

## Jeff Watson

---

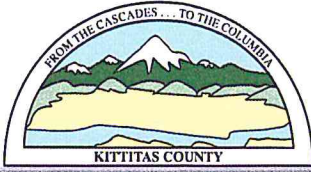
**From:** Jeff Watson  
**Sent:** Monday, December 23, 2013 3:52 PM  
**To:** Christine M. Garcia  
**Cc:** Shelley A. McClellan  
**Subject:** BL-13-00015 Haybrook

### [BL-13-00015 Haybrook](#)

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,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



# 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"

December 23, 2013

Steve Willard  
Haybrook Land Holdings LLC  
1312 Sanders Road  
Ellensburg WA 98926

RE: Haybrook Boundary Line Adjustment,

Map Number	18-19-30030-0020	Parcel Number	639136
Map Number	18-19-30056-0001	Parcel Number	10599
Map Number	18-19-30057-0002	Parcel Number	12581
Map Number	18-19-30057-0003	Parcel Number	12582
Map Number	18-19-30056-0002	Parcel Number	10600
Map Number	18-19-30056-0003	Parcel Number	10601

Dear Mr. Willard,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, a final packet has been submitted to the Assessor's Office on December 23, 2013 to finalize the boundary line adjustment.

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

Sincerely,

Jeff Watson  
Staff Planner

CC via email to: [cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

BL-13-00015 Haybrook Master File @T:\CDS\Projects\BLAs\BL 2013\ BL-13-00015 Haybrook

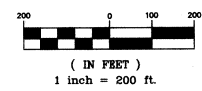
12/20/2013 02:13:20 PM V: 39 P: 9 201312200041  
\$148.00 CRUSE & ASSOCIATES SURVEYING  
Kittitas County Auditor Page 1 of 3



ILLUSTRATED NOT VISITED



GRAPHIC SCALE



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 18078"
  - SET HUB ON LINE
  - FOUND PIN & CAP
  - × FENCE
  - < DITCH
  - EASEMENT

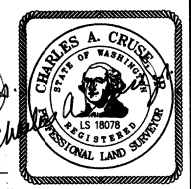
**PART OF SECTION 30,  
T. 18 N., R. 19 E., W.M.  
AND OF SECTION 25,  
T. 18 N., R. 18 E., W.M.**

AUDITOR'S CERTIFICATE *201312200041*  
 Filed for record this 20th day of DECEMBER,  
 2013, at *2:13* P.M., in Book 39 of Surveys  
 at page(s) *9* at the request of Cruse & Associates

JERALD V. PETTIT BY: *[Signature]*  
 KITTITAS COUNTY AUDITOR

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 STEVE WILLARD  
 in MAY of 2013.

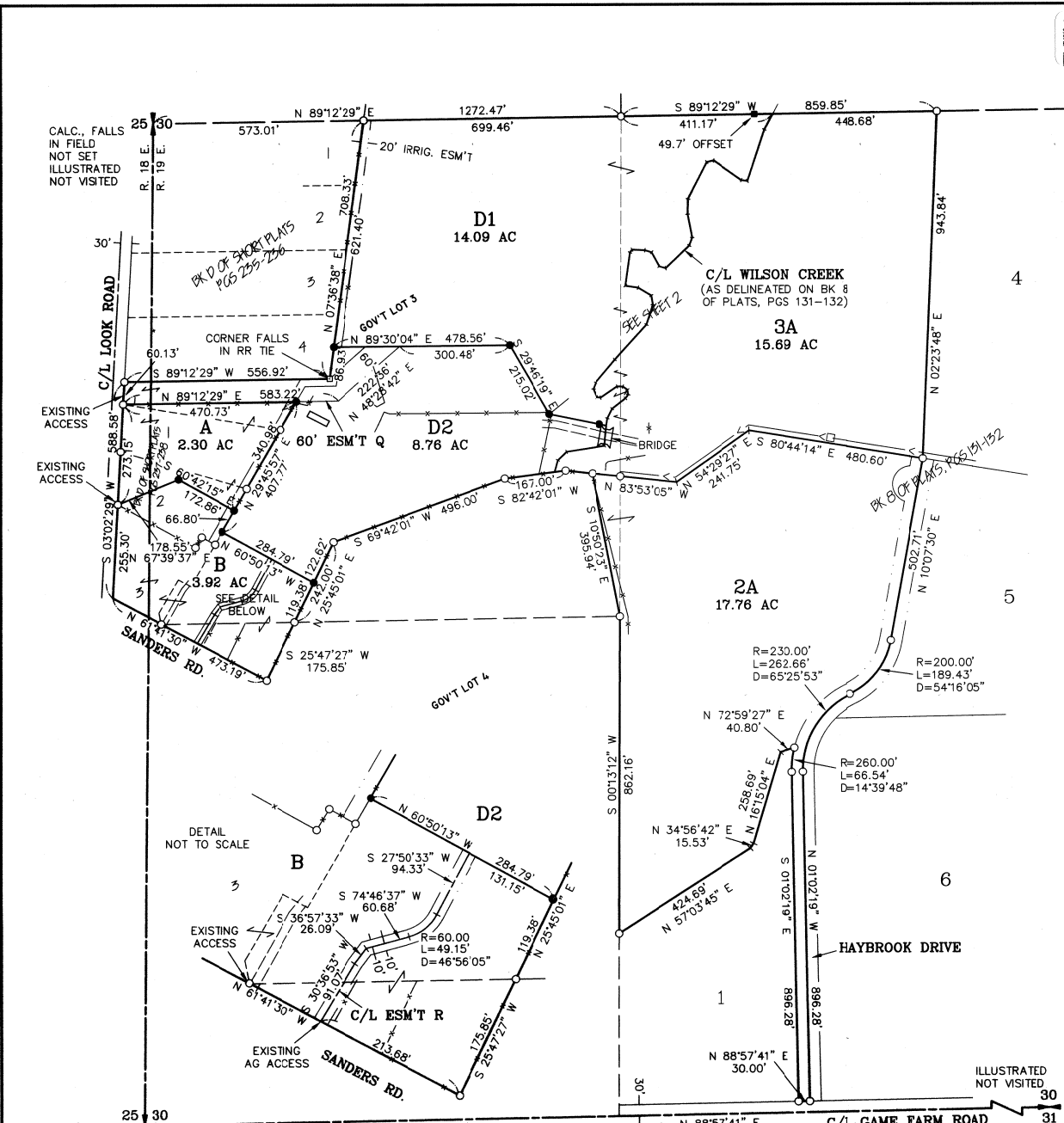
*Charles A. Cruse, Jr.*  
 CHARLES A. CRUSE, JR.  
 Professional Land Surveyor  
 License No. 18078



*12-20-13*  
 DATE

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

T18N R18E	T18N R19E



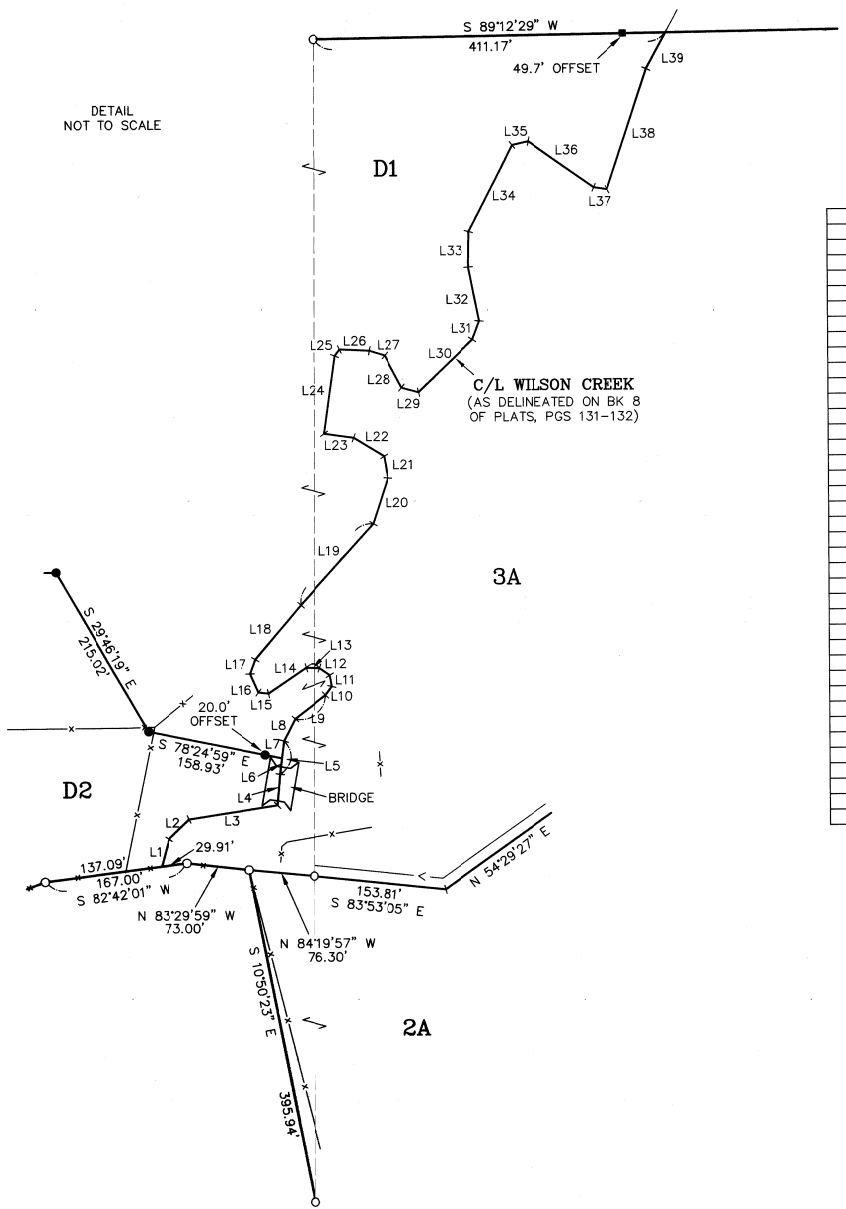
ILLUSTRATED NOT VISITED

# PART OF SECTION 30, T. 18 N., R. 19 E., W.M. AND OF SECTION 25, T. 18 N., R. 18 E., W.M.

12/20/2013 02:13:20 PM V: 39 P: 10 201312200041  
\$148.30 CRUSE & ASSOCIATES SURVEYING Page 2 of 3  
Survey KITITAS County Auditor



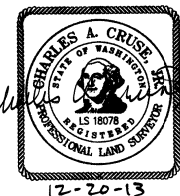
DETAIL  
NOT TO SCALE



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 18078"
  - SET HUB ON LINE
  - FOUND PIN & CAP
  - x— FENCE
  - <— DITCH

LINE	DIRECTION	DISTANCE
L1	N 15°08'45" E	33.32'
L2	N 45°46'59" E	32.95'
L3	N 81°16'31" E	104.63'
L4	S 04°50'01" W	36.63'
L5	S 07°16'18" W	38.61'
L6	S 07°16'18" W	18.47'
L7	S 07°16'18" W	20.14'
L8	N 26°48'25" E	29.09'
L9	N 52°10'20" E	45.26'
L10	N 36°39'11" E	12.49'
L11	N 10°00'53" W	13.31'
L12	N 54°21'46" W	14.56'
L13	N 88°10'59" W	16.21'
L14	S 55°28'51" W	53.07'
L15	N 83°39'50" W	11.65'
L16	N 23°32'15" W	23.83'
L17	S 20°16'42" W	17.81'
L18	S 39°52'54" W	82.53'
L19	S 41°51'41" W	127.35'
L20	N 18°02'44" E	56.07'
L21	N 09°41'43" W	25.78'
L22	S 58°27'57" E	41.48'
L23	N 81°43'46" W	34.48'
L24	S 07°54'38" W	91.62'
L25	N 36°02'44" E	9.48'
L26	S 87°09'56" E	34.58'
L27	N 72°46'10" W	18.83'
L28	S 27°41'49" E	42.71'
L29	S 74°18'05" E	20.62'
L30	S 45°52'28" W	88.15'
L31	N 20°23'20" E	23.15'
L32	N 11°06'04" W	64.44'
L33	N 00°51'21" E	41.54'
L34	N 26°51'46" E	112.57'
L35	N 76°52'29" E	19.11'
L36	S 54°44'45" E	93.44'
L37	S 81°15'35" E	16.32'
L38	N 18°09'54" E	147.52'
L39	N 28°04'44" E	48.08'

AUDITOR'S CERTIFICATE 201312200041  
 Filed for record this 20TH day of DECEMBER,  
 2013, at 2:13 P.M., in Book 39 of Surveys  
 at page(s) 10 at the request of Cruse & Associates  
 JERALD V. PETTIT BY: J. Demond  
 KITITAS COUNTY AUDITOR



12-20-13

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

**WILLARD PROPERTY**

# PART OF SECTION 30, T. 18 N., R. 19 E., W.M. AND OF SECTION 25, T. 18 N., R. 18 E., W.M.

12/20/2013 02:13:20 PM V: 39 P: 11 201312200041  
\$148.00 CRUSE & ASSOCIATES SURVEYING Page 3 of 3  
KITTITAS COUNTY REGISTER

NOTES:

- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 17 OF SURVEYS, PAGE 55; BOOK 20 OF SURVEYS, PAGES 48-49; BOOK D OF SHORT PLATS, PAGES 235-236; BOOK D OF SHORT PLATS, PAGES 237-238; AND BOOK 8 OF PLATS, PAGES 131-132. CORNERS LAST VISITED AS STATED THEREON.
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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.
- THE BASIS OF BEARINGS IS RANDOMLY ASSIGNED.
- THE PURPOSE OF THIS SURVEY IS TO FACILITATE A BOUNDARY LINE ADJUSTMENT.
- ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 2A HAS 9 IRRIGABLE ACRES; PARCEL 3A HAS 15 IRRIGABLE ACRES; PARCEL D1 HAS 8 IRRIGABLE ACRES; PARCEL D2 HAS 7 IRRIGABLE ACRES; PARCEL A HAS 2 IRRIGABLE ACRES; PARCEL B HAS 2 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. 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.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

LEGAL DESCRIPTIONS

ORIGINAL PARCEL DESCRIPTIONS

LOTS 1, 2 AND 3, KITTITAS COUNTY SHORT PLAT NO. SP-94-27 (HAYBROOK NO. 3 SHORT PLAT) AS PER SHORT PLAT THEREOF RECORDED IN BOOK D OF SHORT PLATS AT PAGES 237-238, RECORDS OF KITTITAS COUNTY, WASHINGTON;

AND

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED JUNE 1, 1994 IN BOOK 20 OF SURVEYS AT PAGES 48-49, UNDER AUDITOR'S FILE NO. 571299, RECORDS OF KITTITAS COUNTY, WASHINGTON; EXCEPT ANY PORTION OF THEREOF INCLUDED IN LOT 1 OF KITTITAS COUNTY SHORT PLAT NO. SP-94-27 (HAYBROOK NO. 3 SHORT PLAT) AS PER SHORT PLAT THEREOF RECORDED IN BOOK D OF SHORT PLATS AS PAGES 237-238, RECORDS OF SAID COUNTY;

AND

LOTS 2 AND 3, HF MEADOWS NO. 3 (P-96-10), AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS AT PAGES 131-132, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

ALL IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND ALSO IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL 2A

PARCEL 2A OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013 IN BOOK 39 OF SURVEYS AT PAGES 9-11, UNDER AUDITOR'S FILE NO. 20131220 0041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER, OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3A

PARCEL 3A OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013 IN BOOK 39 OF SURVEYS AT PAGES 9-11, UNDER AUDITOR'S FILE NO. 20131220 0041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER, OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D1

PARCEL D1 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013 IN BOOK 39 OF SURVEYS AT PAGES 9-11, UNDER AUDITOR'S FILE NO. 20131220 0041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER, OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D2

PARCEL D2 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013 IN BOOK 39 OF SURVEYS AT PAGES 9-11, UNDER AUDITOR'S FILE NO. 20131220 0041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., ALL IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013 IN BOOK 39 OF SURVEYS AT PAGES 9-11, UNDER AUDITOR'S FILE NO. 20131220 0041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., ALL IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

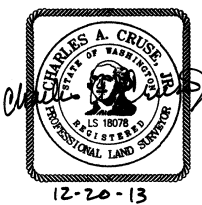
PARCEL B OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013 IN BOOK 39 OF SURVEYS AT PAGES 9-11, UNDER AUDITOR'S FILE NO. 20131220 0041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., ALL IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013 IN BOOK 39 OF SURVEYS AT PAGES 9-11, UNDER AUDITOR'S FILE NO. 20131220 0041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., AND ACROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL D2 OF SAID SURVEY.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013 IN BOOK 39 OF SURVEYS AT PAGES 9-11, UNDER AUDITOR'S FILE NO. 20131220 0041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., AND ACROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL B OF SAID SURVEY.



AUDITOR'S CERTIFICATE 201312200041  
 Filed for record this 20TH day of DECEMBER,  
 2013, at 2:13 P.M., in Book 39 of Surveys  
 at page(s) 11 at the request of Cruse & Associates  
 JERALD V. PETTIT BY: [Signature]  
 KITTITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (509) 982-8242  
**WILLARD PROPERTY**

## Jeff Watson

---

**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Thursday, December 19, 2013 3:15 PM  
**To:** Jeff Watson; cruse and associates  
**Subject:** Haybrook

Jeff,

This is in regards to the Haybrook landholdings boundary line adjustment, BL-13-00015. All conditions set forth in the KRD General Guidelines for Subdivisions have been met. Please let me know if you need anything further.

keli

## Jeff Watson

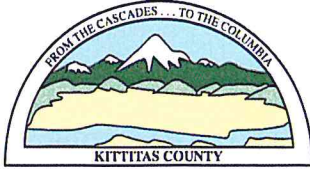
---

**From:** Jeff Watson  
**Sent:** Tuesday, December 17, 2013 10:47 AM  
**To:** Chuck Cruse (cruseandassoc@kvalley.com)  
**Subject:** BL-13-00015 Haybrook  
**Attachments:** BL-13-00015 Haybrook Master File.pdf

### [BL-13-00015 Haybrook](#)

Just got off the phone with Steve... he asked that I forward this to you for new legals.

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



## 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

December 17, 2013

Steve Willard  
Haybrook Land Holdings LLC  
1312 Sanders Road  
Ellensburg WA 98926

RE: Haybrook Boundary Line Adjustment,

Map Number	18-19-30030-0020	Parcel Number	639136
Map Number	18-19-30056-0001	Parcel Number	10599
Map Number	18-19-30057-0002	Parcel Number	12581
Map Number	18-19-30057-0003	Parcel Number	12582
Map Number	18-19-30056-0002	Parcel Number	10600
Map Number	18-19-30056-0003	Parcel Number	10601

Dear Mr. Willard,

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, 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 metes and bounds legal description or recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Tax records indicate that the taxes have been paid for 2013 on all six parcels. If the conditions of approval are met prior to January 1, 2014, no further actions will be required. **If the required conditions are not met before the first of the year the 2014 full year's taxes will need to be paid prior to final approval.**
3. This property is within the boundaries of the KRD irrigation entity. The applicant will need to comply with the requirements set forth by KRD prior to final approval of the boundary line adjustment.
4. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos 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

BL-13-00015 Haybrook Master File @T:\CDS\Projects\BLAs\BL 2013\BL-13-00015 Haybrook



## Jeff Watson

---

**From:** Brenda Larsen  
**Sent:** Tuesday, December 17, 2013 8:37 AM  
**To:** Jeff Watson  
**Subject:** RE: BL-13-00015 Haybrook

Jeff Watson  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Haybrook (BL-13-00015)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

*Brenda Larsen*  
*Kittitas County Fire Marshal*  
*509-962-7000*

---

**From:** Jeff Watson  
**Sent:** Tuesday, December 17, 2013 8:19 AM  
**To:** Brenda Larsen  
**Subject:** FW: BL-13-00015 Haybrook

Still trying to get this one a preliminary approval...

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

---

**From:** Jeff Watson  
**Sent:** Friday, December 06, 2013 9:56 AM  
**To:** Brenda Larsen  
**Subject:** FW: BL-13-00015 Haybrook

I'm not showing any comments from you for this one.... Did I miss them somewhere?

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

**From:** Jeff Watson  
**Sent:** Wednesday, July 03, 2013 12:15 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore  
**Subject:** BL-13-00015 Haybrook

[BL-13-00015 Haybrook](#)

Christina, Holly (Erin), and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

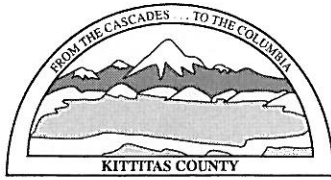
Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

---

## MEMORANDUM

---

TO: Jeff Watson, CDS  
FROM: Christina Wollman, Planner II *CW*  
DATE: July 9, 2013  
SUBJECT: Haybrook Land Holdings LLC BL-13-00015

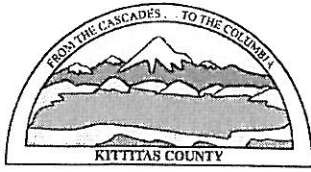
The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

The applicant has received a variance to allow the continued use of the existing residential access. RV-13-11 was approved and no changes to the access of these parcels will be required as a result of this BLA. Any future subdivision or development that changes the use of the accesses will require further review.

**Our department recommends final approval with the following conditions:**

- 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. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

Kirk Holmes, Director

**KITTITAS COUNTY**  
**ROAD VARIANCE COMMITTEE**

**IN THE MATTER OF**  
  
RV-13-11  
Haybrook Land Holdings, LLC

)  
)  
)  
)  
)

**FINDINGS OF FACTS,**  
**CONCLUSIONS AT LAW, AND**  
**DECISION**

**FINDINGS**

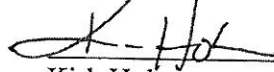
This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Haybrook Land Holdings, LLC and Steve Willard, owners, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Haybrook Land Holdings, LLC and Steve Willard, owners, submitted a road variance application on June 7, 2013.
2. The subject property is located at 1901 Sanders Road, just east of the intersection with Look Road. Map number 18-19-30030-0020.
3. The Committee finds that the applicant is proposing a boundary line adjustment which will create one parcel with three accesses.
4. The Committee finds that Kittitas County Road Standards allow only one access to be granted to an individual parcel or continuous parcels under the same ownership.
5. The Committee finds that Kittitas County has not required the applicant to make any changes to the accesses, and that the applicant is attempting to secure the use of the single residential accesses into the future.
6. The Committee finds that an open record hearing was held on June 19, 2012 and that testimony was taken from those persons present who wished to be heard.

7. The Committee finds that the proposal is in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are fully met, as required by KCC 12.01.130.
8. The Committee finds that additional conditions are not necessary to protect the public's interest.

Dated this 5<sup>th</sup> day of August, 2012.

KITTITAS COUNTY PUBLIC WORKS DIRECTOR



---

Kirk Holmes

## Jeff Watson

---

**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Monday, July 08, 2013 11:37 AM  
**To:** Jeff Watson  
**Subject:** Re: BL-13-00015 Haybrook

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On 7/3/2013 12:18 PM, Jeff Watson wrote:

BL-13-00015 Haybrook

Could you please review the attached application KRD and City of Ellensburg for comments.

Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff,  
when I was working on my land files this morning I went and rechecked my sent mail. This Haybrook application BL-13-00015 DOES contain KRD irrigation ground. The attachment that was with your original email was for Ragland which does NOT have KRD irrigation ground. Make sense?  
Keli

## Jeff Watson

---

**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Wednesday, July 03, 2013 3:45 PM  
**To:** Jeff Watson  
**Subject:** Re: BL-13-00015 Haybrook

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On 7/3/2013 12:18 PM, Jeff Watson wrote:

BL-13-00015 Haybrook

Could you please review the attached application KRD and City of Ellensburg for comments.

Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

There are no KRD grounds on this parcel. Let me know if you need anything further.

Keli

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

---

**From:** Erin Moore  
**Sent:** Friday, July 05, 2013 1:01 PM  
**To:** Jeff Watson  
**Subject:** FW: BL-13-00015 Haybrook

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Holly Duncan  
**Sent:** Friday, July 05, 2013 11:44 AM  
**To:** Erin Moore  
**Subject:** FW: BL-13-00015 Haybrook

The proposed lines don't appear to be within 50 feet of any existing wells. This should be alright.

---

**From:** Jeff Watson  
**Sent:** Wednesday, July 03, 2013 12:15 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore  
**Subject:** BL-13-00015 Haybrook

[BL-13-00015 Haybrook](#)

Christina, Holly (Erin), and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Wednesday, July 03, 2013 12:19 PM  
**To:** Keli Bender (krd.keli@fairpoint.net); baileyl@ci.ellensburg.wa.us; Daniel Valoff (valoffd@ci.ellensburg.wa.us); Mike Smith (smithm@ci.ellensburg.wa.us)  
**Subject:** BL-13-00015 Haybrook  
**Attachments:** BL-13-00014 Ragland Master File.pdf

BL-13-00015 Haybrook

Could you please review the attached application KRD and City of Ellensburg for comments.

Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Wednesday, July 03, 2013 12:15 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore  
**Subject:** BL-13-00015 Haybrook

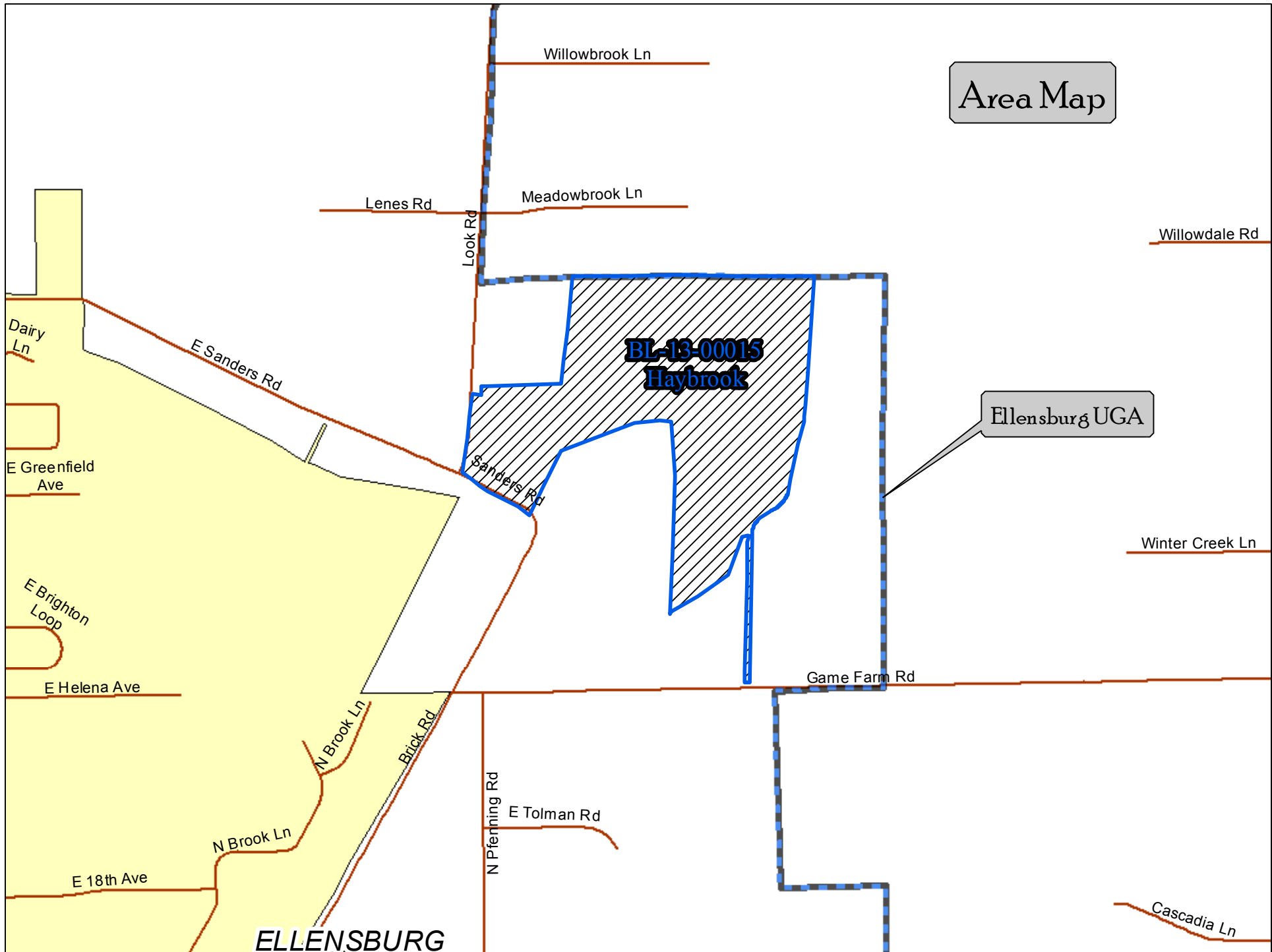
[BL-13-00015 Haybrook](#)

Christina, Holly (Erin), and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



Area Map

Ellensburg UGA

**BL-13-00015  
Haybrook**

**ELLENSBURG**



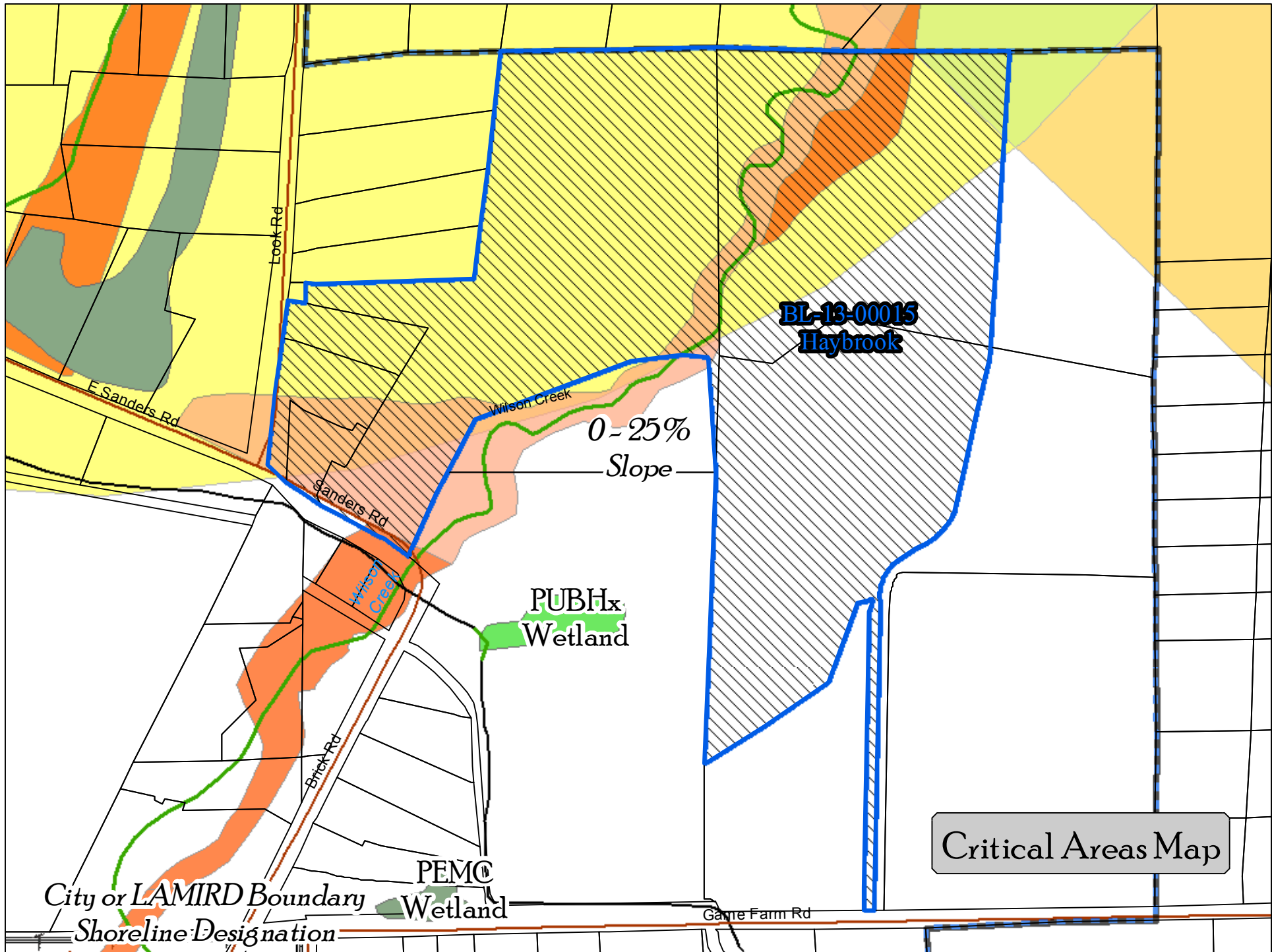
Image Landsat  
© 2015 Google

Google earth



bing™

Image courtesy of USGS © 2013 Microsoft Corporation



Critical Areas Map

# Critical Areas Checklist

Wednesday, July 03, 2013

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?

Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?



Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

Is the project parcel in or near a Coal Mine area?  Yes  No

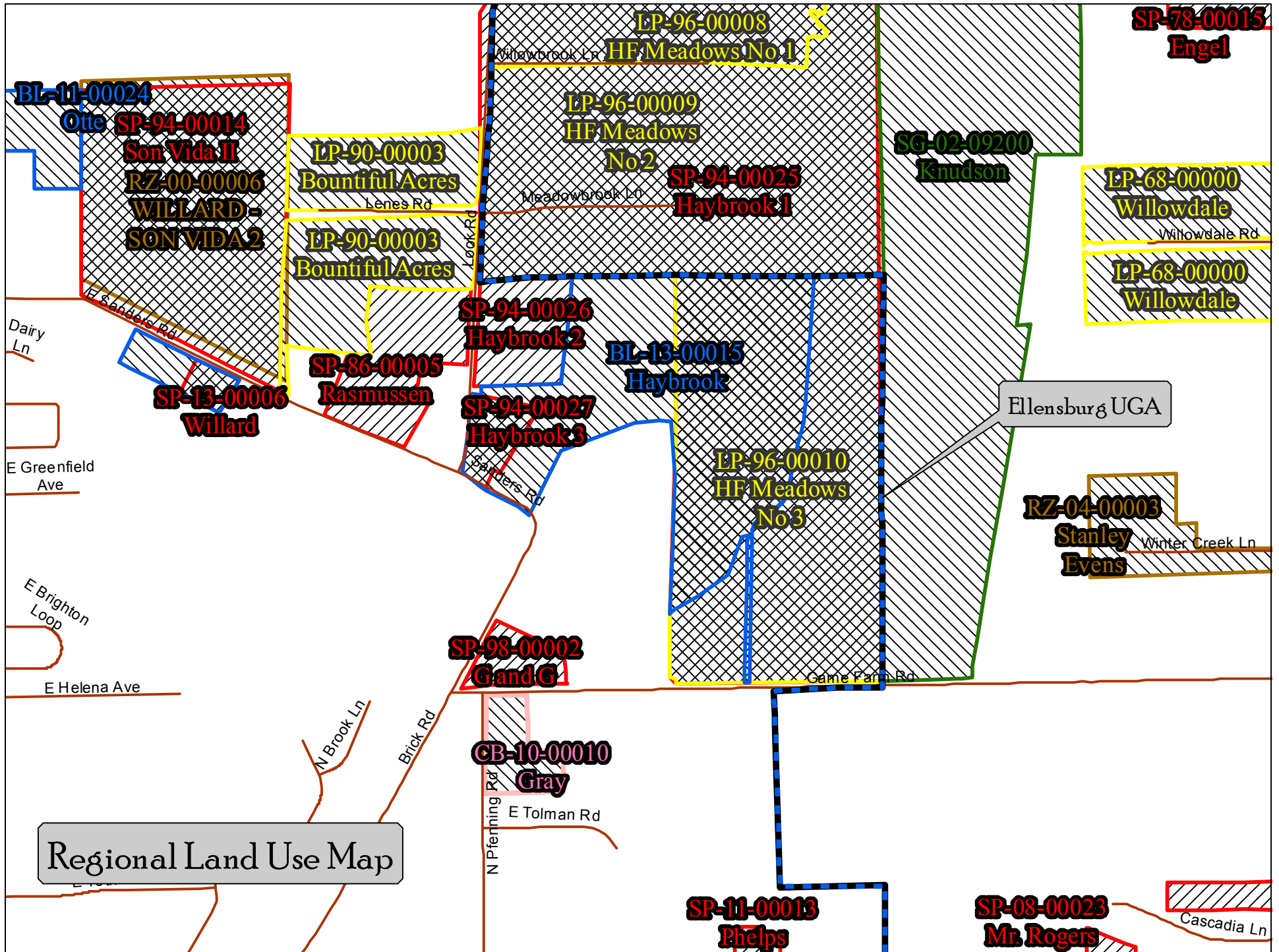
What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?







### APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 22 DAY OF October A.D., 1997  
*Edward Applegate*  
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE PLAT OF HF MEADOWS NO. 3 HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
 DATED THIS 22 DAY OF October A.D., 1997  
*John Wilson*  
 KITITAS COUNTY HEALTH OFFICER

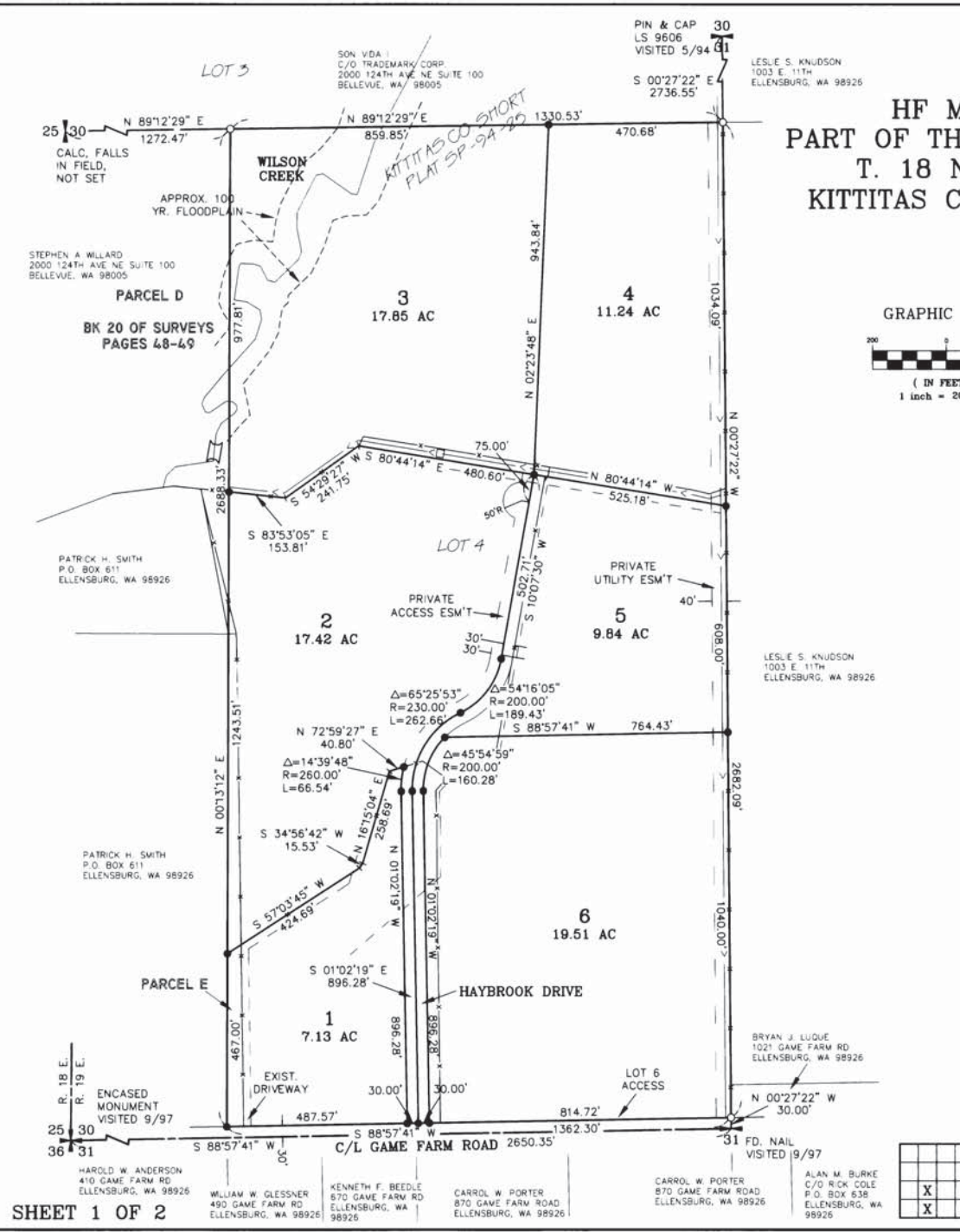
CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE PLAT OF HF MEADOWS NO. 3 HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
 DATED THIS 27 DAY OF October A.D., 1992  
*David V. Taylor*  
 KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 1819-3054-0004.  
 DATED THIS 8 DAY OF OCTOBER A.D., 1997  
*Cassius Fisher Deputy*  
 KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE PLAT OF HF MEADOWS NO. 3 HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 1819-3054-0004  
 DATED THIS 23 DAY OF October A.D., 1997  
*Ginger Bennett, Deputy*  
 KITITAS COUNTY ASSESSOR

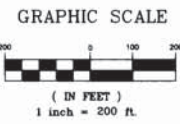
KITITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS 27 DAY OF October A.D., 1997

BOARD OF COUNTY COMMISSIONERS  
 KITITAS COUNTY, WASHINGTON  
 BY: *Harold W. Anderson*  
 CHAIRMAN  
 ATTEST: *Billy B. ...* CLERK OF THE BOARD



RECEIVING NO. 1997028001  
 P-96-10

## HF MEADOWS NO. 3 PART OF THE W 1/2 OF SEC. 30, T. 18 N., R. 19 E., W.M. KITITAS COUNTY, WASHINGTON



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - "NELSON LS 18078"
  - FOUND PIN & CAP
  - FENCE

**AUDITOR'S CERTIFICATE**  
 Filed for record at the request of the Kittitas County Board of Commissioners, this 22 day of October, A.D., 1997, at 55 minutes past 2 o'clock P.M., and recorded in Volume 8 of Plats, at page(s) 111 Records of Kittitas County, Washington.

BEVERLY M. ALLENBAUGH by *Beverly M. Allenbaugh*  
 KITITAS COUNTY AUDITOR  
 RECEIVING NO. 1997028001

**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 STEVE WILLARD in SEPTEMBER of 1997.

*David P. Nelson*  
 DAVID P. NELSON  
 Professional Land Surveyor  
 License No. 18092  
10/29/97  
 DATE

**CRUSE & NELSON**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98926 (509) 925-4747  
**HF MEADOWS NO. 3**

HAROLD W. ANDERSON  
 410 GAME FARM RD  
 ELLENSBURG, WA 98926

WILLIAM W. GLESSNER  
 490 GAME FARM RD  
 ELLENSBURG, WA 98926

KENNETH F. BEEDLE  
 670 GAME FARM RD  
 ELLENSBURG, WA 98926

CARROL W. PORTER  
 870 GAME FARM ROAD  
 ELLENSBURG, WA 98926

CARROL W. PORTER  
 870 GAME FARM ROAD  
 ELLENSBURG, WA 98926

ALAN M. BURKE  
 C/O RICK COLE  
 P.O. BOX 638  
 ELLENSBURG, WA 98926

# HF MEADOWS NO. 3 PART OF THE W 1/2 OF SEC. 30, T. 18 N., R. 19 E., W.M. KITITAS COUNTY, WASHINGTON

P-96-10

ORIGINAL PARCEL DESCRIPTION

LOT 4, AS DELINEATED ON HAYBROOK NO. 1 SHORT PLAT, SHORT PLAT NO. 94-25, RECORDED JUNE 20, 1995, IN BOOK D OF SHORT PLATS, PAGES 231 THROUGH 234, UNDER AUDITOR'S FILE NO. 582458; BEING A PORTION OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND

PARCEL E OF THAT CERTAIN SURVEY RECORDED JUNE 1, 1994, IN BOOK 20 OF SURVEYS, PAGES 48 AND 49, UNDER AUDITOR'S FILE NO. 571299, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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 KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, BASIS OF BEARINGS, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK D OF SHORT PLATS, PAGES 231-234 AND THE SURVEYS REFERRED THEREON.
5. THE COUNTY OF KITITAS SUPPORTS THE CONTINUATION AND DEVELOPMENT OF PROPERLY CONDUCTED AVIATION OPERATIONS AT BOWERS FIELD KITITAS COUNTY AIRPORT ACCORDING TO KITITAS COUNTY AIRPORT ZONING AND WITHIN THE SCOPE OF THE CURRENT AND FUTURE ADOPTED KITITAS COUNTY COMPREHENSIVE PLANS AND ACCORDING TO STATE AND FEDERAL LAWS GOVERNING SUCH OPERATIONS. ALL STRUCTURES UPON THE LAND SHALL CONFORM TO THE HEIGHT LIMITATION OF 75 FEET ABOVE GROUND LEVEL RECITED IN THE COUNTY ZONING CODE. THE PROPERTY YOU ARE PURCHASING IS LOCATED NEAR BOWERS FIELD OR OPERATIONS OR INCLUDED WITHIN AN AREA ZONED FOR AIRPORT USE. YOU MAY BE SUBJECT TO INCONVENIENCES ARISING FROM SUCH OPERATIONS. INCONVENIENCES MAY OCCUR AS A RESULT OF AVIATION OPERATIONS WHICH ARE IN CONFORMANCE WITH EXISTING LAWS AND REGULATIONS AND ACCEPTED CUSTOMS AND STANDARDS. THESE INCONVENIENCES MAY INCLUDE BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST, OPERATION AND OVER FLIGHT OF ALL TYPES OF AIRCRAFT INCLUDING BUT NOT LIMITED TO TAKE OFF AND LANDING DURING ANY 24-HOUR PERIOD. YOU LIVE NEAR BOWERS FIELD, AND YOU SHOULD BE PREPARED TO ACCEPT SUCH CONDITIONS AS PART OF OWNING PROPERTY ADJACENT TO OR IN THE VICINITY OF BOWERS FIELD.
6. THE CONSTRUCTION AND COST OF THE ACCESS TO LOTS 2, 3, 4 AND 5 SHALL BE THE RESPONSIBILITY OF THE FIRST LOT OWNER, SERVED BY THIS ACCESS, THAT APPLIES FOR THEIR BUILDING PERMIT. REGARDLESS OF LOCATION OF THE LOT OR BUILDING SITE, THE FIRST PROPERTY OWNER THAT APPLIES FOR THEIR BUILDING PERMIT WILL BE RESPONSIBLE FOR COST AND CONSTRUCTION OF THE ACCESS.
7. MAINTENANCE OF THE ACCESS ROAD SHOWN HEREON IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. A PRIVATE ROAD MAINTENANCE AGREEMENT WILL BE RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONCURRENT TO THE CONSTRUCTION OF THE ACCESS DESCRIBED IN NOTE #6 ABOVE.
8. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 3 IRRIGABLE ACRES; LOT 2 HAS 9 IRRIGABLE ACRES; LOT 3 HAS 15 IRRIGABLE ACRES; LOT 4 HAS 10 IRRIGABLE ACRES; LOT 5 HAS 2 IRRIGABLE ACRES; AND LOT 6 HAS 16 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
9. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
10. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. 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.
11. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT STEPHEN A. WILLARD, A SINGLE MAN, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREIN WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 28th DAY OF October, A.D., 1997.

Stephen A. Willard  
STEPHEN A. WILLARD

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KITITAS ) s.s.

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF October, A.D., 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEPHEN A. WILLARD, 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.

Rhoda L. Crispin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 7-11-2000

RHODA L. CRISPIN  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7-11-00

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this 28th day of October, A.D., 1997, at 55 minutes past 2 o'clock P.M., and recorded in Volume 8 of Plats, at page(s) 122 Records of Kittitas County, Washington.

BEVERLY M. ALLENBAUGH by: B. Allen, deputy  
KITITAS COUNTY AUDITOR  
RECEIVING NO. 199710280021



**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 925-4747  
HF MEADOWS NO. 3

**VICINITY MAP**

**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 16th DAY OF June A.D. 1995  
*[Signature]*  
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.  
 DATED THIS 22 DAY OF MAY A.D. 1995  
*[Signature]*  
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE HAYBROOK NO. 1 SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS 19th DAY OF June A.D. 1995  
*[Signature]*  
 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 PARCEL NOS. 18-19-3020-0006 & 18-18-2540-0007  
 DATED THIS 23 DAY OF May A.D. 1995  
*[Signature]*  
 KITTITAS COUNTY TREASURER *Admin. Assist.*

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: RUBY WILLARD  
 ADDRESS: 2000 124TH AVE. NE SUITE 100 BELLEVUE, WA 98005  
 PHONE: (206) 883-7800  
 EXISTING ZONE: AG-3 & SUBURBAN  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
 NO. OF SHORT PLATTED LOTS: FOUR (4)  
 SCALE: 1" = 400'

SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_

**HAYBROOK NO. 1**  
**PART OF THE W 1/2 OF SECTION 30, T. 18 N., R. 19 E., W.M.**  
**AND OF THE E 1/2 OF SECTION 25, T. 18 N., R. 18 E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

SHEET 1 OF 4

RECEIVING NO. 58248

**SP-94-25**

( IN FEET )  
 1 inch = 400 ft

**LEGEND**

- SET PIN & CAP
- FOUND PIN & CAP
- x — FENCE
- IRRIGATION STRUCTURE
- DITCH

**AUDITOR'S CERTIFICATE**  
 Filed for record this 20th day of June 1995, at 9:06 A.M. Book D of Short Plats at page(s) 231 at the request of Cruse & Nelson.  
 BEVERLY M. ALLENBAUGH by S. Post  
 KITTITAS COUNTY AUDITOR

**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 RUBY WILLARD in MAY of 1994.

*[Signature]*  
 DAVID P. NELSON  
 Professional Land Surveyor  
 License No. 18092  
 4-14-95  
 DATE

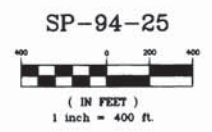
**CRUSE & NELSON**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98926 (509) 925-4747

**HAYBROOK NO. 1 SHORT PLAT**

T18N R18E	T18N R19E
25	30
X	X
X	X
X	X
X	X

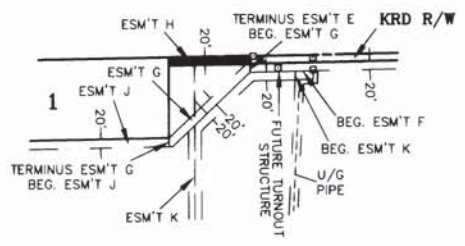
# HAYBROOK NO. 1 PART OF THE W 1/2 OF SECTION 30, T. 18 N., R. 19 E., W.M. AND OF THE E 1/2 OF SECTION 25, T. 18 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON

RECEIVING NO. 582458

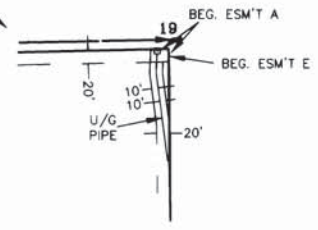


### LEGEND

- IRRIGATION STRUCTURE
- EASEMENT



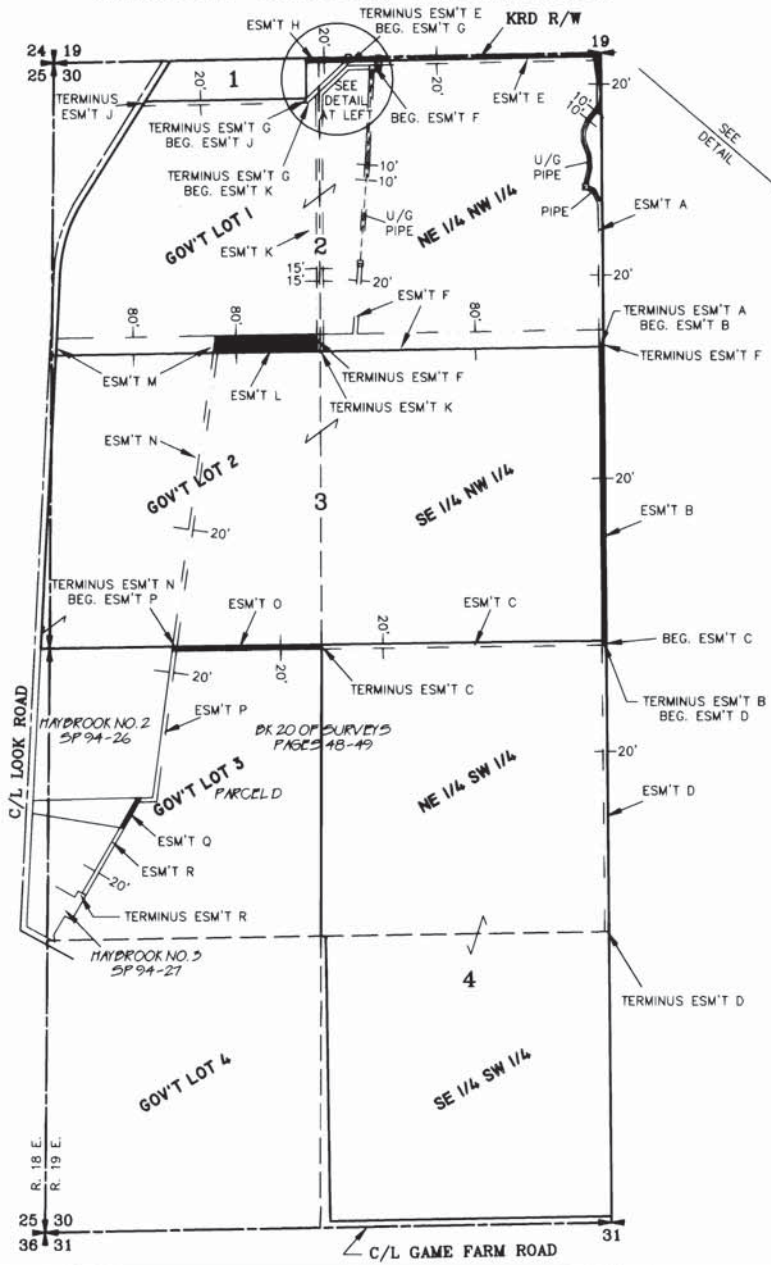
DETAIL - NOT TO SCALE



DETAIL - NOT TO SCALE

## IRRIGATION EASEMENTS

NOTE: EASEMENTS A THROUGH R SHOWN HEREON ARE DESCRIBED IN THE EASEMENT DOCUMENT RECORDED CONCURRENTLY HEREWITH UNDER AFN 582459 RECORDS OF KITITAS COUNTY, WASHINGTON.



### AUDITOR'S CERTIFICATE

Filed for record this 20th day of June 1995, at 9:06 A.M., in Book D of Short Plats at page(s) 232 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by S. Potts  
KITITAS COUNTY AUDITOR

**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 925-4747  
**HAYBROOK NO. 1 SHORT PLAT**

HAYBROOK NO. 1  
PART OF THE W 1/2 OF SECTION 30, T. 18 N., R. 19 E., W.M.  
AND OF THE E 1/2 OF SECTION 25, T. 18 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON

RECEIVING NO. 582958

SP-94-25

TOTAL PARCEL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED JUNE 1, 1994 IN BOOK 20 OF SURVEYS AT PAGES 48-49, UNDER AUDITOR'S FILE NO. 571299, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND A PORTION OF THE EAST HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., ALL IN KITITAS COUNTY, WASHINGTON.

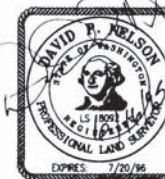
NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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. FOR ADDITIONAL SURVEY INFORMATION, SEE BOOK 20 OF SURVEYS, PAGES 48-49. FOR SECTION CORNER DOCUMENTATION SEE BOOK 17 OF SURVEYS, PAGE 55. CORNERS LAST VISITED MAY 1994.
4. THE BASIS OF BEARINGS SHOWN HEREON IS ASSIGNED.
5. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. THIS SHORT PLAT IS IN THE PROXIMITY OF BOWERS FIELD AIRPORT AND SOUTHEAST FLIGHT APPROACH, WITH THE POTENTIAL FOR AIRCRAFT-RELATED ACTIVITIES AND NOISE, AND FEDERAL AVIATION ADMINISTRATION RESTRICTIONS RELATED TO PROPERTY USE AND BUILDING RESTRICTIONS.
7. ACCESS FOR LOTS 1-3 TO LOOK ROAD AND FOR LOT 4 TO GAME FARM ROAD WILL BE LIMITED TO EXISTING ACCESS POINTS AS SHOWN ON SHEET 1. EXISTING AND/OR ADDITIONAL ACCESSES SHALL BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS. CONSTRUCTION OF ACCESS IMPROVEMENTS IN ACCORDANCE WITH DEPT. OF PUBLIC WORKS REQUIREMENTS MUST BE COMPLETED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR LOTS 1 THROUGH 4.
8. FURTHER DIVISION OF THE SUBJECT PROPERTY MAY REQUIRE UPGRADING EXISTING ACCESSES AND/OR PUBLIC ROAD DEDICATIONS. THE BURDEN OF ROAD IMPROVEMENTS SHALL BE BORNE AS A DEVELOPMENT COST BY THE APPROPRIATE INDIVIDUAL PROPERTY OWNER(S).
9. AT NO TIME SHALL THE TOWNSHIP BOUNDARY BE USED AS THE BASIS FOR FUTURE EXEMPT DIVISIONS OF ANY PROPOSED PARCELS, REGARDLESS OF ASSIGNED TAX PARCEL NUMBERS.

AUDITOR'S CERTIFICATE

Filed for record this 20th day of JUNE  
1995, at 9:06 A.M., in Book D of Short Plats  
at page(s) 233 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by: S. Poff  
KITITAS COUNTY AUDITOR



**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 925-4747

HAYBROOK NO. 1 SHORT PLAT

HAYBROOK NO. 1  
PART OF THE W 1/2 OF SECTION 30, T. 18 N., R. 19 E., W.M.  
AND OF THE E 1/2 OF SECTION 25, T. 18 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON

RECEIVING NO. 582458  
SP-94-25

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT RUBY WILLARD, A WIDOW, CONTRACT PURCHASER OF A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 14th DAY OF April, A.D., 1995.

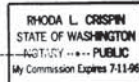
Ruby Willard  
By Steve A. Willard Attorney in Fact  
RUBY WILLARD

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF April, A.D., 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RUBY WILLARD, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.  
Steve A Willard as Attorney in Fact for as attorney-in-fact for said principal  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Rhoda L. Crispin Rhoda L. Crispin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 7-11-96



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT STEPHEN A. WILLARD, WHO ALSO APPEARS OF RECORD AS STEVEN A. WILLARD, A SINGLE MAN, OWNER IN FEE SIMPLE OF A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREIN WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 14th DAY OF April, A.D., 1995.

Stephen A. Willard  
STEPHEN A. WILLARD

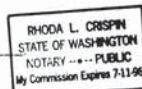
ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF April, A.D., 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEPHEN A. WILLARD, 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.

Rhoda L. Crispin Rhoda L. Crispin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 7-11-96



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JAMES B. HAY, A SINGLE MAN, DONALD R. HAY AND ARLENE HAY, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 7 DAY OF MAY, A.D., 1995.

James B. Hay Arlene Hay  
DONALD R. HAY ARLENE HAY  
James B. Hay  
JAMES B. HAY

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF Yakima }

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF May, A.D., 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DONALD R. HAY AND ARLENE HAY, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED 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.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

David P. Nelson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Yakima  
MY COMMISSION EXPIRES: 01-28-98

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF Jallam }

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF MAY, A.D., 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES B. HAY, A SINGLE MAN, 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.

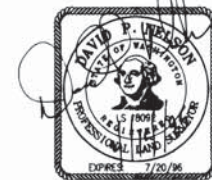
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Mari Ausier  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane WA  
MY COMMISSION EXPIRES: 1-19-99

AUDITOR'S CERTIFICATE

Filed for record this 20th day of June, 1995, at 9:06 A.M. in Book D of Short Plats at page(s) 234 at the request of Cruse & Nelson

BEVERLY M. ALLENBAUGH by S. Potts  
KITITAS COUNTY AUDITOR



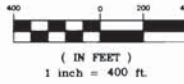
**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 925-4747

HAYBROOK NO. 1 SHORT PLAT

PART OF SECTION 30, T. 18 N., R. 19 E., W.M.  
AND OF SECTION 25, T. 18 N., R. 18 E., W.M.

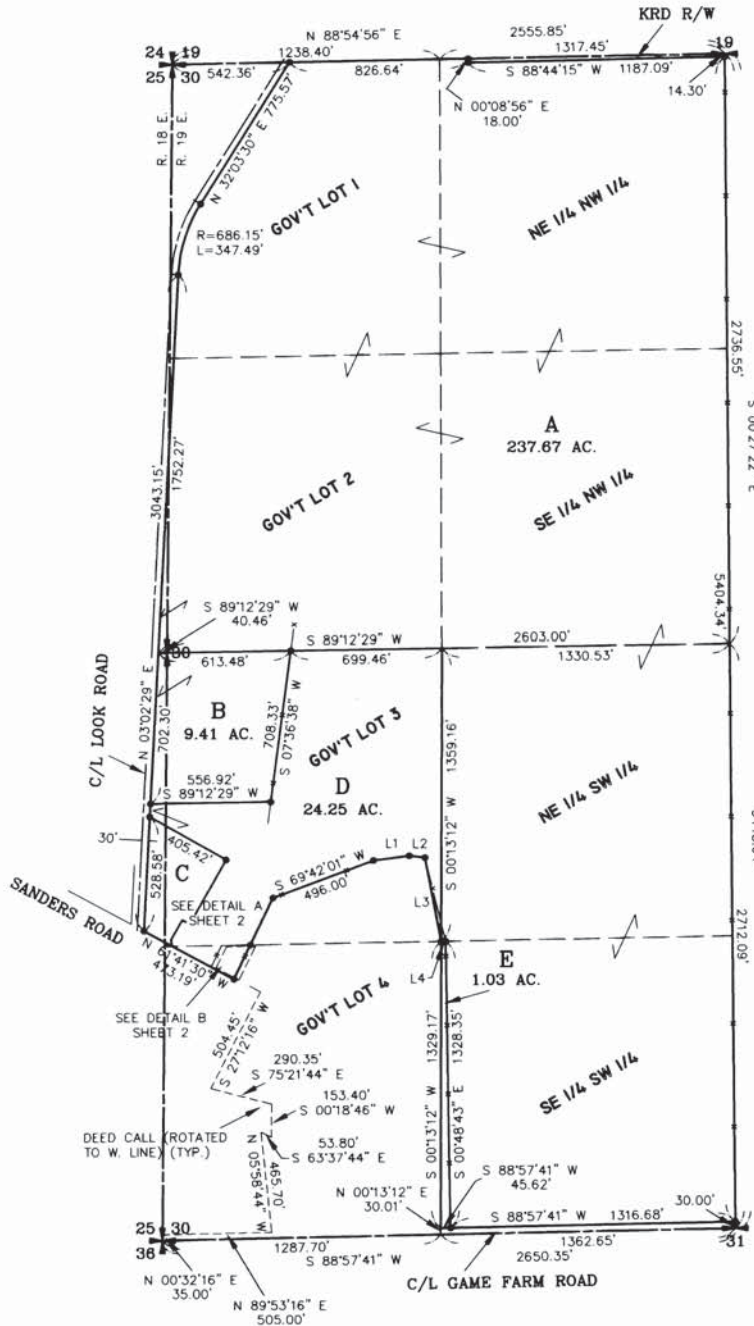


GRAPHIC SCALE



LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- x — FENCE



LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AFN'S 563481 AND 548674

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED JUNE 1, 1994 IN BOOK 20 OF SURVEYS AT PAGE(S) ~~48-49~~ 571299, UNDER AUDITOR'S FILE NO. 571299, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND A PORTION OF THE EAST HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., ALL IN KITTITAS COUNTY, WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED JUNE 1, 1994 IN BOOK 20 OF SURVEYS AT PAGE(S) ~~48-49~~ 571299, UNDER AUDITOR'S FILE NO. 571299, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND A PORTION OF THE EAST HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., ALL IN KITTITAS COUNTY, WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED JUNE 1, 1994 IN BOOK 20 OF SURVEYS AT PAGE(S) ~~48-49~~ 571299, UNDER AUDITOR'S FILE NO. 571299, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M. AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., ALL IN KITTITAS COUNTY, WASHINGTON.

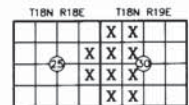
PARCEL D

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED JUNE 1, 1994 IN BOOK 20 OF SURVEYS AT PAGE(S) ~~48-49~~ 571299, UNDER AUDITOR'S FILE NO. 571299, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., AND A PORTION OF THE EAST HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., ALL IN KITTITAS COUNTY, WASHINGTON.

PARCEL E

PARCEL E OF THAT CERTAIN SURVEY AS RECORDED JUNE 1, 1994 IN BOOK 20 OF SURVEYS AT PAGE(S) ~~48-49~~ 571299, UNDER AUDITOR'S FILE NO. 571299, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

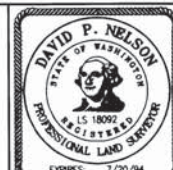
LINE	DIRECTION	DISTANCE
L1	S 82°42'01" W	167.00'
L2	N 83°29'59" W	73.00'
L3	S 10°50'23" E	395.94'
L4	N 89°41'28" W	21.68'



SHEET 1 OF 2

AUDITOR'S CERTIFICATE  
Filed for record this 1ST day of JUNE, 1994, at 4:34 P.M., in Book 20 of Surveys at page(s) 48 at the request of Cruse & Nelson.  
BEVERLY M. ALLENBAUGH BY: S. Higginbotham  
KITTITAS COUNTY AUDITOR

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 STEVE WILLARD in MARCH of 1994.  
David P. Nelson  
DAVID P. NELSON  
Professional Land Surveyor  
JUNE 1, 1994  
DATE  
License No. 18092



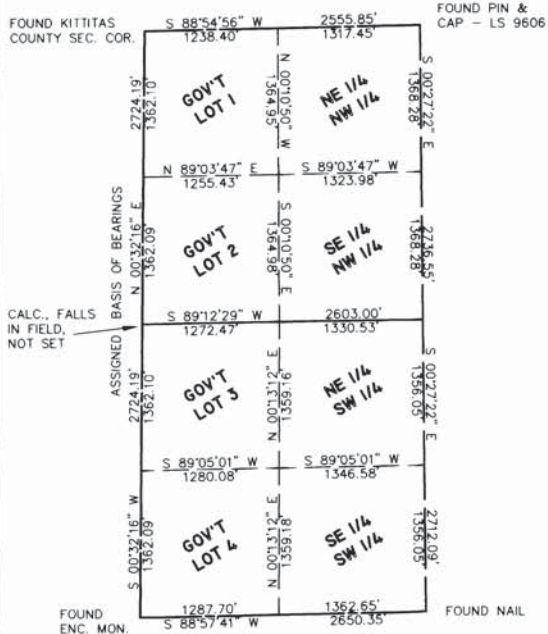
**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 925-4747  
**WILLARD PROPERTY**



PART OF SECTION 30, T. 18 N., R. 19 E., W.M.  
AND OF SECTION 25, T. 18 N., R. 18 E., W.M.

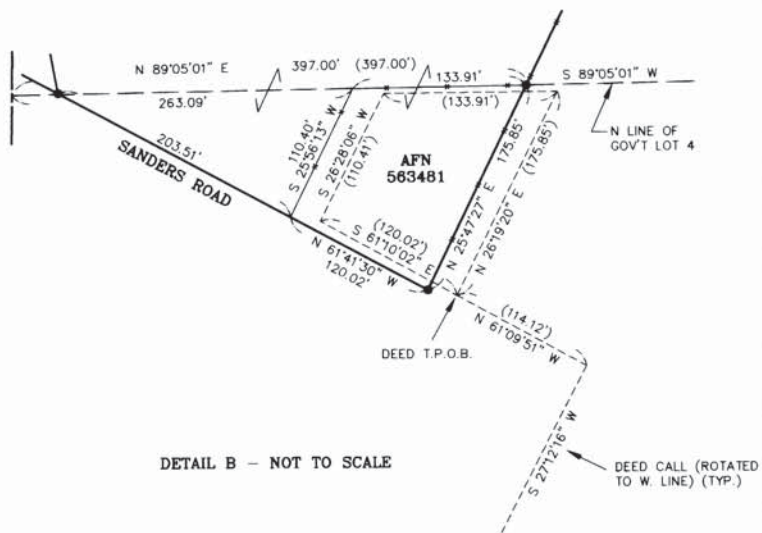
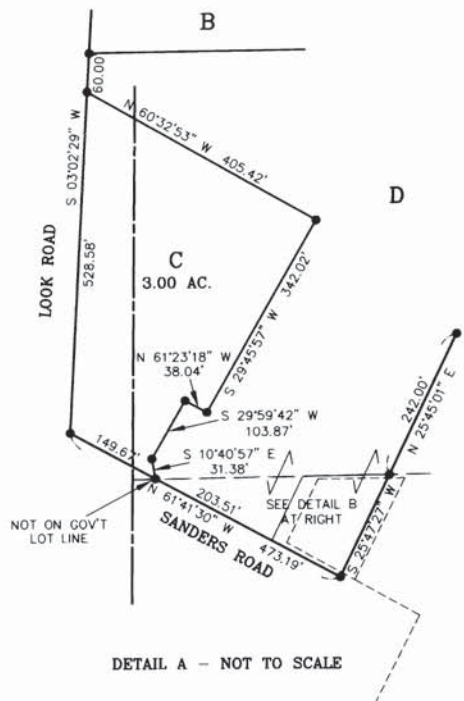


W 1/2 30-18-19



NOTES:

1. THE DEED CALLS FOR AFN 563481 COMMENCE FROM THE SOUTHWEST CORNER OF SECTION 30 AND DO NOT FIT EXISTING IMPROVEMENTS BY SOME 23 FEET. IF THE CONTROLLING DEED CALL "TO A POINT ON THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 4, SAID POINT BEING 397 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4" IS HELD AND THE DEED CALLS ARE ROTATED TO THE NORTH LINE OF GOVERNMENT LOT 4, THE PARCEL GEOMETRY FITS OLD EXISTING FENCELINES ON THE WEST, NORTH AND EAST LINES OF SAID PARCEL, AND SANDERS ROAD TO THE SOUTH AS SHOWN.
2. FOR SECTION SUBDIVISION AND CORNER DOCUMENTATION SEE BOOK 17 OF SURVEYS, PAGE 55, CORNERS LAST VISITED MAY 1994.
3. THE ALIGNMENT SHOWN HEREON FOR LOOK AND SANDERS ROADS IS BASED ON THE PHYSICAL LOCATION AND PLANS ON FILE AT THE KITTITAS COUNTY DEPT. OF PUBLIC WORKS.
4. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
5. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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.
6. THE BASIS OF BEARINGS IS ASSIGNED.



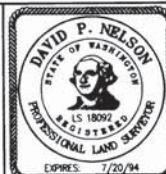
SHEET 2 OF 2

AUDITOR'S CERTIFICATE

Filed for record this 1ST day of JUNE, 1994, at 4:34 P.M., in Book 20 of Surveys at page(s) 99 at the request of Cruse & Nelson.  
BEVERLY M. ALLENBAUGH BY: *S. Higginbotham*  
KITTITAS COUNTY AUDITOR

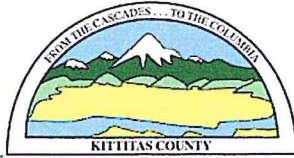
SURVEYOR'S CERTIFICATE

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 STEVE WILLARD in MARCH of 1994.  
*David P. Nelson*  
DAVID P. NELSON  
Professional Land Surveyor  
JUNE 1, 1994  
DATE  
License No. 18092



**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 925-4747  
**WILLARD PROPERTY**

30-49



# KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## BOUNDARY LINE ADJUSTMENT

*(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)*

**NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.**

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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 ATTACHMENTS

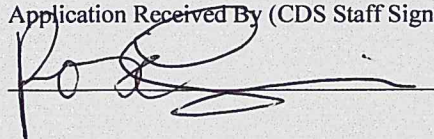
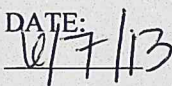
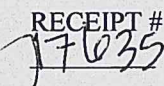
**Note: a separate application must be filed for each boundary line adjustment request.**

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- For **preliminary approval**, please submit a sketch containing the following elements.
  1. Identify the boundary of the segregation:
    - a. The boundary lines and dimensions
    - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
  2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
  3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.  
Example: Parcel
  4. A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For **final approval** (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

### APPLICATION FEES:

\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$205.00	Kittitas County Public Health Department Environmental Health
<b>\$585.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <div style="color: red; font-weight: bold; font-size: 1.1em;">JUN 07 2013</div> <div style="font-size: 0.8em; color: red; font-weight: bold;">KITITAS CO. CDS</div>
---	--	---	---

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

**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.)
- Assessor COMPAS Information about the parcels.

**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form*

Name:

HAYBROOK LAND HOLDINGS LLC

Mailing Address:

~~PO BOX 819~~ 1312 SANDERS ROAD

City/State/ZIP:

ELLENSBURG, WA 98926

Day Time Phone:

206-660-2738 STEVE WILLARD CELL

Email Address:

\_\_\_\_\_

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name:

\_\_\_\_\_

Mailing Address:

\_\_\_\_\_

City/State/ZIP:

\_\_\_\_\_

Day Time Phone:

\_\_\_\_\_

Email Address:

\_\_\_\_\_

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name:

\_\_\_\_\_

Mailing Address:

\_\_\_\_\_

City/State/ZIP:

\_\_\_\_\_

Day Time Phone:

\_\_\_\_\_

Email Address:

\_\_\_\_\_

**4. Street address of property:**

Address:

SANDERS & LOOK RDS

City/State/ZIP:

\_\_\_\_\_

**5. Legal description of property (attach additional sheets as necessary):**

LOTS 2 & 3 HF MEADOWS NO. 3; LOTS 1, 2 & 3 HAYBROOK NO. 3 SP;  
PTN PARCEL D B20 P48-49; PORTION W 1/2 OF SW 1/4 30-18-19  
AND PORTION E 1/2 OF SE 1/4 25-18-18.

**6. Property size:**

62.43 (acres)

**7. Land Use Information:**

Zoning: UR

Comp Plan Land Use Designation: URBAN

BL-13-0015



8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg. ____)
18-19-30056-0001 1.38	8.76
18-19-30056-0002 1.22	<del>2.22</del> 2.30
18-19-30056-0003 1.10	<del>4.00</del> 3.92
18-19-30030-0020 23.40	<del>14.05</del> 14.09
18-19-30057-0003 17.85	<del>15.63</del> 15.69
18-19-30057-0002 17.42	17.76

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER


**AUTHORIZATION**

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

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

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent: \_\_\_\_\_ (REQUIRED if indicated on application)  
 X \_\_\_\_\_ (date) \_\_\_\_\_

Signature of Land Owner of Record: \_\_\_\_\_ (Required for application submittal):  
 X  \_\_\_\_\_ (date) 5/17/2013

**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

**TREASURER'S OFFICE REVIEW**

Tax Status: 2013 paid By: B. Blumensteiner Date: 12-23-13

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

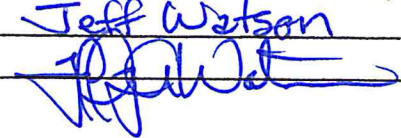
This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_\_ No

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: Urban Residential

Preliminary Approval Date: 12/17/2013 By: Jeff Watson

Final Approval Date: 12/23/2013 By: 

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>18-19-30056-0001 1.38</u>	<u>8.76</u>
<u>18-19-30056-0002 1.22</u>	<u>2.22</u>
<u>18-19-30056-0003 1.16</u>	<u>4.00</u>
<u>18-19-30030-0020 23.40</u>	<u>14.05</u>
<u>18-19-30057-0003 17.85</u>	<u>15.63</u>
<u>18-19-30057-0002 17.42</u>	<u>17.76</u>

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

**AUTHORIZATION**

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

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

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X \_\_\_\_\_ (date) \_\_\_\_\_

X  (date) 5/17/2013

**STEVE WILLARD**

**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

**TREASURER'S OFFICE REVIEW**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_ No \_\_\_

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

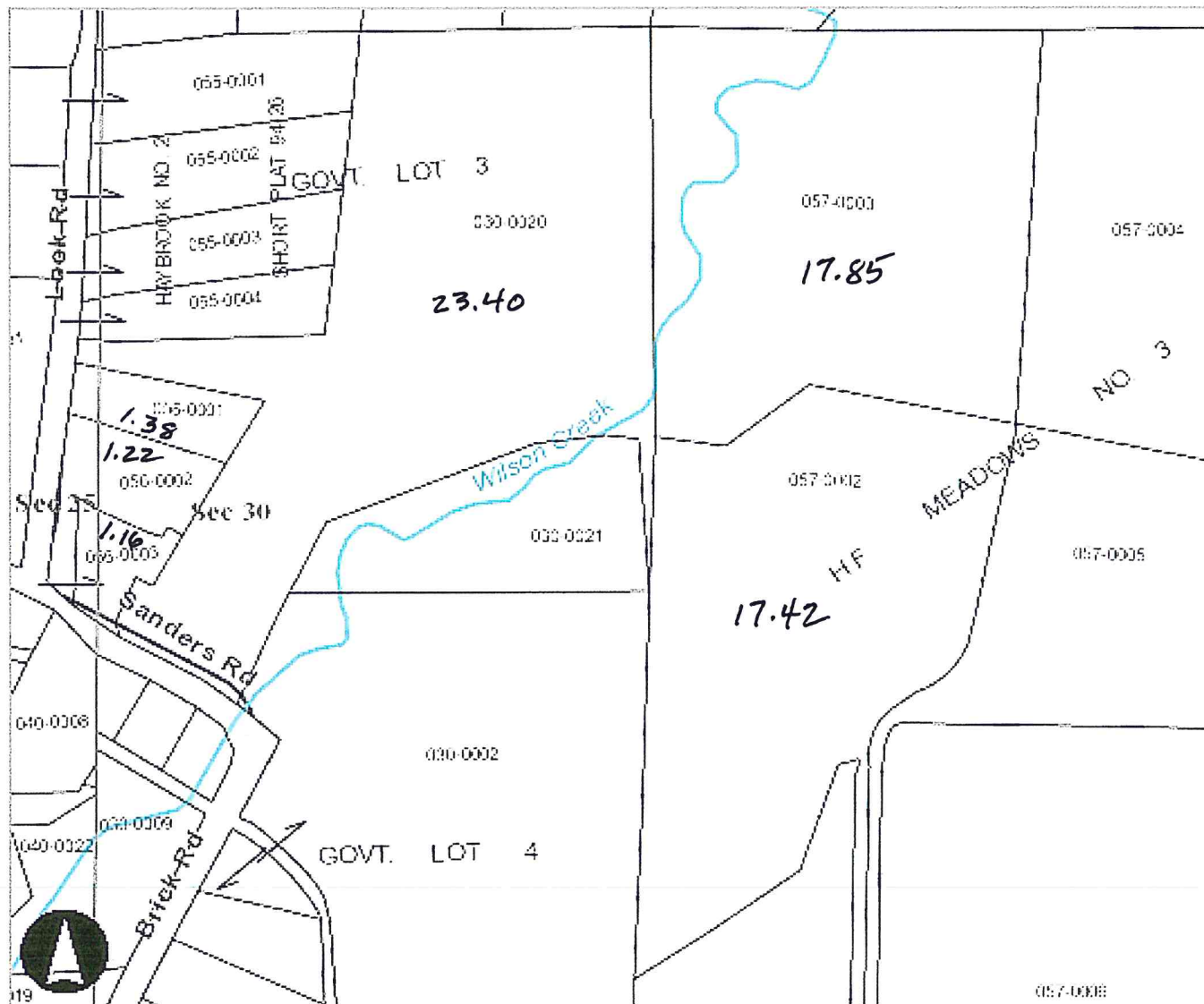
Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

EXISTING

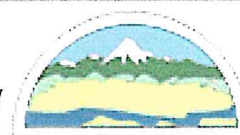
Enter title here



Map Center: Township:18 Range:19 Section:30

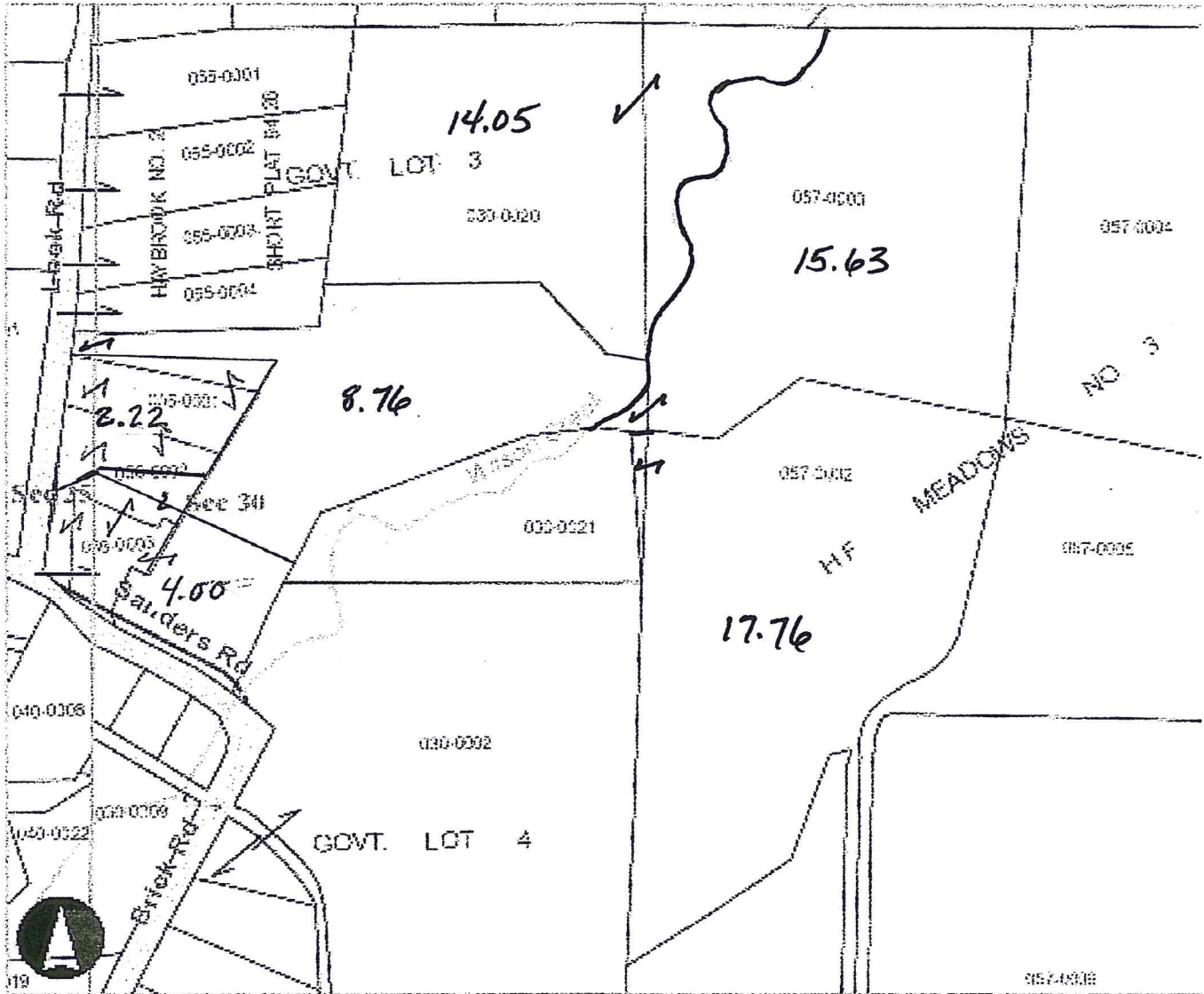
**Kittitas County Disclaimer**

*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, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.*



PROPOSED

Enter title here

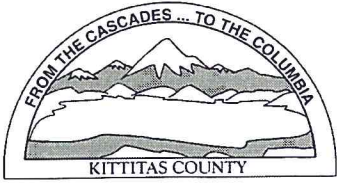


Map Center: Township:18 Range:19 Section:30

**Kittitas County 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, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.*





KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00017635**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027107

**Date:** 6/7/2013

**Applicant:** HAYBROOK LAND HOLDINGS LLC

**Type:** check # 5073

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00015	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00015	BLA MAJOR FM FEE	65.00
BL-13-00015	PUBLIC WORKS BLA	90.00
BL-13-00015	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00