



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

October 16, 2008

R&R Heights
c/o Encompass Engineering & Surveying
108 East 2nd Street
Cle Elum, WA 98922

RE: R&R Heights Boundary Line Adjustment (BL-08-32)

Dear Nathan,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **final approval** is hereby granted. Please see the attached final approval memorandum from the Department of Public Works for access requirements.

If you have any questions please contact our office.

Sincerely,

Mackenzie Moynihan
Staff Planner



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411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

June 6, 2008

R&R Heights
c/o Encompass Engineering & Surveying
108 East 2nd Street
Cle Elum, WA 98922

RE: R&R Heights Boundary Line Adjustment (BL-08-32)

Dear Nathan,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the boundary line adjustment and must be submitted to our office for review:

1. Full year's taxes (2008) need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
2. Please refer to the attached Kittitas County Public Works Memo (revised) for information regarding additional requirements.

If you have any questions please contact our office.

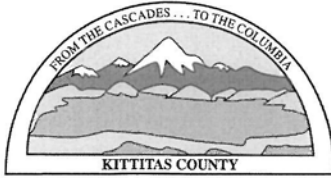
Sincerely,

Mackenzie Moynihan
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

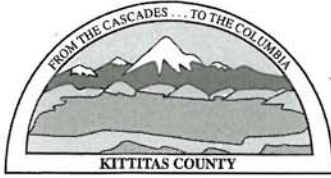
TO: Mackenzie Moynihan, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: October 15, 2008
SUBJECT: R&R Heights BL-08-32

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

1. R&R Heights Drive: No access through R&R Heights Drive will be allowed. A gate shall be installed at the top of R&R Heights Drive to restrict access. The gate shall be approved by the Fire Marshal and the approval shall be submitted with the road certification.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.

- j. All easements shall provide for AASHTO radius at the intersection of county road.
- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
- 4. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
- 5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 7. Access Permit: An approved access permit shall 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. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
- 9. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- 10. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.



KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mackenzie Moynihan, Staff Planner, Community Development Services
FROM: Christina Wollman, Planner II *mw*
DATE: June 6, 2008
SUBJECT: R&R Heights BLA-08-32
Revised Comments

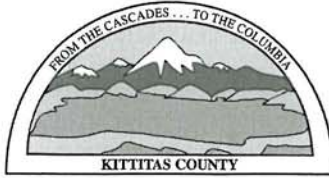


The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. Access Permit: An approved access permit from the Washington State Department of Transportation for the access onto SR 903.

The applicant needs to be aware of the following:

- a. The access shall be constructed and certified to meet or exceed the requirements of a Low Density Private Road prior to the issuance of a building permit for any of the subject parcels.
- b. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mackenzie Moynihan, Staff Planner, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: June 4, 2008
SUBJECT: R&R Heights BLA-08-32.

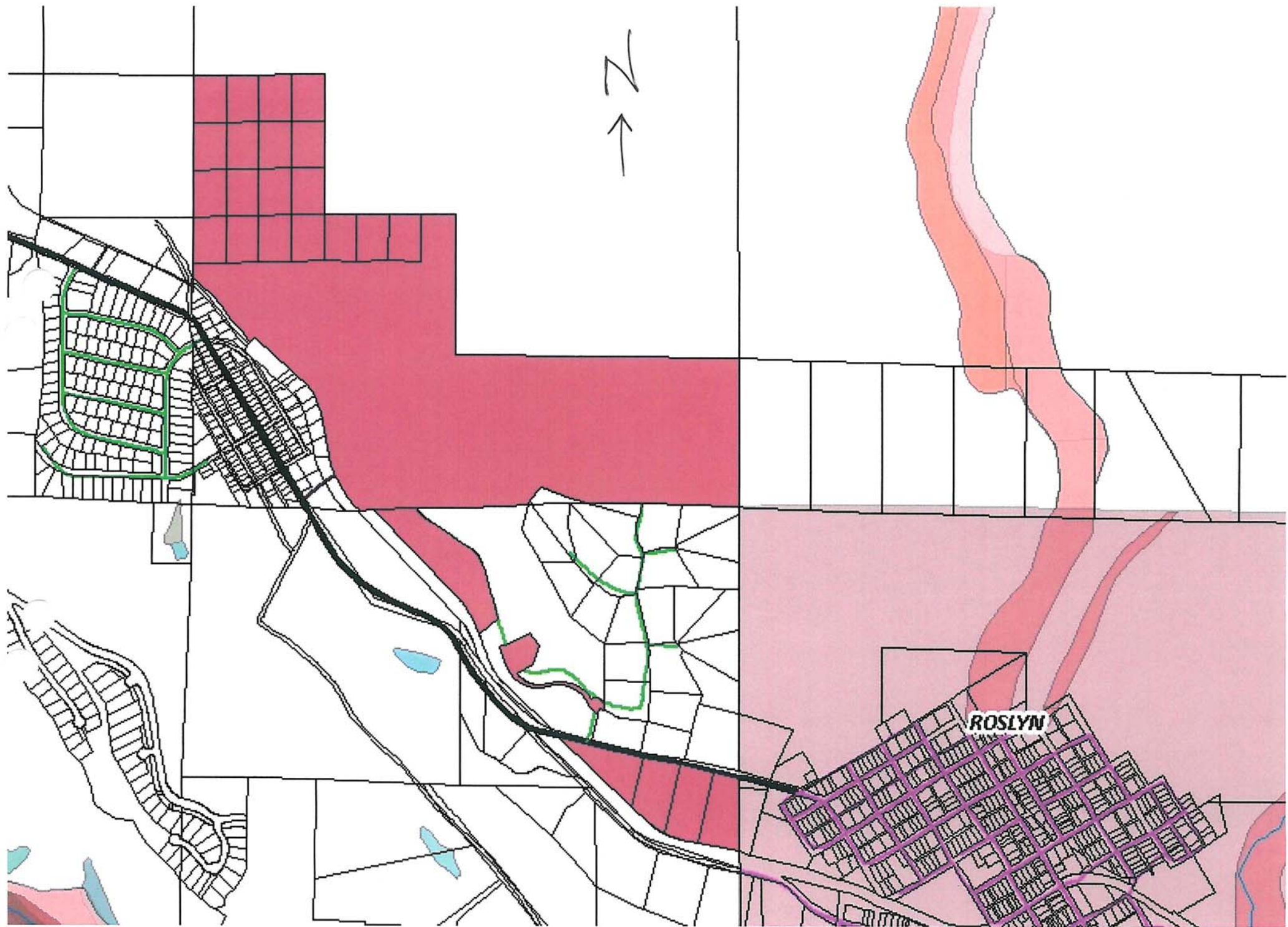


The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. Second Access: With the additional lots, R&R Heights Drive will serve more than 40 parcels. The second access will need to be constructed to the same standard as the first access. The second access shall be identified prior to final approval.
2. Access Permit: An approved access permit from the Washington State Department of Transportation for both access points onto SR 903.
3. Road Grade: R&R Heights Drive is known to potentially have a grade greater than 12%. The applicant shall provide documentation showing the road to be less than 12%, or apply for a variance for any portions of either access that exceeds 12% grade.

The applicant needs to be aware of the following:

- a. R&R Heights Drive and the second access shall be constructed and certified to meet or exceed the requirements of a Low Density Private Road prior to the issuance of a building permit for any of the subject parcels.
- b. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.



BL-08-00032 1

FEES: \$575 Administrative Segregation per page
\$50 Combination
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
\$95 Minor Boundary Line Adjustment per page

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

R:R HEIGHTS
Property Owner Name

76 ENCOMPASS ENG: SURVEYING
Mailing Address

509-674-7433
Contact Phone

W.E. ELM WA 98922
City, State, ZIP

Zoning Classification R-3

Original Parcel Number(s) & Acreage
(1 parcel number per line)

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

952019 3.00 AC
952018 3.00 AC
952017 3.00 AC
952016 3.00 AC
20264 3.03 AC
20263 3.03 AC
20262 3.05 AC

80-12-07000-0024
SEGREGATED INTO ____ LOTS
"SEGREGATED" FOR MORTGAGE PURPOSES ONLY
SEGREGATED FOREST IMPROVEMENT SITE
ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL
BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS
BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP COMBINED AT OWNERS REQUEST

LOT A 3.09 AC
LOT B 3.04 AC
LOT C 3.06 AC
LOT D 3.04 AC
LOT E 3.07 AC
LOT F 3.10 AC
LOT G 3.11 AC

Applicant is: Owner Purchaser Lessee Other

Mathias R Wed
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2008 1st Fed

By: [Signature]
Kittitas County Treasurer's Office

Date: 8-18-08

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA) Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No
- () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: Rural 3

Review Date: 5/13/08

By: [Signature]

**Survey Approved: _____

By: _____

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

FEES: \$575 Administrative Segregation per page \$190 Major Boundary Line Adjustment per page
 \$50 Combination \$95 Minor Boundary Line Adjustment per page
 \$50.00 Mortgage Purposes Only Segregation

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
 Kittitas County Courthouse
 205 W 5th, Suite 101
 Ellensburg, WA 98926

Community Development Services
 Kittitas County Permit Center
 411 N Ruby, Suite 2
 Ellensburg, WA 98926

Treasurer's Office
 Kittitas County Courthouse
 205 W 5th, Suite 102
 Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

RIR HEIGHTS
 Property Owner Name

90 ENCOMPASS ENG: SURVEYING
 Mailing Address

674-7433
 Contact Phone

CLE Elum WA 98922
 City, State, ZIP

Zoning Classification R-3

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. __, Pg __)
<u>20261 3.19 AC-0013</u>	<u>SEGREGATED INTO</u> ___ LOTS	<u>LOT H 3.10 AC</u>
<u>20260 3.12 AC-0012</u>	<u>"SEGREGATED" FOR MORTGAGE PURPOSES ONLY</u>	<u>LOT J 3.02 AC</u>
<u>20259 3.10 AC-0011</u>	<u>SEGREGATED FOREST IMPROVEMENT SITE</u>	<u>LOT K 3.10 AC</u>
<u>20258 3.09 AC-0010</u>	<u>ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL</u>	<u>LOT L 3.06 AC</u>
<u>20257 3.02 AC-0009</u>	<u>BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS</u>	<u>LOT M 3.05 AC</u>
<u>20256 3.00 AC-0008</u>	<input checked="" type="checkbox"/> <u>BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP</u>	<u>LOT N 3.03 AC</u>
<u>20255 3.00 AC-0007</u>	<u>COMBINED AT OWNERS REQUEST</u>	<u>LOT P 3.06 AC</u>

Applicant is: Owner Purchaser Lessee Other
Natho R Wed
 Owner Signature Required Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2008 Taxes By: A Jogle Date: 8-15-08
paid in full Kittitas County Treasurer's Office

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ___)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA)
 Deed Recording Vol. ___ Page ___ Date ___ **Survey Required: Yes ___ No
- () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____ Parcel Creation Date: _____
 Last Split Date: _____ Current Zoning District: R3
 Review Date: 5/26/08 By: [Signature]
 **Survey Approved: N/A By: _____

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

FEES: \$575 Administrative Segregation per page \$190 Major Boundary Line Adjustment per page
 \$50 Combination \$95 Minor Boundary Line Adjustment per page
 \$50.00 Mortgage Purposes Only Segregation

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office Kittitas County Courthouse 205 W 5 th , Suite 101 Ellensburg, WA 98926	Community Development Services Kittitas County Permit Center 411 N Ruby, Suite 2 Ellensburg, WA 98926	Treasurer's Office Kittitas County Courthouse 205 W 5 th , Suite 102 Ellensburg, WA 98926
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THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

R:R HEIGHTS Property Owner Name 2 ENCOMPASS EWD: SURVEYING Mailing Address
674-7433 Contact Phone CAR ELUM WA 98922 City, State, ZIP
 Zoning Classification R-3

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. __, Pg __)
<u>20254 3.00 AC-0006</u>	___ SEGREGATED INTO ___ LOTS	<u>PARCEL 5 36.18 AC</u>
<u>20253 3.00 AC-0009</u>	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	<u>PARCEL 4 27.96 AC</u>
<u>13511 3.00 AC-0003</u>	___ SEGREGATED FOREST IMPROVEMENT SITE	<u>PARCEL 2 44.51 AC</u>
<u>18418 34.83 AC-18010-0025</u>	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	<u>PARCEL 6 41.91 AC</u>
<u>13509 3.00 AC-0700-0001</u>	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	<u>PARCEL 3 27.50 AC</u>
<u>13510 3.00 AC-0002</u>	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	<u>PARCEL 1 18.22 AC</u>
<u>146134 13.41 AC-18020-0001</u>	___ COMBINED AT OWNERS REQUEST	<u>PARCEL 7 29.58 AC</u>

Applicant is: Owner ___ Purchaser ___ Lessee ___ Other
Nathan R Wes Owner Signature Required _____ Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2008 Taxes By: A. Jogle Date: 8-15-08
Paid in Full Kittitas County Treasurer's Office

- Community Development Services Review**
- () This segregation meets the requirements for observance of intervening ownership.
 - () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
 - () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA) Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ___ No
 - () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____ Parcel Creation Date: _____
 Last Split Date: _____ Current Zoning District: R3
 Review Date: 5/26/08 By: [Signature]
 **Survey Approved: N/A By: _____

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

FEES: \$575 Administrative Segregation per page
\$50 Combination
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
\$95 Minor Boundary Line Adjustment per page

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Property Owner Name R & R HEIGHTS

Mailing Address 790 ENCOMPASS ENG. SURVEYING

Contact Phone 674-7433

City, State, ZIP CLB ELUM WA 98922

Zoning Classification R-3

Original Parcel Number(s) & Acreage (1 parcel number per line) Action Requested New Acreage (Survey Vol. ____, Pg ____)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>362834 4.31 AC</u> ¹⁸⁰⁵²⁻⁰⁰⁰¹	SEGGREGATED INTO ____ LOTS	
<u>19655 4.49 AC</u> ⁻⁰⁰⁰²	"SEGGREGATED" FOR MORTGAGE PURPOSES ONLY	<u>LOT H2 3.75 AC</u>
<u>19656 4.93 AC</u> ⁻⁰⁰⁰³	SEGGREGATED FOREST IMPROVEMENT SITE	<u>LOT H3 3.75 AC</u>
<u>19657 5.01 AC</u> ⁻⁰⁰⁰⁴	ELIMINATE (SEGGREGATE) MORTGAGE PURPOSE ONLY PARCEL	<u>LOT H4 3.75 AC</u>
<u>20265 162.78 AC (ASSESSED)</u> ^{07000 0817}	BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	<u>LOT H5 3.75 AC</u>
<u>162.92 AC (ACTUAL)</u>	BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP COMBINED AT OWNERS REQUEST	<u>LOT H1 3.74 AC</u>

Applicant is: Owner Purchaser Lessee Other

Owner Signature Required Nath R Wes

Applicant Signature (if different from owner) _____

Treasurer's Office Review

Tax Status: 2008 Taxes Paid in Full By: A Jogle Date: 8-15-08
Kittitas County Treasurer's Office

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA) Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No
- () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: R3

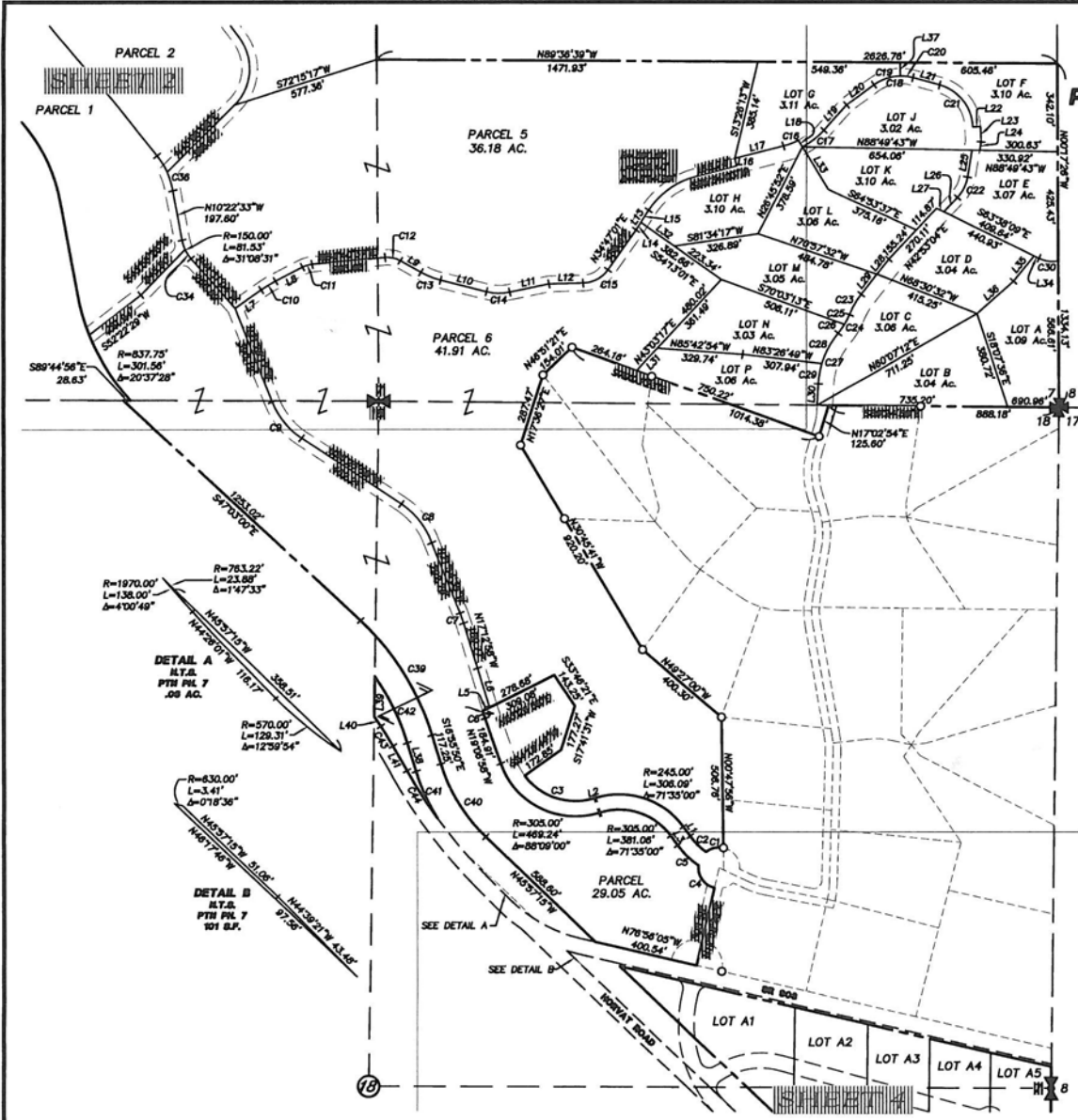
Review Date: 5/26/08 By: [Signature]

**Survey Approved: N/A By: _____

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

BOUNDARY LINE ADJUSTMENT

PORTIONS OF SEC. 7 & SEC. 18, T.20N., R.15E., W.M., KITTITAS COUNTY, WASHINGTON.

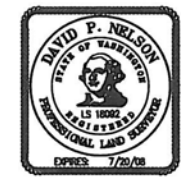
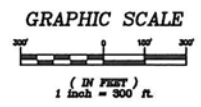


LINE	BEARING	LENGTH
L1	S33°40'56"E	45.54
L2	N72°44'02"E	5.98
L3	N33°40'56"W	45.54
L4	N17°12'58"W	12.95
L5	N85°28'36"E	30.40
L6	N17°12'58"W	157.97
L7	N64°54'04"E	122.96
L8	N62°11'57"E	117.89
L9	S60°11'56"E	91.79
L10	S73°51'04"E	183.15
L11	N78°14'20"E	194.55
L12	N88°54'28"E	132.23
L13	N32°18'42"E	91.03
L14	N32°18'42"E	34.78
L15	N32°18'42"E	96.25
L16	S14°22'57"E	30.00
L17	N73°34'03"E	194.52
L18	S31°22'28"E	30.06
L19	N41°54'27"E	130.91
L20	N53°42'21"E	131.60
L21	S74°38'03"E	106.50
L22	N87°32'48"E	30.00
L23	S04°07'12"E	59.59
L24	S09°09'10"W	32.90
L25	N09°09'10"E	105.67
L26	N42°31'04"E	77.86
L27	N63°38'09"W	31.29
L28	S38°02'35"W	75.19
L29	S38°02'35"W	67.61
L30	N02°54'36"E	63.67
L31	N43°01'17"E	118.54
L32	N54°13'01"W	159.31
L33	S21°22'28"E	182.14
L34	N63°38'09"W	21.23
L35	S38°38'32"W	128.35
L36	S46°36'32"W	187.84
L37	N00°32'05"W	52.31
L38	S16°58'50"E	117.25
L39	N00°33'00"E	155.82
L40	S34°18'10"E	44.86
L41	S28°20'23"E	111.69

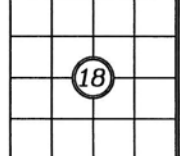
CURVE	LENGTH	RADIUS	DELTA
C1	71.51	80.00	81°42'22"
C2	86.66	270.00	187°12'22"
C3	301.05	245.00	70°24'10"
C4	118.94	80.00	63°44'57"
C5	113.31	330.00	18°40'26"
C6	17.58	530.00	154.00"
C7	46.96	900.00	44°1'57"
C8	195.04	300.00	37°11'00"
C9	163.52	300.00	35°03'00"
C10	65.14	900.00	72°7'53"
C11	36.94	100.00	22°18'40"
C12	61.30	100.00	33°02'41"
C13	61.95	300.00	15°02'50"
C14	90.44	200.00	23°24'36"
C15	112.94	120.00	53°52'28"
C16	61.72	270.00	13°05'24"
C17	105.65	300.00	20°10'36"
C18	157.64	175.00	61°42'54"
C19	106.22	175.00	52°45'32"
C20	46.72	175.00	153°7'01"
C21	221.33	175.00	72°27'51"
C22	86.31	150.00	33°43'54"
C23	91.08	330.00	19°48'27"
C24	63.67	270.00	17°48'09"
C25	41.99	270.00	85°43'30"
C26	41.99	270.00	85°43'30"
C27	21.92	330.00	37°08'32"
C28	134.12	330.00	23°71'13"
C29	78.80	330.00	132°11'13"
C30	75.86	120.00	30°18'40"
C31	200.18	783.22	13°14'40"
C32	288.08	900.00	18°12'45"
C33	88.62	1030.00	43°54'48"
C34	218.66	1970.00	62°13'37"

LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- CENTER QUARTER CORNER AS NOTED
- SBT 5/8" REBAR
- FND REBAR
- SECTION LINE



INDEX LOCATION:
SEC. 18 T.20N.R.15E. W.M.



RECORDER'S CERTIFICATE

Filed for record this.....day of..... 20..... at.....M in book.....of.....at page.....at the request of.....

DAVID P. NELSON
Surveyor's Name

.....JERALD V. PETTIT.....

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.....R. & R. HEIGHTS LAND CO., INC..... in.....FEB.....2008.

.....DAVID P. NELSON..... DATE.....

Certificate No.....18092.....

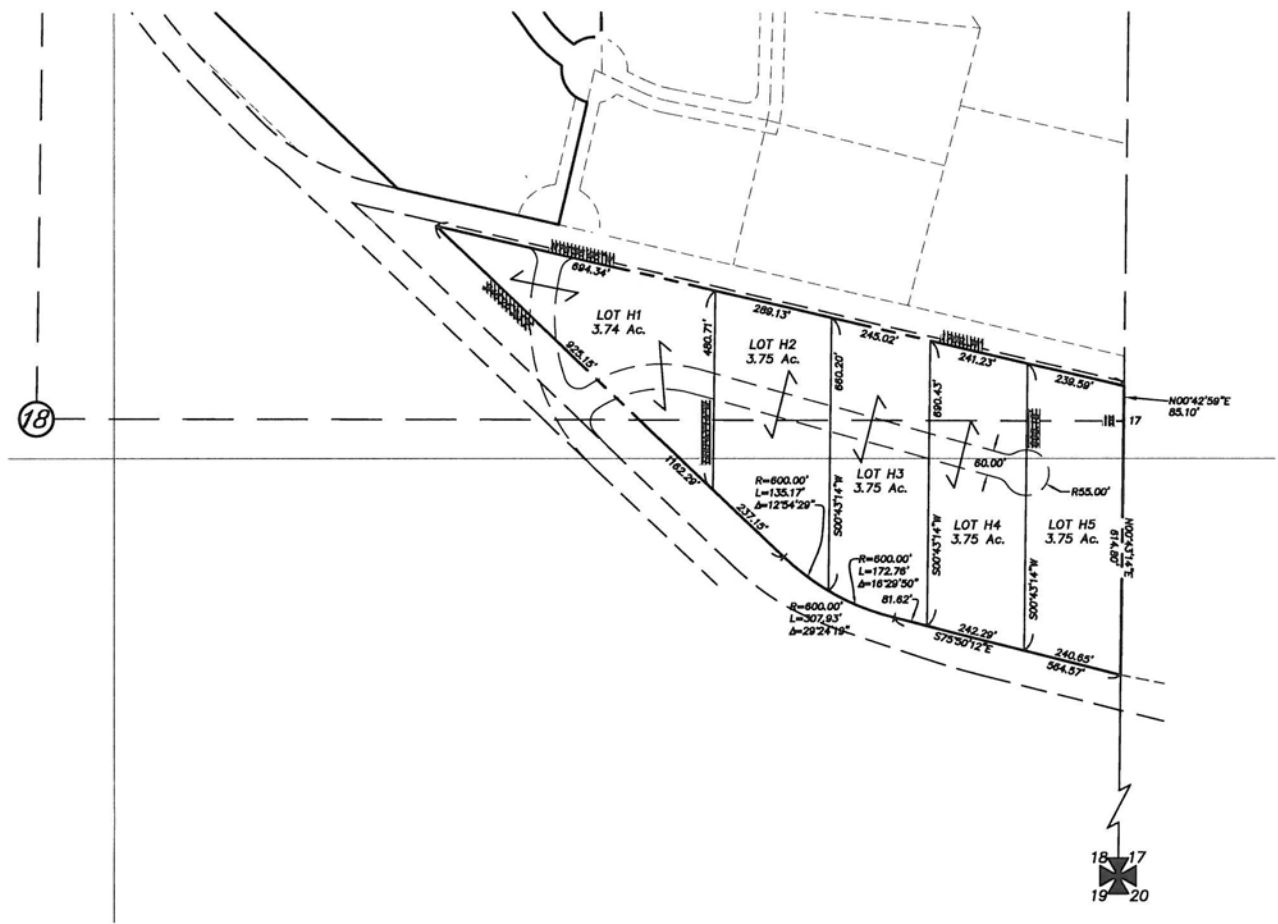
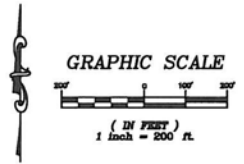


108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

BOUNDARY LINE ADJUSTMENT		
PREPARED FOR		
R & R HEIGHTS LAND CO. INC.		
PORTIONS OF SECTIONS 7 & 18,		
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY, WASHINGTON		
DWN BY	DATE	JOB NO.
T. ROLETTO	03/2008	08012
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	3 OF 3

BOUNDARY LINE ADJUSTMENT

PORTIONS OF SEC. 7 & SEC. 18, T.20N., R.15E., W.M., KITTITAS COUNTY, WASHINGTON.



- LEGEND**
- SECTION CORNER AS NOTED
 - CENTER QUARTER CORNER AS NOTED
 - SET 5/8" REBAR
 - FND REBAR
 - SECTION LINE



INDEX LOCATION:
SEC. 18 T. 20N. R. 15E. W.M.

		18	

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DAVID P. NELSON
 Surveyor's Name
 ..HERALD V. PETTIT.....

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.....**DAVID P. NELSON**..... DATE

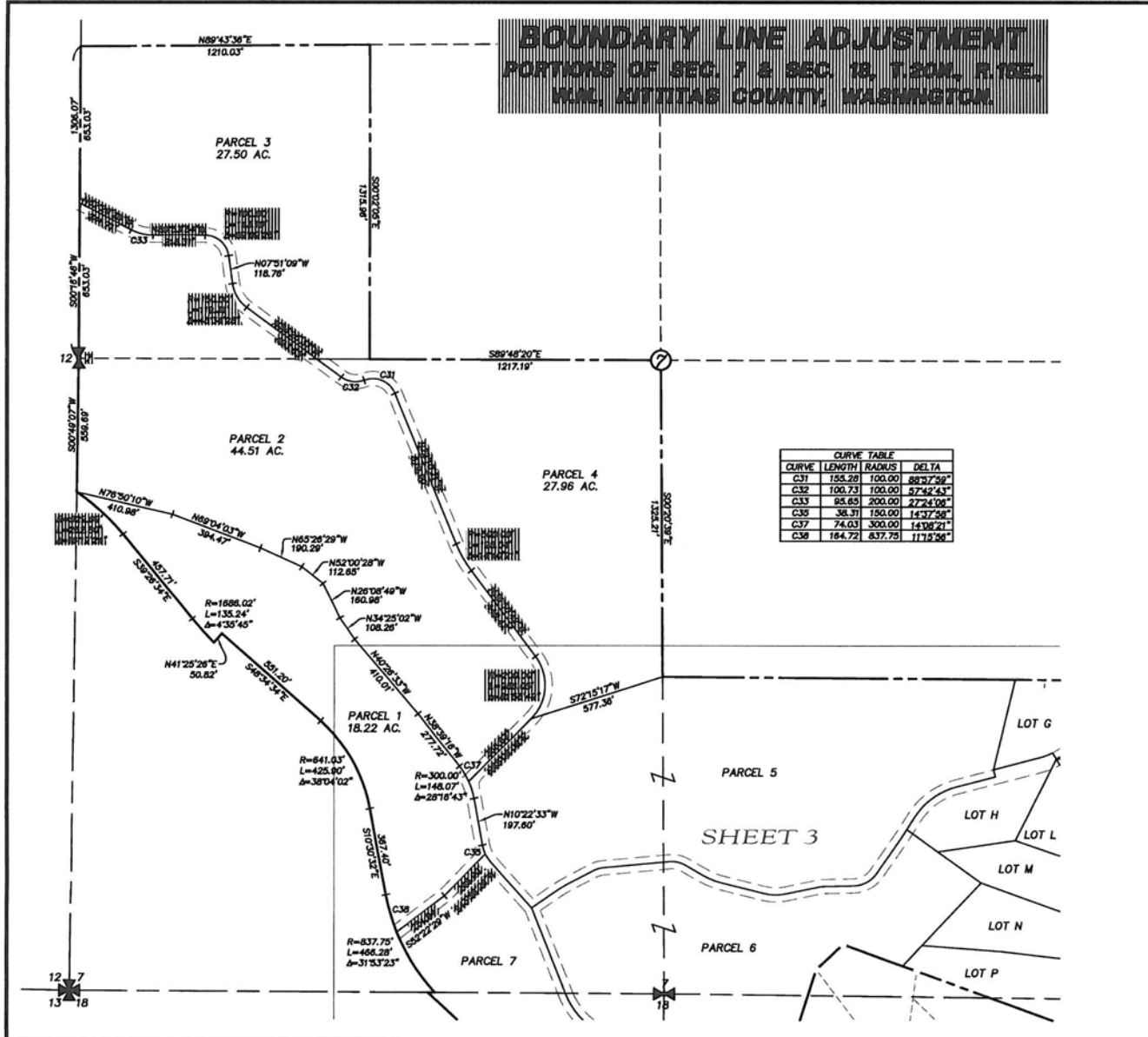
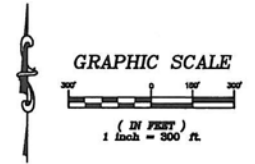
Certificate No.....**18092**.....



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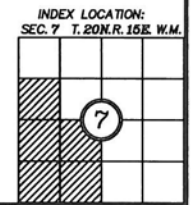
BOUNDARY LINE ADJUSTMENT		
PREPARED FOR R & R HEIGHTS LAND CO. INC. PORTIONS OF SECTIONS 7 & 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON		
DWN BY T. ROLETTO	DATE 03/2008	JOB NO. 08012
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 4 OF 4

BOUNDARY LINE ADJUSTMENT PORTIONS OF SEC. 7 & SEC. 18, T.20N, R.16E, W.M. KITTITAS COUNTY, WASHINGTON.



CURVE	LENGTH	RADIUS	DELTA
C31	155.28	100.00	88°27'59"
C32	100.73	100.00	87°42'43"
C33	85.85	200.00	27°24'08"
C35	38.31	150.00	14°37'58"
C37	74.03	300.00	14°39'21"
C38	184.72	837.75	11°15'56"

- LEGEND**
- ✦ SECTION CORNER AS NOTED
 - ⋈ QUARTER CORNER AS NOTED
 - ⊙ CENTER QUARTER CORNER AS NOTED
 - SET 5/8" REBAR
 - FND REBAR
 - SECTION LINE



RECORDER'S CERTIFICATE

Filed for record this.....day of 20..... at.....M in book.....of.....at page.....at the request of.....
DAVID P. NELSON.....
 Surveyor's Name
 ..**JERALD X. PETTIT**.....

SURVEYOR'S CERTIFICATE

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.....**DAVID P. NELSON**..... DATE

Certificate No. **18092**.....

Encompass

ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
R & R HEIGHTS LAND CO. INC.
 PORTIONS OF SECTIONS 7 & 18,
 TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M. WASHINGTON

KITTITAS COUNTY	DATE 03/2008	JOB NO. 08012
DWN BY T. ROLETTO	SCALE 1"=300'	SHEET 2 OF 4
CHKD BY D. NELSON		

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUSTMENT LOT L AND LOT 20 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 30 OF SURVEYS AT PAGE 140, UNDER AUDITOR'S FILE No. 200409160035 AND LOTS A1, A2, A3 AND A4 OF THAT CERTAIN SHORT PLAT AS RECORDED IN BOOK G OF SHORT PLATS AT PAGES 161 AND 162, UNDER AUDITOR'S FILE No. 200406020035 AND LOTS 1-20 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS AT PAGE 74, UNDER AUDITOR'S FILE No. 200603060021, ALL RECORDED IN KITTITAS COUNTY, STATE OF WASHINGTON, INTO THE CONFIGURATION SHOWN HEREON.

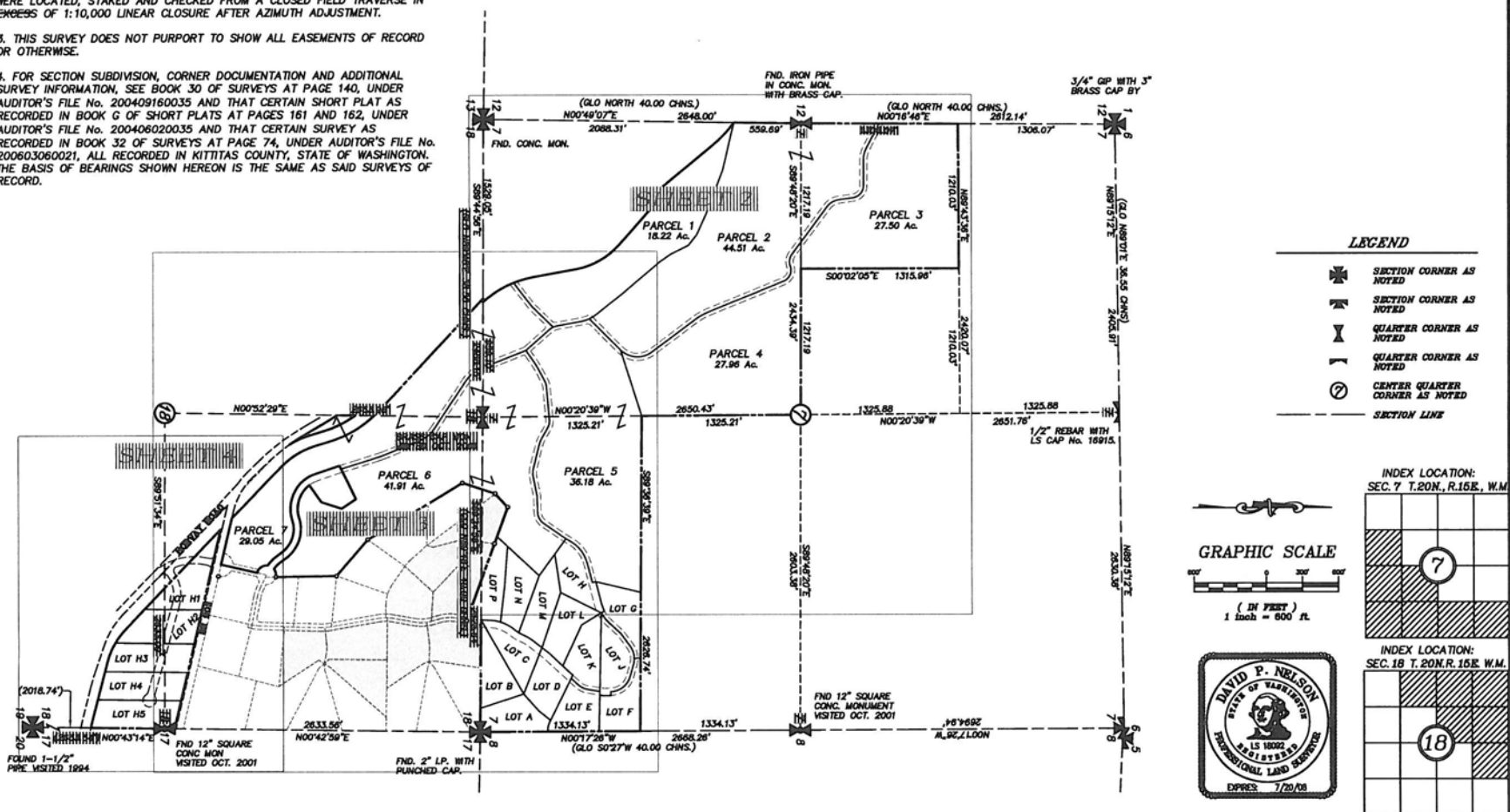
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN ERRORS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS AT PAGE 140, UNDER AUDITOR'S FILE No. 200409160035 AND THAT CERTAIN SHORT PLAT AS RECORDED IN BOOK G OF SHORT PLATS AT PAGES 161 AND 162, UNDER AUDITOR'S FILE No. 200406020035 AND THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS AT PAGE 74, UNDER AUDITOR'S FILE No. 200603060021, ALL RECORDED IN KITTITAS COUNTY, STATE OF WASHINGTON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEYS OF RECORD.

BOUNDARY LINE ADJUSTMENT

PORTIONS OF SEC. 7 & SEC. 18, T.20N., R.15E., W.M., KITTITAS COUNTY, WASHINGTON.



RECORDER'S CERTIFICATE

Filed for record this.....day of 20..... at.....M in book.....of.....at page.....at the request of
DAVID P. NELSON
 Surveyor's Name
 ..**GERALD V. PETTIT**.....

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.....**R. & R. HEIGHTS LAND CO., INC.**..... in.....**FEB.**.....**2008**.....

.....**DAVID P. NELSON**..... DATE.....
 Certificate No.....**18082**.....

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
R & R HEIGHTS LAND CO. INC.
 PORTIONS OF SECTIONS 7 & 18,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

DWN BY T. ROLETTO	DATE 03/2008	JOB NO. 08012	
CHKD BY D. NELSON	SCALE 1"=600'	SHEET 1	OF 4



**Washington State
Department of Transportation**
Paula J. Hammond
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

(509) 577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

October 10, 2008

R&R Heights Land Co.
c/o Nathan Weis
PO Box 687
Roslyn, WA 98941



RE: Re-issuance - Access Connection Permit 3594; SR 903 MP 6.45 Right

Dear Mr. Weis,

Attached, please find a re-issuance of the approved access connection permit the WSDOT issued to you in August, 2002. All fees have been paid and the access was constructed in the spring of 2003 per WSDOT requirements. The permit authorizes residential access of up to 1000 daily trips. Although this permit re-issuance is dated with todays date, WSDOT recognizes the valid and legal access in the spring of 2003.

We regret misplacing the original permit and hope this letter with the accompanying permit is satisfactory for you. If you have any questions, please contact Rick Holmstrom at 509-577-1633.

Sincerely,

Bill Preston
Regional Planning Engineer

RH:rh
Enclosures
cc: Terry Kukes-Area 1 Maintenance Superintendent
Christina Wohlman-Kittitas Co
file: p/planning/access/2008docs/3594_reissuance.doc

RECEIVED
 OCT 15 2008
 KITTITAS COUNTY
 CDS

Access Connection Permit

Name and Address of Applicant: R&R Heights/Inland Telephone PO Box 687 Roslyn, WA 98941 Phone (Optional) 509-649-9450	Permit Number 3594		
	SR 903	MP 6.450	LT/RT Right
	KP	Region South Central	
	County Kittitas		Tax Parcel Number n/a
	Government Lot Number n/a		
	SE 1/4 of NE 1/4 of S 18 ,T 20 ,R 15		

Permit Category <input type="checkbox"/> 1 - Minimum Connection <input checked="" type="checkbox"/> 2 - Minor Connection <input type="checkbox"/> 3 - Major Connection <input type="checkbox"/> 4 - Temporary Connection	Current Highway Classification <input type="checkbox"/> 1 - 1320' Minimum Approach Spacing Required <input type="checkbox"/> 2 - 660' Minimum Approach Spacing Required <input type="checkbox"/> 3 - 330' Minimum Approach Spacing Required <input checked="" type="checkbox"/> 4 - 250' Minimum Approach Spacing Required <input type="checkbox"/> 5 - 125' Minimum Approach Spacing Required
Access Connection meets current Department location, spacing, and design criteria: <input checked="" type="checkbox"/> Conforming <input type="checkbox"/> Non-Conforming <input type="checkbox"/> Variance	

The Applicant, hereinafter referred to as the "Grantee", having applied for a permit to construct/upgrade, use, and maintain an access connection to serve:
a shared use, Category II Minor Connection, not to exceed 30 feet in width as shown on Map & Profile of SR903, Permanent Highway No. 13, sheet 1 of 2.

The Washington State Department of Transportation or its designee, herein after referred to as the "Department", hereby orders that this permit be granted, subject to the terms and provisions stated upon the General Provisions hereof and Exhibits attached hereto and by this reference made a part hereof:
Exhibit A - Special Provisions
Exhibit B- Map & Profile sheet
Exhibit C - Design Template A

This permit shall be void unless the construction herein contemplated is started within 90 days of issuance and completed within 120 days of issuance, unless otherwise provided herein.

This permit is accepted and approved by the Grantee, subject to the terms and provisions as herein set forth.

PERMIT HOLDER By: <u>Nathan R Wade</u> Title: <u>V.P. R+R Heights</u> Date: <u>10-10-08</u>	DEPARTMENT OF TRANSPORTATION By: <u>[Signature]</u> Title: <u>SR Planning & Materials Eng</u> Date: <u>10/10/08</u>
---	---

General Provisions

1. The Permit Holder, its successors and assigns, agrees to protect the State of Washington, its officers and employees and save them harmless from all claims, actions or damages of every kind and description which may accrue to or be suffered by any person, persons, or property by reason of the acts or omissions of the Permit Holder, its assigns, agents, contractors, licensees, employees or any person whomsoever, in connection with Permit Holder's, its assigns', agents', contractors', licensees' or employees' construction, installation, maintenance, operation, use or occupancy of the right of way or in the exercise of this permit. In case any suit or action is brought against the State of Washington, its officers and employees, arising out of or by reason of any of the above causes, the Permit Holder, its successors or assigns will, upon notice of such action, defend the same at its sole cost and expense and satisfy any judgement against the State of Washington, its officers, or employees: PROVIDED, that if the claims or damages are caused by or result from the concurrent negligence of (a) the State of Washington's agents or employees and (b) the Permit Holder or Permit Holder's agents or employees, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Permit Holder or the Permit Holder's agents or employees.

The Permit Holder, and on behalf of its assigns, agents, licensees, contractors and employees agrees to waive any claims for losses, expenses, damages or lost revenues incurred by it or its agents, contractors, licensees, employees or customers in connection with Permit Holder's, its assigns', agents', contractors', licensees' or employees' construction, installation, maintenance, operation, use or occupancy of the right of way or in the exercise of this permit against the State of Washington, its agents or employees except the reasonable costs of repair to property resulting from the negligent injury or damage to Permit Holder's property by the State of Washington, its agents, contractors or employees.
2. During the progress of the work, such barriers shall be erected and maintained as may be necessary or as may be directed for the protection of the traveling public; the barriers shall be properly lighted at night.
3. Except as herein authorized, no excavation shall be made or obstacle placed within the limits of the State highway in such a manner as to interfere with the travel over said road.
4. If the work done under this permit interferes in any way with the drainage of the State highway, the Permit Holder shall wholly and at its own expense make such provision as the Department may direct to take care of said drainage.
5. Permit Holder hereby authorizes the Department to enter upon their lands where necessary to construct or reconstruct the permitted access connection and/or construct and maintain traffic control devices and appurtenances.
6. The access connection shall be maintained between the right of way line and the shoulder line of said (highway, frontage service road of said highway, highway and/or frontage service road, "-" Line of said highway) by the Permit Holder, their heirs, successors or assigns.
7. On completion of said work herein contemplated, all rubbish and debris shall be immediately removed and the roadway and roadside shall be left neat and presentable and satisfactory to the Department.
8. The cost of construction or modification of a connection shall be the responsibility of the Permit Holder, including the cost of modification of any connection required as a result of changes on property site use in accordance with WAC 468-51-110.
9. The Department hereby reserves the right to order the change of location or the removal of any structure or structures authorized by this permit at any time, said change or removal to be made at the sole expense of the party or parties to whom this permit is issued, or their successors and assigns.
10. Existing permitted connections impacted by the Department's work program and which, in the consideration of the Department, necessitate modification, relocation, or replacement in order to meet current Department connection location, quantity, spacing, and design standards, shall be modified, relocated, or replaced in kind by the Department at no cost to the Permit Holder. The cost of further enhancements or modification to the altered, relocated, or replaced connections desired by the Permit Holder shall be the responsibility of the Permit Holder.
11. If any changes are made or proposed in the land use, intensity of development, type of traffic, or traffic flow of the property served by this connection permit, the Permit Holder is required to contact the Department to determine if further analysis is needed to determine if the change is significant and would require a new permit and modifications to the connection.
12. All such changes, reconstruction, or relocation by the Permit Holder shall be done in such manner as will cause the least interference with any of the Department's work, and the Department shall in no way be held liable for any damage to the Permit Holder by reason of any such work by the Department, its agents or representatives, or by the exercise of any rights by the Department upon roads, streets, public places, or structures in question.
13. This permit or privilege shall not be deemed or held to be an exclusive one and shall not prohibit the Department from granting other permits or franchise rights of like or other nature to other public or private companies or individuals, nor shall it prevent the Department from using any of its roads, streets, or public places, or affect its right to full supervision and control over all or any part of them, none of which is hereby surrendered.
14. The Department may revoke, amend, or cancel this permit or any of the provisions thereof at any time by giving written notice to the Permit Holder. The Permit Holder shall immediately remove all facilities from the right of way. Any facilities remaining upon the right of way 30 days after written notice of cancellation shall be removed by the Department at the Permit Holder's expense.
15. It is the responsibility of the applicant or Permit Holder to obtain any other local permits or other agency approvals that may be required, including satisfaction of all environmental regulations. It is also the responsibility of the Permit Holder to acquire any property rights necessary to provide continuity from the applicant's property to the Department's right-of-way if the Permit Holder's property does not abut the right of way.
16. The party or parties to whom this permit is issued shall maintain at its or their sole expense the structure or object for which this permit is granted in a condition satisfactory to the Department.
17. Any breach of any of the conditions and requirements herein made, or failure on the part of the Permit Holder of this permit to proceed with due diligence and in good faith after its acceptance, with construction work hereunder, shall subject this permit to cancellation as herein provided.
18. This permit is subject to all applicable provisions of 468-51 WAC, 468-52 WAC, Chapter 47.50 RCW, Chapter 47.32 RCW, and/or Chapter 47.44 RCW, and amendments thereto.

General Provisions

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17. Any breach of any of the conditions and requirements herein made, or failure on the part of the Permit Holder of this permit to proceed with due diligence and in good faith after its acceptance, with construction work hereunder, shall subject this permit to cancellation as herein provided.
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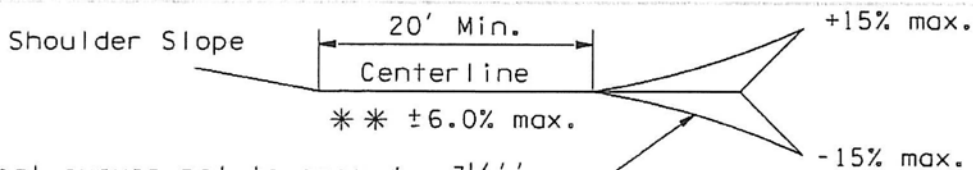
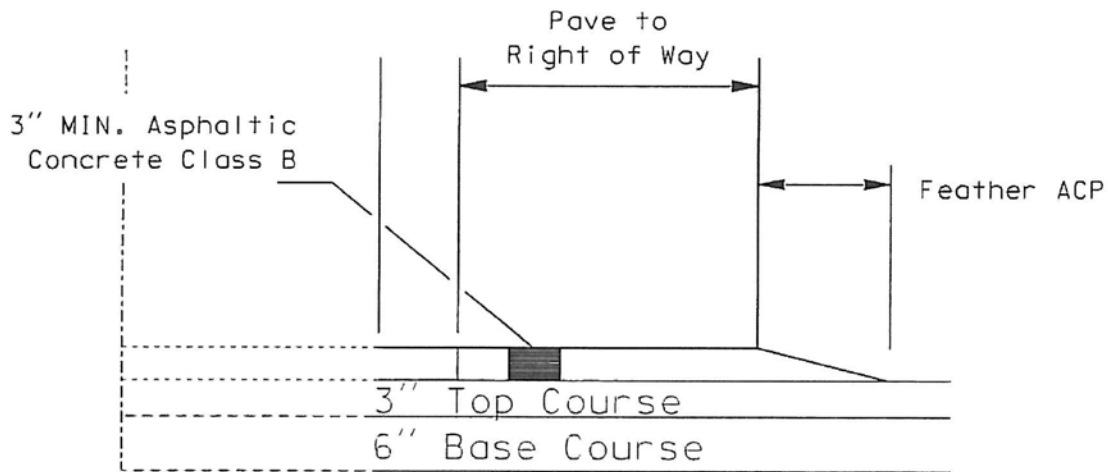
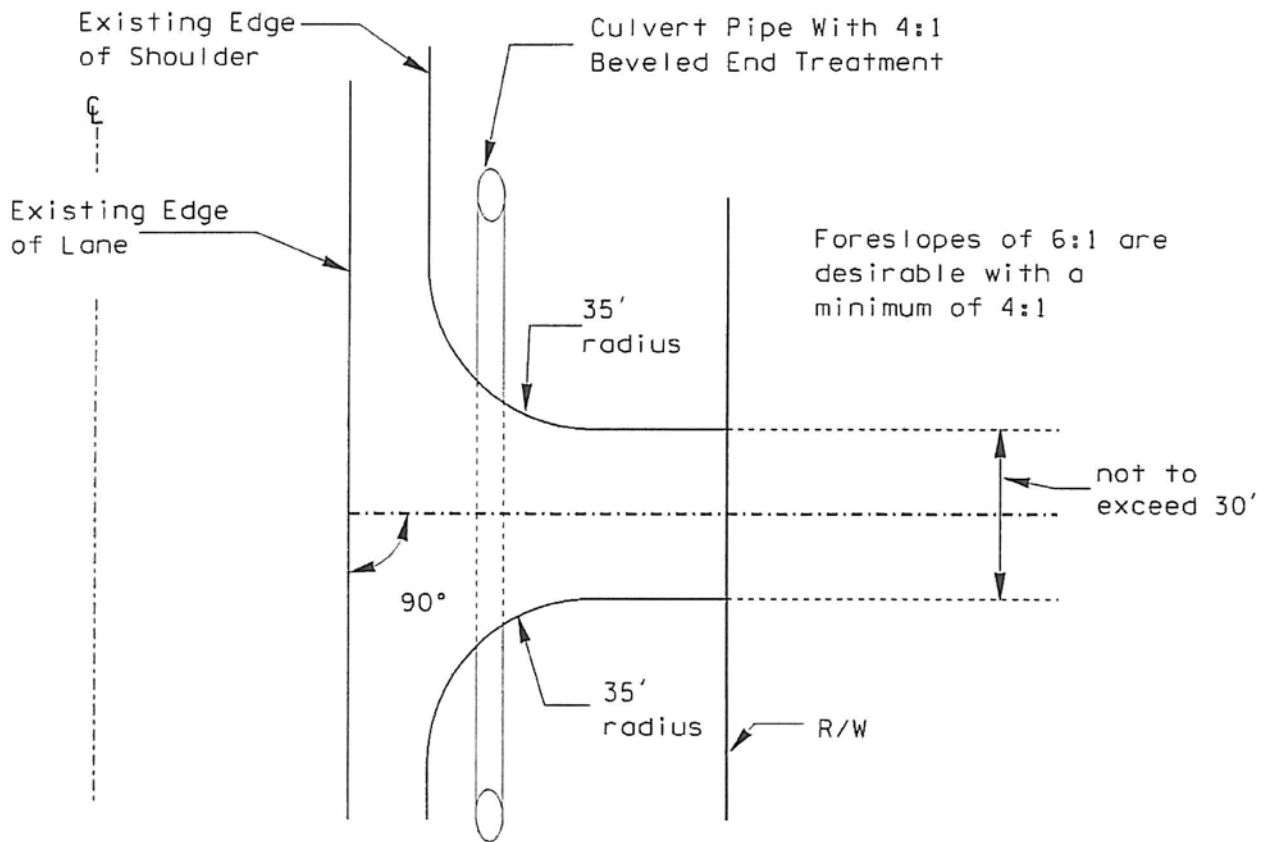
Special Provisions for Highway Encroachments

Permit No. 3594

Applicable provisions are denoted by

1. No work provided for herein shall be performed until the Permit Holder is authorized by the following Department representative:
- Mr. Terry Kukes**
Area 1 Maintenance Superintendent
151 South Bullfrog Road
Cle Elum, WA 98922
509-577-1907
2. Prior to the beginning of construction, a preconstruction conference shall be held at which the Department and the Permit Holder and Permit Holder's engineer, contractor, and inspector shall be present.
3. Should the Permit Holder choose to perform the work outlined herein with other than its own forces, a representative of the Permit Holder shall be present at all times unless otherwise agreed to by the Department representative. All contact between the Department and the Permit Holder's contractor shall be through the representative of the Permit Holder. Where the Permit Holder chooses to perform the work with its own forces, it may elect to appoint one of its own employees engaged in the construction as its representative. Failure to comply with this provision shall be grounds for restricting any further work by the Permit Holder within the State right of way until said requirement is met. The Permit Holder, at its own expense, shall adequately police and supervise all work on the above described project by itself, its contractor, subcontractor, agent, and others, so as not to endanger or injure any person or property.
4. A copy of the permit must be on the job site and protected from the elements at all times during any of the construction authorized by said permit.
5. This permit does not give the Permit Holder or any agent or contractor of the Permit Holder any rights to cut, spray, retard, remove, destroy, damage, disfigure or in any way modify the physical condition of any vegetative material located on the highway right of way, except by written permission from the Department or for purposes as described by No. 6 if denoted below. All restoration shall be done to the satisfaction of the Department at the sole expense of the Permit Holder.
6. If necessary to increase sight distance, brush shall be removed from both sides of the access connection and stumps shall be removed. The indiscriminate cutting of merchantable timber or disfiguring of any feature of scenic value shall not be permitted.
7. The access connection(s) shall be constructed in accordance with the attached
Sufficient length of _____ diameter culvert pipe shall be placed in ditch and laid to a true line and grade.
The access connection(s) shall be surfaced to the limits as shown on the plan with a 150 millimeter (6 inch) minimum compacted depth of gravel base material and a 80 millimeter (3 inch) compacted depth of crushed surfacing top course. Asphalt paving will not be required. Finished grade of the access connection shall be in accordance with the profile control as shown on the attached plan. Directing of surface water from private property to Department right of way will not be permitted, unless otherwise approved by the Department.
8. The access connection(s) shall be constructed in accordance with the attached **Exhibit C**
Sufficient length of **18"** diameter culvert pipe shall be placed in ditch and laid to a true line and grade.
The access connection(s) shall be surfaced to the limits as shown on the plan with a 150 millimeter (6 inch) minimum compacted depth of gravel base material, a 80 millimeter (3 inch) minimum compacted depth of crushed surfacing top course, and paved with a 80 millimeter (3 inch) minimum compacted depth of Asphaltic Concrete Class B unless otherwise specified by the Department. Any existing oil mat on shoulder or roadway shall be removed and new pavement laid to a butt joint with existing pavement. Finished grade of new pavement shall be in accordance with the profile control as shown on attached plan. Directing of surface water from private property onto Department right of way will not be permitted, unless otherwise approved by the Department.
9. All buildings and appurtenances shall be so located at a distance from the right of way line of any State Highway that none of the right of way therefore is required for use of the patrons or customers of any such establishment. Permit Holder shall comply with local building codes. Set-back requirements for the location of buildings in relation to the right of way line are a function of local authorities, and they should be consulted regarding requirements that must be adhered to.

10. The Permit Holder agrees to schedule the work herein referred to and perform said work in such a manner as not to delay the Department's contractor in the performance of his contract.
11. Work within the right of way shall be restricted to between the hours of **8:00 AM** and **4:00 PM** and / or _____, and no work shall be allowed on the right of way Saturday, Sunday, or holidays, unless authorized by the Department. Any lane closures must be submitted for approval in advance of use. The hours of permitted closure may differ from the above noted hours.
12. The shoulders, where disturbed, shall be surfaced with crushed surfacing top course **3 inch** minimum compacted depth, or as directed by the Department. The surface of the finished shoulder shall slope down from the edge of pavement at the rate of 5% unless otherwise directed. The restored shoulder must not have any strips or sections less than 0.6 meters (2 feet) wide. The restored shoulder shall be surfaced with **CSTC**
13. The Permit Holder shall be responsible for constructing and maintaining the access connection(s) and appurtenances between the shoulder line of the highway and the right of way line inclusive of surfacing and drainage. The Department has the right to inspect all installations at the time of construction and at any time afterward and to require that necessary changes and repairs be made. Unsatisfactory work will be corrected by the Department, at the Permit Holder's expense, or access may be removed at the Permit Holder's expense. Directing of surface water from private property onto Department right of way will not be permitted.
14. The access aconnection shall be sufficiently surfaced back an adequate distance from the edge of the pavement to prevent any tracking of material onto the highway. Any tracking of material onto the highway shall be subject to enforcement of Chapter 46.61.655 RCW and shall be immediately cleaned up by the Permit Holder or the Permit Holder's agent.
15. Standard highway warning signs designated as "Truck Crossing" sign, plate W8-6, shall be placed and maintained at Permit Holder's expense on each side of the access connection. Signs shall be in evidence only when access is actually being used. If necessary, flagmen shall be provided. Sufficient parking space shall be provided by the Permit Holder outside Department right of way so no vehicles will be parked on said right of way.
16. All manholes, valve covers, and like appurtenances shall be constructed at such an elevation to conform to the shoulder slope from the edge of pavement or as directed by the Department.
17. All slopes, slope treatment, top soil, ditches, pipes, etc., disturbed by this operation shall be restored to their original cross section and condition. All hazards shall be marked by warning signs, barricades, and lights. If necessary, flagmen shall be employed for the purpose of protecting the traveling public. Roadside operations shall be specified by the Department's representative.
18. During the construction and/or maintenance of this facility, the Permit Holder shall comply with the Manual on Uniform Traffic Control Devices for Streets and Highways, (Federal Highway Administration) and Washington modifications thereto. If determined necessary by the Department, the Permit Holder shall submit a signing and traffic control plan to the Department's representative for approval prior to construction or maintenance operations. No lane closures shall be allowed except as approved by the Department representative. Approvals may cause revision of special provisions, including hours of operation.
19. Bond coverage required to ensure proper compliance with all terms and conditions of said permit will be furnished by a Blanket Surety Bond held by the Department at the Olympia Service Center.
20. A surety bond in the amount of _____ written by a surety company authorized to do business in the State of Washington shall be furnished to ensure compliance with any and all of the terms and conditions of this permit and shall remain in force until all work under this permit has been completed and approved by the Department.
21. Relative to advertising adjacent to all State highways, we wish to call your attention to the Sceni Vistas Act of 1971, Chapter 47.42 RCW and State Transportation Commission ruling Chapter 468-66 WAC. Violation of this section of the statutes will be sufficient cause for cancellation of this permit. On-premise signs are allowed.
22. The Permit Holder shall notify the Department's representative upon completion of the work under this permit so that a final inspection can be made.
23. The responsibility of the Permit Holder for proper performance, safe conduct, and adequate policing and supervision of the project shall not be lessened or otherwise affected by Department approval of plans, specifications, or work, or by the presence at the work site of Department representatives, or by compliance by the Grantee with any requests or recommendations made by such representatives.
24. All material and workmanship shall conform to the Washington State Department of Transportation Standard Specifications for Road, Bridge and Municipal Construction, current edition, and amendments thereto, and shall be subject to inspection by the Department.



Vertical curves not to exceed a 3 1/4'' hump or a 2'' depression in a 10' chord.

** Difference from shoulder slope.

Centerline Profile Grade of Road Approach
 Non-Commercial Residential Approach

Type A Template - Category 2