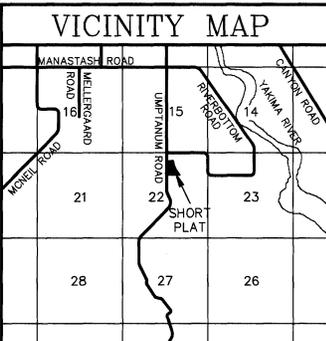


K-55

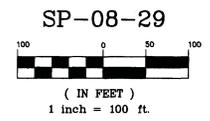


# BIG JOHN SHORT PLAT

## PART OF SECTION 22, T. 17 N., R. 18 E., W.M.

### KITITAS COUNTY, WASHINGTON

03/09/2009 03:12:22 PM V: K P: 55 200903090057  
 \$100.00 Short Plat CRUISE ASSOC  
 Kititias County Auditor Page 1 of 2



#### LEGEND

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

### APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 20 DAY OF NOVEMBER A.D., 2008  
*[Signature]*  
 KITITAS COUNTY ENGINEER

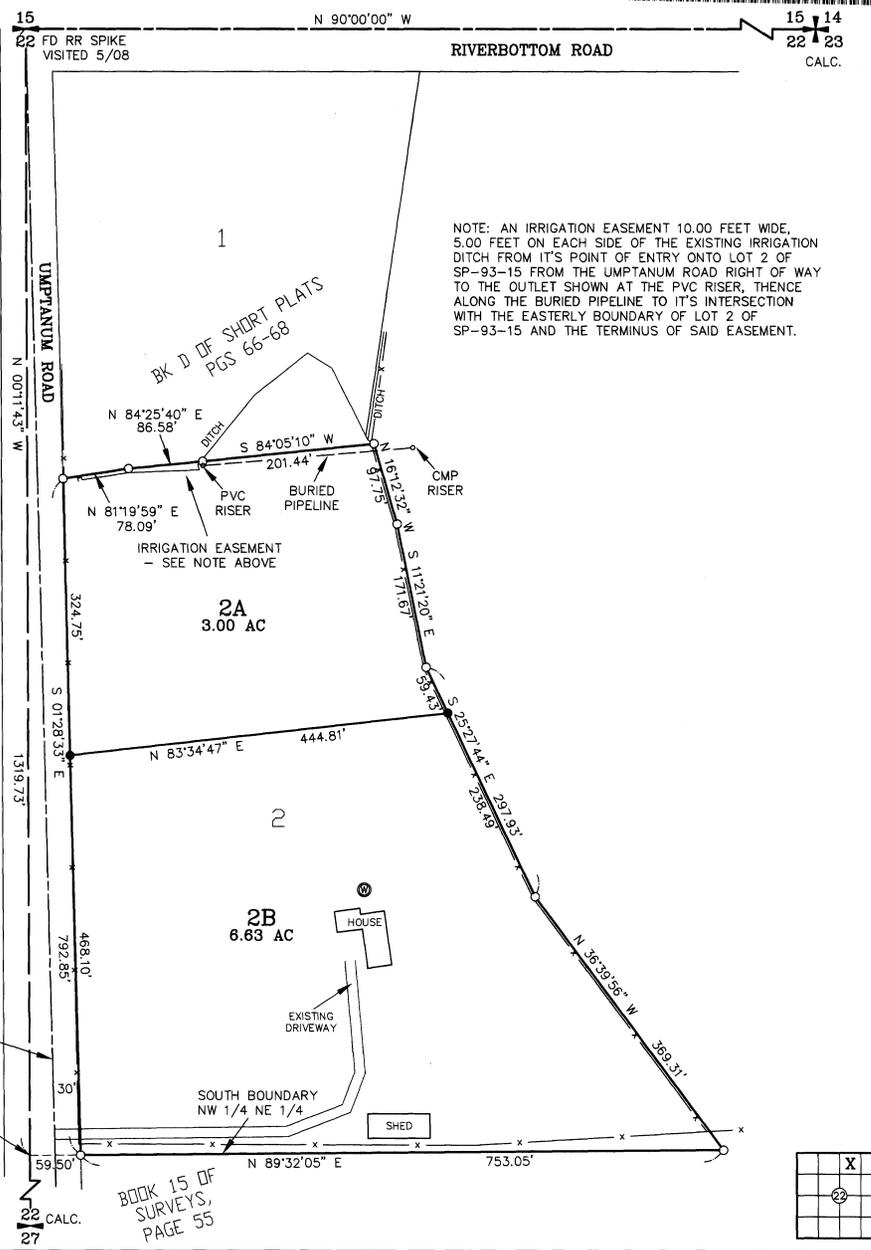
KITITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.  
 DATED THIS 9 DAY OF DEC A.D., 2008  
*[Signature]*  
 KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE BIG JOHN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
 DATED THIS 12<sup>TH</sup> DAY OF DECEMBER A.D., 2008  
*[Signature]*  
 KITITAS COUNTY PLANNING DIRECTOR INTERIM

CERTIFICATE OF KITITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED, PARCEL NO. 17-18-22050-0002  
 DATED THIS 11<sup>TH</sup> DAY OF December A.D., 2008  
*[Signature]*  
 KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: JOHN SCOTT PANATTONI  
 ADDRESS: 4730 UMPATANUM ROAD  
 ELLENSBURG, WA 98926  
 PHONE: (509) 962-2415  
 EXISTING ZONE: AG-20  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC SYSTEMS  
 STORM WATER: NO IMPROVEMENTS PER THIS APP.  
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
 NO. OF SHORT PLATTED LOTS: TWO (2)  
 SCALE: 1" = 100'

SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_



ORIGINAL PARCEL DESCRIPTION  
 LOT 2, BEGALKA SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-93-15, RECORDED SEPTEMBER 14, 1993, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 563333, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS RECORDED IN BOOK D OF SHORT PLATS, PAGES 66 THROUGH 68, RECORDS OF SAID COUNTY.

AUDITOR'S CERTIFICATE  
 Filed for record this 9<sup>th</sup> day of March 2008, at 2:12 P.M., in Book K of Short Plats at page(s) 55 at the request of Cruse & Associates.  
 RECEIVING NO. 200903090057

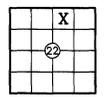
JERALD V. PETTIT by *[Signature]*  
 KITITAS COUNTY AUDITOR  
 SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by or under my direction in conformance with the requirements of the Survey Recording Act of 1991 at the request of SCOTT PANATTONI in the year of 2008

*[Signature]*  
 CHRISTOPHER C. CRUISE  
 Professional Land Surveyor  
 License No. 36815  
 DATE 11/4/2008



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

BOOK 15 OF SURVEYS, PAGE 55



BIG JOHN SHORT PLAT  
PART OF SECTION 22, T. 17 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON

SP-08-29

03/09/2009 03:12:22 PM V: K P: 56 200903090057  
8108 8108  
KITITAS County Auditor  
Page 2 of 2

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JOHN SCOTT PANATTONI AND LORI PANATTONI, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 30<sup>th</sup> DAY OF January, A.D., 2009.

John Scott Panattoni  
JOHN SCOTT PANATTONI

Lori Panattoni  
LORI PANATTONI

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KITITAS ) S.S.

THIS IS TO CERTIFY THAT ON THIS 30<sup>th</sup> DAY OF January, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN SCOTT PANATTONI AND LORI PANATTONI, TO ME KNOWN TO BE THE PERSONS THAT THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

Cristy J. Swearingin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 7-16-2011



NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK D OF SHORT PLATS, PAGES 66-68 AND THE SURVEYS REFERENCED THEREON.
5. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. 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.
10. 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.
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 PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
12. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
13. ALL NEW WELLS OR NEW CONNECTIONS TO THE EXISTING WELL SERVING THE BIG JOHN SHORT PLAT (SP-08-00029) SHALL BE METERED AND RECORDS DOCUMENTING USAGE SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION TO ENSURE COMPLIANCE WITH THE 5,000 GALLON PER DAY EXEMPTION, AS SET FORTH BY THE DEPARTMENT OF ECOLOGY.
14. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.

DEDICATION

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

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 3rd DAY OF February, A.D., 2009.

YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION

Colton Meek  
NAME  
TITLE Sr. Vice Pres.

Mike Gilmore  
NAME  
TITLE President

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF Kititas ) S.S.

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF February, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Colton Meek AND Mike Gilmore, TO ME KNOWN TO BE THE Sr. V. P. AND President RESPECTIVELY, OF YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Mary Hubbard  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 10/15/2012



AUDITOR'S CERTIFICATE

Filed for record this 9th day of March, 2009, at 3:12 P.M., in Book K of Short Plats, at page(s) 56 at the request of Cruse & Associates, Inc.

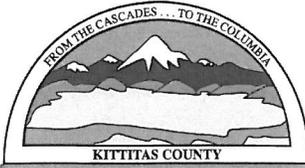
RECEIVING NO. 200903090057

JERALD V. PETTIT by Jerald V. Pettit  
KITITAS COUNTY AUDITOR



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

3/9/2009



## **FINDINGS OF FACT**

### **Big John Short Plat**

### **File Number SP-08-00029**

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

1. The Big John Short Plat (SP 08-00029) 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 July 17, 2008.
6. Kittitas County Community Development Services Department completed a Critical Areas Review. No critical areas were identified on this Short Plat.
7. The Big John 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 further one-time splits shall be allowed for the subject parcels and subsequent parcels created via this Short Plat.
8. The property lies within the West Side Irrigation District. The property owners shall adhere to the general requirements of the West Side Irrigation District.

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

Approved

This 12<sup>th</sup> Day of December, 2008

**Daniel Davis, Interim Building Official**



Mylar Routing Form

Project Name: BIG JOHN SP-08-29

Planner: KARI BRANIFF

CDS Date Received: 11/4/08

Comments:

**RECEIVED**  
NOV 11 2008  
Kittitas County  
CDS

**RECEIVED**  
NOV 11 2008  
Kittitas County  
CDS

Public Works Date Received:

Comments: signed 11/20/08

**RECEIVED**  
NOV 06 2008  
KITTITAS COUNTY  
DEPT. OF PUBLICWORKS

App. rec'd June 08

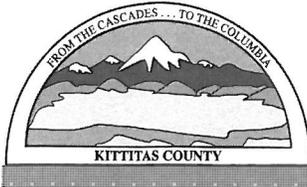
Environmental Health Date Received:

Comments:

ready to sign ✓  
12-08-08  
Sal ✓  
Water ✓

Final CDS Approval Date: 12/12/2008

Comments:



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

July 18, 2008

Scott & Lori Panattoni  
4730 Umptanum Road  
Ellensburg, WA. 98926

Dear Mr. Panattoni

Kittitas County Community Development Services has determined that the Big John Short Plat (SP-08-00029) 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-08-00029 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The well located on lot 2B shall be depicted on the final mylars.
4. 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.
  - All new wells or new connections to the existing well serving the Big John Short Plat (SP-08-00029) shall be metered and records documenting usage shall be made available for public inspection to ensure compliance with the 5,000 gallon per day exemption, as set forth by the Department of Ecology.
  - This project has exhausted its use of the one-time split provision allowed per Kittitas County Code 17.29.040. No further division of the property shall be allowed.
5. All groundwater withdrawals on the subject property shall be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
6. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited, your use could be curtailed by those with senior water rights.
7. This property is within the Westside Irrigation boundaries. Proof that all Westside Irrigation General Guidelines have been met for all newly created lots shall be provided to Community Development Services prior to final approval.
8. 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.
9. This project has exhausted its use of the one-time split provision allowed per Kittitas County Code 17.29.040. No further division of the property shall be allowed.

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

10. **Please see the attached comments from Kittitas County Department of Public Works** for further issues that must be addressed prior to final approval.

Approval of the Big John 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 Friday, August 1, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

**This determination may be appealed pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by 5:00 p.m. on Friday, August 1, 2008.**

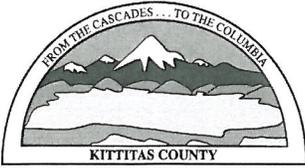
If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,



Kari Braniff  
Staff Planner

CC: Cruse & Associates



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

NOTIFICATION CHECKLIST FOR PLANNING ISSUES

(to be filled out and kept in the files at all times)

PROPOSAL NAME:

Big John Short Plat SP-08-29

NOTIFICATION MAIL DATE: July 18, 2008

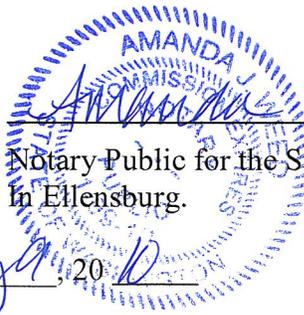
Mailers: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to who mailed and the public hearing notice sent to the newspapers.

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.

Handwritten signature of Kat Bunn over a horizontal line, with the word 'Signature' printed below.

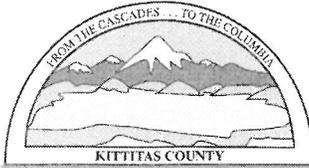
Subscribed and sworn to before me this 18 day of July, 20 08.



Handwritten signature of U. Need over a horizontal line.

Notary Public for the State of Washington residing in Ellensburg.

My appointment expires January, 20 10



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

July 11, 2008

Scott & Lori Panattoni  
4730 Umptanum Road  
Ellensburg, WA. 98926

**RE: Transmittal of Documents – Big John (SP-08-29)**

Dear Mr. Panattoni:

Enclosed are the comments I have received regarding the Big John Short Plat during the comment period:

June 5, 2008	Environmental Health
June 24, 2008	Department of Public Works
July 1, 2008	Department of Ecology
July 7, 2008	Environmental Health

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

Sincerely,

Kari Braniff  
Staff Planner

CC: Chris Cruse of Cruse & Associates

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Big John SP-08 19

## WATER WELL REPORT

STATE OF WASHINGTON

Application No.

Permit No.

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

(1) OWNER: Name Mr. Brent Whitman Address Yakima, Ellensburg, Cir.  
 (2) LOCATION OF WELL: County Kittitas S. 1/4 NE 1/4 NW 1/4 SE 1/4 Sec. 22 T. 17 N. R. 18 E W.M.  
 bearing and distance from section or subdivision corner

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

(4) TYPE OF WORK: Owner's number of well 1  
 if more than one:  
 New well  Method: Dug  Bored   
 Deepened  Cable  Driven   
 Reconditioned  Rotary  Jetted

(5) DIMENSIONS: Diameter of well 6 inches.  
 Drilled 283 ft. Depth of completed well 280 ft.

(6) CONSTRUCTION DETAILS:  
 Casing installed: 6 Diam. from 0 ft. to 280 ft.  
 Threaded  Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Welded  Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Perforations: Yes  No   
 Type of perforator used \_\_\_\_\_  
 SIZE of perforations \_\_\_\_\_ in. by \_\_\_\_\_ in.  
 \_\_\_\_\_ perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 \_\_\_\_\_ perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 \_\_\_\_\_ perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Screens: Yes  No   
 Manufacturer's Name \_\_\_\_\_  
 Type \_\_\_\_\_ Model No. \_\_\_\_\_  
 Diam. Slot size from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Diam. Slot size from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Gravel packed: Yes  No  Size of gravel \_\_\_\_\_  
 Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Surface seal: Yes  No  To what depth? 18 ft.  
 Material used in seal Bentonite  
 Did any strata contain unusable water? Yes  No   
 Type of water? \_\_\_\_\_ Depth of strata \_\_\_\_\_  
 Method of sealing strata off \_\_\_\_\_

(7) PUMP: Manufacturer's Name N/A  
 Type: \_\_\_\_\_ H.P. \_\_\_\_\_

(8) WATER LEVELS: Land-surface elevation \_\_\_\_\_  
 above mean sea level \_\_\_\_\_  
 Static level 140 ft. below top of well Date 7-9-79  
 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.

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 18 gal./min. with \_\_\_\_\_ ft. drawdown after 1 hrs.  
 Artesian flow \_\_\_\_\_ g.p.m. Date \_\_\_\_\_  
 Temperature of water \_\_\_\_\_ Was a chemical analysis made? Yes  No

(10) WELL LOG:

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
Soil, pebbles + boulders	0	15
Rocks, sand + gravel	15	30
gravel and small gravel	30	50
gravel and clay	50	70
clay, brn.	70	100
gravel and clay, lt. brn.	100	140
clay, dk. brn.	140	160
gravel and clay, brn.	160	195
gravel, sand + clay, brn. (w.B.)	195	230
clay, lt. brn. (w.B.)	230	240
gravel + clay (w.B.)	240	250
gravel + silt + sand (w.B.)	250	260
gravel + sand (w.B.)	260	283

Well tests out at 18 ft. depth. decision was made that this was sufficient water. Well was completed + developed at this depth.

Work started 7-5 19 79 Completed 7-9 19 79

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME B + B Well Drilling  
 (Person, firm, or corporation) (Type or print)

Address Rt. 1, Box 600A, Yakima Wa.

[Signed] Dore L. Coetz  
 (Well Driller)

License No. 320 Date 7-9 19 79

## Kari Braniff

---

**From:** Joe Gilbert  
**Sent:** Wednesday, November 19, 2008 2:55 PM  
**To:** Scott Turnbull; Dan Valoff; Trudie Pettit; Kari Braniff; Mackenzie Moynihan; Jeff Watson  
**Cc:** Erin Abbott  
**Subject:** Soil Logs

Soil Logs are done and OK for the Big John / Finger Lickin good SP

***JOE GILBERT***  
***ENVIRONMENTAL HEALTH SPECIALIST II***  
***CERTIFIED ON-SITE TREATMENT SPECIALIST***  
*Kittitas County Public Health*  
*411 N Ruby St. Suite 3*  
*Ellensburg, WA. 98926*  
*Phone:(509) 933-8262 / Fax:(509) 962-7052*  
[joe.gilbert@co.kittitas.wa.us](mailto:joe.gilbert@co.kittitas.wa.us)

### **Public Health: Always Working for a Safer and Healthier Kittitas County**

CONFIDENTIALITY NOTICE: This e-mail message and any attachments are for the sole use of the intended recipient(s) and may contain proprietary, confidential or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited and may be a violation of law. If you are not the intended recipient or a person responsible for delivering this message to an intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

# **WEST SIDE IRRIGATING COMPANY**

208 W. 9th Avenue, Suite #5 • Ellensburg, WA 98926

November 06, 2008

J. Scott & Lori Panattoni  
4730 Umptanum Road.  
Ellensburg, Wa. 98926

Dear Mr. & Mrs. Panattoni

RE: Your short plat  
SP-08-00029

The West Side Irrigating Company has no problem with your short plat, as we understand that the parcels are not being sold at the present time. On or before the date of the first sale you must allocate your shares to each of the parcels, and transfer those shares to the purchaser. The company does have a policy that all subdivisions by the date of the first sale of a parcel have in place a tight line irrigation system covering the parcels. For smaller sub divisions a tight line system may not be required, but the owner must make sure that the delivery for irrigation water is adequate.

Sincerely  
The Board of Directors

c/c Kittitas County Community Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, Wa. 98926

**RECEIVED**  
NOV 12 2008  
Kittitas County  
CDS



To Protect and Promote the Health and the Environment of the People of Kittitas County

July 7, 2008

Kari Braniff  
Community Development Services

Dear Kari:

Thank you for the opportunity to comment on Big John Short Plat, SP-08-00029. In order to meet the requirements set forth by Kittitas County Public Health's Environmental Health Division the following items must be submitted:

- Soil logs for each lot where installation of a septic system is intended
- Well log for the existing well on the property.

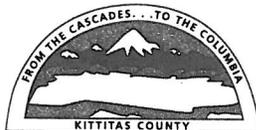
I look forward to assisting you if you have further questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Holly Myers", is written over the typed name.

Holly Myers  
Environmental Health Director  
Kittitas County Public Health  
(509)962-7584

**Kittitas County  
Public Health Department**  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



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

**Environmental  
Health Services**  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052



RECEIVED

JUL 02 2008

STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY KITTITAS COUNTY  
CDS

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

July 1, 2008

Kari Braniff  
Kittitas County Community Development  
411 N Ruby Street, Suite 2  
Ellensburg, WA. 98926

Dear Ms. Braniff:

Thank you for the opportunity to comment on the short plat of 9.63 acres into 2 lots, proposed by Scott and Lori Panattoni [SP 08-29]. We have reviewed the application and have the following comments.

### **Water Resources**

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

There is a concern about irrigation with a single groundwater exemption, which only allows up to ½ acre. With the proposed lot size, irrigation could easily be over ½ acre. If irrigation water is available through an irrigation district, know that the water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

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



Ms. Braniff  
July 1, 2008  
Page 2 of 2

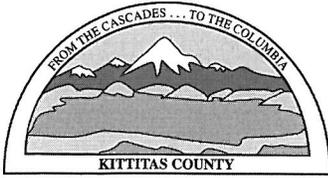
### **Water Quality**

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 Bryan Neet with the Department of Ecology, (509) 575-2808, with questions about this permit

Sincerely,



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



**KITITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

---

**MEMORANDUM**

---

TO: Kari Braniff, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: June 24, 2008  
SUBJECT: Big John Short Plat SP-08-29

---

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. Lot 2A Access: Umptanum Road is classified as a Rural Minor Collector, and accesses must be spaced 300’ apart. The access to Lot 2A shall meet or exceed the requirements of a single-use driveway.  
  
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. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
3. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

4. 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.
5. 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.
6. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
7. 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.



To Protect and Promote the Health and the Environment of the People of Kittitas County

June 5, 2008

Scott & Lori Panattoni  
4730 Umptanum Rd  
Ellensburg, WA. 98926

RE: Finger Lickin' Good Short Plat submission fee received (\$380.00/receipt #00001449)

Dear Mr. & Mrs. Panattoni:

We have received the application for your proposed Plat (located in Section 22, Township 17N, Range 18E.W.M., off of Umptanum Road).

Enclosed is a checklist and detailed instructions for completing the Environmental Health requirements.

***Your plat application will not be approved until you meet the enclosed requirements.***

Once we have received and reviewed the required information, we will notify Community Development Services that you have satisfactorily addressed health department requirements.

If you have any questions or concerns, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Holly Myers". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

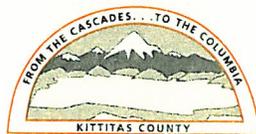
Holly Myers, Environmental Health Director  
Kittitas County Public Health Department

cc: Community Development Services

cc: Chris Cruse

Enc: Checklist, Instructions for Completing EH Requirements, Soil Log Requirements

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



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

Environmental  
Health Services  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052

## Checklist

*Prior to receiving approval* of the above listed plat you must meet WAC 246-272-205(1) and WAC 246-272-095(1) by:

1. Proving there is an adequate supply of potable water

*Choose and follow instructions for one of the five following options:*

**Group “A” public well**

Provide written approval from Washington State Department of Health

**Group “B” public well**

Schedule a well site inspection or site inspection with Public Health as the first step toward approval of a group B system (the Group B system must be approved prior to plat approval)

**Individual wells**

Provide a well log or hydrogeological report to prove adequate ground water exists for the proposed number of potable water wells (see page 4). If a well log is used provide potable water test results.

**Shared two-party well**

Submit existing well log and a water user’s agreement signed by both parties

**Public utility water supply**

Submit a signed letter of agreement from a public utility official

AND

2. Proving satisfactory sewage disposal

*Choose and follow instructions for one of the two following options:*

**On-site sewage**

You must schedule a soil log and prepare the site (dig holes)

**Public utility sewer**

You must submit a signed letter of agreement from the public utility official

# Instructions for Completing Environmental Health Requirements

## I. ADEQUATE POTABLE WATER SUPPLY:

### **PUBLIC UTILITY WATER SUPPLY APPLICANTS**

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.

### **PUBLIC WATER SYSTEMS**

All Public Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. Evergreen Valley Utilities (509) 674-9642 is currently the only SMA.

#### **PUBLIC GROUP "A" 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.

#### **PUBLIC GROUP "B" 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.

## **INDIVIDUAL WELLS**

Submit 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. To obtain well logs, contact Department of Ecology at (509) 575-2490.

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."*

## **II. SATISFACTORY SEWAGE DISPOSAL**

### **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.

### **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 WAC 246-272A or as amended (see attached soil log instruction sheet). 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.

### **SET BACK REQUIREMENTS**

A well must be located 50 feet from a septic tank and 100 feet from a drain field.

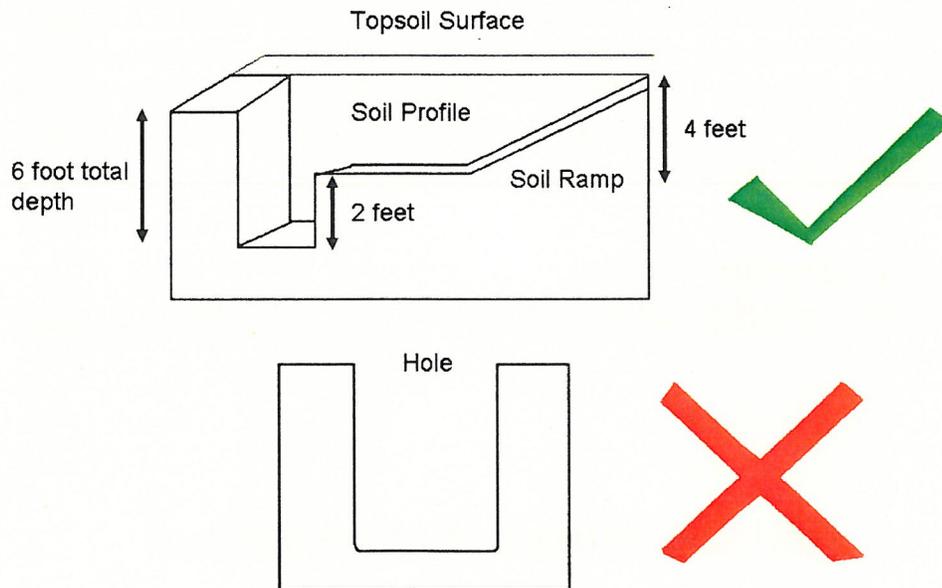
## **Soil Log Requirements for Land Division**

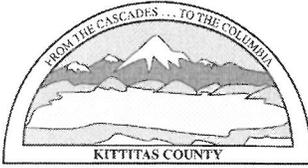
**Purpose:** The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

**Requirements:** In order for a soil log to be conducted, test holes must meet specific criteria according to Washington Administrative Code (WAC), Kittitas County Code (KCC) and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.





## 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:** Interested Departments & Agencies with Jurisdiction  
Adjacent property owners  
Applicant

**From:** Kari Braniff, Staff Planner

**Date:** June 20, 2008

**Subject:** **Big John Short Plat, SP-08-29**

---

Please find enclosed a Notice of Application and related documents for the referenced project. Chris Cruse of Cruse & Associates, authorized agent for Scott and Lori Panattoni, landowners, submitted a complete application on June 4, 2008 for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 9.63 acres of land that is zoned Agriculture-20. The subject property is located southwest of the City of Ellensburg, south of Riverbottom Road, on Umptanum Road, Ellensburg, WA 98926, and located in a portion of Section 22, T17N, R18E, WM, in Kittitas County. Map number 17-18-22050-0002.

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 **July 8, 2008 at 5:00 pm**. Staff Planner: Kari Braniff

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  
Big John Short Plat (SP-08-29)**

NOTICE IS HEREBY given that Chris Cruse of Cruse & Associates, authorized agent for Scott and Lori Panattoni, landowners, submitted a complete application on June 4, 2008 for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 9.63 acres of land that is zoned Agriculture-20. The subject property is located southwest of the City of Ellensburg, south of Riverbottom Road, on Umptanum Road, Ellensburg, WA 98926, and located in a portion of Section 22, T17N, R18E, WM, in Kittitas County. Map number 17-18-22050-0002.

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 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 **July 8, 2008 at 5:00 pm** to Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA. Attention: Kari Braniff, Staff Planner

Dated: June 18, 2008

Publish: June 20, 2008, Daily Record



FISHER, ROBERT E ETUX  
4540 RIVERBOTTOM RD  
ELLENSBURG WA 98926

RIEGEL, KIRK E. ETUX  
3571 UMPTANUM RD  
ELLENSBURG WA 98926

BOITANO, JOHN J ETUX  
22607 121ST DR NE  
ARLINGTON WA 98223

CASTLE, SUSAN  
830 PLYMOUTH ST  
SAN FRANCISCO CA 94112-

BACHRACH, JAY E  
4311 UMPTANUM RD  
ELLENSBURG WA 98926

DOOLITTLE, NANCY EILEEN  
4461 UMPTANUM RD  
ELLENSBURG WA 98926-

HATFIELD, STEPHEN E  
4571 UMPTANUM RD  
ELLENSBURG WA 98926

YOUNG, LOIS A, FAMILY  
LIMITED PARTNERSHIP  
502 E 3RD  
ELLENSBURG WA 98926

PANATTONI, JOHN SCOTT ETUX  
4730 UMPTANUM RD  
ELLENSBURG WA 98926

Cruse & Accociates

Westside Canal  
West Side Irrigating Co.  
208 W Ninth Ave Suite #5  
Ellensburg, WA 98926

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

Damman School District 6  
41 Manastash Road  
Ellensburg, WA 98926

Kittitas County Public Works

Kittitas County Fire Marshal

Kittitas County Solid Waste Programs

Kittitas County Code Enforcement

Kittitas County Environmental Health

Kittitas County Sheriff's Department

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

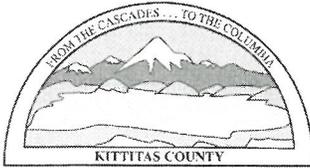
Fairpoint Communications  
Tom Stevens  
208 W. Third  
Ellensburg, WA 98926

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

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

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

Sean Northrop  
206 West 1<sup>st</sup>  
Cle Elum, WA 98922



# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## NOTIFICATION CHECKLIST FOR PLANNING ISSUES

(to be filled out and kept in the files at all times)

PROPOSAL NAME:

Big John Short Plat (SP-08-29)

NOTIFICATION MAIL DATE:

Friday, June 20, 2008

**Mailer:** In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to who 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 21 day of June, 2008.

Amanda J. Weed

Notary Public for the State of Washington residing  
In Ellensburg.

My appointment expires January 9, 2010

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

# 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 Big John Short Plat SP-08-29

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.

JUNE 20, 2008

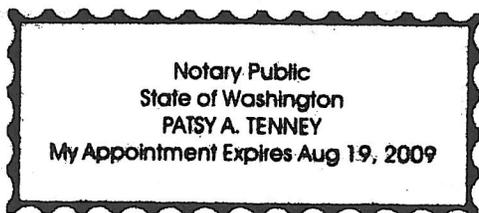
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$73.49 rate of \$5.10 per column inch for each insertion.

Diane Ewing

Subscribed to me this 3 day of July, 2008.

Patsy A Tenney  
PATSY A TENNEY

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



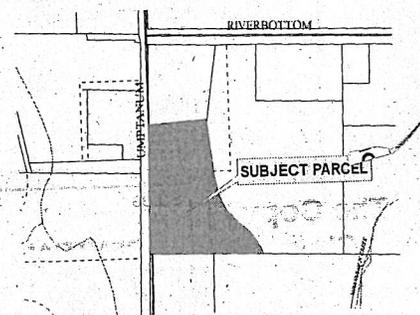
RECEIVED

JUL 11 2008

KITTITAS COUNTY  
CDS

**Notice of Application  
Big John Short Plat (SP-08-29)**

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Please send comments regarding this application prior to July 8, 2008 at 5:00 pm to Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA. Attention: Kari Braniff, Staff Planner

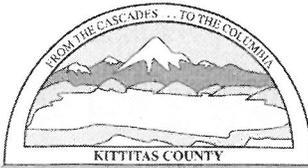
Dated: June 18, 2008  
Publish: June 20, 2008, Daily Record

03522894 INVOICE		FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →
CLASS 990	AD TYPE 1a	INS. 1	AMOUNT \$73.49	
AGATES 59	LINES 57	WORDS 50	INCHES 7.0	
EDITIONS 01			AD TAKER RA	
POST # 40104728				
PHONE (509) 962-7505				
SORTLINE NOTICE OF APPLICATION BLD				
START DATE 06/20/08	STOP DATE 06/25/08			

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

40104728 - 03522894  
Kittitas County Community  
Development Services  
411 N. Ruby St, Suite 2  
Ellensburg, WA 98926

**INVOICES ARE DUE IN 10 DAYS**



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

June 9, 2008

Scott & Lori Panattoni  
4730 Umptanum Road  
Ellensburg, WA. 98926

RE: **Finger Lickin' Good Short Plat (SP-08-29)**

Dear Mr. & Mrs. Panattoni,

It appears the name of your short plat is a copyrighted trademark, owned by KFC. Therefore Kittitas County Community Development Services is requiring that you change the name of the project. Prior to processing your application you will need to submit a new name for your short plat. Upon receipt of your new name we will be happy to begin review of your application. We look forward to hearing from you.

Thank you,

Kari Braniff  
Staff Planner

CC: Chris Cruse/Cruse & Associates

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

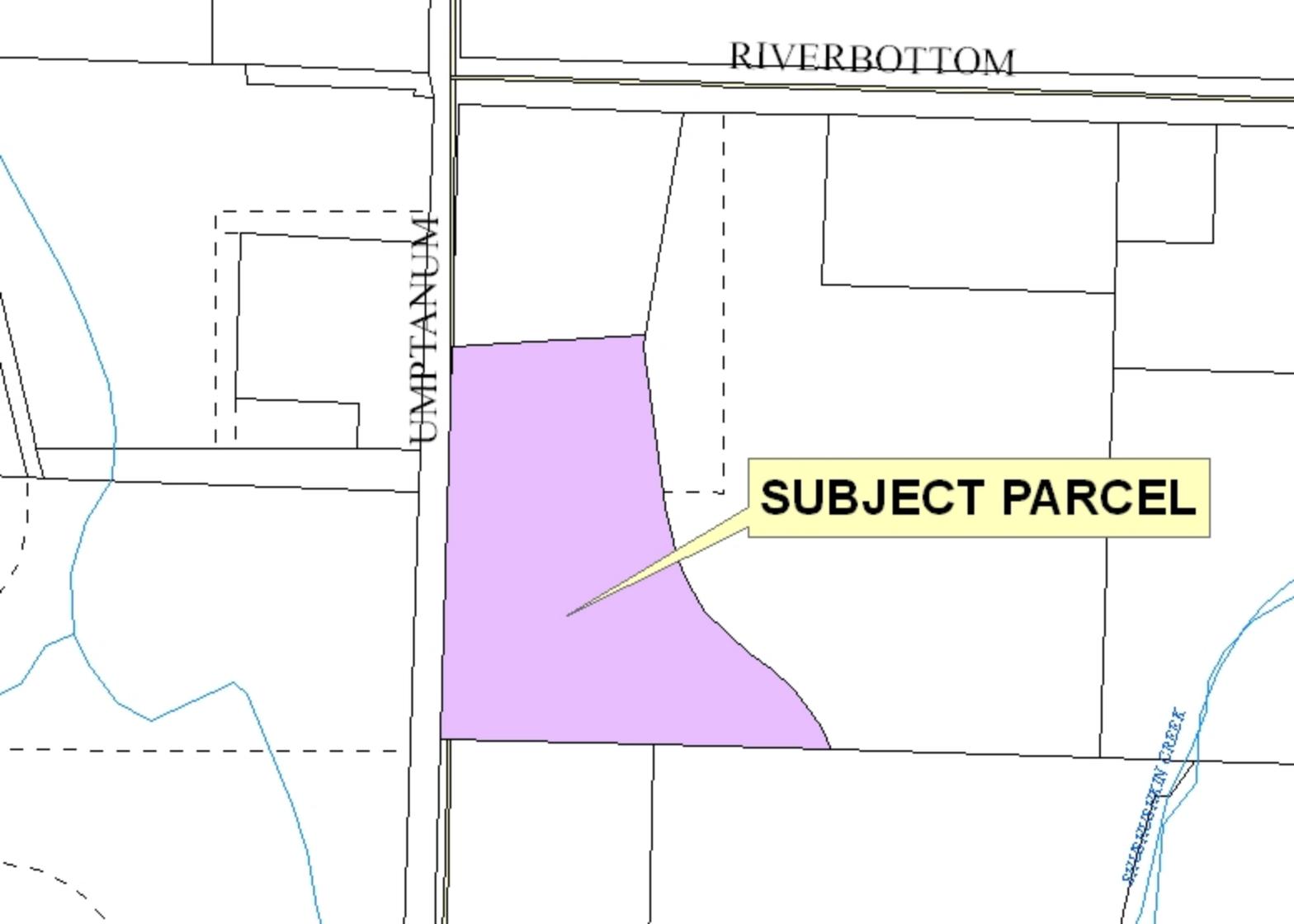
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

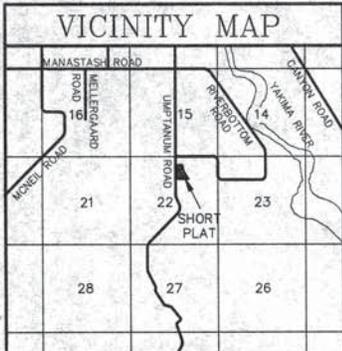
RIVERBOTTOM

UMPTANUM

**SUBJECT PARCEL**

SWANSON CREEK





### APPROVALS

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

KITITAS COUNTY ENGINEER \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITITAS COUNTY HEALTH OFFICER \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

CERTIFICATE OF KITITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 17-18-22050-0002

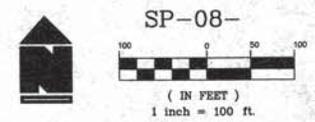
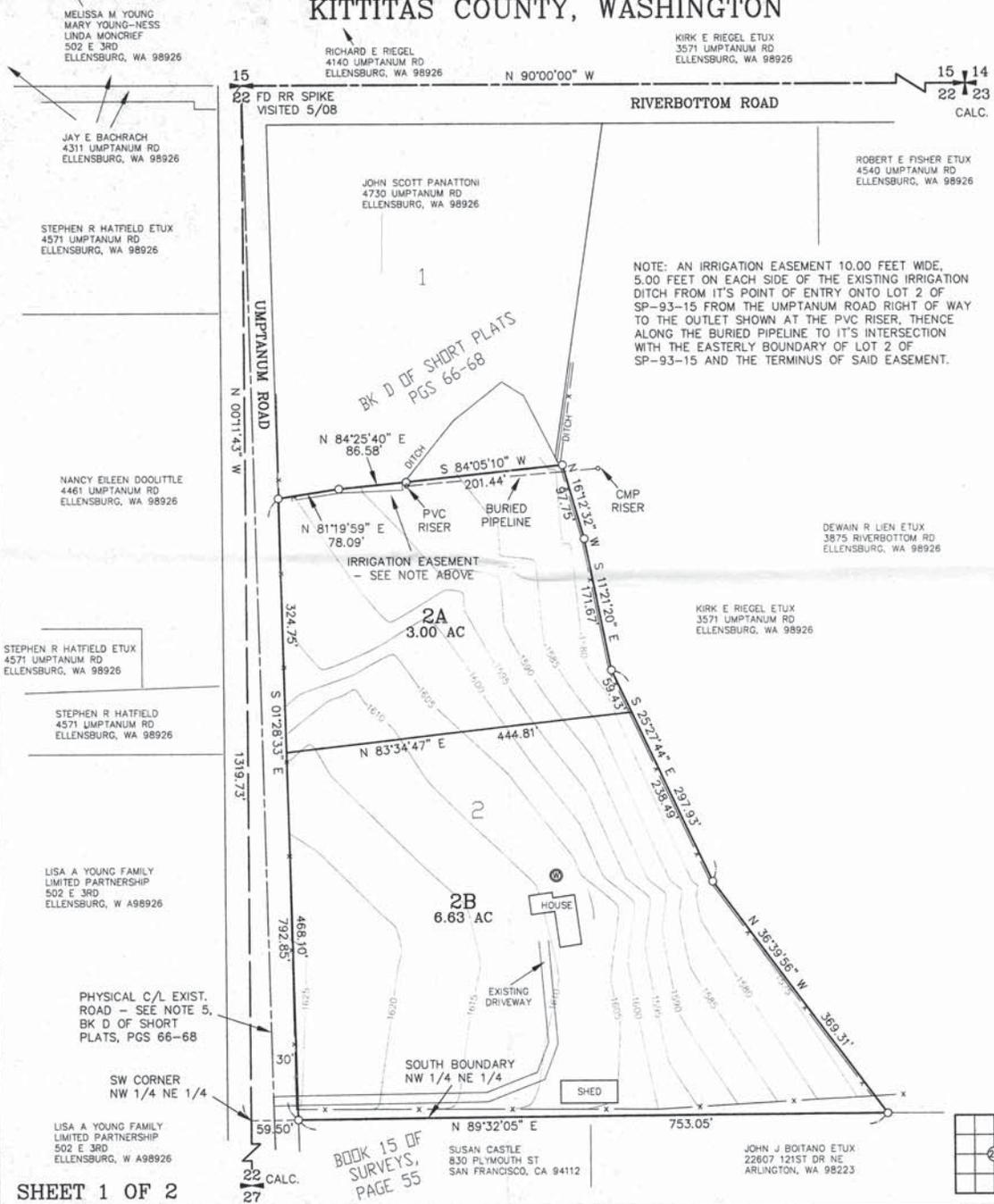
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITITAS COUNTY TREASURER \_\_\_\_\_

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: JOHN SCOTT PANATTONI  
 ADDRESS: 4730 UMPATANUM ROAD ELLENSBURG, WA 98926  
 PHONE: (509) 962-2415  
 EXISTING ZONE: AG-20  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 STORM WATER: NO IMPROVEMENTS PER THIS APP.  
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
 NO. OF SHORT PLATTED LOTS: TWO (2)  
 SCALE: 1" = 100'

SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_

# BIG JOHN SHORT PLAT PART OF SECTION 22, T. 17 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON



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

ORIGINAL PARCEL DESCRIPTION

LOT 2, BEGALKA SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-93-15, RECORDED SEPTEMBER 14, 1993, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 563333, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS RECORDED IN BOOK D OF SHORT PLATS, PAGES 66 THROUGH 68, RECORDS OF SAID COUNTY.

RECEIVED  
 JUN 16 2008  
 Kititas County  
 CDS

AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2008, at \_\_\_\_\_ M., in Book J of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

JERALD V. PETTIT by \_\_\_\_\_  
 KITITAS COUNTY AUDITOR

RECEIVING NO. \_\_\_\_\_

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 SCOTT PANATTONI in MAY of 2008.

*Chris Cruse*  
 CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 License No. 36815  
 6/16/2008

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

BIG JOHN SHORT PLAT  
PART OF SECTION 22, T. 17 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JOHN SCOTT PANATTONI AND LORI PANATTONI, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

\_\_\_\_\_  
JOHN SCOTT PANATTONI

\_\_\_\_\_  
LORI PANATTONI

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KITITAS ) S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN SCOTT PANATTONI AND LORI PANATTONI, TO ME KNOWN TO BE THE PERSONS THAT THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
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8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. 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.
10. 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.
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 PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.

DEDICATION

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

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

YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION

NAME  
TITLE

NAME  
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, OF YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

RECEIVED

2011 6 2009

Kititas County  
CDS

AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2008, at \_\_\_\_\_ M., in Book J of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

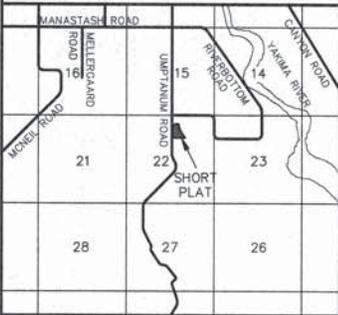
JERALD V. PETTIT by \_\_\_\_\_  
KITITAS COUNTY AUDITOR

RECEIVING NO. \_\_\_\_\_



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

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY HEALTH OFFICER

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
JUN 04 2008  
PARCEL NO. 17-18-22050-0002

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: JOHN SCOTT PANATTONI  
ADDRESS: 4730 UMPQUANUM ROAD ELLENSBURG, WA 98926  
PHONE: (509) 962-2415  
EXISTING ZONE: AG-20  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANKS  
STORM WATER: NO IMPROVEMENTS PER THIS APP.  
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
NO. OF SHORT PLATTED LOTS: TWO (2)  
SCALE: 1" = 100'  
SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

PHYSICAL C/L EXIST. ROAD - SEE NOTE 5, BK D OF SHORT PLATS, PGS 66-68

SW CORNER NW 1/4 NE 1/4

LISA A YOUNG FAMILY LIMITED PARTNERSHIP  
502 E 3RD ELLENSBURG, W 98926

SHEET 1 OF 2

FINGER LICKIN' GOOD SHORT PLAT  
PART OF SECTION 22, T. 17 N., R. 18 E., W.M.  
KITTITAS COUNTY, WASHINGTON

MELISSA M YOUNG  
MARY YOUNG-NESS  
LINDA MONCRIEF  
502 E 3RD  
ELLENSBURG, WA 98926

JAY E BACHRACH  
4311 UMPQUANUM RD  
ELLENSBURG, WA 98926

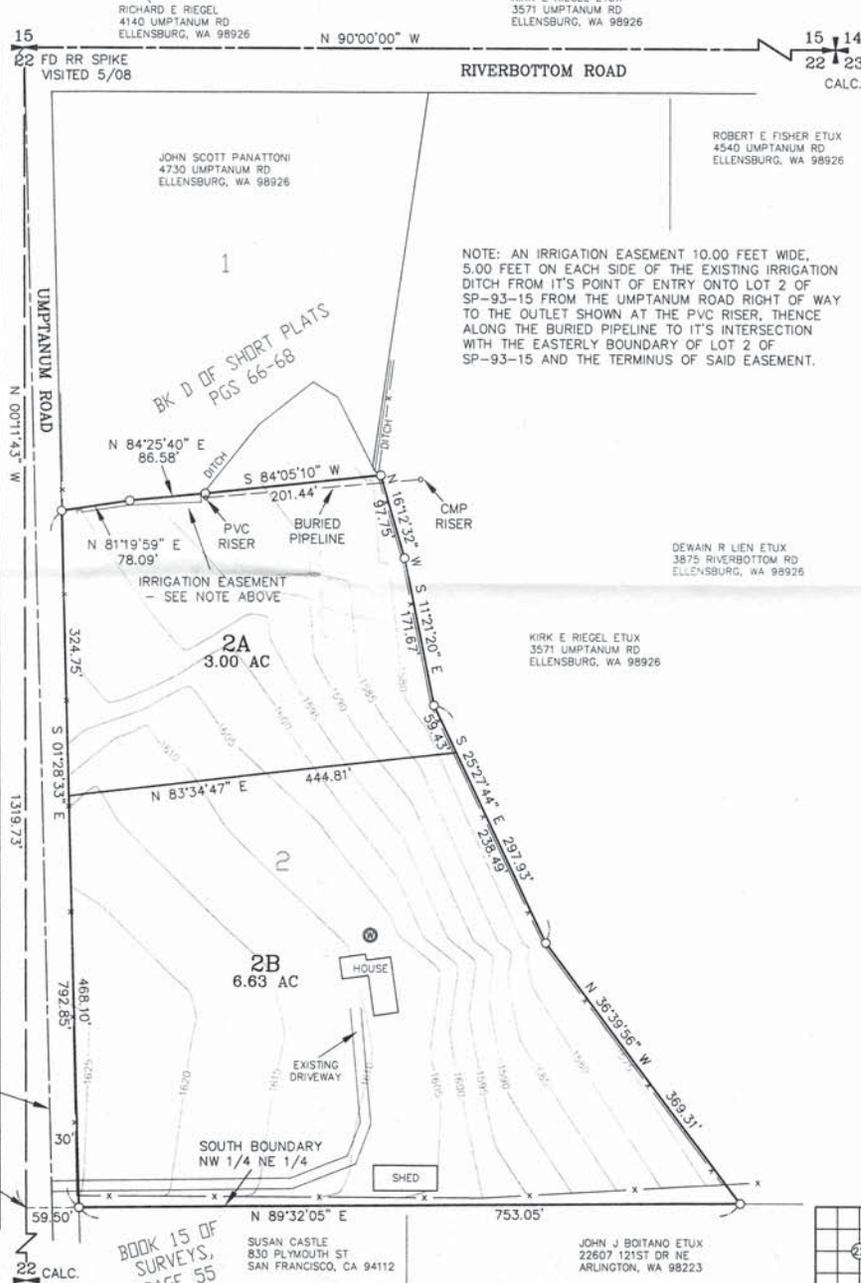
STEPHEN R HATFIELD ETUX  
4571 UMPQUANUM RD  
ELLENSBURG, WA 98926

NANCY EILEEN DOOLITTLE  
4461 UMPQUANUM RD  
ELLENSBURG, WA 98926

STEPHEN R HATFIELD ETUX  
4571 UMPQUANUM RD  
ELLENSBURG, WA 98926

STEPHEN R HATFIELD  
4571 UMPQUANUM RD  
ELLENSBURG, WA 98926

LISA A YOUNG FAMILY LIMITED PARTNERSHIP  
502 E 3RD  
ELLENSBURG, W 98926



NOTE: AN IRRIGATION EASEMENT 10.00 FEET WIDE, 5.00 FEET ON EACH SIDE OF THE EXISTING IRRIGATION DITCH FROM IT'S POINT OF ENTRY ONTO LOT 2 OF SP-93-15 FROM THE UMPQUANUM ROAD RIGHT OF WAY TO THE OUTLET SHOWN AT THE PVC RISER, THENCE ALONG THE BURIED PIPELINE TO IT'S INTERSECTION WITH THE EASTERLY BOUNDARY OF LOT 2 OF SP-93-15 AND THE TERMINUS OF SAID EASEMENT.

SP-08-

LEGEND

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

ORIGINAL PARCEL DESCRIPTION  
LOT 2, BEGALKA SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-93-15, RECORDED SEPTEMBER 14, 1993, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 563333, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS RECORDED IN BOOK D OF SHORT PLATS, PAGES 66 THROUGH 68, RECORDS OF SAID COUNTY.

AUDITOR'S CERTIFICATE  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2008, at \_\_\_\_\_ M., in Book J of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

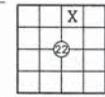
JERALD V. PETTIT by \_\_\_\_\_  
KITTITAS COUNTY AUDITOR

RECEIVING NO. \_\_\_\_\_  
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 SCOTT PANATTONI in MAY of 2008.

*Chris Cruse*  
CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815  
6/2/2008  
DATE

CRUSE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
FINGER LICKIN' GOOD SP

BOOK 15 OF SURVEYS, PAGE 55



FINGER LICKIN' GOOD SHORT PLAT  
PART OF SECTION 22, T. 17 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON

SP-08-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JOHN SCOTT PANATTONI AND LORI PANATTONI, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

\_\_\_\_\_  
JOHN SCOTT PANATTONI

\_\_\_\_\_  
LORI PANATTONI

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN SCOTT PANATTONI AND LORI PANATTONI, TO ME KNOWN TO BE THE PERSONS THAT THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

DEDICATION

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

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

YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION

\_\_\_\_\_  
NAME  
TITLE

\_\_\_\_\_  
NAME  
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } S.S.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
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AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2008, at \_\_\_\_\_ M., in Book J of Short Plats  
at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

JERALD V. PETTIT by: \_\_\_\_\_  
KITITAS COUNTY AUDITOR

RECEIVING NO. \_\_\_\_\_



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

FINGER LICKIN' GOOD SP



**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)*

*SP-08-00029*

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE 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 subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

**OPTIONAL ATTACHMENTS**

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

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

**APPLICATION FEES:**

\$190 plus \$10 per lot for Public Works Department;  
\$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;  
\$630 for Community Development Services Department  
(One check made payable to KCCDS)

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

*[Signature]*

DATE:

*6-4-08*

RECEIPT #

*1449*

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:**  
*Landowner(s) signature(s) required on application form.*

Name: Scott and Lori Panattoni  
Mailing Address: 4730 Umptanum Road  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 962-2145  
Email Address: \_\_\_\_\_

2. **Name, mailing address and day phone of authorized agent** (if different from land owner of record):  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

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

3. **Street address of property:**

Address: 4730 Umptanum Road  
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

**Lot 2 of the Begalka Short Plat SP-93-15**

5. **Tax parcel number(s):** 17-18-22050-0002

6. **Property size:** 9.63 (acres)

7. **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 with individual wells and septic systems as per the application map.**

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

Yes  No  (Circle) If yes, explain:

9. What County maintained road(s) will the development be accessing from?  
Umptanum Road

10. 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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

X Chris Cruise

Date:

6/2/2008

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

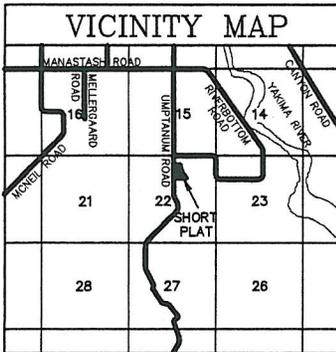
X Scott Patton

Date:

6/4/08

Lori Panattoni

6/4/08



### APPROVALS

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

KITITAS COUNTY ENGINEER \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITITAS COUNTY HEALTH OFFICER \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

CERTIFICATE OF KITITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 17-18-22050-0002

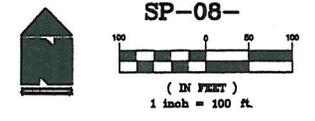
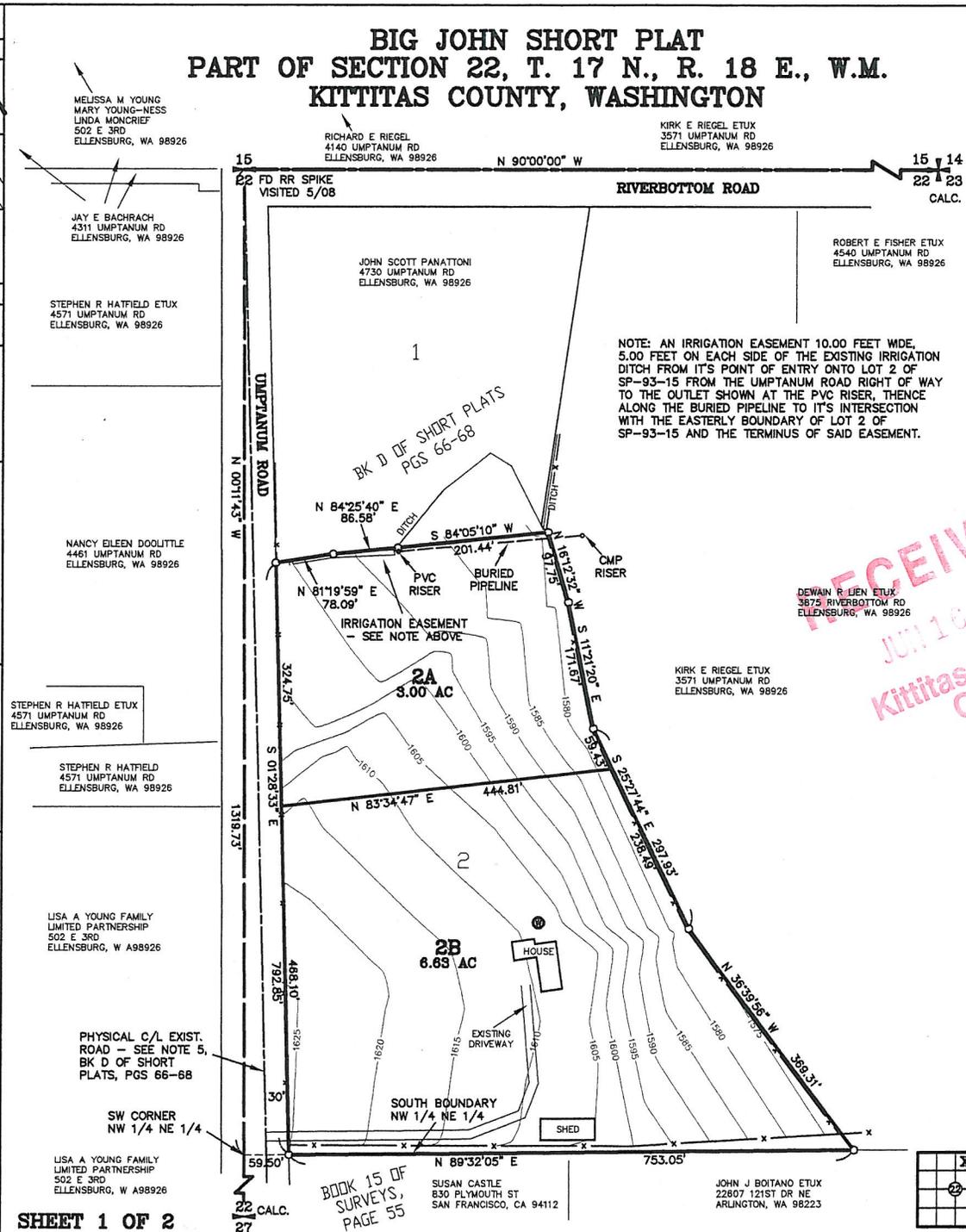
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITITAS COUNTY TREASURER \_\_\_\_\_

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: JOHN SCOTT PANATTONI  
 ADDRESS: 4730 UMPATANUM ROAD ELLENSBURG, WA 98928  
 PHONE: (509) 962-2415

EXISTING ZONE: AG-20  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 STORM WATER: NO IMPROVEMENTS PER THIS APP.  
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W  
 NO. OF SHORT PLATTED LOTS: TWO (2)  
 SCALE: 1" = 100'

SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_



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

**ORIGINAL PARCEL DESCRIPTION**

LOT 2, BEGALKA SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-93-15, RECORDED SEPTEMBER 14, 1993, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 563333, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS RECORDED IN BOOK D OF SHORT PLATS, PAGES 66 THROUGH 68, RECORDS OF SAID COUNTY.

RECEIVED  
 JUL 18 2008  
 Kittitas County  
 CDS

**AUDITOR'S CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 2008, at \_\_\_\_\_ M., in Book J of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

JERALD V. PETTIT by \_\_\_\_\_  
 KITITAS COUNTY AUDITOR

RECEIVING NO. \_\_\_\_\_

**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 SCOTT PANATTONI in MAY of 2008.

CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 License No. 38615  
 6/16/2008  
 DATE

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98928 (509) 962-8242

**BIG JOHN SHORT PLAT**



KITTITAS COUNTY  
 COMMUNITY DEVELOPMENT SERVICES  
 411 NORTH RUBY STREET, SUITE 2  
 ELLENSBURG, WA 98926



-Mylars Received 11/4  
 Sent to PW 11/6

Need final letter from  
 Westside Irrigation

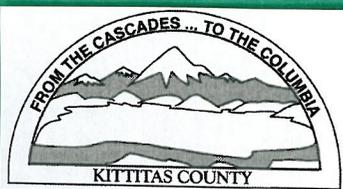
FOF

BOITANO, JOHN J ETUX  
 22607 121ST DR NE  
 ARLINGTON WA 98223

ANK  
 RECEIVED  
 JUL 01 2008  
 KITTITAS COUNTY  
 CDS

NIXIE 982 SE 1 01 06/28/08  
 RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD  
 BC: 98926630002 \*1589-04046-20-44

989266300  
 9822346975 RUI6



KITTITAS COUNTY PERMIT CENTER  
 411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00001449

COMMUNITY DEVELOPMENT SERVICES  
 (509) 962-7506

PUBLIC HEALTH DEPARTMENT  
 (509) 962-7523

DEPARTMENT OF PUBLIC WORKS  
 (509) 962-7698

Account name: 001316

Date: 6/4/2008

Applicant: PANATTONI, JOHN SCOTT ETUX

Type: check # 1003

Permit Number	Fee Description	Amount
SP-08-00029	CDS FEE FOR SHORT PLAT	630.00
SP-08-00029	EH SHORT PLAT FEE	380.00
SP-08-00029	PUBLIC WORKS SHORT PLAT FEE	210.00
Total:		1,220.00

**Preliminary Submittal Requirements:**

Review Date: 6/9/08  
Tax Parcel: 17-18-22050-0002

Date Received: 6/6/08

File Number:

Date Project Completed

Planner

SP-08-29  
KARI BRANIFF

South West of Eburg S. of River bottom  
N. of ? , ON UPTOWN.

- 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: 3/3 Date Completed: 4/22/08

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

- Located within Fire District # 2
- Located within Irrigation District: Westside
- School District: Damman S/D
- UGA NO
- UGN

Letter sent to Irrigation District Date:

NO REZONES OR PLATS NEARBY

Critical Areas Check

Date 6/9/08 Planner Signature: Kari Braniff

Created originally from the Begalka Short Plat 93-15

Zoning: AG-20  
Lot Size: 9.63 acres  
Required Setbacks: F S R  
One Time Split into 6.63 and 3 acres.

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:

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:**

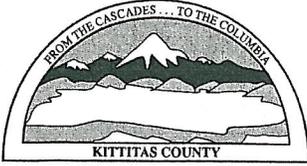
Plat note: "Bonneville Power Administration (BPA) imposes certain conditions on the use of properties encumbered by high voltage transmission line right-of-ways. There can be no structures built on BPA right-of-ways. Proposed uses of the right-of-way must be reviewed, approved and permitted by BPA prior 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

April 22, 2008

Scott Panattoni  
4730 Umptanum Road  
Ellensburg, WA 98926

RE: Parcel History Request, File Number PH-08-03

Dear Mr. Panattoni,

Your request for parcel history has been completed. Please see the attached documents. If you decide to submit a Short Plat application, include the attached documents with the application.

If you have any further questions, please feel free to contact me at (509)933-8276.

Sincerely,

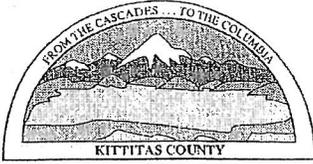
Trudie Pettit  
Staff Planner



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITTTITAS.WA.US  
Office (509) 962-7506  
Fax (509) 962-7682

DATE: 3.3.08

FEE: \$125.00

RECEIVED

MAR 03 2008

REQUEST FOR PARCEL HISTORY

Kittitas County  
CDS

Name: Scott Panattoni

Address: 4730 Umptanum rd. Ellensburg, WA 98926

Phone Number: 509-962-2415

Parcel Number: 17-18-22050-0002

Information Needed: Can this parcel be further subdivided?

For Staff Use:

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

Zoning Classification: Ag-20

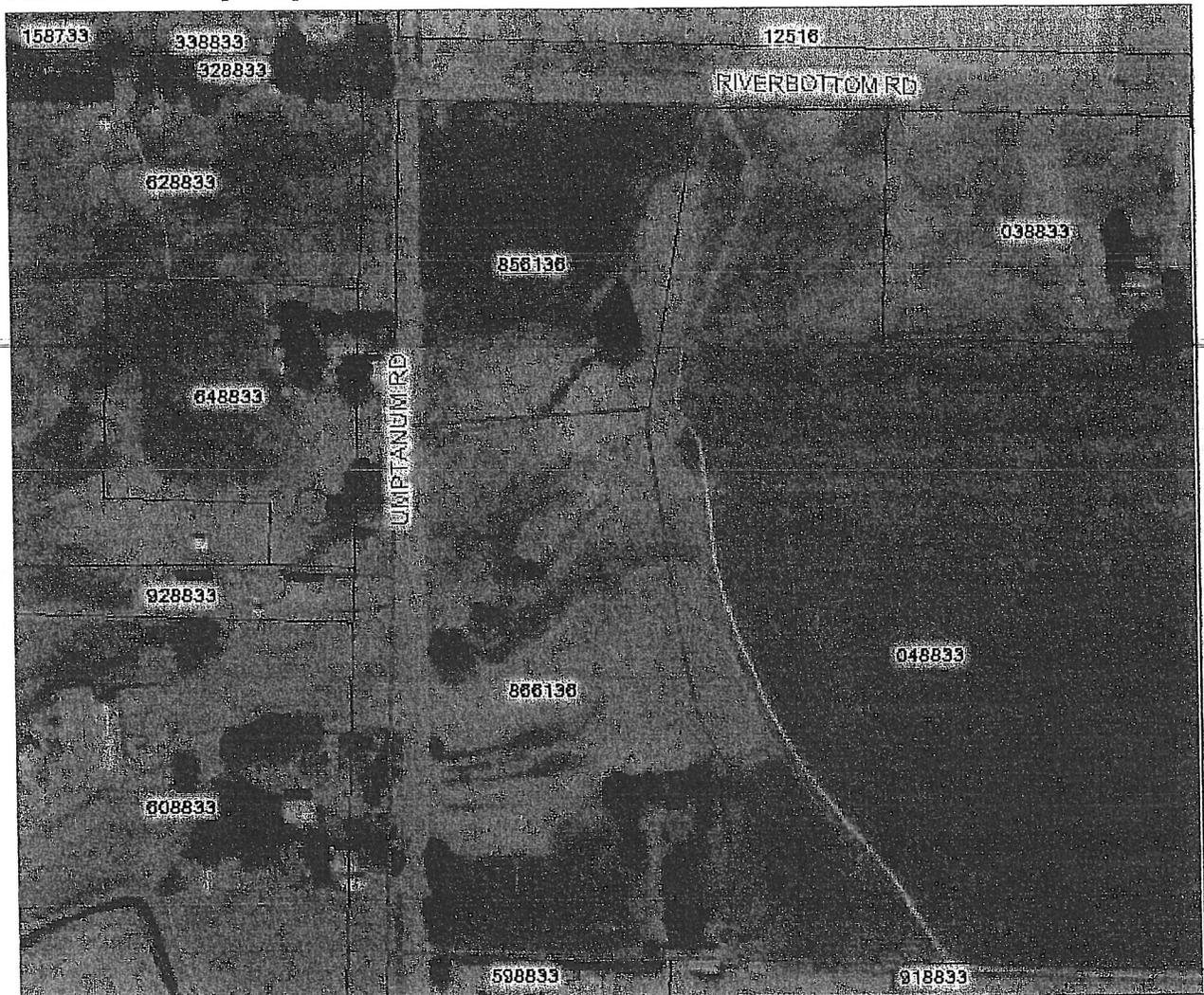
Staff Notes: 9.63 acres, lot 2 of the Begalkashof plot 93-15  
The referenced parcel 17-18-22050-0002 is eligible  
for a one-time split via the shof plot process  
where no lot can be less than 3 acres.

Staff Reviewer: [Signature]

Date: 4/22/08

**\*\*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\*\***

### Kittitas County Mapsifter



*For information only; not for commercial publication. Kittitas County makes no warranties on the information or accuracy on this site.*

TerraScan Inc.

COMPUTER INFOR MAR 05 1985  
85 Reval. Bk #7

COMPUTER INFOR JUN 09 1985  
REVAL INF.

<p>COMPUTER INFOR. NOV 13 1980  Redo ownership Rec 1-5  add CD # to Legal 1-STR  Delete Legal line 3  add CD # to Misc</p>			
<p>COMPUTER INFOR. APR 3 1981  81 level BK 28</p>			
<p>COMPUTER INFOR. AUG 12 1983  83 level ac BK 41</p>			











**PROPERTY I.D. AND LEGAL DESCRIPTION**

PROPERTY ID: P866136  
 TAX ACCT. NO.: 17-1B-2250-0002-00

CARD: 1

**OWNER NAME AND ADDRESS**

FANATTONI, JOHN SCOTT E  
 4730 UMP TANUM RD.

SITUS 4730 UMP TANUM RD  
 ELLENSBURG, WA 98926  
 LEVY CODE 003  
 COMMENTS

ELLENSBURG, WA 98926  
 OWNER ID (13520)

**ACTIVITY**

DATE PRINTED 02/19/98  
 LAST NOTICES 01/29/98  
 LAST APPRAISAL 01/01/97  
 APPRAISER SF

**PROPERTY DETAILS**

LAND USE CODE 011  
 ZONE KC-A-20  
 NEIGHB. CODE JD  
 REVAL AREA 1  
 PROPERTY CODE 17  
 EXEMPTION

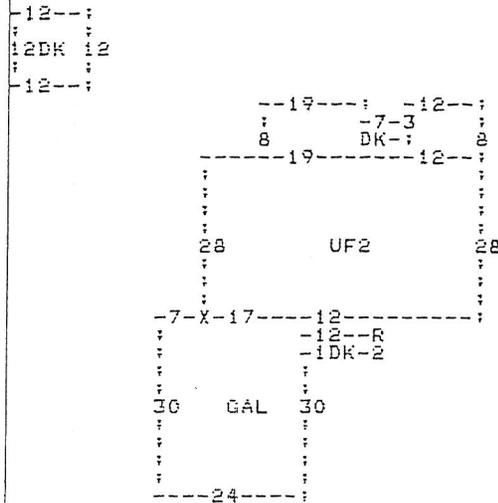
**TAXABLE VALUE**

IMPROVEMENT 143580  
 (1998)  
 LAND 58510  
 TOTAL 202090

**LEGAL DESCRIPTION**

ACRES 9.63; BEGALKA SHORT FLAT 93-15  
 LOT 2 SEC. 22; TWP. 17; RGE. 18

**SKETCH NOTES**



**PROPERTY REMARKS**

APPRAISAL:  
 IMPROVEMENT: 1) 08/04/97 -FIELDDED  
 07/15/97 APPEARS NO CHANGE.  
 LAND: 1) 08/04/97 -PARCEL HAS A GOOD  
 TERRITORIAL VIEW.

**SALES HISTORY**

DATE	PRICE	AF #	TYPE
09/01/93	283300		RC

**BUILDING PERMIT**

PERMIT NO.	TYPE	AMT	ISSUED	% COM

**ROLL VALUE HISTORY**

YEAR	IMPROVEMENT	LAND	ASSESSED	CLASS	EX
1997	120800	54490	175290	011	
1996	120800	43200	164000	011	
1995	120800	43200	164000	011	
1994	120800	43200	164000		
1993	0	0	0		

**APPEAL HISTORY**

RECORD #	ROLL ID	STATUS	DEC CD	DEC DATE	FINAL MKT

**CONSTRUCTION DETAIL**

ELEMENT	CODE	DESCRIPTION
FOUNDATION	C	CONCRETE
EXTERIOR WALL	S	SIDING
ROOF COVER	S	SHAKE
ROOF STYLE	F	PITCHED
FLOORING	C/V;WSF	CARPET/VINYL;WOOD
INT FINISH	FF	FULLY FINISHED
PLUMBING	FIX=9	
HEATING	HF	HEAT PUMP
FIREPLACE	D2	DOUBLE 2 STORY
INT COMPONENT	GD, HF	GARBAGE DISP
	DW	DISHWASHER
EXT COMPONENT		
ELECTRIC		
BEDROOMS	4	NUM BEDROOMS
SHAPE	A	SHAPE
ADD FACTOR 1		
ADD FACTOR 2		

**IMPROVEMENT VALUATION**

IMPROVE SEGMT.	TYPE	DESCRIPTION	MTHD/BLD CLASS	QUAL CLASS	DIMENSION	AREA	UNIT PRICE	REPLACEMENT COST NEW	EFF AGE	YR BLT	COND.	DEPR	ADJUSTMENTS	MKT MOD	TOTAL ADJ	FINAL VALUE
1.1	MA	MAIN AREA	R1	2	4	12888	51		71	71	A	20			100	143,580
1.2	UF2	2ND FLOOR LIVING	R1		4	12888			71	71	A	20	MKT2 125		100	71,370
1.3	GAL	GAR ATT LOW CST F	R1		4	7200			71	71	A	20	MKT2 125		100	40,520
1.4	CPOR	COVERED PORCH	R1		4	2880			71	71	A	20	MKT2 125		100	14,050
1.5	DK	DECK	R1		4	2880			71	71	A	20			80	570
1.6	DK	DECK	R1		4	2880			71	71	A	20			80	1,100
1.7	DK	DECK	R1		4	1440			71	71	A	20			80	590
1.8	GPB	GENERAL PUR BLDG	R1		4	6600			71	71	AR	20			80	5,570
1.9	RF	ROOF COVER	R1		4	9240			71	71	AR	20			80	3,810
1.10	RC	ROOF COVER	R1		0	4344			71	71	F	23			77	890
1.11	WELL	WATER SUPPLY	R1												100	3,000
1.12	PTIC	SEPTIC GR TANK	R1												100	2,000

**LAND VALUATION**

DESCRIPTION	LAND TYPE	LAND TABLE	MTHD VAL	UNITS TAXABLE	MKT RATES	ADJUSTMENTS	MKT MOD	TOTAL ADJ	MARKET VALUE	OS TABLE	MKT MTHD UNIT PRICE	OS UNIT PRICE	ASSESSED VALUE
RURAL ACREAGE IMPR	RA	1-HS-2	F:A	1.00	27500		100	27,500					
RURAL ACREAGE IMPR	RA	1-WGR-8	F:A	8.63	3593		100	31,010					
<b>Total</b>				<b>9.63A</b>									

**LIEN/MARKET VALUES**

MKT MOD	TOTAL ADJ	MARKET VALUE	OS TABLE	MKT MTHD UNIT PRICE	OS UNIT PRICE	ASSESSED VALUE
100	100	27,500				
100	100	31,010				



003-011

17-18-2210-0008/00

GI 5 Year Built \_\_\_\_\_

BEGALKA ETUX, ELMER-E..

GI 6 Remodel date/cost \_\_\_\_\_

GI 7 Sales Inf. \_\_\_\_\_

RT. 6, BOX 1560

GI 8 Sales Inf. \_\_\_\_\_

ELLENSBURG, WA 98926

GI 9 Appraised by/Date SF 5-12-93

CD. 8278-A; SEC. 22; TWP. 17; RGE. 18;

GI 10 # of Bedrooms 4

NW 1/4 NE 1/4 TAX 13

L- 42,600 I- 89,500 A- 14.20

CO 1 1 Type 1 Single Family 3 Town House, End Unit 5 Duplex

CO 2 \_\_\_\_\_ Zip Code 2 Low-rise Multiple 4 Town House, Inside Unit

CO 3 3 Quality 1 Low 3 Average 5 Very Good

CO 4 2576 Finished Floor Area 2 Fair 4 Good 6 Excellent

CO 5 \_\_\_\_\_ Effective Age

CO 6 4 Condition 1 Worn Out 3 Average 5 Very Good

CO 7 2 Style 2 Badly Worn 4 Good 6 Excellent

- 1 One-Story 5 1 1/2 Story Finished 9 3 1/2 Story Finished
- 2 Two-Story 6 1 1/2 Story Unfinished 10 3 1/2 Story Unfinished
- 3 Three-Story 7 2 1/2 Story Finished 11 Bi-Level
- 4 Split-Level 8 2 1/2 Story Unfinished

CO 8 1 & 1/2 Heating and Cooling

- Heating: 1 Forced Air 6 Ceiling, Radiant, Electric 11 Warmed and Cooled Air
- 2 Gravity Furnace 7 Baseboard, Electric 12 Heat Pump System
- 3 Floor Furnace 8 Baseboard, Hot Water 13 Evaporative W/Ducts
- 4 Wall Furnace 9 Radiators, Hot Water 14 Refrigerated W/Ducts
- 5 Floor, Radiant, Hot Water 10 Radiators, Steam

CO 9 4 & 1/2 Exterior Wall

- Wood Frame: 1 Plywood 4 Siding 7 Common Brick 10 Concrete Block
- 2 Hardboard/Composition 5 Shingle/Shake 8 Face Brick
- 3 Stucco 6 Masonry Veneer 9 Stone

CO 10 4 Roofing

- 1 Composition Shingle 4 Wood Shake 7 Galvanized Metal 10 Plastic Tile
- 2 Built-up Rock 5 Concrete Tile 8 Slate
- 3 Wood Shingle 6 Clay Tile 9 Composition Roll

CO 11 \_\_\_\_\_ Number of Units (Low-rise Multiples only)

MISCELLANEOUS GARAGE, BASEMENT & BUILDING

- GAT 720 SF Attached Garage FUB 2 # Full Baths
- GDT \_\_\_\_\_ SF Detached Garage HAB \_\_\_\_\_ # Half Baths
- GBU \_\_\_\_\_ SF Built-in Garage FIX \_\_\_\_\_ # Plumbing Fixtures
- CPT \_\_\_\_\_ SF Flat Roof Carport APP \_\_\_\_\_ Appliance Allowance
- TBA \_\_\_\_\_ SF Total Basement Area WOD 144 SF Wood Deck
- BMF \_\_\_\_\_ SF Bsmt. Minimal Finish WBA \_\_\_\_\_ SF Wood Balcony
- BPF \_\_\_\_\_ SF Bsmt. Partition Fin. RPS \_\_\_\_\_ SF Roofed Porch + Steps
- OSP \_\_\_\_\_ SF Open Slab Porch RPO \_\_\_\_\_ SF Roofed Porch
- SLA \_\_\_\_\_ SF or % Slab on Ground SWP \_\_\_\_\_ SF Solid Wall Porch
- PLA \_\_\_\_\_ SF or % Plaster GP - DW - HE
- SFP \_\_\_\_\_ # Single Fireplace 360 # Wood Deck
- DFP \_\_\_\_\_ # Double Fireplace

GENERAL

- SIT \_\_\_\_\_ Site Improvements
- PHY \_\_\_\_\_ Physical Deprec.
- FUN \_\_\_\_\_ Functional Deprec.
- LOC \_\_\_\_\_ Locational Deprec.
- MUL \_\_\_\_\_ Local Multiplier
- LAN \_\_\_\_\_ Land
- NC \_\_\_\_\_ % Complete

ADDITIONS

Description	Cost	NC Value
AD1 _____	\$ _____	_____
AD2 _____	\$ _____	_____
AD3 _____	\$ _____	_____

RE1 \_\_\_\_\_ Land Value 63,900

RE2 \_\_\_\_\_ Imp. Value 120,800

Save \_\_\_\_\_ Total 184,700 ✓

REMARKS: 14.20 @ x 4,500 = 63,900  
GOOD VIEW  
SPOKE 1/4 MILE BEGALKA  
NO CHG.

PC # 81

Rate Adj.	-	+
Base Rate		
TOTAL RATES		
ADJ. BASE RATE		
ADDED FEATURES		
Basement		
Basement Rooms		
Heating		
Plumbing		
Fireplace		
Attached Garage		
Upper Stories		
Extras		
TOTALS		
Adjusted Total		
Area.....x.....P.S.F.		
Added Features		
Total Base Cost		
19.....Cost Index..... % x Base C.		
Depreciation..... % Phy.-Func.-Econ.		
Additional Buildings		
Total Value		
Assessed Value		

JUL 1 2 1993, Computer Info JUL 8 1993, Notice sent

Parcel Number : 17-18-2210-0008  
 Property Owner : BEGALKA ETUX, ELMER E.  
 Legal/Card # : #8278-A  
 Levy/Land Use : 003-011  
 Year Built : 1971-72  
 Remodel Date/Cost:  
 Sales Info. :  
 Sales Info. :  
 Appraised by/Date: S.F. 01/01/93  
 # of Bedrooms : 4

Single Family Residence Floor Area: 2,576 square feet  
 Effective Age: 0 years Quality: Average  
 Cost as of 9/92 Condition: Good

Style: Two Story  
 Heating & Cooling: 50% Forced Air, 50% Heat Pump System  
 Exterior Wall: 50% Siding, 50% Masonry Veneer  
 Roofing: Wood Shake  
 Floor Structure: Wood Subfloor  
 Floor Cover: Standard Allowance  
 Plumbing: 2 Full Baths  
 Appliances: \$765

	Units	Cost	Total
Basic Structure Cost.....	2,576	45.86	118,140
Garage:			
Attached Garage.....	720	13.46	9,691
Extras:			
Wood Deck.....	504	6.75	3,402
Replacement Cost New.....	2,576	50.94	131,233
Less Depreciation:			
Physical Depreciation.....	<17.0%>		<22,310>
Depreciated Cost.....	2,576	42.28	108,923
Miscellaneous:			
Land.....			63,900
IMP SHED 30X22=660#a7.50X20%DE			3,960
MT ROOF COVER 40X22=880#a3.50X			
20% DEP.....			2,464
ATT LEAN TO 7X60=420#a2.50X20%			840
WELL/SEPTIC.....			4,600
Subtotal.....			75,764
Total.....	2,576	71.70	184,687
Rounded to nearest \$100			184,700 ✓
Cost data by MARSHALL and SWIFT			

*imp 35% ↑*

INFO ENTERED 06/09/93 BY S.F. - GOOD VIEW PROP.  
 MEMO: SQ FT CHANGED ON MT ROOF COVER PER MR. BEGALKA.

003-011

17-18-2210-0008/00

GI 5 Year Built 1971-72  
 GI 6 Remodel date/cost \_\_\_\_\_  
 GI 7 Sales Inf. \_\_\_\_\_  
 GI 8 Sales Inf. \_\_\_\_\_  
 GI 9 Aff. No. \_\_\_\_\_  
 GI 10 Appraised by/date 9-21-88 RC

BEGALKA ETUX, ELMER E.

RT. 6, BOX 15  
 ELLENSBURG, WA 98926

CD. 8278-A; SEC. 22; TWP. 17; RGE. 18;  
 NW. 1/4 NE 1/4 TAX 13  
 L- 42,600 I- 90,000 A- 14.20

CO 1 1 Type 1 Single Family 3 Town House, End Unit 5 Duplex  
 CO 2 98926 Zip Code  
 CO 3 3 Quality 1 Low 3 Average 5 Very Good  
 CO 4 2576 Finished Floor Area 1288 / 1288  
 CO 5 \_\_\_\_\_ Effective Age  
 CO 6 4 Condition 1 Poor 3 Average 5 Very Good  
 CO 7 2 Style Bedrooms 4 Bathrooms 2

1 One-Story 5 1/2 Story Finished 9 Mountain Cabin  
 2 Two-Story 6 1/2 Story Unfinished 10 Log Home  
 3 Three-Story 7 2/2 Story Finished 11 Bi-Level  
 4 Split-Level 8 2/2 Story Unfinished

CO 8 1 & 1/2 Heating and Cooling  
 Heating: Heating & Cooling:  
 1 Forced Air 6 Ceiling, Radiant, Electric 11 Warmed and Cooled Air  
 2 Gravity Furnace 7 Baseboard, Electric 12 Heat Pump System  
 3 Floor Furnace 8 Baseboard, Hot Water 13 Stove  
 4 Wall Furnace 9 Radiators, Hot Water 14 Wall Heater  
 5 Floor, Radlant, Hot Water 10 Radiators, Steam

CO 9 446 Exterior Wall  
 Wood Frame: Masonry:  
 1 Plywood 4 Siding 7 Common Brick 10 Concrete Block  
 2 Hardboard/Composition 5 Shingle/Shake 8 Face Brick  
 3 Stucco 6 Masonry Veneer 9 Stone

CO 10 4 Roofing  
 1 Composition Shingle 4 Wood Shake 7 Metal 10 Plastic Tile  
 2 Built-up Rock 5 Concrete Tile 8 Metal Shingle  
 3 Wood Shingle 6 Clay Tile 9 Composition Roll

CO 11 \_\_\_\_\_ Number of Units (Low-rise Multiples only)

MISCELLANEOUS

GARAGE & BASEMENT

GAT \_\_\_\_\_ S.F. Attached Garage  
 GDT \_\_\_\_\_ S.F. Detached Garage  
 GBU \_\_\_\_\_ S.F. Built-in Garage  
 CPT \_\_\_\_\_ S.F. Carport  
 TBA \_\_\_\_\_ S.F. Total Bsmt. Area  
 BAF \_\_\_\_\_ S.F. Bsmt. Finish

BUILDING

OSP \_\_\_\_\_ S.F. Open Slab Porch  
 SLA \_\_\_\_\_ S.F. or % Slab on Ground  
 P&P \_\_\_\_\_ Post & Pier Foundation  
 SFP \_\_\_\_\_ Number of Single Fireplaces  
 DFP \_\_\_\_\_ Number of Double Fireplaces

RPS \_\_\_\_\_  
 APP GD-DW-H/L  
 FIX 9

ADDITIONS

Description	Cost
AD1 _____	\$ _____
AD2 _____	\$ _____
AD3 _____	\$ _____
RE1 _____	
RE2 _____	

GENERAL

LAN \_\_\_\_\_ Land  
 SIT \_\_\_\_\_ Site Improvements  
 PHY \_\_\_\_\_ Physical Deprec.  
 FUN \_\_\_\_\_ Functional Deprec.  
 ECO \_\_\_\_\_ Economical Deprec.  
 NC \_\_\_\_\_ % Complete

Save \_\_\_\_\_  
 REMARKS: Good view Prep

Rate Adj.	-	+
Base Rate 32.39 X 991.5		32.10
<u>1/2 Sill Roof</u>		.53
<u>" 1/2 Couca</u>		1.50
<u>" 1/2 HER</u>		1.38
TOTAL RATES		34.51
ADJ. BASE RATE		
ADDED FEATURES		
Basement		
Basement Rooms		
Heating		
Plumbing + 1/2 x		570
Firplace		
Attached Garage 720 @ 11.58		8337
Upper Stories		
Extras <u>GD-DW-H/L</u>		660
<u>144 Wood Deck @ 5.00</u>		720
<u>360 Wood Deck @ 5.00</u>		1800
TOTALS		12087
Adjusted Total		
Area <u>2576</u> x P.S.F. 35.51		91473
Added Features		12087
Total Base Cost		103560
18% Cost Index 90% x Base C.		93204
Depreciation 8.5% Phyl. Func. Econ.		79323
Additional Buildings		10249
Total Value		59472
Assessed Value		89500

NC Value \_\_\_\_\_

Land Value 42,600

Imp. Value 89,500

Total 132,100

COMPUTER INFOR

JUN 09 1989

JUN 12 1989

NOTICE SENT

# CHICAGO TITLE INSURANCE COMPANY

*a corporation, herein called the Company,*

## GUARANTEES

**Policy No. 72030- 6986**

CRUSE AND ASSOCIATES

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

## LIABILITY EXCLUSIONS AND LIMITATIONS

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

Dated: May 20, 2008 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By \_\_\_\_\_

*Cathy Fisher*  
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 : 0107092  
Guarantee Number : 48 0035 72030 6986  
Dated : May 20, 2008, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 16.00

Your Reference : PANATTONI

Name of Assured: CRUSE AND ASSOCIATES

The assurances referred to on the face page are:

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

**Lot 2, BEGALKA SHORT PLAT, Kittitas County Short Plat No. SP-93-15, recorded September 14, 1993, under Kittitas County Auditor's File No. 563333, being a portion of the Northeast Quarter of Section 22, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, as recorded in Book D of Short Plats, pages 66 through 68, records of said County.**

Title to said real property is vested in:

**JOHN SCOTT PANATTONI AND LORI PANATTONI, HUSBAND AND WIFE**

**END OF SCHEDULE A**

(SCHEDULE B)

File No. 0107092

Guarantee Number: 48 0035 72030 6986

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

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes and assessments for the second half of the year 2008, which become delinquent after October 31, 2008, if not paid.  
Amount : \$1,200.94  
Tax No. : 17-18-22050-0002 (866136)

NOTE: First half 2008 taxes and assessments have been paid in the amount of \$1,200.94.  
General taxes and assessments for the full year: \$2,401.88.

Note: Tax payments can be mailed to the following address:

Kittitas County Treasurer  
205 West 5<sup>th</sup> Avenue, Room 102  
Ellensburg, WA 98926  
Phone (509) 962-7535

5. 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)
6. Matters disclosed on the Short Plat recorded September 14, 1993, Book D of Short Plats, Pages 66 through 68, under Auditor's File No. 563333; being a portion of the Northeast Quarter of Section 22, Township 17 North, Range 18 East, W.M., including but not limited to the following:
  - a) 10' irrigation easement
  - b) Location of fencelines
  - c) 10' public utility easement
  - d) Location of buried pipeline
  - e) Right of way of the irrigation ditch along the East boundary
  - f) Notes contained there on
  - g) Dedication contained thereon

(SCHEDULE B)

File No. 0107092

Guarantee Number: 48 0035 72030 6986

7. DEED OF TRUST, and the terms and conditions thereof:
- |                    |   |   |
|--------------------|---|---|
| Grantor            | : | John Scott Panattoni and Lori Panattoni, husband and wife |
| Trustee            | : | AmeriTitle  |
| Beneficiary        | : | Yakima Federal Savings and Loan Association               |
| Amount             | : | \$100,000.00, plus interest                               |
| Dated              | : | September 21, 2007  |
| Recorded           | : | September 26, 2007  |
| Auditor's File No. | : | 200709260002  |

**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**

CDF/lam

2 cc: Cruse & Associates: Chris  
w/Docs

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
TOTAL							
*****	PT/PT INVERSE						
*****	START				12796.53100	10527.14200	313
313	INV	N 81 19 59	E	78.09	12808.29900	10604.34300	314
314	INV	N 84 25 40	E	86.58	12816.70600	10690.51400	315
315	INV	N 84 05 10	E	201.44	12837.46200	10890.88600	308
308	INV	S 16 12 32	E	97.75	12743.59381	10918.17298	309
309	INV	S 11 21 20	E	171.67	12575.28320	10951.97488	BEGALKA COR 310
310	INV	S 25 27 44	E	297.93	12306.29518	11080.05846	BEGALKA COR 311
311	INV	S 36 39 56	E	369.31	12010.06006	11300.58746	BEGALKA COR 312
312	INV	S 89 32 05	W	753.05	12003.94512	10547.56314	BEGALKA COR 304
304	INV	N 1 28 33	W	792.85	12796.53100	10527.14200	BEGALKA COR 313

=====

NO CLOSURE ERROR      Area = 419441.43 sq ft      9.62905 ac

FROM	ANGLE	DIST	NORTH	EAST	TO
			12796.53100	10527.14200	313

=====

LOT **X2A**

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
*****	PT/PT INVERSE						
*****	START				12796.53100	10527.14200	313
313	INV	N 81 19 59	E	78.09	12808.29900	10604.34300	314
314	INV	N 84 25 40	E	86.58	12816.70600	10690.51400	315
315	INV	N 84 05 10	E	201.44	12837.46200	10890.88600	308
308	INV	S 16 12 32	E	97.75	12743.59381	10918.17298	309
309	INV	S 11 21 20	E	171.67	12575.28320	10951.97488	BEGALKA COR 310
310	INV	S 25 27 44	E	59.43	12521.62334	10977.52601	BEGALKA COR 318
318	INV	S 83 34 47	W	444.81	12471.88489	10535.50675	PANATTONI COR 317
317	INV	N 1 28 33	W	324.75	12796.53100	10527.14200	PANATTONI COR 313

=====

NO CLOSURE ERROR      Area = 130680.99 sq ft      3.00002 ac

FROM	ANGLE	DIST	NORTH	EAST	TO
			12796.53100	10527.14200	313

=====

LOT **X2B**

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
*****	PT/PT INVERSE						
*****	START				12471.88489	10535.50675	PANATTONI COR 317
317	INV	N 83 34 47	E	444.81	12521.62334	10977.52601	PANATTONI COR 318

