

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

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 09/23/13 14:21 by dde18

Acct #: 84329

Ad #: 972493

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 09/26/2013 Stop: 09/26/2013
Times Ord: 1 Times Run: ***
STD6 2.00 X 5.93 Words: 303
Total STD6 11.86
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 102.00
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descrpt: N/APP CU-13-00009
Given by: *
Created: dde18 09/23/13 14:07
Last Changed: dde18 09/23/13 14:20

COMMENTS:

COPIED from AD 922040

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	09/26			
IN	A		97 S	09/26			

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)

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Ad #: 972493

Status: N

NOTICE OF APPLICATION

Project Name: Lowatchie (SP-13-00009)

Applicant: Cruse and Associates authorized agent for Frank Lowatchie, landowner

Location: 1 parcel, located approximately just northwest of the city of Ellensburg at 811 West Bender Road, in a portion of Section 26, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-26050-0001.

Proposal: Cruse and Associates authorized agent for Frank Lowatchie, landowner, has submitted a preliminary short plat application to subdivide approximately 1.93 acres into one 1.33 acre lot and one 0.60 acre lot. The subject property is zoned Urban Residential.

Materials Available for Review: The submitted application and related file 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/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 Friday, October 11, 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; e-mail at jeff.watson@co.kittitas.wa.us

Notice of Application: Thursday, September 26, 2013

Application Received: Wednesday, September 11, 2013

Application Complete: Monday, September 23, 2013

Publication Date: Thursday, September 26, 2013

Jeff Watson

From: Jeff Watson
Sent: Monday, September 23, 2013 1:35 PM
To: legals@kvnews.com
Subject: Publication Request
Attachments: SP-13-00009 Lowatchie Notice of Application Legal.docx

Please publish the attached on: Thursday September 26, 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
509-933-8274

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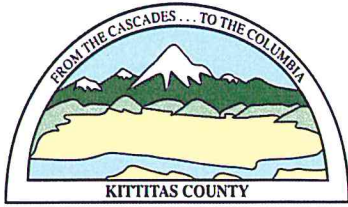
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KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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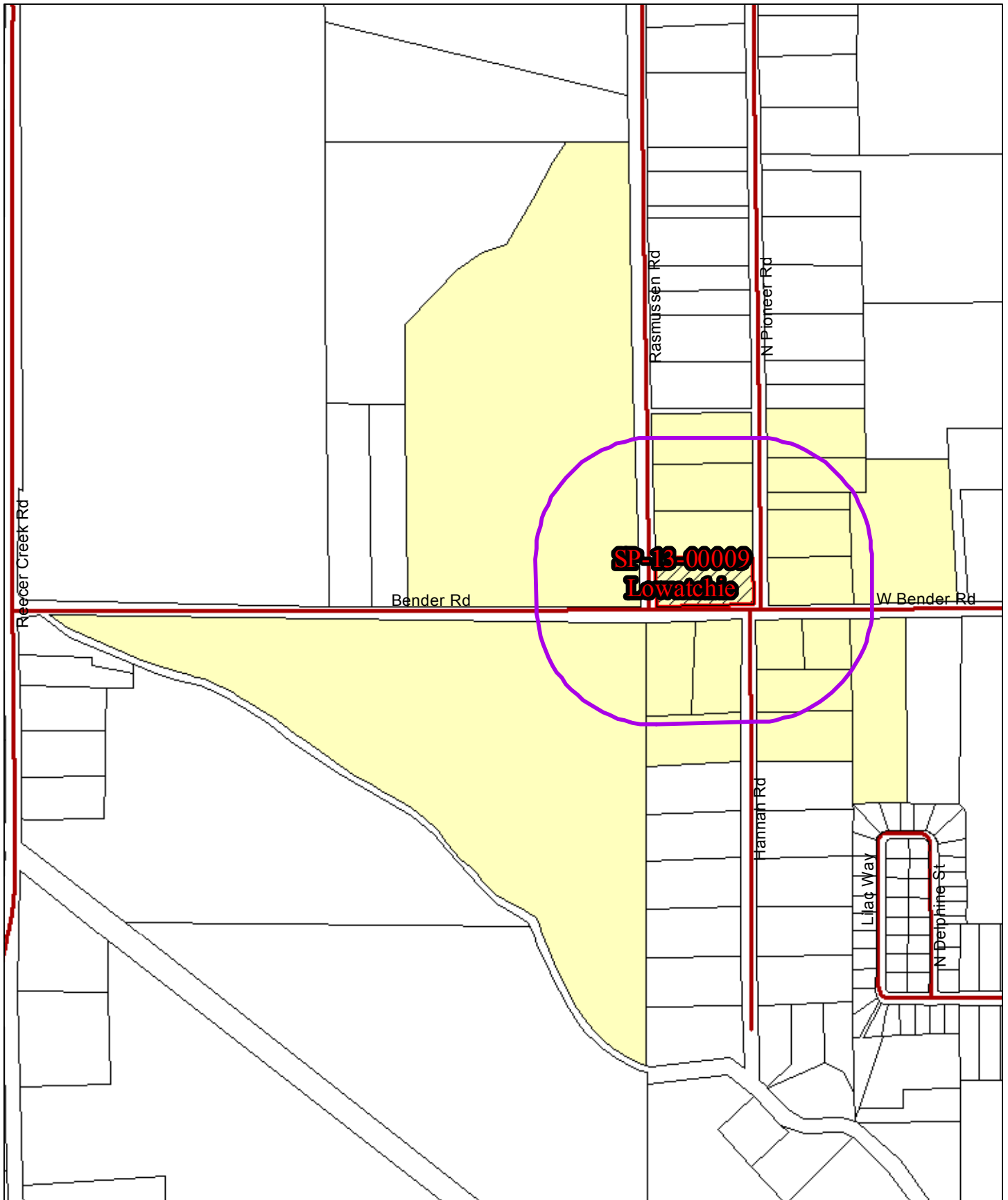
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Signature Planner of Record

9/26/2013
Date



SP-13-00009
Lowatchie

Adjacent Properties for
Mailing Notification

**WILLIAMS, JEREMY T &
ANNETTE E
PO BOX 837
ELLENSBURG WA 98926-1922**

**JOHNSON, FRANK F
2807 N PIONEER RD
ELLENSBURG WA 98926-9475**

**MCINELLY, WELLS A
2600 N HANNAH RD
ELLENSBURG WA 98926-9402**

**WOODS, JOHN N
1206 W BENDER RD
ELLENSBURG WA 98926-9408**

**TOLMAN, ROSCO N & NADINE M
704 W BENDER RD
ELLENSBURG WA 98926**

**STAWICKI, CAROL V.
607 W BENDER RD
ELLENSBURG WA -98926**

**VIRDEN, LARRY ETUX
2808 N PIONEER RD
ELLENSBURG WA 98926**

**WOODS, JOHN N ETUX
1206 W BENDER RD
ELLENSBURG WA 98926**

**LOWERY, ROBERT ETUX
2714 PIONEER RD
ELLENSBURG WA 98926**

**STRAND FAMILY LTD
PARTNERSHIP
4140 MANASTASH RD
ELLENSBURG WA -98926**

**LOWATCHIE, FRANK K ETUX
811 W BENDER RD
ELLENSBURG WA 98926**

**PHILIPP, JOHN C ETUX
812 W BENDER RD
ELLENSBURG WA -98926**

**HUSSMAN, STEPHEN J &
JOLEEN R
2800 N PIONEER RD
ELLENSBURG WA -98926**

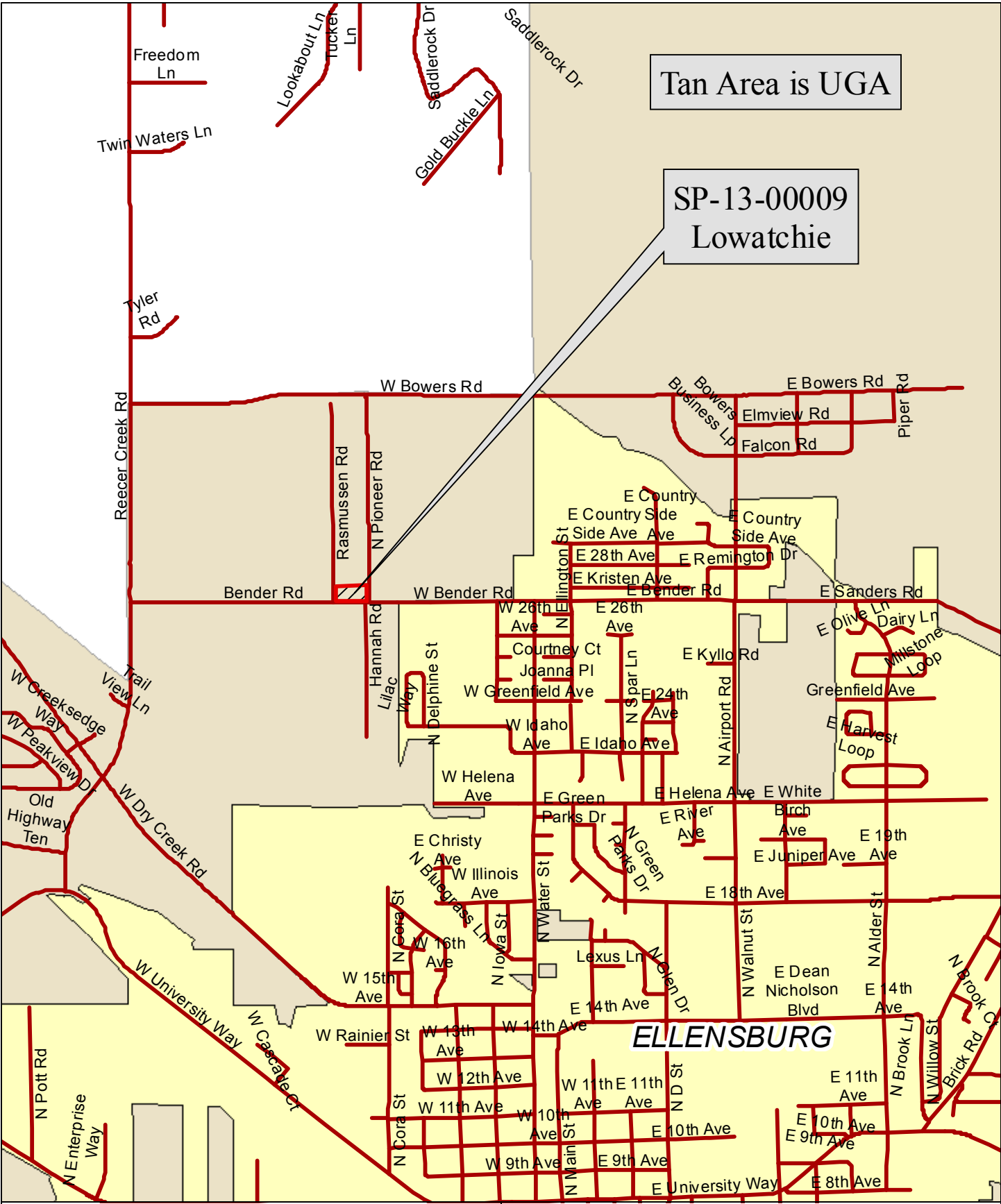
**BALL, MICHAEL A ETUX
2606 HANNAH RD
ELLENSBURG WA 98926**

**BAIR, JEREMY R ETUX
2801 N PIONEER RD
ELLENSBURG WA -98926**

**RIVERA, DION A ETUX
PO BOX 1021
ELLENSBURG WA -98926**

**JOHNSON, KAREN
2601 HANNAH RD
ELLENSBURG WA -98926**

**RONNING, CRAIG T ETAL
4130 HANSON RD
ELLENSBURG WA -98926**



Tan Area is UGA

SP-13-00009
Lowatchie

ELLENSBURG

SP-13-00009
Lowatchie

Area
Map



Google earth



bing™

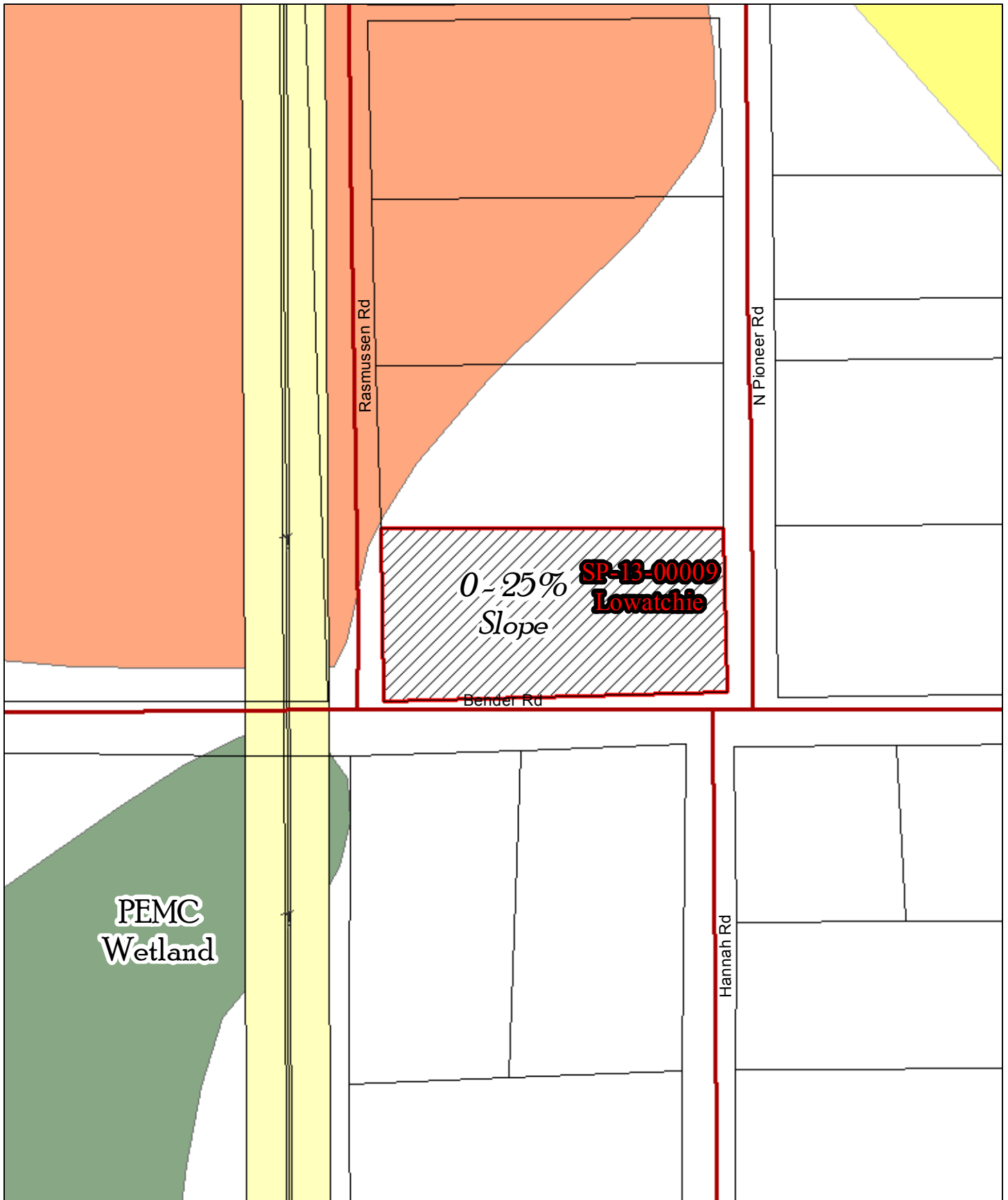
©2013 Microsoft Corporation

SP-13-00009
Lowatchie

Vertical Air
Photo

jeff.watson

9/23/2013



SP-13-00009
Lowatchie

Critical Areas
Map

Critical Areas Checklist

Monday, September 23, 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?

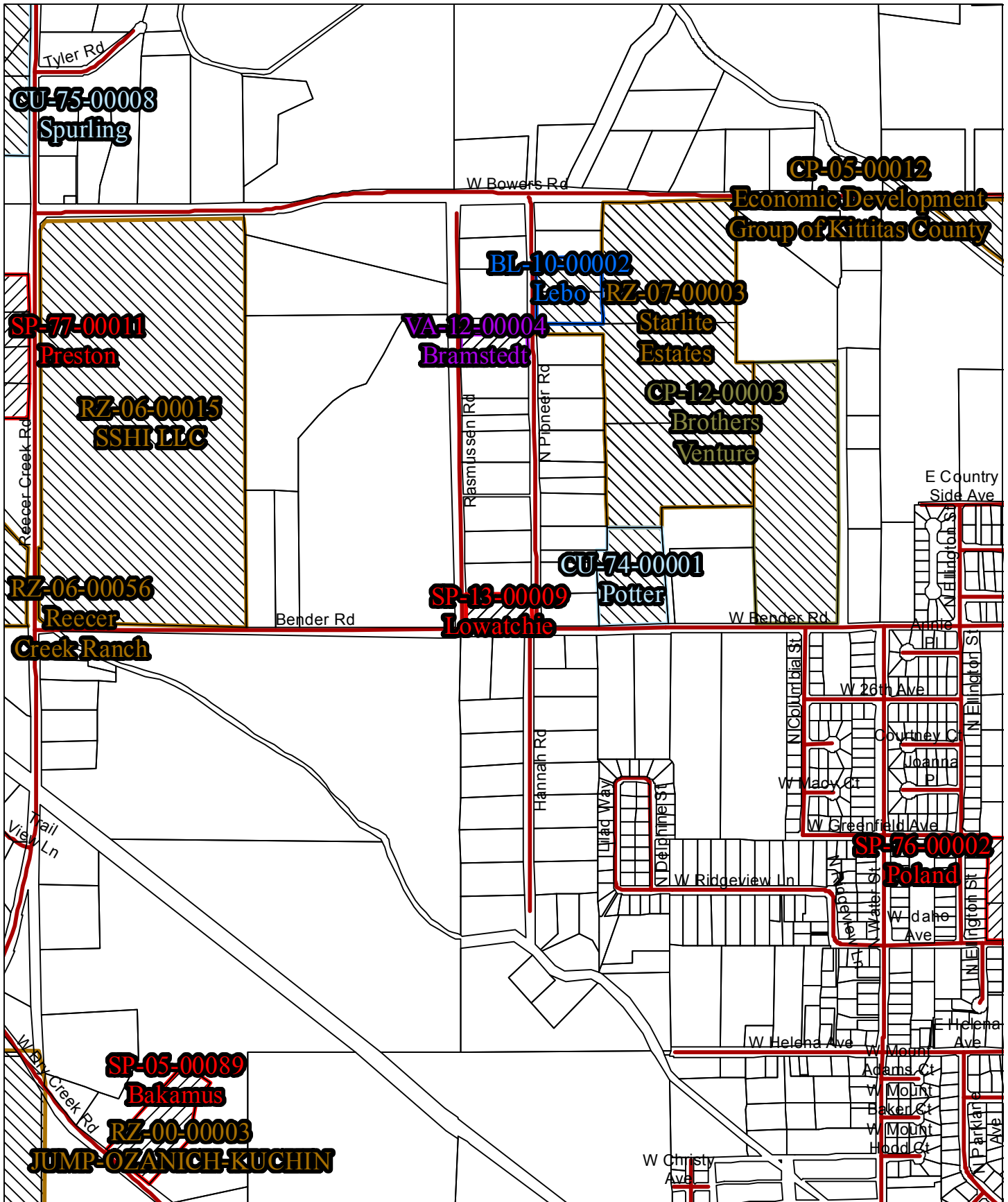
Is the project parcel in or near a Coal Mine area? Yes No

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?



SP-13-00009
Lowatchie

Regional Land Use
Map

MEADOW VIEW

KITTITAS COUNTY

STATE OF WASHINGTON



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE KAMIKIN CORP., THE UNDERSIGNED, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN HEREON."

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND SEAL THIS 19 DAY OF June, A.D. 1963.

KAMIKIN CORPORATION
BY William R. Hooper
WILLIAM R. HOOPER, PRESIDENT
Maurice F. Risken
MAURICE F. RISKEN, SECRETARY

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID.

THIS 13th DAY OF June, A.D. 1963

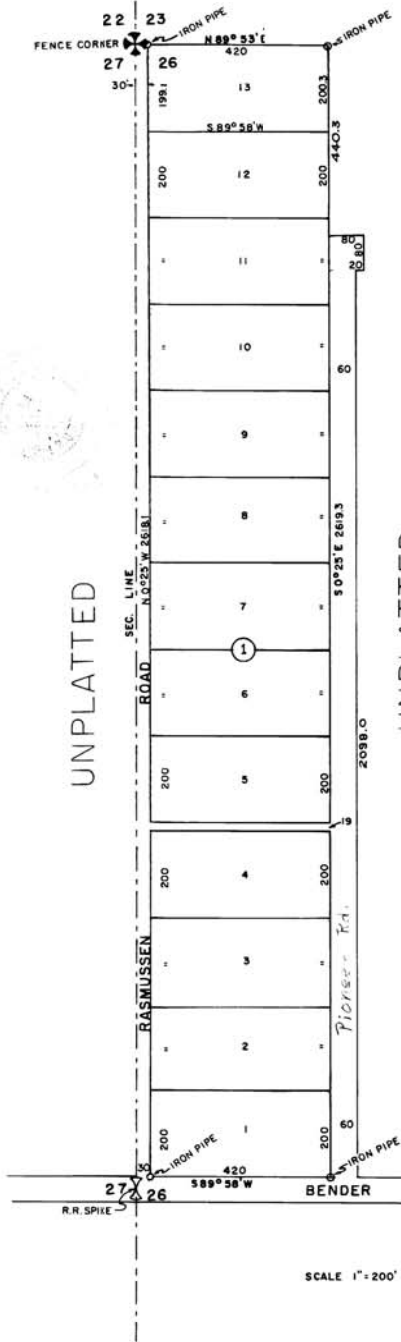
Lucille Veenhuis
LUCILLE VEENHUIS COUNTY TREASURER

FILED FOR RECORD AT THE REQUEST OF THE KITTITAS COUNTY BOARD OF COMMISSIONERS June 19, A.D. 1963, AT 4:48 MINUTES 3 O'CLOCK P. M. AND RECORDED IN VOLUME 3 OF PLATS, ON PAGE 74 RECORDS OF KITTITAS COUNTY, WASHINGTON.

Marion Darter
KITTITAS COUNTY AUDITOR

BY G. Stern
DEPUTY COUNTY AUDITOR

TOWNSHIP 18 NORTH, RANGE 18 EAST



ACKNOWLEDGEMENT:

STATE OF WASHINGTON 55
COUNTY OF KITTITAS

ON THIS 19 DAY OF June, 1963 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM R. HOOPER AND MAURICE F. RISKEN TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE KAMIKIN CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT 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 AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

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

Marion Darter
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT ELLENSBURG

EXAMINED AND APPROVED THIS 22 DAY OF July, A.D. 1963

G. Stern
KITTITAS COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 5th DAY OF Aug., A.D. 1963
BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY Harold Peterson
CHAIRMAN

ATTEST: Marion Darter
CLERK OF THE BOARD

CERTIFICATE FROM ENGINEER

I HEREBY CERTIFY THAT THE PLAT OF MEADOW VIEW IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST W.M. THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND.

Carl A. Burns
LICENSED LAND SURVEYOR

DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 26 TOWNSHIP 18 NORTH, RANGE 18 EAST WILLAMETTE MERIDIAN.
THENCE NORTH 89°53' EAST 30.0 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 89°53' EAST A DISTANCE OF 4200 FEET.
THENCE SOUTH 0°25' EAST A DISTANCE OF 440.3 FEET.
THENCE NORTH 89°58' EAST A DISTANCE OF 80.0 FEET.
THENCE SOUTH 0°25' EAST A DISTANCE OF 80.0 FEET.
THENCE SOUTH 89°58' WEST A DISTANCE OF 2099.0 FEET.
THENCE SOUTH 89°58' WEST A DISTANCE OF 4800 FEET.
THENCE NORTH 0°25' WEST A DISTANCE OF 2618.1 FEET, TO THE POINT OF BEGINNING.



44-E



LOWATCHIE SHORT PLAT
PART OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON



SP-13-00009

 (IN FEET)
 1 inch = 50 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- WELL
- UTILITY POLE

ORIGINAL PARCEL DESCRIPTION

LOT 1, BLOCK 1, MEADOW VIEW, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 74, RECORDS OF SAID COUNTY.

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 _____
KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of FRANK LOWATCHIE in AUGUST of 2013.

PRELIMINARY

 Charles A. Cruse, Jr.
 Professional Land Surveyor
 License No. 18078
 DATE: 9-10-13

RECEIVED

SEP 11 2013
KITITAS COUNTY
CDS



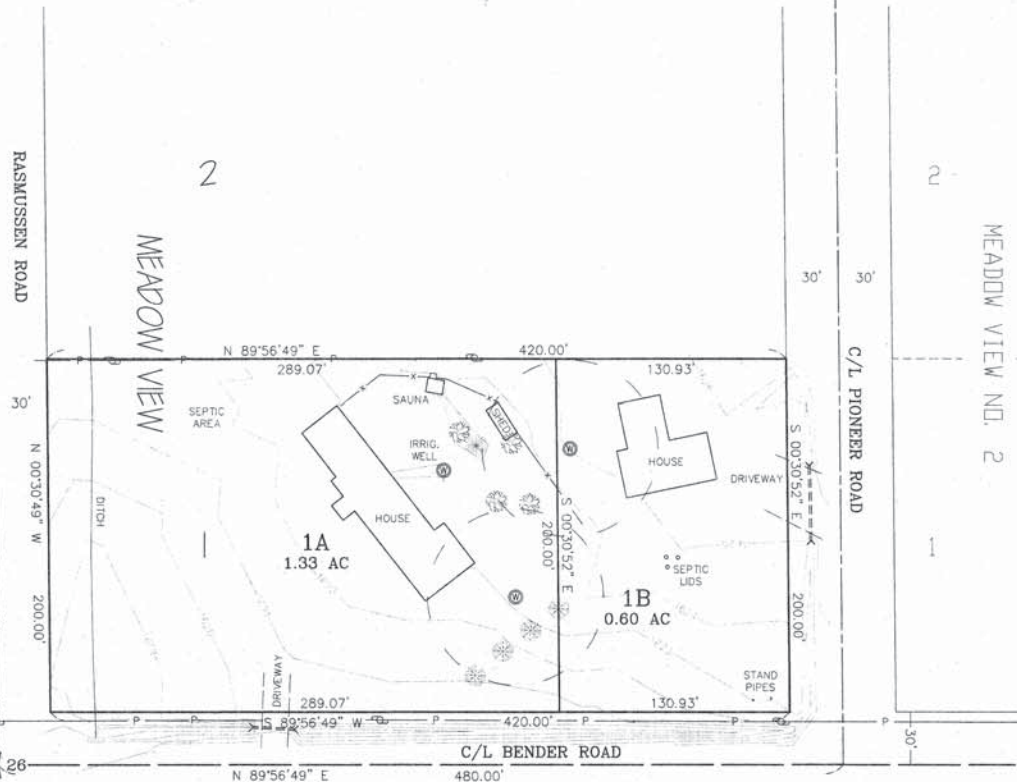
CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
LOWATCHIE SHORT PLAT

22 23
27 26

N 00°30'49" W

30'
N 00°30'49" W

27 26



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 LOWATCHIE 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. 18-18-26050-0001

DATED THIS _____ DAY OF _____ A.D., 201__

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: FRANK LOWATCHIE
ADDRESS: 811 BENDER ROAD
ELLENSBURG, WA 98926
PHONE: (509) 962-5868

EXISTING ZONE: URBAN RESIDENTIAL
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 50'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

LOWATCHIE SHORT PLAT
PART OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FRANK K. LOWATCHIE AND SUSAN A. LOWATCHIE, 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., 2013.

FRANK K. LOWATCHIE

SUSAN A. LOWATCHIE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANK K. LOWATCHIE AND SUSAN A. LOWATCHIE, 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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED SAVINGS ASSOCIATION, 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., 2013.

YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, 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 KITITAS 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 36 OF SURVEYS, PAGE 239 AND THE SURVEYS REFERENCED THEREON.
5. PER KITITAS 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 KITITAS COUNTY ROAD STANDARDS.
9. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS 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.
17. 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)

RECEIVED

SEP 11 2013

KITITAS COUNTY
CBS

AUDITOR'S CERTIFICATE

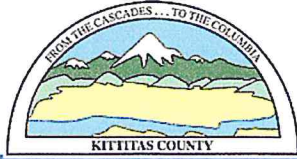
Filed for record this ____ day of _____, 2013, at _____, M., in Book L of Short Plats at page(s) _____ at the request of Cruse & Associates. RECEIVING NO. _____

GERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR



9-10-13

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



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

RECEIVED

SEP 11 2013

KITTITAS COUNTY
CDS

APPLICATION FEES:

\$720.00	Kittitas County Community Development Services (KCCDS)
\$220.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$470.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
\$1,540.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

Rose J...

DATE: 9/11/13

RECEIPT # #18782

PAID

SEP 11 2013

KITTITAS CO
DATE STAMP IN BOX
CDS

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: FRANK LOWATCHIE
Mailing Address: 811 W BENDER RD.
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 509-962-5868
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 & ASSOC
Mailing Address: PO BOX 959
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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 811 W BENDER RD.
City/State/ZIP: ELLENSBURG, WA 98926

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

MEADOW VIEW #1, LOT 1 SEC 26-18-18

6. **Tax parcel number(s):** 18-18-26050-0001

7. **Property size:** 1.92 AC (acres)

8. **Land Use Information:**

Zoning: UR Comp Plan Land Use Designation: URBAN

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. *1.92AC DIVIDED TO 1.33 & 0.60
BENDER RD, INDIVIDUAL WELLS & SEPTIC, CO. RD. ACCESS*
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?**
BENDER & PIONEER
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 Charles A. Creech Jr.

Date:

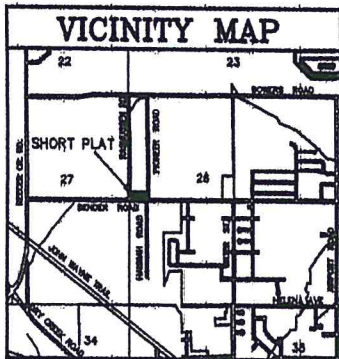
9-10-13

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

X Frank K. Lowatchie

Date:

9/6th 2013



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 LOWATCHE 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. 18-18-26050-0001

DATED THIS _____ DAY OF _____ A.D., 201____

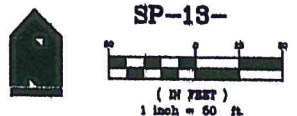
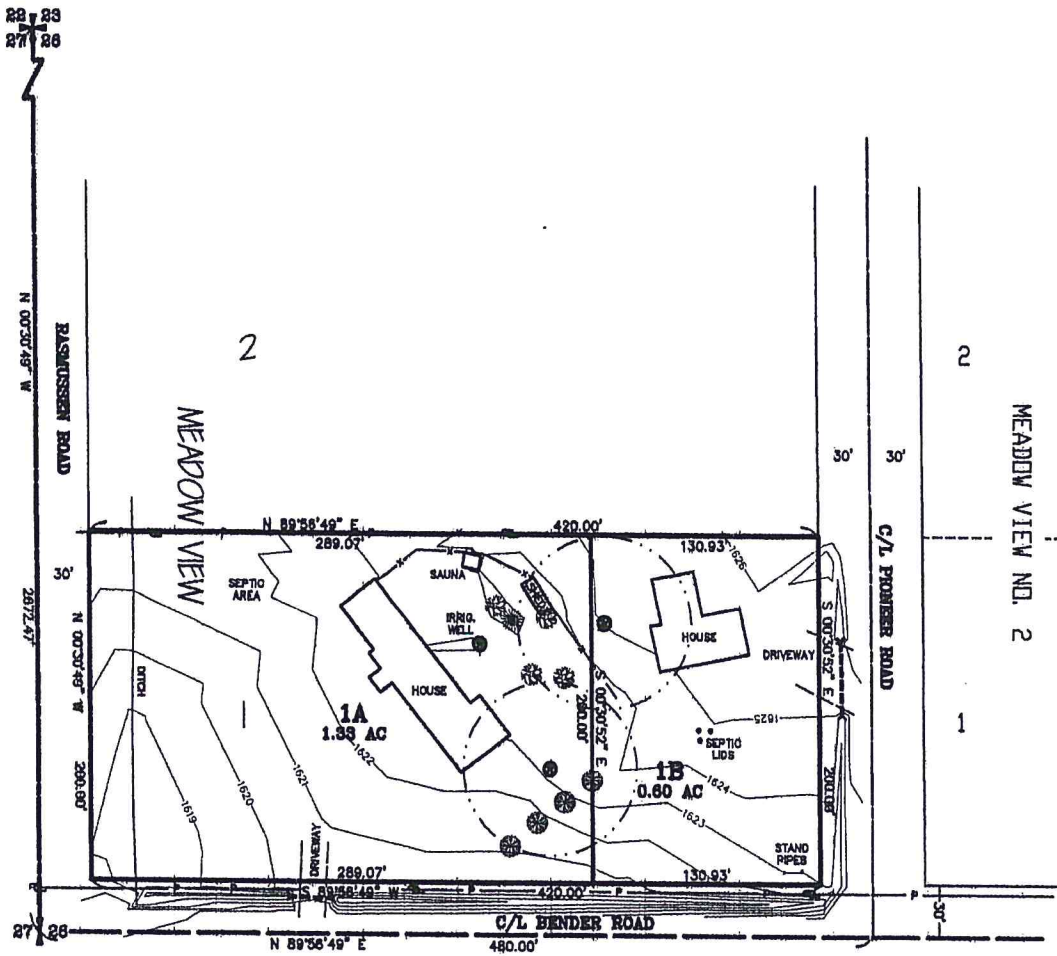
KITITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: FRANK LOWATCHE
 ADDRESS: 811 BENDER ROAD
 ELLENSBURG, WA 98926
 PHONE: (509) 982-5868

EXISTING ZONE: URBAN RESIDENTIAL
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 50'

SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

LOWATCHE SHORT PLAT PART OF SECTION 26, T. 18 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON



- ### LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
 - FOUND PIN & CAP
 - FENCE
 - WELL
 - UTILITY POLE

ORIGINAL PARCEL DESCRIPTION

LOT 1, BLOCK 1, MEADOW VIEW, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 74, RECORDS OF SAID COUNTY.

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: _____
 KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents the same made by me or under my direction in accordance with the requirements of the Surveyors Act at the request of FRANK LOWATCHE on the 10th day of AUGUST of 2013.

PRELIMINARY ONLY

DATE: 9-10-2013

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

LOWATCHE SHORT PLAT

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. WA2011-46-0118761-2013.72030-89492677

Herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: July 30, 2013 @ 8:00 AM

CHICAGO TITLE INSURANCE COMPANY

By Marlene Wyatt
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

WA2011 0118761
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: [Signature]
President

ATTEST
[Signature]
Secretary



SUBDIVISION GUARANTEE

Office File Number : 0118761
Guarantee Number : WA2011-46-0118761-2013.72030-89492677
Dated : July 30, 2013, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : LOWATCHIE

Name of Assured: CRUSE AND 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:

Lot 1, Block 1, MEADOW VIEW, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, page 74, records of said County.

Title to said real property is vested in:

FRANK K. LOWATCHIE AND SUSAN A. LOWATCHIE, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0118761

Guarantee Number: WA2011-46-0118761-2013.72030-89492677

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. General taxes and assessments for the second half of the year 2013, which become delinquent after October 31, 2013, if not paid.
Amount : \$1,720.38
Tax No. : 18-18-26050-0001 (852733)

NOTE: First half 2013 taxes and assessments have been paid in the amount of \$1,720.39.
General taxes and assessments for the full year: \$3,440.77.

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

5. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002, revised and amended in Resolution Number 04-2008 recorded March 12, 2008 under Auditor's File No. 200803120028.
6. Terms, conditions and covenants contained in Dedication and easement provisions of Meadow View as recorded in Book 3 of Plats, page 74, records of Kittitas County, Washington,, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
7. General restrictions and covenants contained in deeds from Kamiakin Corporation, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

(SCHEDULE B CONTINUED)

File No. 0118761

Guarantee Number: WA2011-46-0118761-2013.72030-89492677

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. Cascade Irrigation District Resolution 03-2006, Formation of LID#3-Hannah Road/Pioneer Road Project, and the terms and conditions thereof, executed by and between the parties herein named;
For : Cascade Irrigation District
Dated : September 5, 2006
Recorded : October 4, 2007
Auditor's File No. : 200710040004

10. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Susan A. Lowatchie and Frank K. Lowatchie, wife and husband
Trustee : Stewart Title of Kittitas County
Beneficiary : Yakima Federal Savings and Loan Association, a Federally Chartered Savings Association
Amount : \$155,000.00, plus interest
Dated : October 30, 2003
Recorded : October 31, 2003
Auditor's File No. : 200310310005

11. Contract for Reimbursement Under Water and Sewer Facilities Act (RCW 35-91) for Black Horse Development Project, and the terms and conditions thereof, executed by and between the parties herein named:
Between : City of Ellensburg and property owner
Dated : July 17, 2008
Recorded : August 5, 2008
Auditor's File No. : 200808050001

Said agreement provides that reimbursement will be at cost of \$60.50 per frontage foot on Bender Road.

END OF EXCEPTIONS

(SCHEDULE B CONTINUED)

File No. 0118761

Guarantee Number: WA2011-46-0118761-2013.72030-89492677

Notes:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):
Lot 1, Block 1, MEADOW VIEW, Book 3, Page 74.
2. Cascade Irrigation District assessments for the year 2013 have been paid.
Amount : \$93.15
Parcel No. : 852733
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.

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

MW/hh

1 cc: Marsha Mahn
Cruse and Associates

622 INV N 0 30 49 W 200.00 32880.55403 27415.99222 85 MEADOW VIEW

NO CLOSURE ERROR Area = 83997.00 sq ft 1.92831 ac

*Lowatchie SP
9/10/13*

FROM			ANGLE		DIST	NORTH	EAST	TO
***** PT/PT INVERSE START								
851	INV	N	89 56 49	E	420.00	32880.55403	27415.99222	85
852	INV	S	0 30 52	E	200.00	32680.95108	27837.78521	62
621	INV	S	89 56 49	W	420.00	32680.56207	27417.78539	62
622	INV	N	0 30 49	W	200.00	32880.55403	27415.99222	85

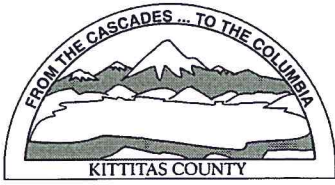
NO CLOSURE ERROR Area = 83997.00 sq ft 1.92831 ac

FROM			ANGLE		DIST	NORTH	EAST	TO
***** PT/PT INVERSE START								
851	INV	N	89 56 49	E	289.07	32880.55403	27415.99222	85
238	INV	S	0 30 52	E	200.00	32680.82981	27706.85543	238
239	INV	S	89 56 49	W	289.07	32680.56207	27417.78539	62
622	INV	N	0 30 49	W	200.00	32880.55403	27415.99222	85

NO CLOSURE ERROR Area = 57811.88 sq ft 1.32718 ac

FROM			ANGLE		DIST	NORTH	EAST	TO
***** PT/PT INVERSE START								
238	INV	N	89 56 49	E	130.93	32880.82177	27705.05941	238
852	INV	S	0 30 52	E	200.00	32680.95108	27837.78521	62
621	INV	S	89 56 49	W	130.93	32680.82981	27706.85543	238
239	INV	N	0 30 52	W	200.00	32880.82177	27705.05941	238

NO CLOSURE ERROR Area = 26185.12 sq ft 0.60113 ac



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

RECEIPT NO.: 00018782

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027562

Date: 9/11/2013

Applicant: LOWATCHIE, FRANK K ETUX

Type: check # 1408

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00009	CDS FEE FOR SHORT PLAT	720.00
SP-13-00009	EH SHORT PLAT FEE	470.00
SP-13-00009	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00009	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,540.00