

J59

FAUBION/RAMER SHORT PLAT PART OF SECTIONS 31 & 32, T. 18 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON

RECEIVING NO. 200712210607

SP-07-98

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MOUNTAIN SPRING ESTATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 20 DAY OF December, A.D., 2007.

MOUNTAIN SPRING ESTATES LLC

Dale Dyk
DALE DYK
MANAGER

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF December, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DALE DYK, TO ME KNOWN TO BE THE MANAGER OF MOUNTAIN SPRING ESTATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Rick R. Osburn
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 12-31-2010



DEDICATION

KNOW ALL MEN BY THESE PRESENT S. BENJAMIN FAUBION AND REBECCA D. FAUBION, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 20 DAY OF December, A.D., 2007.

S Benjamin Faubion
S. BENJAMIN FAUBION

Rebecca D. Faubion
REBECCA D. FAUBION

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF December, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED S. BENJAMIN FAUBION AND REBECCA D. FAUBION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

Kathy L Osburn
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 12/31/10



NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 34 OF SURVEYS, PAGES 13-16 AND THE SURVEYS REFERENCED THEREON.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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.
7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
8. 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.
9. 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.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED 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.
11. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 13A HAS 2 IRRIGABLE ACRES; LOTS 13B, 14A AND 14B HAVE NO IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
13. 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.
14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
15. 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.
16. 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.

AUDITOR'S CERTIFICATE

Filed for record this 21st day of December, 2007, at 12:26 P.M., in Book 3 of Short Plats at page(s) 59 at the request of Cruse & Associates

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



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

12/20/2007

J59

FAUBION/RAMER SHORT PLAT PART OF SECTIONS 31 & 32, T. 18 N., R. 18 E., W.M. KITTTAS COUNTY, WASHINGTON

RECEIVING NO. 200712210007

SP-07-98

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MOUNTAIN SPRING ESTATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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MOUNTAIN SPRING ESTATES LLC

Dale Dyrk
DALE DYK
MANAGER

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Rick R. Osborne
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 12-31-2010



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S. BENJAMIN FAUBION
Rebecca D. Faubion
REBECCA D. FAUBION

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NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 12/31/2010



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AUDITOR'S CERTIFICATE

Filed for record this 21st day of December, 2007, at 12:26 P.M., in Book # of Short Plat # at page(s) 59 at the request of Cause & Associates.

JERALD V. PETTIT by S. Hingault
KITTTAS COUNTY AUDITOR



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

12/20/2007

Mylar Routing Form

Project Name: Faibion River Short Plot

Planner: Mockenzie

CDS Date Received: 12/4/07

Comments:

Public Works Date Received:

Comments: Signed Final 12/13/07

RECEIVED

DEC 07 2007

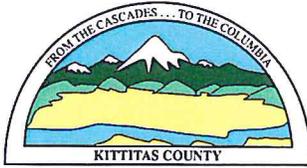
**KITTITAS COUNTY
DEPT. OF PUBLIC WORKS**

Environmental Health Date Received:

Comments: Signed 12/19/07

Final CDS Approval Date:

Comments:



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

FINDINGS OF FACT Faubion Ramer Short Plat (SP-07-98)

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

1. The Faubion Ramer Short Plat (SP-07-98) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
3. The applicant has demonstrated that preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this Short Plat.
4. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
5. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record on August 13, 2007.
6. Kittitas County Community Development Services Department completed a Critical Areas Review. No critical areas were identified on this short plat.
7. This short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code. No further one-time splits are allowed for the subject parcel 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
20th day of December, 2007


Darryl Piercy, CDS Director

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Dale Dyk Etux Trustees

cg May 31, 2007 22/83 2007 Taxes Paid In Full

Seg

Sales-Info: Aff#2007-1028 / 6-1-07 / \$0 / 09

Aff#2007-1029 / 6-1-07 / \$0 / 09

Adjusted Acres: (+5.34 acres per survey)

07 for 08

	Map Number	Acres	Lvalue	Ivalue	Tvalue	Levy/DOR
Original	18-18-31000-0006	198.60	109,470	30,720	140,190	22/83
New	P052633 Ptn SW1/4 (Parcel 1, B34/P13-16)	17.14	Value to be determined by appr			22/83
Original	18-18-31010-0013	25.12	15,250	0	15,250	22/83
New	P704136 Ptn SE1/4 & NE1/4 (Parcel 11, B34/P13-16)	12.18	Value to be determined by appr			22/83
Original	18-18-32030-0004	85.94	52,170	0	52,170	22/83
New	P142633 Ptn SW1/4 (Parcel 25, B34/P13-16)	12.55	Value to be determined by appr			22/83
Original	18-18-31000-0019	3.43	1,400	244,480	145,880	22/83
New	P691136 Ptn SW1/4 (Parcel 5, B34/P13-16)	10.01	Value to be determined by appr			22/83
Original	18-18-31000-0011	28.41	17,240	0	17,240	22/83
New	P842236 Ptn SW1/4 (Ptn Parcel 3, Survey 519761) & (Parcel 1A, B34/P13-16)	34.44	Value to be determined by appr			22/83
New	18-18-31000-0023	20.00	Value to be determined by appr			22/83
	Ptn SW1/4 & SE1/4 (Parcel 2, B34/P13-16)					
New	18-18-31000-0024	10.00	Value to be determined by appr			22/83
	Ptn SE1/4 (Parcel 3, B34/P13-16)					
New	18-18-31000-0025	10.04	Value to be determined by appr			22/83
	Ptn SE1/4 (Parcel 4, B34/P13-16)					
New	18-18-31000-0026	10.00	Value to be determined by appr			22/83
	Ptn SW1/4 & SE1/4 (Parcel 6, B34/P13-16)					
New	18-18-31000-0027	10.00	Value to be determined by appr			22/83
	Ptn SW1/4 & SE1/4 (Parcel 7, B34/P13-16)					
New	18-18-31000-0028	10	Value to be determined by appr			22/83
	Ptn SE1/4 (Parcel 8, B34/P13-16)					
New	18-18-31000-0029	11.86	Value to be determined by appr			22/83
	Ptn SE1/4 (Parcel 9, B34/P13-16)					
New	18-18-31000-0030	10.23	Value to be determined by appr			22/83
	Ptn NE1/4 & SE1/4 (Parcel 10, B34/P13-16)					
New	18-18-31000-0031	11.46	Value to be determined by appr			22/83
	Ptn NE1/4 (Parcel 12, B34/P13-16)					

New	18-18-31000-0032	10.00	Value to be determined by appr	22/83
	Ptn NE1/4 & SE1/4 Sec 31 & Ptn SW1/4 Sec 32 (Parcel 17, B34/P13-16)			
New	18-18-31000-0033	10.02	Value to be determined by appr	22/83
	Ptn NE1/4 & SE1/4 (Parcel 18, B34/P13-16)			
New	18-18-31000-0034	11.11	Value to be determined by appr	22/83
	Ptn SE1/4 (Parcel 19, B34/P13-16)			
New	18-18-31000-0035	22.29	Value to be determined by appr	22/83
	Ptn SE1/4 Sec 31 & Ptn SW1/4 Sec 32 (Parcel 20, B34/P13-16)			
New	18-18-31000-0036	12.95	Value to be determined by appr	22/83
	Ptn SE1/4 (Parcel 21, B34/P13-16)			
New	18-18-31000-0037	12.17	Value to be determined by appr	22/83
	Ptn SE1/4 (Parcel 22, B34/P13-16)			
New	18-18-32030-0006	10.00	Value to be determined by appr	22/83
	Ptn NE1/4 & SE1/4 Sec 31 & Ptn NW1/4 Sec 32 (Parcel 13, B34/P13-16)			
New	18-18-32030-0007	10.97	Value to be determined by appr	22/83
	Ptn SE1/4 Sec 31 & Ptn SW1/4 Sec 32 (Parcel 16, B34/P13-16)			
New	18-18-32030-0008	10.00	Value to be determined by appr	22/83
	Ptn NW1/4 & SW1/4 (Parcel 14, B34/P13-16)			
New	18-18-32030-0009	10.24	Value to be determined by appr	22/83
	Ptn SE1/4 Sec 31 & Ptn SW1/4 Sec 32 (Parcel 15, B34/P13-16)			
New	18-18-32030-0010	12.49	Value to be determined by appr	22/83
	Ptn SE1/4 Sec 31 & Ptn SW1/4 Sec 32 (Parcel 23, B34/P13-16)			
New	18-18-32030-0011	12.50	Value to be determined by appr	22/83
	Ptn SE1/4 Sec 31 & Ptn SW1/4 Sec 32 (Parcel 24, B34/P13-16)			
New	18-18-32030-0012	12.19	Value to be determined by appr	22/83
	Ptn SW1/4 (Parcel 26, B34/P13-16)			

Change in legal only per SEG:

Parcels were to be combined together per SEG form, but because of one in OSAG and one valued at Market, parcels must be kept separate and become MBSW

17-18-06020-0001	0.69	Value to be determined by appr	22/81
NE1/4 NW1/4 Tax No. 2 (MBSW 17-18-06020-0010)			

17-18-06020-0010	137.31	Value to be determined by appr	22/83
Ptn N1/2 NW1/4; Ptn NE1/4 (Parcel C, B20/P71-72) (MBSW 17-18-06020-0001)			

Improv from 18-18-31000-0019 to move to 18-18-31000-0011

Improv from 18-18-31000-0006 (Record 1 of 2) moves to 18-18-31000-0035

Improv from 18-18-31000-0006 (Record 2 of 2) moves to 18-18-31000-0011

Faubion/Ramer

13A

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
	PT/PT	INVERSE					
2244	START				610463.7336	1968953.0061	2246
2246	INV	N	27 20 25	E	439.38	610854.0369	2247
2247	INV	S	63 12 15	E	137.81	610791.9124	2164
2164	INV	S	50 24 37	E	100.94	610727.5848	2165
2165	INV	S	81 35 17	E	90.26	610714.3807	2166
2166	INV	S	68 13 43	E	168.26	610652.7142	2167
2167	INV	S	26 33 00	E	98.87	610564.2705	2168
2168	INV	S	49 31 58	W	553.51	610205.0372	1479
1479	INV	N	40 28 02	W	182.78	610344.0918	2248
	RADIAL	N	49 31 59	E			
	DELTA		22 11 34	LT			
	RADIUS				500.00		
	TAN				98.06		
	L-ARC				193.67		
	RADIAL	N	27 20 25	E			
	RP				610019.5863	1968723.3691	2244
2248	CHORD	N	51 33 48	W	192.46	610463.7336	2246
	TAN@PT	N	62 39 35	W			
=====							
					610463.7336	1968953.0061	2246

NO CLOSURE ERROR Area = 233460.30 sq ft 5.35951 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
	PT/PT	INVERSE					
2244	START				610205.0372	1969222.3845	1479
1479	INV	N	49 31 58	E	553.51	610564.2705	2168
2168	INV	S	11 39 33	W	157.19	610410.3238	2169
2169	INV	S	22 28 15	E	321.82	610112.9383	2170
2170	INV	S	79 22 28	E	64.16	610101.1078	2171
2171	INV	S	30 21 14	W	346.08	609802.4644	2250
	RADIAL	S	19 48 31	W			
	DELTA		29 43 27	RT			
	RADIUS				330.00		
	TAN				87.57		
	L-ARC				171.20		
	RADIAL	S	49 31 58	W			
	RP				610112.9383	1969734.7192	2170
2250	CHORD	N	55 19 45	W	169.29	609898.7644	2249
	TAN@PT	N	40 28 02	W			
2249	INV	N	40 28 02	W	402.58	610205.0372	1479
=====							
					610205.0372	1969222.3845	1479

NO CLOSURE ERROR Area = 202347.71 sq ft 4.64526 ac

NO CLOSURE ERROR FROM Area = 175640.21 sq ft 4.03214 ac
 ANGLE DIST NORTH EAST TO

***** START

14A Faubion/Ramer

PT/PT INVERSE	ANGLE	DIST	NORTH	EAST	TO
2250 INV N 30 21 14 E		346.08	609802.4644	1969622.8890	2250
2171 INV N 30 21 14 E		89.92	610101.1078	1969797.7791	2171
2172 INV N 3 42 41 W		197.51	610178.7016	1969843.2192	2172
2173 INV N 39 40 33 E		57.36	610375.7974	1969830.4343	2173
2174 INV S 87 47 42 E		152.39	610420.3305	1969867.3746	2174
2175 INV S 87 47 42 E		152.39	610414.4673	1970019.6518	2175
2176 INV S 59 30 11 E		156.09	610335.2528	1970154.1477	2176
2177 INV S 45 32 17 E		253.78	610157.4963	1970335.2745	2177
2177 INV S 17 53 04 E		113.36	610044.8595	1970371.6214	1478
1478 INV S 62 14 30 W		505.05	609809.6349	1969924.6919	2252
2252 INV S 80 42 25 W		138.50	609787.2694	1969788.0087	2251
RADIAL S 9 17 35 E					
DELTA 29 06 06 RT					
RADIUS 330.00					
TAN 85.66					
L-ARC 167.61					
RADIAL S 19 48 31 W					
RP 610112.9383			1969734.7192		2170
2251 CHORD N 84 44 32 W		165.82	609802.4644	1969622.8890	2250
TAN@PT N 70 11 29 W					

NO CLOSURE ERROR FROM Area = 266474.11 sq ft 6.11740 ac
 ANGLE DIST NORTH EAST TO

***** START

14B

PT/PT INVERSE	ANGLE	DIST	NORTH	EAST	TO
2252 INV N 62 14 30 E		505.05	609809.6349	1969924.6919	2252
1478 INV S 17 53 04 E		162.03	610044.8595	1970371.6214	1478
2178 INV S 3 56 51 W		124.88	609890.6553	1970421.3818	2178
2179 INV S 17 20 16 W		182.64	609766.0716	1970412.7847	2179
2180 INV S 17 20 16 W		182.64	609591.7299	1970358.3572	2180
2257 INV S 31 16 44 W		143.74	609468.8857	1970283.7287	2257
2257 INV N 52 49 06 W		387.99	609646.1246	1969938.5863	2256
RADIAL S 49 58 27 E					
DELTA 15 12 10 LT					
RADIUS 354.25					
TAN 47.28					
L-ARC 94.00					
RADIAL S 65 10 37 E					
RP 609873.9523			1969667.3193		2255
2256 CHORD N 32 25 28 E		93.72	609725.2334	1969988.8375	2254
TAN@PT N 24 49 23 E					
RADIAL S 65 10 37 E					
DELTA 124 06 58 LT					
RADIUS 60.00					
TAN 113.12					
L-ARC 129.97					
RADIAL N 9 17 35 W					
RP 609750.4224			1969934.3809		2253
2254 CHORD N 37 14 06 W		106.01	609809.6349	1969924.6919	2252
TAN@PT S 80 42 25 W					

NO CLOSURE ERROR FROM Area = 169128.01 sq ft 3.88264 ac
 ANGLE DIST NORTH EAST TO

***** START

PT/PT INVERSE	ANGLE	DIST	NORTH	EAST	TO
2252 INV N 62 14 30 E		505.05	609809.6349	1969924.6919	2252

FROM		ANGLE	DIST	NORTH	EAST	TO
=====						
	PT/PT INVERSE	<i>Faubion / Rauer Total</i>				
*****	START					
2246	INV	N 27 20 25	E	439.38	610463.7336	1968953.0061 2246
2247	INV	S 63 12 15	E	137.81	610854.0369	1969154.8042 2247
2164	INV	S 50 24 37	E	100.94	610727.5848	1969355.5992 2165
2165	INV	S 81 35 17	E	90.26	610714.3807	1969444.8882 2166
2166	INV	S 68 13 43	E	166.26	610652.7142	1969599.2891 2167
2167	INV	S 26 33 00	E	98.87	610564.2705	1969643.4819 2168
2168	INV	S 11 39 33	W	157.19	610410.3238	1969611.7154 2169
2169	INV	S 22 28 15	E	321.82	610112.9383	1969734.7192 2170
2170	INV	S 79 22 28	E	64.16	610101.1078	1969797.7791 2171
2171	INV	N 30 21 14	E	89.92	610178.7016	1969843.2192 2172
2172	INV	N 3 42 41	W	197.51	610375.7974	1969830.4343 2173
2173	INV	N 39 40 33	E	57.86	610420.3305	1969867.3746 2174
2174	INV	S 87 47 42	E	152.39	610414.4673	1970019.6518 2175
2175	INV	S 59 30 11	E	156.09	610335.2528	1970154.1477 2176
2176	INV	S 45 32 17	E	253.78	610157.4963	1970335.2745 2177
2177	INV	S 17 53 04	E	280.39	609890.6553	1970421.3818 2178
2178	INV	S 3 56 51	W	124.88	609766.0716	1970412.7847 2179
2179	INV	S 17 20 16	W	182.64	609591.7299	1970358.3572 2180
2180	INV	S 31 16 44	W	143.74	609468.8857	1970263.7287 2257
2257	INV	N 62 49 06	W	387.99	609646.1246	1969938.5863 2256
	RADIAL	S 49 58 27	E			
	DELTA	15 12 10	LT			
	RADIUS			354.25		
	TAN			47.28		
	L-ARC			94.00		
	RADIAL	S 65 10 37	E			
	RP				609873.9523	1969667.3193 2255
2256	CHORD	N 32 25 28	E	93.72	609725.2334	1969988.8375 2254
	TAN@PT	N 24 49 23	E			
	RADIAL	S 65 10 37	E			
	DELTA	124 06 58	LT			
	RADIUS			60.00		
	TAN			113.12		
	L-ARC			129.97		
	RADIAL	N 9 17 35	W			
	RP				609750.4224	1969934.3809 2253
2254	CHORD	N 37 14 06	W	106.01	609809.6349	1969924.6919 2252
	TAN@PT	S 80 42 25	W			
2252	INV	S 80 42 25	W	138.50	609787.2694	1969788.0087 2251
	RADIAL	S 9 17 35	E			
	DELTA	58 49 33	RT			
	RADIUS			330.00		
	TAN			186.04		
	L-ARC			338.81		
	RADIAL	S 49 31 58	W			
	RP				610112.9383	1969734.7192 2170
2251	CHORD	N 69 52 48	W	324.13	609898.7644	1969483.6623 2249
	TAN@PT	N 40 28 02	W			
2249	INV	N 40 28 02	W	585.36	610344.0918	1969103.7586 2248
	RADIAL	N 49 31 59	E			
	DELTA	22 11 34	LT			
	RADIUS			500.00		
	TAN			98.06		
	L-ARC			193.67		
	RADIAL	N 27 20 25	E			
	RP				610019.5863	1968723.3691 2244
2245	CHORD	N 51 33 48	W	192.46	610463.7336	1968953.0061 2246
	TAN@PT	N 62 39 35	W			
=====						
				610463.7336	1968953.0061	2246

SUBDIVISION GUARANTEE

Office File Number : 0104721
Guarantee Number : 48 0035 72030 6753
Dated : June 7, 2007, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : DYK

Name of Assured: CRUSE & ASSOCIATES

The assurances referred to on the face page are:

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

Parcels 13 and 14 of that certain Survey as recorded April 18, 2007, in Book 34 of Surveys, pages 13 through 16, under Auditor's File No. 200704180012, records of Kittitas County, Washington; being a portion of the Northeast and Southeast Quarters of Section 31 and a portion of the Northwest and Southwest Quarters of Section 32, all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

**DALE DYK AND JOANNE A. DYK, TRUSTEES UNDER THE DALE DYK AND JOANNE A. DYK
DECLARATION OF TRUST DATED JUNE 9, 1997**

END OF SCHEDULE A

(SCHEDULE B)

File No. 0104721

Guarantee Number: 48 0035 72030 6753

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. 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.
5. 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 therefore.

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

6. Easement for irrigation ditch appropriated by J.M. Hatfield, Jos. M. Shelton, John L. Amlin, A.E. Owen and J.M. Prater, by notice of water right filed May 31, 1884 and recorded in Book "A" of Water Rights at pages 42 and 44.
(Affects Southeast Quarter of Section 31, Township 18 North, Range 18 East, W.M.)
7. Easement for an irrigation ditch across said South Half of the Northeast Quarter and the Southeast Quarter of Section 31, Township 18 North, Range 18 East, W.M., as decreed to J. Edward Stevens and Georgia B. Stevens, his wife, by the Superior Court of the State of Washington, in and for the County of Kittitas, in Civil Cause No. 4092, entitled "J. Edward Stevens and Georgia B. Stevens, his wife, plaintiff, vs. Robert M. Shoemake, and Myrtle Shoemake, his wife, defendants," by judgment filed October 28, 1910, recorded in Book 18 of Superior Court Journals, page 23.
8. Easement for an irrigation ditch across said South Half of the Northeast Quarter and the Southeast Quarter of Section 31, Township 18 North, Range 18 East, W.M., as decreed to Mitchell Stevens and Minnie M. Stevens, his wife, and George W. Weaver and Eulia E. Weaver, his wife, by the Superior Court of the State of Washington, in and for the County of Kittitas, in Civil Cause No. 4130 entitled "Mitchell Stevens and Minnie M. Stevens, his wife, and George W. Weaver and Eulia E. Weaver, his wife, plaintiffs vs. R.M. Shoemake, Defendant," by judgment filed October 28, 1910, recorded in Book 18 of Superior Court Journals, page 65.

(SCHEDULE B)

File No. 0104721

Guarantee Number: 48 0035 72030 6753

9. Deed for Right of Way, and the terms and conditions thereof
- | | | |
|--------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Grantee | : | West Side Irrigating Company, a corporation |
| Purpose | : | To grant all the rights, privileges and easements in and to all of that certain strip of land on which the canal of the West Side Irrigating Company is now constructed |
| Area affected | : | A strip of land within the Southwest Quarter of Section 32, Township 18 North, Range 18 East, W.M., Kittitas County, Washington |
| Dated | : | March 30, 1894 |
| Recorded | : | August 8, 1913, in Book 26, page 108 |
| Auditor's File No. | : | 35550 |
10. An easement conveyed to Puget Sound Power and Light Company, by deed dated October 29, 1928, recorded in Book 47 of Deeds, page 1, with the right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles with necessary braces, guys and anchors and to place upon or suspend from such poles transmission, distribution and signal wires, and other necessary or convenient appurtenances over and upon said lands, together with the right of ingress to and egress from said lands, and the right to cut all brush and timber and trim all trees. Said easement contains the following provision:
- "The grantor, her heirs and assigns, covenant and agree that they will not do any blasting or discharge any explosives within a distance of 300 feet of said line, without giving reasonable notice in writing to the grantee, its successors or assigns, of intention so to do."
(Affects Southeast Quarter of Section 31, Township 18 North, Range 18 East, W.M. and other land)
11. Waiver of damages, as contained in Deed dated May 2, 1929, and recorded June 7, 1929, in Volume 47 of Deeds, page 398, under Auditor's File No. 95697, as follows:
- "Said grantors for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation or irrigation canal by grantee, its successors or assigns, over and upon the premises herein conveyed."
- Affects : The South Half of the Southwest Quarter of said Section 32
12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on November 26, 1948, under Kittitas County Auditor's File No. 204934.
- | | | |
|-------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| In favor of | : | The Pacific Telephone and Telegraph Company |
| For | : | Ingress and egress for a right of way and easement to construct, operate, maintain, replace and remove such communication systems as said grantee may from time to time require. The right to clear and keep cleared all trees, roots, brush, and other obstructions from the surface of said strip and to install gates in any fences crossing said strip |
| Affects | : | West Half of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 31, Township 18 North, Range 18 East, W.M. |

(SCHEDULE B)

File No. 0104721

Guarantee Number: 48 0035 72030 6753

13. 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.
14. Agreement entered into May 7, 1946, between the City of Ellensburg; Leslie and Marjorie Gardinier, husband and wife; John A. and Eva M. Shaw, husband and wife; Edward A. and Lillian G. Townsend, husband and wife; C. Earl Weaver; and Dan H. and Elizabeth Brunson, husband and wife, regarding the installation and maintenance of drainage pipes under the canal of the City;
Recorded : April 22, 1949, in Book 81 of Deeds, page 524
Auditor's File No. : 207493
Affects : Said premises and other land
15. Easements as contained in Administrator's Deed
First party : Harry P. Weaver, the duly appointed, qualified and acting administrator of the estate of C. Earl Weaver, deceased
Second party : West Fork Timber Company
Recorded : January 16, 1973, in Volume 36, page 413
Auditor's File No. : 380147
Affects : Portion of Southwest Quarter of Section 32, Township 18 North, Range 18 East, W.M.
- "Subject to unrecorded easement for joint use of irrigation ditch extending easterly from West Side Canal to the east boundary and thence northerly along said boundary and serving the east adjoining land; Subject to possible easement for existing pick-up ditch in the deep draw and which collects waste water from the above property and transports same to the north adjoining land."
16. 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)
17. Terms, covenants and conditions contained in Easement Agreement by and between Murray Pacific Corporation, a Washington corporation, and Dale W. Dyk and Diana P. Dyk, husband and wife;
Dated : December 29, 1982
Recorded : March 16, 1983, in Volume 179, page 51
Auditor's File No.: 468786
18. Declaration of Nonexclusive Ingress, Egress and Utility Easements, and the terms and conditions thereof, executed by and between the parties herein named:
Between : Dale Dyk and Joanne Dyk, husband and wife
Dated : November 29, 2000
Recorded : December 1, 2000
Auditor's File No. : 200012010046

(SCHEDULE B)

File No. 0104721

Guarantee Number: 48 0035 72030 6753

19. Matters disclosed and/or delineated on that certain survey recorded April 18, 2007 in Book 34, pages 13 through 16, under Auditor's File No. 200704180012, as follows:
- a) Easement "Q", sixty feet in width;
 - b) Easement "S", affecting said Parcel 13;
 - c) Easement "U", fifteen feet in width;
 - d) Note: The right of way of the West Side Irrigating Company Canal as it meanders adjacent to this subject property has never been defined as to exact width or location. The bearings and distances drawn along the near edge of the canal bank shown hereon are for approximately acreage determination only.
 - e) Notes as contained thereon.
20. Right, title and interest of S. Benjamin Faubion and Rebecca D. Faubion, husband and wife, as to said Parcel 14, as disclosed by Purchase and Sale Agreement dated June 7, 2007, submitted with application for title insurance.
21. Right, title and interest of Jim Ramer and Karin Ramer, husband and wife, as disclosed by Purchase and Sale Agreement dated June 10, 2007, submitted with application for title insurance.

END OF EXCEPTIONS

Notes:

1. General taxes and assessments for the year 2007 have been paid.

<u>Amount</u>	<u>Tax Parcel No.</u>
\$ 1,568.94	18-18-31000-0006 (052633)
\$ 175.48	18-18-31010-0013 (704136)
\$ 588.20	18-18-32030-0004 (142633)

Taxes for the year 2008 will be collected under the following referenced parcel numbers:
18-18-32030-0006 (Parcel 13)
18-18-32030-0008 (Parcel 14)

2. 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

MW/kdbw

NO. 0104721

LIABILITY \$1,000.00

FEE \$ 5.40

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 6753

CRUSE & ASSOCIATES

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

LIABILITY EXCLUSIONS AND LIMITATIONS

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

Dated: June 7, 2007 @ 8:00 a.m.

CHICAGO TITLE INSURANCE COMPANY

By

Marlene Wyatt
Authorized Signature

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

Mackenzie Moynihan

From: Mandy Weed on behalf of CDS User
Sent: Tuesday, July 03, 2007 4:17 PM
To: Mackenzie Moynihan; Trudie Pettit; Darryl Piercy
Subject: FW: Faubion Ramer SP -07-98

Mandy

Mandy Weed, Administrative Assistant II
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926
(509) 962-7047
mailto:mandy.weed@co.kittitas.wa.us

From: Wedins [mailto:wedins@kvalley.com]
Sent: Tuesday, July 03, 2007 3:58 PM
To: CDS User
Cc: Alan Crankovich; David Bowen
Subject: Faubion Ramer SP -07-98

Kittitas County Community Development Services (Planning Commission) and County Commissioners:

Once again you are being asked to stamp out the hard work of those who created the Comprehensive Ag-20 Plan for Kittitas County. Faubion Ramer - SP-07-98 is requesting approximately 20 acres zoned Ag-20 be divided into four lots. This is located on farm land north of Weaver Road and east of Cove Road.

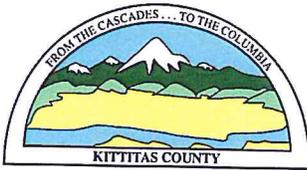
We are asking that you consider the impact this will have on the continued demise of farm land in our county as well as on ground water for those of us who live directly below these proposed four lots. The problem of unkept small acreages (read: weeds); continuation of subdivisions in the Commercial Ag area; the apparent surplus of rural lots smaller than 20 acres; increase in infrastructure such as roads and police/fire services associated with increased level of residential development (due to no impact fees that existing landowners have to subsidize); and the potential increase of ground water contamination due to increased number of domestic wells and drain fields that cumulatively degrade the amenities and natural resources the valley (both economically and aesthetically) has to offer that those of us who have lived here for years value and wish to maintain.

Even though county code allows (and we would suggest encourages) this short platting provision, along with the number of short plats that have been approved in the surrounding area (e.g., paved streets and street lighting in Cascade View Estates and the parcelization of the remainder of Robinson, Cove, and Manastash roads), does not make it right...right to the land, right to the ground water, right to those who wish to remain in farming. Everything that has been approved by the

county and is presently being proposed runs contrary to the Westside Sub-area Plan developed, at the request of the County Commissioners, by citizens for citizens to plan for responsible growth and land use planning.

It is our humble opinion that enough is enough and that this short plat request be **denied** on grounds of: No demonstrate need for additional small lots, the cumulative effects of individual wells on the ground water and additional drain fields (and wells) on water quality, and the cumulative effects of residential development in the Ag Zone and farming.

Dick and Audrey Wedin
440 Robinson Canyon Road



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

ADMINISTRATIVE APPEAL STAFF REPORT

TO: Kittitas County Board of Commissioners
FROM: Mackenzie Moynihan, Staff Planner
DATE: September 17, 2007 for September 27, 2007 Appeal Hearing
SUBJECT: Faubion Ramer Short Plat (SP-07-98)

I. GENERAL INFORMATION

Proposal: S. Ben Faubion, landowner and acting authorized agent for Jim Ramer, landowner, submitted an application for a 4-lot short plat pursuant to Kittitas County Code 16.32 on approximately 20.00 acres of land that is zoned Ag-20.

Kittitas County Community Development Services, Environmental Health and Public Works received the short plat application on June 11, 2007 (see item # 2).

Location: The subject property is located west of the City of Ellensburg, north of Weaver Road east of Cove Road, Ellensburg, WA, 98926, and located in part of Sections 31 & 32, T18N, R18E, WM, in Kittitas County. Tax parcel numbers 18-18-32030-0006 and 18-18-32030-0008 (see item # 3).

II. SITE INFORMATION

Site Characteristics: The subject property is located in an area of Kittitas County wherein farming, ranching and rural life styles are dominant characteristics. Within the project boundaries, there are currently no residential or accessory structures. There are no regulated critical areas on the subject property pursuant to KCC 17A.

III. REFERRAL PARTIES

1. Community Development Services received the above referenced Short Plat application on June 11, 2007 (see item # 2).
2. The referenced application was referred to the Kittitas County Environmental Health Department and Kittitas County Public Works Department upon receipt of the application materials on June 11, 2007.
3. A letter of receipt was received from the Kittitas County Public Health Department on June 11, 2007 (see item # 4).
4. Notification was sent to the Kittitas Reclamation District (KRD) on June 15, 2007 (see item # 5).

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

5. A Notice of Application was mailed to adjacent landowners within 300 feet of the subject property and applicable jurisdictions per Kittitas County Code on June 19, 2007 (see item # 6).
6. A letter of receipt was received from KRD on June 20, 2007 (see item # 7).
7. A letter of receipt was received from Kittitas County Fire District #2 on June 28, 2007 (see item # 8).
8. A letter of receipt was received from Environmental Health on July 6, 2007 (see item # 9).
9. A letter of Conditional Preliminary Approval was received from Public Works on July 16, 2007 (see item # 10).
10. Conditional Preliminary Approval was issued by Community Development Services on August 13, 2007 (see item # 11).

IV. APPEAL ELEMENTS & ISSUES

The Board of County Commissioners received a timely appeal on August 20, 2007 from Marco and Barbara Bicchieri, Richard and Audrey Wedin and Frank and Lillian Gregorich, all of whom reside in the general vicinity of the referenced short plat (see item # 12). The letter begins as follows:

Appellant:

This letter serves as an appeal of an administrative land use decision regarding the Faubion-Ramer Short Plat (SP-07-98) off of Weaver Road. Please find enclosed check #15485 for \$200, to cover the appeal fee. The specific factual objections are the following:

Appeal Issue #1

Appellant:

1. *The landowners named in the application are incorrect. The application lists S. Ben Faubion and Jim Ramer as the landowners of record, but according to the Kittitas County Assessor, the landowner of record is actually Dale Dyk Etux Trustees.*

Staff Response:

The Faubion Ramer Short Plat is a proposal that references two tax parcel identification numbers (see item # 2). Tax parcel number 18-18-32030-0006 is listed by the Kittitas County Assessor's Office as belonging to "Dale Dyk Etux Trustees" (see item # 14). The other tax parcel number involved in this short plat application, number 18-18-32030-0008, is owned by "S. Benjamin Faubion Etux," according to the Assessor's records (see item # 15).

Appeal Issue #2

Appellant:

The short plat is not an isolated parcel but part of a larger project – a relationship that has been obscured by the improper listing of the landowner of record.

Staff Response:

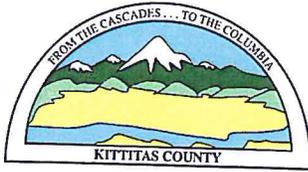
This application was submitted to Community Development Services with the intent by the applicant of the project being reviewed as a single project application. At the time of application, the total project had not yet been identified by CDS staff. Because the landowners of record for all of the projects in the area were misrepresented on the applications submitted, CDS staff did not recognize this as one large project by one landowner until a later date. The moment the total project was identified by CDS staff, it was decided that SEPA review would be required for projects in this area. However, because the Notice of Applications had already been issued for the Faubion Ramer Short Plat and the Joanne Short Plat, it was too late to require SEPA review on these specific projects. All other projects in this area are being required to go through the SEPA process and had the total project been identified by CDS staff prior to the issuance of the Notice of Application for the Faubion Ramer Short Plat, SEPA review would have been required for it as well.

Additionally, at the time of application CDS was acting under the direction of WAC 197-11-800(1)(c)(i), which gives local jurisdictions flexible thresholds for establishing exemptions for new developments. Kittitas County Code has identified that threshold as being, "up to nine dwelling units" (KCC 15.04.090). The two short plats which were being reviewed simultaneously at this time were the Joanne Short Plat (SP-07-95) and the short plat of reference, Faubion Ramer (see item # 13). Even if the two applications would have been submitted with the correct landowners of record acknowledged throughout, the creation of 8 lots would have fallen below the identified threshold for SEPA review. Therefore, prior to the recognition of the total project by CDS staff, it would have been difficult for us to support the requirement of SEPA due to the 9 lot threshold as identified in Kittitas County Code.

V. CONCLUSION

In regard to the aforementioned appeal of the administrative decision to require SEPA on the referenced projects, the following are for your consideration:

1. "Dale Dyk Etux Trustees" is the landowner of record for one of the parcels involved in the Faubion Ramer Short Plat application. The other parcel belongs to "S. Benjamin Faubion Etux" (see item # 14 and item # 15).
2. The notion that the Faubion Ramer Short Plat was part of a bigger project with the same owner was not identified by CDS staff until too late in the process for the requirement of SEPA review. This is the only reason the referenced short plat was not required to go through the SEPA process.



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

STAFF REPORT

HEARING DATE: October 8, 2007

ACTION REQUESTED: Continued Public Hearing from September 27, 2007 to consider enabling documents upholding the responsible official's decision on the Faubion Ramer Short Plat (SP-07-98)

BACKGROUND:

The Faubion Ramer Short Plat was submitted on June 11, 2007 by S. Ben Faubion, landowner and acting authorized agent for Jim Ramer, landowner. The application is for a 4-lot short plat pursuant to Kittitas County Code Chapter 16.32, on approximately 20.00 acres of land. The proposal is to divide the land into one 3.88 acre lot, one 4.64 acre lot, one 5.36 acre lot and one 6.12 acre lot.

The subject property is located north of Weaver Road and east of Cove Road, Ellensburg, WA 98926, and within a portion of Sections 31 & 32, T18N, R18E, WM, in Kittitas County, Washington. Map numbers 18-18-32030-0006 and 18-18-32030-0008.

A Notice of Application was issued for the Faubion Ramer Short Plat (SP-07-98) on June 19, 2007. Comments were received from adjoining landowners, jurisdictions and interested parties during the comment period which ended on July 5, 2007.

Conditional Preliminary Approval was issued for this single project on August 13, 2007.

A timely appeal was received on August 20, 2007 from Marco and Barbara Bicchieri, Frank and Lillian Gregerich, and Dick and Audrey Wedin, neighboring landowners, stating that this project should have been subject to review under the State Environmental Policy Act (SEPA).

On September 6, 2007 the request to set hearing date was placed on the Board of County Commissioners' consent agenda and a public hearing was scheduled for September 27, 2007 at 10:00 a.m.

On September 27, 2007, at 10:00 a.m., a public hearing was held in the Commissioner's Auditorium, County Courthouse. The Board heard testimony from

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

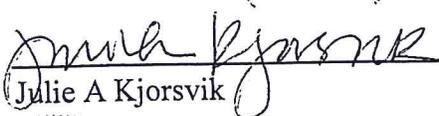
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

the appellants and the responsible official in addition to that of interested parties who wished to be heard.

On September 27, 2007 the Commissioners issued their decision, voting 3-0 to uphold the responsible official's decision to allow the Faubion Ramer Short Plat (SP-07-98) to be processed as a single project without a SEPA review.

- INTERACTION:** Preparation of enabling documents to reflect the Board's decision to uphold the responsible official's decision to allow the Faubion Ramer Short Plat (SP-07-98) to be processed without a SEPA review; denying the appeal.
- RECOMMENDATION:** Staff recommends the Board sign the resolution to uphold the responsible official's decision to process the Faubion Ramer Short Plat (SP-07-98) without a SEPA review.
- HANDLING:** Sign Resolution and forward copies to Community Development Services.
- ATTACHMENTS:** Resolution to follow, pending review by the Kittitas County Prosecuting Attorney's Office.
- LEAD STAFF:** Mackenzie Moynihan, Staff Planner

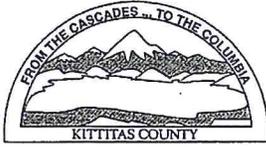
ATTEST:
CLERK OF THE BOARD


Julie A Kjorsvik

APPROVED AS TO FORM:

Gregory L. Zempel,
Prosecuting Attorney
WSBA #19125





Kittitas County, Washington

BOARD OF COUNTY COMMISSIONERS

District One
David B. Bowen

District Two
Alan Crankovich

District Three
Mark McClain

October 10, 2007

Marco G. and Barbara Bicchieri
750 Robinson Canyon Road
Ellensburg, WA 98926

Re: Administrative Appeal – Faubion-Ramer Short Plat (SP-07-98)

Dear Mr. and Mrs. Bicchieri:

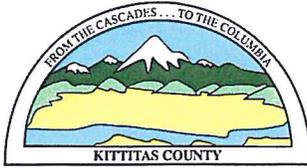
On October 8, 2007, the Kittitas County Board of Commissioners approved Resolution No. 2007-124, upholding the administrative decision of the Community Development Services department relating to the Faubion Ramer Short Plat (SP-07-98). I have enclosed a copy of the Resolution for your information and records.

If you have any questions or comments please contact our office. Thank you.

Sincerely,

Julie A. Kjorsvik
Clerk of the Board

cc: Darryl Piercy, Director of Community Development Services
Neil Caulkins, Deputy Prosecutor
Richard & Audrey Wedin – 440 Robinson Canyon Road Ellensburg, WA
Frank & Lillian Gregorich – 3761 Thorp Highway South Ellensburg, WA
file



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

August 13, 2007

S. Benjamin Faubion
PO Box 998
Ellensburg, WA 98926

RE: Faubion Ramer Short Plat (SP-07-98)

Dear Mr. Faubion,

Kittitas County Community Development Services has determined that the Faubion Ramer Short Plat (SP-07-98) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

- 1) Both sheets of the final mylars shall reflect short plat number SP-07-98 and an accurate legal description must be shown on the face of the final plat.
- 2) Full year's taxes must be paid for 2007 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
- 3) This short plat has exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcel and subsequent parcels created via this short plat.
- 4) All future development must comply with International Fire Code (IFC) and will need to comply with Appendix D including an access road with a turn around capable of supporting 75,000 lbs.
- 5) Please see the attached comments from Kittitas County Department of Public Works, Kittitas County Environmental Health and Kittitas County Fire District #2 for further issues that must be addressed prior to final approval.

Approval of the Faubion Ramer Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after Monday, August 27, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

This determination may be appealed 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 August 27, 2007 at 5:00p.m.

If you have any questions or need assistance, please contact our office at (509) 962-7506.

Sincerely,

Mackenzie Moynihan
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

August 20, 2007

Kittitas County Board of Commissioners
205 West 5th
Room 108
Ellensburg, WA 98926

Gentlemen:

This letter serves as an appeal of an administrative land use decision regarding the Faubion-Ramer Short Plat (SP-07-98) off of Weaver Road. Please find enclosed check #15485 for \$200, to cover the appeal fee. The specific factual objections are the following:

- 1) The landowners named in the application are incorrect. The application lists S. Ben Faubion and Jim Ramer as the landowners of record, but according to the Kittitas County Assessor, the landowner of record is actually Dale Dyk Etux Trustees.
- 2) The short plat is not an isolated parcel but part of a larger project – a relationship that has been obscured by the improper listing of the landowner of record.

The Faubion-Ramer application was submitted at the same time as the Joanne Short Plat (SP-07-95). The two plats are in proximity of each other and the landowner of record for the Joanne Plat is Dale Dyk Etux Trustees. The misleading listing of landowners on the Faubion-Ramer application obscured the relationship of these two plots and helped avoid possible SEPA and potable water requirements for related short plats in proximity to each other.

That Faubion-Ramer and Joanne are not only related but are, furthermore, part of a larger project (see Community Development Services), was evident even at the time of their application: (1) the Vicinity Map on each short plat application shows a planned road system with three entrances off of Weaver Road and accesses to many other parcels, in addition to the two in question, all owned by Dale Dyk Etux Trustees; (2) an irrigation plan for a subdivision served by these roads had been submitted to the KRD for consideration (see attached); and (3) survey stakes were (are) planted all over the property owned by Dale Dyk Etux Trustees, not just in the area of the two short plats.

All these things should have been taken into consideration at the time of the Faubion-Ramer and Joanne Short Plat applications; the connection should have been made; and a SEPA review should have been required. This is a big project, and we are concerned about impacts on water supply, water quality, farming practices, cultural resources (has anyone even looked?), and overtaxed local services (roads, fire, and law enforcement); not to mention the loss of prime agricultural lands. Even though this appeal, strictly speaking, concerns only the Faubion-Ramer Short Plat, we request you look at the big picture and require a SEPA review for the project as a whole.

Sincerely,

Marco G. and Barbara Bicchieri
750 Robinson Canyon Road
Ellensburg, WA 98926

Frank and Lillian Gregorich
3761 Thorp Highway S
Ellensburg, WA 98926

Richard and Audrey Wedin
440 Robinson Canyon Road
Ellensburg, WA 98926

*Darryl
Aulisen
Neil
Bacc*
RECEIVED

AUG 21 2007

1ST 2ND 3RD
BOARD OF KITTITAS COUNTY COMMISSIONERS

Mackenzie Moynihan

From: Mandy Weed on behalf of CDS User
Sent: Tuesday, July 03, 2007 4:17 PM
To: Mackenzie Moynihan; Trudie Pettit; Darryl Piercy
Subject: FW: Faubion Ramer SP -07-98

Mandy

Mandy Weed, Administrative Assistant II
 Kittitas County Community Development Services
 411 North Ruby Street, Suite 2
 Ellensburg, WA 98926
 (509) 962-7047
 mailto:mandy.weed@co.kittitas.wa.us

From: Wedins [mailto:wedins@kvalley.com]
Sent: Tuesday, July 03, 2007 3:58 PM
To: CDS User
Cc: Alan Crankovich; David Bowen
Subject: Faubion Ramer SP -07-98

Kittitas County Community Development Services (Planning Commission) and County Commissioners:

Once again you are being asked to stamp out the hard work of those who created the Comprehensive Ag-20 Plan for Kittitas County. Faubion Ramer - SP-07-98 is requesting approximately 20 acres zoned Ag-20 be divided into four lots. This is located on farm land north of Weaver Road and east of Cove Road.

We are asking that you consider the impact this will have on the continued demise of farm land in our county as well as on ground water for those of us who live directly below these proposed four lots. The problem of unkept small acreages (read: weeds); continuation of subdivisions in the Commercial Ag area; the apparent surplus of rural lots smaller than 20 acres; increase in infrastructure such as roads and police/fire services associated with increased level of residential development (due to no impact fees that existing landowners have to subsidize); and the potential increase of ground water contamination due to increased number of domestic wells and drain fields that cumulatively degrade the amenities and natural resources the valley (both economically and aesthetically) has to offer that those of us who have lived here for years value and wish to maintain.

Even though county code allows (and we would suggest encourages) this short platting provision, along with the number of short plats that have been approved in the surrounding area (e.g., paved streets and street lighting in Cascade View Estates and the parcelization of the remainder of Robinson, Cove, and Manastash roads), does not make it right...right to the land, right to the ground water, right to those who wish to remain in farming. Everything that has been approved by the

county and is presently being proposed runs contrary to the Westside Sub-area Plan developed, at the request of the County Commissioners, by citizens for citizens to plan for responsible growth and land use planning.

It is our humble opinion that enough is enough and that this short plat request be **denied** on grounds of: No demonstrate need for additional small lots, the cumulative effects of individual wells on the ground water and additional drain fields (and wells) on water quality, and the cumulative effects of residential development in the Ag Zone and farming.

Dick and Audrey Wedin
440 Robinson Canyon Road

7/2/07

RECEIVED

JUL 03 2007

KITTITAS COUNTY
CDS

Attention: Mackenzie Moynihan, Staff Planner,

These are my comments on the Faubion Ramer Short Plat SP-07-98 and on the Joanne Short Plat SP-07-95.

The Faubion Ramer Short Plat application lists S. Ben Faubion and Jim Ramer as the land owners of record. However, the Kittitas County Assessor and Auditor offices show that the actual land owner of record is Dale Dyk Etux Trustees as of 7/2/07. Dale Dyk Etux Trustees is listed as the land owner of record for the Joanne Short Plat. It appears that the actual ownership and relationship of these two short plats are being obscured at this time in order to avoid possible SEPA requirements for related multiple (serial) short plats in proximity of each other and the requirement for a potable water right per the Campbell-Gwinn Supreme Court decision.

The Vicinity Map which appears on the Short Plat Map for each plat shows what appears to be a planned road system to access both of these short plats as well as other adjacent parcels (all with the same land owner of record as of 7/02/07). The cumulative affect of these short plats need to be looked at and a SEPA required to address impacts.

Further more the attached maps for the parcels owned by Dale Dyk were presented to the KRD for consideration of a irrigation plan for approximately 26 lots. When these adjacent two short plats (which are not served by KRD) are added to this map, the configuration of the whole 34 lot subdivision is quite apparent and explains the road system located on the vicinity map and the extension of the proposed roads on the short plat maps to adjacent parcels.

The access to these two short plats appears to be three possible drives off Weaver Road according to the Vicinity Map for each short plat. The one furthest east is the closest to these two short plats and it appears to quite close to the curve to the east on Weaver Road. What is the impact of the placement of this access and the other two accesses on public safety on Weaver Road especially when it is obvious to a reasonable person that at least 34 residential lots are being planned? In other words, why three access points for only two short plats if no other parcel are planned? The plat maps show the access roads to each of these two short plats continuing onto adjacent parcels, what are the plans for these parcels? Is this essentially a piece meal approach to get a long plat of more than the stated number of lots in the application without the expense and to avoid water regulations? What is the impact of this residential development to the adjacent farming operations? These two short plat apparently are not served by KRD water and are not served by the Westside Irrigation Company, and irrigation of the lots can not be done by exempt well; Without irrigation how will these lots maintain ground cover which will not promote noxious weeds adjacent to prime timothy producing farmland.

It is obvious that there is a planned residential development of the parcels owned by the land owner of record for these two plats and also the other adjacent parcels.

The plat stage often is the only time the public has an opportunity to comment on impacts and for a meaningful SEPA evaluation to take place as the project is known and affects can be looked in a

14

global manner for related projects, which taken together can have a significant affect on the community, services and environment.

Please contact me at 929-4054 prior to final action regarding these comments.

Frank Gregerich

Frank Gregerich

Three Bar G Ranch Inc

3761 Thorp Highway S

Ellensburg, WA 98926

* Received July 5 NGW

July 5, 2007

TO: Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services

RE: Faubion Ramer – SP-07-98

We received a notice of application for the Faubion Ramer Short Plat as adjacent landowners. Having been out of town on vacation, we haven't had the opportunity to research this as thoroughly as we would like, but since comments are due today, we offer the following: we have serious concerns about the development's potential impacts.

First, these four plots are obviously part of a larger project. There is a road shown on the plat map that comes from nowhere and goes nowhere but, in any case, makes no sense if it only serves the four plots. Also, last spring, surveyors at work on the Dyk property (we have no clue who Ben Faubion and Jim Ramer are, but the property is/was the Dyks') left survey stakes all over the property, not just in the area of the short plat. Finally, we understand that Dale Dyk submitted an irrigation plan to the KRD for a large number of plots on property (about 170 acres?) adjacent to these four. We gather from all this that the ultimate plan is to subdivide the whole area into small lots averaging five or six acres each, and that the Faubion Ramer Short Plat is just the start. So, what's going on here? It appears that by approaching the subdivision piecemeal, people are trying to enrich themselves while circumventing laws that protect the environment, adjacent landowners, and the general public.

Our concerns are many. First is the impact on water quality. The property sits right on and drains into the West Side Irrigation Ditch. What effects do numerous, closely-spaced septic systems have on drainage areas? What about increased run-off? How would these properties be irrigated? Second are concerns about the potable water supply. We know there is little understanding of the capacity of the valley's aquifers or even how they work. What effects might multiple wells have on the local water supply? Third are impacts on roads. We assume the service road shown in the map would take off from Weaver Road. Weaver Road was not made to accommodate the traffic associated with sub-divisions. Fourth, we are concerned about the impact on farming. Local farmers can speak better to this than we can; but if you look at a satellite image of the property, you can see it's smack in the middle of active farm land. What about compatibility with farming practices, potential for weedy growth next to hay fields, problems with run-off, traffic problems with farm machinery, etc.? And finally, we are concerned about the potential impact on cultural resources. This whole valley was used intensively for over 10,000 years by Indian peoples. The setting of the property (overlooks were choice burial sites, among other things), the age of the land surface (i.e., not much deposition over the last thousands of years), and the location of the property (not far from the site of the earliest Euroamerican settlement in the valley and near important Indian trails) all suggest the potential for prehistoric and/or historic resources.

This is the kind of project that screams *SEPA evaluation!*, and we would hope that step would be taken to protect the greater interest. Please contact us before any final action is taken on the application.

Marco G. and Barbara Bicchieri
750 Robinson Canyon Road
Ellensburg, WA 98926
509-925-2869

Barbara Bicchieri
Marco Bicchieri

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

RESOLUTION

NO. 2007- 125

FAUBION RAMER SHORT PLAT APPEAL

WHEREAS, the Faubion Ramer Short Plat (SP-07-98) was submitted to Kittitas County Community Development Services on June 11, 2007; and

WHEREAS, the Faubion Ramer Short Plat (SP-07-98) is described as a subdivision of 20.00 acres into four lots consisting of one 3.88 acre lot, one 4.64 acre lot, one 5.36 acre lot and one 6.12 acre lot, located north of Weaver Road and east of Cove Road, Ellensburg, WA 98926, in a portion of Sections 31 & 32, T18N, R18E, WM, in Kittitas County. Map numbers 18-18-32030-0006 and 18-18-32030-0008; and

WHEREAS, Community Development Services issued a Notice of Application for the Faubion Ramer Short Plat (SP-07-98) on June 19, 2007; and

WHEREAS, Community Development Services issued Conditional Preliminary Approval for the Faubion Ramer Short Plat (SP-07-98) on August 13, 2007; and

WHEREAS, appeals were filed with the Board of County Commissioners against the responsible official's administrative decision to allow the Faubion Ramer Short Plat (SP-07-98) to be reviewed and processed as a single project exempt from SEPA review, by neighboring landowners; Marco and Barbara Bicchieri, Dick and Audrey Wedin and Frank and Lillian Gregorich, on August 20, 2007.; and

WHEREAS, a public hearing was scheduled by the Board of County Commissioners and due notice of the hearing was given as required by law and published in the official county newspaper of record; and

WHEREAS, a public hearing was held by the Board of County Commissioners on Thursday, September 27, 2007 to consider the appeal of the short plat administrator's decision to review and process the Faubion Ramer Short Plat (SP-07-98) as a single project exempt from SEPA review; and

WHEREAS, testimony was taken from those persons present who wished to be heard; and

WHEREAS, the Kittitas County Board of Commissioners passed a motion by a vote of 3-0 to uphold the decision made by Kittitas County Community Development Services to process the Faubion Ramer Short Plat (SP-07-98) as a single project exempt from SEPA review; and

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said appeal:

1. A complete application for the Faubion Ramer Short Plat (SP-07-98) was received on June 11, 2007.
2. Community Development Services issued a Notice of Application for the Faubion Ramer Short Plat (SP-07-98) on June 19, 2007.
3. Community Development Services issued Conditional Preliminary Approval on the Faubion Ramer Short Plat (SP-07-98) on August 13, 2007.
4. A timely appeal was received by the Board of County Commissioners on August 20, 2007 from Marco and Barbara Bicchieri, Dick and Audrey Wedin and Frank and Lillian Gregerich, neighboring landowners, against the administrative decision by Community Development Services to process the Faubion Ramer Short Plat (SP-07-98) as a single project exempt from SEPA review.
5. On Thursday, September 27, 2007 the Board of County Commissioners held a public appeal hearing. Testimony was taken from both sides and public testimony was also allowed from anyone who wished to be included in the record.
6. On September 27, 2007 the Board passed a motion by a vote of 3-0 to uphold the administrative decision to process the Faubion Ramer Short Plat (SP-07-98) as a single project exempt from SEPA review; denying the appeal.

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Board of County Commissioners after due deliberation and in the best interest of the public, does hereby uphold the administrative decision of Community Development Services to process the Faubion Ramer Short Plat (SP-07-98) as a single project exempt from review under the State Environmental Policy Act (SEPA).

DATED this 8th day of October, 2007, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON**


Alan A. Crankovich, Chairman


David B. Bowen, Vice- Chairman

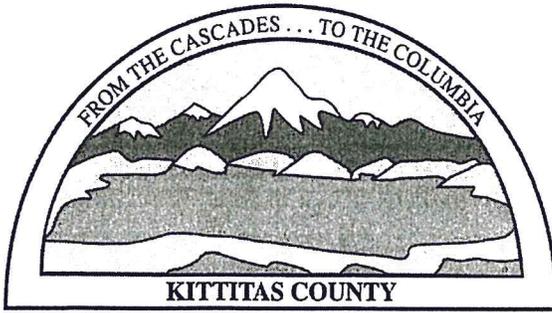
OPPOSED

Mark McClain, Commissioner

MACKENZIE

PUBLIC HEALTH DEPARTMENT

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



Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 2
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 11, 2007

Cruse & Associates
217 E 4th Ave
Ellensburg WA 98926

Dear Mr. Cruse,

We have received the proposed Faubion / Ramer Short Plat, located in Section 31 & 32, Township 18, Range 18, off of Weaver Road. We have also received the \$376.88 plat submission fee (receipt #051649).

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 Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

3. GROUP "B" PUBLIC WELLS – 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. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

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
Ben Faubion & Jim Ramer

Mackenzie Moynihan

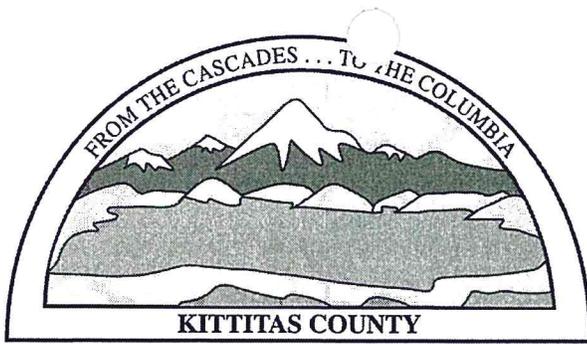
From: Keli Bender [krd.keli@elltel.net]
Sent: Wednesday, June 20, 2007 8:58 AM
To: Mackenzie Moynihan
Subject: Faubion Ramer Short Plat

Mackenzie;

This is in regards to the **Faubion Ramer Short Plat SP-07-98**. All of the irrigable acreage is on Lot 13A so a water distribution plan will not be required. It will be incorporated with Dale Dyk's distribution plan for the original segregation. If you need additional information, please let me know.

Keli

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



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

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

July 6, 2007

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

RE: Faubion Ramer Short Plat (SP-07-98)

Dear Ms. Moynihan,

Thank you for the opportunity to comment on the above referenced project. Water availability is needed. Soil logs need to be done.

If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,

Holly Duncan
Environmental Health Specialist



KITTITAS COUNTY FIRE DISTRICT 2
2020 Vantage Hwy
Ellensburg WA 98926
933-7232 (office) ☎ 933-7240 (fax)
elliotttr@kvfr.org

RECEIVED

JUL 02 2007

KITTITAS COUNTY
CDS

June 28, 2007

Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

Mackenzie:

I have reviewed the application for the Mildon Short Plat SP-07-81, Joanne Short Plat SP-07-95, D&H Ranch Short Plat SP-07-103, Faubion Ramer Short Plat SP-07-98, Robinson Canyon Short Plat SP-07-84, and Fireweed Short Plat SP-07-82. I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is, for the most part, informational only. The following are items/issues that may warrant your attention:

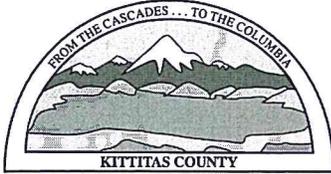
1. Access will need to comply with Appendix D of the 2006 International Fire Code including an access road with turn around capable of supporting 75,000lbs.
2. The addresses need to be clearly visible from both directions at the county road for all properties.

Thank you for your time and consideration in these matters.

Respectfully,

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

Rich Elliott – Deputy Chief
Kittitas Valley Fire and Rescue



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mackenzie Moynihan, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II *rc*
DATE: July 16, 2007
SUBJECT: Faubion-Ramer Short Plat 07-98

RECEIVED
JUL 16 2007
KITITAS COUNTY
CDS

Our department has reviewed the plat application and has the following comments:

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

The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access to all lots shall be via access easement "Q" as depicted on the face of the plat. Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.

Page 1 of 3

- f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
3. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
 4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 6. 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.
 7. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
 8. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
 9. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.
 10. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

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

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

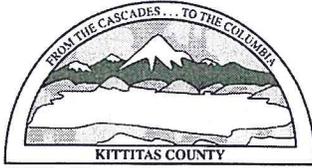
1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended,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

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

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

Kittitas Co. Comm. Development Services
Marketing Materials, Jeff Blamer

Re: Paulsen Kamez



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

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
Kittitas Reclamation District
Ellensburg School District 401
Adjacent Property Owners
Applicant

From: Mackenzie Moynihan, Staff Planner
Kittitas County Community Development

Date: June 19, 2007

Subject: **Faubion Ramer – SP-07-98**

S. Ben Faubion, landowner and acting authorized agent for Jim Ramer, landowner, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20.00 acres of land that is zoned Ag-20, located west of the City of Ellensburg north of Weaver Road east of Cove Road, Ellensburg, WA 98926 and located in part of sections 31 & 32, T. 18 N. R. 18 E., W.M., in Kittitas County. Tax Parcel numbers 18-18-31000-0006 and 0019.

Please find enclosed the Short Plat application for the above referenced project and a vicinity map. 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.

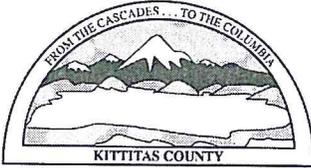
Please send any comments regarding potential adverse environmental impacts and the application by July 5, 2007 @ 5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA, 98926, attention Mackenzie Moynihan, Staff Planner.

Conditional preliminary approval may be granted based on timely comments received prior to July 5, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

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 15, 2007

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

RE: File #SP-07-98, Faubion Ramer Short Plat

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

Enclosed, please find a copy of the original preliminary short plat drawing.

Please notify our office in writing of any requirements so administrative actions may be completed in a timely manner.

Failure to respond to this notice within two (2) weeks shall be interpreted as no action required.

If you have any questions, please feel free to contact our office at (509) 962-7506.

Sincerely,

Mackenzie Moynihan
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

ANDAYA MARIO M ETUX
81 WHEELER RD
ELLENSBURG WA 98926

BICCHIERI MARCO G ETUX
750 ROBINSON CANYON RD
ELLENSBURG WA 98926

BRUNSON THOMAS C ETUX
1871 THORP HIGHWAY S
ELLENSBURG WA 98926

CARPENTER RUTH I2551
THORP HIGHWAY S
ELLENSBURG WA 98926

DONOVAN COLLEEN M
351 MITCHEL RD
ELLENSBURG WA 98926

DYK DALE ETUX TRUSTEES
3171 WEAVER RD
ELLENSBURG WA 98926

GIBSON H LOUIE ETUX
1221 THORP HIGHWAY S
ELLENSBURG WA 98926

GREEN ROBERT A JR. ETUX
330 SUSAN RD
ELLENSBURG WA 98926

HARRELL & SONS FARMS LLC
3121 HANSON RD
ELLENSBURG WA 98926-926-

HARRIS MICHAEL ETUX
221 WHEELER RD
ELLENSBURG WA 98926

HOPKINS EDWARD B ETUX
3192 COVE ROAD
ELLENSBURG WA 98926

KITTITAS CO ROAD DEPT
%COAL MINE TRAIL
COMMISSION
PO BOX 187
CLE ELUM WA 98922

LATHROP F. STEVEN ETUX
1572 ROBINSON CANYON RD
ELLENSBURG WA 98926

MC CASLIN DAVID L ETUX
1551 S THORP HWY
ELLENSBURG WA 98926-926-

MC CULLOUGH GERALD D.
21 WHEELER RD
ELLENSBURG WA 98926

MITCHELL OPAL231
ROBINSON CANYON RD
ELLENSBURG WA 98926

NICKELL DELMER A.
1781 THORP HIGHWAY S
ELLENSBURG WA 98926

PARKER DOROTHY
PO BOX 506
ELLENSBURG WA 98926

RYDMAN RICHARD P. ETUX
341 ROBINSON CANYON RD
ELLENSBURG WA 98926

SETH JACK O ETUX
1210 WEAVER RD
ELLENSBURG WA 98926

SHERLEY DANIEL K ETUX
2830 S THORP HIGHWAY
ELLENSBURG WA 98926-926-

THREE BAR G RANCH INC.
% GREGERICH FRANK J
3761 THORP HWY S
ELLENSBURG WA 98926

WEDIN RICHARD DAVID440
ROBINSON CANYON
ELLENSBURG WA 98926

WRESSELL JOHN ETUX
2451 S THORP HIGHWAY
ELLENSBURG WA 98926

S BEN FAUBION
PO BOX 998
ELLENSBURG, WA 98926

Irrigation District (send early Notice, labels next to
color printer)

Fire District # (Paste from List)

School District (Paste from List)

5

Kittitas County Public Works

City
(If in or near Urban Growth Area)

Bonneville Power Administration
(If applicable paste from list)

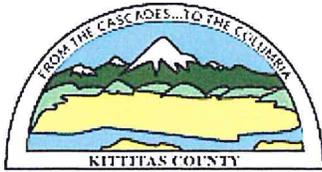
Kittitas County Enforcement and Investigation

Kittitas County Environmental Health

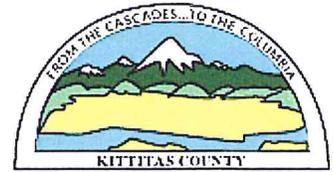
Kittitas County Sheriff's Department

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

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



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 952767
Map Number: 18-18-32030-0006
Situs: WEAVER RD ELLENSBURG
Legal: ACRES 10.00; PTN NE1/4 & SEC 1/4 SEC 31 & PTN NW1/4 SEC 32; ALL~TWP 18; RGE 18; (PARCEL 13, B34/P13-16)~

Ownership Information

Current Owner: DYK, DALE ETUX TRUSTEES
Address: 3171 WEAVER RD
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 22
Open Space: YES
Open Space Date: 1/1/1977
Senior Exemption:
Deeded Acres: 10
Last Revaluation for Tax Year:

Market Value

Land: 91,670
Imp: 0
Perm Crop: 0
Total: 91,670

Taxable Value

Land: 6,070
Imp: 0
Perm Crop: 0
Total: 6,070

Sales History

NO SALES HISTORY RECORDS FOUND!

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

NO HISTORICAL VALUATION RECORDS FOUND!

Parcel Comments

Number

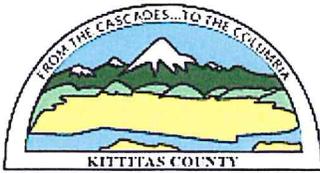
Comment

1

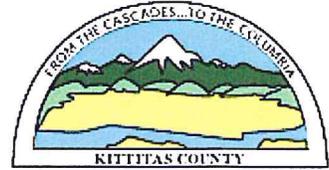
LARGE SEG; SEE ROUTING SLIP FOR INFO; (+5.34@ PER SURVEY); 07 FOR~08~

Filedate: 9/5/2007 5:06:32 PM





Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 952769
Map Number: 18-18-32030-0008
Situs: WEAVER RD ELLENSBURG
Legal: ACRES 10.00; SEC 32; TWP 18; RGE 18; PTN
NW1/4 & SW1/4 (PARCEL 14,~B34/P13-16)~

Ownership Information

Current Owner: FAUBION, S BENJAMIN ETUX
Address: PO BOX 998
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 22
Open Space: YES
Open Space Date: 1/1/1977
Senior Exemption:
Deeded Acres: 10
Last Revaluation for Tax Year:

Market Value

Land: 91,670
Imp: 0
Perm Crop: 0
Total: 91,670

Taxable Value

Land: 6,070
Imp: 0
Perm Crop: 0
Total: 6,070

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
06-26-2007	2007-1250	1	DYK, DALE ETUX TRUSTEES	FAUBION, S. BENJAMIN ETUX	228,645

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

NO HISTORICAL VALUATION RECORDS FOUND!

Parcel Comments

Number	Comment
1	LARGE SEG; SEE ROUTING SLIP FOR INFO; (+5.34@ PER SURVEY); 07 FOR~08~

Filedate: 9/5/2007 5:06:32 PM



FEB

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

DALE DYK
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242

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

Action Requested

New Acres Pg. Survey Vol.

1818-31000-0006 198.5

Segregated into Lots

3-20¹/₂, 138.5

1818-32030-0004 85.94

Segregated by Intervening Ownership

3-20¹/₂, 25.94

"Segregated" for Mortgage Purposes Only

1718-06020-0010 137.31

Eliminate (Segregate) Mortgage Purpose Only Parcel

3-20¹/₂, 77.31

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

*Owner's Signature (Required)

Charles A. Cruse, Jr.
**Other

Tax Status: 2007 Taxes Paid

TREASURER'S OFFICE REVIEW

By: [Signature]

Date: 4-9-07

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. 020)
- This segregation does meet Kittitas 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.: _____

Parcel Creation Date: #

Last Split Date: _____

Current Zoning District: Ag-20 + Comm. Ag

Review Date: 2/3/06

By: [Signature]

***Survey Approved: 7/3/07

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:

KITTITAS COUNTY
ELLENSBURG, WA 98926

2

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.

DALE DVK
Applicant Name

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

Survey Vol. _____ Pg. _____
New Acreage

PARTS OF 1818-31000-0006 3-20 1/2, 138.5	Segregated into _____ Lots	4-3 1/2
PARTS OF 1818-32030-0004 3-20 1/2, 25.94	Segregated by Intervening Ownership	4-3 1/2
1818-31000-0019 3.43	"Segregated" for Mortgage Purposes Only	80
1818-31000-0011 28.41	Eliminate (Segregate) Mortgage Purpose Only Parcel	80
1818-31010-0013 25.12	Boundary Line Adjustment between property owners	157.40
PARTS OF 1718-06020-0010 3-20 1/2, 77.31	Boundary Line Adjustment between properties in the same ownership	4-3 1/2
1718-06020-0001 0.69	Combine Parcels at Owner's request	126

Applicant is: _____ Owner* _____ Purchaser _____ Lessee _____ Other**

*Owner's Signature (Required)

Charles A. Cruse
**Other

TREASURER'S OFFICE REVIEW
Tax Status: 2007 Tax Paid By: J. Cruse Date: 4-19-07

PLANNING DEPARTMENT REVIEW

X

This segregation meets the requirements for observance of intervening ownership.
This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
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.: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: 45-20 2 COMM. Aty

Review Date: 2/3/06 By: J. Cruse

***Survey Approved: 5/3/07 By: J. Cruse

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:

KITTITAS COUNTY
ELLENSBURG, WA 98926

3

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.

DALE DYK
Applicant Name

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.

1818-31000-0019 80

Segregated into Lots

4-2012

1818-31000-0011 80

Segregated by Intervening Ownership

4-2012

1818-31010-0013 157.40

"Segregated" for Mortgage Purposes Only

3-2012, 97.40

1718-06020-0001 126

Eliminate (Segregate) Mortgage Purpose Only Parcel

3-2012, 66.00

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)

Charles A. Cruse Jr.
**Other

Tax Status:

2007 *Inter Parcel*

TREASURER'S OFFICE REVIEW

By:

[Signature]

Date:

4-19-07

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of intervening ownership.
- (X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 020)
- () This segregation does meet Kittitas 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.:

Parcel Creation Date:

Last Split Date:

Current Zoning District: *R5-20 + Comm. R5*

Review Date: *2/3/06*

By: *[Signature]*

***Survey Approved: *5/3/07*

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

Refer to sheet
OLD 4 Summary
4

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

DALE DYK _____ C/O CHUCK CRUSE _____
Applicant Name Address

City _____ State, Zip Code _____

Phone (Home) _____ Phone (Work) 962-8242

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. _____ Pg. _____
PARTS OF 1818-31000-0019 4-20'A	Segregated into _____ Lots	4-3'A
PARTS OF 1818-31000-0011 4-20'A	Segregated by Intervening Ownership	5, 23.41, 3.43, 3
PARTS OF 1818-31010-0013 3-20'A, 97.40	"Segregated" for Mortgage Purposes Only	3-3'A, 261.56
1718-06020-0001 3-20'A, 66.00	Eliminate (Segregate) Mortgage Purpose Only Parcel	3-3'A, 117.00
_____	Boundary Line Adjustment between property owners	_____
_____	<input checked="" type="checkbox"/> 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) _____ Charles A. Cruse
**Other

TREASURER'S OFFICE REVIEW
Tax Status: 2007 Taxes Paid By: _____ Date: 4-19-07

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 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.: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: Coma. Ag + Ag-20

Review Date: 2/3/06 By: _____

***Survey Approved: 5/3/07 By: _____

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

SHEET 4 SUMMARY

NEW RECEIVED

Assessor's Office
County Courthouse Rm. 101

KITTITAS COUNTY
ELLENSBURG, WA 98926

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENT

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.

DALE DYK
Applicant Name

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

PARTS OF
1818-31000-0019 4-20 1/2

Segregated into Lots

Survey Vol. Pg.
17, 14, 20, 10.00, 10.04

PARTS OF
1818-31000-0011 4-20 1/2

Segregated by Intervening Ownership

34.44, 10.01, 10.00, 10.00
5-23-41, 3-43, 3

PARTS OF
1818-31010-0013 3-20 1/2, 97.40

"Segregated" for Mortgage Purposes Only

10.00, 11.86, 10.23, 12.18
3-3-12, 161-56

1718-06020-0001 3-20 1/2, 66.00

Eliminate (Segregate) Mortgage Purpose Only Parcel

11.46, 10.00, 10.00, 38.00
3-3-12, 117-00

PARTS OF
1818-31000-0006 4-3 1/2

Boundary Line Adjustment between property owners

10.24, 10.97, 10.00, 10.02

PARTS OF
1818-32030-0004 4-3 1/2

Boundary Line Adjustment between properties in the same ownership

11.11, 22.29, 12.95, 12.17

PARTS OF
1718-06020-0010 4-3 1/2

Combine Parcels at Owner's request

12.49, 12.50, 12.55, 12.19

Applicant is: Owner* 28 lots Purchaser Lessee Other**

*Owner's Signature (Required)

Charles A. Cruse
**Other

TREASURER'S OFFICE REVIEW
Tax Status: 2007 By: [Signature] Date: 4-19-07

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.: Parcel Creation Date:

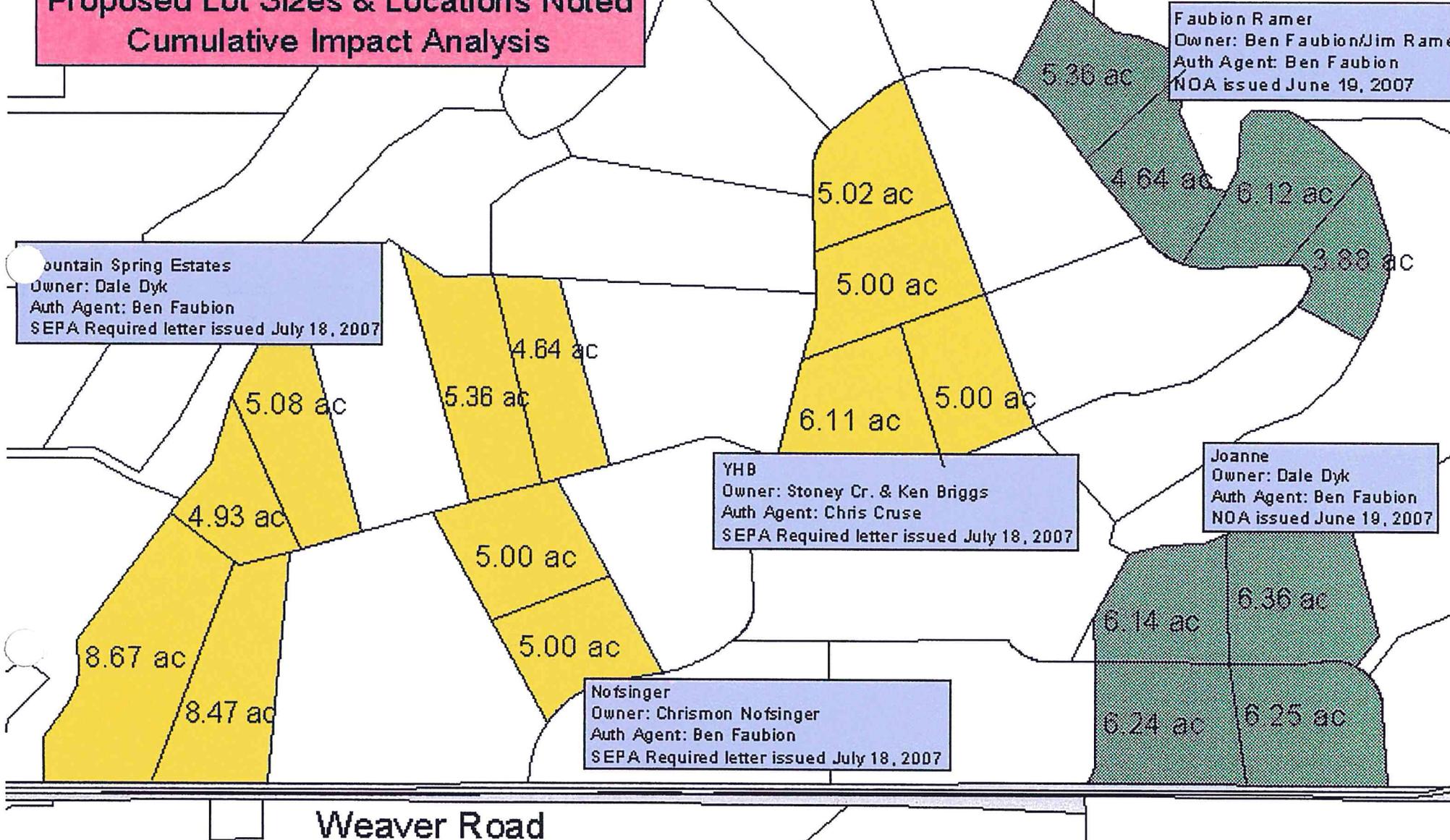
Last Split Date: Current Zoning District: Com. Ag - Ag-20

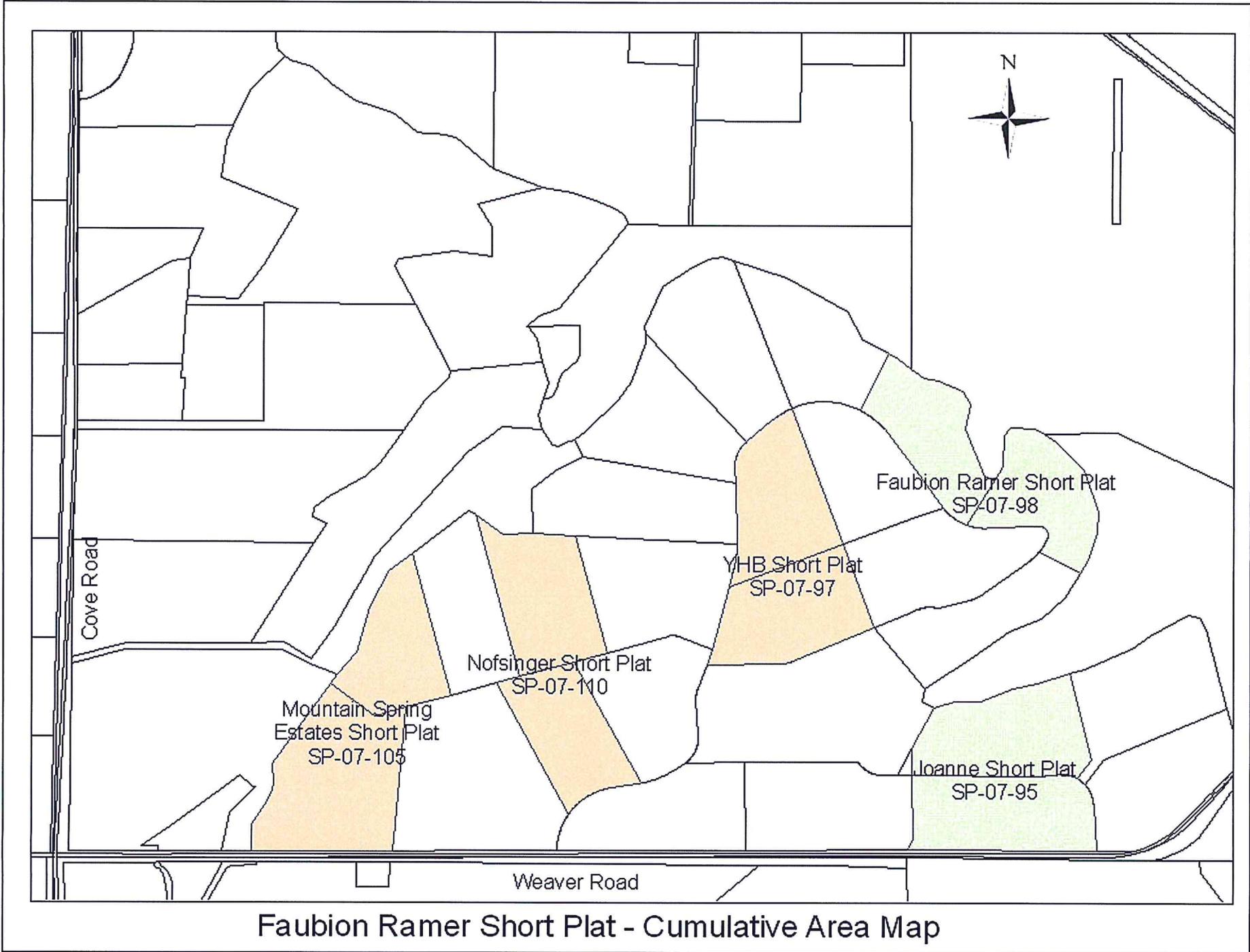
Review Date: 2/3/06 By: [Signature]

***Survey Approved: 9/3/07 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

**Weaver Road Projects
Proposed Lot Sizes & Locations Noted
Cumulative Impact Analysis**





Faubion Ramer Short Plat - Cumulative Area Map

FAUBION RAMER

Preliminary Submittal Requirements:

Review Date:

Tax Parcel: 18-18-32030-0006, 0008

Date Received:

File Number: SP 07 98

Date Project Completed

Planner

- 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.

- Located within Fire District # 2
- Located within Irrigation District: KRD
- School District: Ellensburg 401
- UGA
- UGN
- Rezone
- Adjacent Subdivisions

Letter sent to Irrigation District Date: 6.15.07

~~entirely within 500 year floodway~~

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: Ag20

Lot Size:

Required Setbacks: F S R

* Condition for one time split

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: _____

* NOA mailed 6/19/07

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

Preliminary Plat Drawing Requirements:

General Information (KCC 16.12.020)

- Submitted on 18"x24" sheet
- Names of proposed subdivision, all sheets
- Location of subdivision by section, township, range, county, and state, all sheets
- Legal Description of Land contained within subdivision
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater), sheet one
- North Arrow, sheet one
- Date, sheet one
- Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat.
- Proposed platted boundary lines, lot and road dimensions, and gross acreage, sheet one.
- A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- All access easements.
- All irrigation ditch easements or historical ditch locations. (Ord. 2005-31, 2005)
- Approval Blocks: To include County Engineer's (or Director of Public Works), CDS Director, Health Department, Auditor (including any recording information regarding restrictions, covenants, maintenance agreements, etc.), Treasurer's, Assessor's only applies to Long Plats.

Existing Conditions (KCC 16.12.030)

- Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.
- Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
- Location of all existing ditches apparent or of record, marshes, areas subject to flooding, and the direction of flow of all water courses, as required by KCC 17A.05.015.
- Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
- Any additional information deemed necessary by Kittitas County.
- The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

Other

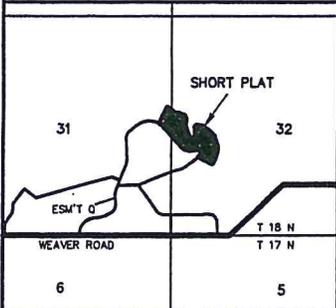
- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to ALL permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:
This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.
- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.
- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.
- For Short Plats and Plats containing BPA easements, start requiring this plat note:**
Plat note: "Bonneville Power Administration (BPA) imposes certain conditions on the use of properties encumbered by high voltage transmission line right-of-ways. There can be no structures built on BPA right-of-ways. Proposed uses of the right-of-way must be reviewed, approved and permitted by BPA prior to installation. BPA Real Estate Field Services can be contacted at 1-800-836-6619."

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)

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 FAUBION/RAMER 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. 18-18-32030-0006 & 18-18-32030-0008

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

KITITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: BEN FAUBION & JM RAMER
 ADDRESS: P.O. BOX 998
 ELLENSBURG, WA 98926
 PHONE: (509) 933-4119

EXISTING ZONE: AC-20
 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
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 200'

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

FAUBION/RAMER SHORT PLAT
 PART OF SECTIONS 31 & 32, T. 18 N., R. 18 E., W.M.
 KITITAS COUNTY, WASHINGTON

RECEIVING NO. _____

SP-07-



(IN FEET)
 1 inch = 200 ft.

LEGEND

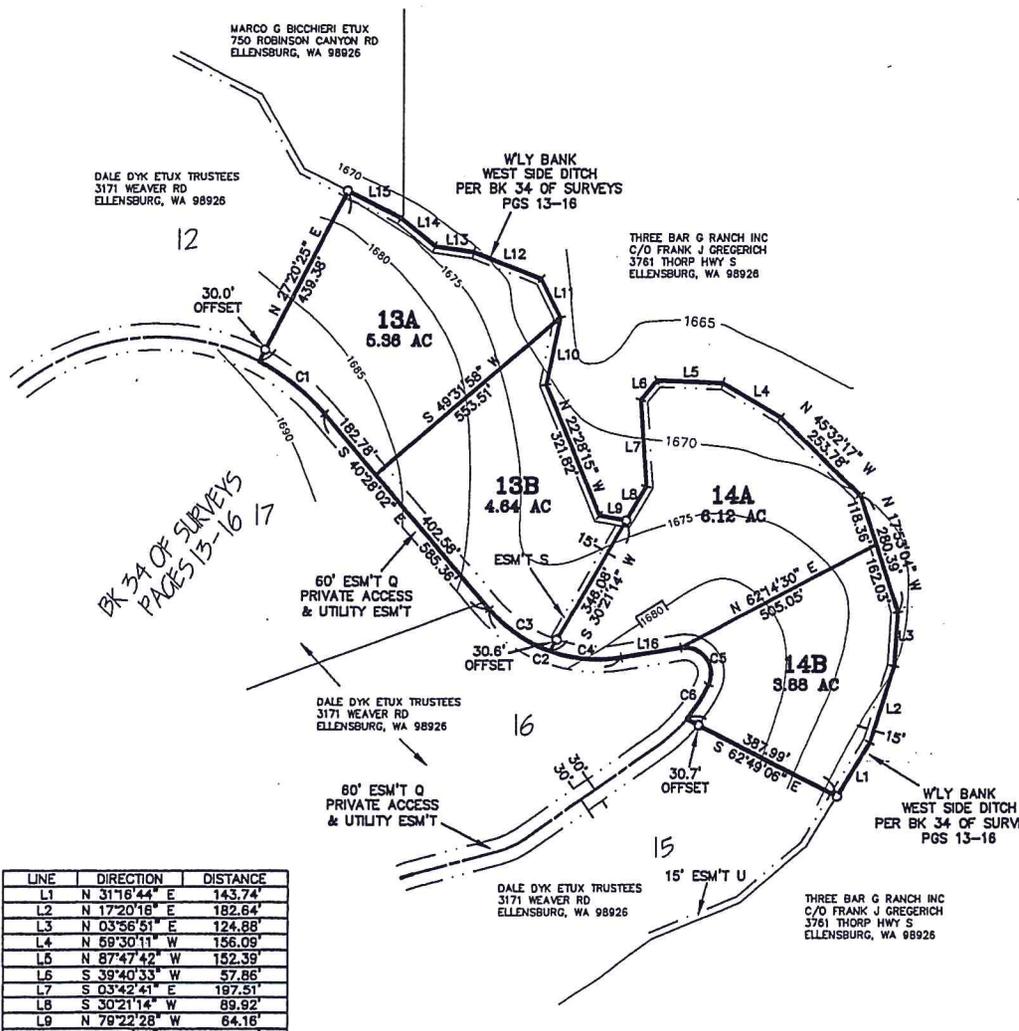
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE

LEGAL DESCRIPTIONS

PARCEL 13 OF THAT CERTAIN SURVEY AS RECORDED APRIL 18, 2007 IN BOOK 34 OF SURVEYS, PAGES 13 THROUGH 16, UNDER AUDITOR'S FILE NO. 200704180012, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 31, AND A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND

PARCEL 14 OF THAT CERTAIN SURVEY AS RECORDED APRIL 18, 2007 IN BOOK 34 OF SURVEYS, PAGES 13 THROUGH 16, UNDER AUDITOR'S FILE NO. 200704180012, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.



LINE	DIRECTION	DISTANCE
L1	N 31°18'44" E	143.74'
L2	N 17°20'18" E	182.84'
L3	N 03°56'51" E	124.88'
L4	N 89°30'11" W	156.09'
L5	N 87°47'42" W	152.39'
L6	S 39°40'33" W	57.86'
L7	S 03°42'41" E	197.51'
L8	S 30°21'14" W	89.82'
L9	N 79°22'28" W	64.16'
L10	N 11°38'33" E	157.19'
L11	N 26°33'00" W	98.87'
L12	N 88°13'43" W	166.26'
L13	N 81°35'17" W	90.26'
L14	N 50°24'37" W	100.84'
L15	N 63°12'15" W	137.81'
L16	N 80°42'25" E	138.50'

CURVE	RADIUS	LENGTH	DELTA
C1	500.00'	193.67'	22°11'34"
C2	330.00'	336.81'	58°49'33"
C3	330.00'	171.20'	29°43'27"
C4	330.00'	187.61'	29°08'06"
C5	80.00'	129.87'	124°06'58"
C6	354.25'	94.00'	15°12'10"

AUDITOR'S CERTIFICATE

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

JERALD V. PETIT by: _____
 KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

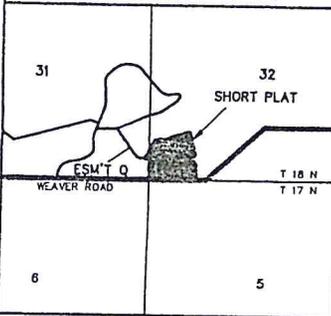
This map correctly represents a survey made by me or under my direct supervision and with the assistance of my assistants and in accordance with the laws of the State of Washington and the rules of the Board of Professional Land Surveyors.

PRELIMINARY
ONLY

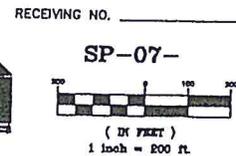
CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 6/11/2007
 DATE

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

VICINITY MAP



JOANNE SHORT PLAT
PART OF SECTIONS 31 & 32, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON



LEGEND

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

APPROVALS

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

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., 2007

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE JOANNE 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., 2007

KITITAS COUNTY PLANNING DIRECTOR

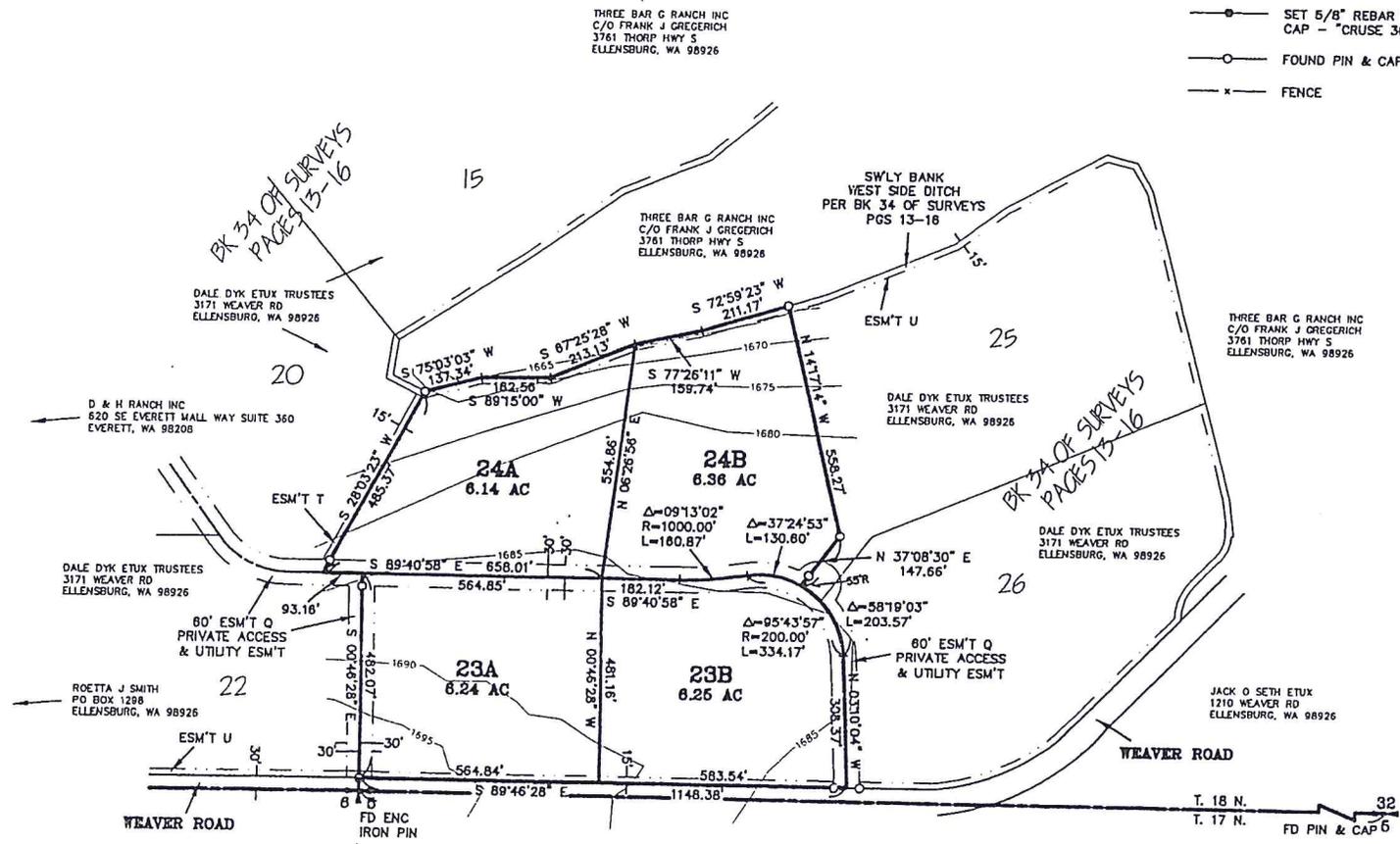
CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-18-32030-0010 & 18-18-32030-0011

DATED THIS _____ DAY OF _____ A.D., 2007

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: DALE DYK ETUX TRUSTEES
ADDRESS: 3171 WEAVER ROAD ELLENSBURG, WA 98926
PHONE: (509) 825-6239
EXISTING ZONE: A0-20
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
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 200'

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



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction and conformances with the requirements of the Surveying Act of 1907 at the request of DALE DYK in June of 2007.

Chris Cruise
CHRISTOPHER CRUISE
Professional Land Surveyor
License No. 36815
6/11/2007
DATE

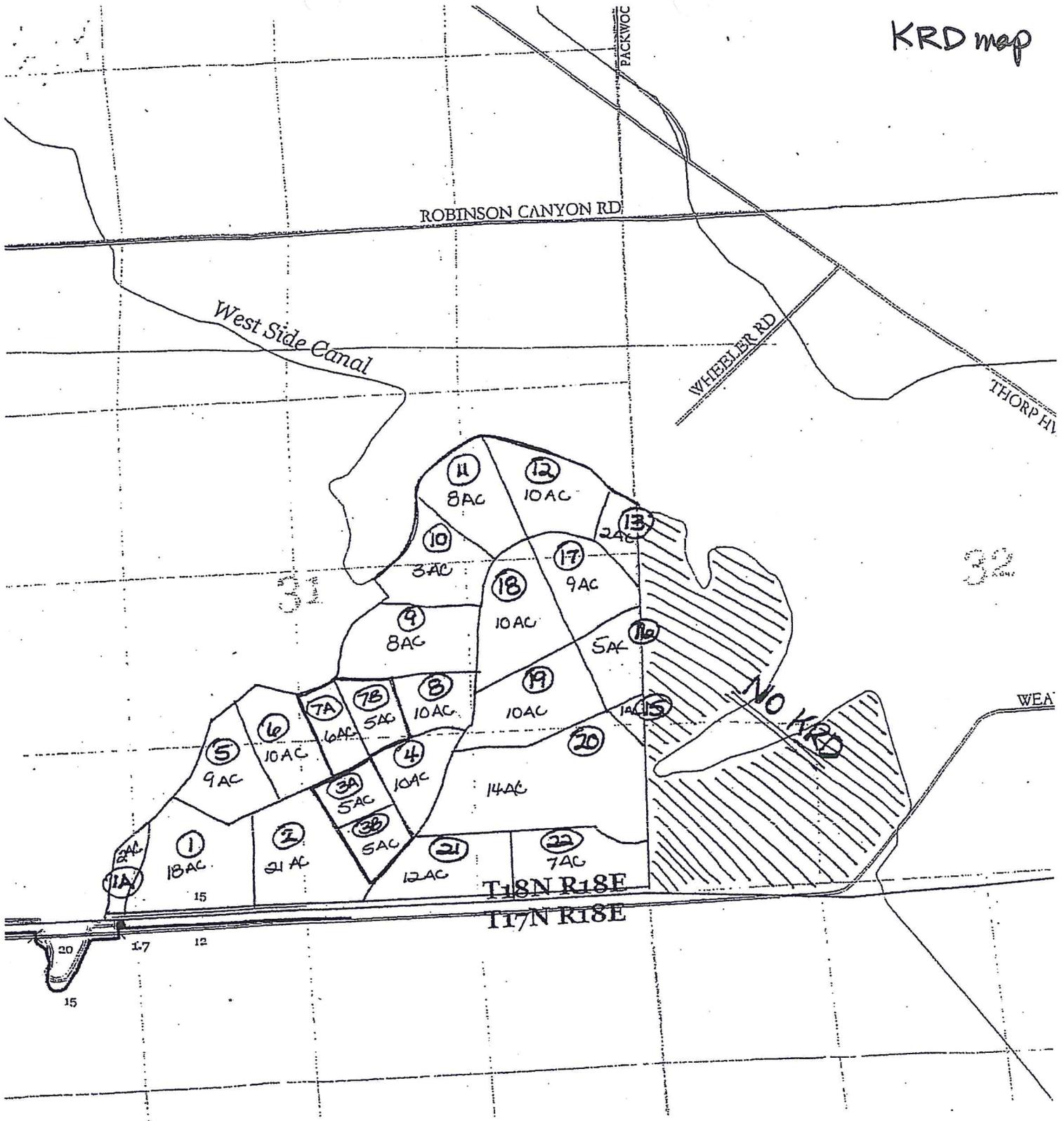
AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____ 2007, at _____ M., in Book I of Short Plat at page(s) _____ at the request of Cruise & Associates.

JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR

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

JOANNE SHORT PLAT

KRD map



See Sheet #8

KRP map

"The Octopus"

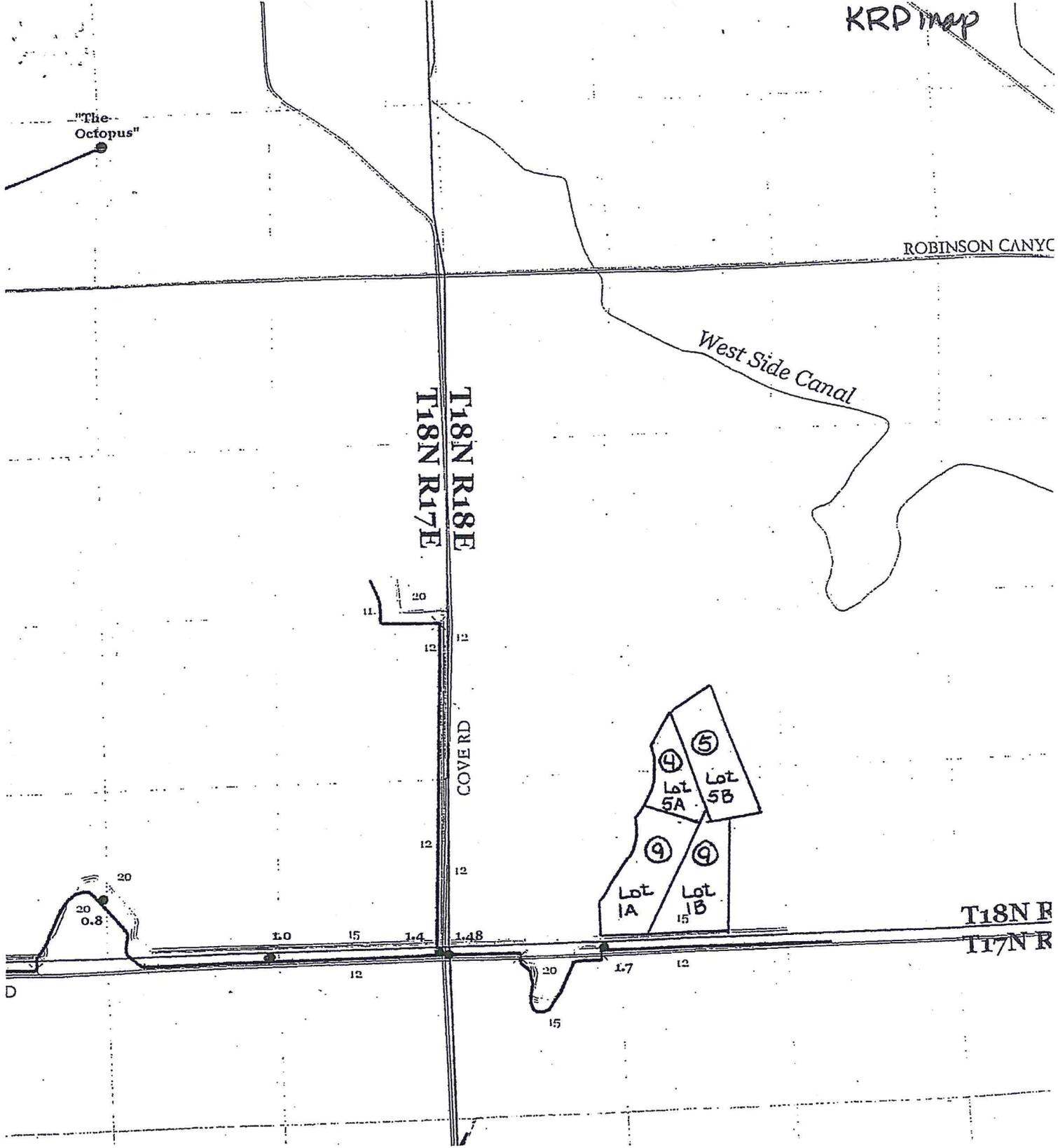
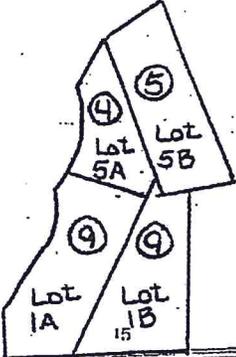
ROBINSON CANYON

West Side Canal

T18N R18E
T18N R17E

COVER RD

T18N R
T17N R



KRD map

PACKWOOD LN

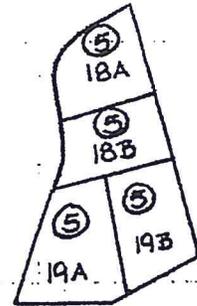
ROBINSON CANYON RD

West Side Canal

WHEELER RD

T18N R18E
T18N R17E

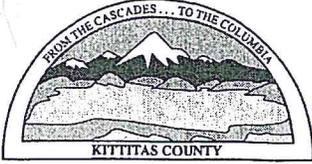
COVERD



T18N R18E

T17N R18E

See Sheet #8



Ben Foubias / Jim Raymer

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-07-98

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

\$1056 BB

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 _____

**DATE STAMP
HERE**

NOTES: _____

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

1. Name, mailing address and day phone of land owner(s) of record:
Name: S. Ben Faubian / Jim Ramer
Mailing Address: PO Box 998
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 933-4119
Email Address: _____

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):
Agent Name: S. BEN FAUBIAN
Mailing Address: P. O. Box 998
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: (509) 933-4119 (509) 952-6868
Email Address: benfaubian@elltel.net

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: Weaver Rd.
City/State/ZIP: Ellensburg WA

5. Legal description of property: Parcels 13 and 14 in Book 34 of
Surveys at Pages 13-16

6. Tax parcel number(s): 18-18-32030-0006 and 0008

7. Property size: 20.00 (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 Flat with Individual Wells and Septic Tanks as per application map

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?
Weaver Rd.

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Signature of Authorized Agent [Signature] Date: 6/8/07

Signature of Land Owner of Record: [Signature] Date: 6/8/07
(Required for application submittal)

X Jim Barnes 6/8/07

BARBARA N. BICCHIERI
MARCO G. BICCHIERI
750 ROBINSON CANYON RD. 509-925-2869
ELLENSBURG, WA 98926-8019

15485
98-460/1251

19 Aug 2007 DATE

PAY TO THE ORDER OF *Kittitas County Board of Examiners* \$ *200*⁰⁰/₁₀₀

© HARLAND 2002

two hundred dollars only

DOLLARS  Security Features Details on Back

Cashmere Valley Bank
101 W University Way, Ellensburg, WA 98926
509-925-3000

CLUB ACCOUNT

FOR *appeal fee* *Barbara Bicchieri* MP

⑆ 125104603⑆ 11021169⑈ 5485



Kittitas County Office Of The Treasurer
Amy J. Mills, Treasurer
205 W. Fifth Suite #102
Ellensburg, Wa 98926
Phone (509) 962-7535 Fax (509) 933-8212

Cash Receipts

Receipt Number: 2007-3550 Date: 08/21/2007
Received From: MARCO & BARBARA BICCHIERI
Check Amount: \$200.00
Cash Amount: \$0.00
Eft Amount: \$0.00
Total Amount: \$200.00
Deputy: allysonf Receipt Type: CHK
Template: COMMISSIONER: 001
Comments:

<u>FundCode</u>	<u>GI Code</u>	<u>Description</u>	<u>Amount</u>
001	1634589	APPEALS FEE	\$200.00
Total Amount:			\$200.00

Treasurer of Kittitas County

Submitted By