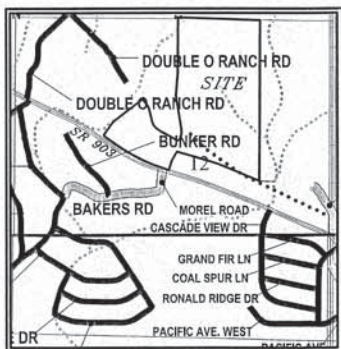


NOTE TO FILE:

This Short Plat has been filed as the project portion of a rezone; RZ-07-00017 Ronald

**RP SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 07-XX**  
**PORTION OF SECTION 12, TWN. 20N., RGE. 14E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**



VICINITY MAP  
N.T.S.

SURVEY NOTES:

- FOR SECTION BREAKDOWN AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY BY ENCOMPASS ENGINEERING AND SURVEYING AS FILED IN BOOK 32 OF SURVEYS AT PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 200604170033 AND THE SURVEYS REFERENCED THEREON.
- THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT PARCEL 20-14-12010-0002 (582534) & 20-14-12010-0004 (662534) TO THE CONFIGURATION SHOWN HEREON.
- 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.

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "RP" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Health Officer

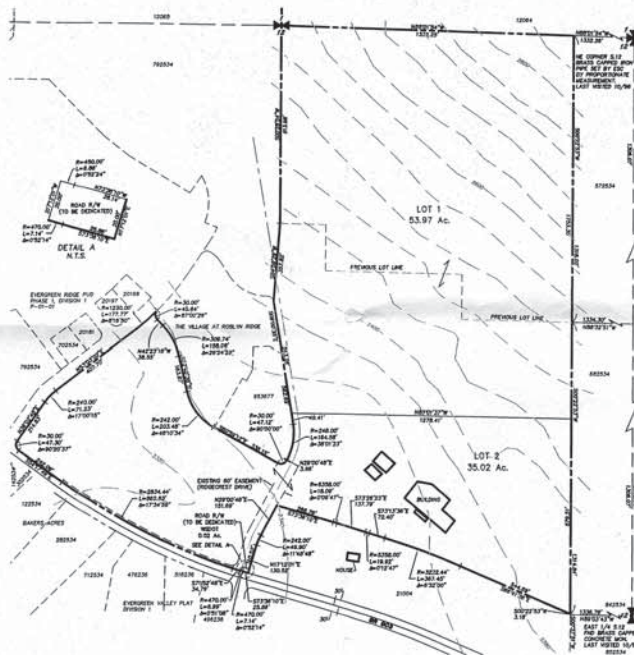
CERTIFICATE OF COUNTY TREASURER

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.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-14-12010-0002 (582534) & 20-14-12010-0004 (662534)

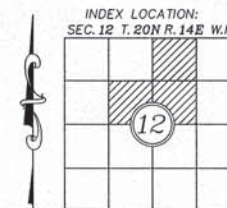
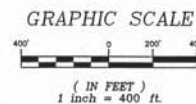
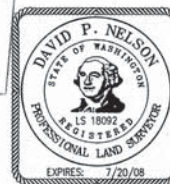


**NOTE:**  
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
1-800-553-4344

**LEGEND**

- ✱ SECTION CORNER
- FND REBAR
- SET 1/2" REBAR LS# 18092
- ✱ A QUARTER CORNER



RECORDER'S CERTIFICATE \_\_\_\_\_

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M in book \_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_ at the request of

DAVID P. NELSON  
Surveyor's Name

\_\_\_\_\_  
County Auditor Deputy 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... TEANAWAY RIDGE, LLC ... in... NOV. ... 2007.

\_\_\_\_\_  
DAVID P. NELSON DATE 12/21/07  
Certificate No. 18092

**K.C.S.P. NO. 07-XX**  
**Portion of Sec. 12, Township 20N., Range 14E., W.M.**  
**Kittitas County, Washington**





DWN BY <b>G. WEISER</b>	DATE <b>12/07</b>	JOB NO. <b>07252</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=400'</b>	SHEET <b>1 OF 3</b>

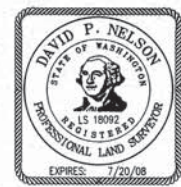
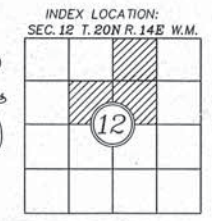
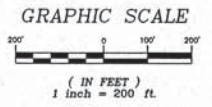
**Encompass**  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419

**RP SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 07-XX**  
**PORTION OF SECTION 12, TWN. 20N., RGE. 14E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

**LEGEND**

-  SECTION CORNER
-  FND REBAR
-  SET 1/2" REBAR LS# 18092
-  A QUARTER CORNER



**RECORDER'S CERTIFICATE** .....

Filed for record this.....day of ..... 20.....at.....M  
 in book.....of.....at page.....of the request of  
 .....  
 DAVID P. NELSON  
 Surveyor's Name

.....  
 County Auditor                      Deputy County Auditor

---

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of...TEANAWAY, RIDGE, LLC...at the in...NQX.....2007..

*David P. Nelson* 12/21/07  
 DAVID P. NELSON                      DATE  
 Certificate No.....18092.....

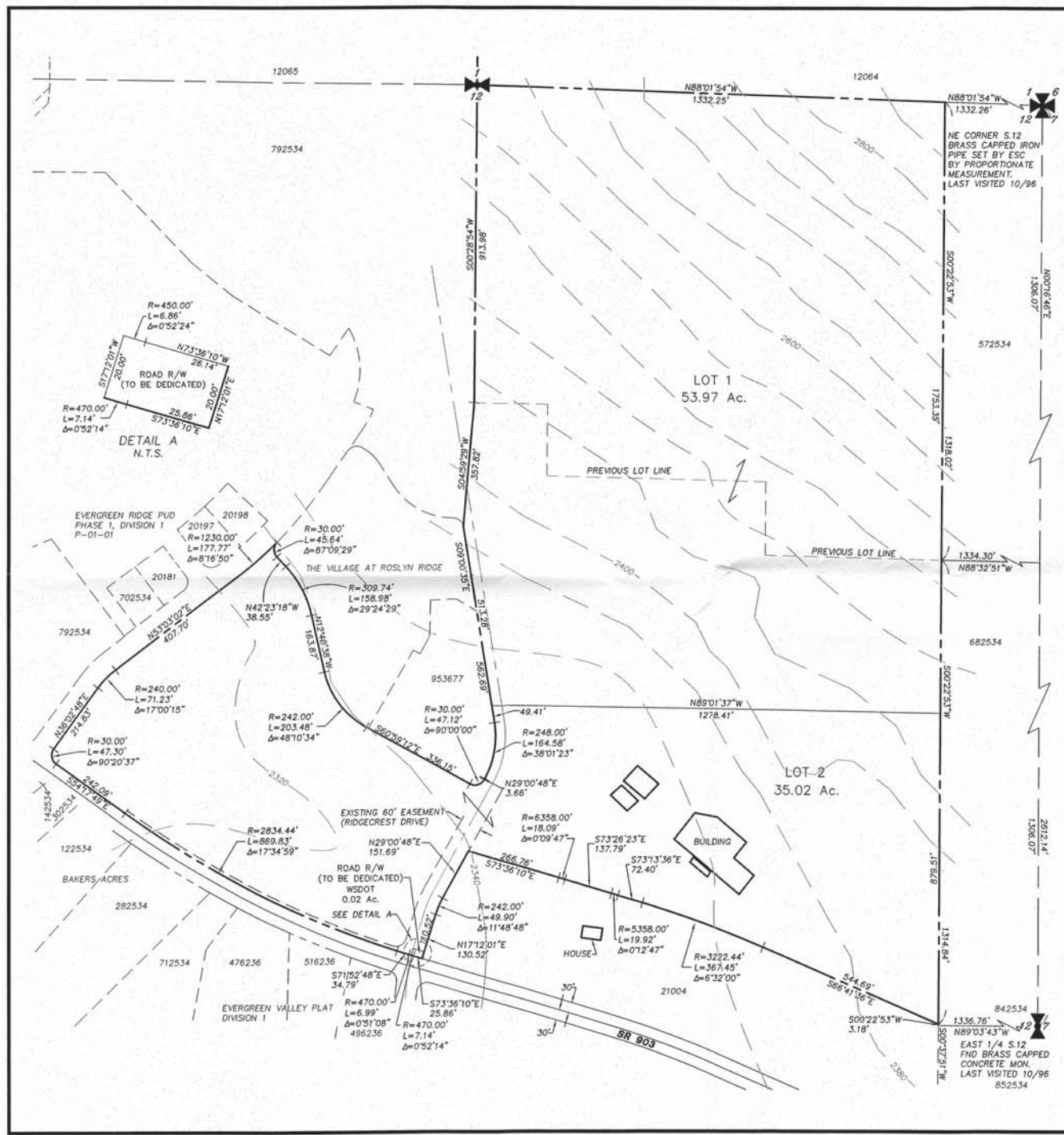
**K.C.S.P. NO. 07-XX**  
**Portion of Sec. 12, Township 20N., Range 14E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>G. WEISER</b>	DATE <b>12/07</b>	JOB NO. <b>07252</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>2 OF 3</b>

**Encompass** 

ENGINEERING & SURVEYING

108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419



### RP SHORT PLAT KITITAS COUNTY SHORT PLAT NO. 07-XX PORTION OF SECTION 12, TWN. 20N., RGE. 14E., W.M. KITITAS COUNTY, WASHINGTON

**OWNER:**

TEANAWAY RIDGE LLC  
PO BOX 808  
CLE ELUM WA 98922

PARCEL #20-14-12010-0002 (582534) &  
#20-14-12010-0004 (662534)  
ACREAGE: 89.01  
LOTS: 2

WATER SOURCE: CLASS A WATER SYSTEM  
SEWER SOURCE: COMMUNITY SEPTIC  
ZONE: PORTION RURAL 3 & PORTION GENERAL INDUSTRIAL

**NOTES:**

- THIS SURVEY WAS PERFORMED USING A TRIMBLE S SERIES (S6) 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.
- 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.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
- KITITAS 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.
- PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

**EXISTING LEGAL DESCRIPTION:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, WHICH IS 488.5 FEET, SOUTH 0°01' WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WEST, FOR A DISTANCE OF 508 FEET; THENCE SOUTH 26°33' EAST, 79.32 FEET; THENCE SOUTH 18°20' EAST, 68.20 FEET; THENCE SOUTH 16°43' EAST, 350 FEET; THENCE SOUTH 31°21' EAST, 165 FEET; THENCE SOUTH 45°20' EAST, 142.92 FEET; THENCE SOUTH 59°10' EAST, 190 FEET; WHICH IS THE POINT OF INTERSECTION OF SAID CONNECTING LINE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 0°01' EAST, 810 FEET TO THE POINT OF BEGINNING.

AND

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND RUNNING THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF SAID QUARTER OF QUARTER SECTION, 832.00 FEET; THENCE NORTH, 208.00 FEET; THENCE WEST, 624.00 FEET; THENCE NORTH, 208.00 FEET; THENCE WEST, 208.00 FEET TO THE WEST BOUNDARY LINE OF SAID QUARTER OF QUARTER SECTION; AND THENCE SOUTH ALONG SAID WEST BOUNDARY LINE 416.00 FEET TO THE POINT OF BEGINNING.

AND

LOT 2B OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 200604170033, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON BEING A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF LOT 2B DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12; THENCE SOUTH 00°28'54" WEST, 913.98 FEET; THENCE SOUTH 04°59'29" WEST, 357.82 FEET; THENCE SOUTH 09°00'35" EAST, 243.44 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 59°24'07" WEST, 67.12 FEET; THENCE SOUTH 07°35'52" WEST, 74.33 FEET; THENCE SOUTH 01°31'09" WEST, 100.94 FEET; THENCE SOUTH 28°12'35" WEST, 56.50 FEET; THENCE NORTH 81°27'57" WEST, 22.14 FEET; THENCE SOUTH 30°06'10" WEST, 255.22 FEET; THENCE SOUTH 80°59'12" EAST, 329.60 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET (RADIUS BEARING NORTH 29°00'48" EAST), A LENGTH OF 47.12 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 29°00'48" EAST, 3.68 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 248.00 FEET (RADIUS BEARING NORTH 60°59'12" WEST), A LENGTH OF 164.58 FEET, THROUGH A CENTRAL ANGLE OF 39°01'24"; THENCE NORTH 09°00'35" WEST, 319.26 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AND EXCEPTING THAT PORTION OF LOT 2B OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 200604170033, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON BEING A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY PORTION OF LOT 2B WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE ALONG THE SOUTH BOUNDARY LINE OF LOT 2B, NORTH 66°41'36" WEST, 681.75 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 2894.44 FEET (RADIUS BEARING SOUTH 23°18'24" WEST), A LENGTH OF 330.05 FEET, THROUGH A CENTRAL ANGLE OF 6°32'00"; THENCE NORTH 73°13'36" WEST, 72.40 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5030.00 FEET (RADIUS BEARING SOUTH 16°46'24" WEST), A LENGTH OF 18.70 FEET, THROUGH A CENTRAL ANGLE OF 0°02'47"; THENCE NORTH 73°26'23" WEST, 137.79 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 6030.00 FEET (RADIUS BEARING SOUTH 16°33'37" WEST), A LENGTH OF 17.16 FEET, THROUGH A CENTRAL ANGLE OF 0°09'47"; THENCE NORTH 73°36'10" WEST, 307.53 FEET; THENCE NORTH 17°12'01" EAST, 130.52 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 242.00 FEET (RADIUS BEARING SOUTH 72°48'00" EAST), A LENGTH OF 49.90 FEET, THROUGH A CENTRAL ANGLE OF 11°48'48"; THENCE NORTH 29°00'48" EAST, 151.69 FEET; THENCE SOUTH 73°36'10" EAST, 286.76 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 6358.00 FEET (RADIUS BEARING SOUTH 16°23'50" WEST), A LENGTH OF 18.09 FEET, THROUGH A CENTRAL ANGLE OF 0°09'47"; THENCE SOUTH 73°26'23" EAST, 137.79 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5358.00 FEET (RADIUS BEARING SOUTH 16°33'37" WEST), A LENGTH OF 19.92 FEET, THROUGH A CENTRAL ANGLE OF 0°02'47"; THENCE SOUTH 73°13'36" EAST, 72.40 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 3222.44 FEET (RADIUS BEARING SOUTH 16°46'24" WEST), A LENGTH OF 367.45 FEET, THROUGH A CENTRAL ANGLE OF 6°32'00"; THENCE SOUTH 66°41'36" EAST, 544.69 FEET TO THE EAST BOUNDARY OF SAID LOT 2B; THENCE SOUTH 00°22'53" WEST ALONG THE EAST BOUNDARY OF SAID LOT 2B, 3.18 FEET; THENCE CONTINUING SOUTH 00°37'51" WEST ALONG SAID EAST BOUNDARY LINE, 352.31 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

ALL SITUATED IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.  
CONTAINING 88.29 ACRES MORE OR LESS

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE TEANAWAY RIDGE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, 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 \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

NAME _____	NAME _____
TITLE _____	TITLE _____

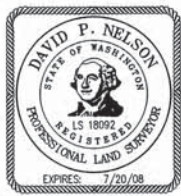
**ACKNOWLEDGEMENT**

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_., before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared \_\_\_\_\_ and \_\_\_\_\_, respectively, of \_\_\_\_\_, the limited liability company that executed the foregoing instrument, and acknowledge the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_ authorized to execute the said instrument.

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

Notary Public in and for the State of \_\_\_\_\_  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_



**ADJACENT PROPERTY OWNERS:**

496236 NEIL H KNIGHT 197 TARTAN DR JOHNSTOWN CO 80534	712534 KEVIN L KELLY ETUX TRUSTEES PO BOX 750 ROSLYN WA 98941	302534 KEVIN C ROGERS ETUX PO BOX 1364 RONALD WA 98940	20181 ADAM T EATON ETUX 4322 113TH AVE SE SNYCHOMSH WA 98290	852534 ROSS D CARTER PO BOX 34 RONALD WA 98940	953677 KITITAS AMENITIES PO BOX 808 CLE ELUM WA 98922
516236 DANIEL D MOROLES ETUX PO BOX 542 RONALD WA 98941	282534 TAMMY L MERRITT PO BOX 283 RONALD WA 98940	142534 RONALD C MILLER 411 S 138TH TACOMA WA 98444	20197 KAREN L GRIFFIN 3426 72ND AVE SE MERCER ISLAND WA 98040	572534 682534 842534 792534	21004 RONALD MILL SITE IV INC 1890 NELSON SIDING RD CLE ELUM WA 98922
476236 PORT QUENDALL DEV CO INC 1890 NELSON SIDING RD CLE ELUM WA 98922	122534 DAVID F MCDANIEL ETUX PO BOX 92 RONALD WA 98940	702534 KEVIN & WENDIE KELLY CO TRUSTEES PO BOX 750	20198 141 PAINTBRUSH LLC 1333 GILLESPIE ST RICHLAND WA 99352	12065 TEANAWAY RIDGE LLC PO BOX 808 CLE ELUM WA 98922	12064 PLUM CREEK TIMBER CO LP PO BOX 1990 COLUMBIA FALLS MT 59912

**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of  
DAVID P. NELSON  
Surveyor

\_\_\_\_\_  
County Auditor Deputy 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 TEANAWAY RIDGE LLC in \_\_\_\_\_ 2007.  
DAVID P. NELSON DATE 12/21/07  
Certificate No. 18092

**K.C.S.P. NO. 07-XX**  
Portion of Sec. 12, Township 20N., Range 14E., W.M.  
Kititas County, Washington

DWN BY <b>G. WEISER</b>	DATE <b>12/07</b>	JOB NO. <b>07252</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>N/A</b>	SHEET <b>3 OF 3</b>



108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 874-7433  
FAX: (509) 874-7419

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

Name: Teanaway Ridge LLC  
Mailing Address: PO Box 808  
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: Terra Design Group Inc.  
Mailing Address: PO Box 686  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 509-857-2044  
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: 9291 SR903  
City/State/ZIP: Ronald, WA 98940

5. **Legal description of property:**

Parcel 20-14-12010-0002 is 88.99 acres. This is requesting 2 lots, Lot 1 = 53.97 acres and Lot 2 = 35.02 acres. (See drawings)

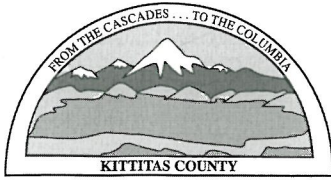
6. **Tax parcel number(s):** 20-14-12010-0002

7. **Property size:** 88.29 (acres)

8. **Narrative project description:** Please include 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 (be specific, attach additional sheets as necessary):

This proposal is initially realigning the two parcels to allow for phasing of this proposal. For additional project description information please refer to the Narrative Project Description on the Rezone Application.

*Old Short Plat Page  
see 2/29/08 version*



# KITITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Scott Turnbull, Community Development Services

FROM: Christina Wollman, Planner II *cw*

DATE: June 3, 2008

SUBJECT: RP Short Plat SP-07-168

Our department has reviewed the short plat application and has the following comments:

**“Conditional Preliminary Approval”** is recommended 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. Road Names: The private road names of all abutting roads shall be shown on the plat, including Paintbrush Lane, Rockrose Drive, and Ridgecrest Road, which is incorrectly labeled as Ridgecrest Drive.
2. Road Easements: Easements and AFNs for Rockrose Drive and Ridgecrest Road shall be shown on the plat.
3. Lot 1 Access: The access easement for Ridgecrest Road shall be extended to provide access to Lot 1.
4. Vicinity Map: The vicinity map shall be updated to reflect current conditions.
5. 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.
6. Private Road Improvements: Ridgecrest Road, from SR 903 to the entrance to Lot 1 shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.

- a. Access easements shall be 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 12%.
  - 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.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  9. Access Permit: An approved access permit shall 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.
  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 Marshal regarding any additional access requirements for Emergency Response.

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

*Chapter 12 – PRIVATE ROADS*

12.12.010 General

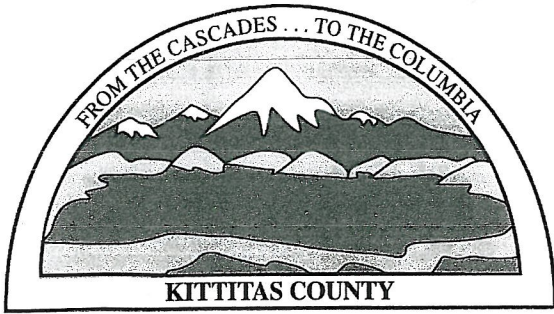
Private roads shall meet the following conditions:

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.





# 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 2  
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

December 31, 2007

Teaway Ridge LLC  
P O Box 808  
Cle Elum, WA. 98922

Dear Sir,



We have received the proposed RP Short Plat, located in Section 12, Township 20N, Range 14E, at 9291 SR 903. We have also received the \$380.00 plat submission fee (receipt #054903).

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 WATER SYSTEMS:** All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities  
P.O Box 394  
301 W. 1<sup>st</sup>  
Cle Elum, WA 98922  
(509) 674-9642

- A. **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 Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

- B. GROUP "B" PUBLIC WELLS –Washington State Department of Health and Kittitas County Public Health Department share 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.

**\*\*All Group B applications with 3-9 connections** should be submitted to Kittitas County Public Health Department.; all Group B applications **10-14 connections** should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department  
Environmental Health Division  
411 N. Ruby Street, Suite 3  
Ellensburg, WA 98926  
(509) 962-7698

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

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.

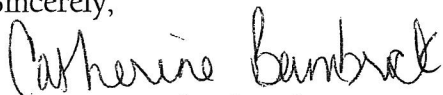
3. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

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,



Catherine Bambrick, Administrator  
Kittitas County Public Health Department

cc: Community Development Services  
cc: Terra Design Group Inc.  
cc: Encompass

KITTITAS COUNTY, CDC

411 N. Ruby Suite #2  
ELLENSBURG, WA 98926

<b>CASH RECEIPT</b>		Date <u>12.31.07</u>	<u>054903</u>
Received From <u>Teanaway Ridge LLC</u>			
Address <u>P.O. Box 808, Cle Elum 98922</u>			
		Dollars \$ <u>1,040<sup>00</sup></u>	
For <u>Short plat app: 20.14.12010.0002</u>			
<u>210.00 PW \$380.00 FH 450.00 OPS</u>			
ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>1040<sup>00</sup></u>	CHECK	<u>1040<sup>00</sup></u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	
		By <u>[Signature]</u>	

shot PLAT)

07252-PARENT

Point # 1					10000.000	10000.000
S	88	1	54	E	1332.250	
Point # 2					9954.241	11331.464
S	0	22	53	W	1318.020	
Point # 3					8636.250	11322.691
S	0	22	53	W	1314.840	
Point # 4					7321.439	11313.938
N	66	41	36	W	544.690	
Point # 5					7536.947	10813.695
S	23	18	24	W	3222.440	
Radius Point # 6					4577.457	9538.729
					Length = 367.451	Tangent = 183.925
					Delta = 6 32 0	
N	16	46	24	E	3222.440	
Point # 7					7662.795	10468.679
N	73	13	36	W	72.400	
Point # 8					7683.689	10399.360
S	16	46	24	W	5358.000	
Radius Point # 9					2553.651	8853.115
					Length = 19.924	Tangent = 9.962
					Delta = 0 12 47	
N	16	33	37	E	5358.000	
Point # 10					7689.403	10380.273
N	73	26	23	W	137.790	
Point # 11					7728.677	10248.198
S	16	33	37	W	6358.000	
Radius Point # 12					1634.404	8436.016
					Length = 18.094	Tangent = 9.047
					Delta = 0 9 47	
N	16	23	50	E	6358.000	
Point # 13					7733.809	10230.847
N	73	36	10	W	266.760	
Point # 14					7809.114	9974.937
S	29	0	48	W	151.690	
Point # 15					7676.460	9901.366
S	60	59	12	E	242.000	
Radius Point # 16					7559.087	10112.996
					Length = 49.896	Tangent = 25.037
					Delta = 11 48 48	
N	72	48	0	W	242.000	
Point # 17					7630.649	9881.819
S	17	12	1	W	130.520	

11/18/2007



Radius Point # 37					8411.480	9227.828
					Length = 158.979	Tangent = 81.282
N	77	6	16	E	309.740	
Point # 38					8480.606	9529.756
S	12	48	38	E	163.870	
Point # 39					8320.815	9566.091
N	77	11	22	E	242.000	
Radius Point # 40					8374.473	9802.067
					Length = 203.481	Tangent = 108.191
S	29	0	48	W	242.000	
Point # 41					8162.843	9684.694
S	60	59	12	E	336.150	
Point # 42					7999.806	9978.659
N	29	0	48	E	30.000	
Radius Point # 43					8026.041	9993.210
					Length = 47.124	Tangent = 30.000
S	60	59	12	E	30.000	
Point # 44					8011.490	10019.445
N	29	0	48	E	3.660	
Point # 45					8014.691	10021.220
N	60	59	12	W	248.000	
Radius Point # 46					8134.974	9804.343
					Length = 164.580	Tangent = 85.449
N	80	59	25	E	248.000	
Point # 47					8173.812	10049.283
N	9	0	35	W	562.690	
Point # 48					8729.559	9961.164
N	4	59	29	E	357.820	
Point # 49					9086.022	9992.297
N	0	28	54	E	913.980	
Point # 50					9999.970	9999.980

AREA = 3,877,214.60 sf (89.0086 acres)

LENGTH = 8570.95

NORTHING ERROR = -0.030

EASTING ERROR = -0.020

LINEAR ERROR = S 33 24 12 W 0.036



11/18/2007

# LOT 1

---

Point # 1					10000.000	10000.000
S	88	1	54	E	1332.250	
<hr/>						
Point # 2					9954.241	11331.464
S	0	22	53	W	1753.350	
<hr/>						
Point # 3					8200.930	11319.793
N	89	1	37	W	1278.410	
<hr/>						
Point # 4					8222.640	10041.567
N	9	0	35	W	513.280	
<hr/>						
Point # 5					8729.587	9961.187
N	4	59	29	E	357.820	
<hr/>						
Point # 6					9086.050	9992.319
N	0	28	54	E	913.980	
<hr/>						
Point # 7					9999.998	10000.002

---

AREA = 2,351,022.24 sf (53.9720 acres)

LENGTH = 6149.09

NORTHING ERROR = -0.002

EASTING ERROR = +0.002

LINEAR ERROR = S 49 14 24 E 0.003

11/18/2007



## LOT 2

Point # 1					10000.000	10000.000
S	89	1	37	E	1278.410	
Point # 2					9978.290	11278.226
S	0	22	53	W	879.510	
Point # 3					9098.799	11272.371
N	66	41	36	W	544.690	
Point # 4					9314.307	10772.128
S	23	18	24	W	3222.440	
Radius Point # 5					6354.817	9497.162
		Delta = 6	32	0	Length = 367.451	Tangent = 183.925
N	16	46	24	E	3222.440	
Point # 6					9440.155	10427.112
N	73	13	36	W	72.400	
Point # 7					9461.049	10357.792
S	16	46	24	W	5358.000	
Radius Point # 8					4331.011	8811.547
		Delta = 0	12	47	Length = 19.924	Tangent = 9.962
N	16	33	37	E	5358.000	
Point # 9					9466.763	10338.706
N	73	26	23	W	137.790	
Point # 10					9506.037	10206.631
S	16	33	37	W	6358.000	
Radius Point # 11					3411.764	8394.449
		Delta = 0	9	47	Length = 18.094	Tangent = 9.047
N	16	23	50	E	6358.000	
Point # 12					9511.169	10189.280
N	73	36	10	W	266.760	
Point # 13					9586.474	9933.370
S	29	0	48	W	151.690	
Point # 14					9453.820	9859.798
S	60	59	12	E	242.000	
Radius Point # 15					9336.447	10071.429
		Delta = 11	48	48	Length = 49.896	Tangent = 25.037
N	72	48	0	W	242.000	
Point # 16					9408.008	9840.252
S	17	12	1	W	110.520	
Point # 17					9302.431	9807.569
N	73	36	10	W	26.140	

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Point # 18					9309.810		9782.493
N	16	23	50	E	450.000		
Radius Point # 19					9741.508		9909.525
		Delta = 0	52	24		Length = 6.859	Tangent = 3.430
S	17	16	14	W	450.000		
Point # 20					9311.797		9775.928
S	17	12	1	W	20.000		
Point # 21					9292.691		9770.013
N	17	16	4	E	470.000		
Radius Point # 22					9741.507		9909.527
		Delta = 0	51	8		Length = 6.991	Tangent = 3.495
S	18	7	12	W	470.000		
Point # 23					9294.816		9763.353
N	71	52	48	W	34.790		
Point # 24					9305.636		9730.289
N	18	7	4	E	2834.440		
Radius Point # 25					11999.542		10611.718
		Delta = 17	34	59		Length = 869.839	Tangent = 438.365
S	35	42	3	W	2834.440		
Point # 26					9697.764		8957.672
N	54	17	49	W	242.090		
Point # 27					9839.044		8761.082
N	35	42	12	E	30.000		
Radius Point # 28					9863.406		8778.590
		Delta = 90	20	37		Length = 47.304	Tangent = 30.180
N	53	57	11	W	30.000		
Point # 29					9881.059		8754.334
N	36	2	48	E	214.830		
Point # 30					10054.758		8880.749
S	53	57	12	E	240.000		
Radius Point # 31					9913.531		9074.798
		Delta = 17	0	15		Length = 71.227	Tangent = 35.877
N	36	56	57	W	240.000		
Point # 32					10105.332		8930.533
N	53	3	2	E	407.700		
Point # 33					10350.404		9256.353
N	36	56	58	W	1230.000		
Radius Point # 34					11333.379		8516.988
		Delta = 8	16	50		Length = 177.764	Tangent = 89.037
S	45	13	48	E	1230.000		
Point # 35					10467.136		9390.214
S	45	13	49	E	30.000		
Radius Point # 36					10446.008		9411.512
		Delta = 87	9	29		Length = 45.636	Tangent = 28.548
S	47	36	42	W	30.000		

11/18/2007





Point # 37					10425.784	9389.354
S	42	23	18	E	38.550	
Point # 38					10397.311	9415.343
S	47	41	47	W	309.740	
Radius Point # 39					10188.838	9186.263
					Length = 158.979	Tangent = 81.282
N	77	6	16	E	309.740	
Point # 40					10257.964	9488.191
S	12	48	38	E	163.870	
Point # 41					10098.173	9524.525
N	77	11	22	E	242.000	
Radius Point # 42					10151.831	9760.501
					Length = 203.481	Tangent = 108.191
S	29	0	48	W	242.000	
Point # 43					9940.200	9643.128
S	60	59	12	E	336.150	
Point # 44					9777.163	9937.094
N	29	0	48	E	30.000	
Radius Point # 45					9803.398	9951.644
					Length = 47.124	Tangent = 30.000
S	60	59	12	E	30.000	
Point # 46					9788.848	9977.879
N	29	0	48	E	3.660	
Point # 47					9792.049	9979.654
N	60	59	12	W	248.000	
Radius Point # 48					9912.332	9762.777
					Length = 164.580	Tangent = 85.449
N	80	59	25	E	248.000	
Point # 49					9951.169	10007.717
N	9	0	35	W	49.410	
Point # 50					9999.970	9999.979

AREA = 1,525,490.13 sf (35.0204 acres)

LENGTH = 4978.96

NORTHING ERROR = -0.030

EASTING ERROR = -0.021

LINEAR ERROR = S 34 24 2 W 0.037

11/18/2007



# ROAD RIGHT-OF-WAY

Point # 1					10000.000		10000.000
	N	17	12	1	E	20.000	
Point # 2						10019.106	10005.914
	N	17	16	15	E	450.000	
	Radius Point # 3					10448.816	10139.514
						Delta = 0	Tangent = 3.430
	S	16	23	51	W	450.000	Length = 6.859
Point # 4						10017.119	10012.479
	S	73	36	10	E	26.140	
Point # 5						10009.740	10037.556
	S	17	12	1	W	20.000	
Point # 6						9990.634	10031.642
	N	73	36	10	W	25.860	
Point # 7						9997.935	10006.834
	N	16	23	50	E	470.000	
	Radius Point # 8					10448.819	10139.512
						Delta = 0	Tangent = 3.571
	S	17	16	4	W	470.000	Length = 7.141
Point # 9						10000.002	9999.999

AREA = 659.92 sf (.0151 acres)

LENGTH = 92.00

NORTHING ERROR = +0.002

EASTING ERROR = -0.001

LINEAR ERROR = N 30 12 46 W 0.003

11/18/2007

