

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, April 13, 2012 12:55 PM  
**To:** legals@kvnews.com  
**Subject:** Publication Request  
**Attachments:** SP-12-00002 Gaidos Notice of Application Legal.docx

Please publish the attached on: Thursday April 19, 2012

Thank You,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## NOTICE OF APPLICATION

**Project Name (File Number):** Gaidos (SP-12-00002)

**Applicant:** Chris Cruse authorized agent for Chris and Kim Gaidos, landowner

**Location:** 1 parcel, located approximately 4 miles southeast of Kittitas, just west of 7410 Sorenson Road, in a portion of Section 29, T17N, R20E, WM in Kittitas County, bearing Assessor's map number 17-20-29000-0011.

**Proposal:** Chris Cruse authorized agent for Chris and Kim Gaidos, landowner, has submitted a preliminary short plat application to subdivide approximately 23.03 acres into one 20.03 acre lot and one 3.00 acre lot . The subject property is zoned Agriculture 20.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, May 4, 2012. Any person has the right to comment on the application and request a copy of the decision once made.

**Under Title 15A.03.080**, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

**Designated Permit Coordinator (staff contact):** Dan Valoff, Staff Planner: (509) 962-7506; email at [dan.valoff@co.kittitas.wa.us](mailto:dan.valoff@co.kittitas.wa.us)

<b>Notice of Application:</b>	<b>Thursday, April 19, 2012</b>
<b>Application Received:</b>	<b>Thursday, April 5, 2012</b>
<b>Application Complete:</b>	<b>Friday, April 13, 2012</b>
<b>Publication Date:</b>	<b>Thursday, April 19, 2012</b>



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Thursday, April 19, 2012  
**Application Received:** Thursday, April 5, 2012  
**Application Complete:** Friday, April 13, 2012

**Project Name (File Number):** Gaidos (SP-12-00002)

**Applicant:** Chris Cruse authorized agent for Chris and Kim Gaidos, landowner

**Location:** 1 parcel, located approximately 4 miles southeast of Kittitas, just west of 7410 Sorenson Road, in a portion of Section 29, T17N, R20E, WM in Kittitas County, bearing Assessor's map number 17-20-29000-0011.

**Proposal:** Chris Cruse authorized agent for Chris and Kim Gaidos, landowner, has submitted a preliminary short plat application to subdivide approximately 23.03 acres into one 20.03 acre lot and one 3.00 acre lot. The subject property is zoned Agriculture 20.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, May 4, 2012. Any person has the right to comment on the application and request a copy of the decision once made.

**Under Title 15A.03.080**, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

**Designated Permit Coordinator (staff contact):** Dan Valoff, Staff Planner: (509) 962-7506; email at [dan.valoff@co.kittitas.wa.us](mailto:dan.valoff@co.kittitas.wa.us)

  
\_\_\_\_\_  
Signature Planner of Record

4-13-12  
Date

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, April 13, 2012 12:29 PM  
**To:** Christina Wollman  
**Cc:** Dan Valoff  
**Subject:** PRT Agenda Item

For the 4/18/2012 Meeting

[SP-12-00002 Gaidos](#)

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

UCENY, ROBERT J. ETUX  
7691 SORENSON RD  
ELLESNBRUG, WA 98926-

LOWE, SEAN W & KAY CEE  
7410 SORENSON RD  
ELLENSBURG WA 98926-

GAIDOS, CHRISTOPHER ETUX  
2603 W WILLIS RD  
ELLENSBURG WA 98926-

FINLEY, CYNTHIA A &  
KETCHUM. CHERYL L  
7006 WAKE FOREST DR  
COLLEGE PARK MD 20740-

REYNOLDS, GARY K ETUX  
481 BUSCH RD  
ELLENSBURG WA 98926-

GRAHAM, RONALD P ETUX  
751 BUSCH RD  
ELLENSBURG WA 98926-

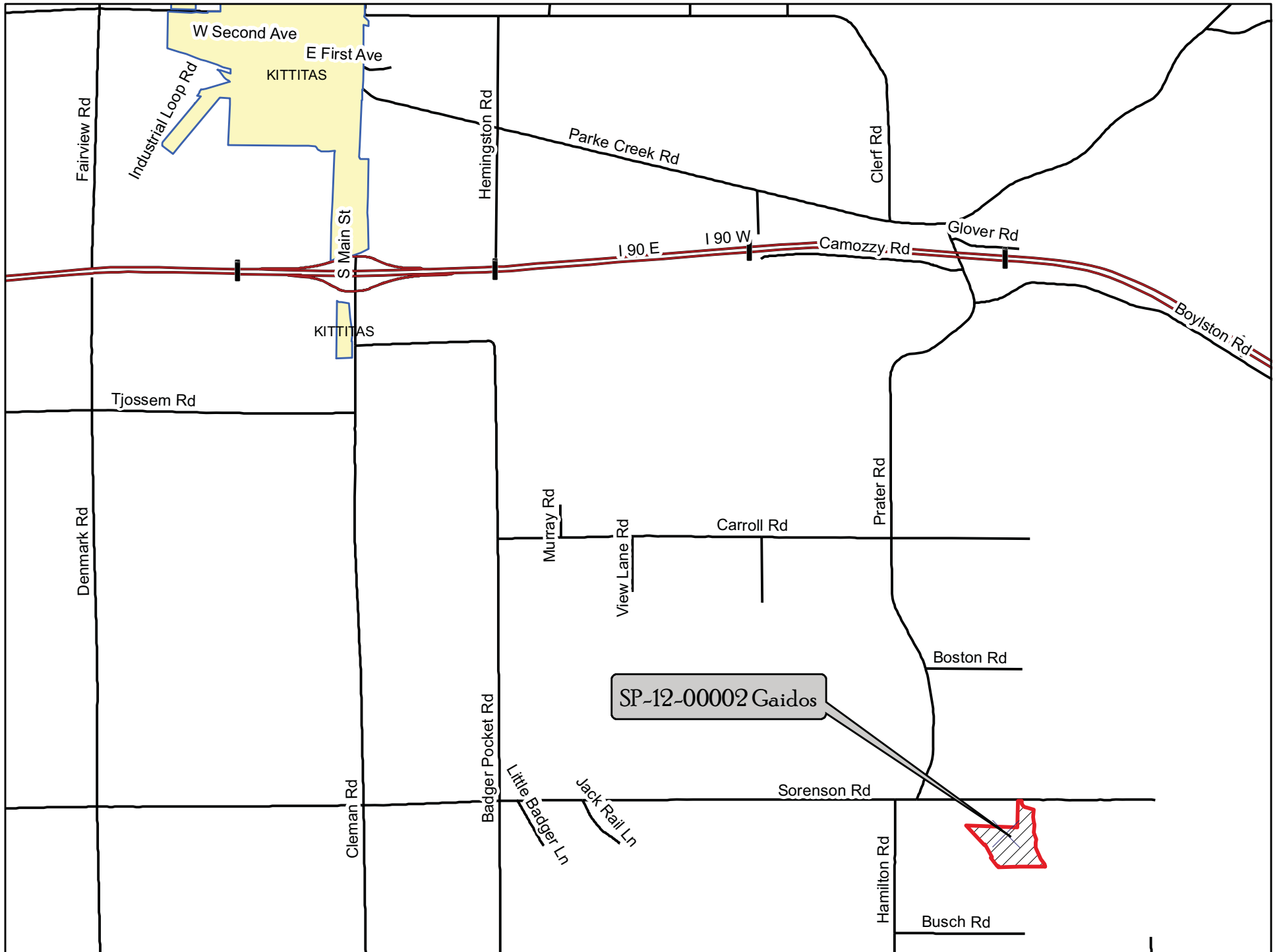
KEMPF, DOUGLAS  
730 CLARKE RD  
ELLENSBURG WA 98926-

MURATA, KAZUYUKI ETUX  
5125 40TH AVE NE  
SEATTLE WA 98105-

GAIDOS, STEPHEN P ETUX  
25519 SE 159TH ST  
ISSAQUAH WA 98027-

STAMPFLY, SCOTT A ETUX  
6661 SORENSON RD  
ELLENSBURG WA 98926

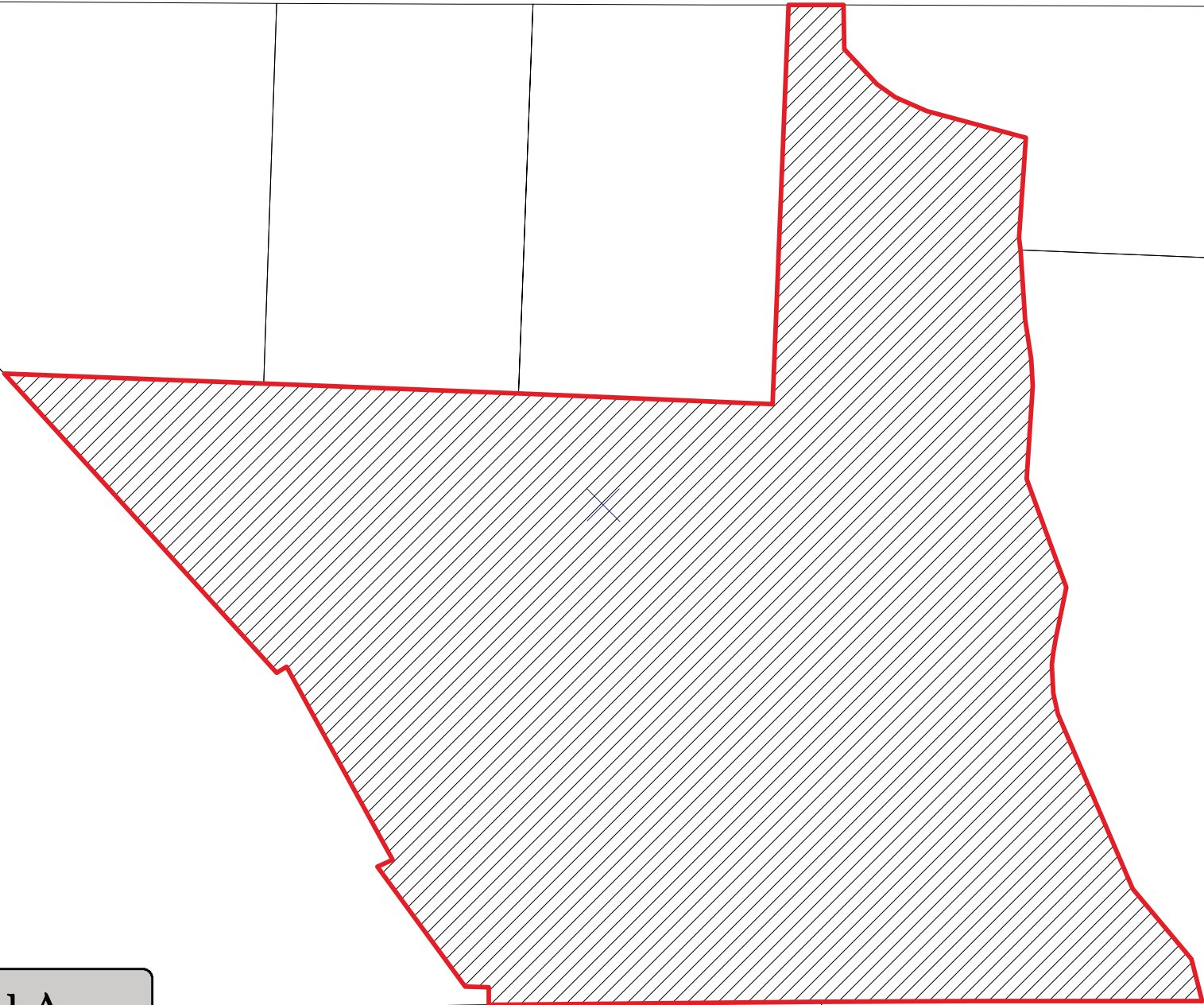
BUSCH, RICHARD G ETUX  
821 BUSCH RD  
ELLENSBURG WA 98926



Sorenson Rd



Sorenson Rd



Critical Areas



Regional Land Use

SP-12-00002 Gaidos

Prater Rd

Sorenson Rd

**SP-06-00112**  
Sorenson Road

**BL-06-00139**  
Gaidos

**PA-12-00001**  
Gaidos

**LP-08-00005**  
Finley Plat

**SG-07-00029**  
Mifflin

**SP-07-00101**  
Steph

Hamilton Rd

**SP-94-00039**  
Peruchini 1

**SP-94-00041** **SP-94-00042**  
Peruchini 3 Peruchini 4

**SG-09-00011**  
Busch

**SG-07-00115**  
Kinzer

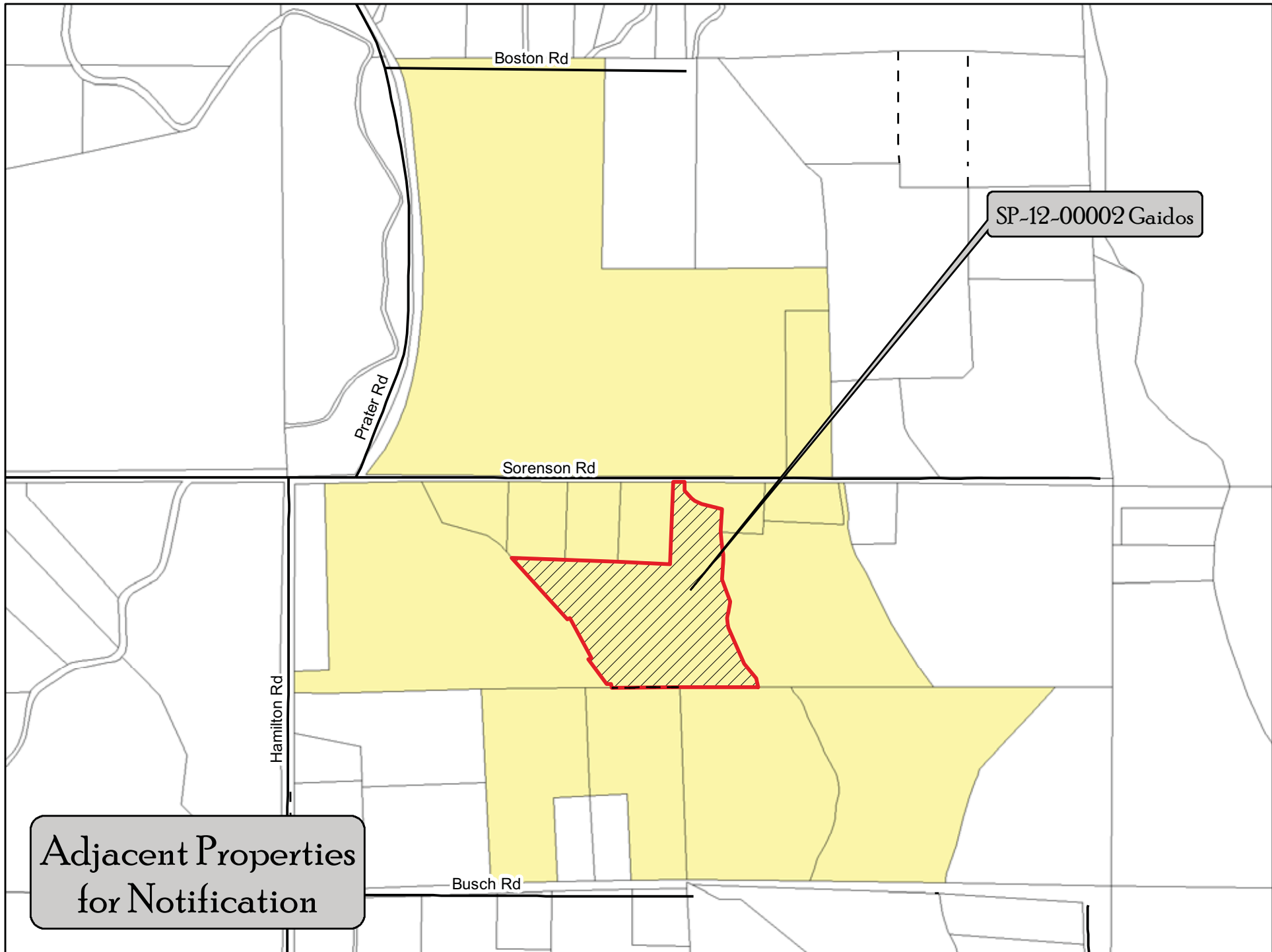
**SP-94-00040**  
Peruchini 2

Busch Rd

**SP-06-00067**  
Busch

**SP-06-00105**  
Busch Road

Bare Rd



Adjacent Properties  
for Notification

# Critical Areas Checklist

Friday, April 13, 2012

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?

Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?



Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



# Kittitas County Assessor

205 W 5th Ave Suite 101  
 Ellensburg, WA 98926  
 Phone: (509)962-7501  
 Fax: (509)962-7666



Marsha Weyand  
 Assessor

## Property Summary [\(Appraisal Details\)](#)

### Parcel Information

**Parcel Number:** 940733  
**Map Number:** 17-20-29000-0011  
**Situs:** \SORENSEN RD ELLENSBURG  
**Legal:** ACRES 23.03, CD. 11121-2; SEC. 29, TWP. 17, RGE. 20; PTN. N1/2 N1/2~(PTN PARCELS A, B & C, B27/P35-37)~

### Ownership Information

**Current Owner:** GAIDOS, CHRISTOPHER ETUX  
**Address:** 2603 W WILLIS RD  
**City, State:** ELLENSBURG WA  
**Zipcode:** 98926-

### Assessment Data

**Tax District:** 26  
**Land Use/DOR Code:** 83  
**Open Space:** YES  
**Open Space Date:** 1/1/1977  
**Senior Exemption:**  
**Deeded Acres:** 23.03  
**Last Revaluation {Reval} for Tax Year:**

### Market Value

**Land:** 143,110  
**Imp:** 7,500  
**Perm Crop:** 0  
**Total:** 150,610

### Taxable Value

**Land:** 16,030  
**Imp:** 7,500  
**Perm Crop:** 0  
**Total:** 23,530

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
09-29-2006	2006-2474	3	STAMPFLY, SCOTT A ETUX	GAIDOS, CHRISTOPHER ETUX	320,000
12-17-2001	13968	4	FINLEY, JAMES R. JR.	STAMPFLY, SCOTT A ETUX	277,202
07-01-1996	2095	8	FINLEY, JAMES R. JR. ETUX	FINLEY, JAMES R. JR.	
11-01-1992	3512200	8	U.S. MARSHALL	FINLEY, JAMES R. JR. ETUX	113,000

### Building Permits NO ACTIVE PERMITS

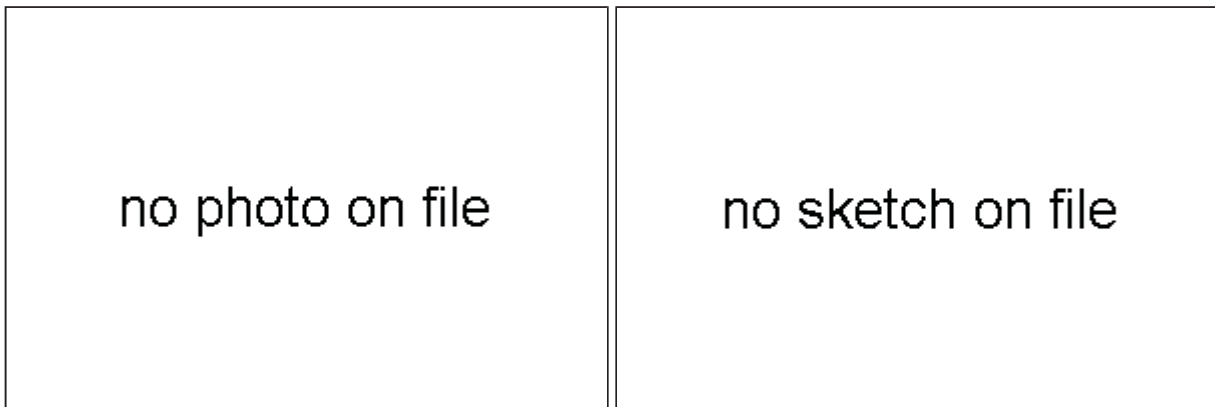
### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	GAIDOS, CHRISTOPHER ETUX	16,030	7,500	0	23,530	0	23,530	<a href="#">View Taxes</a>
2011	GAIDOS, CHRISTOPHER ETUX	16,030	7,500	0	23,530	0	23,530	<a href="#">View Taxes</a>
2010	GAIDOS, CHRISTOPHER ETUX	13,810	0	0	13,810	0	13,810	<a href="#">View Taxes</a>

2009	GAIDOS, CHRISTOPHER ETUX	13,810	0	0	13,810	0	13,810	<a href="#">View Taxes</a>
2008	GAIDOS, CHRISTOPHER ETUX	13,810	0	0	13,810	0	13,810	<a href="#">View Taxes</a>
2007	GAIDOS, CHRISTOPHER ETUX	13,370	0	0	13,370	0	13,370	<a href="#">View Taxes</a>

### Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
2	SENT CHANGE OF VALUE NOTICE 11/20/2007; 07 FOR 08~
3	BLA W/17-20-29000-0013, 17-20-29000-0014; 06 FOR 07~
4	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
5	SEG02
6	(2)RM-2/20/02: BLA WITH 17-20-29000-0010 AND SEG TO 17-20-29000-0013 THRU -0018 (+.24@ PER SURV) 01 FOR 02. (1)RM-8/15/00: ADD OS APPL YR.
7	1)JLW,5/02:REVIEWED SEG; IN REVAL/VALUED ACCORDINGLY.



Filedate: 4/12/2012 5:37:00 PM





# Kittitas County Treasurer

205 W 5th Ave Suite 102  
 Ellensburg, WA 98926  
 Phone: (509)962-7535  
 Fax: (509)933-8212



Deanna J. Panattoni  
 Treasurer

### Parcel Information

**Parcel Number:** 940733  
**Map Number:** 17-20-29000-0011  
**Situs:** \SORENSEN RD ELLENSBURG  
**Legal:** ACRES 23.03, CD. 11121-2; SEC. 29, TWP. 17, RGE. 20; PTN. N1/2 N1/2~(PTN PARCELS A, B & C, B27/P35-37)~

### Ownership Information

**Current Owner:** GAIDOS, CHRISTOPHER ETUX  
**Address:** 2603 W WILLIS RD  
**City, State:** ELLENSBURG WA  
**Zipcode:** 98926-

### Current Tax Year 2012

Type	Statement #	Gross Tax	Tax Amount Exempt	Net Tax	Misc Amnts	Total Tax	Balance
REAL	2012-940733	1,390.15	1,172.96	217.19	17.30	234.49	234.49

### Current Tax Year Interest as of 4/13/2012

Type	Statement #	Balance	Interest	Fees	Total
REAL	2012-940733	234.49	0.00	0.00	234.49

[Make Payment](#)

### 5 Year Tax History

Type	Statement No.	Payment Date	Receipt No.	Tax Amount	Interest	Total Payment
REAL	2010-940733	03-25-2011	2010-0312927	70.51	9.17	79.68
REAL	2011-940733	03-25-2011	2011-0312928	117.33	0.00	117.33
REAL	2010-940733	05-05-2010	2010-0273817	70.51	0.00	70.51
REAL	2008-940733	03-26-2009	2008-0184337	145.32	31.97	177.29
REAL	2009-940733	03-26-2009	2009-0184338	138.17	0.00	138.17
REAL	2007-940733	11-02-2007	2007-0114156	159.90	14.39	174.29

### Prior Tax Years Interest as of 4/13/2012

Type	Tax Year	Statement #	Balance	Interest	Fees	Total
REAL	2011	2011-940733	117.33	16.43	0.00	133.76

[Make Payment](#)

Filedate: 4/12/2012 5:37:00 PM



## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, April 13, 2012 1:19 PM  
**To:** Chris Cruse (cruseandassoc@kvalley.com)  
**Subject:** SP-12-00002 Gaidos Deem Complete  
**Attachments:** SP-12-00002 Gaidos Deem Complete Signed.pdf

See Attached:

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274





## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

April 13, 2012

Chris and Kim Gaidos  
2603 W. Willis Road  
Ellensburg WA 98926

Subject: Gaidos Short Plat, SP-12-00002

Dear Applicant,

Your application for a 2 lot short plat on approximately 23.03 acres of land that is zoned Agriculture 20, located in a portion of section 29, township 17 N, range 20 E, WM in Kittitas County; Assessor's map number 17-20-29000-0011, was received on Thursday, April 5, 2012. Your application has been determined complete as of Friday, April 13, 2012.

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

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 962-7506, or by e-mail at [dan.valoff@co.kittitas.wa.us](mailto:dan.valoff@co.kittitas.wa.us)

Sincerely,

Dan Valoff  
Staff Planner

CC via email Cruse and Associates to [cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

SP-12-00002 Gaidos Master File@\\arda\Teams\CDS\Projects\Short Plats\SP 2012\SP-12-00002 Gaidos

SP-12-00002



**KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITTITAS.WA.US  
Office (509) 962-7506  
Fax (509) 962-7682

"Building Partnerships – Building Communities"

**SHORT PLAT APPLICATION**

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

**Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.**

**REQUIRED ATTACHMENTS**

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

**OPTIONAL ATTACHMENTS**

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

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

**APPLICATION FEES:**

\$720.00	Kittitas County Community Development Services (KCCDS)
\$220.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$430.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
<b>\$1,500.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0;"><b>RECEIVED</b></p> <p style="margin: 5px 0;">APR 05 2012</p> <p style="margin: 5px 0;">KITTITAS COUNTY CDS</p> </div> <p style="margin: 5px 0; font-size: small;">DATE STAMP IN BOX</p>
--	-----------	---------------	---

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

**GENERAL APPLICATION INFORMATION**



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

Name: Chris & Kim Gaidos  
Mailing Address: 2603 W. Willis Road  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 929-4090  
Email Address: \_\_\_\_\_

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Chris Cruse  
Mailing Address: P.O. Box 959  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 962-8242  
Email Address: cruseandassoc@kvalley.com

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

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

4. **Street address of property:**

Address: Sorenson Road  
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**  
Portions of Parcels A, B, and C in Book 27 of Surveys at Pages 35-37, see application map for full description.

6. **Tax parcel number(s):** 17-20-29000-0011

7. **Property size:** 23.03 Acres (acres)

8. **Land Use Information:**

Zoning: AG-20                      Comp Plan Land Use Designation: Rural

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. *See map for all details.*
10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. *No*
11. **What County maintained road(s) will the development be accessing from?** *Sorenson Rd.*

**AUTHORIZATION**

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

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

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

X *Chris Cruise*

Date:

*4/2/2012*

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

X *J. Paulsen*

Date:

*4/4/2012*



SUBDIVISION GUARANTEE (SECOND UPDATE)

Office File Number : 0102740  
Guarantee Number : 48 0035 72030 6565  
Dated : March 28, 2012, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 15.40  
  
Your Reference : Gaidos



Name of Assured: **CRUSE & ASSOCIATES**

The assurances referred to on the face page are:

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

**Parcels A, B, and C of that certain survey as recorded December 7, 2001 in Book 27 of Surveys at pages 35, 36, and 37, under Auditor's File No. 200112070030, records of Kittitas County, Washington;**

**EXCEPT that portion of said Parcel A which is described as follows: Beginning at the Northwest corner of said Parcel A, thence South 87°31'14" East along the Northerly boundary of said Parcel A, 923.81 feet; thence South 02°28'46" West, 519.60 feet; thence North 87°31'14" West, 308.26 feet to the Westerly boundary of said Parcel A; thence along said Westerly boundary the following four courses: North 40°42'49" West, 164.15 feet; North 52°29'34" West, 99.64 feet; North 73°32'16" West, 295.67 feet; and North 23°55'25" West, 302.89 feet to the point of beginning;**

**AND EXCEPT that portion of said Parcels A, B, and C which is described as follows: Beginning at the Northwest corner of said Parcel A, thence South 87°31'14" East along the Northerly boundary of said Parcel A, 923.81 feet to the true point of beginning of said described parcel; thence South 02°28'46" West, 519.60 feet; thence South 87°31'14" East, 670.68 feet; thence North 02°28'46" East, 519.60 feet to the Northerly boundary of said Parcel C; thence North 87°31'14" West, along the Northerly boundary of said Parcels A, B, and C, 670.68 feet to the true point of beginning;**

**Being a portion of the North Half of the Northwest Quarter and of the North Half of the Northeast Quarter, all in Section 29, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.**

Title to said real property is vested in:

**CHRISTOPHER GAIDOS AND KIMBERLEE GAIDOS, HUSBAND AND WIFE**

**END OF SCHEDULE A**



(SCHEDULE B)

File No. 0102740

Guarantee Number: 48 0035 72030 6566

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

EXCEPTIONS:

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- 2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- 3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- 4. Delinquent general taxes and assessments for the second half of the year 2011.  
 Amount : \$117.33, plus interest and penalty  
 Tax No. : 17-20-29000-0011 (940733)

NOTE: First half 2011 taxes and assessments have been paid in the amount of \$117.33.  
General taxes and assessments for the full year: \$234.66.

General taxes and assessments for 2012, which become delinquent after April 30, 2012, if first half not paid.

	<u>Full year</u>	<u>First Half</u>	<u>Second Half</u>
Amount :	\$ 234.49	\$ 117.25	\$ 117.24
Tax No. :	17-20-29000-0011 (940733)		

Note: Tax payments can be mailed to the following address:  
Kittitas County Treasurer  
205 West 5<sup>th</sup> Avenue, Room 102  
Ellensburg, WA 98926  
Phone (509) 962-7535

- 5. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferrer.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

- 6. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefor.  
To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

(SCHEDULE B CONTINUED)



File No. 0102740

Guarantee Number: 48 0035 72030 6565

7. Amendatory Contract, governing reclamation and irrigation matters:
  - Parties : The United States of America and the Kittitas Reclamation District
  - Dated : January 20, 1949
  - Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
  - Auditor's File No. : 208267
  - Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.
  
8. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.  
(Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
  
9. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on April 23, 1979, under Kittitas County Auditor's File No. 431832.
  - In favor of : E. Fenn Shrader and Mona Lee Shrader, husband and wife
  - For : A 10 foot easement for transport of irrigation water by either open ditch or buried pipe over and along the East boundary and a 15 foot easement along the South boundary for transport of irrigation water and spring water together with right of ingress and egress to construct, maintain and repair said irrigation ditches and/or pipelines
  - Affects : Parcels A and C of Survey, filed in Book 27 of Surveys, pages 35 through 37.
  
10. Encroachment of fence line along the Northerly boundary of Parcels A, B and C, as disclosed by survey recorded October 30, 1981 in Volume 9 of Surveys, at page 58 under Auditor's File No. 456789.
  
11. Irrigation Box located near the East line of Parcel C, as disclosed by Survey recorded October 30, 1981 in Volume 9 of Surveys, at page 58, under Auditor's File No. 456789.
  
12. Unrecorded easement for telephone pole and power pole, as disclosed by that certain survey recorded October 30, 1981, in Volume 9 of Surveys, page 58, under Auditor's File No. 456789; being a portion of said Section 29.
  
13. Right of way of ditch in an undetermined width as disclosed on the face of that certain survey recorded February 2, 1993 in Book 19 of Surveys, page 43 under Auditor's File No. 556697.
  
14. Matters as disclosed by survey filed in Book 27 of Surveys, pages 35 through 37, including but not limited to:
  - A. Location of fence lines in relation to boundary lines
  - B. Any question that may arise due to shifting or change in the course of the ditch
  - C. Notes No.'s 3, 4, 5, 6, 7, 8 and 9
    - Note No. 3: According to Kittitas Reclamation District (KRD) records, Parcel A has 34 irrigable acres; Parcel B has 3 irrigable acres; Parcel C has 3 irrigable acres; Parcel D has 3 irrigable acres; Parcel E has 3 irrigable acres; Parcel F has 25 irrigable acres; Parcel G has 3 irrigable acres; Parcel H has 42 irrigable acres. KRD water may only be applied to irrigable acreage.



(SCHEDULE B CONTINUED)

File No. 0102740

Guarantee Number: 48 0035 72030 6565

(SPECIAL EXCEPTION NO. 14 CONTINUED)

- Note No. 4: Full payment of Annual KRD Assessment is required regardless of the use or non-use of water by the owner.
- Note No. 5: The landowners must provide for the appointment of one water master for each turnout, who shall be responsible for ordering water for the entire property. 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.
- Note No. 6: KRD operations and maintenance roads are for District Use only. Residential and recreational use is prohibited.
- Note No. 7: 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.
- Note No. 8: An irrigation easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.
- Note No. 9: These parcels are exempt from the Kittitas County Subdivision Ordinance under Chap. 16.04.020(1) and (5).

15. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on September 29, 2006, under Kittitas County Auditor's File No. 200609290010.

For : A 10-foot easement for delivery of irrigation water and maintenance of ditch  
Affects : Parcel A

16. DEED OF TRUST, and the terms and conditions thereof:

Grantor : Christopher Gaidos and Kimberlee Gaidos, husband and wife  
Trustee : AmeriTitle  
Beneficiary : Kittitas County Historical Society, a Washington non-profit corporation  
Amount : \$150,000.00, plus interest  
Dated : March 24, 2011  
Recorded : March 25, 2011  
Auditor's File No. : 201103250035

END OF EXCEPTIONS





(SCHEDULE B CONTINUED)

File No. 0102740

Guarantee Number: 48 0035 72030 6565

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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

**END OF GUARANTEE**

AW/jeh/lam/CDF/lmw

RECEIVED

APR 05 2012

KITTITAS COUNTY  
CDS

Gaidos S.P.

FROM		ANGLE		DIST		NORTH		EAST	TC
-----									
PT/PT INVERSE (1)									
***** START									
						99971.58067		102593.28757	29
									LOT COR
29	INV	S	87 31 14	E	72.70	99968.43568		102665.91762	3
									DITCH-R/W INT
	INV	S	0 14 15	W	80.02	99888.42005		102665.58583	277
									DITCH PI 4F EXT
777	INV	S	42 19 53	E	64.57	99840.68663		102709.06753	276
									DITCH PT
776	INV	S	51 59 23	E	29.94	99822.24946		102732.65727	275
									DITCH POC
775	INV	S	66 18 19	E	45.71	99803.87961		102774.51541	274
									DITCH PC
774	INV	S	74 18 35	E	135.51	99767.23150		102904.98056	273
									C-L 3F DITCH
773	INV	S	4 10 21	W	137.80	99629.79612		102894.95419	272
									DITCH PI 3F EXT
772	INV	S	7 31 55	E	127.48	99503.42005		102911.66359	271
									C-L 3F DITCH
771	INV	S	2 38 52	E	36.62	99466.84184		102913.35512	270
									C-L 3F DITCH
770	INV	S	3 39 59	W	29.19	99437.71506		102911.48870	24
									LOT COR
769	INV	N	87 31 14	W	341.00	99452.46700		102570.80916	25
									LOT COR
768	INV	N	2 28 46	E	519.60	99971.58067		102593.28757	29
									LOT COR
-----									
CLOSURE ERROR Area = 130683.41 sq ft 3.00008 ac									
FROM		ANGLE		DIST		NORTH		EAST	TC
-----									
PT/PT INVERSE (2)									
***** START									
						99494.81717		101592.77910	27
									LOT COR
77	INV	S	87 31 14	E	1319.95	99437.71506		102911.48870	24
									LOT COR
24	INV	S	3 39 59	W	98.68	99339.23727		102905.17834	269
									DITCH PI 7F EXT
269	INV	S	19 00 48	E	156.10	99191.65272		102956.03450	268
									DITCH PI 2F EXT
268	INV	S	11 28 40	W	72.89	99120.21710		102941.52948	267
									DITCH PT
267	INV	S	9 07 45	W	18.04	99102.40458		102938.66704	266
									DITCH POC
266	INV	S	8 58 09	W	17.98	99084.64276		102935.86360	265
									DITCH POC
265	INV	S	2 53 02	E	35.10	99045.59363		102937.83067	264
									DITCH POC
264	INV	S	11 20 55	E	28.56	99017.59371		102943.45026	263
									DITCH PC
263	INV	S	22 08 08	E	258.38	98778.25426		103040.80956	262
									DITCH PI 4F EXT
262	INV	S	38 46 06	E	123.02	98682.34005		103117.83909	261
									DITCH PI 2F EXT



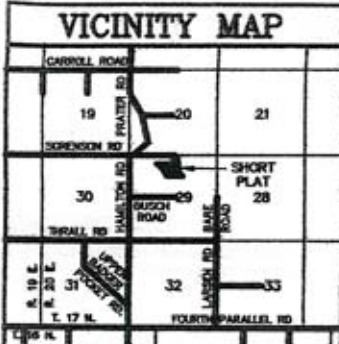
605 INV S 59 13 21 W 15.00 99124.82583 101911.17481 605  
 605 INV N 40 42 49 W 488.13 99494.81717 101592.77910 27  
 PROP COR  
 LOT COR

99494.81717 101592.77910 27  
 NO CLOSURE ERROR Area = 872331.27 sq ft 20.02597 ac  
 FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE	START	ANGLE	DIST	NORTH	EAST	TO
		<b>Total</b>	<b>Total</b>	99971.58067	102593.28757	29
						LOT COR
24	INV	S 87 31 14	E 72.70	99968.43568	102665.91762	3
						DITCH-R/W INT
25	INV	S 0 14 15	W 80.02	99888.42005	102665.58583	277
						DITCH PI 4F EXT
252	INV	S 40 19 53	E 64.57	99840.68663	102709.06753	276
						DITCH PT
276	INV	S 41 59 23	E 29.94	99822.24946	102732.65727	275
						DITCH POC
275	INV	S 66 18 19	E 45.71	99803.87961	102774.51541	274
						DITCH PC
274	INV	S 14 18 35	E 135.51	99767.23150	102904.98056	273
						C-L 3F DITCH
273	INV	S 4 10 21	W 137.80	99629.79612	102894.95419	272
						DITCH PI 3F EXT
272	INV	S 7 31 55	E 127.48	99503.42005	102911.66359	271
						C-L 3F DITCH
271	INV	S 2 38 52	E 36.62	99466.84184	102913.35512	270
						C-L 3F DITCH
270	INV	S 8 39 59	W 29.19	99437.71506	102911.48870	24
						LOT COR
269	INV	S 8 39 59	W 98.68	99339.23727	102905.17834	269
						DITCH PI 7F EXT
267	INV	S 19 00 48	E 156.10	99191.65272	102956.03450	268
						DITCH PI 2F EXT
268	INV	S 11 28 40	W 72.89	99120.21710	102941.52948	267
						DITCH PT
267	INV	S 9 07 45	W 18.04	99102.40458	102938.66704	266
						DITCH POC
266	INV	S 8 58 09	W 17.98	99084.64276	102935.86360	265
						DITCH POC
265	INV	S 2 53 02	E 39.10	99045.59363	102937.83067	264
						DITCH POC
264	INV	S 11 20 55	E 28.56	99017.59371	102943.45026	263
						DITCH PC
263	INV	S 22 08 08	E 258.38	95778.25425	103040.80956	262
						DITCH PI 4F EXT
262	INV	S 38 46 06	E 123.02	98682.34005	103117.83909	261
						DITCH PI 2F EXT
261	INV	S 16 41 10	E 57.12	98608.46364	103139.98345	4
						DITCH P/L INT
4	INV	N 87 29 09	W 525.72	98631.52555	102614.77051	911
						S7 CALC
911	INV	N 87 26 33	W 654.56	98650.91625	102180.64152	197
						SCHRADER COR
197	INV	N 1 51 44	W 22.39	98673.29552	102179.91390	610
						PROP COR
610	INV	N 86 43 44	W 24.17	98674.67468	102155.78328	609
						PROP COR
609	INV	N 32 16 34	W 219.47	98860.23317	102038.58632	608
						PROP COR
608	INV	N 65 41 56	E 22.87	98869.43915	102058.97424	607
						PROP COR
607	INV	N 27 09 04	W 95.64	99132.50141	101924.06222	606
						PROP COR
606	INV	S 59 13 21	W 15.00	99124.82533	101911.17481	605
						PROP COR
605	INV	N 40 42 49	W 488.13	99494.81717	101592.77910	27
						LOT COR
27	INV	S 87 31 14	E 72.70	99452.46700	102570.80916	25
						LOT COR
25	INV	N 2 28 46	E 119.60	99971.58067	102593.28757	29
						LOT COR

99971.58067 102593.28757 29  
 NO CLOSURE ERROR Area = 1003014.67 sq ft 23.02635 ac

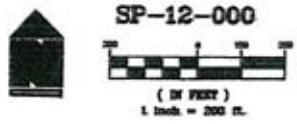




**RECEIVED**  
 APR 0 5 2012  
 KITTITAS COUNTY  
 CDS

## GAIDOS SHORT PLAT

### PART OF SECTION 29, T. 17 N., R. 20 E., W.M. KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SET 5/8" REBAR W/ CAP  
— "CRUISE 36815"
  - FOUND PIN & CAP
  - x— FENCE
  - WELL - UNIQUE ID APT568

**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITTITAS COUNTY ENGINEER \_\_\_\_\_

KITTITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 OBTAINANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITTITAS COUNTY HEALTH OFFICER \_\_\_\_\_

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE GAIDOS 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., 201\_\_

KITTITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

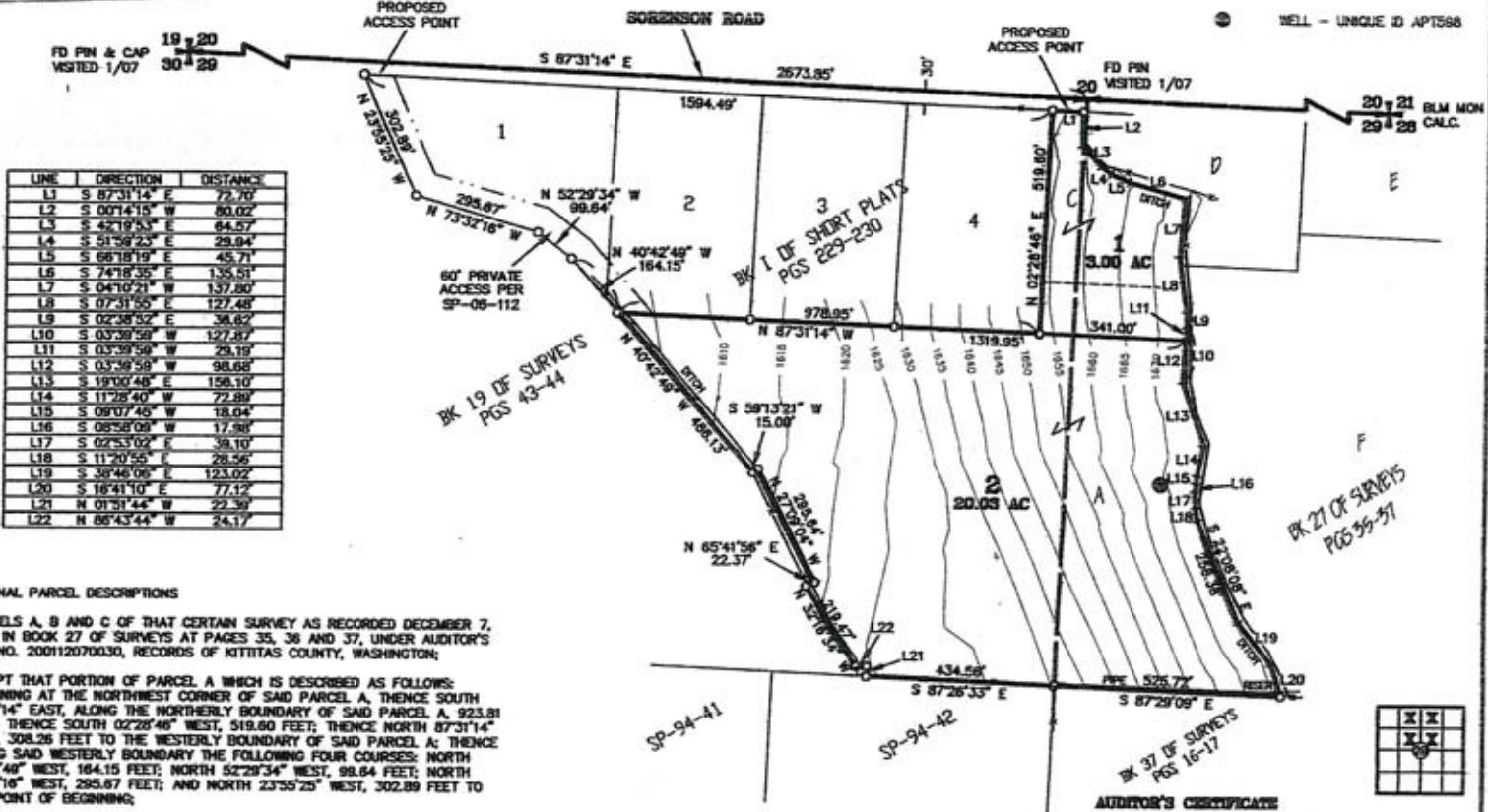
CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 1720-29000-001  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITTITAS COUNTY TREASURER \_\_\_\_\_

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: CHRIS & KIM GAIDOS  
 ADDRESS: 2603 N. BELLS ROAD  
 ELLENBURG, WA 98926  
 PHONE: (509) 829-4090  
 EXISTING ZONE: AG-20  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 STORM WATER: NO IMPROVEMENTS FOR THIS APP.  
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W

NO. OF SHORT PLATTED LOTS: TWO (2)  
 SCALE: 1" = 200'

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



LINE	DIRECTION	DISTANCE
L1	S 87°31'14" E	72.70
L2	S 00°14'15" W	80.02
L3	S 42°19'53" E	64.57
L4	S 51°58'23" E	29.94
L5	S 66°18'19" E	45.71
L6	S 74°18'35" E	135.51
L7	S 04°10'21" W	137.80
L8	S 07°31'55" E	127.48
L9	S 02°38'52" E	34.82
L10	S 03°39'59" W	127.87
L11	S 03°39'59" W	29.19
L12	S 03°39'59" W	98.68
L13	S 19°00'48" E	158.10
L14	S 11°28'40" W	72.89
L15	S 09°07'49" W	18.04
L16	S 08°58'09" W	17.98
L17	S 02°53'02" E	39.10
L18	S 11°20'55" E	28.56
L19	S 38°46'06" E	123.02
L20	S 18°41'10" E	77.12
L21	N 01°31'44" W	22.39
L22	N 88°43'44" W	24.17

**ORIGINAL PARCEL DESCRIPTIONS**

PARCELS A, B AND C OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 7, 2001 IN BOOK 27 OF SURVEYS AT PAGES 35, 36 AND 37, UNDER AUDITOR'S FILE NO. 200112070030, RECORDS OF KITTITAS COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF PARCEL A WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A, THENCE SOUTH 87°31'14" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL A, 923.81 FEET; THENCE SOUTH 02°28'46" WEST, 519.60 FEET; THENCE NORTH 87°31'14" WEST, 308.26 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL A; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR COURSES: NORTH 40°42'48" WEST, 164.15 FEET; NORTH 52°29'34" WEST, 98.64 FEET; NORTH 73°32'16" WEST, 295.67 FEET; AND NORTH 23°55'25" WEST, 302.89 FEET TO THE POINT OF BEGINNING;

AND EXCEPT

THAT PORTION OF SAID PARCELS A, B AND C WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A, THENCE SOUTH 87°31'14" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL A, 923.81 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED PARCEL; THENCE SOUTH 02°28'46" WEST, 519.60 FEET; THENCE SOUTH 87°31'14" EAST, 670.68 FEET; THENCE NORTH 02°28'46" EAST, 519.60 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL C; THENCE NORTH 87°31'14" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCELS A, B AND C, 670.68 FEET TO THE POINT OF BEGINNING;

BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER AND OF THE NORTH HALF OF THE NORTHEAST QUARTER, ALL IN SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**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 CHRIS GAIDOS in MARCH of 2012.

**AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_ day of \_\_\_\_\_ 2012, at \_\_\_\_\_, in Book K of Short Plats at page(s) \_\_\_\_\_ at the request of Cruise & Associates. RECEIVING NO. \_\_\_\_\_



CHRISTOPHER C. CRUISE  
 Professional Land Surveyor  
 License No. 36815

HERALD Y. RETTI by  
 KITTITAS COUNTY ALGOR

**CRUISE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 969  
 Ellensburg, WA 98926 (509) 962-8242

**GAIDOS SHORT PLAT**

**GAIDOS SHORT PLAT**  
**PART OF SECTION 29, T. 17 N., R. 20 E., W.M.**  
**KITTTAS COUNTY, WASHINGTON**

RECEIVED  
 APR 05 2012  
 KITTTAS COUNTY  
 CDS

SP-12-000

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT CHRISTOPHER GAIDOS AND KIMBERLEE GAIDOS, 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., 2012.

\_\_\_\_\_  
 CHRISTOPHER GAIDOS  
 \_\_\_\_\_  
 KIMBERLEE GAIDOS

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON }  
 COUNTY OF KITTTAS } S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER GAIDOS AND KIMBERLEE GAIDOS, TO ME KNOWN TO BE THE PERSONS THAT 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: \_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT KITTTAS COUNTY HISTORICAL SOCIETY, A WASHINGTON NON-PROFIT CORPORATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR 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., 2012.

KITTTAS COUNTY HISTORICAL SOCIETY

NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON }  
 COUNTY OF KITTTAS } S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, OF KITTTAS COUNTY HISTORICAL SOCIETY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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 KITTTAS 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 27 OF SURVEYS, PAGES 35-37 AND THE SURVEYS REFERENCED THEREON.
5. BY KITTTAS 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 KITTTAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KITTTAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS \_\_\_\_\_ IRRIGABLE ACRES; LOT 2 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 DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. 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)
15. KITTTAS 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. KITTTAS 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. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.



**AUDITOR'S CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
 2012, of \_\_\_\_\_ M., in Book K of Short Plats  
 at page(s) \_\_\_\_\_ of the register of Cruse & Associates.  
 RECEIVING NO. \_\_\_\_\_  
 \_\_\_\_\_  
 ERIC L. PETIT by \_\_\_\_\_  
 KITTTAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS**  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98928 (509) 962-8242  
**GAIDOS SHORT PLAT**

RECEIVED

APR 05 2012

KITTITAS COUNTY CDS

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.



# WATER WELL REPORT

Original & 1<sup>st</sup> copy - Ecology, 2<sup>nd</sup> copy - owner, 3<sup>rd</sup> copy - driller

CURRENT

Notice of Intent No. W250924

Unique Ecology Well ID Tag No. ADT 598

Water Right Permit No. \_\_\_\_\_

Property Owner Name Chris Banks

Well Street Address Sorenson road

City Ellensburg County Kittitas

Location N 1/4 - 1/4 SE 1/4 Sec 29 Twn 17 R 20

Lat/Long (s, t, r) Lat Deg \_\_\_\_\_ Lat Min/Sec \_\_\_\_\_

Still **REQUIRED** Long Deg \_\_\_\_\_ Long Min/Sec \_\_\_\_\_

Tax Parcel No. 17-20-29000-0011

## Construction/Decommission ("x" in circle)

Construction 296270

Decommission **ORIGINAL INSTALLATION Notice of Intent Number** \_\_\_\_\_

PROPOSED USE:  Domestic  Industrial  Municipal  
 DeWater  Irrigation  Test Well  Other

TYPE OF WORK: Owner's number of well (if more than one) \_\_\_\_\_  
 New well  Reconditioned Method:  Dug  Bored  Driven  
 Deepened  Cable  Rotary  Jetted

DIMENSIONS: Diameter of well 6 inches, drilled 163 ft.  
Depth of completed well 163 ft.

CONSTRUCTION DETAILS  
Casing  Welded 6 " Diam. from 13 ft. to 140 ft.  
Installed:  Liner installed " Diam. from " ft. to " ft.  
 Threaded " Diam. from " ft. to " ft.

Perforations:  Yes  No  
Type of perforator used \_\_\_\_\_  
SIZE of perfs \_\_\_\_\_ in. by \_\_\_\_\_ in. and no. of perfs \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Screens:  Yes  No  K-Pac Location \_\_\_\_\_  
Manufacturer's Name \_\_\_\_\_  
Type \_\_\_\_\_ Model No. \_\_\_\_\_  
Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Gravel/Filter packed:  Yes  No  Size of gravel/sand \_\_\_\_\_  
Materials placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Surface Seal:  Yes  No To what depth? 20 ft.  
Material used in seal Cement/vermiculite  
Did any strata contain unusable water?  Yes  No  
Type of water? \_\_\_\_\_ Depth of strata \_\_\_\_\_  
Method of sealing strata off \_\_\_\_\_

PUMP: Manufacturer's Name \_\_\_\_\_  
Type: \_\_\_\_\_ H.P. \_\_\_\_\_

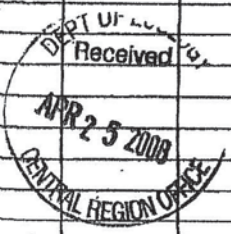
WATER LEVELS: Land-surface elevation above mean sea level \_\_\_\_\_ ft.  
Static level 20 ft. below top of well Date 3/25/08  
Artesian pressure \_\_\_\_\_ lbs. per square inch Date \_\_\_\_\_  
Artesian water is controlled by \_\_\_\_\_ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level  
Was a pump test made?  Yes  No If yes, by whom? \_\_\_\_\_  
Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)  
Time Water Level Time Water Level Time Water Level  
\_\_\_\_\_  
Date of test \_\_\_\_\_  
Bailer test \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
Airstest 20 gal./min. with stem set at 143 ft. for 2.5 hrs.  
Artesian flow \_\_\_\_\_ g.p.m. Date \_\_\_\_\_  
Temperature of water \_\_\_\_\_ Was a chemical analysis made?  Yes  No

## CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS, IF NECESSARY.)

MATERIAL	FROM	TO
topsoil	0	2
sandstone	2	30
sandstone/gravel	30	50
sandstone	50	135
sandstone/gravel	135	163



Start Date 3/24/08 Completed Date 3/25/08

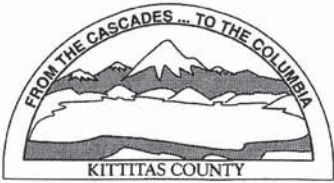
WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller  Engineer  Trainee Name (Print) Jeremy Banks  
Driller/Engineer/Trainee Signature \_\_\_\_\_  
Driller or trainee License No. 2536

IF TRAINEE:  
Driller's Licensed No. \_\_\_\_\_  
Driller's Signature \_\_\_\_\_

Drilling Company Bank Drilling  
Address 3340 Wilson Creek  
City, State, Zip Ellensburg WA 98926  
Contractor's Registration No. MTCEB094226 Date 3/25/08

Ecology is an Equal Opportunity Employer.



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

**RECEIPT NO.:** 00013783

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 025272

**Date:** 4/5/2012

**Applicant:** GAIDOS, CHRIS ETUX

**Type:** check # 8876

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-12-00002	CDS FEE FOR SHORT PLAT	720.00
SP-12-00002	EH SHORT PLAT FEE	430.00
SP-12-00002	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-12-00002	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,500.00