



# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926  
cds@co.kittitas.wa.us  
Office 509-962-7506  
Fax 509-962-7682

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Friday, June 21, 2013  
**Application Received:** Friday, May 31, 2013  
**Application Complete:** Friday, May 31, 2013

**Project Name (File Number):** Hansen (SP-13-00007)  
**Applicant:** Chris Cruse authorized agent for Jeffrey D. Duncan, landowner

**Location:** 1 parcel, located approximately 3 miles southwest of Ellensburg just west of 338 Susan Road, in a portion of Section 08, T17N, R18E, WM in Kittitas County, bearing Assessor's map number 17-18-08000-0022.

**Proposal:** Chris Cruse authorized agent for Jeffrey D. Duncan, landowner, has submitted a preliminary short plat application to subdivide approximately 10.46 acres into one 7.46 acre lot and one 3 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 Saturday, 6 July, 2013. 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):** Jeff Watson, Staff Planner: (509) 933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

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

6/21/2013  
\_\_\_\_\_  
Date

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 06/18/13 09:31 by dde18

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Acct #: 84066

Ad #: 913047

Status: N

KITTITAS CO PUBLIC WORKS  
411 N. RUBY ST, SUITE 1  
ELLENSBURG WA 98926

Start: 06/21/2013 Stop: 06/21/2013  
Times Ord: 1 Times Run: \*\*\*  
STD6 1.00 X 11.20 Words: 305  
Total STD6 11.20  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 96.32  
# Affidavits: 1

Contact:

Phone: (509)962-7523

Fax#:

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Chg

Agency:

Ad Descrpt: N/AP HANSEN SP-13-00007

Given by: \*

Created: dde18 06/18/13 09:23

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COMMENTS:

COPIED from AD 899076

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PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 06/21  
IN A 97 S 06/21  
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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson  
Name (print or type)

[Signature]  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 06/18/13 09:31 by dde18

Acct #: 84066

Ad #: 913047

Status: N

**KITTITAS COUNTY  
NOTICE OF APPLICATION  
HANSEN SHORT PLAT  
(SP-13-00007)**

**Project Name (File Number):**  
Hansen (SP-13-00007)

**Applicant:** Chris Cruse authorized agent for Jeffrey D. Duncan, landowner

**Location:** 1 parcel, located approximately 3 miles southwest of Ellensburg just west of 338 Susan Road, in a portion of Section 08, T17N, R18E, WM in Kittitas County, bearing Assessor's map number 17-18-080000-022.

**Proposal:** Chris Cruse authorized agent for Jeffrey D. Duncan, landowner, has submitted a preliminary short plat application to subdivide approximately 10.46 acre into one 7.46 acre lot and one 3 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 401 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/shortplats.asp>.  
Phone: (509) 962-7506.

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m on Saturday, July 6, 2013. Any person has the right to comment on the application and request a copy of the decision once made.

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**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: 509-933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

**Notice of Application:** June 21, 2013  
**Application Received:** May 31, 2013  
**Application Complete:** May 31, 2013  
**Publish Daily Record:** June 21, 2013

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Tuesday, June 18, 2013 9:21 AM  
**To:** legals@kvnews.com  
**Subject:** Publication Request  
**Attachments:** SP-13-00007 Hansen Notice of Application Legal.docx

Please publish the attached on: Friday June 21, 2013

Thanks,

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

**KITTITAS COUNTY  
NOTICE OF APPLICATION  
HANSEN SHORT PLAT (SP-13-00007)**

**Project Name (File Number):** Hansen (SP-13-00007)

**Applicant:** Chris Cruse authorized agent for Jeffrey D. Duncan, landowner

**Location:** 1 parcel, located approximately 3 miles southwest of Ellensburg just west of 338 Susan Road, in a portion of Section 08, T17N, R18E, WM in Kittitas County, bearing Assessor's map number 17-18-08000-0022.

**Proposal:** Chris Cruse authorized agent for Jeffrey D. Duncan, landowner, has submitted a preliminary short plat application to subdivide approximately 10.46 acres into one 7.46 acre lot and one 3 acre lot . The subject property is zoned Agriculture 20.

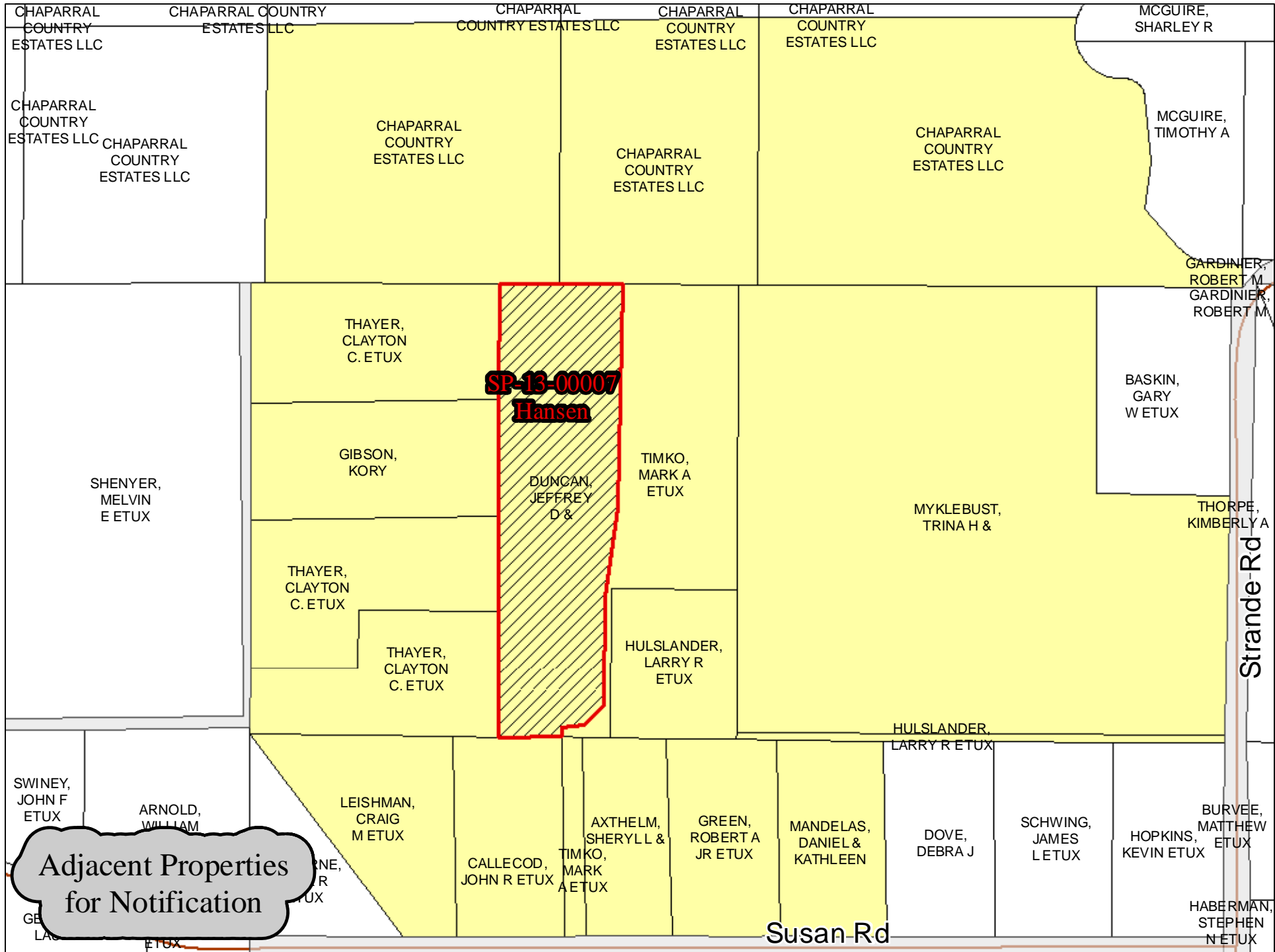
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<b>Publication Date:</b>	<b>Friday, June 21, 2013</b>



MYKLEBUST, TRINA H &  
HOBSON, ERIKA H  
8828 SE 77TH PL  
MERCER ISLAND WA 98040

HULSLANDER, LARRY R ETUX  
1563 STRANDE RD  
ELLENSBURG WA 98926

DUNCAN, JEFFREY D &  
DUNCAN, CHRISTINE A  
3112 239TH PL SE  
SAMMAMISH WA 98075-

THAYER, CLAYTON C. ETUX  
340 SUSAN RD  
ELLENSBURG WA 98926

CHAPARRAL COUNTRY ESTATES  
LLC  
PO BOX 219  
ELLENSBURG WA 98926-

TIMKO, MARK A ETUX  
338 SUSAN RD  
ELLENSBURG WA 98926-

GIBSON, KORY  
1391 THORP HWY  
ELLENSBURG WA 98926-

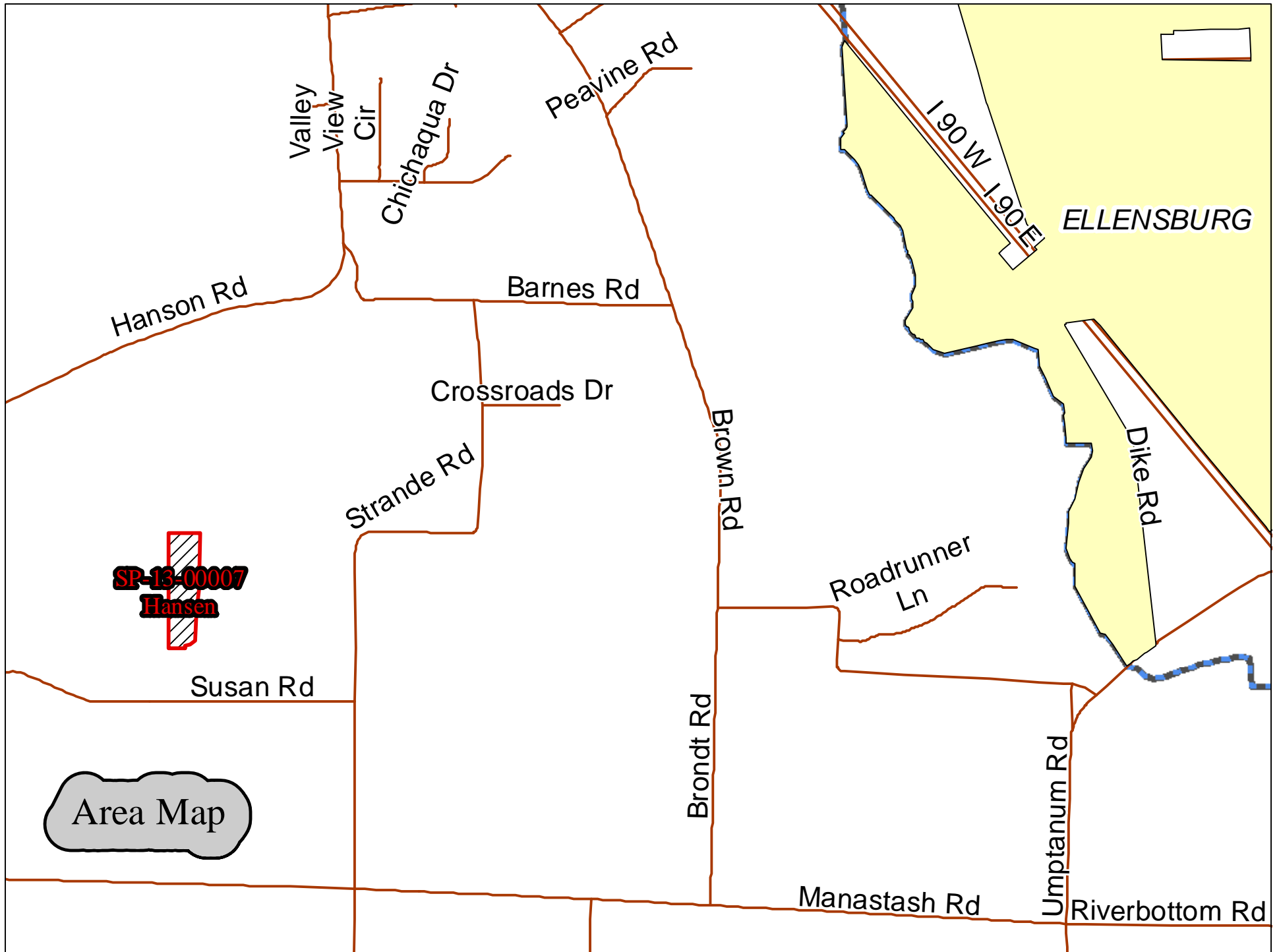
MANDELAS, DANIEL & KATHLEEN  
CO-TRUSTEES  
324 SUSAN RD  
ELLENSBURG WA 98926

GREEN, ROBERT A JR ETUX  
330 SUSAN RD  
ELLENSBURG WA 98926

CALLECOD, JOHN R ETUX  
342 SUSAN RD  
ELLENSBURG WA 98926-

LEISHMAN, CRAIG M ETUX  
346 SUSAN RD  
ELLENSBURG WA 98926

AXTHELM, SHERYL L &  
HANSON, PATRICIA I  
334 SUSAN RD  
ELLENSBURG WA 98926-





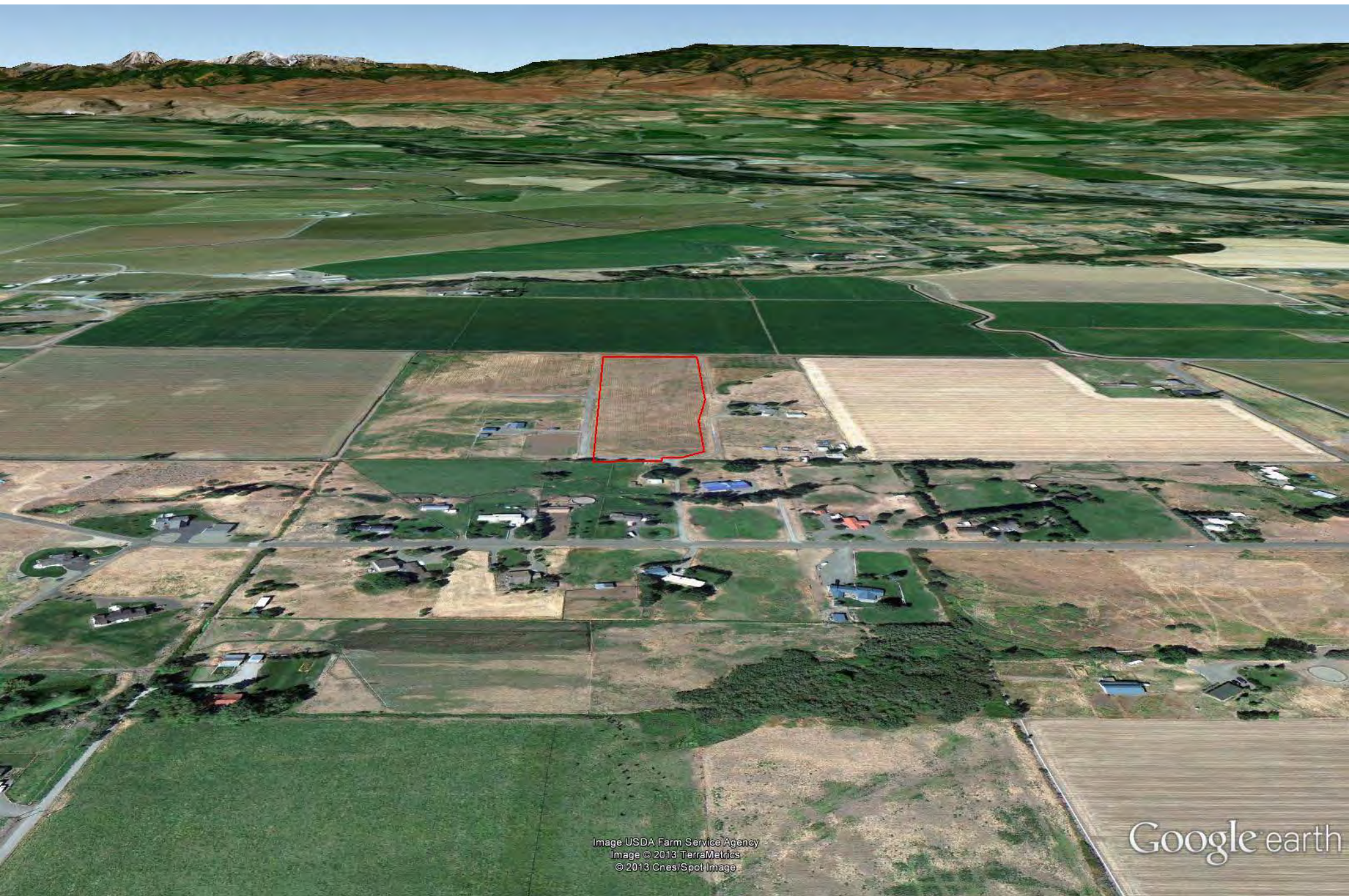


Image USDA Farm Service Agency  
Image © 2013 TerraMetrics  
© 2013 Cnes/Spot Image

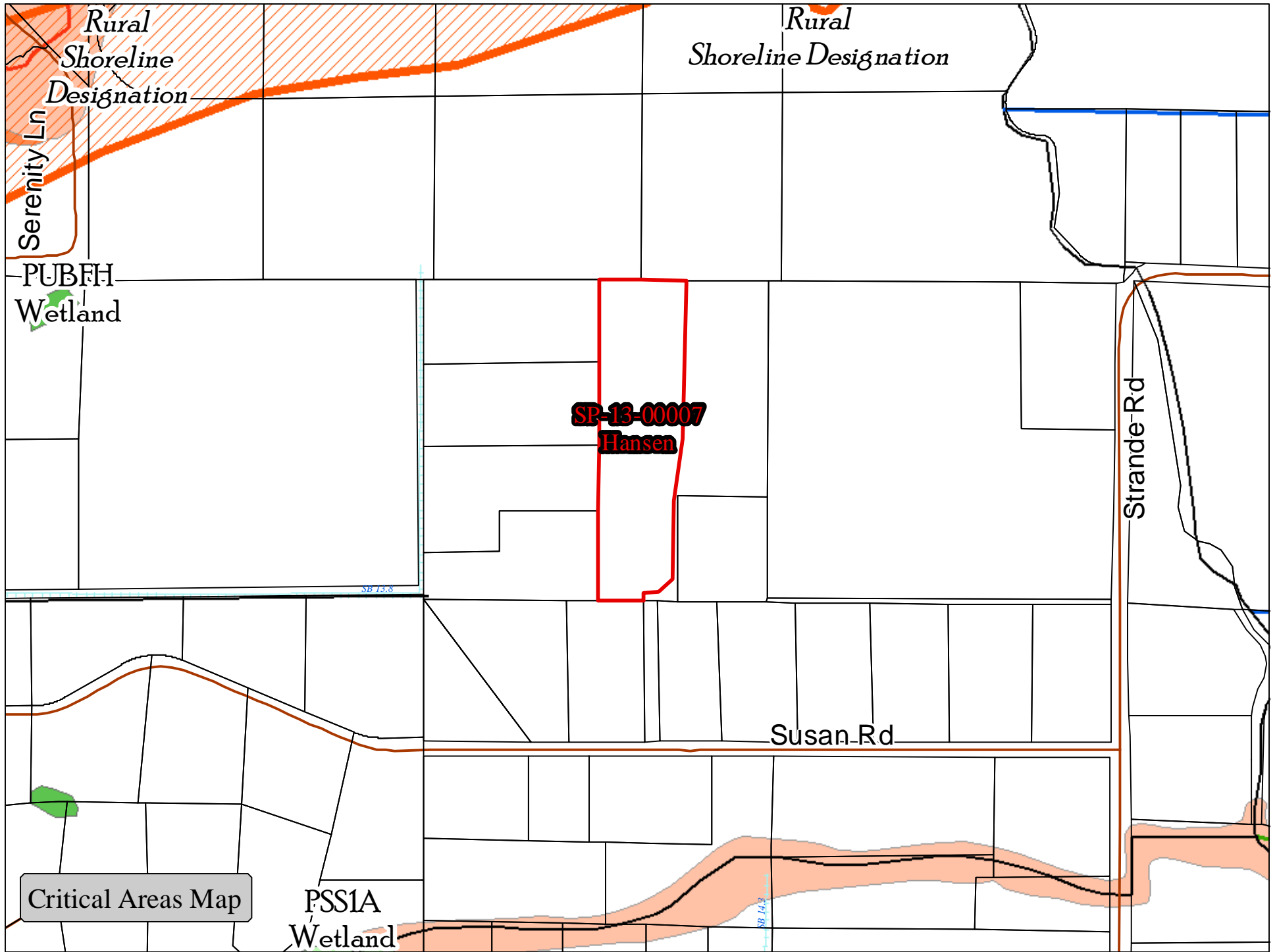
Google earth



bing™

Susan Rd

Image courtesy of USGS © 2013 Microsoft Corporation



# Critical Areas Checklist

Tuesday, June 18, 2013

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 Classified Stream?  Yes  No

If so what is the Classification?

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

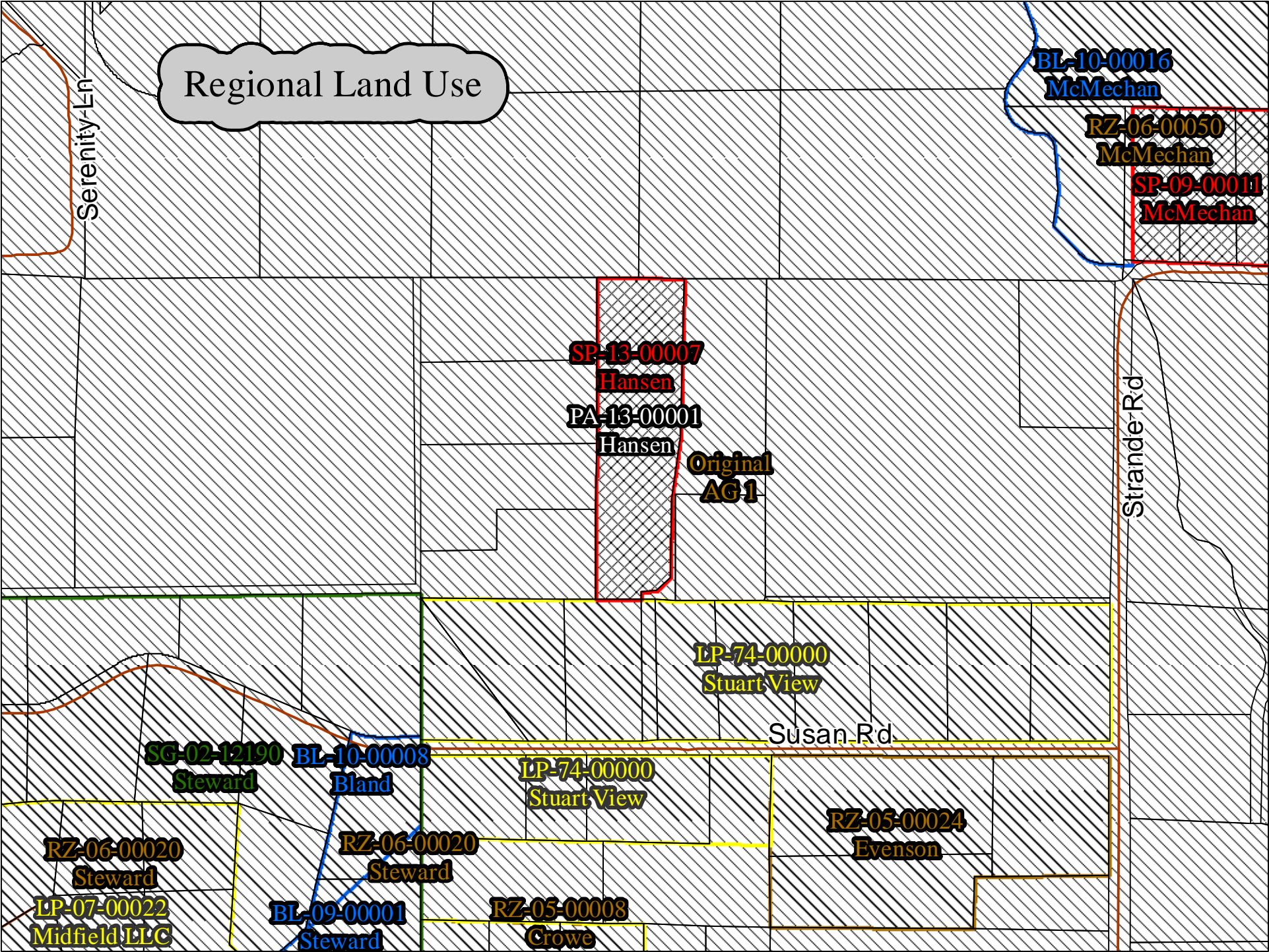
What is the Seismic Designation?

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?

Regional Land Use



## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Friday, May 31, 2013 3:54 PM  
**To:** Chuck Cruse (cruseandassoc@kvalley.com)  
**Subject:** SP-13-00007 Hansen Deem Complete  
**Attachments:** SP-13-00007 Hansen Deem Complete Signed.pdf

SP-13-00007 Hansen

See attached for Deem Complete.

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



## 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

May 31, 2013

Jeffrey D. Duncan  
3112 239th Place SE  
Sammamish WA 98075

Subject: Hansen Short Plat, SP-13-00007

Dear Applicant,

Your application for a 2 lot short plat on approximately 10.46 acres of land that is zoned Agriculture 20, located in a portion of section 08, township 17 N, range 18 E, WM in Kittitas County; Assessor's map number 17-18-08000-0022, was received on Friday, May 31, 2013. Your application has been determined complete as of Friday, May 31, 2013.

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) 933-8274, or by e-mail at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Sincerely,

Jeff Watson  
Staff Planner

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

SP-13-00007 Hansen Master File@\\fileserver-03\Teams\CDS\Projects\Short Plats\SP 2013\SP-13-00007 Hansen





# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITTITAS.WA.US  
Office (509) 962-7506  
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"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. *on app map*

### 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)  
\$1,500.00 Total fees due for this application (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):	DATE:	RECEIPT #	
			<b>DATE STAMP IN BOX</b>

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: Jeffrey D Duncan & Christine A Duncan (Hnestis)  
Mailing Address: 3112 239<sup>th</sup> PL SE  
City/State/ZIP: Sammamish, WA 98075  
Day Time Phone: (206) 446-1520  
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: Cruse & Associates - Chris Cruse  
Mailing Address: 217 E 4<sup>th</sup> Ave  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (509) 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: Kevin Hansen  
Mailing Address: 105 W. 26<sup>th</sup> Ave  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (425) 350-1640  
Email Address: khansen@houseloan.com

4. **Street address of property:**

Address: Lot 1 338 Susan Rd  
City/State/ZIP: Ellensburg, WA 98926

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

Parcel 1 of Book 30 of Surveys at Page 50 See application map for full description

6. **Tax parcel number(s):** 848433

7. **Property size:** 10.46 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. *All as per application map.*
- 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?** *Susan 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)

Date:

X Chris Huestis *Chris Crowe*  
5/28/2013 11:40:40 AM

05/28/2013

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

Date:

X Jeff Duncan  
5/28/2013 5:03:53 PM

05/28/2013

*Kenneth Hansen*

5/28/13



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"

**REQUEST FOR PARCEL HISTORY**

Request information on a parcel's prior use or subdivision or to determine its eligibility for subdivision. NOTE: Kittitas County CDS cannot guarantee eligibility for development until a complete and accurate application is submitted.

GENERAL APPLICATION INFORMATION

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

Name: Jeff Duncan  
Mailing Address: 3112 239th PL SE  
Day Time Phone: Sammamish, WA 98075  
Email Address: \_\_\_\_\_

RECEIVED  
MAY 21 2013  
KITTITAS COUNTY  
CDS

2. Tax parcel number: 848433

3. Information Requested: Is this property eligible for short Plat if application prior to June 3rd?

FOR STAFF USE:

Card Number(s): \_\_\_\_\_ Zoning: \_\_\_\_\_

Staff Notes: Requested by: Kevin Hansen (khansen@houseloan.com)  
mobile: (425) 350-1640 office: (509) 962-3008

Assessor's records indicate parcel was created via  
segregation 6/2006; no short plat indicated eligible for OTS

Staff Reviewer: [Signature] Date: 5/24/2013

APPLICATIONS FEES:

\$125.00 Total fees due for this application (make check payable to KCCDS)

Application Received By: (CDS Staff Signature)

[Signature]

DATE 5/21/13

RECEIPT # 0001380

PAID

MAY 21 2013

KITTITAS CO.  
DATE STAMP IN BOX  
CDS

# Hansen Short Pat

DATE	TIME	TYPE	WAVE	STATION	WAVE	STATION	WAVE	STATION	WAVE	STATION
17	130	1	03	29	29	2	11	04	05	10
18	130	3	0	30	18	3	12	04	05	10
19	130	2	0	01	27	W	13	04	05	10
20	130	0	0	02	00	0	14	04	05	10
21	130	0	00	02	00	0	15	04	05	10
22	130	0	0	21	18	1	16	04	05	10
<div style="text-align: center;"> <b>1A</b> </div>										
23	130	0	00	02	00	0	17	04	05	10
24	130	0	0	03	00	0	18	04	05	10
25	130	0	0	04	00	0	19	04	05	10
26	130	0	0	05	00	0	20	04	05	10
27	130	0	0	06	00	0	21	04	05	10
28	130	0	0	07	00	0	22	04	05	10
29	130	0	0	08	00	0	23	04	05	10
30	130	0	0	09	00	0	24	04	05	10
31	130	0	0	10	00	0	25	04	05	10
32	130	0	0	11	00	0	26	04	05	10
33	130	0	0	12	00	0	27	04	05	10
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35	130	0	0	14	00	0	29	04	05	10
36	130	0	0	15	00	0	30	04	05	10
37	130	0	0	16	00	0	31	04	05	10
38	130	0	0	17	00	0	32	04	05	10
39	130	0	0	18	00	0	33	04	05	10
40	130	0	0	19	00	0	34	04	05	10
41	130	0	0	20	00	0	35	04	05	10
42	130	0	0	21	00	0	36	04	05	10
43	130	0	0	22	00	0	37	04	05	10
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45	130	0	0	24	00	0	39	04	05	10
46	130	0	0	25	00	0	40	04	05	10
47	130	0	0	26	00	0	41	04	05	10
48	130	0	0	27	00	0	42	04	05	10
49	130	0	0	28	00	0	43	04	05	10
50	130	0	0	29	00	0	44	04	05	10
51	130	0	0	30	00	0	45	04	05	10
52	130	0	0	31	00	0	46	04	05	10
53	130	0	0	32	00	0	47	04	05	10
54	130	0	0	33	00	0	48	04	05	10
55	130	0	0	34	00	0	49	04	05	10
56	130	0	0	35	00	0	50	04	05	10
57	130	0	0	36	00	0	51	04	05	10
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61	130	0	0	40	00	0	55	04	05	10
62	130	0	0	41	00	0	56	04	05	10
63	130	0	0	42	00	0	57	04	05	10
64	130	0	0	43	00	0	58	04	05	10
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67	130	0	0	46	00	0	61	04	05	10
68	130	0	0	47	00	0	62	04	05	10
69	130	0	0	48	00	0	63	04	05	10
70	130	0	0	49	00	0	64	04	05	10
71	130	0	0	50	00	0	65	04	05	10
72	130	0	0	51	00	0	66	04	05	10
73	130	0	0	52	00	0	67	04	05	10
74	130	0	0	53	00	0	68	04	05	10
75	130	0	0	54	00	0	69	04	05	10
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77	130	0	0	56	00	0	71	04	05	10
78	130	0	0	57	00	0	72	04	05	10
79	130	0	0	58	00	0	73	04	05	10
80	130	0	0	59	00	0	74	04	05	10
81	130	0	0	60	00	0	75	04	05	10
82	130	0	0	61	00	0	76	04	05	10
83	130	0	0	62	00	0	77	04	05	10
84	130	0	0	63	00	0	78	04	05	10
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93	130	0	0	72	00	0	87	04	05	10
94	130	0	0	73	00	0	88	04	05	10
95	130	0	0	74	00	0	89	04	05	10
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143	130	0	0	122	00	0	137	04	05	10
144	130	0	0	123	00	0	138	04	05	10
145	130	0	0	124	00	0	139	04	05	10
146	130	0	0	125	00	0				

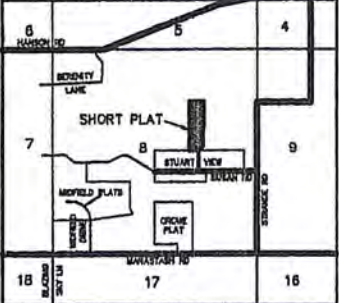
197	N	34	47	55	W	197.75	105900	14595	106178.9157	817-9751
198	N	0	21	13	L	409.22	117309	908.9	106178.9399	817-9751

Area = 655810.70 sq ft  
 08156.14 ft  
 10 40397 sq

Total										
199	N	0	0	0	L	0.00	0	0	0	0
200	N	0	0	0	L	0.00	0	0	0	0
201	N	0	0	0	L	0.00	0	0	0	0
202	N	0	0	0	L	0.00	0	0	0	0
203	N	0	0	0	L	0.00	0	0	0	0
204	N	0	0	0	L	0.00	0	0	0	0
205	N	0	0	0	L	0.00	0	0	0	0
206	N	0	0	0	L	0.00	0	0	0	0
207	N	0	0	0	L	0.00	0	0	0	0
208	N	0	0	0	L	0.00	0	0	0	0
209	N	0	0	0	L	0.00	0	0	0	0
210	N	0	0	0	L	0.00	0	0	0	0
211	N	0	0	0	L	0.00	0	0	0	0
212	N	0	0	0	L	0.00	0	0	0	0
213	N	0	0	0	L	0.00	0	0	0	0
214	N	0	0	0	L	0.00	0	0	0	0
215	N	0	0	0	L	0.00	0	0	0	0
216	N	0	0	0	L	0.00	0	0	0	0
217	N	0	0	0	L	0.00	0	0	0	0
218	N	0	0	0	L	0.00	0	0	0	0
219	N	0	0	0	L	0.00	0	0	0	0
220	N	0	0	0	L	0.00	0	0	0	0

Area = 655810.70 sq ft  
 08156.14 ft  
 10 40397 sq

**VICINITY MAP**



**APPROVALS**

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

KITITAS COUNTY ENGINEER \_\_\_\_\_

KITITAS 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 ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITITAS COUNTY HEALTH OFFICER \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

CERTIFICATE OF KITITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 17-18-08000-0022

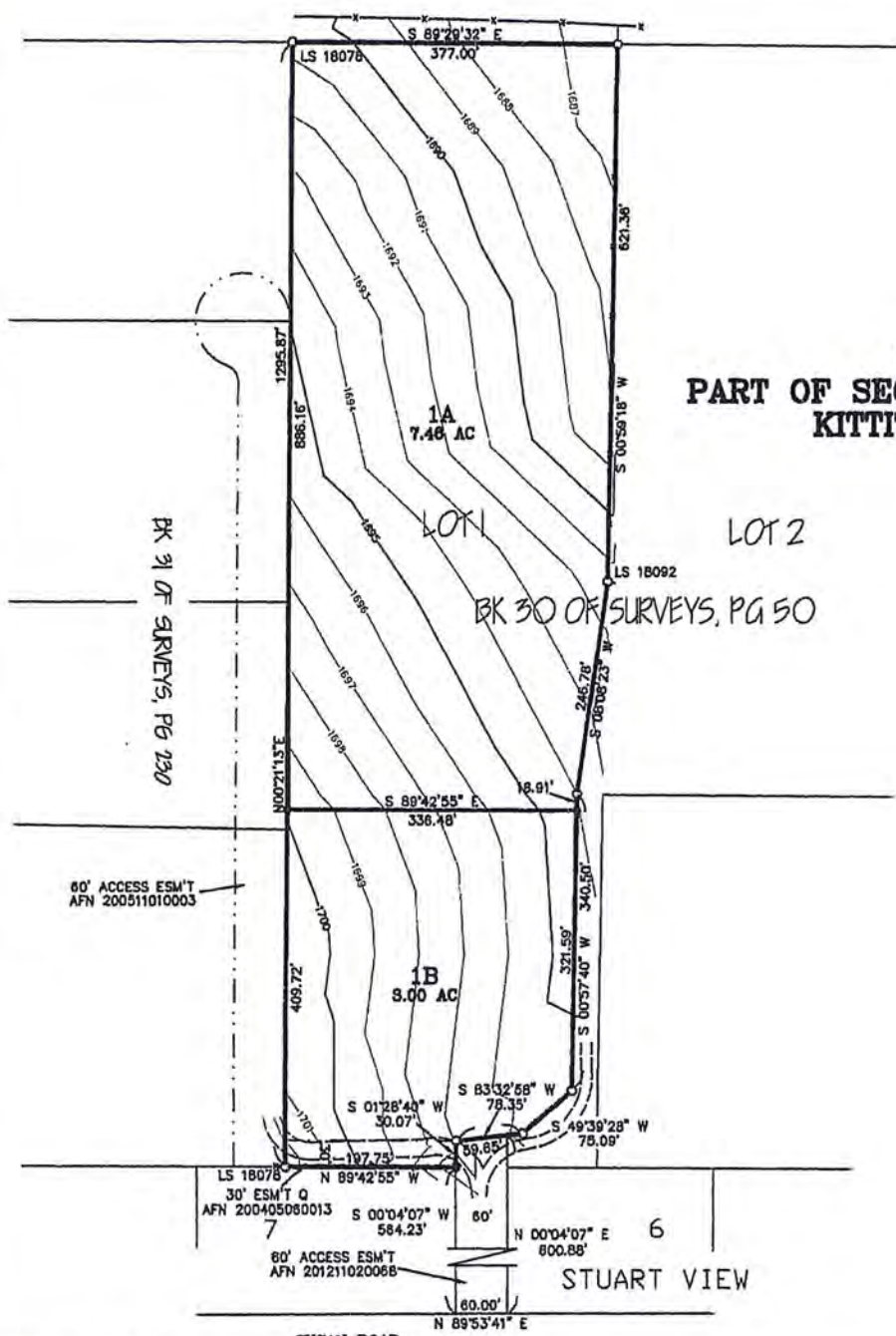
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITITAS COUNTY TREASURER \_\_\_\_\_

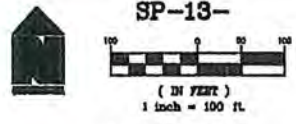
NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: JEFFREY DUNCAN  
 ADDRESS: 3112 - 239TH PL SE  
 SAMMAMISH, WA 98075  
 PHONE: (206) 418-1520

EASTING ZONE: AG-20  
 SOURCE OF WATER: INDIVIDUAL OR SHARED WELLS  
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS  
 STORM WATER: NO IMPROVEMENTS PER THIS APP.  
 WIDTH AND TYPE OF ACCESS: PRIVATE ACCESS ESM'T  
 NO. OF SHORT PLATTED LOTS: TWO (2)  
 SCALE: 1" = 100'

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



**HANSEN SHORT PLAT  
 PART OF SECTION 8, T. 17 N., R. 18 E., W.M.  
 KITITAS COUNTY, WASHINGTON**



- LEGEND**
- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
  - FOUND PIN & CAP LS 18092 EXCEPT AS NOTED
  - x— FENCE

**AUDITOR'S CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2013, at \_\_\_\_\_ M., in Book L of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates. RECEIVING NO. \_\_\_\_\_

JERALD V. PETTY by \_\_\_\_\_  
 KITITAS COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of KEVIN HANSEN in MAY of 2013.

*Chris Cruse*  
**CHRISTOPHER C. CRUSE**  
 Professional Land Surveyor  
 License No. 36815  
 DATE: 5/30/2013

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98928 (509) 982-8242  
**HANSEN SHORT PLAT**



SP-13-

**HANSEN SHORT PLAT  
PART OF SECTION 8, T. 17 N., R. 18 E., W.M.  
KITTTAS COUNTY, WASHINGTON**

**ORIGINAL PARCEL DESCRIPTIONS**

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED IN BOOK 30 OF SURVEYS, PAGE 50, UNDER AUDITOR'S FILE NO. 200405060013, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

**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 AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS, PAGE 50 AND THE SURVEYS REFERENCED THEREON.
5. PER KITTTAS COUNTY CODE 16.18.060, 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. 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.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTTAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
11. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
12. 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)
13. ACCORDING TO KITTTAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1A HAS      IRRIGABLE ACRES; LOT 1B HAS      IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
14. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
15. 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.
16. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
17. 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.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT KEVIN J. HANSEN AND TONIA M. HANSEN, HUSBAND AND WIFE, THE UNDERSIGNED PURCHASERS 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., 2013.

\_\_\_\_\_  
KEVIN J. HANSEN

\_\_\_\_\_  
TONIA M. HANSEN

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON } s.s.  
COUNTY OF KITTTAS }

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEVIN J. HANSEN AND TONIA M. HANSEN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

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



**AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2013, at \_\_\_\_\_ M., in Book L of Short Plats  
at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

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

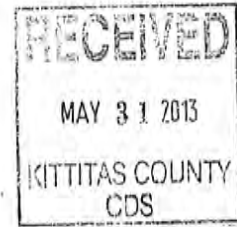
JERALD V. PETTIT by: \_\_\_\_\_  
KITTTAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 982-8242  
**HANSEN SHORT PLAT**





# Chicago Title Insurance Company



## COMMITMENT FOR TITLE INSURANCE

Issued by  
**Chicago Title Insurance Company**

*Chicago Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.*

*This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.*

*All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.*

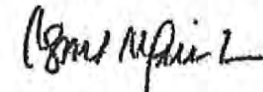
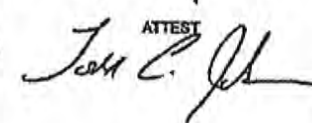
*The Company will provide a sample of the policy form upon request.*

*IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.*

Issued by:  
AMERITITLE  
P.O. BOX 617  
101 WEST 5<sup>TH</sup> AVENUE  
ELLENSBURG, WA 98926  
(509) 925-1477

CHICAGO TITLE INSURANCE COMPANY



By:   
ATTEST   
President  
Secretary

Countersigned:   
Authorized Signatory

## COMMITMENT FOR TITLE INSURANCE

Prepared for:  
AmeriTitle Escrow Closing Dept.  
P.O. Box 617  
503 North Pearl  
Ellensburg WA 98926  
509-925-1477  
(FAX) 509-962-8325  
ellensburg@ameri-title.com  
Attn: **Schiree Sullivan**

Inquiries should be made to:  
AMERITITLE  
P. O. Box 617  
101 West 5th Avenue  
Ellensburg WA 98926  
(509) 925-1477 / FAX (509) 962-3111  
Email: ellensburg@ameri-title.com

### SCHEDULE A

Title Number: **0118298-E**  
Policy underwritten by: **CHICAGO TITLE**  
Title Officer: **MARLENE WYATT**  
Your Reference No.: **DUNCAN / HANSEN**

1. Effective Dated as of **May 17, 2013 at 8:00 A.M.**

2. Policy or Policies to be issued:	Liability	Premium
ALTA Owner's Policy (6/17/06)	\$95,000.00	\$486.00
Standard	Sales Tax:	\$38.88
Easement Charge		\$100.00
	Sales Tax:	\$8.00

Proposed Insured:  
**KEVIN J. HANSEN AND TONIA M. HANSEN, HUSBAND AND WIFE**

3. The estate or interest in the land which is covered by this Commitment is:

**FEE SIMPLE ESTATE**

4. Title to the estate or interest in the land is at the effective date hereof vested in:

**JEFFREY D. DUNCAN, AS HIS SEPARATE ESTATE AND CHRISTINE A. HUESTIS, WHO ACQUIRED TITLE AS CHRISTINE A. DUNCAN, AS HER SEPARATE ESTATE, EACH AS TO AN INDETERMINATE INTEREST**

5. The land referred to in this Commitment is described as follows:

**As fully set forth on attached.**

**SCHEDULE A (Continued)**

Order No.: 0118298-E

Legal Description:

Parcel 1 of that certain survey recorded in Book 30 of Surveys, page 50, under Auditor's File No. 200405060013, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 8, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

**END OF SCHEDULE A**

**SCHEDULE B – SECTION I**

File No.: 0118298-E

**REQUIREMENTS**

1. Instruments necessary to create the estate or interest or mortgage to be insured must be properly executed, delivered, and duly filed for record.
2. The legal description contained in this commitment is based on information provided with the application for title insurance and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the legal description does not conform to their expectations.

**END OF SCHEDULE B - SECTION I**

## SCHEDULE B – SECTION II

File No.: 0118298-E

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

### GENERAL EXCEPTIONS:

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.
- K. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

**End of General Exceptions**

**SCHEDULE B – SECTION II continued**

File no: **0118298-E**

**SPECIAL EXCEPTIONS:**

1. General taxes and assessments for the second half of the year 2013, which become delinquent after October 31, 2013, if not paid.  
Amount : \$722.71  
Tax No. : 17-18-08000-0022 (848433)

NOTE: First half 2013 taxes and assessments have been paid in the amount of \$722.72.  
General taxes and assessments for the full year: \$1,445.43.

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

2. Lien of real estate excise sales tax upon any sale of said premises, if unpaid. Real estate excise tax on said property is subject to tax at the rate of 1.53% (State = 1.28%; Local = 0.25%).
3. 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 therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

4. 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.
5. 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)

NOTE: The policy/policies to be issued include(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph J in the general exceptions which are printed on Schedule B herein.

The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies.

**SCHEDULE B – SECTION II continued**

File no: **0118298-E**

6. Reservations of irrigation rights reserved by James L. Thompson and Delma T. Thompson, husband and wife in Real Estate Contract dated June 30, 1979 and recorded July 3, 1979 in Volume 117, page 300 under Auditor's File No. 433866.
  
7. Exceptions and Reservations as contained in Instrument  
From : Robert E. Belsaas, a single man  
Dated : December 8, 1986  
Recorded : December 9, 1986 in Volume 254, page 61  
Auditor's File No. : 501069, as follows:  
  
"Grantor reserves a one-half undivided one-half interest in all oil, gas, and other minerals."  
  
Present ownership and other matters affecting said reservation not shown herein.
  
8. Any question arising due to fence lines lying outside of the North boundary of said premises as disclosed by survey recorded in Book 17 of Surveys, page 51, under Auditor's File No. 536407.
  
9. Easement for electric transmission and distribution line, together with necessary appurtenances, as granted by instrument recorded on March 1, 1991, in the office of the recording officer of Kittitas County, Washington under recording number 537479.  
To : Puget Sound Power & Light Company, a Washington corporation  
Affects : A strip of land 20 feet in width across said premises
  
10. Agreement by and between Dennis H. Chapman and Jenny L. Chapman, husband and wife, Grantor and Thomas G. Reardon, an unmarried man, Grantee, as contained in deed recorded July 10, 1991 in Volume 323, page 712, under Auditor's File No. 540843, as follows:  
  
"Grantor will allow Grantee to use existing sprinkler system provided that Grantee shares equally the cost of maintenance of the system on said parcel."
  
11. 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 February 18, 2000, under Kittitas County Auditor's File No. 200002180002.  
In favor of : Puget Sound Energy, Inc., a Washington corporation  
For : To construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the Easement Area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity, together with the right of access over and across said property  
Affects : A portion of said premises
  
12. Matters disclosed on the Survey recorded May 6, 2004, in Book 30 of Surveys, page 50, under Auditor's File No. 200405060013, including but not limited to the following:  
a) 30' easement.  
b) Notes contained thereon.

**SCHEDULE B – SECTION II continued**

File no: 0118298-E

13. Terms and conditions of decree of Dissolution:  
Entered : April 15, 2008  
Superior Court Cause No. : 07-3-00140-5  
Between Petitioner : Christine Ann Duncan  
And Respondent : Jeffrey Dean Duncan  
Which state in part as follows : Undisclosed

We find the property settlement agreement is sealed and unavailable for review. We may be willing to reconsider this exception upon providing of a copy of the Property Settlement Agreement.

14. Terms and conditions for use and maintenance as contained in grant of appurtenant ingress, egress and utility easement conveyed by Mark A. Timko and Michele Timko, husband and wife, Grantors, to Christine A. Huestis, formerly Christine A. Duncan, and Jeffrey D. Duncan, formerly wife and husband, Grantees, recorded November 2, 2012, under Auditor's File No. 201211020068 as follows:

"Each party hereto and their successors and assigns shall be responsible for one-half the cost of any maintenance with respect to the gravel road presently constructed over and across Easement I which maintenance shall include application of additional gravel, ditching and grading as reasonably necessary to maintain a reasonably smooth gravel surface roadway as the same now exists. Any improvement of the road to a condition better than the gravel surfaced roadway now existing shall be accomplished only with the consent of all of the owners benefited. However, if any property owner does not consent to an improvement, the other property owner may nevertheless provide and pay for such improvement, provided, however, that the non-consenting party shall not be required to bear any cost of said road improvement or any increased maintenance caused by such improvement."

15. Terms and conditions for use and maintenance of an appurtenant easement for the purpose of transportation of irrigation water by one underground pipe from an identified "Irrigation Riser" as shown on Boundary Line Adjustment survey recorded under Kittitas County Auditor's File No. 200405060013, as conveyed by Mark A. Timko and Michele Timko, husband and wife, to Christine A. Huestis, formerly Christine A. Duncan, and Jeffrey D. Duncan, formerly wife and husband, as tenants in common, as set forth in instrument recorded November 2, 2012, under Auditor's File No. 201211020068.

**END OF SCHEDULE B – SECTION II**



## NOTES

File No.: 0118298-E

The following matters will not be listed as Special Exceptions in Schedule B of the policy or policies to be issued. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy or policies to be issued:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):  
Parcel 1, Book 30 of Surveys, page 50, ptn of NW Quarter of Section 8, Township 17N, Range 18E, W.M.
2. The following endorsements will be attached to the ALTA Owner's policy when issued: NONE
3. 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.
4. In the event this transaction fails to close and this commitment is cancelled, a minimum cancellation fee of \$54.00 may be charged to comply with the State Insurance Code and the filed schedule of this Company.

END OF NOTES

MW/lmw

3 cc: AmeriTitle: Schiree Sullivan

1 cc: ReMax: Susan Ferrell  
susanf@ellensburg.com

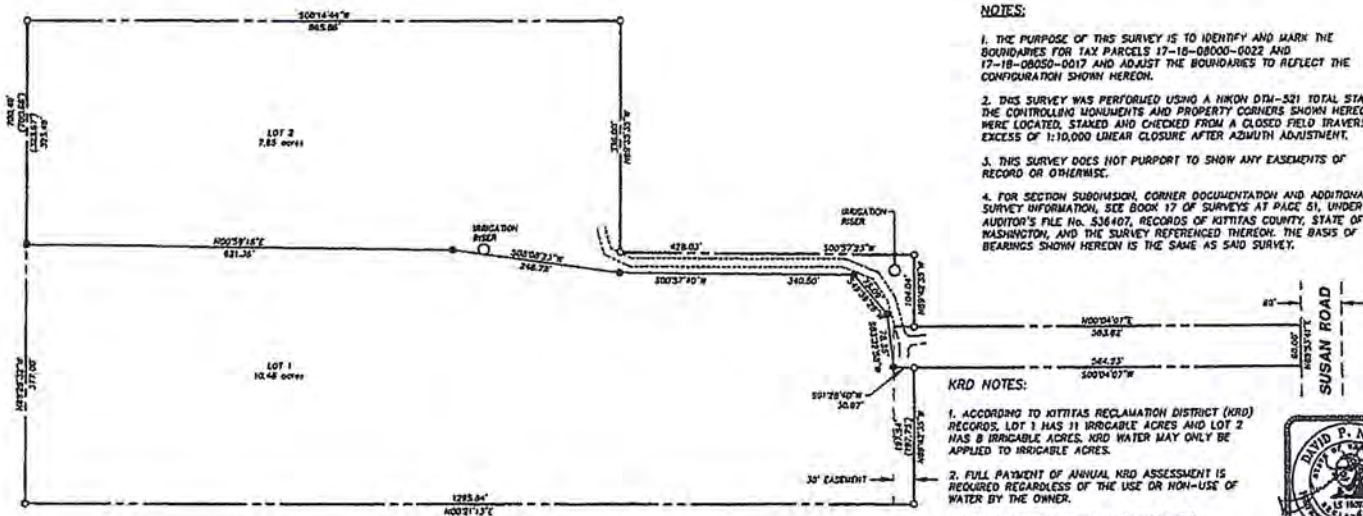
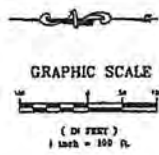
## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*

30-50

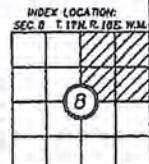
RECEIVING NUMBER 200405060013

## BOUNDARY LINE ADJUSTMENT PTN. OF SECTION 8, T.17N., R18E., W.M. KITITAS COUNTY, WASHINGTON.



- NOTES:**
1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MARK THE BOUNDARIES FOR TAX PARCELS 17-18-08000-0022 AND 17-18-08050-0017 AND ADJUST THE BOUNDARIES TO REFLECT THE CONFIGURATION SHOWN HEREON.
  2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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 ADMUTH ADJUSTMENT.
  3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
  4. FOR SECTION SUBMISSION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 17 OF SURVEYS AT PAGE 51, UNDER AUDITOR'S FILE No. 536407, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, AND THE SURVEY REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY.

- KRD NOTES:**
1. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 11 IRRIGABLE ACRES AND LOT 2 HAS 8 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
  2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
  3. 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.
  4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
  5. 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.



**EXISTING LEGAL DESCRIPTION:**  
PARCEL E OF THAT CERTAIN SURVEY RECORDED IN BOOK 17 OF SURVEYS AT PAGE 51, UNDER AUDITOR'S FILE No. 536407, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

**LEGEND**

- SET 1/2" REBAR
- FOUND REBAR
- FENCE
- ( ) RECORD DATA

200405060013

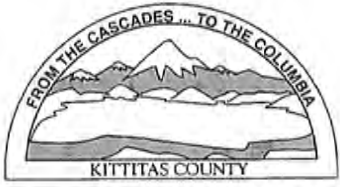
30/50

RECORDER'S CERTIFICATE 200405060013  
Filed for record this 16 day of May 2004 at 2:04 PM in book 17 of surveys at page 51 of the request of DAVID P. NELSON  
DAVID G. BOWEN  
County Auditor

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of CHRIS BUNGAN in MAR. 2004.  
DAVID P. NELSON  
Certificate No. 18022

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
214 PENNSYLVANIA AVE.  
CLB BLVD, WASHINGTON 98022  
PHONE: 800-724-1414  
FAX: 206-724-1414

<b>BOUNDARY LINE ADJUSTMENT</b> PREPARED FOR CHRIS BUNGAN A PORTION OF THE NE 1/4 SEC. 8, T17N. R18E. W.M.			
KITITAS COUNTY		WASHINGTON	
OWN BY	DATE	JOB NO.	
D.P./T.R.	05/2004	04522	
CHKD BY	SCALE	SHEET	
D. NELSON	1"=100'	1 of 1	



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

**RECEIPT NO.: 00017520**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

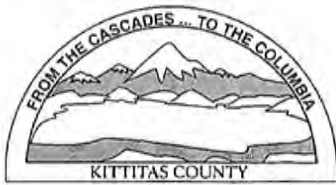
**Account name:** 017681

**Date:** 5/31/2013

**Applicant:** JEFF DUNCAN

**Type:** check # 9414

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00007	EH SHORT PLAT FEE	40.00
	Total:	40.00



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

**RECEIPT NO.:** 00017519

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 017681

**Date:** 5/31/2013

**Applicant:** JEFF DUNCAN

**Type:** check # 5004

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00007	CDS FEE FOR SHORT PLAT	720.00
SP-13-00007	EH SHORT PLAT FEE	430.00
SP-13-00007	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00007	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,500.00