

## **FINDINGS OF FACT**

### **DCCDLC Short Plat (SP-06-64)**

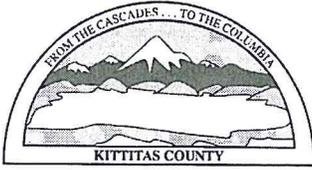
Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

1. The DCCDLC SHORT PLAT (SP 06-64) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
3. The applicant has demonstrated that 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.
4. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
5. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record.
6. This Short Plat does fall with the Kittitas Reclamation District boundaries. All conditions from KR D have been met.
7. Kittitas County Community Development Services Department completed a Critical Areas Review. A PEMC wetland was identified and outlined on the final mylar.

Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved this  
This 26th day of October, 2006

  
\_\_\_\_\_  
Darryl Piercy, CDS Director



## 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

August 10, 2006

Cruse and Associates  
PO Box 959  
Ellensburg, WA 98926

### RE: DCCDLC Short Plat (SP-06-64)

Dear Chris Cruse:

The Kittitas County Community Development Services Department has determined that the DCCDLC 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-06-64.
2. The continuation of the ditch exiting lot D4 must be shown on the final mylar.
3. There is a PEMC wetland on lots D3 & D4. This must be shown on the final mylar. Please see attached map for further information regarding the location of said wetland.
4. A notice from KRD approving an irrigation plan must be received in the CDS office prior to final plat approval.
5. Please contact Randy Carbary at 962-7019, Kittitas County Public Works, regarding all road standards and access questions.
6. Attached you will find comments from 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 DCCDLC Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 calendar days, and shall accordingly be eligible for final administrative approval after August 23, 2006. 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.

Sincerely,

Noah Goodrich,  
Staff Planner  
Kittitas County Community Development Services Department  
(509) 962-7024

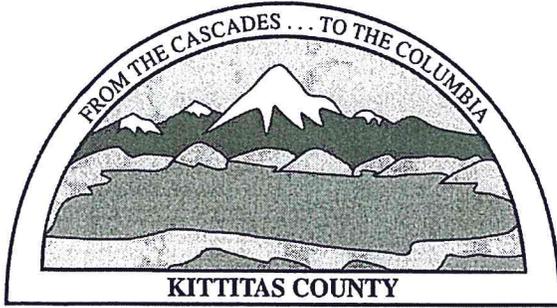
CC: Required parties (KCC 15A)

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS



## 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 N. Ruby Street, Ste. 3  
Ellensburg, WA 98926  
Phone: (509) 962-7698  
Fax: (509) 962-7052

June 26, 2006

Cruse & Associates  
217 E Fourth St  
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed DCCDLC Short Plat, located in Section 23, Township 18N, Range 18E, off of Hungry Junction Road. We have also received the \$240.00 plat submission fee (receipt #046949).

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

3. regulatory authority for approving Group A systems. Mr. Tom Justus is the Regional Engineer for Kittitas County. His office is located in Spokane, Washington. His 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) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.
4. GROUP "B" PUBLIC WELLS – 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.
5. 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:

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*"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.

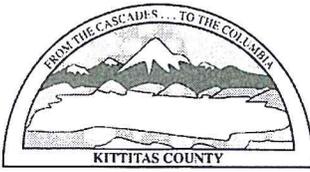
Sincerely,



Cathy Bambrick  
Kittitas County Environmental Health Director

cc: Community Development Services  
cc: DCCDLC LLC





## 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

**To:** Kittitas County Sheriff's Dept.  
Kittitas County Fire District #2  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Cruse & Associates  
KRD  
Adjacent Property Owners  
Applicant

**From:** Noah Goodrich, Staff Planner  
Kittitas County Community Development Services

**Date:** July 20, 2006

**Subject:** **APPLICATION FOR A 4-LOT SHORT PLAT (SP-06-64):**  
Chuck Cruse, authorized agent for DCCDLC LLC., landowner, submitted an application for a 4-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 13.30 acres of land that is zoned Ag-3, located north of the City of Ellensburg off of Hungry Junction Road, Ellensburg, WA 98926 located in the NW 1/4 of Section 23, T.18N. R.18E, W.M., in Kittitas County. Tax Parcel number 18-18-23000-0013.

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Please find attached the Short Plat application for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506.

Please send comments regarding potential adverse environmental impacts and the application by August 4, 2006 @ 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA. Staff Planner: Noah Goodrich.

Conditional preliminary approval may be granted based on timely comments received prior to August 4, 2006. 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.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

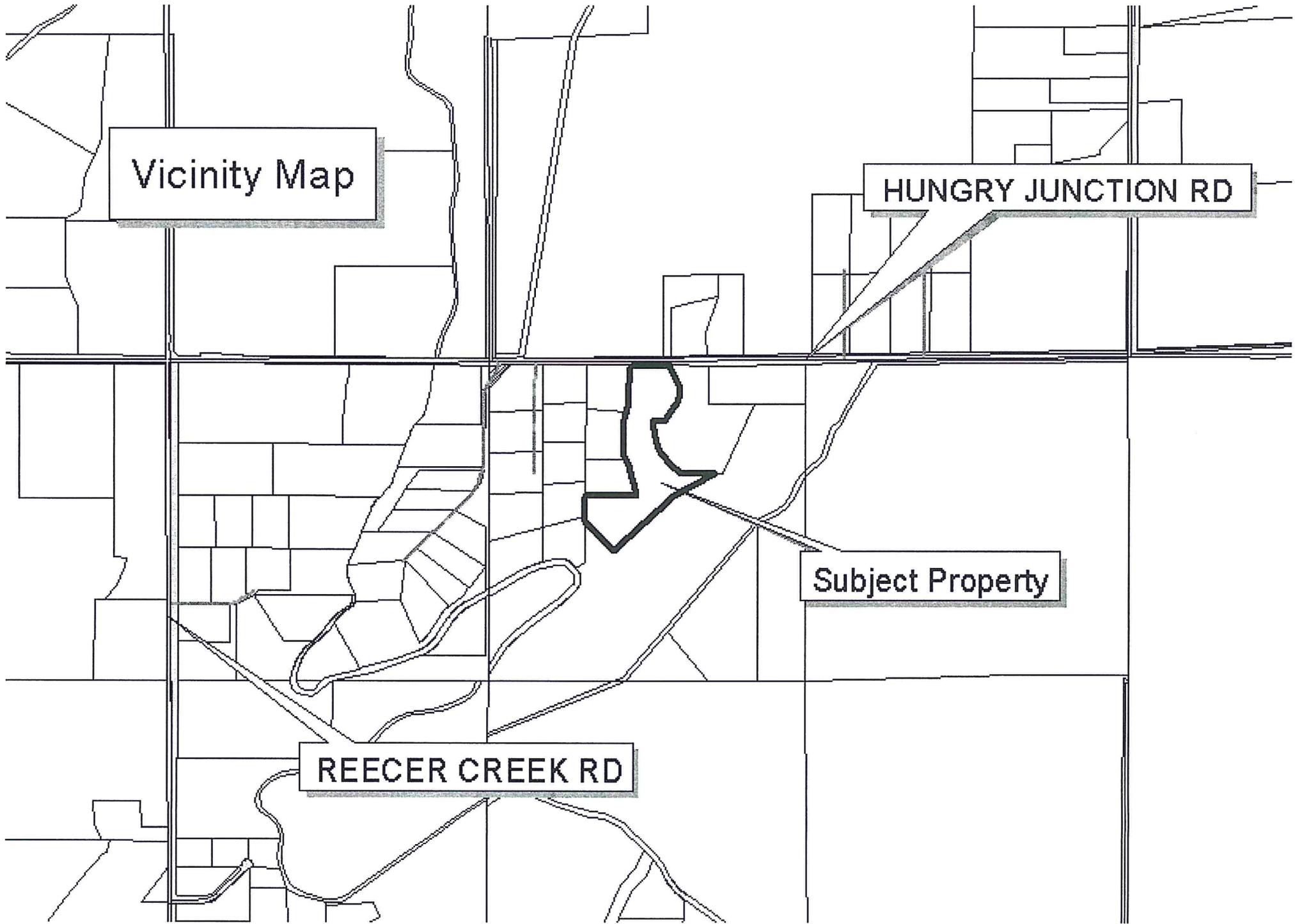
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Vicinity Map

HUNGRY JUNCTION RD

Subject Property

REECER CREEK RD



## Noah Goodrich

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**From:** Keli Bender [krd.keli@elltel.net]  
**Sent:** Friday, August 11, 2006 7:03 AM  
**To:** Noah Goodrich  
**Subject:** DCCDLC,LLC SHORT PLAT

Noah;

In regards to the DCCDLC Short Plat, Mr. Curtis has complied with all of the requirements set forth in the KRD General Guidelines for Subdivisions. This short plat has been approved. If you need additional information, please let me know.

Keli

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



KITTITAS COUNTY FIRE DISTRICT 2  
2020 Vantage Hwy  
Ellensburg WA 98926  
933-7232 (office) ☎ 933-7240 (fax)  
[kcfire2@elltel.net](mailto:kcfire2@elltel.net)

RECEIVED  
JUL 27 2006  
KITTITAS COUNTY  
CDS

July 25, 2006

Noah Goodrich, Staff Planner  
Kittitas County Community Development Services  
411 N Ruby St  
Ellensburg, WA 98926

Noah:

I have reviewed the Application for the DCCDLC LLC Short Plat SP-06-64. I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is, for the most part, informational only.

I have a couple of questions or issues that I would ask that you address in this process:

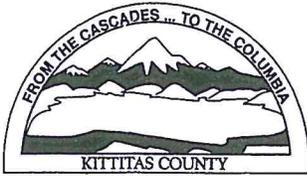
1. The map on the back page does not clearly indicate that the fire department access road will be 20' wide and capable of support 75,000 lbs with an all-weather surface. It is also not clear that the turnarounds comply with Appendix D of the 2003 International Fire Code.
2. The addresses need to be clearly visible from both directions at the county road for all properties.
3. If the property is gated, the fire department will require an access padlock be provided by the owner/developer. Padlocks run approximately 80.00 and an access box runs 150.00.

Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Elliott".

Rich Elliott – Deputy Fire Chief  
Kittitas County Fire District 2



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**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 for Public Works Department;  
\$240 plus \$50/hr. over 2.5 hrs. for Environmental Health Department;  
\$450 for Community Development Services Department  
(One check made payable to KCCDS)

**FOR STAFF USE ONLY**

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.		
SIGNATURE	DATE	RECEIPT #
X <u>[Signature]</u>	<u>6/23/00</u>	<u>046989</u>
NOTES:		

**RECEIVED**  
**DATE STAMP**  
**HERE**  
JUN 23 2000  
Kittitas County  
CDS

1. Name, mailing address and day phone of land owner(s) of record:

Name: DCCDLc LLC  
Mailing Address: 350 Tucker Lane  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 962-8476

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

Agent Name: Chris Cruise / Cruise & Assoc.  
Mailing Address: P O Box 959  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 926-8242

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: Hungry Junction Rd  
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property: Parcel D, Bk 32 of Surveys,  
pages 158-160

6. Tax parcel number(s): 18-18-23000-0013

7. Property size: 13.30 Ac (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):

4 lot short plat w/ individual wells and  
septic systems; private access road

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?

Hungry Junction Road

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 Cruse

Date:

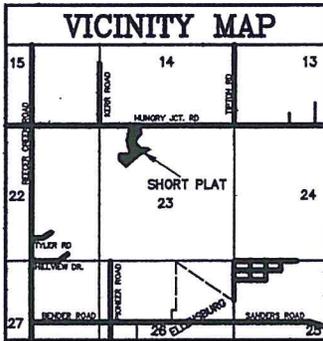
6/23/2006

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

X \_\_\_\_\_

Date:

\_\_\_\_\_



### APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

\_\_\_\_\_  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS 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\_\_

\_\_\_\_\_  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE DCCDLC SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

\_\_\_\_\_  
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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. 1618-23000-0013

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

\_\_\_\_\_  
KITITAS COUNTY TREASURER

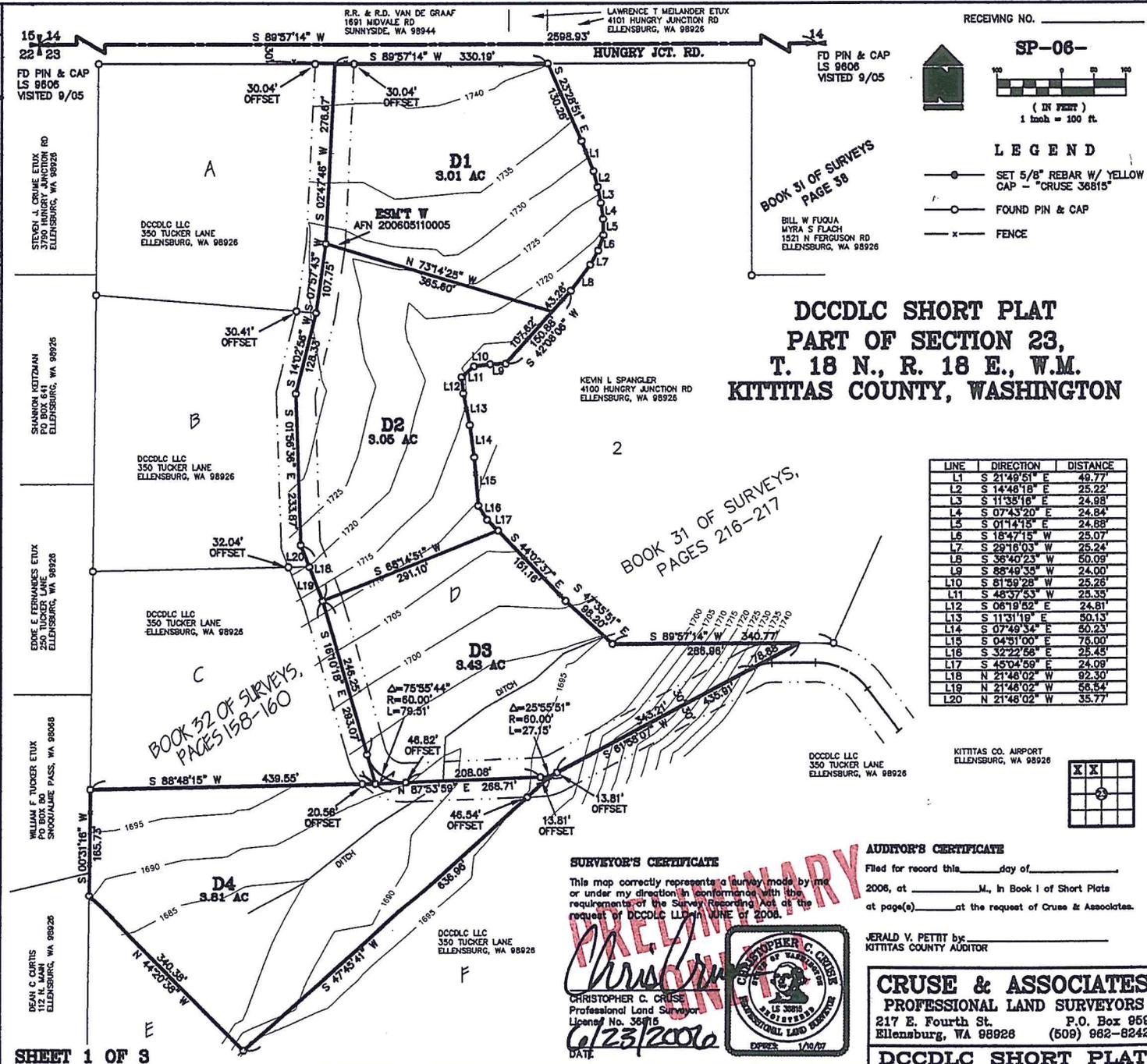
NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: DCCDLC LLC  
ADDRESS: 350 TUCKER LANE ELLENSBURG, WA 98926  
PHONE: (509) 962-8478

EXISTING ZONE: AG-3  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANKS  
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W

NO. OF SHORT PLATTED LOTS: FOUR (4)  
SCALE: 1" = 100'

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_



RECEIVED

JUN 23 2006

Kittitas County  
GBST

Workfile: TREAT.L3D closed  
Workfile: JIMJR.L3D ready for use. Room for 1800 points.  
Current Directory: C:\LLCOGO  
2147155968 Bytes free space available (53678899 Points).  
Fri Jun 23 14:14:45 2006  
ERROR:Invalid Command: pi.

FROM		ANGLE		DIST		NORTH		TO
*****	PT/PT INVERSE							
*****	START		D1			40574.29581	28554.67511	1560
1560	INV	N	89 57 14	E	330.19	40574.56170	28884.86900	968
							ANSPACH PROP COR	
968	INV	S	23 28 51	E	130.26	40455.08717	28936.77027	969
							ANSPACH PROP COR	
969	INV	S	21 49 51	E	49.77	40408.88232	28955.27986	970
							ANSPACH PROP COR	
970	INV	S	14 46 18	E	25.22	40384.49935	28961.70919	971
							ANSPACH PROP COR	
971	INV	S	11 35 16	E	24.98	40360.03278	28966.72606	972
							ANSPACH PROP COR	
972	INV	S	7 43 20	E	24.84	40335.41566	28970.06421	973
							ANSPACH PROP COR	
973	INV	S	1 14 15	E	24.88	40310.53812	28970.60163	974
							ANSPACH PROP COR	
974	INV	S	18 47 15	W	25.07	40286.80354	28962.52753	975
							ANSPACH PROP COR	
975	INV	S	29 16 03	W	25.24	40264.78504	28950.18778	976
							ANSPACH PROP COR	
976	INV	S	36 40 23	W	50.09	40224.61132	28920.27255	977
							ANSPACH PROP COR	
977	INV	S	42 08 06	W	43.26	40192.52997	28891.24912	171
171	INV	N	73 14 25	W	365.60	40297.95363	28541.17856	1561
1561	INV	N	2 47 46	E	276.67	40574.29581	28554.67511	1560

=====  
 NO CLOSURE ERROR      Area = 130987.04 sq ft      3.00705 ac  
 FROM                      ANGLE                      DIST                      NORTH                      EAST                      TO  
 =====

*****	PT/PT INVERSE							
*****	START		D2			40297.95363	28541.17856	1561
1561	INV	S	73 14 25	E	365.60	40192.52997	28891.24912	171
171	INV	S	42 08 06	W	43.26	40160.44863	28862.22570	978
							ANSPACH PROP COR	
978	INV	S	42 08 06	W	64.36	40112.72123	28819.04757	979
							ANSPACH PROP COR	
979	INV	S	88 49 35	W	24.00	40112.22958	28795.05132	980
							ANSPACH PROP COR	
980	INV	S	81 59 28	W	25.26	40108.71047	28770.03995	981
							ANSPACH PROP COR	
981	INV	S	48 37 53	W	25.35	40091.95405	28751.01250	982
							ANSPACH PROP COR	
982	INV	S	6 19 52	E	24.81	40067.29418	28753.74855	983
							ANSPACH PROP COR	
983	INV	S	11 31 19	E	50.13	40018.17201	28763.76214	984
							ANSPACH PROP COR	
984	INV	S	7 49 34	F	50.23	39968.40507	28770.60240	985

PT/PT INVERSE ***** START	ANGLE	DIST	NORTH	EAST	TO
			40297.95363	28541.17856	1561
1561 INV S 73 14 25 E		365.60	40192.52997	28891.24912	171
171 INV S 42 08 06 W		43.26	40160.44863	28862.22570	978
978 INV S 42 08 06 W		64.36	40112.72123	28819.04757	979
979 INV S 88 49 35 W		24.00	40112.22958	28795.05132	980
980 INV S 81 59 28 W		25.26	40108.71047	28770.03995	981
981 INV S 48 37 53 W		25.35	40091.95405	28751.01250	982
982 INV S 6 19 52 E		24.81	40067.29418	28753.74855	983
983 INV S 11 31 19 E		50.13	40018.17201	28763.76214	984
984 INV S 7 49 34 E		50.23	39968.40502	28770.60240	985
985 INV S 4 51 00 E		75.00	39893.66931	28776.94369	986
986 INV S 32 22 56 E		25.45	39872.17554	28790.57469	987
987 INV S 45 04 59 E		24.09	39855.16878	28807.63088	988
988 INV S 68 14 51 W		291.10	39747.28887	28537.26243	1568
1568 INV N 21 46 02 W		92.30	39833.01194	28503.03242	1566
1566 INV N 1 56 36 W		233.87	40066.75086	28495.10164	1567
1567 INV N 14 02 56 E		128.33	40191.23923	28526.25297	1562
1562 INV N 7 57 43 E		107.75	40297.95363	28541.17856	1561

=====  
 NO CLOSURE ERROR FROM Area = 132693.70 sq ft 3.04623 ac  
 ANGLE DIST NORTH EAST TO  
 =====

PT/PT INVERSE ***** START	ANGLE	DIST	NORTH	EAST	TO
			39747.28887	28537.26243	1568
1568 INV N 68 14 51 E		291.10	39855.16878	28807.63088	988
988 INV S 44 02 37 E		151.16	39746.51533	28912.71596	992
992 INV S 47 35 51 E		98.20	39680.29320	28985.23235	989
989 INV N 89 57 14 E		286.96	39680.52427	29272.18928	1574
1574 INV S 61 58 07 W		435.91	39475.66527	28887.41314	1573
1573 INV S 87 53 59 W		268.71	39465.81696	28618.88644	1569
1569 INV N 16 10 18 W		293.07	39747.28887	28537.26243	1568

=====  
 NO CLOSURE ERROR FROM Area = 149412.14 sq ft 3.43003 ac  
 ANGLE DIST NORTH EAST TO  
 =====

PT/PT INVERSE

FROM		ANGLE			DIST	NORTH	EAST	TO
PT/PT INVERSE		D3						
*****	START					39747.28887	28537.26243	1568
1568	INV	N	68 14 51	E	291.10	39855.16878	28807.63088	988
988	INV	S	44 02 37	E	151.16	39746.51533	28912.71596	992
992	INV	S	47 35 51	E	98.20	39680.29320	28985.23235	989
989	INV	N	89 57 14	E	286.96	39680.52427	29272.18928	1574
1574	INV	S	61 58 07	W	435.91	39475.66527	28887.41314	1573
1573	INV	S	87 53 59	W	268.71	39465.81696	28618.88644	1569
1569	INV	N	16 10 18	W	293.07	39747.28887	28537.26243	1568

=====  
 NO CLOSURE ERROR      Area = 149412.14 sq ft      39747.28887      28537.26243      1568  
 FROM                      ANGLE                      DIST                      NORTH                      EAST                      TO  
 =====

PT/PT INVERSE		D4						
*****	START					39456.64278	28179.43397	1570
1570	INV	N	88 48 15	E	439.55	39465.81696	28618.88644	1569
1569	INV	N	87 53 59	E	268.71	39475.66527	28887.41314	1573
1573	INV	S	47 45 41	W	636.96	39047.49083	28415.84227	1572
1572	INV	N	44 20 38	W	340.38	39290.91916	28177.92641	1571
1571	INV	N	0 31 16	E	165.73	39456.64278	28179.43397	1570

=====  
 NO CLOSURE ERROR      Area = 166049.52 sq ft      39456.64278      28179.43397      1570  
 =====

FROM		ANGLE		DIST		NORTH		EAST	TO
*****	PT/PT	INVERSE	<i>Total</i>						
START									
						40574.29581		28554.67511	1560
1560	INV	N 89 57 14	E	330.19		40574.56170		28884.86900	968
968	INV	S 23 28 51	E	130.26		40455.08717		28936.77027	969
969	INV	S 21 49 51	E	49.77		40408.88232		28955.27986	970
970	INV	S 14 46 18	E	25.22		40384.49935		28961.70919	971
971	INV	S 11 35 16	E	24.98		40360.03278		28966.72606	972
972	INV	S 7 43 20	E	24.84		40335.41566		28970.06421	973
973	INV	S 1 14 15	E	24.88		40310.53812		28970.60163	974
974	INV	S 18 47 15	W	25.07		40286.80354		28962.52753	975
975	INV	S 29 16 03	W	25.24		40264.78504		28950.18778	976
976	INV	S 36 40 23	W	50.09		40224.61132		28920.27255	977
977	INV	S 42 08 06	W	86.52		40160.44863		28862.22570	978
978	INV	S 42 08 06	W	64.36		40112.72123		28819.04757	979
979	INV	S 88 49 35	W	24.00		40112.22958		28795.05132	980
980	INV	S 81 59 28	W	25.26		40108.71047		28770.03995	981
981	INV	S 48 37 53	W	25.35		40091.95405		28751.01250	982
982	INV	S 6 19 52	E	24.81		40067.29418		28753.74855	983
983	INV	S 11 31 19	E	50.13		40018.17201		28763.76214	984
984	INV	S 7 49 34	E	50.23		39968.40502		28770.60240	985
985	INV	S 4 51 00	E	75.00		39893.66931		28776.94369	986
986	INV	S 32 22 56	E	25.45		39872.17554		28790.57469	987
987	INV	S 45 04 59	E	24.09		39855.16878		28807.63088	988
988	INV	S 44 02 37	E	151.16		39746.51533		28912.71596	992
992	INV	S 47 35 51	E	98.20		39680.29320		28985.23235	989
989	INV	N 89 57 14	E	286.96		39680.52427		29272.18928	1574
1574	INV	S 61 58 07	W	435.91		39475.66527		28887.41314	1573



NO. 0101706

LIABILITY \$1,000.00

FEE \$ 215.40

## CHICAGO TITLE INSURANCE COMPANY

*a corporation, herein called the Company,*

### GUARANTEES

**Policy No. 72030- 4446**

CRUSE & ASSOCIATES

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: JUNE 16, 2006

CHICAGO TITLE INSURANCE COMPANY

By

  
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

RECEIVED

JUN 23 2006

Kittitas County  
CDS

SUBDIVISION GUARANTEE

Office File Number : 00101706  
Guarantee Number : 48 0035 72030 4446  
Dated : June 16, 2006, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 15.40

Your Reference : DDCDLC, LLC

Name of Assured: **Cruse & Associates**

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

**Parcel D of that certain Survey as recorded May 11, 2006, in Book 32 of Surveys, pages 158 through 160, under Auditor's File No. 200605110005, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 23, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.**

Title to said real property is vested in:

**DCCDLC, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**

**END OF SCHEDULE A**

(SCHEDULE B)

File No. 00101706

Guarantee Number: 48 0035 72030 4446

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. 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.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes and assessments for the year 2006 have been paid.  
Amount : \$0.00  
Tax Parcel No. : 18-18-23000-0013 (11190)
5. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

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.

6. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefor.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

7. Amendatory Contract, governing reclamation and irrigation matters:  
Parties : The United States of America and the Kittitas Reclamation District  
Dated : January 20, 1949  
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69  
Auditor's File No. : 208267  
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

(SCHEDULE B)

File No. 00101706

Guarantee Number: 48 0035 72030 4446

8. 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)
  
9. AGREEMENT, and the terms and conditions thereof
  - First Party : Rex Rice
  - Second Party : Kittitas Reclamation District
  - Purpose : Determining the prorated share of cost and maintenance of installing a turnout and weir, approximately one half mile of lateral and an under shot under the County Road. That said second party will furnish water to the first party.
  - Dated : April 7, 1964
  - Recorded : May 6, 1964, in Book 115, page 173
  - Auditor's File No. : 312423
  
10. Unrecorded easement, and the terms and conditions thereof, dated February 2, 1979 executed by Lester Sperline and Beverly J. Sperline, constructive notice of which is given by recital in instrument recorded on March 7, 1979, in Volume 111, Page 528, under Kittitas County Auditor's File No. 430427.
  - In favor of : Cascade Irrigation District, a municipal corporation
  - For : An easement
  - Affects : A strip of land 15 feet wide over and across the following land:  
"Beginning at a point on the most Easterly point of the Cascade Irrigation District Canal lying within the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 18 North, Range 28 East, W.M., and thence running in a Northeasterly direction along the bottom of a draw 535 feet to the end of said easement."
  
11. Matters disclosed on the Survey recorded October 21, 2005, Book 31, Pages 216 and 217, under Auditor's File No. 200510210012, including but not limited to the following:
  - a) Location of Easement "Q" and existing access
  - b) Notes as contained thereon
  
12. DEED OF TRUST, and the terms and conditions thereof:
  - Grantor : DCCDLC, LLC, a Washington Limited Liability Company
  - Trustee : AmeriTitle
  - Beneficiary : Equity Network, a Washington Limited Liability Company
  - Amount : \$493,051.63, plus interest
  - Dated : March 1, 2006
  - Recorded : March 16, 2006
  - Auditor's File No. : 200603160009
  - Affects : Said parcel and other land

(SCHEDULE B)

File No. 00101706

Guarantee Number: 48 0035 72030 4446

EXCEPTION NO. 12, CONTINUED

Assignment of said Deed of Trust;  
Assignee : Equity Trust Company Custodian FBO Daniel R. Huntington  
IRA No. 40176, as to an undivided Sixty Two percent (62%)  
interest; James E. Thompson, an unmarried manas his  
separate estate, as to an undivided Fifteen and 32/100  
percent (15.32%) interest, James E. Thompson, TTEE, for  
Thompson Land, LLC PS Trust Profit Sharing Plan, as to an  
undivided Twelve and 37/100 percent (12.37%) interest and  
Richard Powers and Anabelle Powers, husband and wife, as  
to an undivided Ten and 31/100 percent (10.31%) interest  
Dated : March 21, 2006  
Recorded : March 24, 2006  
Auditor's File No. : 200603240026

13. Matters disclosed on the Survey recorded May 11, 2006, Book 32, Pages 158 through 160, under Auditor's File No. 200605110005, including but not limited to the following:
  - a) Location of Easement "W"
  - b) Notes as contained thereon
14. Declaration of Covenants, Easements, Conditions and Restrictions for Saddlerock Estates, recorded June 12, 2006, under Kittitas County Auditor's File No. 200606120018, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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.
15. Road Maintenance Agreement, and the terms and conditions thereof, executed by and between the parties herein named;  
Between : DCCDLC, LLC, a Washington Limited Liability Company  
Dated : June 12, 2006  
Recorded : June 12, 2006  
Auditor's File No. : 200606120019

END OF EXCEPTIONS

(SCHEDULE B)

File No. 00101706

Guarantee Number: 48 0035 72030 4446

**Notes:**

1. Any map or sketch enclosed as an attachment herewith is furnished for information 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.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

CDF/kdb

2CC: Marsha/Cruse & Associates

# CASH RECEIPT

Date 6/23/06 046949

Received From Shane Assoc

Address 217 E 4th

Ellensburg Dollars \$ 920.00

For Short Plat App / DCCDLA SP  
PW 230.00 EH 240.00 CDS 450.00

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>920.00</u>	CHECK	<u>920.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

18.18.23000.0013  
By MRice

KITITAS COUNTY CDS

411 N. Ruby Suite #2

ELLENSBURG, WA 98926