

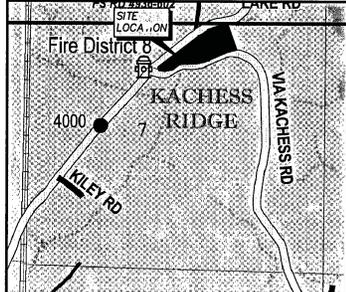
J.249

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10/08/2008 03:56:09 PM V: J P: 249 200810090039
Short Plat Encompass Engineering Page 1 of 2
Kittitas County Auditor

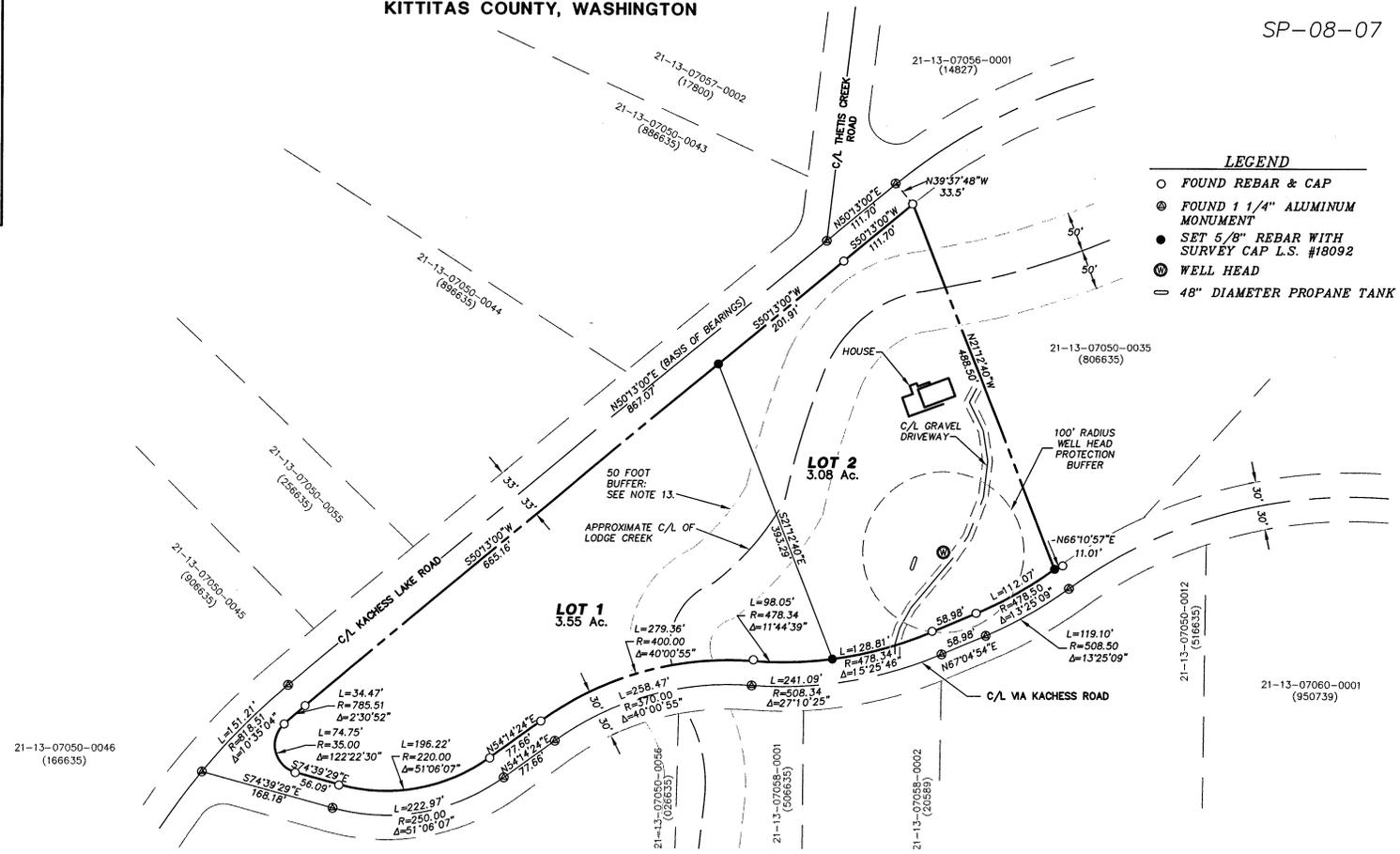
R & J NELSON SHORT PLAT KITITAS COUNTY SHORT PLAT NO. 08-07 PORTION OF THE N 1/2, SEC. 7, T.21N., R.13E., W.M. KITITAS COUNTY, WASHINGTON

SP-08-07



VICINITY MAP
NTS

- LEGEND**
- FOUND REBAR & CAP
 - ⊗ FOUND 1 1/4" ALUMINUM MONUMENT
 - SET 5/8" REBAR WITH SURVEY CAP L.S. #18092
 - ⊕ WELL HEAD
 - 48" DIAMETER PROPANE TANK



APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 7 day of July A.D., 2008

 KITITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I hereby certify that the R&J NELSON Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.
 Dated this 6 day of October A.D., 2008

 Kittitas County Planning Director
INTERIM

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 8 day of Sept A.D., 2008

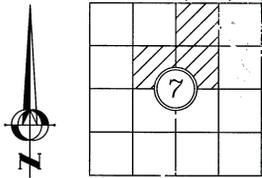
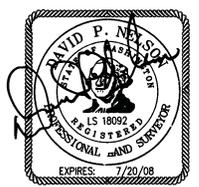
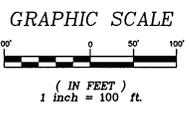
 Kittitas County Health Officer

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 lot is now to be filed.
 Dated this 19 day of Sept A.D., 2008

 Kittitas County Treasurer

ORIGINAL TAX PARCEL NO. 21-13-07050-0034 (796635)



RECORDER'S CERTIFICATE

Filed for record this 9 day of OCT, 2008 at 3:58 P
 in book N. of SHORT PLAT at page 247 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 RONALD & JANET NELSON
 in JUNE, 2008

 DAVID P. NELSON
 Certificate No. 18092

K.C.S.P. NO. 08-07

PTN OF THE N 1/2 OF SECTION 7, T.21 N., R.13 E., W.M.
Kittitas County, Washington

DWN BY G.W./P.Y./M.R.N.	DATE 06/2008	JOB NO. 07227
CHKD BY D.NELSON	SCALE 1"=100'	SHEET 1 OF 2

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 874-7433
 FAX: (509) 874-7419

OWNER:
RONALD C. NELSON
M. JANET NELSON
P.O. BOX 208
EASTON WA 98925

R & J NELSON SHORT PLAT

PORTION OF THE N 1/2, SEC. 7, T.21N., R13E., W.M.
KITITAS COUNTY, WASHINGTON

10/09/2008 03:56:09 PM V: J P: 250 200810090039
Short Plat ENCOMPASS ENGINEERING Page 2 of 2
Kititas County Auditor

PARCEL #21-13-07050-0034 (798635)
ACREAGE: 6.64
LOTS: 2
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
ZONE: R-3

EXISTING LEGAL DESCRIPTION:

LOT 34 KACHESS RIDGE, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 7 OF PLATS, PAGES 21 THROUGH 26, RECORDS OF SAID COUNTY.

SP-08-07

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, RONALD C. NELSON & M. JANET NELSON, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 25 DAY OF July A.D., 2008

Ronald C. Nelson
RONALD C. NELSON
M. Janet Nelson
M. JANET NELSON

ACKNOWLEDGMENT

STATE OF WASHINGTON) s.s.
COUNTY OF Kititas

On this day, personally appeared before me Ronald C. Nelson and M. Janet Nelson

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



My hand and official seal this 25th day of July, 2008
Linda R. Jones
Notary Public in and for the State of Washington, residing at Easton
My appointment expires May 31st, 2011

GENERAL NOTES:

- 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.
- 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- 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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
- 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.
- 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.
- ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
- 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. KITITAS COUNTY HAS ADOPTED THE RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
- LOT 1 AND 2 SHALL SHARE A SINGLE GROUND WATER WITHDRAWAL OF NO MORE THAN 5,000 GALLONS PER DAY WHICH MAY BE ACCOMPLISHED BY MORE THAN ONE WELL. NO MORE THAN 1/2 ACRE OF LAWN AND GARDEN SHALL BE IRRIGATED.
- LODGE CREEK, A "TYPE 3" STREAM FLOWS THROUGH THE SUBJECT PROPERTY. PER KCC 17A.07.010, A 50 FOOT BUFFER SHALL BE MAINTAINED FROM THE ORDINARY HIGH WATER MARK (OHWM) OF THE STREAM. BEFORE ANY CONSTRUCTION IS PLANNED ON LOT 1 IT IS RECOMMENDED THAT CONTACT WITH THE DEPARTMENT OF FISH AND WILDLIFE BE MADE TO IDENTIFY THE STREAM BUFFER.

SURVEY NOTES:

- FOR THE BASIS OF BEARINGS AND SECTION BREAKDOWN SEE BOOK 7 OF PLATS PAGES 21-26, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 34 OF KACHESS RIDGE PLAT INTO THE CONFIGURATION SHOWN HEREON.
- THIS SURVEY WAS PERFORMED USING A Nikon DTM-520, AND A TRIMBLE S6 TOTAL STATIONS. 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BANK OF AMERICA, N.A., THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 200__

Holly D. Bell
NAME Holly D. Bell
TITLE Assistant V.P.
Shelia D. Bell
NAME Shelia D. Bell
TITLE Assistant V.P.

ACKNOWLEDGMENT

STATE OF WASHINGTON) s.s.
COUNTY OF ERIC

On this 30 day of July, 2008 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Holly D. Bell to me known to be the Assistant Vice President and Shelia D. Bell to me known to be the Assistant Vice President, respectively, of Bank of America, N.A. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on each stated that Bank of America, N.A. authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

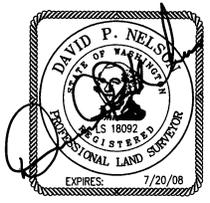


Jennifer R. Collier
Notary Public in and for the State of Washington, residing at 176 Crosspoint Way
My appointment expires 9-9-2010

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344



ADJACENT PROPERTY OWNERS:

- | | | |
|---|--|---|
| PARCEL NUMBER 026635
KACHESS RIDGE MAINT. ASSOC.
P.O. BOX 93
EASTON WA 98925 | PARCEL NUMBER 17800
HALL, DAVID M. ETUX & LEE, RANDALL K ETUX
250 TUSSEEM RD.
ELLENSBURG WA 98926 | PARCEL NUMBERS 506635 & 20589
ARNOLD, KRAIG ETUX
PO BOX 1719
MILTON WA 98354 |
| PARCEL NUMBER 906635
ERICKSON, COREN D ETUX
25105 SR 9 E
ARLINGTON WA 98223 | PARCEL NUMBER 14827
MCMILLEN, MICHAEL S. ETUX
PO BOX 1523
ISSAQUAH WA 98027 | |
| PARCEL NUMBER 896635
WEST, THOMAS V. ETUX
37615 26TH DR. S
FEDERAL WAY WA 98003 | PARCEL NUMBER 806635
DOHOVAN, JOHN ETUX
PO BOX 177
EASTON WA 98925 | |
| PARCEL NUMBER 896635
KOR, ALEXANDER O ETUX
32226 MT. LOOP WAY
GRANITE FALLS WA 98252 | PARCEL NUMBER 516635
DUNCANSON, NEIL P
19627 MARINE VIEW DR. SW
SEATTLE WA 98166 | |

RECORDER'S CERTIFICATE 200810090039

Filed for record this 9 day of July, 2008 at Easton in book 7 of Short Plat at page 252 at the request of

DAVID P. NELSON
Surveyor's Name
David P. Nelson
County Auditor
K. Bernard
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 of the request of RONALD C. & M. JANET NELSON in JUNE, 2008.

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

R & J NELSON SHORT PLAT

PTN OF THE N 1/2 OF SECTION 7, T.21 N., R.13 E., W.M.

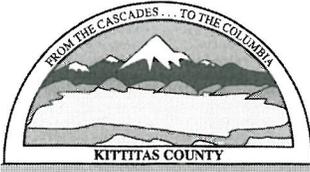
Kititas County, Washington

DWN BY G.W./P.Y./M.R.N.	DATE 06/2008	JOB NO. 07227
CHKD BY D. NELSON	SCALE NTS	SHEET 2 OF 2

Encompass

ENGINEERING & SURVEYING

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



FINDINGS OF FACT R&J Nelson Short Plat File Number SP-08-07

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

- 1. The R&J Nelson Short Plat (SP 08-07) 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 March 27, 2008.**
- 6. Kittitas County Community Development Services Department completed a Critical Areas Review. Lodge Creek, a "Type 3" stream flows through the subject property. Per KCC 17A.07.010, a 50 foot buffer shall be maintained from the ordinary high water mark (OHWM) of the stream. Before any construction is planned on Lot 1, it is recommended that contact with the Department of Fish and Wildlife be made to identify the stream buffer. The stream has been depicted on the final mylars and its associated buffer.**

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

Approved

This 6th Day of October, 2008

Daniel Davis, Interim Building Official

Mylar Routing Form

Project Name: RtJ Nelson SP-08-07

Planner: Trudie

CDS Date Received: 6/25/08 taxes not paid 9/10/08

Comments:

Public Works Date Received: signed 7/7/08

RECEIVED

JUN 25 2008

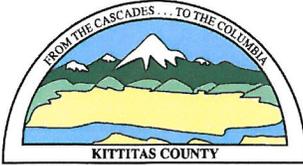
**KITTITAS COUNTY
DEPT. OF PUBLIC WORKS**

Comments:

~~New plat notes needed - (include shared well on mylar)~~
Environmental Health Date Received:
Comments: Need well log from existing well ✓
Need soil logs ✓ 9/15 Ready to sign

Final CDS Approval Date: 10/6/08

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

May 2, 2008

Ronald & M. Janet Nelson
PO Box 203
Easton, WA 98925

RE: R&J Nelson Short Plat (SP-08-07)

Dear applicant:

The Kittitas County Community Development Services Department has determined that the R&J Nelson Short Plat (SP-08-07) 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-08-07 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2008 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.
 - 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.
 - Lot 1 and 2 shall share a single ground water withdrawal of no more than 5,000 gallons per day which may be accomplished by more than one well. No more than ½ acre of lawn and garden shall be irrigated.
 - Lodge Creek, a "Type 3" stream flows through the subject property. Per KCC 17A.07.010, a 50 foot shall be maintained from the Ordinary High Water Mark (OHWM) of the stream. The stream shall be shown on the final mylars and its associated 50 foot buffer shall also be depicted.
4. Property owners may be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5000 gallons to be shared between the two lots.
5. 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.
6. Per Kittitas County Environmental Health, soil logs need to be performed and proof of water availability is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
7. 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.

DARRYL PIERCY, DIRECTOR

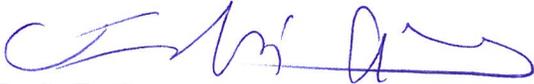
ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Approval of the R&J Nelson 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 May 16, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

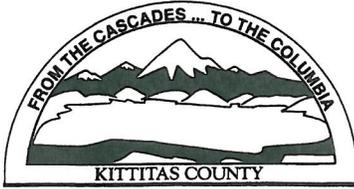
You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by May 16, 2008 at 5:00p.m.

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:

RJ Nelson SP-08-07 CFA

NOTIFICATION MAIL DATE:

May 2, 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 8 day of May, 20 08

Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires January 31, 20 10.



Easy Peel Labels
Use Avery® TEMPLATE 5160®



Feed Paper



See Instruction Sheet
for Easy Peel Feature



 **EVERY®5160®**

RONALD & JANET NELSON
PO BOX 203
EASTON, WA 98925

ENCOMPASS ENGINEERING &
SURVEYING

Washington Dept. of Ecology
Derek Sandison, Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

Kittitas County Public Works

Kittitas County Environmental Health



RECEIVED

JUN 18 2008

State of Washington
KITTITAS COUNTY
CDS

Department of Fish and Wildlife

South Central Region – Ellensburg District Office, 201 North Pearl, Ellensburg, WA 98926
Phone: (509) 925-1013, Fax (509) 925-4702

June 17, 2008

Ronald and Janet Nelson
P.O. Box 203
Easton, WA

Subject: R&J Nelson Short Plat, SP-08-07; Lodge Creek Buffer Recommendations

Dear Mr. and Mrs. Nelson:

For the short plat of your property at the junction of the Kachess Lake Road and Via Kachess Road, Kittitas County Community Development Services (KCCDS) prescribed a 50-foot riparian buffer along Lodge Creek. You had expressed concern that this buffer may be a significant constraint for constructing a house on the vacant parcel and could make the parcel difficult to sell. (You noted that development of the parcel is also constrained by topography and the setbacks from two adjacent roads.) Based upon my tour of the property with you, it appears you could delineate a stream buffer with a variable width that would address both your development objectives and the environmental objectives for the Lodge Creek buffer.

Lodge Creek has a relatively steep gradient, moderated by many small “stair-steps” created by fallen trees and other large, woody debris. It is these stair steps that control the stream’s erosive energy and create habitat for fish and wildlife. It is essential that the riparian buffer be configured large enough to ensure that trees and other large woody debris can fall into the creek and maintain the natural channel features over time without putting the homes and appurtenant structures at risk. Key features that should be incorporated in the Lodge Creek buffer include the wetlands associated with the creek, trees and shrubs which provide shoreline stability and shade, and as many of the remaining large, mature and old-growth trees within the “zone of influence” of the creek as possible. I note that Lodge Creek supports fish and the riparian area provides habitat for variety of wildlife.

The most logical building site on lot 1 appears to be on a bench in previously logged forest. It is possible that the road setbacks and standard creek buffer do not significantly alter this building area. As a first step, I recommend that you flag the approximate setback lines on the ground at the building site to better understand your options. (WDFW can assist you and KCCDS with locating the high water line of the creek and the associated wetlands.) If the building area is too constrained by the setbacks, it should be possible to identify the specific road setback variance(s)

Ronald and Janet Nelson

June 17, 2008

Page 2 of 2

needed and identify an alternate buffer configuration. Kittitas County code includes provisions for "buffer averaging" when certain conditions are met. This allows the width of the buffer to vary on the property (though the net buffer area would be the same as that of the fixed width buffer). Because of the specific features and variability of your property, it would be appropriate for Kittitas County to consider a buffer averaging proposal. WDFW can assist you and KCCDS with identifying a suitable buffer configuration.

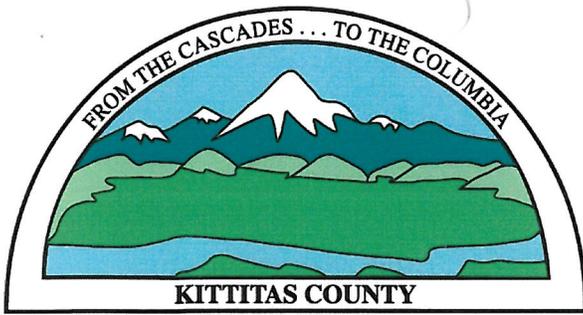
Please let me know if you have additional questions or if I can be of assistance in delineating stream or buffer locations on the property.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent D. Renfrow", with a long horizontal flourish extending to the right.

Brent D. Renfrow
District Habitat Biologist

Cc: Trudie Pettit, KCCDS
William Meyer, WDFW



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

April 15, 2008

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

RE: R & J Nelson Short Plat, SP-08-07

Dear Ms. Pettit,

Thank you for the opportunity to comment on the R & J Nelson Short Plat. I recommend that the existing well on lot 2 be shared between the two proposed lots. The well must produce a sufficient quantity of water to adequately serve two connections. Sharing one well between the two lots will be considered a single withdrawal for the plat and therefore will be consistent with the Attorney General's Opinion, (AGO 1997 No. 6). The total amount of water withdrawn per day must be less than 5000 gallons per day. Irrigation of no more than ½ acre of lawn is allowed.

A water user's agreement should be created and signed designating water to both lots and sharing in the expenses of the maintenance of the well.

Water availability is needed and soil logs need to be evaluated.

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 Public Health Department
(509) 962-7580

RECEIVED
APR 16 2008
KITTITAS COUNTY
GDS



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

RECEIVED

APR 10 2008

KITTITAS COUNTY
CDS

April 9, 2008

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

Dear Ms. Pettit:

Thank you for the opportunity to comment on the short plat of approximately 6.64 acres into 2 parcels, proposed by Ronald and Janet Nelson [SP 08-07]. We have reviewed the application and have the following comments.

Water Resources

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

Use of water under the groundwater exemption has been interpreted in two Attorney General Opinions (AGO 1997 and AGO 2005) and by the Supreme Court in the Campbell & Gwinn decision. The 1997 AGO states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic purposes exceeds 5,000 gallons per day or if a total of more than 0.5 acre of lawn and garden are irrigated.

With the Supreme Court's guidance on the limitations of groundwater exemptions, all lots would be covered by a single groundwater exemption. Parcel number 2113070500012 (SP-08-12) and parcel



Ms. Pettit
April 9, 2008
Page 2 of 2

numbers 2113070500034 (SP-08-07) may be considered a single project and limited to one exemption withdrawal according to the above AGO Opinions. Therefore, the wells proposed to serve all lots located in both subject short plats, in combination, would be limited to a withdrawal of 5,000 gallons per day or for the irrigation of up to one-half acre of lawn and garden.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Water Quality

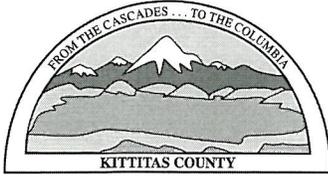
Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 acre of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Cory Hixon with the Department of Ecology, (509) 454-4103, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012





KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

RECEIVED

TO: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: April 3, 2008
SUBJECT: R&J Nelson Short Plat SP-08-07

APR 07 2008

Kittitas County
CDS

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.

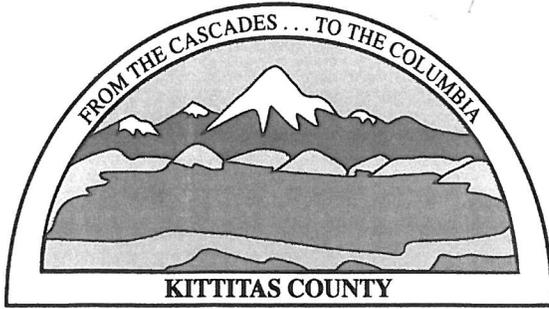
The following shall be conditions of preliminary approval:

1. 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.

2. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. 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.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - d. 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. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
4. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. 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.
6. 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.
7. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
8. 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.



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

February 20, 2008

Ronald & M. Janet Nelson
P. O, Box 203
Easton, WA. 98925

Dear Mr. & Mrs. Nelson,



We have received the proposed R & J Nelson Short Plat, located in Section 7, Township 21N, Range 13E, off of Via Kachess Road. We have also received the \$380.00 plat submission fee (receipt #055969 & 055970).

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. 1st
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 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. 4th, 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 Hydro geologist. 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,


Holly Myers, Environmental Health Director
Kittitas County Public Health Department

cc: Community Development Services
Encompass

WATER WELL REPORT

Original & 1st copy Ecology 2nd copy owner 3rd copy driller

Construction/Decommission (x in circle) 133223
 Construction
 Decommission ORIGINAL CONSTRUCTION Notice of Intent Number _____

CURRENT Notice of Intent No W129700
 Unique Ecology Well ID Tag No AGM981
 Water Right Permit No _____

Property Owner Name Jim Roy

Well Street Address Via Kachess

City Cle Elum County Kititas

Location SW 1/4 SW 1/4 Sec 07 Twn 21 R 13 ^{EW} circle or one WWM

Lat/Long (s r still REQUIRED) Lat Deg _____ Lat Min/Sec _____

Long Deg _____ Long Min/Sec _____

Tax Parcel No 211307500035 N

PROPOSED USE Domestic Industrial Municipal
 DeWater Irrigation Test Well Other

TYPE OF WORK Owner's number of well (if more than one) _____
 New Well Reconditioned Method Dug Bored Driven
 Deepened Cable Rotary Jetted

DIMENSIONS Diameter of well 6 inches drilled 300 ft
 Depth of completed well 300 ft

CONSTRUCTION DETAILS
 Casing Welded 6 Diam from 2 ft to 119 ft
 Installed Liner installed 4 Diam from -10 ft to 300 ft
 Threaded Diam from _____ ft to _____ ft

Perforations Yes No
 Type of perforator used SKILL SAW

SIZE OF perfs 12 in by 1/4 in and no of perfs 450 from 220 ft to 290 ft

Screens Yes No K Pac Location _____
 Manufacturer's Name _____
 Type _____ Model No _____
 Diam _____ Slot Size _____ from _____ ft to _____ ft
 Diam _____ Slot Size _____ from _____ ft to _____ ft

Gravel/Filter packed Yes No Size of gravel/sand _____
 Materials placed from _____ ft to _____ ft

Surface Seal Yes No To what depth? 20 ft
 Materials used in seal Bentonite

Did any strata contain unusable water? Yes No
 Type of water? _____ Depth of strata _____
 Method of sealing strata off _____

PUMP Manufacturer's Name _____
 Type _____

WATER LEVELS Land surface elevation above mean sea level _____ ft
 Static level 97 ft below top of well Date 5-7-03
 Artesian pressure _____ lbs per square inch Date _____
 Artesian water is controlled by _____ (cap valve etc)

WELL TESTS Drawdown is amount water level is lowered below static level
 Was a pump test made? Yes No If yes by whom? _____
 Yield _____ gal/min with _____ ft drawdown after _____ hrs
 Yield _____ gal/min with _____ ft drawdown after _____ hrs
 Yield _____ gal/min with _____ ft drawdown after _____ hrs
 Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)
 Time Water Level Time Water Level Time Water Level
 _____ _____ _____ _____ _____ _____
 Date of test _____
 Bailor test _____ gal/min with _____ ft drawdown after _____ hrs
 Airtest 5 gal/min with stem set at 195 ft for 1 1/2 hrs
 Artesian flow _____ gpm Date _____
 Temperature of water _____ Was a chemical analysis made? Yes No

CONSTRUCTION OR DECOMMISSION PROCEDURE
 Formation Describe by color character size of material and structure and the kind and nature of the material in each stratum penetrated with at least one entry for each change of information Indicate all water encountered (USE ADDITIONAL SHEETS IF NECESSARY)

MATERIAL	FROM	TO
Top soil & cobbles	0	3
Sandy clay & gravel & cobbles	3	27
Cement gravel & clay brown	27	42
Cement gravels multi color	42	50
Clay grey	50	70
Sandy clay & gravels lt grey	70	102
Sandy clay brown	102	104
Cement gravel multi color	104	108
Sandy clay blue-grey	108	110
Sandstone & gravel lt grey	110	115
Clay shale Black	115	138
Soft sandy clay on shale Black	138	143
Clay shale Black	143	150
Sandstone grey	150	156
Sandstone brown & Drk grey	156	165
Clay shale Black	165	170
Clay shale Drk grey	170	175
Clay shale with Quartz grey	175	178
Sandstone Drk grey	178	184
Clay shale Drk grey	184	195
Clay shale Black	195	200
Sandstone with quartz grey	200	236
Sandstone with pebbles Drk grey	236	259
Sandy clay & sandstone Drk grey	259	263
Sandstone lt grey	263	285
Sandstone lt & Drk grey	285	290
Clay shale Black	290	300

Start Date 5-5-03 Completed Date 5-7-03

WELL CONSTRUCTION CERTIFICATION I constructed and/or accept responsibility for construction of this well and its compliance with all Washington well construction standards Materials used and the information reported above are true to my best knowledge and belief

Driller Engineer Trainee Name (Print) Mike Moresfield

Driller/Engineer/Trainee Signature Mike Moresfield

Driller or Trainee License No 23611

If trainee, licensed driller Signature and License no Joe W. [Signature]

Drilling Company Water Man Well Drill Inc

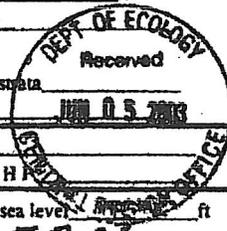
Address 106 Berriman Lane

City State Zip Selah Wa 98942

Contractor's Registration No WATERWOODS 5/14/03

Ecology is an Equal Opportunity Employer ECY 050 1 20 (Rev 4/01)

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.



WATER WELL REPORT

File Original with
Department of Ecology
Second Copy - Owner's Copy
Third Copy - Driller's Copy

STATE OF WASHINGTON

Notice of Intent W136550
UNIQUE WELL ID # AFH674
Water Right Permit No. AFH-674

102806

(1) OWNER: Name Kraig Arnat Address P.O. Box 1719 Milton WA 98354
(2) LOCATION OF WELL: County Kittitas SE 14 SW 14 Sec 7 T 21 N R 13 WM
(3a) STREET ADDRESS OF WELL: (or nearest address) _____
TAX PARCEL NO. _____

(3) PROPOSED USE: Domestic Industrial Municipal
 Irrigation Test Well Other
 DeWater

(4) TYPE OF WORK: Owner's number of well (if more than one) _____
 New Well Method Bored
 Deepened Dig Driven
 Reconditioned Cable Jetted
 Decommission Rotary

(5) DIMENSIONS: Diameter of well 6 inches
Dated 320 feet. Depth of completed well 320 ft

(6) CONSTRUCTION DETAILS
Casing installed:
 Welded
 Liner installed 6 : Diam from 0 ft to 62 ft
 Threaded 6 : Diam from 0 ft to 320 ft
Diam from _____ ft to _____ ft

Perforations: Yes No
Type of perforator used SKILL SAW
Size of perforations 1/2" by 4" holes
175 perforations from _____ ft to _____ ft
320-280 200-110

Screen: Yes No If-Yes Location _____
Manufacturer's Name _____
Type _____ Model No _____
Diam _____ Slot Size _____ from _____ ft to _____ ft
Diam _____ Slot Size _____ from _____ ft to _____ ft

Gravel/Filter packed: Yes No Size of gravel/sand _____
Material placed from _____ ft to _____ ft

Surface seal: Yes No To what depth? 19 ft
Material used in seal PORTLAND CEMENT
Did any strata contain unusable water? Yes No
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

(7) PUMP: Manufacturer's Name _____
Type _____ HP _____

(8) WATER LEVELS: Land surface elevation above mean sea level _____ ft
Static level 56 ft below top of well Date _____
Artesian pressure _____ lbs per square inch Date _____
Artesian water is controlled by _____
(Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes No If yes, by whom? _____
Yield _____ gal/min with _____ ft drawdown after _____ hrs
Yield _____ gal/min with _____ ft drawdown after _____ hrs
Yield _____ gal/min with _____ ft drawdown after _____ hrs
Recovery data (Time taken as zero when pump turned off) (water level measured from well top to water level)
Time Water Level Time Water Level Time Water Level
Date of test _____
Bailer test _____ gal/min with _____ ft drawdown after _____ hrs
Aurtest 2-3 gal/min with _____ ft drawdown after _____ hrs
Artesian flow _____ gpm Date _____
Temperature of water _____ Was a chemical analysis made? Yes No

(10) WELL LOG or DECOMMISSIONING PROCEDURE DESCRIPTION
Formerly Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. Indicate all water encountered.

MATERIAL	FROM	TO
Sand & cobbles	0	24
Grey Cemented Gravel	24	38
Grey Clay	38	62
Green Rock	62	66
Black Shale	66	95
Brown Shale	95	120
Grey Shale	120	155
Black Shale	155	163
1 1/2" to 1" water	163	205
Black Shale	205	245
Grey Shale	245	295
BLACK SHALE	295	320

Work Started 8-20-01 Completed 9-7-01

WELL CONSTRUCTION CERTIFICATION:

I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Type or Print Name Bill Bohland License No. 0997
(Licensed Driller/Engineer)

Witness Name _____ License No. _____
Driller Waterman Well Drilling Inc
(Signed) [Signature] License No. 1335
(Licensed Driller/Engineer)

Address 106 Bertman in Selah Wa
Contractor's Registration No. WATERLW00220B 9/12/01

(USE ADDITIONAL SHEETS IF NECESSARY)
Ecology is an Equal Opportunity and Affirmative Action employer. For special accommodation needs, contact the Water Resources Program at (360) 407-8600. The TDD number is (360) 407-8008.

The Department of Ecology does NOT warrant the Data and/or the Information on this Well Report.

Preliminary Submittal Requirements:

Review Date:

Tax Parcel: 21-13-07050-0034

Date Received: 2-19-08

File Number: SP-08-07

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 # 8 Kachess
- Located within Irrigation District: no Letter sent to Irrigation District Date: _____
- School District: Easton
- UGA NO
- UGN NO
- Rezone NO
- Adjacent Subdivisions Duncanson SP-08-12

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: R-3
Lot Size: 6.64 acres
Required Setbacks: F S R

Y N

- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 025B Zone: _____
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: 3
- Wetland? Buffer requirement: _____

hodge creek runs through property

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

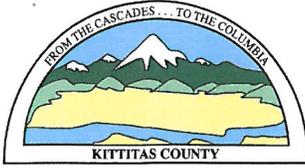
- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to ALL permits on or within 1000' of land zoned Ag-3, Ag-20, 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)



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: Washington State Department of Ecology
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
Easton School District #28
Kittitas County Fire District #8
Washington State Department of Fish & Wildlife
Adjacent Property Owners
Applicant

From: Trudie Pettit, Staff Planner

Date: March 27, 2008 

Subject: **R&J Nelson Short Plat, SP-08-07**

Please find enclosed a Notice of Application and related documents for the above referenced project. Ronald and Janet Nelson, landowners, submitted a complete application on February 19, 2008 for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 6.64 acres of land that is zoned Rural-3. The subject property is located south of Forest Service Road 4936 on the corner of Via Kachess Road and Kachess Lake Road, Easton, WA 98925, and is located in a portion of Section 07, T21N, R13E, WM, in Kittitas County. Map number 21-13-07050-0034.

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/.

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 April 11, 2008 at 5:00 pm. Staff Planner: 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
R&J Nelson Short Plat (SP-08-07)**

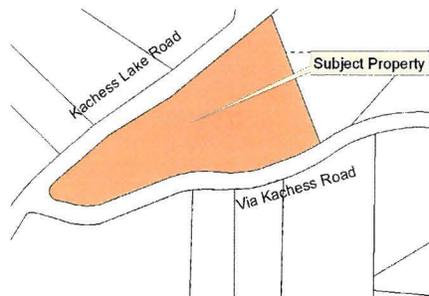
NOTICE IS HEREBY given that Ronald and Janet Nelson, landowners, submitted a complete application on February 19, 2008 for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 6.64 acres of land that is zoned Rural-3. The subject property is located south of Forest Service Road 4936 on the corner of Via Kachess Road and Kachess Lake Road, Easton, WA 98925, and is located in a portion of Section 07, T21N, R13E, WM, in Kittitas County. Map number 21-13-07050-0034.

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 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 any comments regarding this application prior to **April 11, 2008 at 5:00 pm** to Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA. Attention: Trudie Pettit, Staff Planner

Dated: March 24, 2008

Publish: March 27, 2008, Daily Record & NKC Tribune



KINNIKINNICK LODGE LP
% BALDWIN, KEITH G
10034 SE 16TH ST
BELLEVUE WA 98004

DUNCANSON, NEIL P
19627 MARINE VIEW DR SW
SEATTLE WA 98166

DONOVAN, JOHN ETUX
PO BOX 177
EASTON WA 98925-

LEWIS, BRIAN R. ETUX
86 157TH AVE SE
BELLEVUE WA 98008

PAWLUSKIEWICZ, ZIOMEK ETUX
4114 140TH AVE NE
BELLEVUE WA 98005

KOR, ALEXANDER O. ETUX
32226 MT LOOP HIWAY
GRANITE FALLS WA 98252

WEST, THOMAS V. ETUX
37615 26TH DR S
FEDERAL WAY WA 98003

ERICKSON, LOREN D ETUX
25105 SR 9 NE
ARLINGTON WA 98223

HERRON, KARLA P
PO BOX 423
EASTON WA 98925-

CARNS, DAVID W ETUX
4456 331ST AVE SE
FALL CITY WA 98024

KACHESS RIDGE MAINT ASSOC
PO BOX 93
EASTON WA 98925

DAVIS, THEODORE J ETUX
7426 BAGLEY AVE N
SEATTLE WA 98103-

BURTON, KENNETH D ETUX
445 ALPINE WAY
KENT WA 98030-

MC MILLEN, MICHAEL S ETUX
PO BOX 1523
ISSAQUAH WA 98027

ARNDT, KRAIG ETUX
PO BOX 1719
MILTON, WA 98354-

HALL, DAVID M ETUX &
LEE, RANDALL K ETUX
250 TJSSEM RD
ELLENSBURG WA 98926

RONALD & JANET NELSON
PO BOX 203
EASTON, WA 98925

ENCOMPASS ENGINEERING &
SURVEYING

Washington Dept. of Ecology
Derek Sandison, Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

Easton School District 28
P.O. Box 8
1893 Railroad Street
Easton, WA 98925

KCFD #8 (Kachess)
PO Box 618
Easton, WA 98925

Kittitas County Public Works

Kittitas County Solid Waste Programs

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

Sean Northrop
206 West 1st
Cle Elum, WA 98922

Tom Justus
WA State Department of Health
Eastern Regional Office
1500 West Fourth Avenue Suite 305
Spokane, Washington 99201

Kittitas County Fire Marshal



Easy Peel Labels
Use Avery® TEMPLATE 5160®



Load Paper

See Instruction Sheet
for Easy Peel Feature



AVERY® 5160®

WA Dept. Fish and Wildlife
Brent Renfrow/ Mark Teske
201 N. Pearl
Ellensburg, WA 98926

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

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Utilisez le gabarit AVERY® 5160®

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d'instruction

www.avery.com
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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:

R & J Nelson SP-08-07 NDA

NOTIFICATION MAIL DATE:

March 27, 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 27 day of March, 20 08

Amanda

Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires March 9, 20 10



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 R&J Nelson Short Plat (SP-08-07)

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.

MARCH 27, 2008

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 \$ 70.38 rate of \$5.10 per column inch for each insertion.

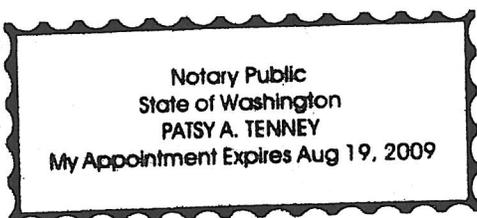
Diane Ewing

Subscribed to me this 28 day of March, 2008.

Patsy A. Tenney

PATSY A TENNEY

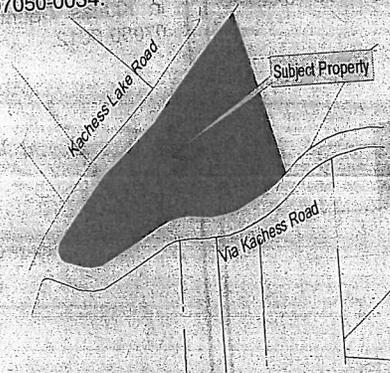
Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



RECEIVED
APR 01 2008
Kittitas County
CDS

**Notice of Application
R&J Nelson Short Plat (SP-08-07)**

NOTICE IS HEREBY given that Ronald and Janet Nelson, landowners, submitted a complete application on February 19, 2008 for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 6.64 acres of land that is zoned Rural-3. The subject property is located south of Forest Service Road 4936 on the corner of Via Kachess Road and Kachess Lake Road, Easton, WA 98925, and is located in a portion of Section 07, T21N, R13E, WM, in Kittitas County. Map number 21-13-07050-0034.



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 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 any comments regarding this application prior to April 11, 2008 at 5:00 pm to Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA. Attention: Trudie Pettit, Staff Planner

Dated: March 24, 2008
Publish: March 27, 2008, Daily Record & NKC Tribune

INVOICE FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →	
CLASS	AD TYPE	INS.	AMOUNT
999	12	1	970.00
AGATES	LINES	WORDS	INCHES
01	20	0.9	AD TAKER
VERSIONS	AD TAKER		
01	KM		
POST #	20104	PHONE	
SOFTWARE	2-7500		
NO START DATE	ADD LINES	STOP DATE	R&J
03/27/08		05/27/08	

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

40104/28 - 03511855
Kittitas County Community
Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

INVOICES ARE DUE IN 10 DAYS



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 #: 00052456

Date: 3/27/08

Page: 1

DATE	DESCRIPTION	AMOUNT
3/27/08	Application (SP-08-07) R & J Nelson Short Plat	\$80.00
		Sales Tax: \$0.00
		Total Amount: \$80.00
		Amount Applied: \$0.00
		Balance Due: \$80.00

RECEIVED
APR 11 2008
KITTITAS COUNTY
CDS

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-08-07)

R & J NELSON

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 27TH day of

MARCH, 2008 and ending on the 27TH day of MARCH, 2008,

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 \$ 80⁰⁰, which amount has been paid in full.

Jana E. Stoner

Subscribed and sworn to before me this 8th day of

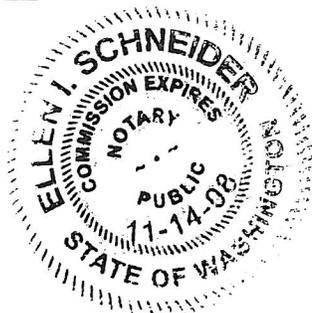
April, 2008.

Ellen I. Schneider

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

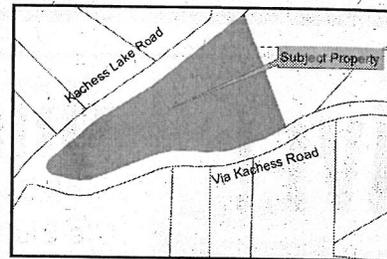
So. Cle Elum Wa 98943

County of Kittitas. Expires 11/14/08



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R&J Nelson Short Plat (SP-08-07)**

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Dated: March 24, 2008

(Published in the N.K.C. TRIBUNE, March 27, 2008.)



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

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

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

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

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Address list of all landowners within 500 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 500 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;
 \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$450 for Community Development Services Department
 630 (One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
SIGNATURE:

Lisa M Sweniz

DATE: ← → RECEIPT #

055969
055970

2-19-08



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: RONALD & M. JANET NELSON
Mailing Address: P.O. BOX 203
City/State/ZIP: EASTON, WASHINGTON 98925
Day Time Phone: 509-674-6165 OR 509-674-6032
Email Address: RNELSON@INLANDNET.COM

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):**

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: 271 VIA KACHESS
City/State/ZIP: EASTON, WASHINGTON 98925

5. **Legal description of property:**

LOT 34, KACHESS RIDGE, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON. AS PER PLAT THEREOF
RECORDED IN BOOK 7 OF PLATS, PAGES 21 THROUGH 26, RECORDS OF SAID COUNTY.

6. **Tax parcel number(s):** 21-13-07050-0034 (796635)

7. **Property size:** 6.64 (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):

SUBDIVISION OF LOT 34 INTO 2 PARCELS: 3.32 ACRES EACH. HOUSE ALREADY EXISTS (ON LOT 34B) WITH
INDIVIDUAL WELL AND SEPTIC. LOT 34A WILL BE SERVED BY SECOND INDIVIDUAL WELL AND SEPTIC.

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?
VIA KACHESS

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:

Date:

(Required for application submittal)

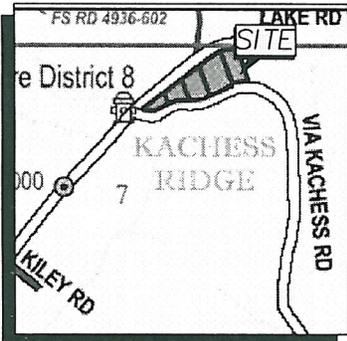
X M. Janet Nelson

1/2/08

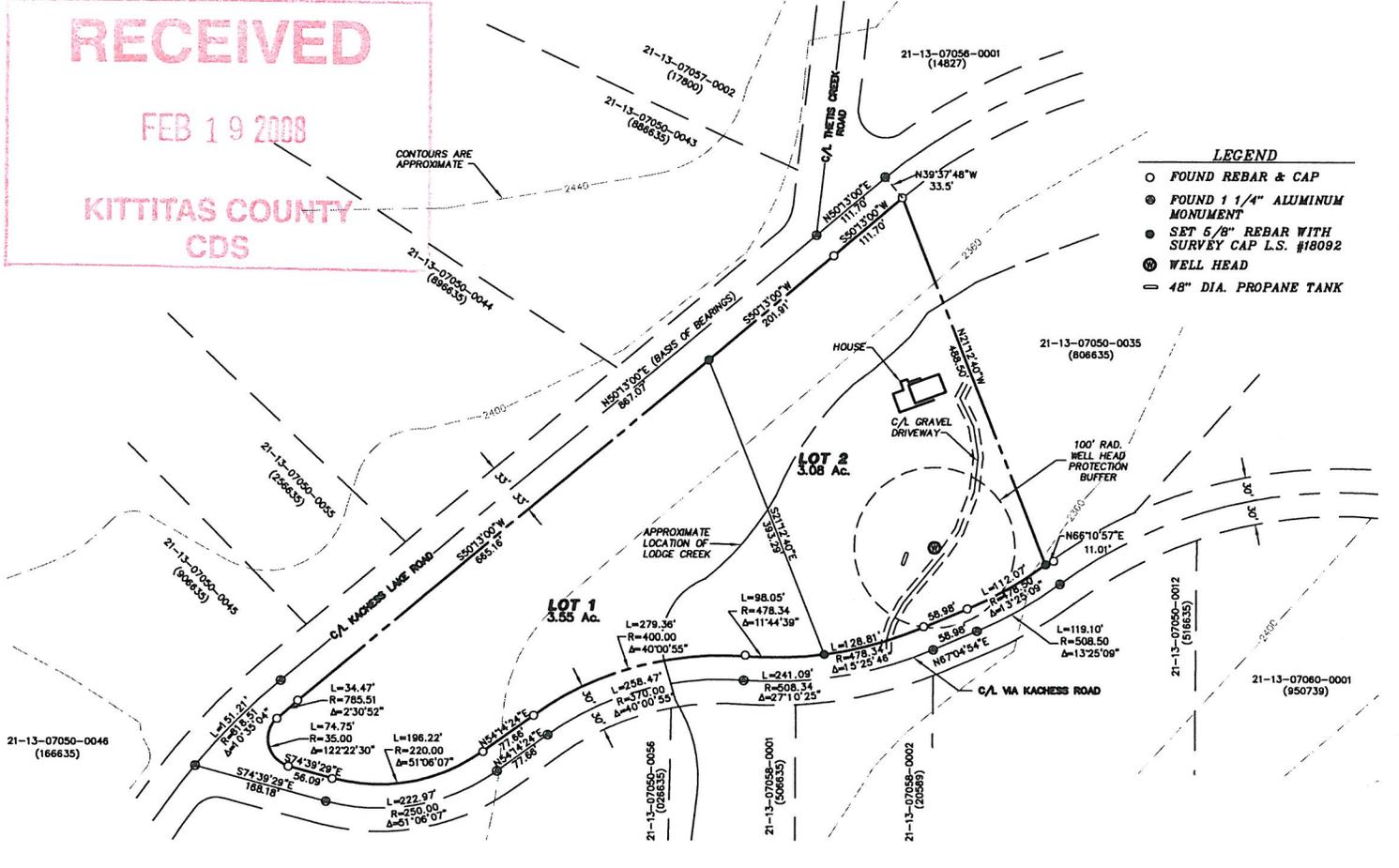
Paul A. Nelson

R & J NELSON SHORT PLAT PORTION OF THE N 1/2, SEC. 7, T.21N., R.13E., W.M. KITITAS COUNTY, WASHINGTON

SEC. 26, T.20N., R.16E., W.M.



VICINITY MAP
N.T.S.



APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ___ day of _____ A.D., 20__

KITITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I hereby certify that the R&J NELSON 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

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., 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__

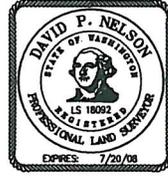
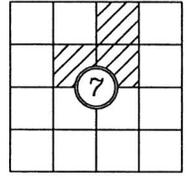
Kittitas County Treasurer

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

INDEX LOCATION:
SEC. 7 T. 21N. R. 13E. 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...**DAVID P. NELSON**... in...**FEB.**...20..**08**

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

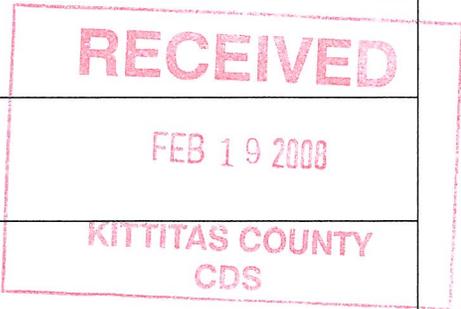
K.C.S.P. NO. 08- SECTION 7, T.21 N., R.13 E., W.M. Kittitas County, Washington

DWN BY G.W.P.Y./M.R.N.	DATE 02/2008	JOB NO. 07227
CHKD BY D.NELSON	SCALE 1"=100'	SHEET 1 OF 2



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

ADJACENT LAND OWNERS

1. PARCEL # NAME ADDRESS	21-13-07050-0056 (256635, 026635) KACHESS RIDGE MAINTENANCE ASSOCIATION P.O. BOX 93 EASTON, WASHINGTON 98925	19. PARCEL # NAME ADDRESS	
2. PARCEL # NAME ADDRESS	21-13-07050-0045 (166635, 906635) ERICKSON, LOREN D ETUX 25105 ST 9 E ARLINGTON, WASHINGTON 98223	20. PARCEL # NAME ADDRESS	
3. PARCEL # NAME ADDRESS	21-13-07050-0044 (896635) WEST, THOMAS V. ETUX 37615 26 TH DR.S. FEDERAL WAY, WASHINGTON 98003	21. PARCEL # NAME ADDRESS	
4. PARCEL # NAME ADDRESS	21-13-07050-0043 (886635) KOR, ALEXANDER O. ETUX 32226 MT. LOOP WAY GRANITE FALLS, WASHINGTON 98252	22. PARCEL # NAME ADDRESS	
5. PARCEL # NAME ADDRESS	21-13-07057-0002 (17800) HALL, DAVID M. ETUX & LEE, RANDALL K. ETUX 250 TJOSSER RD. ELLENSBURG, WASHINGTON 98926	23. PARCEL # NAME ADDRESS	
6. PARCEL # NAME ADDRESS	21-13-07056-0001 (14827) MCMILLEN, MICHAEL S. ETUX P.O. BOX 1523 ISSAQUAH, WASHINGTON 98027	24. PARCEL # NAME ADDRESS	
7. PARCEL # NAME ADDRESS	21-13-07050-0035 (806635) DONOVAN, JOHN ETUX P.O. BOX 177 EASTON, WASHINGTON 98925	25. PARCEL # NAME ADDRESS	
8. PARCEL # NAME ADDRESS	21-13-07050-0012 (516635) DUNCANSON, NEIL P. 19627 MARINE VIEW DR. SW SEATTLE, WASHINGTON 98166	26. PARCEL # NAME ADDRESS	
9. PARCEL # NAME ADDRESS	21-13-07058-0002 (20589, 506635) ARNDT, KRAIG ETUX P.O. BOX 1719 MILTON, WASHINGTON 98354	27. PARCEL # NAME ADDRESS	
10. PARCEL # NAME ADDRESS	21-13-07050-0046 (166635) HERRON, KARLA P P.O. BOX 423 EASTON, WASHINGTON 98925	28. PARCEL # NAME ADDRESS	
11. PARCEL # NAME ADDRESS	21-13-07050-0035 (806635) PAWLUSKIEWICZ, ZIOMEK ETUX P.O. BOX 177 EASTON, WASHINGTON 98925	29. PARCEL # NAME ADDRESS	
12. PARCEL # NAME ADDRESS		30. PARCEL # NAME ADDRESS	
13. PARCEL # NAME ADDRESS		31. PARCEL # NAME ADDRESS	
14. PARCEL # NAME ADDRESS		32. PARCEL # NAME ADDRESS	
15. PARCEL # NAME ADDRESS		33. PARCEL # NAME ADDRESS	
16. PARCEL # NAME ADDRESS		34. PARCEL # NAME ADDRESS	
17. PARCEL # NAME ADDRESS		35. PARCEL # NAME ADDRESS	

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

TO KITTITAS CO, CDS

DATE <u>02/18/2008</u>	JOB NO. <u>07227</u>
ATTENTION	
RE: <u>Z-LOT SHORT PLAT</u> <u>FOR</u> <u>RONALD & JANET NELSON</u>	

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

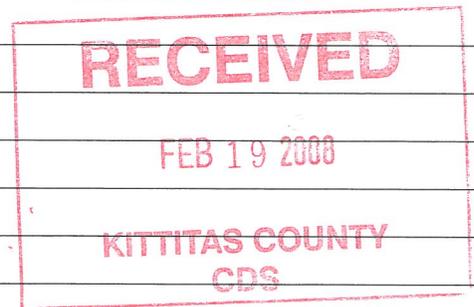
- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>5</u>	<u>(10)</u>	<u>2</u>	<u>COPIES of SHEETS 1 & 2 of R & J NELSON SHORT PLAT</u>
<u>1</u>		<u>1</u>	<u>8 1/2 x 11 MAP</u>
<u>1</u>		<u>2</u>	<u>COMPUTER LOT CLOSURES COPIES</u>
<u>1</u>		<u>5</u>	<u>TITLE REPORT COPIES</u>
<u>1</u>		<u>3</u>	<u>SHORT PLAT APPLICATION COPIES</u>
<u>1</u>		<u>1</u>	<u>ADDRESS LIST of ADJACENT LAND OWNERS COPY</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 _____



COPY TO FILE

SIGNED: [Signature]

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CRB 111-3

CASH RECEIPT

Date 2-19-08 055969

Received From Ronald Nelson
Address P.O. Box 203, Easton 98925
(\$210.⁰⁰ PW) - (\$380.⁰⁰ EH) (\$450 CDS partial) Dollars \$ 1,040.⁰⁰
For Short Plat: R & J Nelson Short Plat
21-13-07050-0034

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>1,040.⁰⁰</u>	CHECK	<u>1,040.⁰⁰</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Lisa M Swenig

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CRB 111-3

CASH RECEIPT

Date 2-19-08 055970

Received From Randy Nelson
Address P.O. Box 203, Easton 98925
\$180.⁰⁰ CDS - partial payment reston receipt Dollars \$ 180.⁰⁰
For Short Plat: R & J Nelson 055969
21-13-07050-0034

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>180.⁰⁰</u>	CHECK	<u>180.⁰⁰</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Lisa M Swenig

NO. 0105609

LIABILITY \$1,000.00

FEE \$ 215.40

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 6844

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.

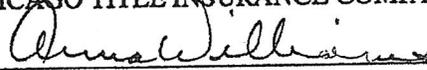
LIABILITY EXCLUSIONS AND LIMITATIONS

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: October 5, 2007 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By



Authorized Signature

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

RECEIVED

FEB 19 2008

KITTITAS COUNTY
CDS

SUBDIVISION GUARANTEE

Office File Number : 0105609
Guarantee Number : 48 0035 72030 6844
Dated : October 8, 2007, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : RON NELSON

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 34, KACHESS RIDGE, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 7 of Plats, pages 21 through 26, records of said County.

Title to said real property is vested in:

RONALD C. NELSON AND M. JANET NELSON, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0105609

Guarantee Number: 48 0035 72030 6844

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 : \$1,726.01
Tax No. : 21-13-07050-0034 (796635)

NOTE: First half 2007 taxes and assessments have been paid in the amount of \$1,726.01.
General taxes and assessments for the full year: \$3,452.02.

5. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Kachess Ridge Maintenance Association.
6. Terms and conditions of right-of-way easement deed dated September 29, 1966, and recorded October 5, 1966, in Book 123 of Deeds, page 385, under Kittitas County Auditor's File No. 333202, from Boise Cascade Corporation to the United States of America.
7. Terms and conditions of road right-of-way easement dated July 25, 1969, and recorded August 5, 1969, in Volume 5, page 424, of Official Records, under Kittitas County Auditor's File No. 355864, from the United States of America to the Northern Pacific Railway Company.
8. Terms, restrictions and covenants contained in Dedication and Easement provisions of Plat of Kachess Ridge, recorded August 1, 1977 in Book 7 of Plats, pages 21 through 26, records of Kittitas County, Washington, which include the following:

"An easement is hereby reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY and PACIFIC NORTHWEST BELL COMPANY, and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of said boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain overhead or underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the street for the same purposes."

(SCHEDULE B continued)

File No. 0105609

Guarantee Number: 48 0035 72030 6844

9. Covenants, conditions, restrictions and easement(s) in Declaration of Covenants, Conditions and Restrictions (including the right of assessment and lien), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded : August 1, 1977, in Volume 86, page 780
Recording No. : 415024
Records of : Kittitas County, Washington
Executed By : American Pacific Corporation

Kachess Ridge Amended and Restated Declaration of Covenants, Conditions and Restrictions (Including the right of assessment and lien) recorded on July 25, 2002 under Kittitas County Auditor's File No. 200207250016.

10. 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)

11. DEED OF TRUST, and the terms and conditions thereof:

Grantor : Ronald C. Nelson and M. Janet Nelson, husband and wife
Trustee : Rainier Credit Company
Beneficiary : Bank of America NT&SA Doing Business as Seafirst Bank
Amount : \$92,000.00 plus interest
Dated : February 25, 1999
Recorded : March 11, 1999
Auditor's File No. : 199903110011

12. DEED OF TRUST, and the terms and conditions thereof:

Grantor : Ronald C. Nelson and M. Janet Nelson, husband and wife
Trustee : PRLAP, Inc.
Beneficiary : Bank of America, N.A.
Amount : \$83,000.00, plus interest
Dated : March 28, 2003
Recorded : April 14, 2003
Auditor's File No. : 200304140040

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.

(SCHEDULE B continued)

File No. 0105609

Guarantee Number: 48 0035 72030 6844

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

END OF GUARANTEE

AW/lam

1 cc: Encompass: Paul Young
pyoung@encompasses.net

1 cc: Ron Nelson
roncnelson2000@yahoo.com

PREVIOUS PAGE →

1-2-8

TALKED to Marlene
Wyatt at Am-
title - USE
Just BK of Am,
N.A.

LOT_1



Point # 1		10000.000	10000.000
S	50 13 0 W	665.160	
Point # 2		9574.373	9488.845
S	39 47 0 E	785.510	
Radius Point # 3		8970.733	9991.482
	Delta = 2 30 56	Length = 34.488	Tangent = 17.247
N	42 17 56 W	785.510	
Point # 4		9551.731	9462.835
S	42 18 39 E	35.000	
Radius Point # 5		9525.848	9486.395
	Delta = 122 20 40	Length = 74.736	Tangent = 63.592
S	15 20 41 W	35.000	
Point # 6		9492.096	9477.133
S	74 39 29 E	56.090	
Point # 7		9477.255	9531.225
N	15 20 31 E	220.000	
Radius Point # 8		9689.415	9589.432
	Delta = 51 6 7	Length = 196.217	Tangent = 105.175
S	35 45 36 E	220.000	
Point # 9		9510.892	9717.998
N	54 14 24 E	77.660	
Point # 10		9556.275	9781.017
S	35 45 36 E	400.000	
Radius Point # 11		9231.687	10014.773
	Delta = 40 0 55	Length = 279.359	Tangent = 145.648
N	4 15 19 E	400.000	
Point # 12		9630.584	10044.454
N	4 15 19 E	478.340	
Radius Point # 13		10107.605	10079.947
	Delta = 11 44 39	Length = 98.047	Tangent = 49.196
S	7 29 20 E	478.340	
Point # 14		9633.346	10142.291
N	21 12 40 W	393.290	
Point # 15		9999.992	9999.996

AREA = 154,753.44 sf (3.5527 acres)
 LENGTH = 1192.20
 NORTHING ERROR = -0.008 EASTING ERROR = -0.004
 LINEAR ERROR = S 25 1 60 W 0.009

LOT-2

Point # 1						10000.000		10000.000
	S	50	13	0	W		111.700	
Point # 2						9928.525		9914.162
	S	50	13	0	W		201.910	
Point # 3						9799.325		9759.000
	S	21	12	40	E		393.290	
Point # 4						9432.679		9901.295
	N	7	29	20	W		478.340	
	Radius Point # 5						9906.939	9838.951
	Delta = 15 25 46						Length = 128.814	Tangent = 64.799
	S	22	55	6	E		478.340	
Point # 6						9466.359		10025.225
	N	67	4	54	E		58.980	
Point # 7						9489.327		10079.549
	N	22	55	6	W		478.500	
	Radius Point # 8						9930.054	9893.213
	Delta = 13 25 9						Length = 112.069	Tangent = 56.292
	S	36	20	15	E		478.500	
Point # 9						9544.603		10176.743
	N	21	12	40	W		488.500	
Point # 10						10000.009		10000.001

AREA = 134,367.09 sf (3.0846 acres)

LENGTH = 1254.38

NORTHING ERROR = +0.009

EASTING ERROR = +0.001

LINEAR ERROR = N 8 11 35 E 0.009

2/18/2008