

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"

FINDINGS OF FACT Iron Mountain Short Plat (SP 06-129)

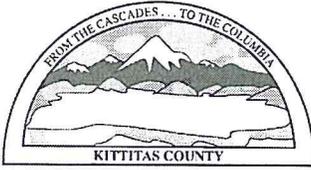
Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

1. The Iron Mountain Short Plat (SP-06-129) 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 on January 3, 2007.
6. Kittitas County Community Development Services Department completed a Critical Areas Review. No critical areas were identified on this short plat.

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

Approved this
This 12th Day of November 2008

Daniel Davis, Interim Building Official



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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

February 2, 2007

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

RE: Iron Mountain Short Plat (SP-06-129)

Dear Chris:

The Kittitas County Community Development Services Department has determined that the Iron Mountain 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-06-129.
2. All future development must comply with International Fire Code (IFC) and appendices.
3. All Kittitas County road standards must be met. Attached you will find comments from Kittitas County Public Works. Please contact Christina Wollman at 962-7051 regarding all road standards and access questions.
4. 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.
5. Submittal of a Certificate of Title (Title Report) with the final short plat mylar.

Approval of the Iron Mountain 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 after February 16, 2007. 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.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by February 16, 2007 at 5:00p.m.

Sincerely,

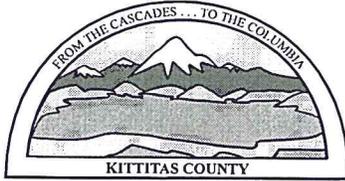
Dan Valoff, Planner I
Kittitas County Community Development Services Department
(509) 962-7637

CC: Required parties (KCC 15A)

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff, Community Development Services
FROM: Christina Wollman, Planner II *W*
DATE: January 31, 2007
SUBJECT: Iron Mountain Short Plat



Our department has reviewed the 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.

The following shall be conditions of preliminary approval:

1. Private Road: The applicant has applied for and received approval for a variance request from the required 60' easement requirement as identified in the current Kittitas County Road Standards for low-density private roads. The following are conditions of the variance request and shall be applied as conditions of this short plat:

It shall be the applicant's responsibility to secure a continuous and common 60' wide ingress and egress easement for the remainder of Iron Mountain Road that serves the subject property. The 60' wide easement shall be required from the point at which the existing 30' easement, cross the section line, east, into section 2, then from that point, south, to a point at which it serves parcels 19-15-01000-0004 (7.09 Acres) and 19-15-01000-0033 (20.00 Acres) as required for access to the proposed development. The applicant shall improve the existing road to a minimum of 20' traveled way width with 1' gravel shoulders, as required by Fire Code and current Kittitas County Road Standards. This can be accomplished by either widening the existing road with gravel, compacted to 95% and able to support a minimum load of 75,000 lbs as needed for Fire Apparatus or to widen the existing paved driveway to a 20' paved traveled way width with 1' gravel shoulders, compacted to 95% and able to support a minimum load of 75,000 lbs as

Page 1 of 3

needed for Fire Apparatus per Fire Code and current Kittitas County Road Standards. This is the minimum requirement for a Low Density road providing access for 3 to 40(+) parcels that average over 5.01 acres in size.

The applicant shall be aware that if proposed developments bring the average lot size below 5.0 acres then the High Density Road standard shall apply and additional road improvements may be required. (See current Kittitas County Road Standards, Table 12-1, for more information).

Upon submittal of a development application by the applicant, a Private Road Certification shall be required by a Professional Engineer documenting that the required improvements are made in accordance with current Kittitas County Road Standards. This variance applies to this application only. Any further subdivision of the properties served by this access shall be subject to the applicable conditions of the International Fire Code and current Kittitas County Road Standards.

2. Access: 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 Pays Road right of way.
3. Cul-de-Sac: Permanent deadend streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Reference AASHTO for cul-de-sac design.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
4. Plat Notes: Plat notes shall reflect the following:
 - a. Plat note #9 shall be removed.
 - b. "Entire private road shall be inspected and certified by a civil engineer licensed in the State of Washington specifying that the road meets Kittitas County Road Standards as adopted September 6, 2005, prior to the issuance of a building permit. Any future subdivision or land use action will be reviewed under the most current road standards."
5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. 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.
8. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for emergency response.

9. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

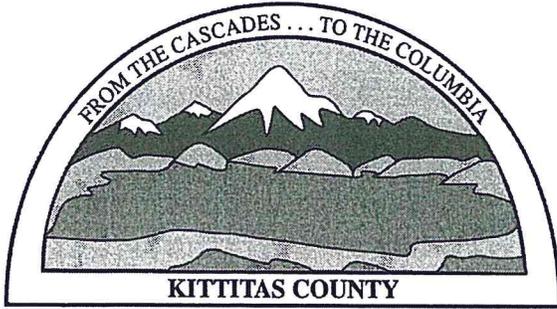
12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"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. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.



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

December 11, 2006

Cruse & Associates
217 East Fourth Ave
Ellensburg, WA 98926

RECEIVED

DEC 18 2006

Kittitas County
CDS

Dear Mr. Cruse,

We have received the proposed Iron Mountain Short Plat, located in Section 01, Township 19N, Range 15E, off of Upper Peoh Point Road. We have also received the \$240.00 plat submission fee (receipt #049222).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

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. 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.

3. 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.
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,



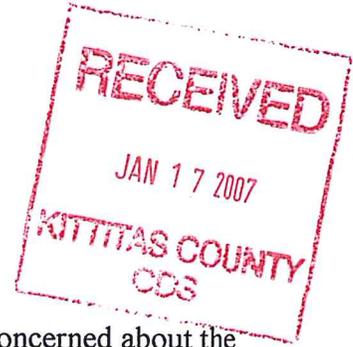
Cathy Bambrick
Kittitas County Environmental Health Manager

cc: Community Development Services
Phillip Widner Etal

Attn; Dan Valoff, Planner I
Kittitas Co. Comm. Develop. Services

Jan. 17, 2007

Re: App. For 2-Lot short plat (Iron Mtn. SP-06-129)



I am responding to the Widner application for short plat. I am very concerned about the impact this development will have on the Iron Mtn. neighborhood and my property. Again, as with the Torget short plat, and ALWAYS, water is the huge worry. You have allowed the Torgets to add 4 households and now the Widners, showing 4 more households. What will that do to our aquifer, potentially adding 24 or more people who all want green lawns? Again, the Peoh Pt. area has a history of wells drying up. Just ask the LOCAL old timers.

The added traffic will also impact my quality of life as well as the value of my property. Instead of a peaceful, beautiful rural area it will become a noisy suburb with many cars and all the toys that come with people these days. Dirt bikes, snowmobiles, exhaust fumes and noise pollution. Every car affects my life as I am at the beginning of the road and EVERY car, dirt bike and snowmobile will invade my environment.

The private road that these people would travel up and down cuts through my property and there is NO 60 ft. easement as the rules require. What about the safety issue of multiple emergency vehicles needing more room to service this new population? Please explain what exactly, excuses the Torgets and the Widners from the road requirements that the rest of the world has to adhere to.

The natural environment will suffer as well. The added traffic will cause oils and dust to run off into the stream that runs along Iron Mtn. Rd. This little stream then empties into a fishbearing stream, and then into the Yakima, not far downstream.

I hope you will consider these concerns and deny any more requests for short plat up Iron Mtn. Rd. This neighborhood is just too special to lose.

I would like to hear back from you.

Thank you,

Betsy Dyer
891 Pays Rd.
Cle Elum 98922
509-674-9579

Dan Valoff

From: Keli Bender [krd.keli@elltel.net]
Sent: Wednesday, January 10, 2007 11:40 AM
To: Dan Valoff
Subject: Iron Mountain Short Plat

Dan;

This is in regards to the Iron Mt. Short Plat SP-06-129. This property is within the KRD boundaries and all 4 lots contain irrigable ground. The conditions set forth in the KRD General Guidelines will need to be met prior to approval. If you need additional information, please let me know.

Keli

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

Trudie Pettit

From: Keli Bender [krd.keli@fairpoint.net]

Sent: Thursday, June 05, 2008 11:35 AM

To: Trudie Pettit

Cc: cruse and associates

Subject: Widner/Dosier/Iron Mountain

SP-06-129

Trudie;

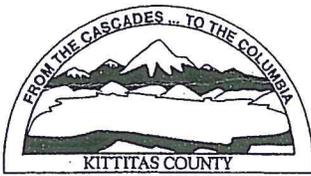
This is to let you know that all of the KRD requirements have been met on the Dosier Short Plat; Widner Short Plat and the Iron Mountain Short Plat. If you need additional information, please let me know.

Keli

Keli R. Bender

KRD Lands Clerk/RRA

krd.keli@elltel.net



121

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

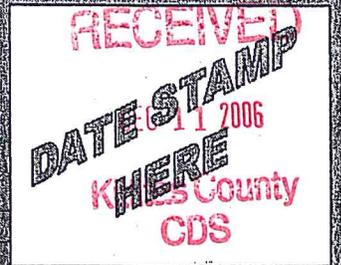
- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Certificate of Title (Title Report)
- Computer lot closures
- Address list of all landowners within 300 feet of the 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
NOTES		



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

Name: Philip Widner et al
Mailing Address: P O Box 1035
City/State/ZIP: South Cle Elum, WA 98943
Day Time Phone: (509) 674-5099

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: (509) 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: 470 Iron Mtn. Rd.
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property: Ptn. of parcels A & B, Book 22
of survey of pages 79-80

6. Tax parcel number(s): 19-15-01000-0004 & 19-15-01090-0033

7. Property size: 14.29 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
& septic systems

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

Yes (Circle) No If yes, explain: _____

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

Pays 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 Cruise

Date:

12/11/2002

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

X

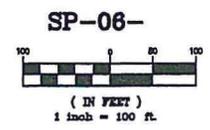
Date:

RECEIVED

RECEIVING NO. _____

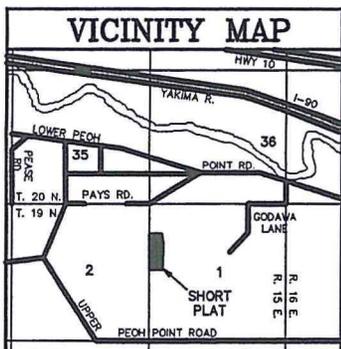
DEC 11 2006

Kititas County
CDS



LEGEND

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



APPROVALS

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

KITITAS COUNTY ENGINEER

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 IRON MOUNTAIN 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. 19-15-01000-0004 & 19-15-01000-0033

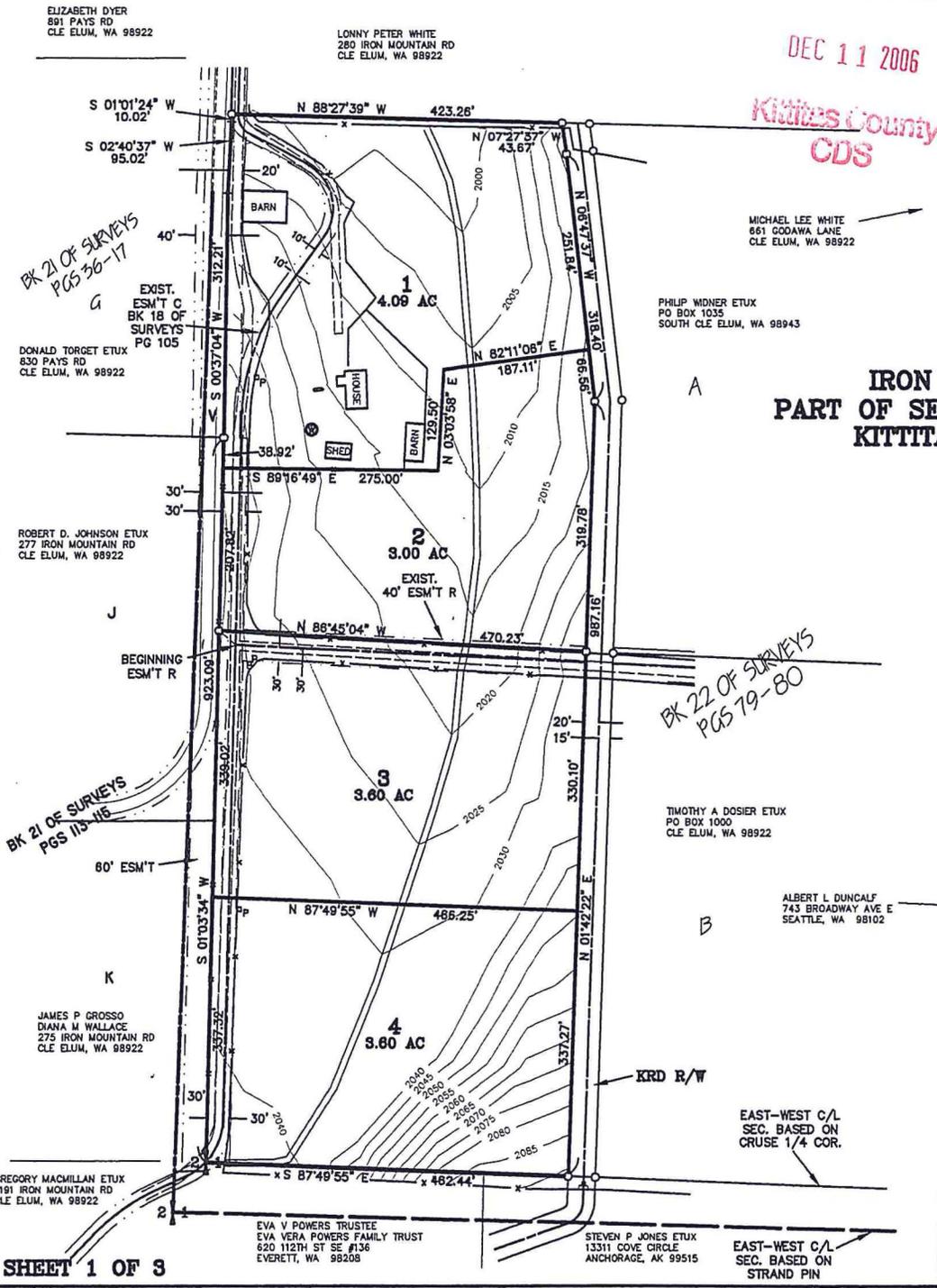
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: PHILIP WIDNER ETAL
ADDRESS: PO BOX 1035
SOUTH CLE ELUM, WA 98943
PHONE: (509) 874-5089

EXISTING ZONE: AG-3
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
WIDTH AND TYPE OF ACCESS: PRIVATE ACCESS ESM'T
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 100'

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



SHEET 1 OF 3

MICHAEL LEE WHITE
661 GODAWA LANE
CLE ELUM, WA 98922

PHILIP WIDNER ETUX
PO BOX 1035
SOUTH CLE ELUM, WA 98943

DONALD TORGET ETUX
630 PAYS RD
CLE ELUM, WA 98922

ROBERT D. JOHNSON ETUX
277 IRON MOUNTAIN RD
CLE ELUM, WA 98922

BK 21 OF SURVEYS
PGS 175-176

JAMES P GROSSO
DIANA M WALLACE
275 IRON MOUNTAIN RD
CLE ELUM, WA 98922

GREGORY MACMILLAN ETUX
1191 IRON MOUNTAIN RD
CLE ELUM, WA 98922

EVA V POWERS TRUSTEE
EVA VERA POWERS FAMILY TRUST
620 112TH ST SE #136
EVERETT, WA 98208

STEVEN P JONES ETUX
13311 COVE CIRCLE
ANCHORAGE, AK 99515

TIMOTHY A DOSIER ETUX
PO BOX 1000
CLE ELUM, WA 98922

ALBERT L DUNCALF
743 BROADWAY AVE E
SEATTLE, WA 98102

EAST-WEST C/L
SEC. BASED ON
CRUSE 1/4 COR.

EAST-WEST C/L
SEC. BASED ON
STRAND PIN

IRON MOUNTAIN SHORT PLAT
PART OF SEC. 1, T. 19 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

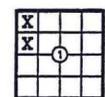
AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2007, at _____ M., in Book I of Short Plats
at page(s) _____ at the request of Cruse & Associates.

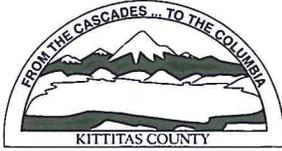
JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR

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 PHIL WIDNER & TIM DOSIER in
OCTOBER of 2006.

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
DATE: 12/11/06

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





Kittitas County Community Development Services
411 N Ruby STE 2
Ellensburg, WA 98926

CHECKLIST FOR PLANNING ISSUES
(to be kept in the file at all times)

PROPOSAL NAME:

Iron Mountain short plat SP-06-129

NOTIFICATION MAILING DATE:

Wednesday, January 3, 2007

Mailer: In addition to items for mailing, please attach a copy of the names and addresses of those to who were mailed the Notice of Application.

State of Washington
County of Kittitas

I certify that the acts of notification described in this document have occurred or have been performed.



Signature

Subscribed and sworn to before me this 4th day of January, 2007




Notary Public for the State of Washington
residing in Ellensburg. My appointment
expires January 9, 2010

Kittitas Reclamation District
P.O. Box 276
Ellensburg, WA 98926

Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943

Cle Elum- Roslyn School District
404
Administrative Office
2690 SR 903
Cle Elum, WA 98922

Kittitas County Public Works

Kittitas County Enforcement and
Investigation

Kittitas County Environmental
Health

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

Ellensburg Telephone
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Philip Winder
PO Box 1035
South Cle Elum, WA 98943

Cruse and Associates

DYER, ELIZABETH
891 PAYS RD
CLE ELUM WA 98922

WHITE, PETER A
8080 LOWER PEOH POINT RD
CLE ELUM WA 98922

JOHNSON, ROBERT D ETUX
277 IRON MTN RD
CLE ELUM WA 98922

TORGET, DONALD ETUX
830 PAYS RD
CLE ELUM WA 98922

WIDNER, PATRICK M & PHILIP
M ETUX DOSIER, TIMOTHY A
ETUX
640 IRON MOUNTAIN RD
CLE ELUM WA 98922

DOSIER, TIMOTHY A. ETUX
PO BOX 1000
CLE ELUM WA 98922

GROSSO, JAMES P &
WALLACE, DIANA M
275 IRON MOUNTAIN RD
CLE ELUM WA 98922-

MAC MILLAN, GREGORY ETUX
1191 IRON MOUNTAIN RD
PO BOX 678
CLE ELUM WA 98922

POWERS, EVA V. TRUSTEE EVA
VERA POWERS FAMILY TRUST
620 112TH ST SE #136
EVERETT WA 98208

JONES, STEVEN P. ETUX
13311 COVE CIRCLE
ANCHORAGE AK 99515

Michael White
661 Godawa Lane
Cle Elum, WA 98922

Albert Duncalf
743 Broadway Ave E
Seattle, WA 98102

RECEIVED

2000

Iron Mt SP-06-129

KITTITAS COUNTY
CDS

PT/PT INVERSE									
*****	START								
1893	INV	S	74 19 51	E	35.75	98741.12104	102629.53185	1893	
1892	INV	S	88 46 49	E	389.69	98731.46514	102663.95493	1892	
1891	INV	S	7 27 37	E	36.67	98723.16994	103053.55840	1891	
3620	INV	S	6 47 37	E	251.84	98686.80935	103058.31981	3620	
3629	INV	S	82 11 06	W	187.11	98436.74189	103088.11082	3629	
3628	INV	S	3 03 58	W	129.50	98411.29950	102902.73666	3628	
3627	INV	N	89 16 49	W	275.00	98281.98378	102895.80977	3627	
3626	INV	N	1 03 34	E	38.92	98324.35503	102621.55500	3626	
2472	INV	N	0 37 04	E	312.21	98636.54397	102624.92128	2472	
653	INV	N	2 40 37	E	95.02	98731.46291	102629.35933	653	
3632	INV	N	1 01 24	E	9.66	98741.12104	102629.53185	3632	

NO CLOSURE ERROR Area = 174786.12 sq ft 4.01254 ac
FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE									
*****	START								
3626	INV	S	89 16 49	E	275.00	98285.43760	102620.83524	3626	
3627	INV	N	3 03 58	E	129.50	98281.98378	102895.80977	3627	
3628	INV	N	82 11 06	E	187.11	98411.29950	102902.73666	3628	
3629	INV	S	6 47 37	E	66.56	98436.74189	103088.11082	3629	
3619	INV	S	1 42 22	W	319.78	98370.64502	103095.98507	3619	
2724	INV	N	86 45 04	W	470.23	98051.00301	103086.46352	2724	
2723	INV	N	1 03 34	E	207.82	98077.65249	102616.99234	2723	

NO CLOSURE ERROR Area = 130685.89 sq ft 3.00014 ac
FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE									
*****	START								
2723	INV	S	86 45 04	E	470.23	98077.65249	102616.99234	2723	
2724	INV	S	1 42 22	W	330.10	98051.00301	103086.46352	2724	
3631	INV	N	87 49 55	W	466.25	97721.04632	103076.63470	3631	
3630	INV	N	1 03 34	E	339.02	97738.68571	102610.72329	3630	

NO CLOSURE ERROR Area = 156603.08 sq ft 3.59511 ac
FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE									
*****	START								
3630	INV	S	87 49 55	E	466.25	98077.65249	102616.99234	2723	
3631	INV	S	1 42 22	W	337.27	97738.68571	102610.72329	3630	
3618	INV	N	87 49 55	W	462.44	97721.04632	103076.63470	3631	
2708	INV	N	1 03 34	E	337.32	97383.92648	103066.59251	3618	

NO CLOSURE ERROR Area = 156603.08 sq ft 3.59511 ac
FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE									
*****	START								
1893	INV	S	74 19 51	E	35.75	98741.12104	102629.53185	1893	
1892	INV	S	88 46 49	E	389.69	98731.46514	102663.95493	1892	
1891	INV	S	7 27 37	E	36.67	98723.16994	103053.55840	1891	
3620	INV	S	6 47 37	E	318.40	98686.80935	103058.31981	3620	
3619	INV	S	1 42 22	W	987.16	98370.64502	103095.98507	3619	
3618	INV	N	87 49 55	W	462.44	97383.92648	103066.59251	3618	
2708	INV	N	1 03 34	E	923.09	97401.42183	102604.48574	2708	
2472	INV	N	0 37 04	E	312.21	98324.35503	102621.55500	2472	
653	INV	N	2 40 37	E	95.02	98636.54397	102624.92128	653	
3632	INV	N	1 01 24	E	9.66	98731.46291	102629.35933	3632	

NO CLOSURE ERROR Area = 618678.17 sq ft 14.20290 ac

NO CLOSURE ERROR Area = 130685.89 sq ft 98285.43760 102620.83524 3626
 FROM ANGLE DIST NO 1 EAST TO
 =====
 PT/PT INVERSE
 ***** START (3) 98077.65249 102616.99234 2723
 2723 INV S 86 45 04 E 470.23 98051.00301 103086.46352 2724
 REV LOT COR
 2724 INV S 1 42 22 W 330.10 97721.04632 103076.63470 3631
 REV LOT COR
 3631 INV N 87 49 55 W 466.25 97738.68571 102610.72329 3630
 LOT COR
 3630 INV N 1 03 34 E 339.02 98077.65249 102616.99234 2723
 LOT COR
 REV LOT COR
 =====

NO CLOSURE ERROR Area = 156603.08 sq ft 98077.65249 102616.99234 2723
 FROM ANGLE DIST NORTH EAST TO
 =====
 PT/PT INVERSE
 ***** START (4) 97738.68571 102610.72329 3630
 3630 INV S 87 49 55 E 466.25 97721.04632 103076.63470 3631
 LOT COR
 3631 INV S 1 42 22 W 337.27 97383.92648 103066.59251 3618
 LOT COR
 3618 INV N 87 49 55 W 462.44 97401.42183 102604.48574 2708
 KRD CALC
 2708 INV N 1 03 34 E 337.32 97738.68571 102610.72329 3630
 L/L-OLD S/L PROJ
 LOT COR
 =====

NO CLOSURE ERROR Area = 156603.08 sq ft 97738.68571 102610.72329 3630
 FROM ANGLE DIST NORTH EAST TO
 =====

Iron Mt. SP-01-129

UPDATED
SUBDIVISION GUARANTEE



Office File Number : 0102498
Guarantee Number : 48 0035 72030 6300
Dated : July 3, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : WIDNER/DOSIER

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 1:

That portion of Parcels A and B of that certain survey as recorded September 18, 1996 in Book 22 of Surveys at pages 79 and 80, under Auditor's File No. 199609180018, records of Kittitas County, State of Washington, which lies westerly of the westerly right of way boundary of the Kittitas Reclamation District right of way; being a portion of the Northwest Quarter of Section 1, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

EXCEPTING therefrom: Parcel 4 of that certain Survey as recorded August 12, 2004, in Book 30 of Surveys, pages 116 and 117, under Auditor's File No. 200408120040, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 1, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

PARCEL 2:

A not more than 30 foot wide non-exclusive roadway easement for ingress and egress, along an existing private road (the Western edge of which easement shall coincide with the Western edge of said private road) located near the Eastern boundary of and in the Northeast corner of the Northeast 1/4 of said Section 2, from Pays Road to the Northwest 1/4 of the Northwest 1/4 of said Section 1.

AND

A 20 foot wide non-exclusive roadway easement for ingress and egress, along the West boundary of the North 72.15 acres of Lots 4 and 3 of said Section 1, between the South boundary of said North 72.15 acres and the intersection of said West boundary with the North boundary of an existing private road running from Pays Road, which existing private road is the subject matter of the next above described easement.

Title to said real property is vested in:

PATRICK M. WIDNER, AN UNMARRIED MAN; PHILIP M. WIDNER AND KIMBERLY J. WIDNER, HUSBAND AND WIFE; AND THELMA J. DOSIER AND THE HEIRS AND DEVISEES OF TIMOTHY A. DOSIER DECEASED, AS TO PARCEL A AND THELMA JO DOSIER, TRUSTEE OF THE TIMOTHY A. DOSIER TESTAMENTARY TRUST UNDER WILL DATED OCTOBER 19, 2004, AS TO PARCEL B

END OF SCHEDULE A

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

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 second half of the year 2008, which become delinquent after October 31, 2008, if not paid.
Amount : \$487.76
Tax No. : 19-15-01000-0004 (385534)

NOTE: First half 2008 taxes and assessments have been paid in the amount of \$487.77.
General taxes and assessments for the full year: \$975.53.

Affects: Portion of Parcel A and other land

General taxes and assessments for the year 2008 have been paid.

Amount : \$64.61
Tax Parcel No. : 19-15-01000-0033 (192836)
Affects : Portion Parcel B

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.

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

7. Exceptions and Reservations as contained in Instrument
From : Northern Pacific Railroad Company, a corporation
Dated : November 8, 1900
Recorded : January 8, 1902, in Book 1 of Deeds, Page 498

Said reservation was modified by agreement dated August 7, 1947 and recorded in Book 77 of Deeds, Page 143, as follows:

"Excepting and reserving unto the party of the first part, its successors and assigns, forever, all coal or iron upon or in said lands, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same; but the Party of the first part, its successors and assigns, they shall pay to the party of the second part, or to his heirs or assigns, the market value at the time mining operations are commenced or such portion of the surface as may be used for such operations, or injured thereby, including any improvements thereon."

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

8. 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.
9. 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)
10. Easement "Q", 20 feet in width as delineated on that certain survey recorded July 13, 1989 in Book 16 of Surveys at Page 37, under Auditor's File No. 521744, Records of Kittitas County, Washington; affecting a portion of Government Lot 4 and the South 1/2 of the Northwest 1/4 of Section 1, Township 19 North, Range 15 East, W.M., Kittitas County, Washington.
11. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on January 18, 1990, in Volume 301, page 94, under Kittitas County Auditor's File No. 526545.
For : ingress, egress and utilities

CONTINUED

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

12. The following note as disclosed on survey recorded July 13, 1989, in Book 16 of Surveys, page 37, under Auditor's File No. 521744.

"An old fence meanders southerly of the true property line varying in proximity from 10' to 100'+."

Affects the Northerly portion of said premises.

13. Easement for electric transmission and distribution line, together with necessary appurtenances, as granted by instrument recorded on April 6, 1990 in Volume 304, Page 391 in the office of the recording officer of Kittitas County, Washington under recording number 528220.

To : Puget Sound Power & Light Company, a Washington corporation
Affects : Ten (10) feet in width having five (5) feet of such width on each side of a centerline as constructed or to be constructed lying within the above described property and other land

14. Easement "C" 20' width, as delineated on Survey recorded July 21, 1992, in Book 18 of Surveys, Page 105, under Auditor's File No. 546065.

15. The effect, if any, of fenceline lying inside the Northerly boundary of said premises as disclosed by Survey recorded September 18, 1996 in Book 22 of Surveys, pages 79 and 80, under Auditor's File No. 199609180018.

16. Easement "R", 40' in width as delineated on Survey recorded September 18, 1996, in Book 22 of Surveys, Pages 79 and 80, under Kittitas County Auditor's File No. 199609180018.

17. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on June 6, 1996, under Kittitas County Auditor's File No. 199606060017.

In favor of : Puget Sound Power & Light Company, a Washington corporation
For : An Easement Area ten (10) feet in width having five (5) feet of such width on each side of the centerline of Grantee's facilities located as constructed or to be constructed, extended or relocated on the above described property
Affects : A strip of land 10' in width. The exact location cannot be determined from the legal description contained therein.

18. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on June 6, 1996, under Kittitas County Auditor's File No. 199606060018.

In favor of : Puget Sound Power & Light Company, a Washington corporation
For : Construction, operation, maintenance, repair, replacement, improvement, removal, enlargement and use of one or more electric distribution systems
Affects : Portion said premises

CONTINUED

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

19. Declaration of Easement, and the terms and conditions thereof, recorded December 29, 1997, under Auditor's File No. 199712290038, entered into by and between Philip M. Widner and Kimberly J. Widner, husband and wife, and Timothy A. Dosier and Thelma J. Dosier, husband and wife, to establish a non-exclusive forty feet (40') easement for ingress, egress and utilities purposes, over, under and upon a strip of land which is delineated and more particularly described as Easement "R" on that certain survey as recorded September 18, 1996 in Book 22 of Surveys, Page 79, under Auditor's File No. 199609180018, which easement shall run with the land and benefit all said Parcels A, B, C and D. Said instrument further provides as follows: "At such time as any owners or future owners of said Parcels A, B, C or D utilize said easement for roadway purposes then such owners shall equally share in the maintenance of that portion of the roadway used by such owners."
20. Agreement entered into by and between Philip M. Widner and Kimberly J. Widner, husband and wife, Seller, and Robert M. Deter and Molly C. Deter, husband and wife, Purchaser, dated December 1, 1997, recorded December 29, 1997 under Auditor's File No. 199712290040, as to the easements described in Parcels 2 and 3 of the legal description attached to said instrument, as follows:
- "Purchaser/Grantee shall share in the maintenance of that portion of the existing roadway located on Parcels 2 and 3 above, that is used by Purchaser/Grantee, their heirs and assigns, on a prorate basis with all other owners of properties who are legally obligated to share in such maintenance."
21. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on June 30, 2000, under Kittitas County Auditor's File No. 200006300048.
- In favor of : Philip M. Widner and Kimberly J. Widner
For : The right to use Easement "R"
Affects : Portion said premises
22. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on June 30, 2000, under Kittitas County Auditor's File No. 200006300049.
- In favor of : Timothy A. Dosier and Thelma J. Dosier
For : The right to use Easement "C"
Affects : Portion said premises
23. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : Patrick M. Widner, an unmarried man
Trustee : AmeriTitle
Beneficiary : Philip M. Widner and Kimberly J. Widner, husband and wife, and Timothy A. Dosier and Thelma J. Dosier, husband and wife
Amount : \$126,875.00, plus interest
Dated : March 17, 2005
Recorded : March 30, 2005
Auditor's File No. : 200503300054
Affects : Portion said premises

CONTINUED

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

24. Terms, covenants, conditions and provisions of a real estate contract recorded January 18, 1990 under Auditor's File No. 526545 and the effect of any failure to comply with the terms, covenants, conditions and provisions thereof.

Said contract provides in part as follows:

"Purchaser agrees to construct a graveled year-round access road and to install a power line to Seller's remaining twenty acres lying adjacent to the Southwest corner of the above described real property, which road and power line shall run along the West 20 feet of the above described real property and shall be completed to Seller's satisfaction by no later than June 30, 1990."

25. Timothy A. Dosier died February 13, 2007 leaving a non-intervention Will admitted to probate October 5, 2007 under Kittitas County Probate Case No. 07-4-00071-2. Thelma Jo Dosier is authorized as Personal Representative to administer the estate without intervention of court and to mortgage, sell and convey or contract to convey decedent's interest in said premises. (Attorney for Estate: Jeffrey D. Winter, P.S.)

Affects Parcel A

26. Maintenance provisions as set forth in Declaration of Nonexclusive Ingress, Egress, and Utility Easements recorded April 30, 2008 under Auditor's File No. 200804300020 between Donald E. Torget and Marie E. Torget, husband and wife and Thelma J. Dosier, Philip M. Widner and Kimberly J. Widner, husband and wife and Patrick M. Widner.

END OF EXCEPTIONS

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

AW/kdb/lmc/lam

SUBDIVISION GUARANTEE

Office File Number : 0102498
Guarantee Number : 48 0035 72030 6300
Dated : September 22, 2006, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : WIDNER/DOSIER

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 1:

That portion of Parcels A and B of that certain survey as recorded September 18, 1996 in Book 22 of Surveys at pages 79 and 80, under Auditor's File No. 199609180018, records of Kittitas County, State of Washington, which lies westerly of the westerly right of way boundary of the Kittitas Reclamation District right of way; being a portion of the Northwest Quarter of Section 1, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington.

PARCEL 2:

A not more than 30 foot wide non-exclusive roadway easement for ingress and egress, along an existing private road (the Western edge of which easement shall coincide with the Western edge of said private road) located near the Eastern boundary of and in the Northeast corner of the Northeast 1/4 of said Section 2, from Pays Road to the Northwest 1/4 of the Northwest 1/4 of said Section 1.

AND

A 20 foot wide non-exclusive roadway easement for ingress and egress, along the West boundary of the North 72.15 acres of Lots 4 and 3 of said Section 1, between the South boundary of said North 72.15 acres and the intersection of said West boundary with the North boundary of an existing private road running from Pays Road, which existing private road is the subject matter of the next above described easement.

Title to said real property is vested in:

PATRICK M. WIDNER, AN UNMARRIED MAN; PHILIP M. WIDNER AND KIMBERLY J. WIDNER, HUSBAND AND WIFE; AND TIMOTHY A. DOSIER AND THELMA J. DOSIER, HUSBAND AND WIFE, AS TO PARCEL A AND TIMOTHY A. DOSIER AND THELMA J. DOSIER, HUSBAND AND WIFE, AS TO PARCEL B

END OF SCHEDULE A

RECEIVED

DEC 11 2006

Kittitas County
CDS

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

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 second half of the year 2006, which become delinquent after October 31, 2006, if not paid.
Amount : \$569.98
Tax No. : 19-15-01000-0004 (385534)

NOTE: First half 2006 taxes and assessments have been paid in the amount of \$569.98.
General taxes and assessments for the full year: \$1,139.96.

Affects: Parcel A

5. General taxes and assessments for the year 2006 have been paid.
Amount : \$67.79
Tax Parcel No. : 19-15-01000-0033 (192836)
Affects : Portion Parcel B
6. 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.

7. 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.

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

8. Exceptions and Reservations as contained in Instrument
From : Northern Pacific Railroad Company, a corporation
Dated : November 8, 1900
Recorded : January 8, 1902, in Book 1 of Deeds, Page 498

Said reservation was modified by agreement dated August 7, 1947 and recorded in Book 77 of Deeds, Page 143, as follows:

"Excepting and reserving unto the party of the first part, its successors and assigns, forever, all coal or iron upon or in said lands, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same; but the Party of the first part, its successors and assigns, they shall pay to the party of the second part, or to his heirs or assigns, the market value at the time mining operations are commenced or such portion of the surface as may be used for such operations, or injured thereby, including any improvements thereon."

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

9. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument dated April 20, 1944 and recorded in Book 68 of Deeds, Page 85;
In favor of : A. J. Carrico and Anna M. Carrico, husband and wife
For : Underground pipeline for the conveyance of domestic water to and upon the North 72.15 acres of Government Lots 4 and 3 of said Section 1
Affects : South 1/2 of the Northwest 1/4 of said Section 1, and North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 2
10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument dated April 20, 1944 and recorded in Book 68 of Deeds, Page 85;
In favor of : A. J. Carrico and Anna M. Carrico, husband and wife
For : the right to the use of water from a small irrigation ditch for stock purposes
Affects : South 1/2 of the Northwest 1/4 of said Section 1
11. 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.

CONTINUED

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

12. 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)
13. Easement "Q", 20 feet in width as delineated on that certain survey recorded July 13, 1989 in Book 16 of Surveys at Page 37, under Auditor's File No. 521744, Records of Kittitas County, Washington; affecting a portion of Government Lot 4 and the South 1/2 of the Northwest 1/4 of Section 1, Township 19 North, Range 15 East, W.M., Kittitas County, Washington.
14. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on January 18, 1990, in Volume 301, page 94, under Kittitas County Auditor's File No. 526545.
For : ingress, egress and utilities
15. The following note as disclosed on survey recorded July 13, 1989, in Book 16 of Surveys, page 37, under Auditor's File No. 521744.

"An old fence meanders southerly of the true property line varying in proximity from 10' to 100'+."

Affects the Northerly portion of said premises.
16. Easement for electric transmission and distribution line, together with necessary appurtenances, as granted by instrument recorded on April 6, 1990 in Volume 304, Page 391 in the office of the recording officer of Kittitas County, Washington under recording number 528220.

To : Puget Sound Power & Light Company, a Washington corporation
Affects : Ten (10) feet in width having five (5) feet of such width on each side of a centerline as constructed or to be constructed lying within the above described property and other land
17. Easement "C" 20' width, as delineated on Survey recorded July 21, 1992, in Book 18 of Surveys, Page 105, under Auditor's File No. 546065.
18. The effect, if any, of fenceline lying inside the Northerly boundary of said premises as disclosed by Survey recorded September 18, 1996 in Book 22 of Surveys, pages 79 and 80, under Auditor's File No. 199609180018.
19. Easement "R", 40' in width as delineated on Survey recorded September 18, 1996, in Book 22 of Surveys, Pages 79 and 80, under Kittitas County Auditor's File No. 199609180018.

CONTINUED

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

20. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on June 6, 1996, under Kittitas County Auditor's File No. 199606060017.
In favor of : Puget Sound Power & Light Company, a Washington corporation
For : An Easement Area ten (10) feet in width having five (5) feet of such width on each side of the centerline of Grantee's facilities located as constructed or to be constructed, extended or relocated on the above described property
Affects : A strip of land 10' in width. The exact location cannot be determined from the legal description contained therein.
21. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on June 6, 1996, under Kittitas County Auditor's File No. 199606060018.
In favor of : Puget Sound Power & Light Company, a Washington corporation
For : Construction, operation, maintenance, repair, replacement, improvement, removal, enlargement and use of one or more electric distribution systems
Affects : Portion said premises
22. Declaration of Easement, and the terms and conditions thereof, recorded December 29, 1997, under Auditor's File No. 199712290038, entered into by and between Philip M. Widner and Kimberly J. Widner, husband and wife, and Timothy A. Dosier and Thelma J. Dosier, husband and wife, to establish a non-exclusive forty feet (40') easement for ingress, egress and utilities purposes, over, under and upon a strip of land which is delineated and more particularly described as Easement "R" on that certain survey as recorded September 18, 1996 in Book 22 of Surveys, Page 79, under Auditor's File No. 199609180018, which easement shall run with the land and benefit all said Parcels A, B, C and D. Said instrument further provides as follows: "At such time as any owners or future owners of said Parcels A, B, C or D utilize said easement for roadway purposes then such owners shall equally share in the maintenance of that portion of the roadway used by such owners."
23. Agreement entered into by and between Philip M. Widner and Kimberly J. Widner, husband and wife, Seller, and Robert M. Deter and Molly C. Deter, husband and wife, Purchaser, dated December 1, 1997, recorded December 29, 1997 under Auditor's File No. 199712290040, as to the easements described in Parcels 2 and 3 of the legal description attached to said instrument, as follows:

"Purchaser/Grantee shall share in the maintenance of that portion of the existing roadway located on Parcels 2 and 3 above, that is used by Purchaser/Grantee, their heirs and assigns, on a prorate basis with all other owners of properties who are legally obligated to share in such maintenance."
24. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on June 30, 2000, under Kittitas County Auditor's File No. 200006300048.
In favor of : Philip M. Widner and Kimberly J. Widner
For : The right to use Easement "R"
Affects : Portion said premises
25. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on June 30, 2000, under Kittitas County Auditor's File No. 200006300049.
In favor of : Timothy A. Dosier and Thelma J. Dosier
For : The right to use Easement "C"
Affects : Portion said premises

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

26. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : Patrick M. Widner, an unmarried man
 - Trustee : AmeriTitle
 - Beneficiary : Philip M. Widner and Kimberly J. Widner, husband and wife, and Timothy A. Dosier and Thelma J. Dosier, husband and wife
 - Amount : \$126,875.00, plus interest
 - Dated : March 17, 2005
 - Recorded : March 30, 2005
 - Auditor's File No. : 200503300054
 - Affects : Portion said premises

27. Terms, covenants, conditions and provisions of a real estate contract recorded January 18, 1990 under Auditor's File No. 526545 and the effect of any failure to comply with the terms, covenants, conditions and provisions thereof.

Said contract provides in part as follows:

"Purchaser agrees to construct a graveled year-round access road and to install a power line to Seller's remaining twenty acres lying adjacent to the Southwest corner of the above described real property, which road and power line shall run along the West 20 feet of the above described real property and shall be completed to Seller's satisfaction by no later than June 30, 1990."

28. Pendency of Superior Court
- Cause No. : 06-2-00238-8
 - Records of : Kittitas County, Washington
 - Plaintiff : Lonny White and Joanne White, husband and wife
 - Defendants : Philip M. Widner and Kimberly J. Widner, husband and wife; and Timothy A. Dosier and Thelma Dosier, husband and wife
 - Action for : Declaratory and Injunctive Relief and Quiet Title to Irrigation Easement under complaint filed
 - On : May 1, 2006
 - Attorney for Plaintiff : Douglas W. Nicholson

END OF EXCEPTIONS

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.

CONTINUED

(SCHEDULE B)

(SCHEDULE B)

File No. 0102498

Guarantee Number: 48 0035 72030 6300

NOTES CONTINUED

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

AW/kdb

CASH RECEIPT

Date 12-11-06

049222

Received From Cruise

Address 217 E 4th Ave

Ellensburg WA 98926

Dollars \$ 920.00

For Short Plat App - IRON Mountain
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"/>	

19-15-0100-0004 & 19-15-01090-033

By MP

KITITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926