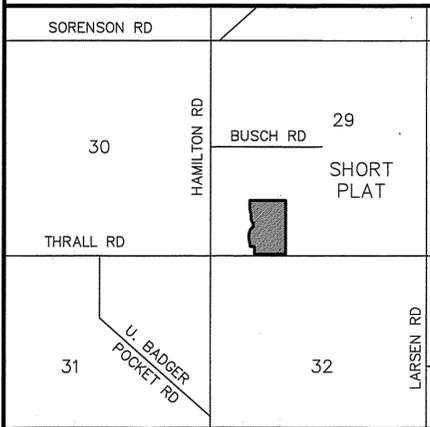


VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

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 \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

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 \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

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. 953188,953187 & 952782  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

KITTITAS COUNTY TREASURER

CERTIFICATE OF IRRIGATION ENTITY  
I HEREBY CERTIFY THAT THE IRRIGATION PLAN FOR SAGEVIEW SHORT PLAT CONFORMS TO THE REQUIREMENTS OF KITTITAS RECLAMATION DISTRICT  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

KITTITAS RECLAMATION DISTRICT

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

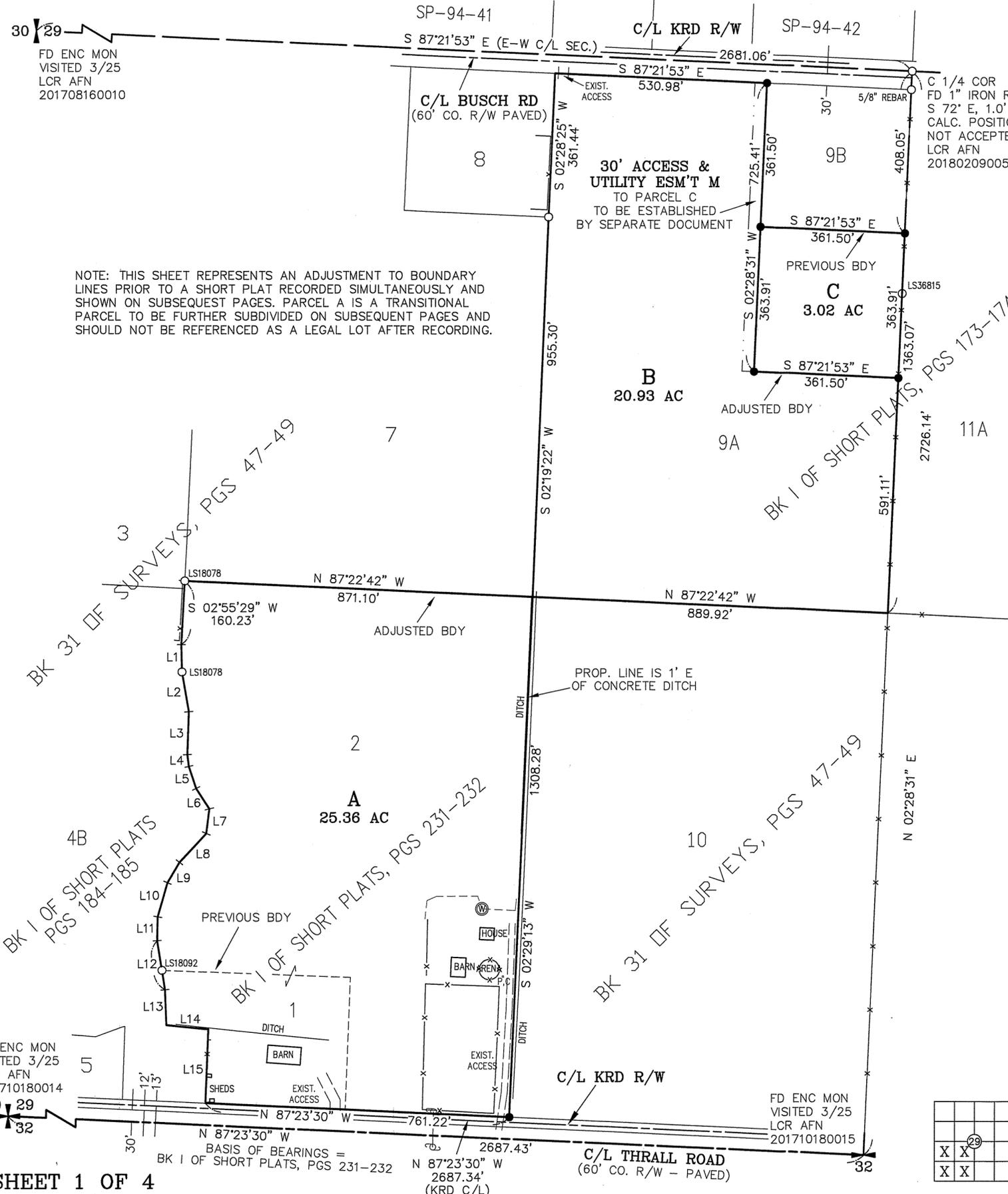
NAME: TIM & JANA MCINTYRE  
ADDRESS: 11461 THRALL ROAD, ELLENSBURG, WA 98926  
PHONE: (509) 607-3805  
EXISTING ZONE: AG-20  
SOURCE OF WATER: SHARED WELL  
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS  
STORM WATER: NO IMPROVEMENTS PER THIS APP.  
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
NO. OF SHORT PLATTED LOTS: TWO (2)  
SCALE: 1" = 100'

FD ENC MON VISITED 3/25  
LCR AFN 201710180014

FD ENC MON VISITED 3/25  
LCR AFN 201710180015

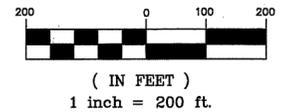
SHEET 1 OF 4

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



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

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



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x — FENCE

LINE	DIRECTION	DISTANCE
L1	S 01°08'58" E	68.66'
L2	S 09°49'44" E	101.37'
L3	S 01°53'31" W	107.69'
L4	S 06°59'56" E	29.61'
L5	S 18°13'42" 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°49'27" W	88.84'
L11	S 01°22'02" W	59.78'
L12	S 09°04'55" E	124.98'
L13	S 02°17'33" E	88.99'
L14	S 84°23'42" E	105.22'
L15	S 02°10'28" W	186.06'

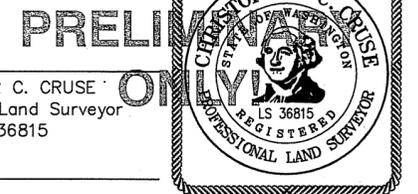
AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2025, at \_\_\_\_\_ M., in Book M of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates.  
RECEIVING NO. \_\_\_\_\_

BRYAN ELLIOTT by: \_\_\_\_\_  
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

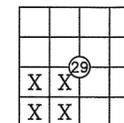
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of TIM & JANA MCINTYRE in AUGUST of 2024.



CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815

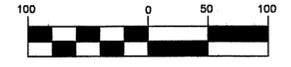
DATE

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



**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



( IN FEET )  
 1 inch = 100 ft.

**LEGEND**

- SET 5/8" REBAR W/ CAP  
 — "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE

**LINE TABLE THIS SHEET**

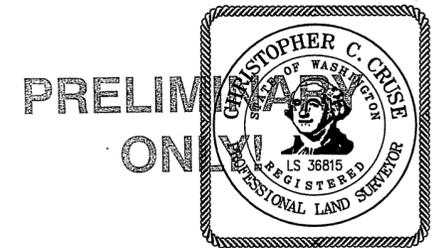
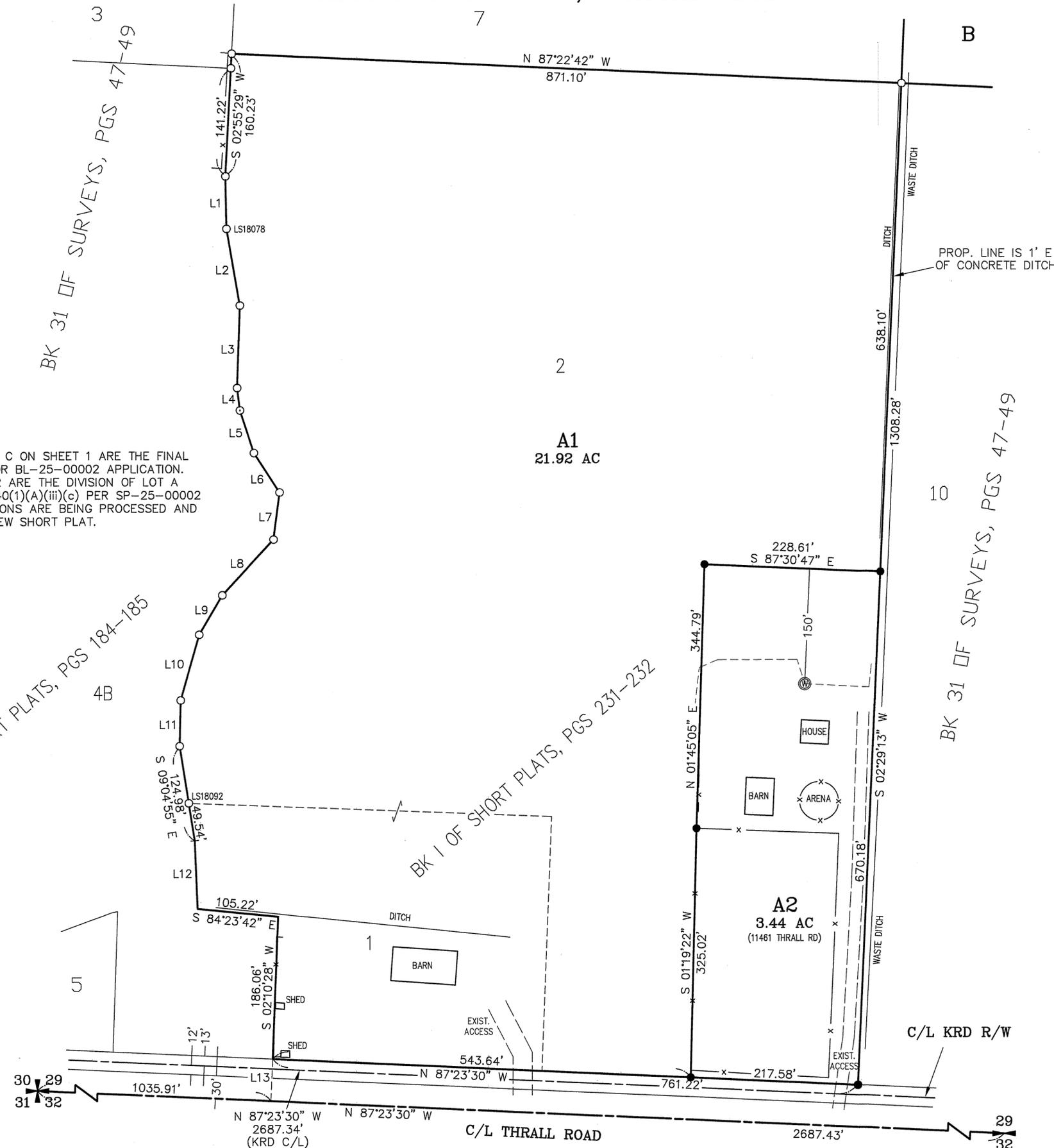
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L10	S 15°49'27" W	88.84'
L11	S 01°22'02" W	59.78'
L12	S 02°17'33" E	88.99'
L13	N 02°36'30" E	55.00'

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 ALLOWED UNDER KCC 16.12.040(1)(A)(iii)(c) PER SP-25-00002 APPLICATION. BOTH APPLICATIONS ARE BEING PROCESSED AND FINALIZED UNDER THE SAGEVIEW SHORT PLAT.

BK 31 OF SURVEYS, PGS 47-49

BK 1 OF SHORT PLATS, PGS 184-185

BK 1 OF SHORT PLATS, PGS 231-232



**AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
 2025, at \_\_\_\_\_ M., in Book M of Short Plats  
 at page(s) \_\_\_\_\_ at the request of Cruse & Associates.  
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BRYAN ELLIOTT by: \_\_\_\_\_  
 KITTITAS COUNTY AUDITOR

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**SAGEVIEW SHORT PLAT**

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

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

LEGAL DESCRIPTIONS

ORIGINAL BLA PARCEL DESCRIPTIONS

LOT 9A, OF BUSCH ROAD SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-06-105, AS RECORDED MAY 21, 2007, IN BOOK I (i) OF SHORT PLATS, PAGES 173 AND 174, UNDER AUDITOR'S FILE NO. 200705210032. RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND

LOTS 1 AND 2, OF MCINTYRE SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-07-55, AS RECORDED AUGUST 27, 2007, IN BOOK I (i) OF SHORT PLATS, PAGES 231 AND 232, UNDER AUDITOR'S FILE NO. 200708270065. RECORDS OF KITITAS 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 KITITAS, STATE OF WASHINGTON.

NEW BLA DESCRIPTIONS

PARCEL A

LOTS 1 AND 2, OF MCINTYRE SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-07-55, AS RECORDED AUGUST 27, 2007, IN BOOK I (i) OF SHORT PLATS, PAGES 231 AND 232, UNDER AUDITOR'S FILE NO. 200708270065. RECORDS OF KITITAS 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 KITITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY RECORDED DECEMBER \_\_\_\_, 2025, IN BOOK M OF SHORT PLATS AT PAGES \_\_\_\_\_, UNDER AUDITOR'S FILE NO. 202512\_\_\_\_\_, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY RECORDED DECEMBER \_\_\_\_, 2025, IN BOOK M OF SHORT PLATS AT PAGES \_\_\_\_\_, UNDER AUDITOR'S FILE NO. 202512\_\_\_\_\_, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EASEMENT M

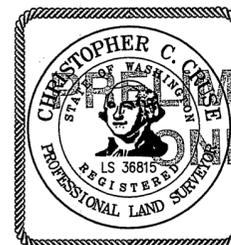
EASEMENT M AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER \_\_\_\_, 2025, IN BOOK M OF SHORT PLATS AT PAGES \_\_\_\_\_, UNDER AUDITOR'S FILE NO. 202512\_\_\_\_\_, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A CROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON; AFFECTING LOT 9B BUSCH ROAD SHORT PLAT, RECORDED IN BOOK I OF SHORT PLATS, PAGES 173 AND 174.

ORIGINAL SHORT PLAT PARCEL DESCRIPTION

LOTS 1 AND 2, OF MCINTYRE SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-07-55, AS RECORDED AUGUST 27, 2007, IN BOOK I (i) OF SHORT PLATS, PAGES 231 AND 232, UNDER AUDITOR'S FILE NO. 200708270065. RECORDS OF KITITAS 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 KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. 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.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS, FOREST LANDS, OR MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES AND MINERAL OPERATIONS MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF 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.
9. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
10. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
11. 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 REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
12. ACCORDING TO KITITAS 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.
13. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
14. 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.
15. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
16. 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.



**CRUSE & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
 2025, at \_\_\_\_\_ M., in Book M of Short Plats  
 at page(s) \_\_\_\_\_ at the request of Cruse & Associates.  
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 BRYAN ELLIOTT by: \_\_\_\_\_  
 KITITAS COUNTY AUDITOR

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

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

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

\_\_\_\_\_  
TIMOTHY MCINTYRE

\_\_\_\_\_  
JANA MCINTYRE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.  
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY MCINTYRE AND JANA M. MCINTYRE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

NORTHWEST FARM CREDIT SERVICES, FLCA

\_\_\_\_\_  
NAME  
TITLE

\_\_\_\_\_  
NAME  
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.  
COUNTY OF \_\_\_\_\_ }

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, OF NORTHWEST FARM CREDIT SERVICES, 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.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_,  
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