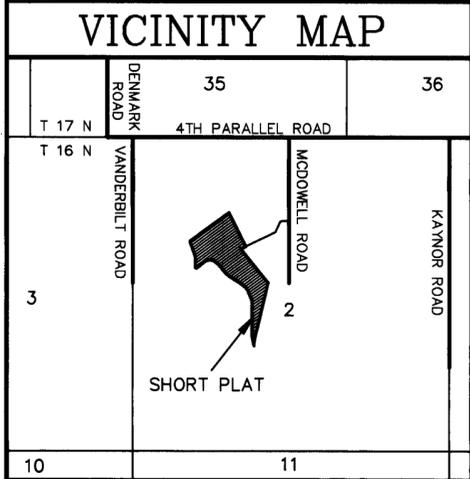


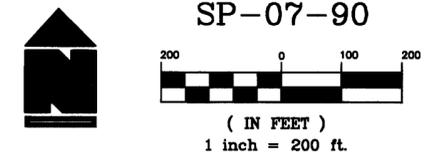
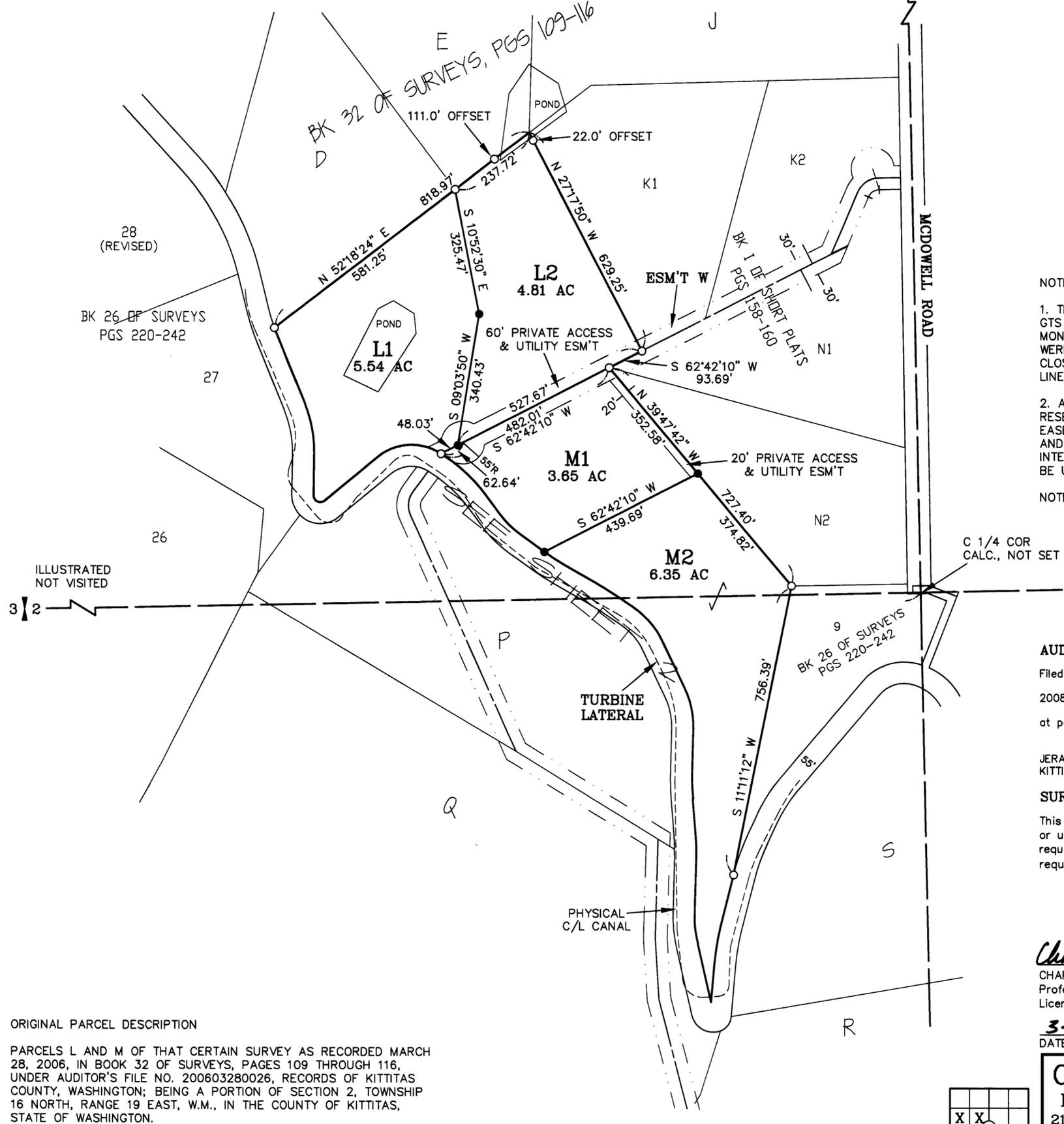


RECEIVING NO. 200804250016



BRANTA POINT SHORT PLAT

PART OF SECTION 2, T. 16 N., R. 19 E., W.M. KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
 - FOUND PIN & CAP
 - x — FENCE
 - - - EASEMENT

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

NOTES CONTINUED ON SHEET 3

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 20 DAY OF March A.D., 2008

 KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
 DATED THIS 24 DAY OF March A.D., 2008

 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE BRANTA POINT SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS 1st DAY OF April A.D., 2008

 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS TO BE FILED.
 PARCEL NO. 16-19-02-0000-0004
 DATED THIS 1st DAY OF April 2008

 KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: EBERHART ASSOCIATES
 ADDRESS: PO BOX 877
 ELLENSBURG, WA 98926
 PHONE: (509) 201-0776
 EXISTING ZONE: COMMERCIAL AG
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS & UTILITY ESM'T
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 200'

ORIGINAL PARCEL DESCRIPTION
 PARCELS L AND M OF THAT CERTAIN SURVEY AS RECORDED MARCH 28, 2006, IN BOOK 32 OF SURVEYS, PAGES 109 THROUGH 116, UNDER AUDITOR'S FILE NO. 200603280026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

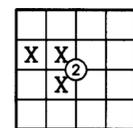
AUDITOR'S CERTIFICATE
 Filed for record this 25th day of April 2008, at 12:42 P.M., in Book J of Short Plats at page(s) 153 at the request of Cruse & Associates.

JERALD V. PETTIT by S. Higgibotham
 KITTITAS COUNTY AUDITOR
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of EBERHART ASSOCIATES in JUNE of 2007.



Charles A. Cruse
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 3-7-08
 DATE

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



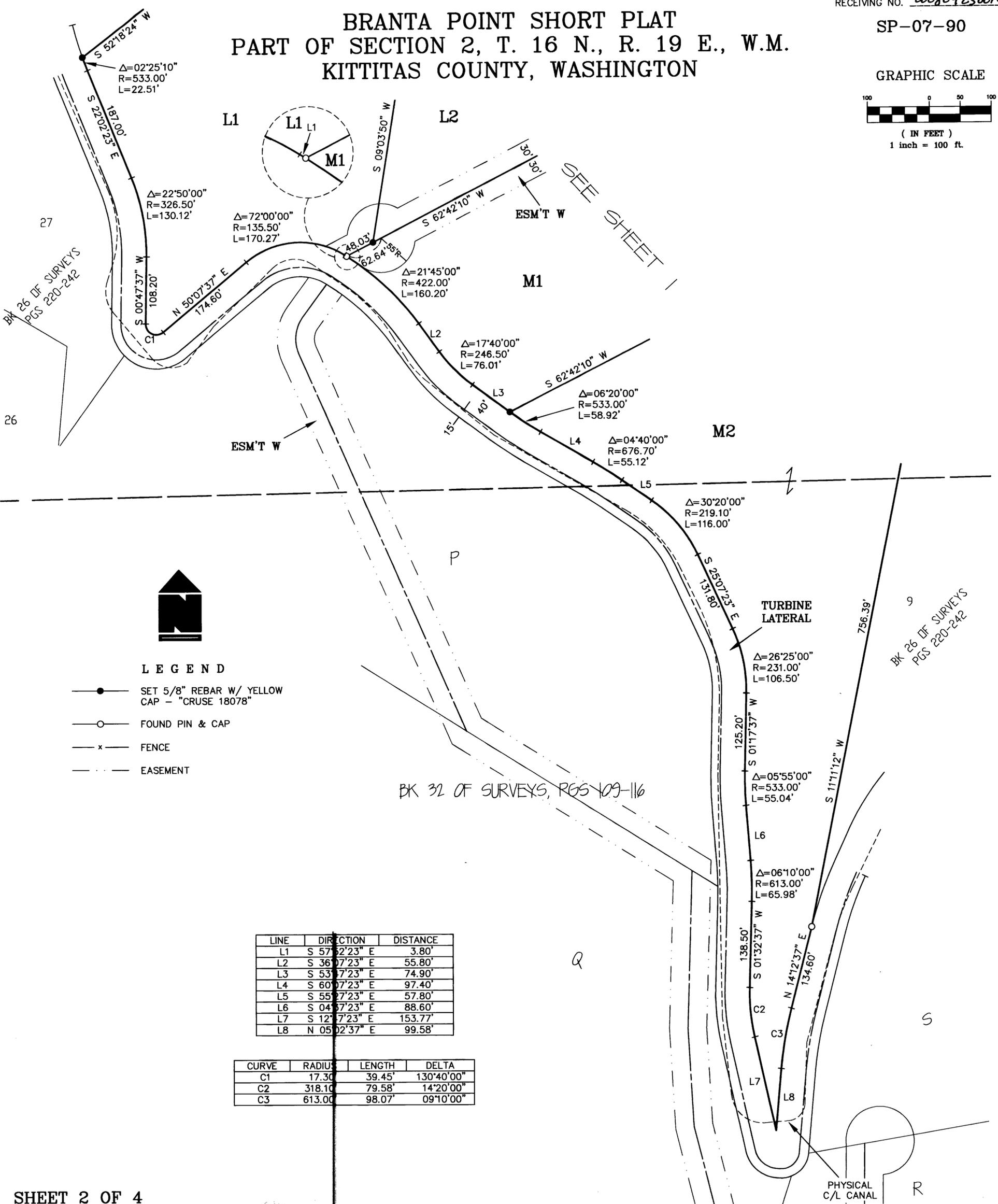
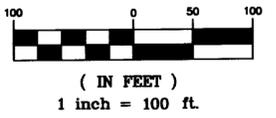


RECEIVING NO. 200804250016

SP-07-90

BRANTA POINT SHORT PLAT
PART OF SECTION 2, T. 16 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

GRAPHIC SCALE



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE
- - - - - EASEMENT

LINE	DIRECTION	DISTANCE
L1	S 57°52'23" E	3.80'
L2	S 36°57'23" E	55.80'
L3	S 53°57'23" E	74.90'
L4	S 60°57'23" E	97.40'
L5	S 55°57'23" E	57.80'
L6	S 04°57'23" E	88.60'
L7	S 12°57'23" E	153.77'
L8	N 05°02'37" E	99.58'

CURVE	RADIUS	LENGTH	DELTA
C1	17.30'	39.45'	130°40'00"
C2	318.10'	79.58'	14°20'00"
C3	613.00'	98.07'	09°10'00"

SHEET 2 OF 4

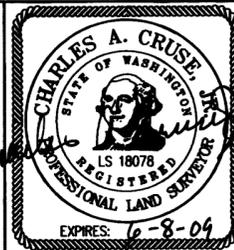
AUDITOR'S CERTIFICATE
 Filed for record this 25th day of April
 2008, at 12:42 P.M., in Book J of Short Plats at
 page(s) 154 at the request of Cruse & Associates.

JERALD V. PETTIT BY: S. Higgins
 KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or
 under my direction in conformance with the requirements
 of the Survey Recording Act at the request of
 CRUSE & ASSOCIATES INC. in JUNE of 2007.

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor

DATE 4-25-08
 License No. 18078



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

BRANTA POINT SHORT PLAT

JSRK

BRANTA POINT SHORT PLAT PART OF SECTION 2, T. 16 N., R. 19 E., W.M. KITITAS COUNTY, WASHINGTON

RECEIVING NO. 200804250016

SP-07-90

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT EBERHART ASSOCIATES, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 4TH DAY OF APRIL, A.D., 2008.

EBERHART ASSOCIATES, INC.

Urban B. Eberhart
URBAN B. EBERHART
PRESIDENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 4TH DAY OF April, A.D., 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED URBAN B. EBERHART, TO ME KNOWN TO BE THE PRESIDENT OF EBERHART ASSOCIATES, INC., A WASHINGTON CORPORATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Miriam A Martin
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 02/01/09



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CASHMERE VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 4TH DAY OF APRIL, A.D., 2008.

CASHMERE VALLEY BANK

Jerry F. Decker
NAME JERRY F. DECKER TITLE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS 4TH DAY OF April, A.D. 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jerry F. Decker AND Vice President AND _____, RESPECTIVELY, OF CASHMERE VALLEY BANK AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Miriam A Martin
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 02/01/09



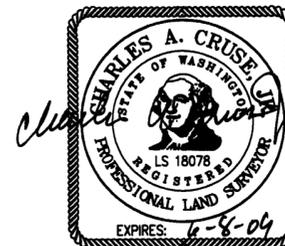
NOTES (CONT.):

- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 32 OF SURVEYS, PAGES 109-116 AND THE SURVEYS REFERENCED THEREON.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY THE PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).
- ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT L1 HAS 6 IRRIGABLE ACRES; LOT L2 HAS 5 IRRIGABLE ACRES; LOT M1 HAS 4 IRRIGABLE ACRES; LOT M2 HAS 6 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
- KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
- KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS 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.
- IF THE COUNTY DEEMS NECESSARY IN THE FUTURE, THE CURRENT OWNERS OF THE PROPERTY, WHICH IS THE SUBJECT OF THIS SHORT PLAT, WILL NOT OBJECT TO THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT AND WILL, IN FACT, ASSIST IN AND AGREE TO THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT TO FACILITATE THE COSTS OF ROAD IMPROVEMENTS TO MCDOWELL ROAD.
- THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITITAS COUNTY CODE 17.31.040. NO FURTHER ONE-TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.

AUDITOR'S CERTIFICATE

Filed for record this 25th day of April, 2008, at 12:42 P.M., in Book J of Short Plats at page(s) 155 at the request of Cruse & Associates

JERALD V. PETTIT by: S. Higginbotham
KITITAS COUNTY AUDITOR



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

J-156

RECEIVING NO. 200804250016

BRANTA POINT SHORT PLAT PART OF SECTION 2, T. 16 N., R. 19 E., W.M. KITTTAS COUNTY, WASHINGTON

SP-07-90

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JAMES A. SEELEY, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 17th DAY OF April, A.D., 2008.

James A. Seeley
JAMES A. SEELEY

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF Pierce } S.S.

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF April, A.D. 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES A. SEELEY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

J. Wancal
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Olalla
MY COMMISSION EXPIRES: 12-15-08



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DALE L. CARLISLE, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 14 DAY OF April, A.D., 2008.

Dale L. Carlisle
DALE L. CARLISLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF Pierce } S.S.

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF April, A.D. 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DALE L. CARLISLE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

Betty E. Fry
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Tacoma
MY COMMISSION EXPIRES: 7-10-09



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT LARSON FRUIT COMPANY, A WASHINGTON CORPORATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 24th DAY OF April, A.D., 2008.

LARSON FRUIT COMPANY

Barbara Walkenhauer
NAME Barbara Walkenhauer
TITLE Sec./Treas.

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF Yakima } S.S.

THIS IS TO CERTIFY THAT ON THIS 24 DAY OF April, A.D. 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Barbara Walkenhauer AND Sec./Treas. AND Sec./Treas. AND Sec./Treas. RESPECTIVELY, OF LARSON FRUIT COMPANY AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

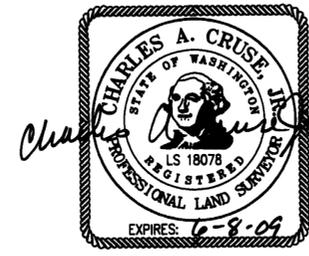
Kathy D. Williams
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Selah, WA 98942
MY COMMISSION EXPIRES: 10-10-08



AUDITOR'S CERTIFICATE

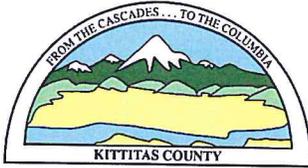
Filed for record this 25th day of April, 2008, at 12:42 P.M., in Book J of Short Plats at page(s) 156 at the request of Cruse & Associates.

JERALD V. PETTIT by: S. Higginbotham
KITTTAS COUNTY AUDITOR Deputy



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

4-25-08



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

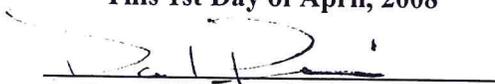
FINDINGS OF FACT Branta Point Short Plat File Number SP-07-90

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

1. The Branta Point Short Plat (SP 07-90) 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 sewage disposal will be provided by individual septic systems.
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 November 19, 2007.
6. Kittitas County Community Development Services Department completed a Critical Areas Review. No critical areas were identified on this Short Plat.
7. The Branta Point Short Plat has exhausted the use of the one-time split provision allowed per Kittitas County Code 17.31.040. A plat note has been recorded on the final mylars indicating that no future subdivision shall be allowed for the subject parcels and subsequent parcels created via 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 1st Day of April, 2008


Darryl Piercy, CDS Director

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Mylar Routing Form

Project Name: BRANTA POINT SP-07-90

Planner: MIKE ECKINS

CDS Date Received:

Comments: CPA CONDITIONS MET 3/11/08

RECEIVED
APR 01 2008
KITTITAS COUNTY
CDS

Public Works Date Received:

Signed Final 3/29/08

Comments:

RECEIVED
MAR 12 2008
KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

Environmental Health Date Received:

Comments:

signed 3/24/08

Final CDS Approval Date:

Comments:

FROM	TOTAL		ANGLE		DIST	NORTH	EAST	TO
=====								
PT/PT INVERSE								
***	START					118135.76827	104790.88590	3010
3010	INV	N	52 18 24	E	818.97	118636.51630	105438.93719	5922
5922	INV	S	27 17 50	E	629.25	118077.34361	105727.51285	5929
5929	INV	S	62 42 10	W	93.69	118034.37749	105644.25746	5930
5930	INV	S	39 47 42	E	727.40	117475.48523	106109.82728	3003
3003	INV	S	11 11 12	W	756.39	116733.46808	105963.08296	1100
1100	INV	S	14 12 37	W	134.60	116602.98662	105930.04131	1102
	RADIAL	N	75 47 23	W				
	DELTA		9 10 00	LT				
	RADIUS					613.00		
	TAN					49.14		
	L-ARC					98.07		
	RADIAL	N	84 57 23	W				
	RP					116452.50720	106524.28448	373
1102	CHORD	S	9 37 37	W	97.97	116506.39785	105913.65791	1104
	TAN@PT	S	5 02 37	W				
1104	INV	S	5 02 37	W	99.58	116407.20424	105904.90361	1204
								KRD R/WINT
1204	INV	N	12 47 23	W	153.77	116557.15648	105870.86347	1114
	RADIAL	S	77 12 37	W				
	DELTA		14 20 00	RT				
	RADIUS					318.10		
	TAN					40.00		
	L-ARC					79.58		
	RADIAL	N	88 27 23	W				
	RP					116627.57565	106181.07106	382
1114	CHORD	N	5 37 23	W	79.37	116636.14425	105863.08649	1116
	TAN@PT	N	1 32 37	E				
1116	INV	N	1 32 37	E	138.50	116774.59399	105866.81724	1118
	RADIAL	S	88 27 23	E				
	DELTA		6 10 00	LT				
	RADIUS					613.00		
	TAN					33.02		
	L-ARC					65.98		
	RADIAL	N	85 22 37	E				
	RP					116791.10627	105254.03967	385
1118	CHORD	N	1 32 23	W	65.94	116840.51470	105865.04524	1120
	TAN@PT	N	4 37 23	W				
1120	INV	N	4 37 23	W	88.60	116928.82643	105857.90399	1122
	RADIAL	S	85 22 37	W				
	DELTA		5 55 00	RT				
	RADIUS					533.00		
	TAN					27.54		
	L-ARC					55.04		
	RADIAL	N	88 42 23	W				
	RP					116971.78678	106389.16985	388
1122	CHORD	N	1 39 53	W	55.02	116983.81917	105856.30568	1124
	TAN@PT	N	1 17 37	E				
1124	INV	N	1 17 37	E	125.20	117108.98726	105859.13205	1126
	RADIAL	S	88 42 23	E				
	DELTA		26 25 00	LT				
	RADIUS					231.00		

1122	CHORD	N	1	39	53	W	55.02	116983.81917	105856.30568	1124
	TAN@PT	N	1	17	37	E				
1124	INV	N	1	17	37	E	125.20	117108.58726	105859.13205	1126
	RADIAL	S	88	42	23	E				
	DELTA		26	25	00	LT				
	RADIUS							231.00		
	TAN							54.22		
	L-ARC							106.50		
	RADIAL	N	64	52	37	E				
	RP									
1126	CHORD	N	11	54	53	W	105.56	117114.20205	105628.19092	391
	TAN@PT	N	25	07	23	W		117212.27650	105837.33776	1128
1128	INV	N	25	07	23	W	131.80	117331.60790	105781.38013	1130
	RADIAL	N	64	52	37	E				
	DELTA		30	20	00	LT				
	RADIUS							219.10		
	TAN							59.39		
	L-ARC							116.00		
	RADIAL	N	34	32	37	E				
	RP									
1130	CHORD	N	40	17	23	W	114.65	117238.58578	105583.00752	394
	TAN@PT	N	55	27	23	W		117419.05744	105707.24435	1132
1132	INV	N	55	27	23	W	57.80	117451.83192	105659.63475	1134
	RADIAL	N	34	32	37	E				
	DELTA		4	40	00	LT				
	RADIUS							676.70		
	TAN							27.57		
	L-ARC							55.12		
	RADIAL	N	29	52	37	E				
	RP									
1134	CHORD	N	57	47	23	W	55.10	116894.43724	105275.92384	397
	TAN@PT	N	60	07	23	W		117481.20230	105613.01382	1136
1136	INV	N	60	07	23	W	97.40	117529.72094	105528.55849	1138
	RADIAL	S	29	52	37	W				
	DELTA		6	20	00	RT				
	RADIUS							533.00		
	TAN							29.49		
	L-ARC							58.92		
	RADIAL	S	36	12	37	W				
	RP									
1138	CHORD	N	56	57	23	W	58.89	117991.88406	105794.06604	400
	TAN@PT	N	53	47	23	W		117561.83037	105479.19651	1140
1140	INV	N	53	47	23	W	74.90	117606.07751	105418.76307	1142
	RADIAL	S	36	12	37	W				
	DELTA		17	40	00	RT				
	RADIUS							246.50		
	TAN							38.31		
	L-ARC							76.01		
	RADIAL	S	53	52	37	W				
	RP									
1142	CHORD	N	44	57	23	W	75.71	117804.96726	105564.38284	403
	TAN@PT	N	36	07	23	W		117659.65002	105365.27194	1144
1144	INV	N	36	07	23	W	55.80	117704.72259	105332.37660	1146
	RADIAL	N	53	52	37	E				
	DELTA		21	45	00	LT				
	RADIUS							422.00		
	TAN							31.07		
	L-ARC							160.20		
	RADIAL	N	32	07	37	E				
	RP									
1146	CHORD	N	46	59	53	W	159.23	117455.94420	104991.50520	406
	TAN@PT	N	57	52	23	W		117813.32438	105215.92313	1148
1148	INV	N	57	52	23	W	3.80	117815.34520	105212.70502	1150
	RADIAL	N	32	07	37	E				

1140	INV	N	53	47	23	W				
	RADIAL	S	36	12	37	W				
	DELTA		17	40	00	RT				
	RADIUS								246.50	
	TAN								38.31	
	L-ARC								76.01	
	RADIAL	S	53	52	37	W				
	RP									
								117804.96726	105564.38284	403
1142	CHORD	N	44	57	23	W	75.71	117659.65002	105365.27194	1144
	TAN@PT	N	36	07	23	W				
1144	INV	N	36	07	23	W	55.80	117704.72259	105332.37660	1146
	RADIAL	N	53	52	37	E				
	DELTA		21	45	00	LT				
	RADIUS								422.00	
	TAN								81.07	
	L-ARC								160.20	
	RADIAL	N	32	07	37	E				
	RP									
								117455.94420	104991.50520	406
1146	CHORD	N	46	59	53	W	159.23	117813.32438	105215.92313	1148
	TAN@PT	N	57	52	23	W				
1148	INV	N	57	52	23	W	3.80	117815.34520	105212.70502	1150
	RADIAL	N	32	07	37	E				
	DELTA		72	00	00	LT				
	RADIUS								135.50	
	TAN								98.45	
	L-ARC								170.27	
	RADIAL	N	39	52	23	W				
	RP									
								117700.59398	105140.64665	409
1150	CHORD	S	86	07	37	W	159.29	117804.58563	105053.77902	1152
	TAN@PT	S	50	07	37	W				
1152	INV	S	50	07	37	W	174.60	117692.65140	104919.77944	1154
	RADIAL	S	39	52	23	E				
	DELTA		130	40	00	RT				
	RADIUS								17.30	
	TAN								37.67	
	L-ARC								39.45	
	RADIAL	N	89	12	23	W				
	RP									
								117705.92856	104908.68859	412
1154	CHORD	N	64	32	23	W	31.44	117706.16816	104891.39025	1156
	TAN@PT	N	0	47	37	E				
1156	INV	N	0	47	37	E	108.20	117814.35778	104892.88878	1158
	RADIAL	S	89	12	23	E				
	DELTA		22	50	00	LT				
	RADIUS								326.50	
	TAN								65.93	
	L-ARC								130.12	
	RADIAL	N	67	57	37	E				
	RP									
								117818.87970	104566.42010	415
1158	CHORD	N	10	37	23	W	129.26	117941.39890	104869.06064	1160
	TAN@PT	N	22	02	23	W				
1160	INV	N	22	02	23	W	187.00	118114.73361	104798.88884	1162
	RADIAL	S	67	57	37	W				
	DELTA		2	25	10	RT				
	RADIUS								533.00	
	TAN								11.26	
	L-ARC								22.51	
	RADIAL	S	70	22	47	W				
	RP									
								118314.74199	105292.93909	418
1162	CHORD	N	20	49	48	W	22.51	118135.76827	104790.88590	3010
	TAN@PT	N	19	37	13	W				

=====
118135.76827 104790.88590 3010
NO CLOSURE ERROR Area = 886271.31 sq ft 20.34599 ac

FROM	L1		ANGLE	DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE							
*****	START				118135.76827	104790.88590	3010
3010	INV	N	52 18 24	E	581.25	118491.16420	5921
5921	INV	S	10 52 30	E	325.47	118171.53480	4066
4066	INV	S	9 03 50	W	340.43	117835.35095	1582
1582	INV	S	62 42 10	W	48.03	117813.32438	1148
1148	INV	N	57 52 23	W	3.80	117815.34520	1150
	RADIAL	N	32 07 37	E			
	DELTA		72 00 00	LT			
	RADIUS				135.50		
	TAN				98.45		
	L-ARC				170.27		
	RADIAL	N	39 52 23	W			
	RP				117700.59398	105140.64665	409
1150	CHORD	S	86 07 37	W	159.29	117804.58563	1152
	TAN@PT	S	50 07 37	W			
1152	INV	S	50 07 37	W	174.60	117692.65140	1154
	RADIAL	S	39 52 23	E			
	DELTA		130 40 00	RT			
	RADIUS				17.30		
	TAN				37.67		
	L-ARC				39.45		
	RADIAL	N	89 12 23	W			
	RP				117705.92856	104908.68859	412
1154	CHORD	N	64 32 23	W	31.44	117706.16816	1156
	TAN@PT	N	0 47 37	E			
1156	INV	N	0 47 37	E	108.20	117814.35778	1158
	RADIAL	S	89 12 23	E			
	DELTA		22 50 00	LT			
	RADIUS				326.50		
	TAN				65.93		
	L-ARC				130.12		
	RADIAL	N	67 57 37	E			
	RP				117818.87970	104566.42010	415
1158	CHORD	N	10 37 23	W	129.26	117941.39890	1160
	TAN@PT	N	22 02 23	W			
1160	INV	N	22 02 23	W	187.00	118114.73361	1162
	RADIAL	S	67 57 37	W			
	DELTA		2 25 10	RT			
	RADIUS				533.00		
	TAN				11.26		
	L-ARC				22.51		
	RADIAL	S	70 22 47	W			
	RP				118314.74199	105292.93909	418
1162	CHORD	N	20 49 48	W	22.51	118135.76827	3010
	TAN@PT	N	19 37 13	W			
=====							
					118135.76827	104790.88590	3010
NO CLOSURE ERROR Area = 241298.71 sq ft 5.53946 ac							
ERROR:Invalid Command: 5921.							
FROM	L2		ANGLE	DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE							

NO CLOSURE ERROR Area = 241298.71 sq ft 118135.76827 104790.88590 3010
 ERROR: Invalid Command: 592., 5.53946 c

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE							
*****	START				118491.16420	105250.82737	5921
5921	INV	N 52 18 24	E	237.72	118636.51630	105438.93719	5922
5922	INV	S 27 17 50	E	629.25	118077.34361	105727.51285	5929
5929	INV	S 62 42 10	W	527.67	117835.35095	105258.60399	1582
1582	INV	N 9 03 50	E	340.43	118171.53480	105312.23392	4066
4066	INV	N 10 52 30	W	325.47	118491.16420	105250.82737	5921
=====							

NO CLOSURE ERROR Area = 209371.95 sq ft 4.80652 ac
 FROM M1

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE							
*****	START				117813.32438	105215.92313	1148
1148	INV	N 62 42 10	E	482.01	118034.37749	105644.25746	5930
5930	INV	S 39 47 42	E	352.58	117763.47582	105869.92464	1581
1581	INV	S 62 42 10	W	439.69	117561.83037	105479.19651	1140
1140	INV	N 53 47 23	W	74.90	117606.07751	105418.76307	1142
	RADIAL	S 36 12 37	W				
	DELTA	17 40 00	RT				
	RADIUS			246.50			
	TAN			38.31			
	L-ARC			76.01			
	RADIAL	S 53 52 37	W				
	RP				117804.96726	105564.38284	403
1142	CHORD	N 44 57 23	W	75.71	117659.65002	105365.27194	1144
	TAN@PT	N 36 07 23	W				
1144	INV	N 36 07 23	W	55.80	117704.72259	105332.37660	1146
	RADIAL	N 53 52 37	E				
	DELTA	21 45 00	LT				
	RADIUS			422.00			
	TAN			81.07			
	L-ARC			160.20			
	RADIAL	N 32 07 37	E				
	RP				117455.94420	104991.50520	406
1146	CHORD	N 46 59 53	W	159.23	117813.32438	105215.92313	1148
	TAN@PT	N 57 52 23	W				
=====							

NO CLOSURE ERROR Area = 159025.25 sq ft 3.65072 ac
 FROM M2

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE							
*****	START				117561.83037	105479.19651	1140
1140	INV	N 62 42 10	E	439.69	117763.47582	105869.92464	1581
1581	INV	S 39 47 42	E	374.82	117475.48523	106109.82728	3003
3003	INV	S 11 11 12	W	756.39	116733.46808	105963.08296	1100
1100	INV	S 14 12 37	W	134.60	116602.98662	105930.04131	1102
	RADIAL	N 75 47 23	W				

NO CLOSURE ERROR		Area	159025.25	sq ft	117813.32438	105215.92313	1148
FROM	M2	ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE							
1140	INV	N 62 42 10	E	439.69	117561.83037	105479.19651	1140
1581	INV	S 39 47 42	E	374.82	117763.47582	105869.92464	1581
3003	INV	S 11 11 12	W	756.39	116733.46808	105963.08296	1100
1100	INV	S 14 12 37	W	134.60	116602.98662	105930.04131	1102
	RADIAL	N 75 47 23	W				
	DELTA	9 10 00	LT				
	RADIUS			613.00			
	TAN			49.14			
	L-ARC			98.07			
	RADIAL	N 84 57 23	W				
	RP				116452.50720	106524.28448	373
1102	CHORD	S 9 37 37	W	97.97	116506.39785	105913.65791	1104
	TAN@PT	S 5 02 37	W				
1104	INV	S 5 02 37	W	99.58	116407.20424	105904.90361	1204
							KRD R/WINT
1204	INV	N 12 47 23	W	153.77	116557.15648	105870.86347	1114
	RADIAL	S 77 12 37	W				
	DELTA	14 20 00	RT				
	RADIUS			318.10			
	TAN			40.00			
	L-ARC			79.58			
	RADIAL	N 88 27 23	W				
	RP				116627.57565	106181.07106	382
1114	CHORD	N 5 37 23	W	79.37	116636.14425	105863.08649	1116
	TAN@PT	N 1 32 37	E				
1116	INV	N 1 32 37	E	138.50	116774.59399	105866.81724	1118
	RADIAL	S 88 27 23	E				
	DELTA	6 10 00	LT				
	RADIUS			613.00			
	TAN			33.02			
	L-ARC			65.98			
	RADIAL	N 85 22 37	E				
	RP				116791.10627	105254.03967	385
1118	CHORD	N 1 32 23	W	65.94	116840.51470	105865.04524	1120
	TAN@PT	N 4 37 23	W				
1120	INV	N 4 37 23	W	88.60	116928.82643	105857.90399	1122
	RADIAL	S 85 22 37	W				
	DELTA	5 55 00	RT				
	RADIUS			533.00			
	TAN			27.54			
	L-ARC			55.04			
	RADIAL	N 88 42 23	W				
	RP				116971.78678	106389.16985	388
1122	CHORD	N 1 39 53	W	55.02	116983.81917	105856.30568	1124
	TAN@PT	N 1 17 37	E				
1124	INV	N 1 17 37	E	125.20	117108.98726	105859.13205	1126
	RADIAL	S 88 42 23	E				
	DELTA	26 25 00	LT				
	RADIUS			231.00			
	TAN			54.22			
	L-ARC			106.50			
	RADIAL	N 64 52 37	E				
	RP				117114.20205	105628.19092	391
1126	CHORD	N 11 54 53	W	105.56	117212.27650	105837.33776	1128
	TAN@PT	N 25 07 23	W				
1128	INV	N 25 07 23	W	121.80	117331.80700	105781.38013	1130

1118	CHORD	N	1	32	23	W	65.94	116840.51470	105865.04524	1120
	TAN@PT	N	4	37	23	W				
1120	INV	N	4	37	23	W	88.60	116928.22643	105857.90399	1122
	RADIAL	S	85	22	37	W				
	DELTA		5	55	00	RT				
	RADIUS							533.00		
	TAN							27.54		
	L-ARC							55.04		
	RADIAL	N	88	42	23	W				
	RP							116971.78678	106389.16985	388
1122	CHORD	N	1	39	53	W	55.02	116983.81917	105856.30568	1124
	TAN@PT	N	1	17	37	E				
1124	INV	N	1	17	37	E	125.20	117108.98726	105859.13205	1126
	RADIAL	S	88	42	23	E				
	DELTA		26	25	00	LT				
	RADIUS							231.00		
	TAN							54.22		
	L-ARC							106.50		
	RADIAL	N	64	52	37	E				
	RP							117114.20205	105628.19092	391
1126	CHORD	N	11	54	53	W	105.56	117212.27650	105837.33776	1128
	TAN@PT	N	25	07	23	W				
1128	INV	N	25	07	23	W	131.80	117331.60790	105781.38013	1130
	RADIAL	N	64	52	37	E				
	DELTA		30	20	00	LT				
	RADIUS							219.10		
	TAN							59.39		
	L-ARC							116.00		
	RADIAL	N	34	32	37	E				
	RP							117238.58578	105583.00752	394
1130	CHORD	N	40	17	23	W	114.65	117419.05744	105707.24435	1132
	TAN@PT	N	55	27	23	W				
1132	INV	N	55	27	23	W	57.80	117451.83192	105659.63475	1134
	RADIAL	N	34	32	37	E				
	DELTA		4	40	00	LT				
	RADIUS							676.70		
	TAN							27.57		
	L-ARC							55.12		
	RADIAL	N	29	52	37	E				
	RP							116894.43724	105275.92384	397
1134	CHORD	N	57	47	23	W	55.10	117481.20230	105613.01382	1136
	TAN@PT	N	60	07	23	W				
1136	INV	N	60	07	23	W	97.40	117529.72094	105528.55849	1138
	RADIAL	S	29	52	37	W				
	DELTA		6	20	00	RT				
	RADIUS							533.00		
	TAN							29.49		
	L-ARC							58.92		
	RADIAL	S	36	12	37	W				
	RP							117991.88406	105794.06604	400
1138	CHORD	N	56	57	23	W	58.89	117561.83037	105479.19651	1140
	TAN@PT	N	53	47	23	W				

=====
NO CLOSURE ERROR Area = 276575.41 sq ft 6.34930 ac 117561.83037 105479.19651 1140

SUBDIVISION GUARANTEE

Office File Number : 0104610
Guarantee Number : 48 0035 72030 6742
Dated : May 30, 2007, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : EBERHART ASSOCIATES

Name of Assured: CRUSE AND 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:

Parcels L and M of that certain Survey as recorded March 28, 2006, in Book 32 of Surveys, pages 109 through 116, under Auditor's File No. 200603280026, records of Kittitas County, Washington; being a portion of Section 2, Township 16 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

Title to said real property is vested in:

EBERHART ASSOCIATES, INC., A WASHINGTON CORPORATION

END OF SCHEDULE A

(SCHEDULE B)

File No. 0104610

Guarantee Number: 48 0035 72030 6742

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 2007, which become delinquent after October 31, 2007, if not paid:

<u>2nd 1/2 owing</u>	<u>(1st 1/2 paid)</u>	<u>(Full year)</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 68.39	(\$ 68.39)	(\$ 136.78)	16-19-02020-0019 (17268)	Parcel L
\$ 94.80	(\$ 94.81)	(\$ 189.61)	16-19-02000-0004 (950617)	Parcel M

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. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by the Vanderbilt Country Estates Homeowners' Association in the document recorded under Auditor's File No. 200405270010.
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.

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.

(SCHEDULE B)

File No. 0104610

Guarantee Number: 48 0035 72030 6742

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. Exceptions and Reservations as contained in Instrument
- | | | |
|--------------------|---|---|
| From | : | Calvin P. Cox and Elda M. Cox, husband and wife |
| Recorded | : | December 6, 1978 |
| Auditor's File No. | : | 428467, 428468, 428469 & 428470 |
| As follows | : | A reservation by seller, his successors, heirs or assigns of one half of all mineral rights of any nature whatsoever upon or in said lands and also the use of such surface ground as may be necessary for exploring for and mining or otherwise extracting and carrying away the same. |

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.

11. 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 August 5, 1994, under Kittitas County Auditor's File No. 573552.
- | | | |
|-------------|---|---|
| In favor of | : | Puget Sound Power and Light Company, a Washington corporation |
| For | : | One or more electric transmission and/or distribution lines |
| Affects | : | Portion of said premises |
12. Mortgage, and the terms and conditions thereof:
- | | | |
|--------------------|---|--|
| Mortgagor | : | Eberhart Associates, Inc., a Washington corporation, and Eberhart/Larson Joint Venture, a Washington joint venture |
| Mortgagee | : | Larson Fruit Company, a Washington corporation |
| Amount | : | Undisclosed |
| Dated | : | July 13, 1998 |
| Recorded | : | July 17, 1998 |
| Auditor's File No. | : | 199807170038 |
| Affects | : | Said premises and other land |
- Assignment of said Mortgage, and the terms and conditions thereof;
- | | | |
|--------------------|---|----------------------|
| Grantor | : | Larson Fruit Company |
| Grantee | : | Dale L. Carlisle |
| Dated | : | September 3, 2003 |
| Recorded | : | January 12, 2004 |
| Auditor's File No. | : | 200401120073 |

Subordination Agreement dated September 28, 2006, and recorded September 29, 2006, under Kittitas County Auditor's File No. 200609290022; referencing the Deed of Trust recorded under Auditor's File No. 199807170038 and the Deed of Trust recorded under Auditor's File No. 200609290021.

(SCHEDULE B)

File No. 0104610

Guarantee Number: 48 0035 72030 6742

13. Matters disclosed on the Survey recorded October 31, 2001, in Book 26 of Surveys, pages 220 through 242, under Auditor's File No. 200110310001, including but not limited to the following:
- a) Easement "B"
 - b) Easement "D"
 - c) Easement "E"
 - d) Easement "F"
 - e) Notes contained thereon
- Affects: portion said premises and other land
14. Mortgage, and the terms and conditions thereof:
- Mortgagor : Eberhart Associates, Inc., a Washington corporation, and Eberhart/Larson Joint Venture, a Washington joint venture
- Mortgagee : Larson Fruit Company, a Washington corporation, Dale L. Carlisle, and James A. Seeley
- Dated : November 25, 2003
- Recorded : January 12, 2004
- Auditor's File No. : 200401120074
- Affects : Portion of said premises and other land
- Subordination Agreement dated September 28, 2006, and recorded September 29, 2006, under Kittitas County Auditor's File No. 200609290023; referencing the Deed of Trust recorded under Auditor's File No. 200401120074 and the Deed of Trust recorded under Auditor's File No. 200609290021.
15. Declaration of Easements, Covenants, Conditions and Restrictions for Vanderbilt Country Estates, recorded May 27, 2004, under Kittitas County Auditor's File No. 200405270010, 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.
- First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Vanderbilt Country Estates recorded December 28, 2004 under Auditor's File No. 200412280072.
16. Matters disclosed on the Survey recorded March 28, 2006, in Book 32 of Surveys, pages 109 through 116, under Auditor's File No. 200603280026, including but not limited to the following:
- a) Easement "W"
 - b) Notes contained thereon
- Affects: portion said premises and other land
17. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : Eberhart Associates, Inc., a Washington Corporation
- Trustee : AmeriTitle
- Beneficiary : Cashmere Valley Bank
- Amount : \$1,100,000.00, plus interest
- Dated : September 27, 2006
- Recorded : September 29, 2006
- Auditor's File No. : 200609290021

Re-recorded October 10, 2006 under Kittitas County Auditor's File No. 200610100080.

CONTINUED

END OF EXCEPTIONS

(SCHEDULE B)

File No. 0104610

Guarantee Number: 48 0035 72030 6742

SPECIAL EXCEPTION NO. 17 CONTINUED

Subordination Agreement dated September 28, 2006, and recorded September 29, 2006, under Kittitas County Auditor's File No. 200609290022; referencing the Deed of Trust recorded under Auditor's File No. 199807170038 and the Deed of Trust recorded under Auditor's File No. 200609290021.

Subordination Agreement dated September 28, 2006, and recorded September 29, 2006, under Kittitas County Auditor's File No. 200609290023; referencing the Deed of Trust recorded under Auditor's File No. 200401120074 and the Deed of Trust recorded under Auditor's File No. 200609290021.

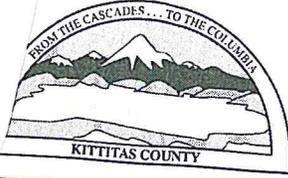
Notes:

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/kdbw



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

MEMORANDUM

TO: Board of County Commissioners
FROM: Mike Elkins, Staff Planner
DATE: September 17, 2007
SUBJECT: Branta Point Short Plat, SEPA Appeal

Please find attached correspondence addressed from Jeff Slothower, Attorney, to Darryl Piercy, Director of CDS. Said correspondence outlines potential Plat Notes discussed by Director Piercy and Jeff Slothower which may sufficiently fulfill Community Development Services' concerns regarding impacts to County roads.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.
Attorneys at Law

*F. Steven Lathrop, P.S.
John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.
D. Keith B. Dunnagan*

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

Tel (509) 925-6916
Fax (509) 962-8093

RECEIVED

SEP 17 2007

Kittitas County
CDS

September 12, 2007

**VIA ELECTRONIC MAIL
AND REGULAR MAIL**

Darryl Piercy, Director
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: Branta Point Short Plat
Our File No. 9445.002

Dear Darryl:

I want to follow-up on several settlement discussions we have had with respect to this administrative appeal. I understand that Kittitas County sent the letter triggering SEPA which forms the basis of the administrative appeal because of the County's concerns about increased traffic on McDowell Road.

As I indicated, my clients are willing to agree to the following plat condition:

"If the county deems necessary in the future the current owners of property which is the subject of this short plat will not object to the formation of a local improvement district and will, in fact, assist in and agree to the formation of a local improvement district to facilitate the costs of road improvements to McDowell Road."

If this language is acceptable to you as a plat condition to solve the County's concerns about increased traffic on McDowell Road, then I believe that that will solve all the issues arising out of the administrative appeal and I can dismiss the administrative appeal.

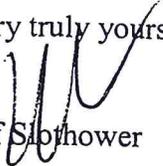
Darryl Piercy, Director

9/12/07

Page 2 of 2

Please let me know as soon as possible if this language is acceptable.

Very truly yours,


Jeff Slothower

cc: Client

TAX_ID	OWNER	ADDRESS
16-19-02000-0001	RIMLAND COMPANY	PO BOX 597 ELLENSBURG WA
16-19-02000-0002	RIMLAND COMPANY	PO BOX 597 ELLENSBURG WA
16-19-02000-0004	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02000-0005	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02000-0006	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02000-0007	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02010-0001	JENSEN ADAM W	51 KAYNER RD ELLENSBURG WA
16-19-02010-0002	KITTITAS FRUIT CO	PO BOX 98210 LAKEWOOD WA
16-19-02010-0003	JENSEN ADAM W	51 KAYNER RD ELLENSBURG WA
16-19-02010-0003	JENSEN ADAM W	51 KAYNER RD ELLENSBURG WA
16-19-02010-0004	KITTITAS FRUIT CO	PO BOX 98210 LAKEWOOD WA
16-19-02010-0007	KITTITAS FRUIT CO	PO BOX 98210 LAKEWOOD WA
16-19-02010-0008	KITTITAS FRUIT CO	PO BOX 98210 LAKEWOOD WA
16-19-02010-0009	KITTITAS FRUIT CO	PO BOX 98210 LAKEWOOD WA
16-19-02010-0010	JENSEN ADAM W	51 KAYNER RD ELLENSBURG WA
16-19-02010-0010	JENSEN ADAM W	51 KAYNER RD ELLENSBURG WA
16-19-02010-0011	JENSEN ADAM W	51 KAYNER RD ELLENSBURG WA
16-19-02010-0012	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02020-0007	EBERHART DEE R	750 VANDERBILT RD ELLENSBURG WA
16-19-02020-0009	RIMLAND COMPANY	PO BOX 597 ELLENSBURG WA
16-19-02020-0012	EBERHART DEE R ETUX	750 VANDERBILT RD ELLENSBURG WA
16-19-02020-0014	RIMLAND COMPANY	PO BOX 597 ELLENSBURG WA
16-19-02020-0015	RIMLAND COMPANY	PO BOX 597 ELLENSBURG WA
16-19-02020-0018	RIMLAND COMPANY	PO BOX 597 ELLENSBURG WA
16-19-02020-0019	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02020-0020	HANSON WILLIAM C ETUX	580 VANDERBILT RD ELLENSBURG WA
16-19-02020-0021	RUNKEL JACOB J ETUX	3321 SR 97 ELLENSBURG WA
16-19-02020-0022	HANSON WILLIAM C ETUX	580 VANDERBILT RD ELLENSBURG WA
16-19-02020-0023	READ DAVID M. ETUX	273 SERENITY LN ELLENSBURG WA
16-19-02020-0024	RIMLAND COMPANY	PO BOX 597 ELLENSBURG WA
16-19-02020-0025	RIMLAND COMPANY	PO BOX 597 ELLENSBURG WA
16-19-02030-0003	EBERHART DEE R	750 VANDERBILT RD ELLENSBURG WA
16-19-02030-0004	COLUMBIA CASCADE LAND	PO BOX 597 ELLENSBURG WA
16-19-02030-0005	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0006	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0007	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0008	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0009	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0010	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0011	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0012	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0013	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0014	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0015	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0016	MAGILL DONALD A	134 10TH AVE KIRKLAND WA
16-19-02030-0017	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0018	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0019	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0020	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA
16-19-02030-0021	COLUMBIA CASCADE LAND	PO BOX 597 ELLENSBURG WA
16-19-02030-0022	EBERHART ASSOCIATES IN	PO BOX 877 ELLENSBURG WA

16-19-02040-0005 NASSEN EUGENE L. ETUX 781 KAYNOR RD ELLENSBURG WA
16-19-02040-0006 NASSEN EUGENE L. ETUX 781 KAYNOR RD ELLENSBURG WA
16-19-02040-0007 NASSEN EUGENE L. ETUX 781 KAYNOR RD ELLENSBURG WA
16-19-02040-0008 DEATON LEONARD 1111 KAYNOR RD ELLENSBURG WA
16-19-02040-0009 CHIAWANA ORCHARDS LLC 3107 RIVER RD MC DONALD ALAN A ETUX YAKIMA V
16-19-02040-0010 CHIAWANA ORCHARDS LLC 3107 RIVER RD MC DONALD ALAN A ETUX YAKIMA V
16-19-02040-0011 CHIAWANA ORCHARDS LLC 3107 RIVER RD MC DONALD ALAN A ETUX YAKIMA V
16-19-02040-0014 EBERHART ASSOCIATES IN PO BOX 877 ELLENSBURG WA
16-19-02040-0015 EBERHART ASSOCIATES IN PO BOX 877 ELLENSBURG WA
16-19-02040-0016 EBERHART ASSOCIATES IN PO BOX 877 ELLENSBURG WA
16-19-02040-0017 EBERHART ASSOCIATES IN PO BOX 877 ELLENSBURG WA
16-19-02040-0019 EBERHART ASSOCIATES IN PO BOX 877 ELLENSBURG WA
16-19-02040-0020 EBERHART ASSOCIATES IN PO BOX 877 ELLENSBURG WA
16-19-02040-0021 WHITE KENNETH L ETUX 2316 83RD ST NW GIG HARBOR WA
16-19-02040-0022 PANTEKOEK LOUIS F ETUX 21132 SE 137TH PL ISSAQUAH WA
16-19-02040-0023 EBERHART ASSOCIATES IN PO BOX 877 ELLENSBURG WA
16-19-02040-0024 RUDOLPH SCOTT ETUX 5616 49TH AVE SW SEATTLE WA
16-19-02040-0027 MCNEELY DANIEL R ETUX 22521 125TH PL SE KENT WA
16-19-02040-0028 MITCHELL JOHN THOMAS 2328 S 302 FEDERAL WAY KENT WA
16-19-02040-0030 CHIAWANA ORCHARDS LLC 3107 RIVER RD MC DONALD ALAN A ETUX YAKIMA V
16-19-02040-0031 CHIAWANA ORCHARDS LLC 3107 RIVER RD MC DONALD ALAN A ETUX YAKIMA V
16-19-02050-0001 RIMLAND COMPANY PO BOX 597 ELLENSBURG WA
16-19-02050-0002 RIMLAND COMPANY PO BOX 597 ELLENSBURG WA
16-19-02050-0003 RIMLAND COMPANY PO BOX 597 ELLENSBURG WA
16-19-02050-0004 RIMLAND COMPANY PO BOX 597 ELLENSBURG WA
16-19-02050-0005 RIMLAND COMPANY PO BOX 597 ELLENSBURG WA
16-19-02051-0001 KITTITAS FRUIT CO PO BOX 98210 LAKEWOOD WA
16-19-02051-0002 KITTITAS FRUIT CO PO BOX 98210 LAKEWOOD WA
16-19-02051-0003 KITTITAS FRUIT CO PO BOX 98210 LAKEWOOD WA
16-19-02051-0004 KITTITAS FRUIT CO PO BOX 98210 LAKEWOOD WA
16-19-02051-0005 KITTITAS FRUIT CO PO BOX 98210 LAKEWOOD WA
16-19-02051-0006 KITTITAS FRUIT CO PO BOX 98210 LAKEWOOD WA
16-19-02052-0001 RIMLAND COMPANY PO BOX 597 ELLENSBURG WA
16-19-02052-0002 RIMLAND COMPANY PO BOX 597 ELLENSBURG WA
16-19-02052-0003 KITTITAS FRUIT CO PO BOX 98210 LAKEWOOD WA
16-19-02052-0004 EBERHART ASSOCIATES IN PO BOX 877 ELLENSBURG WA

Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.

Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

*F. Steven Lathrop, P.S.
John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.
D. Keith B. Dunnagan*

*Tel (509) 925-6916
Fax (509) 962-8093*

August 1, 2007

HAND DELIVERED

Mr. Alan A. Crankovich
Mr. Mark McClain
Mr. David B. Bowen
Kittitas County Board of County Commissioners
Kittitas County Courthouse
205 West 5th Avenue, Suite 108
Ellensburg, WA 98926

Re: Appeal of Kittitas County Community Development Services' Administrative Decision
Dated July 20, 2007

Dear Commissioners:

Please accept this letter as an appeal of the administrative decision made by Kittitas County Community Development Services by and through Mike Elkins, Staff Planner, dated July 20, 2007. The letter evidencing the administrative decision is attached hereto as Exhibit A. This appeal is filed within 10 working days of the date of the administrative decision and is submitted to you together with the applicable appeal fee.

This is an appeal of a July 20, 2007 decision by Mike Elkins, Staff Planner, relating to the "Branta Point Short Plat". Community Development Services indicates that they intend to require Eberhart Associates, Inc., the landowner and applicant on the Branta Point Short Plat to go through a SEPA process.

The basis for this appeal is that Kittitas County Community Development Services determination that this short plat should go through SEPA is contrary to law. The decision is contrary to law for the following reasons: First, under Kittitas County Code Chapter 15.04.090 Kittitas County has established exempt levels for residential new construction under WAC 197-11-800(1) (b).

Kittitas County Board of County Commissioners

8/1/07

Page 2 of 2

The short plat would create less than nine new dwelling units and therefore under KCC 15.04.090(1) (a) is exempt from SEPA.

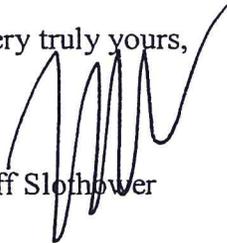
Second, the County has adopted by reference in Kittitas County Code Chapter 15.04.230 and WAC 197-11-800(6) (a). Under WAC 197-11-800(6) (a), the approval of short plats or short subdivisions pursuant to procedures required by RCW 58.17.060 are exempt from SEPA.

Third, under WAC 197-11-305, if a proposal is within the categorical exemptions, but the proposal is a segment of a proposal that includes "... a series of exempt actions that are physically or functionally related to each other, and that together may have a probable significant adverse environmental impact in the judgment of an agency with jurisdiction". The Branta Point Short Plat is unrelated to any other short plat in the proposed area including any other short plat on McDowell Road. Therefore, this proposal is not a segment of a larger proposal nor is it a part of another proposal. The County has not made a showing that there is "probable significant adverse environmental impact" as a result of this short plat.

The Branta Point Short Plat is also not physically or functionally related to any pending land use action in the area.

I request notice of when this matter will be placed upon your calendar for the setting of a date for a hearing on this appeal.

Very truly yours,



Jeff Slothower

Attachment

cc: Eberhart Associates, Inc.
Mike Elkins, Staff Planner, Kittitas County Community Development Services
Darryl Piercy, Director, Kittitas County Community Development Services

197-11-300 << 197-11-305 >> 197-11-310

WAC 197-11-305

Categorical exemptions.

(1) If a proposal fits within any of the provisions in Part Nine of these rules, the proposal shall be categorically exempt from threshold determination requirements (WAC 197-11-720) *except* as follows:

(a) The proposal is not exempt under WAC 197-11-908, critical areas.

(b) The proposal is a segment of a proposal that includes:

(i) A series of actions, physically or functionally related to each other, some of which are categorically exempt and some of which are not; or

(ii) A series of exempt actions that are physically or functionally related to each other, and that together may have a probable significant adverse environmental impact in the judgment of an agency with jurisdiction. If so, that agency shall be the lead agency, unless the agencies with jurisdiction agree that another agency should be the lead agency. Agencies may petition the department of ecology to resolve disputes (WAC 197-11-946).

For such proposals, the agency or applicant may proceed with the exempt aspects of the proposals, prior to conducting environmental review, if the requirements of WAC 197-11-070 are met.

(2) An agency is not required to document that a proposal is categorically exempt. Agencies may note on an application that a proposal is categorically exempt or place such a determination in agency files.

[Statutory Authority: RCW 43.21C.110. 95-07-023 (Order 94-22), § 197-11-305, filed 3/6/95, effective 4/6/95; 84-05-020 (Order DE 83-39), § 197-11-305, filed 2/10/84, effective 4/4/84.]

197-11-799 << 197-11-800 >> 197-11-810

WAC 197-11-800

Categorical exemptions.

The proposed actions contained in Part Nine are categorically exempt from threshold determination and EIS requirements, subject to the rules and limitations on categorical exemptions contained in WAC 197-11-305.

Note: The statutory exemptions contained in chapter 43.21C RCW are not included in Part Nine. Chapter 43.21C RCW should be reviewed in determining whether a proposed action not listed as categorically exempt in Part Nine is exempt by statute from threshold determination and EIS requirements.

(1) Minor new construction -- Flexible thresholds.

(a) The exemptions in this subsection apply to all licenses required to undertake the construction in question, except when a rezone or any license governing emissions to the air or discharges to water is required. To be exempt under this subsection, the project must be equal to or smaller than the exempt level. For a specific proposal, the exempt level in (b) of this subsection shall control, unless the city/county in which the project is located establishes an exempt level under (c) of this subsection. If the proposal is located in more than one city/county, the lower of the agencies' adopted levels shall control, regardless of which agency is the lead agency.

(b) The following types of construction shall be exempt, except when undertaken wholly or partly on lands covered by water:

(i) The construction or location of any residential structures of four dwelling units.

(ii) The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering 10,000 square feet, and to be used only by the property owner or his or her agent in the conduct of farming the property. This exemption shall not apply to feed lots.

(iii) The construction of an office, school, commercial, recreational, service or storage building with 4,000 square feet of gross floor area, and with associated parking facilities designed for twenty automobiles.

(iv) The construction of a parking lot designed for twenty automobiles.

(v) Any landfill or excavation of 100 cubic yards throughout the total lifetime of the fill or excavation; and any fill or excavation classified as a Class I, II, or III forest practice under RCW 76.09.050 or regulations thereunder.

(c) Cities, towns or counties may raise the exempt levels to the maximum specified below by implementing ordinance or resolution. Such levels shall be specified in the agency's SEPA procedures (WAC 197-11-904) and sent to the department of ecology. A newly established exempt level shall be supported by local conditions, including zoning or other land use plans or regulations. An agency may adopt a system of several exempt levels (such as different levels for different geographic areas). The maximum exempt level for the exemptions in (1)(b) of this section shall be, respectively:

(i) 20 dwelling units.

(ii) 30,000 square feet.

(iii) 12,000 square feet; 40 automobiles.

(iv) 40 automobiles.

(v) 500 cubic yards.

(2) **Other minor new construction.** The following types of construction shall be exempt except where undertaken wholly or in part on lands covered by water (unless specifically exempted in this subsection); the exemptions provided by this section shall apply to all licenses required to undertake the construction in question, except where a rezone or any license governing emissions to the air or discharges to water is required:

(a) The construction or designation of bus stops, loading zones, shelters, access facilities and pull-out lanes for taxicabs, transit and school vehicles.

(b) The construction and/or installation of commercial on-premise signs, and public signs and signals.

(c) The construction or installation of minor road and street improvements such as pavement marking, freeway surveillance and control systems, railroad protective devices (not including grade-separated crossings), grooving, glare

197-11-300 << 197-11-305 >> 197-11-310

WAC 197-11-305

Categorical exemptions.

(1) If a proposal fits within any of the provisions in Part Nine of these rules, the proposal shall be categorically exempt from threshold determination requirements (WAC 197-11-720) *except* as follows:

(a) The proposal is not exempt under WAC 197-11-908, critical areas.

(b) The proposal is a segment of a proposal that includes:

(i) A series of actions, physically or functionally related to each other, some of which are categorically exempt and some of which are not; or

(ii) A series of exempt actions that are physically or functionally related to each other, and that together may have a probable significant adverse environmental impact in the judgment of an agency with jurisdiction. If so, that agency shall be the lead agency, unless the agencies with jurisdiction agree that another agency should be the lead agency. Agencies may petition the department of ecology to resolve disputes (WAC 197-11-946).

For such proposals, the agency or applicant may proceed with the exempt aspects of the proposals, prior to conducting environmental review, if the requirements of WAC 197-11-070 are met.

(2) An agency is not required to document that a proposal is categorically exempt. Agencies may note on an application that a proposal is categorically exempt or place such a determination in agency files.

[Statutory Authority: RCW 43.21C.110. 95-07-023 (Order 94-22), § 197-11-305, filed 3/6/95, effective 4/6/95; 84-05-020 (Order DE 83-39), § 197-11-305, filed 2/10/84, effective 4/4/84.]

RCW 58.17.060

**Short plats and short subdivisions — Summary approval —
Regulations — Requirements.**

(1) The legislative body of a city, town, or county shall adopt regulations and procedures, and appoint administrative personnel for the summary approval of short plats and short subdivisions or alteration or vacation thereof. When an alteration or vacation involves a public dedication, the alteration or vacation shall be processed as provided in RCW 58.17.212 or 58.17.215. Such regulations shall be adopted by ordinance and shall provide that a short plat and short subdivision may be approved only if written findings that are appropriate, as provided in RCW 58.17.110, are made by the administrative personnel, and may contain wholly different requirements than those governing the approval of preliminary and final plats of subdivisions and may require surveys and monumentations and shall require filing of a short plat, or alteration or vacation thereof, for record in the office of the county auditor: PROVIDED, That such regulations must contain a requirement that land in short subdivisions may not be further divided in any manner within a period of five years without the filing of a final plat, except that when the short plat contains fewer than four parcels, nothing in this section shall prevent the owner who filed the short plat from filing an alteration within the five-year period to create up to a total of four lots within the original short plat boundaries: PROVIDED FURTHER, That such regulations are not required to contain a penalty clause as provided in RCW 36.32.120 and may provide for wholly injunctive relief.

An ordinance requiring a survey shall require that the survey be completed and filed with the application for approval of the short subdivision.

(2) Cities, towns, and counties shall include in their short plat regulations and procedures pursuant to subsection (1) of this section provisions for considering sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.

[1990 1st ex.s. c 17 § 51; 1989 c 330 § 2; 1987 c 354 § 5; 1987 c 92 § 1; 1974 ex.s. c 134 § 3; 1969 ex.s. c 271 § 6.]

Notes:

Severability -- Part, section headings not law -- 1990 1st ex.s. c 17: See RCW 36.70A.900 and 36.70A.901.

197-11-902 << 197-11-904 >> 197-11-906

WAC 197-11-904

Agency SEPA procedures.

(1) Each agency is required by the act and this section to adopt its own rules and procedures for implementing SEPA. (RCW 43.21C.120.) Agencies may revise or add to their SEPA procedures at any time. Agencies may adopt these rules (chapter 197-11 WAC) by reference, and shall meet the requirements of WAC 197-11-906 concerning the content of their procedures. State and local rules for carrying out SEPA procedures are called "agency SEPA procedures."

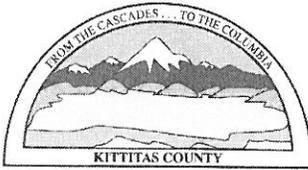
(2) State agencies shall adopt or amend their procedures within one hundred eighty days of the effective date of this chapter or subsequent revisions, or within one hundred eighty days of the establishment of an agency, whichever shall occur later. State agencies shall adopt their procedures by rule making under the state Administrative Procedure Act, chapter 34.05 RCW. If a state agency does not have rule making authority under chapter 34.05 RCW, the agency shall adopt procedures under whatever authority it has, and public notice and opportunity for public comment shall be provided. Adoption shall be deemed to have taken place at the time the transmittal of adopted rules is filed with the code reviser.

(3) Local agencies shall adopt or amend their procedures within one hundred eighty days of the effective date of this chapter or subsequent revisions, or within one hundred eighty days of the establishment of the local governmental entity, whichever shall occur later. Local agencies shall adopt their procedures by rule, ordinance, or resolution, whichever is appropriate, to ensure that the procedures have the full force and effect of law. Public notice and opportunity for public comment shall be provided as part of the agency's process for adopting its SEPA procedures.

(4) Any agency determining that all actions it is authorized to take are exempt under Part Nine of these rules may adopt a statement to the effect that it has reviewed its authorized activities and found them all to be exempt under this chapter. Adoption of such a statement under the procedures in subsections (2) and (3) shall be deemed to be in compliance with the requirement that the agency adopt procedures under this chapter.

(5) The adoption of agency procedures is procedural and shall be categorically exempt under this chapter (WAC 197-11-800(19)).

[Statutory Authority: RCW 43.21A.090, chapter 43.21C RCW, RCW 43.21C.035, 43.21C.037, 43.21C.038, 43.21C.0381, 43.21C.0382, 43.21C.0383, 43.21C.110, 43.21C.222. 03-16-067 (Order 02-12), § 197-11-904, filed 8/1/03, effective 9/1/03. Statutory Authority: RCW 43.21C.110. 95-07-023 (Order 94-22), § 197-11-904, filed 3/6/95, effective 4/6/95; 84-05-020 (Order DE 83-39), § 197-11-904, filed 2/10/84, effective 4/4/84.]



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

ADMINISTRATIVE APPEAL STAFF REPORT

TO: Kittitas County Board of Commissioners
FROM: Mike Elkins, Staff Planner
DATE: September 5, 2007 for September 19, 2007 Appeal Hearing
SUBJECT: Branta Point Short Plat Appeal (SP-07-90)

I. GENERAL INFORMATION

Proposal: Chuck Cruse, authorized agent for Eberhart Associates Inc., landowners, submitted an application for a 4-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20.35 acres of land that is zoned Commercial Agriculture. Lots proposed by the Short Plat are 5.54, 4.81, 3.65, and 6.35 acres in size. Individual wells and septic systems are proposed for each lot. Access for the lots is via the proposed 'Easement W', a 60 foot private access & utility easement which connects to McDowell Road.

Location: The subject parcels are located approximately 5 miles south of the City of Kittitas, 1400 feet south of Fourth Parallel Road between Vanderbilt Road and McDowell Road in Ellensburg, WA, 98926. The subject parcels are located in a portion of Section 2, T16N, R19E, WM, in Kittitas County. Map Numbers for the subject parcels are 16-19-02020-0019 and 16-19-02000-0004.

II. SITE INFORMATION

Site Characteristics: The Kittitas County Comprehensive Plan Land Use Element classifies the subject parcels as "Rural". At the time of preliminary project review, there are no existing structures on the subject property. (See Aerial Photo, Item 16)

III. PROJECT BACKGROUND

1. Community Development Services received the Branta Point Short Plat application on June 4, 2007.
2. On June 27, 2007, Community Development Services sent correspondence to Cruse & Associates, authorized agent, requesting that the applicant submit a parcel history in order to verify the parcel's eligibility for One Time Split as allowed per 17.31.040 of the Kittitas County Zoning Code.
3. After corresponding with Cruse & Associates regarding the submittal of a parcel history for the Branta Point Short Plat, Community Development Services contacted Cruse & Associates on

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

- June 28, 2007, to confirm that staff would complete the required parcel history in order to determine the subject parcels' eligibility for application of the One-Time Split provision.
4. Upon completion of said parcel history, CDS staff determined that the subject parcels of the Branta Point Short Plat were eligible for One-Time Split. Both parcels of the Branta Point Short Plat were created through processes of Boundary Line Adjustment and were not segregated in order to reach their current lot size. Review of the Branta Point Short Plat resumed following this determination of eligibility.
 5. On July 20, 2007, Community Development Services sent notification to Cruse & Associates which required the Branta Point Short Plat to be reviewed under SEPA.
 6. On August 2, 2007, Community Development Services received a copy of the appeal letter submitted to the Board of County Commissioners by Jeff Slothower of Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.
 7. Community Development Services received Notice of Appeal Hearing from the office of Kittitas County Board of County Commissioners on August 27, 2007. Said notice indicated that the appeal hearing date for the Branta Point Short Plat was scheduled for September 19, 2007, at 1:30 p.m.

IV. APPEAL ELEMENTS & ISSUES

The Board of County Commissioners received a timely appeal from Jeff Slothower, attorney, on August 1, 2007. Kittitas County Community Development Services received notice of the appeal on August 2, 2007. Said appeal letter from Mr. Slothower indicated that "...*Kittitas County Community Development Services determination that this short plat should go through SEPA is contrary to law*" and elaborated on points of contest, citing three specific topics of dispute in the administrative decision issued by Community Development Services. Said appeal letter included the following appeal issues:

Appeal Issues

A. Appellant:

- *"First, under Kittitas County Code Chapter 15.04.090 Kittitas County has established exempt levels for residential new construction under WAC 197-11-800(1) (b). The short plat would create less than nine new dwelling units and therefore under KCC 15.04.090(1) (a) is exempt from SEPA."*
- *"Second, the County has adopted by reference in Kittitas County Code Chapter 15.04.230 and WAC 197-11-800(6) (a). Under WAC 197-11-800(6) (a), the approval of short plats or short subdivisions pursuant to procedures required by RCW 58.17.060 are exempt from SEPA."*
- *"Third, under WAC-197-11-305, if a proposal is within the categorical exemptions, but the proposal is a segment of a proposal that includes '... a series of exempt actions that are physically or functionally related to each other, and that agency may have a probable significant adverse environmental impact in the judgment of an agency with jurisdiction'. The Branta Point Short Plat is unrelated to any other short plat in the proposed area including any other short plat on McDowell Road. The County has not made a showing that there is 'probable significant adverse environmental impact' as a result of this short plat."*

B. Staff Response:

In assessing the cumulative impacts of land development projects in Kittitas County, Community Development Services first addresses the existing geographic relationship between the relevant administrative or non-administrative proposal and past or concurrent development proposals in the nearby vicinity. Community Development Services' goal in requiring SEPA for such administrative

projects is to assess potential cumulative environmental and infrastructural impacts on County resources and facilities. While the Branta Point Short Plat proposes the creation of a total of four lots, the cumulative impact of development in the vicinity of the project can only be assessed by reviewing the Branta Point Short Plat in relation to other land development proposals in the immediate vicinity.

Five additional Short Plats are either currently under review or have recently received approval within 1000 feet of the subject parcels of the Branta Point Short Plat (Parcel Numbers 16-19-02020-0019 and 16-19-02000-0004). These Short Plats include the Lombard Crest Short Plat (SP-06-116), Viking Short Plat (SP-07-19), Commodore Short Plat (SP-07-36), Tuscany Short Plat (SP-07-100) and Rowan Short Plat (SP-07-21). The total lot count for all of the referenced Short Plats when reviewed for cumulative environmental and infrastructural impacts reaches 20 lots. (See Short Plat Vicinity Map, Item 2)

Under WAC 197-11-305(1) (b) (ii):

“(1) If a proposal fits within any of the provisions in Part Nine [Categorical Exemptions] of these rules, the proposal shall be categorically exempt from threshold determination requirements (WAC 197-11-720) except as follows:

(ii) A series of exempt actions that are physically or functionally related to each other and that together may have a probable significant adverse environmental impact in the judgment of an agency with jurisdiction.”

The lots proposed by the Branta Point Short Plat are accessed via McDowell Road, as are the lots proposed in the Tuscany, Rowan and Commodore Short Plats. (See Short Plat Surveys, Items 13, 14, and 15) The total lot count for the referenced Short Plats which are accessed via McDowell Road is 16 lots. Amplified impacts to the shared County Road access of the above referenced Short Plats establishes a sufficient relationship for Community Development Services to require SEPA review in order to assess cumulative impacts on County Road systems. Individual wells and individual septic systems are also proposed for each of the lots depicted in the referenced Short Plats. SEPA review provides Community Development Services with the means by which to assess the potential impact to soils and ground water in the limited geographic context of the referenced Short Plats. Shared access via McDowell Road, proposed withdrawals from groundwater supplies in a limited geographic context and discharge of effluents into soils within a limited geographic area constitute both a physical and functional relationship.

SEPA review provides Community Development Services with a means by which to coordinate with other County and State Departments in order to assess potential impacts to water sources, soils and infrastructure in order to develop appropriate mitigations for those anticipated impacts based on input and comments from associated Departments. Increased development in a limited geographic area equates to increased traffic which in turn places additional stress on existing road systems. Increased ground water withdrawals from twenty individual wells inevitably places additional demand on regional ground water supplies. The total effect of increased effluent discharge from twenty new septic systems within a limited geographic context must be assessed within that specific context in order to determine whether impacts are significant. These fundamental byproducts of accelerated development in a limited geographic context are sufficient grounds for requiring SEPA review.

SEPA review provides the means by which the potential level of impact can be assessed and mitigated. However, the determination of what constitutes a “probable significant adverse environmental impact” is left to the “judgement of an agency with jurisdiction”. Community Development Services, as the “agency with jurisdiction” in the case of the Branta Point Short Plat, determined that SEPA review is necessary in order to assess the potential cumulative level of impact of the referenced Short Plats rather than addressing the individual Short Plat applications outside of

the context of the broader development patterns in the immediate vicinity. SEPA review is the means by which the extent of “probable significant adverse environmental impacts” is established and mitigated, and the “showing” of the extent of that impact is the *result* of the SEPA process.

Though the potential impact of Short Plat applications may seem insignificant when assessed as individual proposals, development patterns in the immediate vicinity may require that SEPA review be enacted in order to provide a forum through which various agencies may review multiple concurrent projects and their potential collective effect upon a limited geographic area. The “on-the-ground” reality of development dictates the necessity of SEPA review, not the format of the land development application submitted to Community Development Services. The fact that individual development proposals are submitted in traditionally exempt formats such as Short Plat does not negate the cumulative impact of said concurrent proposals on the infrastructure and environment of Kittitas County.

PROJECT NAME:

Branta Point Short Plat (SP-07-90): Appeal Hearing

Index # <small>*Numbers in lower right hand corner</small>	Document Name
1	Branta Point SEPA Appeal Staff Report
2	Short Plat Vicinity Map
3	Branta Point Short Plat Survey
4	Branta Point Short Plat Application
5	Letter from CDS: Request for applicant to complete a Parcel History
6	Letter from CDS: Confirmation that Parcel History will be completed by CDS
7	Letter From CDS: Request for applicant to submit a SEPA checklist
8	Appeal Letter from Jeff Slothower, Attorney
9	Notice of Appeal hearing from Julie A. Kjorsvik, Clerk of the Board
10	Letter to Jeff Slothower, Attorney, from Board of county Commissioners announcing appeal date
11	Kittitas County Public Works Comments
12	Kittitas County Public Health Requirement Letter
13	Tuscany Short Plat Survey
14	Commodore Short Plat Survey
15	Rowan Short Plat Survey
16	2006 Aerial Photo: Branta Point Short Plat Lots



Short Plat Vicinity Map

VICINITY MAP



APPROVALS

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

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
REGULATORY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL, FOR SOLE BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

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

KITTITAS COUNTY PLANNING DIRECTOR

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

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

KITTITAS COUNTY PLANNING DIRECTOR

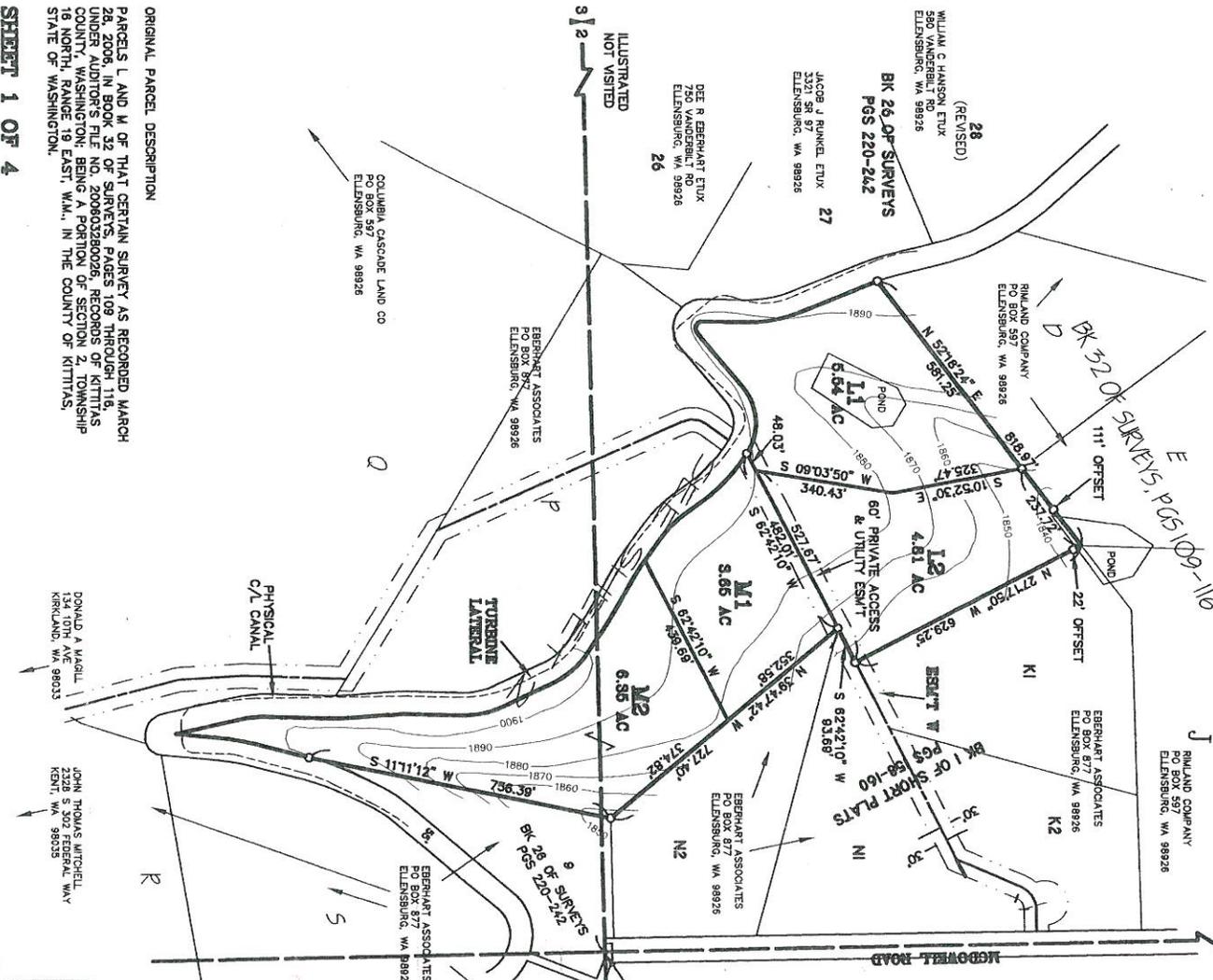
CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-19-02200-0018 & 18-19-02200-0004 DATED THIS _____ DAY OF _____ A.D. 200__

KITTITAS COUNTY TREASURER

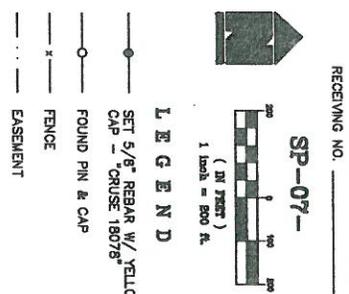
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: EBERHART ASSOCIATES
ADDRESS: PO BOX 877
ELENBURG, VA 98926
PHONE: (909) 201-0778
EERING ZONE: COMMERCIAL AG
SOURCE OF WATER: COMMUNITY WELLS
SEWER SYSTEM: SEPTIC TANKS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WITH AND THE OF ADDRESS: 67 PRIVATE ACCESS
& UTILITY ESMT
NO. OF SHORT PLATED LOTS: FOUR (4)
SCALE: 1" = 200'

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

**BRANTA POINT SHORT PLAT
PART OF SECTION 2, T. 16 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON**



ILLUSTRATED
NOT VISITED



ORIGINAL PARCEL DESCRIPTION

28, 2006, IN BOOK 32 OF SURVEYS, PAGES 109 THROUGH 118, UNDER AUDITOR'S FILE NO. 200803280026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SHEET 1 OF 4

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____, 2007, at _____, W.M., in Book 1 of Short Plats at page(s) _____ at the request of Cruse & Associates.

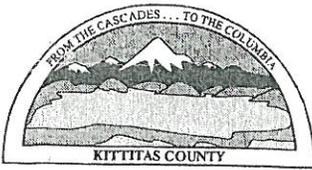
SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of EBERHART ASSOCIATES in JUNE of 2007.

CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18076
DATE: 6-14-07

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

BRANTA POINT SHORT PLAT





KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SP-07-90

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITITITAS 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.
- 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.

OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
- Computer lot closures

FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$376.88 plus \$75/hr. over 4 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 Kat Kimball 6/4/07 051472

PAID
 DATE STAMP
 HERE
 JUN 14 2007
 KITITITAS CO.
 CDS

NOTES:

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

Name: Eberhart Assoc.
Mailing Address: P.O. Box 877
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-201-0776
Email Address: _____

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

Agent Name: Chuck Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-8242
Email Address: _____

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: McDOWELL ROAD
City/State/ZIP: Ellensburg, WA

5. Legal description of property: portion NW₄ & SW₄ 2-16-19
lots L & M BK. 32 of Surveys, pgs 109-116

6. Tax parcel number(s): 16-19-02020-0019 & 16-19-02008-0004

7. Property size: 20.35 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; individual wells, septic, private access
esmt.

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?

none



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

June 27, 2007

Chris Cruse / Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: **Branta Point Short Plat , File Number SP-07-90**

Dear Mr. Cruse,

In regards to the above referenced application, it appears that your client is applying the One-Time Split provision as codified in Chapter 17.31.040 of the Kittitas County Zoning Code. The application does not include a parcel history verifying the eligibility of the subject parcels for a One-Time Split, and therefore we require that you submit a completed parcel history form. I have included a form for your convenience. Please feel free to make copies of this form for future use.

Parcel Histories are completed as time allows, and your submitted application will be processed in sequence with other Parcel History applications according to the date that it is received.

Please feel free to contact me directly if you have any questions about this application.

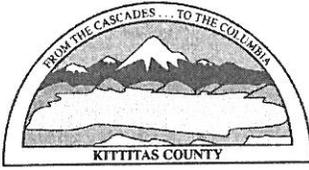
Sincerely,

Mike Elkins
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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

June 28, 2007

Chris Cruse
PO Box 959
Ellensburg, WA 98926

RE: Lyons Road Short Plat (SP-07-85), Forbes Short Plat (SP-07-88), Fitterer Short Plat (SP-07-89), Branta Point Short Plat (SP-07-90), Winter Short Plat (SP-07-92)

Dear Mr. Cruse,

Kittitas County Community Development Services is in receipt of the above referenced applications. Processing of the above referenced applications will continue immediately. Our staff will complete the required parcel histories needed to determine the Short Plats' eligibility for One-Time Split in a timely manner. In the instance that the subject parcels of any of the referenced Short Plats have already exhausted their use of the One-Time Split, the Short Plat applications will be denied. As a reminder, all fees collected by Community Development Services at the time of application submittal are non-refundable.

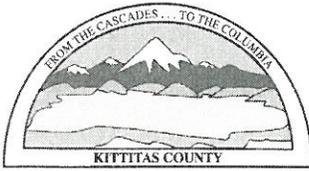
Sincerely,

Mike Elkins
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KIT TITAS 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

July 20, 2007

Eberhart Assoc.
PO Box 877
Ellensburg, WA 98926

Chuck Cruse
PO Box 959
Ellensburg, WA 98926

RE: **Branta Point Short Plat, File Number SP-07-90**

Dear Mr. Cruse,

In order to assess the cumulative environmental and infrastructural impacts of the recent land development projects occurring on McDowell Road in Ellensburg, WA, Kittitas County Community Development Services will require the above referenced Short Plat to be reviewed under the State Environmental Policy Act (SEPA). Currently, four short plats are being proposed which will be accessed via McDowell Road, with a total potential lot count of 16 lots. The four Short plats currently being proposed off of McDowell Road are: Commodore Short Plat (SP-07-36), Tuscany Short Plat (SP-07-100), Rowan Short Plat (SP-07-21), and Branta Point Short Plat (SP-07-90). Kittitas County Code Chapter 15.04.090 establishes exempt levels for minor new construction under Washington Administrative Code (WAC) 197-11-800(1) (b) based on local conditions. For residential dwelling units in WAC 197-11-800(1) (c) (i): the threshold is up to nine dwelling units.

Please complete a SEPA Environmental Checklist for the **Branta Point Short Plat** and return the completed checklist and associated payment to Community Development Services at 411 North Ruby Street, Ellensburg, WA 98926, Attention: Mike Elkins, Staff Planner. Upon receipt of the revised environmental checklist, review of the referenced Short Plat application will continue. Kittitas County Code Chapter 15A.030.040 states that an application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form.

If you have any questions regarding this matter, please feel free to contact me at (509) 933-8274.

Sincerely,

Mike Elkins
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.

Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

F. Steven Lathrop, P.S.
John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.
D. Keith B. Dunnagan

Tel (509) 925-6916
Fax (509) 962-8093

RECEIVED

AUG 2 2007

KITTITAS COUNTY
CDS

Mike Elkins
Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: Branta Point Short Plat
Our File No. 9445.002

We transmit the following:

➤ **Copy of August 1, 2007 letter to Kittitas County Board of County Commissioners**

For your information or for your file.

Please contact Jeff Slothower upon receipt of this letter.

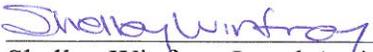
Please sign where indicated and return.

Please review and if changes are desired, please advise.

Other:

Dated: August 1, 2007

Transmitted by:


Shelley Winfrey, Legal Assistant
to Jeff Slothower

Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.

Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

*F. Steven Lathrop, P.S.
John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.
D. Keith B. Dunnagan*

*Tel (509) 925-6916
Fax (509) 962-8093*

August 1, 2007

HAND DELIVERED

Mr. Alan A. Crankovich
Mr. Mark McClain
Mr. David B. Bowen
Kittitas County Board of County Commissioners
Kittitas County Courthouse
205 West 5th Avenue, Suite 108
Ellensburg, WA 98926

Re: Appeal of Kittitas County Community Development Services' Administrative Decision
Dated July 20, 2007

Dear Commissioners:

Please accept this letter as an appeal of the administrative decision made by Kittitas County Community Development Services by and through Mike Elkins, Staff Planner, dated July 20, 2007. The letter evidencing the administrative decision is attached hereto as Exhibit A. This appeal is filed within 10 working days of the date of the administrative decision and is submitted to you together with the applicable appeal fee.

This is an appeal of a July 20, 2007 decision by Mike Elkins, Staff Planner, relating to the "Branta Point Short Plat". Community Development Services indicates that they intend to require Eberhart Associates, Inc., the landowner and applicant on the Branta Point Short Plat to go through a SEPA process.

The basis for this appeal is that Kittitas County Community Development Services determination that this short plat should go through SEPA is contrary to law. The decision is contrary to law for the following reasons: First, under Kittitas County Code Chapter 15.04.090 Kittitas County has established exempt levels for residential new construction under WAC 197-11-800(1) (b).

Kittitas County Board of County Commissioners

8/1/07

Page 2 of 2

The short plat would create less than nine new dwelling units and therefore under KCC 15.04.090(1) (a) is exempt from SEPA.

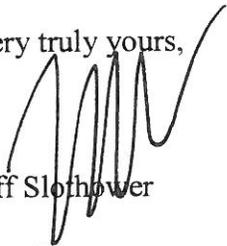
Second, the County has adopted by reference in Kittitas County Code Chapter 15.04.230 and WAC 197-11-800(6) (a). Under WAC 197-11-800(6) (a), the approval of short plats or short subdivisions pursuant to procedures required by RCW 58.17.060 are exempt from SEPA.

Third, under WAC 197-11-305, if a proposal is within the categorical exemptions, but the proposal is a segment of a proposal that includes "... a series of exempt actions that are physically or functionally related to each other, and that together may have a probable significant adverse environmental impact in the judgment of an agency with jurisdiction". The Branta Point Short Plat is unrelated to any other short plat in the proposed area including any other short plat on McDowell Road. Therefore, this proposal is not a segment of a larger proposal nor is it a part of another proposal. The County has not made a showing that there is "probable significant adverse environmental impact" as a result of this short plat.

The Branta Point Short Plat is also not physically or functionally related to any pending land use action in the area.

I request notice of when this matter will be placed upon your calendar for the setting of a date for a hearing on this appeal.

Very truly yours,



Jeff Slothower

Attachment

cc: Eberhart Associates, Inc.
Mike Elkins, Staff Planner, Kittitas County Community Development Services
Darryl Piercy, Director, Kittitas County Community Development Services

RECEIVED

AUG 27 2007

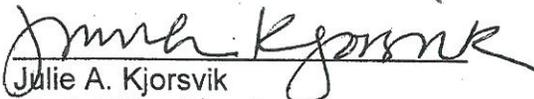
KITTITAS COUNTY
CDS

NOTICE OF APPEAL HEARING

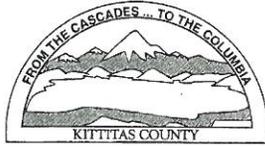
Notice is hereby given that Attorney Jeff Slothower is appealing an Administrative Decision by the Kittitas County Community Development's decision to require the Branta Point Short Plat (SP-07-90) to be reviewed under the State Environmental Policy Act (SEPA) in order to assess the cumulative environmental and infrastructure impacts of recent land development projects occurring on McDowell Road, Ellensburg, Washington. Chuck Cruse / Cruse & Associates, authorized agent for Eberhart Associates Inc., landowners, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20.35 acres of land that is zoned Commercial Agriculture, located approximately 5 miles south of the City of Kittitas, south of Crystal Sky Drive between Vanderbilt Road and McDowell Road, Ellensburg, WA, 98926, located in a portion of Section 2, T 16N., R19E., W.M., in Kittitas County. Tax Parcel numbers 16-19-02020-0019 and 16-19-02000-0004.

The Kittitas County Board of Commissioners will hold a hearing on Wednesday September 19, 2007 at 1:30 p.m. to consider testimony regarding this appeal. Said hearing will be located in Room 109, Commissioners Auditorium, Kittitas County Courthouse 205 West 5th Ellensburg, WA. The appeal and related documents may be viewed in the Commissioner's Office during normal business hours. Please call (509) 962-7508 if you have any questions regarding this appeal.

Kittitas County complies with all ADA requirements.


Julie A. Kjorsvik
Clerk of the Board

Publish: Daily Record – 9/7/07 & 9/14/07
 NKCT – 9/6/07 & 9/13/07



Kittitas County, Washington

BOARD OF COUNTY COMMISSIONERS

District One
David B. Bowen

District Two
Alan Crankovich

District Three
Mark McClain

August 27, 2007

Attorney Jeff Slothower
Lathrop, Winbauer, Harrel, Slothower & Denison, L.L.P.
P.O. Box 1088
201 West Seventh Avenue
Ellensburg, WA 98926

RECEIVED

AUG 27 2007

KITTTAS COUNTY
CDS

Re: Administrative Appeal – Branta Point Short Plat (SP-07-90)

Dear Mr. Slothower:

On August 21, 2007 the Kittitas County Board of Commissioners set a hearing date to consider your appeal of the administrative decision made by the Kittitas County Community Development Services department relating to the Branta Point Short Plat (SP-07-90).

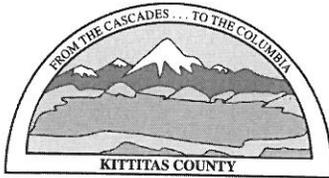
The appeal hearing is scheduled to begin at **1:30 p.m. Wednesday September 19, 2007** in the Commissioner's Auditorium, Room 109 at the Kittitas County Courthouse 205 West 5th Ellensburg, Washington.

I have enclosed a copy of the Notice of Appeal Hearing for your information and records. If you have any questions please feel free to contact me at 962-7508 at your convenience. Thank you.

Sincerely,

Julie A. Kjorsvik
Clerk of the Board

cc: Darryl Piercy, Director of Community Development Services
Neil Caulkins, Deputy Prosecutor
file



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mike Elkins, Staff Planner, Community Development Services
FROM: Randy Carbery, Planner II *cc*
DATE: July 17, 2007
SUBJECT: Branta Point Short Plat 07-90

RECEIVED
JUL 17 2007
KITTTITAS COUNTY
CDS

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

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

1. Lot M2 Access: An access easement is not shown for lot M2. Lot M2 shall have a minimum 20' access easement shown on the final plat.
2. Access: It appears that lots L1, L2, M1 and M2 are proposed to be accessed by an access off McDowell Road, shown as easement "W" on the face of the plat. This access shall be certified that it meets all applicable current Kittitas County Road Standards, prior to issuance of a building permit for lots L1, L2, M1 and M2.
3. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with the current Kittitas County Road Standards. Kittitas County Public Works shall require this Road Certification to be completed, prior to the issuance of a Building Permit for any of the residences within the proposed short plat.

Any further subdivision or lots to be served by proposed access may result in further access requirements.

4. Private Road Improvements Easement "W": The proposed access off McDowell Road shall meet or exceed the low density road requirements as shown below. Any further

Page 1 of 3

411 N. Ruby St. Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

G:\Eng\Development\Short Plats\Branta Point\CDS Comments July 16.doc

11

- subdivision or lots to be served by proposed access may result in further access requirements.
- a. Access easement shall be a minimum of 60'. The roadway width shall be a minimum of 20', with 1' shoulders = 22' total width.
 - b. All easements shall provide for AASHTO radius at the intersection with a county road.
 - c. Minimum centerline radius will be 60'.
 - d. Surface requirement is 6" gravel surface.
 - e. Maximum grade is 8% flat, 12% for rolling or mountainous.
 - f. Stopping site distance, reference AASHTO.
 - g. Entering site distance, reference AASHTO.
 - h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - j. A paved apron shall be constructed at the intersection of the existing private road and the intersection of the County road right of way.
5. Turbine Lateral Crossing: It appears that Access Easement "W" crosses the Kittitas Reclamation District's turbine lateral. The applicant shall contact the KRD regarding any additional requirements they may have.
6. Emergency Vehicle Turn-Around: An area for an emergency vehicle turn-around shall be provided near the southeast corner of lot L1, north of the turbine lateral. The applicant's representative has indicated that the topography at this location may make it difficult to construct a standard cul-de-sac and that they may propose an alternative design for an emergency vehicle turn-around as allowed by the International Fire Code. The applicant shall contact the Kittitas County Fire Marshall for approval of an alternative design for the emergency vehicle turn-around requirements.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
9. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
10. 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.

11. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.

The following requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

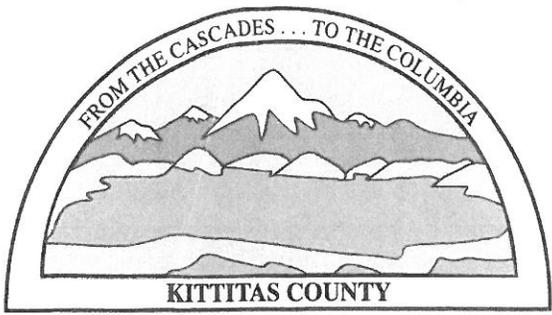
Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – 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.

MIKE



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

June 4, 2007

Charles Cruse Jr.
 217 E Fourth St.
 Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Branta Point Short Plat, located in Section 2, Township 16, Range 19, off of Mcdowell Road. We have also received the \$376.88 plat submission fee (receipt #051472).

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 the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does 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, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of

Ecology (Central Reg. 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 – As of January 11, 2007, Washington State Department of Health is the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes 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; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results. After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

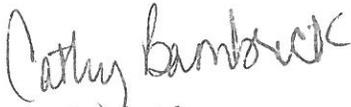
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field 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 Environmental Health Checklist that you have satisfactorily addressed health department requirements.

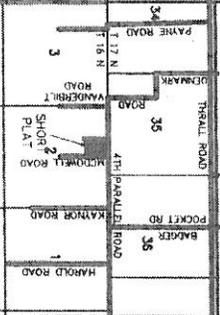
Sincerely,



Cathy Bambrick
Kittitas County Environmental Health Manager

cc: Community Development Services

VICINITY MAP



APPROVALS

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

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOLE BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THE SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO HAVE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT REARLY SOURCE OF SEPTIC TANK FIELDS FOR LOTS.

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

KITTITAS COUNTY HEALTH OFFICER

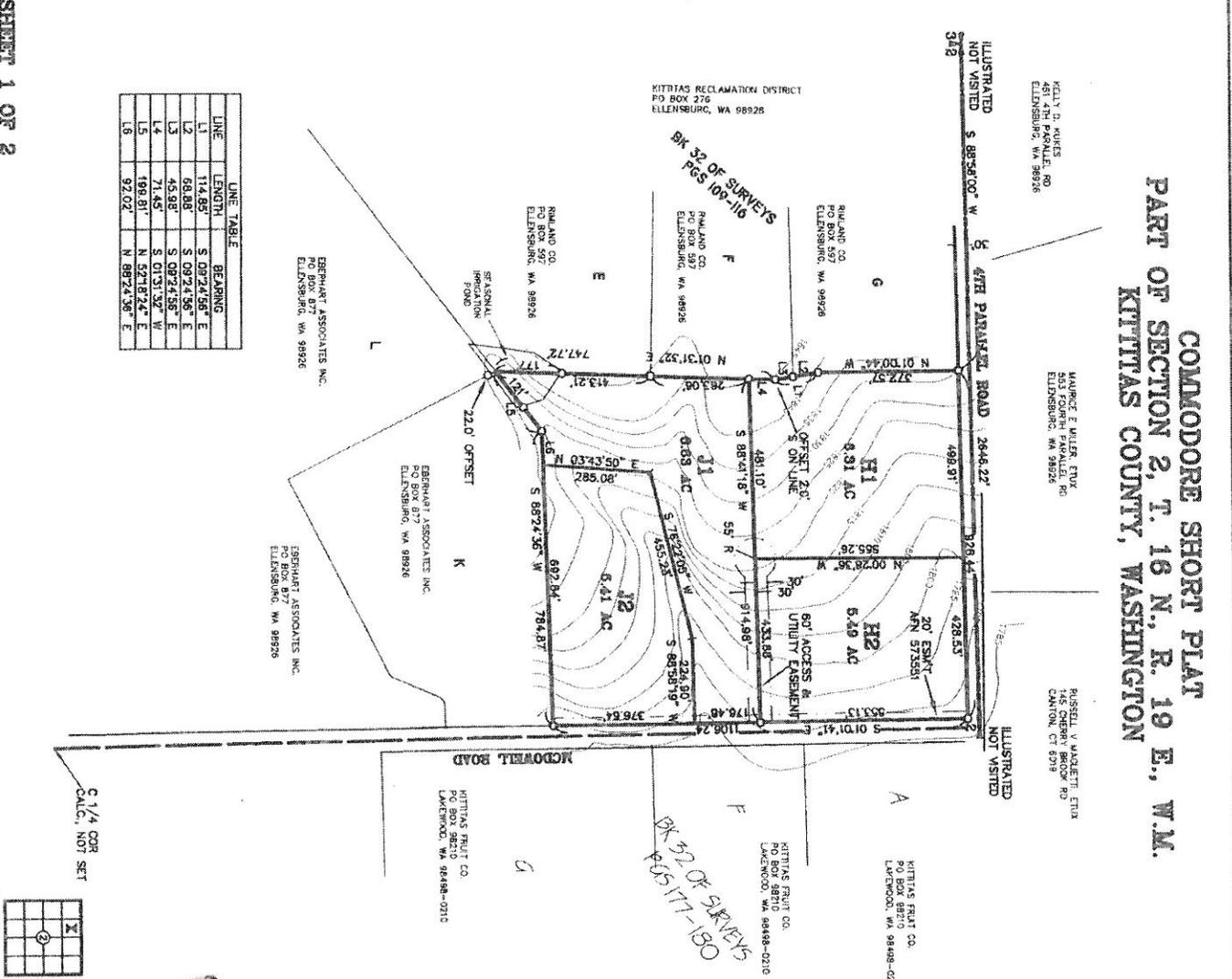
CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE COMMODORE SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

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

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
FOLDER NO. 1819-0880-5018 & 1819-0880-0902
DATED THIS _____ DAY OF _____ A.D. 200__

KITTITAS COUNTY TREASURER
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: RIMLAND COMPANY
C/O CHARLES LOUSON
ADDRESS: PALMER, WA 99045
PHONE: (509) 746-2387
EASTING ZONE: AP-20
SOURCE OF WATER: NEPAVOLA WELLS
SEWER SYSTEM: NO CONNECTIONS AND THIS LOT IS NOT TO BE USED AS A SEWER SERVICE AREA
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 200'



COMMODORE SHORT PLAT
PART OF SECTION 2, T. 16 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

KELLY D. RUIES
481 4TH PARALLEL RD
ELLENSBURG, WA 99026

MAURICE E. ULLER, ETUX
603 FOURTH PARALLEL RD
ELLENSBURG, WA 99026

RUSSELL V. MAZZETTI, ETUX
145 CHERYL BROOK RD
CANTON, CT 07013

KITTITAS FRUIT CO.
PO BOX 98710
LAWRENCE, WA 98488-0210

KITTITAS FRUIT CO.
PO BOX 98710
LAWRENCE, WA 98488-0210

KITTITAS FRUIT CO.
PO BOX 98219
LAWRENCE, WA 98488-0210

RIMLAND CO.
PO BOX 597
ELLENSBURG, WA 99026

RIMLAND CO.
PO BOX 597
ELLENSBURG, WA 99026

BERNHART ASSOCIATES INC.
PO BOX 87
ELLENSBURG, WA 99026

BERNHART ASSOCIATES INC.
PO BOX 87
ELLENSBURG, WA 99026

BERNHART ASSOCIATES INC.
PO BOX 87
ELLENSBURG, WA 99026

LINE	LENGTH	BEARING
L1	114.85'	S 09°24'56" E
L2	68.88'	S 09°24'56" E
L3	45.98'	S 09°24'56" E
L4	71.45'	S 01°31'32" W
L5	188.81'	N 52°18'24" E
L6	92.02'	N 88°24'36" E

RECEIVING NO. _____

SP-07-



LEGEND

- SPT 5/8" REBAR W/ YELLOW CAP --- CRUISE 18078
- FOUND PIN & CAP ---
- FENCE ---
- EASEMENT ---

AUDITOR'S CERTIFICATE

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

ERLAD V. PETTI by _____
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

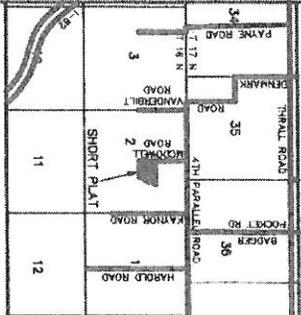
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of RIMLAND COMPANY in LINE of 2006.

Charles A. Cruse
CHARLES A. CRUSE, SR.
PROFESSIONAL LAND SURVEYOR
License No. 10078
3-26-07
DATE



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 99026
P.O. Box 956
(509) 982-8242
COMMODORE SHORT PLAT

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF
 A.D. 2007

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SET, CONFORMANCE WITH THE HEALTH DEPARTMENT'S REGULATIONS AND ORDINANCES. THE HEALTH DEPARTMENT HAS NO OBJECTION TO THE SHORT PLAT PROPOSED PURCHASERS OF LOTS NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT PROPOSING PURCHASERS OF LOTS ARE UNABLE TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D. 2007

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

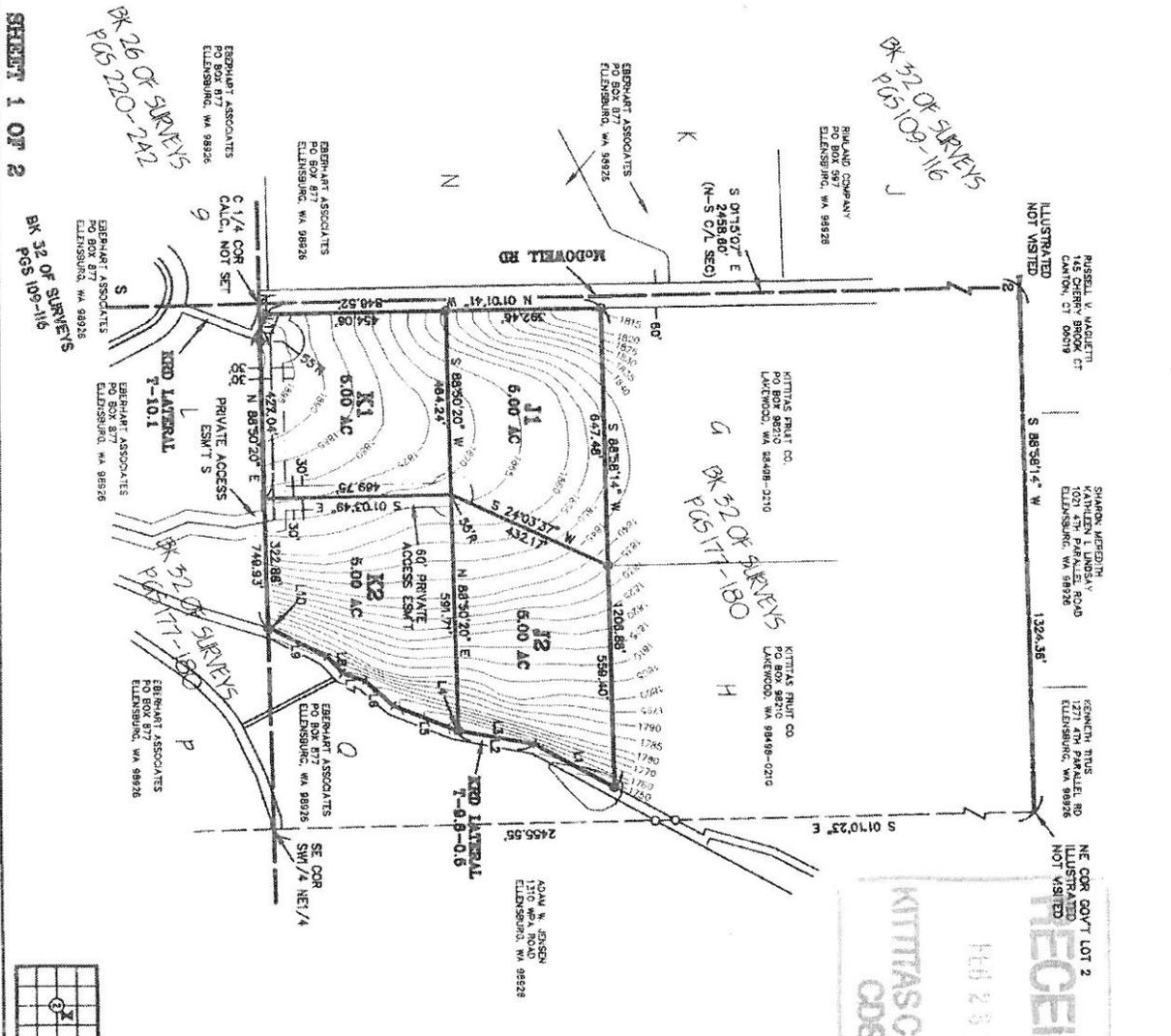
DATED THIS _____ DAY OF _____ A.D. 2007

KITTITAS COUNTY TREASURER
 CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 16-19-02510-007 & 16-19-02000-0008
 DATED THIS _____ DAY OF _____ A.D. 2007

KITTITAS COUNTY TREASURER
 NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: KITTITAS PLANT COMPANY
 C/O ROLAND C. JENSEN
 P. O. BOX 9826
 ELLENBURG, VA 9826
 PHONE: (253) 582-2877
 EXISTING ZONE: AG-20
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD 9/4" NO. OF SHORT PLATED LOTS: FOUR (4)
 SCALE: 1" = 200'

QUANTITY OF: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

ROWAN SHORT PLAT
 PART OF SECTION 2, T. 16 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON



RECEIVED NO. _____

SP-07- (30 sheet) 1 inch = 800 ft.

LEGEND
 SET 5/8" REBAR W/ YELLOW CAP - CRUISE 18075
 FOUND PIN & CAP
 FOUND NAIL & WASHER

RECEIVED
 FEB 23 2007
 KITTITAS COUNTY
 CDS

LINE	DIRECTION	DISTANCE
L1	S 28°51'00" W	227.97
L2	S 18°25'00" W	200.87
L3	S 10°25'00" W	181.54
L4	S 1°25'00" W	8.54
L5	S 21°58'00" W	170.87
L6	S 41°38'00" W	95.41
L7	S 18°37'00" W	58.29
L8	S 48°48'00" W	55.82
L9	S 27°45'00" W	150.87
L10	S 17°27'00" W	11.86
L11	N 85°25'23" W	40.80

ADDRESS CERTIFICATE
 Filed for record this _____ day of _____ 2007, at _____, in Book _____ of Short Plats or page(s) _____ at the request of Cruise & Associates.

ROLAND C. JENSEN
 ELLENBURG, VA 98226

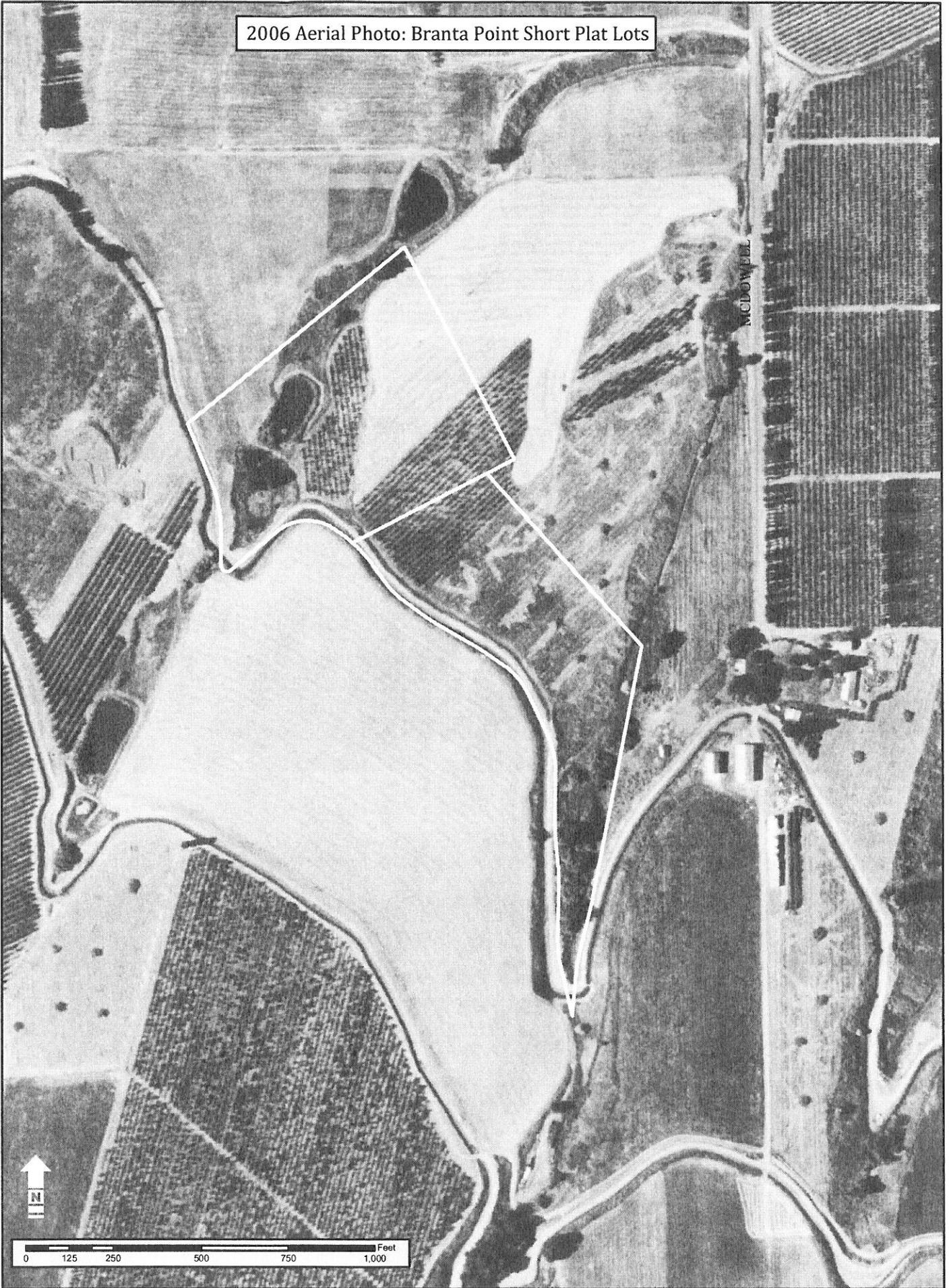
ADAM W. JENSEN
 ELLENBURG, VA 98226

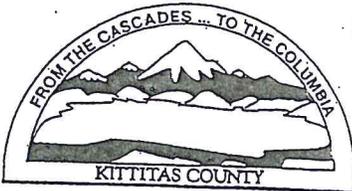
CHARLES A. CRUISE, JR.
 PROFESSIONAL LAND SURVEYOR
 License No. 18075
 DATE: 2-23-07

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, VA 98926
 (509) 962-9242

ROWAN SHORT PLAT

2006 Aerial Photo: Branta Point Short Plat Lots





Kittitas County
Community Development Services

Darryl Piercy, Director

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

PROPOSAL NAME: BRANTA POINT STAGE PLAT
SP-07-90
CONDITIONAL PRELIMINARY APPROVAL

NOTIFICATION MAIL DATE: 12/31/07

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers..

State of Washington
County of Kittitas

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


Signature MIKE EKINS

Subscribed and sworn to before me this 3rd day of January, 2008.

Amanda J. Ward
Notary Public for the State of Washington residing
In Ellensburg.



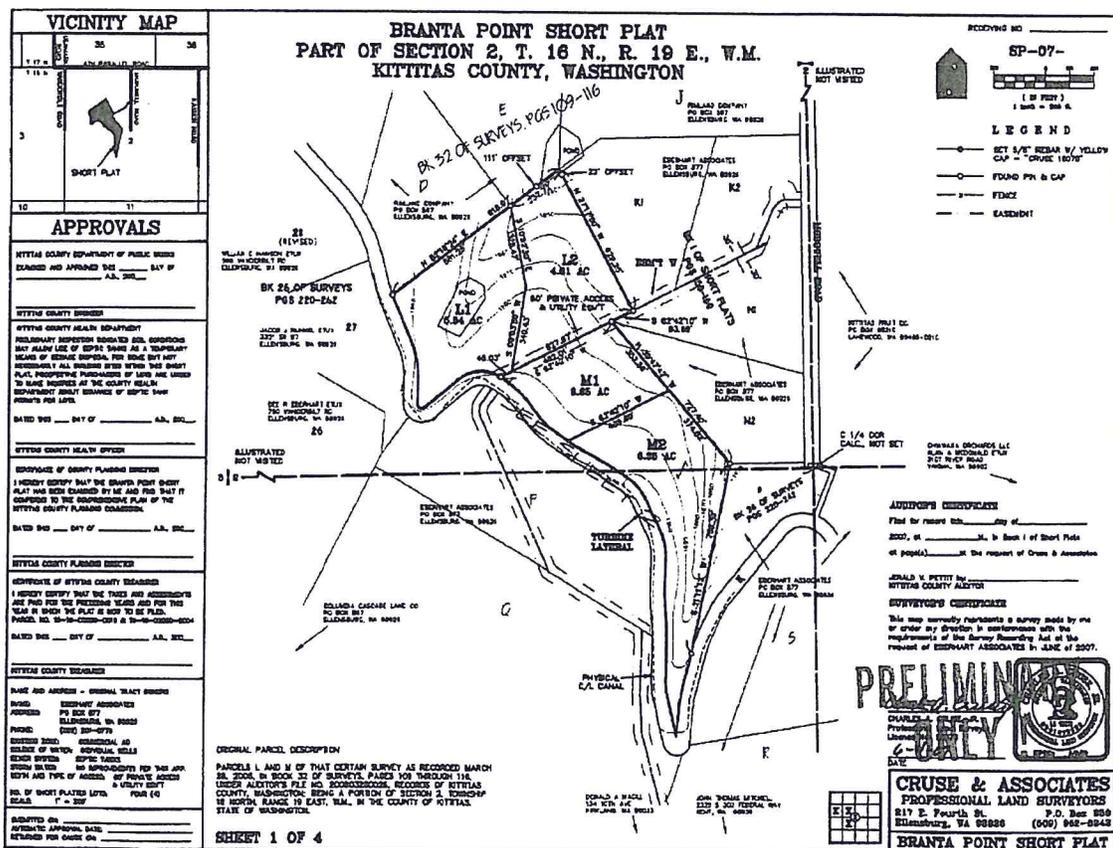
My appointment expires January 9, 2010.

NOTICE

Branta Point Short Plat (SP-07-90)

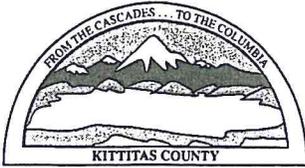
Notice is hereby given that on December 31, 2007 conditional preliminary approval has been granted to Chuck Cruse / Cruse & Associates, authorized agent for Eberhart Associates Inc., landowners, for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20.35 acres of land that is zoned Commercial Agriculture, located approximately 5 miles south of the City of Kittitas, south of Krystal Sky Drive between Vanderbilt Road and McDowell Road, Ellensburg, WA, 98926, located in a portion of Section 2, T16N, R19E, WM, in Kittitas County. Map numbers 16-19-02020-0019 and 16-19-02000-0004.

Said proposed division may be appealed to the Board of County Commissioners upon the request of any aggrieved party within 10 working days. The appeal deadline is January 15, 2008 at 5:00p.m.



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

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by January 15, 2008 at 5:00p.m.



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

December 31, 2007

Eberhart Association
PO Box 877
Ellensburg, WA 98926

Chuck Cruse
PO Box 959
Ellensburg, WA 98926

RE: Branta Point Short Plat, File Number SP-07-90

Dear Eberhart Association,

Kittitas County Community Development Services has determined that the Branta Point Short Plat (SP-07-90) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

- 1) Both sheets shall reflect Short Plat Number SP-07-90.
- 2) The following plat notes shall be included on the final mylars:
 - All development must comply with International Fire Code.
 - This short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code 17.31.040. No further one-time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
 - If the County deems necessary in the future, the current owners of property which is the subject of this short plat will not object to the formation of a local improvement district and will, in fact, assist in and agree to formation of local improvement district to facilitate the costs of road improvements to McDowell Road.
- 3) Attached you will find comments from the Kittitas County Department of Public Works and Kittitas County Environmental Health. **Please see those documents for required plat notes and additional conditions which must be met before final approval of this short plat.**

Approval of the Branta Point 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 January 15, 2008. 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 January 15, 2008 at 5:00p.m.

Sincerely,

Mike Elkins
Staff Planner

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

Mike Elkins

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Tuesday, December 04, 2007 6:05 AM
To: Mike Elkins
Subject: Branta

RECEIVED

DEC 04 2007

**Kittitas County
CDS**

Mike;

Same goes for the Branta Short Plat, SP-07-90. Conditions of the KRD General Guidelines for Subdivisions must be met prior to approval.

Keli

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

RECEIVED

DEC 04 2007

**Kittitas County
CDS**

Mike Elkins

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Monday, December 31, 2007 6:28 AM
To: Mike Elkins
Subject: Re: Branta Point Short Plat

Eberhart's have met all conditions set forth in the KRD Guidelines. They are good to go
Keli

----- Original Message -----

From: Mike Elkins
To: Keli Bender
Sent: Wednesday, December 26, 2007 10:02 AM
Subject: Branta Point Short Plat

Hi Keli,

Just checking in again to see if Eberhardt Assoc. has met general KRD requirements for 16-19-02020-0019 and 16-19-02000-0004 (Branta Point Short Plat)

Thank you,

Mike Elkins
Staff Planner
Kittitas County
Community Development Services
(509)933-8274
mike.elkins@co.kittitas.wa.us

03520220		FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →
CLASS	AD TYPE	INS.	AMOUNT	
999	1a	1	\$67.92	
AGATES	LINES	WORDS	INCHES	
90	60	31	6.9	
EDITIONS			AD TAKER	
01			KA	
Cust # 20104728				
PHONE				
(509)962-7506				
SORTLINE				
Notice of Application				
START DATE		STOP DATE		
11/20/07		11/20/07		

DAILY RECORD

401 N. Main St. • Ellensburg, WA 98926 • (509) 925-1414

20104728 - 03520220

Kittitas County Community
Development Services
411 N. Ruby St, Suite 2
ELLENSBURG, WA 98926

INVOICES ARE DUE IN 10 DAYS

Notice of Application Branta Point Short Plat (SP-07-90)

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did, on September 19, 2007, receive a complete application for the Branta Point Short Plat (SP-07-90) from Chuck Cruse / Cruse & Associates, authorized agent for Eberhart Associates Inc. landowners, for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20.35 acres of land that is zoned Commercial Agriculture, located approximately 5 miles south of the City of Kittitas, south of Krystal Skye Drive between Vanderbilt Road and McDowell Road, Ellensburg, WA 98926, located in a portion of Section 2, T16N, R19E, WM, in Kittitas County. Map numbers 16-19-02020-0019 and 16-19-02000-0004.



Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Street, Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone: (509) 962-7506. Staff Planner: Mike Elkins

Written comments from the public may be submitted to Kittitas County CDS no later than December 5, 2007.

Date: November 19, 2007
Publish: November 20, 2007, Daily Record

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Diane Ewing being first duly sworn on oath, deposes and says: That she is the Office Manager of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

NOTICE OF APPLICATION
Branta Point Short Plat (SP-07-90)

As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

NOVEMBER 20, 2007

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$ 67.82 rate of \$5.20 per column inch for each insertion.

Diane Ewing

RECEIVED

NOV 23 2007

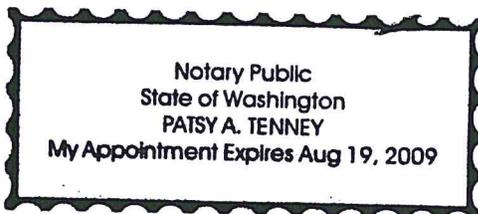
Subscribed to me this 21 day of November, 2007.

KITTITAS COUNTY
CDS

Patsy A Tenney

PATSY A TENNEY

Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)





Jeff Slothower
Lathrop, Winbauer, Harrel, Slothower & Dennison
L.L.P.
PO Box 1088
Ellensburg, WA 98926

Eberhart Association
PO Box 877
Ellensburg, WA 98926

Kittitas County Public Works

Kittitas County Environmental Health

Cruse & Associates



Kittitas County Public Works

Kittitas County Environmental Health

Jeff Slothower
Lathrop, Winbauer, Harrel, Slothower & Denison
L.L.P.
201 West Seventh Avenue
Ellensburg, WA 98926

Kittitas County Enforcement and Investigation

Kittitas County Fire Marshal

Kittitas County Public Works

City
(If in or near Urban Growth Area)

Bonneville Power Administration
(If applicable paste from list)

Kittitas County Enforcement and Investigation

Kittitas County Environmental Health

Kittitas County Sheriff's Department

(if applicable)
Washington State DOT
Rick Holmstrom
PO Box 12560
Yakima, WA 98909

Fairpoint Communications
Tom Stevens
208 W. Third
Ellensburg, WA 98926

MAGLIETTI RUSSELL V ETUX
145 CHERRY BROOK RD
CANTON CT 06019

MEREDITH SHARON &
LINDSAY KATHLEEN L
1021 4TH PARALLEL RD
ELLENSBURG WA 98926

TITUS KENNETH ETUX
1271 4TH PARALLEL RD
ELLENSBURG WA 98926

ARMSTRONG GREG ETUX
1631 VANTAGE HWY
ELLENSBURG WA 98926

MILLER MAURICE E ETUX
553 FOURTH PARALLEL RD
ELLENSBURG WA 98926

MC IRVIN ANDREW D ETUX
101 4TH PARALLEL ROAD
ELLENSBURG WA 98926

KUKES KELLY D ETUX
461 4TH PARALLEL RD
ELLENSBURG WA 98926

CLR ENTERPRISES LLC
4500 MANASTASH RD
ELLENSBURG WA 98926-926-

JENSEN ADAM W
51 KAYNER RD
ELLENSBURG WA 98926-926-

KITTITAS FRUIT CO
PO BOX 877
ELLENSBURG WA 98926-0877

KNUDSON TIMOTHY M &
MOFFET KRISTI M
200 VANDERBILT RD
ELLENSBURG WA 98962-962-

MAPES JAMES R
SKYVIEW FARMS
6881 DENMARK RD
ELLENSBURG WA 98926

RIMLAND COMPANY
PO BOX 597
ELLENSBURG WA 98926-926-

WILSON KENNETH M. ETUX
2601 HANNAH RD
ELLENSBURG WA 98926-926-

PALO REBECCA
780 WILSON CREEK RD
ELLENSBURG WA 98926-926-

HANSON WILLIAM C. ETUX
580 VANDERBILT ROAD
ELLENSBURG WA 98926

FENZ BRIAN C &
WALLACE JACQUELINE R
391 VANDERBILT RD
ELLENSBURG WA 98926

RUNKEL JACOB J ETUX
3321 SR 97
ELLENSBURG WA 98926

READ DAVID M. ETUX
273 SERENITY LN
ELLENSBURG WA 98926-926-

EBERHART DEE R
750 VANDERBILT RD
ELLENSBURG WA 98926

DIEFENBACH GARY M
820 PAYNE RD
ELLENSBURG WA 98926

EBERHART ASSOCIATES INC
PO BOX 877
ELLENSBURG WA 98926

COLUMBIA CASCADE LAND
CO
PO BOX 597
ELLENSBURG WA 98926

MAGILL DONALD A
134 10TH AVE
KIRKLAND WA 98033-033-

CHUCK CRUSE
PO BOX 959
ELLENSBURG, WA 98926



MAGLIETTI RUSSELL V ETUX
145 CHERRY BROOK RD
CANTON CT 06019

MEREDITH SHARON &
LINDSAY KATHLEEN L
1021 4TH PARALLEL RD
ELLENSBURG WA 98926

TITUS KENNETH ETUX
1271 4TH PARALLEL RD
ELLENSBURG WA 98926

ARMSTRONG GREG ETUX
1631 VANTAGE HWY
ELLENSBURG WA 98926

MILLER MAURICE E ETUX
553 FOURTH PARALLEL RD
ELLENSBURG WA 98926

MC IRVIN ANDREW D ETUX
101 4TH PARALLEL ROAD
ELLENSBURG WA 98926

KUKES KELLY D ETUX
461 4TH PARALLEL RD
ELLENSBURG WA 98926

CLR ENTERPRISES LLC
4500 MANASTASH RD
ELLENSBURG WA 98926-926-

JENSEN ADAM W
51 KAYNER RD
ELLENSBURG WA 98926-926-

KITTITAS FRUIT CO
PO BOX 877
ELLENSBURG WA 98926-0877

KNUDSON TIMOTHY M &
MOFFET KRISTI M
200 VANDERBILT RD
ELLENSBURG WA 98962-962-

MAPES JAMES R
SKYVIEW FARMS
6881 DENMARK RD
ELLENSBURG WA 98926

RIMLAND COMPANY
PO BOX 597
ELLENSBURG WA 98926-926-

WILSON KENNETH M. ETUX
2601 HANNAH RD
ELLENSBURG WA 98926-926-

PALO REBECCA
780 WILSON CREEK RD
ELLENSBURG WA 98926-926-

HANSON WILLIAM C. ETUX
580 VANDERBILT ROAD
ELLENSBURG WA 98926

FENZ BRIAN C &
WALLACE JACQUELINE R
391 VANDERBILT RD
ELLENSBURG WA 98926

RUNKEL JACOB J ETUX
3321 SR 97
ELLENSBURG WA 98926

READ DAVID M. ETUX
273 SERENITY LN
ELLENSBURG WA 98926-926-

EBERHART DEE R
750 VANDERBILT RD
ELLENSBURG WA 98926

DIEFENBACH GARY M
820 PAYNE RD
ELLENSBURG WA 98926

EBERHART ASSOCIATES INC
PO BOX 877
ELLENSBURG WA 98926

COLUMBIA CASCADE LAND
CO
PO BOX 597
ELLENSBURG WA 98926

MAGILL DONALD A
134 10TH AVE
KIRKLAND WA 98033-033-

CHUCK CRUSE
PO BOX 959
ELLENSBURG, WA 98926

Fairpoint Communications
Tom Stevens
208 W. Third
Ellensburg, WA 98926

Kittitas County Sheriff's Department

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

Kittitas Valley Fire and Rescue
PO Box 218
Ellensburg, WA 98926

Ellensburg School District 401
Administration Office
1300 E 3rd Ave
Ellensburg, WA 98926

Notice of Application Branta Point Short Plat (SP-07-90)

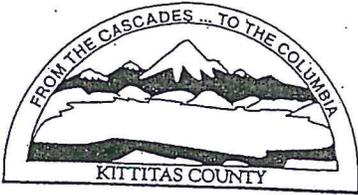
Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did, on September 19, 2007, receive a complete application for the Branta Point Short Plat (SP-07-90) from Chuck Cruse / Cruse & Associates, authorized agent for Eberhart Associates Inc., landowners, for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20.35 acres of land that is zoned Commercial Agriculture, located approximately 5 miles south of the City of Kittitas, south of Krystal Skye Drive between Vanderbilt Road and McDowell Road, Ellensburg, WA, 98926, located in a portion of Section 2, T16N, R19E, WM, in Kittitas County. Map numbers 16-19-02020-0019 and 16-19-02000-0004.

Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Street, Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone (509) 962-7506. Staff Planner: Mike Elkins

Written comments from the public may be submitted to Kittitas County CDS no later than December 5, 2007.

Date: November 19, 2007
Publish: November 20, 2007, Daily Record





Kittitas County Community Development Services

Darryl Piercy, Director

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

PROPOSAL NAME: BRANTA POINT STORE PLAT
SP-07-90

NOTIFICATION MAIL DATE: 11/19/07

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

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



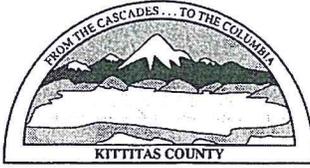
Signature

Subscribed and sworn to before me this 19 day of November, 20 07.

Amanda Wheel

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





KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

To: Kittitas County Sheriff's Department
Kittitas County Fire District 2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Ellensburg School District 401
Fairpoint Communications
Cruse & Associates
Kittitas Reclamation District
Adjacent Property Owners
Applicant

From: Mike Elkins, Staff Planner

Date: November 19, 2007

Subject: **Branta Point Short Plat, File Number SP-07-90**

Chuck Cruse / Cruse & Associates, authorized agent for Eberhart Associates Inc., landowners, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20.35 acres of land that is zoned Commercial Agriculture, located approximately 5 miles south of the City of Kittitas, south of Krystal Skye Drive between Vanderbilt Road and McDowell Road, Ellensburg, WA, 98926, located in a portion of Section 2, T16N, R19E, WM, in Kittitas County. Map numbers 16-19-02020-0019 and 16-19-02000-0004.

Please find enclosed the Short Plat application and a vicinity map 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 office at 411 N. Ruby, Suite 2, Ellensburg, WA. 98926. Phone (509)962-7506.

Please send comments regarding the application and potential adverse environmental impacts by Wednesday, December 5, 2007 @5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA., 98926, attention Mike Elkins, Staff Planner.

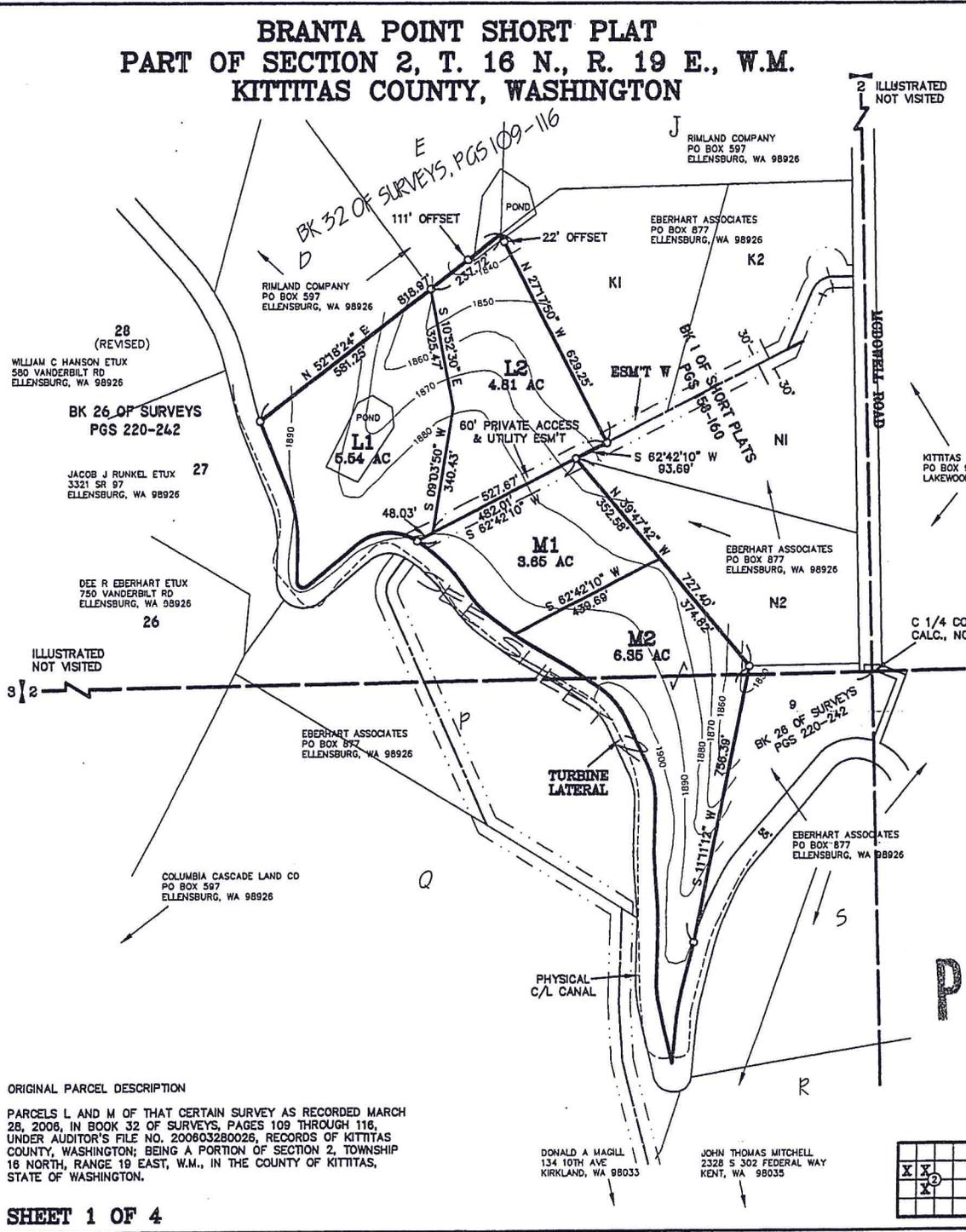
Conditional preliminary approval may be granted based on timely comments received prior to December 5, 2007.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

VICINITY MAP	
T 17 N DANMARK ROAD 35	36
T 16 N VANDERBILT ROAD 3	2 GRAND ROAD KANNOR ROAD
SHORT PLAT	
10	11
APPROVALS	
KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__	
KITTITAS COUNTY ENGINEER _____	
KITTITAS COUNTY HEALTH DEPARTMENT PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS. DATED THIS _____ DAY OF _____ A.D., 200__	
KITTITAS COUNTY HEALTH OFFICER _____	
CERTIFICATE OF COUNTY PLANNING DIRECTOR I HEREBY CERTIFY THAT THE BRANTA POINT SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION. DATED THIS _____ DAY OF _____ A.D., 200__	
KITTITAS COUNTY PLANNING DIRECTOR _____	
CERTIFICATE OF KITTITAS COUNTY TREASURER I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-19-02020-0019 & 18-19-02000-0004 DATED THIS _____ DAY OF _____ A.D., 200__	
KITTITAS COUNTY TREASURER _____	
NAME AND ADDRESS - ORIGINAL TRACT OWNERS NAME: EBERHART ASSOCIATES ADDRESS: PO BOX 877 ELLENBURG, WA 98928 PHONE: (509) 201-0778 EXISTING ZONE: COMMERCIAL AG SOURCE OF WATER: INDIVIDUAL WELLS SEWER SYSTEM: SEPTIC TANKS STORM WATER: NO IMPROVEMENTS PER THIS APP. WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS & UTILITY ESM'T NO. OF SHORT PLATTED LOTS: FOUR (4) SCALE: 1" = 200'	
SUBMITTED ON: _____ AUTOMATIC APPROVAL DATE: _____ RETURNED FOR CAUSE ON: _____	



RECEIVING NO. _____

SP-07-

(IN FEET)
1 inch = 200 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x— FENCE
- EASEMENT

AUDITOR'S CERTIFICATE

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

JERALD V. PETTIT by _____
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of EBERHART ASSOCIATES IN JUNE of 2007.

PRELIMINARY

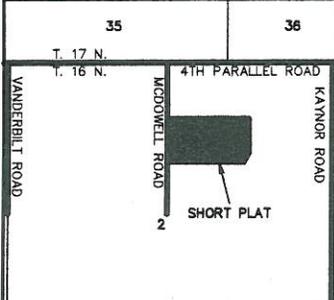
6-ONLY

DATE _____

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98928 (509) 882-8242

BRANTA POINT SHORT PLAT

VICINITY MAP



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 TUSCANY 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. 18-19-02051-0003 & 18-19-02051-0004

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

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: KITITAS FRUIT COMPANY
C/O ROLAND C. JANKELSON
ADDRESS: P. O. BOX 98210
LAKEWOOD, WA 98498-0210
PHONE: (253) 582-2287
EXISTING ZONE: COMMERCIAL AG
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
STORM WATER: NO IMPROVEMENTS PER THIS APP
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
60' PRIVATE ACCESS ESM'TS
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 200'

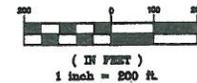
SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

**TUSCANY SHORT PLAT
PART OF SECTION 2, T. 16 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON**

RECEIVING NO. _____

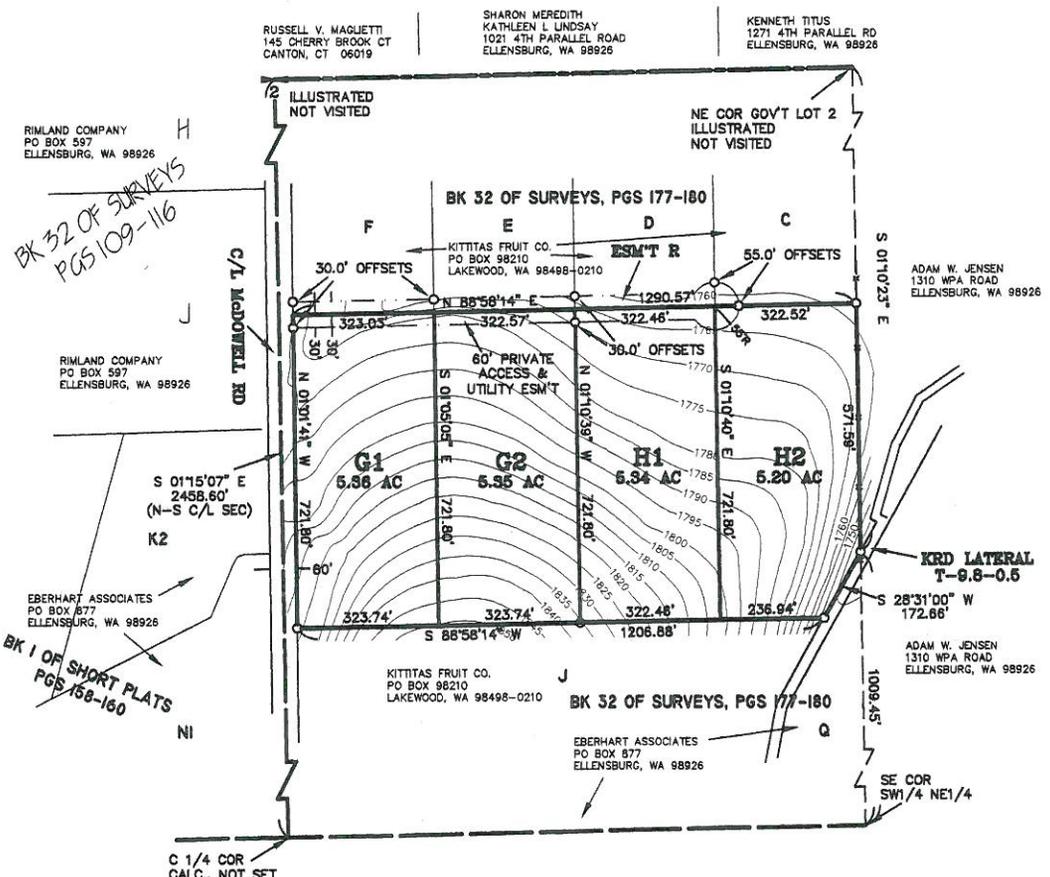


SP-07-



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- ▲— FOUND NAIL & WASHER
- x— FENCE



*BK 32 OF SURVEYS
PGS 109-116*

*BK 1 OF SHORT PLATS
PGS 158-160*

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2007, at _____ M., in Book 1 of Short Plats
at page(s) _____ at the request of Cruse & Associates.

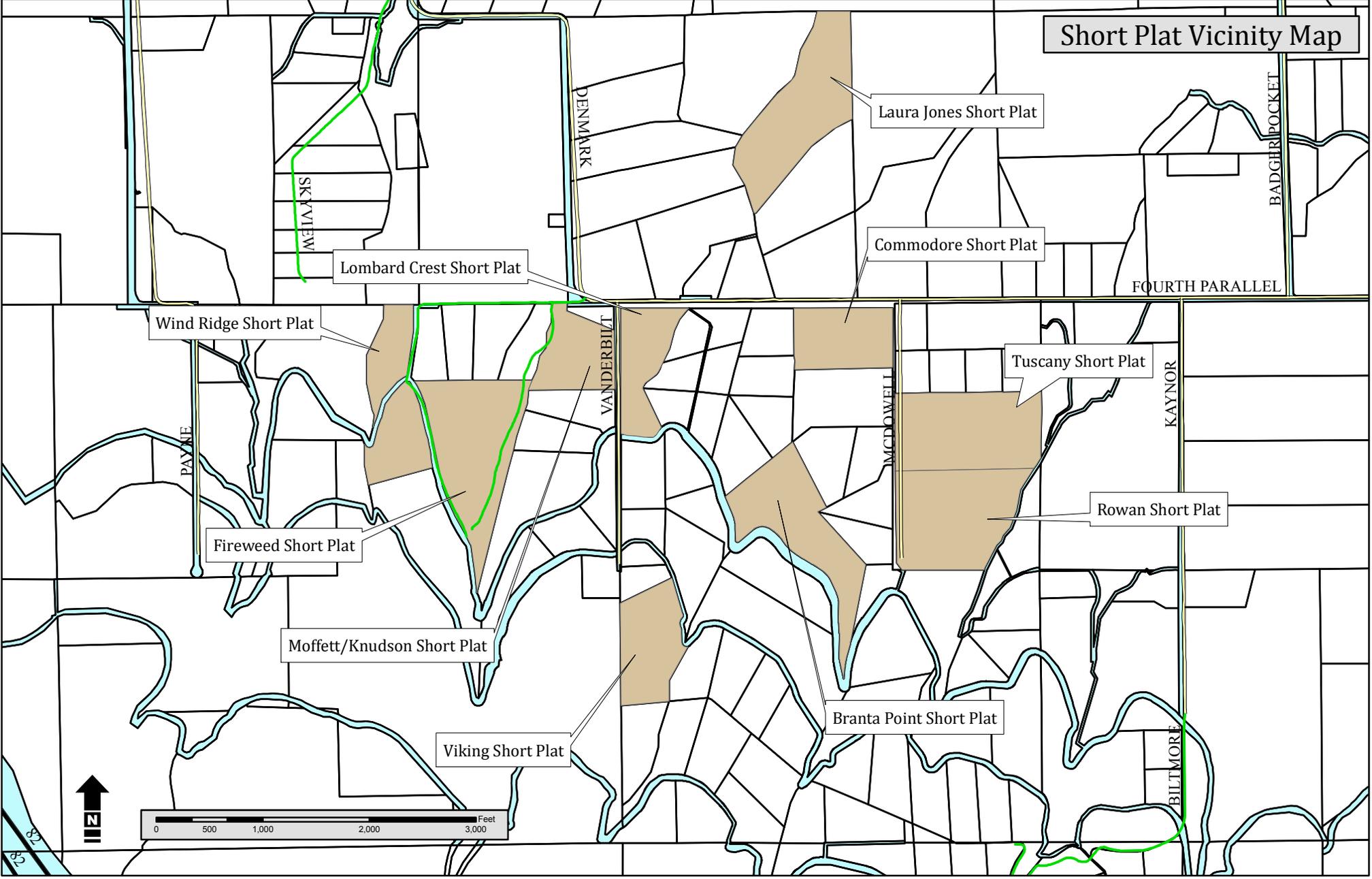
JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

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 KITITAS FRUIT CO. in JUNE of 2007.

Charles A. Cruse
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
6-8-07
DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242
TUSCANY SHORT PLAT

Short Plat Vicinity Map



Rimland Company
Eberhart & Associates Inc

cg June 6, 2006 22/83 2006 Taxes PD 03/31/06

Seg

Sales Info:

Adjusted Acres: (-.02 acres per survey)

06 for 07

	Owner	Parcel Number	Acres	Lvalue	Ivalue	Tvalue	Lv/Lu
Original	RL	16-19-02050-0002	8.18	6,610	0	6,610	22/83
New	RL	P18729	4.68	Value to be determined by appr			22/83
		Liberation Short Plat 03-18; Ptn Lots 4A & 4B (Parcel G, B32/P109-116)					
Original	RL	16-19-02050-0003	8.18	6,610	0	6,610	22/83
New	RL	P17266	6.14	Value to be determined by appr			
		Liberation Short Plat 03-18; Ptn Lots 4A, 4B, 5A, 5B (Parcel D, B32/P109-116)					
Original	RL	16-19-02050-0004	8.18	4,210	0	4,210	22/83
New	RL	P18730	4.94	Value to be determined by appr			22/83
		Liberation Short Plat 03-18; Ptn Lots 5A & 5B (Parcel E, B32/P109-116)					
Original	RL	16-19-02020-0009	7.19	4,850	0	4,850	22/83
New	RL	P804433	10.19	Value to be determined by appr			22/83
		Ptn NW1/4 NW1/4 (Ptn Parcel A, B32/P109-116) (MBSW 16-19-02020-0028)					
Original	RL	16-19-02020-0018	20.00	14,710	0	14,710	22/83
New	RL	P17267	11.79	Value to be determined by appr			22/83
		Ptn NW1/4 (Parcel H, B32/P109-116)					
Original	RL	16-19-02020-0014	6.00	4850	0	4850	22/83
New	RL	P17263	3.00	Value to be determined by appr			22/83
		Ptn NW1/4 (Parcel B, B32/P109-116)					
Original	EA	16-19-02030-0005	28.77	15,020	0	15,020	22/83
New	EA	P17273	18.03	Value to be determined by appr			22/83
		Ptn SW1/4 (Parcel Q, B32/P109-116)					
Original	EA	16-19-02030-0007	20.00	9,520	8,930	18,450	22/83
New	EA	P17275	10.00	Value to be determined by appr			22/83
		Ptn S1/2 (Parcel R, B32/P109-116)					

Original	EA	16-19-02020-0013	20.00	10,620	22,740	33,360	22/83
New	EA	P834433	10.24	Value to be determined by appr			22/83
		Ptn NW1/4 (Parcel N, B32/P109-116)					

Original	EA	16-19-02020-0019	20.71	13650	8290	21940	22/83
New	EA	P17268	10.35	Value to be determined by appr			22/83
		Ptn NW1/4 (Parcel L, B32/P109-116)					

Original	EA	16-19-02040-0019	20.00	9,840	0	9,840	22/83
New	EA	P17303	10.00	Value to be determined by appr			22/83
		Ptn SE1/4 (Parcel T, B32/P109-116)					

New	RL	16-19-02000-0001	4.95	Value to be determined by appr			22/83
		Ptn NW1/4 (Parcel F, B32/P109-116)					

New	RL	16-19-02000-0002	12.03	Value to be determined by appr			22/83
		Ptn NW1/4 (Parcel J, B32/P109-116)					

New	EA	16-19-02000-0003	10.12	Value to be determined by appr			22/83
		Ptn NW1/4 (Parcel K, B32/P109-116)					

New	EA	16-19-02000-0004	10.00	Value to be determined by appr			22/83
		Ptn NW1/4 & Ptn SW1/4 (Parcel M, B32/P109-116)					

New	EA	16-19-02000-0005	10.73	Value to be determined by appr			22/83
		Ptn SW1/4 (Parcel P, B32/P109-116)					

New	EA	16-19-02000-0006	10.00	Value to be determined by appr			22/83
		Ptn SE1/4 & Ptn SW1/4 (Parcel S, B32/P109-116)					

New	EA	16-19-02000-0007	10.00	Value to be determined by appr			22/83
		Ptn SE1/4 (Parcel U, B32/P109-116)					

Change in Legal Only:

RL	16-19-02020-0025	3.07	2,480	0	2,480	22/83
	Ptn NW1/4 (Parcel C, B32/P109-116)					

RL	16-19-02020-0028	0.52	1,040	0	1,040	22/91
	Ptn NW1/4 NW1/4 (Ptn Parcel A, B32/P109-116) (MBSW 16-19-02020-0009)					

Improv values (orchard) from Parcel 16-19-02020-0013 to be split in half to

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be started by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

RIMLAND, D. R. EBERHART & ASSOC &
Applicant Name EBERHART & ASSOC

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage
(1 parcel per line)

Action Requested

New Acreage
Survey Vol. Pg.

1619-02020-0014 6.0

Segregated into Lots

3.00

(SEE ATTACHED) - 0028
FORMER KIRD R/W

0.52

Segregated by Intervening Ownership

86.25

1619-02020-0025 3.07

"Segregated" for Mortgage Purposes Only

3.00

1619-02050-0003 8.18

Eliminate (Segregate) Mortgage Purpose Only Parcel

3.00

1619-02020-0019 20.71

Boundary Line Adjustment between property owners.

3.00

1619-02020-0013 20.00

Boundary Line Adjustment between properties in the same ownership.

3.00

1619-02030-0005 28.77

Combine Parcels at Owner's request

3.00

1619-02030-0007 20.00

3.00

Applicant is: Owner*

Purchaser

Lessee

X Other**

*Owner's Signature (Required)

*Other

Paul P. Delveath
Atty for Applicant

Tax Status:

2006 Taxed

By:

[Signature]

Date: 3-31-06

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- (X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol: _____ Page _____ Date _____ ***Survey Required Yes X No (See Pg. 2)
- () This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.:

9383-1

Parcel Creation Date:

N/A

Last Split Date:

N/A

Current Zoning District:

Commercial AG

Review Date:

10/27/05

By:

[Signature]

***Survey Approved:

5/3/06

By:

[Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

2

KITITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be filed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

RIMLAND, D.R. EBERHART & ASSOC &
Applicant Name EBERHART & ASSOC

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage
(1 parcel per line)

Action Requested

New Acreage
Survey Vol. Pg.

FORMER KRD R/W 86.25

Segregated into 4 Lots

3-20'A, 26.25

16-19-02020-0028

Segregated by Intervening Ownership

"Segregated" for Mortgage Purposes Only

Eliminate (Segregate) Mortgage Purpose Only Parcel

Boundary Line Adjustment between property owners.

Boundary Line Adjustment between properties in the same ownership

Combine Parcels at Owner's request

Applicant is:

Owner*

Purchaser

Lessee

Other**

*Owner's Signature (Required)

John P. Pollock
**Other Attorney for Applicant

Tax Status:

2006 Taxes Paid

TREASURER'S OFFICE REVIEW

By:

Date:

3-31-06

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04:020 (5) BLA's)
Deed Recording Vol: _____ Page _____ Date _____ ***Survey Required Yes No (See Pg. 2)
- () This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.:

N/A

Parcel Creation Date:

N/A

Last Split Date:

N/A

Current Zoning District:

Commercial AG

Review Date:

10/27/05

By:

Cid-S

Approved:

5/3/06

By:

[Signature]

Notice: Kititas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

RIMLAND, D. R. EBERHART & ASSOC &
Applicant Name EBERHART & ASSOC

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage
(1 parcel per line)

Action Requested

New Acreage
Survey Vol. 11.79 (H) 12.03 (J)
Pg. 2-3/2, 2-10A

PARTS OF FORMER KRD R/W 3-20A, 26.25 Segregated Into Lots

1619-02020-0009 7.19 Segregated by Intervening Ownership 87.44

1619-02020-0018 20 "Segregated" for Mortgage Purposes Only 10 (T)

1619-02040-0019 20 Eliminate (Segregate) Mortgage Purpose Only Parcel 10 (U)

- Boundary Line Adjustment between property owners.
- Boundary Line Adjustment between properties in the same ownership
- Combine Parcels at Owner's request

Applicant is: Owner* Purchaser Lessee Other**

*Owner's Signature (Required)

Joe P. Belmont
**Other Attorney for Applicant

Tax Status: 2006 Taxes Paid By: [Signature] Date: 3-31-06

PLANNING DEPARTMENT REVIEW

- This segregation meets the requirements for observance of Intervening ownership.
- This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. 020)
- This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
- Deed Recording Vol: Page Date ***Survey Required Yes No (See Pg. 2)
- This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: CD 9382, 9383-5, 9383-7 Parcel Creation Date: N/A
Last Split Date: N/A Current Zoning District: Commercial A4
Review Date: 10/27/05 By: [Signature]
***Survey Approved: 5/3/06 By: [Signature]

Notice: Kititas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be stated by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

RIMLAND, D. REBERHART & ASSOC &
Applicant Name REBERHART & ASSOC

C/O CHUCK CROSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage
(1 parcel per line)

Action Requested

New Acreage
Survey Vol. _____ Pg. _____

1619-02020-0009 87.44

Segregated into 4 Lots

3-2012, 27.44

Segregated by Intervening Ownership

"Segregated" for Mortgage Purposes Only

Eliminate (Segregate) Mortgage Purpose Only Parcel

Boundary Line Adjustment between property owners.

Boundary Line Adjustment between properties in the same ownership

Combine Parcels at Owner's request

Applicant is: Owner* Purchaser Lessee Other**

*Owner's Signature (Required)

John P. Reberhart
**Other Attorney for Applicant

Tax Status: None Taxes Paid By: [Signature] Date: 3-31-06

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of Intervening ownership.
- (X) This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. 020)
- () This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
- () Deed Recording Vol: _____ Page _____ Date _____ ***Survey Required Yes No _____ (See Pg. 2)
- () This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: CD 9382 Parcel Creation Date: N/A
 Last Split Date: N/A Current Zoning District: Commercial AG
 Review Date: 10/27/05 By: [Signature]
 ***Survey Approved: 5/3/06 By: [Signature]

Notice: Kititas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's workload.

FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be filed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

RIMLAND, D. REBERHART & ASSOC &
Applicant Name REBERHART & ASSOC

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage
(1 parcel per line)

Action Requested

Survey Vol. _____ Pg. _____
New Acreage

Original Parcel Number(s) & Acreage	Action Requested	Survey Vol.	Pg.	New Acreage
PARTS OF FORMER KRD R/W 2-3 1/2 ✓	Segregated into _____ Lots	2-10 1/2		10.00 (R) 10.12 (K)
PARTS OF 1619-02020-0009 3-20 1/2, 21.44 ✓	Segregated by Intervening Ownership	10.71 (A), 10.73 (P), 10.24 (N), 6.14 (D)		10.70, 10.39, 10.36, 6.14
1619-02020-0014 3.00 ✓	"Segregated" for Mortgage Purposes Only			3.00 (B)
1619-02020-0025 3.00 ✓	Eliminate (Segregate) Mortgage Purpose Only Parcel			3.07 (C)
1619-02050-0004 8.18 ✓	Boundary Line Adjustment between property owners.	6.13 (F)		4.95
1619-02050-0003 3.00 ✓	Boundary Line Adjustment between properties in the same ownership	6.14 (E)		4.94
1619-02030-0007 3.00 ✓	Combine Parcels at Owner's request	10.00 (S)		
1619-02020-0019 3.00 ✓		10.00 (M)		
1619-02050-0002 8.18		6.13		4.68 (G)
1619-02020-0013 3.00 ✓		10.35 (L)		
1619-02030-0005 3.00 ✓		17.39		18.03 (Q)

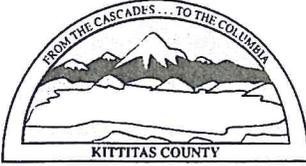
Applicant Is: _____ Owner* _____ Purchaser _____ Lessee _____ Other**
*Owner's Signature (Required) _____
X Paul P. Delimit *Other attorney for applicant

TREASURER'S OFFICE REVIEW
Tax Status: 2006 Taxes Paid By: [Signature] Date: 3-31-06

PLANNING DEPARTMENT REVIEW
() This segregation meets the requirements for observance of Intervening ownership.
() This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
(X) This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol: _____ Page _____ Date _____ ***Survey Required Yes X No _____ (See Pg:2)
() This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: N/A Parcel Creation Date: N/A
Last Split Date: N/A Current Zoning District: Commercial AG
Review Date: 10/27/05 By: [Signature]
***Survey Approved: 5/3/06 By: [Signature]

Notice: Kititas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.



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

DATE: _____

REQUEST FOR PARCEL HISTORY

Name: _____

Address: _____

Phone Number: _____

Parcel Number: 16.19.02020.0019, 16.19.02000.0004

Information Needed: ELIGIBLE FOR ONE TIME SPLIT?

BRANTA POINT
SHORT PLAT
SP.07.90

For Staff Use:

Card Number(s): 9383-6; NO CD# FOR 0004

Zoning Classification: COMMERCIAL AG.

Staff Notes:

PARCEL 16.19.02020.0019 REACHED ITS CURRENT 10ACRE SIZE THROUGH A PROCESS OF TWO BOUNDARY LINE ADJUSTMENTS IN 2005/2006.

PARCEL 16.19.02000.0004 WAS ALSO CREATED THROUGH THE PROCESS OF BOUNDARY LINE ADJUSTMENT.

Staff Reviewer: [Signature] MIKE ECKINS

Date: 6/29/07

****The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted****

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

parcels 16-19-02000-0004 & 16-19-02020-0013 (original location) ..

Improv value from Parcel 16-19-02030-0007 to move to 16-19-02000-0006

Improv values (orchard) from Parcel 16-19-02020-0019 to be split in half to parcels 16-19-02000-0003 & 16-19-02020-0019 (original location)

Preliminary Submittal Requirements:

Review Date: 6/25/07

Tax Parcel: 16-19-02020.0019; 16-19-02020.0004

Date Received: 6/4/07

File Number: BRANTA POINT SP. 07.90

Date Project Completed

Planner

[Signature]

APPROX 5 MILES SOUTH OF
KATAS SOUTH OF
WITH PARA. CRESTA 1ST DRIVE
BETWEEN VANVERBILT RD.
AND McDOWELL RD.
→ ~~EVERHARDT~~ EVERHARDT SEC.
→ SEPA CIG. WORKING IN CRV SP
→ PW ON ROAD REQ.

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: _____ Date Completed: _____

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

EX

- Located within Fire District # 2, RURAL EBURG
- Located within Irrigation District: KRD
- School District: EBURG SCHOOL DIST
- Letter sent to Irrigation District Date: _____
- UGA
- UGN
- Rezone
- Adjacent Subdivisions NOT ADJACENT, BUT SEE MAP

NO
NO
NO

Critical Areas Check

Date 6/25/07 Planner Signature: _____

Zoning: COMMERCIAL AG

Lot Size: 2x10 ACRE

Required Setbacks: F S R

Y N

- Does SEPA Apply to proposed use? (More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: _____
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
- Wetland? Buffer requirement:

CHECK ON NEARBY SP

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
- Hazardous Materials containment required if checked

- Airport Zone? Zone: _____
- Forest Service Roads? Road: _____
- BPA Easement Located on Property? Letter Sent to BPA Date: _____
- Additional Approvals Required? Type _____

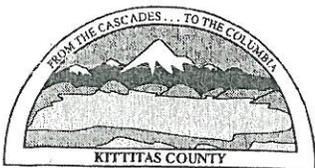
CRITICAL AREA NOTES:

- Existing structures

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

NOTES:

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- The Final plat shall be drawn on polyester film in a neat and legible manner.
- Drawn on 18" x 24" sized paper.
- The Perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat.
- A Marginal line shall be drawn completely around each sheet, leaving an entirely blank margin on one inches on the sides.
- The scale shall be 1" = 200', or greater, unless otherwise approved by the director.
- All lettering shall be printed with permanent ink.
- Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- It shall show all courses and distances necessary to re-stake any portion of said plat.
- Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SP-07-90

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITITITAS 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.
- 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.

OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
- Computer lot closures

FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$376.88 plus \$75/hr. over 4 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 Kat Kimball

6/4/07

051472

PAID
 DATE STAMP
 HERE
 JUN 14 2007
 KITITITAS CO.
 CDS

NOTES:

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

Name: Eberhart Assoc.
Mailing Address: P.O. Box 877
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-201-0776
Email Address: _____

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

Agent Name: Chuck Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-8242
Email Address: _____

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: McDOWELL ROAD
City/State/ZIP: Ellensburg, WA

5. Legal description of property: portion NW₄ & SW₄ 2-16-19
Lots L & M BK. 32 of Surveys, pgs 109-116

6. Tax parcel number(s): 16-19-02020-0019 & 16-19-02008-0004

7. Property size: 20.35 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; individual wells, septic, private access
esmt.

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?

none

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:

Date:

X _____

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

Date:

X

Thomas B. Scherbert 6/4/07