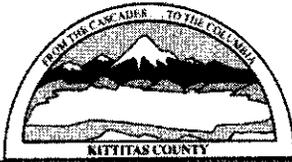


SP-18-00005



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"

SHORT PLAT AMENDMENT APPLICATION

(For proposed alteration or vacation, per KCC Title 16)

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

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for short plat drawing requirements) and one small 8.5" x 11" copy
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
- Computer lot closures - see map per Dusty.

Special Note: Please see sales agreement for all interested parties signatures.

Thanks

APPLICATION FEES:

| | |
|-------------------|--|
| \$2,300.00 | Kittitas County Community Development Services (KCCDS) |
| \$420.00 | Kittitas County Department of Public Works |
| \$130.00 | Kittitas County Fire Marshal |
| \$970.00 | Kittitas County Public Health |
| <hr/> | |
| \$3,820.00 | Total fees due for this application submittal (One check made payable to KCCDS) |

FOR STAFF USE ONLY

| | | | |
|---|---------------------|-----------------------------|--|
| Application Received By: <i>[Signature]</i> | DATE: <i>7/5/18</i> | RECEIVED: <i>CDIS-OLSPM</i> | |
| DATE STAMP IN INK | | | |

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

FORM LAST REVISED: 05-21-2018

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: Daniel J. & Sunny M. Kent
Mailing Address: 21920 95th Place South
City/State/ZIP: Kent, WA. 98031
Day Time Phone: 206 605 2812
Email Address: Kent.d@comcast.net

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: Jeremy Porter et.al.
Mailing Address: 2731 NE. 136th ST
City/State/ZIP: Seattle WA 98125
Day Time Phone: (206) 852-5016
Email Address: Howard Porter, Sharon Porter, Lewis Matthews
Lois Matthews

*Special Note:
these are
previous owners
and current
neighboring
owners*

*See Signatures
Form 34 of
Addendum to
purchase and sale
agreement*

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

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



4. Street address of property: (submitted at same time as this application)
Address: Lot (Parcel) 2 Morgan Creek
City/State/ZIP: Book H of Plats page 117-118

5. Legal description of property (attach additional sheets as necessary):
see attached title report legal description

6. Tax parcel number: 949595

7. Property size: 6.87 Acres (acres)

8. Land Use Information:

Zoning: _____ Comp Plan Land Use Designation: _____

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. *See below*

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? *NONE - Private community roads owned and maintained by HOA Morgan Creek*

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 _____

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

Date:

X *[Signature]* _____

June 24, 2018

X *[Signature]* _____

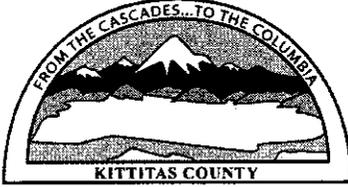
06-24-2018

Narrative: Only request is to remove 40 ft ingress
egress & utility easement that serves Lot #1 and Lot #2. Original owner made boundary line adjustment to accommodate access for Lot #1 (none) from road instead of from Lot #2. Lot #1 owners have agreed as part of Lot #1 sale to the removal and all rights to this easement.

Easement AFN: 200509200677

we need this easement removed so we can build a home in the future on this segment of land, we have well/water rights, septic/perk approval

Contacted Planner: Chelsea Dusty



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD18-01844

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: KENT, DANIEL & SUNNY
21920 95TH PL S
KENT WA 98031-2464

Cashier: STEPHANIE MIFFLIN **Date:** 07/30/2018
Payment Type: CHECK (43947518)

SP-18-00005 Short Plat: Subdivision into 4 lots or less MORGAN CREEK RD RONALD

| <u>Fee Description</u> | <u>Fee Amount</u> | <u>Amount Paid</u> | <u>Fee Balance</u> |
|----------------------------|-------------------|--------------------|--------------------|
| Short Plat (Fire) | \$130.00 | \$130.00 | \$0.00 |
| Short Plat | \$2,300.00 | \$2,300.00 | \$0.00 |
| Short Plat (Health) | \$970.00 | \$970.00 | \$0.00 |
| Short Plat (Public Works) | \$420.00 | \$420.00 | \$0.00 |
| SP-18-00005 TOTALS: | \$3,820.00 | \$3,820.00 | \$0.00 |
| TOTAL PAID: | | \$3,820.00 | |

ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated April 17, 2018 1
between Dan Kent Sunny Kent ("Buyer") 2
Buyer Buyer
and Howard, Jeremy, Sharon Porter Lois & Lewis Matthews ("Seller") 3
Seller Seller
concerning Lot 2 Morgan Creek Rd Ronald WA 98940 (the "Property"). 4
Address City State Zip

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

**a price reduction of \$3000 in lieu of seller to furnish easement removal. This easement effects lot 1 of 6
Morgan Creek, owned by the same sellers as lot 2. They agree to the removal of the easement. All 7
parties involved agree to easement removal. 8**

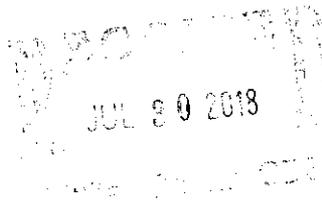
Regarding easement AFN: 200509200077 - a 40 foot easement for ingress, egress, & 10
utilities. 11

[DK] [SP] [LM] [LW] [JP] 14

04/25/2018 15

[DK] [SK] 16

04/26/2018 17



07/21/2018 18

Authentisign
Howard Porter

07/21/2018 19

07/21/2018 8:52:04 AM PDT
Sharon Porter

07/21/2018 20

07/21/2018 9:43:09 AM PDT
[Signature]

07/22/2018 21

07/22/2018 6:47:59 PM PDT
Authentisign
Lois J. Matthews

07/22/2018 22

07/22/2018 8:25:34 PM PDT
Authentisign
Lewis Matthews

07/22/2018 9:20:44 PM PDT

ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged.

[DK] 04/26/2018

Buyer's Initials Date
Dan Kent
7/24/2018

[SK] 04/26/2018

Buyer's Initials Date
Sunny Kent
07/24/2018

[HP] [SP] [JP]

04/24/2018

[LM] [LW]

Seller's Initials Date

ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated April 17, 2018 1
between Dan Kent Sunny Kent ("Buyer") 2
Buyer Buyer
and Howard, Jeremy, Sharon Porter Lois & Lewis Matthews ("Seller") 3
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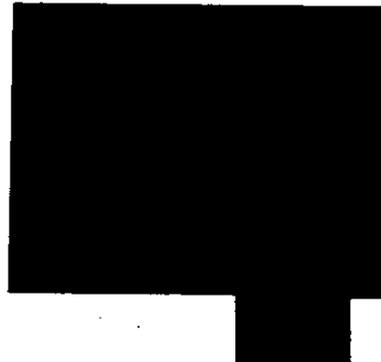
Regarding easement AFN: 200509200077 - a 40 foot easement for ingress, egress, & 10
utilities. 11

[DK] [SP] [Lm] [Lm] [SP] 14

04/25/2018

[DK] [DK] 18

04/26/2018



ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

[DK] 04/26/2018 [DK] 04/26/2018 [DK] [SP] [SP] [Lm] [Lm] 31
Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

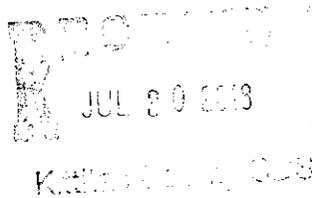
Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

July 17, 2018

Daniel Kent
21920 95th Place S
Kent, WA 98031



Dear Mr. Kent,

Enclosed is the short plat amendment application and check, totaling \$3,820, you sent to our office. The application could not be processed for the following reason:

1. Signatures of all landowners were not provided.

Although your application includes a "signature page" from your purchase and sale agreement for your parcel (Lot #1) with initials of other property owners, the county requires complete signatures pursuant to KCC 16.32.100 Alterations (highlighted below).

16.32.100 Alterations.

Once a short plat has been recorded with the county auditor it can be altered in a manner not involving a re-subdivision into no more than four lots from the original short plat. When a proposed alteration or vacation involves a public dedication, the alteration or vacation shall be processed in accordance with RCW Chapter 58.17. If the proposed alteration or vacation does not involve a public dedication, the short plat alteration shall be processed in accordance with the following provisions:

1. The short plat alteration shall be processed administratively. A new survey shall not be required except for new lines created by the amended short plat.
2. Revisions that result in any substantial changes shall be treated as a new application for purposes of vesting.
3. The short plat alteration shall show all of the land shown on the original short plat and shall bear the acknowledged signatures of all parties having ownership interest in the affected lots, tracts, parcels, sites or divisions within the original short plat as shown by a current title certificate.
4. The short plat alteration shall not increase the number of lots, tracts, parcels, sites or divisions into more than four from the original short plat for a period of five years from the date of recording of the original short plat, unless a final plat has been approved and filed for record pursuant to the regular plat provisions of this title.
5. Minor errors not involving a change in lines may be corrected by the surveyor upon approval of the administrator by recording an affidavit with the county auditor specifically referencing the short plat by number and the correction

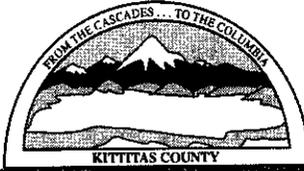
We must have the full signature of the owner(s) of Lot #2 either on the application itself or on a letter stating they are in agreement with this proposed alteration. These signatures must be provided in order for us to accept your application.

Please obtain the signatures of all the landowners and return the application, fee, and documents to our office for processing.

If you have any questions, please call our office at (509) 962-7506.

Best Regards,

Lindsey Ozbolt
Kittitas County Planning Official



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"

July 6, 2018

Daniel Kent
21920 95th Place S
Kent, WA 98031

JUL 8 0 2018

Dear Mr. Kent,

Enclosed is the short plat amendment application and check you sent to our office. The application could not be processed for the following reasons:

- 1. Incorrect application and permit fee.
- 2. Signatures of all landowners were not provided.

Updated to new application - First page only
→ Already provided - please see

I have included the correct short plat amendment application with the correct fee of \$3,820.00. Please obtain the signatures of all the landowners and return the application, fee, and documents to our office for processing.

special notations.

If you have any questions, please call our office at (509) 962-7506.

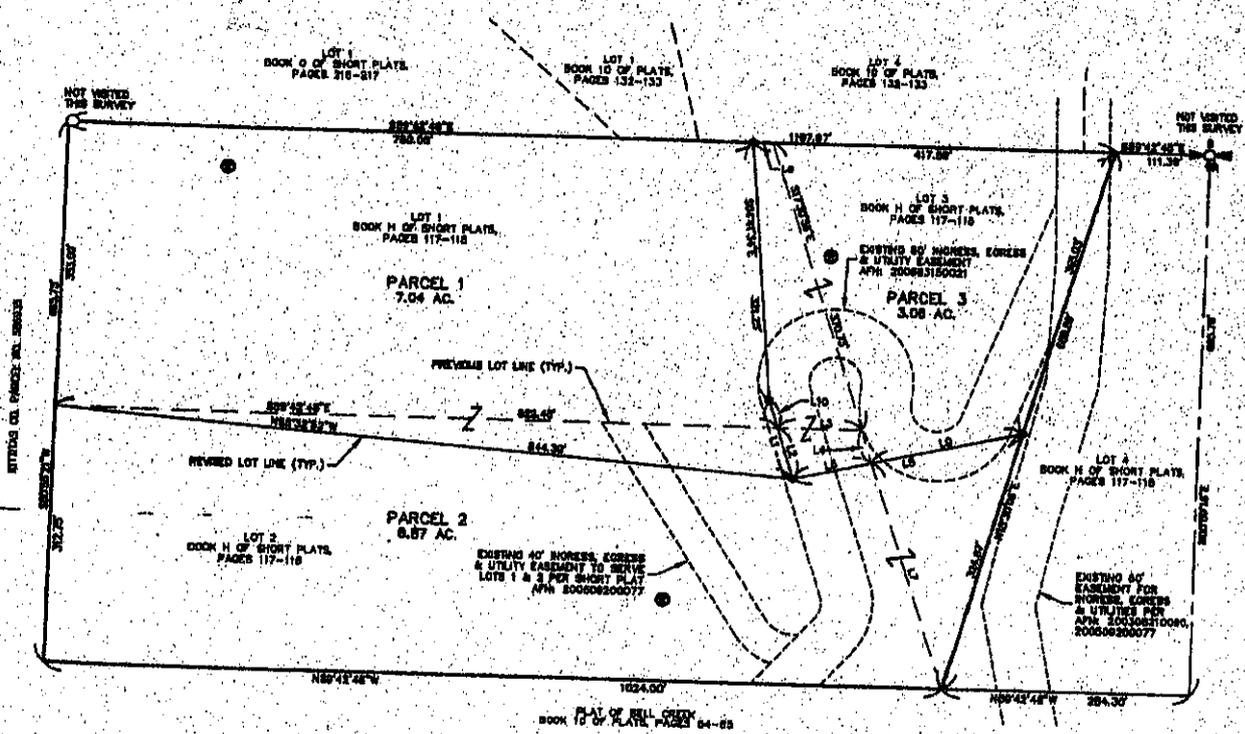
Sincerely,

Stephanie Mifflin
Senior Permit Technician
KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES



RECORD OF SURVEY
 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,
 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

JUL 30 2018



SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DESCRIBE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE FILED WITH KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 5600 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 0.15000 LINEAR CLOSURE AFTER ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF SEARCHES SEE THE FOLLOWING:
 - BOOK 26 OF SURVEYS, PAGES 81-84, APM 200302810060
 - BOOK 4 OF SHORT PLATS, PAGES 117 & 118, APM 200506200077

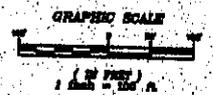
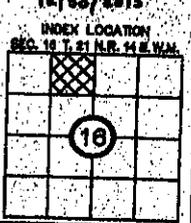
AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

EXISTING LEGAL DESCRIPTION:

LOTS 1, 2 & 3 OF PORTER-MATTHEWS SHORT PLAT, KITTITAS COUNTY SHORT PLAT NE 1/4-24-AL, AS RECORDED BY REGISTER 20, BOOK 4 OF SHORT PLATS, PARCEL 17 IN THE LEADER AUCTION'S FILE NUMBER 200506200077, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LEGEND

- ◉ QUARTER CORNER, AS NOTED
- IRON ROD & CAP TO BE SET, L&S 45503
- 1/4" CORNER, AS NOTED
- THE WELL LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED ON INFORMATION BY THE CLIENT.



| | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |

RECORDER'S CERTIFICATE 201512200015
 FILED FOR RECORD THIS 20 DAY OF DEC 2015 AT 4:12 P.M.
 IN BOOK 40 OF SURVEYS AT PAGE 50 AT THE REQUEST OF
 SURVEYOR'S NAME DUSTIN L. PIERCE
 COUNTY AUDITOR WERNOLD V. PERRY

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 HOWARD PORTER
 IN REG. 2015
 SURVEYOR'S NAME DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

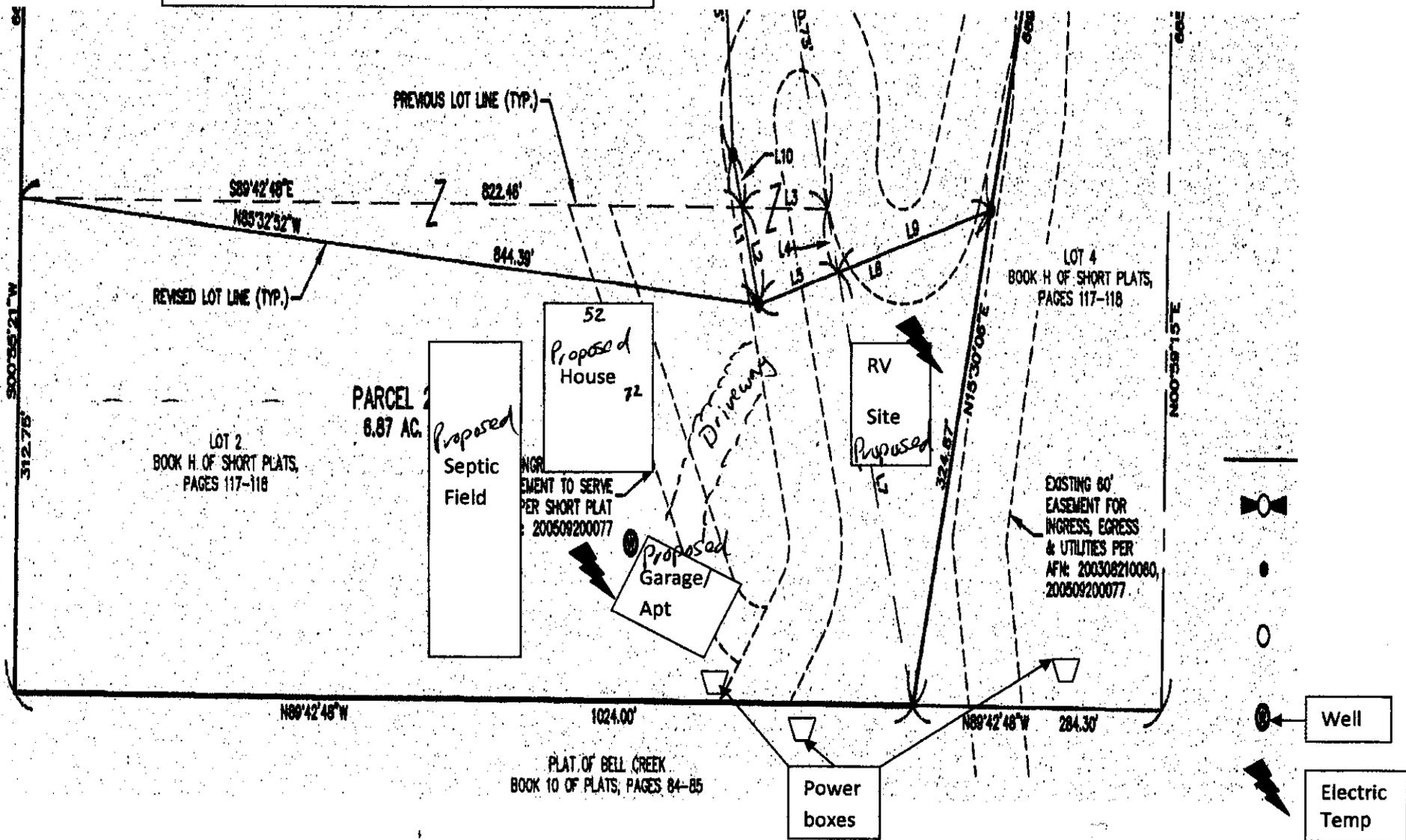
Western Washington Division
 165 NE Harbor Street, Suite 201 - Issaquah, WA 98027 • Phone: (425) 392-0130 • Fax: (425) 391-3063

Eastern Washington Division
 407 Southstar Blvd. - Ch. Elm, WA 98921 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT BL-15-00015
 PREPARED FOR
 HOWARD PORTER
 A PTN. OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,
 TOWNSHIP 21 N., RANGE 14 E. W.M.

| | | |
|-------------------------------|-------------------------|--------------------------|
| KITTITAS COUNTY | DATE | WASHINGTON |
| DWN BY G. WEIGER | <u>12/20/15</u> | JOB NO. <u>048211</u> |
| CHWD BY M.K.K./D.P. | SCALE <u>1"=100'</u> | SHEET <u>1 of 2</u> |

Dan and Sunny Kent Site Plan 2018
 Tax Parcel 949595 and 959762





101 W Fifth, Ellensburg, WA 98926
Phone: (509)925-1477 Fax: (509)962-8325

May 30, 2018

Daniel Kent
Sunny Kent
21920 95th Pl S
Kent, WA 98031

File No.: 232662AM

We enclose herewith the following:

Policy of Title Insurance

Thank you for doing business with us. We hope to be of service to you again.

Sincerely,
AmeriTitle

5/30/2018

10:00 AM



Chicago Title Insurance Company

POLICY NO.: 7230647-46377140

OWNER'S POLICY OF TITLE INSURANCE

Issued by

Chicago Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

CHICAGO TITLE INSURANCE COMPANY

Countersigned: Kathy Esler
Authorized Signatory

By: [Signature]
ATTEST
[Signature]
Secretary



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the

opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at Chicago Title Insurance Company, Attn: Claims Department, PO Box 45023, Jacksonville, Florida 32232-5023.

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

| | |
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| <p><u>Types of Information Collected.</u> You may provide us with certain personal information about you, like your contact information, address, demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p> | <p><u>How Information is Collected.</u> We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p> |
| <p><u>Use of Collected Information.</u> We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p> | <p><u>When Information Is Disclosed.</u> We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p> |
| <p><u>Choices With Your Information.</u> Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p> | <p><u>Information From Children.</u> We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</p> |
| <p><u>Privacy Outside the Website.</u> We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p> | <p><u>International Users.</u> By providing us with you information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p> |
| <p><u>The California Online Privacy Protection Act.</u> Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p> | |
| <p><u>Your Consent To This Privacy Notice.</u> By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p> | <p><u>Access and Correction; Contact Us.</u> If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.</p> |

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, “FNF”, “our” or “we”) respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the “Website”).

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver’s license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- Cookies. When you visit our Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.

- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;

- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances (“opt-out”):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize “do not track” requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act

For some FNF websites, such as the Customer CareNet (“CCN”), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354

SCHEDULE A

Chicago Title Insurance Company
 171 N Clark St.
 Chicago, IL 60606

| Order Number | Policy Number | Date of Policy | Amount of Insurance | Premium Amount |
|---------------------|----------------------|-----------------------|----------------------------|-----------------------|
| 232662AM | 7230647-46377140 | May 25, 2018 1:50PM | \$157,000.00 | \$300.00 |

Address Reference: Lot 2 Morgan Creek Road, Ronald, WA 98940

1. Name of Insured:

Daniel Kent and Sunny Kent

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

Daniel Kent and Sunny Kent, husband and wife

4. The Land referred to in this policy is described as follows:

Parcel 2 of that certain Boundary Line Adjustment Survey as recorded December 30, 2015, in Book 40 of Surveys, pages 50 and 51, under Auditor's File No. 201512300041, records of Kittitas County, Washington; being a portion of Lots 2 and 3 of the Porter-Matthews Short Plat, recorded September 20, 2005, in Book H of Short Plats, Pages 117 and 118, under Auditor's File No. 200509200077, being a portion of the Northwest Quarter of Section 16, Township 21 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

END OF SCHEDULE A

SCHEDULE B

Order No.: 232662AM Policy No.: 7230647-46377140

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorney's fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
8. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018

Tax Type: County

Total Annual Tax: \$177.03

Tax ID #: 949595

Taxing Entity: Kittitas County Treasurer

First Installment: \$88.52

First Installment Status: Paid

First Installment Due/Paid Date: April 30, 2018

Second Installment: \$88.51

Second Installment Status: Due

Second Installment Due/Paid Date: October 31, 2018

9. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$101.74
Tax ID #: 959762
Taxing Entity: Kittitas County Treasurer
First Installment: \$50.87
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$50.87
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018
10. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: January 7, 2003
Instrument No.: 200301070056

Modification(s) of said covenants, conditions and restrictions
Recorded: January 5, 2017
Instrument No: 201701050018
11. Terms and conditions regarding obligations for use and maintenance of an appurtenant easement known as the "Morgan Creek Beach Easement" as contained in instrument recorded January 7, 2003 under Auditor's File No. 200301070057, which terms and conditions benefit and burden all lots or parcels created within the boundaries of the benefited property, affecting said Section 16, and other land.
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: 60' easement for ingress, egress, utilities and road construction and repair
Recorded: September 11, 2003
Instrument No.: 200309110044
Affects: Portion of said premises and other land

Note: A release and re-location of a portion of said easement recorded March 15, 2006 under Auditor's File No. 200603150021.

13. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Porter-Matthews Short Plat,
Recorded: September 20, 2005
Book: H of Short Plats Pages: 117 and 118
Instrument No.: 200509200077

Matters shown:

- a) Existing 60' easement
- b) 40' easement
- c) Notation which states:

Forty foot (40'0" easement road:

Howard R. Porter etux & Lewis D. Matthews etux & Jeremy T. Porter and Nicolas F. Porter, its heirs, successors, and assigns reserves non-exclusive easement rights for ingress, egress, and utilities upon said easements created for the benefit of the lot owners shown on this survey. Provided further, no lot owner shall contest or prohibit the dedication of said easement to the public if required for further development. Location of the access roads and utilities shown on the survey may be reasonably moved to meet the necessary requirements for county or municipal standards for any future parcel segregation.

d) Note 2 which states:

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

e) All other notes contained thereon

14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Northland Investments, Inc.

Purpose: Ingress, egress and utilities

Recorded: March 15, 2006

Instrument No.: 200603150021

Affects: Portion of said premises

15. Joint Venture Agreement and the terms and conditions contained therein

Between: Howard and Sharon Porter, husband and wife; Lewis and Lois Matthews; Jeremy Porter; Nicolaas Porter and the public

Recorded: October 13, 2008

Instrument No.: 200810130020

Said document contains a Right of First Refusal.

16. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: March 10, 2011

Instrument No.: 201103100003

17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: March 10, 2011

Instrument No.: 201103100004

18. Declaration of Shared Well Agreement and the terms and conditions contained therein
Between: Howard R. Porter and Sharon L. Porter, husband and wife; and Lewis D. Matthews and Lois J. Matthews, husband and wife; and Jeremy T. Porter, as his separate estate; and Nicolaas F. Porter, as his separate estate, in indeterminate interest
Recorded: January 28, 2014
Instrument No.: 201401280006

Amendment to Declaration of Shared Well Agreement recorded June 6, 2016, under Auditor's File No. 201606090019.
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc.
Purpose: Utility systems
Recorded: March 16, 2015
Instrument No.: 201503160011
Affects: Portion of said premises and other land
20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 30, 2015
Book: 40 of Surveys Pages: 50 and 51
Instrument No.: 201512300041
Matters shown:
a) Easements contained thereon
21. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$78,500.00
Dated: May 18, 2018
Trustor/Grantor: Daniel Kent and Sunny Kent, husband and wife
Trustee: George C. Reinmiller Trustee Inc.
Beneficiary: Boeing Employees Credit Union
Recorded: May 25, 2018
Instrument No.: 201805250052
22. The right of the United States of America, acting through the U.S. Forest Service or any of its agencies, to regulate or limit the right of access to and from the land.

END OF SCHEDULE B

Customer Reference No.
File No. 232662AM



101 W Fifth, Ellensburg, WA 98926
Phone: (509)925-1477 Fax: (509)962-8325

Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Escrow Officer:

Mindy Cobb
127 E First St.
Cle Elum, WA 98922
Mindy.Cobb@amerititle.com
(509) 674-9797

Title Officer

Laura Woodiwiss
101 W Fifth
Ellensburg, WA 98926
Laura.Woodiwiss@amerititle.com
(509)925-1477

Email escrow closing documents to:

cleelum@amerititle.com

NOV 10 2013

Customer Reference No.
File No. 232662AM



101 W Fifth, Ellensburg, WA 98926
Phone: (509)925-1477 Fax: (509)962-8325

TITLE COMMITMENT ATTACHED
Report No.: 1

Date: April 23, 2018 **File No.:** 232662AM
Property: NKA Morgan Creek Road, Ronald, WA 98940
Buyer/Borrower: Dan Kent and Sunny Kent
Seller: Howard R. Porter and Sharon L. Porter and Lewis
D. Matthews and Lois J. Matthews and Jeremy T.
Porter

In connection with the above referenced transaction, we are delivering copies of the Title Commitment to the following parties:

Listing Agent:
John L Scott
304 W First St.
Cle Elum, WA 98922
Attn: Kerry Jo Horn

Selling Agent:
John L Scott Roslyn
101 W Montana Ave.
Roslyn, WA 98941
Attn: Janice Geary

Lender:

Attn:

Seller:
Howard R. Porter and Sharon L. Porter and
Lewis D. Matthews and Lois J. Matthews and
Jeremy T. Porter

Buyer/Borrower:
Dan Kent and Sunny Kent

21920 95th Pl S
Kent, WA 98031

Customer Reference No.
File No. 232662AM



101 W Fifth, Ellensburg, WA 98926
Phone: (509)925-1477 Fax: (509)962-8325

In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer "Yes" to any of the following:

- ❖ **Will you be using a Power of Attorney?**
- ❖ **Are any of the parties in title incapacitated or deceased?**
- ❖ **Has a change in marital status occurred for any of the principals?**
- ❖ **Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?**
- ❖ **Has there been any construction on the property in the last six months?**

Remember, all parties signing documents must have a current driver's license or other valid, government issued photo I.D.

NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.



CHICAGO TITLE
INSURANCE COMPANY

**COMMITMENT FOR TITLE INSURANCE ISSUED
BY
CHICAGO TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].

- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

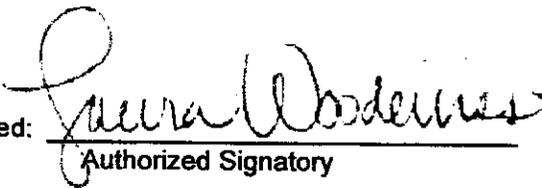
8. PRO-FORMA POLICY

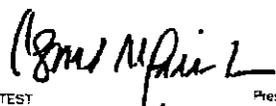
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

CHICAGO TITLE INSURANCE COMPANY

Issuing Agent: AmeriTitle, Inc.

By:

Countersigned: 
Authorized Signatory


ATTEST President

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcel 2 of Boundary Line Adjustment Survey, Book 40 of Surveys, page 50.
7. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

8. Any conveyance or encumbrance executed by the herein named party must also be executed by the spouse or domestic partner of said party, if married or in a domestic partnership. Named party: Jeremy T. Porter
9. The interest of the proposed insured will be subject to the community interest of the spouse or domestic partner, if married or in a domestic partnership at date of acquiring said interest, and further subject to matters which the records may disclose against the name of said spouse or domestic partner.
10. The company will require completion of an Owners affidavit and indemnity by the owners of the property herein described.

NOTES

- A. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- B. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- C. According to the available County Assessor's Office records or information provided to the company, the purported address of said land is:

NKA Morgan Creek Road, Ronald, WA 98940
- D. We would like to take this opportunity to thank you for your business, and inform you that your Title Officer is Laura Woodiwiss, whose direct line is (509) 925-1477, and your Escrow Officer is Mindy Cobb, whose direct line is (509) 674-9797.
- E. As of the date hereof there are no matters against Dan Kent and Sunny Kent which would appear as exceptions in the policy to issue, except as shown herein.
- F. We find no activity in the past 24 months regarding transfer of title to subject property.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].

**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
7. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

10. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018
Tax Type: County
Total Annual Tax: \$177.03
Tax ID #: 949595
Taxing Entity: Kittitas County Treasurer
First Installment: \$88.52
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$88.51
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018

11. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$101.74
Tax ID #: 959762
Taxing Entity: Kittitas County Treasurer
First Installment: \$50.87
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$50.87
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018

12. The lien of real estate Excise Tax upon any sale of said premises, if unpaid.

- Properties located inside Kittitas County, the total rate is 1.53% of the total sales price

13. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

14. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.

(Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

NOTE: The policy/policies to be issued include(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph 5C in the general exceptions which are printed on Schedule B herein. The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies

15. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: January 7, 2003

Instrument No.: 200301070056

16. Terms and conditions regarding obligations for use and maintenance of an appurtenant easement known as the "Morgan Creek Beach Easement" as contained in instrument recorded January 7, 2003 under Auditor's File No. 200301070057, which terms and conditions benefit and burden all lots or parcels created within the boundaries of the benefited property, affecting said Section 16, and other land.

17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Purpose: 60' easement for ingress, egress, utilities and road construction and repair

Recorded: September 11, 2003

Instrument No.: 200309110044

Affects: Portion of said premises and other land

Note: A release and re-location of a portion of said easement recorded March 15, 2006 under Auditor's File No. 200603150021.

18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Porter-Matthews Short Plat,
Recorded: September 20, 2005
Book: H of Short Plats Pages: 117 and 118
Instrument No.: 200509200077
Matters shown:
a) Existing 60' easement
b) 40' easement
c) Notation which states:
Forty foot (40'0" easement road:
Howard R. Porter et ux & Lewis D. Matthews et ux & Jeremy T. Porter and Nicolas F. Porter, its heirs, successors, and assigns reserves non-exclusive easement rights for ingress, egress, and utilities upon said easements created for the benefit of the lot owners shown on this survey. Provided further, no lot owner shall contest or prohibit the dedication of said easement to the public if required for further development. Location of the access roads and utilities shown on the survey may be reasonably moved to meet the necessary requirements for county or municipal standards for any future parcel segregation.
d) Note 2 which states:
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
e) All other notes contained thereon
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Northland Investments, Inc.
Purpose: Ingress, egress and utilities
Recorded: March 15, 2006
Instrument No.: 200603150021
Affects: Portion of said premises
20. Joint Venture Agreement and the terms and conditions contained therein
Between: Howard and Sharon Porter, husband and wife; Lewis and Lois Matthews; Jeremy Porter; Nicolaas Porter and the public
Recorded: October 13, 2008
Instrument No.: 200810130020
- Said document contains a Right of First Refusal.
21. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: March 10, 2011
Instrument No.: 201103100003
22. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: March 10, 2011
Instrument No.: 201103100004

23. Declaration of Shared Well Agreement and the terms and conditions contained therein
Between: Howard R. Porter and Sharon L. Porter, husband and wife; and Lewis D. Matthews and Lois J. Matthews, husband and wife; and Jeremy T. Porter, as his separate estate; and Nicolaas F. Porter, as his separate estate, in indeterminate interest
Recorded: January 28, 2014
Instrument No.: 201401280006
- Amendment to Declaration of Shared Well Agreement recorded June 6, 2016, under Auditor's File No. 201606090019.
24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc.
Purpose: Utility systems
Recorded: March 16, 2015
Instrument No.: 201503160011
Affects: Portion of said premises and other land
25. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 30, 2015
Book: 40 of Surveys Pages: 50 and 51
Instrument No.: 201512300041
Matters shown:
a) Easements contained thereon
26. The right of the United States of America, acting through the U.S. Forest Service or any of its agencies, to regulate or limit the right of access to and from the land.

END OF SCHEDULE B

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERITITLE, INC.
PRIVACY POLICY NOTICE
As of July 15, 2015

PURPOSE OF THIS NOTICE

AmeriTitle, Inc., (the "Company") shares your concerns about privacy. The Company is committed to respecting the privacy of our customers. Therefore, in accordance with Federal and State laws and regulations, we are providing you with this notice of how we might use the information about you which we gather in the process of issuing a policy of title insurance and closing your real estate transaction.

Title V of the Gramm-Leach-Bliley Act (GLBA) and the laws of the State in which you reside generally prohibit us from sharing non-public personal information about you with a third party unless we provide you with this notice of our privacy policies and practices, such as the type of information that we collect about you and the categories of persons or entities to whom that information might be disclosed. In compliance with GLBA and the laws of this State, we are providing you with this document, which notifies you of the privacy policies and practices of the Company.

Our Privacy Policies and Practices

Information we collect and sources from which we collect it:

We do not collect any nonpublic information about you other than the following:

- Information we receive from you or from your attorney or other representatives on applications or other forms, such as your name, address, telephone number, or social security number
- Information about your transactions with us, such as description, price, or terms
- In addition, we may collect other nonpublic personal information about you from affiliated/nonaffiliated third parties, such as individuals and companies other than those proposed for coverage, which may include information in documents received from your lender

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional information will be collected about you.

Information we disclose to third parties

In the course of our general business practices, we may disclose the information that we collect (as described above) about you or others without your permission to the following types of institutions for the reasons described:

- Financial Service Providers:
 - To an insurance institution, agent, or credit reporting agency in order to detect or prevent criminal activity, fraud or misrepresentation in connection with an insurance transaction;
 - To an insurance institution, agent, or credit reporting agency for either this Company or the entity to which we disclose the information to perform a function in connection with an insurance transaction involving you.
- Others:
 - To an insurance regulatory authority, law enforcement, or other governmental authority in order to protect our interests in preventing or prosecuting fraud, or if we believe that you have conducted illegal activities;
 - To a third party such as a surveying, real estate tax research or municipal data firm if the disclosure will enable that party to perform a business, professional or insurance function for us;
 - To an actuarial or research organization for the purpose of conducting actuarial or research studies.

The disclosures described above are permitted by law. We require any third party who receives information from us to agree to not disclose or use the information provided other than to carry out the purpose(s) for which it was disclosed.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH AFFILIATES OR NON-AFFILIATED THIRD PARTIES FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

Your right to access and amend your personal information:

You have the right to request access to the personal information that we record about you. Your right includes the right to know the source of the information and the identity of the persons, institutions or types of institutions to whom we have disclosed such information within 2 years prior to your request. Your right includes the right to view such information and copy it in person, or request that a copy of it be sent to you by mail (for which we may charge you a reasonable fee to cover our costs). Your right also includes the right to request corrections, amendments or deletions of any information in our possession. The procedures that you must follow to request access to or an amendment of your information are as follows:

To obtain access to your information from AmeriTitle.: You should submit a request in writing to:

Compliance Officer
AmeriTitle, Inc.
15 Oregon Avenue
Bend, OR 97701

The request should include your name, address, policy number, telephone number and the information to which you would like access. The request should state whether you would like access in person or a copy of the information sent to you by mail. Upon receipt of your request, we will contact you within 30 business days to arrange providing you with access in person or the copies that you have requested.

To correct amend or delete any of your information: You should submit a request in writing to the address referenced directly above. The request should include your name, address, policy number, telephone number, the specific information in dispute, and the identity of the document or record that contains the disputed information. Upon receipt of your request, we will contact you within 30 business days to notify you either that we have made the correction, amendment or deletion, or that we refuse to do so and the reasons for the refusal which you will have an opportunity to challenge.

Our practices regarding information confidentiality and security:

We restrict access to nonpublic information about you to those employees need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Our policy regarding dispute resolution:

In the event you believe the Company has not complied with the Privacy Policies and Practices as set forth in this Notice, you must give the Company notice in writing addressed to the Compliance Officer at the above address setting forth the reasons for such non-compliance. The Company shall not be deemed to be in breach of the Privacy Policies and Practices unless is has not resolved or explained or resolved the issues set forth in such notice within thirty (30) days to your reasonable satisfaction. All claims arising under this Notice shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Reservation of the right to disclose information in unforeseen circumstances:

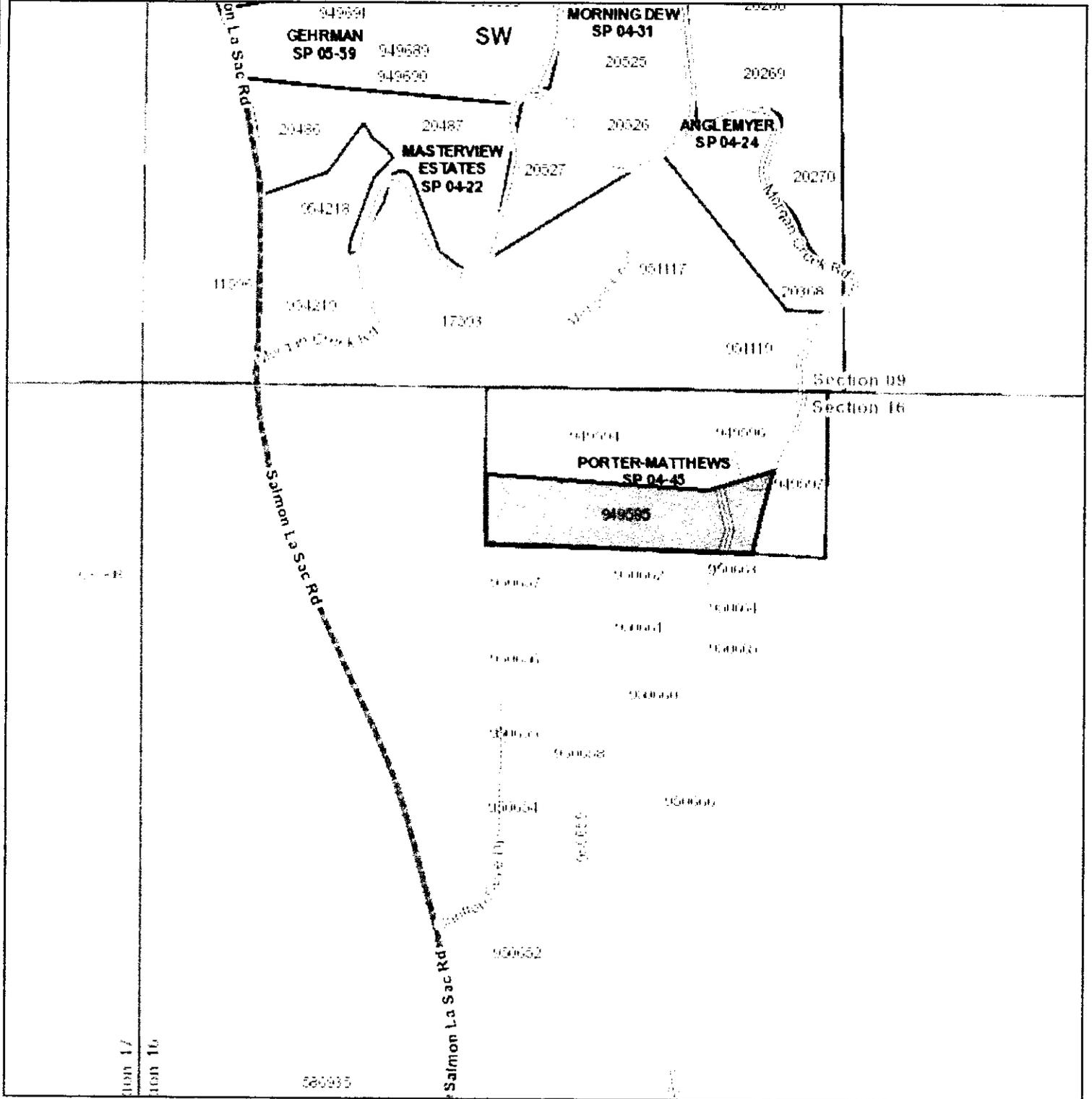
In connection with the potential sale or transfer of its interests, the Company reserves the right to sell or transfer your information (including but not limited to your address, name, age, sex, zip code, state and country of residency and other information that you provide through other communications) to a third party entity that (1) concentrates its business in a similar practice or service; (2) agrees to be a successor in interest of the Company with regard to the maintenance and protection of the information collected; and (3) agrees to the obligations of this privacy statement.

Other Important Information:

The Company's website may contain links to other websites or Internet resources. The Company does not endorse or otherwise accept responsibility for the content or privacy policies of those websites or Internet resources.

The Company reserves the right to modify this Privacy Policy at any time. We will promptly reflect any such modifications in this document and, when we do, we will revise the "effective as of" date noted above. Any updated version of this Privacy Policy will be effective as of that date.

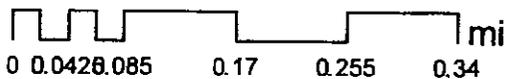
NKA Morgan Creek Rd Ronald



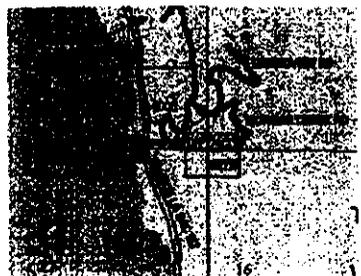
Date: 4/23/2018

1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



PORTER-MATTHEWS SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 04-45
PORTION OF THE NW1/4, SEC.16, T.21N., R.14E., W.M.
KITTITAS COUNTY, WASHINGTON
ORIGINAL TAX PARCEL NO. 21-14-16000-0003



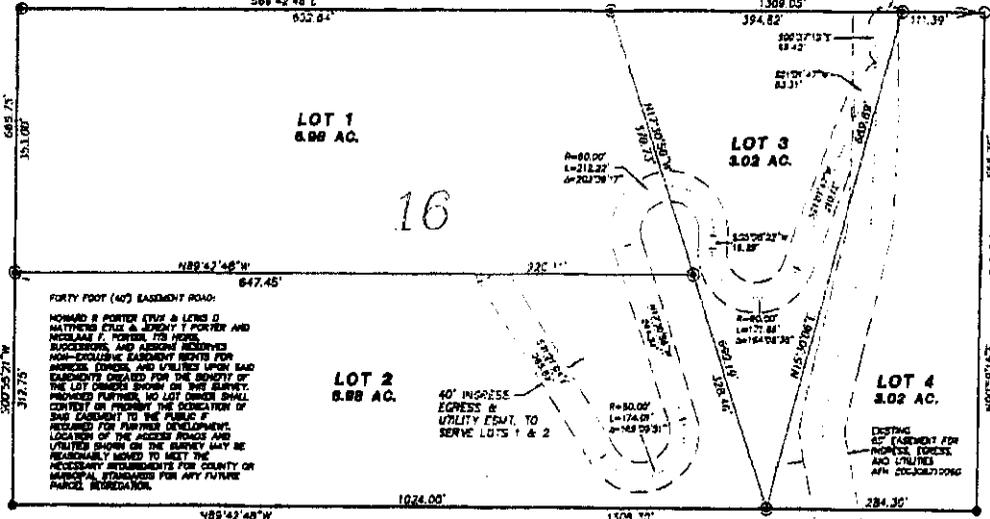
VICINITY MAP
N.T.S.

SURVEY NOTES:

1. ALL SPACED AND DISTANCES ARE WASHINGTON STATE PLANE COORDINATE GRID UNLESS OTHERWISE NOTED.
2. ALL SPACED AND DISTANCES ARE BASED ON THE KITTITAS COUNTY ONE NETWORK LOCAL MONUMENTS AND GPS - BENCHMARK (NEAREST) SPACED UNLESS OTHERWISE NOTED.
3. ALL SPACED AND DISTANCES ARE BASED ON THE COMBINED FACTOR GRID FOR THE PROJECT IS 0.999981 THREE DIGIT DISTANCE BY 0.999981 FOR GRID DISTANCES.
4. ALL SPACED AND DISTANCES ARE BASED ON THE KITTITAS COUNTY ONE NETWORK LOCAL MONUMENTS AND GPS - BENCHMARK (NEAREST) SPACED UNLESS OTHERWISE NOTED.

21-14-09000-0018
DEVIN G ANGLEMYER ETUX
PO BOX 73038
PUYALLUP WA 98373

NW1/8 COR. S-10NE SEC. 9
11-15-01 SET 1/2" x 24" REBAR
WITH PLASTIC CAP LS 29288



SE1/4 COR. SEC. 9
9-25-01 FND. 3-1/4" BRASS CAP
EXISTING R.P.'s:
1) 27" CEDAR S85W 40.02'
2) 30" FIR S85E 7.87'
3) 25" FIR N85W 12.39'

21-14-16000-0002
PLUM CREEK TIMBER CO LP
PO BOX 1590
COLUMBIA FALLS MT 59912



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

DESIGNED AND APPROVED BY: *[Signature]*
Steve A.S. 2005

[Signature]
Tobias Co. Engineer

COUNTY PLANNING DIRECTOR

Whereas cert. that the PORTER-MATTHEWS Short Plat has been approved by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 24th day of June A.S. 2005

[Signature]
D.P. Nelson
Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for homes, but not necessarily all building uses within this short plat. Prospective purchasers of lots are urged to make inquiries of the County Health Department about inspection of septic tank permits for lots.

Dated this 24th day of June A.S. 2005

[Signature]
Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all taxes and assessments are paid for the preceding year and for this year to which they are due to be paid.

Dated this 24th day of June A.S. 2005

[Signature]
Kittitas County Treasurer

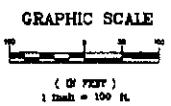
ORIGINAL TAX PARCEL NO. 21-14-16000-0003

LEGEND

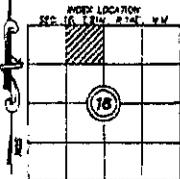
- 40' INGRESS EGRESS UTILITY EASEMENT TO SERVE LOTS 1 & 2
- 1/2" x 24" REBAR AND PLASTIC CAP
- 1/4" x 1/4" REBAR AND PLASTIC CAP

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT 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
1-800-663-4344



21-14-16050-0001
LAKE ANNE LLC
325 39TH AVE SW STE B
PUYALLUP WA 98373



| | | | |
|--|---------|---------|--|
| K.C.S.P. NO. 04-45 | | | |
| Portion N.W. 1/4, Sec. 16, T.21N., R.14E., W.M. Kittitas County, Washington | | | |
| OWN BY | DATE | JOB NO. | |
| G. WILSON | 01/08 | 04821 | |
| CHKD BY | SCALE | SHEET | |
| D. NELSON | 1"=100' | 1 OF 2 | |

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 *EREMY PORTER* in SEPT. 2004.

DAVID P. NELSON
Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this 22nd day of Sept. 2005 at 2:24 PM in book 12, page 127 at the request of DAVID P. NELSON

[Signature]
County Auditor



EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS
814 PENNYWAY AVE
CLATSOP, WASHINGTON 98622
PHONE: 360-874-7433

200509200077
H/117

200509200077

H/118

PORTER-MATTHEWS SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 04-45
PORTION OF THE NW1/4, SEC.16, T.21N., R.14E., W.M.
KITTITAS COUNTY, WASHINGTON
ORIGINAL TAX PARCEL NO. 21-14-16000-0003

OWNER: JEREMY PORTER ETAL
2731 NE 120TH ST
SEATTLE, WA 98125
(206) 352-8016
WATER SOURCE: INDIVIDUAL WELL
SEWER SOURCE: SEPTIC & DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED
(PTSD) TAX PARCEL NO. 21-14-16000-0003
ORIGINAL PARCEL AREA: 20.00 ACRES
ZONE: R-1

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A NIXON DTM-551 TOTAL STATION...
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES...
3. FOR ROW 17.10140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF HAZARDOUS WASTE...
4. ANY FURTHER SUBDIVISION ON LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS...
5. ACCORDING TO NOTES 18.11010 (MILWAUKEE) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE...
6. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS...
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD...
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE...
9. PURSUANT TO ROW 18.41008, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 6000 GALLONS PER DAY...
10. DURING PRIVATE ROAD SHALL ACHIEVE 80% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER...
11. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNDER THE WASHINGTON STATE HIGHWAY AND TRAVEL ACT...

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, JEREMY R. PORTER & SHARON L. PORTER, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS FOR SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 27th DAY OF July, A.D. 2005.
[Signatures of Jeremy R. Porter and Sharon L. Porter]

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY of Chelan

HISTORY PUBLIC
STATE OF WASHINGTON
CHARLENE S. ANKOLD
My Appointment Expires 06/16/2006

On this day personally appeared before me [Name],
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as [Name] and the voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 30th day of July, 2005.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, LEON D. MATTHEWS & LOIS J. MATTHEWS, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS FOR SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 27th DAY OF July, A.D. 2005.
[Signatures of Leon D. Matthews and Lois J. Matthews]

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY of Chelan

HISTORY PUBLIC
STATE OF WASHINGTON
CHARLENE S. ANKOLD
My Appointment Expires 06/16/2006

On this day personally appeared before me [Name],
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as [Name] and the voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 30th day of July, 2005.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, JEREMY R. PORTER, A SINGLE INDIVIDUAL, AS HIS SEPARATE ESTATE, OWNERS FOR SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 27th DAY OF July, A.D. 2005.
[Signature of Jeremy R. Porter]

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY of Chelan

HISTORY PUBLIC
STATE OF WASHINGTON
CHARLENE S. ANKOLD
My Appointment Expires 06/16/2006

On this day personally appeared before me [Name],
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as [Name] and the voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 30th day of July, 2005.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, NICOLAAS F. PORTER, A SINGLE INDIVIDUAL, AS HIS SEPARATE ESTATE, OWNERS FOR SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 20th DAY OF July, A.D. 2005.
[Signature of Nicolaas F. Porter]

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY of Chelan

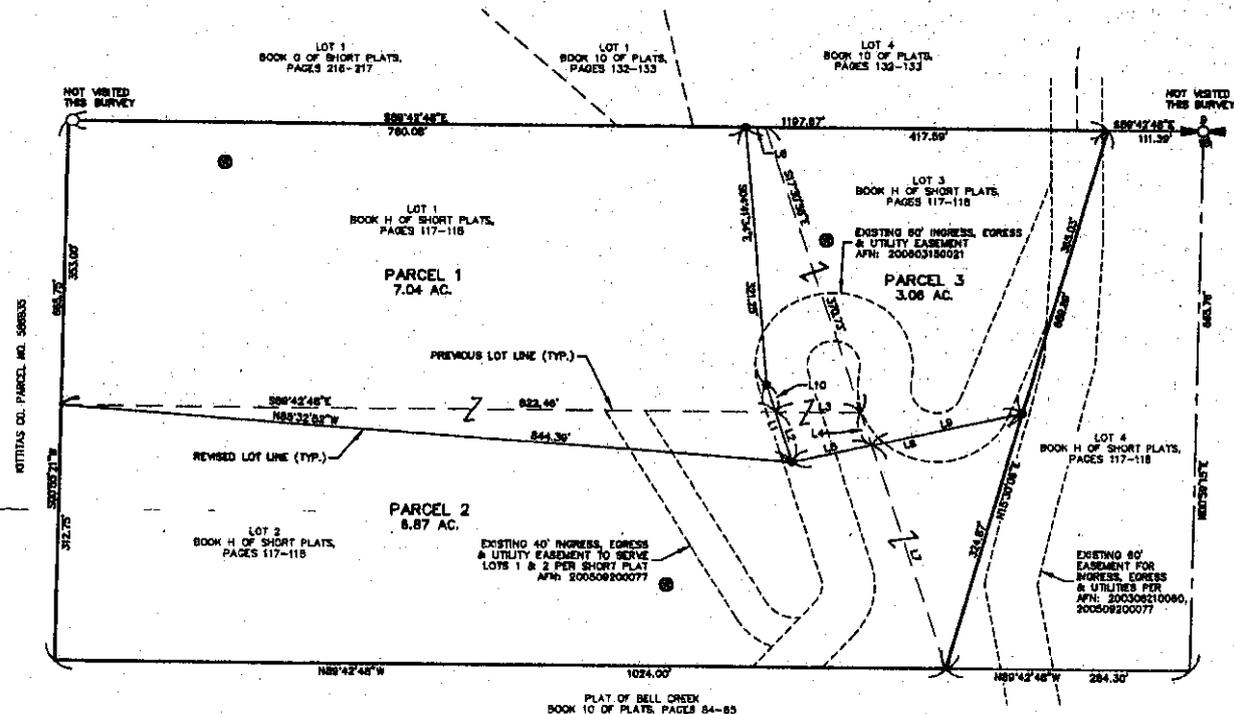
HISTORY PUBLIC
STATE OF WASHINGTON
CHARLENE S. ANKOLD
My Appointment Expires 06/16/2006

On this day personally appeared before me [Name],
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as [Name] and the voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 30th day of July, 2005.



RECORDER'S CERTIFICATE 200509200077
Filed for record this 20th day of Sept., 2005 at [City].
DAVID P. NELSON, Surveyor's Name
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.
K.C.S.P. NO. 04-45
Portion N.W. 1/4, Sec. 16, T.21N., R.14E., W.M.
Kittitas County, Washington
DWN BY: G. WEISER, DATE: 01/06, JOB NO: 04821
CHD BY: D. NELSON, SCALE: 1"=100', SHEET: 2 OF 2
EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 214 PENNSYLVANIA AVE.
OLE BLAIN, WASHINGTON 98922
PHONE: (509) 744-7443

RECORD OF SURVEY
 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,
 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



SURVEY NOTES.

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DESCRIBE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE FILED WITH KITTITAS COUNTY.
 2. THIS SURVEY WAS PERFORMED USING A TRIBBLE SS TOTAL STATION. THE CONTROLLING HEIGHTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
 - BOOK 28 OF SURVEYS, PAGES 81-84, APN: 200308210060
 - BOOK H OF SHORT PLATS, PAGES 117 & 118, APN: 200509200077
- AND THE SURVEYS REFERENCED THEREIN, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

EXISTING LEGAL DESCRIPTION.

LOTS 1, 2 & 3, OF PORTER-MATTHEWS SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 87-04-48, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 200509200077, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, T.21N., R.14E., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

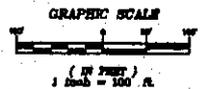
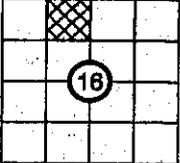
LEGEND

- QUARTER CORNER, AS NOTED
- IRON ROD & CAP TO BE SET, L&M 48803
- 1/16 CORNER, AS NOTED
- ⊙ THE WELL LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED ON INFORMATION BY THE CLIENT.



12/28/2015

INDEX LOCATION
 SEC. 16 T. 21 N. R. 14 E. W.M.



| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | S87°30'00\"E | 88.01 |
| L2 | S12°30'00\"E | 59.58 |
| L3 | S88°45'45\"E | 41.87 |
| L4 | S77°00'00\"E | 58.47 |
| L5 | S88°45'45\"E | 85.78 |
| L6 | S12°30'00\"E | 288.30 |
| L7 | S77°00'00\"E | 197.88 |
| L8 | S12°30'00\"E | 55.00 |
| L10 | S12°30'00\"E | 55.00 |

RECORDER'S CERTIFICATE 20151230004
 FILED FOR RECORD THIS 30 DAY OF DEC 2015 AT 4:12 P.M.
 IN BOOK 40 OF SURVEYS AT PAGE 50 AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
HERALD Y. PETTIT
 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 HOWARD PORTER
 IN REC. 2015 12/28/15
DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (206) 392-0250 • Fax: (206) 391-3053
 Eastern Washington Division
 407 Southway Blvd. • Ch. Elm, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT BL-15-00015
 PREPARED FOR
HOWARD PORTER
 A PTN. OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,
 TOWNSHIP 21 N., RANGE 14 E., W.M.

| | | |
|-------------------------------|-------------------------|------------------------|
| KITTITAS COUNTY | DATE | JOB NO. |
| OWN BY <u>G. WEISER</u> | <u>12/2015</u> | <u>048211</u> |
| CHKD BY <u>M.K.K./D.P.</u> | SCALE <u>1"=100'</u> | SHEET <u>1 OF 2</u> |

RECORD OF SURVEY
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
KITTTAS COUNTY, WASHINGTON

PROPOSED LEGAL DESCRIPTIONS:

PARCEL 1

LOT 1 OF THE PORTER-MATTHEWS SHORT PLAT, KITTTAS COUNTY SHORT PLAT NO. SP-04-48, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 20050200077, RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

AND THAT PORTION OF LOT 2 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 2, 822.46 FEET; THENCE SOUTH 17°30'06" EAST, 64.42 FEET; THENCE NORTH 80°32'02" WEST, 844.39 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF LOT 1 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, 780.08 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY LINE, 22.78 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 17°30'06" EAST ALONG SAID EAST BOUNDARY LINE OF SAID LOT 1, 370.73 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 89°42'48" WEST ALONG SAID SOUTH BOUNDARY LINE, 87.85 FEET; THENCE NORTH 17°30'06" WEST, 34.55 FEET; THENCE NORTH 04°11'34" WEST, 351.55 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

PARCEL 2

LOT 2 OF THE PORTER-MATTHEWS SHORT PLAT, KITTTAS COUNTY SHORT PLAT NO. SP-04-48, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 20050200077, RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

AND THAT PORTION OF LOT 3 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 3 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 17°30'06" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 3, 284.87 FEET; THENCE NORTH 77°02'07" EAST, 177.88 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 3; THENCE SOUTH 18°30'00" WEST ALONG SAID EAST BOUNDARY LINE, 384.87 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF SAID LOT 2 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

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PARCEL 3

LOT 3 OF THE PORTER-MATTHEWS SHORT PLAT, KITTTAS COUNTY SHORT PLAT NO. SP-04-48, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 20050200077, RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

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RECORDER'S CERTIFICATE 201512300041

FILED FOR RECORD THIS 30 DAY OF DEC. 20 15 AT 4:12 P.M.

IN BOOK 41 OF Surveys AT PAGE 51 AT THE REQUEST OF

DUSTIN L. PIERCE
 SURVEYOR'S NAME

GERALD Y. PETTY
 County Auditor

[Signature]
 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 HOWARD PORTER

IN RED COLOR 2 DATE 12/15/15

DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 155 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0270 • Fax: (425) 391-3055

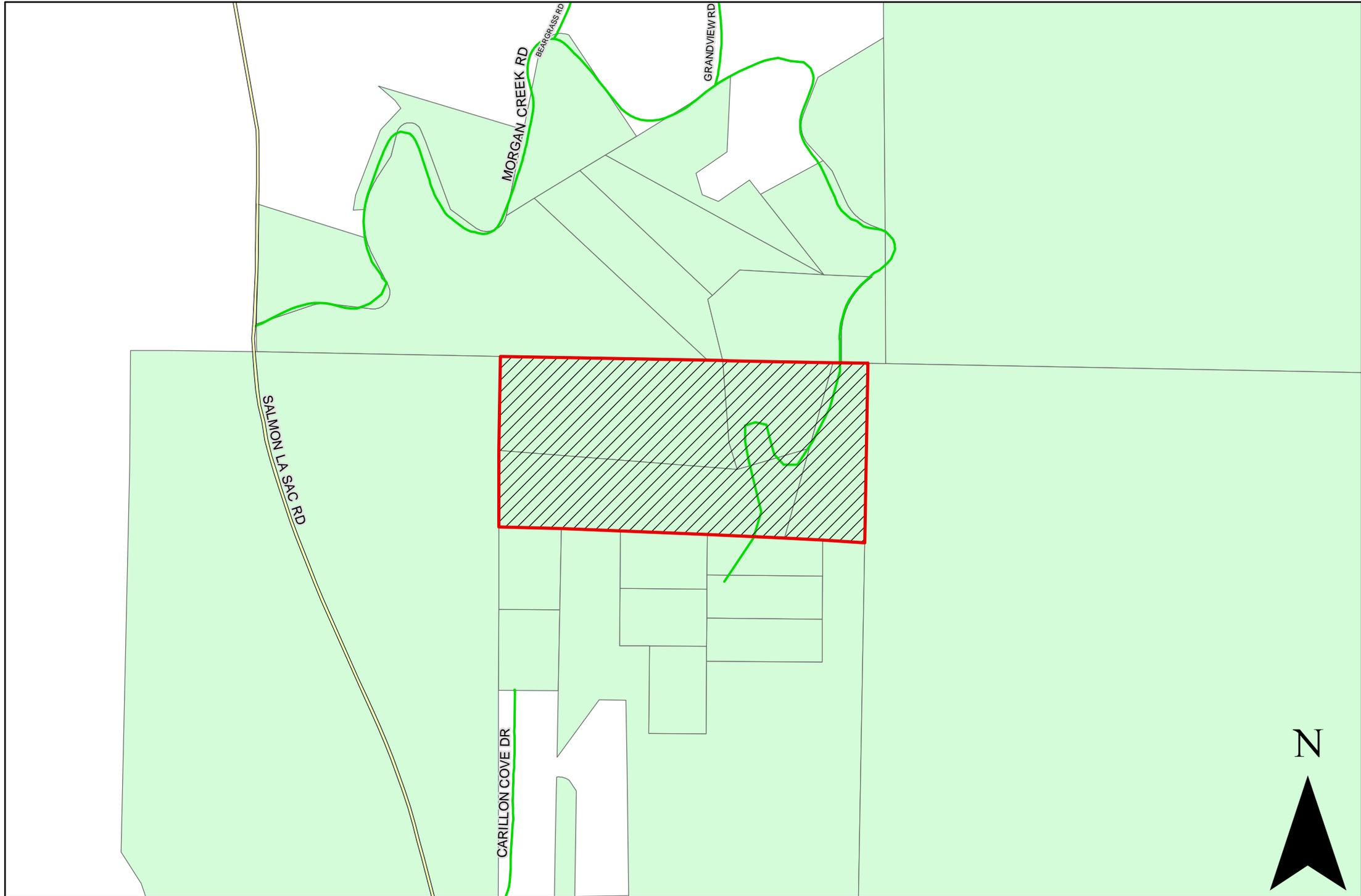
Eastern Washington Division
 407 Sullivan Blvd. • Clark, WA 98722 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT BL-15-00015
 PREPARED FOR
 HOWARD PORTER
 A PTN. OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,
 TOWNSHIP 21 N., RANGE 14 E., W.M.

| | | |
|-------------------------------|---------------------|------------------------|
| KITTTAS COUNTY | DATE | JOB NO. |
| DWN BY G. WEISER | 12/20/15 | 046211 |
| CHKD BY M.K.K./D.P. | SCALE N/A | SHEET 2 OF 2 |

WASHINGTON

SP-18-00005 Porter-Matthews



1:5,000

Adjacent Parcels

SP-18-00005 Porter-Matthews



1:5,000

Aerial View

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

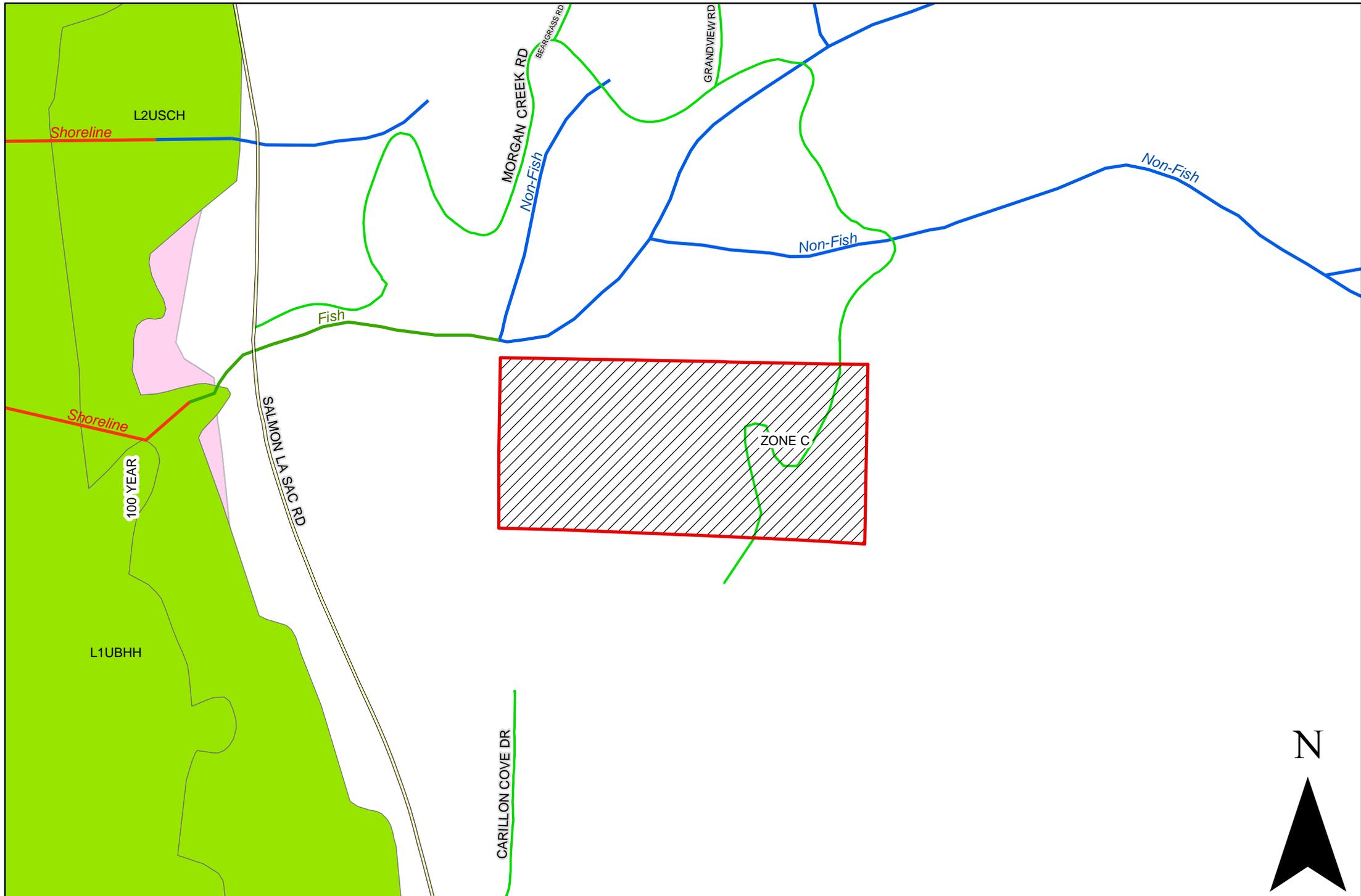
SP-18-00005 Porter-Matthews



1:5,000

Comprehensive Plan Land Use

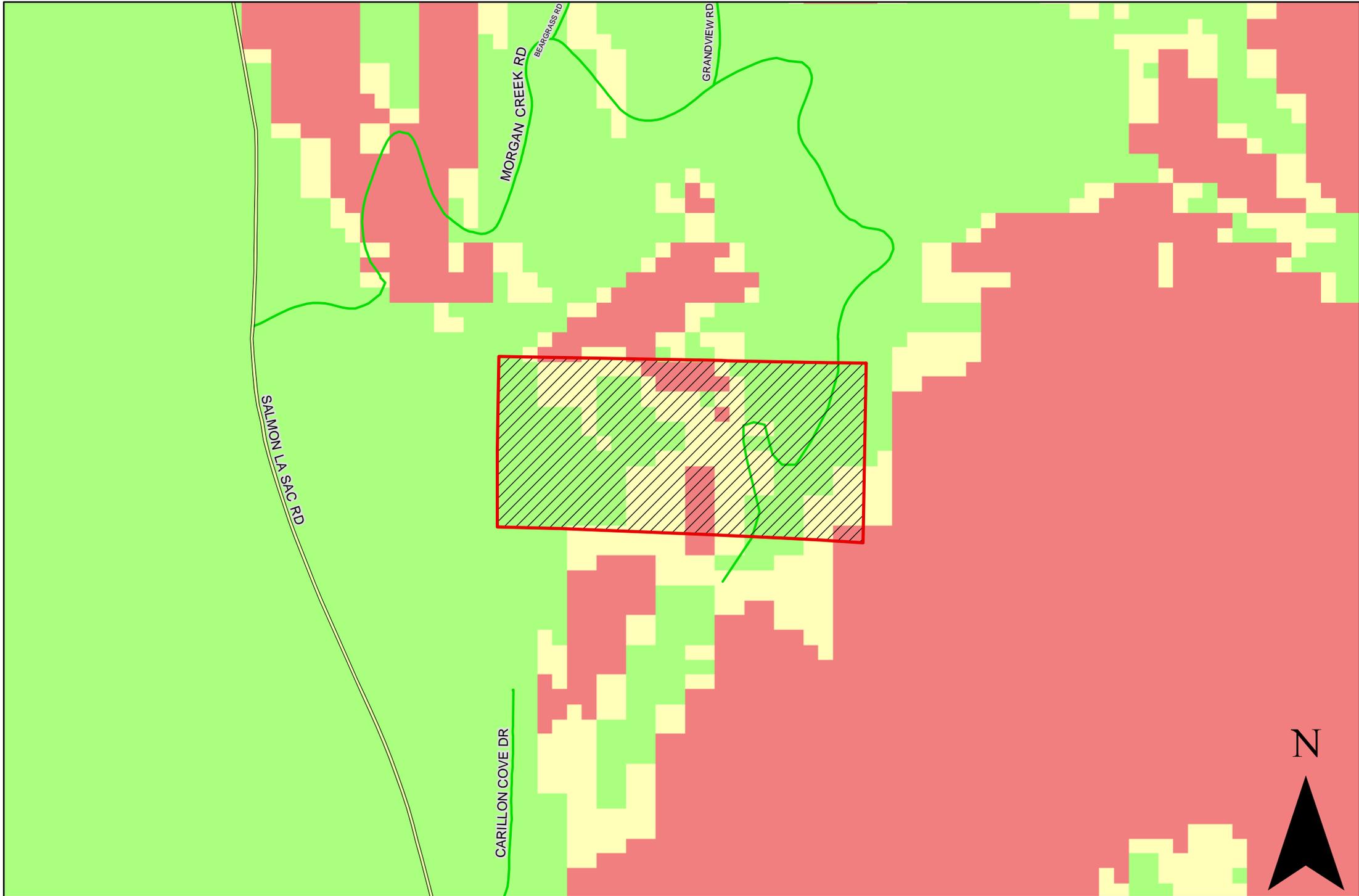
SP-18-00005 Porter-Matthews



1:5,000

Critical Areas

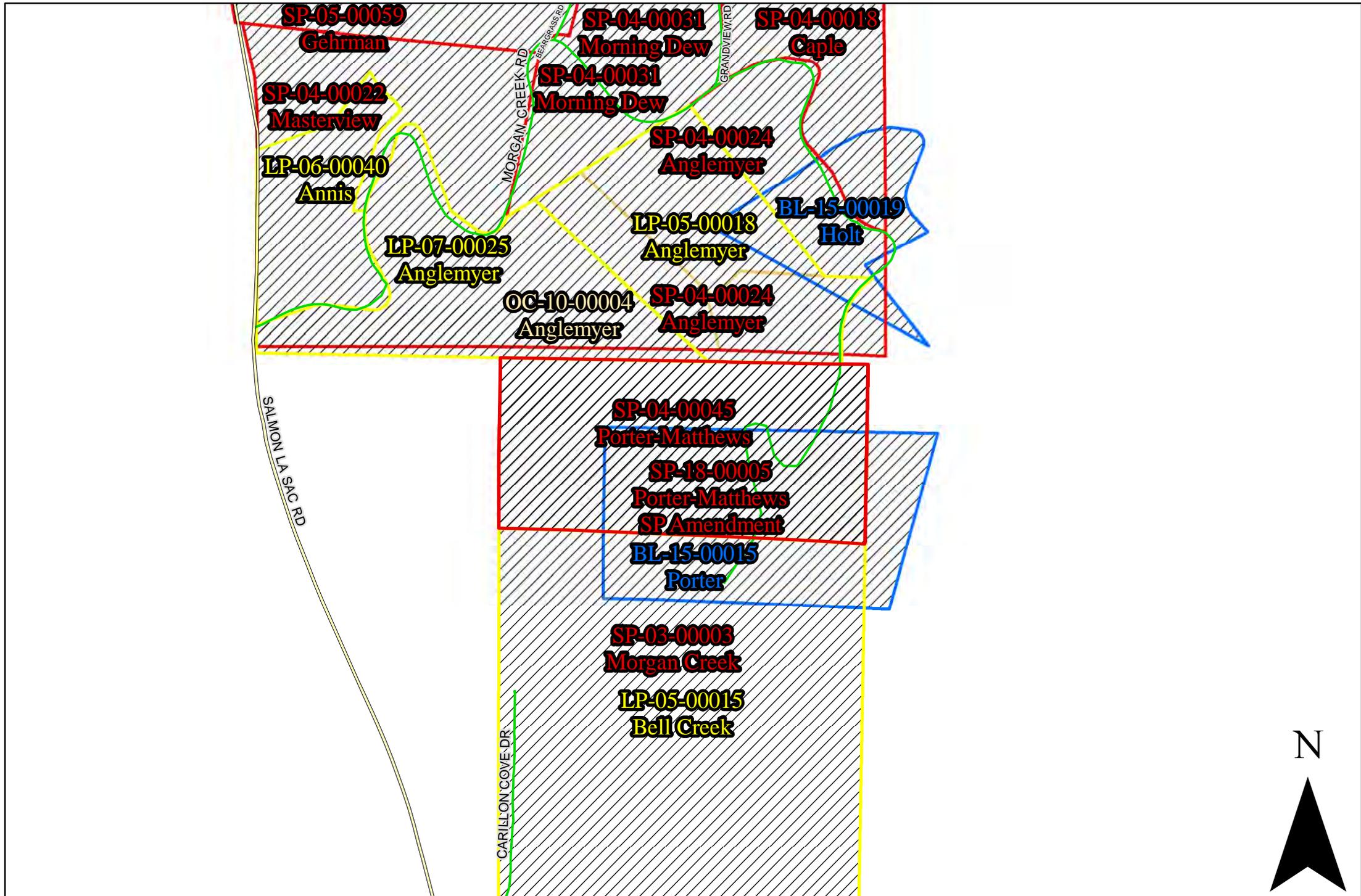
SP-18-00005 Porter-Matthews



1:5,000

Hazardous Slopes

SP-18-00005 Porter-Matthews



1:5,000

Land Use Projects



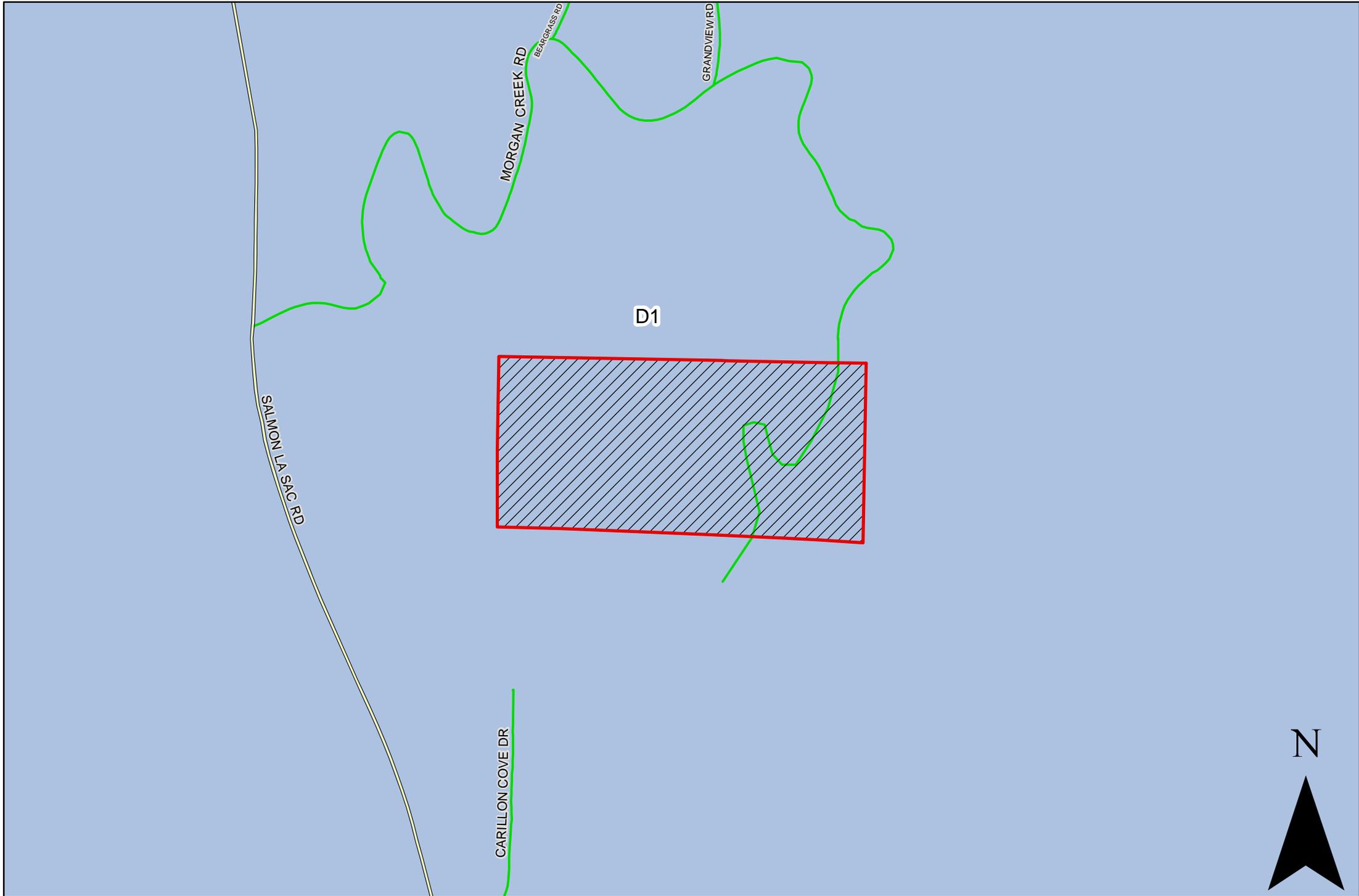
SP-18-00005 Porter-Matthews



1:5,000

School and Fire Districts

SP-18-00005 Porter-Matthews

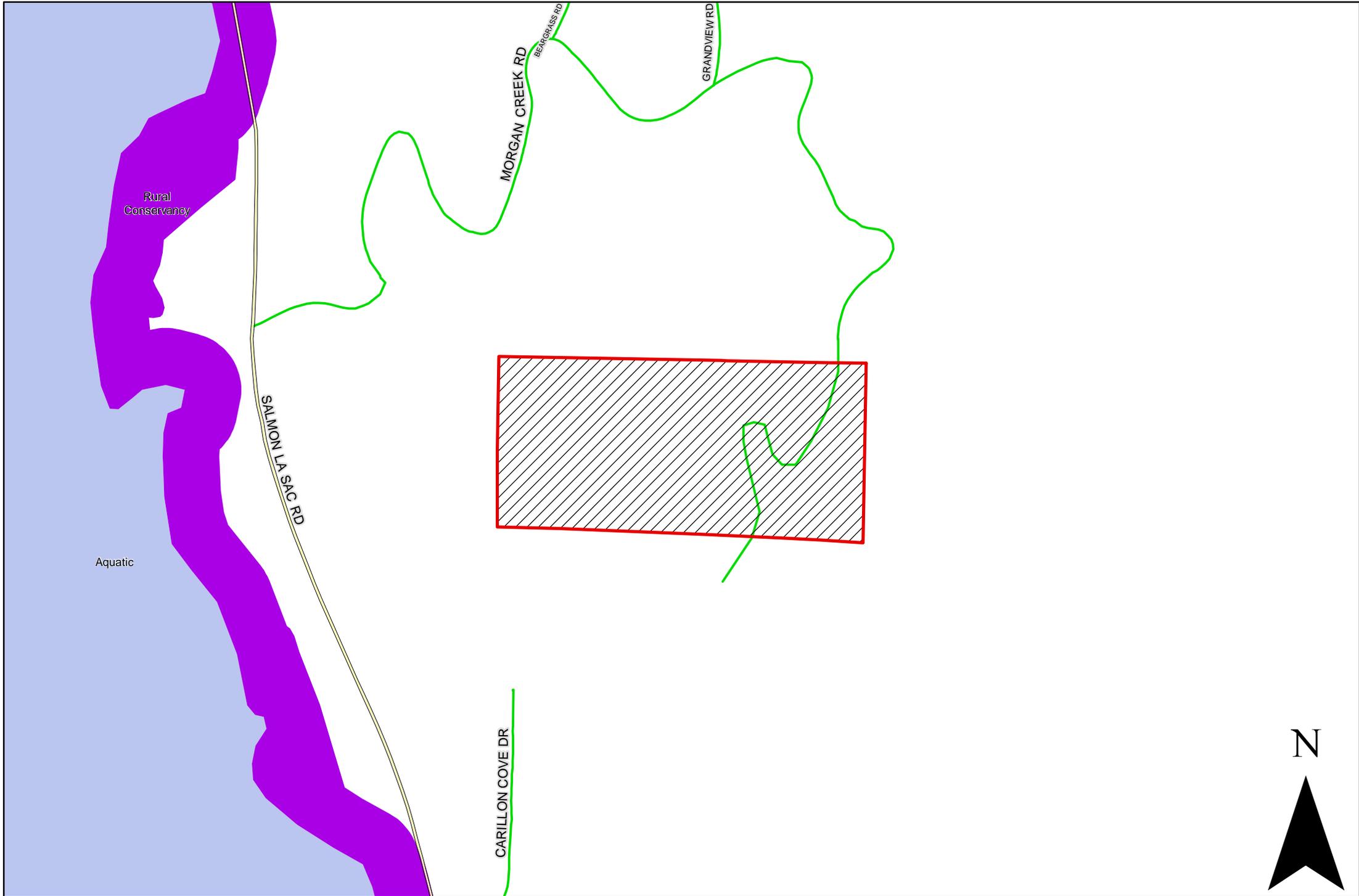


1:5,000

Seismic Category



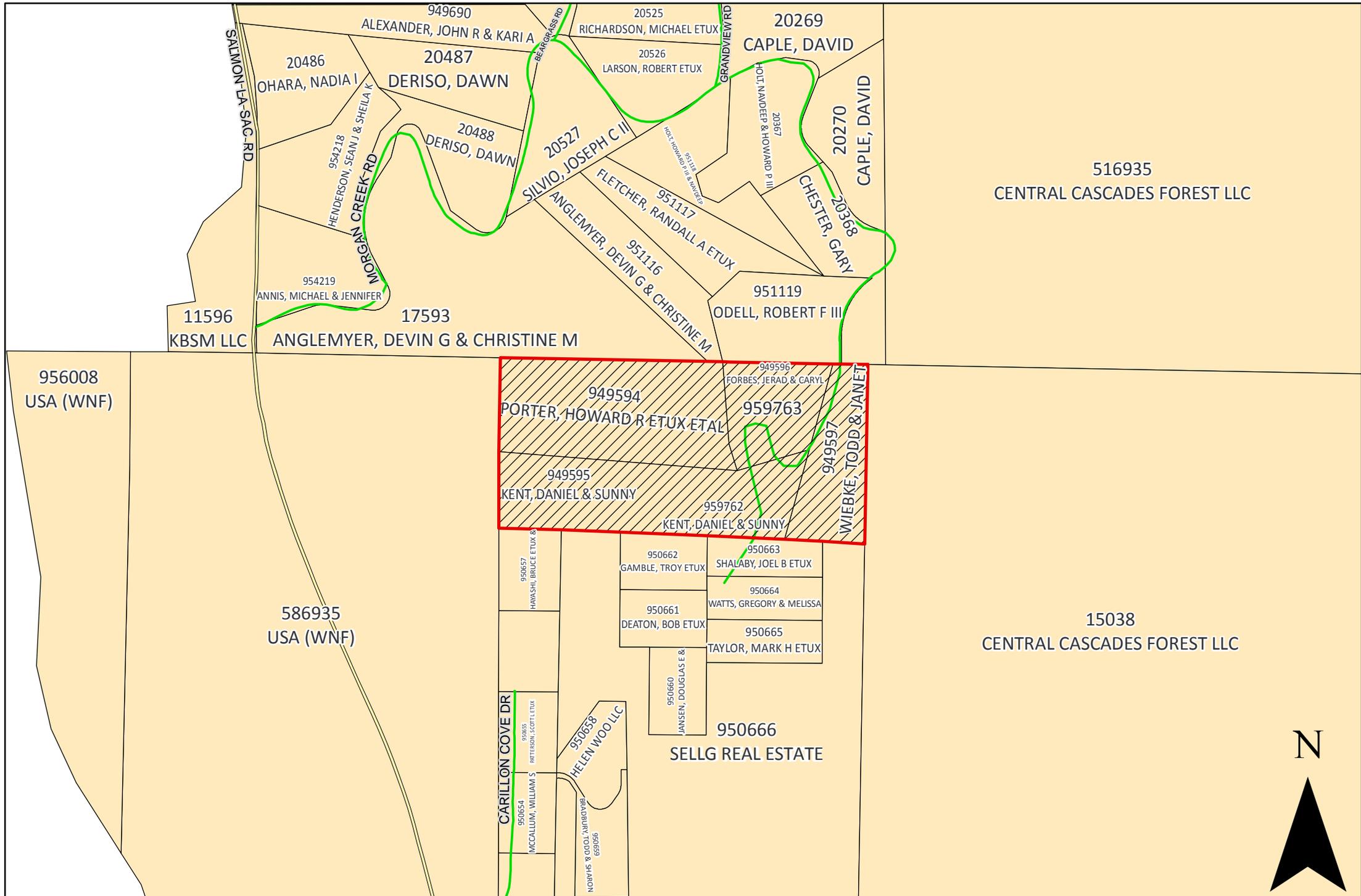
SP-18-00005 Porter-Matthews



1:5,000

Shorelines

SP-18-00005 Porter-Matthews



1:5,000

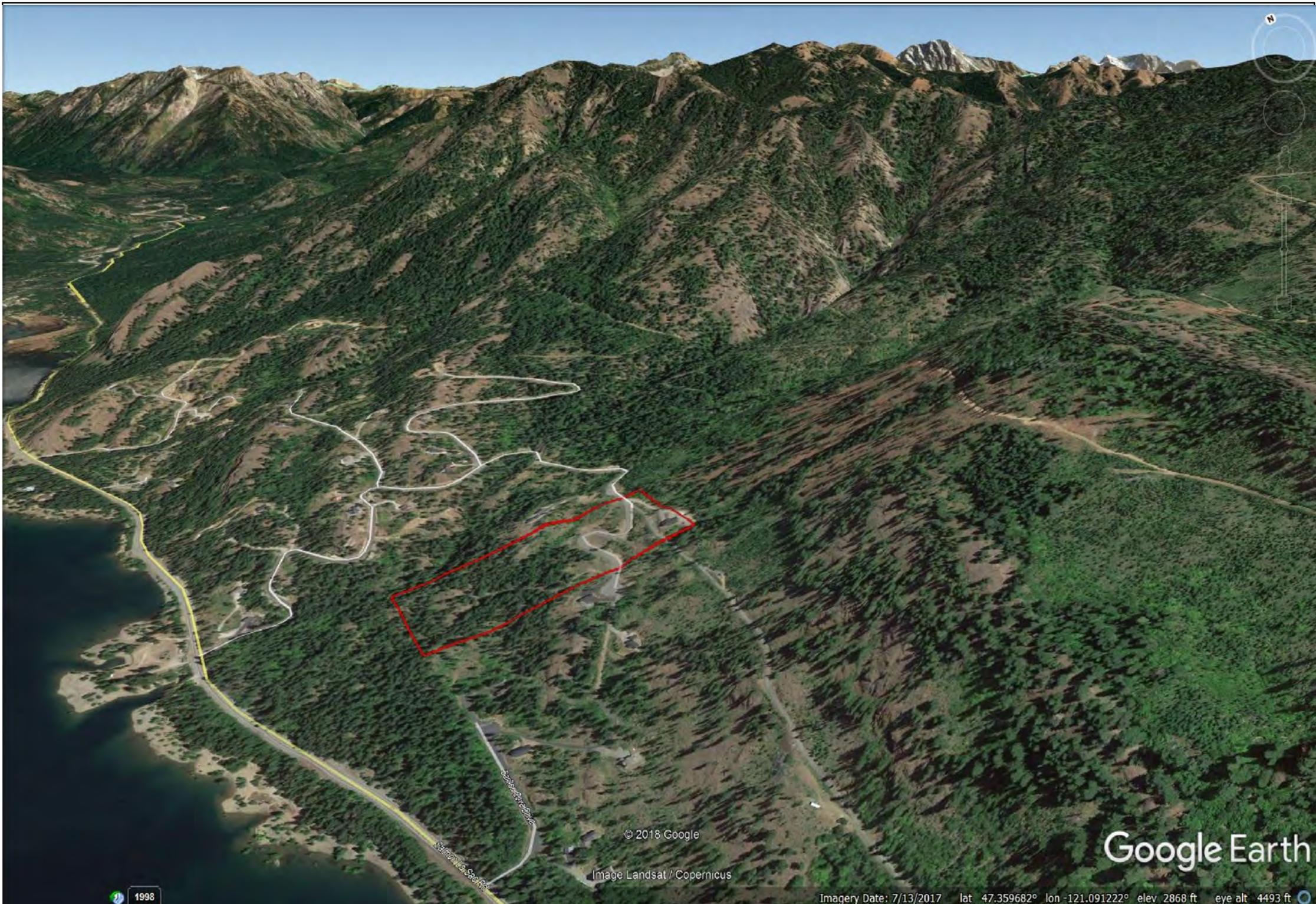
Vicinity

SP-18-00005 Porter-Matthews



1:5,000

Zoning



SP-18-00005
Porter-Matthews SP Amendment

Oblique View

Howard R Porter Etux Etal

cg

1/14/2016

43/88 & 91

2015 Taxes Pd

BLA

Sales Info:

Adjusted Acres: (-.01 acres per survey)

Recorded/Received: 01/04/16

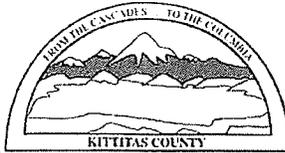
Balanced Back: 15 for 16

New Value: 16 for 17

15 for 16

| | Map Number | Acres | Improv Value | Land Value | Total Value | Levy/DOR |
|----------|--|-------|--------------|------------|-------------|--------------|
| Original | 21-14-16060-0001 | 6.98 | 15,600 | 230 | 15,830 | 43/88 |
| New | P949594 | 7.04 | 15,600 | 230 | 15,830 | 43/88 |
| | Porter-Matthews Short Plat 04-45, Ptn of Lots 1 & 2 (Parcel 1, B40/P50-51) | | | | | |
| Original | 21-14-16060-0002 | 6.98 | 15,600 | 230 | 15,830 | 43/88 |
| New | P949595 | 6.29 | 15,600 | 210 | 15,810 | 43/88 |
| | Porter-Matthews Short Plat 04-45, Ptn of Lots 1, 2 & 3 (Ptn Parcel 2, B40/P50-51) (MBSW Parcel 959762) | | | | | |
| Original | 21-14-16060-0003 | 3.02 | 15,600 | 93,890 | 109,490 | 43/91 |
| New | P949596 | 2.43 | 15,600 | 82,530 | 98,130 | 43/91 |
| | Porter-Matthews Short Plat 04-45, Ptn of Lots 1, 2 & 3 (Ptn Parcel 3, B40/P50-51) (MBSW Parcel 959763) | | | | | |
| New | 21-14-16060-0005 | 0.58 | 0 | 11,360 | 11,360 | 43/91 |
| | P959762 Porter-Matthews Short Plat 04-45, Ptn of Lots 1, 2 & 3 (Ptn Parcel 2, B40/P50-51) (MBSW Parcel 949595) | | | | | |
| New | 21-14-16060-0006 | 0.63 | 0 | 20 | 20 | 43/88 |
| | P959763 Porter-Matthews Short Plat 04-45, Ptn of Lots 1, 2 & 3 (Ptn Parcel 3, B40/P50-51) (MBSW Parcel 949596) | | | | | |

BL-15-00015



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"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

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

Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- Signatures of all property owners.
- 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.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Recorded Survey.

RECEIVED
JAN 04 2016
MARSHA WEYAND
KITTITAS COUNTY ASSESSOR

APPLICATION FEES:

| | |
|-----------------|--|
| \$225.00 | Kittitas County Community Development Services (KCCDS) |
| \$90.00 | Kittitas County Department of Public Works |
| \$65.00 | Kittitas County Fire Marshal |
| \$215.00 | Kittitas County Public Health Department Environmental Health |
| \$595.00 | Total fees due for this application (One check made payable to KCCDS) |

FOR STAFF USE ONLY

| | | | |
|--|-----------|----------------|--|
| Application Received By (CDS Staff Signature): | DATE: | RECEIPT #: | |
| DATE STAMP IN BOX | | | |

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

FORM LAST REVISED: 5-11-2015

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

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: HOWARD R PORTER, ETUX ETAL
Mailing Address: 3584 FOX SPIT ROAD
City/State/ZIP: LANGLEY WA 98260
Day Time Phone: (360) 730-3986
Email Address: HPORTER@WHIDBEY.NET

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: HOWARD R PORTER
Mailing Address: 3584 FOX SPIT ROAD
City/State/ZIP: LANGLEY WA 98260
Day Time Phone: (360) 730-3986
Email Address: HPORTER@WHIDBEY.NET

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: ENCOMPASS ENGR. & SURV.
Mailing Address: 407 SWIFTWATER BLVD.
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: (509) 674-7433
Email Address: GINGER@ENCOMPASSES.NET

4. Street address of property:

Address: 1470 MORGAN CREEK RD (949596)
City/State/ZIP: RONALD WA 98940

5. Legal description of property (attach additional sheets as necessary):

LOTS 1 THRU 3 OF THE PORTER-MATTHEWS SHORT PLAT 04-45, BOOK H OF SHORT PLATS, PAGES 117-118, LOCATED IN THE NW 1/4 OF SECTION 16, TWN., 21N., RGE. 14E.

6. Property size: LOT 1 6.98 AC., LOT 2 6.98 AC., LOT 3 3.02 AC. (acres)

7. Land Use Information: Zoning: rural rec Comp Plan Land Use Designation: RURAL REC

8. Existing and Proposed Lot Information

| Original Parcel Number(s) & Acreage (1 parcel number per line) | New Acreage (Survey Vol. ____, Pg ____) |
|---|--|
| 21-14-16060-0001 (949594) 6.98 | 7.04 |
| 21-14-16060-0002 (949595) 6.98 | 6.87 |
| 21-14-16060-0003 (949596) 3.02 | 3.06 |
| _____ | _____ |
| _____ | _____ |

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. 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.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

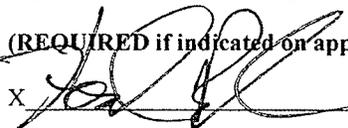
All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

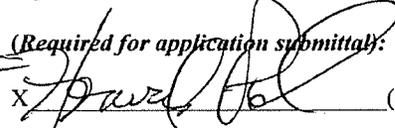
Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X  (date) 10/18/2015

X  (date) 10/27/15

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

TREASURER'S OFFICE REVIEW

Tax Status: paid in full By: Dei Rehme Date: 11/30/15

COMMUNITY DEVELOPMENT SERVICES REVIEW

X This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes X No _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: 11/30/15

By: Kaylee Hathaway

Final Approval Date: 12/30/15

By: Kaylee R Hathaway



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

August 13th, 2018

Daniel J. & Sunny M. Kent
21920 95th Place South
Kent, WA 98031

RE: SP-18-00005 Porter-Matthews SP Amendment Deemed Incomplete

Mr. and Ms. Kent,

This letter is in regards to your application for a short plat amendment received on July 30th, 2018 seeking removal of an access easement bearing AFN # 200509200077 from parcels 949595 and 949594. In order to continue processing, an additional submittal is required.

Under Kittitas County Code (KCC) 16.32.100(3) a short plat alteration requires "...acknowledged signatures of all parties having ownership interest... as shown by a current title certificate."

In order to meet this requirement, Community Development Services (CDS) must verify that all affected parties are legally able to consent to changes the property. Although a title report was submitted for the southern parcel, # 949595 and although all signatures of those affected have been provided, no title report was submitted referencing parcel # 949594.

Please submit a title report referencing parcel number 949594. Once all required items are submitted, processing will continue.

If you have any questions, feel free to contact me at the information below.

Best Regards,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us



Property Profile

Prepared For:
Jim Geary
John L Scott Roslyn

Property Address:
NKA Morgan Creek Road, Ronald, WA 98940
Property Parcel Number:
949595
959762

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by:
Hannah Hall

Please email your customer service requests to Ellensburg@amerititle.com

Serving Kittitas County!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.



Return Address:

HOWARD PORTER
3584 FOX SPIT ROAD
LANGLEY WASH
98260

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By [Signature]
Affidavit No. 2015-1775
Date: 9-16-15

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. QUIT CLAIM DEED 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:
Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document
1. NICOLAAS F. PORTER
2. _____
Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document
1. HOWARD R. PORTER
2. _____
Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
PORTER - MATTHEWS SHORT PLAT ~~63~~ NO 04-45 LOT #3
PORTION OF NW 1/4, SEC. 16, T. 21N., R. 14E., WM
Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned
949596

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

QUITCLAIM DEED

Agreement set forth this 11 day of August, 2015
in the county of Kittitas in the state of Washington.

Indenture is made between Nicolas F. Porter, of the city and state of
Yelm, Wa who shall be identified as GRANTOR,
and
Howard R. Porter who is identified as the GRANTEE.

The GRANTOR, on behalf of partners, heirs or successors for and in consideration of the sum of
\$ 2 conveys and quit claims the current possession of the following property that bears
the legal description of: Porter - Matthews Short Plat
No. 04-45. Lot 3. Portion of the NW 1/4,
Sec. 16, T. 21N, R14E, W.M.

to the GRANTEE.

[Signature] Dated this 11 day of August, 2015
GRANTOR's Signature

I, Monica D Beckley Notary Public in and for the state of Washington,
do hereby certify that on this 11 day of August, 2015, personally appeared before
me known to be or satisfactorily proven the individual described in and who executed the foregoing instrument.

Monica D Beckley
NOTARY PUBLIC in and for the State of Washington

My commission expires Sept 14, 2015



AFTER RECORDING MAIL TO:

Howard Porter and Sharon Porter
3485 Fox Spit Road
Langley, WA 98260

RE EXCISE TAX PAID

Amount \$354.37

Date 12-12-08

Affidavit No. 2008-1937

KITTITAS COUNTY TREASURER

By [Signature]

STATUTORY WARRANTY DEED

Escrow No. W-15469JB
Title Order No.

THE GRANTOR(S) Nicholaas F. Porter, an unmarried person

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Howard Porter and Sharon Porter, husband and wife

the following described real estate, situated in the County of Kittitas, State of Washington:

Lots 1 & 2 of the PORTER-MATTHEWS SHORT PLAT, Kittitas County Short Plat No. 04-45, as recorded September 20, 2005 in Book H of Short Plats, Pages 117 and 118 under Auditor's File No. 200509200077, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 16, Township 21 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Tax Parcel Number(s): 949594 AND 949595

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS.

Dated: 11-3-08

[Signature]
Nicholaas F. Porter

STATE OF Washington)
) ss.
COUNTY OF Island

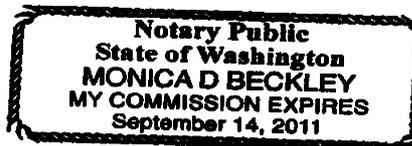
I certify that I know or have satisfactory evidence that Nicholaas F. Porter, an unmarried person is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/3/08

Monica D Beckley

Notary Public in and for the State of Washington
residing at Thurston City
My Commission Expires:

Sept 14, 2011





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BRETT WACHSMITH
Kittitas County Treasurer 205 W 5th AVE Suite 102 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 959762 **Owner Name:** PORTER, HOWARD R ETUX ETAL
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: XXXXX MORGAN CREEK RD RONALD **Address2:** 3584 FOX SPIT RD
Map Number: 21-14-16060-0005 **City, State:** LANGLEY WA
Status: **Zip:** 98260
Description: ACRES 0.58; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 949595); SEC 16, TWP 21, RGE 14
Comment:

Current Tax Year Details

| Type | Taxpayer | Statement # | Gross Tax | Tax Exempt | Net Tax | Asmts | Total Tax |
|---------------|----------------------------|-----------------------------|-----------|------------|----------|--------|-----------|
| Real Property | PORTER, HOWARD R ETUX ETAL | 2018-959762 | \$101.74 | \$0.00 | \$101.74 | \$0.00 | \$101.74 |

Balances Due

| Type | Taxpayer | Statement # | Tax Amount | Fees | Interest Due | Balance(s) Due* | <input type="checkbox"/> |
|---------------|----------------------------|-----------------------------|------------|--------|--------------|-----------------|--------------------------|
| Real Property | PORTER, HOWARD R ETUX ETAL | 2018-959762 | \$101.74 | \$0.00 | \$0.00 | \$101.74 | <input type="checkbox"/> |

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* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

5 Year Tax History

| Type | Statement Number | Taxes | Assessments | Fees | Balance Due |
|---------------|-----------------------------|---------------------|-------------------|----------------------|-------------------|
| Real Property | 2018-959762 | \$101.74 | \$0.00 | \$0.00 | \$101.74 |
| Real Property | 2017-959762 | \$92.25 | \$0.00 | \$0.00 | \$0.00 |
| | Receipt Number | Receipt Date | Taxes/Fees | Interest Paid | Total Paid |
| | 2017-0706886 | 04/24/2017 | \$46.13 | \$0.00 | \$46.13 |
| | 2017-0740630 | 11/01/2017 | \$46.12 | \$0.00 | \$46.12 |
| Real Property | 2016-959762 | \$90.64 | \$0.00 | \$0.00 | \$0.00 |
| | Receipt Number | Receipt Date | Taxes/Fees | Interest Paid | Total Paid |
| | 2016-0658874 | 06/06/2016 | \$90.64 | \$4.53 | \$95.17 |

Property Images

No images found.



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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 959762 **Owner Name:** PORTER, HOWARD R ETUX ETAL
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: XXXXX MORGAN CREEK RD RONALD **Address2:** 3584 FOX SPIT RD
Map Number: 21-14-16060-0005 **City, State:** LANGLEY WA
Status: **Zip:** 98260
Description: ACRES 0.58; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 949595); SEC 16, TWP 21, RGE 14
Comment: BLA WITH 949594-949596 &959763, 15 FOR 16

| 2018 Market Value | | 2018 Taxable Value | | 2018 Assessment Data | |
|-------------------|----------|--------------------|----------|------------------------------|-------------------------------------|
| Land: | \$11,600 | Land: | \$11,600 | District: | 43 - COR SD404 F07 H02 CO COF ST |
| Improvements: | \$0 | Improvements: | \$0 | Current Use/DFL: | No |
| Permanent Crop: | \$0 | Permanent Crop: | \$0 | Senior/Disability Exemption: | No |
| Total | \$11,600 | Total | \$11,600 | Total Acres: | 0.58000 |

Ownership

| Owner's Name | Ownership % |
|----------------------------|-------------|
| PORTER, HOWARD R ETUX ETAL | 100 % |

Sales History

No Sales History

Building Permits

No Building Permits Available

Historical Valuation Info

| Year | Billed Owner | Land | Impr. | PermCrop Value | Total | Exempt | Taxable |
|------|----------------------------|----------|-------|----------------|----------|--------|----------|
| 2018 | PORTER, HOWARD R ETUX ETAL | \$11,600 | \$0 | \$0 | \$11,600 | \$0 | \$11,600 |
| 2017 | PORTER, HOWARD R ETUX ETAL | \$11,600 | \$0 | \$0 | \$11,600 | \$0 | \$11,600 |
| 2016 | PORTER, HOWARD R ETUX ETAL | \$11,360 | \$0 | \$0 | \$11,360 | \$0 | \$11,360 |

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Parcel Comments

| Date | Comment |
|----------|---|
| 04/20/16 | BLA WITH 949594-949596 &959763, 15 FOR 16 |

Property Images

No images found.

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Data current as of: 4/9/2018 4:57 PM

TX_RollYear_Search: 2018



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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

| | | | |
|---------------------|--|---------------------|----------------------------|
| Parcel#: | 959762 | Owner Name: | PORTER, HOWARD R ETUX ETAL |
| DOR Code: | 91 - Undeveloped - Land | Address1: | |
| Situs: | XXXXX MORGAN CREEK RD RONALD | Address2: | 3584 FOX SPIT RD |
| Map Number: | 21-14-16060-0005 | City, State: | LANGLEY WA |
| Status: | | Zip: | 98260 |
| Description: | ACRES 0.58; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 949595); SEC 16, TWP 21, RGE 14 | | |
| Comment: | BLA WITH 949594-949596 &959763, 15 FOR 16 | | |

Land

Land

| Land Code | Unit Type | Units | Land Shape | Width | Depth |
|-----------|-----------|------------|------------|-------|-------|
| 9A1 | Acres | 0.58000000 | | | |

Property Images

No images found.



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BRETT WACHSMITH
Kittitas County Treasurer 205 W 5th AVE Suite 102 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 949595 **Owner Name:** PORTER, HOWARD R ETUX ETAL
DOR Code: 88 - Resource - Designated Forest Land **Address1:**
Situs: MORGAN CREEK RD RONALD **Address2:** 3584 FOX SPIT RD
Map Number: 21-14-16060-0002 **City, State:** LANGLEY WA
Status: **Zip:** 98260
Description: ACRES 6.29; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 959762); SEC 16, TWP 21, RGE 14
Comment:

Current Tax Year Details

| Type | Taxpayer | Statement # | Gross Tax | Tax Exempt | Net Tax | Asmts | Total Tax |
|---------------|----------------------------|-----------------------------|-----------|------------|----------|---------|-----------|
| Real Property | PORTER, HOWARD R ETUX ETAL | 2018-949595 | \$138.83 | \$0.00 | \$138.83 | \$38.20 | \$177.03 |

Balances Due

| Type | Taxpayer | Statement # | Tax Amount | Fees | Interest Due | Balance(s) Due* | <input type="checkbox"/> |
|---------------|----------------------------|-----------------------------|------------|--------|--------------|-----------------|--------------------------|
| Real Property | PORTER, HOWARD R ETUX ETAL | 2018-949595 | \$177.03 | \$0.00 | \$0.00 | \$177.03 | <input type="checkbox"/> |

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* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

5 Year Tax History

| Type | Statement Number | Taxes | Assessments | Fees | Balance Due |
|---------------|-----------------------------|--------------|-------------|---------------|-------------|
| Real Property | 2018-949595 | \$138.83 | \$38.20 | \$0.00 | \$177.03 |
| Type | Statement Number | Taxes | Assessments | Fees | Balance Due |
| Real Property | 2017-949595 | \$125.74 | \$38.20 | \$0.00 | \$0.00 |
| | Receipt Number | Receipt Date | Taxes/Fees | Interest Paid | Total Paid |
| | 2017-0706884 | 04/24/2017 | \$81.97 | \$0.00 | \$81.97 |
| | 2017-0739191 | 10/30/2017 | \$81.97 | \$0.00 | \$81.97 |
| Type | Statement Number | Taxes | Assessments | Fees | Balance Due |
| Real Property | 2016-949595 | \$126.14 | \$38.13 | \$0.00 | \$0.00 |
| | Receipt Number | Receipt Date | Taxes/Fees | Interest Paid | Total Paid |
| | 2016-0633371 | 04/15/2016 | \$82.22 | \$0.00 | \$82.22 |
| | 2016-0680978 | 11/08/2016 | \$82.05 | \$0.00 | \$82.05 |
| Type | Statement Number | Taxes | Assessments | Fees | Balance Due |
| Real Property | 2015-949595 | \$130.84 | \$38.13 | \$0.00 | \$0.00 |
| | Receipt Number | Receipt Date | Taxes/Fees | Interest Paid | Total Paid |
| | 2015-0590825 | 05/11/2015 | \$84.49 | \$0.00 | \$84.49 |

| | | | | | |
|---------------|-----------------------------|---------------------|--------------------|----------------------|--------------------|
| | 2015-0603640 | 10/22/2015 | \$84.48 | \$0.00 | \$84.48 |
| Type | Statement Number | Taxes | Assessments | Fees | Balance Due |
| Real Property | 2014-949595 | \$134.73 | \$38.13 | \$0.00 | \$0.00 |
| | Receipt Number | Receipt Date | Taxes/Fees | Interest Paid | Total Paid |
| | 2014-0526811 | 05/13/2014 | \$86.44 | \$0.00 | \$86.44 |
| | 2014-0555130 | 11/18/2014 | \$86.42 | \$0.00 | \$86.42 |
| Type | Statement Number | Taxes | Assessments | Fees | Balance Due |
| Real Property | 2013-949595 | \$1.92 | \$38.13 | \$0.00 | \$0.00 |
| | Receipt Number | Receipt Date | Taxes/Fees | Interest Paid | Total Paid |
| | 2013-0468357 | 05/16/2013 | \$40.05 | \$0.00 | \$40.05 |

Property Images

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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 949595 **Owner Name:** PORTER, HOWARD R ETUX ETAL
DOR Code: 88 - Resource - Designated Forest Land **Address1:**
Situs: MORGAN CREEK RD RONALD **Address2:** 3584 FOX SPIT RD
Map Number: 21-14-16060-0002 **City, State:** LANGLEY WA
Status: **Zip:** 98260
Description: ACRES 6.29; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 959762); SEC 16, TWP 21, RGE 14
Comment: BLA WITH PARCELS 949594, 949596, 959762 & 959763, 15 FOR 16

| 2018 Market Value | | 2018 Taxable Value | | 2018 Assessment Data | |
|-------------------|-----------------|--------------------|-----------------|------------------------------|-------------------------------------|
| Land: | \$230 | Land: | \$230 | District: | 43 - COR SD404 F07 H02 CO COF ST |
| Improvements: | \$15,600 | Improvements: | \$15,600 | Current Use/DFL: | Yes |
| Permanent Crop: | \$0 | Permanent Crop: | \$0 | Senior/Disability Exemption: | No |
| Total | \$15,830 | Total | \$15,830 | Total Acres: | 6.29000 |

Ownership

| Owner's Name | Ownership % |
|----------------------------|-------------|
| PORTER, HOWARD R ETUX ETAL | 100 % |

Sales History

| Sale Date | Sales Document | # Parcels | Excise # | Grantor | Grantee | Price |
|-----------|----------------|-----------|-----------|---------------------|----------------------------|----------|
| 03/10/11 | 2011-0327 | 1 | 2011-0327 | SUNCADIA LLC | PORTER, HOWARD R ETUX ETAL | \$5,700 |
| 12/12/08 | 2008-1937 | 2 | 2008-1937 | PORTER, NICHOLAAS F | PORTER, HOWARD & SHARON | \$21,627 |

Building Permits

No Building Permits Available

Historical Valuation Info

| Year | Billed Owner | Land | Impr. | PermCrop Value | Total | Exempt | Taxable |
|------|----------------------------|-----------|----------|----------------|-----------|--------|----------|
| 2018 | PORTER, HOWARD R ETUX ETAL | \$230 | \$15,600 | \$0 | \$15,830 | \$0 | \$15,830 |
| 2017 | PORTER, HOWARD R ETUX ETAL | \$210 | \$15,600 | \$0 | \$15,810 | \$0 | \$15,810 |
| 2016 | PORTER, HOWARD R ETUX ETAL | \$210 | \$15,600 | \$0 | \$15,810 | \$0 | \$15,810 |
| 2015 | PORTER, HOWARD R ETUX ETAL | \$153,890 | \$15,600 | \$0 | \$169,490 | \$0 | \$15,830 |
| 2014 | PORTER, HOWARD R ETUX ETAL | \$153,890 | \$15,600 | \$0 | \$169,490 | \$0 | \$15,830 |

[View Taxes](#)

Parcel Comments

| Date | Comment |
|------|---------|
| | |

| | |
|----------|---|
| 04/20/16 | BLA WITH PARCELS 949594, 949596, 959762 & 959763, 15 FOR 16 |
| 01/23/15 | CHANGE DOR CODE FROM 95 TO 88 PER MERGE OF CURRENT USE OPEN SPACE TIMBER (RCW 84.34) WITH DESIGNATED FOREST LAND (RCW 84.33); KITTITAS COUNTY ORD #2015-001 |
| 05/04/11 | SENT CHANGE OF VALUE NOTICE PURSUANT TO DEPT OF ECOLOGY WATER MORATORIUM, 5/04/11; 09 FOR 10 AND 10 FOR 11, 12 |
| 09/21/09 | CHANGE TAXING DISTRICT FROM 31 TO 43 PER RESOLUTION NO. 2009-83. ANNEXING REAL PROPERTY INTO KC FIRE DISTRICT NO. 7, 09 FOR 10 |
| 04/17/06 | TRANS FROM D.FOREST (ST YR 2000) TO OPEN SPACE TIMBER (ST YR 2006) |
| 02/24/06 | CREATE PORTER-MATTHEW SP 04-45 FROM 21-14-16000-0003, -0006; 04 FOR 05 |

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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

| | | | |
|---------------------|--|---------------------|----------------------------|
| Parcel#: | 949595 | Owner Name: | PORTER, HOWARD R ETUX ETAL |
| DOR Code: | 88 - Resource - Designated Forest Land | Address1: | |
| Situs: | MORGAN CREEK RD RONALD | Address2: | 3584 FOX SPIT RD |
| Map Number: | 21-14-16060-0002 | City, State: | LANGLEY WA |
| Status: | | Zip: | 98260 |
| Description: | ACRES 6.29; PORTER-MATTHEWS SHORT PLAT 04-45, PTN OF LOTS 1, 2 & 3 (PTN PARCEL 2, B40/P50-51)(MUST BE SOLD WITH PARCEL 959762); SEC 16, TWP 21, RGE 14 | | |
| Comment: | BLA WITH PARCELS 949594, 949596, 959762 & 959763, 15 FOR 16 | | |

Land

Land

| Land Code | Unit Type | Units | Land Shape | Width | Depth |
|-------------|------------|------------|------------|-------|-------|
| T6-3 | Acres | 6.29000000 | | | |
| zFirePatrol | Fire Acres | 7.00000000 | | | |

Site Improvements

Misc Improvements

| Improvement | Year In | Size |
|---|---------|--------------|
| WSUC - Water Source-Upper County BAP484 | 2008 | Units - 1.00 |

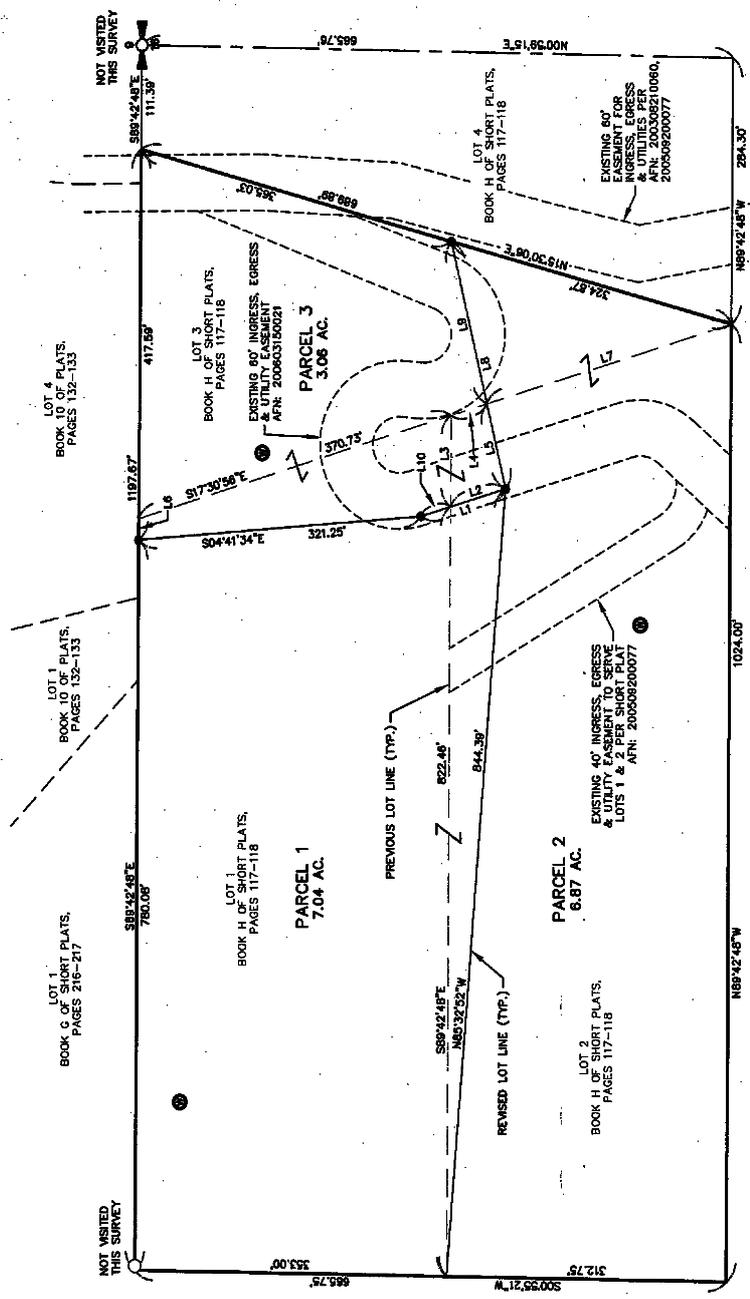
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Click on an image to enlarge it.



RECORD OF SURVEY

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M. KITITITAS COUNTY, WASHINGTON



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S17°30'58"E | 99.01 |
| L2 | S17°30'58"E | 94.42 |
| L3 | S89°52'45"E | 97.85 |
| L4 | S17°30'58"E | 41.97 |
| L5 | N17°02'07"E | 25.74 |
| L6 | S17°30'58"E | 268.49 |
| L7 | S17°02'07"E | 270.84 |
| L8 | N17°02'07"E | 177.59 |
| L9 | S17°30'58"E | 54.59 |
| L10 | S17°30'58"E | 54.59 |

SURVEY NOTES:

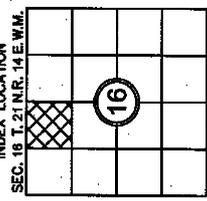
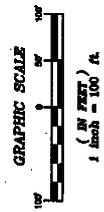
- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DESCRIBE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE FILED WITH KITITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE STATIONING AND POINTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, MEASURED AND ADJUSTED IN ACCORDANCE WITH THE WASHINGTON STATE LINEAR CLOSURE AFTER ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
 - BOOK 29 OF SURVEYS, PAGES 51-54, AFR: 200308210060
 - BOOK H OF SHORT PLATS, PAGES 117 & 118, AFR: 200609200077
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.

EXISTING LEGAL DESCRIPTION:

LOTS 1, 2 & 3, OF PORTER-MATTHEWS SHORT PLAT, KITITITAS COUNTY SHORT PLAT NO. 59-04-45, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 200609200077, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON, AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.

LEGEND

- QUARTER CORNER, AS NOTED
- IRON ROD & CAP TO BE SET, LSK 45803
- 1/8 CORNER, AS NOTED
- THE WELL LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED ON INFORMATION BY THE CLIENT.



BOUNDARY LINE ADJUSTMENT BL-15-00015

PREPARED FOR
 HOWARD PORTER
 A PTN. OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,
 TOWNSHIP 21 N., RANGE 14 E., W.M.

KITITITAS COUNTY JOB NO. _____
 DWN BY G. WEISER DATE 12/20/15 SHEET 048211
 CHKD BY M.K.K.D.P. SCALE 1"=100' 1 OF 2

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
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

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 HOWARD PORTER

IN _____ 2015 DATE
 DUSTIN L. PIERCE SURVEYOR
 CERTIFICATE NO. 45503

RECORDER'S CERTIFICATE 201512300041

FILED FOR RECORD THIS 30 DAY OF DEC 2015 AT 4:12 P.M.
 IN BOOK 40 OF SURVEYS AT PAGE 50 AT THE REQUEST OF

DUSTIN L. PIERCE COUNTY AUDITOR
 SURVEYOR'S NAME JERALD V. PETTIT
 County Auditor



RECORD OF SURVEY
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY, WASHINGTON

PROPOSED LEGAL DESCRIPTIONS:

PARCEL 1
 LOT 1 OF THE PORTER-MATTHEWS SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-04-45, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 200509200077, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND THAT PORTION OF LOT 2 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 2, 822.46 FEET; THENCE SOUTH 17°30'56" EAST, 64.42 FEET; THENCE NORTH 85°32'52" WEST, 844.39 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF LOT 1 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, 780.08 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY LINE, 22.76 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 17°30'56" EAST ALONG SAID EAST BOUNDARY LINE OF SAID LOT 1, 370.73 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 89°42'48" WEST ALONG SAID SOUTH BOUNDARY LINE, 97.65 FEET; THENCE NORTH 17°30'56" WEST, 34.59 FEET; THENCE NORTH 04°41'34" WEST, 321.25 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

PARCEL 2
 LOT 2 OF THE PORTER-MATTHEWS SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-04-45, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 200509200077, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND THAT PORTION OF LOT 3 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 3 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 17°30'56" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 3, 286.49 FEET; THENCE NORTH 77°02'07" EAST, 172.58 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 3; THENCE SOUTH 15°30'06" WEST ALONG SAID EAST BOUNDARY LINE, 324.87 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF SAID LOT 2 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 2, 822.46 FEET; THENCE SOUTH 17°30'56" EAST, 64.42 FEET; THENCE NORTH 85°32'52" WEST, 844.39 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

PARCEL 3
 LOT 3 OF THE PORTER-MATTHEWS SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-04-45, AS RECORDED SEPTEMBER 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 117 & 118, UNDER AUDITOR'S FILE NUMBER 200509200077, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND THAT PORTION OF LOT 1 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, 780.08 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY LINE, 22.76 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 17°30'56" EAST ALONG SAID EAST BOUNDARY LINE OF SAID LOT 1, 370.73 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 89°42'48" WEST ALONG SAID SOUTH BOUNDARY LINE, 97.65 FEET; THENCE NORTH 17°30'56" WEST, 34.59 FEET; THENCE NORTH 04°41'34" WEST, 321.25 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AND THAT PORTION OF LOT 2 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 2, 822.46 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING SOUTH 89°42'48" EAST, 97.65 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 2; THENCE SOUTH 17°30'56" EAST ALONG SAID EAST BOUNDARY LINE, 41.97 FEET; THENCE SOUTH 77°02'07" EAST, 172.58 FEET; THENCE NORTH 17°30'56" WEST, 34.59 FEET; THENCE NORTH 17°30'56" WEST, 64.42 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF SAID LOT 3 OF SAID SHORT PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 17°30'56" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 3, 286.49 FEET; THENCE NORTH 77°02'07" EAST, 172.58 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 3; THENCE SOUTH 15°30'06" WEST ALONG SAID EAST BOUNDARY LINE, 324.87 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



| | |
|---|--------------------|
| BOUNDARY LINE ADJUSTMENT BL-15-00015 | |
| A PTN. OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 21N., RANGE 14 E., W.M. | |
| KITITAS COUNTY | JOB NO. WASHINGTON |
| DWN BY G. WEISER | DATE 12/20/15 |
| CHKD BY M.K.K./D.P. | SCALE N/A |
| | SHEET 2 OF 2 |

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swiftwater Blvd. • Clk Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

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 **HOWARD PORTER**

IN _____ DEC. 20 15. *D.L.P.* DATE
 DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

RECORDER'S CERTIFICATE 201512300041

FILED FOR RECORD THIS 30 DAY OF Dec 20 15 AT 4:12 P.M.
 IN BOOK 111 OF SURVEYS AT PAGE 51 AT THE REQUEST OF

 SURVEYOR'S NAME
 DUSTIN L. PIERCE

 COUNTY AUDITOR
 GERALD V. PETTIT
 County Auditor



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

August 16th, 2018

Daniel J. and Sunny M. Kent
21920 95th Place South
Kent, WA 98031

Jeremy Porter et al.
2731 NE 136th St
Seattle, WA 98125

RE: Porter-Matthews Short Plat Amendment – (SP-18-00005) - Deem Complete

All interested parties,

The application for a Short Plat Amendment to remove a utility and access easement on two parcels totaling approximately 13.33 acres was received on July 30th, 2018. The properties are located in the north west portion of Section 16, T21N, R14E, WM, in Kittitas County, Assessor's map numbers 21-14-16060-0001 (949594) and 21-14-16060-0002 (Parcel Number 949595). Your application has been determined complete as of August 16th, 2018. Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons pursuant to KCC 15A.03.060.
2. Comments from adjoining property owners, governmental agencies, and interested persons will be considered during review by staff.
3. Following the comment period a determination will be issued. The determination will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, feel free to contact me at the information below.

Sincerely,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 08/16/18 14:49 by mwo18

Acct #: 84329

Ad #: 1801990

Status: New WHOLD

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 08/20/2018 Stop: 08/20/2018
Times Ord: 1 Times Run: ***
STD6 2.00 X 6.55 Words: 319
Total STD6 13.10
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 114.36
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: N/APP SP1800005 PORTER-MA
Given by: DUSTY PILKINGTON
P.O. #: SP1800005/PILKINGTON
Created: mwo18 08/16/18 14:43
Last Changed: mwo18 08/16/18 14:49

PUB ZONE EDT TP RUN DATES
DR A 97 S 08/20
DRWN LEG2 97 S 08/20

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Dusty Pilkington
Name (print or type)

Dusty Pilkington
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414
Fax (509) 925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 08/16/18 15:02 by mwo18

Acct #: 84329

Ad #: 1801990

Status: New WHOLD WHOI

NOTICE OF APPLICATION

Project Name (File Number): Porter-Matthews Short Plat Amendment (SP 18 00005)

Applicant: Daniel J. and Sunny M. Kent

Location: Two parcels, located approximately 7 miles northwest of Roslyn, in a portion of Section 16, T21N, R14E WM in Kittitas County, bearing Assessor's map numbers 21-14-16060-0001 (Parcel # 949594) and 21-14-16060-0002 (Parcel #949595).

Proposal: Daniel J. Kent and Sunny M. Kent, landowners, have submitted a short plat amendment application to remove an access and utility easement from two parcels totaling approximately 13.33 acres. The subject properties are zoned Rural Recreation.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [https://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short Plats](https://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short%20Plats) and navigating to "SP-18-00005".
Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Tuesday, September 4th, 2018. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080, Short Plat Amendments are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1400.

Designated Permit Coordinator (staff contact): Dusty Pilkington,
Staff Planner: (509) 962 7069; email at dusty.pilkington@co.kittitas.wa.us.

Notice of Application: Monday, August 20th, 2018
Application Received: Monday, July 30th, 2018
Application Complete: Wednesday, August 16th, 2018

Publish Daily Record: Monday, August 20th
Publish NKC Tribune: Thursday, August 23rd, 2018



KITTTITAS 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

NOTICE OF APPLICATION

Notice of Application: Monday, August 20th, 2018
Application Received: Monday, July 30th, 2018
Application Complete: Wednesday, August 16th, 2018

Project Name (File Number): Porter-Matthews Short Plat Amendment (SP-18-00005)

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Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner: (509) 962-7069; email at dusty.pilkington@co.kittitas.wa.us.

Signature Planner of Record

Date



KITTTITAS 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

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Signature Planner of Record


Date

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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (SP-18-00005) Porter-Matthews Short Plat Amendment

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: 08/20/2018

I certify that the following documentation:

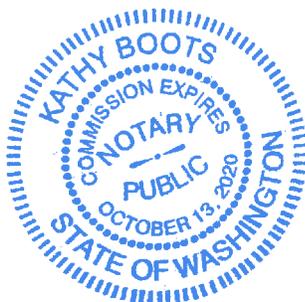
- Notice of Application Porter-Matthews Short Plat Amendment (SP-18-00005)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Dusty Pilkington
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 20th day of August,



Kathy Boots
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 10-13-2020

CAPLE, DAVID
19925 NE 39TH LN
SAMMAMISH WA 98074-4389

DERISO, DAWN
GOWAN, JOHN 753 STATE ST S
KIRKLAND WA 98033-6624

COX, JAMES A ETUX
P O BOX 99
RONALD WA 98940-0099

ANGLEMYER, DEVIN G & CHRISTINE M
PO BOX 73038
PUYALLUP WA 98373-0038

FLETCHER, RANDALL A ETUX
PO BOX 731393
PUYALLUP WA 98373-0080

GOLUBIEC, ELIZABETH & JOHN
PO BOX 308
RONALD WA 98940-0308

HAYASHI, BRUCE ETUX &
HARRIS, BRIAN ETUX 6251 34TH AVE
NE
SEATTLE WA 98115

JANSEN, DOUGLAS E &
WAYSVILLE, KIMBERLY S 5450 LEARY
AVE NW APT 653
SEATTLE WA 98107-4081

DEATON, BOB ETUX
1114 V ST NW
AUBURN WA 98001

GAMBLE, TROY ETUX
7123 170TH AVE SE
BELLEVUE WA 98006-5716

WATTS, GREGORY & MELISSA
27126 SE GRAND RIDGE DR
ISSAQUAH WA 98029-7638

TAYLOR, MARK H ETUX
1708 244TH AVE SE
SAMMAMISH WA 98075

SELLG REAL ESTATE
HOLDINGS XXXI LLC 1000 2ND AVE STE
1800
SEATTLE WA 98104

ANNIS, MICHAEL & JENNIFER
9422 ELM AVE SE
SNOQUALMIE WA 98065-5066

CENTRAL CASCADES FOREST LLC
74 WALL STREET
SEATTLE WA 98121-1320

USA (WNF)
WENATCHEE NATIONAL FOREST 215
MELODY LN
WENATCHEE WA 98801

PORTER, HOWARD R ETUX ETAL
3584 FOX SPIT RD
LANGLEY WA 98260

WIEBKE, TODD & JANET
7205 245TH WAY NE
REDMOND WA 98053-8689

ODELL, ROBERT F III
18955 NE 150TH ST
WOODINVILLE WA 98072-9309

SHALABY, JOEL B ETUX
437 210TH AVE NE
SAMMAMISH WA 98074-6961

CHESTER, GARY
30902 116TH AVE SE
AUBURN WA 98092-3377

HOLT, HOWARD P III & NAVDEEP
13011 65TH AVE SE
SNOHOMISH WA 98296-4267

SILVIO, JOSEPH C II
5918 SW STEVENS ST
SEATTLE WA 98116-2834

FORBES, JERAD & CARYL
14526 NE 31ST ST UNIT 16A
BELLEVUE WA 98007-3213

KENT, DANIEL & SUNNY
21920 95TH PL S
KENT WA 98031-2464

14526 NE 31ST ST UNIT 16A
BELLEVUE WA 98007-3213

From: [Dusty Pilkington](#)
To: [Kim Dawson](#); [Julie Kjorsvik](#); [Lisa Iammarino](#); [Lisa Lawrence](#); [Patti Johnson](#); [Kelly Bacon](#); [Candie Leader](#); ["jessica@yakama.com"](#); ["jmarvin@yakama.com"](#); ["johnson@yakama.com"](#); ["enviroreview@yakama.com"](#); ["separegister@ecy.wa.gov"](#); ["sepaunit@ecy.wa.gov"](#); ["gcle461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["migi461@ECY.WA.GOV"](#); ["Downes, Scott G \(DFW\)"](#); ["Nelson, Jennifer L \(DFW\)"](#); ["SEPA \(DAHP\)"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Mike Flory](#); [Douglas Mitchell](#); [Stacey Henderson](#); [Steph Miffin](#); ["Mau, Russell E \(DOH\)"](#); ["ben.serr@doh.wa.gov"](#); ["brenda.smits@doh.wa.gov"](#); ["becky.kennedy@dnr.wa.gov"](#); ["cindy.preston@dnr.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["chelberg@usbr.gov"](#); ["Joanna Markell"](#); ["legals@kynews.com"](#); [Karen Hodges](#); [Justin Turnbull](#); [Taylor Gustafson](#); ["ericj@mdicontractors.com"](#); ["mikej@mdicontractors.com"](#); ["Michael.j.daniels3.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["wargog@cersd.org"](#); ["montgomeryr@cersd.org"](#); ["office@kcf7.com"](#); ["Dan Kent"](#)
Cc: [Lindsey Ozbolt](#)
Subject: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 1:42:48 PM

Greetings. I am requesting comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

[SP-18-00005 Porter-Matthews \(County Departments\)](#)
[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Mike Flory](#)
To: [Dusty Pilkington](#)
Cc: [Dan Carlson](#)
Subject: FW: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 3:57:18 PM

Dusty,

See the email from Joe Seemiller below.

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Joe Seemiller [mailto:seemillerj@kvfr.org]
Sent: Monday, August 20, 2018 3:33 PM
To: Mike Flory
Cc: RichElliott
Subject: RE: SP-18-00005 Porter-Matthews SP Amendment

Mike:

This is very steep terrain. During the Jolly Mountain fire crews had a difficult time making access some of the larger apparatus could not be used due to the steep grade. WUI must be followed. The county road standard or the IFC access requirements must be met, whichever one provides for a higher level of safety. This appears to be a dead end road creating a potential trap for residents and emergency crews, a secondary access should be provided. Fire flow appears to be non-existent. This is a dangerous combination that will place future residents and firefighters in unnecessary danger. No exemptions to the fire code, WUI or road standards should be granted. Contact me if you have any comments or questions. Thank you.

Joe S.

From: mike.flory@co.kittitas.wa.us <mike.flory@co.kittitas.wa.us>
Sent: Monday, August 20, 2018 3:02 PM
To: Joe Seemiller <seemillerj@kvfr.org>; Rich Elliott <elliotttr@kvfr.org>; John Sinclair <sinclairj@kvfr.org>
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: FW: SP-18-00005 Porter-Matthews SP Amendment

Hi Joe, Rich,

Here is a Short Plat Amendment for comment.

Thank you.

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Dusty Pilkington
Sent: Monday, August 20, 2018 1:43 PM
To: Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'lowh461@ECY.WA.GOV'; 'migi461@ECY.WA.GOV'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; Douglas Mitchell; Stacey Henderson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'brenda.smits@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'tribune@nkctribune.com'; 'terry@nkctribune.com';

'chelberg@usbr.gov'; 'Joanna Markell'; 'legals@kvnews.com'; Karen Hodges; Justin Turnbull; Taylor Gustafson; 'ericj@mdjcontractors.com'; 'mikej@mdjcontractors.com'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; wargog@cersd.org; 'montgomeryr@cersd.org'; 'office@kcf7.com'; 'Dan Kent'

Cc: Lindsey Ozbolt

Subject: SP-18-00005 Porter-Matthews SP Amendment

Greetings. I am requesting comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

[SP-18-00005 Porter-Matthews \(County Departments\)](#)

[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 4, Ellensburg, WA 98926

(509) -962-7079

dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Raymond Risdon
To: [Dusty Pilkington](#)
Cc: [Mike Flory](#)
Subject: Porter-Matthews SP Amendment
Date: Tuesday, August 21, 2018 10:19:15 AM

Comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

Dusty,

We have learned in the winter time access can be severely impaired when ice conditions affect the roadway because of the steep slope making it extremely hazardous for firefighters. Additionally, lack of an improved water system makes firefighting difficult.

*Raymond R. Risdon, Assistant Chief
Administration/Records
Kittitas County Fire Rescue 7
(Office) 509.674.5371
(Cell) 509.656.4029*



THIS COMMUNICATION MAY BE SUBJECT TO PUBLIC DISCLOSURE LAWS OF THE STATE OF WASHINGTON (RCW.42.56).

ELECTRONIC PRIVACY NOTICE: This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws and is confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error and then immediately delete it. Thank you in advance for your cooperation.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Taylor Gustafson

DATE: September 4, 2018

SUBJECT: Porter-Matthews Short Plat

TG

The following shall be conditions of preliminary approval:

Engineering:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01150.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 12/15/15 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.
3. Private Road Improvements: Access from Morgan Creek Road shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Table 4-4, Kittitas County Road Standards, 12/15/15 edition.
 - a. New access easements shall be a minimum of 60' wide. Existing access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement is for a gravel surface per WSDOT Standard Specifications.
 - d. Maximum grade is 10%.
 - e. Stopping site distance, reference AASHTO.
 - f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

- g. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - h. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - i. All easements shall provide for AASHTO radius at the intersection with a county road.
 - j. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
4. Turnaround: When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
5. Driveways: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
- a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - b. Maximum grade shall be 15%.
 - c. Crushed surface depth per WSDOT standards.
 - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Plat Notes: Plat notes shall reflect the following:
- a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
 - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - c. 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.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

- e. 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.
- 7. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED
This _____ day of _____, A.D., 20____.

Kittitas County Engineer

- 8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 10. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- 11. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
- 12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.



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"

September 11th, 2018

Daniel J. and Sunny M. Kent
21290 95th Pl South
Kent, WA 98031

Jeremy Porter
2731 NE 136th St
Seattle, WA 98125

RE: Transmittal of Comments – Porter-Matthews Short Plat Amendment (SP-18-00005)

Dear Mr. and Mrs. Kent,

Enclosed are the comments received regarding the Porter-Matthews Short Plat Amendment (SP-18-00005) during the comment period:

| | |
|----------------------------------|---|
| August 20 th , 2018 | Kittitas Valley Fire and Rescue - Joe Seemiller |
| August 21 st , 21018 | Kittitas County Fire District 7 – Raymond R. Risdon |
| September 4 th , 2018 | Kittitas County Public Works – Taylor Gustafson |

Please review all comments and notify me of any questions. Please respond to the attached comments from Kittitas Valley Fire and Rescue and Kittitas County Fire District 7 by December 10th, 2018. Once CDS has received your response to comments a decision will be issued based in part on the comments received.

Sincerely,

Dusty Pilkington
Staff Planner

cc: Lindsey Ozbolt, Planning Official

via email

Joe S.

From: mike.flory@co.kittitas.wa.us <mike.flory@co.kittitas.wa.us>
Sent: Monday, August 20, 2018 3:02 PM
To: Joe Seemiller <seemillerj@kvfr.org>; Rich Elliott <elliotttr@kvfr.org>; John Sinclair <sinclairj@kvfr.org>
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: FW: SP-18-00005 Porter-Matthews SP Amendment

Hi Joe, Rich,

Here is a Short Plat Amendment for comment.

Thank you.

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Dusty Pilkington
Sent: Monday, August 20, 2018 1:43 PM
To: Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'lowh461@ECY.WA.GOV'; 'migi461@ECY.WA.GOV'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; Douglas Mitchell; Stacey Henderson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'brenda.smits@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'tribune@nkctribune.com'; 'terry@nkctribune.com';

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Cc: Lindsey Ozbolt

Subject: SP-18-00005 Porter-Matthews SP Amendment

Greetings. I am requesting comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

[SP-18-00005 Porter-Matthews \(County Departments\)](#)

[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 4, Ellensburg, WA 98926

(509) -962-7079

dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Mike Flory](#)
To: [Dusty Pilkington](#)
Cc: [Dan Carlson](#)
Subject: FW: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 3:57:18 PM

Dusty,

See the email from Joe Seemiller below.

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Joe Seemiller [mailto:seemillerj@kvfr.org]
Sent: Monday, August 20, 2018 3:33 PM
To: Mike Flory
Cc: RichElliott
Subject: RE: SP-18-00005 Porter-Matthews SP Amendment

Mike:

This is very steep terrain. During the Jolly Mountain fire crews had a difficult time making access some of the larger apparatus could not be used due to the steep grade. WUI must be followed. The county road standard or the IFC access requirements must be met, which ever one provides for a higher level of safety. This appears to be a dead end road creating a potential trap for residents and emergency crews, a secondary access should be provided. Fire flow appears to be non-existent. This is a dangerous combination that will place future residents and firefighters in unnecessary danger. No exemptions to the fire code, WUI or road standards should be granted. Contact me if you have any comments or questions. Thank you.

From: Raymond Risdon
To: [Dusty Pilkington](#)
Cc: [Mike Flory](#)
Subject: Porter-Matthews SP Amendment
Date: Tuesday, August 21, 2018 10:19:15 AM

Comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

Dusty,

We have learned in the winter time access can be severely impaired when ice conditions affect the roadway because of the steep slope making it extremely hazardous for firefighters. Additionally, lack of an improved water system makes firefighting difficult.

Raymond R. Risdon, Assistant Chief
Administration/Records
Kittitas County Fire Rescue 7
(Office) 509.674.5371
(Cell) 509.656.4029



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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Taylor Gustafson

DATE: September 4, 2018

SUBJECT: Porter-Matthews Short Plat

TG

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 - d. Maximum grade is 10%.
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 - f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

- g. Any further subdivision or lots to be served by proposed access may result in further access requirements.
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EXAMINED AND APPROVED

This ____ day of ____, A.D., 20__.

Kittitas County Engineer

- 8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
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- 12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

From: [Taylor Gustafson](#)
To: [Dusty Pilkington](#)
Cc: [Kelly Bacon](#)
Subject: RE: SP-18-00005 Porter-Matthews SP Amendment
Date: Tuesday, September 04, 2018 5:01:50 PM
Attachments: [Public Works Comments.pdf](#)

Please find Public Works comments attached.

Thanks,

Taylor

From: Dusty Pilkington
Sent: Monday, August 20, 2018 1:43 PM
To: Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'lowh461@ECY.WA.GOV'; 'migi461@ECY.WA.GOV'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; Douglas Mitchell; Stacey Henderson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'brenda.smits@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'chelberg@usbr.gov'; 'Joanna Markell'; 'legals@kvnews.com'; Karen Hodges; Justin Turnbull; Taylor Gustafson; 'ericj@mdjcontractors.com'; 'mikej@mdjcontractors.com'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; wargog@cersd.org; 'montgomeryr@cersd.org'; 'office@kcfd7.com'; 'Dan Kent'
Cc: Lindsey Ozbolt
Subject: SP-18-00005 Porter-Matthews SP Amendment

Greetings. I am requesting comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

[SP-18-00005 Porter-Matthews \(County Departments\)](#)
[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: SEPA (DAHP)
To: [Dusty Pilkington](#)
Subject: RE: SP-18-00005 Porter-Matthews SP Amendment
Date: Thursday, August 30, 2018 2:49:29 PM

Good Afternoon Dusty,

On behalf of DAHP, I have no issues with the attached amendment.

If you have any questions or concerns, please don't hesitate to contact me.

Matthew

Matthew Sterner, M.A.
Transportation Archaeologist
Department of Archaeology and Historic Preservation
1110 S. Capitol Way, Suite 30
Olympia, WA 98501
360.586.3082 (voice)
360.280.7563 (cell)

****please be advised that all activity associated with this email account is subject to Public Records Act disclosure****

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, August 20, 2018 1:43 PM
To: Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; ECY RE SEPA REGISTER; ECY RE SEPA REGISTER; Clear, Gwen (ECY); White, Lori (ECY); 'migi461@ECY.WA.GOV'; Downes, Scott G (DFW); Nelson, Jennifer L (DFW); SEPA (DAHP); 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; Douglas Mitchell; Stacey Henderson; Steph Mifflin; Mau, Russell E (DOH); 'ben.serr@doh.wa.gov'; Smits, Brenda M (DOH); Kennedy, Becky (DNR); PRESTON, CINDY (DNR); DNR RE AQ LEASING RIVERS; 'brooksideconsulting@gmail.com'; Stoner, Jana; 'terry@nkctribune.com'; 'chelberg@usbr.gov'; 'Joanna Markell'; 'legals@kvnews.com'; Karen Hodges; Justin Turnbull; Taylor Gustafson; 'ericj@mdjcontractors.com'; 'mikej@mdjcontractors.com'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; Gary Wargo; 'montgomeryr@cersd.org'; 'office@kcf7.com'; 'Dan Kent'
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[SP-18-00005 Porter-Matthews \(County Departments\)](#)
[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079

dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: [Justin Turnbull](#)
Subject: RE: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 4:51:23 PM

Justin,

This one is removing an easement and is not altering any lines, and the item showing that is "Map w/Easement To Remove". The original short plat is the bookmark just beneath it. A new survey is not required under 16.32.100(1), and the short plat and the exhibit showing the easement to remove and the original short plat includes the information specified under 16.32.100(3). If you need more, I can request that when we transmit the comments.

Thanks,

Dusty

From: Justin Turnbull
Sent: Monday, August 20, 2018 1:46 PM
To: Dusty Pilkington
Subject: RE: SP-18-00005 Porter-Matthews SP Amendment

Dusty,

I do not see an amended Short Plat document in the attachment. Could you direct me to a page number?

Thanks.

Justin Turnbull, PLS

County Surveyor

| | | |
|------------------------------|--------------|--|
| Kittitas County Public Works | Main Phone: | (509) 962-7523 |
| 411 N. Ruby St., Suite 1 | Direct Line: | (509) 933-8251 |
| Ellensburg, WA 98926 | Email: | justin.turnbull@co.kittitas.wa.us |

From: Dusty Pilkington
Sent: Monday, August 20, 2018 1:43 PM
To: Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'lowh461@ECY.WA.GOV'; 'migi461@ECY.WA.GOV'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; Douglas Mitchell; Stacey Henderson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'brenda.smits@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'chelberg@usbr.gov'; 'Joanna Markell'; 'legals@kvnews.com'; Karen Hodges; Justin Turnbull; Taylor Gustafson; 'ericj@mdjcontractors.com'; 'mikej@mdjcontractors.com'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; wargog@cersd.org; 'montgomeryr@cersd.org'; 'office@kcfcd7.com'; 'Dan Kent'
Cc: Lindsey Ozbolt
Subject: SP-18-00005 Porter-Matthews SP Amendment

Greetings. I am requesting comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

[SP-18-00005 Porter-Matthews \(County Departments\)](#)

[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Mike Flory](#)
To: [Dusty Pilkington](#)
Cc: [Dan Carlson](#)
Subject: FW: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 3:57:18 PM

Dusty,

See the email from Joe Seemiller below.

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Joe Seemiller [mailto:seemillerj@kvfr.org]
Sent: Monday, August 20, 2018 3:33 PM
To: Mike Flory
Cc: RichElliott
Subject: RE: SP-18-00005 Porter-Matthews SP Amendment

Mike:

This is very steep terrain. During the Jolly Mountain fire crews had a difficult time making access some of the larger apparatus could not be used due to the steep grade. WUI must be followed. The county road standard or the IFC access requirements must be met, whichever one provides for a higher level of safety. This appears to be a dead end road creating a potential trap for residents and emergency crews, a secondary access should be provided. Fire flow appears to be non-existent. This is a dangerous combination that will place future residents and firefighters in unnecessary danger. No exemptions to the fire code, WUI or road standards should be granted. Contact me if you have any comments or questions. Thank you.

Joe S.

From: mike.flory@co.kittitas.wa.us <mike.flory@co.kittitas.wa.us>
Sent: Monday, August 20, 2018 3:02 PM
To: Joe Seemiller <seemillerj@kvfr.org>; Rich Elliott <elliotttr@kvfr.org>; John Sinclair <sinclairj@kvfr.org>
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: FW: SP-18-00005 Porter-Matthews SP Amendment

Hi Joe, Rich,

Here is a Short Plat Amendment for comment.

Thank you.

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Dusty Pilkington
Sent: Monday, August 20, 2018 1:43 PM
To: Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'lowh461@ECY.WA.GOV'; 'migi461@ECY.WA.GOV'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; Douglas Mitchell; Stacey Henderson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'brenda.smits@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'tribune@nkctribune.com'; 'terry@nkctribune.com';

'chelberg@usbr.gov'; 'Joanna Markell'; 'legals@kvnews.com'; Karen Hodges; Justin Turnbull; Taylor Gustafson; 'ericj@mdjcontractors.com'; 'mikej@mdjcontractors.com'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; wargog@cersd.org; 'montgomeryr@cersd.org'; 'office@kcf7.com'; 'Dan Kent'

Cc: Lindsey Ozbolt

Subject: SP-18-00005 Porter-Matthews SP Amendment

Greetings. I am requesting comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

[SP-18-00005 Porter-Matthews \(County Departments\)](#)

[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 4, Ellensburg, WA 98926

(509) -962-7079

dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mau, Russell E (DOH)
To: [Dusty Pilkington](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 1:52:36 PM

Mr. Pilkington:

DOH ODW does not have any comments.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Environmental Public Health
Washington State Department of Health
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, August 20, 2018 1:43 PM
To: Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; 'migi461@ECY.WA.GOV' <migi461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Stacey Henderson <stacey.henderson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'chelberg@usbr.gov' <chelberg@usbr.gov>; 'Joanna Markell' <jmarkell@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; 'ericj@mdjcontractors.com' <ericj@mdjcontractors.com>; 'mikej@mdjcontractors.com' <mikej@mdjcontractors.com>;

'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; Gary Wargo <wargog@cersd.org>; 'montgomeryr@cersd.org' <montgomeryr@cersd.org>; 'office@kcf7.com' <office@kcf7.com>; 'Dan Kent' <kent.d@comcast.net>

Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

Subject: SP-18-00005 Porter-Matthews SP Amendment

Greetings. I am requesting comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

[SP-18-00005 Porter-Matthews \(County Departments\)](#)

[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Justin Turnbull](#)
To: [Dusty Pilkington](#)
Subject: RE: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 1:46:03 PM

Dusty,

I do not see an amended Short Plat document in the attachment. Could you direct me to a page number?

Thanks.

Justin Turnbull, PLS

County Surveyor

| | | |
|------------------------------|--------------|--|
| Kittitas County Public Works | Main Phone: | (509) 962-7523 |
| 411 N. Ruby St., Suite 1 | Direct Line: | (509) 933-8251 |
| Ellensburg, WA 98926 | Email: | justin.turnbull@co.kittitas.wa.us |

From: Dusty Pilkington

Sent: Monday, August 20, 2018 1:43 PM

To: Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'lowh461@ECY.WA.GOV'; 'migi461@ECY.WA.GOV'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; Douglas Mitchell; Stacey Henderson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'brenda.smits@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'chelberg@usbr.gov'; 'Joanna Markell'; 'legals@kvnews.com'; Karen Hodges; Justin Turnbull; Taylor Gustafson; 'ericj@mdjcontractors.com'; 'mikej@mdjcontractors.com'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'wargog@cersd.org'; 'montgomery@cersd.org'; 'office@kcf7.com'; 'Dan Kent'

Cc: Lindsey Ozbolt

Subject: SP-18-00005 Porter-Matthews SP Amendment

Greetings. I am requesting comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

[SP-18-00005 Porter-Matthews \(County Departments\)](#)

[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 4, Ellensburg, WA 98926

(509) -962-7079

dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Smits, Brenda M (DOH)
To: [Dusty Pilkington](#)
Subject: Automatic reply: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 1:43:09 PM

I'm out of the office until Wednesday, August 22, 2018. If you need immediate assistance, please contact the Eastern Region Office of Drinking Water front desk at (509)329-2100.

From: White, Lori (ECY)
To: [Dusty Pilkington](#)
Subject: Automatic reply: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 1:43:08 PM

I am currently out of the office and will return Monday, August 27th. I will have limited internet access while I am out. If you need immediate assistance please contact (509) 575-2490.

Sincerely,

Lori White

From: Downes, Scott G (DFW)
To: [Dusty Pilkington](#)
Subject: Automatic reply: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 1:43:08 PM

I am away on annual leave and will return on Monday August 27th. If you need assistance during that time, please contact Elizabeth Torrey 509-607-6711, Elizabeth.Torrey@dfw.wa.gov or Jennifer Nelson 509-961-6639, Jennifer.Nelson@dfw.wa.gov

From: [Patti Johnson](#)
To: [Dusty Pilkington](#)
Subject: Automatic reply: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 1:42:48 PM

I will be out of the office at training until August 24, 2018, If you need assistance please call 509-962-7542.

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: [Kim Dawson](#); [Julie Kjorsvik](#); [Lisa Iammarino](#); [Lisa Lawrence](#); [Patti Johnson](#); [Kelly Bacon](#); [Candie Leader](#); ["jessica@yakama.com"](#); ["jmarvin@yakama.com"](#); ["johnson@yakama.com"](#); ["enviroreview@yakama.com"](#); ["separegister@ecy.wa.gov"](#); ["sepaunit@ecy.wa.gov"](#); ["gcle461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["migi461@ECY.WA.GOV"](#); ["Downes, Scott G \(DFW\)"](#); ["Nelson, Jennifer L \(DFW\)"](#); ["SEPA \(DAHP\)"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Mike Flory](#); [Douglas Mitchell](#); [Stacey Henderson](#); [Steph Mifflin](#); ["Mau, Russell E \(DOH\)"](#); ["ben.serr@doh.wa.gov"](#); ["brenda.smits@doh.wa.gov"](#); ["becky.kennedy@dnr.wa.gov"](#); ["cindy.preston@dnr.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["chelberg@usbr.gov"](#); ["Joanna Markell"](#); ["legals@kvnews.com"](#); [Karen Hodges](#); [Justin Turnbull](#); [Taylor Gustafson](#); ["ericj@mdjcontractors.com"](#); ["mikej@mdjcontractors.com"](#); ["Michael.J.daniels3.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); [wargog@cersd.org](#); ["montgomeryr@cersd.org"](#); ["office@kcf7.com"](#); ["Dan Kent"](#)
Cc: [Lindsey Ozbolt](#)
Subject: SP-18-00005 Porter-Matthews SP Amendment
Date: Monday, August 20, 2018 1:42:48 PM

Greetings. I am requesting comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

[SP-18-00005 Porter-Matthews \(County Departments\)](#)

[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: ["JOHN GOLUBIEC"](#)
Subject: RE: SP-18-00005
Date: Tuesday, August 21, 2018 5:07:52 PM
Attachments: [Untitled Extract Pages.pdf](#)
[Untitled Extract Pages1.pdf](#)

Find attached the exhibits depicting the easement to be removed.

Thanks,

Dusty

From: JOHN GOLUBIEC [mailto:POLYWAYS@hotmail.com]
Sent: Tuesday, August 21, 2018 4:46 PM
To: Dusty Pilkington
Subject: Re: SP-18-00005

Yes , but where on the lot is it and how wide and long is it ?

John Golubiec

On Aug 21, 2018, at 4:18 PM, Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us> wrote:

Mr. Golubiec,

The map itself will look the same, but they will be removing an access easement to facilitate construction of a house.

Thanks,

Dusty

From: JOHN GOLUBIEC [mailto:polyways@hotmail.com]
Sent: Tuesday, August 21, 2018 3:56 PM
To: Dusty Pilkington
Subject: SP-18-00005

Dusty

Do you have a map or drawing of what the change by the Kents will look like? I am President of the Bell Creek Board and we are sister HOA to Morgan Creek.

Thanks

John Golubiec

Bell Creek

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: JOHN GOLUBIEC
To: [Dusty Pilkington](mailto:Dusty.Pilkington)
Subject: Re: SP-18-00005
Date: Tuesday, August 21, 2018 4:46:31 PM

Yes , but where on the lot is it and how wide and long is it ?

John Golubiec

On Aug 21, 2018, at 4:18 PM, Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us> wrote:

Mr. Golubiec,

The map itself will look the same, but they will be removing an access easement to facilitate construction of a house.

Thanks,

Dusty

From: JOHN GOLUBIEC [<mailto:polyways@hotmail.com>]
Sent: Tuesday, August 21, 2018 3:56 PM
To: Dusty Pilkington
Subject: SP-18-00005

Dusty

Do you have a map or drawing of what the change by the Kents will look like? I am President of the Bell Creek Board and we are sister HOA to Morgan Creek.

Thanks

John Golubiec
Bell Creek

From: [Dusty Pilkington](#)
To: ["JOHN GOLUBIEC"](#)
Subject: RE: SP-18-00005
Date: Tuesday, August 21, 2018 4:18:37 PM

Mr. Golubiec,

The map itself will look the same, but they will be removing an access easement to facilitate construction of a house.

Thanks,

Dusty

From: JOHN GOLUBIEC [mailto:polyways@hotmail.com]
Sent: Tuesday, August 21, 2018 3:56 PM
To: Dusty Pilkington
Subject: SP-18-00005

Dusty

Do you have a map or drawing of what the change by the Kents will look like? I am President of the Bell Creek Board and we are sister HOA to Morgan Creek.

Thanks

John Golubiec
Bell Creek

From: JOHN GOLUBIEC
To: [Dusty Pilkington](#)
Subject: SP-18-00005
Date: Tuesday, August 21, 2018 3:56:14 PM

Dusty

Do you have a map or drawing of what the change by the Kents will look like? I am President of the Bell Creek Board and we are sister HOA to Morgan Creek.

Thanks

John Golubiec
Bell Creek

From: Raymond Risdon
To: [Dusty Pilkington](#)
Cc: [Mike Flory](#)
Subject: Porter-Matthews SP Amendment
Date: Tuesday, August 21, 2018 10:19:15 AM

Comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

Dusty,

We have learned in the winter time access can be severely impaired when ice conditions affect the roadway because of the steep slope making it extremely hazardous for firefighters. Additionally, lack of an improved water system makes firefighting difficult.

*Raymond R. Risdon, Assistant Chief
Administration/Records
Kittitas County Fire Rescue 7
(Office) 509.674.5371
(Cell) 509.656.4029*



THIS COMMUNICATION MAY BE SUBJECT TO PUBLIC DISCLOSURE LAWS OF THE STATE OF WASHINGTON (RCW.42.56).

ELECTRONIC PRIVACY NOTICE: This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws and is confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error and then immediately delete it. Thank you in advance for your cooperation.

From: Dan Kent
To: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
Subject: RE: SP-18-00005 Porter Matthews SP Amendment Additional Info Needed
Date: Thursday, August 16, 2018 9:05:47 PM

Thanks Dusty. Appreciate your help.
Dan

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Thursday, August 16, 2018 8:42 AM
To: 'Dan Kent'
Subject: RE: SP-18-00005 Porter Matthews SP Amendment Additional Info Needed

Mr. Kent,

Thank you for your submission. We should be able to begin processing the application. Bear in mind that there is no guarantee we will not need a full, recent report prior to final, but we can at least get the process rolling. I'll be in touch.

Dusty

From: Dan Kent [<mailto:kent.d@comcast.net>]
Sent: Thursday, August 16, 2018 6:57 AM
To: Dusty Pilkington
Subject: RE: SP-18-00005 Porter Matthews SP Amendment Additional Info Needed

Hi Dusty,

Attached is the title insurance on both properties listing the taxes paid, survey's completed and dated 2018 for all up to date and paid by Howard Porter et al. On page #11 under the description and comment you will see he owns parcel #949594. He is currently living on the property with his trailer now. Also on page 14-15 you will see the parcel referenced to him and his recent BLA for lots 1-2 so he can have access from the roadway rather than through lot parcel # 949595. Mr Porter as of last couple week just completed his road access to put his trailer on parcel 949594.

The property is up for sale but we can also check with Kerry Jo his agent with John L Scott for other information if you need it. The Title company got back to me today with a large fee for purchasing title insurance on his lot # 949594.

I hope we can work through this.

Thanks.

Dan

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Monday, August 13, 2018 4:56 PM
To: 'kent.d@comcast.net'
Subject: SP-18-00005 Porter Matthews SP Amendment Additional Info Needed

Mr. and Mrs. Kent,

Find attached correspondence concerning the plat amendment application, SP-18-00005.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: "Dan Kent"
Subject: RE: SP-18-00005 Porter Matthews SP Amendment Additional Info Needed
Date: Thursday, August 16, 2018 8:41:43 AM

Mr. Kent,

Thank you for your submission. We should be able to begin processing the application. Bear in mind that there is no guarantee we will not need a full, recent report prior to final, but we can at least get the process rolling. I'll be in touch.

Dusty

From: Dan Kent [mailto:kent.d@comcast.net]
Sent: Thursday, August 16, 2018 6:57 AM
To: Dusty Pilkington
Subject: RE: SP-18-00005 Porter Matthews SP Amendment Additional Info Needed

Hi Dusty,

Attached is the title insurance on both properties listing the taxes paid, survey's completed and dated 2018 for all up to date and paid by Howard Porter et al. On page #11 under the description and comment you will see he owns parcel #949594. He is currently living on the property with his trailer now. Also on page 14-15 you will see the parcel referenced to him and his recent BLA for lots 1-2 so he can have access from the roadway rather than through lot parcel # 949595. Mr Porter as of last couple week just completed his road access to put his trailer on parcel 949594.

The property is up for sale but we can also check with Kerry Jo his agent with John L Scott for other information if you need it. The Title company got back to me today with a large fee for purchasing title insurance on his lot # 949594.

I hope we can work through this.

Thanks.

Dan

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, August 13, 2018 4:56 PM
To: 'kent.d@comcast.net'
Subject: SP-18-00005 Porter Matthews SP Amendment Additional Info Needed

Mr. and Mrs. Kent,

Find attached correspondence concerning the plat amendment application, SP-18-00005.

Thanks,

Dusty Pilkington

Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Dan Kent
To: [Dusty Pilkington](mailto:dusty.pilkington@co.kittitas.wa.us)
Subject: RE: SP-18-00005 Porter Matthews SP Amendment Additional Info Needed
Date: Thursday, August 16, 2018 6:56:40 AM
Attachments: [NKA Morgan Creek Rd \(Lot 2\) \(2\).pdf](#)

Hi Dusty,

Attached is the title insurance on both properties listing the taxes paid, survey's completed and dated 2018 for all up to date and paid by Howard Porter et al. On page #11 under the description and comment you will see he owns parcel #949594. He is currently living on the property with his trailer now. Also on page 14-15 you will see the parcel referenced to him and his recent BLA for lots 1-2 so he can have access from the roadway rather than through lot parcel # 949595. Mr Porter as of last couple week just completed his road access to put his trailer on parcel 949594.

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dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: ["kent.d@comcast.net"](mailto:kent.d@comcast.net)
Subject: SP-18-00005 Porter Matthews SP Amendment Additional Info Needed
Date: Monday, August 13, 2018 4:55:37 PM
Attachments: [SP-18-00005 Porter-Matthews SP Amdenment Additional Info Needed.pdf](#)

Mr. and Mrs. Kent,

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Planner I
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411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Megan Woodruff
To: [Dusty Pilkington](#)
Subject: Re: Confirmation: Ad 1801990 for KC COMMUNITY DEVELOPMENT SERVICES / Re: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 4:55:39 PM

Thanks again, Dusty!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414, ext. 253

Please note my new office hours:

MON-THURS: 7:00am-6:00pm

On FRIDAYS: If you have an immediate need,
please email [Robyn Smith \(rsmith@kvnews.com\)](mailto:rsmith@kvnews.com)
or call (509) 925-1414, Extension 230.

Thank you!

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| AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date | | | | | | |

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>

Sent: Thursday, August 16, 2018 4:54 PM

To: Megan Woodruff

Subject: RE: Confirmation: Ad 1801990 for KC COMMUNITY DEVELOPMENT SERVICES / Re: SP-18-00005 Porter-Matthews Short Plat Amendment

Looks good. Find attached.

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]

Sent: Thursday, August 16, 2018 3:04 PM

To: Dusty Pilkington

Subject: Re: Confirmation: Ad 1801990 for KC COMMUNITY DEVELOPMENT SERVICES / Re: SP-18-00005 Porter-Matthews Short Plat Amendment

Thanks Dusty!

How's this?

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

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Sent: Thursday, August 16, 2018 3:00 PM

To: Megan Woodruff

Subject: RE: Confirmation: Ad 1801990 for KC COMMUNITY DEVELOPMENT SERVICES / Re: SP-18-00005 Porter-Matthews Short Plat Amendment

Megan,

There is one minor change I will need. It appears that the web address is incorrect and does not work. The revised versions are attached.

Thanks,

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]
Sent: Thursday, August 16, 2018 2:52 PM
To: Dusty Pilkington
Subject: Confirmation: Ad 1801990 for KC COMMUNITY DEVELOPMENT SERVICES / Re: SP-18-00005 Porter-Matthews Short Plat Amendment

Hi Dusty!

I hope your week has been going well.

Please see attached for your legal proof scheduled to run on August 20.

Is there any way you can approve this by the end of the work day today? I'm not in the office on Friday.

Thanks so much!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

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Sent: Thursday, August 16, 2018 2:39 PM
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Greetings. Could you post this one for August 20th, 2018?

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: "[Megan Woodruff](#)"
Subject: RE: Confirmation: Ad 1801990 for KC COMMUNITY DEVELOPMENT SERVICES / Re: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 4:54:37 PM
Attachments: [SP-18-00005 Porter-Matthews SP Amendment Legal Proof.pdf](#)

Looks good. Find attached.

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
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Thanks Dusty!

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Megan,

There is one minor change I will need. It appears that the web address is incorrect and does not work. The revised versions are attached.

Thanks,

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]

Sent: Thursday, August 16, 2018 2:52 PM

To: Dusty Pilkington

Subject: Confirmation: Ad 1801990 for KC COMMUNITY DEVELOPMENT SERVICES / Re: SP-18-00005 Porter-Matthews Short Plat Amendment

Hi Dusty!

I hope your week has been going well.

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Thanks so much!

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 Planner I
 Kittitas County Community Development Services
 411 N Ruby St # 4, Ellensburg, WA 98926
 (509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Megan Woodruff
To: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
Subject: Re: Confirmation: Ad 1801990 for KC COMMUNITY DEVELOPMENT SERVICES / Re: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 3:03:39 PM
Attachments: [CORRECTED - AD1801990_jnl.pdf](#)

Thanks Dusty!

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dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: "[Megan Woodruff](#)"
Subject: RE: Confirmation: Ad 1801990 for KC COMMUNITY DEVELOPMENT SERVICES / Re: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 3:00:15 PM
Attachments: [SP-18-00005 Porter-Matthews SP Notice of Application Legal.pdf](#)
[SP-18-00005 Porter-Matthews SP Notice of Application Legal.docx](#)

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Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Megan Woodruff
To: [Dusty Pilkington](#)
Subject: Confirmation: Ad 1801990 for KC COMMUNITY DEVELOPMENT SERVICES / Re: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 2:51:48 PM
Attachments: [AD1801990_jnl.pdf](#)

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dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: ["Dan Kent"](#)
Subject: SP-18-00005 Porter-Matthews Deemed Complete
Date: Thursday, August 16, 2018 4:13:59 PM
Attachments: [SP-18-00005 Porter Matthews SP Amendment Deemed Complete.pdf](#)

Greetings. Find attached notification that the Short Plat Amendment is deemed complete. A hard copy is en route via US Mail.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: ["Terry Hamberg"](#)
Subject: RE: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 3:02:26 PM
Attachments: [SP-18-00005 Porter-Matthews SP Notice of Application Legal.pdf](#)
[SP-18-00005 Porter-Matthews SP Notice of Application Legal.docx](#)

Terry,

Also, I need to correct the web address on the Notice. The attached versions will work.

Thanks,

Dusty

From: Dusty Pilkington
Sent: Thursday, August 16, 2018 2:51 PM
To: Dusty Pilkington
Subject: RE: SP-18-00005 Porter-Matthews Short Plat Amendment

Terry,

I meant to type August the 23rd, as is on the Notice. That works great. Thanks!

From: Dusty Pilkington
Sent: Thursday, August 16, 2018 2:41 PM
To: 'tribune@nkctribune.com'
Subject: SP-18-00005 Porter-Matthews Short Plat Amendment

Greetings. Could this be published on August the 20th?

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: "Terry Hamberg"
Subject: RE: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 2:51:55 PM

That is what I meant to type in the email. It is listed as the 23rd on the Notice. Thanks!

Dusty

From: Terry Hamberg [mailto:tribune@nkctribune.com]
Sent: Thursday, August 16, 2018 2:48 PM
To: Dusty Pilkington
Subject: Re: SP-18-00005 Porter-Matthews Short Plat Amendment

Hi Dusty,

Our next publication date is Aug 23. Will that work?

Thanks!

Terry

On Aug 16, 2018, at 2:41 PM, Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us> wrote:

Greetings. Could this be published on August the 20th?

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

<SP-18-00005 Porter-Matthews SP Notice of Application Legal.pdf><SP-18-00005 Porter-Matthews SP Notice of Application Legal.docx>

From: [Dusty Pilkington](#)
To: [Dusty Pilkington](#)
Subject: RE: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 2:50:54 PM

Terry,

I meant to type August the 23rd, as is on the Notice. That works great. Thanks!

From: Dusty Pilkington
Sent: Thursday, August 16, 2018 2:41 PM
To: 'tribune@nkctribune.com'
Subject: SP-18-00005 Porter-Matthews Short Plat Amendment

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To: [Dusty Pilkington](#)
Subject: RE: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 2:50:54 PM

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To: 'tribune@nkctribune.com'
Subject: SP-18-00005 Porter-Matthews Short Plat Amendment

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(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Terry Hamberg
To: [Dusty Pilkington](mailto:dusty.pilkington@co.kittitas.wa.us)
Subject: Re: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 2:48:03 PM

Hi Dusty,

Our next publication date is Aug 23. Will that work?

Thanks!

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<dusty.pilkington@co.kittitas.wa.us> wrote:

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From: [Dusty Pilkington](#)
To: ["tribune@nkctribune.com"](mailto:tribune@nkctribune.com)
Subject: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 2:41:17 PM
Attachments: [SP-18-00005 Porter-Matthews SP Notice of Application Legal.pdf](#)
[SP-18-00005 Porter-Matthews SP Notice of Application Legal.docx](#)

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(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: "[Megan Woodruff](#)"
Subject: SP-18-00005 Porter-Matthews Short Plat Amendment
Date: Thursday, August 16, 2018 2:39:27 PM
Attachments: [SP-18-00005 Porter-Matthews SP Notice of Application Legal.pdf](#)
[SP-18-00005 Porter-Matthews SP Notice of Application Legal.docx](#)

Greetings. Could you post this one for August 20th, 2018?

Thanks,

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(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: [Joe Seemiller](#); "mike@cityofcleelum.com"; "rayrisdon@kcfcd7.com"; [Taylor Gustafson](#)
Cc: [Lindsey Ozbolt](#)
Subject: SP-18-00005 Porter-Matthews SP Amendment NOD
Date: Monday, October 08, 2018 10:19:26 AM
Attachments: [SP-18-00005 Porter-Matthews Findings of Fact.pdf](#)
[SP-18-00005 Porter-Matthews SP Amendment Notice of Decision Memo.pdf](#)

Greetings. Find attached the Notice of Decision and Findings of Fact for the Porter-Matthews Short Plat Amendment. Please feel free to contact me with any questions.

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dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: ["Dan Kent"](#)
Subject: SP-18-00005 Porter Matthews Notice of Decision
Date: Monday, October 08, 2018 9:18:36 AM
Attachments: [SP-18-00005 Porter-Matthews Findings of Fact.pdf](#)
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Mr. Kent,

Find attached the Findings and Notice of Decision for the Plat Amendment. A hard copy is en route via US Mail. There is one item in there that requires further action on your part.

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KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (SP-18-00005) Porter-Matthews Short Plat Amendment

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: 10/08/2018

I certify that the following documentation:

- Notice of Decision Porter-Matthews Short Plat Amendment (SP-18-00005)

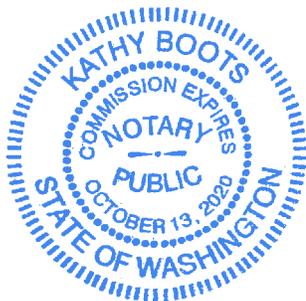
has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Dusty Pilkington

Signature

Dusty Pilkington
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 8th day of October,



Kathy Boots

Kathy Boots
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 10-13-2020

CAPLE, DAVID
19925 NE 39TH LN
SAMMAMISH WA 98074-4389

DERISO, DAWN
GOWAN, JOHN 753 STATE ST S
KIRKLAND WA 98033-6624

COX, JAMES A ETUX
P O BOX 99
RONALD WA 98940-0099

ANGLEMYER, DEVIN G & CHRISTINE M
PO BOX 73038
PUYALLUP WA 98373-0038

FLETCHER, RANDALL A ETUX
PO BOX 731393
PUYALLUP WA 98373-0080

GOLUBIEC, ELIZABETH & JOHN
PO BOX 308
RONALD WA 98940-0308

HAYASHI, BRUCE ETUX &
HARRIS, BRIAN ETUX 6251 34TH AVE
NE
SEATTLE WA 98115

JANSEN, DOUGLAS E &
WAYSVILLE, KIMBERLY S 5450 LEARY
AVE NW APT 653
SEATTLE WA 98107-4081

DEATON, BOB ETUX
1114 V ST NW
AUBURN WA 98001

GAMBLE, TROY ETUX
7123 170TH AVE SE
BELLEVUE WA 98006-5716

WATTS, GREGORY & MELISSA
27126 SE GRAND RIDGE DR
ISSAQUAH WA 98029-7638

TAYLOR, MARK H ETUX
1708 244TH AVE SE
SAMMAMISH WA 98075

SELLG REAL ESTATE
HOLDINGS XXXI LLC 1000 2ND AVE STE
1800
SEATTLE WA 98104

ANNIS, MICHAEL & JENNIFER
9422 ELM AVE SE
SNOQUALMIE WA 98065-5066

CENTRAL CASCADES FOREST LLC
74 WALL STREET
SEATTLE WA 98121-1320

USA (WNF)
WENATCHEE NATIONAL FOREST 215
MELODY LN
WENATCHEE WA 98801

PORTER, HOWARD R ETUX ETAL
3584 FOX SPIT RD
LANGLEY WA 98260

WIEBKE, TODD & JANET
7205 245TH WAY NE
REDMOND WA 98053-8689

ODELL, ROBERT F III
18955 NE 150TH ST
WOODINVILLE WA 98072-9309

SHALABY, JOEL B ETUX
437 210TH AVE NE
SAMMAMISH WA 98074-6961

CHESTER, GARY
30902 116TH AVE SE
AUBURN WA 98092-3377

HOLT, HOWARD P III & NAVDEEP
13011 65TH AVE SE
SNOHOMISH WA 98296-4267

SILVIO, JOSEPH C II
5918 SW STEVENS ST
SEATTLE WA 98116-2834

FORBES, JERAD & CARYL
14526 NE 31ST ST UNIT 16A
BELLEVUE WA 98007-3213

KENT, DANIEL & SUNNY
21920 95TH PL S
KENT WA 98031-2464

14526 NE 31ST ST UNIT 16A
BELLEVUE WA 98007-3213

From: [Dusty Pilkington](#)
To: [Joe Seemiller](#); "mike@cityofcleelum.com"; "ravisdon@kcfcd7.com"; [Taylor Gustafson](#)
Cc: [Lindsey Ozbolt](#)
Subject: SP-18-00005 Porter-Matthews SP Amendment NOD
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dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: "Dan Kent"
Subject: RE: SP-18-00005 Porter Matthews Notice of Decision
Date: Monday, October 08, 2018 10:02:56 AM

Mr. Kent ,

As detailed in # 1 under Conditions of Approval, a Termination or Relinquishment of Easement will need to be prepared by a licensed attorney and executed by owners of Lots 1 and 2. This document will need to be provided to us for our review.

Thanks,

Dusty

From: Dan Kent [mailto:kent.d@comcast.net]
Sent: Monday, October 08, 2018 9:57 AM
To: Dusty Pilkington
Subject: Re: SP-18-00005 Porter Matthews Notice of Decision

Hi Dusty

Thanks for getting back to us. I'm unclear what exactly we need to do for the final action. Can you clarify for us? Thanks again.

Dan

On Oct 8, 2018, at 9:18 AM, Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us> wrote:

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message id: 38eb45916c6dcbdac24bb8719d004a14

<SP-18-00005 Porter-Matthews Findings of Fact.pdf>

<SP-18-00005 Porter-Matthews SP Amendment Notice of Decision Memo.pdf>

From: [Dan Kent](#)
To: [Dusty Pilkington](#)
Subject: Re: SP-18-00005 Porter Matthews Notice of Decision
Date: Monday, October 08, 2018 9:57:39 AM

Hi Dusty

Thanks for getting back to us. I'm unclear what exactly we need to do for the final action. Can you clarify for us? Thanks again.

Dan

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CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF DECISION

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Dusty Pilkington, Staff Planner

DATE: October 8th, 2018

SUBJECT: Notice of Decision
Porter-Matthews Short Plat Amendment (SP-18-00005)

Notice is hereby given that on October 8th, 2018 approval was granted to Daniel J. and Sunny M. Kent for a short plat amendment application to remove a utility and access easement from lots 1 and 2 of the Porter-Matthews Short Plat (SP-04-00045). The subject properties are zoned Rural Recreation and are located 7 miles northwest of Roslyn, in a portion of Section 16, T21N,R14E, WM in Kittitas County, bearing Assessor's map numbers 21-14-16060-0001 (Parcel # 949594) and 21-14-16060-0002 (Parcel # 949595).

Related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found on line at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Short Plats" and file number "SP-18-00005".

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1400.00 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal deadline for this project is October 22nd, 2018 at 5:00 p.m.

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: JEANETTE MOODY

Printed at 10/03/18 10:46 by jka30

Acct #: 84329

Ad #: 1820589

Status: New

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 10/08/2018 Stop: 10/11/2018
Times Ord: 2 Times Run: ***
STD6 2.00 X 3.75 Words: 200
Total STD6 7.50
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 133.45
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: SP-18-00005
Given by: *
P.O. #: PORTER-MATTHEWS
Created: jka30 10/03/18 10:40
Last Changed: jka30 10/03/18 10:46

PUB ZONE EDT TP RUN DATES
DR A 97 S 10/08,11
DRWN LEG2 97 S 10/08,11

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Dusty Pilkington
Name (print or type)

Dusty Pilkington
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: JEANETTE MOODY

Printed at 10/03/18 10:46 by jka30

Acct #: 84329

Ad #: 1820589

Status: New

Notice of Decision
Porter-Matthews Short Plat Amendment
(SP-18-00005)

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Publish: Daily Record: October 8th, 2018, October 15th, 2018
NKC Tribune: October 11th, 2018

Notice of Decision

Porter-Matthews Short Plat Amendment

(SP-18-00005)

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Publish: Daily Record: October 8th, 2018, October 15th, 2018
NKC Tribune: October 11th, 2018



Porter-Matthews Short Plat Amendment
File Number SP-18-00005
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL

I. General Information

Requested Action: Daniel J. and Sunny M. Kent, landowners, have submitted an application for a short plat amendment (SP-18-00005) to remove an access and utility easement from parcels 1 and 2 of the Porter-Matthews Short Plat (SP-04-00045).

Location: Two parcels, located approximately 7 miles northwest of Roslyn, in a portion of Section 16, T21N, R14E, WM in Kittitas County, bearing Assessor's map number 21-14-16060-0001 (Parcel # 949594) and 21-14-16060-0002 (Parcel # 949595).

Site Information

| | |
|---------------------------|--|
| Total Property Size: | 13.33 acres |
| Number of existing lots: | 4 existing lots; no changes to lot boundaries for this short plat amendment. This amendment affects lots 1 & 2 as described above. |
| Number of proposed lots: | 4 |
| Domestic Water: | Individual Wells |
| Existing sewage Disposal: | On Site Sewage |
| Power/Electricity: | Puget Sound Energy |
| Fire District: | Fire District 7 |
| Irrigation District: | None |

Site Characteristics: The sites are undeveloped on steep terrain sloping upward to the east.

Surrounding Property:

North: Borders two privately owned undeveloped lots and one single family residence.
South: Undeveloped lot and another lot with single family residence.
East: Privately owned parcel with one single family residence.
West: Undeveloped parcel owned by Wenatchee National Forest

Access: The lots currently have access from Morgan Creek Road.

II. Administrative Review

Notice of Application: A Short Plat Amendment permit application was submitted to Kittitas County Community Development Services on July 30th, 2018. The application was deemed complete on August 16th, 2018. A Notice of application for the Porter-Matthews Short Plat Amendment (SP-18-00005) was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel on August 20th, 2018. Notice was published in the NKC Tribune on August 23rd, 2018. Notice was



also posted to the Daily Record, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website on April 20, 2018, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner. P: (509) 962-7079, E: dusty.pilkington@kittitas.co.wa.us.

III. Zoning and Development Standards

The subject properties are located approximately 7 miles northwest of Roslyn, on Morgan Creek Road and have a zoning designation of Rural Recreation. The purpose and intent of this zone is to provide for an area where residential development may occur on a low density basis or in residential clusters. Rural Recreation zones are intended to promote rural recreation residential development associated with the many natural amenities found within Kittitas County. This amendment is being proposed under the provisions of 16.32.100 Alterations.

KCC 16.32.100 Alterations review: The planning official shall be vested with the responsibility of processing short plat alteration applications. The county shall review and consider the proposed short plat alteration with regard to:

1. The short plat alteration shall be processed administratively. A new survey shall not be required except for new lines created by the amended short plat.
2. Revisions that result in any substantial changes shall be treated as a new application for purposes of vesting.
3. The short plat alteration shall show all of the land shown on the original short plat and shall bear the acknowledged signatures of all parties having ownership interest in the affected lots, tracts, parcels, sites or divisions within the original short plat as shown by a current title certificate.
4. The short plat alteration shall not increase the number of lots, tracts, parcels, sites or divisions into more than four from the original short plat for a period of five years from the date of recording of the original short plat, unless a final plat has been approved and filed for record pursuant to the regular plat provisions of this title.
5. Minor errors not involving a change in lines may be corrected by the surveyor upon approval of the administrator by recording an affidavit with the county auditor specifically referencing the short plat by number and the correction.

Staff Conclusions

Staff finds that the proposed short plat is consistent with all applicable Washington State and Kittitas County code sections.

IV. Comprehensive Plan

The Kittitas County Comprehensive Plan designates the proposal as a short plat in a Rural Recreation Land Use. Kittitas County has established the following goals and policies to guide activities in Rural



Recreation zones. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

GPO 8.63 Secondary access for protection of life and property shall be required for development in higher rural density rural recreation areas.

Staff Analysis

The proposed amendment leaves the subject parcels with a single access from Morgan Creek Road. However, the area is sparsely developed, with several undeveloped lots to the north and south, and Wenatchee National Forest owned land to the west. Considering the low density, the proposal does not conflict with this GPO.

GPO 8.65 Specific natural hazards in rural recreation areas shall be considered before creation of habitable or residential structure.

Staff Analysis

The applicant has conferred with Kittitas County Fire District 7 and Kittitas Valley Fire and Rescue to address fire safety issues on the parcels. Proposed mitigation measures include removal of vegetation near the cul-de-sac, future plans to improve water access, and adherence to the Wildland- Urban Interface Code. Future development with adherence to these mitigation measures will comply with this GPO.

Staff Comments

The Porter-Matthews Short Plat Amendment as proposed is consistent with the Kittitas County Comprehensive Plan GPO's listed above. The proposal, as conditioned, preserves the rural character and is not a detriment to neighboring recreation activities. The property involved is adequately served by local service and meets density requirements for the zoning designation.

V. Environmental Review

Based upon an initial Critical Area review, CDS determined that the Porter-Matthews Short Plat Amendment was exempt from SEPA review via WAC 197-11-800 (6)(d).

VI. Agency and Public Comments

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

VII. Project Analysis

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state



and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced in Section IV above, the following Comprehensive Plan GPOs apply to this proposal: GPO 8.63 and 8.65.

Provided the applicant follows and maintains the GPOs, they shall be in compliance with the Kittitas County Comprehensive Plan. The applicant is proposing a short plat amendment consistent with the goals, policies, and objectives of the land use designation. Therefore the County and applicant are in compliance with the Comprehensive plan.

Consistency with the provisions of KCC 17A, Critical Areas:

Staff conducted an administrative critical area review in accordance with KCC 17A. The proposed access easement removal will not affect any Critical Areas setbacks.

Consistency with the provisions of KCC 17.30 Rural Recreation Zoning:

This proposal is consistent with the Kittitas County Zoning Code 17.30.

Consistency with the provisions of KCC 16.32.100 Alterations

This proposal, as conditioned, is consistent with the Kittitas County requirements under Kittitas County Subdivision Code 16.32.100. The short plat alteration was 1) was processed administratively and does not involve alterations of lines on the plat, 2) is a new application for vesting purposes, 3) shows the land shown on the original short plat and bears the signatures of all parties having ownership interest in the affected lots, tracts, parcels, sites, or divisions within the original short plat as shown by a current title certificate, 4) does not increase the number of lots, tracts or parcels, and 5) is not a minor error not involving a change in lot lines.

Consistency with the provisions of the KCC Title 14.04, Building Code:

All buildings must be consistent with International Building Codes.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

As conditioned, the proposal must be consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

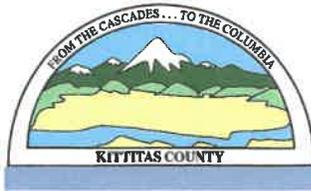
As conditioned, the proposal must be consistent with the provisions of KCC Title 20.

Agency Comments:

The following agencies provided comments during the comment period: Kittitas County Public Works, Kittitas Valley Fire & Rescue, and Kittitas Fire District 7. All comments are on file and available for public review.

Kittitas County Public Works provided a comment letter with conditions to be addressed at access permit submittal.

Kittitas Valley Fire and Rescue, and Kittitas Valley Fire District 7 both submitted comments with



concerns in regard to fire access and safety. The applicants have has conferred with both agencies to determine future mitigation efforts.

Public Comments:

There were no public comments submitted during the comment period.

VIII. Findings of Fact

1. **Requested Action:** Daniel and Sunny M. Kent, landowners, have submitted an application for a short plat amendment to remove an access and utility easement from parcels 1 and 2 of the Porter-Matthews Short Plat.
2. **Location:** Two parcels, located approximately 7 miles northwest of Roslyn, in a portion of Section 16, T21N, R14E, WM in Kittitas County, bearing Assessor’s map number 21-14-16060-0001 (Parcel # 949594) and 21-14-16060-0002 (Parcel # 949595).

3. **Site Information**

| | |
|---------------------------|--|
| Total Property Size: | 13.33 acres |
| Number of existing lots: | 4 existing lots; no changes to lot boundaries for this short plat amendment. This amendment affects lots 1 & 2 as described above. |
| Number of proposed lots: | 4 |
| Domestic Water: | Individual Wells |
| Existing sewage Disposal: | On Site Sewage |
| Power/Electricity: | Puget Sound Energy |
| Fire District: | Fire District 7 |
| Irrigation District: | None |

Site Characteristics: The sites are undeveloped on steep terrain sloping upward to the east.

Surrounding Property:

- North: Privately owned, borders two undeveloped lots and one single family residence.
- South: Undeveloped lot and single family residence.
- East: Privately owned parcel with one single family residence.
- West: Undeveloped parcel owned by Wenatchee National Forest

4. The Comprehensive Plan land use designation is “Rural Recreation.”
5. The subject property is zoned “Rural Recreation.”

Notice of Application: A Short Plat Amendment permit application was submitted to Kittitas County Community Development Services on July 30th, 2018. The application was deemed complete on August 16th, 2018. A Notice of application for the Porter-Matthews Short Plat



Amendment (SP-18-00005) was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel on August 20th, 2018. Notice was published in the NKC Tribune on August 23rd, 2018. Notice was also posted to the Daily Record, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website on April 20, 2018, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

6. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced Section IV above, the following Comprehensive Plan GPOs apply to this proposal: GPO 8.63 and 8.65.
7. This proposal as conditioned is consistent with the Kittitas County requirements under Kittitas County Subdivision Code 16.32.100. The short plat alteration w 1) was processed administratively and does not involve changes to lines on the plat, 2) is a new application for vesting purposes, 3) shows the land shown on the original short plat and bears the signatures of all parties having ownership interest in the affected lots, tracts, parcels, sites, or divisions within the original short plat as shown by a current title certificate, 4) does not increase the number of lots, tracts or parcels, and 5) is not a minor error not involving a change in lot lines.
8. The following agencies provided comments during the comment period: Kittitas County Public Works, Kittitas Valley Fire & Rescue, and Kittitas Fire District 7. All comments are on file and available for public review.
9. Kittitas County Public Works provided a comment letter with conditions to be addressed at access permit submittal.
10. Kittitas Valley Fire and Rescue, and Kittitas Valley Fire District 7 both submitted comments with concerns in regard to fire access and safety. The applicant has conferred with both agencies to determine future mitigation efforts.
11. No comments from the public were received as of the time of staff review.
12. SEPA review was not required under WAC 197-11-800 (6)(d).
13. The proposed short plat amendment is consistent with KCC 17A as conditioned.
14. The proposed short plat amendment is consistent with KCC 17.30.
15. Access and driveways must be consistent with KCC 12.05.
16. Kittitas County Fire Marshal requires consistency with KCC Title 20 upon issuance of any building permits.



IX. Conclusions

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned the proposal is consistent with Kittitas County Code Title 16.32.100 Alterations.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, 17B Shorelines, Title 14.04 Building Code, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

X. Decision and Conditions of Approval

Kittitas County Community Development Services grants *approval* of the Porter-Matthews Short Plat Amendment (SP-18-00005) based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

1. Easement

A Termination or Relinquishment of Easement, prepared by a Washington State licensed attorney and executed by the owners of Lots 1 and 2 of the Porter-Matthews Short Plat Amendment shall be recorded. Prior to recording, this document shall be submitted to Kittitas County Community Development Services for review.

2. Roads and Transportation

- a. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 15/15/2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used in lieu of the required improvements, per the conditions outlined in KCC 12.01.01150.
- b. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with Kittitas County Road Standards, 12/15/15 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to



issuance of the building permit.

- c. **Private Road Improvements:** Access from Morgan Creek Road shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See table 4-4, Kittitas County Road Standards, 12/15/15 edition.
- i. New access easements shall be a minimum of 60' wide. Existing access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20' with 1' shoulders, for a total width of 22'.
 - ii. Minimum centerline radius will be 60'.
 - iii. Surface requirement is for a gravel surface per WSDOT Standard Specifications.
 - iv. Maximum grade is 10%.
 - v. Stopping site distance, reference AASHTO.
 - vi. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - vii. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - viii. All roads located within this development or roads that provided access to this development shall be constructed to current county code standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - ix. All easements shall provide for AASHTO radius at the intersection with a county road
 - x. A paved apron shall be constructed at the intersection with a county road.
- d. **Turnaround:** When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving for or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the



International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.

- e. Driveways: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
 - i. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - ii. Maximum grade shall be 15%.
 - iii. Crushed surface depth per WSDOT standards.
 - iv. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.
- f. Plat Notes: Plat notes shall reflect the following:
 - i. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of Commissioners.
 - ii. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - iii. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work in the county road right-of-way.
 - iv. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - v. 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.
- g. All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This ___ day of ___, A.D., 20__

Kittitas County Engineer

- h. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions any pre-established or required Private Road Maintenance Agreements.
- i. Lot Closure: It is the responsibility of the Professional Licensed Surveyor to ensure



the lot closures are correct and accurate.

- j. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- k. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509)-962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
- l. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.

3. Fire & Life Safety

- 1. Access will be fully compliant with current IFC-Appendix D.
- 2. All access points will need to meet emergency vehicle access requirements.
- 3. Construction to meet WUI standards.

From these conclusions and findings, the proposed Short Plat amendment is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1,400 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Roslyn, WA 98926. The appeal deadline for this project is October 22, 2018 at 5:00p.m.

Responsible Official

Dusty Pilkington
Dusty Pilkington

Title: Planner

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Roslyn, WA. 98926
Phone: (509) 962-7506 Fax: (509) 962-7682

Date: October 8th, 2018