

## 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"

### **NOTICE OF AND PUBLIC HEARING Hidden Valley Vista Plat Amendment LP-15-00002**

**To:** Adjacent Property Owners  
Applicant

**From:** Jeff Watson, Planner II

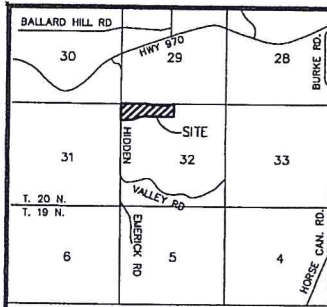
**Date:** June 22, 2016

**Subject:** Hidden Valley Vista Plat Amendment (LP-15-00002)

---

NOTICE IS HEREBY given that the Hidden Valley Vista Plat Amendment public hearing has been scheduled for **July 5, 2016** at 2:00 p.m. before the Kittitas County Board of County Commissioners in the Kittitas County Courthouse Auditorium, 205 W 5<sup>th</sup> Ave. Rm. 109, Ellensburg, WA, 98926. The applicant has requested an amendment to the existing plat which would relocate access to their property (lot 2 of the Hidden Valley Vista plat LP-04-00005) from an easement extending from Leo Lane to an access point off of Hidden Valley Road (see attached map). Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will be received. Documents may be viewed online at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA, 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending. Staff Planner: Jeff Watson

**Dated:** June 22, 2015  
**Publish in:** Daily Record - June 24, 2015  
NKC Tribune – June 23, 2016



**VICINITY MAP  
NTS**

**APPROVALS**

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 16 DAY OF MARCH A.D., 2005  
*[Signature]*  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE HIDDEN VALLEY VISTAS 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 15 DAY OF JUNE A.D., 2005  
*[Signature]*  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE HIDDEN VALLEY VISTAS PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS 6 DAY OF JUNE A.D., 2005  
*[Signature]*  
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
PARCEL NO. 20-17-32000-0008  
DATED THIS 30 DAY OF JUNE A.D., 2005  
*[Signature]*  
KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE HIDDEN VALLEY VISTAS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.  
PARCEL NO. 20-17-32000-0008  
DATED THIS 30 DAY OF JUNE A.D., 2005  
*[Signature]*  
KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS 7 TH DAY OF JUNE A.D., 2005

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON  
BY: *[Signature]*  
CHAIRMAN  
ATTEST: *[Signature]* CLERK OF THE BOARD  
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

OWNER:  
**DONNA J. SCOTT**  
8142 NE 145TH PLACE  
KENMORE WA 98028

PARCEL #20-17-32000-0008  
ACREAGE: 41.37  
7 LOTS  
WATER SOURCE: CLASS B WATER SYSTEM  
SEWER SOURCE: SEPTIC  
ZONE: AC-3

**HIDDEN VALLEY VISTAS**  
LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

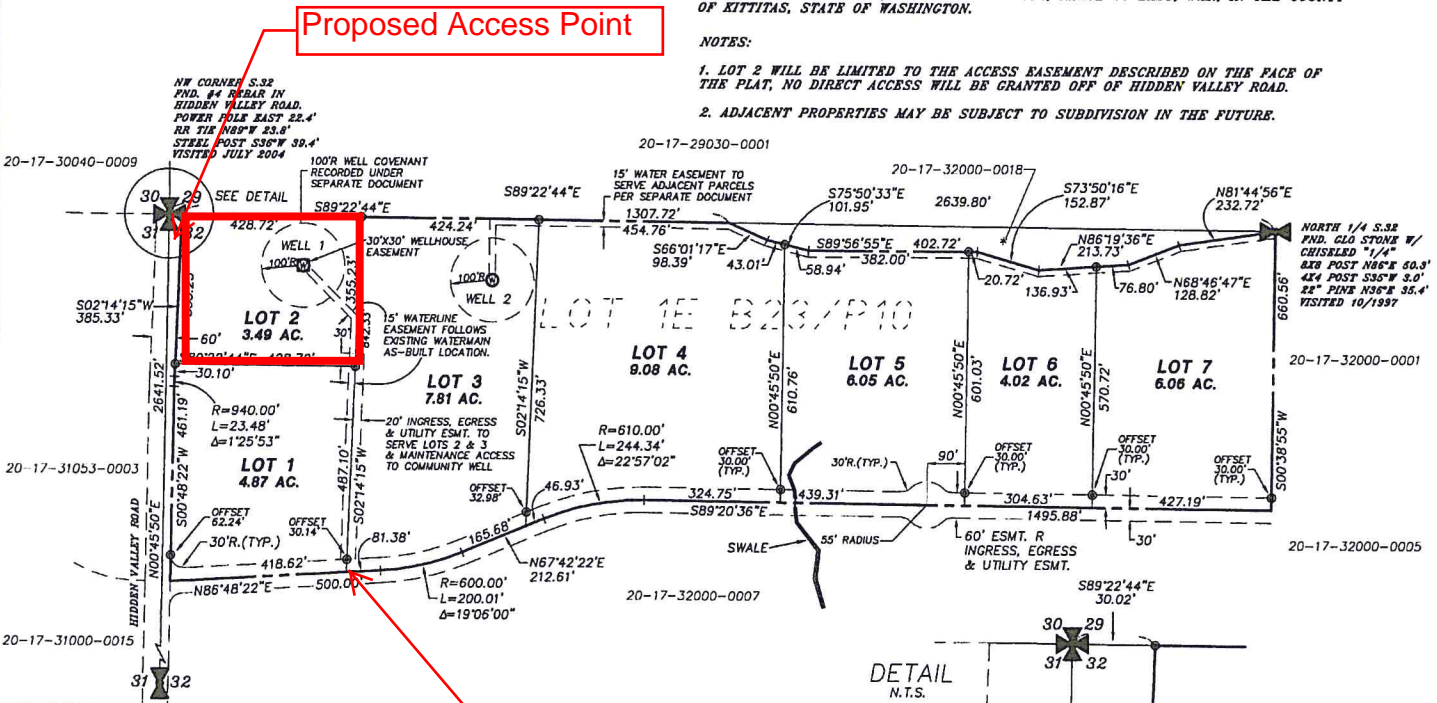
P-04-05

**EXISTING LEGAL DESCRIPTION:**

LOT 1E ON THAT CERTAIN SURVEY AS RECORDED OCTOBER 23, 1997, IN BOOK 29 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NUMBER 199710230011, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

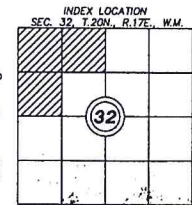
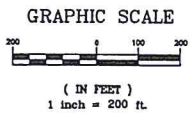
**NOTES:**

1. LOT 2 WILL BE LIMITED TO THE ACCESS EASEMENT DESCRIBED ON THE FACE OF THE PLAT. NO DIRECT ACCESS WILL BE GRANTED OFF OF HIDDEN VALLEY ROAD.
2. ADJACENT PROPERTIES MAY BE SUBJECT TO SUBDIVISION IN THE FUTURE.

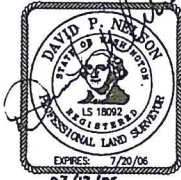


EAST 1/4 S 31.  
PND. 2 1/2" ALUM. CAPPED  
IRON PIPE  
RR TIE N86°W 12.6'  
STEEL POST S30°W 18.9'  
STEEL POST S79°E 3.0'

- LEGEND**
- ⊕ A QUARTER CORNER
  - ⊗ A SECTION CORNER
  - A FOUND REBAR W/CAP
  - ⊙ A SET REBAR W/CAP LS# 18092



**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
214 PENNSYLVANIA AVE  
CLE ELUM, WASHINGTON 98922  
PHONE: [609]874-7433  
FAX : 874-7419



**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 DONNA J. SCOTT in AUG. 2004.  
DAVID P. NELSON  
Certificate No. 18092

**RECORDER'S CERTIFICATE** 200506100060  
Filed for record this 10 day of JUNE, 2005, at 1:51 PM in book 10 of 1115 at the request of [Signature]  
DAVID P. NELSON  
County Auditor

**HIDDEN VALLEY VISTAS**  
LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY DP/GW/TR	DATE 01/05	JOB NO. 04553
CHKD BY D.NELSON	SCALE 1"=200'	SHEET 1 of 2

**SWAUK PRAIRIE FARMS LLC**  
1302 SWAUK PRAIRIE RD  
CLE ELUM WA 98922

**HEIDEL, MARK ETUX**  
24904 183RD PL SE  
COVINGTON WA 98042

**SCOTT, DONNA J**  
13444 64TH TERRACE NE  
KIRKLAND WA 98034

**WAGNER, WALTER N & JEWELL K**  
15626 SE 116TH ST  
RENTON WA 98059

**RUCKER, MANORD J ETUX**  
593 HIDDEN VALLEY RD  
CLE ELUM WA 98922

**BALLARD, JAY R & JEANNE**  
461 HIDDEN VALLEY RD  
CLE ELUM WA 98922-9146

**STRINGFELLOW, LORI &  
THEODORE**  
161 LEO LN  
CLE ELUM WA 98922-6304

**RICHARDSON, MARY L &**  
22536 SE 37TH TER  
ISSAQUAH WA 98029-6293

**BERGLUND, JOHN D & CAROLYN L**  
140 LEO LN  
CLE ELUM WA 98922-6304

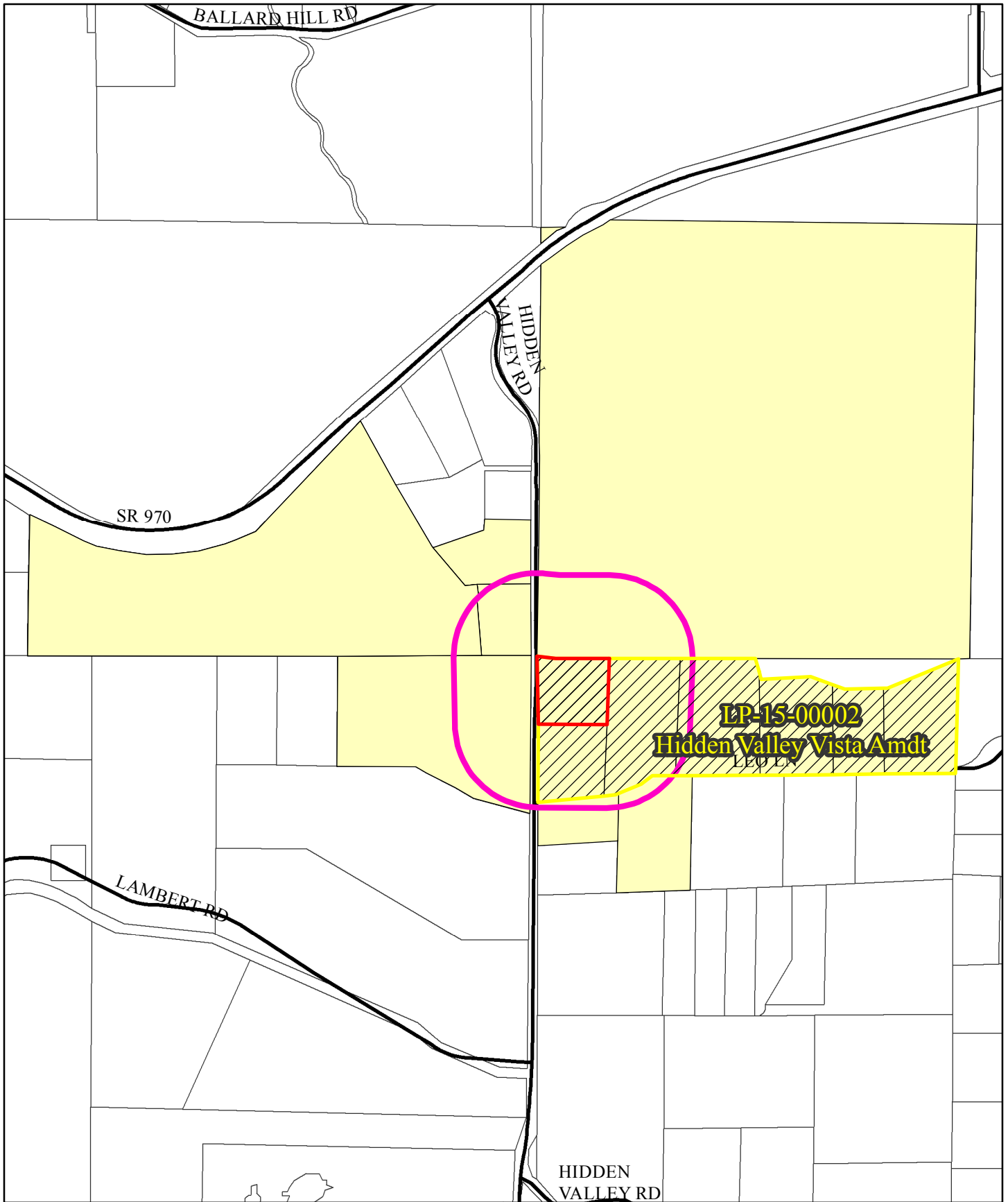
**BALLARD, BERNICE A**  
591 HIDDEN VALLEY RD  
CLE ELUM WA 98922-9134

**WR RANCH LLC**  
18827 BOTHELL WAY NE STE 110  
BOTHELL WA 98011-1940

**CASEBOLT, MARK W ETUX**  
210 NW 55TH ST  
SEATTLE WA 98107-2064

**PALMER, EDWARD A ETUX**  
22024 103RD AVE SW  
VASHON WA 98070

**EUSTERBROCK, EDWARD L ETUX**  
771 LEO LANE  
CLE ELUM WA 98922



LP-15-00002  
Hidden Valley Vista Amdt

Adjacent Properties  
for Notification

## **NOTICE OF PUBLIC HEARING**

Hidden Valley Vista

Plat Amendment

LP-15-00002

NOTICE IS HEREBY given that the Hidden Valley Vista Plat Amendment Permit, public hearing has been scheduled for **July 5, 2016** at 2:00 p.m. before the Kittitas County Board of County Commissioners in the Kittitas County Courthouse Auditorium, 205 W 5<sup>th</sup> Ave. Rm. 109, Ellensburg, WA, 98926. The applicant has requested an amendment to the existing plat which would relocate access to their property (lot 2 of the Hidden Valley Vista plat LP-04-00005) from an easement extending from Leo Lane to an access point off of Hidden Valley Road. Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will be received and documents may be viewed online at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA, 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending. Staff Planner: Jeff Watson

**Dated: June 22, 2015**

**Publish in: Daily Record - June 24, 2015**  
**NKC Tribune – June 23, 2016**

## Jeff Watson

---

**From:** Jana Stoner <jana@nkctribune.com>  
**Sent:** Wednesday, June 22, 2016 11:07 AM  
**To:** Jeff Watson  
**Subject:** Re: Publication Request

CONFIRMATION OF RECEIPT. We'll get that squeezed in on our last page headed to print.

---

Jana Stoner, publisher  
[jana@nkctribune.com](mailto:jana@nkctribune.com)

- NORTHERN KITTITAS COUNTY TRIBUNE  
- U.K.C. BUILDERS' PLANNING GUIDE  
- N.K.C. VISITOR/NEWCOMER AREA GUIDE

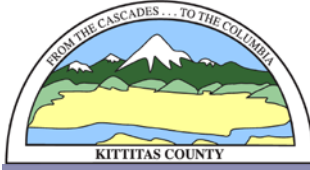
807 W. Davis St., suite 101-A  
P.O. Box 308  
Cle Elum, WA 98922

(509) 674-2511, ext. 206

[www.NKCTribune.com](http://www.NKCTribune.com)

On Jun 22, 2016, at 11:04 AM, Jeff Watson <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)> wrote:

<LP-15-00002 Hidden Valley Vistas Notice of Public Hearing Legal.docx>



## 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"

### STAFF REPORT

#### Hidden Valley Vistas Plat Amendment (LP-15-00002)

#### Staff Report

TO: Kittitas County Board of County Commissioners  
FROM: Kittitas County Community Development Services Staff  
RE: Hidden Valley Vistas Plat Amendment Set Public Hearing Staff Report  
DATE: June 21, 2016

### I. GENERAL INFORMATION

**Requested Action:** Set Public Hearing to review and take action upon the requested amendment (LP-15-00002) to the Hidden Valley Vista Plat (LP-04-00005).

**Background:** On December 21<sup>st</sup>, 2015, Ted and Lori Stringfellow submitted an application (LP-15-00002) to amend the Hidden Valley Vistas Plat for the purpose of relocating the access point to their lot (#2). The current access point as stipulated on the plat (by way of delineated easement) is off of Leo Lane. The Stringfellows would like to change the access point to come off of Hidden Valley Road.

**Discussion:** RCW 58.17.215 (attached) provisions for the process by which a plat may be altered. Specifically it calls for:

1. The submission of *"an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located."*
2. The application to *"contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered."*
3. Once application is received the legislative body shall *"provide notice of the application to all owners of property within the subdivision..."*
4. *"The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice"*
5. *"The legislative body shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration."*
6. If the application is approved, *"...the legislative body shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the legislative authority, shall be filed with the county auditor to become the lawful plat of the property."*

Kittitas County Code is silent with regard to the processing of plat amendments; therefore the provisions of the RCW prevail. The Kittitas County Prosecuting Attorney's Office has determined that a Public Hearing would be the most appropriate method for the review of the request. The Stringfellows have obtained the signatures of a majority of property owners in the plat (attached).

**Recommendation:** Set a public Hearing to review the proposed amendment to the Hidden Valley Vistas Plat (LP-04-00005) for July 5<sup>th</sup>, 2016.

**RCW 58.17.215****Alteration of subdivision—Procedure.**

When any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW 58.17.040(6), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located. The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof.

Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW 58.17.080 and 58.17.090. The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice.

The legislative body shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

After approval of the alteration, the legislative body shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the legislative authority, shall be filed with the county auditor to become the lawful plat of the property.

This section shall not be construed as applying to the alteration or replatting of any plat of state-granted tide or shore lands.

[ 1987 c 354 § 4.]





Ted Stringfellow <stringfellowelectric@gmail.com>

---

**letter**

1 message

---

**Lori Stringfellow** <loristringfellow@gmail.com>  
To: Ted Stringfellow <stringfellowelectric@gmail.com>

Thu, Dec 17, 2015 at 10:26 AM

To Whom It May Concern,

We are applying for a change in our driveway location.

We are building a new house and we are currently using the driveway off of Hidden Valley Road that was put in for use of the well development on the original plat.

Drive access is now through Lot #1 to Leo lane. We would like direct access from Lot #2 to Hidden Valley Rd. This has been approved in a meeting this summer with public works, planning dept., fire dept., and Mark Kirkpatrick with Encompass Engineering providing the plat can be amended showing this change.

E-mails have been sent to property owners on this plat asking for their agreement to this change. We will provide this information to the county as soon as we hear back from the property owners.

Encompass Engineering will provide new plat map with drive location after location is approved by public works.

Sincerely,

Ted and Lori Stringfellow



Meeting with CO. 7-8-15  
Drive OK w/ plat revised

Wednesday June 10, 2015

DEC 21 2015

To Whom It May Concer,

Ted and Lori Stringfellow, owner's of Lot #2 at Hidden Valley Vistas are asking that you consider a variance to change the location of the proposed driveway.

There is currently a driveway there that has been in use for 10 years to maintain the well.

After we had purchased the property we first became aware that we wouldn't be able to use this driveway when we applied for a physical address.

We were told that the plat map states there is no access to Hidden Valley Road. The map that we were first given said nothing about this (see attached). No information about having to change the driveway was given to us by our realtor, the previous owner, or any disclosure statement before or at the closing of the sale. We had no prior knowledge this would be an issue.

Because of the soil conditions on our property we have put approximately \$3,000.00 in to the 100' or so of driveway currently being used for deliveries, construction crews, etc. We understand this is no one's fault and it could be said we've created this problem ourselves by purchasing the property but please understand we honestly had no idea about any of this when we closed on the land.

It is roughly 1000' we would have to cut in for the proposed driveway. At the rate we are going that could possibly cost us \$30,000 or so for a driveway. We don't have that kind of money and it would make quite a hardship for us to finish construction. We have a lot of money into this and even if we could sell it we couldn't with a clear conscience fail to disclose this problem so we couldn't yield a reasonable return or break even on our planned retirement home.

The variance wouldn't change the neighborhood nor infringe on any other property owner's rights. This problem is unique to Lot #2.

It was recommended by Eastside Consultants for the original development to allow access to Hidden Valley Road from Lot #2. The studies and line of sight was done and approved. It was verbally confirmed and approved by an employee of the county (Joseph Sheridan) to Eastside Consultants but was never recorded and this employee in the meantime retired and they were unable to contact him to get this completed. The developer felt that she had to wave the decision because she didn't want the whole process to be delayed over one driveway. Therefore it was dropped.

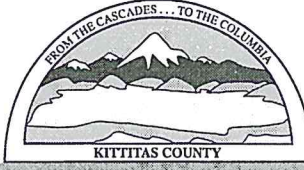
Please consider our hardship and our request. We are at the mercy of the county and your decision.

Thank you,

Ted and Lori Stringfellow

SP-15-00008

*\*Amendment\**



**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"

**SHORT PLAT APPLICATION**

*(To divide a lot into no more than 4 lots, according to KCC 16.32)*

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**

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- Project Narrative responding to Questions 9-11 on the following pages.

**OPTIONAL ATTACHMENTS**

(Optional at submittal, required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

**APPLICATION FEES:**

- \$720.00 Kittitas County Community Development Services (KCCDS)
- \$220.00 Kittitas County Department of Public Works
- \$130.00 Kittitas County Fire Marshal
- \$570.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

~~\$1,640.00~~ Total fees due for this application (One check made payable to KCCDS)

*\$820 -*

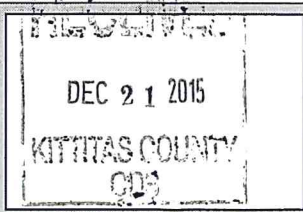
**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

*SM*

DATE: *12/21/15*

RECEIPT # *28651*



DATE STAMP IN BOX

**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: Ted & Lori Stringfellow  
Mailing Address: 161 Leo Lane  
City/State/ZIP: Cle Elum Wn 98922  
Day Time Phone: 360-238-2969  
Email Address: stringfellowelectric@gmail.com

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

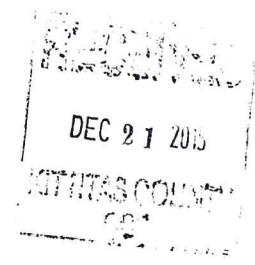
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_



**4. Street address of property:**

Address: 161 Leo Lane  
City/State/ZIP: Cle Elum Wn 98922

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

\_\_\_\_\_

**6. Tax parcel number(s):** 21015

**7. Property size:** 3.49 acres (acres)

**8. Land Use Information:**

Zoning: \_\_\_\_\_ Comp Plan Land Use Designation: \_\_\_\_\_

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **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.
- 10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain.
- 11. **What County maintained road(s) will the development be accessing from?**

**AUTHORIZATION**

- 12. 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.

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

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

Date:

X \_\_\_\_\_

\_\_\_\_\_

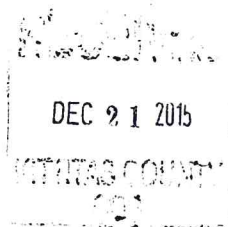
Signature of Land Owner of Record  
(Required for application submittal):

Date:

X *Lori Stungellow*  
*Lori Stungellow*

*12-18-15*

*12-18-15*



P-04-05

# HIDDEN VALLEY VISTAS

LOCATED IN THE NW 1/4 SECTION 32, T.20N, R.17E, WM,  
KITITAS COUNTY, STATE OF WASHINGTON

OWNER:  
DANNA J. SCOTT  
8142 NE 145TH PLACE  
KENMORE WA 98028  
PARCEL #20-17-32000-0006  
ACREAGE: 41.37  
WATER SOURCE: CLASS B WATER SYSTEM  
SEWER SOURCE: SEPTIC  
ZONE: AG-3

**EXISTING LEGAL DESCRIPTION:**  
LOT 18 ON CERTAIN SURVEY AS RECORDED OCTOBER 23, 1997, IN BOOK 28 OF SURVEYS, PAGE 19, UNDER AUDITOR'S FILE NUMBER 199710250011, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER SECTION 32, T.20N, R.17E, WM, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

**NOTES:**  
1. LOT 2 WILL BE LIMITED TO THE ACCESS EASEMENT DESCRIBED ON THE PLOT OF THE PLAT. NO DIRECT ACCESS WILL BE GRANTED OFF OF HIDDEN VALLEY ROAD.  
2. ADJACENT PROPERTIES MAY BE SUBJECT TO SUBMISSION IN THE FUTURE.

BALLARD HILL RD	30	29	28
HIDDEN VALLEY RD	31	32	33
EMERALD RD	5	4	
HORSE CAN. RD.	6		

## VICINITY MAP

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 16 DAY OF  
MAY, A.D. 2005

DIRECTOR DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE HIDDEN VALLEY VISTAS 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 15 DAY OF JUNE, A.D. 2005

KITITAS COUNTY HEALTH OFFICER

KITITAS COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE HIDDEN VALLEY VISTAS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS 6 DAY OF JUNE, A.D. 2005

KITITAS COUNTY PLANNING DIRECTOR

KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
PARCEL NO. 20-17-32000-0006  
DATED THIS 27 DAY OF JUNE, A.D. 2005

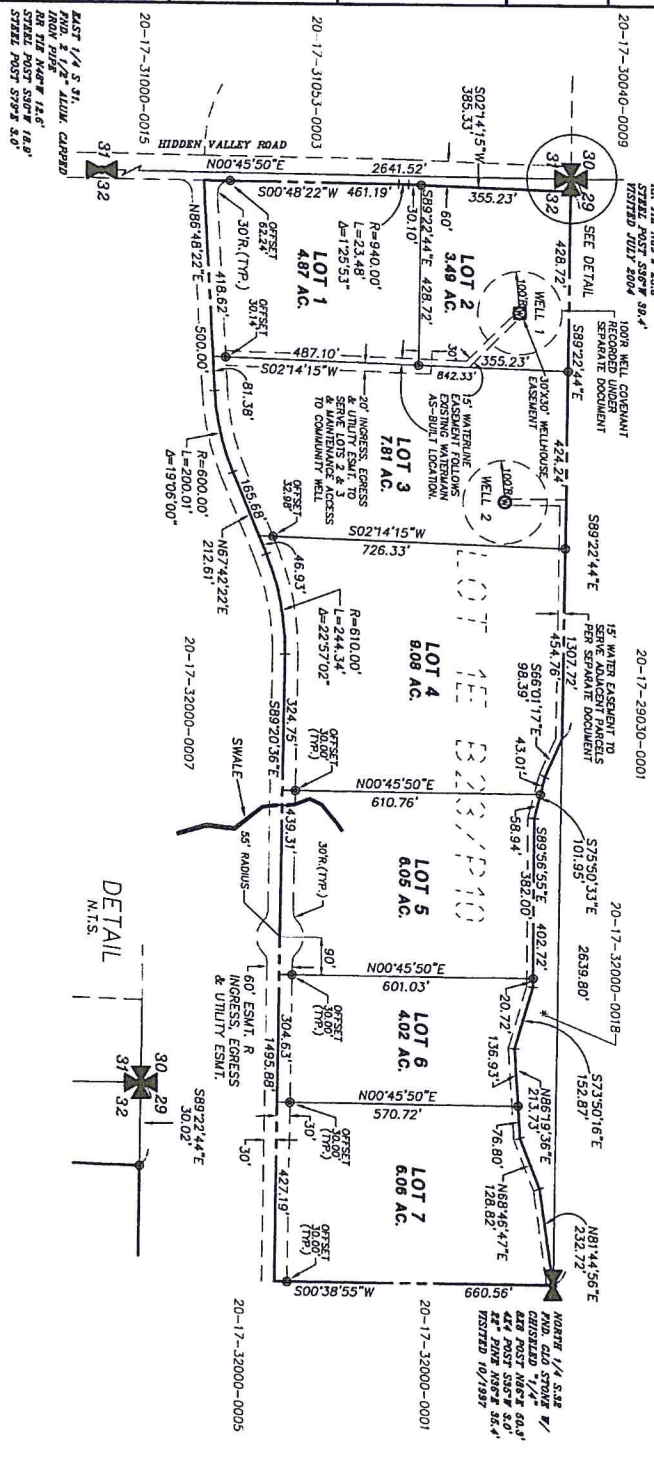
KITITAS COUNTY TREASURER

KITITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE HIDDEN VALLEY VISTAS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.  
PARCEL NO. 20-17-32000-0006  
DATED THIS 27 DAY OF JUNE, A.D. 2005

KITITAS COUNTY ASSESSOR

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON  
EXAMINED AND APPROVED THIS 7TH DAY OF  
JUNE, A.D. 2005

ATTEST:  
Clerk of the Board  
KITITAS COUNTY, WASHINGTON



**LEGEND**

- Quarter Corner
- Section Corner
- Found Rebar w/ CAP
- Set Rebar w/ CAP L&P 18092

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 200 ft

**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 State of Washington, 2004.  
DAVID P. NELSON  
Certification No. 18092

**RECORDER'S CERTIFICATE**  
Filed for record this 10 day of May, 2005, at 10:15 AM in book 1 of maps at page 150, at the office of DAVID P. NELSON, County Auditor.  
County Auditor

**HIDDEN VALLEY VISTAS**  
LOCATED IN THE NW 1/4 SECTION 32, T. 20N, R. 17E, WM,  
KITITAS COUNTY, STATE OF WASHINGTON

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
514 PENNSYLVANIA AVE  
SILVIA, WASHINGTON 98282  
PHONE (509) 874-7453  
FAX (509) 874-7419

**DOWN BY**  
DP/GW/TR  
DATE 01/05  
JOB NO. 04553  
SCALE 1"=200'  
SHEET 1 OF 2



P-04-05

# HIDDEN VALLEY VISTAS

LOCATED IN THE NW 1/4 SECTION 32, T.20N, R.17E, WM.  
KITITAS COUNTY, STATE OF WASHINGTON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONNA SCOTT, THE UNDERSIGNED CONTRACT PURCHASER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 22nd DAY OF February, A.D., 2005.

*Donna Scott*  
DONNA SCOTT

## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF Kittitas ) s.s.

On this day personally appeared before me Donna Scott to me known to be the individual described in and who signed the within foregoing instrument, and acknowledged that she executed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of Feb, 2005.



*Virginia E. Johnson*  
Notary Public, and for the State of Washington, residing at 515 1/2 E. Main St., Wenatchee, WA 98801  
My appointment expires 12/31/06

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEO ANNEST, WIFE, DEFEND BENEFIT TRUST, LEO ANNEST TRUSTEE, LINCOLN TRUST COMPANY, CUSTOMARY FBO LEO ANNEST, ACCOUNT #18083710, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 28 DAY OF January, A.D., 2005.

NAME Leo Annest TITLE \_\_\_\_\_  
NAME Donna Scott TITLE \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF Benton ) s.s.

On this 28th day of January, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared to me known to be the Donna Scott the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that the seal office (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

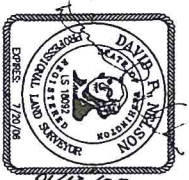


*Donna Scott*  
Notary Public in and for the State of Washington, residing at 1000 1/2 E. Main St., Wenatchee, WA 98801  
My appointment expires 12/31/06

## SURVEY NOTES

1. INSTRUMENT, USING A NIPON DTM-541 TRAPEZOID TOTAL STATION WITH RESPECTIVE TO THE SURVEYING THE SURVEYING ACCORDING STIPULATIONS AS SET FORTH BY WA RC 36-106, WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON. BOOK 54 OF SURVEYS, PLAT 8, AND 9070200011, THE BASIS OF RECORDS IS THE SAME AS THE SURVEY HEREON.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. A PUBLIC UTILITY EASEMENT TO PASS IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE FEET ON EACH SIDE OF INTERIOR LOT LINES.
4. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND MAINTAINING THE SPREAD OF NOXIOUS WEEDS. ACCORDING TO THE KITITAS COUNTY NOXIOUS WEED ROAD MAINTENANCE ACT, THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO ARE RESPONSIBLE FOR THE MAINTENANCE OF NOXIOUS WEEDS.
5. ANY APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC UTILITIES PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PAVEMENT WORK WITHIN THE LOT.
6. ANY FURTHER SUBDIVISION OF LOTS TO BE SHOWN BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 14.05 OF THE KITITAS COUNTY ROAD AND UTILITY ACT.
7. APPROVED BY THE U.S. POSTAL SERVICE. SEE RCW 36.00.010 DISTRICT AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE RCW 36.00.010 DISTRICT AND BE APPROVED BY THE U.S. POSTAL SERVICE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATIONAL RESOURCES AREAS OR WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT AGRICULTURAL OR OTHER NATIONAL RESOURCES. THE PROPERTY IS WITHIN THE NATIONAL SYSTEM OF PUBLIC LANDS AND IS SUBJECT TO LEGAL ACTION AS PUBLIC LANDS.
9. ACCORDING TO RCW 90.44.060, THE CUMULATIVE EFFECT OF WATER RETRIEVABLES FOR THIS PROPERTY SHALL NOT EXCEED 5,000 GALLONS PER DAY.
10. ANY APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC UTILITIES PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PAVEMENT WORK WITHIN THE LOT.
11. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROAD STANDARDS AS PUBLIC STRAIGHT OR RADIUS CURVES UNTIL SUCH STRAIGHTS OR RADIUS ARE BROUGHT INTO CONFORMANCE WITH THE ROAD AND UTILITY ACT. THIS REQUIREMENT WILL INCLUDE ROAD SURFACE PAINTING OF ANY KIND.
12. APPROVAL OF THIS DIVISION OF LAND INCLUDING NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO DRIVEWAY CROSSING WITHIN THE LAND DIVISION.

NOTE:  
THE EXISTING UTILITIES AS SHOWN ON THIS SURVEY ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS SURVEY TO VERIFY THE EXISTENCE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND TO OBTAIN THE SERVICES OF ANY DISCREPANCIES.  
Call Before You Dig  
1-800-553-4344



RECORDERS CERTIFICATE: 200506100006  
Filed for record this 12 day of March, 2005, at 1:57 PM, of the request of DAVID NELSON Surveyor in and for the County of Kittitas State of Washington.

DAVID NELSON  
Surveyor  
Kittitas County Auditor

DAVID P. NELSON  
Certificate No. 18092

DAVID P. NELSON  
ENGINEERS—SURVEYORS  
214 PENNSYLVANIA AVE  
WENATCHEE, WA 98802  
PHONE: [509]671-7433  
FAX: [509]671-7419

**HIDDEN VALLEY VISTAS**  
LOCATED IN THE NW 1/4 SECTION 32, T. 20N, R. 17E, WM.  
KITITAS COUNTY, STATE OF WASHINGTON

DRAWN BY	DATE	JOB NO.
DP/GW/TR	01/05	04553
CHECKED BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 2



Ted Stringfellow <stringfellowelectric@gmail.com>

**Revision of driveway - Leo Lane**

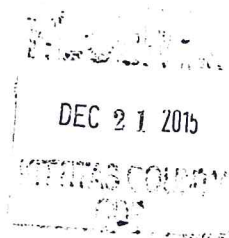
**Ed Donna Eusterbrock** <edwarddonna@fairpoint.net>  
To: Ted Stringfellow <stringfellowelectric@gmail.com>

Fri, Dec 18, 2015 at 7:17 PM

We have no problem with your access road being changed from Leo Lane to Hidden Valley Rd.

Ed and Donna Eusterbrock  
771 Leo Lane  
Cle Elum Wa. 98922

LOT 7



n Thu, 17 Dec 2015 09:53:31 -0800  
[Quoted text hidden]





Ted Stringfellow <stringfellowelectric@gmail.com>

---

**Revision of driveway - Leo Lane**

---

**Walt Wagner** <wagners876@gmail.com>  
To: Ted Stringfellow <stringfellowelectric@gmail.com>

Sun, Dec 20, 2015 at 7:52 PM

Walter Wagner has no objection to Ted Stringfellow relocating his driveway.

lot 2

Sincerely, Walter Wagner 425 241 3804

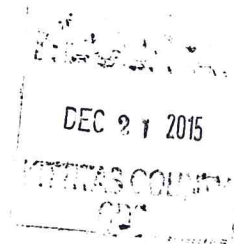
Sent from Mail for Windows 10

**From:** Ted Stringfellow  
**Sent:** Thursday, December 17, 2015 9:53 AM  
**To:** Ed Palmer; edwarddonna@fairpoint.net; Carolyn Berglund; wagners876@gmail.com; rottlerd@gmail.com; dnjfamily@gmail.com; qckind@yahoo.com  
**Subject:** Revision of driveway - Leo Lane

We are building a new home on Lot #2 in Hidden Valley Vistas. The county shows our drive access thru Lot #1 to Leo Lane. We are requesting a change to access Hidden Valley Rd. directly from our property.

[Quoted text hidden]

Ted and Lori Stringfellow





Ted Stringfellow <stringfellowelectric@gmail.com>

---

## Revision of driveway - Leo Lane

---

**Carolyn Berglund** <jbservices@fairpoint.net>

Thu, Dec 17, 2015 at 11:05 AM

To: Ted Stringfellow <stringfellowelectric@gmail.com>

Cc: Ed Palmer <edpal@epvashon.com>, edwarddonna@fairpoint.net, wagners876@gmail.com, rottlerd@gmail.com, dnjfamily@gmail.com, qckind@yahoo.com

Hello Ted and Lori,

Lot 1

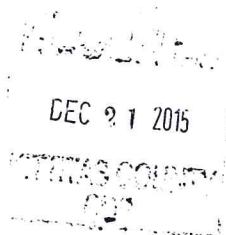
You have our approval for the driveway access per your email.

John and Carolyn Berglund

140 Leo Lane

Cle Elum WA 98922

[Quoted text hidden]





Ted Stringfellow <stringfellowelectric@gmail.com>

**Revision of driveway - Leo Lane**

Ed Palmer <edpal@epvashon.com>  
To: Ted Stringfellow <stringfellowelectric@gmail.com>

Thu, Dec 17, 2015 at 10:10 AM

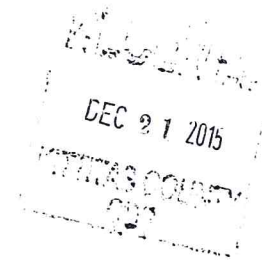
Lot 6

Hi Ted & Lori:

Lisa and I have no problem with you coming off of Hidden Valley Road. Hopefully no one else does either.  
Good Luck. Ed Palmer

**From:** Ted Stringfellow [mailto:stringfellowelectric@gmail.com]  
**Sent:** Thursday, December 17, 2015 9:54 AM  
**To:** Ed Palmer <edpal@epvashon.com>; edwarddonna@fairpoint.net; Carolyn Berglund <jbservices@fairpoint.net>; wagners876@gmail.com; rottlerd@gmail.com; dnjfamily@gmail.com; qckind@yahoo.com  
**Subject:** Revision of driveway - Leo Lane

[Quoted text hidden]



We, the undersigned owners of the parcels listed below, Give Ted & Lori Stringfellow (owners of Lot 2, Kittitas County Parcel No21015 (Kittitas County Map Number 20-17-32057-0002)) permission to alter what is now the plat of Hidden Valley Vistas P-04-05, recorded in book 9 of plats, at pages 150 & 151, under auditor's file number 200506100060, Kittitas county, state of Washington, located in section 32, township 20 north, range 17 east, W.M., according to the proposed amended Hidden Valley Vistas Plat as shown on the enclosed exhibit map.

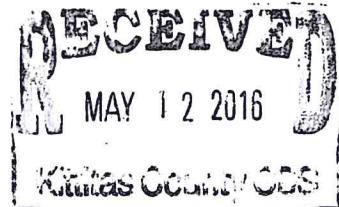
21015 (20-17-32057-0002)

Theodore & Lori Stringfellow *LET - 2*

161 Leo Lane

Cle Elum, WA 98922-6304

*Ted & Lori Stringfellow* DATED *4-21-16*



# Washington Acknowledgments

## Acknowledgment of Individual

STATE OF WASHINGTON

COUNTY OF Pierce

On this day personally appeared before me Thodore & Lori Struyfella to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 6<sup>th</sup> day of May, 2016.

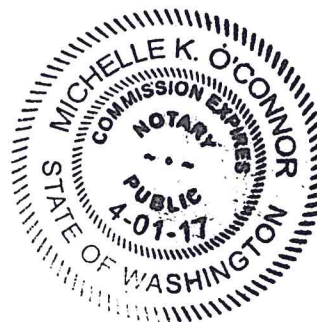
[Signature]

Notary Public residing at Buckley

Printed Name: Michelle K O'Connor

My Commission Expires:

4-1-17



## Acknowledgment of Corporation

We, the undersigned owners of the parcels listed below, Give Ted and Lori Stringfellow (owners of Lot 2, Kittitas County Parcel No 21015 (Kittitas County Map Number 20-17-32057-0002) permission to alter what is now the plat of Hidden Valley Vistas P-04-05, recorded in book 9 of plats, at pages 150 & 151, under auditor's file number 200506100060, Kittitas county, state of Washington, located in section 32, township 20 north, range 17 east, W.M., according o the proposed amended Hidden Valley Vistas Plat as shown on the enclosed exhibit map.

21017 (20-17-32057-0004)

Donna J Scott

Lot 4

13444 64th Terrace NE

Kirkland, WA 98034

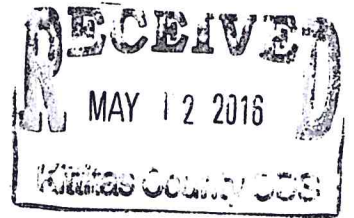
*Donna J. Scott*

Dated 5/14/2016

Acknowledgment of Individual

STATE OF WASHINGTON

COUNTY OF King



On this day personally appeared before me Donna Scott, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 4th day of May, 2016.

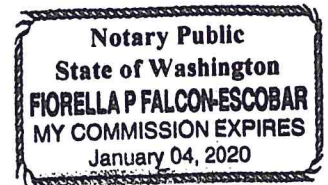
*[Signature]*

Notary Public residing at Kirkland

Printed Name: Fiorella Falcon-Escobar

My Commission Expires:

Jan 04, 2020



Acknowledgment of Corporation

We, the undersigned owners of the parcels listed below, Give Ted & Lori Stringfellow (owners of Lot 2, Kittitas County Parcel No21015 (Kittitas County Map Number 20-17-32057-0002)) permission to alter what is now the plat of Hidden Valley Vistas P-04-05, recorded in book 9 of plats, at pages 150 & 151, under auditor's file number 200506100060, Kittitas county, state of Washington, located in section 32, township 20 north, range 17 east, W.M., according to the proposed amended Hidden Valley Vistas Plat as shown on the enclosed exhibit map.

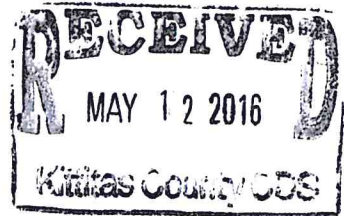
21019 (20-17-32057-0006)

Edward A Palmer ETUX      *lot 6*

22024 103rd Ave. SW

Vashon, WA 98070

*Edward A Palmer*      *Lori Palmer*      DATED 4/12/2016



Washington Acknowledgments

# Washington Acknowledgments

Acknowledgment of Individual

STATE OF WASHINGTON

COUNTY OF King

On this day personally appeared before me Edward A. Palmer  
and Lisa Palmer, to me known to be the  
individual(s) described in and who executed the within and  
foregoing instrument, and acknowledged that he/she/they signed  
the same as his/her/their free and voluntary act and deed, for the  
uses and purposes therein mentioned.

Given under my hand and seal of office this 12<sup>th</sup> day of  
April, 20 16.

Dayna Muller

Notary Public residing at Vashon

Printed Name: Dayna Muller

My Commission Expires:

09-19-2016



Acknowledgment of Corporation



RE: Amended Lot 2 - Hidden Valley Vistas Plat

Dear Hidden Valley Vistas Lot Owner:

Mr Ted Stringfellow, owner of Lot 2 of the Hideen Valley Vistas Plat, wishes to remove Note 1 on the face of the plat to allow direct dirve way access onto Hidden Valley Road. I have attached a preliminary map showing the plat revision.

In order for Mr. Stringfellow to accomplish his request to alter his lot access, he has to follow the County's RCW 58.17.215 (copy attached). One of the stipulations of this RCW is that he needs to send a petition to each lot owner of the Hidden Valley Vistas Plat. He needs a majority of the plat owner's approval to move forward with his plat alteration. This request does not appear to violate any of your Plat's Declaration of Covenants, Conditions and Restrictions.

I have enclosed a self addressed stamped envelope for you to return your signed petition in. This will need to be notarized with your signature. If you have any questions or concerns, please do not hesitate to call me. We appreciate your copperation and request that you respond back to us at your earliest convenience.

Sincerely,

ENCOMPASS ENGINEERING AND SURVEYING

Ginger Weiser

Enclosures

We, the undersigned owners of the parcels listed below, Give Ted & Lori Stringfellow (owners of Lot 2, Kittitas County Parcel No21015 (Kittitas County Map Number 20-17-32057-0002)) permission to alter what is now the plat of Hidden Valley Vistas P-04-05, recorded in book 9 of plats, at pages 150 & 151, under auditor's file number 200506100060, Kittitas county, state of Washington, located in section 32, township 20 north, range 17 east, W.M., according to the proposed amended Hidden Valley Vistas Plat as shown on the enclosed exhibit map.

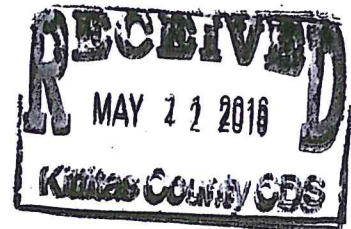
21020 (20-17-32057-0007)

Edward L Eusterbrock ETUX *lot 2*

771 Leo Lane

Cle Elum, WA 98922

*Edward L Eusterbrock* DATED *3-30-16*



**WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT** (RCW 42.44.100)

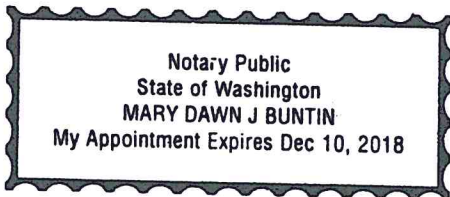
State of Washington }  
County of Kittitas } ss.

I certify that I know or have satisfactory evidence that Edward L Eusterbrock  
Name of Signer

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 30, 2016  
Month/Day/Year

Mary Dawn J Buntin  
Signature of Notarizing Officer



Notary Public  
Title (Such as "Notary Public")

My appointment expires  
Dec 10, 2018  
Month/Day/Year of Appointment Expiration

Place Notary Seal Above

**OPTIONAL**

*Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: letter regarding parcel no 21015

Document Date: 3/30/16 Number of Pages: 1

Signer(s) Other Than Named Above: none

Right Thumbprint of Signer  
Top of thumb here