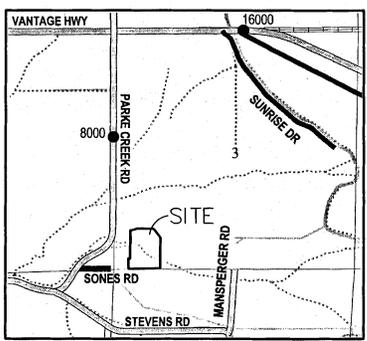


**J & S BOSWELL SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 07-151**  
**PORTION OF THE SW 1/4, SEC. 3, T.17N., R.20E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

02/27/2008 03:10:07 PM V: J P: 121 200802270039  
 \$108.00 Short Plat Encompass  
 Kittitas County Auditor Page 1 of 2

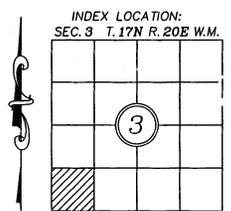
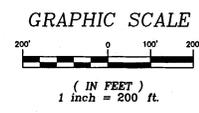
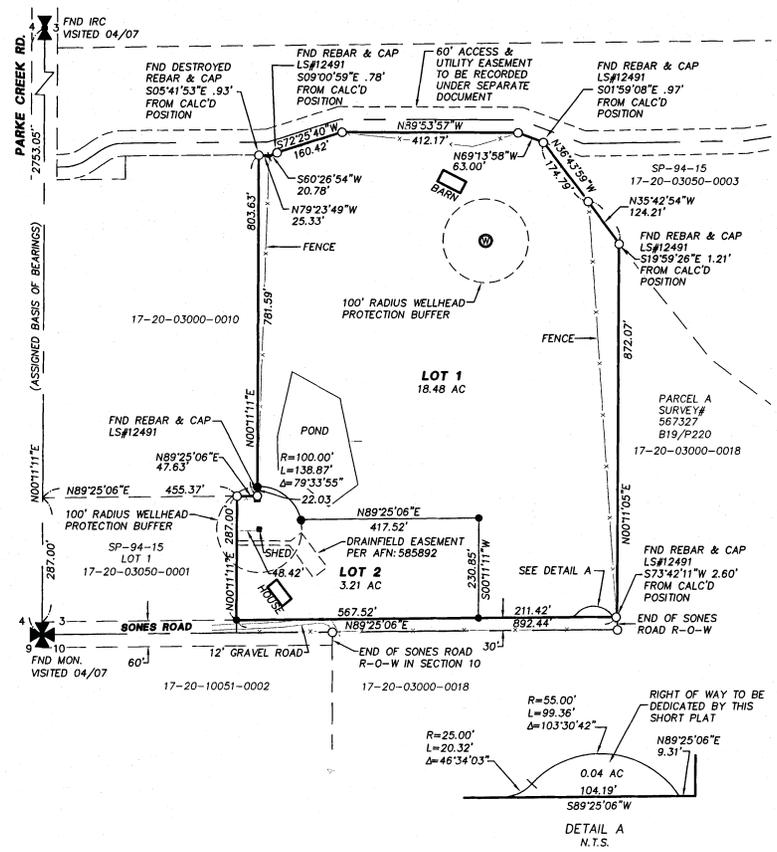
SP-07-151



VICINITY MAP  
N.T.S.

**SURVEY NOTES:**

1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF THAT CERTAIN SURVEY AS RECORDED BY WESTERN PACIFIC ENGINEERING, INC. FILED UNDER AUDITOR'S FILE NUMBER 585892, BOOK E OF SHORT PLATS, PAGES 14 THROUGH 16.
2. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS SEE SURVEY BOOK E, PAGES 14 THROUGH 16 AND THE SURVEYS REFERENCED HEREBIN.
3. 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.



**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 25 day of February, 2008

COUNTY PLANNING DIRECTOR

I hereby certify that the "J & S BOSWELL" Short Plat has been examined by me and find that it conforms to the comprehensive plat of the Kittitas County Planning Commission.  
 Dated this 25th day of February, 2008

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks or 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 of the County Health Department about issuance of septic tank permits for lots.  
 Dated this 14th day of February, A.D., 2008

CERTIFICATE OF 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.  
 Dated this 25 day of February, A.D., 2008



**LEGEND**

- ✠ SECTION CORNER AS NOTED
- ✠ QUARTER CORNER AS NOTED
- FND REBAR UNLESS OTHERWISE NOTED
- FND 1/2" SQUARE PIN
- SET 1/2" REBAR LS# 18092

RECORDER'S CERTIFICATE 200802270039

Filed for record this 27 day of FEB, 2008 at 10:10 AM  
 in book 3 of SHORT PLATS at page 121 at the request of  
 DAVID P. NELSON  
 Surveyor's Name

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of JM BOSWELL  
 in SEP, 2007.  
 DAVID P. NELSON DATE 02/16/08  
 Certificate No. 18092

**K.C.S.P. NO. 07-151**  
**Portion of the SW 1/4, Sec. 3 T.17N., R.20E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>GW/MF</b>	DATE <b>02/08</b>	JOB NO. <b>07123</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>

**Encompass** ENGINEERING & SURVEYING  
 108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419

OWNER:

JIMMY K BOSWELL ETUX  
8120 PARKE CREEK RD  
ELLENSBURG WA 98926

PARCEL #17-20-03050-0002 (10726)  
ACREAGE: 21.68  
LOTS: 2  
WATER SOURCE: INDIVIDUAL WELLS  
SEWER SOURCE: SEPTIC/DRAINFIELD  
ZONE: AG-20

### J & S BOSWELL SHORT PLAT KITTITAS COUNTY SHORT PLAT NO. 07-151 PORTION OF THE SW 1/4, SEC. 3, T.17N., R.20E., W.M. KITTITAS COUNTY, WASHINGTON

02/27/2008 03:10:07 PM V: J P: 122 200802270039  
ETUX 40  
Book 211 Encompass  
Kittitas County Auditor Page 2 of 2

SP-07-151

ADJACENT PROPERTY OWNERS:

17-20-03000-0006  
17-20-03050-0003  
MARCHEL, JERRY D ETUX  
7841 PARKE CREEK RD  
ELLENSBURG, WA 98926

17-20-03000-0010  
STEVE HULL ETUX  
7660 PARKE CREEK RD  
ELLENSBURG, WA 98926

17-20-03050-0001  
STRAGA, SHANE  
381 SONES RD  
ELLENSBURG, WA 98926

17-20-04000-0016  
SWANSON, MARK ETUX  
6491 PARKE CREEK RD  
ELLENSBURG, WA 98926

17-20-09010-0005  
BEHNIA, SUDABETH  
11117 SHADYRIDGE DR  
MOORPARK, CA 93021

17-20-10020-0010  
GARLAND, JOHN ETUX  
700 SONES RD  
ELLENSBURG, WA 98926

17-20-10051-0001  
PETRINA, CEDOMIR ETUX  
312 SONES RD  
ELLENSBURG, WA 98926

17-20-10051-0002  
BOSWELL, JIMMY K ETUX  
8120 PARKE CREEK RD  
ELLENSBURG, WA 98926

EXISTING LEGAL DESCRIPTION:

LOT 2, OF MARCHEL SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 94-15, AS RECORDED OCTOBER 4, 1995, IN BOOK E OF SHORT PLATS, PAGES 14 THROUGH 16, UNDER AUDITOR'S FILE NO. 585392, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S SERIES (S6) TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
9. 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.
10. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
11. 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 PERFORMANCE IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED THE RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.
12. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
13. PER KITTITAS COUNTY CODE 17.29.040, THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITTITAS COUNTY ODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED WITH THIS SHORT PLAT.
14. ACCESS TO LOT 1 IS FROM THE 60' ACCESS AND UTILITY EASEMENT TO BE RECORDED UNDER A SEPARATE DOCUMENT. SHOULD SONES ROAD BECOME THE ACCESS TO LOT 1, SONES ROAD MUST BE IMPROVED TO COMPLY WITH CURRENT KITTITAS COUNTY ROAD STANDARDS.

KRD NOTES:

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 16 IRRIGABLE ACRES, AND LOT 2 HAS 3 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. 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.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JIMMY K. BOSWELL AND SHERRY BOSWELL, HUSBAND AND WIFE, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 26 DAY OF February, A.D., 2008

*Jimmy K Boswell*  
JIMMY K. BOSWELL  
*Sherry Boswell*  
SHERRY BOSWELL

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF Kittitas ) s.s.

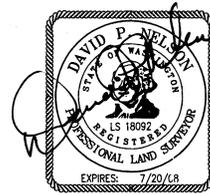
On this day personally appeared before me Jimmy K and Sherry Boswell

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 26 day of Feb, 2008



*Kyle J. Goheld*  
Notary Public for and for the State of Washington, residing at 11000 2nd Ave  
My appointment expires 1/23/11



RECORDER'S CERTIFICATE 200802270039  
Filed for record this 27 day of Feb, 2008 at 2:18 PM  
in book... of Short Plats... at page 122... at the request of  
DAVID P. NELSON  
Surveyor & Notary  
*James Pettit* County Auditor  
*Sherry Boswell* Deputy County Auditor

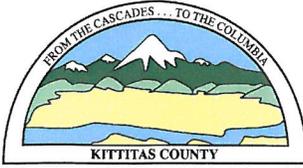
SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of JIM BOSWELL in WINE 2007.  
*David P. Nelson*  
DAVID P. NELSON DATE  
Certificate No. 18092

K.C.S.P. NO. 07-151  
Portion of the SW 1/4, Sec. 3 T.17N., R.20E., W.M.  
Kittitas County, Washington

DWN BY	DATE	JOB NO.
GW/MF/TR	02/08	07123
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 2

Encompass  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419



## 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

### **FINDINGS OF FACT J&S Boswell Short Plat File Number SP-07-151**

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

1. The J&S Boswell Short Plat (SP 07-151) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
3. The applicant has demonstrated that sewage disposal will be provided by individual septic systems.
4. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
5. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record on November 29, 2007.
6. Kittitas County Community Development Services Department completed a Critical Areas Review. No critical areas were identified on this Short Plat.
7. The J&S Boswell Short Plat has exhausted the use of the one-time split provision allowed per Kittitas County Code 17.29.040. A plat note has been recorded on the final mylars indicating that no future subdivision shall be allowed for the subject parcels and subsequent parcels created via this Short Plat.

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

Approved

This 25<sup>th</sup> Day of February, 2008

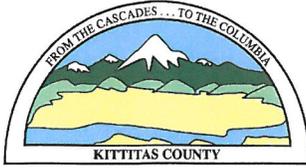
  
Darryl Piercy, CDS Director

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



## 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

January 28, 2008

Jim Boswell  
8120 Parke Creek Road  
Ellensburg, WA 98926

### RE: J&S Boswell Short Plat (SP-07-151)

Dear Mr. Boswell:

The Kittitas County Community Development Services Department has determined that the J&S Boswell Short Plat (SP-07-151) 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-07-151 and an accurate legal description shall 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. The following plat notes shall be recorded on the final mylar drawings:
  - All development must comply with International Fire Code.
  - Per Kittitas County Code 17.29.040, 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 parcels and subsequent parcels created via this short plat.
  - 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 performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
4. **One time split provision.** This property has exhausted the use of the one time split provision provided by KCC 17.29.040. No further division of this property will be allowed.
5. The well located on lot 2 shall be shown on the final mylars.
6. The setbacks for the shed located on lot 2 shall be shown on the final mylars.
7. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology. This includes the use of water for irrigation.
8. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the J&S Boswell 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 February 11, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

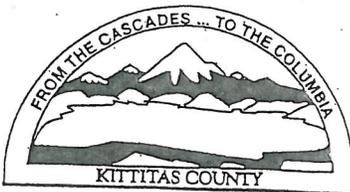
**You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by February 11, 2008 at 5:00p.m.**

Sincerely,



Trudie Pettit  
Staff Planner

CC: Encompass Engineering & Surveying  
Required parties (KCC 15A)



*Kittitas County  
Community Development Services*

*Darryl Piercy, Director*

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

PROPOSAL NAME:

*Jas Boswell SP-07-151 CPA*

NOTIFICATION MAIL DATE:

*January 28, 2008*

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

State of Washington  
County of Kittitas

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

Signature

Subscribed and sworn to before me this 30 day of January, 2008.

Notary Public for the State of Washington residing  
In Ellensburg.

My appointment expires January 9, 2010.

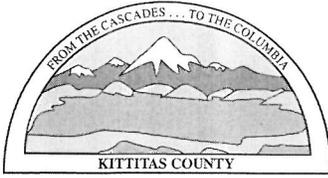
BOSWELL, JIMMY K ETUX  
8120 PARKE CREEK RD  
ELLENSBURG WA 98926

Encompass Engineering & Surveying

KITTITAS RECLAMATION DISTRICT  
PO BOX 276  
ELLENSBURG, WA 98926

Kittitas County Public Works

Kittitas County Environmental Health



# KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

TO: Trudie Pettit, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: January 24, 2008  
SUBJECT: J&S Boswell Short Plat



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

**“Conditional Preliminary Approval”** is recommended 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. Sones Road Cul-de-Sac: All public and private roads serving three or more lots are required by Kittitas County Road Standards and the International Fire Code to end with an emergency turnaround. The applicant shall dedicate to Kittitas County right-of-way for half a cul-de-sac. The cul-de-sac turnaround will be constructed in the future in the southeast corner of the Lot 1. The center of the cul-de-sac shall be located 55' west of the end of the Sones Road right-of-way, and 30' south of the property line and shall have a radius of 55'. Contact the Department of Public Works for specific requirements and location.
2. Sones Road Right-of-Way: The east end of the Sones Road Right-of-Way is only 30'. The right-of-way width shall be corrected on the face of the plat.
3. Lot 1 Access: Lot 1 is approved to access Parke Creek Road by the 60' Access and Utility Easement through Road Variance 07-35. The easement shall be recorded and presented to the Department of Public Works prior to receiving a building permit for Lot 1. The access shall be constructed as a Joint-Use Driveway from Parke Creek Road to the entrance of Lot 1. The following conditions apply to the variance:

*Access may be used for a maximum of 14 lots. The private road must be constructed to meet all conditions required by plat applications. Each plat application proposing to use the access will be reviewed individually.*

4. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
  - b. The surface requirement is for a minimum gravel surface depth of 6".
  - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  7. 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.
  8. 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.
  9. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
  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.

## Trudie Pettit

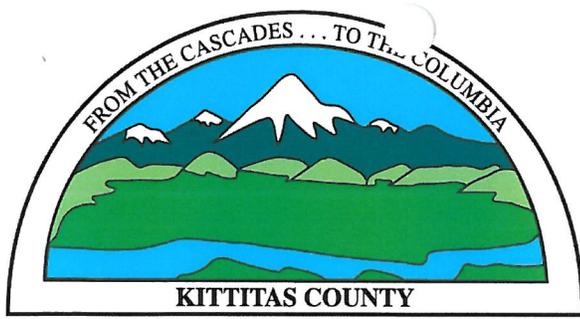
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**From:** Keli Bender [krd.keli@fairpoint.net]  
**Sent:** Monday, December 03, 2007 7:38 AM  
**To:** Trudie Pettit  
**Subject:** Boswell

Trudie;

This is in regards to the J & S Boswell Short Plat SP-07-151. All conditions set forth in the KRD General Guidelines have been met, therefore this short plat has been approved. If you need additional information, please let me know.

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



## PUBLIC HEALTH DEPARTMENT

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

### **Administration**

**Community Health Services  
Health Promotion Services**  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926

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

December 14, 2007

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

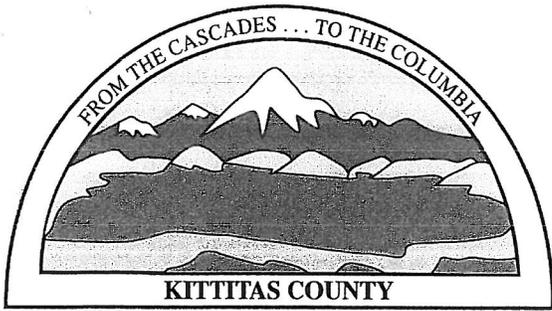
RE: J & S Boswell Short Plat (SP-07-151)

Dear Ms. Pettit,

Thank you for the opportunity to comment on the above referenced project. The file indicates soil logs have been performed and water availability has been received.

Sincerely,

Holly Duncan  
Environmental Health Specialist



## PUBLIC HEALTH DEPARTMENT

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

**Administration**  
**Community Health Services**  
**Health Promotion Services**  
507 N. Nanum Street, Ste 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

September 24, 2007

Jim Boswell  
8120 Parke Creek Rd  
Ellensburg, WA. 98926

Dear Jim,

We have received the proposed J & S Boswell Short Plat, located in Section 3, Township 17N, Range 20E, off of Sones Road. We have also received the \$380.00 plat submission fee (receipt #053656).

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 WATER SYSTEMS:** All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities  
P.O Box 394  
301 W. 1<sup>st</sup>  
Cle Elum, WA 98922  
(509) 674-9642

- A. **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

RECEIVED  
OCT 01 2007  
KITTTAS COUNTY  
CDS

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.

- B. GROUP "B" PUBLIC WELLS -Washington State Department of Health and Kittitas County Public Health Department share 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.

\*\*All Group B applications with *3-9 connections* should be submitted to Kittitas County Public Health Department.; all Group B applications *10-14 connections* should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department  
Environmental Health Division  
411 N. Ruby Street, Suite 3  
Ellensburg, WA 98926  
(509) 962-7698

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

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.

3. 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,

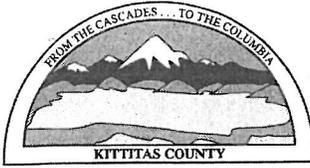


Sage Park

Kittitas County Environmental Health Manager

cc: Community Development Services

cc: Encompass



## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

---

### NOTICE OF APPLICATION

**To:** Kittitas County Sheriff's Department  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Kittitas County Code Enforcement  
Kittitas County Fire Marshal  
Kittitas School District #403  
Kittitas County Fire District #2  
Kittitas Reclamation District  
Adjacent Property Owners  
Applicant

**From:** Trudie Pettit, Staff Planner

**Date:** November 29, 2007

**Subject:** **J & S Boswell Short Plat, SP-07-151**

---

Please find enclosed a Notice of Application and related documents for the referenced project. Jim Boswell, landowner, submitted a complete application on September 21, 2007 for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 21.68 acres of land that is zoned Agriculture-20, located east of the City of Kittitas, south of Vantage Highway, north of Stevens Road, east of Parke Creek Road on Sones Road, Ellensburg, WA 98926, and located in a portion of Section 3, T17N, R20E, WM, in Kittitas County. Map number 17-20-03050-0002.

The submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N Ruby Street, Suite 2, Ellensburg, WA 98926 as well as on the CDS website at [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/).

Comments on the overall application may be submitted to the Kittitas County Community Development Services Office, 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, on or before December 14, 2007 at 5:00 pm. Contact person: Trudie Pettit

If you have any questions, please contact Community Development Services at (509) 962-7506.

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

**Notice of Application  
J & S Boswell Short Plat (SP-07-151)**

NOTICE IS HEREBY given that Jim Boswell, landowner, submitted a complete application on September 21, 2007 for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 21.68 acres of land that is zoned Agriculture-20, located east of the City of Kittitas, south of Vantage Highway, north of Stevens Road, east of Parke Creek Road on Sones Road, Ellensburg, WA 98926, located in a portion of Section 3, T17N, R20E, WM, in Kittitas County. Map number 17-20-03050-0002.

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

Please send comments regarding this application prior to **December 14, 2007 at 5:00 pm** to Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA. Attention: Trudie Pettit, Staff Planner

Dated: November 27, 2007  
Publish: November 29, 2007, NKC Tribune  
Publish: November 29, 2007, Daily Record



**Northern Kittitas County Tribune**

P.O. Box 308  
Cle Elum, WA 98922  
(509) 674-2511



**Invoice**

**Bill To:**

**Kittitas County Community Development  
Services**  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926

Invoice #: 00050310

Date: 11/29/07

Page: 1

DATE	DESCRIPTION	AMOUNT
11/29/07	Application (SP-07-151) J & S Boswell Short Plat  <b>RECEIVED</b> DEC 11 2007 KITITAS COUNTY CDS	\$84.00
		Sales Tax: \$0.00
		Total Amount: \$84.00
		Amount Applied: \$0.00
		<i>Balance Due:</i> \$84.00

**AFFIDAVIT OF PUBLICATION**

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KITTITAS )

JANA E. STONER, being duly sworn on oath, deposes and says that she is the publisher of the *NORTHERN KITTITAS COUNTY TRIBUNE*, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

APPLICATION (SP-07-151)  
J & S BOSWELL SHORT  
PLAT

as it was published in regular issues (and not in supplement form) of said newspaper once a

week for a period of one consecutive weeks, commencing on the 29<sup>th</sup> day of NOVEMBER, 2007 and ending on the 29<sup>th</sup> day of NOVEMBER, 2007,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 84<sup>00</sup>, which amount has been paid in full.

Jana E. Stoner

Subscribed and sworn to before me this 30<sup>th</sup> day of November, 2007.

Ellen I. Schneider

Notary Public in and for the State of Washington, residing at

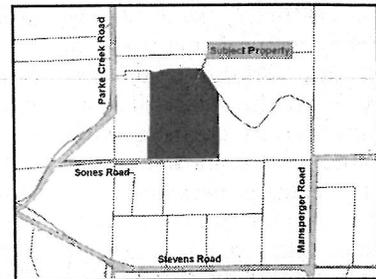
Cle Elum wa 98943

County of Kittitas. Expires 11.14.08



**NOTICE OF APPLICATION  
J & S BOSWELL SHORT PLAT  
(SP-07-151)**

NOTICE IS HEREBY given that Jim Boswell, landowner, submitted a complete application on September 21, 2007 for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 21.68 acres of land that is zoned Agriculture-20, located east of the City of Kittitas, south of Vantage Highway, north of Stevens Road, east of Parke Creek Road on Sones Road, Ellensburg, WA 98926, located in a portion of Section 3, T17N, R20E, WM, in Kittitas County. Map number 17-20-03050-0002.



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

Please send comments regarding this application prior to **December 14, 2007 at 5:00 pm** to Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA. Attention: Trudie Pettit, Staff Planner

Dated: November 27, 2007

(Published in the N.K.C. TRIBUNE, Nov. 29, 2007.)

# AFFIDAVIT OF PUBLICATION

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

## NOTICE OF APPLICATION J&S Boswell Short Plat (SP-07-151)

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

NOVEMBER 29, 2007

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$ 65.26 rate of \$5.20 per column inch for each insertion.

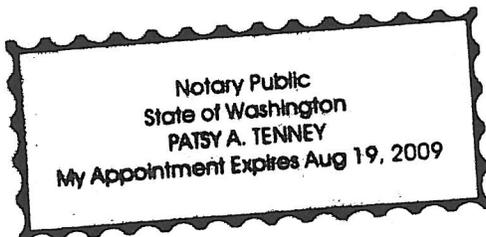
Diane Ewing

Subscribed to me this 30 day of November, 2007.

Patsy A Tenney

PATSY A TENNEY

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



RECEIVED

DEC 04 2007  
KITITAS COUNTY  
CDS

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PHONE				
(509)962-7506				
SORTLINE				
Notice of Application J &				
START DATE		STOP DATE		
11/29/07		11/29/07		

10

# DAILY RECORD

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

a0104728 - 03520307

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

**INVOICES ARE DUE IN 10 DAYS**

## Notice of Application J & S Boswell Short Plat (SP-07-151)

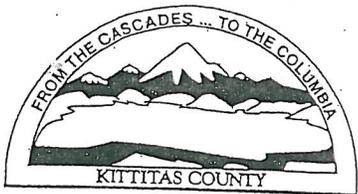
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Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public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

Please send comments regarding this application prior to December 14, 2007 at 5:00 pm to Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA. Attention: Trudie Pettit, Staff Planner

Dated: November 27, 2007  
Publish: November 29, 2007, NKC Tribune  
Publish: November 29, 2007, Daily Record



# Kittitas County Community Development Services

Darryl Piercy, Director

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

PROPOSAL NAME:

J & S Baswell Shore Plat SP-07-151

NOTIFICATION MAIL DATE:

November 29, 2007

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

State of Washington  
County of Kittitas

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

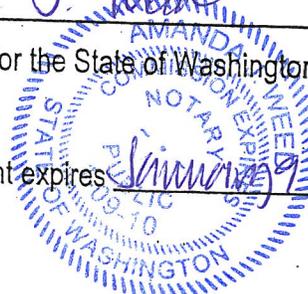
Signature

Subscribed and sworn to before me this 29 day of November, 20 07.

Amanda J. Wood

Notary Public for the State of Washington residing  
In Ellensburg.

My appointment expires September 9, 2010.



CORNELIUS, HERMAN V JR ETUX  
4851 STEVENS RD  
ELLENSBURG WA 98926

MARCHEL, JERRY D. ETUX  
7841 PARKE CREEK RD  
ELLENSBURG WA 98926

HULL, STEVE ETUX  
7660 PARKE CREEK RD  
ELLENSBURG WA 98926

BRANSON, RANDY ETUX  
25916 SUMNER BUCKLEY HWY E  
BUCKLEY WA 98321-

STRAGA, SHANE  
381 SONES RD  
ELLENSBURG WA 98926

BOSWELL, JIMMY K ETUX  
8120 PARKE CREEK RD  
ELLENSBURG WA 98926

TURRELL, VERN ETUX  
2940 218TH PL SW  
BRIER WA 98036

SWANSON, MARK ETUX  
6491 PARKE CREEK RD  
ELLENSBURG WA 98926

PETRINA, CEDOMIR ETUX  
312 SCONES RD  
ELLENSBURG WA 98926-

Encompass Engineering & Surveying

BEHNIA, SUDABETH  
7130 PARKE CREEK RD  
ELLENSBURG WA 98926-

GUISE TRUST  
4911 STEVENS RD  
ELLENSBURG WA 98926

BROWN, WILLIAM D ETUX  
1102 205TH AVE NE  
SAMMAMISH WA 98074

GARLAND, JOHN ETUX  
700 SONES RD  
ELLENSBURG WA 98926

Kittitas County Solid Waste Program

KITTITAS RECLAMATION DISTRICT  
PO BOX 276  
ELLENSBURG, WA 98926

Kittitas School District 403  
Administration Office  
N Pierce Street  
Kittitas, WA 98934

Kittitas Valley Fire & Rescue  
2020 Vantage Highway  
Ellensburg, WA 98926

Kittitas County Public Works

Kittitas County Fire Marshal

Cindy Preston  
DNR Aquatic Land Manager  
713 E Bowers Road  
Ellensburg, WA 98926

Kittitas County Code Enforcement

KITTITAS COUNTY SHERIFF'S  
DEPARTMENT

Kittitas County Environmental Health

Washington State DOT  
Rick Holmstrom  
PO Box 12560  
Yakima, WA 98909

TOM JUSTUS  
WA STATE DEPARTMENT OF HEALTH  
EASTERN REGIONAL OFFICE  
1500 W FOURTH AVENUE, SUITE 305  
SPOKANE, WA 99201

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



## **J & S BOSWELL SHORT PLAT**

### **OVERVIEW:**

The attached is an application for a 2 lot Short Plat of an existing 21.68 acre parcel having lots ranging in size from 3.01 to 18.68 acres. The subject property is located within the AG-20 zone of Kittitas County and as such will be using the one time split provision (KCC 17.29.040) to create the two parcels.

### **UTILITIES:**

The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be individual wells.

### **TRANSPORTATION:**

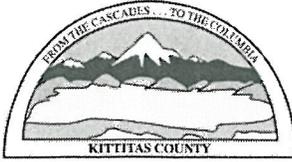
Access to Lot 1 will be via a 60 foot access and utility easement off of Parke Creek County Road which will be recorded under a separate document. Lot 2 will be accessed from Sones County Road.

### **COMMENTS:**

Attached are copies of the proposed Short Plat for your review and comment.

**PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS SHORT PLAT APPLICATION.**





**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

**SHORT PLAT APPLICATION**

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

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

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

**REQUIRED ATTACHMENTS**

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

**OPTIONAL ATTACHMENTS**

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

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

**FEES:**

\$190 plus \$10 per lot for Public Works Department;  
~~\$376.88~~ <sup>\$380.00</sup> 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**

APPLICATION RECEIVED BY:	DATE:	RECEIPT #	<b>RECEIVED</b> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <b>SEP 21 2007</b>          DATE STAMP          HERE       </div> <b>KITTTITAS COUNTY</b> <b>CDS</b>
SIGNATURE: X <u>    <i>Lisa M. Sweney</i>    </u>	<u>    9.21.07    </u>	<u>    053656    </u>	
NOTES: _____			

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

Name: JIM K BOSWELL ETUX
Mailing Address: 8120 PARKE CREEK ROAD
City/State/ZIP: ELLENSBURG WA 98926
Day Time Phone: (509) 968-3051
Email Address:

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

Agent Name:
Mailing Address:
City/State/ZIP:
Day Time Phone:
Email Address:



3. Contact person for application (select one):

[X] 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: SONES ROAD
City/State/ZIP: ELLENSBURG WA 98926

5. Legal description of property:

LOT 2 OF THE JERRY D & PHYLLIS MARCHEL SHORT PLAT SP-94-15, SECTION 3, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.

6. Tax parcel number(s): 17-20-03050-0002 (10726)

7. Property size: 21.68 (acres)

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

2 LOT SHORT PLAT, ZONE: AG-20, WATER: INDIVIDUAL WELLS, SEWER: SEPTIC AND DRAINFIELD

9. Are Forest Service roads/easements involved with accessing your development?  Yes (explain)  No

10. What County maintained road(s) will the development be accessing from?  
SONES COUNTY ROAD + PARKE CREEK 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:

Date:

X \_\_\_\_\_

\_\_\_\_\_

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

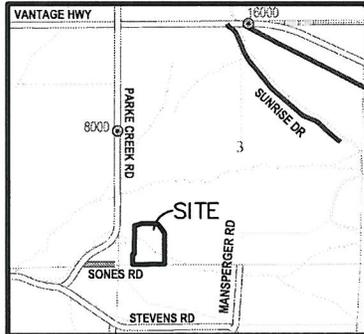
Date:

X Jim K. Baswell

9-20-07



**J & S BOSWELL SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 07-XX**  
**PORTION OF THE SW 1/4, SEC. 3, T.17N., R.20E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**



VICINITY MAP  
N.T.S.

**SURVEY NOTES:**

1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF THAT CERTAIN SURVEY AS RECORDED BY WESTERN PACIFIC ENGINEERING, INC. FILED UNDER AUDITOR'S FILE NUMBER 686892, BOOK E OF SHORT PLATS, PAGES 14 THROUGH 16.
2. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS SEE SURVEY BOOK E, PAGES 14 THROUGH 16 AND THE SURVEYS REFERENCED HEREON.
3. 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.

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "J & S BOSWELL" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Health Officer

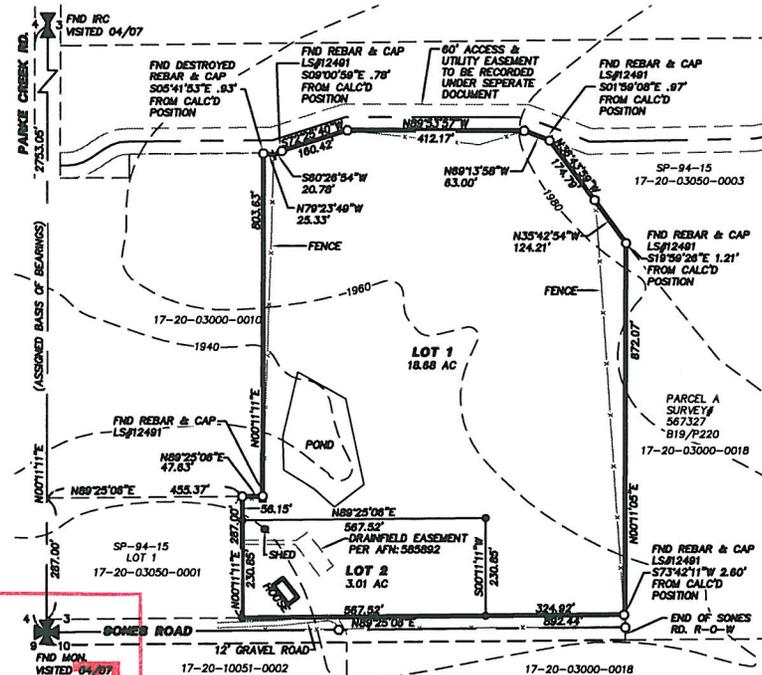
CERTIFICATE OF COUNTY TREASURER

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.

Dated this \_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Treasurer

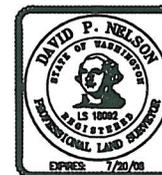
ORIGINAL TAX LOT NO. 17-20-03050-0002 (10728)



**LEGEND**

- ✱ SECTION CORNER AS NOTED
- ✱ QUARTER CORNER AS NOTED
- FND REBAR UNLESS OTHERWISE NOTED
- FND 1/8" SQUARE PIN
- SET 1/8" REBAR LS# 18092

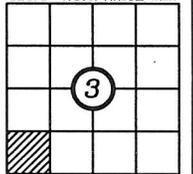
THE CONTOURS SHOWN HEREON WERE APPROXIMATED FROM THE USGS EAST KITTITAS QUAD MAP. CONTOUR INTERVAL—TWENTY FEET



**GRAPHIC SCALE**



INDEX LOCATION:  
SEC. 3 T.17N. R.20E. W.M.



RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at.....M in book.....of.....at page.....at the request of

DAVID P. NELSON  
Surveyor's Name

..... County Auditor      Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of.....M. BOSWELL in.....SEC. T. ....2007.

DAVID P. NELSON      DATE 18092  
Certificate No. ....

**K.C.S.P. No. 07-XX**  
**Portion of the SW 1/4, Sec. 3 T.17N., R.20E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>GW/MF</b>	DATE <b>08/07</b>	JOB NO. <b>07123</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>

**Encompass**  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419

RECEIVED  
 SEP 21 2007  
 KITTITAS COUNTY  
 CDS



KITTITAS COUNTY CDS

411 N. Ruby Suite #2  
ELLENSBURG, WA 98926

CRB 1111-3

# CASH RECEIPT

Date 9.21.07 053656

Received From Sherry Boswell

Address 8120 Parke Creek Rd E-Burg

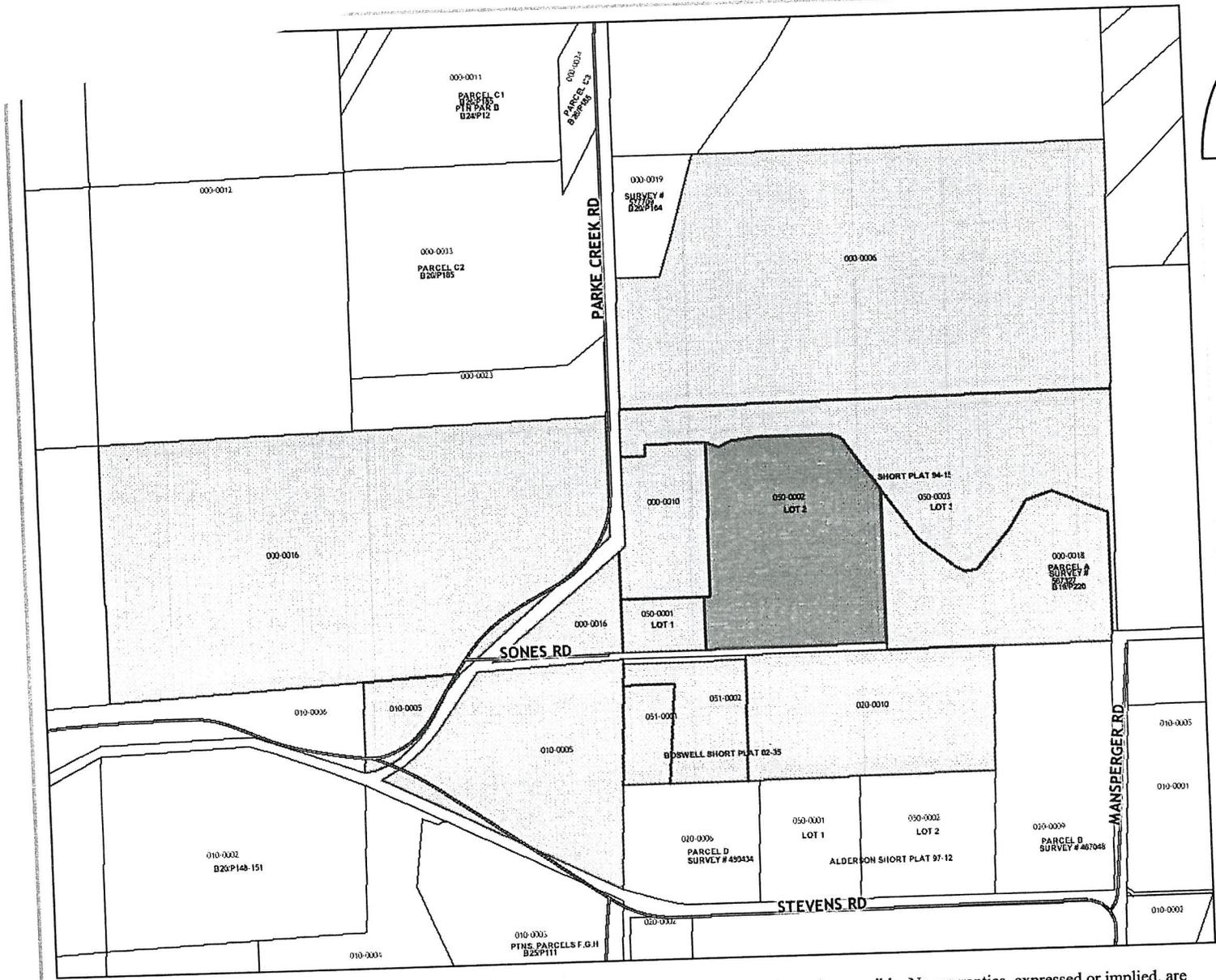
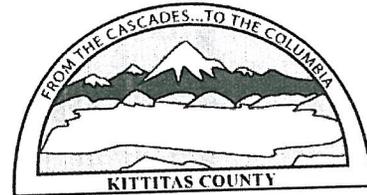
17.20.03050.0002 Dollars \$ 1,040<sup>00</sup>

For Short Plat App: J9s short Plat

\$210.<sup>00</sup> PW - \$380.<sup>00</sup> EH \$450.<sup>00</sup> CDS

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>1040<sup>00</sup></u>	CHECK	<u>1040<sup>00</sup></u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Lisa M Swearing



anno.Parc  
 anno.Hydrology  
 anno.FlatInfo  
 All Roads

- Cle Elum
- Elensburg
- Kittitas
- County
- Private
- Roslyn
- S Co Elum
- State Parks
- T3D
- Forest Service
- NSDOT

- Parcels**
- Right of Way
  - Parcel Boundary
- Buffer Parcels**
- Cities**
- CLE ELUM
  - CLE ELUM SOUTH
  - E. LENSBURG
  - KITITAS
  - ROSLYN

RECEIVED  
 SEP 21 2007  
 KITITAS COUNTY  
 CDS

Disclaimer: Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.

500' RADIUS OWNER'S LIST FOR PARCEL 17-20-03050-0002  
OWNED BY BOSWELL, JIMMY K ETUX

17-20-03000-0006  
MARCHEL, JERRY D ETUX  
7841 PARKE CREEK RD  
ELLENSBURG WA 98926

17-20-03000-00010  
STEVE HULL ETUX  
7660 PARKE CREEK RD  
ELLENSBURG WA 98926

17-20-03000-0018  
BRANSON, RANDY ETUX  
25916 SUMNER BUCKLEY HWY E  
BUCKLEY WA 989321

17-20-03050-0001  
STRAGA, SHANE  
381 SONES RD  
ELLENSBURG WA 98926

17-20-03050-0003  
MARCHEL, JERRY D ETUX  
7841 PARKE CREEK RD  
ELLENSBURG WA 98926

17-20-040000-0016  
SWANSON, MARK ETUX  
6491 PARKE CREEK RD  
ELLENSBURG WA 98926

17-20-09010-0005  
BEHNIA, SUDABETH  
11117 SHADYRIDGE DR  
MOORPARK CA 93021

17-20-10020-0010  
GARLAND, JOHN ETUX  
700 SONES RD  
ELLENSBURG WA 98926

17-20-10051-0001  
PETRINA, CEDOMIR ETUX  
312 SONES RD  
ELLENSBURG WA 98926

17-20-10051-0002  
BOSWELL, JIMMY K ETUX  
8120 PARKE CREEK RD  
ELLENSBURG WA 98926

Phone: (509) 674-7433 Fax: (509) 674-7419

TO KCCDS

DATE	9-21-07	JOB NO.	07123
ATTENTION			
RE: <del>BOSWELL SHORT PLAT</del>			
J+S BOSWELL SHORT PLAT			

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1		3	SHORT PLAT APPLICATION
5		2	COPIES OF PRELIMINARY SHORT PLAT
1		2	8 1/2 X 11 COPY OF MAP
1		2	ADJACENT OWNERS LIST - 500' RADIUS
1		3	LOT CLOSURES
1		1	FEE'S
1		1	OVERVIEW LETTER
1		5	TITLE REPORT

**RECEIVED**  
 SEP 21 2007  
 KITTITAS COUNTY  
 CDS

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

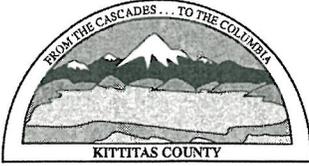
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED: \_\_\_\_\_



# 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

DATE: 5-15-2007

## REQUEST FOR PARCEL HISTORY

Name: Jim Boswell  
Address: 8120 Parke Creek RD  
Ellensburg Wa  
Phone Number: 968-3051  
Parcel Number: 17-20-03050-0002  
Information Needed: \_\_\_\_\_

### For Staff Use:

Card Number(s): \_\_\_\_\_

Zoning Classification: AG-20

### Staff Notes:

The 21.68 acre parcel was created by short plat  
in 1994, & did not fall below the minimum lot size of 20 acres in  
the AG-20 zoning district. This parcel is eligible for a one time parcel  
split (KCC 17.29.040) through the short plat process where no  
parcel can be smaller than 3-acres.

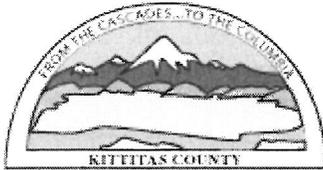
Don Nabuff 5-16-07

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

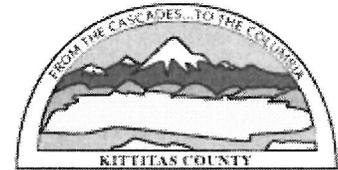
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



Marsha Weyand  
Assessor

# Kittitas County 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:** 10726  
**Map Number:** 17-20-03050-0002  
**Situs:** 00651 \SONES RD ELLENSBURG  
**Legal:** ACRES 21.68, JERRY D. & PHYLLIS MARCHEL  
SHORT PLAT 94-15; LOT 2, SEC. 3; TWP. 17;  
RGE. 20

### Ownership Information

**Current Owner:** BOSWELL, JIMMY K ETUX  
**Address:** 8120 PARKE CREEK RD  
**City, State:** ELLENSBURG WA  
**Zipcode:** 98926

### Assessment Data

**Tax District:** 26  
**Open Space:** YES  
**Open Space Date:** 1/1/1978  
**Senior Exemption:**  
**Deeded Acres:** 21.68  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 91,090  
**Imp:** 93,380  
**Perm Crop:** 0  
**Total:** 184,470

### Taxable Value

**Land:** 40,010  
**Imp:** 93,380  
**Perm Crop:** 0  
**Total:** 133,390

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
11-04-2002	16191	1	21ST MORTGAGE CORP	BOSWELL, JIMMY K ETUX	80,000
07-03-2002	15288	1	REITAN, ALVIN ETUX	21ST MORTGAGE CORP	126,957
10-01-1997	4613	1	MARCHEL, JERRY D. ETUX	REITAN, ALVIN ETUX	59,500

### Building Permits NO ACTIVE PERMITS!

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	BOSWELL, JIMMY K ETUX	40,010	93,380	0	133,390	0	133,390	<a href="#">View Taxes</a>
2006	BOSWELL, JIMMY K ETUX	6,550	70,520	0	77,070		77,070	<a href="#">View Taxes</a>
2005	BOSWELL, JIMMY K ETUX	6,550	70,520		77,070		77,070	<a href="#">View Taxes</a>
2004	BOSWELL, JIMMY K ETUX	6,550	70,520		77,070		77,070	<a href="#">View Taxes</a>
2003	BOSWELL, JIMMY K ETUX	6,550	70,520		77,070		77,070	<a href="#">View Taxes</a>
2002	BOSWELL, JIMMY K ETUX	6,650	59,460		66,110		66,110	<a href="#">View Taxes</a>

### Parcel Comments

Number	Comment
--------	---------

**Preliminary Submittal Requirements:**

Review Date:

Tax Parcel: 17-20-03050-0002

Date Received: 9/21/07

File Number: JAS Boswell SP-07-151

Date Project Completed

Planner: Trudie

- 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 Rural Ellensburg
- Located within Irrigation District: KRD  Letter sent to Irrigation District Date: \_\_\_\_\_
- School District: Kittitas
- UGA No
- UGN No

Critical Areas Check

Date \_\_\_\_\_ Planner Signature: \_\_\_\_\_

Zoning: Ag-20  
Lot Size: 21.68 acres  
Required Setbacks: F                      S                      R

show well on lot 2  
setback on shed  
marshel SP-check for  
wetlands

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: pond on lot 1
- 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)

NO. 0105427

LIABILITY \$1,000.00

FEE \$ 15.40

SEP 14 2007

**CHICAGO TITLE INSURANCE COMPANY**

*a corporation, herein called the Company,*

**GUARANTEES**

**Policy No. 72030- 6822**

ENCOMPASS ENGINEERING AND SURVEYING

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.

**RECEIVED**

SEP 21 2007

**KITTITAS COUNTY  
CDS**

**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: September 6, 2007 at 8:00a.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.

SUBDIVISION GUARANTEE

Office File Number : 0105427  
Guarantee Number : 48 0035 72030 6822  
Dated : September 6, 2007, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 15.40

Your Reference : 651 SONES RD, ELLENSBURG, WA 98926

Name of Assured: ENCOMPASS ENGINEERING AND SURVEYING

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:

**Lot 2, of MARCHEL SHORT PLAT, Kittitas County Short Plat No. 94-15, as recorded October 4, 1995, in Book E of Short Plats, pages 14 through 16, under Auditor's File No. 585392, records of Kittitas County, State of Washington; being a portion of the South Half of the Southwest Quarter of Section 3, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.**

Title to said real property is vested in:

**JIMMY K. BOSWELL AND SHERRY BOSWELL, HUSBAND AND WIFE**

**END OF SCHEDULE A**

(SCHEDULE B)

File No. 0105427

Guarantee Number: 48 0035 72030 6822

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

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes and assessments for the second half of the year 2007, which become delinquent after October 31, 2007, if not paid.  
Amount : \$759.83  
Tax No. : 17-20-03050-0002 (10726)

NOTE: First half 2007 taxes and assessments have been paid in the amount of \$759.84.  
General taxes and assessments for the full year: \$1,519.67.

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. 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.
7. Reservations contained in deed from Northern Pacific Railway Company to Kittitas Land and Irrigation Company dated April 28, 1909, recorded April 28, 1909, in Book 18 of deeds, Page 553, under Auditor's File No. 24250.
8. Amendatory Contract, governing reclamation and irrigation matters;  
Parties : The United States of America and the Kittitas Reclamation District  
Dated : January 20, 1949  
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69  
Auditor's File No. : 208267  
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

(SCHEDULE B continued)

File No. 0105427

Guarantee Number: 48 0035 72030 6822

9. Easement, and the terms and conditions thereof, dated September 21, 1954, recorded on February 7, 1955, in Volume 95, Page 173, under Kittitas County Auditor's File No. 248377.  
Grantor : Sam and Eleanor Wilson  
Grantee : Pacific Telephone and Telegraph Company  
For : Construct, maintain and operate a pole line  
Affects : South 20 feet of said land
10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on June 25, 1976, in Volume 72, Page 635, under Kittitas County Auditor's File No. 405725.  
In favor of : Steven P. Rommel and Karen P. Rommel, husband and wife  
For : delivery of irrigation water  
Affects : South Half of the Southwest Quarter of said Section 3
11. Clarification of Irrigation Water Delivery Easement between Jerry D. Marchel and Phyllis L. Marchel, husband and wife and Steven E. Hull and Kathleen E. Hull, husband and wife, successors in interest to Steven P. Rommel and Karen P. Rommel dated December 29, 1976, recorded January 5, 1977 in Volume 79, page 406 under Auditor's File No. 410291.
12. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
13. Easement for electric transmission and distribution line, together with necessary appurtenances, as granted by instrument recorded on December 16, 1992, in Volume 338, page 100, in the office of the recording officer of Kittitas County, Washington under recording number 555431.  
To : Public Utility District No. 1 of Kittitas County, and to its successors or assigns  
Affects : South Half of the Southwest Quarter of Section 3, Township 17 North, Range 20 East, W.M.
14. Matters disclosed and/or delineated on the Marchel Short Plat, SP #94-15, recorded October 4, 1995, in Book E of Short Plats, Pages 14 through 16, under Kittitas County Auditor's File No. 585392, including but not limited to:
  - a. Location of fence line in relation to perimeter boundaries;
  - b. 5 foot wide easement for public utilities, gas, irrigation and cable television (typical);
  - c. Dedication provisions shown thereon wherein the owners "...dedicate to the public forever all roads and ways shown hereon with the right to make all necessary slopes fur cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

(SCHEDULE B continued)

File No. 0105427

Guarantee Number: 48 0035 72030 6822

(EXCEPTION NO. 14 CONTINUED)

Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public roads rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

- d. Drainfield easement across a portion of Lot 2 for the benefit of Lot 1;
  - e. Notes contained thereon.
15. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as created by instrument recorded on October 3, 1995, in Volume 370, page 226, under Kittitas County Auditor's File No. 585866.
- For : Permanent drainfield easement for the benefit of Lot 1 of said Short Plat, the location of which drainfield easement is shown on said short plat, and which easement shall include a right of access to and from said easement from said Lot 1 for the purpose of maintaining, repairing or replacing the drainfield system thereof
- Affects : A portion of said Lot 2
16. Agreement for Purchase of Power, and the terms and conditions thereof, by and between Public Utility District No. 1, and Alvin Reitan;
- Dated : July 1, 1997
- Recorded : November 15, 1997
- Auditor's File No. : 199711050008

**END OF EXCEPTIONS**

**Notes:**

- 1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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

**END OF GUARANTEE**

MW/lam

07123 PARENT

RECEIVED

SEP 21 2007

KITTITAS COUNTY  
CDS

Point # 1						10000.000	10000.000
N	0	11	11	E		287.000	
Point # 2						10286.998	10000.934
N	89	25	6	E		47.630	
Point # 3						10287.482	10048.561
N	0	11	11	E		803.630	
Point # 4						11091.108	10051.175
S	79	23	49	E		25.330	
Point # 5						11086.447	10076.073
N	60	26	54	E		20.780	
Point # 6						11096.696	10094.150
N	72	25	40	E		160.420	
Point # 7						11145.128	10247.084
S	89	53	57	E		412.170	
Point # 8						11144.402	10659.253
S	69	13	58	E		63.000	
Point # 9						11122.064	10718.160
S	36	43	59	E		174.790	
Point # 10						10981.982	10822.700
S	35	42	54	E		124.210	
Point # 11						10881.132	10895.208
S	0	11	5	W		872.070	
Point # 12						10009.067	10892.396
S	89	25	6	W		892.440	
Point # 13						10000.007	10000.002

AREA = 944,698.08 sf (21.6873 acres)

LENGTH = 3883.47

NORTHING ERROR = +0.007

EASTING ERROR = +0.002

LINEAR ERROR = N 19 10 34 E 0.008

9/13/2007

## 07123 Lot 1

Point # 1						10000.000	10000.000
N	0	11	11	E		56.150	
Point # 2						10056.150	10000.183
N	89	25	6	E		47.630	
Point # 3						10056.633	10047.810
N	0	11	11	E		803.630	
Point # 4						10860.259	10050.424
S	79	23	49	E		25.330	
Point # 5						10855.598	10075.322
N	60	26	54	E		20.780	
Point # 6						10865.847	10093.399
N	72	25	40	E		160.420	
Point # 7						10914.279	10246.333
S	89	53	57	E		412.170	
Point # 8						10913.554	10658.502
S	69	13	58	E		63.000	
Point # 9						10891.216	10717.409
S	36	43	59	E		174.790	
Point # 10						10751.134	10821.949
S	35	42	54	E		124.210	
Point # 11						10650.284	10894.457
S	0	11	5	W		872.070	
Point # 12						9778.218	10891.645
S	89	25	6	W		324.920	
Point # 13						9774.920	10566.742
N	0	11	11	E		230.850	
Point # 14						10005.768	10567.493
S	89	25	6	W		567.520	
Point # 15						10000.007	10000.002

AREA = 813,697.29 sf (18.6799 acres)

LENGTH = 3883.47

NORTHING ERROR = +0.007

EASTING ERROR = +0.002

LINEAR ERROR = N 19 10 34 E 0.008

9/13/2007

## 07123 Lot 2

---

Point # 1					10000.000	10000.000
N	0	11	11	E	230.850	

---

Point # 2					10230.849	10000.751
N	89	25	6	E	567.520	

---

Point # 3					10236.610	10568.242
S	0	11	11	W	230.850	

---

Point # 4					10005.761	10567.491
S	89	25	6	W	567.520	

---

Point # 5					10000.000	10000.000
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AREA = 131,000.22 sf (3.0074 acres)

LENGTH = 1596.74

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = S 24 0 31 W 0.000

Phone: (509) 674-7433 Fax: (509) 674-7419

TO Kittitas CO CDS  
Attn: Trudie Pettit

DATE	<u>2-11-8</u>	JOB NO.	<u>07123</u>
ATTENTION	<u>Trudie</u>		
RE:	<u>J&amp;S Boswell S. Plat</u> <u>SP-07-151</u>		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>		<u>1</u>	<u>Mylars of sheet 1 of 2 for CO signatures</u>
<u>1</u>		<u>1</u>	<u>copy of sheet 2 of 2</u>
<u>1</u>		<u>3</u>	<u>revised closures - LOT 1 less R/W to be dedicated</u>

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED: Gmyer Jensen

## 07123 Lot 1

Point # 1						10000.000		10000.000
N	0	11	11	E		56.150		
Point # 2						10056.150		10000.183
N	89	25	6	E		47.630		
Point # 3						10056.633		10047.810
N	0	11	11	E		803.630		
Point # 4						10860.259		10050.424
S	79	23	49	E		25.330		
Point # 5						10855.598		10075.322
N	60	26	54	E		20.780		
Point # 6						10865.847		10093.399
N	72	25	40	E		160.420		
Point # 7						10914.279		10246.333
S	89	53	57	E		412.170		
Point # 8						10913.554		10658.502
S	69	13	58	E		63.000		
Point # 9						10891.216		10717.409
S	36	43	59	E		174.790		
Point # 10						10751.134		10821.949
S	35	42	54	E		124.210		
Point # 11						10650.284		10894.457
S	0	11	5	W		872.070		
Point # 12						9778.218		10891.645
S	89	25	6	W		9.310		
Point # 13						9778.124		10882.336
S	56	21	45	W		55.000		
Radius Point # 14						9747.657		10836.545
		Delta = 103	30	42		Length = 99.364		Tangent = 69.782
N	47	8	57	W		55.000		
Point # 15						9785.062		10796.223
N	47	8	57	W		25.000		
Radius Point # 16						9802.065		10777.895
		Delta = 46	34	3		Length = 20.319		Tangent = 10.758
S	0	34	54	E		25.000		
Point # 17						9777.066		10778.149
S	89	25	6	W		211.420		

2/11/2008

Point # 18					9774.920	10566.740
N	0	11	11	E	230.850	
Point # 19					10005.768	10567.491
S	89	25	6	W	567.520	
Point # 20					10000.007	10000.000

AREA = 812,056.13 sf (18.6422 acres)

LENGTH = 3779.28

NORTHING ERROR = +0.007                      EASTING ERROR = +0.000

LINEAR ERROR =    N 0 5 55 E            0.007

# RIGHT OF WAY

Point # 1		10000.000	10000.000
	S 89 25 6 W	104.190	
Point # 2		9998.942	9895.815
	N 0 34 54 W	25.000	
	Radius Point # 3	10023.941	9895.562
	Delta = 46 34 3	Length = 20.319	Tangent = 10.758
	S 47 8 57 E	25.000	
Point # 4		10006.939	9913.890
	S 47 8 57 E	55.000	
	Radius Point # 5	9969.534	9954.212
	Delta = 103 30 42	Length = 99.364	Tangent = 69.782
	N 56 21 45 E	55.000	
Point # 6		10000.000	10000.002

AREA = 1,641.83 sf (.0377 acres)

LENGTH = 104.19

NORTHING ERROR = +0.000

EASTING ERROR = +0.002

LINEAR ERROR = N 86 38 8 E 0.002