

Jeff Watson

From: Jeff Watson
Sent: Monday, December 14, 2015 9:14 AM
To: 'Cruse & Associates'; 'rossa@acarchitect.com'
Subject: RE: BL-15-00016 Anderson BLA

Public Health needs an affirmation that the new property line is not within 50 feet of the wellhead.

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

From: Jeff Watson
Sent: Wednesday, December 09, 2015 2:41 PM
To: 'Cruse & Associates'; rossa@acarchitect.com
Subject: RE: BL-15-00016 Anderson BLA

This should work; thanks.

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

From: Cruse & Associates [<mailto:cruseandassoc@kvalley.com>]
Sent: Wednesday, December 09, 2015 2:36 PM
To: Jeff Watson; rossa@acarchitect.com
Subject: Re: BL-15-00016 Anderson BLA

Jeff - Sorry we must of grabbed the wrong report out of the file when we submitted. Attached is the report ordered for this application. Please review and contact me back with any questions or if you would like a paper copy and will run one over.

Thanks,

Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

From: [Jeff Watson](#)
Sent: Wednesday, December 09, 2015 1:50 PM
To: 'rossa@acarchitect.com'; [Chuck Cruse \(cruseandassoc@kvalley.com\)](mailto:Chuck.Cruse@cruseandassoc.com)
Subject: BL-15-00016 Anderson BLA

The title report attached to this application is nine years old; I will continue to process this application but we will need that a fresh one before I can issue a decision.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6176 / Virus Database: 4477/11147 - Release Date: 12/09/15

Jeff Watson

From: Holly Myers
Sent: Friday, December 11, 2015 1:52 PM
To: Holly Duncan
Cc: Jeff Watson
Subject: RE: BL-15-00016 Anderson

Follow Up Flag: Follow up
Flag Status: Flagged

I meant 50 feet, not 59 feet.

Holly R Myers
Environmental Health Supervisor
Kittitas County Public Health Department
P-(509)962-7005
Holly.myers@co.kittitas.wa.us

Make someones day!



From: Holly Duncan
Sent: Friday, December 11, 2015 1:42 PM
To: Holly Myers
Subject: RE: BL-15-00016 Anderson

Where did you get 59 feet?

From: Holly Myers
Sent: Friday, December 11, 2015 1:23 PM
To: Jeff Watson
Cc: Holly Duncan
Subject: FW: BL-15-00016 Anderson

Please ask the Anderson applicant to provide a map with measurements proving the well is 59 feet from the proposed property line.

Holly R Myers
Environmental Health Supervisor

Kittitas County Public Health Department
P-(509)962-7005
Holly.myers@co.kittitas.wa.us

Make someones day!



From: Holly Duncan
Sent: Friday, December 11, 2015 12:00 PM
To: Holly Myers
Subject: RE: BL-15-00016 Anderson

On this one, is the existing well at least 50 feet from the proposed property line? Tough to verify.

From: Holly Myers
Sent: Wednesday, December 09, 2015 5:16 PM
To: Holly Duncan; Fiske Firebaugh
Subject: FW: BL-15-00016 Anderson

Please review and get comments back to me by days end on Thursday.

Holly R Myers
Environmental Health Supervisor
Kittitas County Public Health Department
P-(509)962-7005
Holly.myers@co.kittitas.wa.us

Make someones day!



From: Jeff Watson
Sent: Wednesday, December 09, 2015 4:17 PM
To: Holly Myers; Christina Wollman; Brenda Larsen
Subject: BL-15-00016 Anderson

[BL-15-00016 Anderson](#)

Christina, Holly, 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
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

December 10, 2015

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

Re: Anderson (BL-15-00016)

Dear Mr. Watson:

Upon review of the above mentioned land use action, I have the following comments/requirements;

- 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
Fire Marshal

Jeff Watson

From: Jeff Watson
Sent: Wednesday, December 09, 2015 4:17 PM
To: Holly Myers; Christina Wollman; Brenda Larsen
Subject: BL-15-00016 Anderson

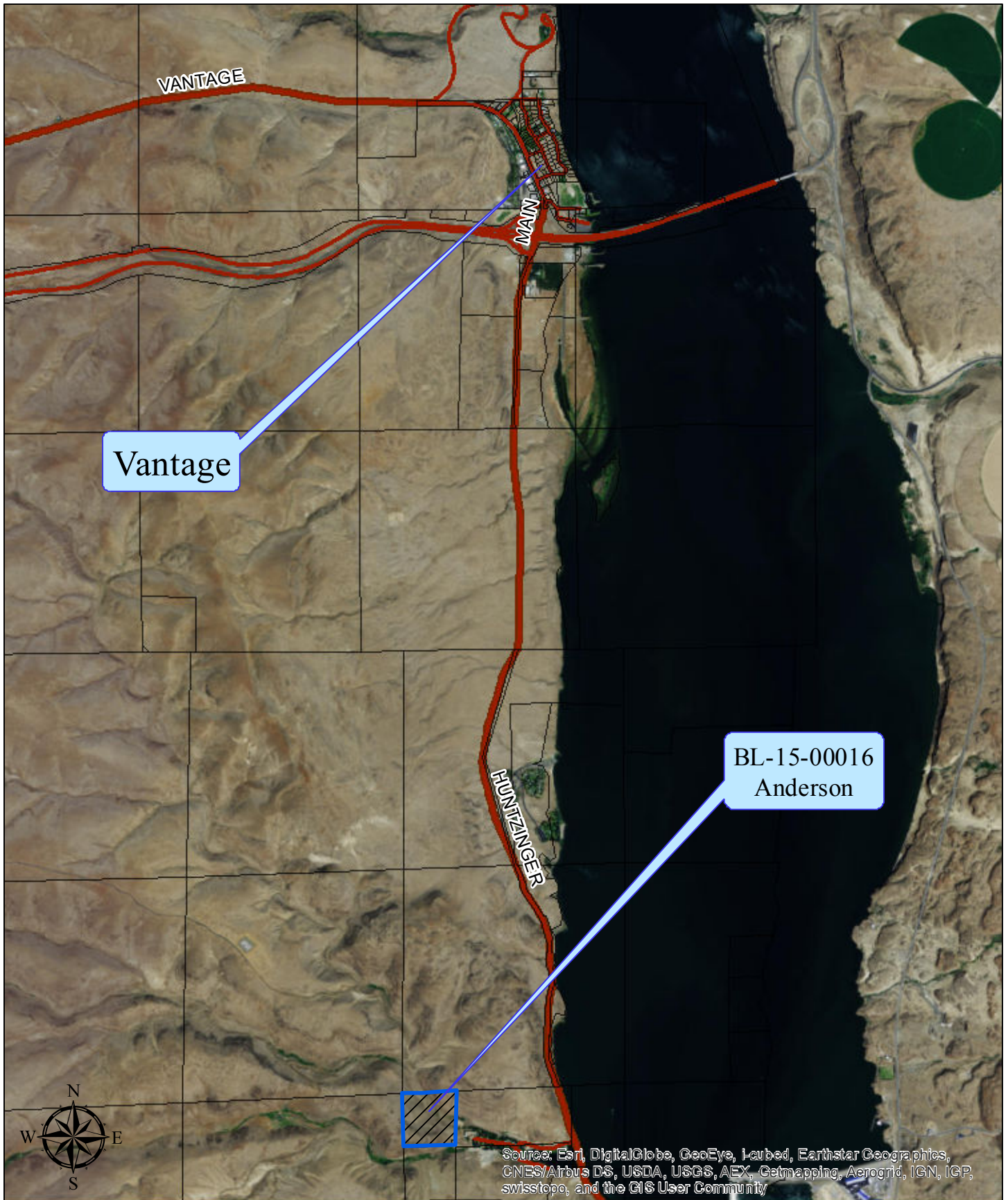
[BL-15-00016 Anderson](#)

Christina, Holly, 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
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



BL-15-00016
Anderson

Area
Map



BL-15-00016
Anderson

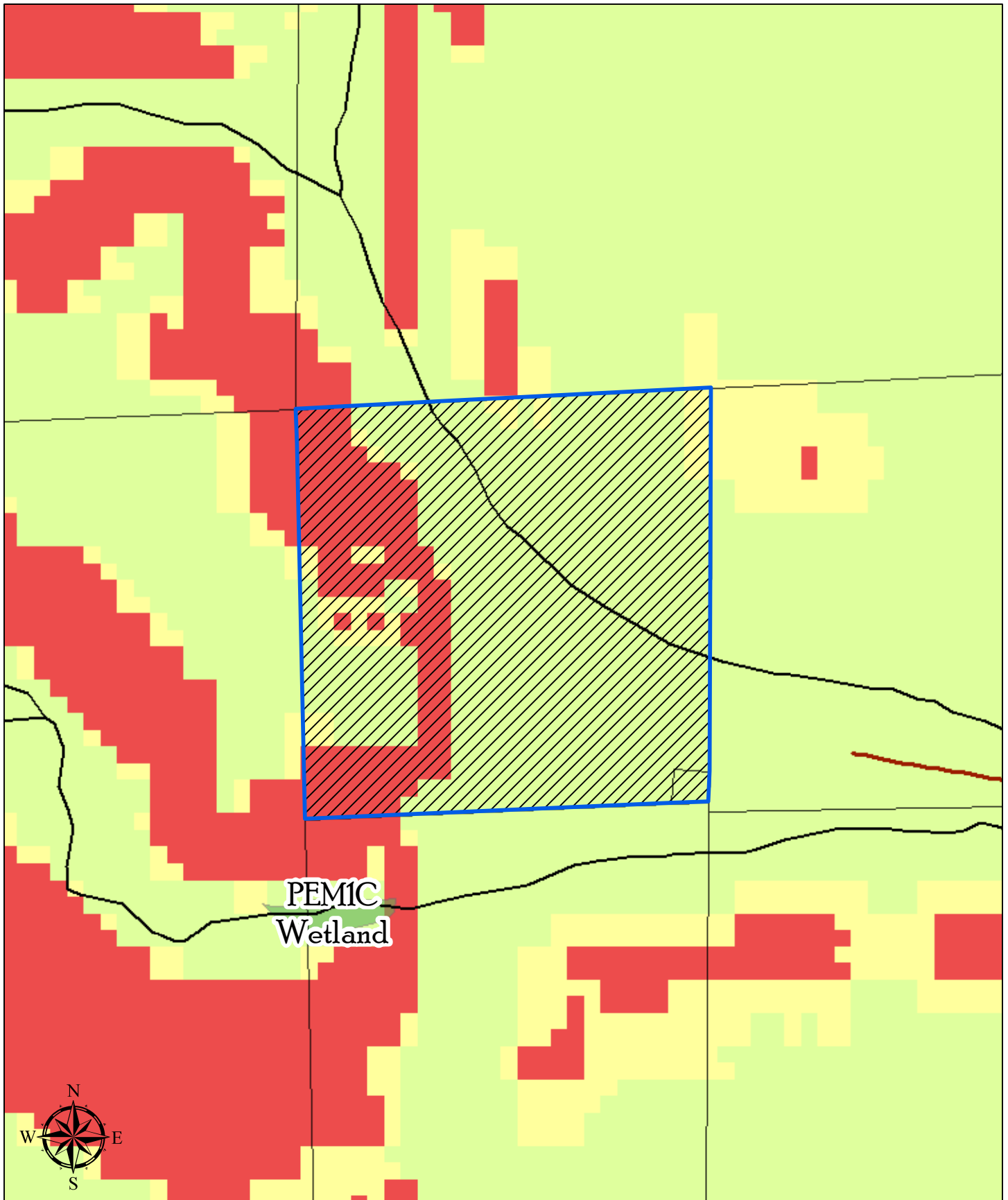
Air
Photo Oblique



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

BL-15-00016
Anderson

Air
Photo Vertical



PEMIC
Wetland



BL-15-00016
Anderson

Critical
Areas

Critical Areas Checklist

Wednesday, December 09, 2015

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?

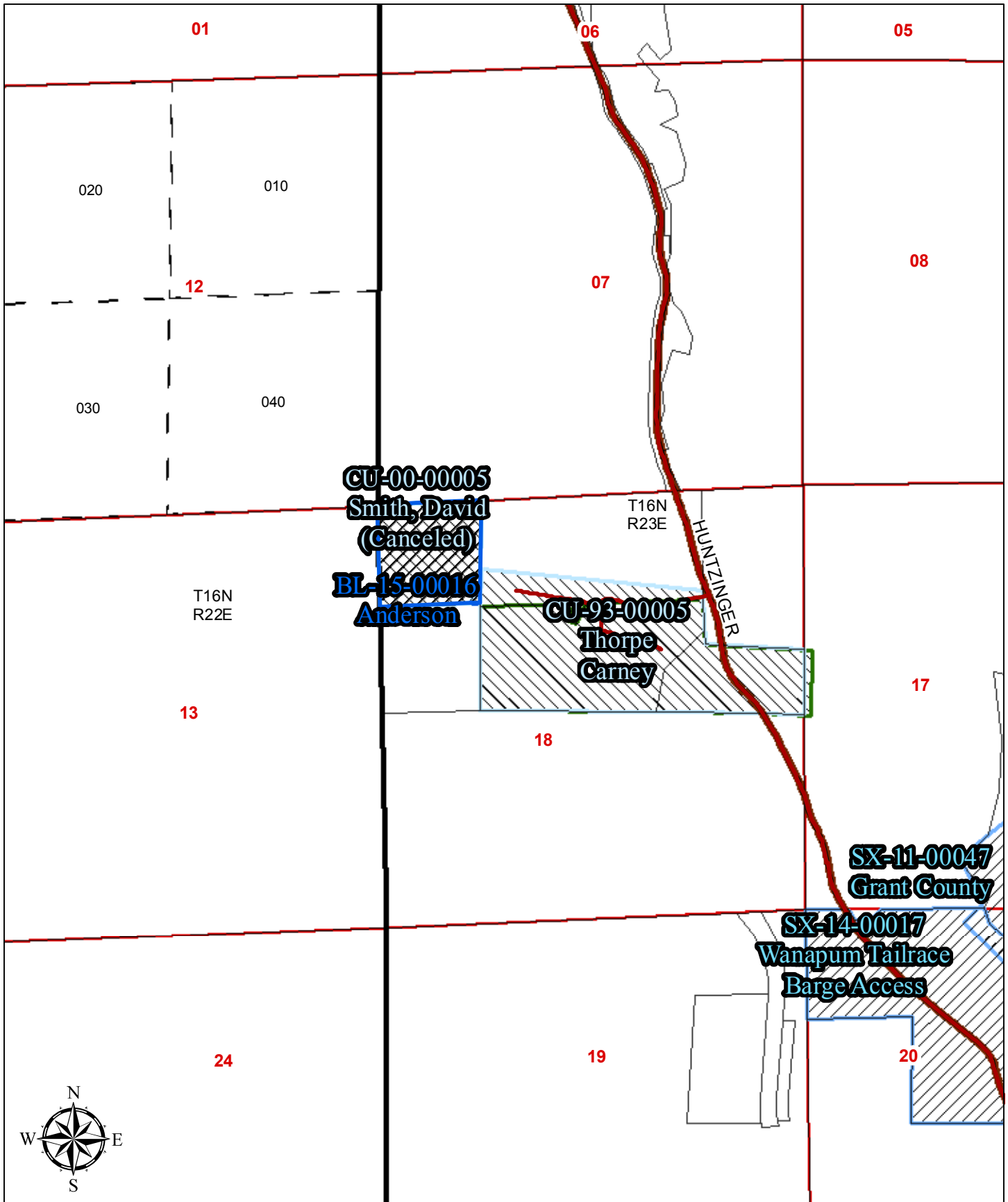
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

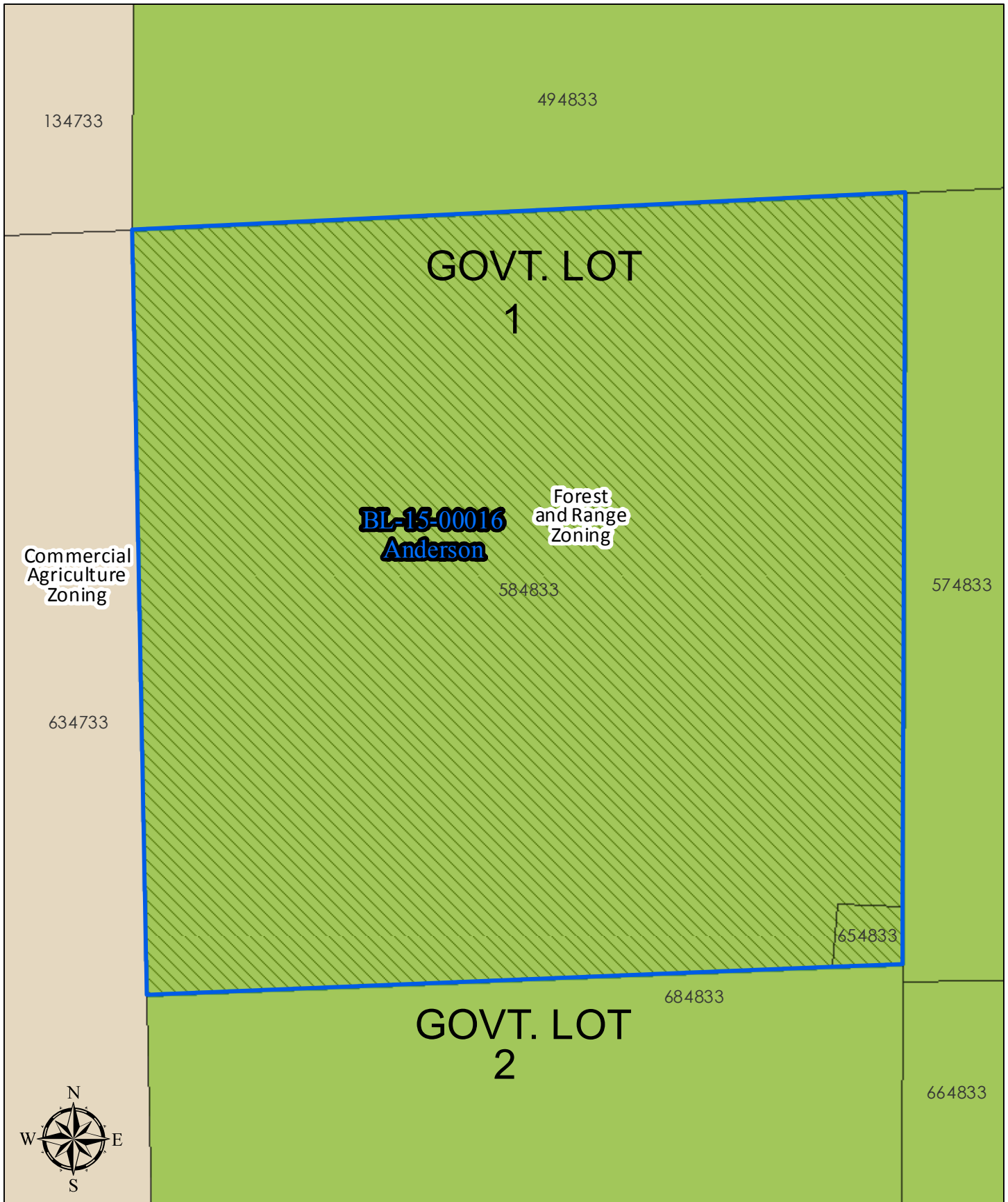
Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



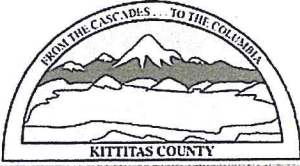
BL-15-00016
Anderson

Regional
Land Use Activity



BL-15-00016
Anderson

Zoning and
Parcel Numbers



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"

BL-15-00016

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

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: The following are required per KCC 16.10.020 Application Requirements. 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 to scale.
- 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.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel 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.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- 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 |
| \$215.00 | Kittitas County Public Health Department Environmental Health |
| \$595.00 | Total fees due for this application (One check made payable to KCCDS) |

FOR STAFF USE ONLY

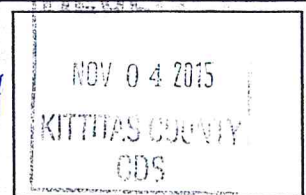
Application Received By (GDS Staff Signature):

DATE:

11-4-15

RECEIPT #

00028014



DATE STAMP IN BOX

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: Ross & Jennifer Anderson
Mailing Address: 3035 W Galer St.
City/State/ZIP: Seattle, WA 98189
Day Time Phone: (206) 369-2030
Email Address: rossa@alarchitect.com

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: Chris Cruse
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: cruseandassoc@kvalley.com

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: 401 Gettys Cove Rd
City/State/ZIP: Vantage WA 98950

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

Gov Lot 1, S 18, T16N, R22E, W1M

6. Property size: 34.42 per Survey (acres)

7. Land Use Information: Zoning: F-R Comp Plan Land Use Designation: Rural Working

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

584833 - 36.87 AC

33.85 AC

654855 - 0.23 AC

0.57 AC

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 Chris Cruise (date) 10/29/2015

X [Signature] (date) 10/29/15

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: _____

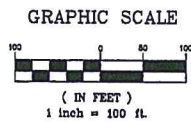
Proposed

GOV'T LOT 1, SECTION 18, T. 16 N., R. 23 E., W.M.



LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUSE 36815"
- FOUND AS NOTED
- x- FENCE
- ⊙ WELL



LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AFN 201004290009

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY RECORDED NOVEMBER 2015 IN BOOK 40 OF SURVEYS AT PAGE UNDER AUDITOR'S FILE NO. 201511 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 16 NORTH, RANGE 23 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY RECORDED NOVEMBER 2015 IN BOOK 40 OF SURVEYS AT PAGE UNDER AUDITOR'S FILE NO. 201511 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 16 NORTH, RANGE 23 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2015, at _____ M., in Book 40 of Surveys at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT BY: _____
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 ROSS ANDERSON in OCTOBER of 2015.

Christopher C. Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815



DATE 10/29/2015

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

| | | |
|---|--|--|
| X | | |
| | | |
| | | |

12 7
13 18

FD 3" BRASS CAP

S 88°38'05" E
1200.66'

FD WPE PIN & CAP

S 88°38'05" E
1291.03'

CALC. 7
18

S 02°45'30" E
1282.24'

GOV'T LOT 1
A
33.85 AC

BK 27 OF SURVEYS, PGS 41-42

N 01°12'34" W
858.02'

NE 1/4 NW 1/4

N 88°47'26" E
100.00'

S 01°12'34" E
250.00'

N 88°47'28" E
100.00'

PUMP HOUSE

B
0.57 AC

C/L ACCESS ESM'T
BK 27 OF SURVEYS,
PGS 41-42

FD 3" BRASS CAP

1167.32'
S 87°51'41" E

FD PIN & CAP
LS 36815 SET FOR
BK 30 OF SURVEYS
PAGE 186

BK 30 OF SURVEYS
PG 186

SE 1/4
NW 1/4

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR BASIS OF BEARINGS, SECTION SUBDIVISION, CORNER DOCUMENTATION, VISITATION DATES AND ADDITIONAL INFORMATION SEE BK 30 OF SURVEYS, PG 186 AND THE SURVEYS REFERENCED THEREON.

13 18
FD 3" BRASS CAP

RECORDED
NOV 04 2015
KITTITAS COUNTY
CDS

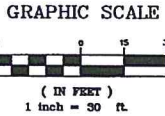
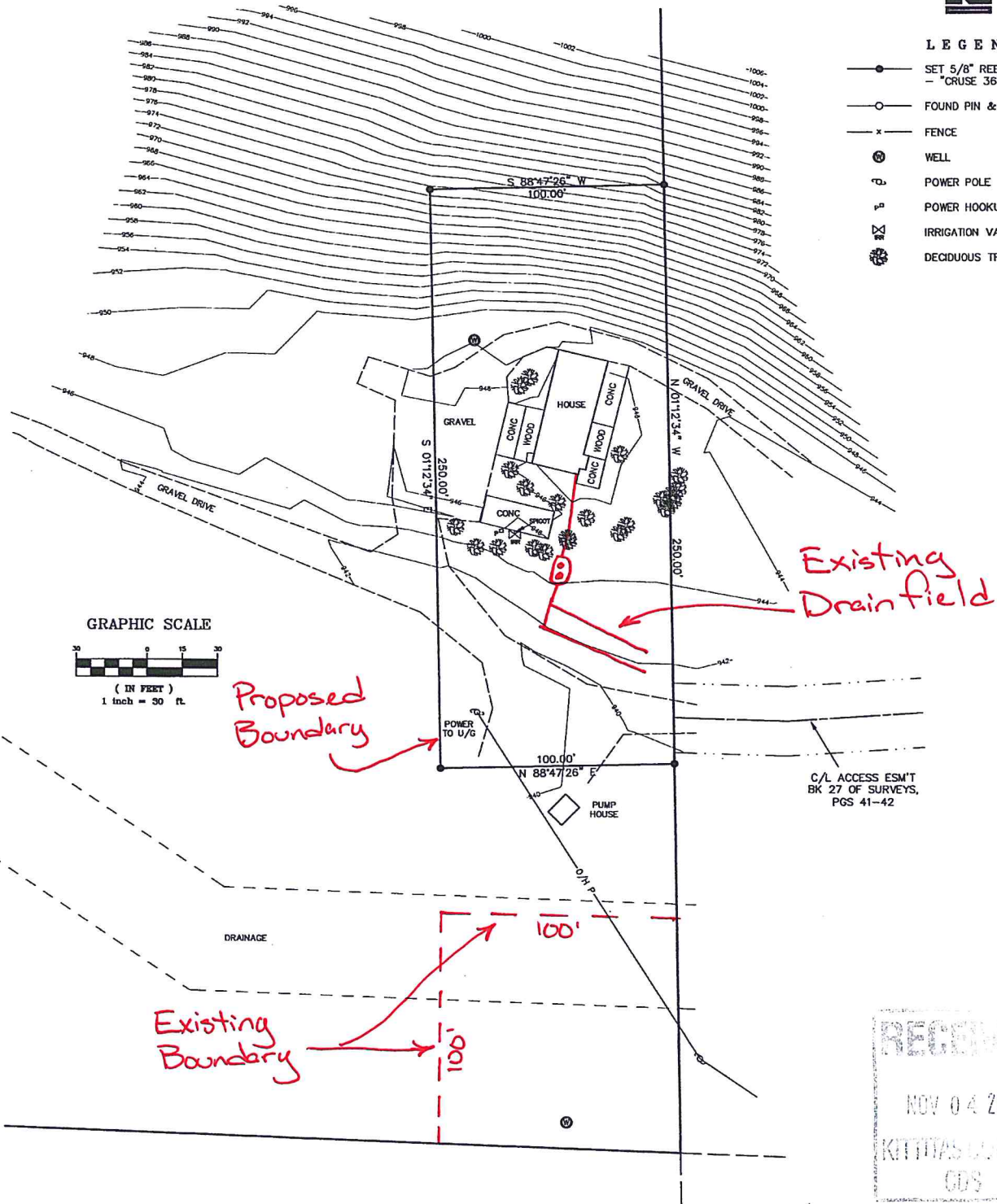
Proposed

GOV'T LOT 1, SECTION 18,
TOWNSHIP 16 NORTH, RANGE 23 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUSE 36815"
- FOUND PIN & CAP
- x - FENCE
- ⊙ WELL
- ⊕ POWER POLE
- ⊖ POWER HOOKUP
- ⊗ IRRIGATION VALVE
- ⊙ DECIDUOUS TREE



Proposed Boundary

Existing Boundary

RECEIVED
NOV 04 2015
KITITAS COUNTY
CDS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON
IS BASED ON THE ACTUAL SURVEY AND IS CORRECT.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor

10/29/2015
DATE
License No. 36815



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

ANDERSON PROPERTY

ANDERSON

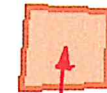
Section 18

020-0002

Section 13
Section 18



Proposed



Existing

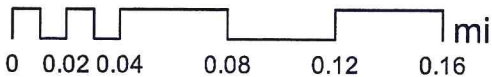
Date: 11/4/2015

Disclaimer:
Kititas 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. Kititas 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.

1 inch = 376 feet

Relative Scale 1:4,514

Narrative- Adjust existing tax parcel around home. As per Exhibits.



COMMITMENT FOR TITLE INSURANCE

Prepared for :
CHICAGO TITLE /MOSES LAKE
1240 S PIONEER WAY, SUITE B
MOSES LAKE, WA 98837

Attn: CALLI KEELE

Inquiries should be made to:
AMERITITLE
P. O. Box 617
101 West 5th Avenue
Ellensburg WA 98926
(509)925-1477 / FAX (509)962-3111
Email: ellensburg@ameri-title.com

SCHEDULE A

Title Number: **0103209**
Title Officer: **JACKIE HOVEY**
Your Reference No.: **SMITH/ANDERSON**

1. Effective Dated as of **November 28, 2006 at 8:00 A.M.**

| 2. Policy or Policies to be issued: | Liability | Premium |
|--|----------------------------|---------------------|
| ALTA Owner's Policy (10-17-92) Standard | \$175,000.00 Sales Tax: | \$655.00 \$50.44 |

Proposed Insured:
ROSS ANDERSON

3. The estate or interest in the land which is covered by this Commitment is:

PARCELS A AND B: FEE SIMPLE ESTATE

PARCEL C: EASEMENT

4. Title to the estate or interest in the land is at the effective date hereof vested in:

DAVID R. SMITH AND DIANE L. SMITH, HUSBAND AND WIFE, AS TO PARCEL A; DAVID ROY SMITH AS TO PARCEL B; DAVID R. SMITH AND KATHLEEN SMITH, HUSBAND AND WIFE, AS TO PARCEL C

5. The land referred to in this Commitment is described as follows:

As fully set forth on attached.



SCHEDULE A (Continued)

Order No.: 0103209

Legal Description:

PARCELA:

Government Lot 1 of Section 18, Township 16 North, Range 23 East, W.M., in the County of Kittitas, State of Washington,

EXCEPT a tract of land beginning at the Southeast corner of said Lot 1;
Thence running West along the South boundary of said Lot 1, 100 feet;
Thence North running parallel with the East boundary of said Lot 1, 100 feet;
Thence running East parallel with the South boundary of said Lot 1, 100 feet to the East boundary line;
Thence South along the East boundary line 100 feet to the point of beginning.

PARCEL B:

All of that portion of Government Lot 1 of Section 18, Township 16 North, Range 23 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Southeast corner of said Lot 1;
Thence running West along the South boundary of said Lot 1, 100 feet;
Thence North running parallel with the East boundary of said Lot 1, 100 feet;
Thence running East parallel with the South boundary of said Lot 1, 100 feet to the East boundary line;
Thence South along the East boundary line 100 feet to the point of beginning.

PARCEL C:

A fifteen-foot access easement as described and delineated on that certain Survey recorded December 12, 2001 in Book 27 of Surveys, pages 41 and 42, under Kittitas County Auditor's File No. 200112120003, being a portion of Section 18, Township 16 North, Range 23 East, W.M., in the County of Kittitas, State of Washington.

END OF SCHEDULE A

SCHEDULE B

File No.: 0103209

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS:

- A. Rights or claims disclosed only by possession, or claimed possession, of the premises.
- B. Encroachments and questions of location, boundary and area disclosed only by inspection of the premises or by survey.
- C. Easements, prescriptive rights, rights-of-way, streets, roads, alleys or highways not disclosed by the public records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the public records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the public records.
- F. Any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal.
- G. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- H. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- I. Water rights, claims or title to water.
- J. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

End of General Exceptions

SCHEDULE B continued

File no: 0103209

SPECIAL EXCEPTIONS:

1. Lien of real estate excise sales tax upon any sale of said premises, if unpaid. Real estate excise tax on said property is subject to tax at the rate of 1.53% (State = 1.28%; Local = 0.25%).

2. Reservations contained in Deed:
Executed by : The United States of America
Recorded : February 19, 1962
Auditor's File No: 294867
As follows:

"Excepting and reserving, also, to the United States all the oil and gas in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914. (38 Stat. 509)."

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

3. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

NOTE: The policy/policies to be issued include(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph I in the general exceptions which are printed on Schedule B herein.

The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies.

4. Matters disclosed on the Survey recorded December 12, 2001 in Book 27 of Surveys, Pages 41 and 42, under Auditor's File No. 200112120003, including but not limited to the following:
 - a) Location of 15-foot access easement (Parcel C)
 - b) Encroachment of fenceline onto the Southeast corner of Parcel B
 - c) Notes contained thereon

5. Easement Grant, and the terms and conditions thereof, executed by and between the parties herein named:
Between : George R. Carney, a single man, and Valerie Y. Ebert, a single woman, Grantor, and David R. Smith and Kathleen Smith, husband and wife, Grantee
Recorded : December 23, 2005
Auditor's File No. : 200512230055

SCHEDULE B continued

File no: 0103209

6. Unrecorded Oil and Gas Lease, and the terms, covenants and conditions contained therein, dated July 1, 2003, as disclosed by recital in Assignment recorded September 27, 2005, in the office of the recording officer of Kittitas County, Washington, under recording number 200509270012.
Lessor : United States of America, Washington Oregon State BLM Office
Lessee : Energy West Corporation

7. Unrecorded Oil and Gas Lease, and the terms, covenants and conditions contained therein, dated July 1, 2003, as disclosed by recital in Assignment of Overriding Royalty Interest, recorded October 24, 2006, in the office of the recording officer of Kittitas County, Washington, under recording number 200610240044.
Lessor : BLM WAOR 58771
Lessee : Energy West Corporation

END OF SCHEDULE B

SCHEDULE C

File No.: 0103209

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Instruments necessary to create the estate or interest or mortgage to be insured must be properly executed, delivered, and duly filed for record.
2. The legal description contained in this commitment is based on information provided with the application for title insurance and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the legal description does not conform to their expectations.
3. Any conveyance or encumbrance executed by the herein named party/parties must also be executed by the spouse of said party/parties, if married.
Party/parties : David Roy Smith
4. The interest of the proposed insured will be subject to the community interest of the spouse, if married at date of acquiring said interest, and further subject to matters which the records may disclose against the name of said spouse. If the proposed insured is single, recital thereon of that fact will be sufficient.

END OF REQUIREMENTS

NOTES: The following matters will not be listed as Special Exceptions in Schedule B of the policy or policies to be issued. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy or policies to be issued:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):
Section 18, Township 16 North, Range 23 East, W.M., Government Lot 1
2. General taxes and assessments for the year 2006 have been paid.

| <u>Amount</u> | <u>Tax Parcel No.</u> | <u>Affects</u> |
|---------------|---------------------------|----------------|
| \$ 502.70 | 16-23-18020-0002 (584833) | Parcel A |
| \$ 29.37 | 16-23-18020-0003 (654833) | Parcel B |
3. The following endorsements will be attached to the Alta Owner's policy when issued: NONE
4. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
5. In the event this transaction fails to close and this commitment is canceled, a minimum cancellation fee of \$53.85 may be charged to comply with the State Insurance Code and the filed schedule of this Company.

END OF NOTES

END OF SCHEDULE C

JEH/jeh

SCHEDULE C continued

File No.: 0103209

1 cc: Chicago Title: Calli Keele
email keelec@ctt.com

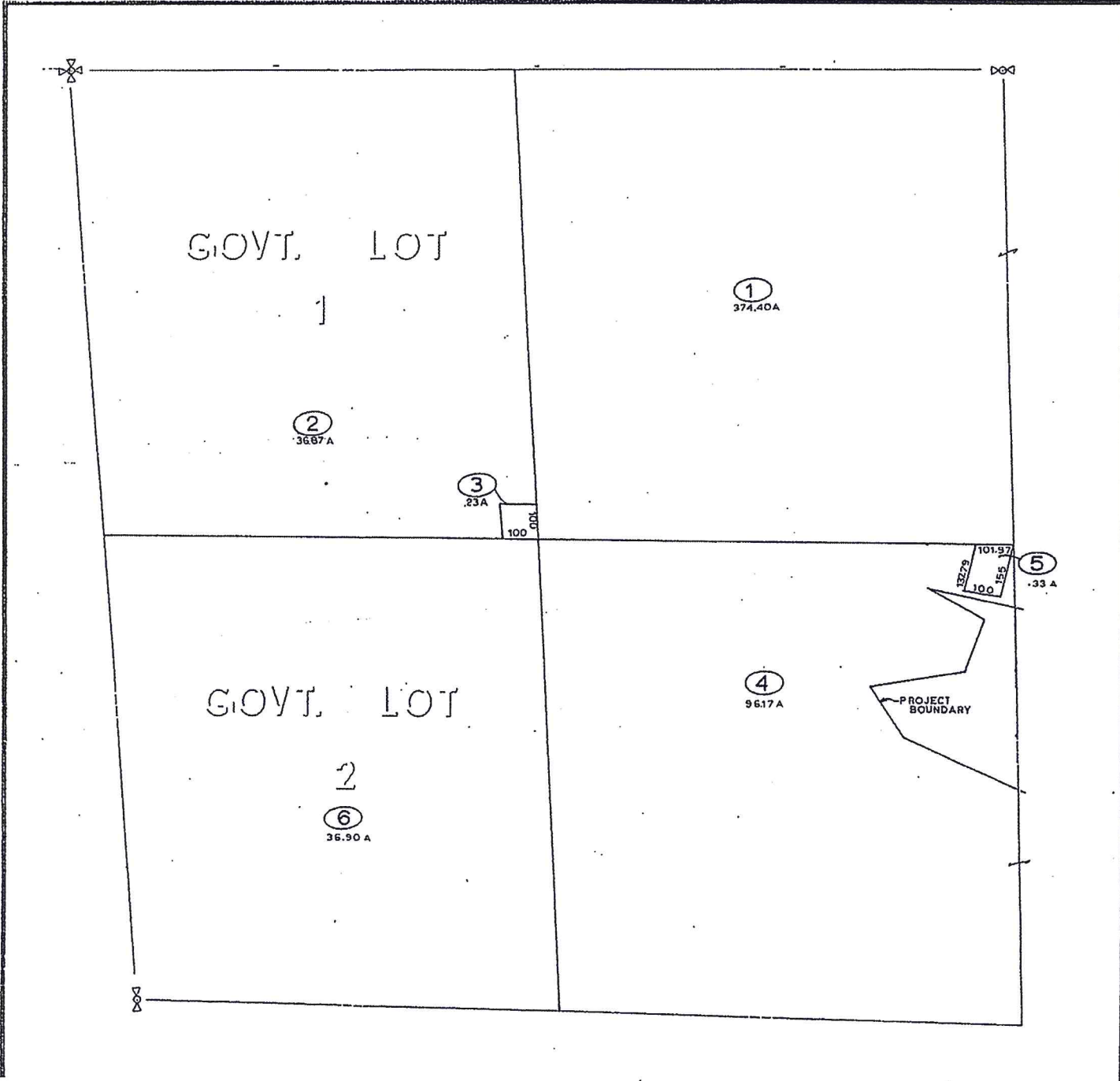
1 cc: Kelley Realty: Chuck Monroe

1 cc: Gary Mann Real Estate: Rich Makela
305 E. 3rd
Moses Lake WA 98837

OFFICIAL MAP

5-6-92-18.16.23 NW⁴
SCALE: 1 INCH=200 FEET

NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF COUNTY ASSESSOR



This line is One Inch on original

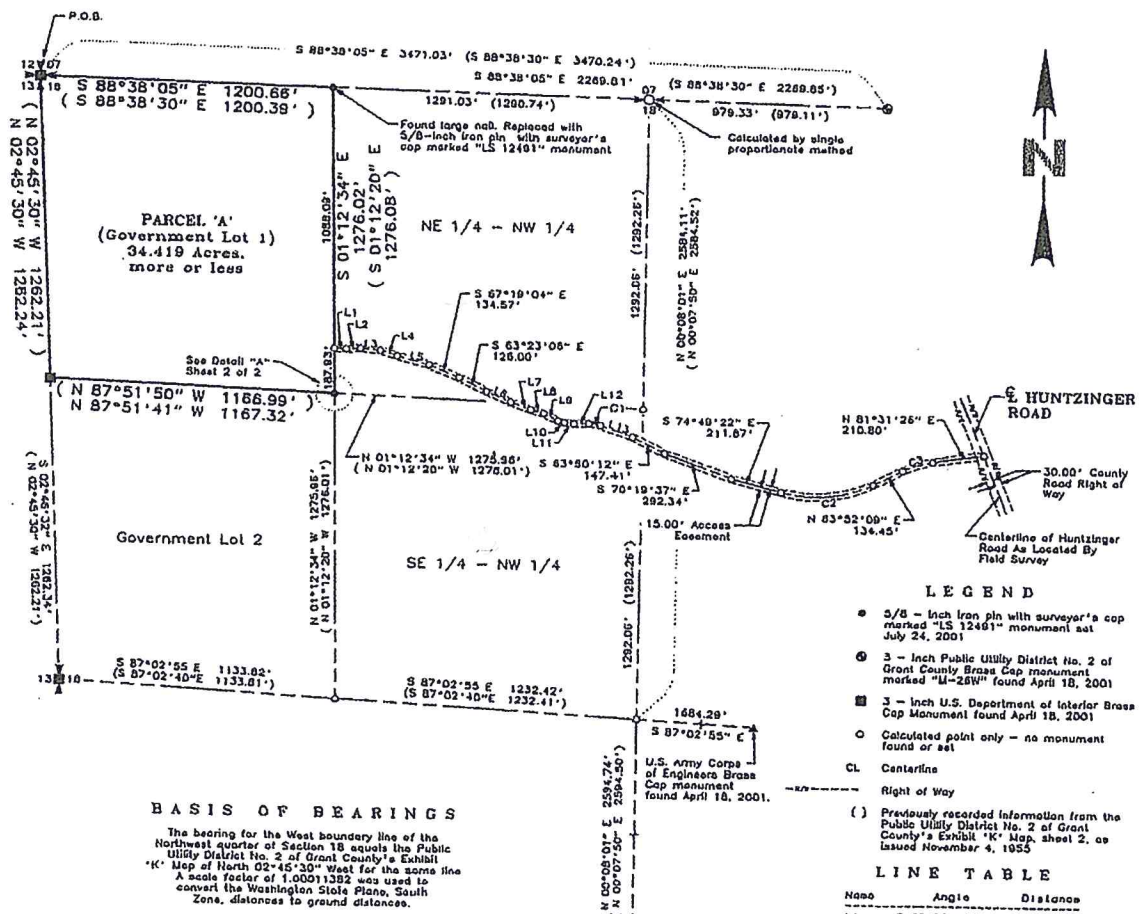
Scale print accordingly if it is not on this copy

R E C O R D O F S U R V E Y

GOVERNMENT LOT 1 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 23 EAST, W.M.

20011212003

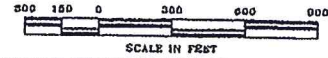
25161B



NOTICE

This is a Boundary line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate herein. Said certificate does not extend to any unnamed person without an express recital thereon by the Surveyor naming said person.



| INSTRUMENT USED | INDEXING DATA |
|--|---|
| Geodimeter System 4000 One Man Surveying System Electronic Total Station (+/- 1 Second Theodolite and +/- (0.007" + 3 ppm) Electronic Distance Meter) | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 218 718 R208 |

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 Dr. David R. Smith, DVM in December, 2001.



Frederick C. Slinner
 Frederick C. Slinner, P.E./P.L.S.
 Washington Land Surveyor No. 12401

wpe

ENGINEER
PLANNER
SURVEYOR

AUDITOR'S CERTIFICATE

Filed for record this 12th day of December, 2001, at 10:22 A.M. in Book 27, of Surveys at Page 411 under Auditor's File Number 20011212003 at the request of Western Pacific Engineering, Inc.

David B. Rowan
County Auditor

W. Williams
Deputy County Auditor

WESTERN PACIFIC ENGINEERING, INC.
 MOSES LAKE, ELLENSBURG, WASHINGTON
 Pioneer Way Professional Center
 1326 Hunter Place (509) 785 - 1023 Moses Lake, Wash.

DR. DAVID R. SMITH, DVM

A Portion of the NW 1/4 of Section 18, Township 16 North, Range 23 East, W.M.

Kitkitine County Washington

Surveyed by RNS Date 08-01 Scale 1" = 200'
 Drawn by HWP/NDN Date 08-01 Sheet 1 of 2
 Checked by FCS Date 11-01 Project No. 00185

- LEGEND**
- 3/8 - inch iron pin with surveyor's cap marked "LS 12461" monument set July 24, 2001
 - ⊙ 3 - inch Public Utility District No. 2 of Grant County Brass Cap monument marked "M-25W" found April 18, 2001
 - 3 - inch U.S. Department of Interior Brass Cap Monument found April 18, 2001
 - Calculated point only - no monument found or set
 - CL Centerline
 - Right of Way
 - () Previously recorded information from the Public Utility District No. 2 of Grant County's Exhibit "K" Map, sheet 2, as issued November 4, 1955

LINE TABLE

| Name | Angle | Distance |
|------|---------------|----------|
| L1 | S 88°20'05" E | 49.03 |
| L2 | N 88°13'44" E | 37.81 |
| L3 | S 83°07'30" E | 81.17 |
| L4 | S 72°40'04" E | 73.05 |
| L5 | S 74°31'34" E | 137.10 |
| L6 | S 87°03'42" E | 108.87 |
| L7 | S 89°27'16" E | 89.21 |
| L8 | S 74°32'41" E | 34.05 |
| L9 | S 83°18'20" E | 87.51 |
| L10 | S 74°21'51" E | 27.58 |
| L11 | S 84°04'47" E | 38.40 |
| L12 | N 85°13'00" E | 81.32 |
| L13 | S 70°04'03" E | 136.00 |

BASIS OF BEARINGS

The bearing for the West boundary line of the Northwest quarter of Section 18 equals the Public Utility District No. 2 of Grant County's Exhibit "K" Map of North 02°45'30" West for the same line. A scale factor of 1.00011382 was used to convert the Washington State Plane, South Zone, distances to ground distances.

CURVE TABLE

| None | Delta | Radius | Length | Bearing | Chord | Tangent |
|------|-----------|--------|--------|---------------|--------|---------|
| C1 | 21°40'57" | 128.00 | 47.88 | S 80°54'31" E | 47.40 | 24.13 |
| C2 | 41°18'28" | 633.89 | 384.81 | N 81°31'24" E | 378.03 | 201.26 |
| C3 | 17°59'17" | 419.80 | 128.31 | N 72°41'48" E | 128.80 | 85.17 |

2001212003

27/41-42

27-42

200112180003

231618

R E C O R D O F S U R V E Y

GOVERNMENT LOT 1 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 23 EAST, W.M. KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION

Government Lot 1, in Section 18, Township 16 North, Range 23 East, W.M., County of Kittitas, State of Washington, as delineated and described on the record of survey drawing prepared by Western Pacific Engineering, Inc. dated November 2001, and as described as follows:

Beginning at a found United States Department of the Interior brass cap monument in concrete accepted as the northwest corner of Government Lot 1 of said Section 18 and the Point of Beginning, said point bears North 02°45'30" West a distance of 1282.24 feet from a found United States Department of the Interior brass cap monument in concrete accepted as the southwest corner of Government Lot 1 of said Section 18, said point also bears North 88°38'05" West a distance of 3471.03 feet from a found Public Utility District No. 2 of Grant County's brass cap monument in concrete accepted as a point on the north boundary of said Section 18; thence South 88°38'05" East, coincident with the north boundary line of Government Lot 1 of said Section 18, a distance of 1201.23 feet to the northeast corner of Government Lot 1 of said Section 18; thence South 01°11'03" East, coincident with the east boundary line of Government Lot 1 of said Section 18, a distance of 1275.96 feet to the southeast corner of Government Lot 1 of said Section 18; thence North 87°51'41" West, coincident with the south boundary line of Government Lot 1 of said Section 18, a distance of 1167.32 feet to a found United States Department of the Interior brass cap monument in concrete accepted as the southwest corner of Government Lot 1 of said Section 18, said point bears North 02°45'30" West a distance of 1282.24 feet from a found United States Department of the Interior brass cap monument in concrete accepted as the West quarter corner of said Section 18; thence North 02°45'30" West, coincident with the west boundary line of Government Lot 1 of said Section 18, a distance of 1282.24 feet to the Point of Beginning.

Containing 34.427 acres more or less.

Together with an easement for ingress, egress, access and utility purposes over, under, across and through that portion of the North half of Section 18, Township 16 North, Range 23 East, W.M., County of Kittitas, State of Washington, as delineated and described on the record of survey drawing prepared by Western Pacific Engineering, Inc. dated November 2001, being a strip of land 30.00 feet in width, 15.00 feet perpendicular distant from, parallel with, adjacent to and on either side of the as-built centerline of the existing access road, said as-built centerline being more particularly described as follows:

Beginning at a found United States Department of the Interior brass cap monument in concrete accepted as the northwest corner of Government Lot 1 of said Section 18, said point bears North 02°45'30" West a distance of 1282.24 feet from a found United States Department of the Interior brass cap monument in concrete accepted as the southwest corner of Government Lot 1 of said Section 18, said point also bears North 88°38'05" West a distance of 3471.03 feet from a found Public Utility District No. 2 of Grant County's brass cap monument in concrete accepted as a point on the north boundary of said Section 18; thence South 88°38'05" East, coincident with the north boundary line of Government Lot 1 of said Section 18, a distance of 1201.23 feet to the northeast corner of Government Lot 1 of said Section 18; thence South 01°11'03" East, coincident with the east boundary line of Government Lot 1 of said Section 18, a distance of 1088.07 feet to the Point of Beginning of said as-built centerline and this easement; thence coincident with said as-built centerline the following twenty-two (22) courses:

1. South 88°20'05" East a distance of 48.04 feet;
2. North 88°13'44" East a distance of 67.84 feet;
3. South 85°07'30" East a distance of 81.17 feet;
4. South 72°49'04" East a distance of 73.05 feet;
5. South 74°51'34" East a distance of 137.10 feet;
6. South 87°19'04" East a distance of 134.57 feet;
7. South 83°23'08" East a distance of 125.88 feet;
8. South 67°05'42" East a distance of 108.67 feet;
9. South 69°27'18" East a distance of 89.21 feet;
10. South 74°32'41" East a distance of 24.03 feet;
11. South 83°16'28" East a distance of 87.31 feet;


LEGAL DESCRIPTION (CONTINUED)

12. South 74°21'01" East a distance of 27.59 feet;
 13. South 84°04'47" East a distance of 35.48 feet;
 14. North 88°10'00" East a distance of 81.32 feet;
 15. Southeasterly on a tangent 128.00-foot radius curve concave to the southwest through a central angle of 21°40'57" to the right and an arc of 47.88 feet, the long chord of said curve being South 80°54'31" East a distance of 47.40 feet;
 16. South 70°04'53" East a distance of 136.00 feet;
 17. South 63°30'12" East a distance of 147.41 feet;
 18. South 70°18'37" East a distance of 282.34 feet;
 19. South 74°49'28" East a distance of 211.87 feet;
 20. Northeasterly on a tangent 633.68-foot radius curve concave to the northwest through a central angle of 41°18'28" to the left and an arc of 384.91 feet, the long chord of said curve being North 84°31'24" East a distance of 378.83 feet;
 21. North 83°52'08" East a distance of 134.43 feet;
 22. Northeasterly on a tangent 418.88-foot radius curve concave to the southeast through a central angle of 17°39'17" to the right and an arc of 128.31 feet, the long chord of said curve being North 72°41'48" East a distance of 128.80 feet;
- thence North 81°31'28" East, coincident with said as-built centerline, a distance of 210.00 feet to the intersection with the as-built centerline of Kittitas County's road "Huntzinger Road" and the terminus of this easement.

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate hereon. Said certificate does not extend to any unnamed persons without an express recertification by the Surveyor naming said persons.

| INSTRUMENT USED | INDEXING DATA |
|--|---|
| Geodimeter System 4000 One Man Surveying System Electronic Total Station (+/- 1 Second theodolite and +/- (0.007" + 2 ppm) Electronic Distance Meter] | <input checked="" type="checkbox"/>  SIX TION REDE |

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 Dr. David Smith, DVM in December, 2001.



Frederick C. Sillmer
 Frederick C. Sillmer, P.E./P.L.S.
 Washington Land Surveyor No. 12401



AUDITOR'S CERTIFICATE

Filed for record this 12th day of December 2001, at Kittitas, W. in Book 27, of Surveys at Page 4, under Auditor's File Number 200112180003 at the request of Western Pacific Engineering, Inc.

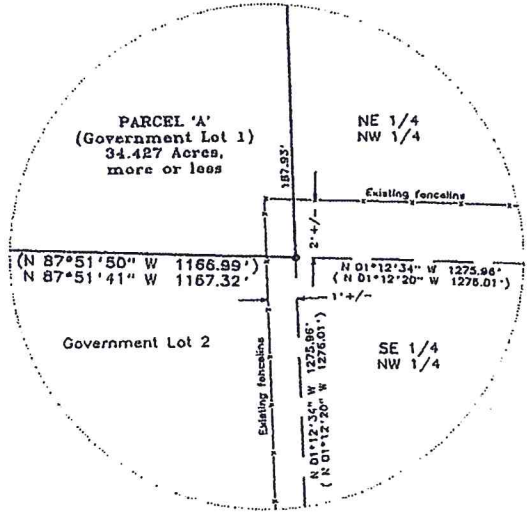
David B. Bowen
 County Auditor
William Williams
 Deputy County Auditor

WESTERN PACIFIC ENGINEERING, INC.
 MOSES LAKE, ELLENSBURG, WASHINGTON
 Pioneer Way Professional Center
 1328 Hunter Place (888) 786 - 1023 Moses Lake, Wash.
DR. DAVID R. SMITH, DVM

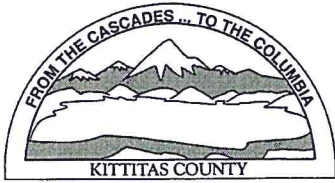
Government Lot 1 of Section 18,
 Township 16 North, Range 23 East, W.M.

| Kittitas County | | Washington | |
|-----------------|------------|------------|--------|
| Surveyed by | NHS | Date | 08-01 |
| Drawn by | Husp/NDN | Date | 08-01 |
| Checked by | FCS | Date | 11-01 |
| Scale | 1" = 40' A | Sheet | 2 of 3 |
| Project No. | 00105 | | |

Detail "A"
 Not to scale



27/42



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

RECEIPT NO.: 00028014

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 030820

Date: 11/4/2015

Applicant: ROSS & JENNIFER ANDERSON

Type: check # 10637

| <u>Permit Number</u> | <u>Fee Description</u> | <u>Amount</u> |
|----------------------|--------------------------------|---------------|
| BL-15-00016 | BOUNDARY LINE ADJUSTMENT MAJOR | 225.00 |
| BL-15-00016 | BLA MAJOR FM FEE | 65.00 |
| BL-15-00016 | PUBLIC WORKS BLA | 90.00 |
| BL-15-00016 | ENVIRONMENTAL HEALTH BLA | 215.00 |
| | Total: | 595.00 |