

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

SHORT PLAT APPLICATION SP.08.00020

(To divide lot into 2-4 lots)

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

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

REQUIRED 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 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

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

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

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$630 for Community Development Services Department
 (One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE) <i>[Signature]</i>	DATE: 4-28-08	RECEIPT #: 830	PAID STAMP DATE STAMP APR 28 2008 KITTTITAS CO. CDS
NOTES:			

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: DJ CATTLE & LAND, LP (David Berry)
Mailing Address: PO BOX 654
City/State/ZIP: PORT ORCHARD, WA 98366
Day Time Phone: 360-769-0639
Email Address: westerntimber@earthlink.net

2. **Name, mailing address and day phone of authorized agent (if different from land owner 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. **Street address of property:**

Address: SUMMIT VIEW ROAD
City/State/ZIP: CLE ELUM, WA 98922

4. **Legal description of property:**

5. **Tax parcel number(s):** 20-15-23051-0004 (19160)

6. **Property size:** 21.02 (acres)

7. **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):

21.02 acres with no improvements will be divided into 4 lots ranging in size from 5.00 acres to 6.01 acres. The center line of Summit View Road provides the boundary for the east boundary line and transverses the entire parcel.

8. **Are Forest Service roads/easements involved with accessing your development?**
Yes No (Circle) If yes, explain:

9. **What County maintained road(s) will the development be accessing from?**
Summit View Road is paved and ends at 6th St. in Cle Elum

10. 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 mailed to the Land Owner of Record and copies sent to the authorized agent.

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

Date:

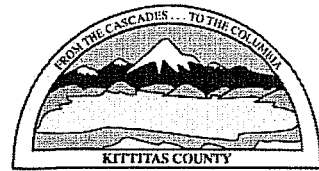
X _____

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

Date:

X Carroll Shyer MANAGER

4/24/08



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SEPA ENVIRONMENTAL CHECKLIST

FEE \$400.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

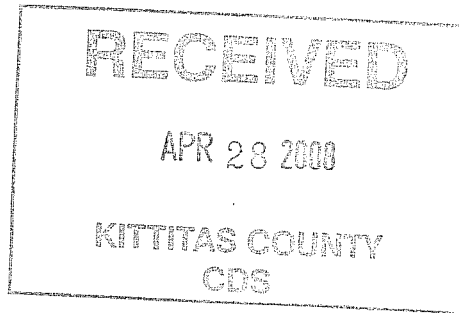
For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:
DJ Cattle & Land Short Plat
2. Name of applicant:
DJ Cattle & Land, LP
3. Address and phone number of applicant and contact person:
PO Box 654 Port Orchard, WA 98366
4. Date checklist prepared:
April 14, 2008
5. Agency requesting checklist:
Kittitas County Community Development Services



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

6. Proposed timing or schedule (including phasing, if applicable):
Preliminary Plat approval is expected late spring 2008. No phasing is planned for this project. Final Plat approval could be as early as summer 2008.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No formal plans have been prepared for future additions or expansions at this time.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.
No other environmental info was created at the time of preliminary submittal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None that I am aware of that would have a direct affect on the proposed short plat.

10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary and Final Plat approval, road access permit, KCEH septic permits and private road certification.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The application is for a 4 lot Short Plat on 21.02 acres of land zoned R-5. A private road, individual or Group B well, individual septic are being proposed. Access will be off of Deer Creek Road, a private road.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The proposed short plat is located north of Cle Elum off of Deer Creek Road in the SW 1/4 of Section 23, T20N., R15E. W.M. The current zone is Rural-5 and the Comprehensive Plan Land Use Designation is Rural. Please see the preliminary plat map for the vicinity map, topo, and legal description.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other. _____

There are areas of hills and valleys on the property.

b. What is the steepest slope on the site (approximate percent slope)? _____

There are portions of the property that exceed 10% slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. _____

Nutrient rich DOM (dead organic matter) from decaying plant and tree life. There is evidence of glacialation deposits near the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? _____

No. The soils in the area are generally supported with rock and heavy DOM. No slope failures have been reported in the area.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. _____

The quantities of fill needed have not been calculated at this time. Any fill necessary will come from the project site

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____

No. Where deemed necessary, erosion control measures may be used during road and building construction.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? _____

Less than 7% total. 5% roughly for road construction and 2% for residential construction including SFR's and accessory buildings.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: _____

Ecology blocks and silt screens may be used to prevent erosion of soils and vegetation during construction, as stated above.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. _____

The proposal itself would not create any.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____

Very Little. There are other similar developments in the vicinity.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: _____

Dust control measures used on road surfaces during construction.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No. Erosion controll measure may be inplace at the time of road and residential construction.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Ditching and basins could be used to controll runoff and allow waters to naturally absorb back into the ground.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

Minimal amounts for SFR and driveway construction. The site will remain in natural conditions as much as possible.

c. List threatened or endangered species known to be on or near the site.

Not known at this time.

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No proposed landscaping with this proposal.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

RequestToRezoneApplication.pdf
Not known at this time.

c. Is the site part of a migration route? If so, explain.

This site is not a know migration route.

d. Proposed measures to preserve or enhance wildlife, if any.

Fencing may be limited in the CC&R's for animal passage.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. _____

Wood stoves could be used as a heating source. The majority of energy will be electric. Solar energy will not be discouraged.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe. _____

No. No attempts to stop the useage of solar energy sources will be used.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. _____

None are included in the preliminary plat plans. Energy conservation of future landowners should be encouraged.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. _____

There are no environmental health hazards associated with this proposal.

1) Describe special emergency services that might be required. _____

Fire and emergency services could be used to serve this site.

2) Proposed measures to reduce or control environmental health hazards, if any. No hazards exists on the property. _____

b. Noise _____

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? _____

Temporary noise associated with residential construction.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. _____

Temporary noise associated with residential construction. Noise will meet Kittitas County noise ordinance regulations.

3) Proposed measures to reduce or control noise impacts, if any. _____

Limit the hours of operations per the Kittitas County noise ordinance.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? _____

The current use of the site is Rural. There are some area of residential development in the area.

b. Has the site been used for agriculture? If so, describe. _____

No. The subject property is currently forested.

c. Describe any structures on the site. _____
None exist

d. Will any structures be demolished? If so, what? _____

No.

- e. What is the current zoning classification of the site?
Rural-5
- f. What is the current comprehensive plan designation of the site?
Rural

g. If applicable, what is the current shoreline master program designation of the site?
No shoreline environment exists on the property.

h. Has any part of the site been classified as an:
 environmentally sensitive area?
No

i. Approximately how many people would the completed project displace?
No people would be displaced.

j. Approximately how many people would reside or work in the completed project?
At full build out, between 16 and 25 individuals.

k. Proposed measures to avoid or reduce displacement impacts, if any.
No displacement will occur.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING Meets KCC 17.30A and KCC 16.12

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

At full buildout, approximately 4 SFR's will be provided with the ability to supply 1 ADU to each lot for a potential total of 8.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

No units of any class will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any.
CC&R's may be created to reduce and structure the types of housing within the development.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed at this time.

b. What views in the immediate vicinity would be altered or obstructed?
No views will be altered.

c. Proposed measures to reduce or control aesthetic impacts, if any.
Again, CC&R's may be created to control aesthetic impacts, if any.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light from future residential development may occur in the future mostly from SFR's. Road lighting is not proposed at this time.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

c. What existing off-site sources of light or glare may affect your proposal?
Nothing that currently exists.

d. Proposed measures to reduce or control light and glare impacts, if any.
All future lighting will be pointed down and away from other residences.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
Hiking, skiing, snow mobiling, trails, motor sports, bird and animal watching.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No. Recreational uses do not exist on the site.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None proposed at this time.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
The subject property is not listed on any local, state or federal preservation or archaeological register.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
Development in the immediate area has shown no signs of any historical/cultural importance.

c. Proposed measures to reduce or control impacts, if any.
If evidence of cultural or historic significance is discovered on the subject property, the state department of archaeology will be contacted.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Access to public roads is via Columbia Ave, a county road.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. Public transit only exists in Ellensburg, and then on a limited scale.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
Up to 8-12 would be created and none would be eliminated. _____
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
Yes. an internal private road system will serve the proposed lots. _____
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The only official means of transportation to the subject property is via motor vehicle. _____
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Depending if future land owners are full or part time residences, TPD could vary from 0-45. _____
- g. Proposed measures to reduce or control transportation impacts, if any.
Existing HOA requirements and speed limits could be enforced. No parking signs could be placed on the driveways. _____

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
The project, as it stands, should not create a need for any additional public services within the district. _____
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Firewise lot development practices could be inplace, fire resistant building materials could be used to lessen the need for public services. _____

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
None currently exist on the property. _____
- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.
Power by PSE, water by Group B or individual wells, telephone and cable by Inland, wood stoves. _____

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  MANAGER

Date: APRIL 24, 2008



DJ CATTLE & LAND SHORT PLAT

OVERVIEW:

The attached is an application for a 4 lot Short Plat of an existing 21 acre parcel having lots ranging in size from 5.01 TO 6.02 acres. The subject property is located within the R-5 zone of Kittitas County.

UTILITIES:

The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be individual wells.

TRANSPORTATION:

There is an existing 60' access easements, Summit View Road, which connect these lots to Cle Elum. Secondary access may be required. A variance to use Montgomery Street will be submitted, if necessary.

COMMENTS:

Attached are copies of the proposed Short Plat and title report for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS SHORT PLAT APPLICATION.



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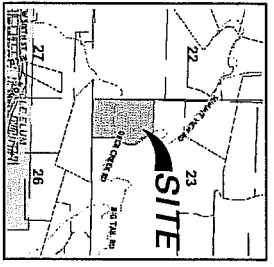
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DJ CATTLE & LAND SHORT PLAT
 PORTION OF SW 1/4 OF THE SW 1/4 OF SECTION 23 T.20N., R.15E., W.M.
 KITTITAS COUNTY, WASHINGTON



VICINITY MAP
 N.T.S.

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 'DJ CATTLE & LAND' Short Plat 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 said conditions are such that the proposed plat is not a necessary means of sewage disposal for same, but not necessarily all building sites within this short plat, and that the proposed plat is not a health hazard. The Kittitas County Health Department does not issue 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. 20-15-23051-0004 (1916)

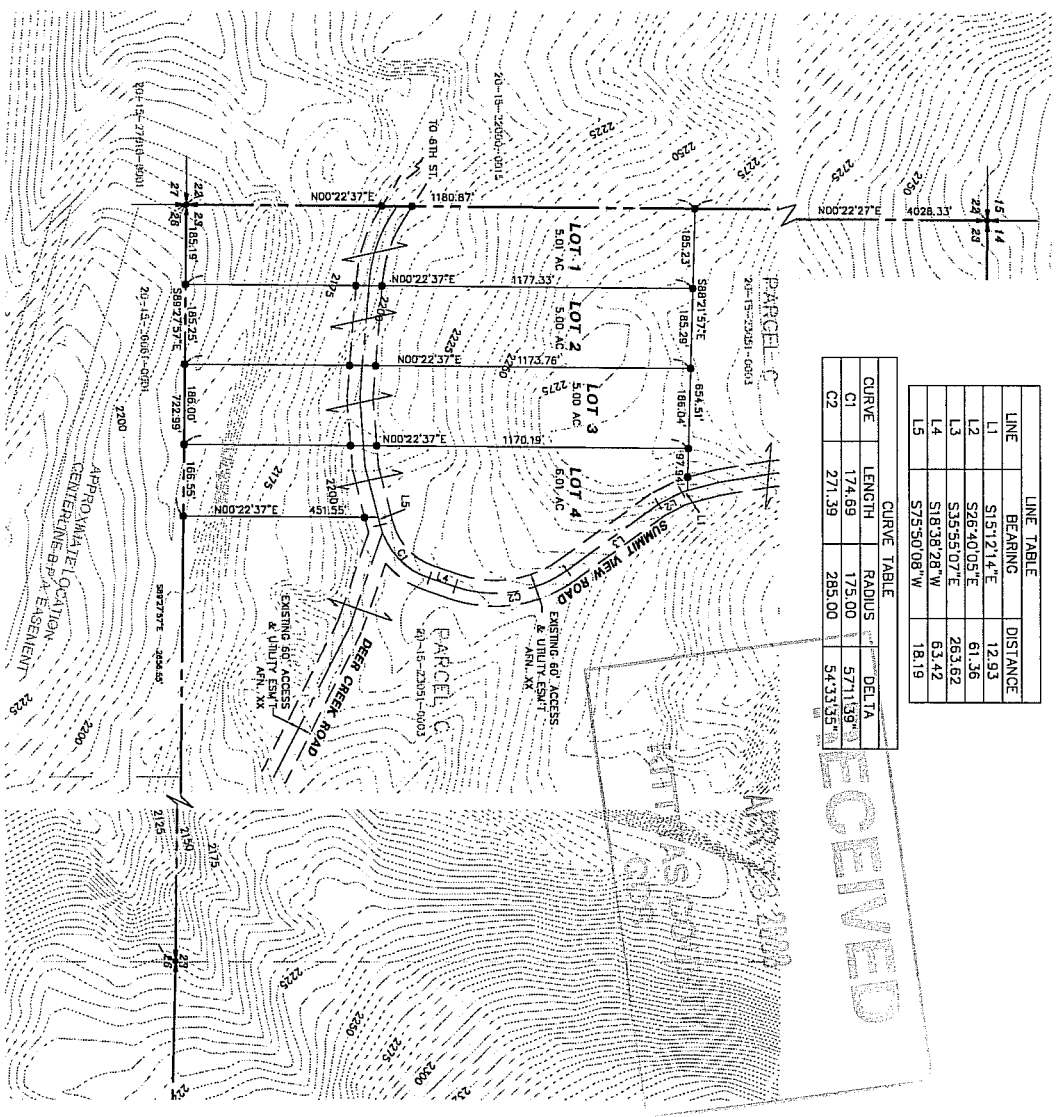
RECORDER'S CERTIFICATE

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

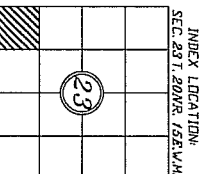
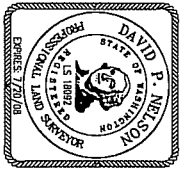
LINE	BEARING	DISTANCE
L1	S15°12'14"E	12.93
L2	S26°40'05"E	61.36
L3	S15°55'07"E	263.62
L4	S18°38'28"W	63.42
L5	S75°50'08"W	18.19

CURVE	LENGTH	RADIUS	DELTA
C1	174.89	175.00	57°11'39"
C2	271.39	285.00	54°33'52"



LEGEND	
	SECTION CORNER
	PVD REBAR
	SPT 1/2" REBAR L&J 18092
	QUARTER CORNER

ACCORDING TO THE USGS MAP FOR THIS AREA THERE ARE SEVERAL OPEN PIT MINES EITHER ON OR NEAR THIS PARCEL.



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

DJ CATTLE & LAND SHORT PLAT

Portion of the SW 1/4, of the SW 1/4, of
 Section 23, Township 20 North, Range 15 East W.M.
 Kittitas County, Washington

CHKD BY D. NELSON	DATE 4/2008	SCALE 1"=200'	JOB NO. 08043
DWN BY S. TAYLOR			SHEET 1 OF 2

**STEWART TITLE
GUARANTY COMPANY**

Subdivision Guarantee

Guarantee No.: SG-2631-15432

Fee: \$150.00

Effective Date: April 9, 2008 at 12:00 AM

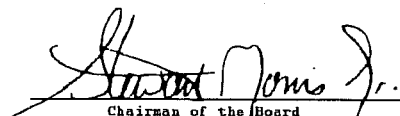
Order Number: 22521

The County of Kittitas and any City within which said subdivision is located in a sum not exceeding \$1,000.00

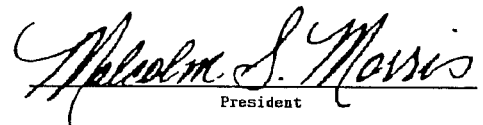
That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary of said Subdivision Guarantee, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication as shown in Subdivision Guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.





Chairman of the Board




President

Countersigned:



Authorized Countersignature
Stewart Title of Kittitas County Ellensburg, Washington

RECEIVED

APR 28 2008

KITTITAS COUNTY
CDS

Guarantee Serial No. SG-2631-15432

In writing this company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

200570471- 12:45:46 Page 1 273
title of kittitas county

208 West 9th Avenue, Suite 6
Ellensburg, Washington 98926
Phone (509) 933-4324 ♦ Fax (509) 933-4329

Updated Subdivision Guarantee

Dated: 4/9/2008

Attention: Mark Kirkpatrick
Encompass Engineering
108 E 2nd St.
Cle Elum, WA 98922

Charge: \$150.00
Sales Tax: \$11.55
Total: \$ 161.55

Reference No.: 22521

Order No. 22521

OWNERS: DJ Cattle and Land LP, a Washington limited partnership

LEGAL DESCRIPTION:

Parcel B of that certain survey as recorded November 7, 2005 in Book 31 of Surveys at pages 237-238, under Auditor's File No. 200511070021, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 23, Township 20 North, Range 15 East, W.M., in Kittitas County, State of Washington.

SUBJECT TO:

1. The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or an opinion as to the marketability of title to the subject premises.

See Attached Exhibit "B" for General Exceptions.

I certify this is a true accurate reflection of those documents on file at the Kittitas County Court House, Ellensburg, Washington as of 8:00 a.m. on the above referenced date.

Terry Jausoro

EXHIBIT

- 1. LIABILITY, IF ANY, TO ASSESSMENTS levied by Cle Elum Ridge Owner's Association.
- 2. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Cle Elum Ridge Owner's Association.
- 3. POTENTIAL TAXES, PENALTIES AND INTEREST incurred by reason of a sale of the land, a change in the use or a withdrawal from the classified use of the property herein described pursuant to RCW 84.26, RCW 84.33 or RCW 84.34.

4. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year: 2008
 Amount billed: \$26.13
 Amount paid: \$0.00
 Amount due: \$26.13
 Levy code: 31
 Map number: 20-15-23051-0004
 Parcel number: 19160
 Assessed value of land: \$550.00
 Assessed value of improvement: \$0.00

5. EASEMENT, including terms and provisions contained therein:
 Recorded: July 9, 1957
 Recording no.: 264899
 In favor of: Puget Sound Power & Light Company
 For: Electric Transmission and/or Distribution line and incidental purposes thereof
 Area: The legal description contained in said easement is not sufficient to determine its exact location within said premises
 Affects: Undisclosed portion of Township 20, Range 15 East.

6. EASEMENT, including terms and provisions contained therein:
 Recorded: Cle Elum's Sapphire Skies LLC, their devisees, heir's successor's and assigns
 Recording no.: April 5, 2002
 In favor of: 200204050024
 For: ingress, egress, utilities, road construction and repair
 Affects: The legal description contained in said easement is not sufficient to determine its exact location.

Refer to the record of said instrument for full particulars.

7. EASEMENT, including terms and provisions contained therein:
 Recorded: November 13, 2003
 Recording no.: 200311130001
 In favor of: Parcel Owners in Section 23 Township 20 North
 Range 15 East
 For: Ingress, egress, utilities and drainage
 Affects: Easements as delineated on Surveys recorded July 2,
 2002 in Book 27 of Surveys at pages 207 and 208, under
 Auditor's File No. 200207020004; and September 29, 2003 in
 Volume G of Short Plats, pages 107 and 108, under Auditor's
 File No. 200309290059; and September 29, 2003 in Volume
 G of Short Plats, pages 110 and 111, under Auditor's File
 No.200309290060; and November 7, 2003, in Book 29 of
 Surveys at page 120, under Auditor's File No. 200311070024

Refer to the record of said instrument for full particulars.

8. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 Between: Cle Elum's Sapphire Skies a Washington Limited Liability
 company
 And: DJ Cattle and Land LP, a Washington limited
 partnership and David G. Berry
 Recorded: July 29, 2003
 Recording Number: 200307290059

Said instrument was re-recorded August 26, 2003 under Recording Number 200308260035

9. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 Between: MVO LLC, a Washington limited liability company, and
 Cle Elum Homestead, LLC, a Washington limited liability
 company and David G. Berry collectively (The Dave Berry
 Entities), Cle Elum's Sapphire Skies, LLC, a
 Washington liability company
 And: Michael Reimer and Christi M. Reimer, husband and
 wife
 Recorded: February 23, 2004
 Recording Number: 200402230049

10. TERMS, COVENANTS, CONDITIONS, LIMITATIONS AND/OR PROVISIONS contained in
 an easement serving said premises, as contained in instrument:
 Recorded: April 5, 2002
 Recording no.: 200204050026

11. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises including the reservation of reciprocal easement, as contained in instrument:

Recorded: May 16, 2003
Recording no.: 200305160050

12. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

Recorded: May 25, 2005
Recording number(s): 200505250004

Said CC & RS purport to supersede and replace in its entirety these CC & RS, recorded November 13, 2003, under Auditor's File number 200311130002.

13. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserving: Minerals
Reserved by: Plum Creek Timber Company
Recorded: June 30, 1999
Recording no.: 521473

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

14. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: November 7, 2005
Recording no.: 200511070021
Book: 31
Page: 237

08043 BOUNDARY

Point # 1					10000.000		10000.000
	S	88	21	57	E	654.510	
Point # 2						9981.335	10654.244
	S	15	12	14	E	12.930	
Point # 3						9968.857	10657.635
	S	26	40	5	E	61.360	
Point # 4						9914.025	10685.174
	S	35	55	7	E	263.620	
Point # 5						9700.532	10839.823
	S	54	4	53	W	285.000	
	Radius Point # 6					9533.341	10609.016
	Delta = 54 33 35					Length = 271.390	Tangent = 146.973
	S	71	21	32	E	285.000	
Point # 7						9442.244	10879.064
	S	18	38	28	W	63.420	
Point # 8						9382.151	10858.793
	N	71	21	32	W	175.000	
	Radius Point # 9					9438.087	10692.973
	Delta = 57 11 39					Length = 174.690	Tangent = 95.402
	S	14	9	53	E	175.000	
Point # 10						9268.408	10735.798
	S	75	50	8	W	18.190	
Point # 11						9263.957	10718.161
	S	0	22	37	W	451.550	
Point # 12						8812.417	10715.190
	N	89	27	57	W	722.990	
Point # 13						8819.157	9992.232
	N	0	22	37	E	1180.870	
Point # 14						10000.001	10000.000

AREA = 915,826.69 sf (21.0245 acres)

LENGTH = 3429.44

NORTHING ERROR = +0.001

EASTING ERROR = +0.000

LINEAR ERROR = N 13 2 52 E 0.002

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08043 LOT 1

Point # 1						10000.000	10000.000
	S	88	21	57	E	185.230	
Point # 2						9994.718	10185.155
	S	0	22	37	W	1177.330	
Point # 3						8817.413	10177.409
	N	89	27	57	W	185.190	
Point # 4						8819.140	9992.227
	N	0	22	37	E	1180.870	
Point # 5						9999.984	9999.996

AREA = 218,358.19 sf (5.0128 acres)

LENGTH = 2728.62

NORTHING ERROR = -0.016

EASTING ERROR = -0.004

LINEAR ERROR = S 14 5 55 W 0.016

08043 LOT 2

Point # 1						10000.000	10000.000
S	88	21	57	E		185.290	

Point # 2						9994.716	10185.215
S	0	22	37	W		1173.760	

Point # 3						8820.981	10177.493
N	89	27	57	W		185.250	

Point # 4						8822.708	9992.251
N	0	22	37	E		1177.330	

Point # 5						10000.013	9999.996
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AREA = 217,767.70 sf (4.9993 acres)

LENGTH = 2721.63

NORTHING ERROR = +0.013

EASTING ERROR = -0.004

LINEAR ERROR = N 16 28 16 W 0.013

08043 LOT 3

Point # 1						10000.000	10000.000
S	88	21	57	E		186.040	

Point # 2						9994.695	10185.964
S	0	22	37	W		1170.190	

Point # 3						8824.530	10178.266
N	89	27	57	W		186.000	

Point # 4						8826.264	9992.274
N	0	22	37	E		1173.760	

Point # 5						9999.999	9999.996
-----------	--	--	--	--	--	----------	----------

AREA = 217,986.68 sf (5.0043 acres)

LENGTH = 2715.99

NORTHING ERROR = -0.001

EASTING ERROR = -0.004

LINEAR ERROR = S 70 17 3 W 0.004

08043 LOT 4

Point # 1						10000.000		10000.000
S	88	21	57	E		97.940		
Point # 2						9997.207		10097.900
S	15	12	14	E		12.930		
Point # 3						9984.730		10101.291
S	26	40	5	E		61.360		
Point # 4						9929.897		10128.831
S	35	55	7	E		263.620		
Point # 5						9716.404		10283.480
S	54	4	53	W		285.000		
Radius Point # 6						9549.213		10052.672
					Delta = 54 33 35	Length = 271.390		Tangent = 146.973
S	71	21	32	E		285.000		
Point # 7						9458.116		10322.721
S	18	38	28	W		63.420		
Point # 8						9398.023		10302.449
N	71	21	32	W		175.000		
Radius Point # 9						9453.960		10136.630
					Delta = 57 11 39	Length = 174.690		Tangent = 95.402
S	14	9	53	E		175.000		
Point # 10						9284.280		10179.454
S	75	50	8	W		18.190		
Point # 11						9279.829		10161.817
S	0	22	37	W		451.550		
Point # 12						8828.289		10158.846
N	89	27	57	W		166.550		
Point # 13						8829.842		9992.304
N	0	22	37	E		1170.190		
Point # 14						10000.006		10000.002

AREA = 261,719.40 sf (6.0083 acres)

LENGTH = 2305.75

NORTHING ERROR = +0.006

EASTING ERROR = +0.002

LINEAR ERROR = N 19 58 58 E 0.007

500' Radius
Owned by DJ CATTLE & LAND LLC

20-15-22000-0011
HART, ROBERT A ETUX
2380 SQUAK MTN LOOP SW
ISSAQUAH WA 98027-

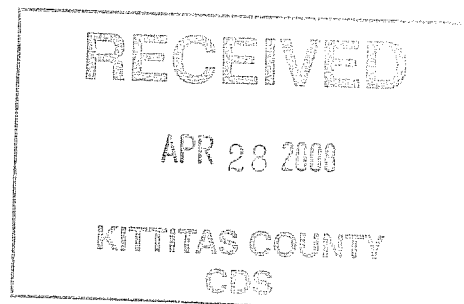
20-15-23051-0003
CLE ELUM HOMESTEAD LLC
PO BOX 654
PORT ORCHARD WA 98366

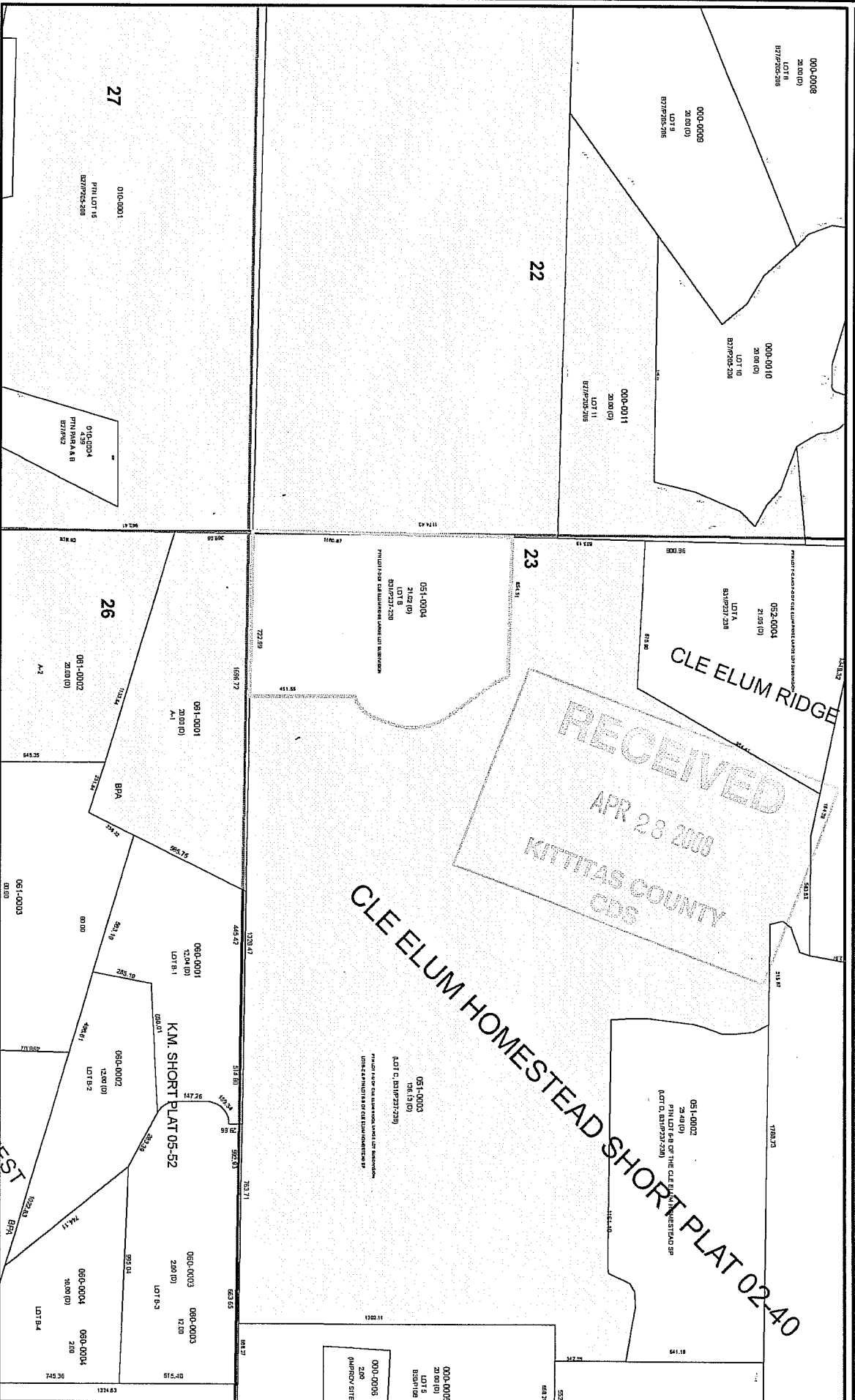
20-15-26061-0001
GREEN CANYON LLC
301 W 1ST ST STE B
CLE ELUM WA 98922-

20-15-26061-0002
GREEN CANYON LLC
301 W 1ST ST STE B
CLE ELUM WA 98922-

20-15-22000-0015
CLE ELUM PROPERTY
PARTNERS LLC
820 A ST #300
TACOMA WA 98402-

20-15-27010-0001
HIGHMARK RESOURCES LLC
301 W 1ST ST STE B
CLE ELUM WA 98922-

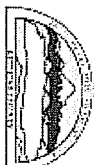


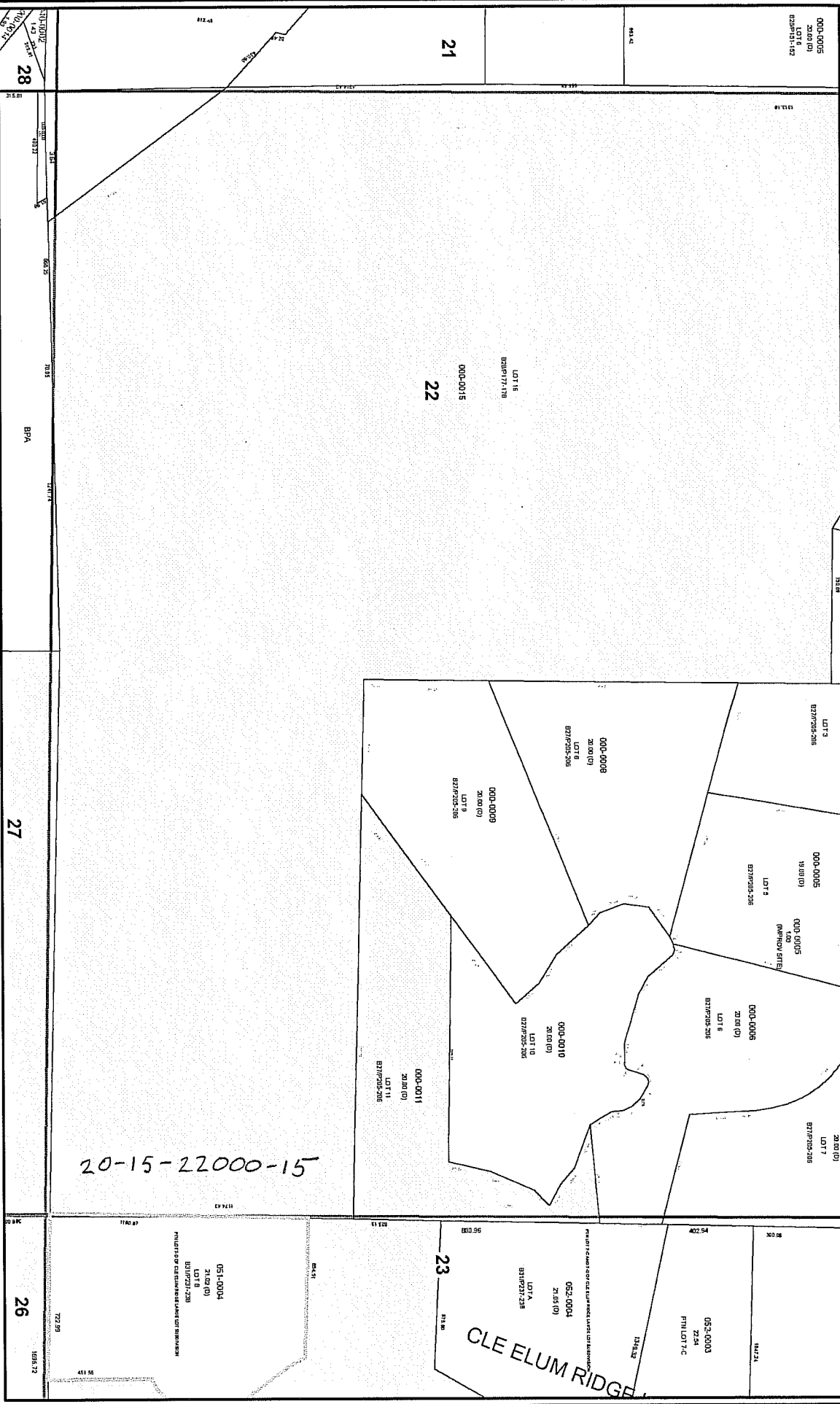


- Legend**
- Buffer Result
 - Sections
 - Tax Parcels
 - Rights of Way

1 inch equals 0.12 miles

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Legend

- Buffer Result
- Sections
- Tax Parcels
- Rights of Way

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