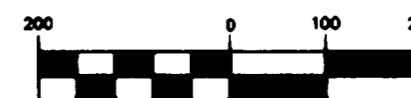


# PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.

GRAPHIC SCALE



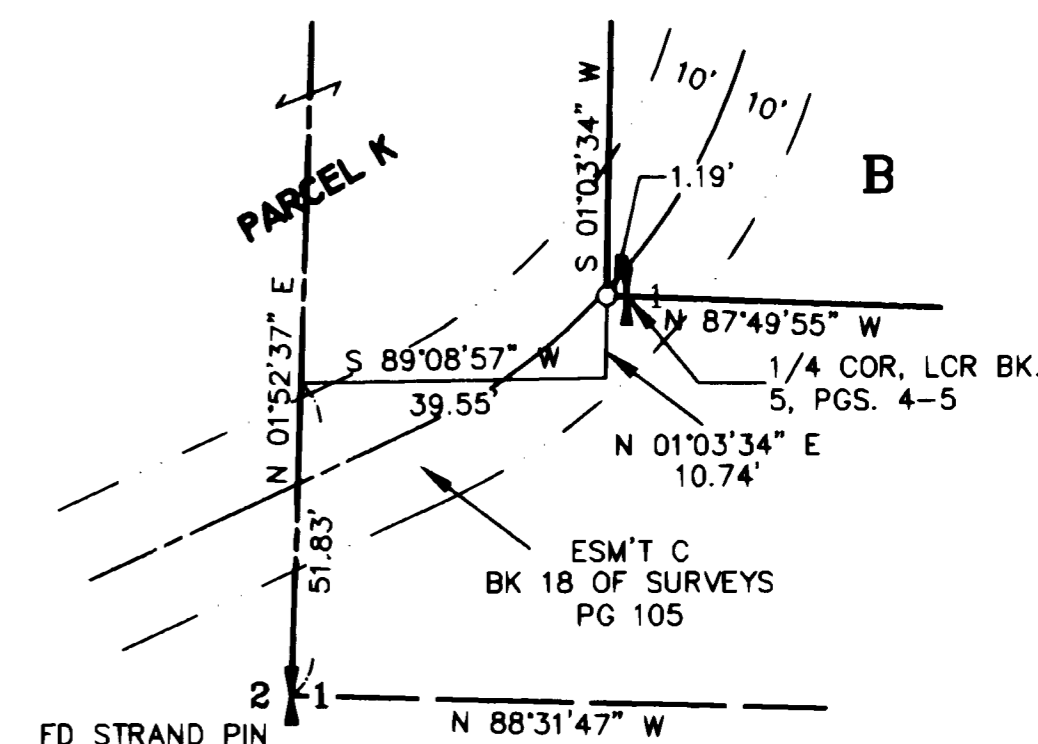
( IN FEET )  
1 inch = 200 ft.



### LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE

LINE	DIRECTION	DISTANCE
L1	S 01°01'24" W	10.02'
L2	N 02°40'37" E	95.02'
L3	S 07°27'37" E	43.67'
L4	S 07°27'37" E	38.33'



DETAIL  
NOT TO SCALE

### AUDITOR'S CERTIFICATE

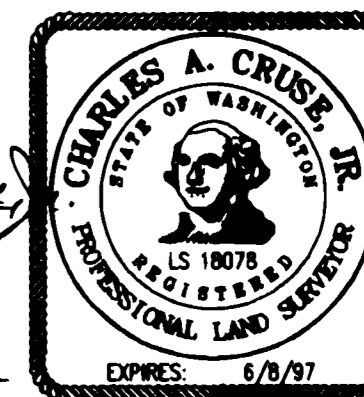
Filed for record this 18TH day of SEPTEMBER,  
1996, at 3:09 P.M., in Book 22 of Surveys  
at page(s) 79 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *Phyllis, Deputy*  
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 at  
the request of PHILIP WDNER & TIMOTHY DOSIER  
in AUGUST of 1996.

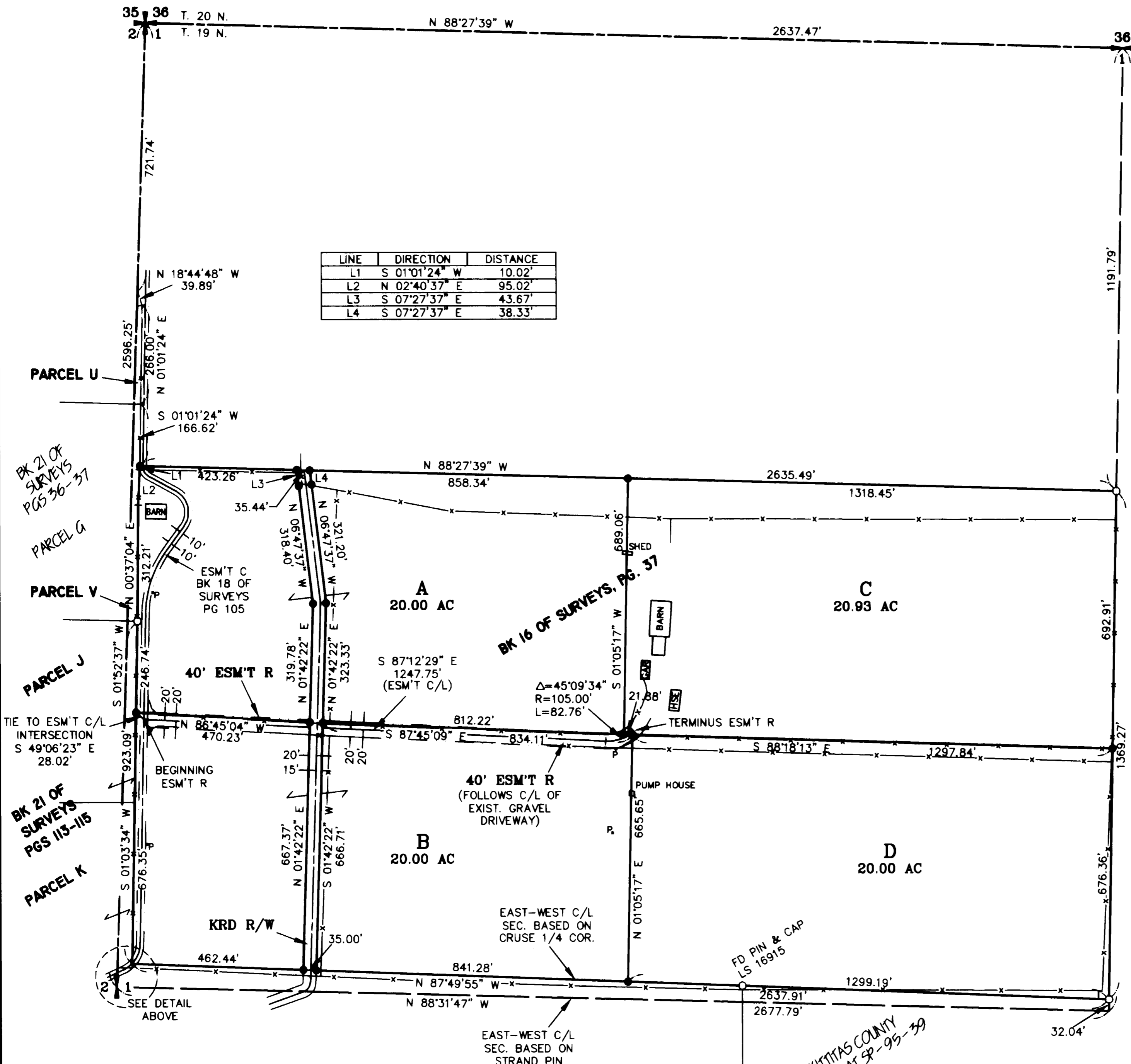
*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18078



SEPTEMBER 18, 1996  
DATE

X	X	
X	X	

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



KITITAS COUNTY  
SHORT PLAT 28-95-39

# PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.

## LEGAL DESCRIPTIONS

### ORIGINAL PARCELS

#### DOSIER

SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

GOVERNMENT LOTS 3 AND 4, EXCEPT THE NORTH 72.15 ACRES THEREOF; AND THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.; EXCEPT A STRIP OF LAND 35 FEET IN WIDTH AS CONVEYED TO THE KITTITAS RECLAMATION DISTRICT BY DEED DATED JUNE 11, 1928 AND RECORDED IN BOOK 46 OF DEEDS, PAGE 431;

AND EXCEPT PARCELS J AND K OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 10, 1995 IN BOOK 21 OF SURVEYS, PAGES 113 THROUGH 115, UNDER AUDITOR'S FILE NO. 586066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

#### WIDNER

WEST 1/2 OF THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

GOVERNMENT LOTS 3 AND 4, EXCEPT THE NORTH 72.15 ACRES THEREOF; AND THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.; EXCEPT A STRIP OF LAND 35 FEET IN WIDTH AS CONVEYED TO THE KITTITAS RECLAMATION DISTRICT BY DEED DATED JUNE 11, 1928 AND RECORDED IN BOOK 46 OF DEEDS, PAGE 431;

AND

EAST 1/2 OF THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

GOVERNMENT LOTS 3 AND 4, EXCEPT THE NORTH 72.15 ACRES THEREOF; AND THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.; EXCEPT A STRIP OF LAND 35 FEET IN WIDTH AS CONVEYED TO THE KITTITAS RECLAMATION DISTRICT BY DEED DATED JUNE 11, 1928 AND RECORDED IN BOOK 46 OF DEEDS, PAGE 431;

EXCEPTING FROM ALL OF THE ABOVE:

PARCELS J AND V OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 10, 1995 IN BOOK 21 OF SURVEYS, PAGES 113 THROUGH 115, UNDER AUDITOR'S FILE NO. 586066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

#### PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79-80 UNDER AUDITOR'S FILE NO. 19960918 0018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79-80 UNDER AUDITOR'S FILE NO. 19960918 0018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79-80 UNDER AUDITOR'S FILE NO. 19960918 0018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL D

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79-80 UNDER AUDITOR'S FILE NO. 19960918 0018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### EASEMENT R

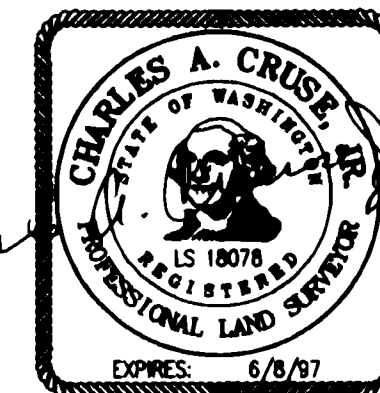
EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79-80 UNDER AUDITOR'S FILE NO. 19960918 0018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS A, B, C AND D OF SAID SURVEY.

## NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

3. FOR PROPERTY PERIMETER LOCATION, SEE THE SURVEYS RECORDED IN BOOK 16 OF SURVEYS, PAGE 37, BOOK 21 OF SURVEYS, PAGES 36-37, AND BOOK 21 OF SURVEYS, PAGES 113-115. CORNER DOCUMENTATION AND VISITATION DATES AS STATED THEREON.



SEPTEMBER 18, 1996

## AUDITOR'S CERTIFICATE

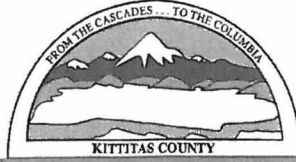
Filed for record this 18TH day of SEPTEMBER, 1996, at 3:09 P.M., in Book 22 of Surveys at page(s) 80 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: Patrice, deputy  
KITTITAS COUNTY AUDITOR

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

---

**WIDNER/DOSIER PROPERTY**



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

### FINDINGS OF FACT Dosier Short Plat File Number SP-07-00046

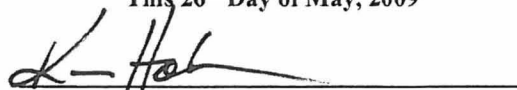
Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

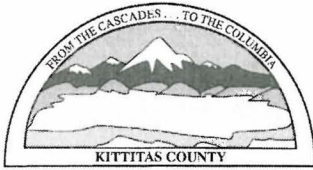
1. The Dosier Short Plat (SP 07-00046) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. A notice of application for the Dosier Short Plat (SP-07-00046) was mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel. Notice was given to and published in the official newspaper of record for Kittitas County.
3. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
4. The applicant has demonstrated that sewage disposal will be provided by individual septic systems.
5. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
6. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record on June 11, 2007.
7. Kittitas County Community Development Services Department completed a Critical Areas Review. No critical areas were identified on this Short Plat.
8. The Dosier Short Plat (SP 07-00046) is located on land zoned Agriculture 3; a plat note has been attached reading the following: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
9. The property lies within the Kittitas Reclamation District Irrigation District. The property owners shall adhere to the general requirements of the Kittitas Reclamation District Irrigation District.

Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved

This 26<sup>th</sup> Day of May, 2009

  
Kirk Holmes, Interim Director



# KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

June 11, 2007

Chris Cruse, Authorized Agent  
Cruse & Associates  
PO Box 959  
Ellensburg, WA 98926

**RE: DOSIER SHORT PLAT, File Number SP-07-46**

Dear Mr. Cruse:

Kittitas County Community Development Services has determined that the Dosier Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Both sheets of the final mylar shall reflect the short plat number **SP-07-46**.
2. All conditions set forth in the KRD General Guidelines for subdivisions will need to be met prior to final approval.
3. A statement regarding drainage improvements for the proposed subdivision shall be on the final mylars.
4. All access roads shall be clearly depicted and labeled in the vicinity map of the final mylars.
5. Refer to Kittitas County Code Title 16 for requirements for final plat submittal. Final mylars shall be submitted per KCC 16.20: Final Plats.
6. All development of the subject parcels shall be in accordance with the requirements of the road variance developed for this project by Kittitas County Public Works.
7. The final mylars shall contain the following plat note:
  - "All development must comply with IFC fire code.

Approval of the Dosier Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after Monday, June 25, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by Monday, June 25, 2007 at 5:00p.m.

Sincerely,

Mike Elkins  
Staff Planner

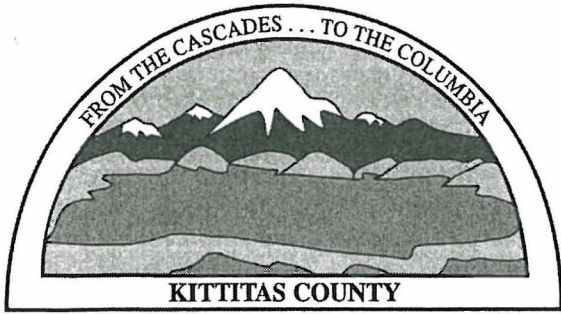
CC: Required parties (KCC 15A)

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



## PUBLIC HEALTH DEPARTMENT

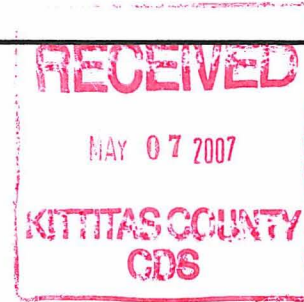
[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**Administration**  
**Community Health Services**  
**Health Promotion Services**  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926  
Phone: (509) 962-7515  
Fax: (509) 962-7581

**Environmental Health**  
411 N. Ruby Street, Ste. 3  
Ellensburg, WA 98926  
Phone: (509) 962-7698  
Fax: (509) 962-7052

April 4, 2007

Cruse & Associates  
217 E Fourth St  
Ellensburg, WA 98926



Dear Mr. Cruse,

We have received the proposed Dosier Short Plat, located in Section 1, Township 19N, Range 15E, off of Peoh Point Road. We have also received the \$376.88 plat submission fee (receipt #050411).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. **GROUP “A” PUBLIC WELL** – if you have an existing well and a Department of Ecology issued “water right” for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of

Ecology (Central Office) located in Yakima, Wash. to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

3. GROUP "B" PUBLIC WELLS – As of January 11, 2007, Washington State Department of Health is the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results. After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

Washington State Department of Health  
1500 W. 4<sup>th</sup>, Suite 305  
Spokane, WA 99204  
(509) 456-2453  
ATTN: Tom Justus, Regional Engineer

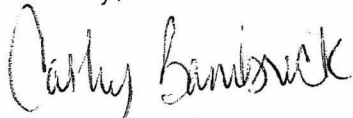
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*"Kittitas 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."*

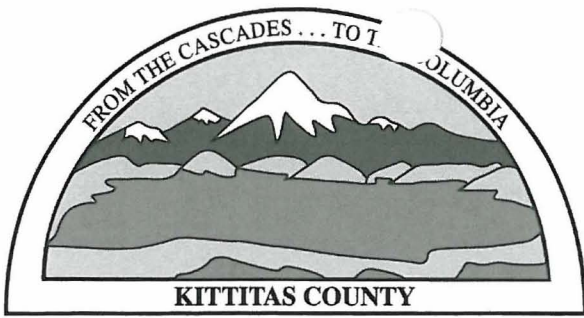
Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick  
Kittitas County Environmental Health Manager

cc: Community Development Services  
Thelma Dosier



## PUBLIC HEALTH DEPARTMENT

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

### **Administration**

Community Health Services  
Health Promotion Services  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926

Environmental Health  
411 North Ruby Street, Ste 3  
Ellensburg, WA 98926  
Phone (509) 962-7698  
Fax (509) 962-7052

May 17, 2007

Mike Elkins, Staff Planner  
Kittitas County Community Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, WA. 98926

RE: Dossier Short Plat (SP-07-46)

Dear Mr. Elkins,

I have reviewed the above mentioned application and have no comments at this time.

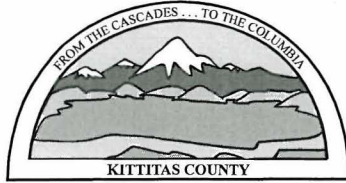
Sincerely,

Holly Duncan  
Environmental Health Specialist

RECEIVED

MAY 17 2007

Kittitas County  
CDS



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

TO: Mike Elkins, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: June 5, 2007

SUBJECT: Dosier Short Plat

*KF*  
JUN 6 5 2007  
KITTITAS COUNTY  
CDS

Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided; see below for conditions of preliminary approval.
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

### The following shall be conditions of preliminary approval:

1. Private Road: The applicant has applied for and received approval for a variance request from the 60' easement requirement as identified in the current Kittitas County Road Standards for high-density private roads. The following are conditions of the variance request and shall be applied as conditions of this short plat:

*It shall be the applicant's responsibility to secure a continuous and common 60' wide ingress and egress easement for the remainder of Iron Mountain Road that serves the subject property. The 60' wide easement shall be required from the point at which the existing 30' easement, cross the section line, east, into section 2, then from that point, south, to a point at which it serves parcel 19-15-01000-0033, as required by Fire Code and current Kittitas County Road Standards, the applicant shall improve the existing road to a minimum of 22' wide ACP or BST road with 1' gravel shoulders,. This is the minimum requirement for a High Density road providing access for 15 to 40 parcels that average less than 5.0 acres in size. See the Dosier Short Plat Conditions of Preliminary Approval for detailed access requirements for the access serving proposed lots B1 through B4.*

*The submittal of a development application by the applicant, for a (4) lot short plat requires a Private Road Certification by a Professional Engineer documenting that the required improvements are made in accordance with current Kittitas County Road Standards. This*

Page 1 of 4



*variance applies to this application only. Any further subdivision of the properties served by this access shall be subject to the applicable conditions of the International Fire Code and current Kittitas County Road Standards.*

2. Access Easement: The proposed access easement for Iron Mountain Road shall meet or exceed the 60' width requirement for a high-density road prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
4. Private Road Improvements: The proposed access easement for Iron Mountain Road shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be improved to a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
  - b. Minimum centerline radius shall be 60'.
  - c. Surface requirement BST/ACP.
  - d. Maximum grade is 8% flat, or 12% rolling or mountainous.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.
  - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - j. All easements shall provide for AASHTO radius at the intersection with a county road.
5. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
  - a. Cul-de-sac design, reference AASHTO.

- b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
6. Access to lots B1 thru B4 Private Road Improvements: The proposed access to lots B1 thru B4 shall meet or exceed the high-density road requirements as shown below. Access shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels prior to the issuance of a building permit for any of the structures within the proposed short plat. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
  - b. Minimum centerline radius will be 60'.
  - c. Surface requirement is for a minimum gravel surface depth of 6".
  - d. Maximum grade 8% flat, 12% rolling or mountainous.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.
  - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - j. All easements shall provide for AASHTO radius at the intersection with County Road.
7. Access: 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 Pays Road right of way.
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
10. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
11. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for emergency response.

12. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

*Chapter 12 – PRIVATE ROADS*

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

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

**Trudie Pettit**

---

**From:** Keli Bender [krd.keli@fairpoint.net]  
**Sent:** Thursday, June 05, 2008 11:35 AM  
**To:** Trudie Pettit  
**Cc:** cruse and associates  
**Subject:** Widner/Dosier/Iron Mountain

SP-07-46

Trudie;

This is to let you know that all of the KRD requirements have been met on the Dosier Short Plat; Widner Short Plat and the Iron Mountain Short Plat. If you need additional information, please let me know.

Keli

Keli R. Bender  
KRD Lands Clerk/RRA  
[krd.keli@elltel.net](mailto:krd.keli@elltel.net)

## Mary Rill

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**From:** Keli Bender [krd.keli@elltel.net]  
**Sent:** Friday, April 20, 2007 9:48 AM  
**To:** Mary Rill  
**Subject:** Dossier Short Plat

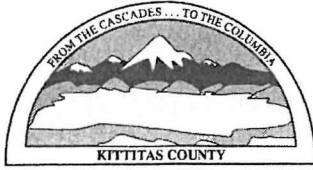
Mary;

This is in regards to the Dossier Short Plat SP-07-46. This property is within the boundaries of the KRD and all 4 parcels contain irrigable acreage. The requirements set forth in the KRD General Guidelines for Subdivisions will need to be met prior to approval. If you need additional information, please let me know.

Keli

Keli R. Bender  
KRD Lands Clerk/RRA  
(509) 925-6158

4/20/2007



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

April 9, 2007

Kittitas Reclamation District  
PO Box 276  
Ellensburg, WA 98926

RE: Dossier Short Plat, File #SP-07-46

Dear Ms. Bender,

The County has received the referenced application for short plat. As you are aware, final short plat approval is contingent upon provisions for an irrigation water right-of-way for each parcel. In addition, completed irrigation water distribution facilities may be required if the subject property is classified as irrigable by said Irrigation District per RCW 58.17.310.

Enclosed, find a copy of the original preliminary short plat drawing. Please notify our office in writing of any requirements, so administrative actions may be completed in a timely manner. **Failure to respond to this notice within two (2) weeks shall be interpreted as no action required.**

Sincerely,

Mary Rill  
Staff Planner

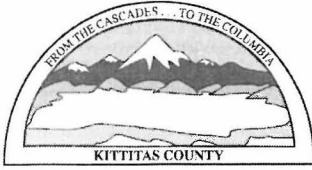
cc: Cruse & Associates

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

### NOTICE OF APPLICATION

**To:** Kittitas County Sheriff's Department  
Kittitas County Fire District #7  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Kittitas County Enforcement and Investigation  
Kittitas Reclamation District  
Adjacent Property Owners  
Applicant

**From:** Mary Rill, Staff Planner

**Date:** April 20, 2007

**Subject:** **Dosier Short Plat, File #SP-07-46**

Chris Cruse, Cruse and Associates, authorized agent for Thelma Dosier, landowner, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 12.00 acres of land that is zoned AG-3 located southeast of the Town of South Cle Elum, south of Pays Road off of Iron Mountain Road, Cle Elum, WA, 98922, located in a portion of Section 1, T. 19N. R. 15E., W.M., in Kittitas County. Tax Parcel number 19-15-01000-0033.

Please find enclosed the Short Plat application for the above referenced project and a vicinity map. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services office at 411 N. Ruby, Suite 2, Ellensburg, WA., 98926. Phone (509)962-7506.

Please send comments regarding potential adverse environmental impacts and the application by Monday, May 7, 2007 @5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA., 98926, attention Mary Rill, Staff Planner.

Conditional preliminary approval may be granted based on timely comments received prior to Monday, May 7, 2007 @5:00pm.

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DARRYL PIERCY, DIRECTOR

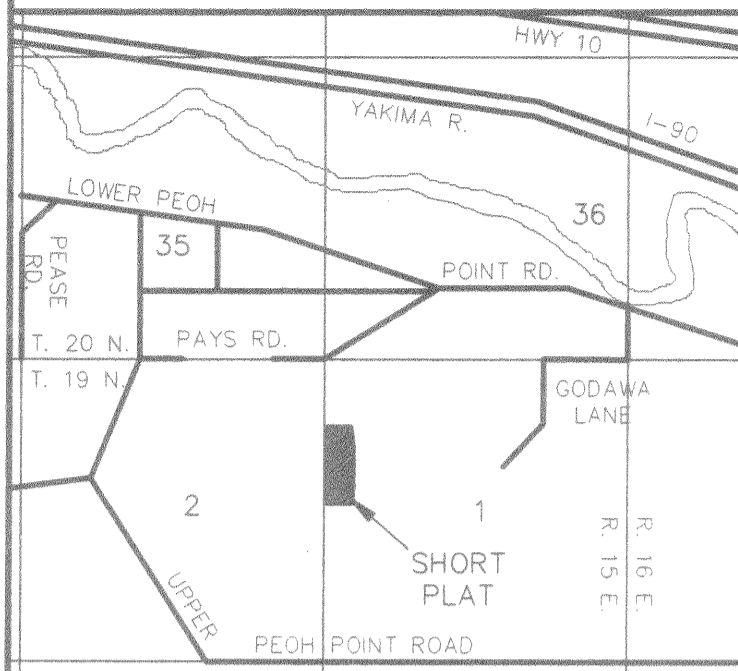
ALLISON KIMBALL, ASSISTANT DIRECTOR

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





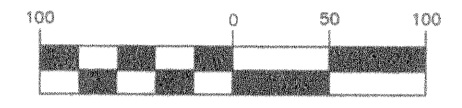
VICINITY MAP



DOSIER SHORT PLAT  
PART OF SECTION 1, T. 19 N., R. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON

RECEIVING NO. \_\_\_\_\_

SP-07-



( IN FEET )  
1 inch = 100 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE
- ⊗ WELL

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE DOSIER SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

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. 19-15-01000-0033

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: THELMA DOSIER  
ADDRESS: PO BOX 1000  
CLE ELUM, WA 98922  
PHONE: (509) \_\_\_\_\_

EXISTING ZONE: AG-3  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANKS  
WIDTH AND TYPE OF ACCESS: PRIVATE ACCESS ESM'T

NO. OF SHORT PLATTED LOTS: FOUR (4)  
SCALE: 1" = 100'

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



PHILIP M. WIDNER  
PHILIP M. WIDNER ETUX  
TIMOTHY A. DOSIER ETUX  
640 IRON MTN RD  
CLE ELUM, WA 98922

ROBERT D. JOHNSON ETUX  
277 IRON MOUNTAIN RD  
CLE ELUM, WA 98922

PHILIP WIDNER ETUX  
PO BOX 1035  
SOUTH CLE ELUM, WA 98943

PHILIP WIDNER ETUX  
PO BOX 1035  
SOUTH CLE ELUM, WA 98943

ALBERT L. DUNCALF  
743 BROADWAY AVE E  
SEATTLE, WA 98102

TIMOTHY A. DOSIER ETUX  
PO BOX 1000  
CLE ELUM, WA 98922

JAMES P. GROSSO  
DIANA M. WALLACE  
277 IRON MOUNTAIN RD  
CLE ELUM, WA 98922

EVA J. POWERS TRUSTEE  
EVA VERA POWERS FAMILY TRUST  
620 112TH ST SE #136  
EVERETT, WA 98208

STEVEN P. JONES ETUX  
13311 COVE CIRCLE  
ANCHORAGE, AK 99515

HAROLD RUPPERT ETUX  
4726 211TH AVE SE  
SNYHOMISH, WA 98290

MARK A. ANDERSON ETUX  
PO BOX 932  
CLE ELUM, WA 98922

**RECEIVED**  
APR 04 2007  
KITITAS COUNTY  
CDS

AUDITOR'S CERTIFICATE  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2007, at \_\_\_\_\_ M., in Book I of Short Plats  
at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

JERALD V. PETTIT by: \_\_\_\_\_  
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 at the  
request of THELMA DOSIER in MARCH of 2007.

CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815  
4/2/2007  
DATE

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
**DOSIER SHORT PLAT**

**DOSIER SHORT PLAT**  
**PART OF SECTION 1, T. 19 N., R. 15 E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

RECEIVING NO. \_\_\_\_\_

SP-07-

LEGAL DESCRIPTIONS

PARCEL 1

THAT PORTION OF PARCEL B OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79 AND 80, UNDER AUDITOR'S FILE NO. 199609180018, RECORDS OF KITTITAS COUNTY, WASHINGTON, WHICH LIES EAST OF THE KITTITAS RECLAMATION DISTRICT (KRD) RIGHT OF WAY AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL B, THENCE SOUTH 01°05'17" WEST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL B, 42.07 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE; THENCE NORTH 87°45'09" WEST, 834.56 FEET TO THE EAST RIGHT OF WAY OF THE KRD AND THE END OF SAID DESCRIBED LINE;

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

A NOT MORE THAN 30 FOOT WIDE NON-EXCLUSIVE ROADWAY EASEMENT FOR INGRESS AND EGRESS, ALONG AN EXISTING PRIVATE ROAD (THE WESTERN EDGE OF WHICH EASEMENT SHALL COINCIDE WITH THE WESTERN EDGE OF SAID PRIVATE ROAD) LOCATED NEAR THE EASTERN BOUNDARY OF AND IN THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2, FROM PAYS ROAD TO THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1.

AND

A 20 FOOT WIDE NON-EXCLUSIVE ROADWAY EASEMENT FOR INGRESS AND EGRESS, ALONG THE WEST BOUNDARY OF THE NORTH 72.15 ACRES OF LOTS 4 AND 3 OF SAID SECTION 1, BETWEEN THE SOUTH BOUNDARY OF SAID NORTH 72.15 ACRES AND THE INTERSECTION OF SAID WEST BOUNDARY WITH THE NORTH BOUNDARY OF AN EXISTING PRIVATE ROAD RUNNING FROM PAYS ROAD, WHICH EXISTING PRIVATE ROAD IS THE SUBJECT MATTER OF THE NEXT ABOVE DESCRIBED EASEMENT.

AND

EASEMENT "C" AS PREVIOUSLY DELINEATED ON THE SURVEY RECORDED IN BOOK 18 OF SURVEYS, PAGE 105, UNDER AUDITOR'S FILE NO. 546065, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND

A NON-EXCLUSIVE FORTY FEET (40) WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES PURPOSES, OVER, UNDER AND UPON A STRIP OF LAND WHICH IS DELINEATED AND MORE PARTICULARLY DESCRIBED AS "EASEMENT R" ON THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS, PAGE 79, UNDER AUDITOR'S FILE NO. 199609180018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT TIMOTHY A. DOSIER AND THELMA J. DOSIER, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007.

\_\_\_\_\_  
 THELMA J. DOSIER

\_\_\_\_\_  
 TIMOTHY A. DOSIER

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
 COUNTY OF \_\_\_\_\_ } s.s.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY A. DOSIER AND THELMA J. DOSIER, 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.

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

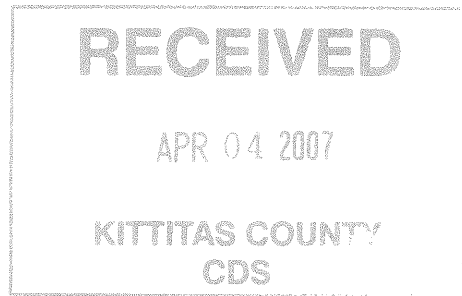
NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. 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 KITTITAS 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, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 22 OF SURVEYS, PAGES 79-80 AND THE SURVEYS REFERENCED THEREON.
5. BY KITTITAS 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 KITTITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS LOT B1 HAS \_ IRRIGABLE ACRES; LOT B2 HAS \_ IRRIGABLE ACRES; LOT B3 HAS \_ IRRIGABLE ACRES; LOT B4 HAS \_ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
11. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
12. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
13. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
14. 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. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.
15. KITTITAS 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.
16. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
17. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.

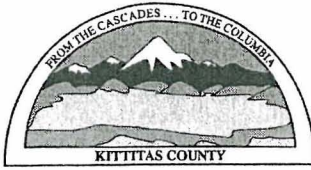


AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
 2007, at \_\_\_\_\_ M., in Book I of Short Plats  
 at page(s) \_\_\_\_\_ at the request of Cruse & Associates.  
 JERALD V. PETTIT by: \_\_\_\_\_  
 KITTITAS COUNTY AUDITOR



**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98926 (509) 962-8242  
**DOSIER SHORT PLAT**



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

*Dossier* **SHORT PLAT APPLICATION**

*(To divide lot into 2-4 lots)*

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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.
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

**OPTIONAL ATTACHMENTS**

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

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

**FEES:**

\$190 plus \$10 per lot for Public Works Department;  
 \$376.88 plus \$75/hr. over 4 hrs. for Environmental Health Department;  
 \$450 for Community Development Services Department  
 (One check made payable to KCCDS)

*\$1056.88*

**FOR STAFF USE ONLY**

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

RECEIPT #

X *[Handwritten Signature]*

*7/4/07*

*050401*

NOTES:

**RECEIVED**

DATE STAMP  
HERE  
*APR 01 2007*

**KITTTITAS COUNTY  
CDS**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

*\$2113.76*

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

Name: Thelma Dosier  
 Mailing Address: PO Box 1000  
 City/State/ZIP: Cle Elum, WA 98922  
 Day Time Phone: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

2. Name, mailing address and day phone of authorized agent (if different from land owner of record)

Agent Name: Chris Cruse  
 Mailing Address: PO Box 959  
 City/State/ZIP: Ellensburg WA 98926  
 Day Time Phone: 962-8242  
 Email Address: \_\_\_\_\_

3. Contact person for application (select one):

Owner of record  Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: Iron Mt. Rd.  
 City/State/ZIP: Cle Elum, WA 98926

5. Legal description of property: Portion of Parcel B in 1 of Surveys of Pages 79-80

6. Tax parcel number(s): 19-15-01000-0033

7. Property size: 12 (acres)

8. Narrative project description: Please include the following information in your description: descri location, water supply, sewage disposal and all qualitative features of the proposal; include every proposal in the description (be specific, attach additional sheets as necessary):

4 lot Short Plat with individual Wells and Septic To per application map

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that 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 and hereby grant to the agencies to which this application is made, the right to enter the above-described property to inspect the proposed and or completed work.

Signature of Authorized Agent:

X

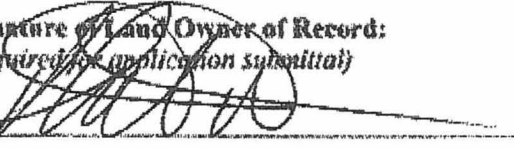


Date:

3/25/07

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

X



Date:

3/25/07