

## Kittitas County Community Development Services

Darryl Piercy, Director

July 26, 2005

Chris Cruse  
Cruse & Associates  
P.O. Box 959  
Ellensburg, WA 98926

RE: Sirrine Short Plat (SP-05-43)

Dear Mr. Cruse:

The Kittitas County Community Development Services Department has determined that the Sirrine Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

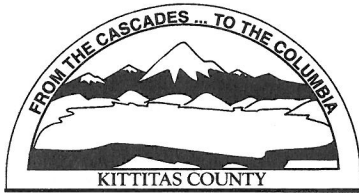
1. Both sheets shall reflect the short plat number SP-05-43.
2. **Attached you will find comments from the Kittitas County Department of Public Works and Kittitas County Environmental Health. Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.**

Approval of the Sirrine Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval on August 9, 2005. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

Comments may be received at the Kittitas County Community Development Services Department 411 N. Ruby, Suite 2 Ellensburg, WA. 98926) for 15 days ending on August 9, 2005 at 5:00p.m.

Sincerely,

Graham Simon  
Planner II  
Kittitas County Community Development Services Department  
(509)-962-7024



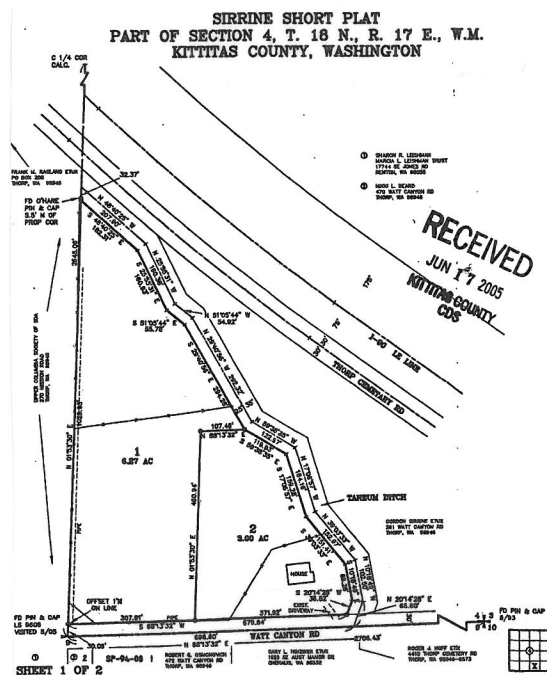
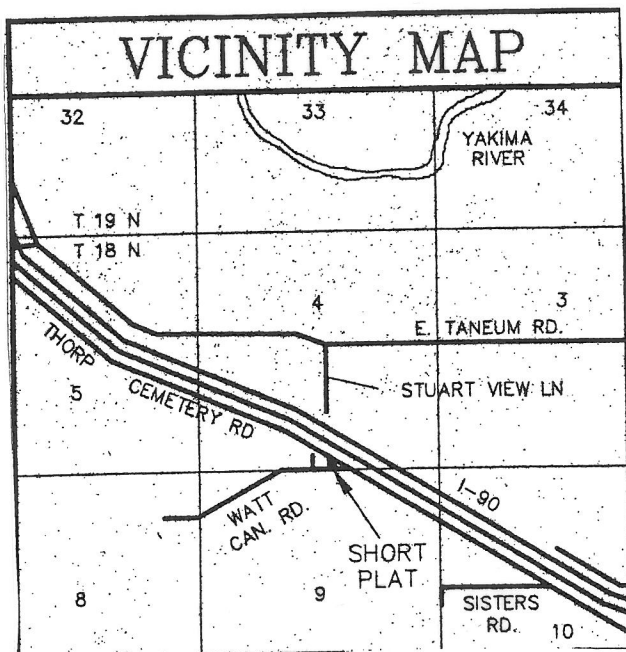
# Kittitas County Community Development Services

Darryl Piercy, Director

## NOTICE Sirrine Short Plat (SP-05-43)

Notice is hereby given that on July 26, 2005 conditional preliminary approval has been given to Gordon Sirrine for short plat subdivision of 9.27 acres into 2 lots consisting of one at 6.27 and one at 3.00 acres in size, submitted by Chris Cruise on behalf of Gordon Sirrine, Owner. Location: Southwest of Thorp Cemetery Road, bordered by Watt Canyon Road to the north, within the southeast quarter of Section 04, of T 18N., R17E., W.M. (Tax parcel number 18-17-04040-0002).

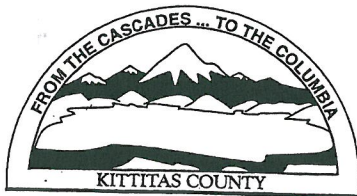
Said proposed division may be appealed to the Board of County Commissioners upon the request of any aggrieved party within 10 working days. The appeal deadline is August 9, 2005 at 5:00 p.m. Comments must be submitted by 5p.m., Tuesday, August 9, 2005.



Original short plats and related information may be examined during business hours at Kittitas County Community Development Services Department, 411 N. Ruby St., Suite 2, Ellensburg, WA. 98926.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200.00 by August 9, 2005 to the:

Kittitas County Board of Commissioners  
Kittitas County Courthouse  
205 W. 5<sup>th</sup>, Rm. 108  
Ellensburg, WA. 98926



# Kittitas County Community Development Services

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

Phone (509) 962-7506

## NOTIFICATION CHECKLIST FOR PLANNING ISSUES (To be filled out and kept in the files at all times)

PROPOSAL NAME:

SIRRIE SP-05-43

NOTIFICATION MAIL DATE:

7/26/05

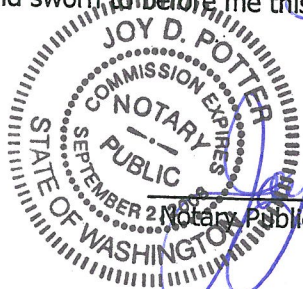
*Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of all recipients.*

State of Washington  
Kittitas County

I certify that the acts of notification of SEPA and other actions described in this document have occurred.

Signature

Subscribed and sworn to before me this 30th day of Aug, 2005



Joy D Potter  
Notary Public for the State of Washington residing in Ellensburg

My appointment expires 9/2, 2008

Frank Ragland  
P.O. Box 208  
Thorp, WA 98946

Sharon Leishman  
17744 SE Jones RD  
Renton, WA 98058

Nikki Beard  
470 Watt Canyon RD  
Thorp, WA 98946

Gordon Sirrine  
261 Watt Canyon RD  
Thorp, WA 98946

Upper Columbia Society of SDA  
270 Mission RD  
Thorp, WA 98946

Robert Osmonvich  
472 Watt Canyon RD  
Thorp, WA 98946

Gary Hinziker  
1695 SE Aust Manor DR  
Chehalis, WA 98532

Roger Hoff  
4410 Thorp Cemetery RD  
Thorp, WA 98946-9573

Chris Cruse  
P.O. Box 959  
Ellensburg, WA 98926



## Scott Turnbull

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**From:** CDS User  
**Sent:** Monday, November 13, 2006 7:32 AM  
**To:** Patrick Butler; Noah Goodrich; Scott Turnbull  
**Subject:** FW: Serrine Short Plat

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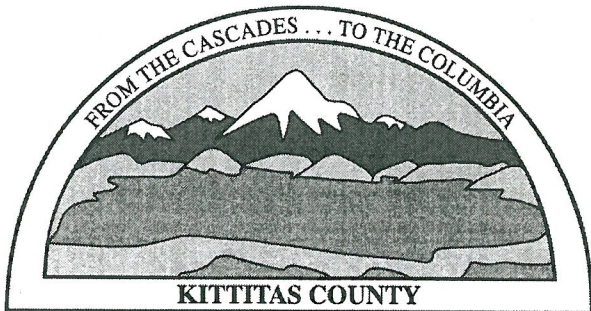
**From:** Keli Bender [mailto:krd.keli@elltel.net]  
**Sent:** Thursday, November 09, 2006 2:05 PM  
**To:** CDS User  
**Subject:** Serrine Short Plat

Scott;

This is in regards to the Serrine Short Plat **SP-05-43**. (It was one of Graham's)  
All conditions set forth in the KRD General Guidelines have been met, therefore, this short plat has been approved. If this is not one of yours, could you please forward. Thanks much. Let me know if you need more info.

Keli  
Keli R. Bender  
KRD Lands Clerk/RRA  
(509) 925-6158

11/13/2006



## PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

### Administration

#### Community Health Services

#### Health Promotion Services

507 N. Nanum Street, Ste 102

Ellensburg, WA 98926

Phone: (509) 962-7515

Fax: (509) 962-7581

#### Environmental Health

411 North Ruby Street, Ste 3

Ellensburg, WA 98926

Phone (509) 962-7698

Fax (509) 962-7052

## Plat Approval Form

To: Community Development Services – Planning Section

From: Environmental Health

Date: 01/28/06

Re: Sirrine Short (SP-05-43) Plat

### SEWAGE DISPOSAL

\_\_\_\_ Connection to Public Utility  
(Letter from entity attached)

Soil Log(s)

☒ Evaluated on 9/11/06

Existing Structures (if any)

\_\_\_\_ Permitted and Inspected

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### WATER AVAILABILITY

\_\_\_\_ Connection to Public Utility  
(Letter from entity attached)

Individual Well(s)

Group B Public Water System

☒ Hydrogeological Report

\_\_\_\_ All documentation reviewed/Approved

P.E. \_\_\_\_\_

\_\_\_\_ Concurrence DOH/well ID number issued

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The information received has satisfied the health requirements necessary for plat approval.

*To Protect and Promote the Health and the Environment of the People of Kittitas County*

**PUBLIC HEALTH**  
ALWAYS WORKING FOR A SAFER AND  
HEALTHIER KITITITAS COUNTY

**Graham A. Simon**

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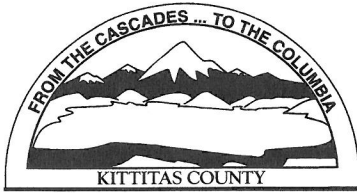
**From:** Keli Bender [krd.keli@elltel.net]  
**Sent:** Friday, August 05, 2005 7:29 AM  
**To:** Graham A. Simon  
**Subject:** Sirrine Short Plat

**Good morning Graham;**

**In regards to the Sirrine Short Plat SP-05-43. This property is within the boundaries of the Kittitas Reclamation District and both parcels contain irrigable ground. Mr. Sirrine will need to comply with the requirements set forth in the KRD General Guidelines for Subdivisions prior to approval from this office. Mr. Sirrine will be notified of his requirements.  
If you need additional information, please do not hesitate to contact me.**

**Keli Bender  
KRD Lands Clerk/RRA  
925-6158**

8/8/2005



# *Kittitas County Community Development Services*

*Darryl Piercy, Director*

## MEMORANDUM

**TO:** Kittitas Reclamation District

**FROM:** Graham Simon, Planner II *GS*  
Kittitas County Community Development Services

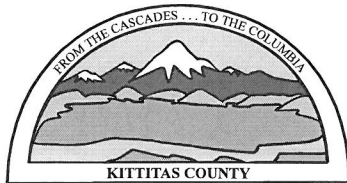
**DATE:** July 22, 2005

**RE:** Sirrine Short Plat  
**SP-05-43**

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The County has received the referenced application for short plat. As you are aware, final short plat approval is contingent upon provisions for an irrigation water right-of-way for each parcel. In addition, completed irrigation water distribution facilities may be required if the subject property is classified as irrigable by said Irrigation District per RCW 58.17.310.

Enclosed, find a copy of the original preliminary short plat drawing. Please notify our office in writing of any requirements, so administrative actions may be completed in a timely manner. **Failure to respond to this notice within two (2) weeks shall be interpreted as no action required.**



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

RECEIVED

JUL 20 2005

KITTITAS COUNTY  
CDS

TO: Graham Simon, Community Development Services Director  
FROM: Randy Carbary, Development Review, Planner II *RC*  
DATE: July 20, 2005  
SUBJECT: Sirrine Short Plat

Our department has reviewed the Short Plat application and has the following comments:

- ☐ "Preliminary Approval" has been granted, based on the information provided.
- ☒ **"Conditional Preliminary Approval"** has been granted, based on the information provided, see below for conditions of preliminary approval:
- ☐ "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

#### Prior to Final Plat Approval

1. Driveway: The consolidation of access points and the creation of joint use driveways are preferred when practical. However, if the construction of a joint use driveway is not feasible, a separate driveway serving Lot 1 will be permitted.
2. Driveway – Joint Access: Access shall be constructed to serve no more than two parcels. (See current Kittitas County Road Standards)
  - a. Access Easements shall be improved to a minimum of 20'. The roadway width shall be 12', gravel surface.
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
3. Lot Closure: It is the responsibility of the Professional Licensed Survey (PLS) to ensure the lot closures are correct and accurate.
4. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.

Page 1 of 2

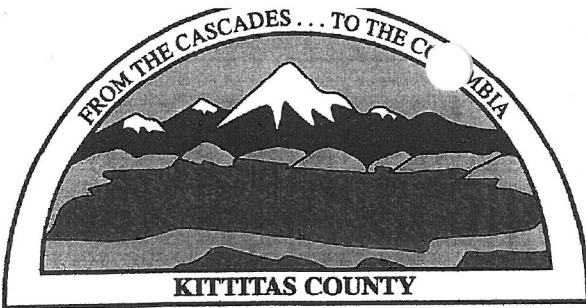
4



5. According to KCRS 12.11.010 Mailbox(s) shall be "break-away" design and be approved by the U.S. Postal Services. See WSDOT Standard Drawings H-12 sheet 1-3.

**In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.**

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustments or additionally involved entities.



## PUBLIC HEALTH DEPARTMENT

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

Administration  
Community Health Services  
Health Promotion Services  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926  
Phone: (509) 962-7515  
Fax: (509) 962-7581

Environmental Health  
411 North Ruby Street, Ste 3  
Ellensburg, WA 98926  
Phone (509) 962-7698  
Fax (509) 962-7052

June 21, 2005

Cruse & Associates  
P.O. Box 959  
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Serrine Short Plat, located in Section 4, Township 18N, Range 17E, west of Thorp Cemetery Road.

We have also received the \$240.00 short plat submission fee (receipt #005423).

For plat approval both Sewage and Water Availability must be satisfactorily addressed.

For sewage disposal you have two options.

- 1) **PUBLIC UTILITY SEWER**  
Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.
- 2) **ON SITE SEWAGE**  
Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated four ways:

- 1) **Public Utility Water Supply** – Applicants shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
- 2) **Group "A" Public Well** - If you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, the Washington State Department of Health is the regulatory authority for approving Group A systems. Mr. Tom Justus is the Regional Engineer for Kittitas County. His office is located in Spokane, Washington.

*To Protect and Promote the Health and the Environment of the People of Kittitas County*

**PUBLIC HEALTH**

RECEIVED  
JUN 21 2005  
KITTTAS COUNTY  
CDS

His contact number is (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval.

If you have not secured a water right for potable use you must contact the Washington State Department of Ecology-Central Region Office- Yakima Washington, telephone number (509) 575-2800 to begin the process of obtaining a water right.

- 3) GROUP "B" PUBLIC WELL – The Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
- 4) INDIVIDUAL WELLS - The submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."*

Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



John J. Wolpers, III REHS R.S.  
Kittitas County Environmental Health Director

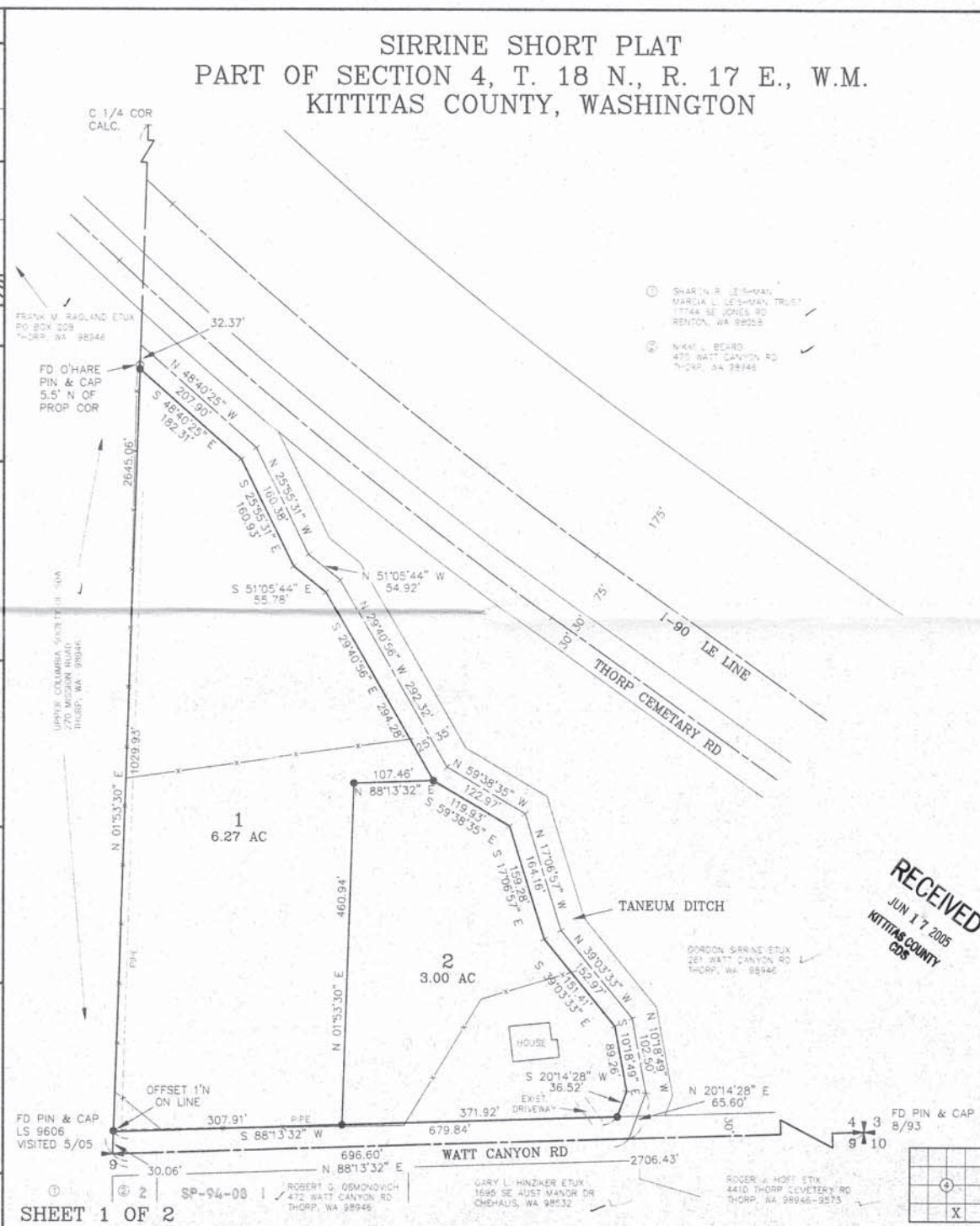
cc: Community Development Services  
cc: Gordon Sirrine



VICINITY MAP	
32	33
T. 19 N	T. 18 N
THORP CEMETERY RD	STUART VIEW LN
5	3
8	9
WATT CANY. RD	SHORT PLAT
10	SISTERS RD

APPROVALS	
KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200____	
DIRECTOR, DEPARTMENT OF PUBLIC WORKS	
KITTITAS COUNTY HEALTH DEPARTMENT PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.	
DATED THIS _____ DAY OF _____ A.D., 200____	
KITTITAS COUNTY HEALTH OFFICER	
CERTIFICATE OF COUNTY PLANNING DIRECTOR I HEREBY CERTIFY THAT THE SIRRINE SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.	
DATED THIS _____ DAY OF _____ A.D., 200____	
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. 1817-04040-0002	
DATED THIS _____ DAY OF _____ A.D., 200____	
KITTITAS COUNTY TREASURER	
NAME AND ADDRESS - ORIGINAL TRACT OWNERS	
NAME: GORDON SIRRINE	
ADDRESS: 261 WATT CANYON RD THORP, WA 98946	
PHONE: (509) 964-2021	
EXISTING ZONE: AG-20	
SOURCE OF WATER: INDIVIDUAL WELLS	
SEWER SYSTEM: SEPTIC TANKS	
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W	
NO. OF SHORT PLATTED LOTS: TWO (2)	
SCALE: 1" = 200'	
SUBMITTED ON: _____	
AUTOMATIC APPROVAL DATE: _____	
RETURNED FOR CAUSE ON: _____	



RECEIVING NO. \_\_\_\_\_

SP-05-

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

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

**ORIGINAL PARCEL DESCRIPTION**

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING SOUTH AND WEST OF THE RIGHT OF WAY OF THE THORP CEMETERY COUNTY ROAD, EXCEPT:

THE RIGHT OF WAY FOR WATT CANYON COUNTY ROAD ALONG THE SOUTH BOUNDARY THEREOF;

AND EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY BOUNDARY OF THE RIGHT OF WAY OF TANEUM CANAL.

**AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2005, at \_\_\_\_\_ M., in Book H of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

JERALD V. PETTIT by: \_\_\_\_\_  
KITTITAS COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of GORDON SIRRINE in MAY of 2005.

*Chris Cruse*  
CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815  
6/17/2005  
DATE

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

**SIRRINE SHORT PLAT**



SIRRINE SHORT PLAT  
PART OF SECTION 4, T. 18 N., R. 17 E., W.M.  
KITITAS COUNTY, WASHINGTON

RECEIVING NO. \_\_\_\_\_

SP-05-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT GORDON SIRRINE AND DARLENE R. SIRRINE, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2005.

GORDON SIRRINE

DARLENE R. SIRRINE

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2005, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GORDON SIRRINE AND DARLENE R. SIRRINE, TO ME KNOWN TO BE THE PERSONS THAT 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 WELLS FARGO BANK, N.A., THE UNDERSIGNED BENEFICIARY OF DEEDS OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2005.

WELLS FARGO BANK, N.A.

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

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

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2005, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, OF WELLS FARGO BANK, N.A., AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID SAID INSTRUMENT.

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

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

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS 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.
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. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 21 OF SURVEYS, PAGES 220-221 AND THE SURVEYS REFERENCED THEREON.
5. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KCRS MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
10. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS \_\_\_\_\_ IRRIGABLE ACRES; LOT 2 HAS \_\_\_\_\_ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
11. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
12. 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.
13. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
14. 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.
15. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
16. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
17. KITITAS 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. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
18. RIGHT OF WAY FOR WATT CANYON ROAD IS BASED ON KITITAS COUNTY SHORT PLAT NO. SP-94-08



AUDITOR'S CERTIFICATE

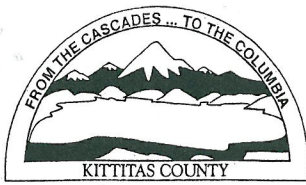
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2005, at \_\_\_\_\_, N., in Book H of Short Plats  
at page(s) \_\_\_\_\_ at the request of Cruse & Associates

JERALD V. PETTIT by: \_\_\_\_\_  
KITITAS COUNTY AUDITOR

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

RECEIVED  
JUN 17 2005  
KITITAS COUNTY  
S.S.





**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**RECEIVED**  
JUN 17 2005  
KITITITAS COUNTY  
CDS

**SHORT PLAT APPLICATION**

*(To divide lot into 2-4 lots)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

**REQUIRED ATTACHMENTS**

- ☐ Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- ☐ Certificate of Title (Title Report)
- ☐ Computer lot closures
- ☐ Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

**FEES:**

\$190 plus \$10 per lot to Public Works Department;  
\$125 plus \$50/hr. over 2.5 hrs. to Environmental Health Department;  
\$175 to Community Development Services Department  
(Three different checks are needed)

**FOR STAFF USE ONLY**

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

RECEIPT #

X

*[Signature]*

*6-17-05*

*043465*

NOTES:

**RECEIVED**  
DATE STAMP  
HERE  
JUN 17 2005  
KITITITAS COUNTY  
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1. Name, mailing address and day phone of land owner(s) of record:

Name: Gordon Sirrine  
Mailing Address: 261 Watt Canyon Rd  
City/State/ZIP: Thorp, WA 98946  
Day Time Phone: 964-2021

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: Chris Cwik / Cwik & Assoc.  
Mailing Address: P.O. Box 959  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 962-8242

3. Contact person for application (select one):

☐ Owner of record ☒ Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 261 Watt Canyon Rd  
City/State/ZIP: Thorp, WA 98946

5. Legal description of property: ptn. S 1/2 SE 1/4 Sec 4, T.18 N.,  
R. 17 E., WM

6. Tax parcel number(s): 18-17-04070-0002

7. Property size: 9.27 (acres)

8. Narrative project description: Please include 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 (be specific, attach additional sheets as necessary):

2 lot short plat w/ individual wells  
and septic system

9. Are Forest Service roads/easements involved with accessing your development?

Yes No (Circle) If yes, explain: \_\_\_\_\_

10. What County maintained road(s) will the development be accessing from?

Watt Canyon Rd.

11. 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.

Signature of Authorized Agent:

X

Chris Cruise

Date:

6/17/2005

Signature of Land Owner of Record:

(Required for application submittal)

Date:

X

PROJECT NAME: Sirrine short plat SP-05-43

[illegible]

## Subdivision Guarantee UPDATED

Dated: May 6, 2005

Attention: Chuck  
Cruse & Associates  
PO Box 959  
Ellensburg, WA 98926

Charge: \$150.00  
Sales Tax: \$11.55  
Total: \$ 161.55

Order No. 17890

OWNERS: Gordon Sirrine and Darlene R. Sirrine, husband and wife

### LEGAL DESCRIPTION:

That portion of the South half of the Southeast quarter of Section 4, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, lying South and West of the right of way of the Thorp Cemetery County Road, EXCEPT;

The right of way for Watt Canyon County Road along the South boundary thereof.

AND EXCEPTING THEREFROM that portion lying Easterly of the Westerly boundary of the right of way of Taneum Canal

### SUBJECT TO:

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

See Attached Exhibit "B" for General Exceptions.

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

  
Amy Anaya

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8



**Exhibit "B"**

1. LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

Kittitas Reclamation District: (509) 925-6158

2. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

3. GENERAL TAXES. The first half becomes delinquent after April 30<sup>th</sup>. The second half becomes delinquent after October 31<sup>st</sup>.

Year: **2005**  
Amount billed: \$1,417.30  
Amount paid: \$708.65  
Amount due: \$708.65  
Levy code: 011  
Tax account no.: 18-17-04040-0002  
Open Space Market: \$108,960.00  
Open Space Use: \$3,830.00  
Assessed value of improvement: \$144,780.00

4. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Gordon Serrine and Darlene R. Serrine,  
husband and wife  
Trustee: Stewart Title  
Beneficiary: Wells Fargo Bank, N.A.  
Amount: \$248,000.00  
Dated: August 23, 2004  
Recorded: August 30, 2004  
Recording No.: 200408300080  
Loan No.: 0045880952

Includes other property

5. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Gordon Serrine and Darlene R. Serrine,  
husband and wife  
Trustee: Chicago Title Insurance Company  
Beneficiary: Wells Fargo Bank N.A.  
Amount: \$62,000.00  
Dated: August 23, 2004  
Recorded: August 30, 2004  
Recording No.: 200408300081  
Loan No.: 65050242931998

Includes other property

NOTE: This deed of trust contains line of credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made

Exhibit "B"

that the beneficiary will issue a proper request for full reconveyance.

6. POTENTIAL TAXES, PENALTIES AND INTEREST incurred by reason of a sale of the land, a change in the use or a withdrawal from the classified use of the property herein described pursuant to RCW 84.26, RCW 84.33 or RCW 84.34. Notice of approval of such classified use as a Agricultural was given by the Kittitas County Assessor on April 19, 1983 under recording no. 469772.
7. EASEMENT, including terms and provisions contained therein:  
Recorded: March 25, 1981  
Recording no.: 450659  
In favor of: Teanum Canal Company  
For: Cleaning, maintenance, reconstruction and works  
on the Teanum Canal  
Affects: Refer to said instrument for the exact location.
8. EASEMENT ACQUIRED BY THE STATE OF WASHINGTON, under Kittitas County Superior Court Cause No. 16129, for the purpose of construction and maintaining irrigation ditches.
9. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as reserved by instruments:  
Recorded: November 4, 1970 and April 2, 1973  
Recording no.: 364399 and 381503  
  
Refer to said record instrument for full particulars
10. WAIVER AND RELINQUISHMENT OF ALL CLAIMS OF DAMAGE caused or arising by reason of the laying out, establishment and maintenance of a public road and irrigation system as provided by instrument recorded under recording no. 326976.
11. A RECORD OF SURVEY recorded in Volume A of Highway Plats, pages 141 and 142, and under Auditor's File no. 305896, said survey includes, but is not limited to, the following matters:  
  
Portion of barn appears to encroach onto Watt Canyon County Road.
12. TERMS AND CONDITIONS OF AMENDATORY CONTRACT:  
Between: United States of America  
And: Kittitas Reclamation District  
Dated: January 20, 1949  
Recording no.: 208267

Sirrine St

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CDS

FROM		ANGLE		DIST		NORTH		EAST	TO
=====									
PT/PT INVERSE									
***** START									
			(1)						
1637	INV	S	48 40 25	E	182.31	100938.88983	100033.92120	1637	SIRRIINE PROP COR
1638	INV	S	25 55 31	E	160.93	100794.15487	100170.82764	1638	SIRRIINE PROP COR
1639	INV	S	51 05 44	E	55.78	100759.12535	100241.18608	1639	SIRRIINE PROP COR
1640	INV	S	29 40 56	E	294.28	100503.45730	100284.59162	1640	SIRRIINE PROP COR
1641	INV	S	88 13 32	W	107.46	100500.12968	100430.31752	1641	SIRRIINE PROP COR
405	INV	S	1 53 30	W	460.94	100039.44319	100322.90421	405	sirrine prop cor
406	INV	S	88 13 32	W	307.91	100029.90873	100307.68874	406	sirrine prop cor
1636	INV	N	1 53 30	E	1029.93	101059.27677	99999.92343	1636	SIRRIINE PROP COR
=====									
NO CLOSURE ERROR									
FROM									
Area = 273292.73 sq ft									
ANGLE									
DIST									
NORTH									
EAST									
TO									
=====									
PT/PT INVERSE									
***** START									
			(2)						
405	INV	N	88 13 32	E	107.46	100500.12968	100322.90421	405	sirrine prop cor
1641	INV	S	59 38 35	E	119.93	100503.45730	100430.31752	1641	SIRRIINE PROP COR
1642	INV	S	17 06 57	E	159.28	100442.84540	100533.80656	1642	SIRRIINE PROP COR
1643	INV	S	39 03 33	E	151.41	100290.61951	100580.68366	1643	SIRRIINE PROP COR
1644	INV	S	10 18 49	E	89.26	100173.05031	100676.09024	1644	SIRRIINE PROP COR
1645	INV	S	20 14 28	W	36.52	100085.22905	100692.07144	1645	SIRRIINE PROP COR
1646	INV	S	88 13 32	W	371.92	100050.95974	100679.43490	1646	SIRRIINE PROP COR
406	INV	N	1 53 30	E	460.94	100039.44319	100307.68874	406	sirrine prop cor
=====									
NO CLOSURE ERROR									
FROM									
Area = 130680.00 sq ft									
ANGLE									
DIST									
NORTH									
EAST									
TO									
=====									
PT/PT INVERSE									
***** START									
			Total						
1637	INV	S	48 40 25	E	182.31	101059.27677	100033.92120	1637	SIRRIINE PROP COR
1638	INV	S	25 55 31	E	160.93	100938.88983	100170.82764	1638	SIRRIINE PROP COR
1639	INV	S	51 05 44	E	55.78	100794.15487	100241.18608	1639	SIRRIINE PROP COR
1640	INV	S	29 40 56	E	294.28	100759.12535	100284.59162	1640	SIRRIINE PROP COR
=====									

NO CLOSURE ERROR Area = 30680.00 sq ft 100500.17968 100322.90421 405  
 FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE

\*\*\*\*\* START

Total

1637	INV	S	48	40	25	E	182.31	100938.88983	100170.82764	1638
1638	INV	S	25	55	31	E	160.93	100794.15487	100241.18608	1639
1639	INV	S	51	05	44	E	55.78	100759.12535	100284.59162	1640
1640	INV	S	29	40	56	E	294.28	100503.45730	100430.31752	1641
1641	INV	S	59	38	35	E	119.93	100442.84540	100533.80656	1642
1642	INV	S	17	06	57	E	159.28	100290.61951	100580.68366	1643
1643	INV	S	39	03	33	E	151.41	100173.05031	100676.09024	1644
1644	INV	S	10	18	49	E	89.26	100085.22905	100692.07144	1645
1645	INV	S	20	14	28	W	36.52	100050.95974	100679.43490	1646
1646	INV	S	88	13	32	W	679.84	100029.90873	99999.92343	1636
1636	INV	N	1	53	30	E	1029.93	101059.27677	100033.92120	1637

NO CLOSURE ERROR Area = 403972.73 sq ft 101059.27677 100033.92120 1637  
 9.27394 ac