

## Jeff Watson

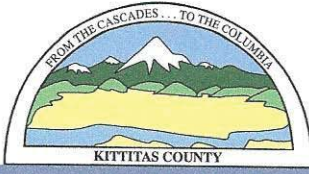
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**From:** Jeff Watson  
**Sent:** Thursday, March 03, 2016 4:26 PM  
**To:** 'Chuck Cruse (cruseandassoc@kvalley.com)'  
**Cc:** 'jwbuilt@ymail.com'  
**Subject:** BL-16-00001 Williams  
**Attachments:** BL-16-00001 Williams Deem Complete Signed.pdf

[BL-16-00001 Williams](#) (Link to on-line file)

Deem complete attached (hard copy to applicant via USPS); I will do my best to get this out for comment by tomorrow.

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"

March 3, 2016

Justin Williams  
635 Tipton Road  
Ellensburg WA 98926

**RE: Williams Boundary Line Adjustment (BL-16-00001)**

Dear Mr. Williams,

Kittitas County Community Development Services received a Boundary Line Adjustment permit on January 27, 2015. This application was determined **complete** as of March 3, 2016.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. Taxes will need to be paid for all parcels involved prior to final approval.
6. Final approval and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map). The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Sincerely,

Jeff Watson  
Staff Planner  
(509) 933-8274  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

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



BL-16-00001  
Williams

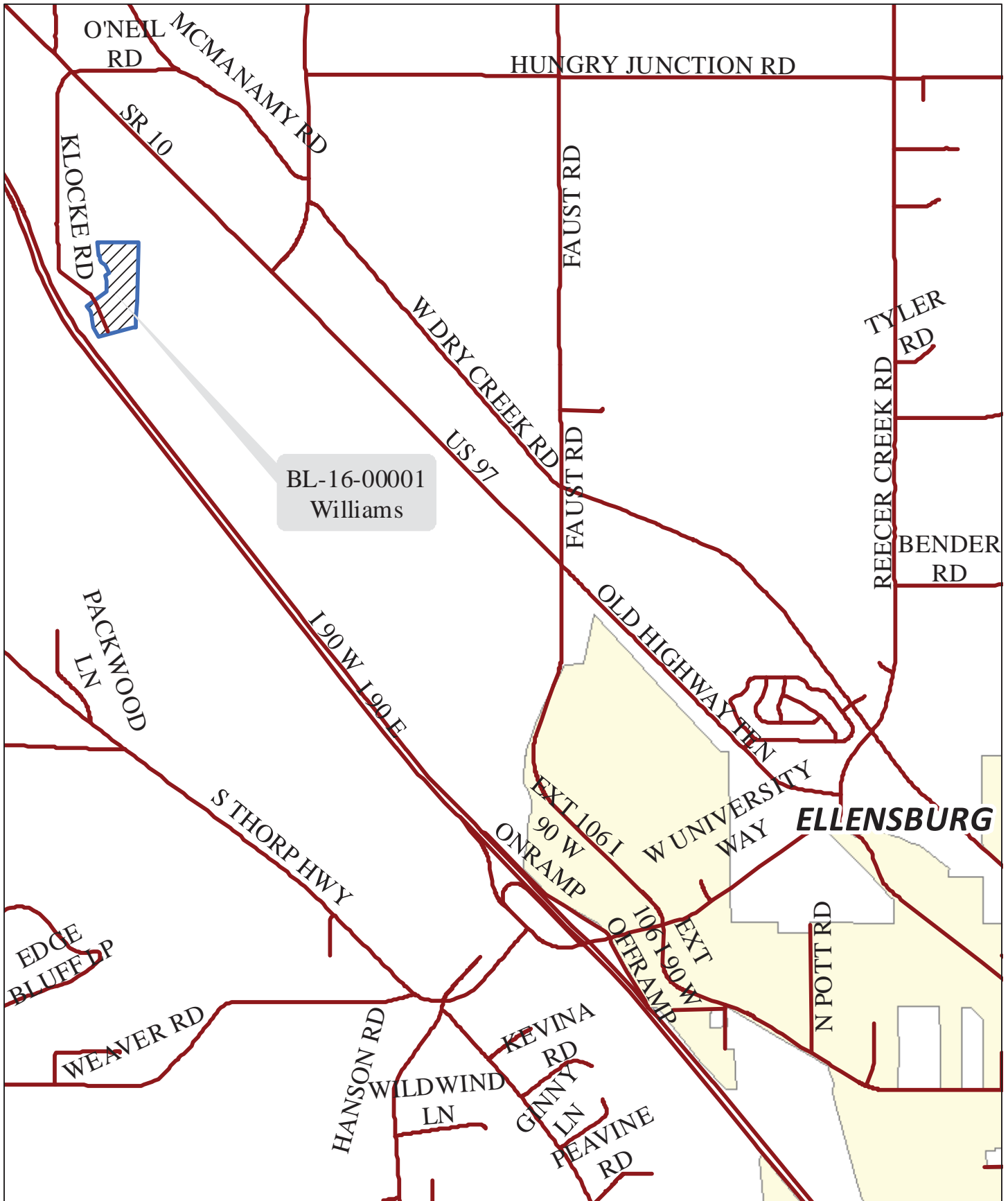
Air Photo  
Oblique



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

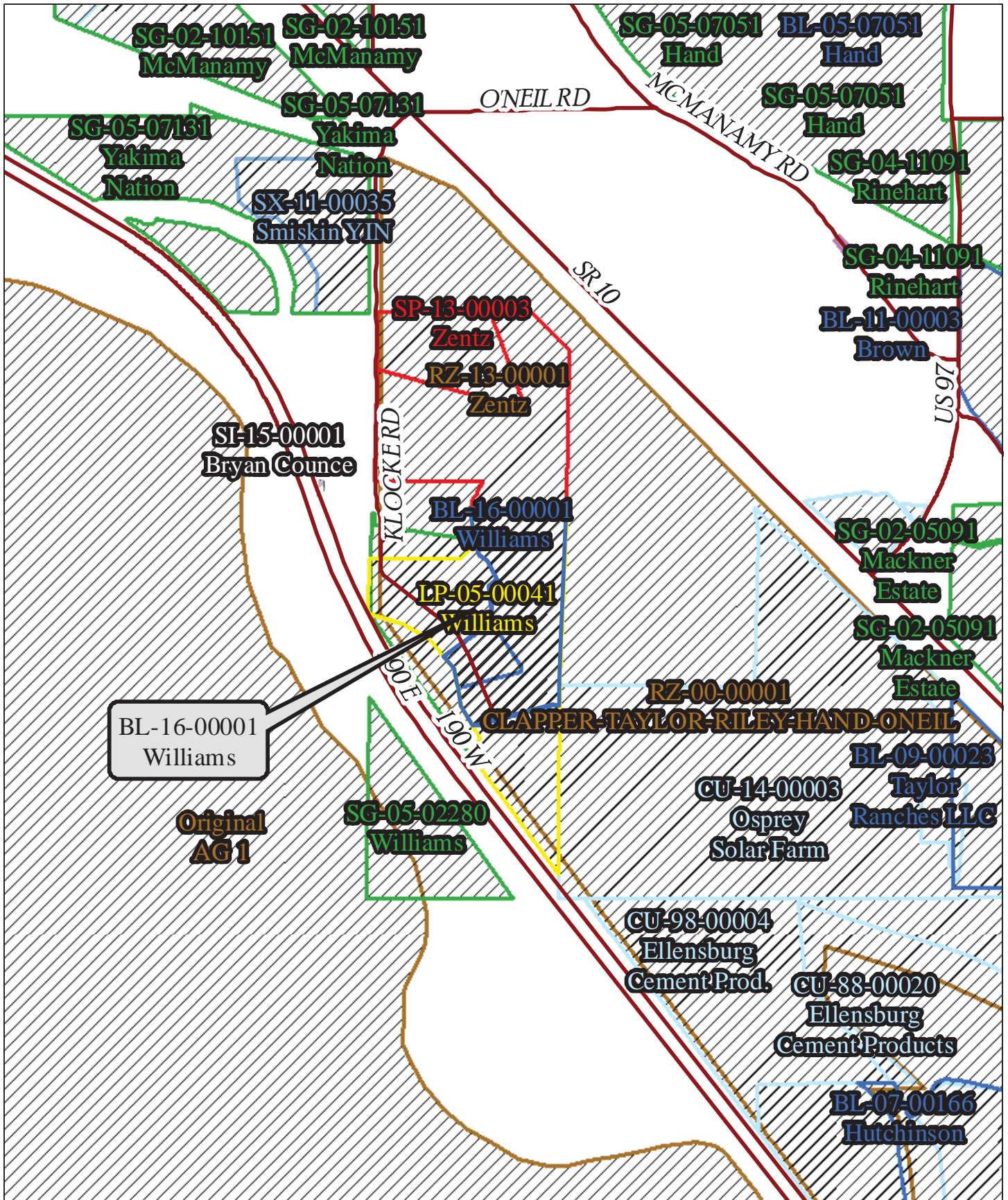
BL-16-00001  
Williams

Air  
Photo



BL-16-00001  
Williams

Vicinity  
Map



BL-16-00001  
Williams

**Original  
AG 1**

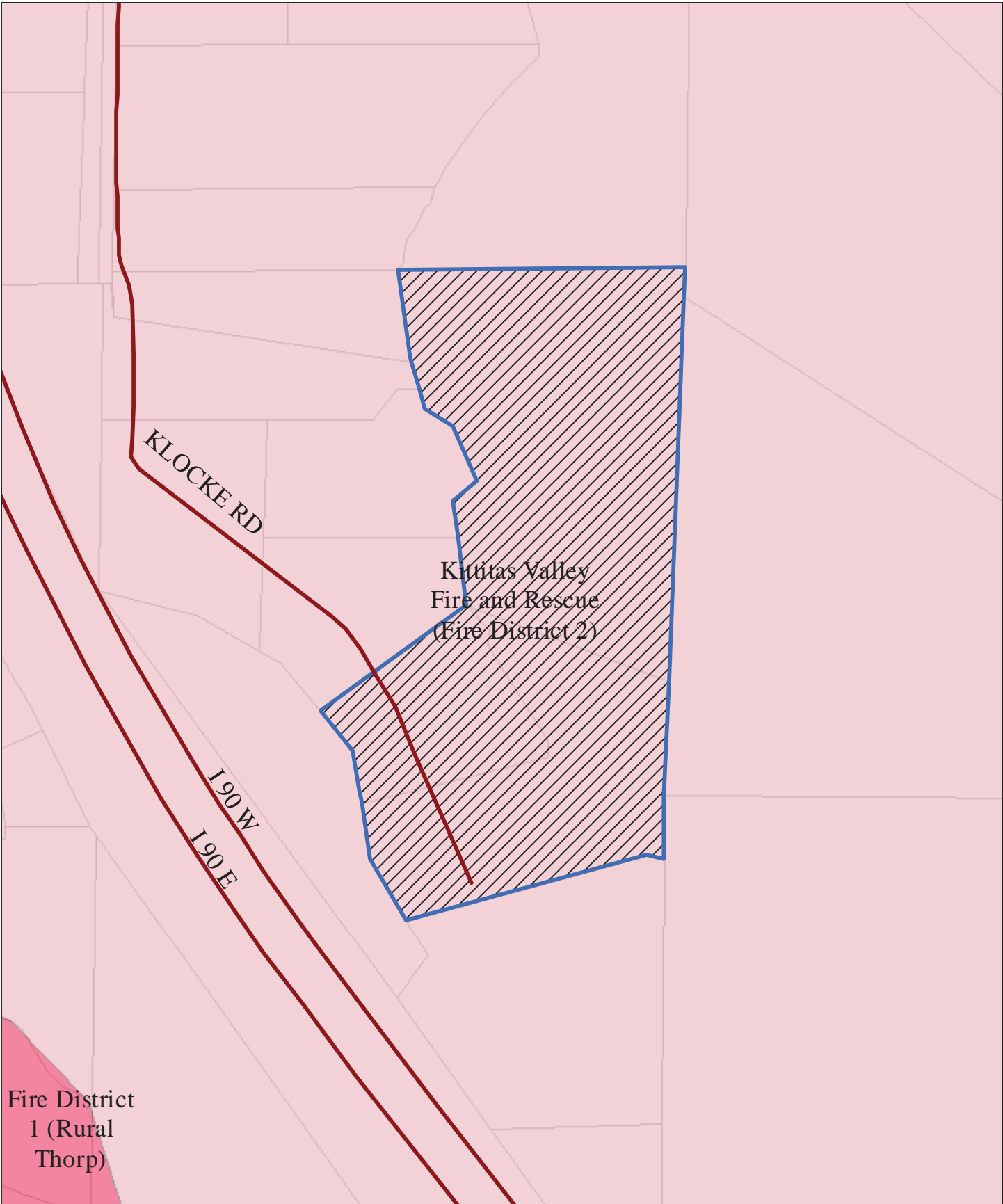
BL-16-00001  
Williams

Regional  
Land Use



BL-16-00001  
Williams

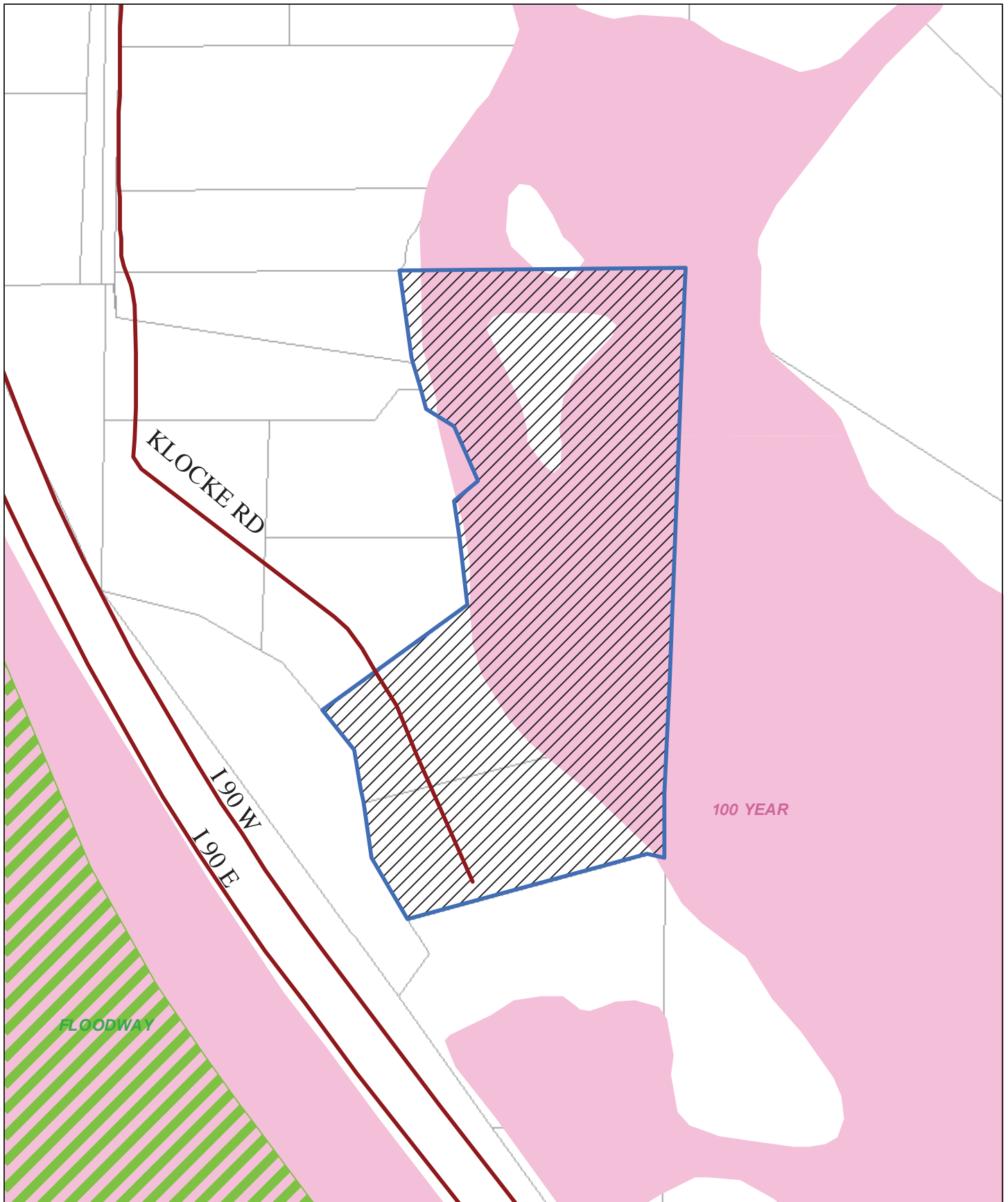
Irrigation  
District



BL-16-00001  
Williams

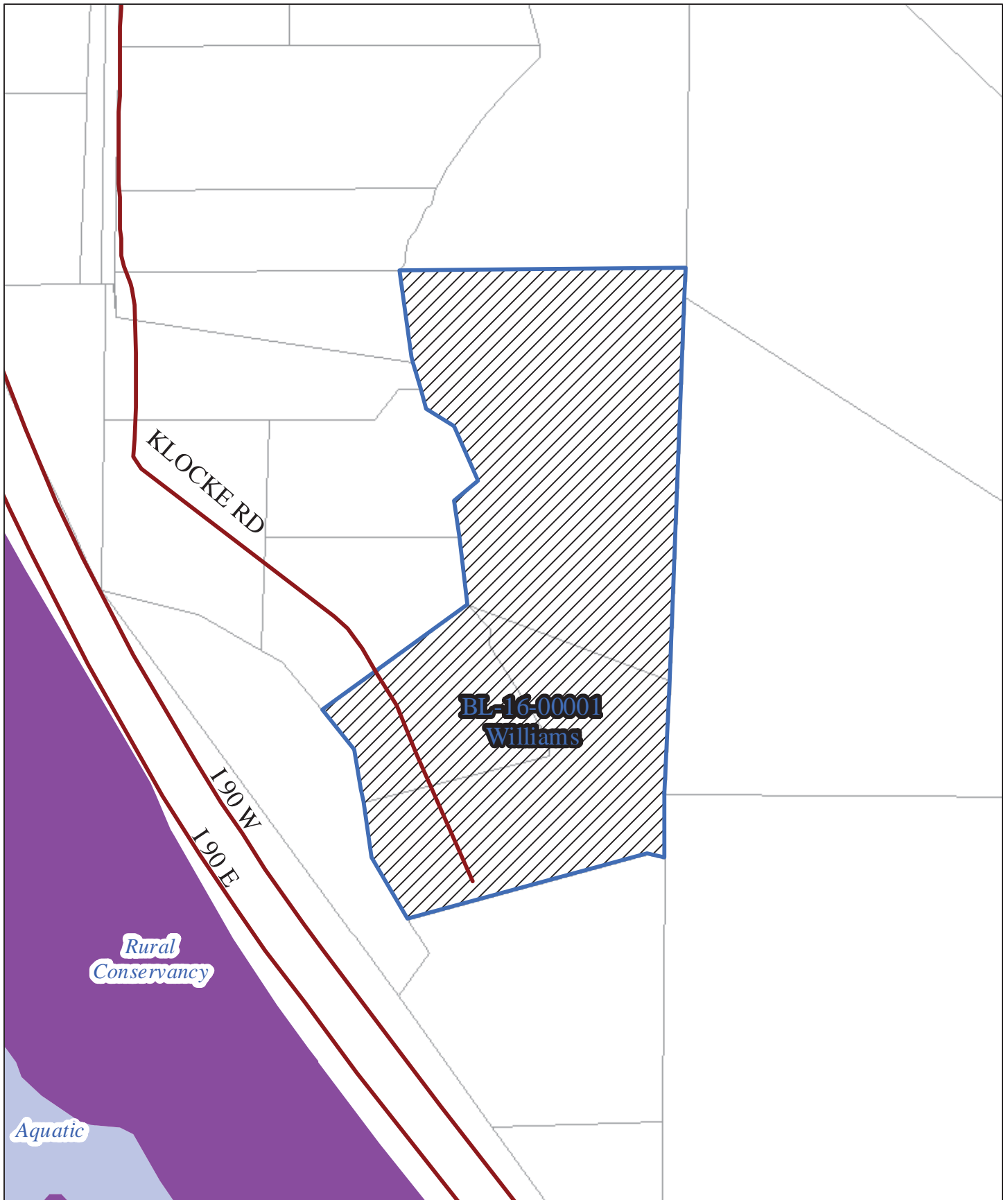
Fire  
District





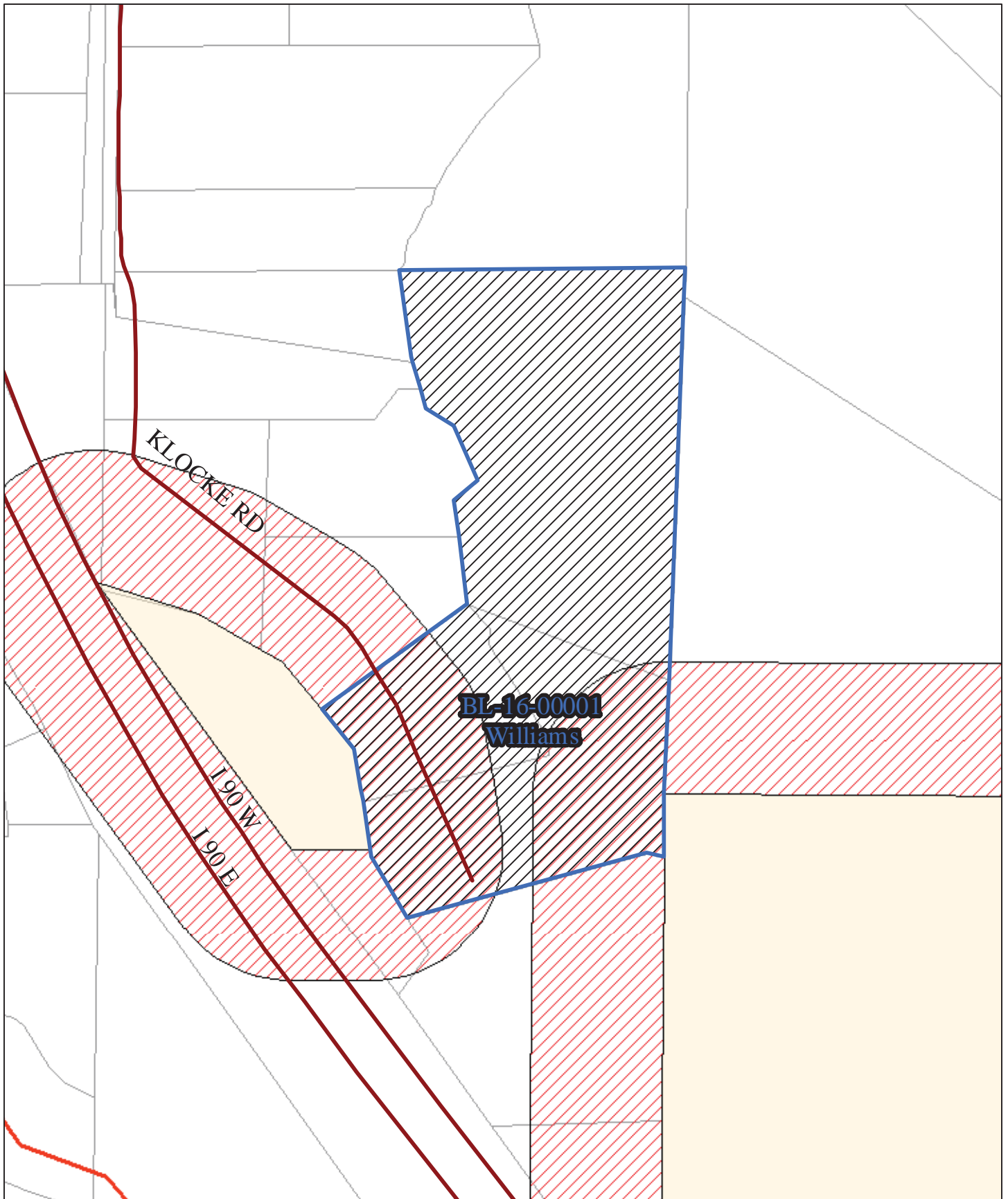
BL-16-00001  
Williams

Floodplain and  
Floodway



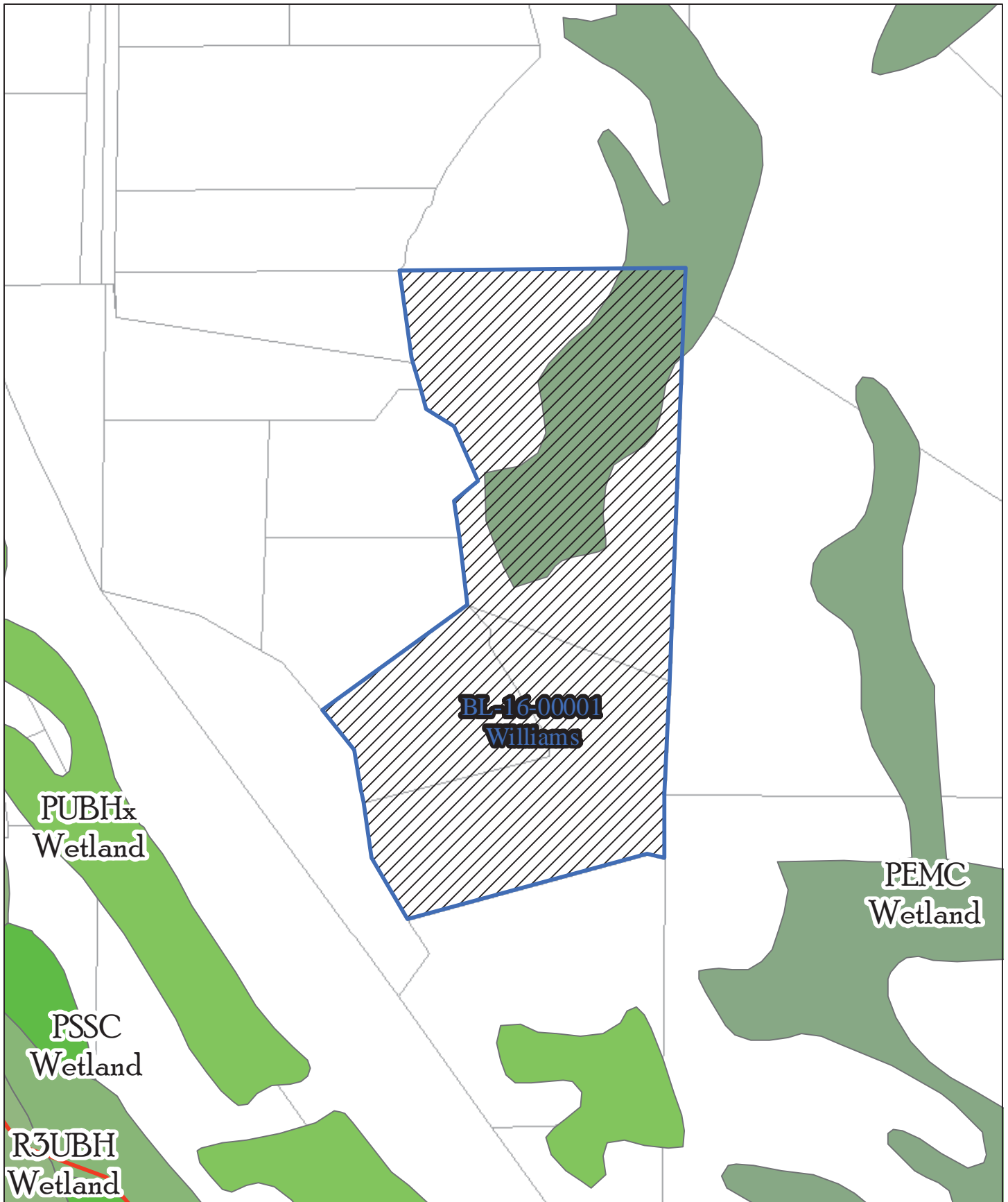
BL-16-00001  
Williams

Shorelines of the State  
Environmental Designations



BL-16-00001  
Williams

Mineral Lands of  
Long Term Significance



BL-16-00001  
Williams

National Wetland  
Inventory



U.S. Fish & Wildlife Service

# National Wetlands Inventory

Ecological Services

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

**DECODE**

Description for code **PEMC** :

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**EM** Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

Modifier(s):

**C** WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

# Critical Areas Checklist

Thursday, March 03, 2016

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?

**CRUSE**  
& ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

WILLIAMS BLA DESCRIPTIONS  
6/25/10

Revised Lot E

Lots E and F, WILLIAMS PLAT, (Kittitas County Plat No. P-05-41), recorded in Book 10 of Plats, pages 137-139, under Auditor's File No. 200608090001, records of Kittitas County, Washington;

EXCEPT that portion of said Lot F lying northerly of a line described as follows:

Beginning at the southeast corner of said Lot F; thence N 00°44'32" E, along the east boundary of said Lot F, 400.00 feet to the true point of beginning for said described line; thence N 66°39'03" W, 484.81 feet to a point on the westerly boundary of said Lot F, said point being a common lot corner for Lots C and D of said WILLIAMS PLAT, and the terminus of said described line;

Being a portion of the Southwest Quarter of Section 20, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Above described parcel contains 5.84 acres.

Revised Lot F

That portion of Lot F, WILLIAMS PLAT, (Kittitas County Plat No. P-05-41), recorded in Book 10 of Plats, pages 137-139, under Auditor's File No. 200608090001, records of Kittitas County, Washington, which lies northerly of a line described as follows:

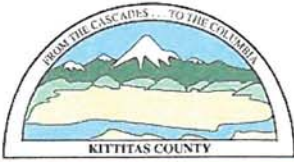
Beginning at the southeast corner of said Lot F; thence N 00°44'32" E, along the east boundary of said Lot F, 400.00 feet to the true point of beginning for said described line; thence N 66°39'03" W, 484.81 feet to a point on the westerly boundary of said Lot F, said point being a common lot corner for Lots C and D of said WILLIAMS PLAT, and the terminus of said described line;

Being a portion of the Southwest Quarter of Section 20, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Above described parcel contains 10.05 acres.







# 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"

PERMIT NUMBER: BL-10-00029

## KITTITAS COUNTY REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

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

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

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

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

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

### REQUIRED FOR SUBMITTAL

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

### OPTIONAL ATTACHMENTS

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

KCCDS

### APPLICATION FEE:

\$760 Administrative Segregation (\$630 CDS/\$130 FM)  
\_\_\_ SEGREGATED INTO \_\_\_ LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM) \_\_\_  
\_\_\_ B LA BETWEEN PROPERTY OWNERS  
\_\_\_ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

\$50 COMBINATION  
\_\_\_ COMBINED AT OWNERS REQUEST

\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65FM)  
\_\_\_ B LA BETWEEN PROPERTY OWNERS  
\_\_\_ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

x Mindy Allen

DATE:

4/28/10

RECEIPT #

00008145



NOTES: \_\_\_\_\_

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

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

1. Contact information:

Williams C/O Cruse and Assoc.
Applicant's Name
Ellensburg
City
962-8242
Phone number

P.O. Box 959
Address
WA, 98926
State, Zip Code
cruseandassoc@kvalley.com
Email Address

2. Street address of property:

Address: 1340 Klocke Road
City/State/ZIP: Ellensburg, WA 98926

3. Zoning Classification: AG-3

Table with 2 columns: Original Parcel Number(s) & Acreage (1 parcel number per line), New Acreage (Survey Vol. \_\_\_\_, Pg \_\_\_\_). Rows include 18-18-20050-0005 3.00 AC / 5.84 AC and 18-18-20050-0006 12.89 AC / 10.05 AC.

Applicant is: Owner Purchaser Lessee Other
Don William (Owner Signature Required)
Chris Cruse (Applicant Signature)

Treasurer's Office Review

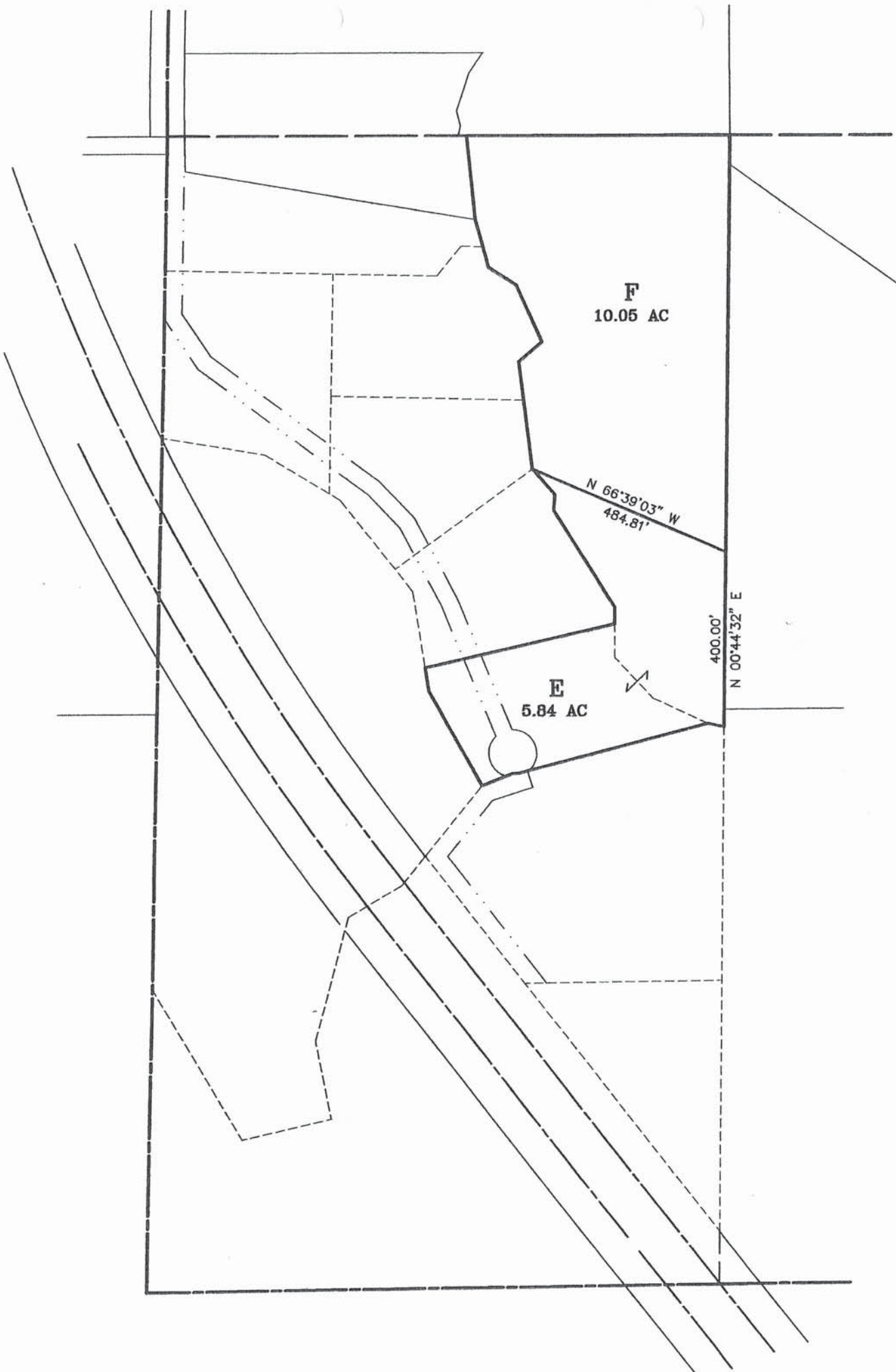
Tax Status: 2010 Pln Full
By: J Coppock
Date: 09-07-2010
Kittitas County Treasurer's Office

Community Development Services Review

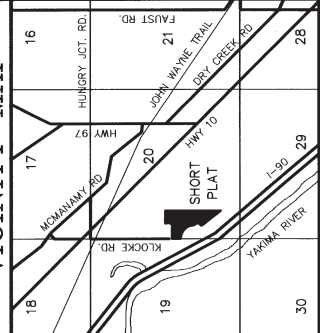
- ( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_\_ )
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5)
Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_\_ No \_\_\_\_
[X] This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: - Parcel Creation Date: -
Last Split Date: Current Zoning District: Agriculture 3
Review Date: 7/15/2010 By: Jeff Watson
\*\*Survey Approved: 9/7/2010 By: J Coppock

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



VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS 10th DAY OF July A.D. 2006

KITTITAS COUNTY HEALTH DEPARTMENT I HEREBY CERTIFY THAT THE WILLIAMS PLAT 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.

KITTITAS COUNTY PLANNING DIRECTOR I HEREBY CERTIFY THAT THE WILLIAMS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

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.

KITTITAS COUNTY ASSESSOR I HEREBY CERTIFY THAT THE WILLIAMS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

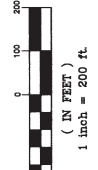
KITTITAS COUNTY BOARD OF COMMISSIONERS EXAMINED AND APPROVED THIS 18th DAY OF August A.D. 2006

BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON BY: David B. Berman CHAIRMAN

RECEIVING NO. 240606082006



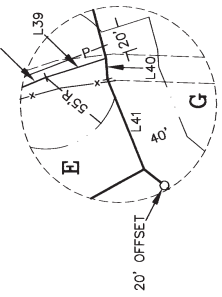
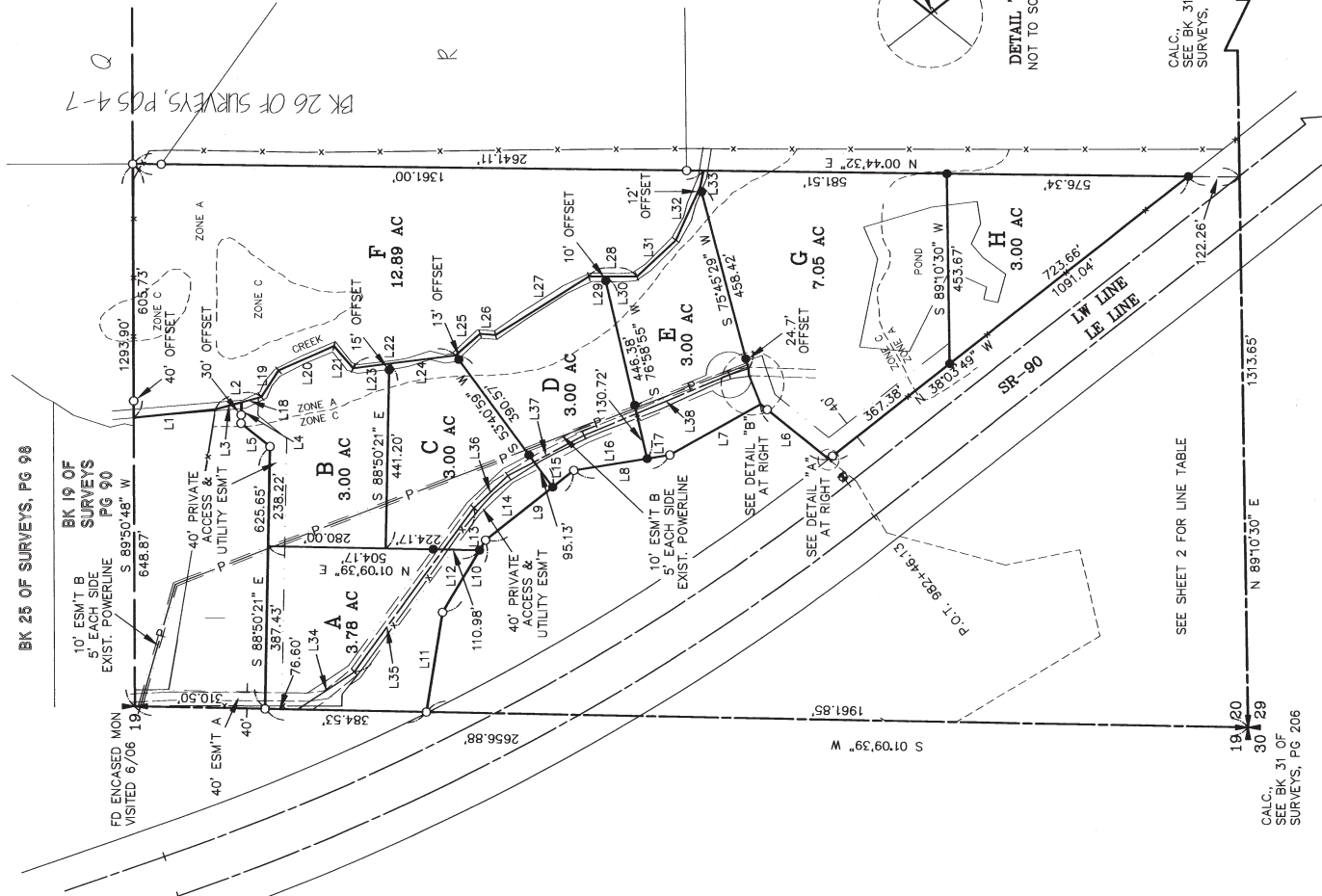
P-05-41



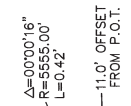
LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 36815"
FOUND PIN & CAP
FOUND ENCASED MONUMENT OFFSET 20' FROM LW LINE
FENCE

WILLIAMS PLAT
PART OF SECTION 20,
T. 18 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON



DETAIL "B"
NOT TO SCALE



DETAIL "A"
NOT TO SCALE

AUDITOR'S CERTIFICATE

Filed for record this 9th day of August 2006, at 9:20 A.M., in Book 10 of Plats at page(s) 137 at the request of Cruise & 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 of the request of DON WILLIAMS in NOVEMBER of 2005.

[Signature] CHRISTOPHER C. CRUISE Professional Land Surveyor License No. 36815



DATE 7/10/2006

CRUISE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 217 E. Fourth St. Ellensburg, WA 98926 (509) 962-8242 WILLIAMS PLAT

Grid table with X and Y coordinates.

CALC. SEE BK 31 OF SURVEYS, PG 206

SEE SHEET 2 FOR LINE TABLE

CALC. SEE BK 31 OF SURVEYS, PG 206

10138

RECEIVING NO. 3060909090901

SP-05-41

# WILLIAMS PLAT PART OF SECTION 20, T. 18 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON

## ORIGINAL PARCEL DESCRIPTIONS

### PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 4, 2005 IN BOOK 31 OF SURVEYS AT PAGE 206, UNDER AUDITOR'S FILE NO. 200510040006, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

### EASEMENT A

EASEMENT A AS DELINEATED ON THAT CERTAIN SURVEY RECORDED OCTOBER 4, 2005 IN BOOK 31 OF SURVEYS AT PAGE 206, UNDER AUDITOR'S FILE NO. 200510040006, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON; AFFECTING PARCEL 1 OF SAID SURVEY AND A PORTION OF SAID SOUTHWEST QUARTER.

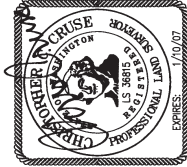


LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S	05:41.42' E	L22	S	07:09.15' E
L2	S	15:06.08' E	L23	S	07:09.15' E
L3	S	15:06.08' E	L24	S	07:09.15' E
L4	N	58:30.21' W	L25	S	41:17.03' E
L5	S	38:43.63' W	L26	S	34:37.03' W
L6	N	38:46.39' E	L27	S	36:06.51' E
L7	N	28:09.21' W	L28	S	02:01.51' E
L8	N	38:24.21' W	L29	S	00:01.51' E
L9	N	58:57.21' W	L30	S	43:04.03' E
L10	N	80:43.21' W	L31	S	68:06.13' E
L11	S	58:57.21' E	L32	S	78:35.24' E
L12	S	38:24.21' E	L33	S	33:35.24' E
L13	S	38:24.21' E	L34	S	53:42.48' E
L14	S	03:02.21' E	L35	S	43:28.26' E
L15	S	03:02.21' E	L36	S	27:53.07' E
L16	S	15:06.08' E	L37	S	22:53.59' E
L17	S	15:06.08' E	L38	S	17:34.06' E
L18	S	24:01.09' E	L39	S	85:52.30' W
L19	S	24:01.09' E	L40	S	67:58.19' W
L20	S	49:37.54' W	L41	S	67:58.19' W
L21	S	49:37.54' W	L42	S	67:58.19' W

## AUDITOR'S CERTIFICATE

Filed for record this 7th day of August, 2006, at 9:20 A.M., in Book 10 of Plats at page(s) 138 at the request of Cruse & Associates.

JERALD V. PETTIT BY *[Signature]*  
KITITAS COUNTY AUDITOR



**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926 (509) 962-8242

**WILLIAMS PLAT**

RECEIVING NO. 200608090001

SP-05-41

WILLIAMS PLAT  
PART OF SECTION 20, T. 18 N., R. 18 E., W.M.  
KITITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MICHAEL A. WILLIAMS, AS HIS SEPARATE ESTATE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 7<sup>th</sup> DAY OF August, A.D., 2006.

*Michael A. Williams*  
By *Donald D. Williams*

MICHAEL A. WILLIAMS  
BY DONALD D. WILLIAMS  
HIS ATTORNEY IN FACT

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF KITITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS 7<sup>th</sup> DAY OF August, A.D., 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DONALD D. WILLIAMS, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR MICHAEL A. WILLIAMS, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID MICHAEL A. WILLIAMS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT SAID PRINCIPAL IS NOT DECEASED NOR INCOMPETENT.

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

*Shirley S. Sullivan*  
NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
MY COMMISSION EXPIRES: 9-30-07



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DONALD D. WILLIAMS AND ALENE L. WILLIAMS, THE UNDERSIGNED MORTGAGEES FOR THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 1<sup>st</sup> DAY OF August, A.D., 2006.

*Donald D. Williams*  
DONALD D. WILLIAMS

*Alene L. Williams*  
ALENE L. WILLIAMS

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF KITITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS 1<sup>st</sup> DAY OF August, A.D., 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DONALD D. WILLIAMS AND ALENE L. WILLIAMS, 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.

*Shirley S. Sullivan*  
NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
MY COMMISSION EXPIRES: 9-30-07



NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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 LINEARE 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 KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 31 OF SURVEYS, PAGE 206 AND THE SURVEYS REFERENCED THEREON.
5. BY KITITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KCBS MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
10. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS, ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITITAS COUNTY ZONING CODE.
11. KITITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
12. PURSUANT TO KCC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
13. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THIS SHORT PLAT.
14. KITITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

AUDITOR'S CERTIFICATE

Filed for record this 5<sup>th</sup> day of August

2006, at 8:20 A.M., in Book 10 of Plats

at page(s) 122 at the request of Cruse & Associates,

JERALD V. PETTIT by: *[Signature]*  
KITITITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926 (509) 962-8242  
**WILLIAMS PLAT**



8/8/2006



# 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"

## 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)

\$1100

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

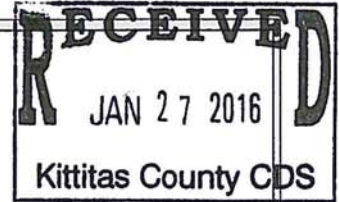
*C&B*

DATE:

*1/27/16*

RECEIPT #

*00028824*



DATE STAMP IN BOX

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

FORM LAST REVISED: 5-11-2015

**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: Justin & Don Williams  
Mailing Address: 635 Tipton Rd  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: (509) 312-0243  
Email Address: justbuilt@gmail.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: 910 & 1340 Klocke Rd  
City/State/ZIP: Ellensburg WA 98926

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

Lots D, E, & F of Williams Plat P-05-41

**6. Property size: 18.89 (acres)**

**7. Land Use Information: Zoning: AG-20 Comp Plan Land Use Designation: Rural Working**



8. Existing and Proposed Lot Information

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

951134 - 10.05 AC  
951133 - 5.84 AC  
951132 - 3.00 AC

New Acreage  
(Survey Vol. \_\_\_\_, Pg. \_\_\_\_)

12.89 AC  
6.00 AC  
eliminate

APPLICANT(S):  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: Meritas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel matching approved from 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 Chase (date) 1/16/2016

X Don Williams (date) 1-25-16

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 DLA meets the requirements of Meritas 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: \_\_\_\_\_

# Kittitas County COMPAS Map Existing

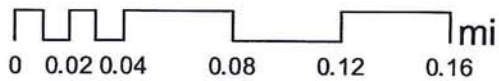


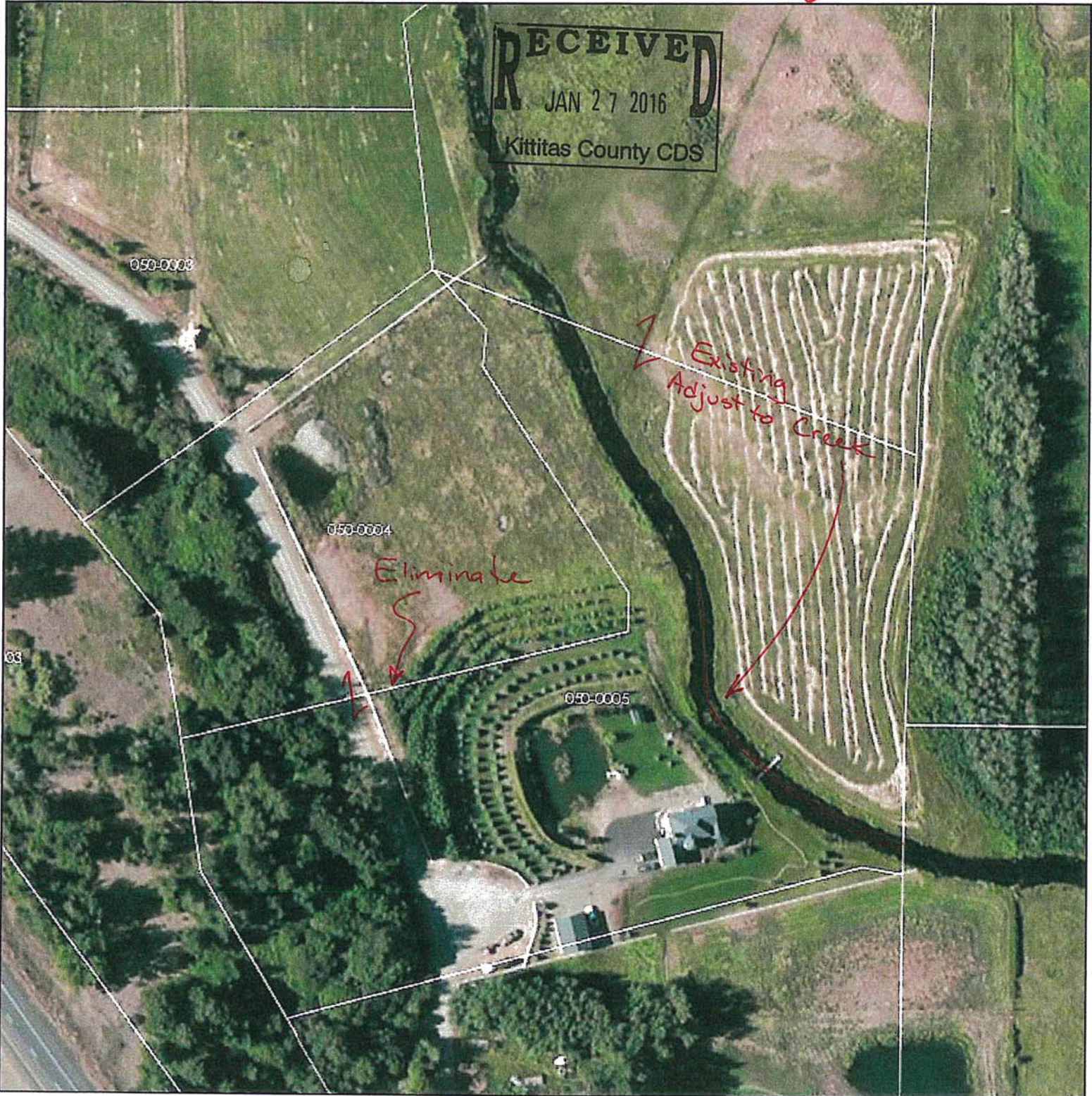
Date: 1/5/2016

1 inch = 376 feet  
Relative Scale 1:4,514

**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.

**RECEIVED**  
JAN 27 2016  
Kittitas County CDS





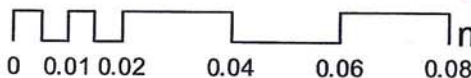
Date: 1/6/2016

1 inch = 188 feet  
Relative Scale 1:2,257

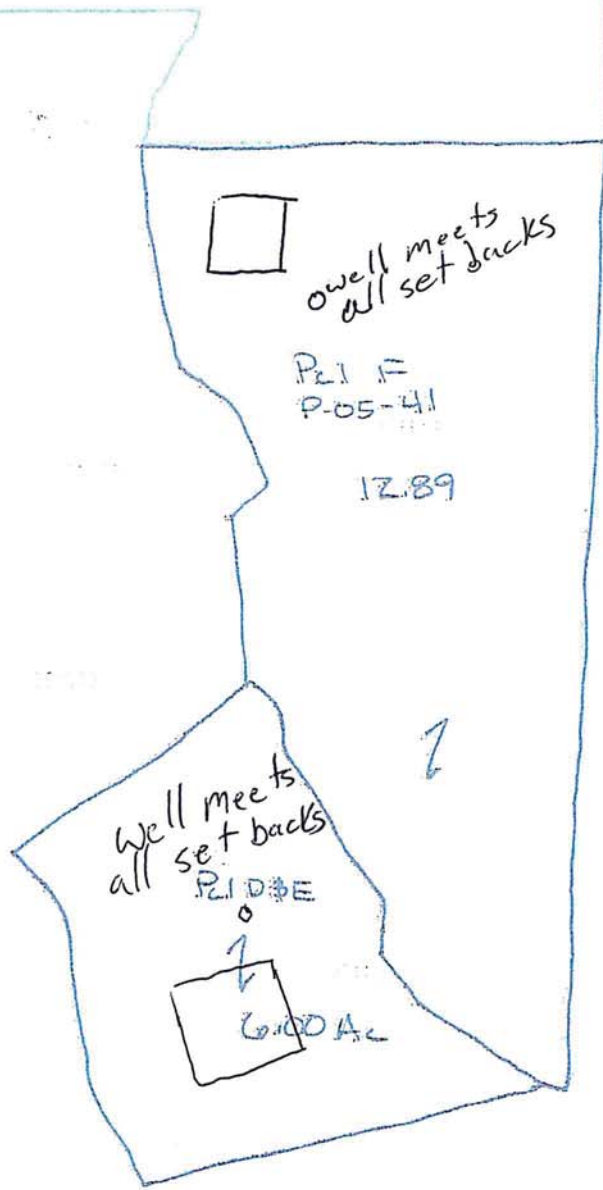
Existing -

**Disclaimer:**  
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- Proposed Boundary will be in Creek as per original plat.
- Aerial image is ± 50' East. Prop Bdy's follow creek.
- Proposed BLA will meet all setbacks



Proposed



**RECEIVED**  
 JAN 27 2016  
 Kittitas County CDS

Date: 1/5/2016

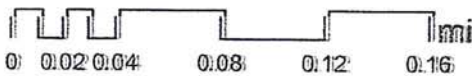
1 inch = 376 feet

Relative Scale: 1:4,514

**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.

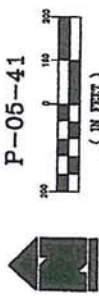
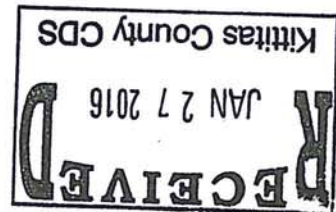
Narrative - We desire to adjust boundaries back to the original plat. Since adjusting parcel 951133 down to 3 Acres is no longer allowed by code we are eliminating parcel 951132 so all parcel adjustments in this application are more conforming to the current AG-20 Zone.



Original Surveys

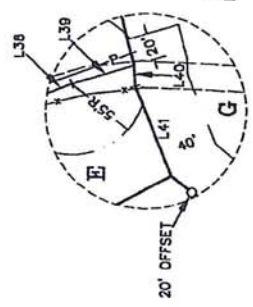
0-1:

RECEIVING NO. 2006.0809.0001



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 38815"
  - FOUND PIN & CAP
  - FOUND ENCASED MONUMENT OFFSET 20' FROM LW LINE
  - FENCE

**WILLIAMS PLAT  
PART OF SECTION 20,  
T. 18 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON**



DETAIL "B"  
NOT TO SCALE

**AUDITOR'S CERTIFICATE**

Filed for record this 9th day of August 2008, at 9:12 a.m., in Book 10 of Plats at page(s) 157 of the request of Cruise & Associates, Inc.

GERALD V. PETTIT by *[Signature]*  
KITITAS 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 of the request of DON WILLIAMS in NOVEMBER of 2005.

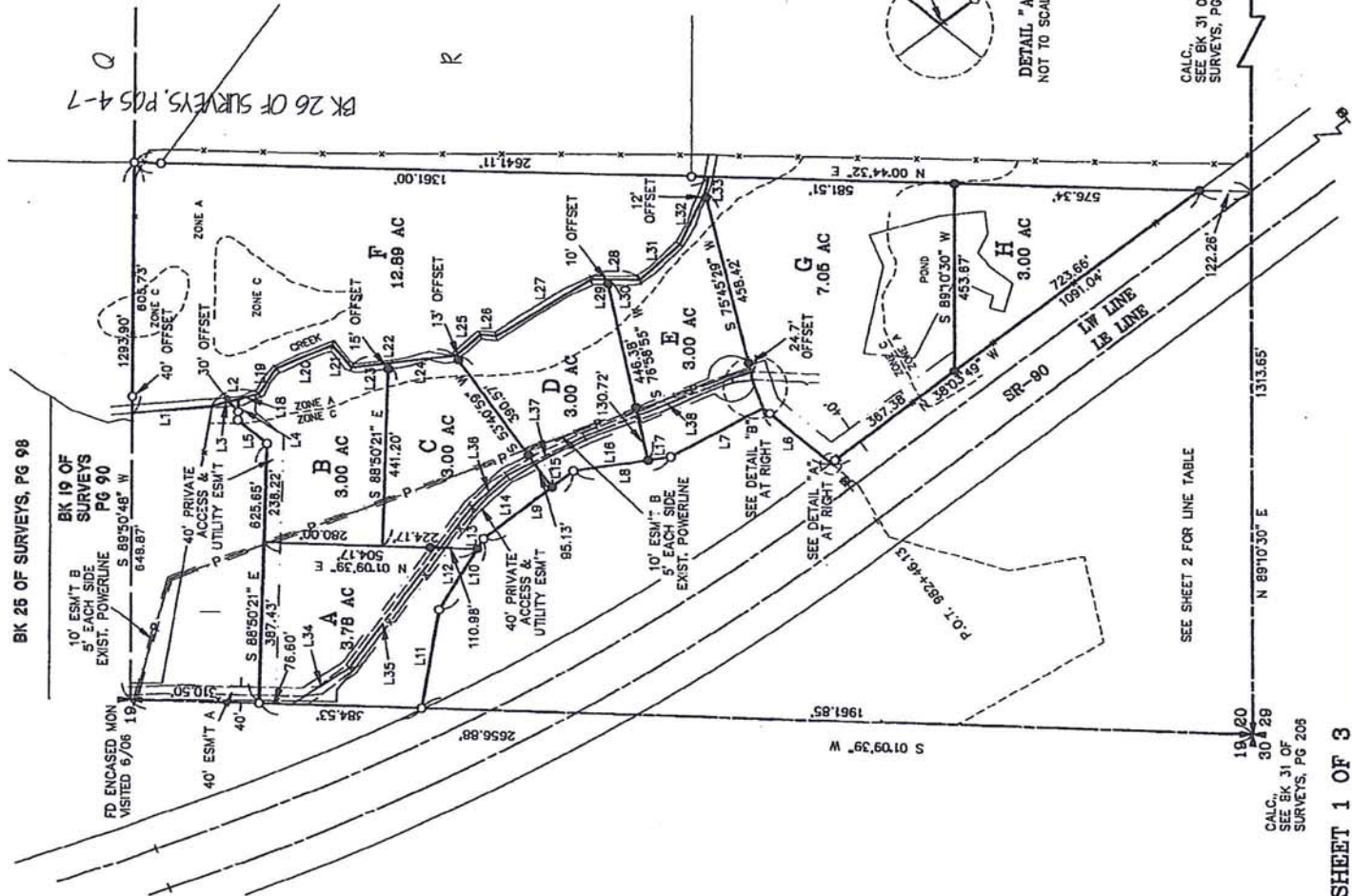


*[Signature]*  
CHRISTOPHER C. CRUISE  
Professional Land Surveyor  
License No. 39815

DATE 7/10/2006

**CRUISE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926 (509) 862-8242

**WILLIAMS PLAT**



CALC. SEE BK 31 OF SURVEYS, PG 208

SEE SHEET 2 FOR LINE TABLE

CALC. SEE BK 31 OF SURVEYS, PG 205

SHEET 1 OF 3



**APPROVALS**

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 10th DAY OF July 2006  
*[Signature]*  
DIRECTOR DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE WILLIAMS PLAT 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 12th DAY OF July A.D., 2006  
*[Signature]*  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE WILLIAMS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS 12th DAY OF July A.D., 2006  
*[Signature]*  
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS APPLICABLE TO THE PARCELS DESCRIBED IN THIS PLAT FOR THE YEAR IN WHICH THE PLAT IS TO BE FILED, PARCEL NO. 1814-2000-0000  
DATED THIS 12th DAY OF July A.D., 2006  
*[Signature]*  
KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE WILLIAMS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.  
PARCEL NO. 1814-2000-0000  
DATED THIS 17 DAY OF July A.D., 2006  
*[Signature]*  
KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS 18th DAY OF August A.D., 2006  
*[Signature]*  
BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON  
BY *[Signature]*  
CHAIRMAN

ATTEST:  
*[Signature]* CLERK OF THE BOARD

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44948200

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: January 12, 2016

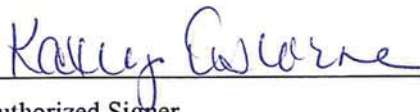
Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477



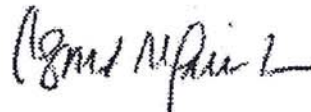
Authorized Signer

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

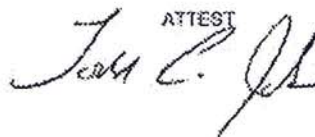
Subdivision Guarantee Policy Number: 72156-44948200

CHICAGO TITLE INSURANCE COMPANY

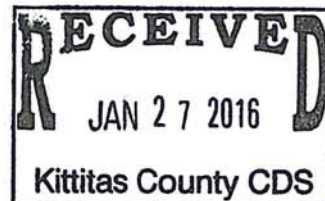


By: 

President

ATTEST  


Secretary



# SUBDIVISION GUARANTEE

Order No.: 84292AM  
Guarantee No.: 72156-44948200  
Dated: January 12, 2016

Liability: \$1,000.00  
Fee: \$250.00  
Tax: \$20.00

Your Reference:

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

That portion of Lot F, WILLIAMS PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, pages 137 through 139, records of said County, which lies Northerly of a line described as follows:

Beginning at the Southeast corner of said Lot F; thence North 00°44'32" East, along the East boundary of said Lot F, 400.00 feet to the true point of beginning for said described line; thence North 66°39'03" West, 484.81 feet to a point on the Westerly boundary of said Lot F, said point being a common lot corner for Lots C and D of said WILLIAMS PLAT, and the terminus of said described line.

Title to said real property is vested in:

Donald D. Williams and Alene L. Williams, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 84292AM  
Policy No: 72156-44948200

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. Taxes, including any assessments collected therewith, for the year 2016 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:  
Amount: \$1,794.10  
Year: 2015  
Parcel No.: 18-18-20050-0006 (951134)

7. 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 5C 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



8. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Plat,  
Recorded: August 9, 2006  
Book: 10 of Plats Pages: 137 through 139  
Instrument No.: 200608090001  
Matters shown:
  - a) Location of fencelines in relation to property boundaries
  - b) Location of 100-year flood plain
  - c) Dedication contained thereon
  - d) Notes as contained thereon
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Puget Sound Energy, Inc.  
Recorded: July 22, 2014  
Instrument No.: 201407220018  
Affects: Portion of said premises
10. The effect, if any, of Quit Claim Deed recorded September 5, 2014, under Auditor's File No. 201409050010, we are unwilling to vest title based on this document without further information.
11. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Dry Creek, if it is navigable.
12. Any question of location, boundary or area related to the Dry Creek, including, but not limited to, any past or future changes in it.
13. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

**END OF EXCEPTIONS**

**Notes:**

Note No. 1: 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.

Note No. 2: Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

Note No. 3: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn of Lot F, WILLIAMS PLAT, Book 10 of Plats, pages 137 through 139.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44948201

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: January 12, 2016


Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

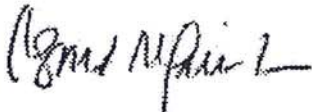
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 

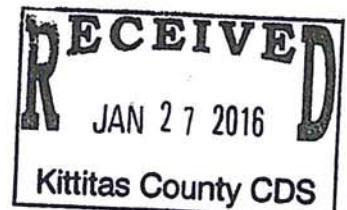
President

ATTEST  


Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-44948201



# SUBDIVISION GUARANTEE

Order No.: 84287AM  
Guarantee No.: 72156-44948201  
Dated: January 12, 2016

Liability: \$1,000.00  
Fee: \$250.00  
Tax: \$20.00

Your Reference:

Assured: Donald D. Williams and Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lot E and that portion of Lot F, WILLIAMS PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, pages 137 through 139, records of said County, which lies Southerly of a line described as follows:

Beginning at the Southeast corner of said Lot F; thence North 00°44'32" East, along the East boundary of said Lot F, 400.00 feet to the true point of beginning for said described line; thence North 66°39'03" West, 484.81 feet to a point on the Westerly boundary of said Lot F, said point being a common lot corner for Lots C and D of said WILLIAMS PLAT, and the terminus of said described line.

Title to said real property is vested in:

Donald D. Williams and Alene L. Williams, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 84287AM  
Policy No: 72156-44948201

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. Taxes, including any assessments collected therewith, for the year 2016 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:  
Amount: \$4,281.06  
Year: 2015  
Parcel No.: 18-18-20050-0005 (951133)

7. 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 5C 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

8. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Williams Plat,  
Recorded: August 9, 2006  
Book: 10 of Plats Pages: 137 through 139  
Instrument No.: 200608090001  
Matters shown:
  - a) Location of fence lines in relation to property boundaries
  - b) Location of 100 year-flood plain
  - c) 40' private access and utility easement
  - d) 10' Easement B, 5 feet on each side of the centerline
  - e) Dedication contained thereon
  - f) Notes as contained thereon
9. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$312,015.00  
Trustor/Grantor: Donald D. Williams and Alene L. Williams, husband and wife  
Trustee: AmeriTitle  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for AmericanWest Bank, a Corporation  
Dated: December 29, 2010  
Recorded: January 10, 2011  
Instrument No.: 201101100018
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc.  
Purpose: The right to use the Easement Area to construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of electricity  
Recorded: July 22, 2014  
Instrument No.: 201407220018  
Affects: Portion of said premises
11. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Dry Creek, if it is navigable.
12. Any question of location, boundary or area related to the Dry Creek, including, but not limited to, any past or future changes in it.
13. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

**END OF EXCEPTIONS**

**Notes:**

Note No. 1: 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.

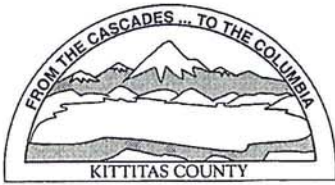
Note No. 2: Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

Note No. 3: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lot E and ptn of Lot F, WILLIAMS PLAT, Book 10 of Plats, pages 137 through 139.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**



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

**RECEIPT NO.: 00028824**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 031065

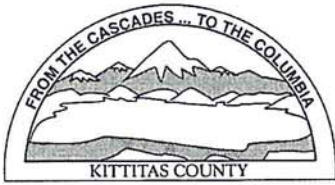
**Date:** 1/28/2016

**Applicant:** JUSTIN & DON WILLIAMS

**Type:** check # 2004

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-16-00001	BOUNDARY LINE ADJUSTMENT MAJOR	730.00
BL-16-00001	BLA MAJOR FM FEE	65.00
BL-16-00001	PUBLIC WORKS BLA	90.00
BL-16-00001	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	1,100.00





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