

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"

August 23, 2011

Sasse Ridge LLC
P.O. Box 687
Roslyn WA 98941

FILE COPY 

RE: Sasse Ridge Plat, LP-11-00002

Dear Applicant,

The application for a 10 lot Plat on approximately 30.61 acres of land that is zoned Rural 3, located in a portion of Section 21, T21N, R14E, WM, in Kittitas County, Assessor's map numbers 21-14-21000-0016 was received on August 17, 2011. Your application has been determined complete as of August 23, 2011.

Your application meets the requirements of KCC 16.12.010 for a complete application. The County may request additional information during review of your application. Continued processing of your application will include, but not limited to the following actions:

1. According to KCC 15A.030.060 a Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal.
2. Posting of the property by the applicant along each street frontage and publishing of a legal notice.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. Notification of the SEPA Threshold Determination and a public hearing will be scheduled before the Kittitas County Hearing Examiner.

You may pick up the "Land Use Action" sign at any time to be posted visible from the road frontage and return the signed affidavit of posting to my attention. After this has been completed I will be able to issue the Notice of Application

If you have any questions regarding this matter, please contact me at (509) 962-7637, or by e-mail at dan.valoff@co.kittitas.wa.us

Sincerely,



Dan Valoff
Staff Planner

CC Wayne Nelson Encompass Engineering via email to: wnelsen@encompasses.net

SASSE RIDGE PLAT

RECEIVED
AUG 17 2011
KITITITAS COUNTY
CDS

SASSE RIDGE PLAT
A PORTION OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
KITITITAS COUNTY, STATE OF WASHINGTON

LP-11-XX



APPROVALS

KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

KITITITAS COUNTY ENGINEER

KITITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWERAGE AND WATER SYSTEM HEREIN SHOWN HEREIN MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____ A.D., 20____

KITITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 20____

KITITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITITAS 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. 21-14-2000-0018 (20042)
DATED THIS _____ DAY OF _____ A.D., 20____

KITITITAS COUNTY TREASURER

CERTIFICATE OF KITITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 21-14-2000-0018 (20042)
DATED THIS _____ DAY OF _____ A.D., 20____

KITITITAS COUNTY ASSESSOR

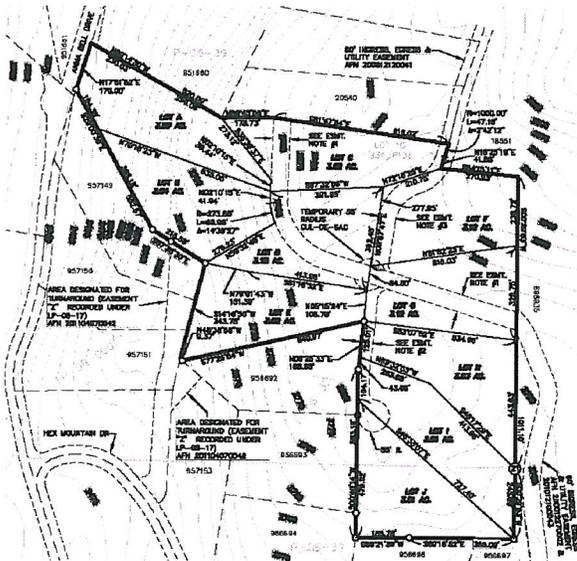
KITITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON

BY _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

NOTE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PROBLEMS WILL BE RESOLVED.

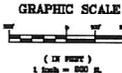


SURVEY NOTES:

1. THE PURPOSE OF THIS INSTRUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY ENCOMPASS ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 126, UNDER RECORD'S FILE NUMBER 20070810070 TO THE CORRELATION SHOWN HEREIN.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 560 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREIN WERE LOCATED, STAKED AND CHAINED FROM A CLOSED FIELD TRAVELER IN EXCESS OF 110000 LINEAR FEET SINCE AFTER ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - * BOOK 25 OF SURVEYS, PAGE 89, APN# 2000000000
 - * BOOK 34 OF SURVEYS, PAGE 126, APN# 20070810070
 AND THE SURVEY REFERENCED THEREIN, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.

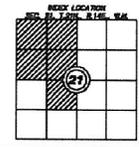
EASEMENT NOTES:

1. EASEMENT "A" - A 60' EGRESS, EXCESS AND UTILITY EASEMENT.
2. EASEMENT "B" - A 40' EGRESS, EXCESS AND UTILITY EASEMENT.
3. EASEMENT "C" - A 60' EGRESS, EXCESS AND UTILITY EASEMENT.



LEGEND

- SET 3/4" IRON ROD & CAP L 10002
- FOUND IRON ROD & CAP L 10002
- ⊙ CENTER OF SECTION



RECORDER'S CERTIFICATE
Filed for record this _____ day of _____, 20____, at _____, in book _____ of _____ pages, at the request of _____
DAVID P. NELSON
Surveyor's Name
County Auditor _____ Deputy 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 _____ SASSE RIDGE, LLC
in _____, AUGUST 20, 2011.
DAVID P. NELSON DATE _____
Certificate No. 18022

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SASSE RIDGE PLAT
A PORTION OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITITAS COUNTY, STATE OF WASHINGTON

OWN BY	DATE	LOG NO.
G. WEISER	08/2011	11076
PREP BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

OWNER

SASSE RIDGE LLC
PO BOX 687
ROSLYN WA 98941

PREPARED BY:

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

Letter of Transmittal

Encompass
ENGINEERING & SURVEYING



Together with
Baima & Holmberg



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Tel (425) 392-0250 Fax (425) 391-3055

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108 East 2nd Street, Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS
ELLENSBURG WA 98926

Date: **8-17-11**

Job No. **11076**

Attn:

Re: **SASSE RIDGE PLAT (PRELIMINARY)**

WE ARE SENDING YOU

Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
10		2	COPIES WITH CONTOURS
1		2	8 1/2 X 11 MAP
1			APPLICATION / PUBLIC DISCLOSURE REQUEST FORM
1			SUBDIVISION GUARANTEE
1			SEPA CHECKLIST
1			COUNTY SUBMITTAL FEE

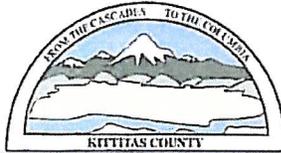
THESE ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit ____ copies for approval
 For signature
 For your use
 Approved as noted
 Submit ____ copies for distribution
 As requested
 Returned for corrections
 Return ____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____
 PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature: *Greg W. Jensen* Title: ENGR. & SURV. TECH.

Copy to: File



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"Building Partnerships – Building Communities"

LONG PLAT APPLICATION

(To divide lot into 5 or more lots, per KCC Title 16)

A **pre-application meeting** is required if over nine lots will be created by the proposed subdivision. To schedule a pre-application meeting, complete and submit a "Pre-Application Meeting Scheduling Form" to CDS. Notes or summaries from pre-application meetings should be included with this application.

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

- Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

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

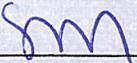
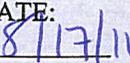
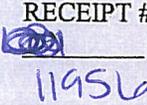
- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

- 3,335.00 Kittitas County Community Development Services (KCCDS)
- 602.00 Kittitas County Department of Public Works
- 524.00 Kittitas County Fire Marshal
- 625.00 Public Health Proportion (Additional fee of \$75/hour over 12.5 hours)

\$5,086.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):  <hr style="width: 80%; margin-left: 0;"/>	DATE:  <hr style="width: 80%; margin-left: 0;"/>	RECEIPT #  <hr style="width: 80%; margin-left: 0;"/>	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="font-size: 1.2em; margin: 0;">RECEIVED</p> <p style="margin: 0;">AUG 17 2011</p> <p style="margin: 0;">KITTITAS COUNTY</p> <p style="margin: 0;">CDS</p> </div> <p style="font-size: 0.8em; margin-top: 5px;">DATE STAMP IN BOX</p>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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: Sasse Ridge LLC
Mailing Address: P.O Box 687
City/State/ZIP: Roslyn, WA 98941
Day Time Phone: 509-649-2211
Email Address: vernon@inlandnet.com

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: Encompass Engineering & Surveying
Mailing Address: 108 East 2nd St.
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-7433
Email Address: wnelsen@encompass.net

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

Name: Wayne Nelson
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: No Address Assigned
City/State/ZIP: Ronald, WA 98941

5. **Legal description of property (attach additional sheets as necessary):**
Lot 10 of Book 34 Page 1316; Newport Creek Short Plat 01-30; being a portion E1/2 of Section 12, North, Range 14; East, W.M., Kittitas County, State of Washington

6. **Tax parcel number:** 21-14-21000-0016

7. **Property size:** 30.61 (acres)

8. **Land Use Information:**

Zoning: Rural 3 Comp Plan Land Use Designation: Rural

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

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

AUTHORIZATION

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

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

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

Date:

X Wynne A. Webb for EES

8/17/11

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

Date:

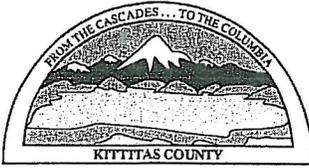
X Nathan R. Webb

7-19-11

NARRATIVE TO LONG PLAT APPLICATION
FOR SASSE RIDGE PLAT



The property is located North of State Route 903 and West from the Township of Ronald and East of Salmon La Sac Campground. A private road known as Hex Mountain Drive serves the property. The project area includes one parcel in Township 21N, Range, 14E Section 21. Project includes 30.61 acres to be developed into 10 three acre lots that will include a community water system or individual wells and individual or community septic system.



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RECEIVED
AUG 17 2011
CDS

PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying			
	First	Last	MI	
Address	108 East 2nd Street	Cle Elum	WA	98922
	Street or P.O. Box	City	State	Zip Code
Phone Number	(509) 674-7433			

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

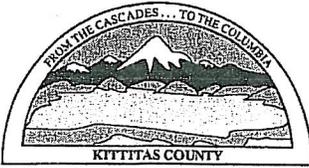
Information relating to plats and short plats that have been processed and granted preliminary approval by Kittitas County from Jan 2005 to present. Specifically plat drawings, names and addresses of landowners in need of final plat approval, road certification and further subdivision.

Job# 11076

SASSE Ridge PLAT

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR



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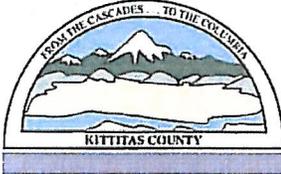
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SASSE Ridge PLAT

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

APPLICATION FEES:

- 490.00 Kittitas County Community Development Services (KCCDS)
- 70.00 Kittitas County Department of Public Works

- \$560.00 Total fees due for this application (One check made payable to KCCDS)**

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid black; padding: 5px; margin: 0 auto; width: 80%;"> <p style="font-size: 1.2em; font-weight: bold; margin: 0;">RECEIVED</p> <p style="margin: 5px 0;">AUG 17 2011</p> <p style="margin: 5px 0;">KITITITAS COUNTY CDS</p> <p style="font-size: 0.8em; margin: 0;">DATE STAMP IN BOX</p> </div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:
Sasse Ridge Plat _____

2. Name of applicant:
Sasse Ridge LLC _____

3. Address and phone number of applicant and contact person:
P.O. Box 687, Roslyn, WA 98941 Vernon Swesey 509-649-5230 _____

4. Date checklist prepared:
7/15/2011 _____

5. Agency requesting checklist:
Kittitas County Community Development Services _____

6. Proposed timing or schedule (including phasing, if applicable):
Estimated buildout will be approximately 10 years. _____

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Not at this time. _____

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.
Forest Practice Application #2702237 approved by Washington State Dept. of Natural Resources on Sept. 23, 2002 and renewed on Oct. 20th, 2004. _____
Stormwater Permit issued by the Department of Ecology. Permit # WAR-010166 _____

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
Approval of an application from the Department of Ecology for mitigated water may need to be applied for. _____

10. List any government approvals or permits that will be needed for your proposal, if known.
Kittitas County Final Plat Approval, Permits for the community septic systems and the Community Water System or individual wells will need to be approved by the Kittitas County Environmental Health Dept., Washington State Dept. of Health and Department of Ecology for compliance for water. _____

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
Project includes 30.61 Acres to be developed into 10 three acre lots. _____

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

See attached.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, ~~steep~~ slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is estimated to be approximately a 55% slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

No prime farmland or agriculture soils are located on property. Soil Analyses showed: 5243 Natkim Gravelly Sandy Loam (5-25% slope) 5244 Natkim Gravelly Sandy Loam (25-45% slope), 5245 Natkim Gravelly Sandy Loam (45-65% slope), 6839 Roslyn Sandy Loam (5-25%), 6845 Roxer Gravelly Sandy Loam (45-65%)

d. Are there surface indications or history of unstable soils in the immediate vicinity?

None

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Some fill will be needed to create the road base. All or a portion of this fill may come from on site sources of excess excavated material. If these sources do not provide adequate quantities of material then the fill will be imported from off site sources.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

During the general course of construction and earth disturbances, some erosion may occur.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Roads and other infrastructure as well as residential structures will be the only impervious surfaces and it is estimated that 5% of the site could be covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Best Management Practices, including but not limited to silt fencing, road ditches, water bars, detention ponds and check dams will be used to reduce or control erosion on site according to the Eastern Washington Stormwater Manual.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

See attached.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The Washington State Dept of Ecology will be consulted for any air emission control requirements such as development of a Fugitive Dust Control Plan or other air quality permits.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

Newport Creek

Unnamed Creek

These creeks flow into Lake Cle Elum, which is west of Salmon La Sac Rd at distances ranging from 800-2004 feet from the property boundaries.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

See attached.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic

sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

c. See attached.
Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).
Where will this water flow? Will this water flow into other waters?
If so, describe.

Storm water could be generated on site, which will be controlled and contained on site using best management practices according to the Eastern Washington Stormwater Manual, such as straw bales barriers, silt fencing, and perhaps a sediment pond.

2) Could waste materials enter ground or surface waters? If so, generally describe.

The only known potential source of waste materials that could enter ground or surface waters would be effluent from approved septic systems.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Impacts will be reduced and controlled using on site best management practices according to the Eastern Washington Stormwater Manual, such as straw bale barriers, silt fencing, and perhaps a sediment pond.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

Vegetation removal will include removal of fir trees, pine trees and other types of trees, and vegetation where structures and roads will be placed.

c. List threatened or endangered species known to be on or near the site.

None that we are aware of.

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Conditions, covenants and restrictions (CC&R's) will be recorded for the lots which will encourage native vegetation and xerscaping.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site.
None that we are aware of. _____
- c. Is the site part of a migration route? If so, explain. _____
No _____
- d. Proposed measures to preserve or enhance wildlife, if any. _____
Retain wildlife trees and green recruitment trees and retain as much natural vegetation as possible. _____

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. _____
Electricity and propane are expected to be the primary sources of energy used in the residences but it is possible for solar energy and wood stoves to be used as well. _____
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe. _____
No _____
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. _____
None at this time. _____

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. _____
We anticipate general construction site hazards with this project. _____
 - 1) Describe special emergency services that might be required. _____
See attached. _____
 - 2) Proposed measures to reduce or control environmental health hazards, if any. See attached. _____
- b. Noise _____
 - 1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? _____
Some general construction noise will be generated during constuction phases but noise impacts are not expected from the finished project. _____
 - 2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. _____
On a short term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site, typically would from dawn to dusk. _____
 - 3) Proposed measures to reduce or control noise impacts, if any. _____
In a effort to reduce or control possible noise impacts, construction hours could run from 6am to 8pm Monday thru Saturday. _____

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
Currently it's vacant timberlands and rural residential home sites. _____
- b. Has the site been used for agriculture? If so, describe.
No _____
- c. Describe any structures on the site.
None _____
- d. Will any structures be demolished? If so, what?
No _____
- e. What is the current zoning classification of the site?
Rural 3 _____
- f. What is the current comprehensive plan designation of the site?
Rural _____
- g. If applicable, what is the current shoreline master program designation of the site?
There are no shorelines of the state on this site. _____
- h. Has any part of the site been classified as an:
 environmentally sensitive area?
No _____
- i. Approximately how many people would the completed project displace?
None _____
- j. Approximately how many people would reside or work in the completed project? The number of workers is unknown. The completed project will be limited to a maximum of 10 residential lots. It is not known when all lots will be occupied. _____
- k. Proposed measures to avoid or reduce displacement impacts, if any.
There will be no displacement therefore no measures are required. _____
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. _____

9. HOUSING See Attached

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
A maximum of 10 lots will be created. Housing will be middle to high-income level. _____
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None _____
- c. Proposed measures to reduce or control housing impacts, if any.
None _____

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest height of any proposed structure would not exceed 35 feet. The principal exterior building material would be wood, masonry or metal materials. _____
- b. What views in the immediate vicinity would be altered or obstructed?
No views would be impacted by this project. _____

- c. Proposed measures to reduce or control aesthetic impacts, if any.
The CC&Rs will apply to the development of home sites and will require a certain level of uniformity in character and quality of the built community.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Typical lighting from a small residential community will be produced.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any.
The covenants would require downward facing outdoor lighting.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Recreation opportunities associated with Lake Cle Elum are available as well as dispersed outdoor recreation opportunities such as hunting, hiking, snowmobiling, cross country skiing, and mountain biking.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
Mr. David Powell from the Yakama Nation Cultural Resources Dept. visited the site on July 26th, 2004, and a plan to protect cultural values were agreed upon should any be discovered during development of the project.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None Known.
- c. Proposed measures to reduce or control impacts, if any.
Not applicable, none known.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Hex Mountain Drive access off Salmon La Sac Road that serves the property.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No

c. How many parking spaces would the completed project have? How many would the project eliminate?
See attached.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
The project will include improvements to Hex Mountain Drive that accesses the property and will meet the Kittitas County Private Road Standards.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Lake Cle Elum on opposite side of Salmon La Sac road.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
The project at full build out could generate up to 100 trips per day.

g. Proposed measures to reduce or control transportation impacts, if any.
Provide adequate traffic signage at and before the intersection of the private road with Salmon La Sac Rd, including speed limits with the property.

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
The project will rely on existing public services. The addition of a maximum of 10 lots in a rural area is not expected to bring a substantial increased need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.
CC&Rs will apply with the intent of reducing the need for public fire and police protection such as fire wise practices and prohibiting storage of hazardous substances.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
Cable, DSL

b. Describe the utilities that are proposed for the project, the utility

providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Residential utilities will be provided to the project such as electricity, phone, cable and high speed internet connections. Service providers will include Inland Networks, Inland Internet, R&R Cable and Puget Sound Energy.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Nathan R Weis

Date: 8-16-11

Print Name: Nathan R Weis

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

ATTACHMENT FOR
SEPA ENVIRONMENTAL CHECKLIST
FOR SASSE RIDGE PLAT



A. Background:

12. The property is North of State Route 903 and West from the Township of Ronald and East of Salmon La Sac Campground. A private road known as Hex Mountain Drive serves the property. The project area includes one parcel in Township 21N, Range 14E, Section 21.

B. Environmental Elements:

2. Air;

a. Air emissions from construction work and construction equipment on site may occur. When the project is complete, air emissions are likely to occur from automobile exhaust and wood smoke from fire stoves and fireplaces.

b. Ground:

1) Ground water will be withdrawn for domestic use from an engineered Community Water System or individual wells approved by the Washington State Department of Health and/or the Kittitas County Environmental Health Department. Water is not to expected be discharged to surface waters.

2) Discharge would be from future home sites that will utilize septic systems that are required to be certified and designed in accordance with Kittitas County and Washington Department of Health regulations.

7. Environmental Health:

a.

1) Fire Dept. services would be provided by Kittitas County Fire District #7 and all roads will meet the International Fire Code and County requirements. Police and medical response services would be provided for through the local County contract facility through the KITTCOM 911 dispatch service. The use of local medical facilities would be utilized within the County either in the City of Cle Elum or City of Ellensburg.

2) There will be no environmental health hazards located on the property. As for possible issues the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Service Department or the Department of Ecology.

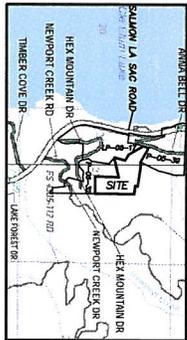
8. Land and Shoreline Use

1. The project will comply with local zoning and land use laws and be consistent with the Kittitas County Comprehensive Plan.

14. Transportation:

c. The project would have the normal amount of parking spaces associated with residences. No parking spaces will be eliminated. Private driveways will be created off existing private roads to serve the lots.

VICINITY MAP
N.T.S.



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF
A.D., 20__

TITAS COUNTY ENGINEER

I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

PARCEL NO. 21-14-2100-0016 (20942)
DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

PARCEL NO. 21-14-2100-0016 (20942)
DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF
A.D., 20__

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____

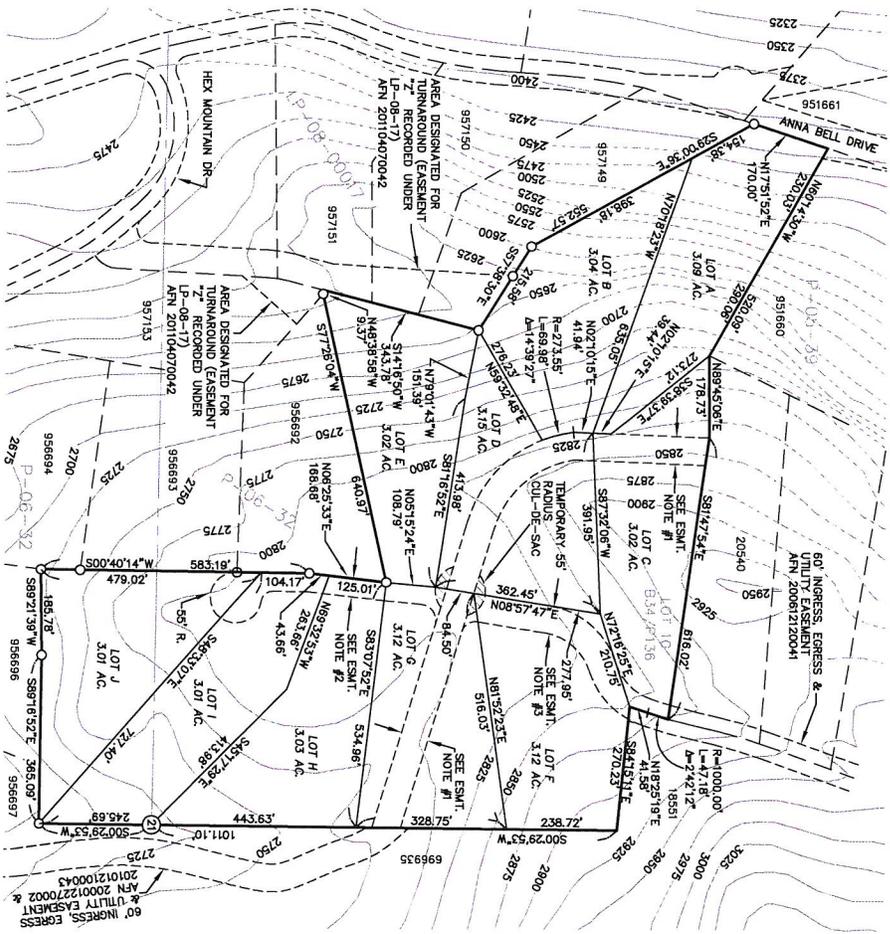
CHAIRMAN

ATTY: _____

NOTICE: THE APPRO _____ CLERK OF THE BOARD
QUARANTEER THAT FOR _____ RIGHTS WILL BE GRANTED.

SASSE RIDGE PLAT

A PORTION OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITTITAS COUNTY, STATE OF WASHINGTON



SURVEY NOTES:

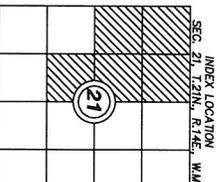
1. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY ENCOMPASS ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NUMBER 200709100070 TO THE CORPORATION SHOWN HEREIN.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREIN WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1.0000 LINEAL CHAIN AFTER ALMATHY ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
* BOOK 31 OF SURVEYS, PAGE 89, AFN# 200505200021.
* BOOK 34 OF SURVEYS, PAGE 136, AFN# 200709100070.
* AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

EASEMENT NOTES:

1. EASEMENT "S" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT.
2. EASEMENT "T" - A 40' INGRESS, EGRESS AND UTILITY EASEMENT.
3. EASEMENT "U" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT.

LEGEND

- SET 3/4" IRON ROD & CAP US# 18092
- FOUND IRON ROD & CAP US# 18092
- ⊙ CENTER OF SECTION



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20__ at _____ M.
in book _____ of _____ pages _____ at the request of
DAVID P. NIELSON,
Surveyor's Name
County Auditor _____ Deputy County Auditor _____

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
me or under my direction in conformance with the
requirements of the Survey Recording Act of the
State of Washington, Chapter 65A RCW.
DAVID P. NIELSON
Certificate No. 18092 DATE _____



LP-11-XX

165 NE Juniper Street, Suite 201 • Sequim, WA 98287 • Phone: (425) 392-0250 • Fax: (425) 391-3855
108 East 2nd Street • Cle Elum, WA 99222 • Phone: (509) 674-7133 • Fax: (509) 674-7119
Western Washington Division
Encompass
ENGINEERING & SURVEYING

SASSE RIDGE PLAT

A PORTION OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITTITAS COUNTY, STATE OF WASHINGTON

OWN BY	DATE	JOB NO.
G. WEISER	08/20	11076
CHKD BY	SCALE	SHEET
D. NELSON	1" = 200'	1 OF 2

OWNER:
 SASSE RIDGE LLC
 PO BOX 19
 211 S MONTGOMERY
 UNIONTOWN WA 99179
 PARCEL #21-14-21000-0016 (20542)
 ACREAGE: 30.61
 LOTS: 10
 WATER SOURCE: COMMUNITY WATER SYSTEM(S)
 AND/OR INDIVIDUAL WELLS
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
 ZONE: R-3

SASSE RIDGE PLAT
 A PORTION OF THE WEST 1/2 OF SECTION 21,
 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, STATE OF WASHINGTON

EXISTING LEGAL DESCRIPTION:

LOT 10 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 10, 2007, IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NUMBER 200709100070, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT 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.
2. PER ROW 1710.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
4. 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.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SASSE RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREBY 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. 20__

NAME _____ NAME _____
 TITLE _____ TITLE _____

ACKNOWLEDGEMENT
 STATE OF _____) S.S.
 COUNTY OF _____)

ON THIS _____ DAY OF _____ 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED, TO ME KNOWN TO BE THE _____ AND _____ THE LIMITED LIABILITY COMPANY, THE EXECUTOR OF THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
 MY APPOINTMENT EXPIRES AT _____

RECEIVED

AUG 17 2011
 KITTITAS COUNTY
 CDS

LP-11-XX

ADJACENT PROPERTY OWNERS:

- 18561 PUM GREEK TIMBER CO LP
- 20540 PO BOX 1990 COLUMBIA FALLS MT 59912
- 951660
- 951661
- 956692
- 956693
- 956694
- 956696
- 956697
- NEWPORT HILLS LAND CO INC
- PO BOX 687 ROSLYN WA 98941
- 696935
- 957149
- 957150
- 957151
- 957153
- JOLLY MOUNTAIN GROUP LLC
- 1332 G STREET LEWISTON ID 83501

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20__ at _____ M
 In book _____ at page _____ at the request of
 DAVID P. NELSON
 Surveyor's Name
 County Auditor _____ Deputy 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 In. AUGUST, 2011.
 DAVID P. NELSON DATE
 Certificate No. 18092

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 163 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 108 East 2nd Street • Cle Elum, WA 99022 • Phone: (509) 674-4313 • Fax: (509) 674-7419

SASSE RIDGE PLAT

A PORTION OF THE WEST 1/2 OF SECTION 21,
 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	08/2	11076
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2



NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. I SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-553-4344

STEWART TITLE GUARANTY COMPANY



Subdivision Guarantee

Guarantee No.: SG-2631-21155

Fee: \$150.00

Effective Date: July 14, 2011 at 12:00 AM

Order Number: 25039

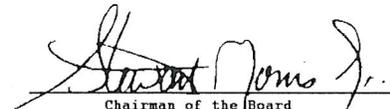
The County of Kittitas and any City within which said subdivision is located in a sum not exceeding \$1,000.00

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary of said Subdivision Guarantee, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication as shown in Subdivision Guarantee.



Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.




Chairman of the Board




President

Countersigned:



Authorized Countersignature
Stewart Title of Kittitas County Ellensburg, Washington

Guarantee Serial No. SG-2631-21155

In writing this company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.



208 West 9th Avenue, Suite 6
Ellensburg, Washington 98926
Phone (509) 933-4324 ♦ Fax (509) 933-4329



Updated Subdivision Guarantee

Dated: 7/14/2011

Sasse Ridge LLC
PO Box 19
Uniontown, WA 99179

Charge: \$150.00
Sales Tax: \$12.00
Total: \$162.00

Reference No.: Sasse Ridge

Order No. 25039

OWNERS: Sasse Ridge LLC, a Washington limited liability company

LEGAL DESCRIPTION:

Lot 10 of that certain survey recorded September 10, 2007, in Book 34 of Surveys, Page 136, under Auditor's File No. 200709100070, records of Kittitas County, State of Washington; being a portion of the West Half of Section 21, Township 21 North, Range 14 East, W.M., Kittitas County, State of Washington.

SUBJECT TO:

1. The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or an opinion as to the marketability of title to the subject premises.

See Attached Exhibit "B" for General Exceptions.

I certify this is a true accurate reflection of those documents on file at the Kittitas County Court House, Ellensburg, Washington as of 8:00 a.m. on the above referenced date.

Shandi Garrison

Exhibit "B"



1. POTENTIAL TAXES, PENALTIES AND INTEREST incurred by reason of a sale of the land, a change in the use or a withdrawal from the classified use of the property herein described pursuant to RCW 84.26, RCW 84.33 or RCW 84.34. Notice of approval of such classified use as a Classified Forest Land was given by the Kittitas County Assessor on January 3, 1984 under recording no. 476209.

2. EASEMENT, including terms and provisions contained therein:
Recorded: June 27, 2003
Recording no.: 200306270027
In favor of: Puget Sound Energy, Inc.
For: Construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity.
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises

Refer to the record of said instrument for full particulars.

3. EASEMENT, including terms and provisions contained therein:
Recorded: October 6, 2006
Recording no.: 200610060030
In favor of: R & R Cable
For: construct, operate, maintain, repair, replace, improve, remove, enlarge one or more utility systems for purposes of transmission, distribution and sale of gas and electricity
Affects: The legal description contained in said easement is not sufficient to determine its exact location.

Refer to the record of said instrument for full particulars.

4. EASEMENT, including terms and provisions contained therein:
Recorded: October 6, 2006
Recording no.: 200610060031
In favor of: Inland Telephone Company, Inc.
For: construct, operate, maintain, repair, replace, improve, remove, enlarge one or more utility systems for purposes of transmission, distribution and sale of gas and electricity
Affects: The legal description contained in said easement is not sufficient to determine its exact location.

Refer to the record of said instrument for full particulars.

Exhibit "B"



5. NONEXCLUSIVE INGRESS AND EGRESS EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Newport Hills Land Company, Inc.
And: Jack and Carol Frost, husband and wife; Western Investment Group LLC; Jeff Ryberg and Scott Erickson
Recorded: April 26, 2006
Recording Number: 200604260029

6. PERPETUAL NON-EXCLUSIVE RECIPROCAL ROAD EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Newport Hills Land company, Inc.
And: Cedar Grove NW, LLC
Recorded: December 12, 2006
Recording Number: 200612120041

7. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:

Recorded: December 27, 2000
Recording no.: 200012270001 and 200012270002

TEMPORARY CONSTRUCTION EASEMENT AND AMENDMENT EASEMENT, including terms and provisions contained therein:

Recorded: December 10, 2010
Recording no.: 201012100043

8. RESERVATIONS AS CONTAINED IN WARRANTY DEED:

Recorded: June 30, 1999
Recording no.: 199906300046
As follows: The above described land to be conveyed is subject to an easement in the public for any public roads heretofore laid out or established and now existing over, along or across any portion of the real estate.

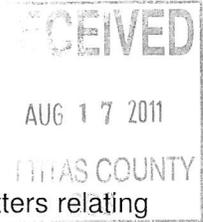
9. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserved by: Plum Creek Timber Company
Recorded: June 30, 1989
Recording no.: 521473

10. A RECORD OF SURVEY and any and all matters relating thereto:

Recorded: December 13, 1995
Recording no.: 587743
Book: 21
Page: 159

Exhibit "B"



11. A RECORD OF BOUNDARY LINE ADJUSTMENT SURVEY and any and all matters relating

thereto:

Recorded: May 20, 2003
Recording no.: 200305200041
Book: 28
Page: 247

12. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: May 20, 2005
Recording no.: 200505200021
Book: 31
Page: 89

13. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: November 27, 2006
Recording no.: 200611270096
Book: 33
Page: 144

14. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: September 10, 2007
Recording no.: 200709100070
Book: 34
Page: 136

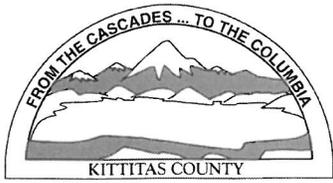
Exhibit "B"



NOTES:

NOTE 1: General taxes for the year **2011** which have been paid.

Amount:	\$32.69
Levy code:	31
Map number:	21-14-21000-0016
Parcel number:	20542
Assessed value of land:	\$1,510.00
Assessed value of improvement:	\$0.00



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

RECEIPT NO.: 00011956

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

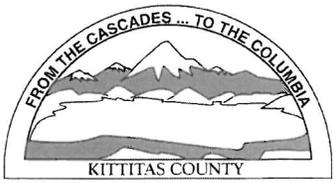
Account name: 024504

Date: 8/17/2011

Applicant: SASSE RIDGE LLC

Type: check # 1297

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
LP-11-00002	CDS FEE FOR PLAT	3,335.00
LP-11-00002	FM PLAT	524.00
LP-11-00002	EH LONG PLAT FEE	625.00
LP-11-00002	PW LONG PLAT FEE	602.00
	Total:	5,086.00



KITITITAS COUNTY PERMIT CENTER
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RECEIPT NO.: 00011957

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024504

Date: 8/17/2011

Applicant: SASSE RIDGE LLC

Type: check # 1295

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SE-11-00005	CDS SEPA FEE	490.00
SE-11-00005	PW SEPA	70.00
	Total:	560.00