

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"

FINDINGS OF FACT Wheeler Short Plat File Number SP-09-00007

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

1. The Wheeler Short Plat (SP-09-00007) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. A notice of application for the Wheeler Short Plat (SP-09-00007) was mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A)
3. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
4. The applicant has demonstrated that sewage disposal will be provided by individual septic systems.
5. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
6. A statement indicating the County's intent to approve this short plat was mailed to parties of record on January 4, 2010
7. Manastash Creek is identified as a Shoreline of the State, and as such is subject to the protections of KCC 17A and the Kittitas County Shoreline Master Program. A 100 foot buffer line from the ordinary high water mark of Manastash Creek has been delineated and labeled on the final plat, and all development in the Wheeler Short Plat (SP-09-00007) shall be in compliance with applicable code.
8. The Wheeler Short Plat (SP-09-00007) is located on or within one thousand feet of land zoned Agriculture 20; a plat note has been attached reading the following: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying 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).
9. The property lies within the Kittitas Reclamation District Irrigation District. The property owners shall adhere to the general requirements of the Kittitas Reclamation District Irrigation District.

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

Approved

This 19th Day of July, 2010

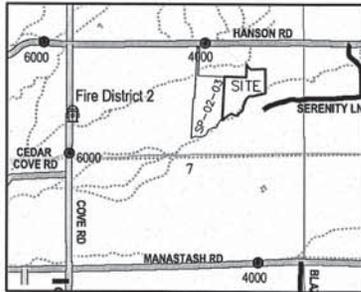


Kirk Holmes, Interim Director

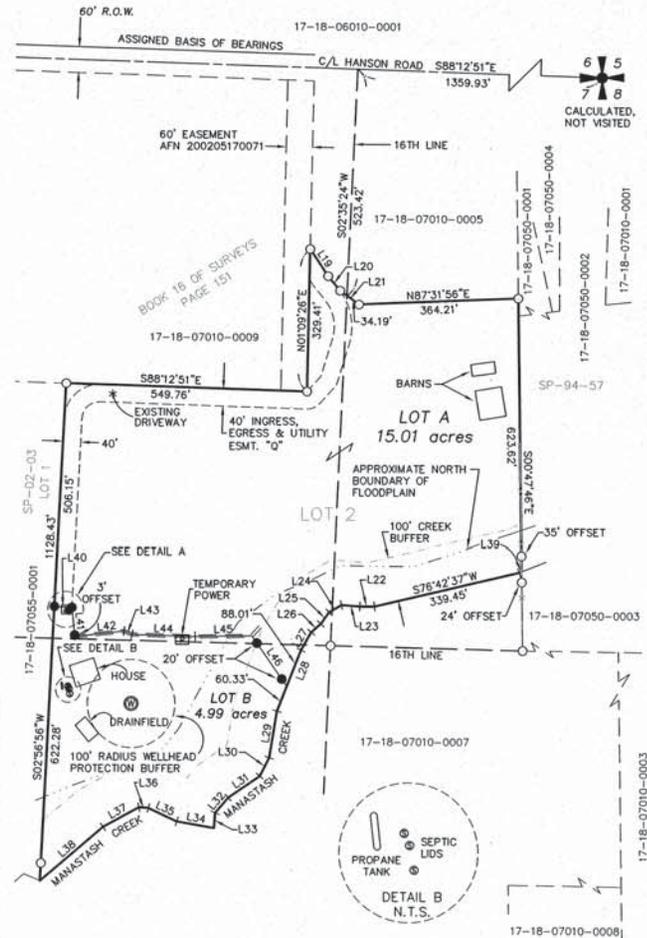
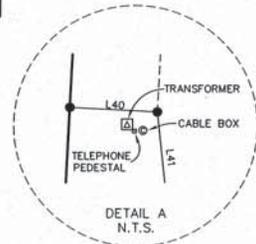
WHEELER SHORT PLAT

A PORTION OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M. KITITAS COUNTY, WASHINGTON

SP-09-00007

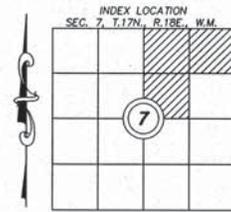
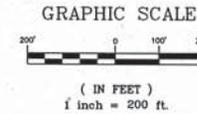


VICINITY MAP
N.T.S.



SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK F OF SHORT PLATS, PAGES 244 & 245, UNDER AUDITOR'S FILE NUMBER 206005170071, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF THAT CERTAIN SURVEY RECORDED IN BOOK F OF SHORT PLATS, PAGES 244 & 245 UNDER AUDITOR'S FILE NUMBER 206005170071, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON INTO 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 GROUNDWATER EXEMPTION (RCW 90.44.000) FOR THIS SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 19th DAY OF February, 2010 A.D., 2010
[Signature]
PUBLIC WORKS ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "WHEELER" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS 19th DAY OF July, 2010 A.D., 2010
[Signature]
KITITAS COUNTY PLANNING DIRECTOR

KITITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
DATED THIS 12th DAY OF July, 2010 A.D., 2010
[Signature]
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

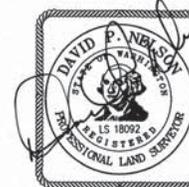
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
DATED THIS 30th DAY OF December, 2009 A.D., 2009
[Signature]
KITITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 17-18-07055-0002 (17628)

LINE	BEARING	DISTANCE
L19	S33°33'40"E	74.51
L20	S39°16'41"E	43.21
L21	S53°36'38"E	53.60
L22	N89°35'54"W	33.23
L23	N85°56'11"W	42.13
L24	S59°49'05"W	32.62
L25	S35°21'24"W	32.14
L26	S49°49'52"W	28.96
L27	S29°45'35"W	47.19
L28	S21°30'35"W	148.34
L29	S09°24'11"W	107.00
L30	S27°13'37"W	47.34
L31	S55°40'24"W	86.97
L32	S40°51'49"W	45.67
L33	S04°03'09"W	35.00
L34	N80°07'46"W	86.13
L35	N64°58'02"W	71.60
L36	N86°09'20"W	21.72
L37	S61°32'24"W	93.43
L38	S49°31'42"W	188.66
L39	S68°29'13"W	6.12
L40	N87°03'04"W	40.00
L41	N05°54'55"W	65.72
L42	S83°55'13"W	112.89
L43	N68°06'09"W	19.94
L44	N88°26'25"W	144.03
L45	S89°05'24"W	129.11
L46	S35°03'16"E	139.18

LEGEND

- A SECTION CORNER AS NOTED
- FIND REBAR & CAP
- SET REBAR & CAP. L#1 18092
- FENCE
- EXISTING WELL



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.....SANDY WHEELER.....
IN.....APRIL.....20.09
[Signature] DATE 12/21/09
DAVID P. NELSON
CERTIFICATE NO. 18092.....

K.C.S.P. NO. 09-00007
PTN. OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M.
KITITAS COUNTY, WASHINGTON

DWN BY T.R./G.W.	DATE 12/09	JOB NO. 09023
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

Encompass
ENGINEERING & SURVEYING

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

From: [Keli Bender](#)
To: [Jeff Watson](#)
Subject: Wheeler/Menzel
Date: Monday, July 19, 2010 10:30:43 AM

Good morning Jeff;

This is in regards to the Wheeler Short Plat SP-09-00007. All conditions set forth in the KRD General Guidelines have been met, therefore, this short plat has been approved. If you need additional information, please let me know.

Keli

Keli R. Bender
KRD Lands Clerk/RRA
krd.keli@fairpoint.net
(509) 925-6158

From: [Keli Bender](#)
To: [Jeff Watson](#)
Subject: Re: Menzel
Date: Wednesday, July 14, 2010 6:08:35 AM

Good morning;
That is the Wheeler Short Plat (?) right
No, the KRD requirements have not been met.
Keli
Keli R. Bender
KRD Lands Clerk/RRA
krd.keli@fairpoint.net
(509) 925-6158

----- Original Message -----

From: [Jeff Watson](#)
To: 'Keli Bender'
Sent: Tuesday, July 13, 2010 4:55 PM
Subject: RE: Menzel

Hi Keli,

Mr. Menzel is chomping at the bit to get this approved, but I don't have an Okey-Dokey from you on record, did he take care of things?

Thanks,
JW

From: Keli Bender [mailto:krd.keli@fairpoint.net]
Sent: Monday, May 18, 2009 8:38 AM
To: Jeff Watson
Subject: Menzel

Good morning Jeff;
This is in regards to the Menzel Short Plat SP-09-00007. This property is within the KRD and both parcels contain irrigable ground. Mr. Menzel will need to comply with the KRD requirements prior to approval. If you need additional information, please let me know.

Keli
Keli R. Bender
KRD Lands Clerk/RRA
krd.keli@elltel.net

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

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

PLAT APPLICATION – PROJECT STAFF TIME LOG

Date: ___/___/___ Form started 10/14/09

Re: Wheeler short Plat

Please log all time spent processing applications. This is to include file creation, file management, pre-application meetings, project-review team (PRT) meetings, time spent writing letters, study sessions, phone calls, email correspondence, travel time to and from, time spent on inspection, file review, correspondence(s), mylar review, and final approval.

<u>Date:</u>	<u>Action:</u>	<u>Time (hours):</u>	<u>Staff Member:</u>
12/21/09	Eden request to Route Soil log still needed.	10 mins	James Rivard
12/21/09	Applicant called and informed of soil log requirement	5 mins	James Rivard
12/21/09	Planner notified in email	2 mins	James Rivard
03/01/2010	Mylar transport	10 mins	James Rivard
03/01/2010	File Review - Soil logs needed	10 mins	James Rivard
03/03/2010	Eden check & update	5 mins	" "
03/04/2010	Mylar transport back to CDS	10 mins	James Rivard
3/20/10	scheduled Soil logs	10 mins	Joe
3/29/10	performed soil logs	1 hour	Joe
3/29/10	Processed soil log info	20 min	Joe
3/29/10	Archived SL info	15 min	Joe
7/12/2010	Transported Mylar from CDS to PH & File review	20 mins	James Rivard
7/22/2010	Health officer review B SJM	15 mins	Cathy



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

PLAT APPROVAL FORM

To: Community Development Services-ATTN: Planning

From: Environmental Health

Date: 05/05/09

Re: SP-09-00007 Plat

Ready to sign 07-12-2010

SEWAGE DISPOSAL

___ Connection to Public Utility (Letter from entity attached)

Soil Logs

Evaluated on 3/29/10

Existing Structures (If Any)

___ Permitted and Inspected

Comments: Applicant called 12/21/09 to inform them of the soil log requirement needed. Needs soil logs 03/01/2010.

WATER AVAILABILITY

___ Connection to Public Utility (letter from entity attached)

Individual Well(s)

___ Hydro Geological Report

P. E. _____

Group B Public Water System

___ All Documentation Reviewed / Approved

___ Concurrence DOH/Well ID # Issued

OR

Shared Well

Well Log(s) for Existing Well(s)

___ Existing Well Log ___ Water User's Agreement

Comments: Well log 05-05-09

Mylar Signed Off C. Bambuck Date 7/12/10
Staff Signature

The information received has satisfied the health requirements necessary for plat approval.



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

Soil Log Evaluation for Land Subdivision

Plat Name: Wheeler SP Eden #: SP-09-00007
 Date of Evaluation: 3/29/10 E.H. Staff: Joe G.
 Property Owners Name: Menzel/Wheeler
 Site Address: Hanson Rd
 City: _____ Zip: _____
 Parcel Number: 17-18-07055-0002 Acreage Size: 20

SOIL LOG #		LOT # A	
Depth	Texture	Structure	Color
Feet			
1-	SIL	MOD	Dark Brown
-			
2-	30"	MOD	Light Brown
-			
3-	SL w/		
-			
4-	Lobble		
-			
5-			
-			
6-			

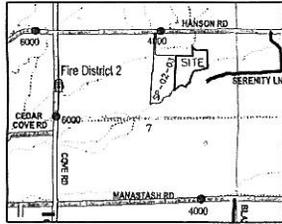
SOIL LOG #		LOT # B	
Depth	Texture	Structure	Color
Feet			
1-	Existing		
-			
2-	Septic tank		
-			
3-	+ Drainfield		
-			
4-			
-			
5-			
-			
6-			

SOIL LOG #		LOT #	
Depth	Texture	Structure	Color
Feet			
1-			
-			
2-			
-			
3-			
-			
4-			
-			
5-			
-			
6-			

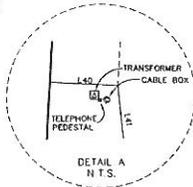
SOIL LOG #		LOT#	
Depth	Texture	Structure	Color
Feet			
1-			
-			
2-			
-			
3-			
-			
4-			
-			
5-			
-			
6-			

WHEELER SHORT PLAT
 A PORTION OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M.
 KITTITAS COUNTY, WASHINGTON

SP-09-XXXXX



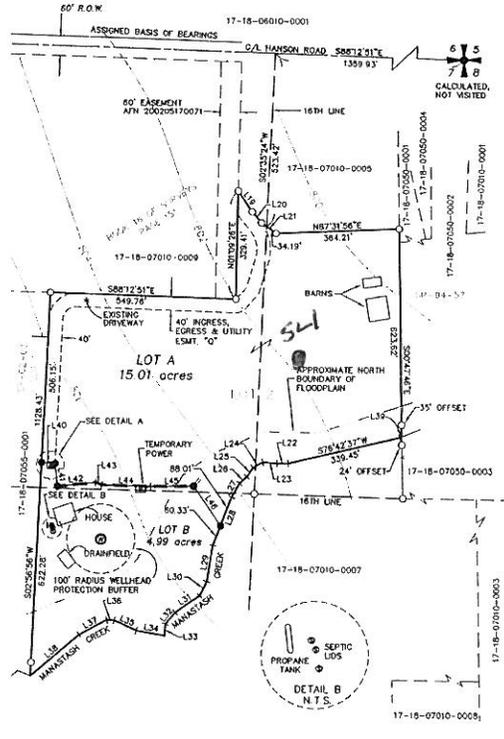
VICINITY MAP
N.T.S.



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
 1-800-853-4344

LINE	BEARING	DISTANCE
L19	S33°33'40"E	74.51
L20	S39°16'41"E	43.21
L21	S53°36'38"E	53.60
L22	N89°32'54"W	33.23
L23	N99°59'11"W	42.13
L24	S59°42'05"W	32.82
L25	S35°21'24"W	32.14
L26	S49°42'52"W	28.96
L27	S29°45'35"W	47.19
L28	S21°30'35"W	148.34
L29	S09°24'11"W	107.00
L30	S2°13'33"W	47.24
L31	S55°40'24"W	88.97
L32	S40°31'49"W	45.67
L33	S04°33'09"W	35.00
L34	N80°07'46"W	86.13
L35	N64°58'02"W	71.60
L36	N86°02'20"W	21.72
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L40	N87°03'04"W	40.00
L41	N05°54'56"W	65.72
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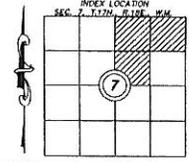
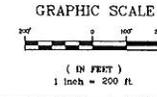


- LEGEND**
- ⊕ A SECTION CORNER AS NOTED
 - FWD REBAR & CAP
 - SET REBAR & CAP, L&P 18092
 - FENCE
 - ⊙ EXISTING WELL



SURVEY NOTES.

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK P OF SHORT PLATS, PAGES 244 & 245, UNDER AUDITOR'S FILE NUMBER 8080810001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY'S REFERENCE THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF THAT CERTAIN SURVEY RECORDED IN BOOK P OF SHORT PLATS, PAGES 244 & 245 UNDER AUDITOR'S FILE NUMBER 8080810001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON INTO 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 GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS SHORT PLAT OR ANY FUTURE THROUGH WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



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 "WHEELER" 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 17-18-07055-0002 (178228)

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 SANDY WHEELER IN APRIL, 2009
 DAVID P. NELSON DATE 04/20/09
 CERTIFICATE NO. 18092

K.C.S.P. NO. 09-XXXXX
PT. OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M.
KITTITAS COUNTY, WASHINGTON
 DWN BY T.R./G.W. DATE 04/09 JOB NO. 09023
 CKD BY D. NELSON SCALE 1"=200' SHEET 1 OF 2

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

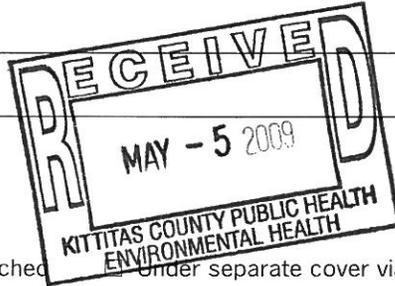
SLU) 0-30" SIL
 30"-60" CBBLE/SL
 3/27/10
 JRS



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

TO KITITAS COUNTY HEALTH DEPT.

DATE <u>5-5-09</u>	JOB NO. <u>09023</u>
ATTENTION <u>CATHERINE BAMISLUK</u>	
RE: <u>WHEELER SHORT PLAT</u>	



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

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

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>		<u>1</u>	<u>8 1/2 X 11 COPY OF SHORT PLAT MAP</u>
<u>1</u>		<u>1</u>	<u>WATER WELL REPORT OF ON-SITE WELL FOR WATER AVAILABILITY</u>

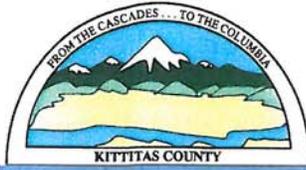
THESE ARE TRANSMITTED as checked below:

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

REMARKS _____

COPY TO KCCDS, FILE

SIGNED: VAL WARD



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 4, 2010

Marcus E. Menzel
3642 Hanson Road
Ellensburg WA 98926

RE: Wheeler Short Plat (SP-09-00007)

Dear Mr. Menzel,

The Kittitas County Community Development Services Department has determined that the Wheeler Short Plat (SP-09-00007) 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-09-00007 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The 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.
 - Metering shall 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.
 - 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.
4. Property owners shall be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5,000 gallons to be shared between the four lots.
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. This property is within the Kittitas Reclamation District Irrigation District boundaries. Proof that all general guidelines have been met for newly created lots shall be provided to Community Development Services prior to final approval.
7. 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.

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. Manastash Creek is identified as a Shoreline of the State, and as such is subject to the protections of KCC 17A and the Kittitas County Shoreline Master Program. A 100 foot buffer line from the ordinary high water mark of Manastash Creek shall be delineated and labeled on the final plat, and all development in the Wheeler Short Plat (SP-09-00007) shall be in compliance with applicable code.
10. 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.
11. 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.
12. The addresses shall be clearly visible from both directions at the County Road for all properties.
13. 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.
14. 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 Wheeler 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 January 15, 2010. 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) January 15, 2010 at 5:00p.m.

Sincerely,



Jeff Watson
Staff Planner

CC: Applicant
Required parties (KCC 15A)



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"

August 20, 2009

Marcus E. Menzel
3642 Hanson Road
Ellensburg WA 98926

RE: Transmittal of Comments – Wheeler (Menzel) Short Plat (SP-09-00007)

Dear Mr. Cruse:

Enclosed are the comments received regarding the Wheeler (Menzel) Short Plat (SP-09-00007) during the comment period:

April 30, 2009	Kittitas County Public Health – Form Letter
May 22, 2009	Kittitas County Department of Public Works – Christina Wollman
May 28, 2009	Washington State Department of Ecology – Gwen Clear
May 18, 2009	Kittitas County Public Health – James Rivard

Please review all comments and notify me of any questions. I will be issuing the Conditional Preliminary Approval based on the comments received.

Sincerely,

Jeff Watson
Staff Planner

cc: Encompass Engineering & Surveying



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

RECEIVED

MAY 29 2009

**Kittitas County
CDS**

May 28, 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 plat of approximately 20 acres into 2 lots, proposed by Marcus Menzel [SP-09-00007]. We have reviewed the application and have the following comments.

Water Quality

Project Greater-Than 1 Acre with Potential to Discharge Off-Site

An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.



Mr. Watson
May 28, 2009
Page 2 of 2

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> . Please submit an application or contact Lynda Jamison at the Dept. of Ecology, (509) 575-2434, with questions about this permit.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by storm water runoff. Sand, silt, and soil will damage aquatic habitat and are considered pollutants.

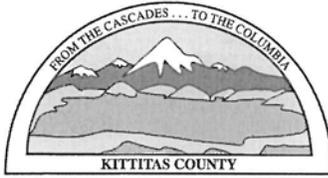
Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

If you have any questions concerning the Water Quality comments, please contact Lynda Jamison at (509) 575-2434.

Sincerely,



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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson

FROM: Christina Wollman, Planner II *aw*

DATE: May 22, 2009

SUBJECT: Menzel Short Plat SP-09-00007

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

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

The following shall be conditions of preliminary approval:

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

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

- a. The roadway shall be a minimum of 8' wide with gravel surface.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Page 1 of 2

2. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - d. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
3. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
4. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
6. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
7. 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.

5/18/2009 9:18 AM

Jeff Watson

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Monday, May 18, 2009 8:38 AM
To: Jeff Watson
Subject: Menzel

Good morning Jeff;

This is in regards to the Menzel Short Plat SP-09-00007. This property is within the KRD and both parcels contain irrigable ground. Mr. Menzel will need to comply with the KRD requirements prior to approval. If you need additional information, please let me know.

Keli

Keli R. Bender

KRD Lands Clerk/RRA

krd.keli@elltel.net



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

May 18, 2009

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

RE: Wheeler/Menzel Short Plat SP-09-00007

Dear Mr. Watson,

Thank you for the opportunity to comment on the Wheeler/Menzel Short Plat, SP-09-00007. Pursuant to the Memorandum of Agreement between Kittitas County and the Washington State Department of Ecology 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 Washington State Department of Ecology requirements. The 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 public water system is proposed for the plat, the public water system information shall be submitted and reviewed by Kittitas County Public Health Department or Washington State Department of Health which includes final issuance of the well ID number to 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**
411 North Ruby Street, Suite 3
Ellensburg, WA 98926
T: 509.962.7698
F: 509.962.7052



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 Washington State Department of Ecology 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.

At this time the application does not contain sufficient information to make a determination of whether the land area is suitable for onsite sewage systems and, therefore, soil logs are still needed. The above mentioned items need to be submitted to the Public Health Department in order for the plat application to be recommended for approval.

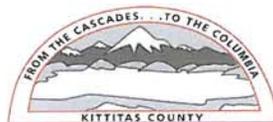
If you should have any further questions please don't hesitate to contact me by phone 509-962-7005 or email james.rivard@co.kittitas.wa.us.

Sincerely,

James Rivard

James Rivard
Environmental Health Supervisor
Kittitas County Public Health Department

**Kittitas County
Public Health Department**
507 N. Nanum Street, Suite 102
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T: 509.962.7515
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To Protect and Promote the Health and the Environment of the People of Kittitas County

RECEIVED
MAY 04 2009
Kittitas County
CDS

April 30, 2009

Marcus E Menzel
3642 Hanson Road
Ellensburg, WA 98926

RE: Wheeler Short Plat (SP-09-00007) submission fee received (\$380/receipt #4534)

Dear Marcus Menzel:

We have received the application for your proposed Short Plat (located in a portion of the NE ¼ of Section 7, Township 17N, Range 18E.W.M., off of Hanson Road).

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

We will not recommend your plat application for approval 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,

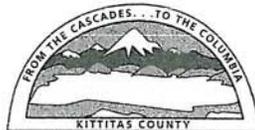
A handwritten signature in black ink that reads "Cathy Bambrick".

Cathy Bambrick, Public Health Administrator
Kittitas County Public Health Department

cc: Community Development Services, Encompass Engineering

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
507 N Nanum Street, Suite 102
Ellensburg, WA 98926
(509) 933-8261

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

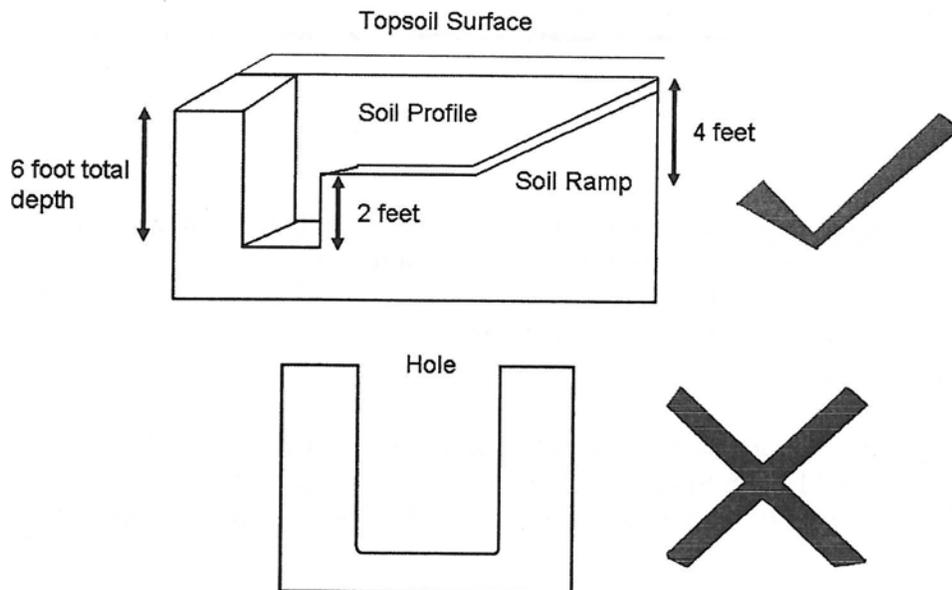
Purpose: The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to

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.

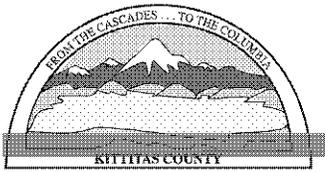
TABLE X
Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage

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 507 N Nanum Street, Suite 102 (509) 933-8261 to arrange an appointment.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

cds@co.kittitas.wa.us

Office (509) 962-7500

Fax (509) 962-7682

"Building Partnerships – Building Communities"

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: **5/11/2009**

Subject: **Menzel Short Plat, SP-09-00007**

On April 20, 2009, Marcus E. Menzel, landowner, submitted a Short Plat land use application which was deemed complete on April 24, 2009 by Kittitas County Community Development Services staff. The application is for a 2 lot Short Plat subdivision pursuant to Kittitas County Code 16.32 on approximately 20 acres of land that is zoned Agriculture 20. The subject property is located east of the City of Ellensburg, west of Strande Road, east of Cove Road, and south of Hanson Road, in a portion of Section 7, T17N, R18E, WM in Kittitas County, bearing Assessor's map number 17-18-07055-0002. See attached vicinity map. No other permits are associated with this Short Plat.

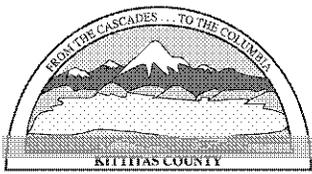
The complete submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, as well as on the Community Development Services website at www.co.kittitas.wa.us/cds/current/. If you do not 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

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION & MAP



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

cds@co.kittitas.wa.us

Office (509) 962-7500

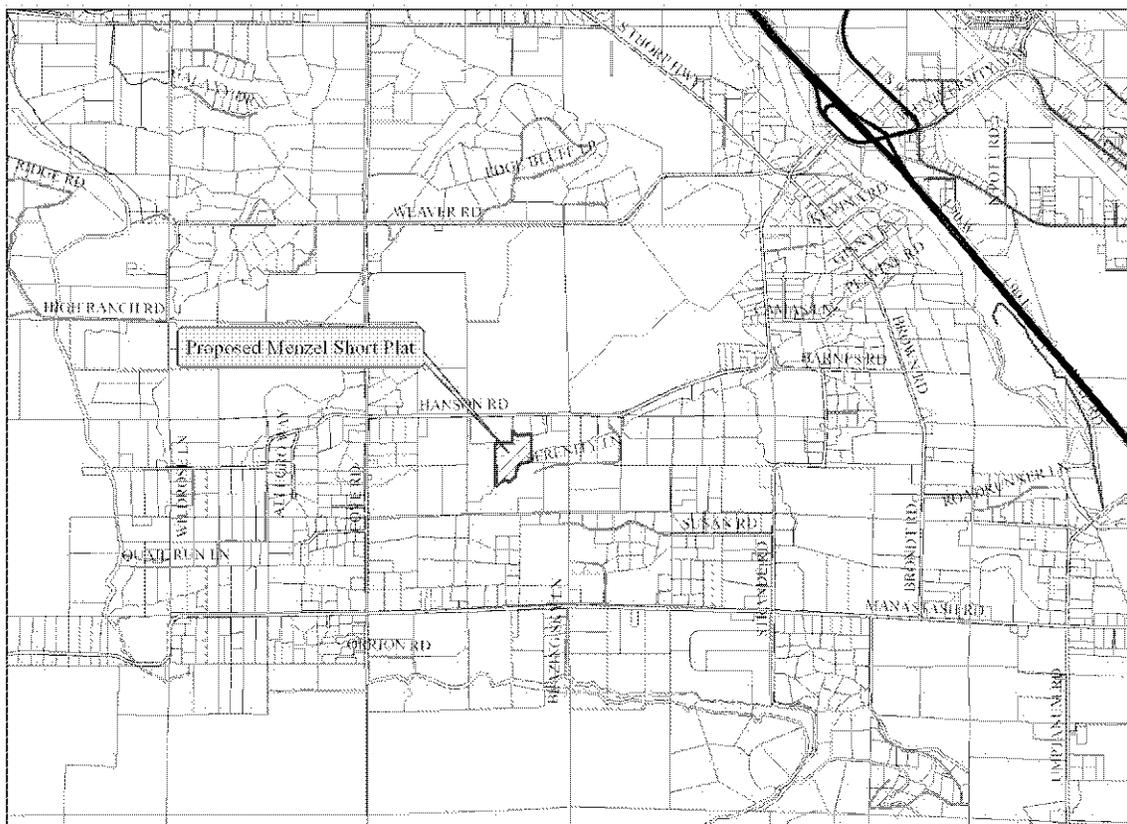
Fax (509) 962-7682

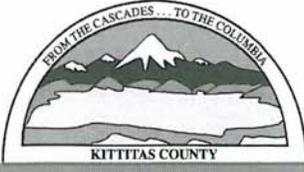
"Building Partnerships – Building Communities"

The 15 day comment period as outlined in Table A at the end of Title 15A of the Kittitas County Code, will terminate on **May 29th, 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





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"

April 24, 2009

Marcus Menzel
3642 Hanson Road
Ellensburg WA 98926

RE: Menzel Short Plat, SP-09-00007

Dear Ms. McGrath,

The application for a 2 lot Short Plat on approximately 20 acres of land that is zoned AG-20, located in a portion of Section 7, T17N, R18E, WM, in Kittitas County, Assessor's map number 17-18*-07055-0002 was received on April 20, 2009. Your application has been determined complete as of April 24, 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.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval will be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

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

Preliminary Submittal Requirements: Menzel SP-09-00007

Date Received: **4/20/2009**

Review Date: **4/24/2009**

Tax Parcel:

17628 17-18-07055-0002

File Number:

SP-09-00007

Planner

Jeff Watson

Y N

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20 if less than twenty acres)

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

- Located within Fire District # **2 Rural Ellensburg**
- Located within Irrigation District: **KRD**
- School District: **Ellensburg**
- UGA **No**

Critical Areas Check

Date **4/24/2009** Planner Signature:

Zoning: **AG-20**

Lot Size: **20 Acres**

Required Setbacks: F **25** S **5 (15 Corner)** R **25**

Y N

- Does SEPA Apply? (More than 8 lots, required by a Rezone, or Upper County)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment? **Manastash Creek**
- Frequently Flooded Area? Panel#: 530095 0 Zone:
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type:
- Wetland? Buffer requirement:
- Seismic **C**
- Mine
- Steep Slope
- Airport Zone? Zone:
- Forest Service Roads? Road:
- BPA Easement Located on Property? Letter Sent to BPA Date:
- Additional Approvals Required? Type

CRITICAL AREA NOTES:

- Existing structures

Preliminary Plat Drawing Requirements:

General Information (KCC 16.12.020)

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

Existing Conditions (KCC 16.12.030)

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

Other

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to ALL permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:
This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.
- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.
- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.

For Short Plats and Plats containing BPA easements, start requiring this plat note:

Plat note: "Bonneville Power Administration (BPA) imposes certain conditions on the use of properties encumbered by high voltage transmission line right-of-ways. There can be no structures built on BPA right-of-ways. Proposed uses of the right-of-way must be reviewed, approved and permitted by BPA prior to installation. BPA Real Estate Field Services can be contacted at 1-800-836-6619."

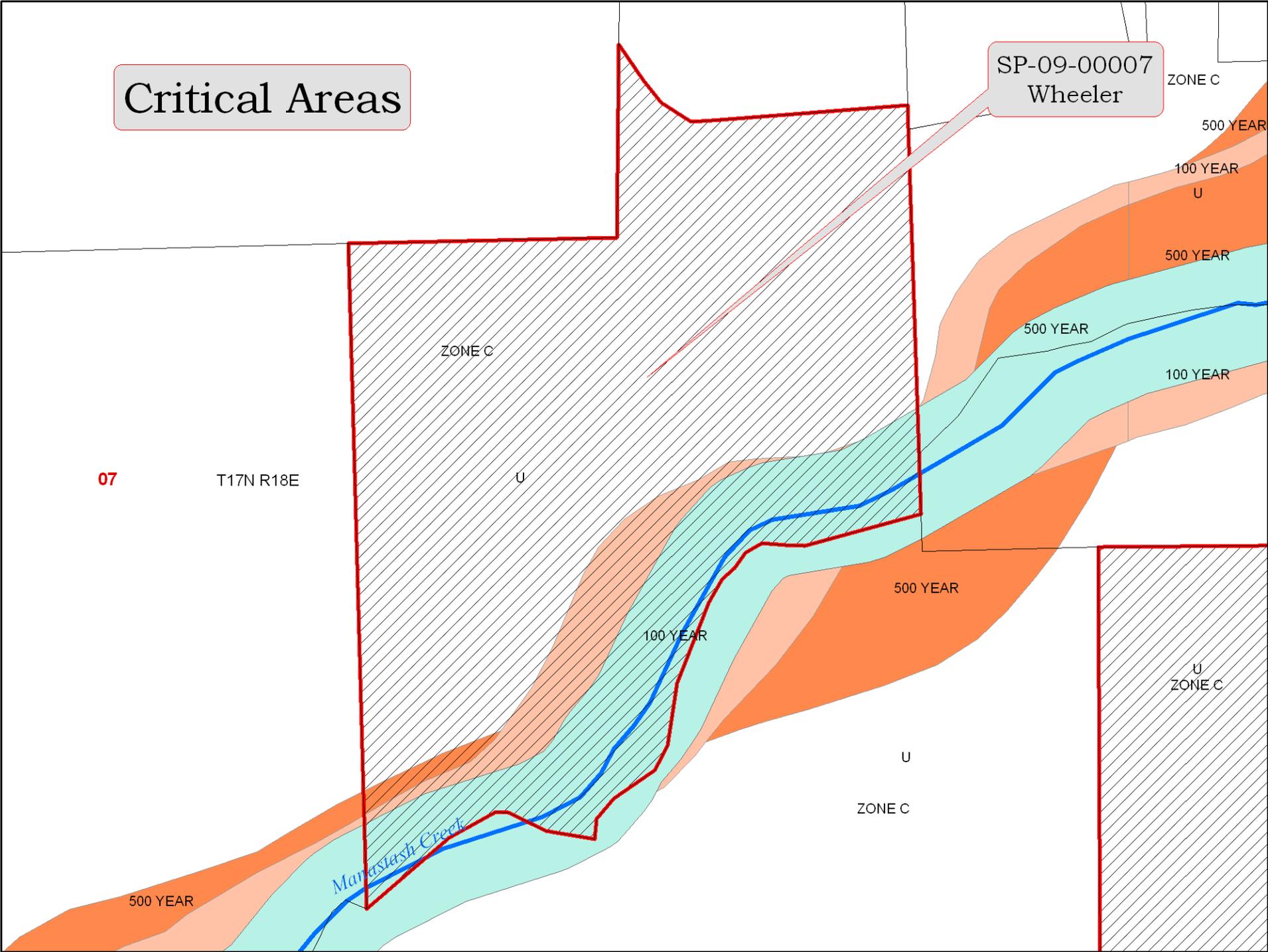
The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

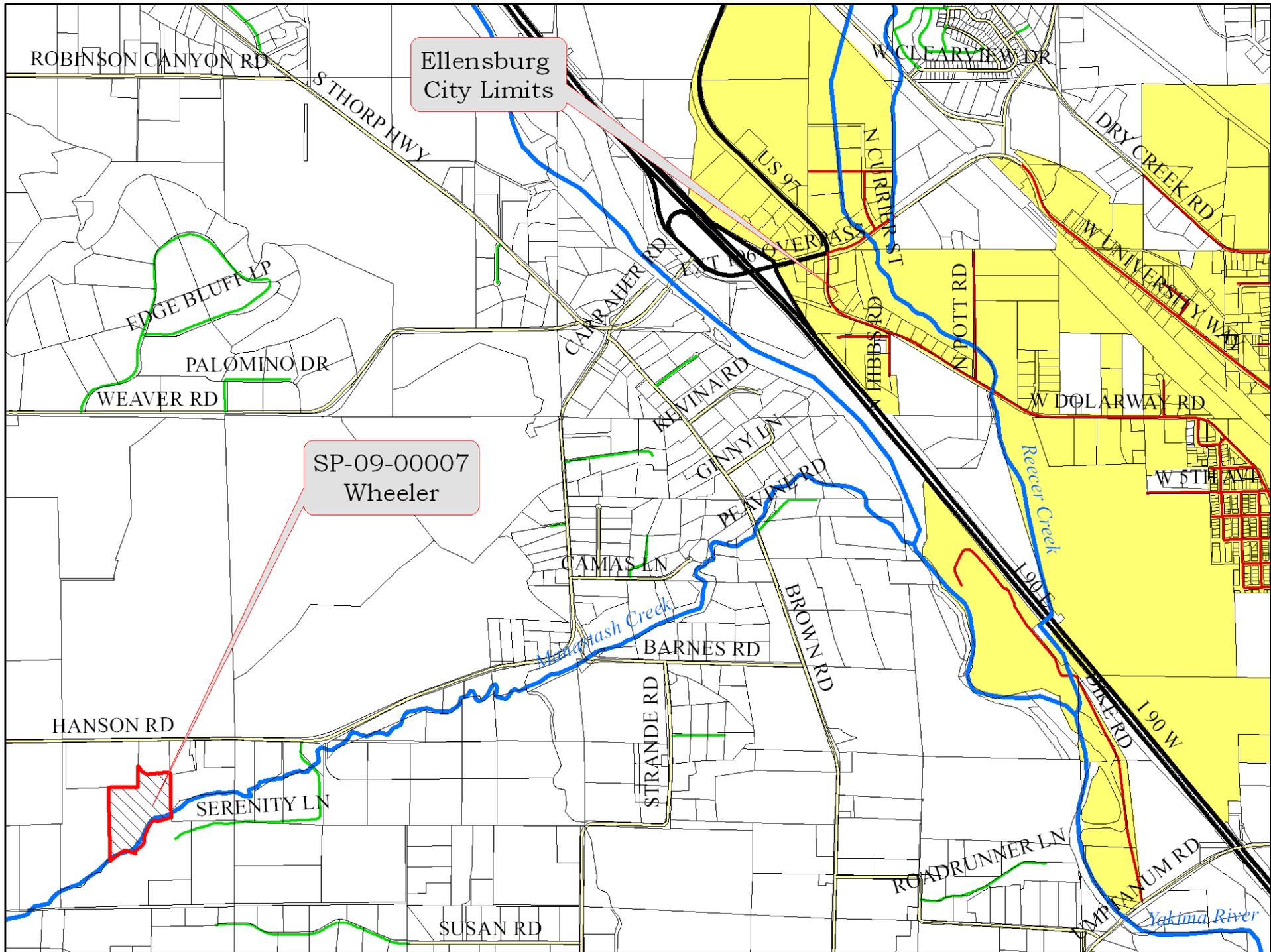
NOTES:

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- The Final plat shall be drawn on polyester film in a neat and legible manner.
- Drawn on 18" x 24" sized paper.
- The Perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat.
- A Marginal line shall be drawn completely around each sheet, leaving an entirely blank margin on one inches on the sides.
- The scale shall be 1" = 200', or greater, unless otherwise approved by the director.
- All lettering shall be printed with permanent ink.
- Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- It shall show all courses and distances necessary to re-stake any portion of said plat.
- Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)

Critical Areas

SP-09-00007
Wheeler





Ellensburg
City Limits

SP-09-00007
Wheeler

ROBINSON CANYON RD

S THORP HWY

EDGE BLUFF PL

PALOMINO DR

WEAVER RD

HANSON RD

SERENITY LN

SUSAN RD

CAMRAHER RD

KEVINARD

GENNY LN

PEAVINE RD

CAMAS LN

BARNES RD

STRANDE RD

BROWN RD

ROADRUNNER LN

CAMPNUM RD

US 97

W CLEARVIEW DR

N CURRIER ST

N HIBBS RD

N POTT RD

DRY CREEK RD

W UNIVERSITY WAY

W DOLLARWAY RD

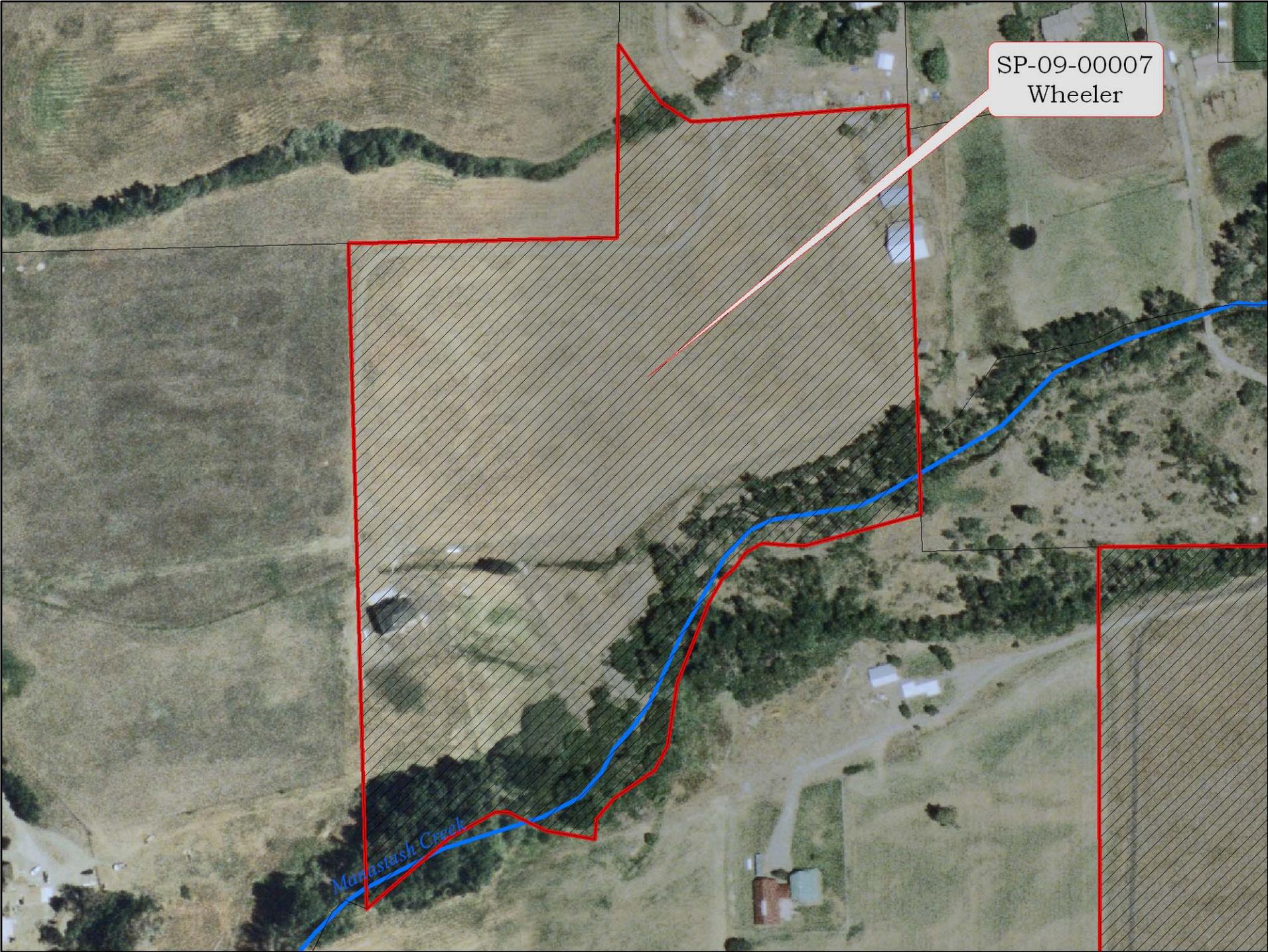
W 5TH AVE

Recreer Creek

Mungtash Creek

190 W

Yakima River



SP-09-00007
Wheeler

Manastash Creek

25/17d

200012110032

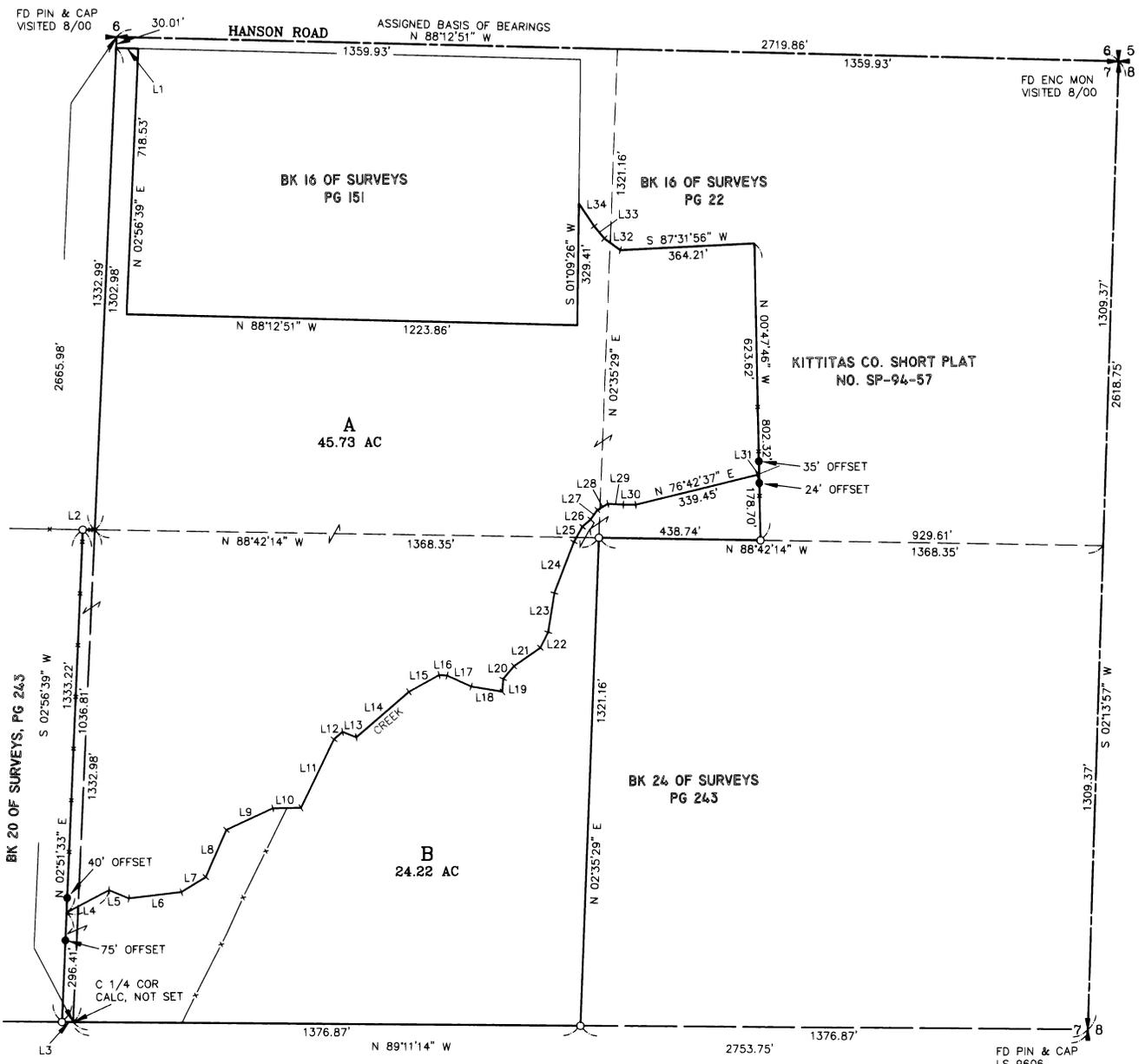
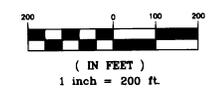
PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
- FOUND PIN & CAP
- x - FENCE

GRAPHIC SCALE



AUDITOR'S CERTIFICATE

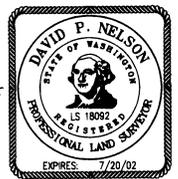
Filed for record this 11TH day of DECEMBER, 2000, at 3:44 P.M., in Book 25 of Surveys at page(s) 178 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: J. Newkirk
KITTITAS 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 BRIAN HOLMAN in AUGUST of 2000.

David P. Nelson
DAVID P. NELSON
Professional Land Surveyor
License No. 18092



DECEMBER 11, 2000
DATE

CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747

HOLMAN PROPERTY

	X	X
X	X	

PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.

NOTES:

- THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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.
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL A HAS 33 IRRIGABLE ACRES; PARCEL B HAS 11 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 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.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- 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.
- AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
- FOR SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING: BOOK 14 OF SURVEYS, PAGE 78; BOOK 16 OF SURVEYS, PAGE 22; BOOK 17 OF SURVEYS, PAGES 13-14; BOOK 20 OF SURVEYS, PAGE 243; AND BOOK 24 OF SURVEYS, PAGE 243.
- THE PURPOSE OF THIS SURVEY IS TO FACILITATE THE BOUNDARY LINE ADJUSTMENT OF PARCEL B TO THE ADJOINING PARCELS TO THE EAST.
- THE LEGAL DESCRIPTION RECORDED UNDER AUDITOR'S FILE NO. 199804160002 ONLY CONVEYS PROPERTY IN THE NORTHEAST QUARTER OF SUBJECT SECTION 7. A STRIP OF LAND EXISTS BETWEEN THE PROPERTY DESCRIBED IN BOOK 20 OF SURVEYS, PAGE 243 AND THE SUBJECT PROPERTY THAT IS SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7. THE FENCE LOCATED ALONG THE WESTERN BOUNDARY OF THE STRIP, AS ILLUSTRATED HEREON, WOULD INDICATE THAT THE STRIP SHOULD HAVE BEEN INCLUDED IN THE CONVEYANCE TO THE HOLMANS. THIS ISSUE WILL NEED TO BE RESOLVED IN ORDER TO ATTACH TO PARCELS A AND B.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - 199804160002

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 11, 2000 IN BOOK 25 OF SURVEYS AT PAGES ~~178-179~~, UNDER AUDITOR'S FILE NO. 20001211 0032, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

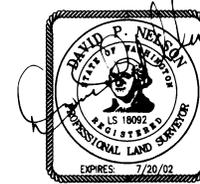
PARCEL B OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 11, 2000 IN BOOK 25 OF SURVEYS AT PAGES ~~178-179~~, UNDER AUDITOR'S FILE NO. 20001211 0032, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LINE	DIRECTION	DISTANCE
L1	N 88°12'51" W	60.01'
L2	N 88°39'02" W	32.59'
L3	S 89°11'14" E	30.62'
L4	N 62°38'31" E	130.53'
L5	S 66°52'44" E	58.00'
L6	N 83°33'23" E	143.00'
L7	N 59°00'36" E	77.88'
L8	N 23°56'03" E	139.29'
L9	N 65°41'39" E	139.46'
L10	N 89°34'01" E	77.19'
L11	N 26°06'25" E	206.42'
L12	N 49°21'55" E	30.80'
L13	S 67°16'26" E	40.00'
L14	N 49°31'42" E	188.66'
L15	N 61°32'24" E	93.43'
L16	S 86°09'20" E	21.72'
L17	S 64°58'02" E	71.60'
L18	S 80°07'46" E	86.13'
L19	N 04°03'09" E	35.00'
L20	N 40°51'49" E	45.67'
L21	N 55°40'24" E	86.97'
L22	N 27°13'37" E	47.34'
L23	N 09°24'11" E	107.00'
L24	N 21°30'35" E	148.34'
L25	N 29°45'35" E	47.19'
L26	N 49°49'52" E	28.96'
L27	N 35°21'24" E	32.14'
L28	N 59°49'05" E	32.62'
L29	S 85°56'11" E	42.13'
L30	S 89°35'54" E	33.23'
L31	N 68°29'13" E	6.12'
L32	N 53°36'36" W	53.60'
L33	N 39°18'41" W	43.21'
L34	N 33°33'40" W	74.51'

AUDITOR'S CERTIFICATE

Filed for record this 11TH day of DECEMBER, 2000, at 3:44 P.M., in Book 25 of Surveys at page(s) 179 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: S. Holman
KITTITAS COUNTY AUDITOR

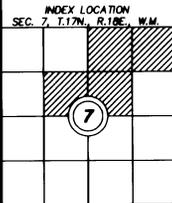
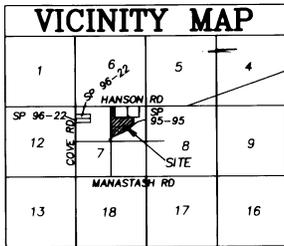


DECEMBER 11, 2000

CRUSE & NELSON
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 925-4747

HOLMAN PROPERTY

HOLMAN SHORT PLAT PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



APPROVALS

KITKITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 10 day of MAY A.D., 2002

Bele...
Public Works Director

COUNTY PLANNING DIRECTOR

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

Dated this 10 day of May A.D., 2002

D. V. Taylor
Kittitas County Planning Director

KITKITAS 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 of the County Health Department about issuance of septic tank permits for lots.

Dated this 5 day of May A.D., 2002

John...
Kittitas County Health Officer

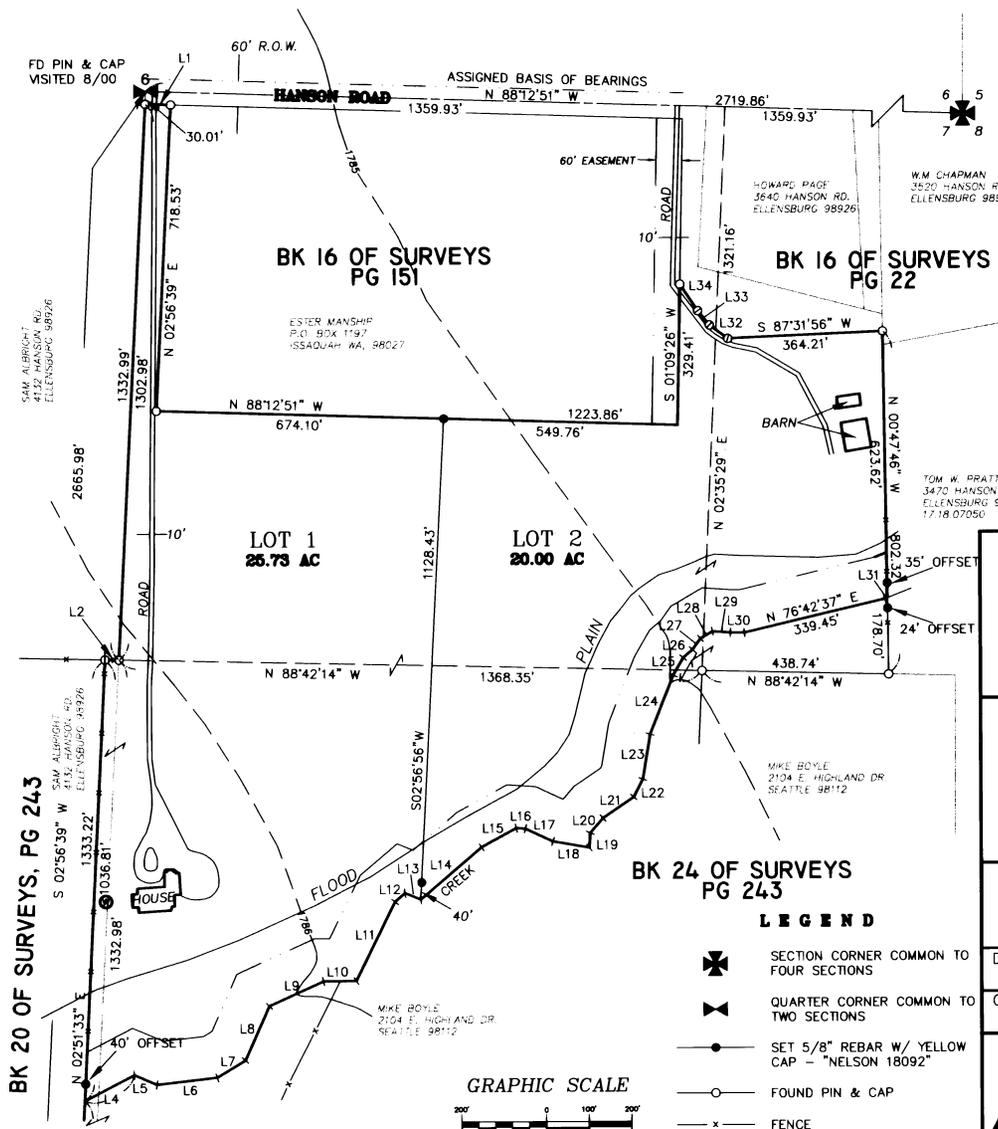
CERTIFICATE OF COUNTY TREASURER

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 10 day of May A.D., 2002

Mc...
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 17180700004



LINE	DIRECTION	DISTANCE
L1	N 88°12'51" W	60.01'
L2	N 88°39'02" W	32.59'
L3	S 89°11'14" E	30.62'
L4	N 62°38'31" E	130.53'
L5	S 66°52'44" E	58.00'
L6	N 83°33'23" E	143.00'
L7	N 59°00'36" E	77.88'
L8	N 23°56'03" E	139.29'
L9	N 65°41'39" E	139.46'
L10	N 89°34'01" E	77.19'
L11	N 26°06'25" E	206.42'
L12	N 49°21'55" E	30.80'
L13	S 67°16'26" E	40.00'
L14	N 49°31'42" E	188.66'
L15	N 61°32'24" E	93.43'
L16	S 86°09'20" E	21.72'
L17	S 64°58'02" E	71.60'
L18	S 80°07'46" E	86.13'
L19	N 04°03'09" E	35.00'
L20	N 40°51'49" E	45.87'
L21	N 55°40'24" E	86.97'
L22	N 27°13'57" E	47.34'
L23	N 09°24'11" E	107.00'
L24	N 21°30'35" E	148.34'
L25	N 29°45'35" E	47.19'
L26	N 49°49'52" E	28.96'
L27	N 35°21'24" E	32.14'
L28	N 59°49'05" E	32.62'
L29	S 85°56'11" E	42.13'
L30	S 89°35'54" E	33.23'
L31	N 68°29'13" E	6.12'
L32	N 53°36'38" W	53.60'
L33	N 39°16'41" W	43.21'
L34	N 33°33'40" W	74.51'

KITKITAS CO. SHORT PLAT NO. SP-94-57

RECORDER'S CERTIFICATE

Filed for record this 17 day of May in Book ... of Short Plats at page ...
DAVID P. NELSON
County Auditor

SURVEYOR'S CERTIFICATE

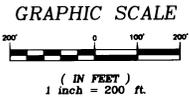
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of BRIAN HOLMAN in MARCH, 2002.
DAVID P. NELSON
Certificate No. 18092

K.C.S.P. NO. 02-03
PORTION OF SEC. 7, T.17N., R.18E., W.M.,
Kittitas County, Washington

DWN BY	DATE	JOB NO.
T. ROLETTO	03/2002	01641
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS
819 EAST FIRST
GLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433

- ### LEGEND
- SECTION CORNER COMMON TO FOUR SECTIONS
 - QUARTER CORNER COMMON TO TWO SECTIONS
 - SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
 - FOUND PIN & CAP
 - FENCE
 - WELL
 - 100' RESIDENTIAL SETBACK



JUDITH PERCE
4601 MANASTASH RD
98926

HOLMAN SHORT PLAT PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.

SP-02-03

OWNER:

BRIAN HOLMAN
4130 HANSON ROAD
ELLENSBURG, WA 98926
509-962-8882

NOTES:

- THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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.
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 1 HAS 25.73 IRRIGABLE ACRES; PARCEL 2 HAS 20.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 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.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- 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.
- AN IRRIGATION AND PUBLIC UTILITY EASEMENT, 10 FEET IN WIDTH, IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
- FOR SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING: BOOK 14 OF SURVEYS, PAGE 78; BOOK 16 OF SURVEYS, PAGE 22; BOOK 17 OF SURVEYS PAGES 13-14; BOOK 20 OF SURVEYS, PAGE 243; AND BOOK 24 OF SURVEYS, PAGE 243.
- PER RCW 17.10.140 LAND OWNERS 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.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING 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 COST OF CONSTRUCTING, MAINTAINING, AND SNOW REMOVAL OF ALL ROADS, STREETS, AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS, AND ALLEYS.
- MAINTENANCE OF DRIVEWAY APPROACHES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) WHOSE PROPERTY THEY SERVE. KITTITAS COUNTY WILL NOT MAINTAIN ACCESSES. (SEC 12.30.010)
- ACCORDING TO KCC 12.51.030 MAILBOXES SHALL BE OF A "BREAK AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS, OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010)
- PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ACCESS REQUIREMENTS AND PERMITS.
- RESIDENTIAL DEVELOPMENT AND ASSOCIATED BUILDINGS ON LOTS 1 AND 2 SHALL NOT INTRUDE INTO THE SHORELINES MASTER PROGRAM 100 FOOT STRUCTURAL SETBACK.
- LOSS OF 100 YEAR FLOODPLAIN STORAGE ASSOCIATED WITH RESIDENTIAL DEVELOPMENTS AND ASSOCIATED BUILDINGS ON LOTS 1 AND 2 SHALL NOT EXCEED TEN (10) CUBIC YARDS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, BRIAN S. HOLMAN AND JAMI M. HOLMAN, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 9th DAY OF May, A.D., 2002.

Brian S. Holman Jami M. Holman
BRIAN S. HOLMAN JAMI M. HOLMAN

ACKNOWLEDGEMENT

STATE OF WASHINGTON) s.s.
COUNTY OF KITTITAS)

THIS TO CERTIFY THAT ON THIS 9th DAY OF May, A.D., 2002, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN S. HOLMAN AND JAMI M. HOLMAN, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

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

Schirre Sullivan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT Ellensburg
MY COMMISSION EXPIRES: 4-4-05



EXISTING TAX PARCEL NUMBER -
1718-07010-0004

ORIGINAL PARCEL AREA: 45.73 AC
EXISTING ZONE: A-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC
WIDTH AND TYPE OF ACCESS: 60' R.O.W.



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT PACIFIC NORTHWEST BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION SO PLATED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 10th DAY OF May, A.D., 2002

PACIFIC NORTHWEST BANK

Paul W. ...
TITLE Relationship Officer

NAME
TITLE

ACKNOWLEDGEMENT

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

ON THIS 10th DAY OF May, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Paul W. Nelson PRESIDENT AND TO ME KNOWN TO BE THE Relationship Officer SECRETARY, RESPECTIVELY, OF Pacific Northwest Bank THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND MENTIONED, AND ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN



Schirre Sullivan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Ellensburg

RECORDER'S CERTIFICATE

Filed for record this 17th day of May in Book ... of Short Plats at ...

DAVID P. NELSON
Recorder's Name

David R. Bacon
County Auditor ...
Deputy C

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 BRIAN HOLMAN in MARCH, 2002.

DAVID P. NELSON
Certificate No. 18092

K.C.S.P. NO. 02-03
PORTION OF SEC. 7, T.17N., R.18E., W.M.,
Kittitas County, Washington

DWN BY T. ROLETTO	DATE 03/2002	JOB NO. 01641
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 2 OF 2

LEGAL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 11, 2000 IN BOOK 25 OF SURVEYS AT PAGES 178 AND 179, UNDER AUDITOR'S FILE No. 200012110032, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

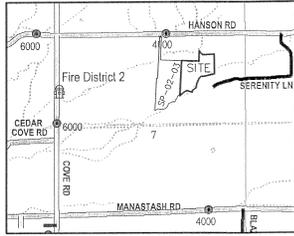
EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 500 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509) 874-7433

RECEIVED

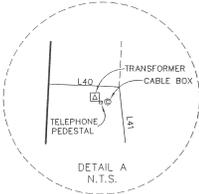
SP-09-XXXXX

WHEELER SHORT PLAT

A PORTION OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M.
KITTITAS COUNTY, WASHINGTON

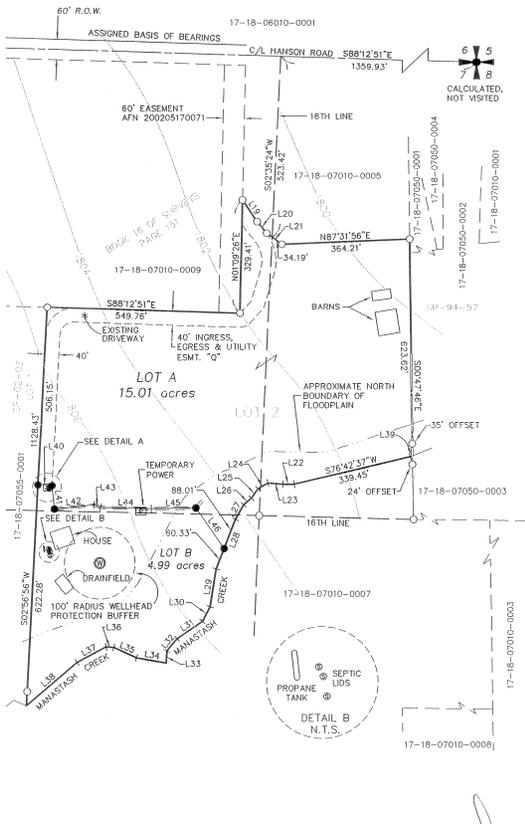


VICINITY MAP
N.T.S.



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
1-800-853-4344**

LINE	BEARING	DISTANCE
L19	S33°33'40"E	74.51
L20	S39°16'41"E	43.21
L21	S53°36'38"E	53.60
L22	N89°35'54"W	33.23
L23	N85°28'11"W	42.13
L24	S59°49'05"W	32.62
L25	S35°21'24"W	32.14
L26	S49°49'52"W	28.96
L27	S29°45'35"W	47.19
L28	S21°30'35"W	148.34
L29	S09°24'11"W	107.00
L30	S27°13'37"W	47.34
L31	S58°40'24"W	86.97
L32	S40°01'49"W	45.67
L33	S04°03'09"W	35.00
L34	N80°07'46"W	86.13
L35	N64°58'02"W	71.60
L36	N86°09'20"W	21.72
L37	S61°32'24"W	93.43
L38	S49°31'42"W	188.66
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L40	N87°03'04"W	40.00
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L44	N88°26'25"W	144.03
L45	S89°05'24"W	129.11
L46	S35°03'16"E	139.18

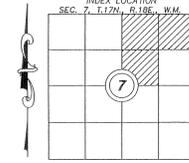
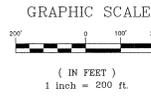


- LEGEND**
- A SECTION CORNER AS NOTED
 - FND REBAR & CAP
 - SET REBAR & CAP, L59 18092
 - FENCE
 - EXISTING WELL



SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK F OF SHORT PLATS, PAGES 244 & 245, UNDER AUDITOR'S FILE NUMBER 2002017001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF THAT CERTAIN SURVEY RECORDED IN BOOK F OF SHORT PLATS, PAGES 244 & 245 UNDER AUDITOR'S FILE NUMBER 2002017001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON INTO THE CONFIGURATION SHOWN HEREBON.
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 THE DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90-4-050) FOR THIS SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



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 "WHEELER" 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. 17-18-07050-0002 (17628)

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 SANDY WHEELER IN APRIL, 2009
DAVID P. NELSON DATE 04/20/09
CERTIFICATE NO. 18092

K.C.S.P. NO. 09-XXXXX
PTN. OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY T.R./G.W.	DATE 04/09	JOB NO. 09023
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

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



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SHORT PLAT APPLICATION

SP-09-00007

(To divide lot into 2-4 lots)

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

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

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

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

APPLICATION FEES:

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

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

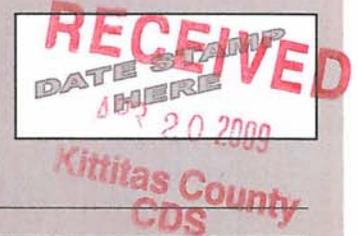
X Mandy Weir

DATE:

4/21/09

RECEIPT #

4534



NOTES: _____

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

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

Name: MARCUS E MENZEL ETUX
Mailing Address: 3642 HANSON ROAD
City/State/ZIP: ELLENSBURG WA 98926
Day Time Phone: (509) 670-2493
Email Address: _____

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

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

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

3. **Street address of property:**

Address: 3642 HANSON ROAD
City/State/ZIP: ELLENSBURG WA 98926

4. **Legal description of property:**

LOT 2 OF THE HOLMAN SHORT PLAT SP-02-03, PTN OF THE NE 1/4 OF SECTION 7, TOWNSHIP 17 N., RANGE 18 E., W.M.

5. **Tax parcel number(s):** 17-18-07055-0002 (17628)

6. **Property size:** 20.00 ACRES (acres)

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

2 LOT SHORT PLAT
ZONED: AG-20
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS

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

Yes No (Circle) If yes, explain:

9. **What County maintained road(s) will the development be accessing from?**
HANSON ROAD

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

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

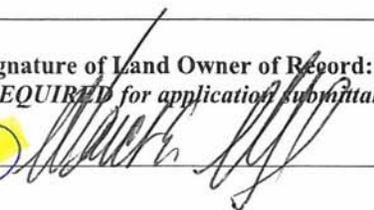
Signature of Authorized Agent:
(REQUIRED if indicated on application)

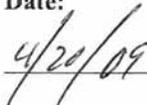
Date:

X _____

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

Date:

X  _____

 _____



WHEELER SHORT PLAT PROJECT OVERVIEW

OVERVIEW:

The purpose of this application is to create two lots consisting of a 15.01 acre lot and a 4.99 acre lot from an existing 20.00 acre lot. The subject property is located within the AG-20 zone of Kittitas County.

UTILITIES:

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

TRANSPORTATION:

Access to county road via private access easements.

COMMENTS:

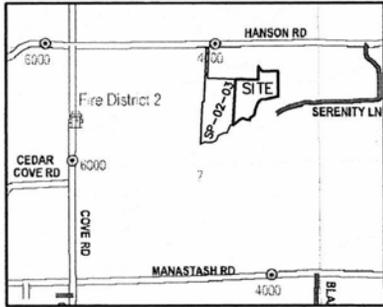
Attached are copies of the proposed Short Plat and current Title Report for your review and comment.

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

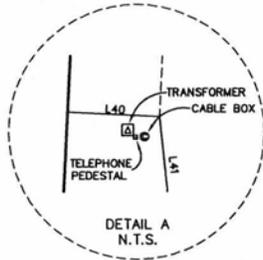
WHEELER SHORT PLAT

A PORTION OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M. KITITAS COUNTY, WASHINGTON

SP-09-XXXX



VICINITY MAP
N.T.S.



APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

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

DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY PLANNING DIRECTOR

KITITAS COUNTY HEALTH DEPARTMENT

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

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KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

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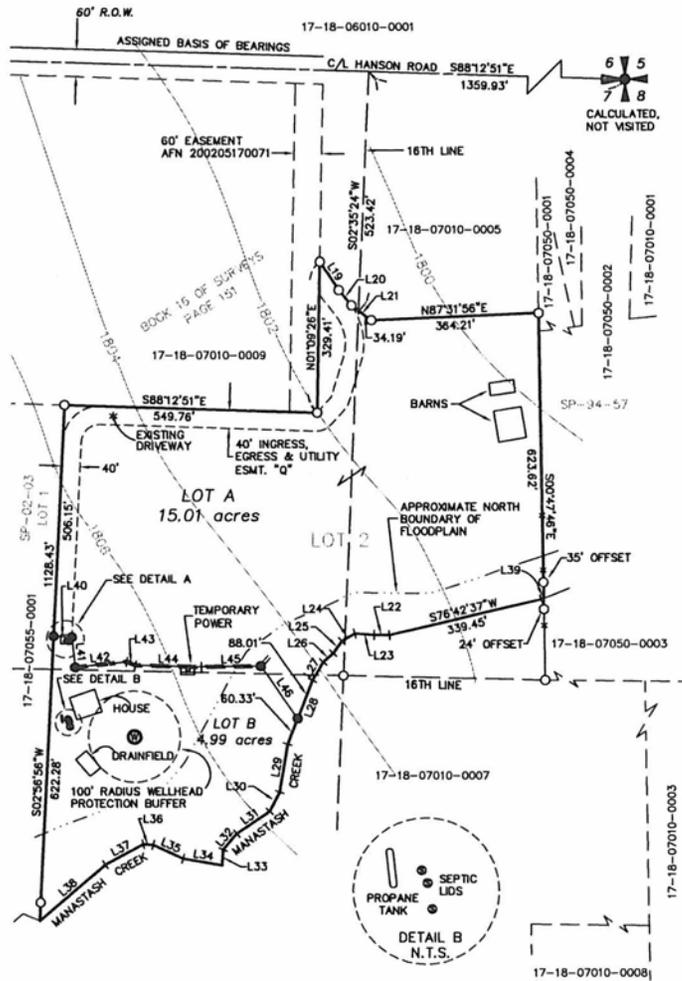
KITITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 17-18-07055-0002 (17628)

NOTE:
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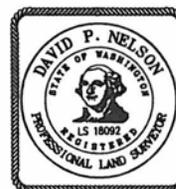
Call Before You Dig
1-800-553-4344

LINE	BEARING	DISTANCE
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LEGEND

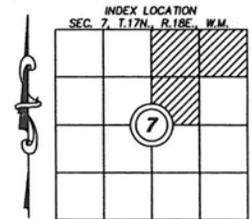
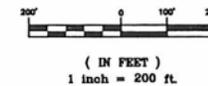
- A SECTION CORNER AS NOTED
- FND REBAR & CAP
- SET REBAR & CAP, L# 18092
- FENCE
- EXISTING WELL



SURVEY NOTES:

- BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK F OF SHORT PLATS, PAGES 244 & 245, UNDER AUDITOR'S FILE NUMBER 200205170071, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
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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.....SANDY..WHEELER.....
IN..APRIL.....20.09

DAVID P. NELSON DATE"
CERTIFICATE NO..18092.....

K.C.S.P. NO. 09-XXXXX
PTN. OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M.
KITITAS COUNTY, WASHINGTON

DWN BY T.R./G.W.	DATE 04/09	JOB NO. 09023
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

Encompass
ENGINEERING & SURVEYING

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