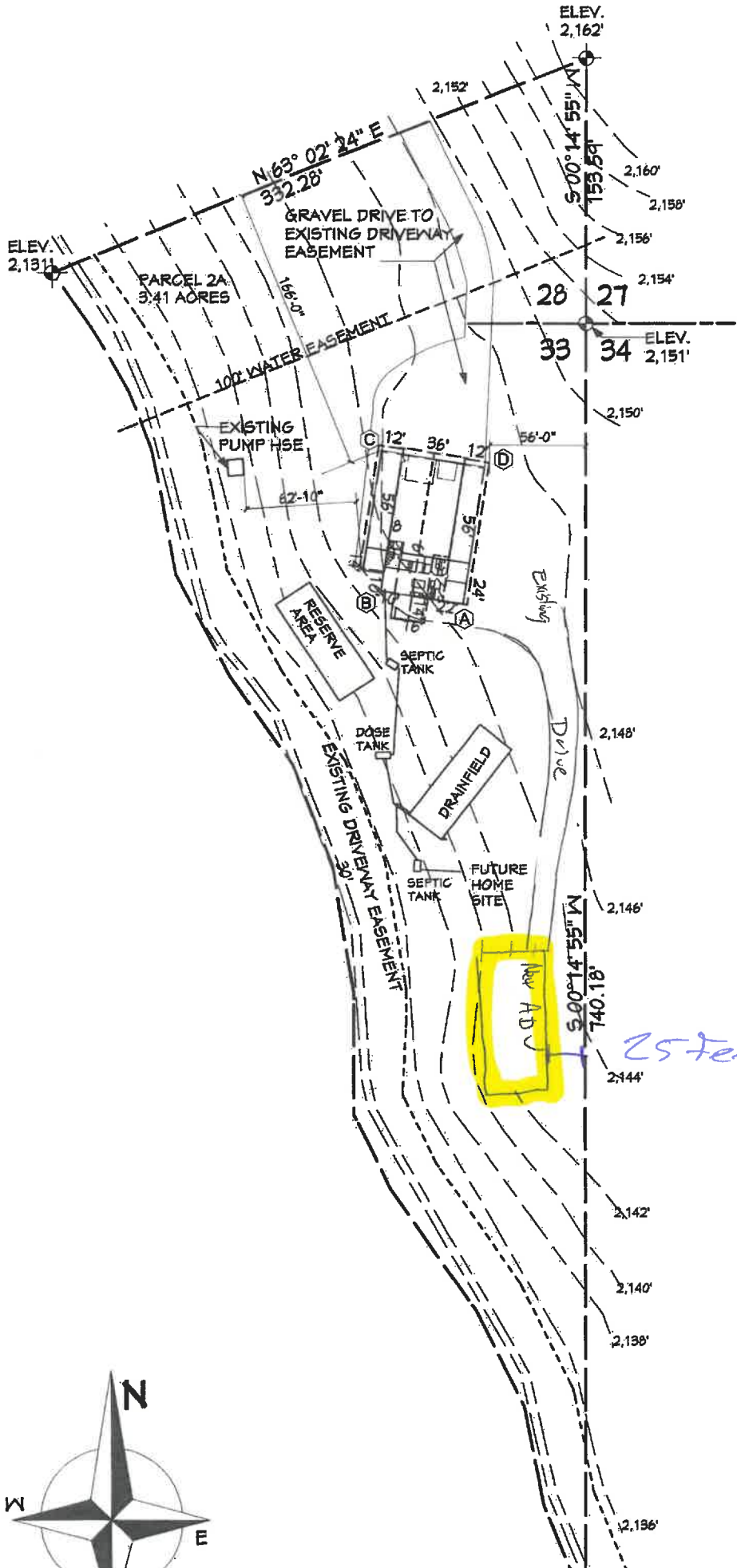


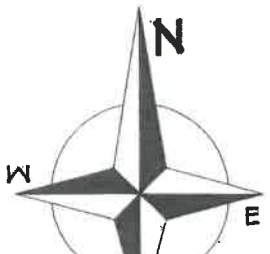
Hill Residence  
Abd Fungy M Dr,  
CE #100 WA 98922

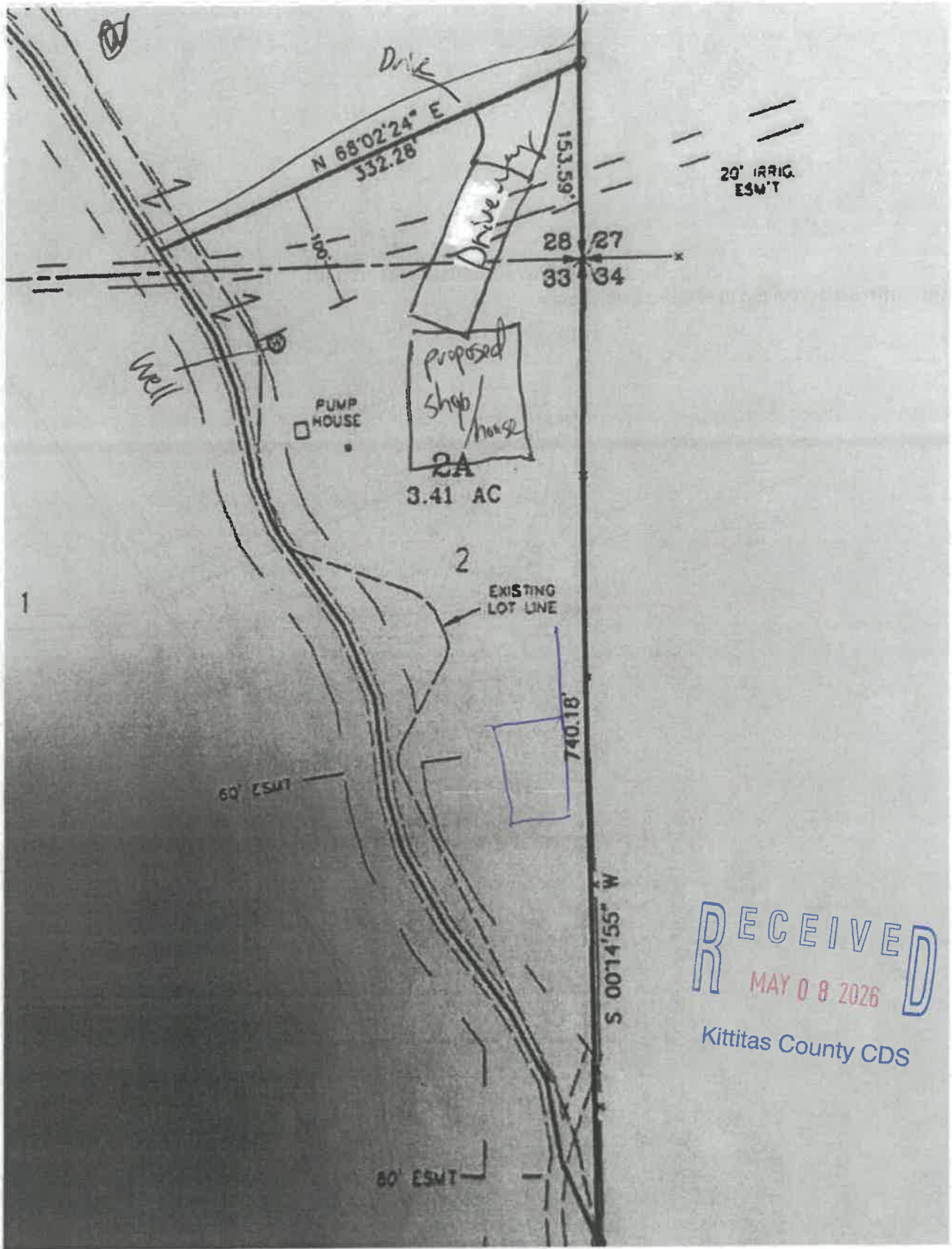
KITTITAS CO CDS  
RECEIVED  
04/20/2026

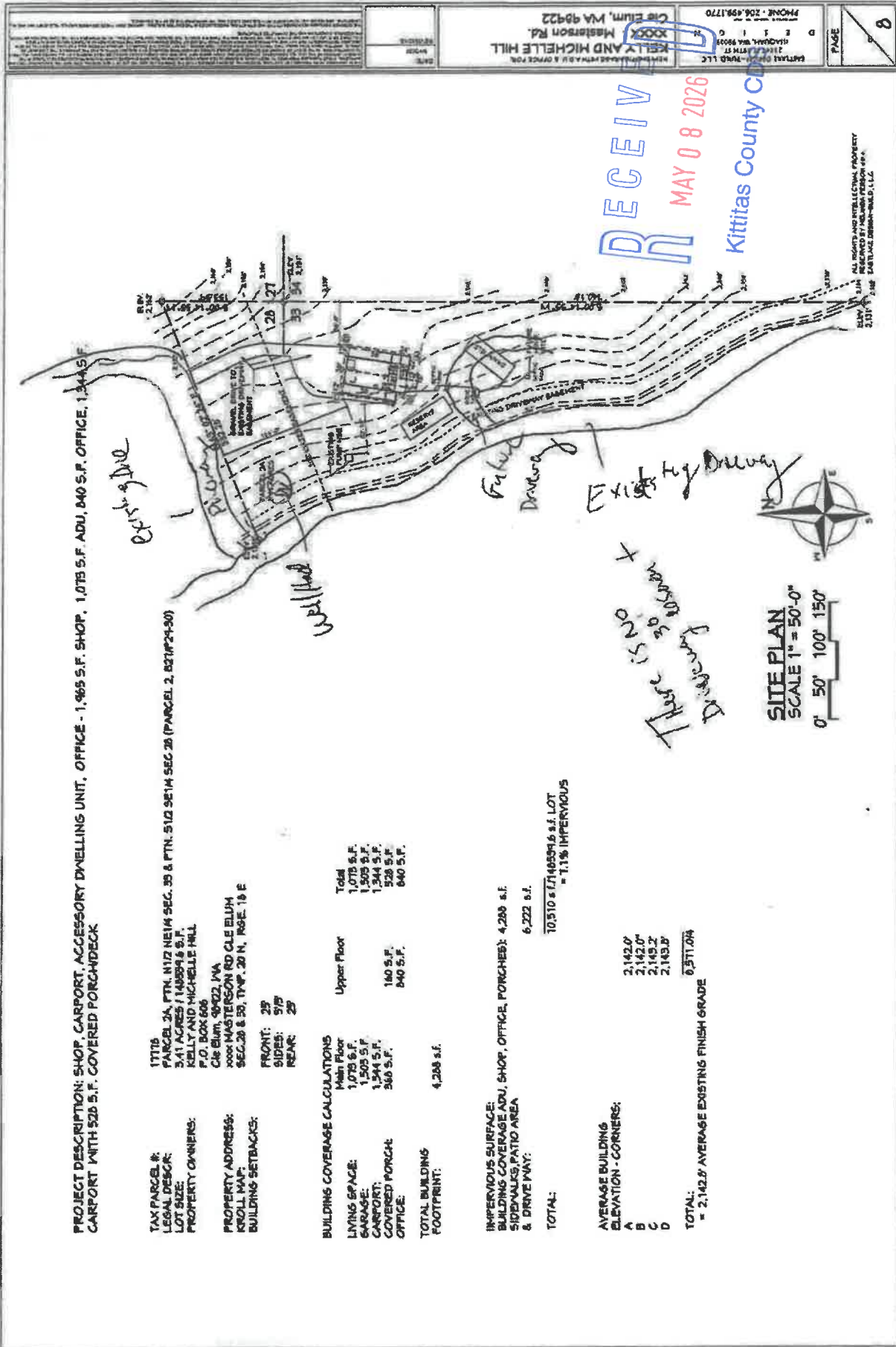


25 feet

RECEIVED  
MAY 08 2026  
Kittitas County CDS







PROJECT DESCRIPTION: SHOP, CARPORT, ACCESSORY DWELLING UNIT, OFFICE - 1,965 S.F. SHOP, 1,075 S.F. ADU, 840 S.F. OFFICE, 1,344 S.F. CARPORT WITH 520 S.F. COVERED PORCH/DECK

TAX PARCEL #: 1717B  
 LEGAL DESC: PARCEL 3A, PTH. N1/2 NE1/4 SEC. 30 & PTH. S1/2 SE1/4 SEC. 28 (PARCEL 2, B217124-30)  
 LOT SIZE: 5.41 ACRES / 148894 S.F.  
 PROPERTY OWNERS: KELLY AND MICHELLE HILL  
 P.O. BOX 608  
 Cle Elum, 99022, WA  
 PROPERTY ADDRESS: 3000 MASTERSON RD CLE ELUM  
 KROLL MAP: SEC. 28 & 30, T14N, 20N, R9E, 19E  
 BUILDING SETBACKS: FRONT: 25'  
 SIDES: 5'/9'  
 REAR: 25'

BUILDING COVERAGE CALCULATIONS

	Main Floor	Upper Floor	Total
LIVING SPACE:	1,075 S.F.		1,075 S.F.
SARAGE:	1,503 S.F.		1,503 S.F.
CARPORT:	1,344 S.F.		1,344 S.F.
COVERED PORCH:	360 S.F.	140 S.F.	500 S.F.
OFFICE:		840 S.F.	840 S.F.
TOTAL BUILDING FOOTPRINT:			4,228 S.F.

IMPERVIOUS SURFACE: BUILDING COVERAGE ADU, SHOP, OFFICE, PORCHES: 4,228 S.F.  
 SIDEWALKS, PATIO AREA & DRIVEWAY: 6,222 S.F.  
 TOTAL: 10,510 S.F. / 485094.6 S.F. LOT = 1.1% IMPERVIOUS

AVERAGE BUILDING ELEVATION - CORNERS:

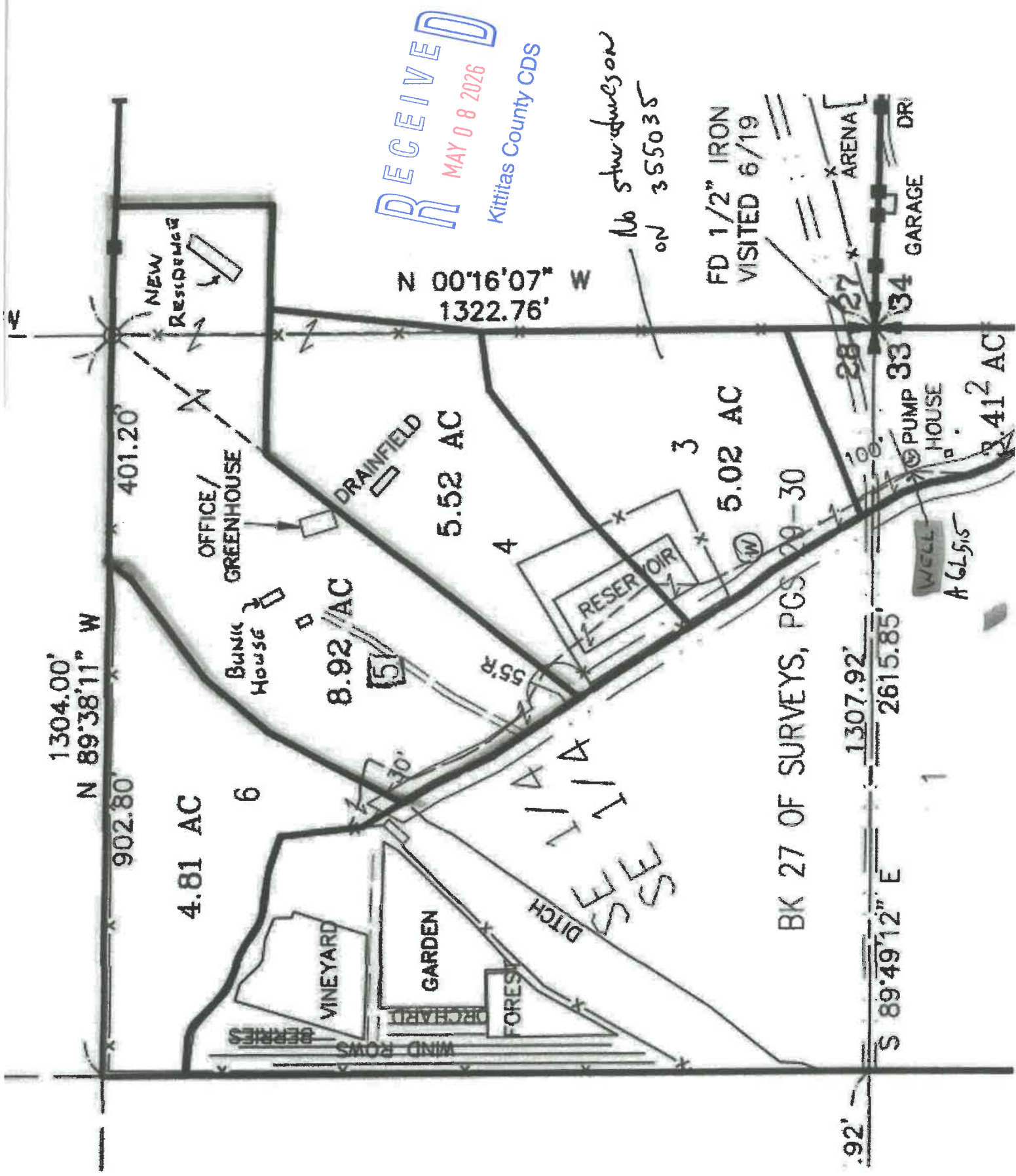
A	2,142.0'
B	2,142.0'
C	2,145.2'
D	2,143.5'
TOTAL:	8,572.7'
	= 2,142.2' AVERAGE EXISTING FINISH GRADE

SITE PLAN  
 SCALE 1" = 50'-0"  
 0' 50' 100' 150'



RECEIVED  
 MAY 08 2026  
 Kittitas County Clerk

KITTITAS COUNTY CLERK  
 215 E. MAIN ST.  
 PACIFIC, WA 98942  
 PHONE: 206.459.1770  
 FAX: 206.459.1770  
 KELLY AND MICHELLE HILL  
 3000 MASTERSON RD.  
 CLE ELUM, WA 99022



**RECEIVED**  
 MAY 08 2026  
 Kittitas County CDS

*No structures on  
 on 355035*

FD 1/2" IRON  
 VISITED 6/19

ARENA  
 GARAGE DR

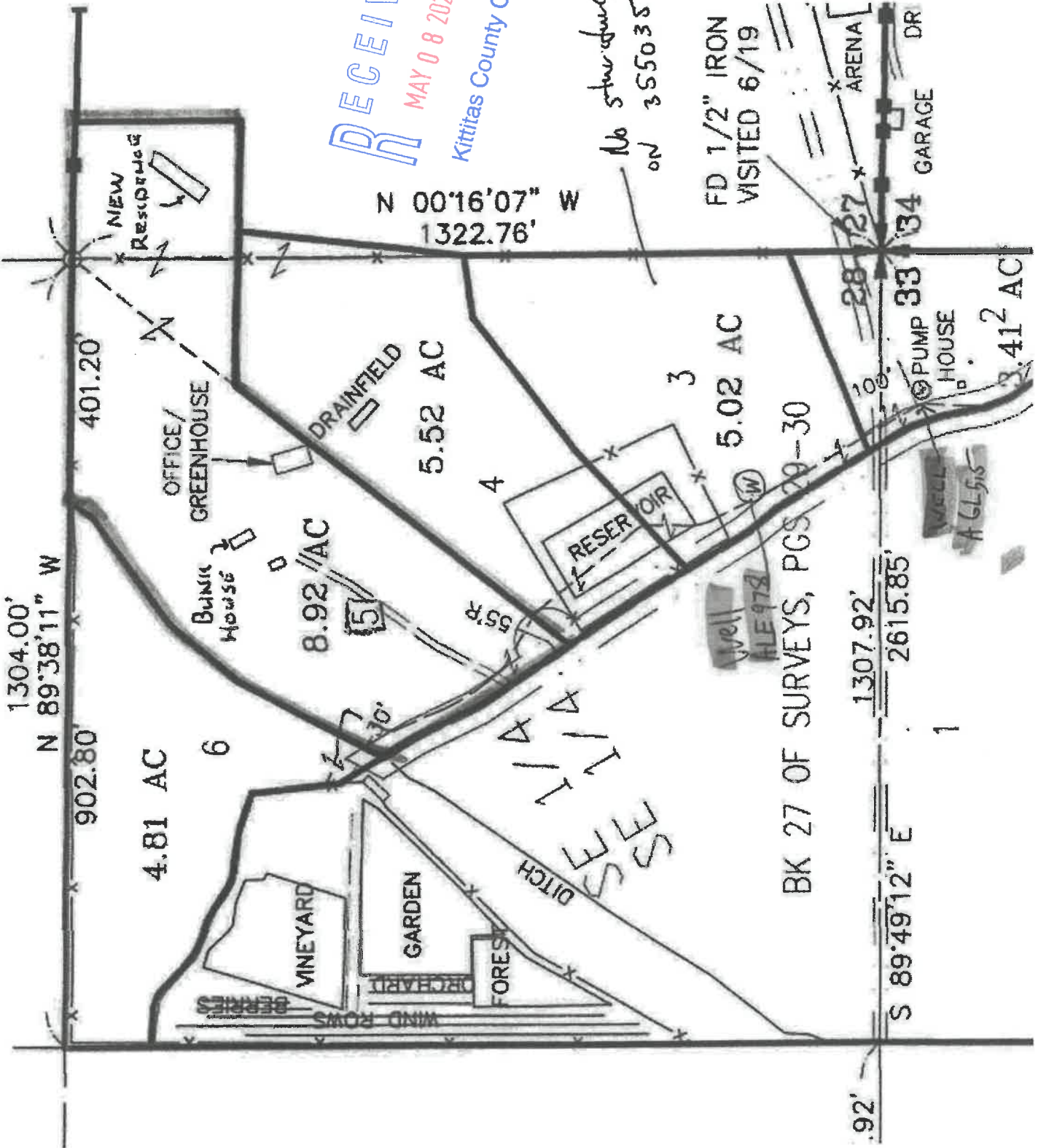
PUMP HOUSE

WELL  
 A 6L515

BK 27 OF SURVEYS, PGS 29-30

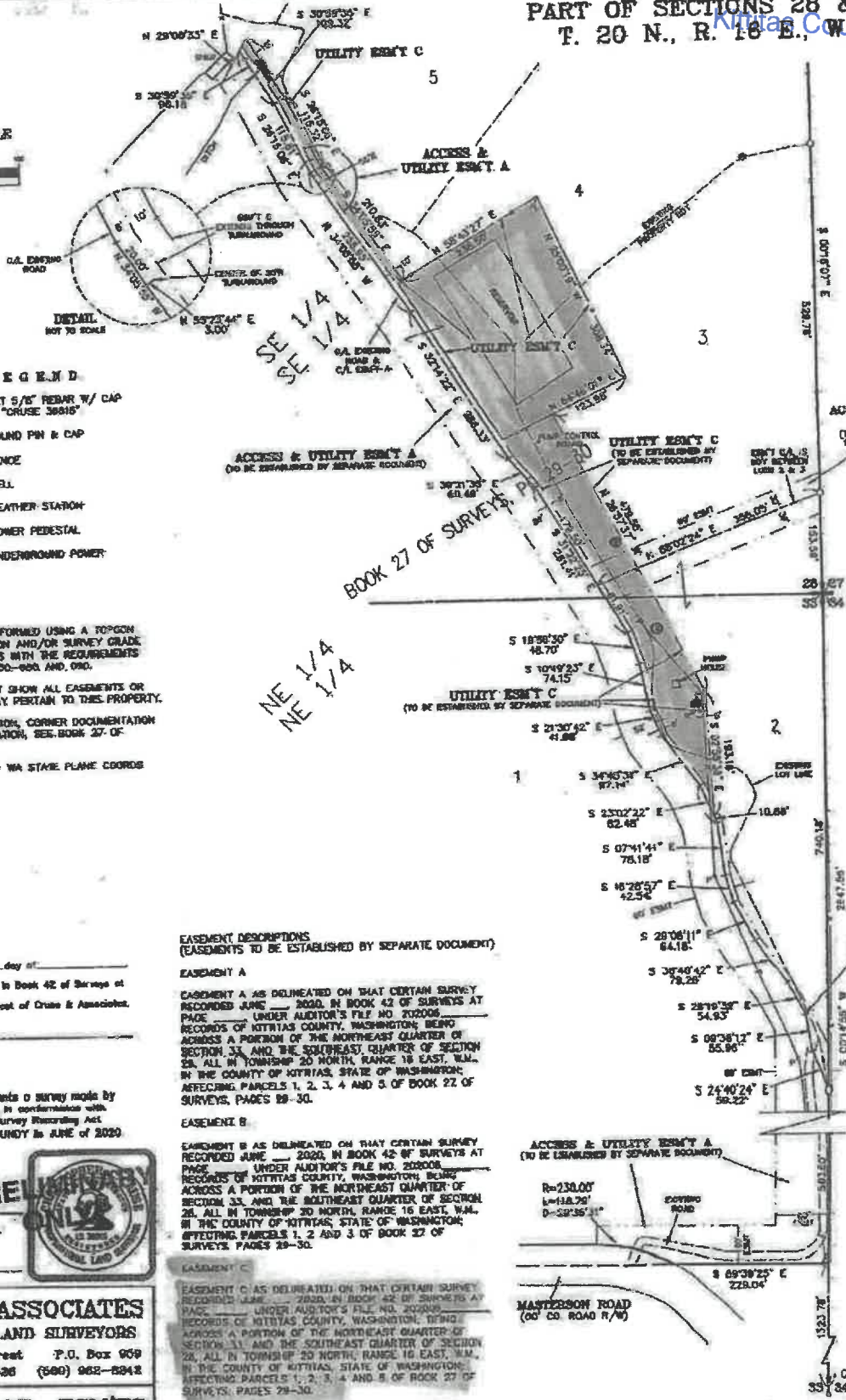
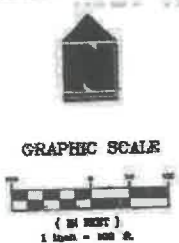
SEATTLE  
 DITCH

RECEIVED  
MAY 08 2026  
Kittitas County CDS



RECEIVED  
MAY 08 2026

PART OF SECTIONS 28 & 33,  
T. 20 N., R. 18 E., W.M. KYTAS CDS



- LEGEND**
- SET 5/8" REBAR W/ CAP "CRUISE 38818"
  - FOUND PIN & CAP
  - — — FENCE
  - WELL
  - ☉ WEATHER STATION
  - ☼ POWER PEDESTAL
  - — — UNDERGROUND POWER

- NOTES**
1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE OPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-000 AND 090.
  2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
  3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL INFORMATION, SEE BOOK 27 OF SURVEYS, PAGES 29-30.
  4. BASIS OF BEARINGS = WA STATE PLANE COORDS (SOUTH ZONE).


**NOTOR'S CERTIFICATE**  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2020, at \_\_\_\_\_ N., in Book 42 of Surveys at  
page(s) \_\_\_\_\_ at the request of Cruise & Associates.

**HERALD Y. PETTIT BY**  
KITAS COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act of the request of BILL MUNDY in JUNE of 2020

**PREPARED BY**  
CHRISTOPHER C. CRUISE  
Professional Land Surveyor  
License No. 38818

**CRUISE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8948

**MUNDY PROP. ESM'TS**

**EASEMENT DESCRIPTIONS**  
(EASEMENTS TO BE ESTABLISHED BY SEPARATE DOCUMENT)

**EASEMENT A**  
EASEMENT A AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JUNE 2020, IN BOOK 42 OF SURVEYS AT PAGE \_\_\_\_\_ UNDER AUDITOR'S FILE NO. 202006, RECORDS OF KITAS COUNTY, WASHINGTON, BEING ACROSS A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, ALL IN TOWNSHIP 20 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITAS, STATE OF WASHINGTON, AFFECTING PARCELS 1, 2, 3, 4 AND 5 OF BOOK 27 OF SURVEYS, PAGES 29-30.

**EASEMENT B**  
EASEMENT B AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JUNE 2020, IN BOOK 42 OF SURVEYS AT PAGE \_\_\_\_\_ UNDER AUDITOR'S FILE NO. 202006, RECORDS OF KITAS COUNTY, WASHINGTON, BEING ACROSS A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, AND THE SOUTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 20 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITAS, STATE OF WASHINGTON, AFFECTING PARCELS 1, 2, 3, 4 AND 5 OF BOOK 27 OF SURVEYS, PAGES 29-30.

**EASEMENT C**  
EASEMENT C AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JUNE 2020, IN BOOK 42 OF SURVEYS AT PAGE \_\_\_\_\_ UNDER AUDITOR'S FILE NO. 202006, RECORDS OF KITAS COUNTY, WASHINGTON, BEING ACROSS A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, AND THE SOUTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 20 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITAS, STATE OF WASHINGTON, AFFECTING PARCELS 1, 2, 3, 4 AND 5 OF BOOK 27 OF SURVEYS, PAGES 29-30.

ACCESS & UTILITY ESM'T A  
(TO BE ESTABLISHED BY SEPARATE DOCUMENT)



MASTERSON ROAD  
(OO' CO. ROAD R/W)

33/84  
CALC.