

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 23 DAY OF JANUARY, A.D., 2026.
[Signature]
 KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
 DATED THIS 8 DAY OF JAN, A.D., 2026.
[Signature]
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE SAGEVIEW SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS 8 DAY OF JANUARY, A.D., 2026.
[Signature]
 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.
 RECEIPT NO. 963688-93187 & 952782
 DATED THIS 09 DAY OF JANUARY, A.D., 2026.
[Signature]
 KITTITAS COUNTY TREASURER

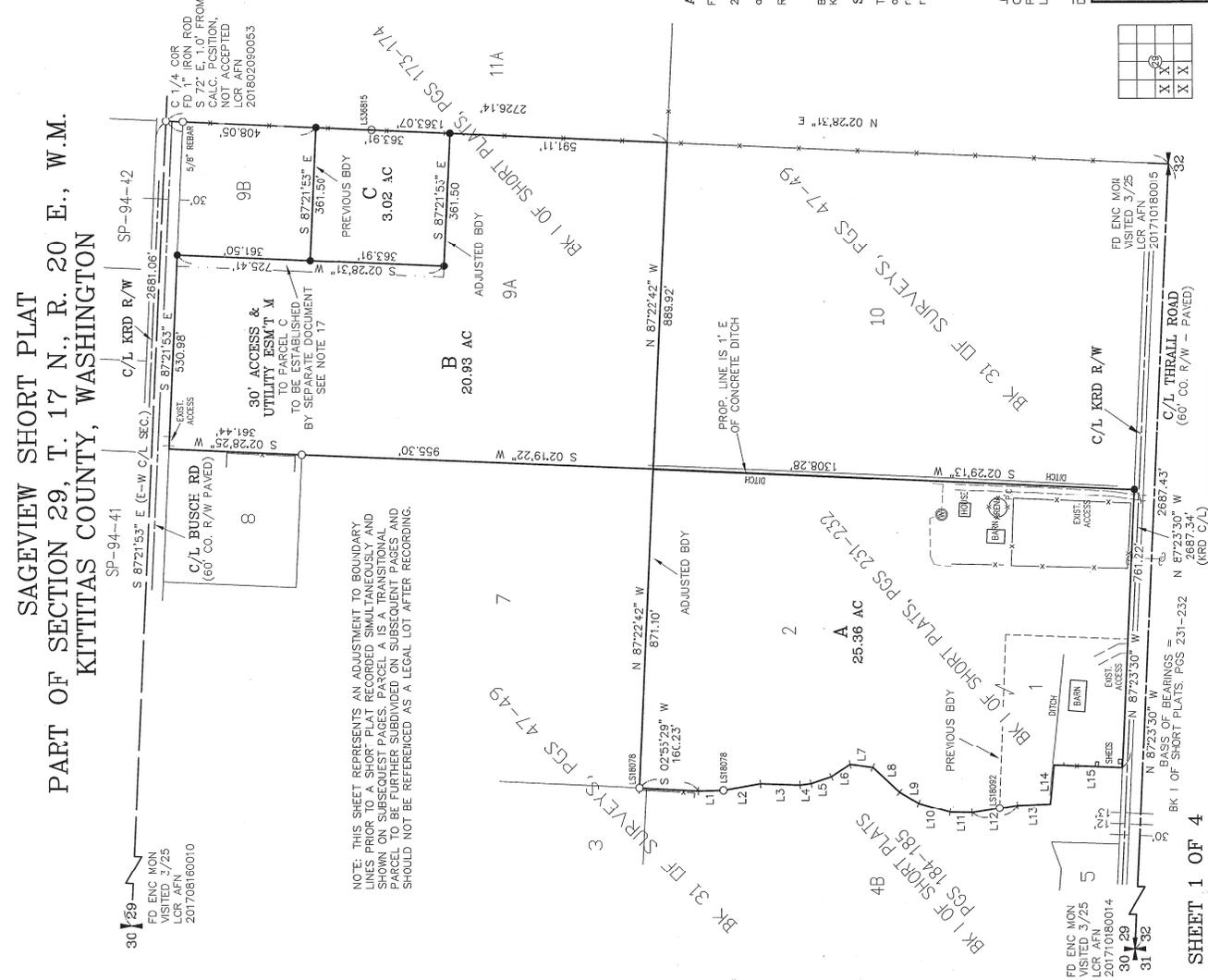
CERTIFICATE OF REGULATION ENTITY
 I HEREBY CERTIFY THAT THE REGULATION PLAN FOR SAGEVIEW SHORT PLAT CONFORMS TO THE REQUIREMENTS OF KITTITAS RECLAMATION DISTRICT.
 DATED THIS 2 DAY OF JANUARY, A.D., 2026.
[Signature]
 KITTITAS RECLAMATION DISTRICT

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: TIM & JANA MCINTYRE
 ADDRESS: 11461 THRALL ROAD ELLENSBURG, WA 98926
 PHONE: (509) 607-3805
 EXISTING ZONE: AG-20
 SOURCE OF WATER: SHARED WELL
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 TYPE OF SHORT PLAT: 100' LOTS
 SCALE: 1" = 100'

BL-25-00002
 SP-25-00002
 SPF-25-00007

LEGEND
 -●- 5/8" REBAR W/ CAP
 -○- CRUSE 36615
 -○- FOUND PIN & CAP
 -x- FENCE

LINE	DIRECTION	DISTANCE
L1	S 01°08'58" E	66.66'
L2	S 09°49'44" E	101.37'
L3	S 01°53'31" W	07.89'
L4	S 87°21'53" E	58.81'
L5	S 87°21'53" E	58.81'
L6	S 32°54'54" E	61.06'
L7	S 07°13'05" W	62.13'
L8	S 42°33'38" W	98.61'
L9	S 30°09'25" W	59.59'
L10	S 15°19'27" W	88.84'
L11	S 07°22'02" W	59.78'
L12	S 09°04'55" E	124.89'
L13	S 02°17'33" E	68.99'
L14	S 02°17'33" E	68.99'
L15	S 02°10'28" W	186.06'



NOTE: THIS SHEET REPRESENTS AN ADJUSTMENT TO BOUNDARY LINES PRIOR TO A SHORT PLAT RECORDED SIMULTANEOUSLY AND SHOWN ON SUBSEQUENT PAGES. PARCEL, SUBSEQUENT PAGES, AND SHOULD NOT BE REDEFINIED AS A LEGAL LOT AFTER RECORDING.

AUDITOR'S CERTIFICATE
 Filed for record this 9th day of January, 2026, at 2:12 P.M. in Book W of Short Plats at page(s) 65 at the request of Cruse & Associates.
 RECEIVING NO. 202601090032
 RYAN ELLIOT, Auditor
 KITTITAS COUNTY

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or my direction in conformance with the requirements of the Survey Recording Act of the request of TIM & JANA MCINTYRE in AUGUST of 2024.

CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36615
 DATE: 1/8/2026

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 P.O. Box 859
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 952-8242
 SAGEVIEW SHORT PLAT

X	X	X
X	X	X

SAGEVIEW SHORT PLAT
 PART OF SECTION 29, T. 17 N., R. 20 E., W.M.
 KITTITAS COUNTY, WASHINGTON



BL-25-00002
 SP-25-00002
 SPF-25-00007

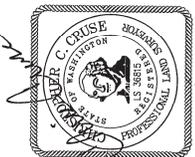
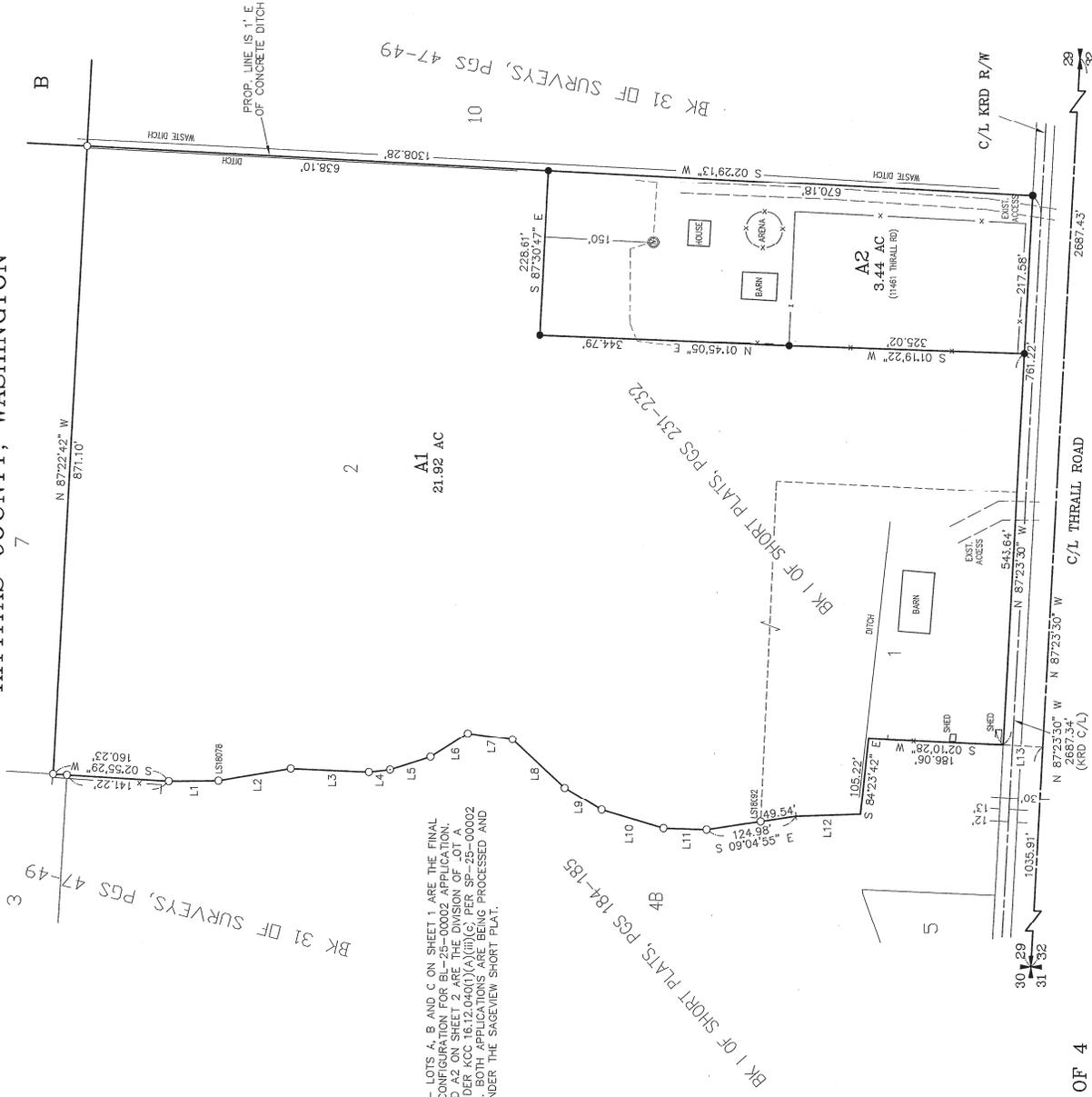


LEGEND
 —●— SET 5/8" REBAR W/ CAP
 —○— "CRUISE 36815"
 —○— FOUND PIN & CAP
 —x— FENCE

LINE TABLE THIS SHEET

LINE	DIRECTION	DISTANCE
L1	S 01°45'55" E	65.66'
L2	S 09°19'44" E	101.37'
L3	S 01°33'31" W	107.89'
L4	S 01°33'29" E	68.81'
L5	S 18°33'29" E	68.81'
L6	S 32°34'54" E	61.06'
L7	S 07°13'05" W	62.13'
L8	S 42°33'35" W	98.81'
L9	S 30°09'25" W	59.59'
L10	S 15°49'27" W	86.84'
L11	S 01°22'02" W	59.78'
L12	S 02°17'33" E	86.99'
L13	N 02°36'30" E	55.00'

NARRATIVE - LOTS A, B AND C ON SHEET 1 ARE THE FINAL BOUNDARY CONFIGURATION FOR BL-25-00002 APPLICATION. LOTS A1 AND A2 ON SHEET 2 ARE THE DIVISION OF LOT A UNDER RCW 65.02.040(1)(A)(III)(C) PER SP-25-00002 APPLICATION. THIS APPLICATION IS BEING PROCESSED AND FINALIZED UNDER THE SAGEVIEW SHORT PLAT.



1/6/2026

AUDITOR'S CERTIFICATE

Filed for record this 9th day of JANUARY, 2026, at 2:17 P.M., in Book M of Short Plats at page(s) 66, at the request of Cruise & Associates, RECEIVING NO. 202601090022

BRYAN ELLIOTT, Auditor
 KITTITAS COUNTY

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 962-8242

11/07

BL-25-00002
SP-25-00002
SPF-25-00007

SAGEVIEW SHORT PLAT PART OF SECTION 29, T. 17 N., R. 20 E., W.M., KITITITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS
ORIGINAL BLA PARCEL DESCRIPTIONS

LOT 9A, OF BUSCH ROAD SHORT PLAT, KITITITAS COUNTY, SHORT PLAT NO. SP-06-105, AS RECORDED MAY 21, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 173 AND 174, UNDER AUDITOR'S FILE NO. 200708270065, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

AND
LOTS 1 AND 2, OF MCINTYRE SHORT PLAT, KITITITAS COUNTY, SHORT PLAT NO. SP-07-55, AS RECORDED AUGUST 27, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 231 AND 232, UNDER AUDITOR'S FILE NO. 200708270065, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

NEW BLA DESCRIPTIONS
PARCEL A
LOTS 1 AND 2, OF MCINTYRE SHORT PLAT, KITITITAS COUNTY, SHORT PLAT NO. SP-07-55, AS RECORDED AUGUST 27, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 231 AND 232, UNDER AUDITOR'S FILE NO. 200708270065, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

PARCEL B
PARCEL C
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I
PARCEL J
PARCEL K
PARCEL L
PARCEL M
PARCEL N
PARCEL O
PARCEL P
PARCEL Q
PARCEL R
PARCEL S
PARCEL T
PARCEL U
PARCEL V
PARCEL W
PARCEL X
PARCEL Y
PARCEL Z

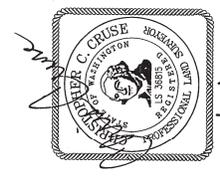
PARCEL B OF THAT CERTAIN SURVEY RECORDED JANUARY 9, 2026, IN BOOK M OF SHORT PLATS AT PAGES 67-68, UNDER AUDITOR'S FILE NO. 202601292032, RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

PARCEL C OF THAT CERTAIN SURVEY RECORDED JANUARY 9, 2026, IN BOOK M OF SHORT PLATS AT PAGES 67-68, UNDER AUDITOR'S FILE NO. 202601292032, RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON; AFFECTING PARCEL B OF SAID SURVEY.

ORIGINAL SHORT PLAT PARCEL DESCRIPTION
LOTS 1 AND 2, OF MCINTYRE SHORT PLAT, KITITITAS COUNTY, SHORT PLAT NO. SP-07-55, AS RECORDED AUGUST 27, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 231 AND 232, UNDER AUDITOR'S FILE NO. 200708270065, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

NOTES:

- THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLES WITH THE REQUIREMENTS SPECIFIED IN WAC 532-130-080 AND 090.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 31 OF SURVEYS, PAGES 47-49 AND THE SURVEYS REFERENCED HEREON.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS, FOREST LANDS, OR MINERAL RESOURCE LANDS. SUCH AREAS OF COMMERCIAL ACTIVITIES AND MINERAL OPERATIONS MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT. DEVELOPMENT OF THESE AREAS IS LIMITED DURATION, COMMERCIAL NATURAL RESOURCE ACTIVITIES AND/OR MINERAL OPERATIONS PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTIONS AS PUBLIC NUISANCES.
- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90A.44.030) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES AND ORDINANCES. THE APPLICANT AND/OR FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCIES OR THEIR RESPECTIVE REGULATORY AGENCIES, ALL NECESSARY PERMITS, LICENSES AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- ACCORDING TO KITITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A1 HAS 20 IRRIGABLE ACRES; LOT A2 HAS 3 IRRIGABLE ACRES; PARCEL B HAS 21 IRRIGABLE ACRES; PARCEL C HAS 3 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- ACCESS FOR PARCEL C AND LOT 9B WILL BE LIMITED TO A JOINT-USE ACCESS "EASEMENT M" WITH NO ADDITIONAL ACCESS ALLOWED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
- ACCESS FOR PARCEL C AND LOT 9B WILL BE LIMITED TO A JOINT-USE ACCESS "EASEMENT M" WITH NO ADDITIONAL ACCESS ALLOWED.



AUDITOR'S CERTIFICATE
Filed for record this 9th day of JANUARY, 2026, at 2:12 P.M., in Book M of Short Plats at page(s) 67 at the request of Cruse & Associates.
RECEIVING NO. 202601090032
BRYAN ELLIOTT, Auditor
KITITITAS COUNTY

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 962-8242
SAGEVIEW SHORT PLAT

BL-25-00002
SP-25-00002
SPF-25-00007

SAGEVIEW SHORT PLAT
PART OF SECTION 29, T. 17 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT TIMOTHY MCINTYRE, ALSO SHOWN OF RECORD AS TIMOTHY M. MCINTYRE AND JANA MCINTYRE, ALSO SHOWN OF RECORD AS JANA M. MCINTYRE, HUSBAND AND WIFE, UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT PARCEL A AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 9 DAY OF JANUARY, A.D., 2026.

Timothy McIntyre
TIMOTHY MCINTYRE

Jana McIntyre
JANA MCINTYRE

ACKNOWLEDGEMENT

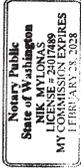
STATE OF WASHINGTON) S.S.
COUNTY OF KITITAS)

THIS IS TO CERTIFY THAT ON THIS 9 DAY OF JANUARY, A.D., 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND JANA M. MCINTYRE, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGES TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

Nik Mylonas

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT 1501 E Youngstown Blvd, Moses Lake, WA 99027
MY COMMISSION EXPIRES: February 28, 2028



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT NORTHWEST FARM CREDIT SERVICES, FLCA, A CORPORATION, THE UNDERSIGNED MORTGAGEE FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT PARCEL A AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 9 DAY OF January, A.D., 2026.

NORTHWEST FARM CREDIT SERVICES, FLCA

Grant
NAME Grant
TITLE Credit Analyst

Erica Muzica
NAME Erica Muzica
TITLE Credit Analyst

ACKNOWLEDGEMENT

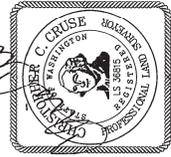
STATE OF WASHINGTON) S.S.
COUNTY OF Grant)

THIS IS TO CERTIFY THAT ON THIS 9 DAY OF January, A.D., 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND JANA M. MCINTYRE, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGES TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FLCA, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Nik Mylonas

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT 1501 E Youngstown Blvd, Moses Lake, WA 99027
MY COMMISSION EXPIRES: February 28, 2028



AUDITOR'S CERTIFICATE

Filed for record this 9th day of JANUARY, 2026, at 2:12 P.M., in Book M of Short Plats at page(s) 68 of the request of Cruse & Associates.

RECEIVING NO. 202601090032
BRYAN ELLIOTT, Auditor
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 962-8242
SAGEVIEW SHORT PLAT

01/09/2026 02:12:53 PM V: H P: 68 202601090032
Kititas County Auditor
Amber C. Cruse
68 962 8242
Page 4 of 4