

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

TO Kittitas Co CDS
Ellensburg WA

DATE	10-16-13	JOB NO.	08180
ATTENTION	Jeff WATSON		
RE:	B. Proctor Short PLAT SP-08-58		

RECEIVED

OCT 16 2013

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

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

COPIES	DATE	NO.	DESCRIPTION
2			Mylars of Sheet 1 of 2 for Co. Signatures
1			Copy of Sheet 2 of 2
1			updated subdivision Guarantee

THESE ARE TRANSMITTED as checked below:

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

REMARKS _____

COPY TO _____

SIGNED: Emyln Wanser

NO. 0118887

LIABILITY \$1,000.00

FEE \$250.00

RECEIVED

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

OCT 16 2013

KITTITAS COUNTY
CDS

Policy No. WA2011-46-0118887-2013.72030-89641869

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: 8/22/13

CHICAGO TITLE INSURANCE COMPANY

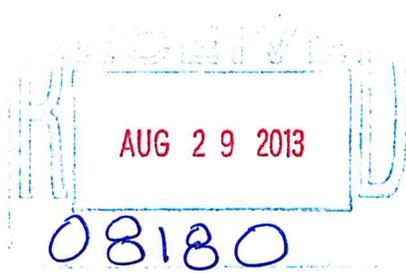
By Anna Williams
Authorized Signature

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.

WA2011 0118887
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: Gregg McFarlin President
ATTEST Tom C. [Signature] Secretary



SUBDIVISION GUARANTEE

Office File Number : 0118887
Guarantee Number : WA2011-46-0118887-2013.72030-89641869
Dated : August 22, 2013, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : PROCTOR

Name of Assured: ENCOMPASS SURVEYING AND ENGINEERING

The assurances referred to on the face page are:

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

Parcels 4B and 4C of that certain Survey as recorded September 10, 2008, in Book 35 of Surveys, page 162, under Auditor's File-No. 200809100016, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 12, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

BEVERLY A. PROCTOR, PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HER SPOUSE, IF MARRIED ON OR AFTER NOVEMBER 9, 1993

END OF SCHEDULE A

(SCHEDULE B)

File No. 0118887

Guarantee Number: WA2011-46-0118887-2013.72030-89641869

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. Delinquent general taxes and assessments for the following year(s), in the stated amounts, plus interest and penalty:

<u>Year</u>	<u>Amount</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
2013	\$ 773.85	17-19-12040-0007 (957256)	Parcel 4B
2013	\$ 773.85	17-19-12040-0008 (957257)	Parcel 4C

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

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

5. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

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

6. Provisions contained in deed to Chicago, Milwaukee, St. Paul and Pacific Railroad Company, recorded October 1, 1907, in Book 16 of Deeds, page 233, under Auditor's File No. 19648, as follows:

"Said grantor further grants to said company the right to protect any cuts which may be made on said land, by erecting on both sides thereof, within 150 feet from said center line, portable snow fences. Provided that such fences shall not be erected before the 15th day of October of each year and shall be removed on or before the 1st day of April of the year next ensuing their erection."

7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on September 23, 1909 and November 14, 1911, in Volume 20, Page 117 and in Volume 23, Page 326, under Kittitas County Auditor's File Nos. 25025 and 30958, respectively.

In favor of : Cascade Canal Company

For : Right of ingress and egress for the purposes of repairing, maintaining, enlarging or renewing the canal

(SCHEDULE B CONTINUED)

File No. 0118887

Guarantee Number: WA2011-46-0118887-2013.72030-89641869

8. Agreement, and the terms and conditions thereof, executed by and between the parties herein named:
Between : Chicago, Milwaukee, St. Paul Pacific Railroad Co. and Mrs. H. P. Hemingsen
Dated : March 31, 1932
Recorded : August 10, 1932
Auditor's File No. : 110058
9. Amendatory Contract, governing reclamation and irrigation matters:
Parties : The United States of America and the Kittitas Reclamation District
Dated : January 20, 1949
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
Auditor's File No. : 208267
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.
10. All rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between Primary State Highway 7 (SR 90) and Primary State Highway No. 3 (SR 90) (SR 82) Bull Road to Renslow and the above described property as conveyed to the State of Washington, in Warranty Deed dated October 30, 1967, and recorded December 21, 1967, in Book 127 of Deeds, page 561, under Kittitas County Auditor's File No. 343858.
11. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument dated April 26, 1968, recorded on May 3, 1968, in Volume 129, Page 9, under Kittitas County Auditor's File No. 346626.
For : An easement for the canal of the Cascade Irrigation District 100 feet in width as now constructed over and across the above described property
Affects : Said premises
12. Unrecorded Lease, and the terms, covenants and conditions contained therein, dated October 13, 1975, as disclosed by recital in Real Estate Contract, recorded October 24, 1975, in Book 65 of Official Records, page 712, in the office of the recording officer of Kittitas County, Washington, under recording number 400739,
13. 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)
14. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Beverly A. Proctor, a single woman
Trustee : First American Title Insurance Co.
Beneficiary : Puget Sound National Bank, a corporation
Amount : \$20,200.00, plus interest
Dated : June 25, 1990
Recorded : April 17, 1991, Book 321, page 288
Auditor's File No. : 538585

Said Deed of Trust is a re-recording of instrument recorded under Auditor's File No. 530489

(SCHEDULE B CONTINUED)

File No. 0118887

Guarantee Number: WA2011-46-0118887-2013.72030-89641869

15. Matters disclosed on the Boundary Line Adjustment Survey recorded September 10, 2008, Book 35 of Surveys, Pages 162 and 163, under Auditor's File No. 200809100016, including but not limited to the following:
 - a) Location of located boundaries in the Northeast Quarter of the Southeast Quarter in relation to the legal description shown on the survey;
 - b) Location of fencelines in relation to property boundaries
 - c) All other Notes contained thereon

13. Notwithstanding Paragraph Four (4) of the insuring clauses of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the land.

END OF EXCEPTIONS

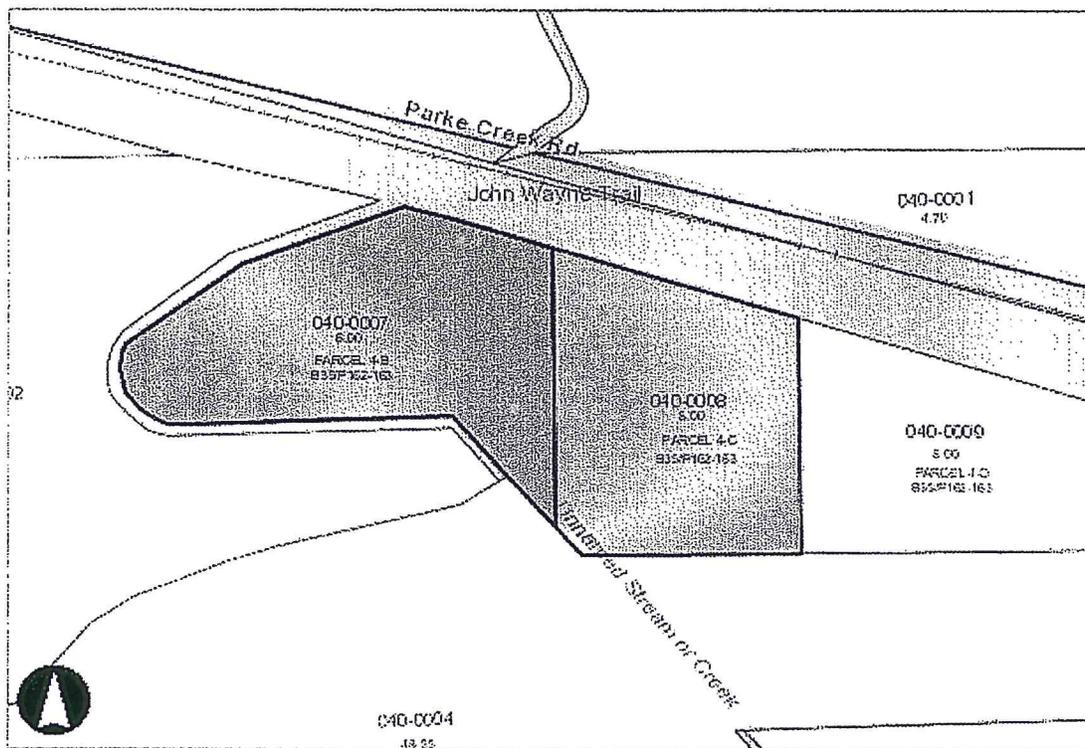
Notes:

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

AW/hh



Map Center: Township:17 Range:19 Section:12

Kittitas County Disclaimer

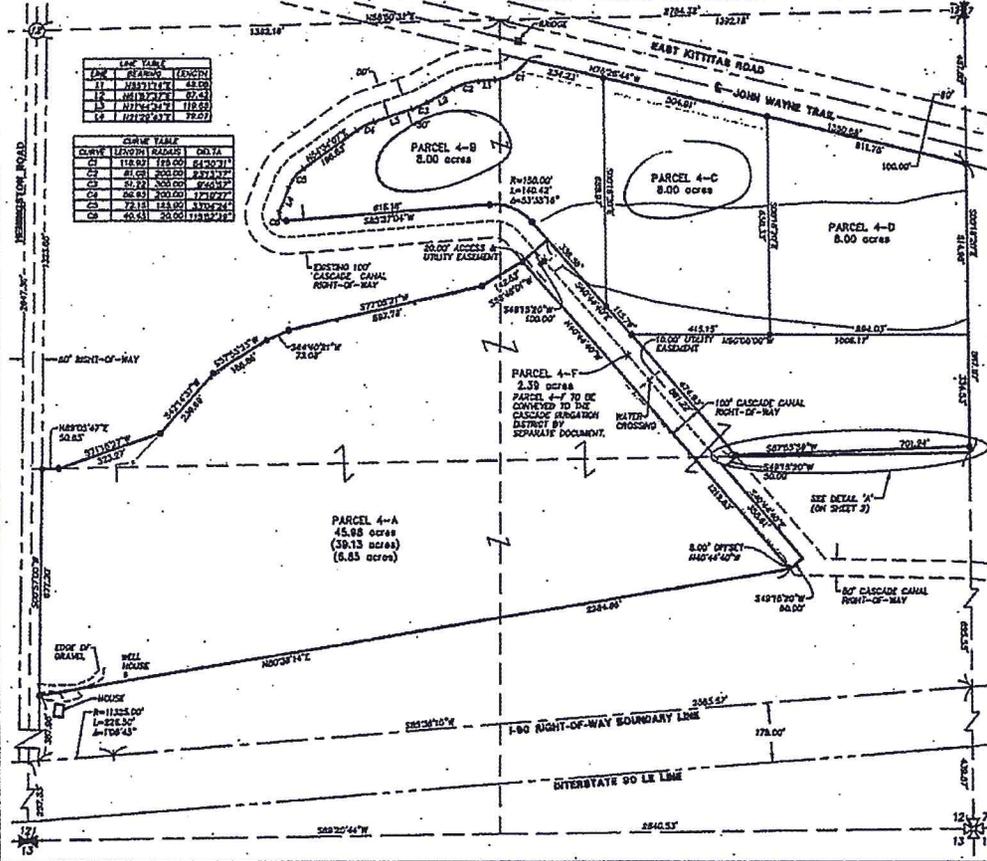
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation.

Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



BOUNDARY LINE ADJUSTMENT

PTH OF THE SE 1/4 OF SECTION 12 TOWNSHIP 17 NORTH, RANGE 10 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



LINE	BEARING	LENGTH
1	N89°17'47"	48.00
2	N89°17'47"	48.00
3	N89°17'47"	48.00
4	N89°17'47"	48.00

CURVE	BEARING	RADIUS	CHORD
C1	N118°01'	178.00'	242.00'
C2	S10°00'	200.00'	69.28'
C3	S86°03'	200.00'	177.92'
C4	S71°18'	183.00'	130.94'
C5	S45°43'	200.00'	138.56'

NOTES:

- THIS SURVEY WAS PERFORMED USING A ROBINSON 1000 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN LOCATED, STATED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- THE BASIS OF RECORDS USED FOR THIS SURVEY IS BASED ON WASHINGTON STATE PLAIN COORDINATE SYSTEM, SOUTH ZONE. ALL MEASUREMENTS SHOWN ARE GROUND MEASUREMENTS.
- THE PURPOSE OF THIS SURVEY IS TO ADJUST THE CASCADE CANAL RIGHT-OF-WAY AND THE BOUNDARIES AND ADJACENTS OF PARCELS 4-A, 4-B, 4-C AND 4-D AS SHOWN ON THAT CREAM SURVEY AS RECORDED IN BOOK 337 OF SURVEYS, PAGES 190 AND 191, UNDER ALBERTO'S FILE NUMBER 200110-0000, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, FROM A 100.00 FOOT EASEMENT AS RECORDED UNDER ALBERTO'S FILE NUMBER 30000, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, TO A 100.00 FOOT RIGHT-OF-WAY TO THE PARCEL.
- THE FOLLOWING RECORDS OF SURVEYS FILED WITH KITTITAS COUNTY, STATE OF WASHINGTON, WERE USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON: BOOK 27 OF SURVEYS, PAGES 19 AND 40, AND 200110-0000, AND PLATS FOR 4-90 AS PROVIDED BY THE WASHINGTON STATE DEPT. OF TRANSPORTATION (YANNA DIA) SHEETS 18-19 OF 27, DATED FEB. 18, 1997.
- IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET ALL PROPERTY CORNERS. THE ONLY CORNERS SET AT THIS TIME ARE THE CORNERS SHOWN AS SET HEREON.
- THIS SURVEY SUPERSEDES THAT CERTAIN SURVEY AS RECORDED IN BOOK 33 OF SURVEYS, PAGES 190 AND 191, UNDER ALBERTO'S FILE NUMBER 200110-0000, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

EXISTING LEGAL DESCRIPTION:
 THAT PORTION OF THE NE 1/4 OF THE SE 1/4 LING SOUTH OF THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF CASCADE CANAL, ST. PAUL, AND PACIFIC RAILROAD COMPANY, EXCEPTING THEREFROM:
 1. RIGHT OF WAY OF CASCADE CANAL
 2. THAT PORTION CONVEYED TO THE CASCADE CANAL CO. BY INSTRUMENT RECORDED 8-13-1908 UNDER KITTITAS COUNTY ALBERTO'S FILE 82338
 AND THAT PORTION OF THE NW 1/4 OF THE SE 1/4 THAT LIES ABOVE THE RIGHT OF WAY OF THE CASCADE CANAL EXCEPTING THEREFROM:
 1. THE RIGHT OF WAY OF CHICAGO, BENDIGO, ST. PAUL AND PACIFIC RAILROAD COMPANY.
 2. THAT PORTION CONVEYED TO THE CASCADE CANAL CO. BY INSTRUMENT RECORDED 8-23-1908 UNDER KITTITAS COUNTY ALBERTO'S FILE 82338
 AND THE SOUTH 1/2 OF THE SE 1/4, EXCEPTING THEREFROM:
 1. RIGHT OF WAY OF CASCADE CANAL CO. OVER A STRIP LAND FIFTY FEET IN WIDTH ACROSS THE SOUTH 1/2 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SAID SECTION.
 2. RIGHT OF WAY OF COUNTY ROAD ALONG THE WEST BOUNDARY LINE OF SAID SE 1/4.
 3. THAT PORTION LYING SOUTH OF THE NORTH RIGHT OF WAY LINE OF PSN #7 (OR #6) AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED 12-21-1904 IN VOLUME 187 OF DEEDS, PAGE 816.
 4. THAT PORTION OF SAID SOUTH 1/2 OF THE SE 1/4, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE NORTH LINE OF PRIMARY STATE HIGHWAY #7 INTERSECTS THE WEST LINE OF SAID SOUTH 1/2 OF THE SE 1/4; THENCE NORTH ALONG THE SOUTHWESTERLY LINE 325 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE INTERSECTION WITH THE WESTERLY LINE OF THE CASCADE CANAL; THENCE SOUTH ALONG SAID CANAL; THENCE EAST ALONG THE SOUTHWESTERLY LINE OF SAID CANAL TO THE INTERSECTION WITH THE EAST LINE OF SAID SOUTH 1/2 OF THE SE 1/4; THENCE SOUTH ALONG SAID EAST LINE TO THE RIGHT OF WAY LINE OF PSN #7 (OR #6); THENCE WEST ALONG NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. ALL IN SECTION 12 TOWNSHIP 17 NORTH, RANGE 10 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LEGEND

- 1/4" JEWEL WITH SURVEY PLAT I.E. #9000
- FOUND IN
- ⊕ QUARTER CORNER CORNER TO TWO SECTIONS
- ⊗ CALCULATED SECTION CORNER CORNER TO FOUR SECTIONS
- ⊙ CENTER OF SECTION

GRAPHIC SCALE
 (IN FEET)
 1 inch = 200 ft.

INDEX LOCATION:
 SEC. 12 T. 17N. R. 10E W.M.

RECORDER'S CERTIFICATE
 I, David P. Nelson, County Auditor, do hereby certify that this map was correctly prepared and filed in book 337 of surveys, page 190 and 191, on August 18, 2008, at the request of David P. Nelson, Surveyor's Name.

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the state of Washington, effective August 1, 1992.

David P. Nelson
 Surveyor
 Certificate No. 11500

Encompass
 ENGINEERING & SURVEYING

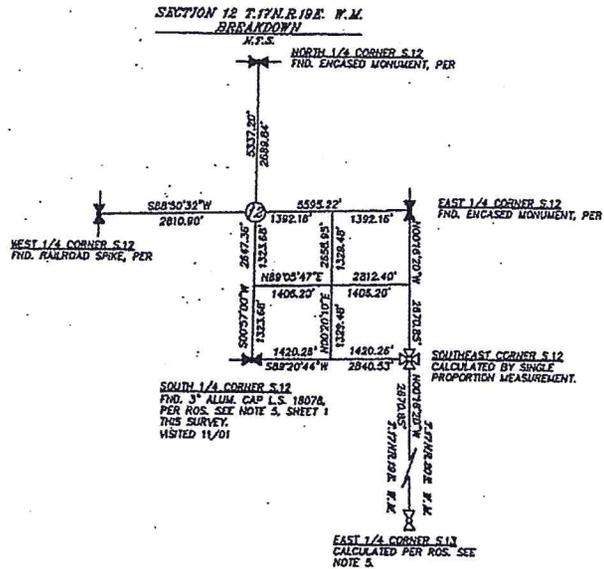
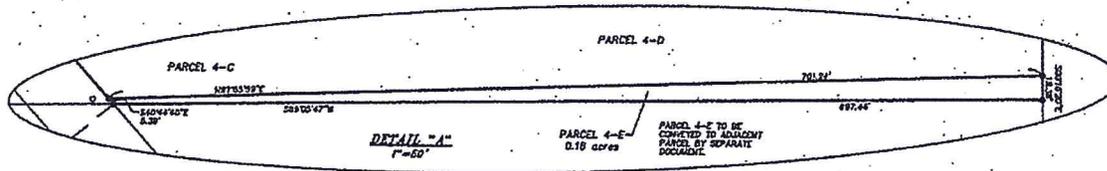
105 EAST 2ND ST.
 CLE ELLIUM, WA 98222
 PHONE: (800) 874-7415
 FAX: (509) 874-7419

BOUNDARY LINE ADJUSTMENT		
PREPARED FOR		
BEVERLY PROCTOR		
A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 10 EAST, W.M. WASHINGTON		
INITIALS	DATE	JOB NO.
T. ROLETTO	09/2008	02801
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 of 2

20080910002
 35/162

BOUNDARY LINE ADJUSTMENT
 PTN OF THE SE 1/4 OF SECTION 12 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

RECEIVING No. 35-163
 08/13/2008 02:53:19 PM P: 43 P: 543 2008080216
 FILED BY: T. ROLETT
 COUNTY CLERK
 KITTITAS COUNTY, WASHINGTON



- KRD NOTES:**
1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 4-A HAS _____ IRRIGABLE ACRES; PARCEL 4-B HAS _____ IRRIGABLE ACRES; PARCEL 4-C HAS _____ IRRIGABLE ACRES; PARCEL 4-D HAS _____ IRRIGABLE ACRES; PARCEL 4-E HAS _____ IRRIGABLE ACRES; PARCEL 4-F HAS _____ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
 2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
 3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
 4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
 5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

LEGEND

- SET 1/4" REBAR WITH SURVEY CAP I.S. 40089
- ⊕ QUARTER CORNER COMMON TO TWO SECTIONS
- ⊕ CALCULATED SECTION CORNER COMMON TO FOUR SECTIONS
- ⊕ CALCULATED QUARTER CORNER COMMON TO TWO SECTIONS
- ⊕ CENTER OF SECTION



INDEX LOCATION:
 SEC. 16 T. 17N. R. 19E. W.M.

11	12	13
14	15	16
17	18	19

RECORDER'S CERTIFICATE *TDR02102016*
 Filed for record this 10 day of SEP, 2008 at 11:50 AM in book KR of SUR at page 162 at the request of DAVID P. NELSON
 County Auditor

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of BEVERLY PROCTOR in AUGUST 2008
DAVID P. NELSON DATE 08/13/08
 County Auditor

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND ST.
 CLE ELMA WA 98922
 PHONE: (509) 874-7455
 FAX: (509) 874-7418

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 BEVERLY PROCTOR
 A PORTION OF THE SE 1/4 OF SECTION 12,
 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

DRAWN BY	DATE	JOB NO.
T. ROLETT	08/2008	02801
CHECKED BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 2

2008091600016
 35/163

EH needs:
Hydrogeo or
Well log

Mylar Routing Form

Project Name: B. Proctor Short Plat (08-58)

Planner: Dan Valoff

CDS Date Received: December 7, 2011

Comments:

Public Works Date Received:

signed
12/12/11

RECEIVED

DEC 08 2011

KITITAS COUNTY
DEPT OF PUBLIC WORKS

Comments:

Environmental Health Date Received:

~~12/15/2011~~

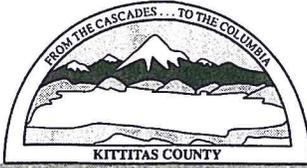
Comments:

Sal logs ✓

Hydrogeo needed or well log

Final CDS Approval Date:

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"

November 15, 2011

Beverly Proctor
6402 129th Place SE
Bellevue WA 98006

FILE COPY

RE: Proctor Short Plat (SP-08-00058)

Dear Ms. Proctor

The Kittitas County Community Development Services Department has determined that the Proctor Short Plat (SP-08-00058) 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-08-00058 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. A title report will need to be submitted to Kittitas County Community Development Services prior to final approval of this application to assure that all dedications and ownership criteria are met.
4. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire Code.
 - This short plat has exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
 - The subject property is within or near designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)
 - The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
 - Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - Prospective purchasers of lots are urged to make inquiries at the Kittitas County Department of Public Works regarding road and access development requirements and permits.
5. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than 1/2 acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
6. A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision shall be reflected on the final mylars.
7. Individual or Shared Water Systems: Applicants shall submit a well log(s) from a well located within the subdivision of land. If a well log does not exist, a four (4) hour well draw down test shall be provided prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, a recorded shared well user's agreement is required for each proposed parcel. If the proposed subdivision does not have an existing well within the boundaries, a hydro-

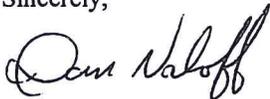
geological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted prior to recommendation for final plat approval. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed hydro-geologist.

8. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please see the comments from Kittitas County Public Health Department for further information and requirements.
9. The Kittitas GIS indicates that these parcels are located in both the Kittitas Reclamation District and The Cascade Irrigation District. Confirmation that all requirements (if any) have been met for both entities will be required prior to final approval.
10. 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.
11. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
12. 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.
13. The addresses shall be clearly visible from both directions at the County Road for all properties.
14. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
15. Please review KCC 16.12 (at http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter_16.12) to insure that all plat drawing requirements met.
16. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Patterson 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 October 10, 2011. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by November 30, 2011 at 5:00p.m.

Sincerely,



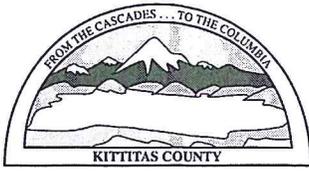
Dan Valoff
Staff Planner

Notice of Decision
Proctor Short Plat (SP-08-00058)

Notice is hereby given that on November 15, 2011 conditional preliminary approval was granted to Beverly Proctor, land owner, for a short subdivision of approximately 16 acres (2 lots) into four parcels of four acres each. The subject properties are located east of the City of Kittitas, south of Parke Creek Road, east of Hemingston Road, and west of Indermuhle Road, in a portion of Section 12, T17N, R19E, WM in Kittitas County, bearing Assessor's map number 17-19-12040-0004.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is November 30, 2011 at 5:00 p.m.

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: www.co.kittitas.wa.us/cds/current/.



Affidavit of Mailing & Publication

PROPOSAL NAME: B. Proctor Short Plat (SP-08-00058)

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: November 15, 2011

I certify that the following documentation:

- Notice of Decision for B. Proctor Short Plat (SP-08-00058)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Dan Valoff
County of Kittitas
State of Washington

Subscribed and sworn to before me this 15 day of November, 2011



Signature

Amanda J. Weed
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: August 25, 2015

**Kittitas County Environmental
Health**

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

Kittitas County Public Works

Lynn Harmon
Wash State Parks & Rec. Comm.
P.O. Box 42650
Tumwater WA 98504-2650

**Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703**

David Nelson
108 East 2nd Street
Cle Elum WA 98922

DAILY RECORD/KITTITAS PUB

C/O IDAHO STATE JOURNAL RECEIV
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414

Fax(509) 925-5696

Advertising Memo Bill

Memo Bill Period 11/2011		Advertiser/Client Name KITTITAS CO PUBLIC WORKS	
23 Total Amount Due 53.73		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 11/09/11	6 Billed Account Number 84066	7 Advertiser/Client Number KATHY. 84066

8 Billed Account Name and Address KITTITAS CO PUBLIC WORKS 411 N. RUBY ST, SUITE 1 ELLENSBURG WA 98926		Amount Paid: Comments: Ad #: 568277
--	--	---

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
11/15/11	568277 LEG2	N/DECISION HINDERLITERS NOTICE OF DECISION PRO 11/15 IN DR	STD6 6.19	1 8.60	53.73	53.73



Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		53.73

DAILY RECORD/KITTITAS PUB

(509) 925-1414

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 568277	25 Billing Period 11/2011	Advertiser Information			
		6 Billed Account Number 84066	7 Advertiser/Client Number 84066	2 Advertiser/Client Name KITTITAS CO PUBLIC WORK	

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Tyler Miller being first duly sworn on oath, deposes and says: That he is the Publisher 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

KITTITAS CO PUBLIC WORKS

N/DEC PROCTOR SP 00058

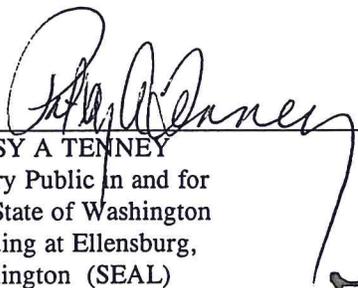
is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

11/15/2011

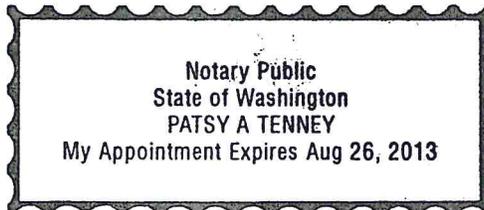
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$53.73 the rate of \$8.6 per column inch for each insertion.



Subscribed to me this 15th day of November in the year of 2011



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



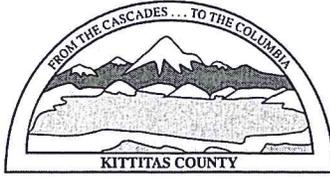
Notice of Decision Proctor Short Plat (SP-08-00058)

Notice is hereby given that on November 15, 2011 conditional preliminary approval was granted to Beverly Proctor, land owner, for a short subdivision of approximately 16 acres (2 lots) into four parcels of four acres each. The subject properties are located east of the City of Kittitas, south of Parke Creek Road, east of Hemingston Road, and west of Indermuhle Road, in a portion of Section 12, T17N, R19E, WM in Kittitas County, bearing Assessor's map number 17-19-12040-0004.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is November 30, 2011 at 5:00 p.m.

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PUBLISH: November 15, 2011



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: December 9, 2010

SUBJECT: B Proctor Short Plat SP-08-00058

The following shall be conditions of preliminary approval:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. John Wayne Trail Crossing Permit: The Parks and Recreation Commission will not issue permits at this time for the lots created by this short plat. All new lot owners must apply individually for access across the trail at such time access is needed.
4. Private Road Improvements: Access from Parke Creek Road to the cul-de-sac shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade 8% flat, 12% rolling or mountainous.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.

Page 1 of 2

- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
5. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
 6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 8. 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.
 9. 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.
 10. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
 11. 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.

April 5, 2010

Kittitas Co. Community Develop
Attn: Jeff.

Please extend my short plat
application for an additional
120 days to allow me to get
info you are requesting.

Thank you,

Beverly A Proctor
6402-129th SE
Bellemead, WA 98006

10/6/2009 2:02 PM

Jeff Watson

From: Dave Nelson [dpnelson@encompasses.net]
Sent: Tuesday, September 08, 2009 12:14 PM
To: Jeff Watson
Cc: Marc Kirkpatrick; Valerie Ward; Trevin Roletto
Subject: BEV PROCTOR ACCESS 12-17-18
Attachments: image002.jpg

HI JEFF,

IN REGARDS TO THE ACCESS ACROSS THE JOHN WAYNE TRAIL FOR MRS. PROCTOR, DOCUMENTS SHOULD BE IN THE FILE IN THE FORM OF A DEED RECORD – NO 52, RECORDED IN PAGES 341 AND 342, DATED AUGUST 11, 1932 BETWEEN THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND MRS. H. P. HEMMINGSON REGARDING ACCESS ACROSS THE RR R/W TO HER PROPERTY. THE ACCESS LOCATIONS WERE WITHIN THE NE ¼ OF THE SE ¼ OF SECTION 12.

MRS. PROCTOR FURNISHED RANDY CARBARY PHOTOS OF THE EXISTING CROSSINGS ON THE NE CORNER AND THE NORTHWEST CORNER OF HER PROPERTY.

THE POINTS OF ACCESS WERE CREATED PRIOR TO THE RAILROAD RIGHT OF WAY BECOMING THE JOHN WAYNE TRAIL. THE STATE PARK BARRICADES, ALLOWING CROSSING, AS SHOWN IN THE PHOTOS, ARE EVIDENCE OF THE LEGALITY OF THE ACCESS POINTS.

THE ABOVE MENTIONED DOCUMENTS WERE SUBMITTED TO KITTITAS COUNTY ON OR AROUND MAY 14, 2007.

I HOPE THIS HELPS TO GET THE BLA COMPLETED AND THE SHORT PLAT ON IT'S WAY.

THANKS,

David P. Nelson, P.L.S.



108 E 2nd Street
Cle Elum, WA 98922
Phone:(509) 674-7433
Fax:(509)674-7419



STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION

1111 Israel Road S.W. • P.O. Box 42650 • Tumwater, Washington 98504-2650 • (360) 902-8500
Internet Address: <http://www.parks.wa.gov>

November 4, 2009

TO: Kittitas County Community Development Services

FROM: Washington State Parks and Recreation Commission
Attn: Lynn Harmon, Property & Acquisition Specialist 4
Lands Program

SUBJECT: B. Proctor Short Plat, SP-08-00058

As an "agency with jurisdiction," Washington State Parks and Recreation Commission (Commission) herein states that there *may or may not* be an existing, documented *agricultural crossing* of Commission property (Iron Horse State Park – Kittitas) providing access for the requested short plat for B. Proctor in a portion of the SE 1/4 of Section 12, Township 17N, Range 19E., W.M. Kittitas County, Washington.

Further, the Commission herein states that *no legal/documented residential access* exists to said location. Commission policy provides that ingress/egress access to *one* single-family residence at this location *may* be granted upon the landowner's application. All other lot owners expecting to use that access at said location must apply to the Commission individually for their own access across Commission property. The Commission *may* entertain an application for one crossing for all lots within a subdivision at said location upon application from the subdivision owner. The Commission would also entertain an application from the County to establish a single crossing at said location in the form of a designed, standard, county road.

Finally, the Commission herein states that *no utility easements* exist at said location. Commission policy provides that utility easements may be granted upon application by landowner or utility company.

Please contact Lynn Harmon at 360-902-8656 or lynn.harmon@parks.wa.gov for more information on the Commission's comments to this short plat application.



STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION

1111 Israel Road S.W. • P.O. Box 42650 • Tumwater, Washington 98504-2650 • (360) 902-8500
Internet Address: <http://www.parks.wa.gov>

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Please contact Lynn Harmon at 360-902-8656 or lynn.harmon@parks.wa.gov for more information on the Commission's comments to this short plat application.

M:\StaffFiles\Shannon\2004-10 non project ext cust real estate services\response to Kittitas Co 11-4-09.doc

Per conversation with Lynn Harmon 12/6/10, "may" means most likely will be allowed. ^{99.9%} They can't say it will be allowed for sure because the landowner does not have a copy of the original crossing permit from the railroad. This is as sure as we can get to show legal access to all lots.
- Christina



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

November 5th 2009

Jeff Watson, Staff Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: B. Proctor Short Plat SP-08-00058

Dear Mr. Watson,

Thank you for the opportunity to comment on the B. Proctor Short Plat, SP-08-00058. All residential well connections serving the proposed lots shall be required to have meters installed. Metering results shall be recorded in a manner consistent with Kittitas County and the State of Washington, Department of Ecology requirements. This requirement to meter only applies if you rely upon the RCW 90.44.050 exemption from permitting through ecology.

The final plat notes shall include the following two statements:

"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law. "

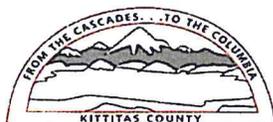
AND

"Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."

The Public Health Department's recommendation shall state that Final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Water availability can be provided through several different ways depending on the source of water proposed.

If a Group A Public Water System is proposed for the plat, a signed letter from the water purveyor and a current copy of the Operating Permit from the State of Washington Department of Health showing green status will meet the water availability requirement for plat approval.

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/

Environmental
Health Services
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581



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

If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from the State of Washington, Department of Ecology and a passing bacteriological test will meet the water availability requirement. If there is not an existing well on the plat, then a **water availability report** with documentation and evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted for review.

Soil logs must be preformed prior to the Public Health Department recommending preliminary approval of the plat. The Public Health Department's approval of the soil logs will meet the septic availability requirement for recommending preliminary plat approval.

At this time the application does not contain sufficient information to make a determination of adequate water availability or soil assessment to determine the land area is suitable for onsite sewage systems. The above mentioned items need to be submitted to the Public Health Department in order for the plat application to be recommended for approval.

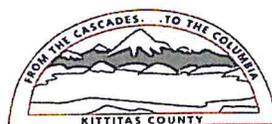
If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,

A handwritten signature in blue ink that reads "James Rivard".

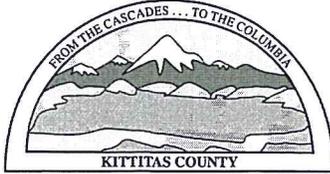
James Rivard,
Environmental Health Supervisor
Kittitas County Public Health

**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/

**Environmental
Health Services**
507 N. Nanum Street, Suite 102
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T: 509.962.7515
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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *sw*

DATE: November 4, 2009

SUBJECT: B Proctor Short Plat SP-08-00058

The following shall be conditions of preliminary approval:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. John Wayne Trail Crossing Permit: A John Wayne Trail crossing permit from Washington State Parks is required prior to final approval. Public Works recommends the crossing permit also address all future lots that will use the proposed access.
4. Private Road Improvements: Access from Parke Creek Road to the cul-de-sac shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade 8% flat, 12% rolling or mountainous.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.

Page 1 of 2

- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

November 3, 2009



Jeff Watson
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Mr. Watson:

Thank you for the opportunity to comment on the short subdivision of approximately 12 acres into 4 lots, proposed by Beverly Proctor [SP-08-00058]. 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.

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 Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that



Mr. Watson
November 3, 2009
Page 2 of 2

the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more than .5 acre of lawn and garden.

This proposal, B. Proctor Short Plat, SP-08-00058 located on parcel number 17-19-12040-0004 totaling 71.59 acres, would share one groundwater exemption with the remaining 59.59 acres.

In addition, there is a concern about irrigation with a single groundwater exemption, which only allows up to ½ acres. With the proposed lot size, irrigation could easily be over ½ acres. 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.

However, if irrigation water is not available through an irrigation district, Ecology encourages the use of covenants to help property owners stay within the groundwater exemption criteria until a valid water right is obtained for irrigation. For metering information, please contact Ryan Murphy at (509)249-6327. The key element will be to obtain valid irrigation rights.

Furthermore, this project is subject to WAC 173-539A. Source meter(s) must be installed at the point(s) of withdrawal in compliance with WAC 173-173-100. Metering and reporting will be required in compliance with 173-539A-070.

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

Sincerely,



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



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

cds@co.kittitas.wa.us

Office (509) 962-7500

Fax (509) 962-7682

NOTICE OF APPLICATION

(Pursuant to Kittitas County Code 15A.03.060)

To: Interested Departments & Agencies with Jurisdiction
Adjacent property owners
Applicant

From: **Jeff Watson, Staff Planner**

Date: **10/22/2009**

Subject: **B. Proctor Short Plat, SP-08-00058**

On December 23, 2008, Beverly Proctor, landowner, submitted a Short Plat land use application which was deemed complete on October 16, 2009 by Kittitas County Community Development Services staff. The application is for a 4 lot Short Plat subdivision pursuant to Kittitas County Code 16.32 on approximately 12 acres of land that is zoned Agriculture 20. The subject property is located east of the City of Kittitas, south of Parke Creek Road, east of Hemingston Road, and west of Indermuhle Road, in a portion of Section 12, T17N, R19E, WM in Kittitas County, bearing Assessor's map number 17-19-12040-0004. See attached vicinity map. No other permits are associated with this Short Plat.

The complete 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 Community Development Services website at www.co.kittitas.wa.us/cds/current/. If you do not have internet access, or are unable to view the complete application at Community Development Services in person, one will be mailed on request.

Under Title 15A.03.080, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500⁰⁰.

All comments on this application must be addressed to the designated permit coordinator at :

Attn: **Jeff Watson**
Kittitas County Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

cds@co.kittitas.wa.us

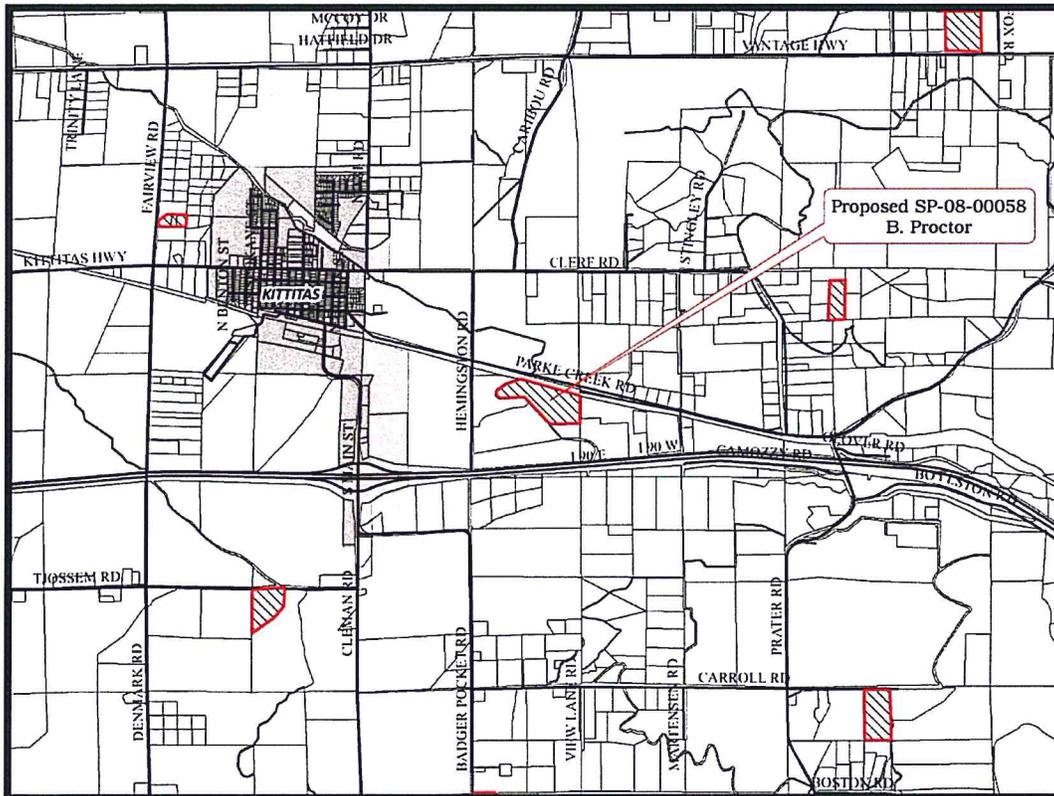
Office (509) 962-7506

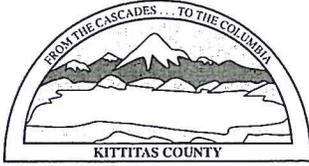
Fax (509) 962-7682

The 15 day comment period as outlined in Table A at the end of Title 15A of the Kittitas County Code, will terminate on **November 5, 2009 at 5:00 pm.**

If you have any questions regarding the proposed project outlined above, or the application process, please contact Community Development Services at (509) 962-7506.

Vicinity Map





KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: B. Proctor Short Plat (SP-08-00058)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: October 22, 2009

I certify that the following documentation:

- Notice of Application for B. Proctor Short Plat (SP-08-00058)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Candie M. Leader
County of Kittitas
State of Washington

Subscribed and sworn to before me this 22nd day of October, 2009

Kelly J. Carlson
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: July 9th, 2010



Notice of Application
B. Proctor Short Plat (SP-08-00058)

NOTICE IS HEREBY given that Beverly Proctor, landowner, submitted an application on December 23, 2008 for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 12 acres of land that is zoned Agriculture 20. The application was deemed complete on October 16, 2009. The subject property is located east of the City of Kittitas, south of Parke Creek Road, east of Hemingston Road, and west of Indermuhle Road, in a portion of Section 12, T17N, R19E, WM in Kittitas County, bearing Assessor's map number 17-19-12040-0004.

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

Please send any comments regarding this application prior to **Thursday, November 05, 2009 at 5:00 pm** to Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA. Attention: Jeff Watson, Staff Planner

Dated: October 22, 2009

Publish: October 22, 2009, Daily Record

MARTINEZ, CAROL A.
13391 HIGHWAY 24
MOXEE WA 98936

MILLER, ERIC R
1981 PARKE CREEK RD
ELLENSBURG WA 98926-

PETRICH, MEAGAN
PO BOX 261
WAUNA WA 98395-

CLERF, HOWARD F ETUX
PO BOX 689
KITTITAS WA 98934

PAGE, DENNIS ETUX
BOX 705
KITTITAS WA 98934

THOMASON, PATRICIA A & CARMODY,
NANCY L
WARNER, HELEN F
10240 SW WASCO WAY
TUALATIN OR 97062-

Kittitas County Fire Marshal

Kittitas County Sheriffs Dept.

Kittitas County Board of County
Commissioners

Kittitas County Code Enforcement

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Cascade Irrigation
8063 Hwy 10
Ellensburg, WA 98926

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

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

Washington State Parks
Chris Parsons
270 Ninth Street NE, Suite 200
East Wenatchee, WA 98802

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

Yakama Nation
P.O. Box 151
Toppenish, WA 98948

James E Brooks Library
Documents Dept.
400 E. University Way
Ellensburg, WA 98926 MS-7548

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

DNR
External SEPA Coordinator
P.O. Box 47015
Olympia, WA 98504-7015

WA Dept. of Natural Resources
713 E. Bowers Rd.
Ellensburg, WA 98926

Jonathan & Luanne Osterberg
16241 NE 51 St
Redmond, WA 98052

Rick & Susan Vaughn
880 Alice Road
Cle Elum, WA 98922

Van & Dee Vorwerk
4400 174th St SE
Bothell, WA 98012 – 6724

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

John Marvin
Habitat Biologist
Yakima-Klickitat Fisheries Project
771 Pence Rd.
Yakima, WA, 98908

Washington State Department of Archaeology
& Historic Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

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

Jim Boyle
PO Box 39
Ronald, WA 98940

Frank & Marcia Haake
31330 – 31st Ave SW
Federal Way, WA 98023

Dick & Pansy Wolf
680 Alice Road
Cle Elum, WA 98922

DAILY RECORD

KITTITAS COUNTY PUBLISHING, LL
 401 N MAIN ST
 ELLENSBURG WA 98926
 (509) 925-1414

Fax(509) 925-5696

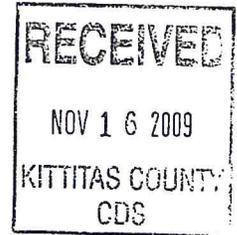
Advertising Memo Bill

1 Memo Bill Period 10/2009		2 Advertiser/Client Name KITTITAS COUNTY COMMUNITY DEVE	
23 Total Amount Due 58.75		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 10/20/09	6 Billed Account Number 24920	7 Advertiser/Client Number Not A. 24920

8 Billed Account Name and Address KITTITAS COUNTY COMMUNITY DEVE STE 2 411 N RUBY ST ELLENSBURG WA 98926		Amount Paid: Comments: Ad #: 79133
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Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
10/22/09	79133 LEG2	NOTICE OF APPLICATION 10/22 DR	1X 7.06 7.06	1 8.25	58.75	58.75



Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 58.75
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DAILY RECORD

(509) 925-1414

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 79133	25 Billing Period 10/2009	Advertiser Information			
1 Billed Account Number 24920	6 Advertiser/Client Number 24920	7 Advertiser/Client Name KITTITAS COUNTY COMMUNI			

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

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

NOTICE OF APPLICATION B.

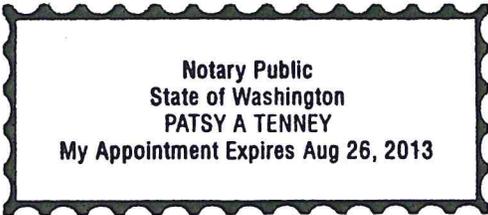
is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

10/22/2009

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 \$58.75 the rate of \$8.25 per column inch for each insertion.

Diane Ewing
Subscribed to me this 20th day of October in the year of 2009

Patsy A Tenney
PATSY A TENNEY
Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



Notice of Application
B. Proctor Short Plat
(SR-08-00058)

NOTICE IS HEREBY given that Beverly Proctor, landowner, submitted an application on December 23, 2008 for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 12 acres of land that is zoned Agriculture 20. The application was deemed complete on October 16, 2009. The subject property is located east of the City of Kittitas, south of Parke Creek Road, east of Hemingston Row, and west of Indermuhle Road, in a portion of Section 12, T17N, R19E, WM in Kittitas County, bearing Assessor's map number 17-19-12040-0004.

Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services 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 my comments regarding this application prior to Thursday, November 05, 2009 at 5:00 pm to Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA. Attention: Jeff Watson, Staff Planner.

Dated: October 22, 2009
Publish: October 22, 2009; Daily Record



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"

October 17, 2009

Beverly Proctor
6402 129th Place SE
Bellevue WA 98006

RE: B. Proctor Short Plat, SP-08-00058

Dear Ms. Proctor,

The application for a 4 lot Short Plat on approximately 16 acres of land that is zoned Agriculture 20, located in a portion of Section 12, T17N, R19E, WM, in Kittitas County, Assessor's map numbers 17-19-12040-0004 was received on December 23, 2008. Your application has been determined **complete** as of **October 17, 2009**.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons, who will have a period of not more than 15 calendar days to provide written comment regarding this application.
2. Written comments from all adjoining property owners, governmental agencies, and interested persons will be given consideration in the decision making process.
3. A Notice of Decision will be issued. This Decision will be final unless appealed within 10 working days following the date of issuance.

Please note that the above Short Plat application approval will be contingent upon the resolution of the boundary line adjustment submitted on 4/16/2007. Kittitas County Community Development Services has been provided assurances from Encompass Engineering and Surveying that the "...proof of legal access..." cited by Randy Carbary in his BLA comment letter dated 4/16/2007 is obtainable and that the short platting process can and should commence in the interim. Please be advised that KCC 15A.03.040 (3) Stipulates that "A project permit application is complete for the purposes of this title when it meets the procedural submission requirements of Kittitas County and is sufficient for continued processing even though additional information may be required or project modifications may be undertaken subsequently. The determination of completeness shall not preclude Kittitas County from requesting additional information or studies either at the time of the notice of completeness or subsequently if new information is required or substantial changes in the proposed action occur." Subsection (4)g further iterates that "Applications shall be void if they remain incomplete for more than 180 days." Community Development Services requested the aforementioned legal access for a John Wayne Trail crossing from Encompass Engineering on October 6, 2009, this application will expire on April 4, 2010 if the access has not been granted or other arrangements have not been made.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner

File Copy

cc. Encompass Engineering and Surveying

3779-07
3821-07

WHEREAS, the Railroad Company by written contract between the parties hereto of
date herewith granted the Licensee the right to install and maintain, at her sole cost
and expense, such grade crossing in the northeast quarter of the southeast quarter
([REDACTED]) of said section twelve (12), at station 3576+32 of the engineers stations of the
Railroad Company's track, subject to the covenants/ ^{and agreements} set forth in said agreement among which
is the stipulation that the reservation contained in said deed providing for the install-
ation of irrigation crossing is thereby withdrawn and terminated and is and shall be deemed
to have no further force and effect; and

WHEREAS, it is in and by said agreements provided that the terms, provisions, and
agreements thereof binding upon the license, shall bind her successors in interest in said
land, or any part thereof: and

WHEREAS, said contemporaneous contract is not well adapted to recording:

NOW THEREFORE, in consideration of the premises the parties hereto hereby stipu-
late and agree each with the other as follows:

That the said private farm grade crossing to be installed and maintained upon
said location across the Railroad Company's right of way and the right to use the same,
shall be installed, maintained and exercised solely by virtue of and and subject to the
terms, provisions, stipulations, agreements and conditions in said contemporaneous agree-
ment contained, and the rights and privileges granted by said agreement upon the condi-
tions therein contained shall be in full compliance with all obligations, contained in
said deed of May 20, 1907, of any nature whatsoever on the part of the Railroad Company
to grant or permit crossings or easements of any kind over and across the Railroad Com-
pany's right of way for the use of the licensee or the benefit of her said land.

IN WITNESS WHEREOF, The Railroad Company has caused this agreement to be executed
in its name by its officers thereunto duly authorized, and the Licensee has signed the
same. Done in duplicate originals the day and year first herein written.

.....
: CORPORATE:
: SEAL :
.....

CHICAGO, MILWAUKEE, ST. PAUL AND
PACIFIC RAILROAD COMPANY.

By H.B. Darling
Vice President

Attest
A.C. Hagenick
Assistant Secretary

Mrs H.P. Hemmingson
Wilma Hemmingson

STATE OF WASHINGTON }
COUNTY OF KING } SS

On this 1st day of August, 1932, before me personally appeared H.B. Darling, to
be known to be the Vice President of the CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAIL-
ROAD COMPANY, the corporation that executed the within and foregoing instrument, and
acknowledged the said instrument to be the free and voluntary act and deed of said cor-
poration, for the uses and purposes therein mentioned, and on oath stated that he was au-
thorized to execute the seal affixed is the corporate seal of

I, A.L.B. Davis, a Notary Public, do hereby certify that on this 25 day of July, 1932, personally appeared before MRS. H.P. HEMMINGSEN, a widow of Kittitas, Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25 day of July, A.D. 1932.

(Notary Seal)
COL. EXP.
Apr. 29, 1935

Filed for Record Aug. 11, 1932 at 10:45 A.M.

A.L.B. Davies
Notary Public in and for the State
of Washington residing at
Ellensburg therein

Request A.L. Sedwick

Mollie R. Dixon County Auditor

By Roy A. Kinney Deputy

RECORDING NO. 110064

PAUL HUDAK et ux

TO DEED,

STATE OF WASHINGTON

IN THE MATTER OF State Road No. 3 Bristol-East

KNOW ALL MEN BY THESE PRESENTS, That Paul Hudak and Marie Hudak his wife, of the County of Kittitas in the State of Washington, in consideration of the benefits and other valuable considerations, and the sum of Two hundred fifty Dollars, in hand paid, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the State of Washington, the following described parcel of land situated in Kittitas County, in the State of Washington, to-wit:

A strip of land 20 feet wide lying westerly and contiguous to the present existing right of way of said road extending from engineers 136+00 to Engineers Station 138+00 same being within the S.E. 1/4 SW 1/4 Section Township 19 North, Range 16 East W.M. the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the office of the Director of Highways at Olympia and bearing date of approval August 14th 1928.

To HAVE AND TO HOLD, the same, unto the State of Washington forever.

Dated this 18th day of July, 1932

Witness

E.E. Jager

Paul Hudak
her
Marie Hudak
mark

STATE OF WASHINGTON }
COUNTY OF KITTITAS }

SS

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 18th day of July, A.D. 1932, personally appeared before me Paul Hudak and Marie Hudak his wife to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

10/9/2009 4:20 PM

Jeff Watson

From: Marc Kirkpatrick [MKirkpatrick@encompasses.net]
Sent: Tuesday, October 06, 2009 4:22 PM
To: Jeff Watson
Cc: Valerie Ward; Dave Nelson; Trevin Roletto
Subject: RE: Bev Proctor
Attachments: image001.jpg

Jeff,

Thank you very much for your email. Initiating the short plat will allow us to begin collecting payment. I've asked my staff to help facilitate the JWT issues, so we will be in touch with you on the progress.

Thanks for all your hard work!

Marc

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Tuesday, October 06, 2009 3:58 PM
To: Marc Kirkpatrick
Subject: RE: Bev Proctor

I have a lot of things on my plate today, but...at this point we apparently still have some access/crossing issues with the John Wayne Trail. I will need to discuss this further with a couple of people but we may be able to go ahead and initiate the Short Plat process and hold it conditional until the resolution of the 2007 BLA. Let me know if that works for you. Communication to date is attached; it may be beneficial for you to contact Parks (I think I have a contact I can forward to you if you need it), either way it sounds like we'll need something from them. Let me know...

I'll be here...

JW

Chris Parsons

Washington State Parks
Parks Development Regional Manager

(509) 665-4334 Work

270 Ninth Street N.E., Suite 200
East Wenatchee, WA 98802

From: Marc Kirkpatrick [mailto:MKirkpatrick@encompasses.net]
Sent: Tuesday, October 06, 2009 1:38 PM
To: Jeff Watson
Cc: Dave Nelson; Valerie Ward
Subject: Bev Proctor

Hi Jeff,

10/9/2009 4:20 PM

I know everyone has been working hard on getting this project moving forward, but I am hoping you can take a quick look and see if it can be a quick turnaround for you. She is holding up paying her bill with us until the short plat has been noticed. As you probably understand, holding back income right now hurts. Don't hesitate to let Dave or I know if there is something we need to do on our end.

Thank you for understanding our situation.

Regards,

Marc K. Kirkpatrick
Encompass Engineering & Surveying
Together with Baima & Holmberg

Eastern Washington Division
Ph: (509) 674-7433 x224
Fx: (509) 674-7419

Western Washington Division
Ph: (425) 392-0250
Fx: (425) 391-3055

mkirkpatrick@encompasses.net
www.encompasses.net

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10/6/2009 2:02 PM

Jeff Watson

From: Dave Nelson [dpnelson@encompasses.net]
Sent: Tuesday, September 08, 2009 12:14 PM
To: Jeff Watson
Cc: Marc Kirkpatrick; Valerie Ward; Trevin Roletto
Subject: BEV PROCTOR ACCESS 12-17-18
Attachments: image002.jpg

HI JEFF,

IN REGARDS TO THE ACCESS ACROSS THE JOHN WAYNE TRAIL FOR MRS. PROCTOR, DOCUMENTS SHOULD BE IN THE FILE IN THE FORM OF A DEED RECORD – NO 52, RECORDED IN PAGES 341 AND 342, DATED AUGUST 11, 1932 BETWEEN THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND MRS. H. P. HEMMINGSON REGARDING ACCESS ACROSS THE RR R/W TO HER PROPERTY. THE ACCESS LOCATIONS WERE WITHIN THE NE ¼ OF THE SE ¼ OF SECTION 12.

MRS. PROCTOR FURNISHED RANDY CARBARY PHOTOS OF THE EXISTING CROSSINGS ON THE NE CORNER AND THE NORTHWEST CORNER OF HER PROPERTY.

THE POINTS OF ACCESS WERE CREATED PRIOR TO THE RAILROAD RIGHT OF WAY BECOMING THE JOHN WAYNE TRAIL. THE STATE PARK BARRICADES, ALLOWING CROSSING, AS SHOWN IN THE PHOTOS, ARE EVIDENCE OF THE LEGALITY OF THE ACCESS POINTS.

THE ABOVE MENTIONED DOCUMENTS WERE SUBMITTED TO KITTITAS COUNTY ON OR AROUND MAY 14, 2007.

I HOPE THIS HELPS TO GET THE BLA COMPLETED AND THE SHORT PLAT ON IT'S WAY.

THANKS,

David P. Nelson, P.L.S.



108 E 2nd Street
Cle Elum, WA 98922
Phone:(509) 674-7433
Fax:(509)674-7419

9/3/2009 12:51 PM

Jeff Watson

To: Valerie Ward
Subject: RE: Proctor BLA/SEG and Short Plat (SP-08-00058 B. Proctor)

Valerie,

Thank you for your response. In my June 12 letter I stated that "Community Development Services can re-examine the original vested BLA/SEG for conformance to code, issue a conditional or final approval, record it with the Auditor's office and, if approved, re-initiate the short plat application." During my review of the file I noticed arrows and question marks on the original comments from Kittitas County Department of Public Works (see attached). When I inquired with PW additional comments were issued regarding this application (again attached). Final approval of the Segregation and the Short Plat will be contingent upon the requirement regarding the John Wayne Trail crossing established in the Public Works Comment Letters. Please feel free to contact me or Christina Wollman (the Public Works planner) should you have any additional questions or comments.

Thank You,

Jeff Watson
Staff Planner

From: Valerie Ward [mailto:VWard@encompasses.net]
Sent: Thursday, September 03, 2009 12:07 PM
To: Jeff Watson
Cc: Dave Nelson
Subject: Proctor BLA/SEG and Short Plat (SP-08-00058 B. Proctor)

Jeff,

Attached is a letter from you to Bev Proctor, dated June 12, 2009, regarding SP-08-00058 B. Proctor Short Plat Application. In said letter, you state her BLA/SEG had not been processed at that time which caused her Short Plat processing to be placed on Hold. The reason her BLA/SEG had not been processed was her taxes were not paid at that time. Bev was recently able to pay her taxes in full last week. At this time, I respectfully request her BLA/SEG be processed and her Short Plat be noticed as soon as possible. If you have any questions or comments, please don't hesitate to call me. Thank you,

Val Ward
vward@EncompassES.net

9/3/2009 12:51 PM

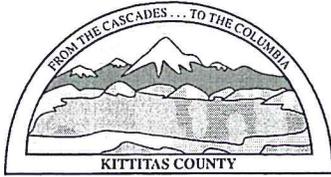
Encompass
ENGINEERING & SURVEYING



**108 East 2nd Street
Cle Elum, WA 98922
(509) 674-7433 x259
(509) 674-7419 (fax)
<http://www.EncompassES.net>**

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

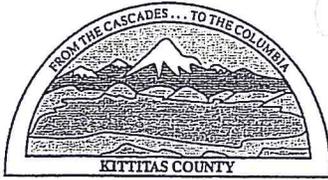
Kirk Holmes, Director

MEMORANDUM

TO: Jeff Watson
FROM: Christina Wollman, Planner II *cw*
DATE: July 2, 2009
SUBJECT: B. Proctor Short Plat SP-08-00058

The following item shall be completed prior to Public Works issuing conditional preliminary approval of the short plat.

A John Wayne Trail crossing permit from Washington State Parks is required prior to preliminary approval. Public Works recommends the crossing permit also address all future lots that will use the proposed access.



KITITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

JUN 10 2009

Kittitas County
CDS

RECEIVED

APR 16 2007

KITITITAS COUNTY
CDS

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbery, Planner II *RC*
DATE: April 16, 2007
SUBJECT: Proctor BLA / SEG 17-19-12040-0004

The Public Works Department has reviewed the Request for Boundary Line Adjustment and Parcel Segregation Application. The applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- 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. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- ? → e. It appears that access to some of the lots created through this Parcel Segregation and Boundary Line Adjustment involve Cascade Canal crossings. The applicant should contact the Cascade Canal regarding any additional requirements they may have.
- ? → f. It appears that access to some of the lots created through this Parcel Segregation and Boundary Line Adjustment involve Washington State Parks / John Wayne Trail crossings. Permission is required from Washington State Parks for access across the John Wayne Trail. **The applicant shall be responsible for providing proof of legal access prior to final approval.**
- g. Access is not guaranteed to any existing or created parcel on this application.

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

Page 1 of 1

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

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

REC. #119 #400

2601

KITTITAS COUNTY ELLENSBURG, WA 98922

RECEIVED

Assessor's Office
County Courthouse Rm. 101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102
MAR 19 2007

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

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

Applicant's Name: BEV PROCTOR
 City: CLE ELUM
 Phone (Home): _____

RECEIVED
 NOV - 8 2002
 KITTITAS COUNTY PLANNING DEPT.

% EASTSIDE CONSULTANTS
 Address: WA 98922
 State, Zip Code: 674-7433
 Phone (Work): _____

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg __)
<u>17-19-12040-0004 71.59</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS <i>Intervening</i>	<u>31.59 A</u>
_____	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	<u>40.00 B</u>
_____	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	_____
_____	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	_____
_____	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	_____

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

Owner Signature Required: _____ Other: _____

Treasurer's Office Review

Tax Status: 2007 Taxes Paid

By: A Fagle
Kittitas County Treasurer's Office

Date: 3-12-07

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. *This parcel is using the intervening ownership of the Cascade Bldg and no* lots created from this shall be eligible to intervene in the future.*
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____) _____
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____
- This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: 9809-1 Parcel Creation Date: 1977

Last Split Date: 4/24/84 Current Zoning District: A₁-20

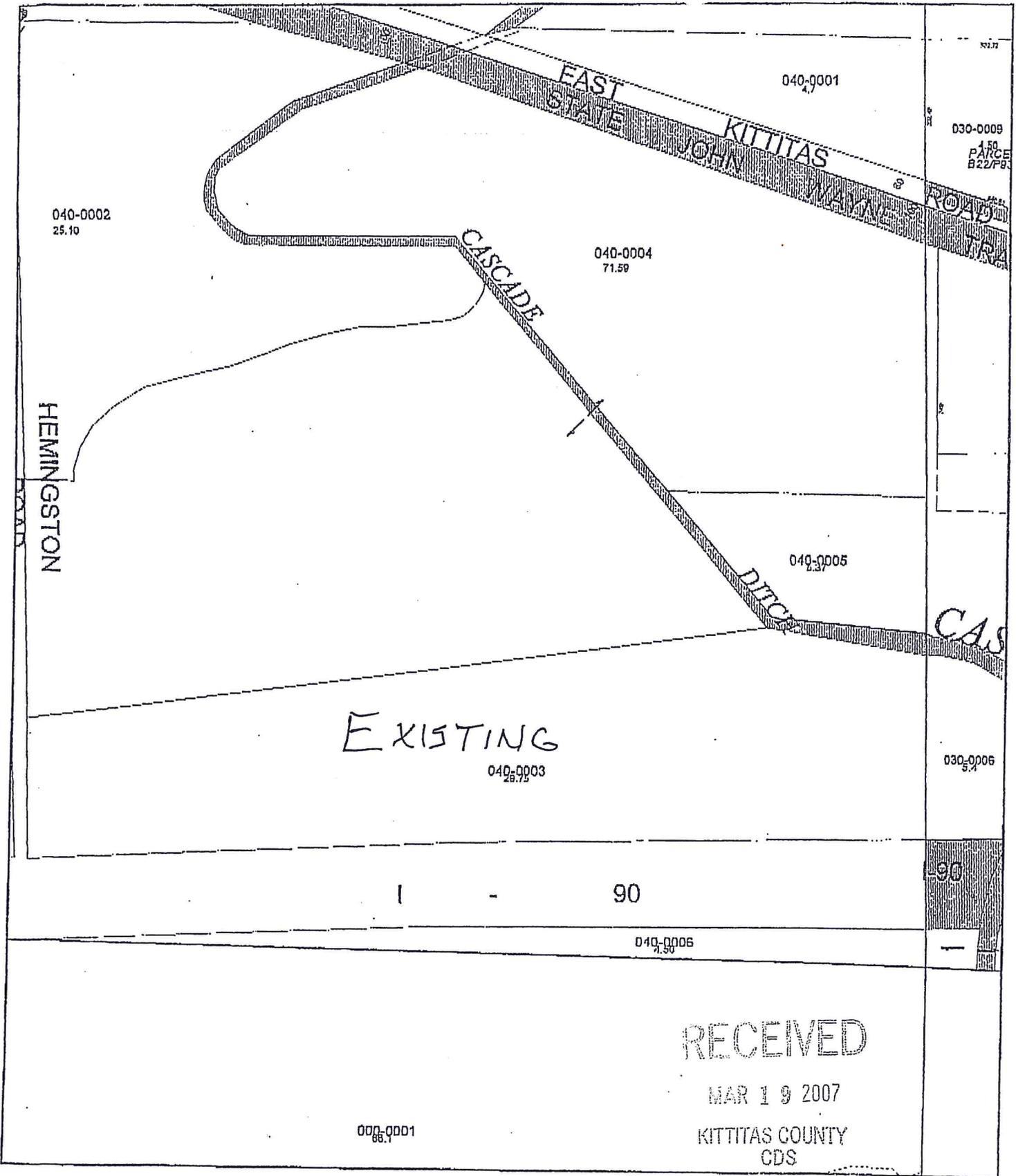
Review Date: 11/13/02 By: Suey Hall

**Survey Approved: _____ By: _____

7124.97

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.

ELLENBURG



Township: 17 Range: 19 Section: 12

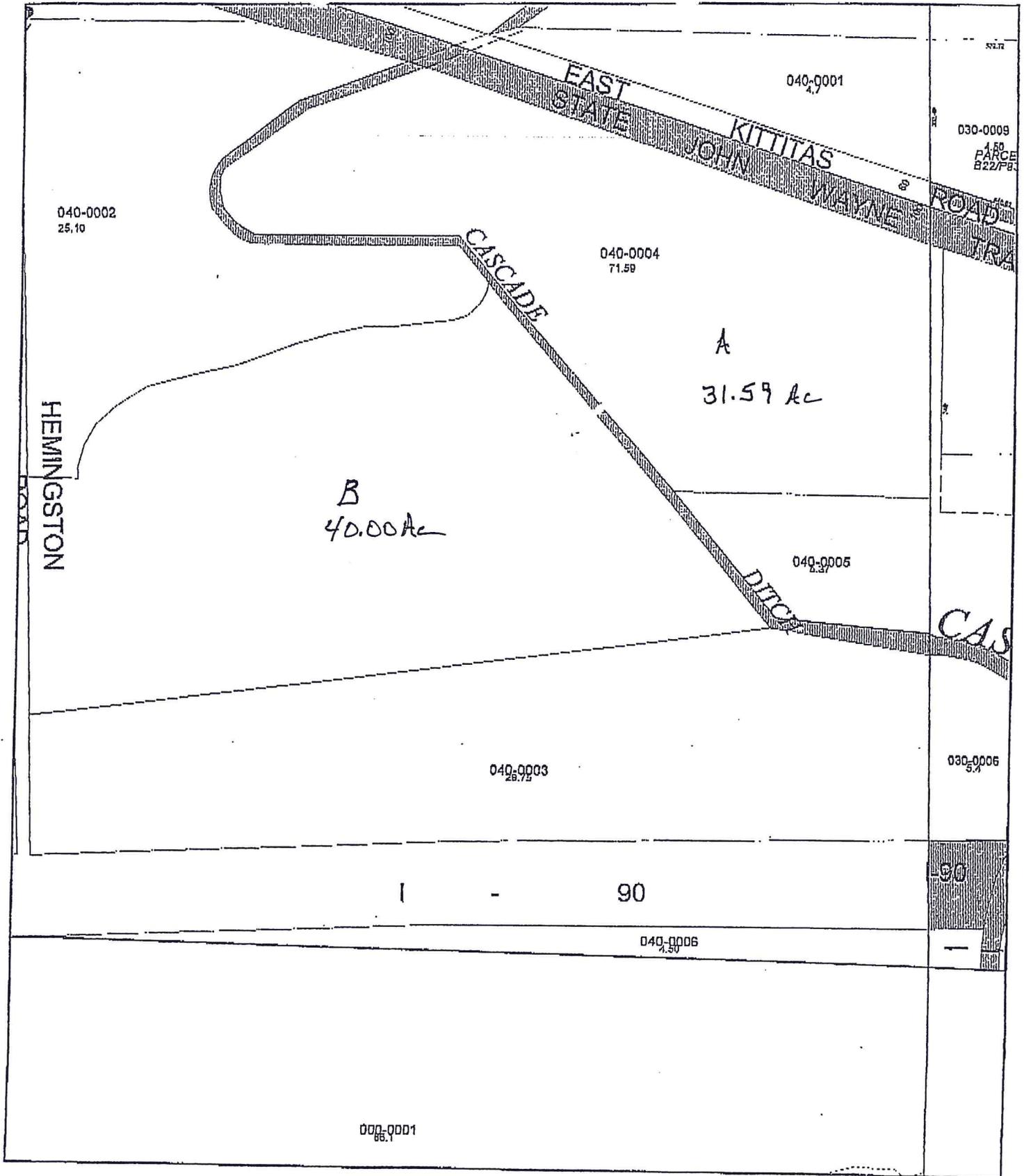
ParcelView 4.0.0

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 206 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)862-7601



Scale: 1 inch = 400 feet

This Map is maintained only
 as an aid in the appraisal and
 assessment of real property.
 The County Assessor's Office
 does not warrant its accuracy.



Township: 17 Range: 19 Section: 12

ParcelView 4.0.0

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 Ellensburg, WA 98926
 (509)962-7601
 Data Set: 10/28/2002 6:56:51 PM



Scale: 1 inch = 400 feet

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessors Office does not warrant its accuracy.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

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

BEV PROCTOR
Applicant Name
CLE ELUM
City

Phone (Home)

% EASTSIDE CONSULTANTS
Address
WA 98922
State, Zip Code
274-7433
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage	
		Survey Vol.	Pg.
<u>0004A 31.59 Ac</u>	<input checked="" type="checkbox"/> Segregated into <u>4</u> Lots	<u>20.00</u>	<u>0004A₁</u>
_____	<input type="checkbox"/> Segregated by Intervening Ownership	<u>11.59</u>	<u>0004A₁</u>
<u>0004B 40.00 Ac</u>	<input type="checkbox"/> "Segregated" for Mortgage Purposes Only	<u>20.00</u>	<u>0004B₁</u>
_____	<input type="checkbox"/> Eliminate (Segregate) Mortgage Purpose Only Parcel	<u>20.00</u>	<u>0004B₂</u>
_____	<input type="checkbox"/> Boundary Line Adjustment between property owners	_____	_____
_____	<input type="checkbox"/> Boundary Line Adjustment between properties in the same ownership	_____	_____
_____	<input type="checkbox"/> Combine Parcels at Owner's request	_____	_____

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

*Owner's Signature (Required)

[Signature]
**Other

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

PLANNING DEPARTMENT REVIEW

- This segregation meets the requirements for observance of intervening ownership.
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 620)
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. _____ Page _____ Date _____ ***Survey Required Yes _____ No _____ (See Pg.2)
- This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 9809-1

Parcel Creation Date: 1977

Last Split Date: 4/24/87

Current Zoning District: A₁-20

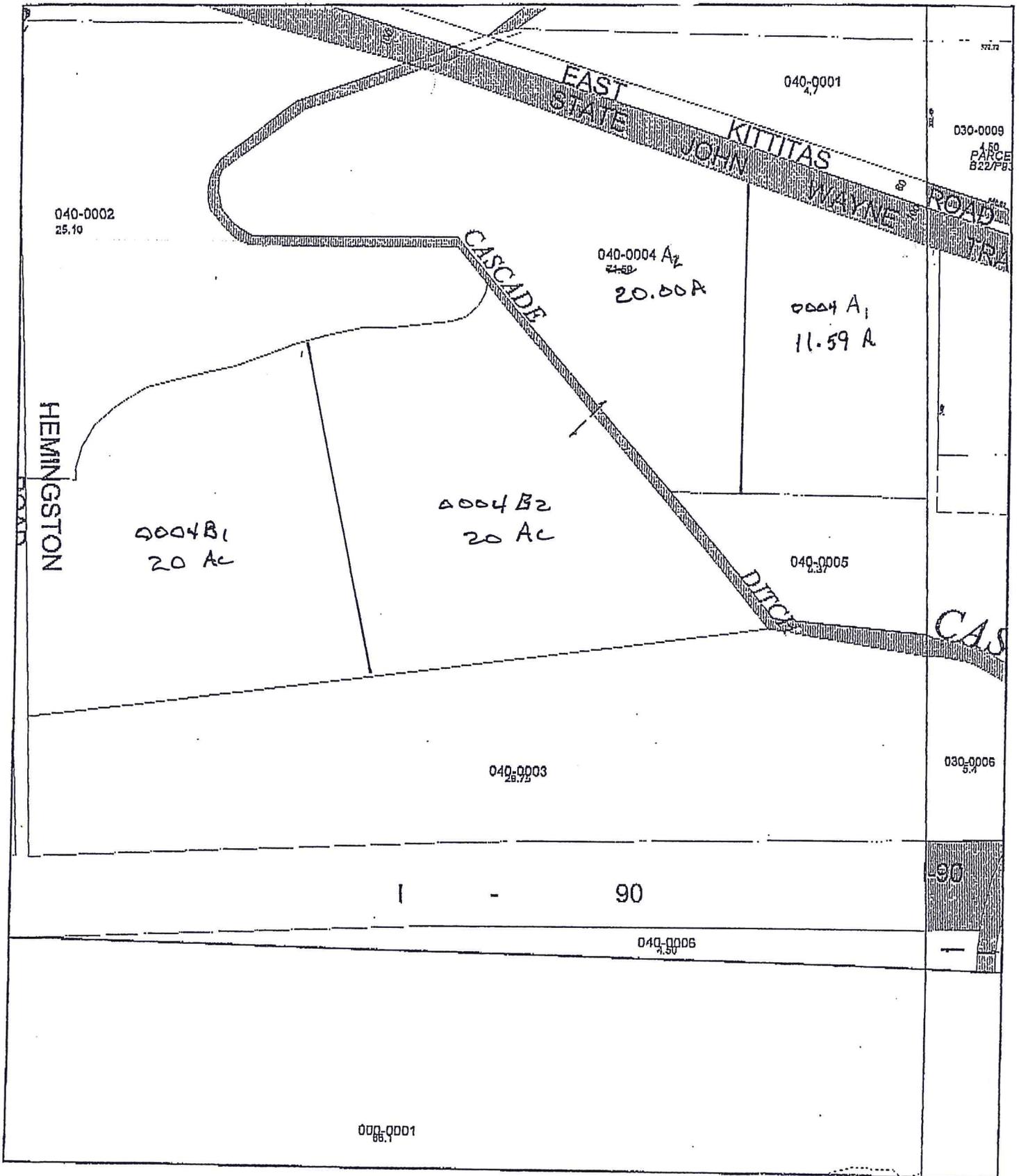
Review Date: 11/13/02

By: [Signature]

***Survey Approved: _____

By: _____

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



Township: 17 Range: 19 Section: 12

ParcelView 4.0.0

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 (509) 863-7501
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Scale: 1 inch = 400 feet

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessor's Office does not warrant its accuracy.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

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

BEV PROCTOR
Applicant Name
CLE ELUM
City

Phone (Home)

7 EASTSIDE CONSULTANTS
Address
WA 98922
State, Zip Code
674-7433
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage	
		Survey Vol.	Pg.
<u>0004A2 20.00</u>	<input type="checkbox"/> Segregated into ___ Lots	<u>8.00</u>	<u>0004A2</u>
<u>0004A1 11.59</u>	<input type="checkbox"/> Segregated by Intervening Ownership	<u>8.00</u>	<u>0004A1</u>
<u>0004B1 20.00</u>	<input type="checkbox"/> "Segregated" for Mortgage Purposes Only	<u>45.98</u>	<u>0004B1</u>
<u>0004B2 20.00</u>	<input type="checkbox"/> Eliminate (Segregate) Mortgage Purpose Only Parcel	<u>8.00</u>	<u>0004B2</u>
_____	<input type="checkbox"/> Boundary Line Adjustment between property owners	_____	_____
_____	<input checked="" type="checkbox"/> Boundary Line Adjustment between properties in the same ownership	_____	_____
_____	<input type="checkbox"/> Combine Parcels at Owner's request	_____	_____

Applicant is: Owner* Purchaser Lessee Other**

*Owner's Signature (Required) [Signature] **Other

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

PLANNING DEPARTMENT REVIEW

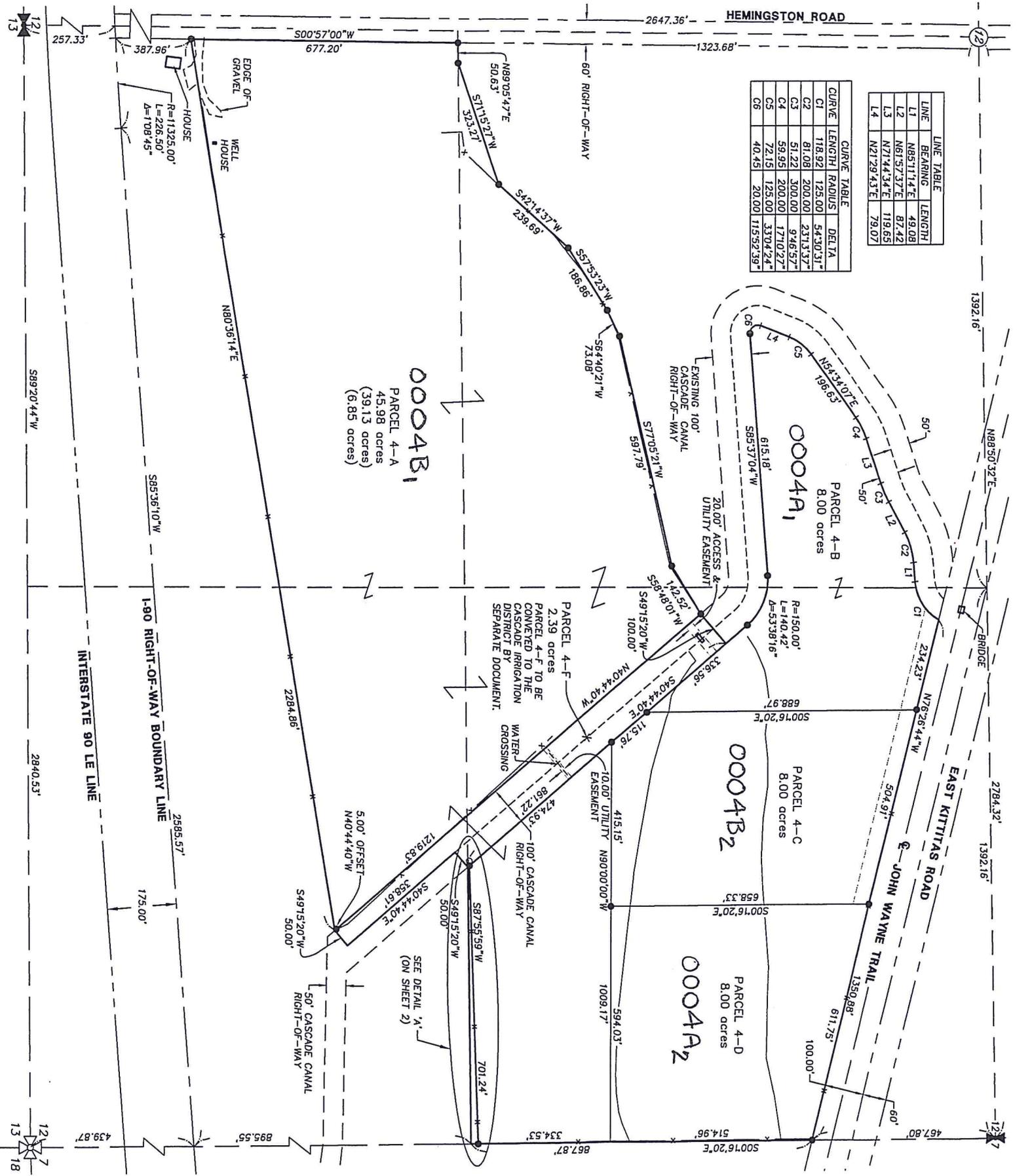
- This segregation meets the requirements for observance of intervening ownership.
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. _____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

Card No.: 9809-1 Parcel Creation Date: 1977
Last Split Date: 4/24/84 Current Zoning District: A9-20
Review Date: 11/13/02 By: [Signature]
***Survey Approved: _____ By: _____

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

LINE	BEARING	LENGTH
L1	N85°11'4"E	49.08
L2	N61°57'37"E	87.42
L3	N71°44'34"E	119.65
L4	N21°29'43"E	79.07

CURVE	LENGTH	RADIUS	DELTA
C1	118.92	125.00	54.30°31"
C2	81.08	200.00	23°13'37"
C3	51.22	300.00	9°46'57"
C4	59.95	200.00	17°10'27"
C5	72.15	125.00	33°04'24"
C6	40.45	20.00	115°52'59"



0004B1
 PARCEL 4-A
 45.98 acres
 (39.13 acres)
 (6.85 acres)

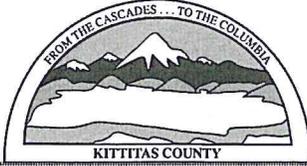
0004A1
 PARCEL 4-B
 8.00 acres

0004B2
 PARCEL 4-C
 8.00 acres

0004A2
 PARCEL 4-D
 8.00 acres

PARCEL 4-F
 2.39 acres
 PARCEL 4-F TO BE
 CONVEYED TO THE
 CASCADE IRRIGATION
 DISTRICT BY
 SEPARATE DOCUMENT.

SEE DETAIL 'A'
 (ON SHEET 2)



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

June 12, 2009

Beverly Proctor
6402 129th Place NE
Bellevue WA 98006

Re: SP-08-00058 B. Proctor Short Plat Application

Dear Ms. Proctor,

After careful review of the short plat application you submitted on December 23, 2008, Kittitas County Community Development Services has determined that it *cannot be processed as submitted*. Current Kittitas County Assessor's records specify that the parcel(s) in question continue to exist as one single 71.59 acre lot of record. Records at Community Development Services indicate that you submitted an application for a Boundary Line Adjustment/Segregation in November of 2002, which was commented on, and conditioned by, Kittitas County Department of Public Works in 2007. However, despite the fact that surveys were recorded with the Kittitas County Auditor's Office (December 2006, and September 2008) depicting the segregation in question, nothing in that file verifies that final approval was granted, and there is no date stamp of any kind from the Assessor's Office indicating their reception and processing.

Kittitas County acknowledges that there is always a possibility of clerical or filing inaccuracies, oversights, and misunderstandings, and should you have any records demonstrating that Community Development Services did indeed grant final approval of the Boundary Line Adjustment/Segregation in question, we would be happy to rectify the problem and continue the processing of your short plat application. In the absence of confirming documentation, in order for this process to continue, Community Development Services can re-examine the original vested BLA/SEG for conformance to code, issue a conditional or final approval, record it with the Auditor's office and, if approved, re-initiate the short plat application. Should you wish to take a "back to square one" approach; Community Development Services can withdraw both applications from review. In the interim, I will place the short plat application (SP-08-00058 B. Proctor) in an "on hold" status pending contact from you, and an indication of how you wish to proceed.

Please, by any means listed below, feel free to contact me if I can be of any service or provide additional information.

Sincerely,

Jeff Watson
Planner of record for:
SP-08-00058

file copy

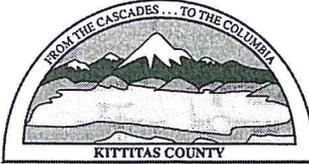
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682

Community Planning • Building Inspection • Plan Review • Administration • Permit Services • Code Enforcement • Fire Investigation

JUNE 12, 2009

Jeff Watson - KCCDS	Phone: 509-933-8274
411 N. Ruby Street, Suite 2	Fax: 509-962-7682
Ellensburg, WA 98926	E-Mail: jeff.watson@co.kittitas.wa.us

Page 1 of 1



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"

January 22, 2009

Beverly Proctor & David Namovich
6402 129th PL SE
Bellevue, WA 98006

RE: NSF Check Received

Dear Ms. Proctor & Mr. Namovich:

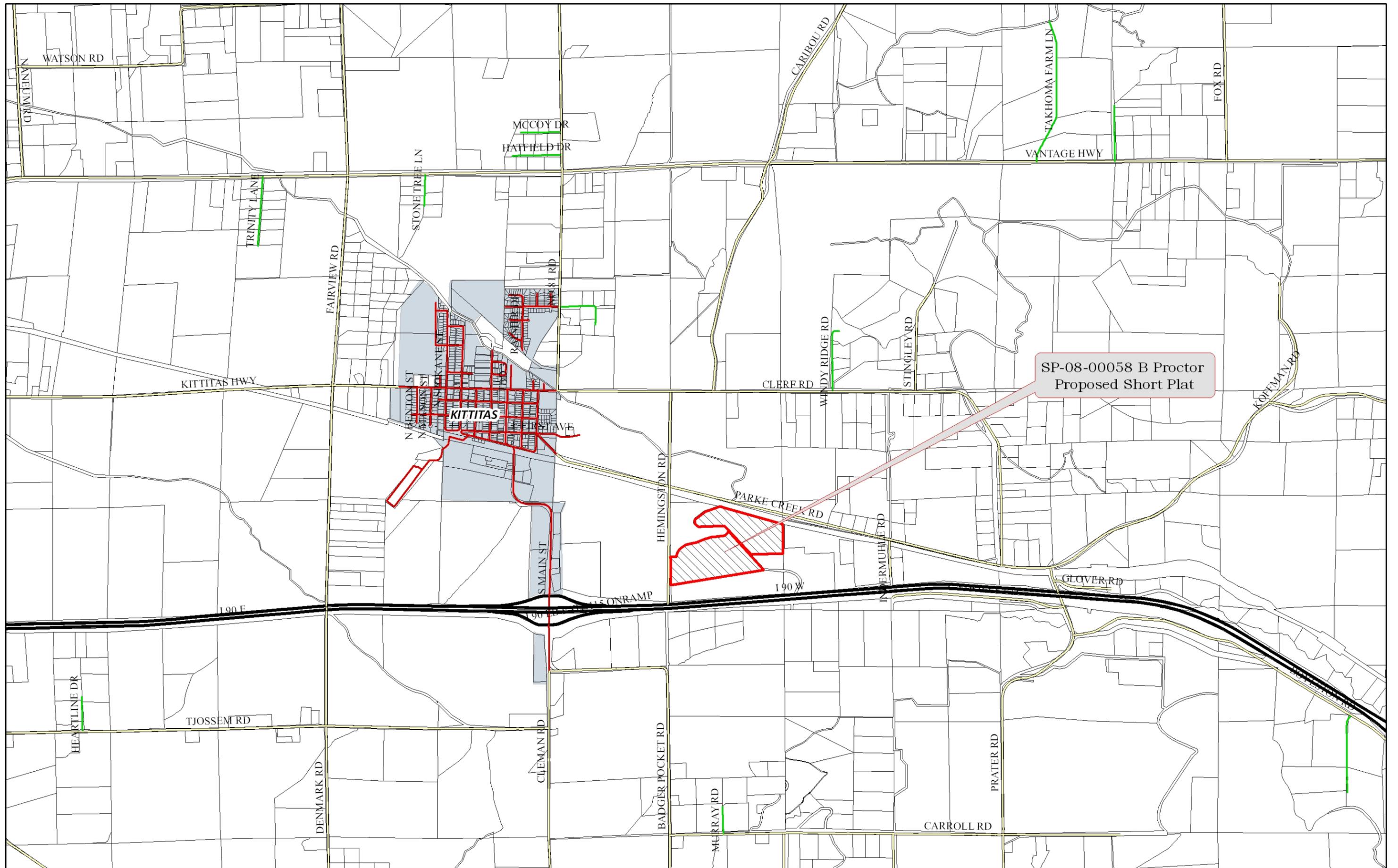
This letter is to inform that your payment for your short plat application came back to us as Non Sufficient Funds (NSF). At this time, the application that you have applied for is void and no work or shall be performed until payment is received. A \$25.00 NSF has also been added to your balance due. Payment must be in the form of cash, money order or cashier check.

Should you have any questions, please do not hesitate contacting me or our office

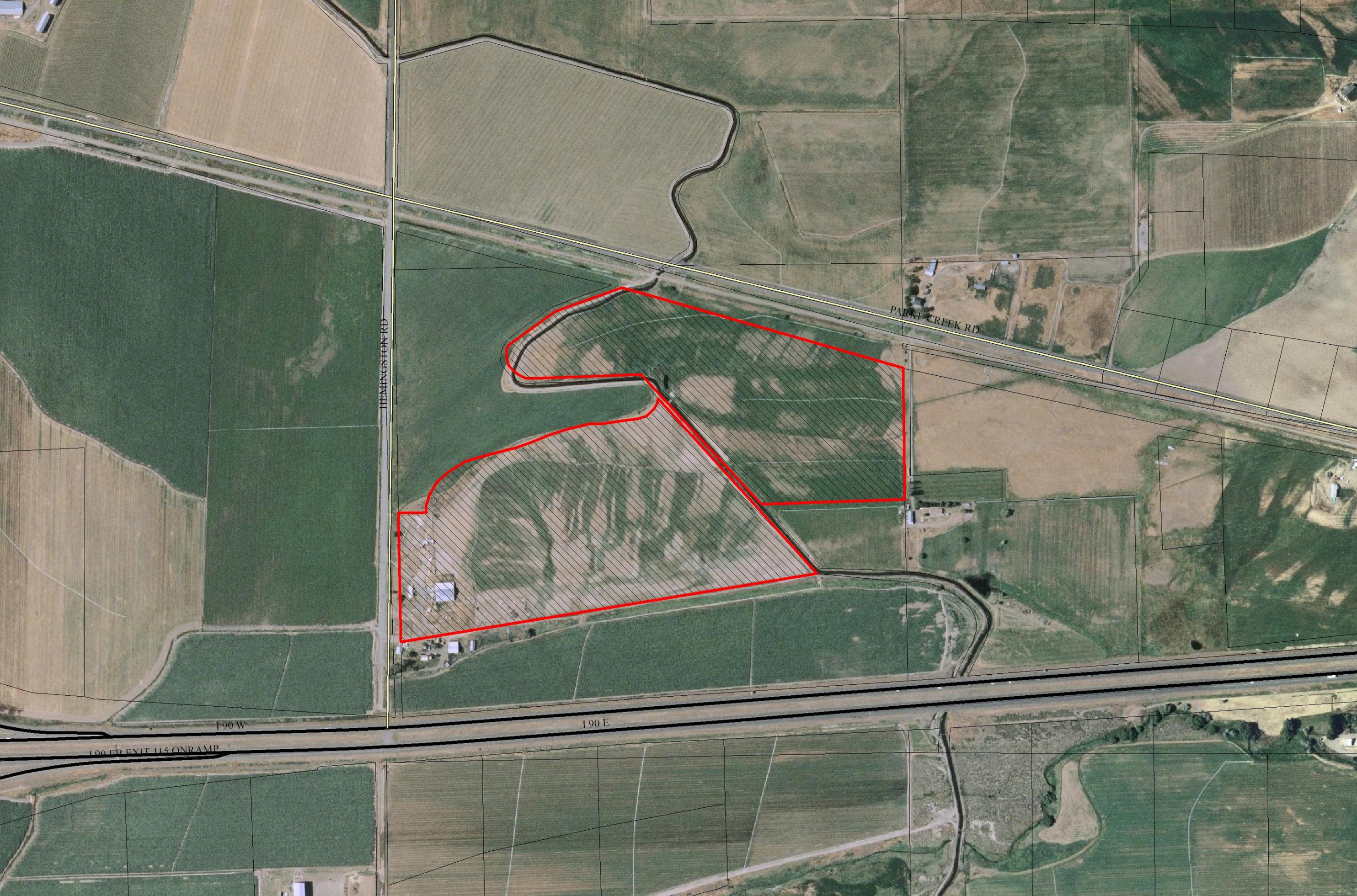
Sincerely,

Mandy Weed
Administrative Assistant
(509) 962-7047
mandy.weed@co.kittitas.wa.us

cc: short plat file



SP-08-00058 B Proctor
Proposed Short Plat



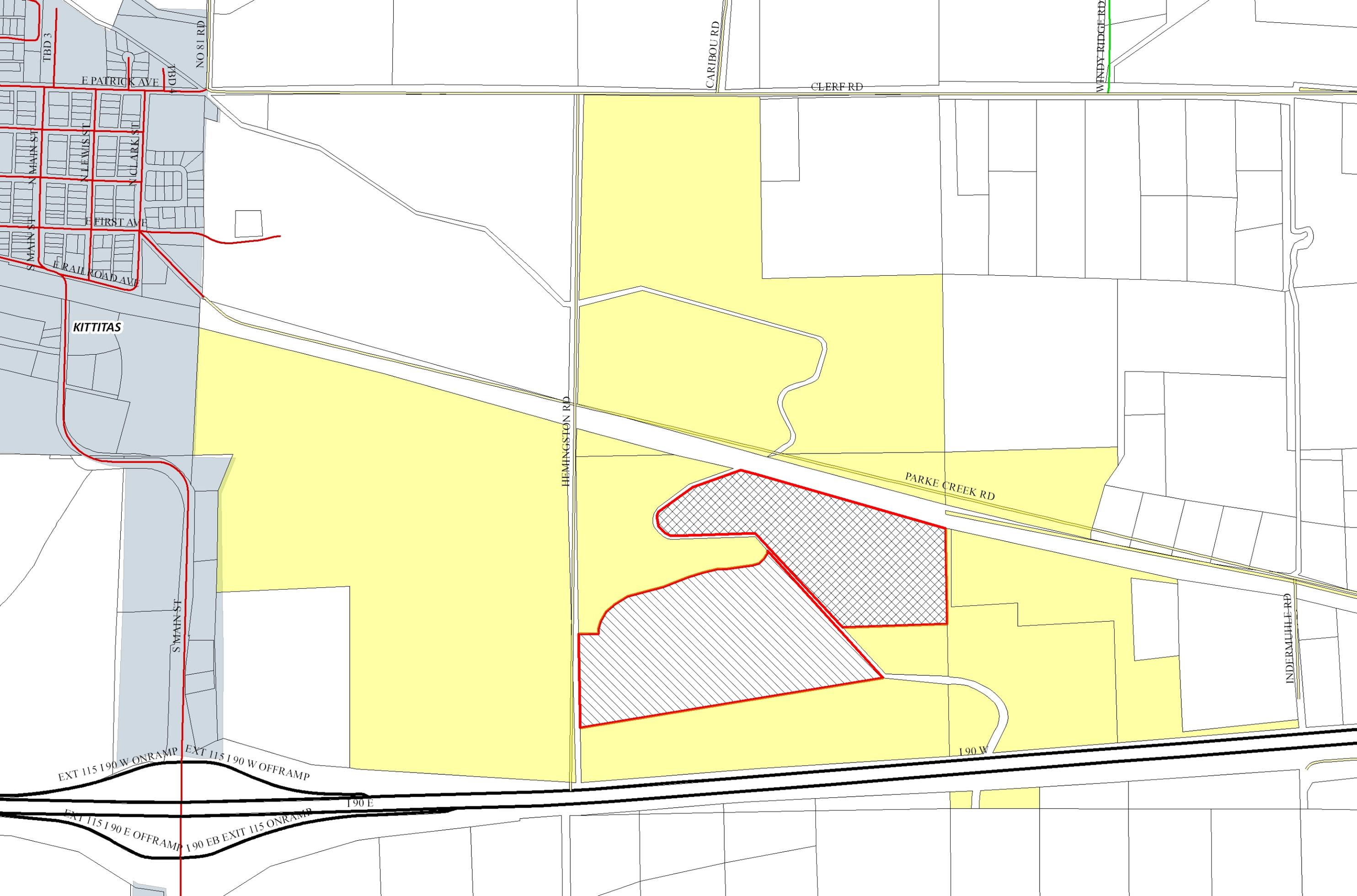
HEMMINGSON RD

PARK CREEK RD

190 W

190 E

190 EB EXIT 115 ONRAMP



TBD 3

E PATRICK AVE

NO 81 RD

CARIBOURD

CLERF RD

WINDY RIDGE RD

MAIN ST

LEWIS ST

CLARK ST

E FIRST AVE

MAIN ST

E RAILROAD AVE

KITTITAS

S MAIN ST

HEMINGSTON RD

PARKE CREEK RD

INDERMUHLE RD

EXT 115 190 W ONRAMP EXT 115 190 W OFFRAMP

190 E

EXT 115 190 E OFFRAMP 190 EB EXIT 115 ONRAMP

190 W

Short Plat Preliminary Submittal Requirements For:

SP-08-00058 B Proctor

Date Received: December 23, 2008

Review Date: June 10, 2009

Map Number: 17-19-12040-0004 Parcel Number: 622533 Acres Recorded: 71.59

Planner: Jeff Watson Zoning: Agriculture 20

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes No Within a Shoreline of the State Environment:

Yes No Within a FIRM Floodplain Panel #:

Yes No Within a PHS Habitat Habitat Type:

Yes No Wetland in Parcel Wetland Type:

Yes No Seismic Rating Category:

Yes No Within Coal Mine Area

Yes No Hazardous Slope in Parcel Category:

Yes No Airport Zones within Parcel Zone:

Yes No Adjacent to Forest Service Road Road:

Yes No Adjacent to BPA Lines or Easement

Yes No Within 1000' of Mineral Land of LTS

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Large Preliminary Plat Maps

- Certificate of Title
- Computer Closures
- 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
- Scale (1:200 or Greater), North Arrow, and Date
- Vicinity map showing the boundary lines of adjacent subdivisions, roads, streets, streams
- Proposed platted boundary lines, lot and road dimensions, and gross acreage
- Statement of proposed sewage, water, and drainage improvements



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

December 30th, 2008

Beverly Proctor
6402 129th Place SE
Bellevue, WA 98006

RE: B. Proctor Short Plat (SP-08-00058) submission fee received (\$380.00/receipt #3908)

Dear Beverly:

We have received the application for your proposed Short Plat (located in a portion of the SE 1/4 Section 12, Township 17N, Range 19E.W.M., off of Parke Creek 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,

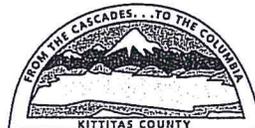
A handwritten signature in black ink that reads "Cathy Bambrick".

Cathy Bambrick, Public Health Administrator
Kittitas County Public Health Department



cc: Community Development Services, Encompass Engineering & Surveying
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/

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 and Lookout Mountain Utilities Management (509) 674-6989 are the current SMAs.

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. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

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.

After July 8, 2008 all applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law. "

AND

"Metering will be required on all residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."

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

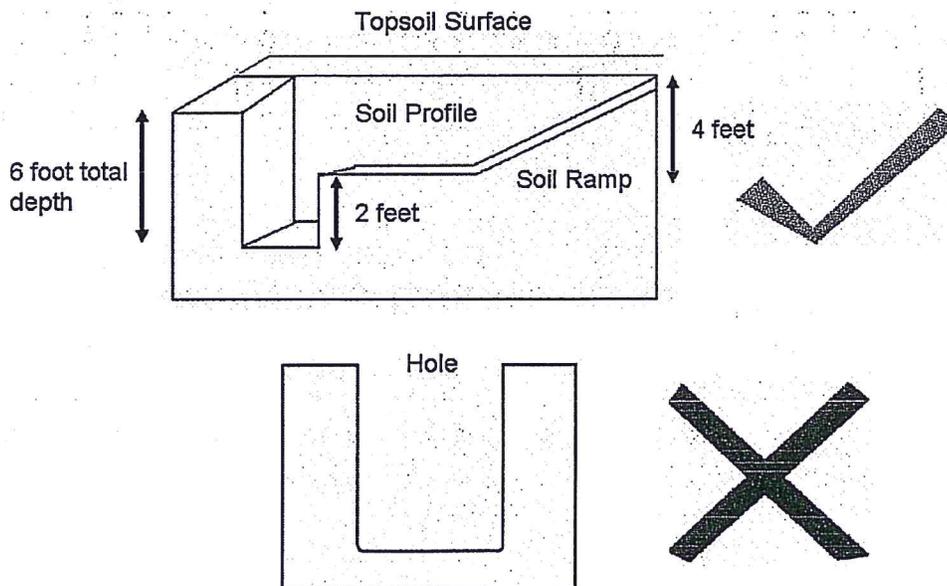
Purpose: The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to

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.



Minimum Land Area Requirements: According to the WAC 246-272 the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system (Table X). These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

TABLE X
Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre ¹					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres ¹					

¹ See WAC 246-272A-0234(6).

Other Considerations: Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

Scheduling a soil log: Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Environmental Health Office at 411 N. Ruby Street (509) 933-8261 to arrange an appointment.

RECEIVING



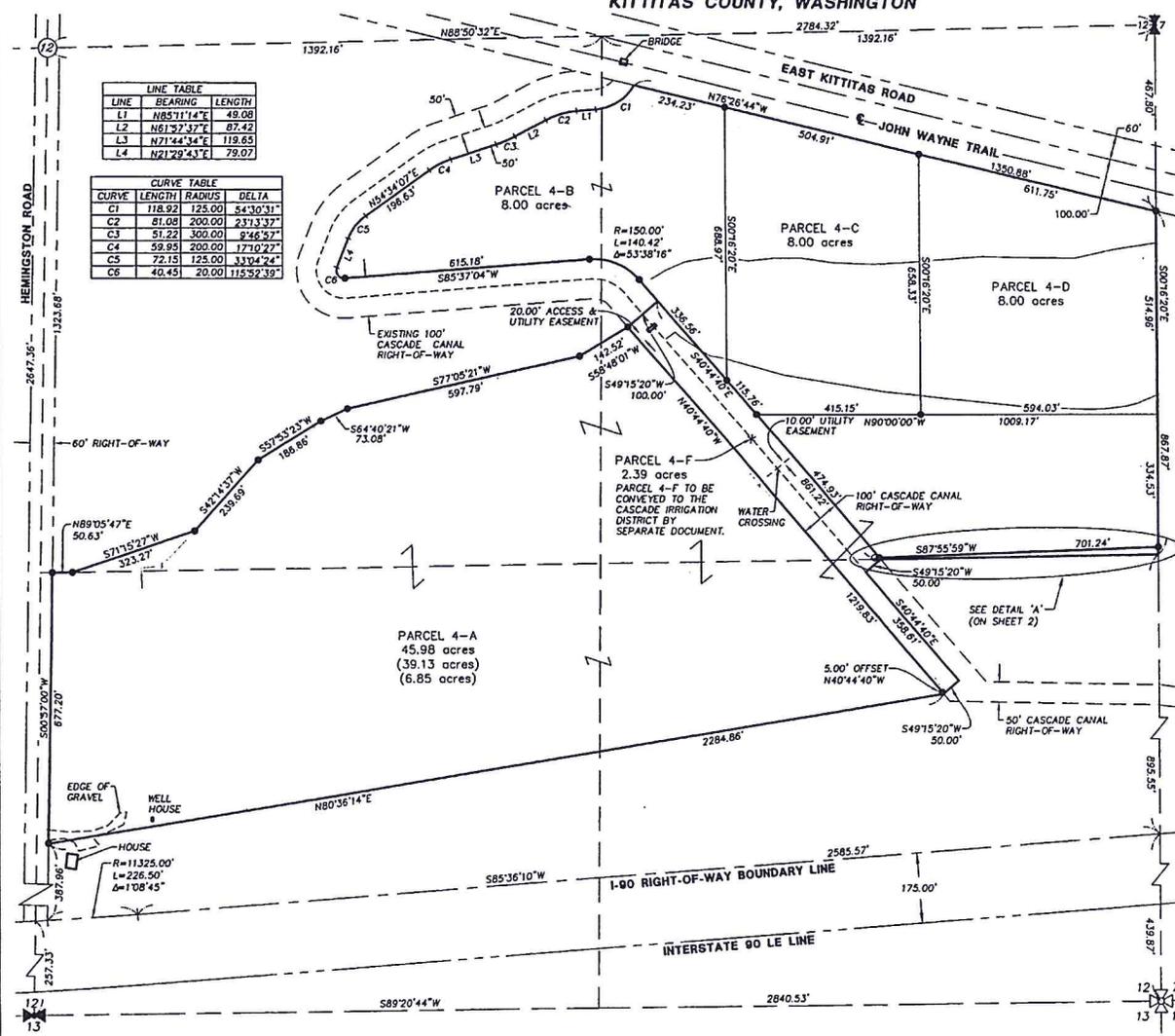
35-102

BOUNDARY LINE ADJUSTMENT

PTN OF THE SE 1/4 OF SECTION 12 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.
KITITAS COUNTY, WASHINGTON

LINE	BEARING	LENGTH
L1	N85°11'14"E	49.08
L2	N61°57'37"E	87.42
L3	N71°44'34"E	119.65
L4	N21°29'43"E	79.07

CURVE	LENGTH	RADIUS	DELTA
C1	118.92	125.00	54°30'31"
C2	81.06	200.00	23°13'37"
C3	51.22	300.00	9°46'57"
C4	59.95	200.00	17°10'27"
C5	72.15	125.00	33°04'24"
C6	40.45	20.00	115°52'39"



- NOTES:**
1. THIS SURVEY WAS PERFORMED USING A NIKON NPL 522 TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FOR A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
 2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
 3. THE BASIS OF BEARING USED FOR THIS SURVEY IS BASED ON WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. ALL MEASUREMENTS SHOWN ARE GROUND MEASUREMENTS.
 4. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE CASCADE CANAL RIGHT-OF-WAY AND THE BOUNDARIES AND ACREAGES OF PARCELS 4-A, 4-B, 4-C AND 4-D AS SHOWN ON THAT CERTAIN SURVEY AS RECORDED IN BOOK 33 OF SURVEYS, PAGES 150 AND 151, UNDER AUDITOR'S FILE NUMBER 200612040080, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, FROM A 100.00 FOOT EASEMENT AS RECORDED UNDER AUDITOR'S FILE NUMBER 346626, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, TO A 100.00 FOOT RIGHT-OF-WAY TO THE PARCEL CONFIGURATION SHOWN HEREON.
 5. THE FOLLOWING RECORDS OF SURVEYS FILED WITH KITITAS COUNTY, STATE OF WASHINGTON, WERE USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON: BOOK 27 OF SURVEYS, PAGES 39 AND 40, AFN 20011210033 AND PLANS FOR I-90 AS PROVIDED BY THE WASHINGTON STATE DEPT. OF TRANSPORTATION (YAKIMA DIV.) SHEETS 16-18 OF 27, DATED FEB. 6, 1987.
 6. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET ALL PROPERTY CORNERS. THE ONLY CORNERS SET AT THIS TIME ARE THE CORNERS SHOWN AS SET HEREON.
 7. THIS SURVEY SUPERSEDES THAT CERTAIN SURVEY AS RECORDED IN BOOK 33 OF SURVEYS, PAGES 150 AND 151, UNDER AUDITOR'S FILE NUMBER 200612040080, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

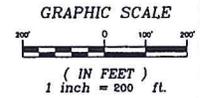
EXISTING LEGAL DESCRIPTION:
 THAT PORTION OF THE SE 1/4 OF THE SE 1/4 LYING SOUTH OF THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF CHICAGO MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; EXCEPTING THEREFROM:

1. RIGHT OF WAY OF CASCADE CANAL
2. THAT PORTION CONVEYED TO THE CASCADE CANAL CO. BY INSTRUMENT RECORDED 9-13-1908 UNDER KITITAS COUNTY AUDITOR'S FILE #22052.
- AND THAT PORTION OF THE NW 1/4 OF THE SE 1/4 THAT LIES ABOVE THE RIGHT OF WAY OF THE CASCADE IRRIGATION CANAL; EXCEPTING THEREFROM:

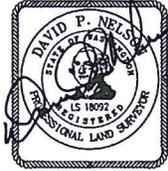
1. THE RIGHT OF WAY OF CHICAGO MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY.
2. THAT PORTION CONVEYED TO THE CASCADE CANAL CO. BY INSTRUMENT RECORDED 9-23-1908 UNDER KITITAS COUNTY AUDITOR'S FILE #22053.
- AND THE SOUTH 1/2 OF THE SE 1/4; EXCEPTING THEREFROM:
 1. RIGHT OF WAY OF CASCADE CANAL CO. OVER A STRIP OF LAND FIFTY FEET IN WIDTH ACROSS THE SOUTH 1/2 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SAID SECTION.
 2. RIGHT OF WAY OF COUNTY ROAD ALONG THE WEST BOUNDARY LINE OF SAID SE 1/4.
3. THAT PORTION LYING SOUTH OF THE NORTH RIGHT OF WAY LINE OF PSH #7 (SR 90) AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED 12-21-1967, IN VOLUME 127 OF DEEDS, PAGE 561.
4. THAT PORTION OF SAID SOUTH 1/2 OF THE SE 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE NORTH LINE OF PRIMARY STATE HIGHWAY #7 INTERSECTS THE WEST LINE OF SAID SOUTH 1/2 OF THE SE 1/4, THENCE NORTH ALONG THE SOUTHWESTERLY LINE 385 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE INTERSECTION WITH THE WESTERLY LINE OF THE CASCADE IRRIGATION CANAL WHICH POINT IS WHERE SAID CANAL TURNS EAST; THENCE ALONG THE SOUTHERLY LINE OF SAID CANAL TO THE INTERSECTION WITH THE EAST LINE OF SAID SOUTH 1/2 OF THE SE 1/4; THENCE SOUTH ALONG SAID EAST LINE TO THE RIGHT OF WAY LINE OF PSH #7 (SR 90); THENCE WEST ALONG NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. ALL IN SECTION 12 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

LEGEND

- SET 1/2" REBAR WITH SURVEY CAP L.S. #18092
- FOUND IR
- ⊕ QUARTER CORNER COMMON TO TWO SECTIONS
- ⊗ CALCULATED SECTION CORNER COMMON TO FOUR SECTIONS
- - - - FENCE
- ⊙ CENTER OF SECTION



INDEX LOCATION:
 SEC. 12 T. 17N. R. 19E. W.M.



RECORDER'S CERTIFICATE 200809100016e..
 Filed for record this 10. day of Sept. 2008 at 2:26 AM in book 22 of Surveys, at page 162... at the request of
 DAVID P. NELSON
 Surveyor's Name
 JERALD V. PETTIT
 County Auditor

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of... BEVERLY PROCTOR
 in AUGUST, 2008.
 DAVID P. NELSON
 DATE 09/18/08
 Certificate No. 18092.....

Encompass
 ENGINEERING & SURVEYING

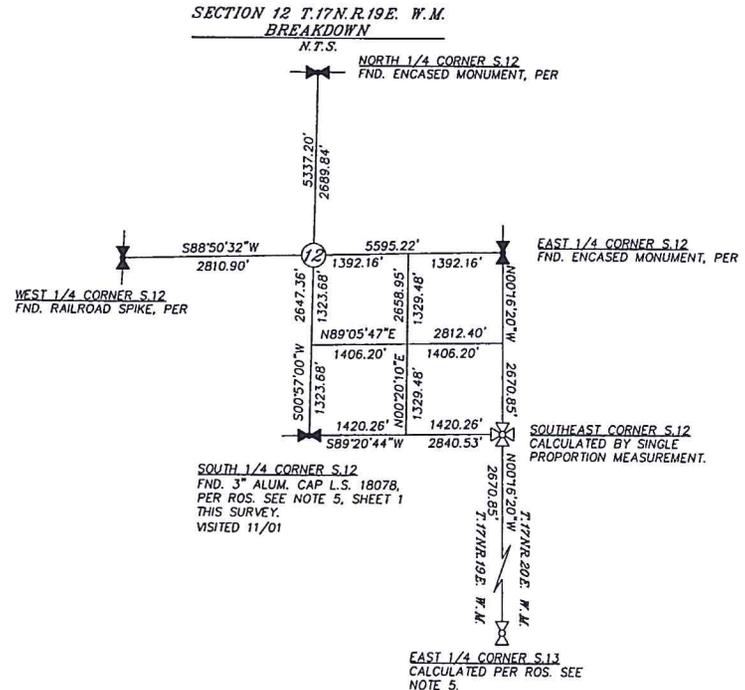
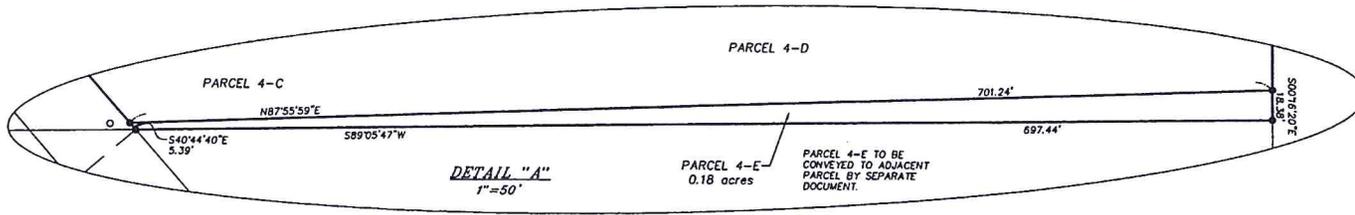
108 EAST 2ND ST.
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

BOUNDARY LINE ADJUSTMENT		
PREPARED FOR BEVERLY PROCTOR		
A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.		
KITITAS COUNTY	DATE	JOB NO.
T. ROLETTO	09/2008	02601
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

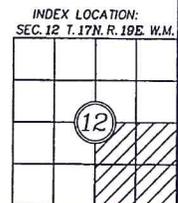
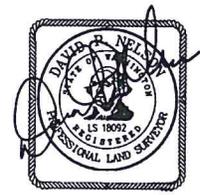
35163

RECEIVING No. _____
 09/18/2008 02:35:10 PM V: 35 P: 163 200809100016
 Survey Line Adjustment Enclosure Page 2 of 2
 Kittitas County Auditor
 I AM NOT BEING APPLIED FROM THIS DAY BUT WILL BE USED TO BE USED FROM DAY 10

BOUNDARY LINE ADJUSTMENT
 PTN OF THE SE 1/4 OF SECTION 12 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SET 1/2" REBAR WITH SURVEY CAP L.S. #18092
 - ⊠ QUARTER CORNER COMMON TO TWO SECTIONS
 - ⊠ CALCULATED SECTION CORNER COMMON TO FOUR SECTIONS
 - ⊠ CALCULATED QUARTER CORNER COMMON TO TWO SECTIONS
 - ⊙ CENTER OF SECTION



RECORDER'S CERTIFICATE 20080910.0016
 Filed for record this 10 day of SEPT, 2008, at 2:35 PM in book 28 of SURV at page 163 at the request of DAVID P. NELSON Surveyor's Name
JERALD V. PETTIT County Auditor
David P. Nelson Deputy County Auditor

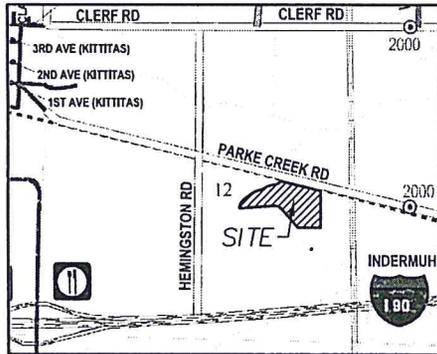
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of BEVERLY PROCTOR in AUGUST, 2008.
David P. Nelson DATE 09/18/08
 Certificate No. 18092

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

BOUNDARY LINE ADJUSTMENT		
PREPARED FOR BEVERLY PROCTOR		
A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.		
KITTITAS COUNTY		WASHINGTON
DWN BY T. ROLETTO	DATE 09/2008	JOB NO. 02601
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 2 OF 2

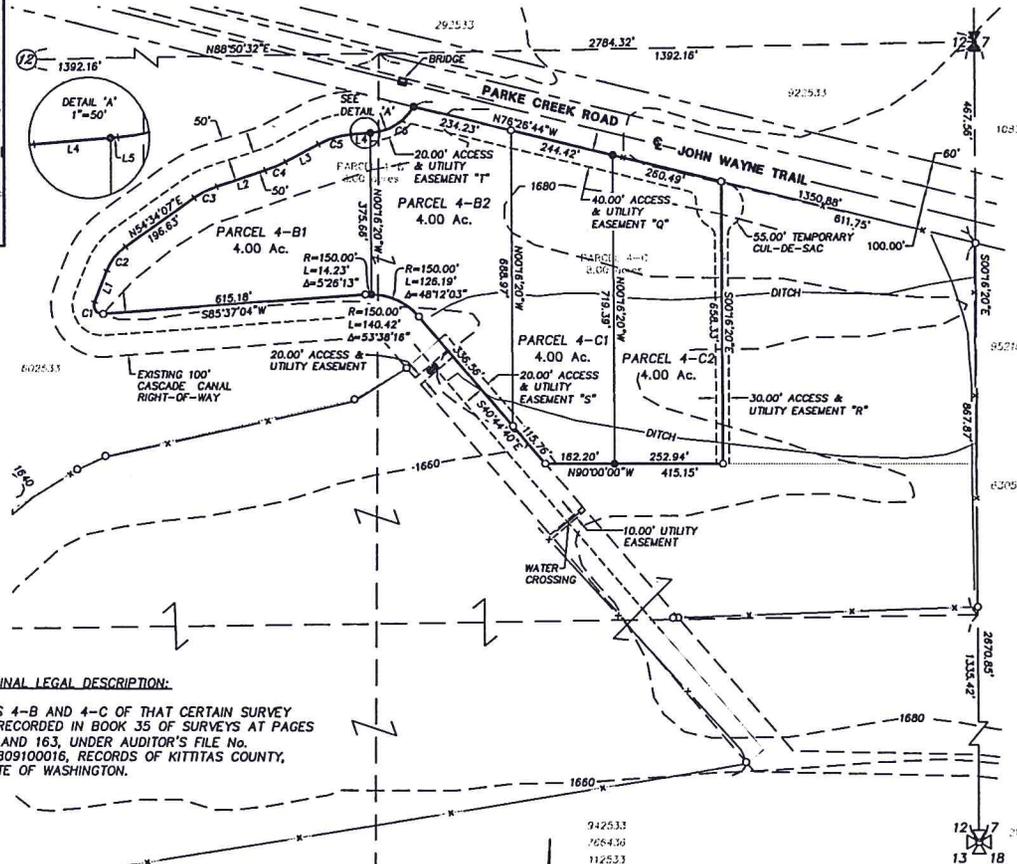
B. PROCTOR SHORT PLAT
A PORTION OF THE SE 1/4 OF SEC. 12, TWN. 17N., RGE. 19E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-08-000??



VICINITY MAP
N.T.S.

1325.13

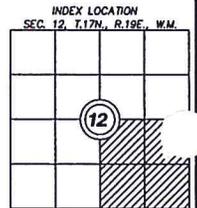


SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER THE FOLLOWING SURVEYS: BOOK 35 OF SURVEYS AT PAGES 162 AND 163, UNDER AUDITOR'S FILE NUMBER (A.F.N.) 200809100016; BOOK 33 OF SURVEYS AT PAGES 150 AND 151, UNDER A.F.N. 200612040080; BOOK 27 OF SURVEYS AT PAGES 39 AND 40, UNDER A.F.N. 20011210033 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOTS 4-B AND 4-C OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 35 OF SURVEYS AT PAGES 162 AND 163, UNDER AUDITOR'S FILE No. 200809100016, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, TO THE CONFIGURATION SHOWN HEREON.
3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
4. THE CONTOURS SHOWN HEREON ARE APPROXIMATED FROM THE UNITED STATES DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY, KITTITAS QUADRANGLE, WASHINGTON-KITTITAS CO. 7.5 MINUTE SERIES (TOPOGRAPHIC).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°29'43"E	79.07'
L2	N71°44'34"E	119.65'
L3	N61°52'37"E	87.42'
L4	N85°11'14"E	44.72'
L5	N85°11'14"E	4.32'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	40.45'	20.00'	115°52'39"
C2	72.15'	125.00'	33°04'24"
C3	59.85'	200.00'	17°10'27"
C4	81.22'	300.00'	9°48'37"
C5	81.08'	200.00'	23°11'37"
C6	118.92'	125.00'	54°30'31"



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

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

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

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

Dated this ____ day of _____ A.D., 20____

Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

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

Dated this ____ day of _____ A.D., 20____

Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this ____ day of _____ A.D., 20____

Kittitas County Treasurer

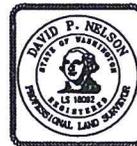
ORIGINAL TAX LOT NO. 17-19-12040-0004

ORIGINAL LEGAL DESCRIPTION:

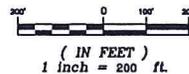
LOTS 4-B AND 4-C OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 35 OF SURVEYS AT PAGES 162 AND 163, UNDER AUDITOR'S FILE No. 200809100016, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

LEGEND

- A SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER SECTION CORNER, AS NOTED
- END REBAR & CAP
- SET REBAR & CAP L# 18092
- FENCE



GRAPHIC SCALE



RECORDER'S CERTIFICATE

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

DAVID P. NELSON
Surveyor's Name

..... County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of...BEVERLY PROCTOR... in...O.G.T.2008...

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

K.C.S.P. NO. 08-000??
PTN. SE 1/4 OF SEC. 12, TWN. 17N., RGE. 19E., W.M.
Kittitas County, Washington

DWN BY T. ROLETTO	DATE 12/2008	JOB NO. 08180
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

Encompass
ENGINEERING & SURVEYING

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

OWNER:

BEVERLY PROCTOR
6402 129TH PL SE
BELLEVUE, WA 98006

PARCEL #17-19-12040-0004
ACREAGE: 18.00
4 LOTS

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
ZONE: AG-20

NOTE:

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

Call Before You Dig
1-800-553-4344

B. PROCTOR SHORT PLAT
A PORTION OF THE SE 1/4 OF SEC. 12, TWN. 17N., RGE. 19E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-08-000??

KRD NOTES:

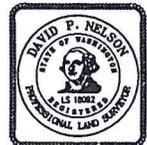
1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 4-B1 HAS 5 IRRIGABLE ACRES, LOT 4-B2 HAS 4 IRRIGABLE ACRES, LOT 4-C1 HAS 5 IRRIGABLE ACRES AND LOT 4-C2 HAS 4 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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 KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
10. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
11. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
12. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
13. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

ADJACENT PROPERTY OWNERS:

- | | |
|---|--|
| 292533
922533
CAROL MARTINEZ
13391 HIGHWAY 24
MONEE, WA 98936 | 596236
WESCO HOLDINGS LLC
691 BADGER POCKET ROAD
ELLENSBURG, WA 98926 |
| 10831
ERIC MILLER
1981 PARKE CREEK ROAD
ELLENSBURG, WA 98926 | 132533
HOWARD CLERF
PO BOX 689
KITTITAS, WA 98934 |
| 952187
MEAGAN PETRICH
PO BOX 261
WAUNA, WA 98395 | 942533
HOWARD CLERF
PO BOX 689
KITTITAS, WA 98934 |
| 630533
DENNIS PAGE
PO BOX 705
KITTITAS, WA 98934 | |
| 215736
PATRICIA THOMASON
NANCY CARMODY
HELEN WARNER
10240 SW WASCOW WAY
TUALATIN, OR 97062 | |
| 766436
112533
ROBERT DODGE
1751 DENMARK ROAD
ELLENSBURG, WA 98926 | |



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, BEVERLY PROCTOR, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF 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., 200__

BEVERLY PROCTOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) s.s.

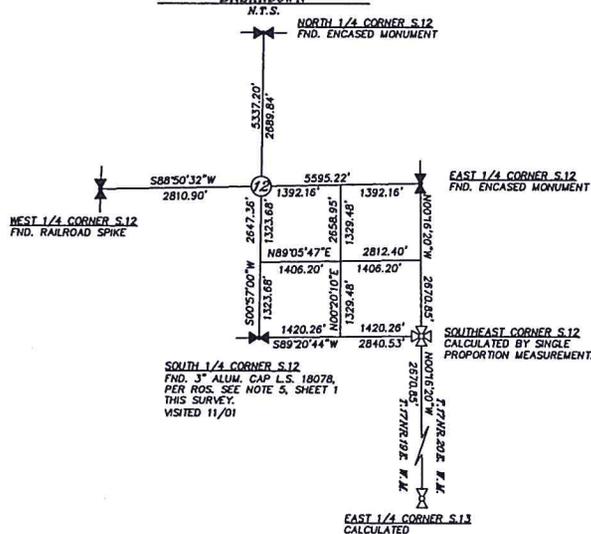
On this day personally appeared before me _____

_____ within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

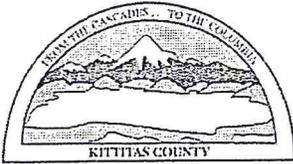
GIVEN under my hand and official seal this ____ day of _____, 200__

Notary Public in and for the State of Washington, residing at _____
My appointment expires _____

SECTION 12 T.17N.R.19E. W.M.
BREAKDOWN



RECORDER'S CERTIFICATE		
Filed for record this.....day of 20.....at.....M in book.....of.....at page.....at the request of DAVID P. NELSON Surveyor's Name		
..... County Auditor Deputy County Auditor	
SURVEYOR'S CERTIFICATE		
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of...BEVERLY PROCTOR..... in...O.G.T.....2008.		
DAVID P. NELSON.....DATE..... Certificate No.....18092.....		
K.C.S.P. NO. 08-000?? PTN. SE 1/4 OF SEC. 12, TWN. 17N., RGE. 19E., W.M. Kittitas County, Washington		
DWN BY T. ROLETTO	DATE 12/2008	JOB NO. 08180
CHKD BY D. NELSON	SCALE N/A	SHEET 2 OF 2
Encompass ENGINEERING & SURVEYING		108 EAST 2ND STREET CLE ELUM, WA 98922 PHONE: (509) 674-7433 FAX: (509) 674-7419



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE 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

SP-08-00058

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X T. Swinberg

DATE:

12-23-08

RECEIPT #

3908

RECEIVED

DEC 23 2008
DATE STAMP
HERE
Kittitas County
CDS

NOTES:

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

Name: Beverly Proctor
Mailing Address: 6402 129th Place SE
City/State/ZIP: Bellevue, WA 98006
Day Time Phone: 425-233-2050 *No longer to Above*
Email Address: _____

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

Agent Name: See above land owner of record
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: PARKE CREEK ROAD
City/State/ZIP: KITTITAS, WA 98934

5. Legal description of property:

SEE ATTACHED SHEET

6. Tax parcel number(s): 17-19-12040-0004

7. Property size: 16.00 (acres)

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

SEE ATTACHED SHEET

ADJACENT PROPERTY OWNERS:

292533
922533
CAROL MARTINEZ
13391 HIGHWAY 24
MOXEE, WA 98936

10831
ERIC MILLER
1981 PARKE CREEK ROAD
ELLENSBURG, WA 98926

952187
MEAGAN PETRICH
PO BOX 261
WAUNA, WA 98395

630533
DENNIS PAGE
PO BOX 705
KITTTITAS, WA 98934

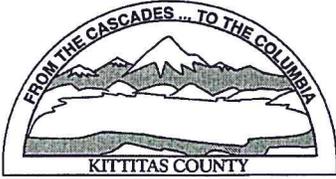
215736
PATRICIA THOMASON
NANCY CARMODY
HELEN WARNER
10240 SW WASCO WAY
TUALATIN, OR 97062

766436
112533
ROBERT DODGE
1751 DENMARK ROAD
ELLENSBURG, WA 98926

596236
WESCO HOLDINGS LLC
691 BADGER POCKET ROAD
ELLENSBURG, WA 98926

132533
HOWARD CLERF
PO BOX 689
KITTTITAS, WA 98934

942533
HOWARD CLERF
PO BOX 689
KITTTITAS, WA 98934



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

RECEIPT NO.: 00004418

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

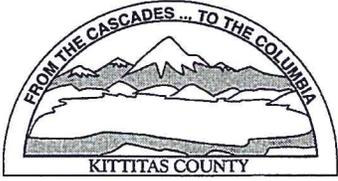
Account name: 020646

Date: 4/2/2009

Applicant: BEVERLY PROCTOR

Type: check # 8472

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
OV-09-00039	NSF FEE	25.00
	Total:	25.00



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

RECEIPT NO.: 00003908

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

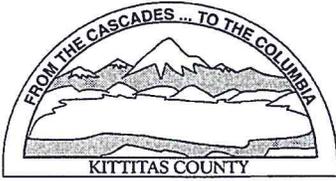
Account name: 020203

Date: 12/23/2008

Applicant: PROCTOR, BEVERLY A.

Type: check # 2013

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-08-00058	CDS FEE FOR SHORT PLAT	630.00
SP-08-00058	EH SHORT PLAT FEE	380.00
SP-08-00058	PUBLIC WORKS SHORT PLAT FEE	230.00
	Total:	1,240.00



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

RECEIPT NO.: 00004303

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 020203

Date: 3/17/2009

Applicant: PROCTOR, BEVERLY A.

Type: check # 8446

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
OV-09-00034	INVOICES	1,240.00
	Total:	1,240.00

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

TO KITTITAS CO CDS
Attn: Jeff Watson

DATE	6-1-09	JOB NO.	08180
ATTENTION	Jeff Watson		
RE:	B. Proctor Short PLAT		

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

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

COPIES	DATE	NO.	DESCRIPTION
2		2	COPIES of SHORT PLAT

THESE ARE TRANSMITTED as checked below:

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

REMARKS _____

COPY TO _____

SIGNED: Emyler W. Davis

#5 Legal description of property:

Lots 4-B and 4-C of that certain survey as recorded in Book 35 of Surveys at pages 162 and 163, under Auditor's File No. 200809100016, records of Kittitas County, State of Washington.

#8 Narrative project description:

Lots 4-B and 4-C as delineated on said survey, containing 16.00 acres, located along, Parke Creek Road, will be divided into 4-3.00 acres lots. Access for the lots will be off of Parke Creek Road and across the John Wayne Trail. Water will be supplied by individual wells. Septic tanks and drainfields will be used on all lots.

Parcel name: PARCEL 4-B1

North: 101273.4329 East : 69033.7622
 Curve Length: 14.23 Radius: 150.00
 Delta: 5-26-13 Tangent: 7.12
 Chord: 14.23 Course: S 88-20-11 W
 Course In: S 01-03-17 W Course Out: N 04-22-56 W
 RP North: 101123.4584 East : 69031.0011
 End North: 101273.0198 East : 69019.5397
 Line Course: S 85-37-04 W Length: 615.18
 North: 101226.0141 East : 68406.1582
 Curve Length: 40.45 Radius: 20.00
 Delta: 115-52-39 Tangent: 31.93
 Chord: 33.90 Course: N 36-26-36 W
 Course In: N 04-22-56 W Course Out: N 68-30-17 W
 RP North: 101245.9557 East : 68404.6300
 End North: 101253.2842 East : 68386.0210
 Line Course: N 21-29-43 E Length: 79.07
 North: 101326.8547 East : 68414.9942
 Curve Length: 72.15 Radius: 125.00
 Delta: 33-04-24 Tangent: 37.11
 Chord: 71.16 Course: N 38-01-55 E
 Course In: S 68-30-17 E Course Out: N 35-25-53 W
 RP North: 101281.0516 East : 68531.3002
 End North: 101382.9029 East : 68458.8342
 Line Course: N 54-34-07 E Length: 196.63
 North: 101496.8947 East : 68619.0504
 Curve Length: 59.95 Radius: 200.00
 Delta: 17-10-27 Tangent: 30.20
 Chord: 59.73 Course: N 63-09-21 E
 Course In: S 35-25-53 E Course Out: N 18-15-26 W
 RP North: 101333.9327 East : 68734.9959
 End North: 101523.8646 East : 68672.3392
 Line Course: N 71-44-34 E Length: 119.65
 North: 101561.3490 East : 68785.9660
 Curve Length: 51.22 Radius: 300.00
 Delta: 9-46-57 Tangent: 25.67
 Chord: 51.16 Course: N 66-51-06 E
 Course In: N 18-15-26 W Course Out: S 28-02-23 E
 RP North: 101846.2469 East : 68691.9809
 End North: 101581.4603 East : 68833.0060
 Line Course: N 61-57-37 E Length: 87.42
 North: 101622.5550 East : 68910.1648
 Curve Length: 81.08 Radius: 200.00
 Delta: 23-13-37 Tangent: 41.10
 Chord: 80.52 Course: N 73-34-26 E
 Course In: S 28-02-23 E Course Out: N 04-48-46 W
 RP North: 101446.0306 East : 69004.1815
 End North: 101645.3255 East : 68987.4015
 Line Course: N 85-11-14 E Length: 44.72
 North: 101649.0775 East : 69031.9638
 Line Course: S 00-16-20 E Length: 375.66
 North: 101273.4217 East : 69033.7486

Perimeter: 1837.43 Area: 174,241 Sq Ft 4.00 Ac.

OCT 14 2008

02601 LOT 4-B1 CLOSURE.txt

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0176 Course: S 50-25-04 W

Error North: -0.01124 East : -0.01359

Precision 1: 104,398.30

OCT 14 2008

 Parcel name: PARCEL 4-B2

North: 101273.4329 East : 69033.7622
 Line Course: N 00-16-20 W Length: 375.66
 North: 101649.0887 East : 69031.9774
 Line Course: N 85-11-14 E Length: 4.36
 North: 101649.4545 East : 69036.3220
 Curve Length: 118.92 Radius: 125.00
 Delta: 54-30-31 Tangent: 64.39
 Chord: 114.49 Course: N 57-55-59 E
 Course In: N 04-48-46 W Course Out: S 59-19-17 E
 RP North: 101774.0138 East : 69025.8345
 End North: 101710.2360 East : 69133.3399
 Line Course: S 76-26-44 E Length: 234.23
 North: 101655.3397 East : 69361.0460
 Line Course: S 00-16-20 E Length: 688.97
 North: 100966.3775 East : 69364.3194
 Line Course: N 40-44-40 W Length: 336.56
 North: 101221.3649 East : 69144.6513
 Curve Length: 126.19 Radius: 150.00
 Delta: 48-12-03 Tangent: 67.10
 Chord: 122.50 Course: N 64-50-41 W
 Course In: S 49-15-20 W Course Out: N 01-03-17 E
 RP North: 101123.4619 East : 69031.0071
 End North: 101273.4365 East : 69033.7682

Perimeter: 1884.88 Area: 174,241 Sq Ft 4.00 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
 Error Closure: 0.0070 Course: N 58-59-01 E
 Error North: 0.00358 East : 0.00596
 Precision 1: 269,270.00

OCT 14 2000

02601 LOT 4-C1 CLOSURE.txt

Parcel name: PARCEL 4-C1

North: 101598.0505 East : 69598.6512
Line Course: N 76-26-44 W Length: 244.42
North: 101655.3350 East : 69361.0388
Line Course: S 00-16-20 E Length: 688.97
North: 100966.3728 East : 69364.3122
Line Course: S 40-44-40 E Length: 115.76
North: 100878.6697 East : 69439.8672
Line Course: S 90-00-00 E Length: 162.20
North: 100878.6697 East : 69602.0672
Line Course: N 00-16-20 W Length: 719.39
North: 101598.0516 East : 69598.6493

Perimeter: 1930.73 Area: 174,240 Sq Ft 4.00 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0022 Course: N 59-01-51 W
Error North: 0.00114 East : -0.00189
Precision 1: 877,609.09

Parcel name: PARCEL 4-C2

North: 101598.0505 East : 69598.6512
Line Course: S 00-16-20 E Length: 719.39
North: 100878.6686 East : 69602.0691
Line Course: S 90-00-00 E Length: 252.94
North: 100878.6686 East : 69855.0091
Line Course: N 00-16-20 W Length: 658.33
North: 101536.9912 East : 69851.8813
Line Course: N 76-26-44 W Length: 260.49
North: 101598.0420 East : 69598.6465

Perimeter: 1891.15 Area: 174,240 Sq Ft 4.00 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0097 Course: S 28-42-11 W

Error North: -0.00847 East : -0.00464

Precision 1: 194,963.92

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

TO Kittitas County CDS
Ellensburg WA 98926

DATE	12-23-08	JOB NO.	08180
ATTENTION	Planning Department		
RE:	Proctor Short Plat		

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

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

COPIES	DATE	NO.	DESCRIPTION
5			18x24 paper maps (preliminary)
1			8.5x11 paper map (preliminary)
1			Short Plat application
1			legal description
1			500' owners list
1			lot closures
1			fees for services

THESE ARE TRANSMITTED as checked below:

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

REMARKS _____

COPY TO _____

SIGNED: 