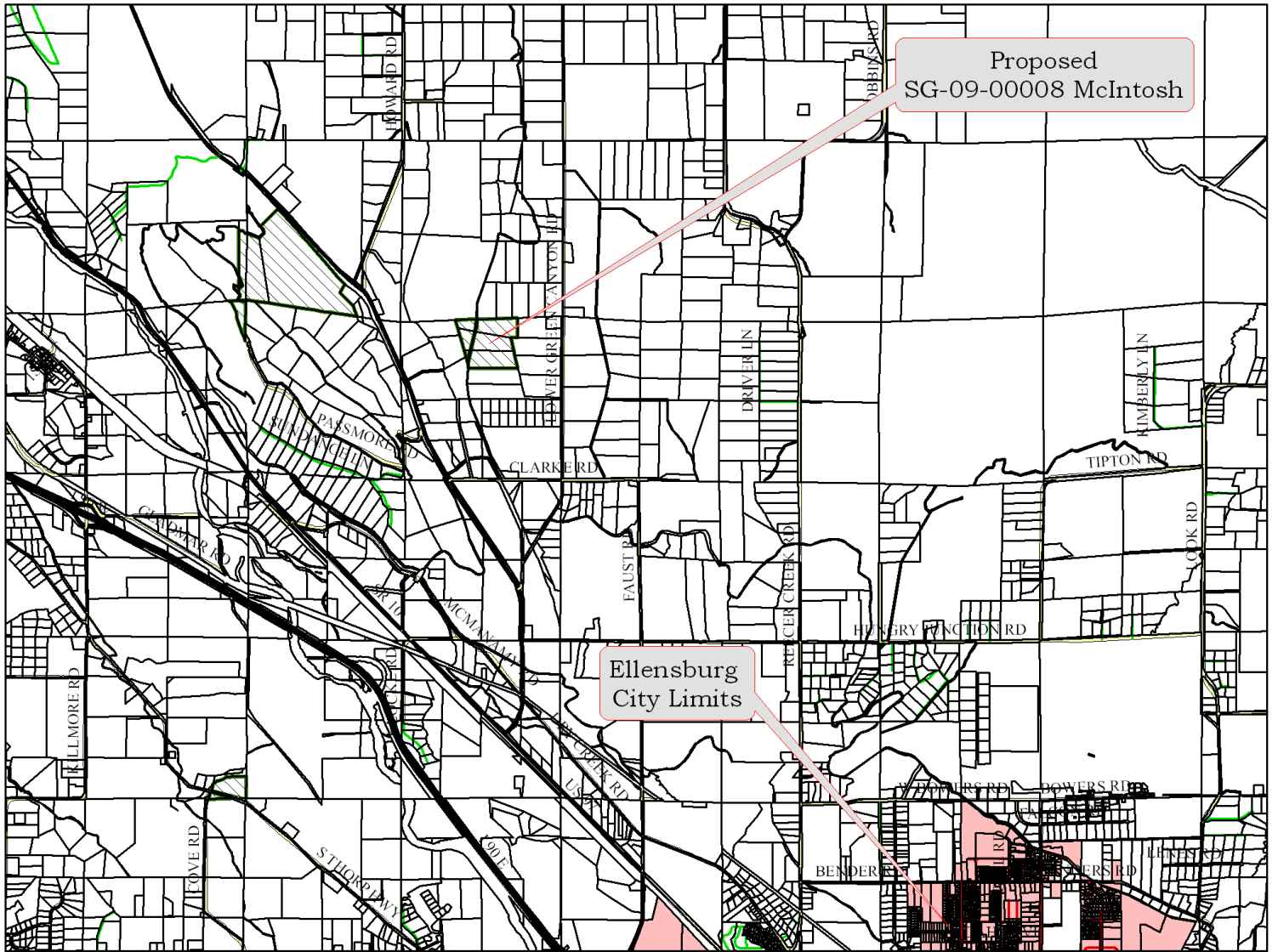
Yes **No** **Hazardous Slope in Parcel** **Category:**

Yes **No** **Airport Zones within Parcel** **Zone:**

Yes **No** **Adjacent to Forest Service Road** **Road:**

Yes **No** **Adjacent to BPA Lines or Easement**

Yes **No** **Within 1000' of Mineral Land of LTS**



Proposed
SG-09-00008 McIntosh

Ellensburg
City Limits

Critical Areas

Proposed
SG-09-00008 McIntosh

ZONE C

0 - 25% Slope

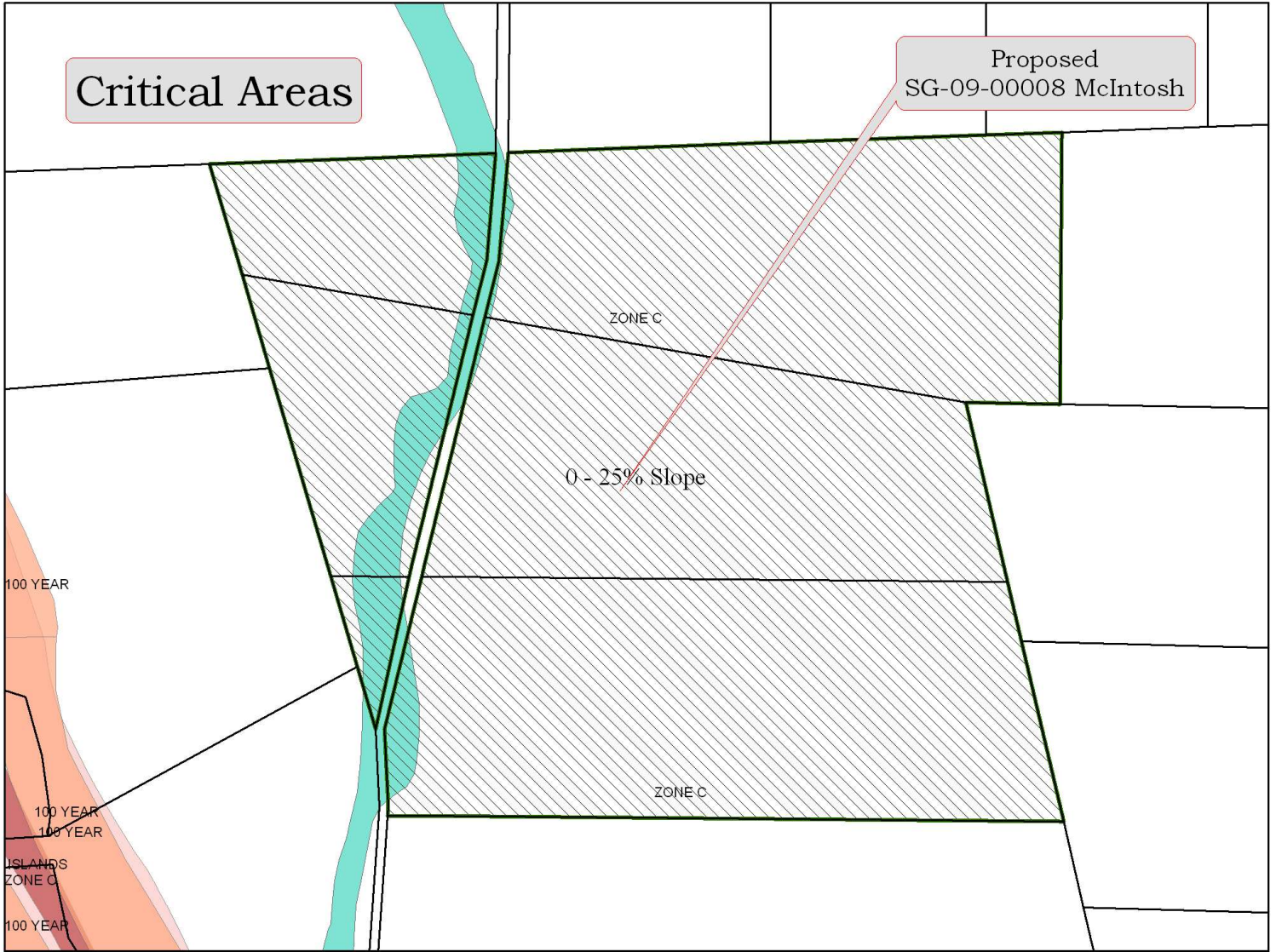
ZONE C

100 YEAR

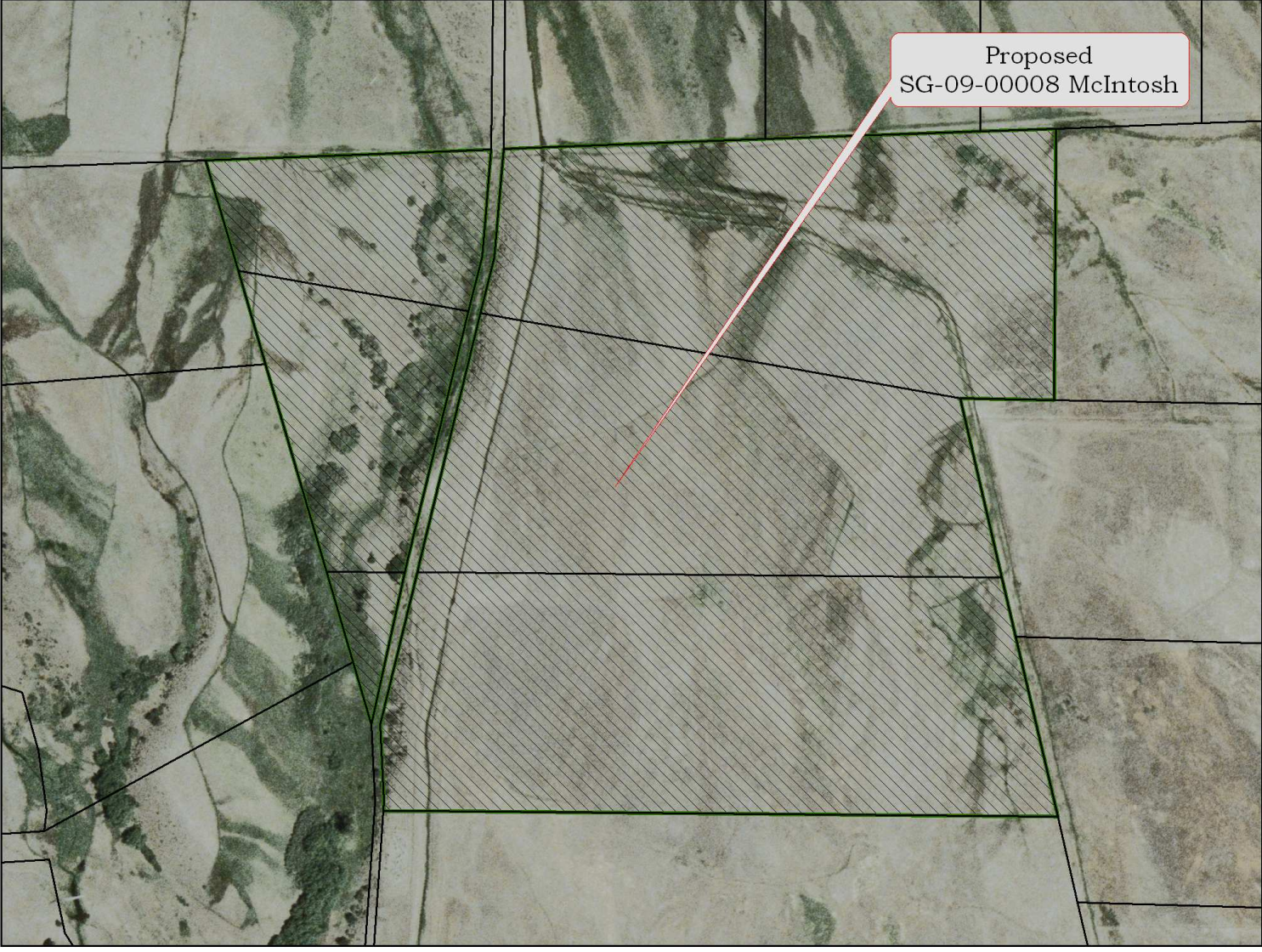
100 YEAR
100 YEAR

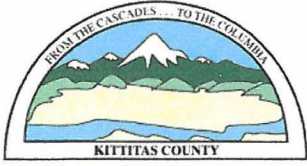
ISLANDS
ZONE C

100 YEAR



Proposed
SG-09-00008 McIntosh





KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PERMIT NUMBER: SG-09-00008

KITITAS COUNTY REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

KITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED FOR SUBMITTAL

- Unified Site Plan(s) of current lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all owners and/or applicants (if more than one).

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Legal descriptions of the proposed lots.
- Assessor Compas Information about the parcels.

APPLICATION FEE:

*KRD
Intervening
Ownership*

- \$575 Administrative Segregation per page
 - SEGREGATED INTO 6 LOTS,
 - SEGREGATED FOREST IMPROVEMENT SITE
 - "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
 - ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL
- \$50 Combination
 - COMBINED AT OWNERS REQUEST

- \$190 Major Boundary Line Adjustment per page
 - B LA BETWEEN PROPERTY OWNERS
 - BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$95 MINOR BOUNDARY LINE ADJUSTMENT PER PAGE
 - B LA BETWEEN PROPERTY OWNERS
 - BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$50 Mortgage Purposes Only Segregation

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x Mandy Need

DATE:

4/19/09

RECEIPT #

4403



NOTES:

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.

Name: Scott McIntosh
Mailing Address: 7820 SR 97
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: _____
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: _____

3. Street address of property:

Address: Lower Green Canyon Road
City/State/ZIP: Ellensburg, WA 98926

4. Zoning Classification: AG-20

5. Original Parcel Number(s) & Acreage
(1 parcel number per line)

New Acreage
(Survey Vol. ____, Pg ____)

18-18-08000-0006 20.00 AC

5.61 AC and 17.32 AC

18-18-08000-0007 20.00 AC

5.23 AC and 14.77 AC


18-18-08000-0008 20.00 AC

0.63 AC and 19.37 AC

Applicant is: Owner Purchaser Lessee Other



Owner Signature Required



Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2010 Tax
paid in Full

By: [Signature]
Kittitas County Treasurer's Office

Date: 8/30/10

Community Development Services Review

- This segregation meets the requirements for observance of intervening ownership.
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____
- This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through the applicable subdivision process in order to make a separately salable lot. (Page 2 required)
- This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: -

Parcel Creation Date: -

Last Split Date: -

Current Zoning District: AGRICULTURE 20

Review Date: 7/7/2009

By: Jeff Watson

**Survey Approved: 8/30/2010

By: [Signature]

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.

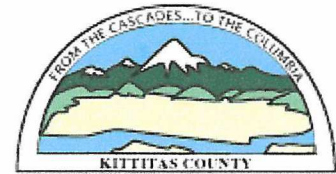
NOTE:

SG-09-00008
McIntosh

BOUNDARY LINE ADJUSTMENT DEFINITION IN KITTITAS COUNTY CODE 16.08.055: Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 955164
Map Number: 18-18-08000-0007
Situs: \LOWER GREEN CANYON RD ELLENSBURG
Legal: ACRES 20.00; PTN NE1/4 & NW1/4 (PARCEL 4C, B35/P199-200); SEC 08,~TWP 18, RGE 18~

Ownership Information

Current Owner: MC INTOSH, SCOTT W ETUX
Address: 7820 SR 97
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 22
Open Space: YES
Open Space Date: 1/1/1994
Senior Exemption:
Deeded Acres: 20
Last Revaluation for Tax Year:

Market Value

Land: 22,160
Imp: 0
Perm Crop: 0
Total: 22,160

Taxable Value

Land: 160
Imp: 0
Perm Crop: 0
Total: 160

Sales History

NO SALES HISTORY RECORDS FOUND!

Building Permits

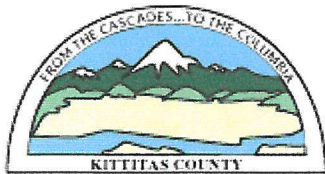
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	MC INTOSH, SCOTT W ETUX	160	0	0	160	0	160	View Taxes

File date: 3/19/2009 5:03:48 PM





Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 955163
Map Number: 18-18-08000-0006
Situs: LOWER GREEN CANYON RD ELLENSBURG
Legal: ACRES 22.93; PTN NE1/4 & NW1/4 (PARCEL 4B, B35/P199-200); SEC 08,~TWP 18, RGE 18~

Ownership Information

Current Owner: MC INTOSH, SCOTT W ETUX
Address: 7820 SR 97
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 22
Open Space: YES
Open Space Date: 1/1/1994
Senior Exemption:
Deeded Acres: 22.93
Last Revaluation for Tax Year:

Market Value

Land: 31,490
Imp: 0
Perm Crop: 0
Total: 31,490

Taxable Value

Land: 1,500
Imp: 0
Perm Crop: 0
Total: 1,500

Sales History

NO SALES HISTORY RECORDS FOUND!

Building Permits

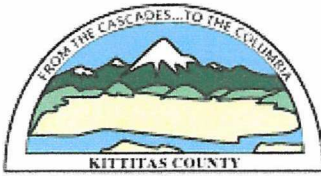
NO ACTIVE PERMITS!

5 Year Valuation Information

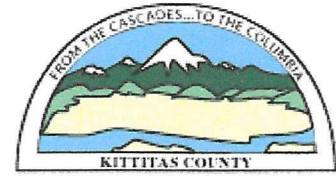
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	MC INTOSH, SCOTT W ETUX	1,500	0	0	1,500	0	1,500	View Taxes

File date: 3/19/2009 5:03:48 PM





Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 955165
Map Number: 18-18-08000-0008
Situs: \LOWER GREEN CANYON RD ELLENSBURG
Legal: ACRES 20.00; PTN NE1/4 & NW1/4 (PARCEL 4D, B35/P199-200); SEC 08,~TWP 18, RGE 18~

Ownership Information

Current Owner: MC INTOSH, SCOTT W ETUX
Address: 7820 SR 97
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 22
Open Space: YES
Open Space Date: 1/1/1994
Senior Exemption:
Deeded Acres: 20
Last Revaluation for Tax Year:

Market Value

Land: 22,160
Imp: 0
Perm Crop: 0
Total: 22,160

Taxable Value

Land: 160
Imp: 0
Perm Crop: 0
Total: 160

Sales History

NO SALES HISTORY RECORDS FOUND!

Building Permits

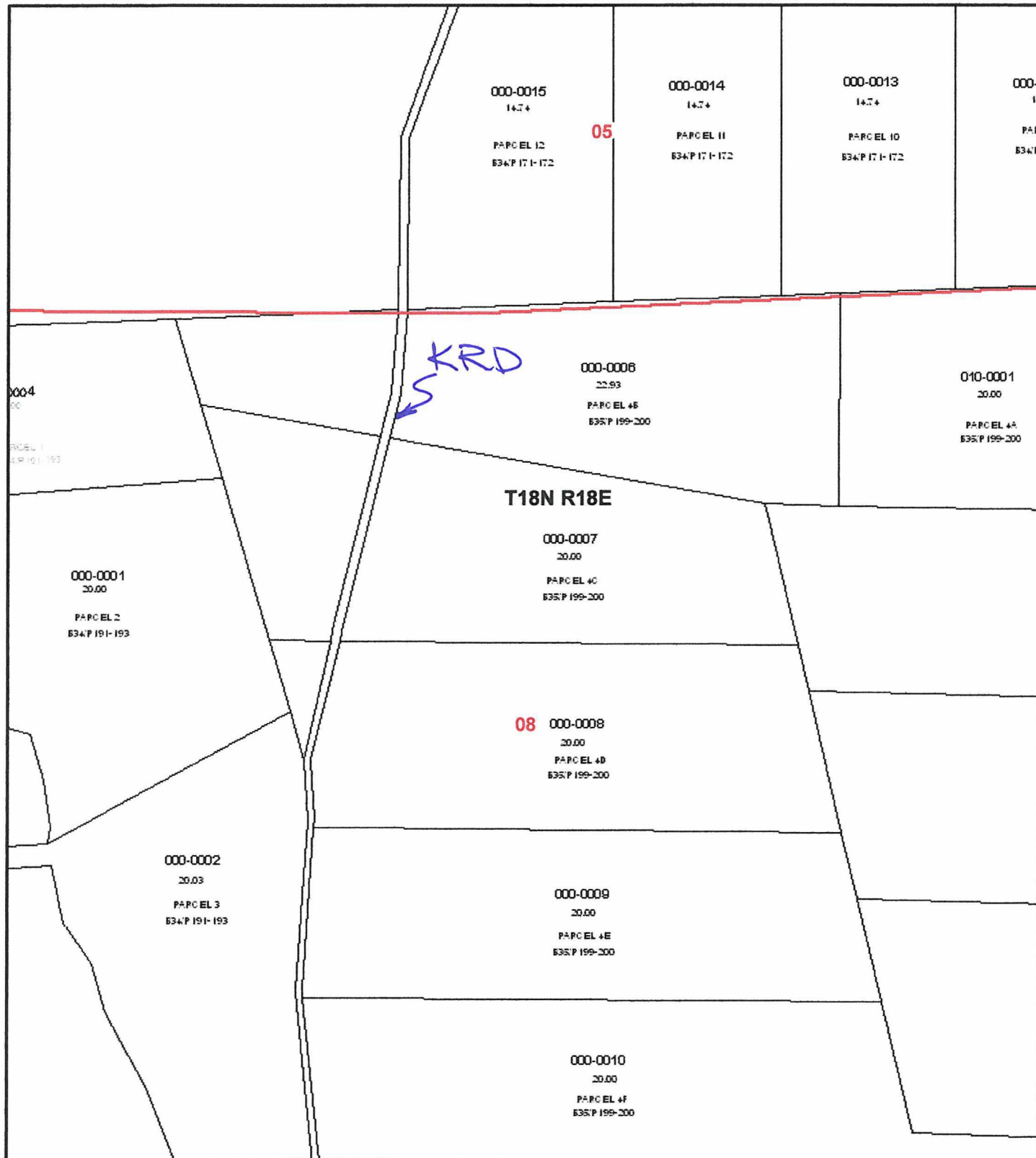
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	MC INTOSH, SCOTT W ETUX	160	0	0	160	0	160	View Taxes

File date: 3/19/2009 5:03:48 PM





Legend

- Tax Parcels
- Townships
- Rights of Way
- Sections

1 inch = 0.08 miles

Disclaimer:
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.

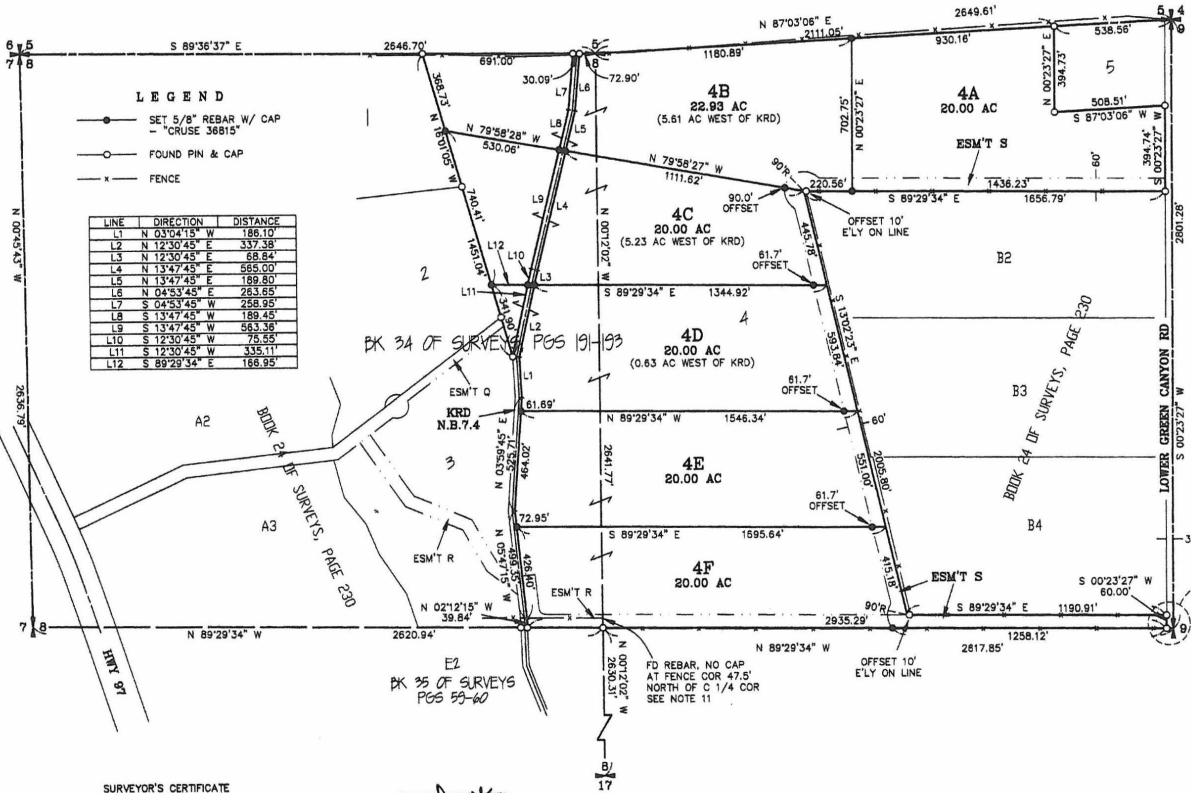
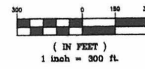
Scale = 1:5,000 3/20/2009



Existing
 35199
 200810220020

PART OF THE NORTH HALF OF SECTION 8,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

GRAPHIC SCALE



LEGEND

- SET 5/8" REBAR W/ CAP
 - "CRUISE 38615"
- FOUND PIN & CAP
- x- FENCE

LINE	DIRECTION	DISTANCE
L1	N 03°04'15" W	186.10
L2	N 12°30'45" E	337.38
L3	N 12°30'45" E	68.84
L4	N 13°47'45" E	565.00
L5	N 13°47'45" E	159.80
L6	N 04°53'45" E	263.65
L7	S 04°53'45" W	258.95
L8	S 13°47'45" W	189.45
L9	S 13°47'45" W	563.36
L10	S 12°30'45" W	75.55
L11	S 12°30'45" W	335.11
L12	S 89°29'34" E	166.95

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of SCOTT MCINTOSH in SEPTEMBER of 2008.

Chris Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 DATE 10/21/2008
 License No. 38815



AUDITOR'S CERTIFICATE

Filed for record this 22ND day of OCTOBER, 2008, at 2:04 P.M., in Book 35 of Surveys of page(s) 199 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *J. Pettit*
 KITTITAS COUNTY AUDITOR

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

McINTOSH PROPERTY

Existing 35-200

PART OF THE NORTH HALF OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

10/22/2008 02:06:13 PM V: 35 P: 200 200810220020 200810220020
KITTITAS COUNTY AUDITOR CRUSE & ASSOCIATES
Page 1 of 2

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 4A HAS 4 IRRIGABLE ACRES; PARCEL 4B HAS 3 IRRIGABLE ACRES; PARCEL 4C HAS 3 IRRIGABLE ACRES; PARCEL 4D HAS 5 IRRIGABLE ACRES; PARCEL 4E HAS 9 IRRIGABLE ACRES; PARCEL 4F HAS 11 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. KITTITAS 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, CORNER VISITATION DATES, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 34 OF SURVEYS, PAGES 191-193 AND THE SURVEYS REFERENCED THEREON.
11. THE NORTH BOUNDARY OF PARCEL E DELINEATED ON BOOK 4 OF SURVEYS, PAGE 2, OVERLAPS THE SOUTH BOUNDARY OF PARCELS A4 AND B1 OF BOOK 24 OF SURVEYS, PAGE 230. THIS CONFLICT IS DUE TO DIFFERENT LOCATIONS OF THE EAST 1/4 CORNER OF SECTION 8. I HELD THE BOUNDARY ESTABLISHED IN BOOK 24 OF SURVEYS, PAGE 230 FOR THIS SURVEY.
12. THE PURPOSE OF THIS SURVEY IS TO COMPLETE ADMINISTRATIVE SEGREGATION NO. 07-86 AND IS EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(5).

LEGAL DESCRIPTIONS

ORIGINAL PARCEL -
 PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 21, 2007 IN BOOK 34 OF SURVEYS AT PAGES 191-193, UNDER AUDITOR'S FILE NO. 200712210009, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4A
 PARCEL 4A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 199-200, UNDER AUDITOR'S FILE NO. 20081022_0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF WASHINGTON.

PARCEL 4B
 PARCEL 4B OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 199-200, UNDER AUDITOR'S FILE NO. 20081022_0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4C
 PARCEL 4C OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 199-200, UNDER AUDITOR'S FILE NO. 20081022_0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4D
 PARCEL 4D OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 199-200, UNDER AUDITOR'S FILE NO. 20081022_0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4E
 PARCEL 4E OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 199-200, UNDER AUDITOR'S FILE NO. 20081022_0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4F
 PARCEL 4F OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 199-200, UNDER AUDITOR'S FILE NO. 20081022_0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT S
 EASEMENT S AS DELINEATED ON THAT CERTAIN SURVEY RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 199-200, UNDER AUDITOR'S FILE NO. 20081022_0020, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 4A, 4B, 4C, 4D, 4E AND 4F OF SAID SURVEY.

AUDITOR'S CERTIFICATE
 Filed for record this 22ND day of OCTOBER,
 2008, at 2:06 P.M., in Book 35 of Surveys
 at page(s) 200 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *Kenneth*
 KITTITAS COUNTY AUDITOR



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

10/21/2008

McINTOSH DESCRIPTIONS

3/23/09

Parcel 4C East of KRD

Parcel 4C of that certain survey as recorded October 22, 2008 in Book 35 of Surveys at pages 199 and 200, under Auditor's file No. 200810220020, records of Kittitas County, State of Washington; being a portion of the Northeast and Northwest Quarters of Section 8, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion that lies west of the westerly right of way of the Kittitas Reclamation District lateral N.B.7.4.

Above described parcel contains 14.77 Acres.

Parcel 4C West of KRD

Parcel 4C of that certain survey as recorded October 22, 2008 in Book 35 of Surveys at pages 199 and 200, under Auditor's file No. 200810220020, records of Kittitas County, State of Washington; being a portion of the Northeast and Northwest Quarters of Section 8, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion that lies east of the easterly right of way of the Kittitas Reclamation District lateral N.B.7.4.

Above described parcel contains 5.23 Acres.

McINTOSH DESCRIPTIONS

3/23/09

Parcel 4B East of KRD

Parcel 4B of that certain survey as recorded October 22, 2008 in Book 35 of Surveys at pages 199 and 200, under Auditor's file No. 200810220020, records of Kittitas County, State of Washington; being a portion of the Northeast and Northwest Quarters of Section 8, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion that lies west of the westerly right of way of the Kittitas Reclamation District lateral N.B.7.4.

Above described parcel contains 17.32 Acres.

Parcel 4B West of KRD

Parcel 4B of that certain survey as recorded October 22, 2008 in Book 35 of Surveys at pages 199 and 200, under Auditor's file No. 200810220020, records of Kittitas County, State of Washington; being a portion of the Northeast and Northwest Quarters of Section 8, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion that lies east of the easterly right of way of the Kittitas Reclamation District lateral N.B.7.4.

Above described parcel contains 5.61 Acres.

McINTOSH DESCRIPTIONS

3/23/09

Parcel 4D East of KRD

Parcel 4D of that certain survey as recorded October 22, 2008 in Book 35 of Surveys at pages 199 and 200, under Auditor's file No. 200810220020, records of Kittitas County, State of Washington; being a portion of the Northeast and Northwest Quarters of Section 8, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion that lies west of the westerly right of way of the Kittitas Reclamation District lateral N.B.7.4.

Above described parcel contains 19.37 Acres.

Parcel 4D West of KRD

Parcel 4D of that certain survey as recorded October 22, 2008 in Book 35 of Surveys at pages 199 and 200, under Auditor's file No. 200810220020, records of Kittitas County, State of Washington; being a portion of the Northeast and Northwest Quarters of Section 8, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion that lies east of the easterly right of way of the Kittitas Reclamation District lateral N.B.7.4.

Above described parcel contains 0.63 Acres.