

VICINITY MAP

SORENSEN RD

THRALL RD

HAMILTON RD

BUSCH RD

SHORT PLAT

BARE RD

LARSEN RD

U. BAKER POCKET RD

29

30

31

32

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF

A.D., 202____

KITITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
HEREBY CERTIFY THAT THE PLAT HAS BEEN
EXAMINED AND CONFORMS WITH CURRENT KITTITAS
COUNTY CODE CHAPTER 13.
DATED THIS ____ DAY OF _____ A.D., 202_____
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

HEREBY CERTIFY THAT THE SAGEVIEW SHORT PLAT
HAS BEEN EXAMINED BY ME AND FIND THAT IT
CONFORMS TO THE COMPREHENSIVE PLAN OF THE
KITKITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 202_____

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED,

PARCEL NO. 8537188

DATE OF THIS DAY OF A.D. 202

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS	
NAME: TIM & JANA MCINTYRE	
ADDRESS: 11481 THRALL ROAD	
ELLENBURG, WA 98820	
PHONE: (509) 607-3808	
EXISTING ZONE: AD-20	
SOURCE OF WATER: SHARED WELL	
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS	
STORM WATER: NO IMPROVEMENTS FOR THIS APP.	
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W	
NO. OF SHORT PLATTED LOTS: TWO (2)	
SCALE: 1" = 100'	

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

3
B
361.50
725.41
S 0228'25"
361.44
CO

CEIVE
AN 7 2025
as County CD

PGS 47-49

7

S 0219'22" W

9A

20.93 AC

361.50

PK 1 OF SHORT PLATS

581.11'

S

111.22' S 02°55'28" W 160.23'
 871.10' N 87°22'42" W 889.92'

PROPOSED LINE IS 1' E
OF CONCRETE DITCH

1308.28'

47-49

2

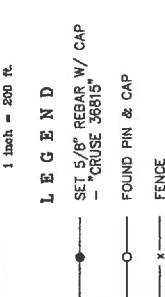
L1 L2 L3 L4 L5

LS18078

[illegible]

2687.34'
(KRD C/A)
(BU CO. R/W - PAVED)
VISITED 9/24

BL-24-
SP-24-

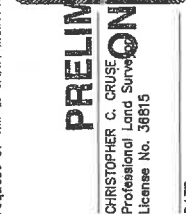


LINE	DIRECTION	DISTANCE
L1	S 0108.96° E	105.67
L2	S 0108.96° E	105.67
L3	S 0108.96° W	107.69
L4	S 0108.96° E	26.61
L5	S 1913.42° E	53.91
L6	S 3254.54° E	61.06
L7	S 0773.05° W	62.13
L8	S 4233.38° W	98.61
L9	S 3030.29° W	59.59
L10	S 1549.22° W	88.84
L11	S 0120.02° W	59.78
L12	S 0904.55° E	124.98
L13	S 0217.33° E	86.99
L14	S 8425.23° E	105.32
L15	S 0210.28° W	186.06

Filed for record this _____ day of _____
2024, at _____ M., in Book M of Short Plate
_____ at page(s) _____ at the request of Cruse & Associates,
RECEIVING NO. _____

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. Box 958
117 E. Fourth St.
Ellensburg, WA 98926
(509) 862-8242

SAGEVIEW BLA/SHORT PLAT

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

BL-24-
SP-24-



(IN FEET)
1 inch = 100 ft.

LEGEND

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

LINE TABLE THIS SHEET

LINE	DIRECTION	DISTANCE
L1	S 07°08'58" E	68.66'
L2	S 09°49'44" E	101.37'
L3	S 01°53'31" W	107.69'
L4	S 06°59'56" E	28.61'
L5	S 18°13'42" E	56.81'
L6	S 32°54'54" E	61.06'
L7	S 07°13'05" W	92.13'
L8	S 42°33'38" W	98.61'
L9	S 30°09'25" W	59.59'
L10	S 15°49'27" W	88.84'
L11	S 01°22'02" W	58.78'
L12	S 02°17'33" E	88.99'



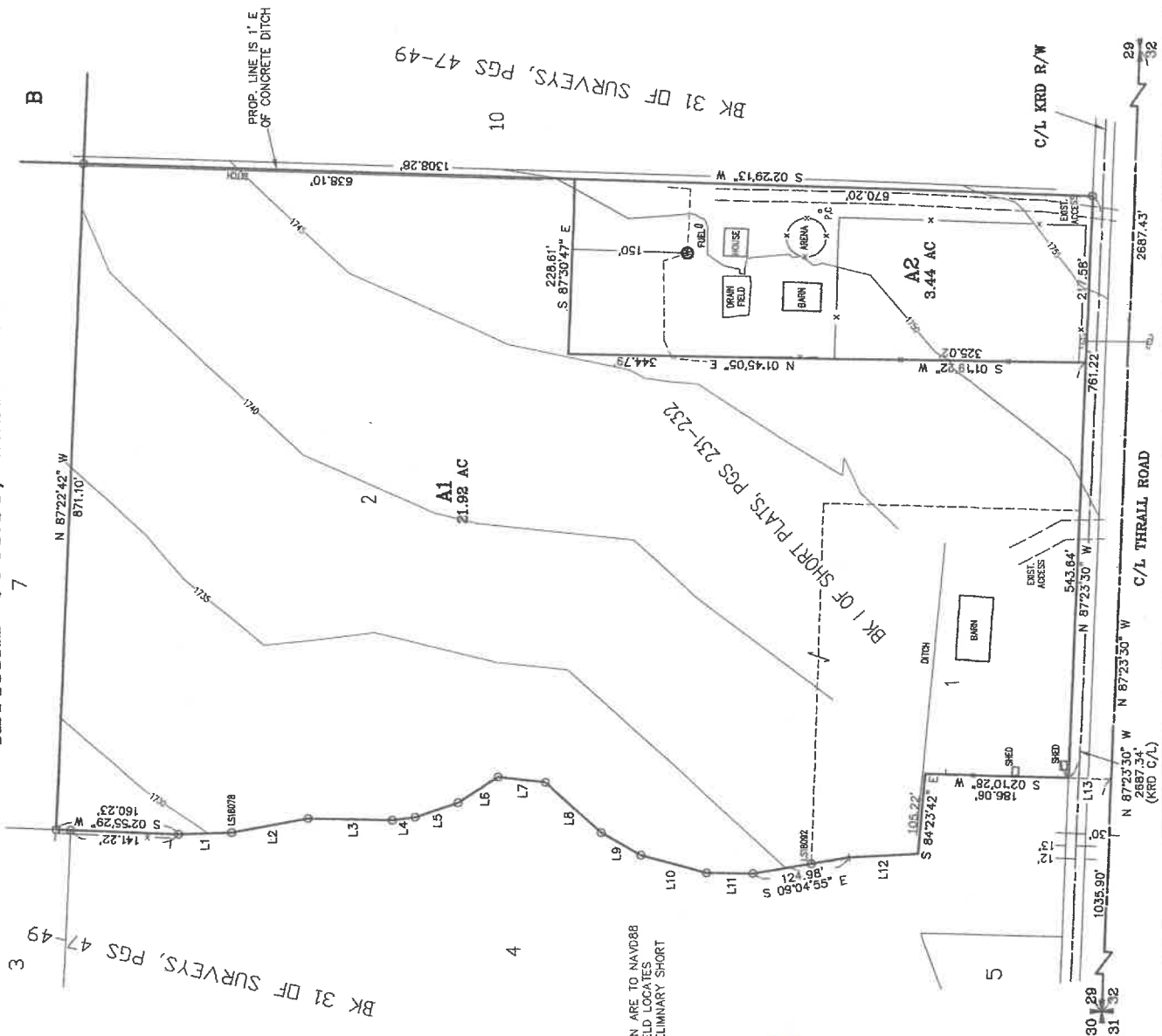
PRELIMINARY ONLY

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
 2024, at _____, M., in Book M of Short Plats
 at page(s) _____ of the request of Cruise & Associates.
 RECEIVING NO. _____

BRYAN ELLIOTT by _____
 KITTITAS COUNTY AUDITOR

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98928 (509) 962-8242
SAGEVIEW BLA/SHORT PLAT



NOTE: CONTOURS SHOWN HEREON ARE TO NAVD88
 ELEVATION DATUM BASED ON FIELD LOCATES
 COMPLETED 9/12/2024 FOR PRELIMINARY SHORT
 PLAT APPLICATION.

RECEIVED
 JAN 7 2025

Kittitas County CDS

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

BL-24-
SP-24-

LEGAL DESCRIPTIONS

ORIGINAL BLA PARCEL DESCRIPTIONS

LOT 9A, OF BUSCH ROAD SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-06-105, AS RECORDED MAY 21, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 173 AND 174, UNDER AUDITOR'S FILE NO. 200705210032, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND

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

NEW BLA DESCRIPTIONS

PARCEL A

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

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY RECORDED NOVEMBER 2024, IN BOOK M OF SHORT PLATS AT PAGES UNDER AUDITOR'S FILE NO. 202411, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY RECORDED NOVEMBER 2024, IN BOOK M OF SHORT PLATS AT PAGES UNDER AUDITOR'S FILE NO. 202411, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EASEMENT M

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

ORIGINAL SHORT PLAT PARCEL DESCRIPTION

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

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 31 OF SURVEYS, PAGES 47-49 AND THE SURVEYS REFERENCED THEREIN.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS, FOREST LANDS, OR MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES AND MINERAL OPERATIONS MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES AND/OR MINERAL OPERATIONS PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTIONS AS PUBLIC NUISANCES.
9. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGIST REGULATIONS.
10. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90A.44.020) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
11. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.
12. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
13. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A1 HAS - IRRIGABLE ACRES; LOT A2 HAS - IRRIGABLE ACRES; PARCEL B HAS - IRRIGABLE ACRES; PARCEL C HAS - IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
14. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
15. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
16. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
17. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
18. PURSUANT TO KCC 16.12.040(1), FURTHER DIVISION OF LOTS A1 & A2 OF THE SAGEVIEW SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #2024-_____.



LIMITINARY

ONLY record this _____ day of _____, 2024, at _____, M., in Book M of Short Plats

at page(s) _____ at the request of Cruse & Associates.

RECEIVING NO. _____

BRYAN ELLIOTT by
KITITAS COUNTY AUDITOR

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

RECEIVED
JAN 7 2025
Kititas County CDS

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

DEDICATION

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

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2024.

TIMOTHY MCINTYRE _____

JANA MCINTYRE _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARTON H. GLENNON AND SHEILA E. GLENNON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

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

DEDICATION

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

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2024.
NORTHWEST FARM CREDIT SERVICES, FLCA

NAME _____
TITLE _____

NAME _____
TITLE _____

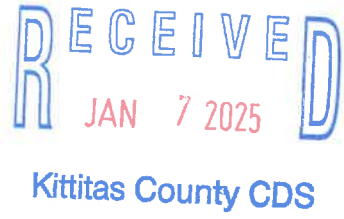
ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ RESPECTIVELY, OF NORTHWEST FARM CREDIT SERVICES, FLCA, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

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



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2024, at _____ M., in Book M of Short Plats
at page(s) _____ at the request of Cruse & Associates.

NOTARY

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98928
(509) 962-8242

