

Called on 6/13/13 4:15<sup>pm</sup>

-left Henry a  
message about  
Env. Health Reg.

Called on 6/25/13  
at 12:28pm.

Spoke w/ Henry &  
relayed Joe's message  
about water requirement  
(see email 6/4/13). Gave  
him Joe's #

AD

Called on 6/4/13  
at 9:00am.

left message w/  
owner's wife to call  
me regarding HC Trust  
status.

AD

## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Tuesday, June 04, 2013 8:20 AM  
**To:** Joe Gilbert  
**Subject:** RE: HC Trust SP-11-00011

Thank you, I will pass this info on to him.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

---

**From:** Joe Gilbert  
**Sent:** Tuesday, June 04, 2013 7:24 AM  
**To:** Lindsey Ozbolt  
**Subject:** RE: HC Trust SP-11-00011

Applicant (Henry 968-9625) was notified that the water requirements had not been met on 1-24-12

The applicant either needs to submit a well log or a 4-hour drawdown test to receive final.

***JOE GILBERT, R.S.***  
***LICENSED ON-SITE WASTEWATER***  
***DESIGNER & INSPECTOR #5200273***

KITTITAS COUNTY ENVIRONMENTAL HEALTH  
507 N. NANUM SUITE 101  
ELLENSBURG, WA 98926  
509-933-8262

---

**From:** Lindsey Ozbolt  
**Sent:** Monday, June 03, 2013 4:09 PM  
**To:** Joe Gilbert  
**Subject:** HC Trust SP-11-00011

Hi Joe.

The landowner of the HC Trust Sp-11-00011 stopped in my office today and wanted to know the status of this project and when they could expect to receive approval on their final mylars. It looks like Jeff sent the mylars over to public health on May 2, 2013.

Thanks for the update.

**Ginger Weiser**

**From:** annaw  
**Sent:** Wednesday, December 28, 2011 8:38 AM  
**To:** Ginger Weiser  
**Subject:** 114495 Re: JOB# 11047 SUBDIVISION GUARANTEE NO. 0114495 H&C TRUST (HEEREN)

Ginger:

Nothing as of December 20th at 8 AM as that is our computer date.

Anna

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

**From:** Ginger Weiser  
**To:** annaw  
**Sent:** Tuesday, December 27, 2011 9:32 AM  
**Subject:** JOB# 11047 SUBDIVISION GUARANTEE NO. 0114495 H&C TRUST (HEEREN)

Dear Anna:

Could you check one more time for me to see if any changes to the Subdivision Guarantee?

Thanks for all your help on this,

Ginger :]

Ginger Weiser  
GWeiser@EncompassES.net

**Encompass Engineering & Surveying**  
Together With  
**Baima & Holmberg**

**Western Washington Division** | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055  
**Eastern Washington Division** | 108 East 2<sup>nd</sup> Street | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

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**From:** annaw [mailto:annaw@ameri-title.com]  
**Sent:** Thursday, December 08, 2011 10:12 AM  
**To:** Ginger Weiser  
**Subject:** Re: JOB# 11047 SUBDIVISION GUARANTEE NO. 0114495 H&C TRUST (HEEREN)

Ginger:

When I ran a search, nothing at all came up to change the current report.

Anna

----- Original Message -----  
**From:** Ginger Weiser  
**To:** annaw

Cc: [Dave Nelson](#)

Sent: Thursday, December 08, 2011 7:35 AM

Subject: JOB# 11047 SUBDIVISION GUARANTEE NO. 0114495 H&C TRUST (HEEREN)

Dear Anna:

Could you check and see if there are any lienholder or other changes to the above subdivision guarantee? There were also two judgments filed. Have they been satisfied?

Please let me know at your earliest convenience. If there are any changes, could you email me the revisions?

Have a great day,

Ginger

**Ginger Weiser**

[GWeiser@EncompassES.net](mailto:GWeiser@EncompassES.net)

## **Encompass Engineering & Surveying**

Together With

## **Baima & Holmberg**

**Western Washington Division** | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

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12/28/2011



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

December 8, 2011

H & C Trust  
1290 Christensen Rd.  
Ellensburg, WA 98926

Phil Cardwell  
21517 62<sup>nd</sup> St. NE  
Granite Falls, WA 98252

### RE: H & C Trust Short Plat (SP-11-00011)

Dear Mr. Cardwell & H & C Trust,

The Kittitas County Community Development Services Department has determined that the H & C Trust Short Plat (SP-11-00011) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

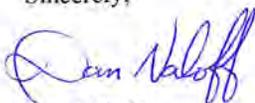
1. Both sheets of the final mylars shall reflect short plat number SP-11-00011 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. A title report will need to be submitted to Kittitas County Community Development Services prior to final approval of this application to assure that all dedications and ownership criteria are met.
4. The following plat notes shall be recorded on the final mylar drawings:
  - All development must comply with International Fire Code.
  - This short plat has exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
  - The subject property is within or near designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)
  - The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
  - Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
  - Prospective purchasers of lots are urged to make inquiries at the Kittitas County Department of Public Works regarding road and access development requirements and permits.
5. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than 1/2 acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
6. A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision shall be reflected on the final mylars.

7. Individual or Shared Water Systems: Applicants shall submit a well log(s) from a well located within the subdivision of land. If a well log does not exist, a four (4) hour well draw down test shall be provided prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, a recorded shared well user's agreement is required for each proposed parcel. If the proposed subdivision does not have an existing well within the boundaries, a hydro-geological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted prior to recommendation for final plat approval. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed hydro-geologist.
8. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please see the comments from Kittitas County Public Health Department for further information and requirements.
9. This property is within the Kittitas Reclamation District boundaries. Proof that all KRD general guidelines have been met for newly created lots shall be provided to Community Development Services prior to final approval.
10. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.
11. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
12. Per Kittitas County Environmental Health, soil logs need to be performed and proof of water availability is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
13. The addresses shall be clearly visible from both directions at the County Road for all properties.
14. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
15. Please review KCC 16.12 (at [http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter\\_16.12](http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter_16.12)) to insure that all plat drawing requirements met.
16. Please see the attached comments from Kittitas County Department of Public Works and Public Health for plat notes and further issues that must be addressed prior to final approval.

Approval of the H & C Trust 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 December 22, 2011. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

**You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by December 22, 2011 at 5:00p.m.**

Sincerely,



Dan Valoff  
Staff Planner

## **Notice of Decision**

H & C Trust Short Plat (SP-11-00011)

Notice is hereby given that on December 8, 2011, conditional preliminary approval was granted to Phil Cardwell authorized agent for H & C Trust, landowner, for a short subdivision of approximately 57.44 acres into four 14.36 acre lot. The subject properties are located in the vicinity of 1290 Christensen Road, Ellensburg, WA in a portion of Section 33, T18N, R20E, WM in Kittitas County, bearing Assessor's map numbers 18-20-33000-0001 and 18-20-33000-0018.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5<sup>th</sup>, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is December 22, 2011 at 5:00p.m.

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

Publish: December 10, 2011

DAILY RECORD/KITTITAS PUB  
ORDER CONFIRMATION (CONTINUED)

Salesperson: KATHY ADAMS

Printed at 12/07/11 16:03 by cad18

Acct #: 84329

Ad #: 585006

Status: N

**Notice of Decision  
H & C Trust Short Plat  
(SP-11-00011)**

Notice is hereby given that on December 8, 2011, conditional preliminary approval was granted to Phil Cardwell authorized agent for H & C Trust, landowner, for a short subdivision of approximately 57.44 acres into four 14.36 acre lot. The subject properties are located in the vicinity of 1290 Christensen Road, Ellensburg, WA in a portion of Section 33, T18N, R20E, WM in Kittitas County, bearing Assessor's map numbers 18-20-33000-0001 and 18-20-33000-0018.

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Publish: December 10, 2011



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

November 17<sup>th</sup> 2011

Dan Valoff, Staff Planner  
Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

RE: HC Trust Short Plat SP-11-00011

Dear Mr. Valoff,

Thank you for the opportunity to comment on the HC Trust Short Plat, SP-11-00011.

**Plat Note Statement:**

The final plat notes shall include the following statement:

*"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 in Upper Kittitas County Only (as defined in 173-539A WAC):**

*"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."*

**Adequate Potable Water Supply Statement:**

In addition to the requirements outlined below, if in Upper Kittitas County a water budget neutrality determination may be required from the Department of Ecology prior to Kittitas County Public Health being able to recommend final plat approval.

Regardless of the location of the plat within the county, the following requirements are applicable to both Upper and Lower Kittitas County:

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of potable water. Proof of potable water can be provided through several different ways depending on the source of water proposed as described and outlined in the Board of County Commissioners Resolution 2010-082.

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



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

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

**For preliminary plat approval**, applicants for subdivisions (short plats and long plats) in Kittitas Count shall include the type of water system proposed in order to acquire preliminary approval.

**Final approval** will be conditioned upon the type of water system proposed.

- **If application states that residences will utilize Individual Wells/2-party Shared Well:**

Applicants shall submit a well log(s) from a well located within the subdivision of land. If a well log does not exist, a four (4) hour well draw down test shall be provided prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, a recorded shared well user's agreement is required for each proposed parcel. If the proposed subdivision does not have an existing well within the boundaries, a hydrogeological report with documentation/evidence to support a claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted prior to recommendation for final plat approval. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed hydrogeologist.

- **If application states that residences will utilize a Group B Public Water System:**

Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or Washington State Department of Health (DOH) for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Kittitas County Satellite Management Agency. All infrastructure for the Group B Water System including the well/pump house and storage tanks must be completed or the developer/owner can bond for completion. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH is required prior to recommendation by KCPHD for final approval. If a bond is in place, final approval will still be recommended but all infrastructure must be completed before issuance of the first building permit within the subdivision.

- **If application states that residences will utilize a Group A Public Water System:**

Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by KCPHD for final plat approval.

**Septic Availability Statement:**

The Public Health Department's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal. Satisfactory sewage disposal can be provided through several different ways depending on the source of disposal proposed.

**If application states that residences will be connected to public sewer system:**

In order to recommend approval, The Public Health Department will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

**If on-site sewage systems are proposed for the plat and minimum lot sizes are satisfied:**

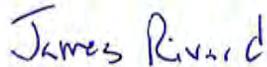
Soil logs must be performed prior to the Public Health Department recommending preliminary approval of the plat application. Once the soil logs are conducted and approved by the Public Health Department, the requirement for septic availability will have been satisfied.

**Review of the Application File:**

At this point in time this application does not contain sufficient information to make a determination that there is an adequate potable water supply available and soil logs have not been conducted to verify soil conditions for on-site sewage systems. The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to the Public Health Department for review and approval in order for the plat application to be recommended for final approval.

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

Sincerely,



James Rivard,  
Environmental Health Supervisor  
Kittitas County Public Health Department

**Enc: KCPHD Soil Log Fact Sheet**

CC: H&C Trust, 1290 Christensen Road , Ellensburg, WA 98926

Phil Cardwell @ [threeblackdogs@netscape.com](mailto:threeblackdogs@netscape.com)

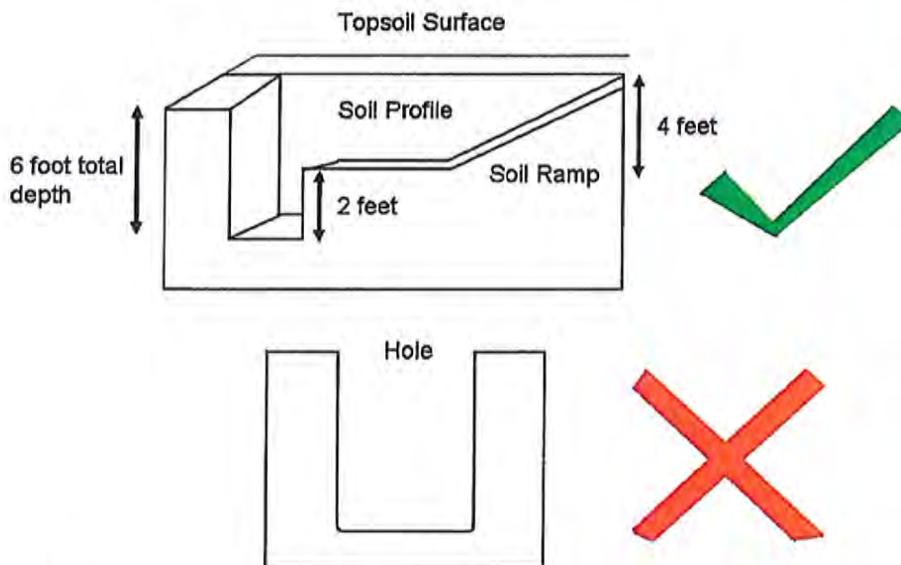
Encompass Engineering and Surveying via email @ [ginger@encompasses.net](mailto:ginger@encompasses.net)

**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 preliminary plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, soil logs are required before a recommendation for preliminary plat approval can be made.

**Requirements:** In order for a soil log to be conducted, test holes must meet specific criteria according to Chapter 246-272A-0320 WAC, Kittitas County Code 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 246-272A-0320 Table X (provided below) 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. 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 <sup>1</sup>					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres <sup>1</sup>					

<sup>1</sup> 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 Kittitas County Public Health Department Office located at 507 N Nanum Street, Suite 102 or call (509) 933-8262 to arrange an appointment.



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

November 14, 2011



Dan Valoff  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: SP-011-00011

Dear Mr. Valoff:

Thank you for the opportunity to comment on the short subdivision of approximately 57.44 acres into 4 lots, proposed by H & C Trust. We have reviewed the application and have the following comments.

### **Water Quality**

Dividing or platting of a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if a subsequent individual or common plan of development that has potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Lynda Jamison with the Department of Ecology, (509) 575- 2434, with questions about this permit.

### **Water Resources**

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



Mr. Valoff  
November 14, 2011  
Page 2

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

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

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more than .5 acre of lawn and garden.

Sincerely,



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

## Dan Valoff

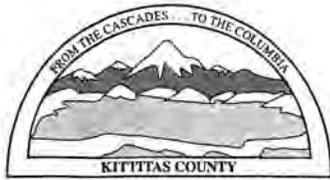
---

**From:** elliottr [elliottr@kvfr.org]  
**Sent:** Friday, November 04, 2011 9:03 AM  
**To:** Dan Valoff  
**Cc:** Brenda Larsen; seemillerj; John Sinclair  
**Subject:** SP-11-00011

Dan – I received the Notice of Application for the HC Trust Short Plat at the corner of Parke Creek and Christensen roads. KVFR does not have code enforcement authority in this area but I am recommending the following issues be addressed:

1. The property access will need to comply with applicable IFC's Appendix D.
2. Addressing for all plats will need to be visible from each direction of travel.
3. The plats are located in an area that is a long way from both volunteer and career staffed fire stations resulting in extended response times. The property is also located in a wild land interface area. Water supply will need to be addressed and sprinklers will be strongly recommended for any structures on any of the lots.

Thank you for your time and consideration in this matter.



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

---

TO: Dan Valoff, CDS

FROM: Christina Wollman, Planner II *CW*

DATE: October 24, 2011

SUBJECT: H&C Trust Short Plat SP-11-00011

---

#### The following shall be conditions of preliminary approval:

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

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

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

4. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
5. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
6. 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.



# KITTTITAS 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

## NOTICE OF APPLICATION

**Notice of Application:** Thursday, October 27, 2011

**Application Received:** Tuesday, October 4, 2011

**Application Complete:** Thursday, October 27, 2011

**Project Name (File Number):** HC Trust (SP-11-00011)

**Applicant:** Phil Cardwell authorized agent for H & C Trust, landowner

**Location:** 2 parcels, located approximately 4.6 miles NE of Kittitas at the intersection of Parke Creek and Christensen roads, in a portion of Section 33, T18N, R20E, WM in Kittitas County, bearing Assessor's map numbers 18-20-33000-0001 and 18-20-33000-0018.

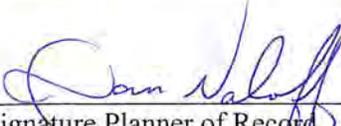
**Proposal:** Phil Cardwell authorized agent for H & C Trust, landowner, has submitted a preliminary short plat application to subdivide approximately 57.44 acres into four 14.36 acre lots. The subject property is zoned Agriculture 20.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

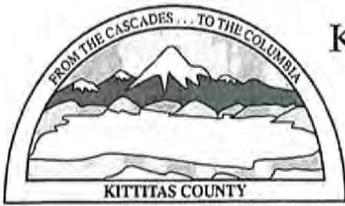
**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, 17 November, 2011. Any person has the right to comment on the application and request a copy of the decision once made.

**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 \$500.

**Designated Permit Coordinator (staff contact):** Dan Valoff, Staff Planner: (509) 962-7506; email at [dan.valoff@co.kittitas.wa.us](mailto:dan.valoff@co.kittitas.wa.us)

  
\_\_\_\_\_  
Signature Planner of Record

10-27-11  
\_\_\_\_\_  
Date



# 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

PROPOSAL NAME: HC Trust Short Plat SP-11-00011

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: Wednesday, 2 November, 2011

I certify that the following documentation:

- Notice of Application for the HC Trust Short Plat SP-11-00011

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

 \_\_\_\_\_ Signature

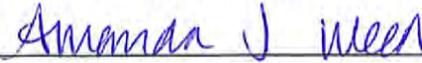
Dan Valoff  
Community Development Services Planner  
County of Kittitas  
State of Washington

Subscribed and sworn to before me October 31, 2011  
Date



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

My appointment expires: August 25, 2015

 \_\_\_\_\_ Signature



Kittitas County Fire Marshal

Kittitas County Sheriffs Dept.

Kittitas County Board of County  
Commissioners

Kittitas County Code Enforcement

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Kittitas Reclamation District  
P.O. Box 276  
Ellensburg, WA 98926

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

Kittitas School District 403  
Administration Office  
P.O. Box 599  
Kittitas, WA 98934

Allison Kimball  
Brookside Consulting  
PO Box 1036  
Cle Elum, WA 98922

Johnson Meninick  
Cultural Resources Program  
PO Box 151  
Toppenish, WA 98948

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

Dept. of Natural Resources  
Philip Rigdon  
Yakama Nation  
P.O. Box 151  
Toppenish, WA 98948

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

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

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

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

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

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

Van & Dee Vorwerk  
4400 174<sup>th</sup> St SE  
Bothell, WA 98012 – 6724

Tom Justus  
WA State Department of Health  
16201 East Indiana Avenue, Suite 1500  
Spokane Valley WA 99216

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

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

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

Liz Bryson  
Daily Record  
401 N Main  
Ellensburg, WA 98926

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

Jim Boyle  
PO Box 39  
Ronald, WA 98940

Frank & Marcia Haake  
31330 – 31<sup>st</sup> Ave SW  
Federal Way, WA 98023

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



WICHTERMAN, JAMES W ETUX  
PO BOX 1714  
ELLENSBURG WA98926

AXTMAN, RON ETUX  
1100 CHRISTENSEN RD  
ELLENSBURG WA98926-

REDDICK, MARGUERITE  
9811 PARKE CREEK RD  
ELLENSBURG, WA98926-

KELLY, JAMES E ETUX  
925 SW 314TH PL  
FEDERAL WAY WA98023

CLERF, HOWARD F TRUSTEE  
PO BOX 689  
KITITAS WA98934-

VARNUM, CHERY  
9810 PARKE CREEK RD  
ELLENSBURG WA98926-

CLERF, HOWARD F  
PO BOX 689  
KITITAS WA98934-

59TH AVENUE &  
4820 N GREENTREE DR W  
LITCHFIELD PARK AZ85340-

CLERF, HOWARD F TRUSTEE  
PO BOX 689  
KITITAS WA98934-

AXTMAN, RON S ETUX  
1100 CHRISTENSEN RD  
ELLENSBURG WA98926-

H&C TRUST  
1290 CHRISTENSEN RD  
ELLENSBURG WA98926-

H&C TRUST  
1290 CHRISTENSEN RD  
ELLENSBURG WA98926-

DAILY RECORD/KITTITAS PUB  
ORDER CONFIRMATION

Salesperson: KATHY ADAMS

Printed at 12/07/11 16:03 by cad18

Acct #: 84329

Ad #: 585006

Status: N

KITTITAS COUNTY COMMUNITY  
DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 12/10/2011 Stop: 12/10/2011  
Times Ord: 1 Times Run: \*\*\*\*\*  
STD6 1.00 X 6.19 Words: 180  
Rate: LEG2 Cost: 53.73  
Class: 0001 LEGAL NOTICES

Contact:

Descript: N/D DEFOOR SP-11-00011

Phone: (509)962-7506

Given by: \*

Fax#:

Created: cad18 12/07/11 15:59

Email: dan.valoff@co.kittitas.wa.us

Last Changed: cad18 12/07/11 16:03

Agency:

COMMENTS:

COPIED from AD 572298

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	12/10			
IN	A		97 S	12/10			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

**DAILY RECORD/KITTITAS PUB**

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

Fax(509) 925-5696

Advertising Memo Bill

1 Memo Bill Period 10/2011		2 Advertiser/Client Name KITTITAS CO PUBLIC WORKS		
23 Total Amount Due 98.37		*Unapplied Amount	3 Terms of Payment	
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00		Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 10/27/11	6 Billed Account Number 84066	7 Advertiser/Client Number KATHY. 84066	

8 Billed Account Name and Address KITTITAS CO PUBLIC WORKS 411 N. RUBY ST, SUITE 1 ELLENSBURG WA 98926		Amount Paid:  Comments:  Ad #: 560271
---	--	---

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12(13)14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
11/02/11	560271 LEG2	N/APP SP-11-00006 THRA STD6 NOTICE OF APPLICAT 11/02 DR IN	11.38	1 8.60	98.37	98.37

**RECEIVED**  
 NOV 03 2011  
 KITTITAS COUNTY  
 CDS

**Statement of Account - Aging of Past Due Amounts**

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 98.37
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**DAILY RECORD/KITTITAS PUB**

(509) 925-1414

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 560271	25 Billing Period 10/2011		Advertiser Information		
1	6 Billed Account Number 84066	7 Advertiser/Client Number 84066	2 Advertiser/Client Name KITTITAS CO PUBLIC WORKS		

## AFFIDAVIT OF PUBLICATION

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

### KITTITAS CO PUBLIC WORKS

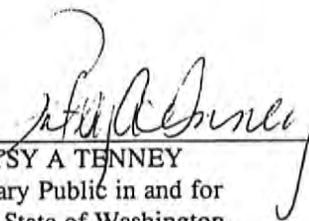
#### N/APP SP-11-00011 CARDWEL

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

11/02/2011

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$98.37 the rate of \$8.6 per column inch for each insertion.

  
Subscribed to me this 2nd day of November in the year of 2011

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

Notary Public  
State of Washington  
PATSY A TENNEY  
My Appointment Expires Aug 26, 2013

## NOTICE OF APPLICATION

**Project Name (File Number):**  
HC Trust (SP 11 00011)

**Applicant:** Phil Cardwell  
authorized agent for H & C  
Trust, landowner

**Location:** 2 parcels, located approximately 4.6 miles NE of Kittitas at the intersection of Parke Creek and Christensen roads, in a portion of Section 33, T18N, R20E, WM in Kittitas County, bearing Assessor's map numbers 18-20-3300010001 and 18-20-33000-0018.

**Proposal:** Phil Cardwell authorized agent for H & C Trust, landowner, has submitted a preliminary short plat application to subdivide approximately 57.44 acres into four 14.36 acre lots. The subject property is zoned Agriculture 20.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, 17 November, 2011. Any person has the right to comment on the application and request a copy of the decision once made.

**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 \$500.00

**Designated Permit Coordinator (staff contact):**  
Dan Valoff, Staff Planner:  
509-962-7506; email at  
[dan.valoff@co.kittitas.wa.us](mailto:dan.valoff@co.kittitas.wa.us)

**Notice of Application:**  
Thursday, October 27, 2011  
**Application Received:**  
Tuesday, October 4, 2011  
**Application Complete:**  
Thursday, October 27, 2011  
**Publish Daily Record:**  
Wednesday, November 2, 2011

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Thursday, October 27, 2011 2:56 PM  
**To:** legals@kvnews.com  
**Subject:** SP-11-00011 HC Trust  
**Attachments:** SP-11-00011 HC Trust Notice of Application Legal.docx

SP-11-00011 HC Trust

Please publish the attached on Wednesday November 2, 2011

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## NOTICE OF APPLICATION

**Project Name (File Number):** HC Trust (SP-11-00011)

**Applicant:** Phil Cardwell authorized agent for H & C Trust, landowner

**Location:** 2 parcels, located approximately 4.6 miles NE of Kittitas at the intersection of Parke Creek and Christensen roads, in a portion of Section 33, T18N, R20E, WM in Kittitas County, bearing Assessor's map numbers 18-20-33000-0001 and 18-20-33000-0018.

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**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, 17 November, 2011. Any person has the right to comment on the application and request a copy of the decision once made.

**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 \$500.

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<b>Notice of Application:</b>	<b>Thursday, October 27, 2011</b>
<b>Application Received:</b>	<b>Tuesday, October 4, 2011</b>
<b>Application Complete:</b>	<b>Thursday, October 27, 2011</b>
<b>Publication Date:</b>	<b>Wednesday November 2, 2011</b>



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

October 27, 2011

H & C Trust  
1290 Christensen Road  
Ellensburg WA 98926

Subject: HC Trust Short Plat,

Dear Applicant,

Your application for a 4 lot short plat on approximately 57.44 acres of land that is zoned Agriculture 20, located in a portion of Section 33, township 18 N, range 20 E, WM in Kittitas County; Assessor's map number numbers 18-20-33000-0001 and 18-20-33000-0018 was received on Tuesday, October 4, 2011. Your application has been determined complete as of Thursday, October 27, 2011.

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 may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

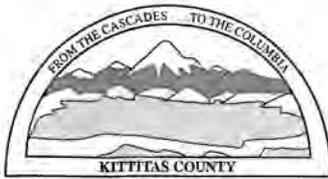
If you have any questions regarding this matter, I can be reached at (509) 962-7506, or by e-mail at [dan.valoff@co.kittitas.wa.us](mailto:dan.valoff@co.kittitas.wa.us)

Sincerely,

Dan Valoff  
Staff Planner

CC via email: [threeblackdogs@netscape.com](mailto:threeblackdogs@netscape.com) (Phil Cardwell)  
[ginger@encompasses.net](mailto:ginger@encompasses.net) (Ginger Weiser)

SP-11-00011HC Trust Master File@\\arda\Teams\CDS\Projects\Short Plats\SP 2011\SP-11-00011 HC Trust



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Dan Valoff, CDS

FROM: Christina Wollman, Planner II *CW*

DATE: October 24, 2011

SUBJECT: H&C Trust Short Plat SP-11-00011

#### The following shall be conditions of preliminary approval:

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

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

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

2. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
3. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

4. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
5. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
6. 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.

**Short Plat Preliminary Submittal Requirements For:**

**SP-11-00011 HC Trust**

Date Received: October 4, 2011

Review Date: October 25, 2011

Map Number: 18-20-33000-0001, 18-20-33000-0018 Parcel Number: 235134, 957383

Acres Recorded: 57.44

Planner: Jeff Watson Zoning: Agriculture 20

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

Conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

**Critical Areas**

Yes  No Within a Shoreline of the State Environment:

Yes  No Within a FIRM Floodplain Panel #:

Yes  No Within a PHS Habitat Habitat Type:

Yes  No Wetland in Parcel Wetland Type:

Yes  No Seismic Rating Category:

Yes  No Within Coal Mine Area

Yes  No Hazardous Slope in Parcel Category:

Yes  No Airport Zones within Parcel Zone:

Yes  No Adjacent to Forest Service Road Road:

Yes  No Adjacent to BPA Lines or Easement

Yes  No Within 1000' of Mineral Land of LTS

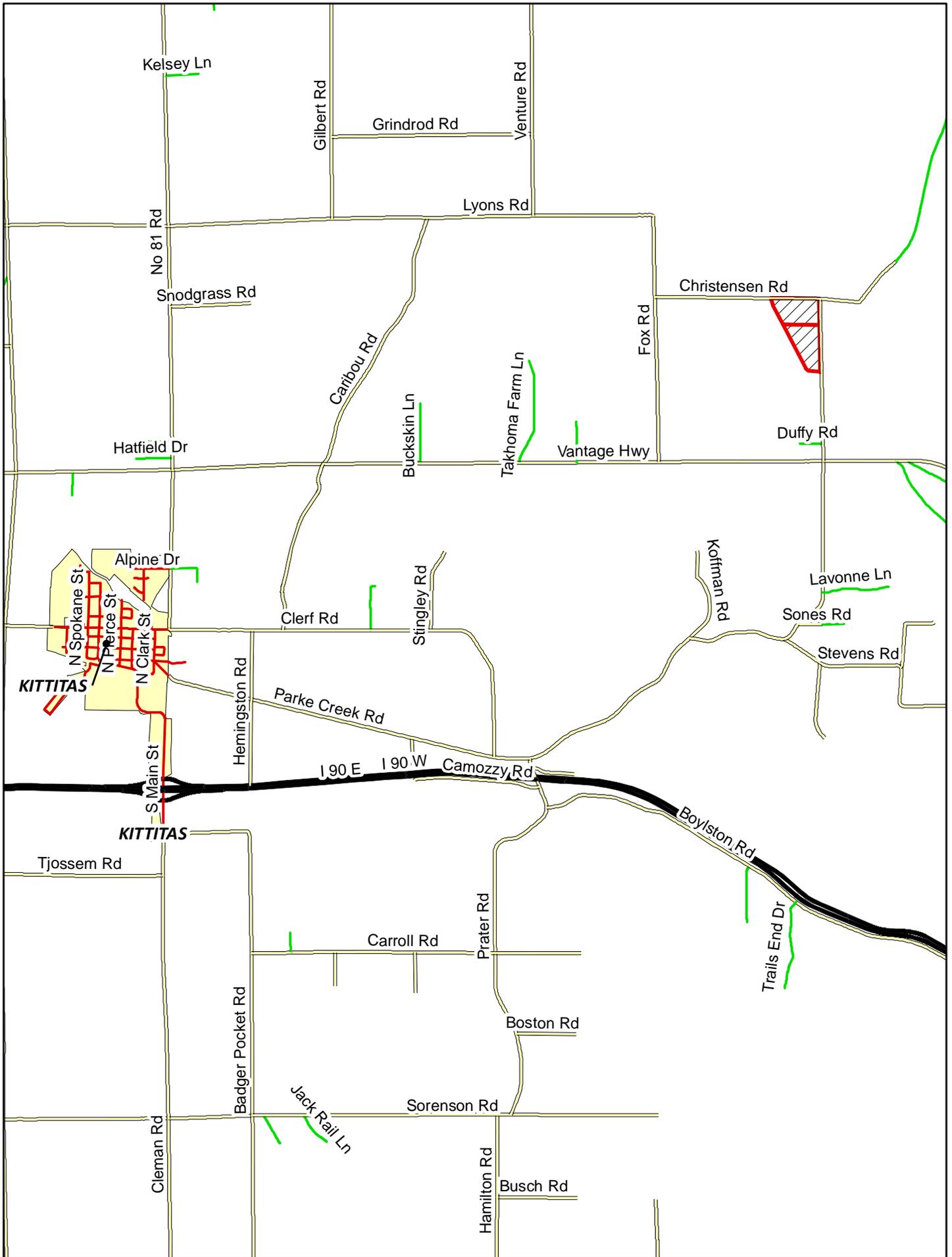
Fee Collected

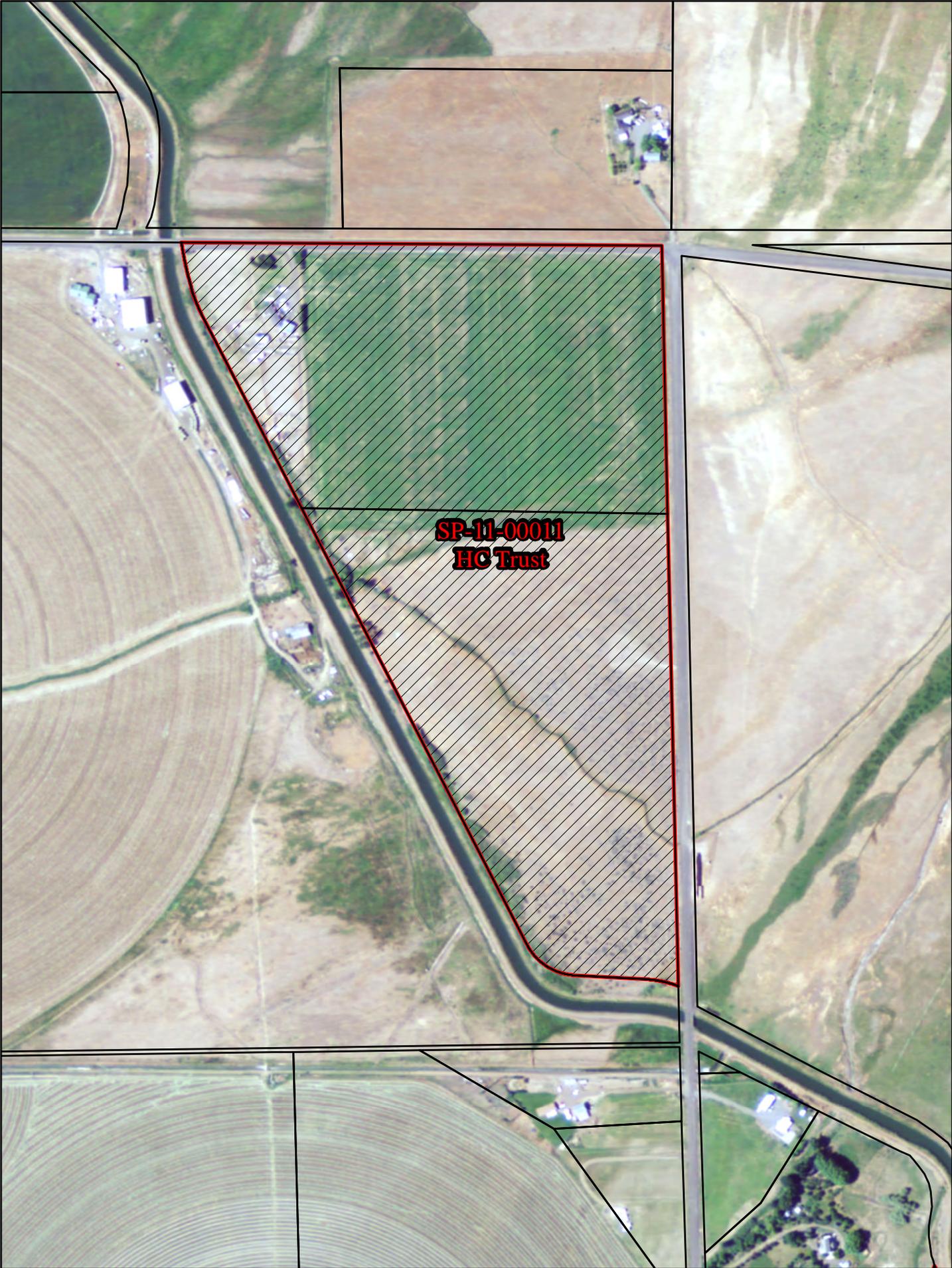
Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Large Preliminary Plat Maps

- Certificate of Title**
- Computer Closures**
- Names of proposed subdivision, all sheets**
- Location of subdivision by section, township, range, county, and state, all sheets**
- Legal Description of Land contained within subdivision**
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey**
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor**
- Scale (1:200 or Greater), North Arrow, and Date**
- Vicinity map showing the boundary lines of adjacent subdivisions, roads, streets, streams**
- Proposed platted boundary lines, lot and road dimensions, and gross acreage**
- Statement of proposed sewage, water, and drainage improvements**





**SP-11-00011**  
**HC Trust**





U.S. Fish &amp; Wildlife Service

**National Wetlands Inventory**

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)Description for code **PSSB** :

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**SS** Class **SCRUB-SHRUB**: Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Subclass :

Modifier(s):

**B** WATER REGIME **Saturated**: The substrate is saturated to surface for extended periods during the growing season, but surface water is seldom present.



U.S. Fish &amp; Wildlife Service

## National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

Description for code **PEMB** :

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

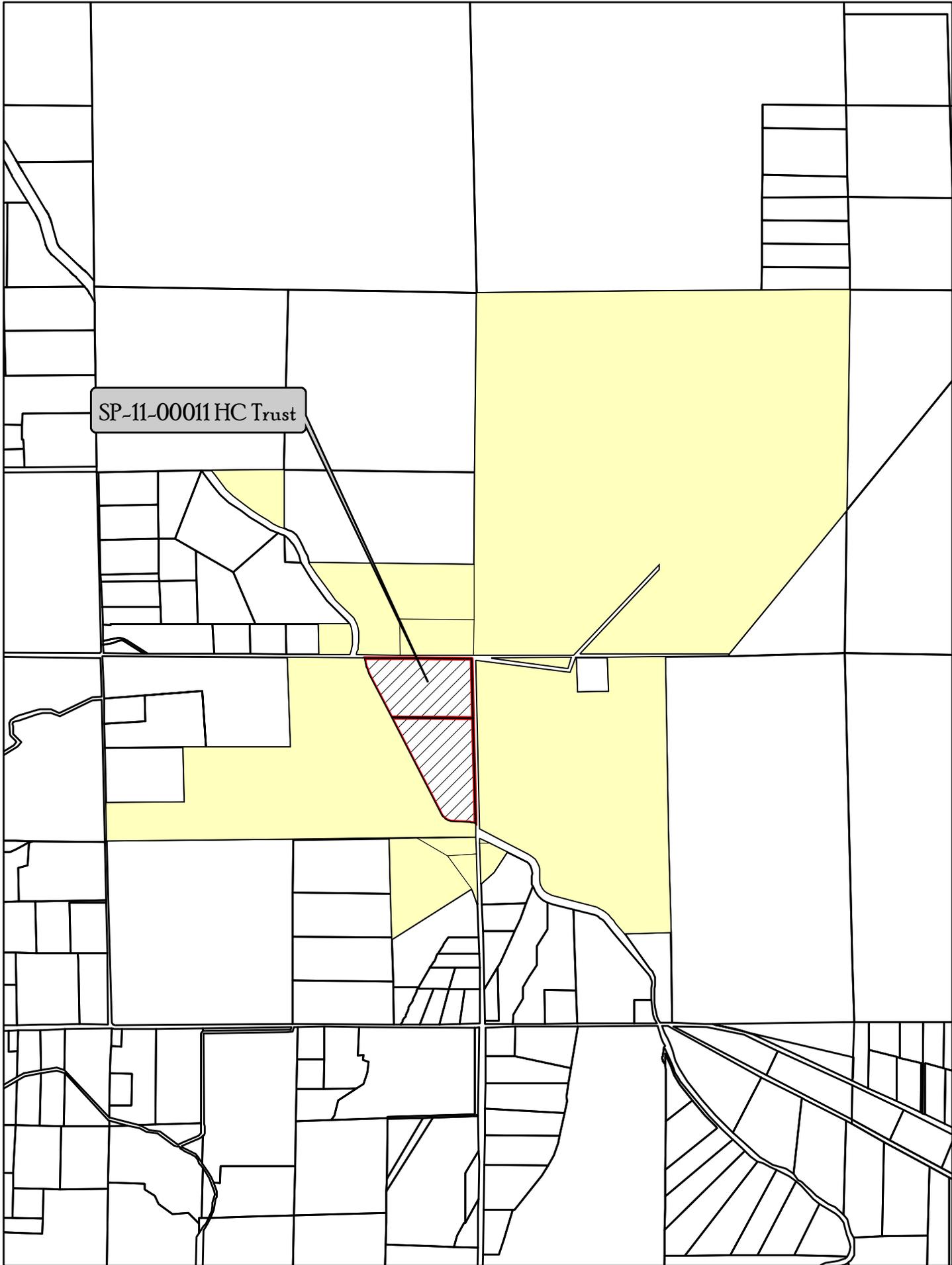
Subsystem :

**EM** Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

Modifier(s):

**B** WATER REGIME **Saturated**: The substrate is saturated to surface for extended periods during the growing season, but surface water is seldom present.



SP-11-00011 HC Trust

WICHTERMAN, JAMES W ETUX  
P O BOX 1714  
ELLENSBURG WA98926

AXTMAN, RON ETUX  
1100 CHRISTENSEN RD  
ELLENSBURG WA98926-

REDDICK, MARGUERITE  
9811 PARKE CREEK RD  
ELLENSBURG, WA98926-

KELLY, JAMES E ETUX  
925 SW 314TH PL  
FEDERAL WAY WA98023

CLERF, HOWARD F TRUSTEE  
PO BOX 689  
KITTTITAS WA98934-

VARNUM, CHERY  
9810 PARKE CREEK RD  
ELLENSBURG WA98926-

CLERF, HOWARD F  
PO BOX 689  
KITTTITAS WA98934-

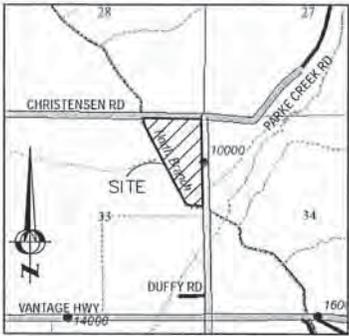
59TH AVENUE &  
4820 N GREENTREE DR W  
LITCHFIELD PARK AZ85340-

CLERF, HOWARD F TRUSTEE  
PO BOX 689  
KITTTITAS WA98934-

AXTMAN, RON S ETUX  
1100 CHRISTENSEN RD  
ELLENSBURG WA98926-

H&C TRUST  
1290 CHRISTENSEN RD  
ELLENSBURG WA98926-

H&C TRUST  
1290 CHRISTENSEN RD  
ELLENSBURG WA98926-



VICINITY MAP-NTS

### APPROVALS

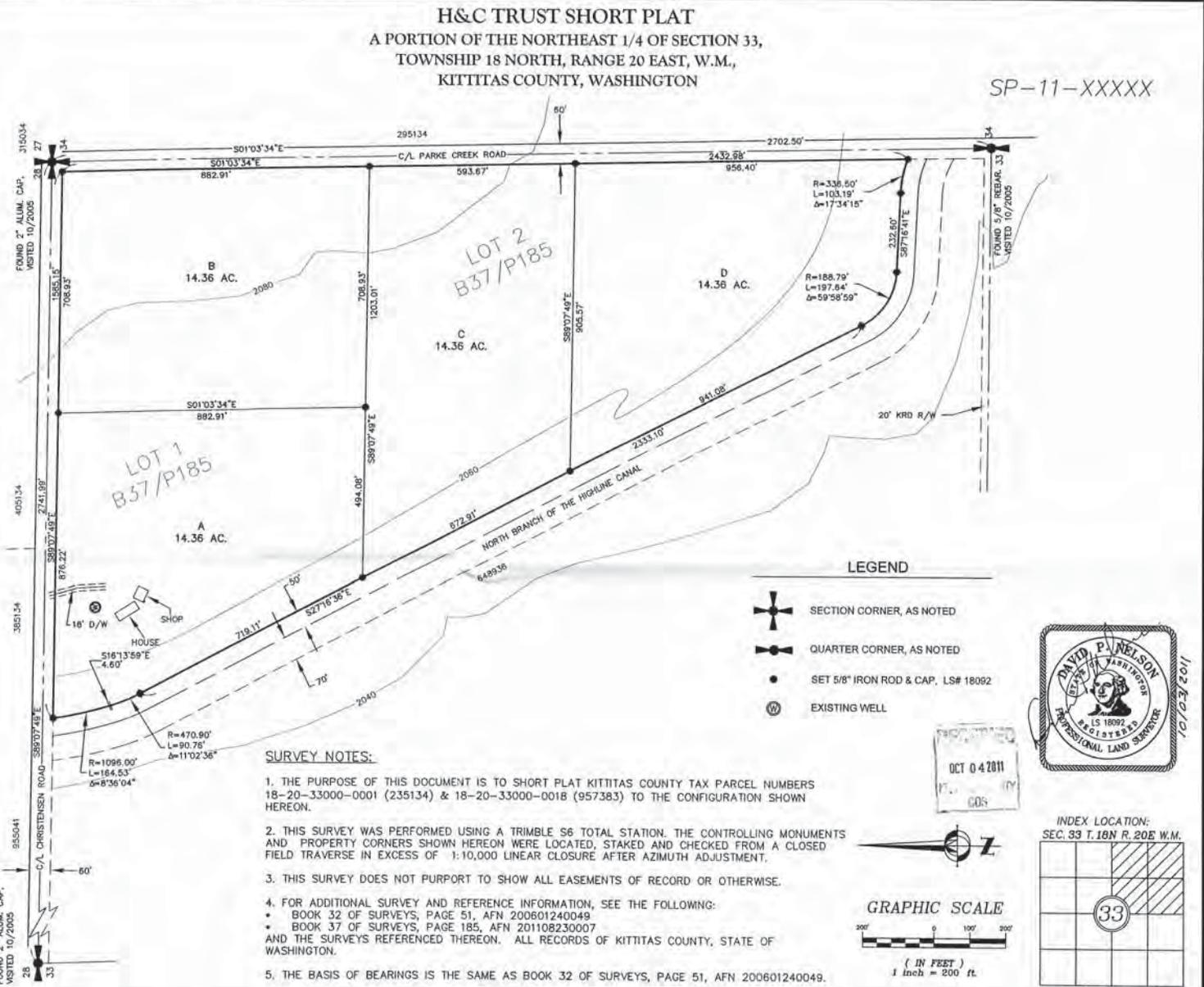
KITITAS COUNTY PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_\_\_  
 \_\_\_\_\_  
 KITITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE "H&C TRUST" 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.  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_\_\_  
 \_\_\_\_\_  
 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 \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_\_\_  
 \_\_\_\_\_  
 KITITAS COUNTY TREASURER  
 ORIGINAL TAX LOT NUMBERS: 18-20-33000-0001 (235134) & 18-20-33000-0018 (957383)

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  
 JERALD V. PETTIT  
 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 H&C TRUST  
 IN OCT 20 11  
 DAVID P. NELSON  
 DATE 10/23/2011  
 CERTIFICATE NO. 18092

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Ilwaco Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

SHORT PLAT  
 PREPARED FOR  
 H&C TRUST  
 A PORTION OF THE NORTHEAST 1/4, SECTION 33,  
 TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

KITITAS COUNTY	DATE	JOB NO.
DWN BY	10/2011	11047
G. WEISER	SCALE	SHEET
CHKD BY	1"=200'	1 OF 2
D. NELSON		



**H&C TRUST SHORT PLAT**  
A PORTION OF THE NORTHEAST 1/4 OF SECTION 33,  
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.,  
KITITITAS COUNTY, WASHINGTON

SP-11-XXXXX

**OWNER:**

HENRY C. HEEREN  
COLLEEN H. HEEREN  
1290 CHRISTENSEN ROAD  
ELLENSBURG WA 98926

PARCEL NO.: 235134 & 957363  
MAP NO.: 18-20-33000-0001 & 18-20-33000-0018  
AREA: 37.44 TOTAL  
LOTS: 4  
WATER SOURCE: INDIVIDUAL WELLS  
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD  
ZONE: AGRICULTURE 20 (AG-20)

**EXISTING LEGAL DESCRIPTION:**

PARCELS 1 AND 2 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 23, 2011, IN BOOK 37 OF SURVEYS, PAGE 185, UNDER AUDITOR'S FILE NUMBER 201108230007, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

**KRD NOTES:**

1. ACCORDING TO KITITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A HAS 11.00 IRRIGABLE ACRES, LOT B HAS 14.00 IRRIGABLE ACRES AND LOT C & LOT D HAVE NO IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

**ADJACENT PROPERTY OWNERS:**

- 405134  
JAMES W WICHTERMAN ETUX  
PO BOX 1714  
ELLENSBURG WA 98926
- 648936  
RON S AXTMAN ETUX  
1100 CHRISTENSEN ROAD  
ELLENSBURG WA 98926
- 295134  
315034  
HOWARD F CLERF TRUSTEE  
PO BOX 889  
KITITITAS WA 98934
- 385134  
HOWARD F CLERF  
PO BOX 889  
KITITITAS WA 98934
- 955041  
59TH AVENUE & LOWER BUCKEYE LLC  
4820 N GREENTREE DR W  
LITCHFIELD PARK AZ 85340

DEDICATION

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

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

\_\_\_\_\_  
HENRY C. HEEREN

\_\_\_\_\_  
COLLEEN H. HEEREN

**ACKNOWLEDGEMENT**

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

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

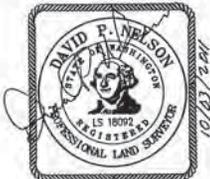
**NOTES:**

1. 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.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
4. 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.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
7. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITITAS COUNTY ROAD STANDARDS, 9/8/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
8. KITITITAS 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.
9. 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 PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

**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**  
1-800-424-5555



**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  
\_\_\_\_\_  
JERALD V. PETTIT  
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 H&C TRUST  
IN OCT 2011  
\_\_\_\_\_  
DAVID P. NELSON  
DATE  
CERTIFICATE NO. 18092

**Encompass**  
ENGINEERING & SURVEYING

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**SHORT PLAT**  
PREPARED FOR

H&C TRUST  
A PORTION OF THE NORTHEAST 1/4, SECTION 33,  
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

KITITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
G. WEISER	10/2011	11047	
CHKD BY	SCALE	SHEET	
D. NELSON	N/A	2 OF 2	



**KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

SP-11-00011

**SHORT PLAT APPLICATION**

*(To divide a lot into no more than 4 lots, according to KCC 16.32)*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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.
- Project Narrative responding to Questions 9-11 on the following pages.

**OPTIONAL ATTACHMENTS**

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

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

**APPLICATION FEES:**

- \$720.00 Kittitas County Community Development Services (KCCDS)
- \$220.00 Kittitas County Department of Public Works
- \$130.00 Kittitas County Fire Marshal
- \$380.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

**\$1,450.00 Total fees due for this application** (One check made payable to KCCDS)

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: <u>10-04-11</u>	RECEIPT # _____	 <p>DATE STAMP IN BOX</p>

**GENERAL APPLICATION INFORMATION**

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

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

Name: H&C TRUST  
Mailing Address: 1290 CHRISTENSEN ROAD  
City/State/ZIP: ELLENSBURG WA 98926  
Day Time Phone: HENRY HEEREN (509) 968-9625  
Email Address: \_\_\_\_\_

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

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

Agent Name: PHIL CARDWELL  
Mailing Address: 21517 62ND ST NE  
City/State/ZIP: GRANITE FALLS WA 98252  
Day Time Phone: (360) 691-0239 (425) 387-0843  
Email Address: threeblackdogs@netscape.com

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: ENCOMPASS ENGR. AND SURV.  
Mailing Address: 108 EAST 2ND ST  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: (509) 674-7433  
Email Address: ginger@encompasses.net

**4. Street address of property:**

Address: 1290 CHRISTENSEN RD (LOT 1) & CHRISTENSEN RD (LOT 2)  
City/State/ZIP: ELLENSBURG WA 98922

**5. Legal description of property (attach additional sheets as necessary):**

LOT 1 AND LOT 2 OF SURVEY BOOK 37, PAGE 185. BEING A PORTION OF THE NE 1/4 OF SECTION 33, TOWNSHIP 18 N., RANGE 20 E.

**6. Tax parcel number(s):** 18-20-33000-0001 (235134) & 18-20-33000-0018 (957383)

**7. Property size:** LOT 1 AND LOT 2 ARE BOTH 28.72 ACRES EACH (acres)

**8. Land Use Information:**

Zoning: AG-20 Comp Plan Land Use Designation: RURAL

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum 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.
- 10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain.
- 11. **What County maintained road(s) will the development be accessing from?**

**AUTHORIZATION**

- 12. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.*

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

Date:

X \_\_\_\_\_

\_\_\_\_\_

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

Date:

X Henry C. Heenan III

5-8-11

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum 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.
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All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

Date:

X Phil Amshwill

6-8-11

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

Date:

X \_\_\_\_\_

\_\_\_\_\_



## H&C TRUST SHORT PLAT PROJECT OVERVIEW

### OVERVIEW:

The purpose of this application is to create 4 lots consisting of 14.36 acres each from parcel 18-20-33000-0001 (235134) which consist of 28.72 acres and parcel 18-20-33000-0018 (957383) which also consist of 28.72 acres. The subject property is located within the Agriculture 20 (AG-20) Zone and Rural Land Use of Kittitas County.

### UTILITIES:

The project's proposed sewer shall be individual septic tanks & drain fields and proposed water supply will be individual wells.

### TRANSPORTATION:

Access is via Christensen Road and Parke Creek Road.

### COMMENTS:

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

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



---

#### Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250 Fax: (425) 391-3055

#### Eastern Washington Division

108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Phone: (509) 674-7433 Fax: (509) 674-7419



VICINITY MAP-NTS

# 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 "H&C TRUST" 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.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

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 \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

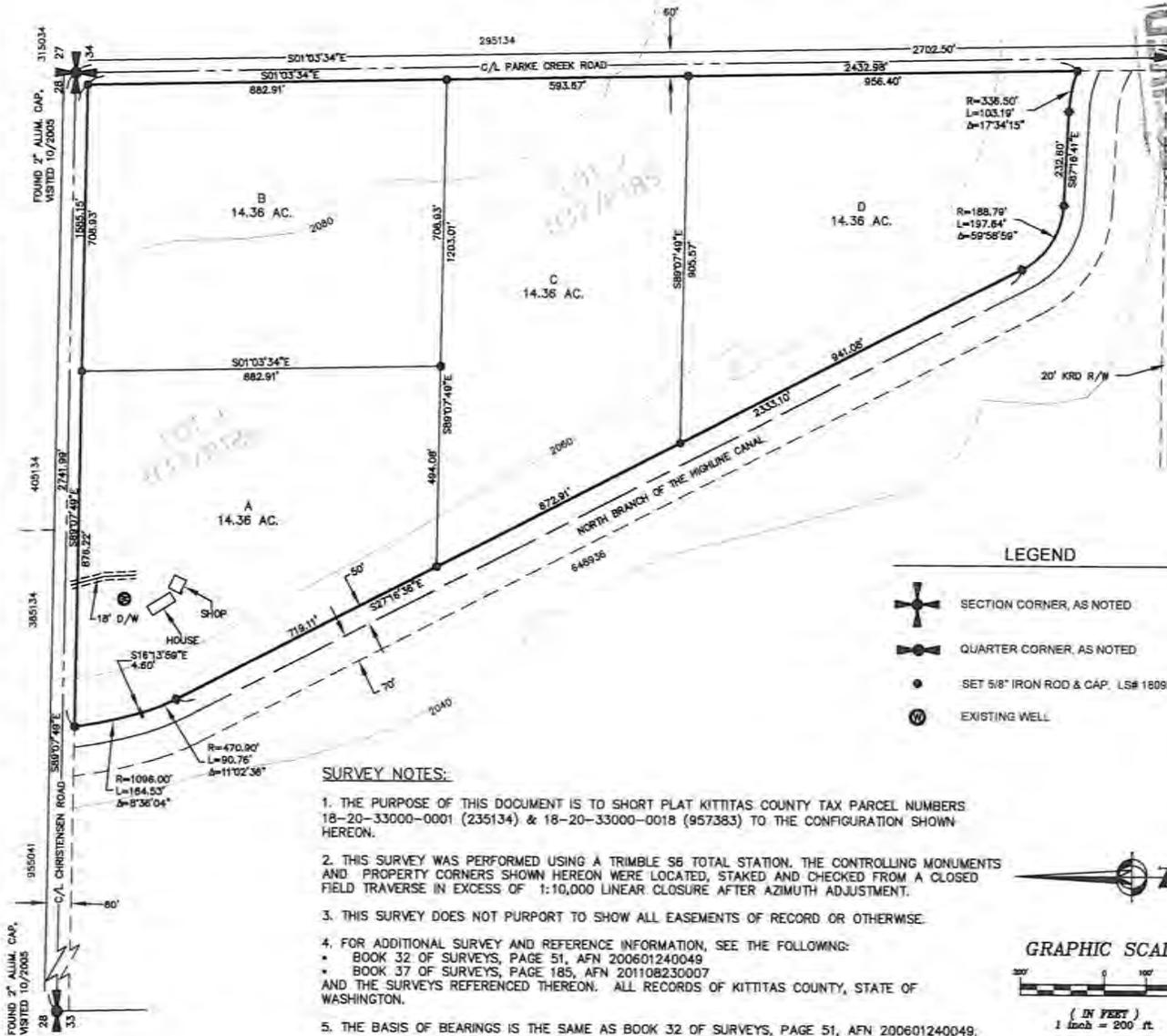
KITITAS COUNTY TREASURER

ORIGINAL TAX LOT NUMBERS: 18-20-33000-0001 (235134) & 18-20-33000-0018 (957383)

# H&C TRUST SHORT PLAT

A PORTION OF THE NORTHEAST 1/4 OF SECTION 33,  
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON

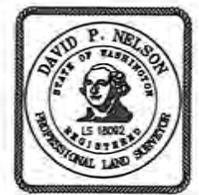
SP-11-XXXXX



FOUND 2" ALUM. CAP. VISITED 10/2005  
OCT 04 2011  
KITITAS COUNTY  
CDS

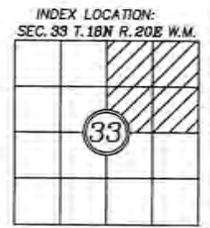
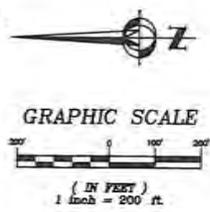
### LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 5/8" IRON ROD & CAP. LS# 18092
- EXISTING WELL



### SURVEY NOTES:

1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT KITITAS COUNTY TAX PARCEL NUMBERS 18-20-33000-0001 (235134) & 18-20-33000-0018 (957383) TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
  - BOOK 32 OF SURVEYS, PAGE 51, AFN 200601240049
  - BOOK 37 OF SURVEYS, PAGE 185, AFN 201108230007
 AND THE SURVEYS REFERENCED THEREON. ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS IS THE SAME AS BOOK 32 OF SURVEYS, PAGE 51, AFN 200601240049.



### 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  
JERALD V. PETTIT  
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 H&C TRUST  
IN OCT. 20 11  
DAVID P. NELSON DATE  
CERTIFICATE NO. 18092

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
455 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-5055

Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHORT PLAT PREPARED FOR H&C TRUST		
A PORTION OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.		
KITITAS COUNTY	WASHINGTON	
DWN BY G. WEISER	DATE 10/2011	JOB NO. 11047
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

# Letter of Transmittal



Together with  
Baima & Holmberg

**Western Washington Division**  
165 NE Juniper St., Suite 201, Issaquah, WA 98027  
Tel (425) 392-0250 Fax (425) 391-3055

**Eastern Washington Division**  
108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Tel (509) 674-7433 Fax (509) 674-7419

**To:** KITTITAS COUNTY CDS  
ELLENSBURG, WA 98926

**Date:** OCTOBER 3, 2011      **Job No.** 11047

**Attn:**

**Re:** H&C TRUST SHORT PLAT

**WE ARE SENDING YOU**       Attached     Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
5		2	COPIES WITH CONTOURS
			COUNTY FEES
*3			OVERVIEW LETTER - *1 FOR CDS, 1 FOR PUBLIC WORKS & 1 FOR HEALTH
1			APPLICATION & PUBLIC DISCLOSURE STATEMENT
1			8 ½ X 11 MAP
1			SUBDIVISION GUARANTEE & CLOSURES

**THESE ARE TRANSMITTED as checked below:**

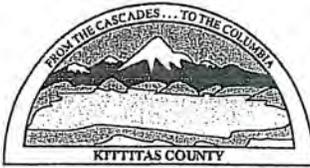
- For approval       Approved as submitted       Resubmit \_\_\_\_ copies for approval       For signature
- For your use       Approved as noted       Submit \_\_\_\_ copies for distribution
- As requested       Returned for corrections       Return \_\_\_\_ corrected prints
- For review and comment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

REMARKS:



Signature: Ginger W. Jensen Title: ENGR. & SURV. TECH.

Copy to: File



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying			
	First	Last	MI	
Address	108 East 2nd Street	Cle Elum	WA	98922
	Street or P.O. Box	City	State	Zip Code
Phone Number	(509) 674-7433			

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant.  
PLEASE EMAIL ALL DOCUMENTS TO [information@encompasses.net](mailto:information@encompasses.net) AS WELL AS HARD COPIES TO ADDRESS ABOVE.

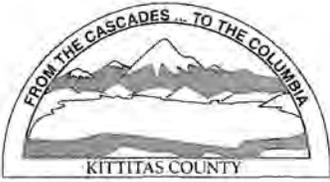


Job # 11047 H&C Trust Short PLAT

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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

**RECEIPT NO.: 00012457**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 024084

**Date:** 10/4/2011

**Applicant:** H&C TRUST

**Type:** check # 3404

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-11-00011	CDS FEE FOR SHORT PLAT	720.00
SP-11-00011	EH SHORT PLAT FEE	380.00
SP-11-00011	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-11-00011	FIRE MARSHAL SHORT PLAT FEE	130.00
	<u>Total:</u>	<u>1,450.00</u>

# 11047 PARENT

Point # 1					10000.000	10000.000
S	89	7	49	E	1585.150	
Point # 2					9975.939	11584.967
S	1	3	34	E	2432.980	
Point # 3					7543.375	11629.953
S	20	17	34	W	336.500	
Radius Point # 4					7227.761	11513.248
		Delta = 17	34	15	Length = 103.194	Tangent = 52.005
N	2	43	19	E	336.500	
Point # 5					7563.881	11529.229
N	87	16	41	W	232.600	
Point # 6					7574.927	11296.891
N	2	43	10	E	188.790	
Radius Point # 7					7763.504	11305.848
		Delta = 59	58	59	Length = 197.645	Tangent = 108.961
S	62	42	9	W	188.790	
Point # 8					7676.923	11138.082
N	27	16	36	W	2333.100	
Point # 9					9750.592	10068.851
N	62	43	24	E	470.900	
Radius Point # 10					9966.399	10487.389
		Delta = 11	2	36	Length = 90.762	Tangent = 45.522
S	73	46	0	W	470.900	
Point # 11					9834.759	10035.263
N	16	13	59	W	4.600	
Point # 12					9839.176	10033.978
N	73	46	1	E	1096.000	
Radius Point # 13					10145.557	11086.283
		Delta = 8	36	4	Length = 164.529	Tangent = 82.419
S	82	22	5	W	1096.000	
Point # 14					9999.999	9999.992

AREA = 2,501,907.61 sf (57.4359 acres)

LENGTH = 6588.43

NORTHING ERROR = -0.001

EASTING ERROR = -0.008

LINEAR ERROR = S 81 28 10 W 0.008



7/28/2011

# 11047 LOT A

Point # 1						10000.000	10000.000
S	89	7	49	E		876.220	
Point # 2						9986.700	10876.119
S	1	3	34	E		882.910	
Point # 3						9103.941	10892.444
N	89	7	49	W		494.080	
Point # 4						9111.440	10398.421
N	27	16	36	W		719.110	
Point # 5						9750.588	10068.862
N	62	43	24	E		470.900	
Radius Point # 6						9966.396	10487.399
					Delta = 11 2 36	Length = 90.762	Tangent = 45.522
S	73	46	0	W		470.900	
Point # 7						9834.756	10035.274
N	16	13	59	W		4.600	
Point # 8						9839.173	10033.988
N	73	46	1	E		1096.000	
Radius Point # 9						10145.554	11086.293
					Delta = 8 36 4	Length = 164.529	Tangent = 82.419
S	82	22	5	W		1096.000	
Point # 10						9999.995	10000.002

AREA = 625,463.83 sf (14.3587 acres)

LENGTH = 2976.92

NORTHING ERROR = -0.005      EASTING ERROR = +0.002

LINEAR ERROR = S 19 22 15 E      0.005

## 11047 LOT B

---

Point # 1						10000.000	10000.000
S	89	7	49	E		708.930	
<hr/>							
Point # 2						9989.239	10708.848
S	1	3	34	E		882.910	
<hr/>							
Point # 3						9106.480	10725.173
N	89	7	49	W		708.930	
<hr/>							
Point # 4						9117.241	10016.325
N	1	3	34	W		882.910	
<hr/>							
Point # 5						10000.000	10000.000

---

AREA = 625,566.62 sf (14.3610 acres)

LENGTH = 3183.68

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = S 44 59 60 W 0.000

# 11047 LOT C

---

Point # 1					10000.000	10000.000
S	89	7	49	E	1203.010	
Point # 2					9981.740	11202.871
S	1	3	34	E	593.670	
Point # 3					9388.171	11213.848
N	89	7	49	W	905.570	
Point # 4					9401.917	10308.383
N	27	16	36	W	672.910	
Point # 5					10000.002	9999.996

---

AREA = 625,546.46 sf (14.3606 acres)

LENGTH = 3375.16

NORTHING ERROR = +0.002                      EASTING ERROR = -0.004

LINEAR ERROR =    N 65 32 28 W      0.004

## 11047 LOT D

Point # 1		10000.000	10000.000
S 89 7 49 E		905.570	
Point # 2		9986.254	10905.466
S 1 3 34 E		956.400	
Point # 3		9030.018	10923.149
S 20 17 34 W		336.500	
Radius Point # 4		8714.404	10806.445
Delta = 17 34 15		Length = 103.194	Tangent = 52.005
N 2 43 19 E		336.500	
Point # 5		9050.524	10822.425
N 87 16 41 W		232.600	
Point # 6		9061.570	10590.088
N 2 43 10 E		188.790	
Radius Point # 7		9250.147	10599.045
Delta = 59 58 59		Length = 197.645	Tangent = 108.961
S 62 42 9 W		188.790	
Point # 8		9163.566	10431.279
N 27 16 36 W		941.080	
Point # 9		10000.002	9999.994

AREA = 625,319.96 sf (14.3554 acres)

LENGTH = 3035.65

NORTHING ERROR = +0.002      EASTING ERROR = -0.006

LINEAR ERROR = N 74 26 40 W      0.006

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

**Policy No.** WA2011-46-0114495-2011.72030-84398989

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

**LIABILITY EXCLUSIONS AND LIMITATIONS**

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

Dated: 9/22/11

CHICAGO TITLE INSURANCE COMPANY

By *Anna Williams*  
*Authorized Signature*

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

WA2011                      0114495  
AmeriTitle  
503 North Pearl St  
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: *Agnes Medina*  
President

ATTEST  
*Tom C. [Signature]*  
Secretary



SUBDIVISION GUARANTEE

Office File Number : 0114495  
Guarantee Number : WA2011-46-0114495-2011.72030-84398989  
Dated : September 22, 2011, at 8:00 am  
Liability Amount : \$ 1,000.00  
Premium : \$ 250.00  
Tax : \$ 20.00

Your Reference : H & C TRUST

Name of Assured: ENCOMPASS ENGINEERING & SURVEYING

The assurances referred to on the face page are:

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

**Parcels 1 and 2 of that certain Survey as recorded August 23, 2011, in Book 37 of Surveys, page 185, under Auditor's File No. 201108230007, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 33, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.**

Title to said real property is vested in:

**HENRY C. HEEREN AND COLLEEN H. HEEREN, HUSBAND AND WIFE**

END OF SCHEDULE A

(SCHEDULE B)

File No. 0114495

Guarantee Number: WA2011-46-0114495-2011.72030-84398989

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

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

4. General taxes and assessments for the year 2011 have been paid.

Amount : \$1,219.36  
Tax Parcel No. : 18-20-33000-0001 (235134)  
Affects : Parcel 1

5. General taxes and assessments for the year 2011 have been paid.

Amount : \$1,219.36  
Tax Parcel No. : 18-20-33000-0001 (235134) (PARENT PARCEL)  
Affects : Parcel 2

The County has assigned new parcel number 18-20-33000-0018 (957383) to said lot for the year 2011.

6. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

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

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

8. Easement affecting a portion of said premises and for the purposes hereinafter stated, and incidental purposes.

In favor of : Elizabeth McCauley, a widow and her assigned  
For : Right of way for irrigation ditch and county roads across said ditch  
Affects : Unspecified portion of the Northeast 1/4  
Recorded : By deed dated October 26, 1936 in Volume 67, page 338

(SCHEDULE B) (CONTINUED)

File No. 0114495

Guarantee Number: WA2011-46-0114495-2011.72030-84398989

9. Amendatory Contract, governing reclamation and irrigation matters:  
Parties : The United States of America and the Kittitas Reclamation District  
Dated : January 20, 1949  
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69  
Auditor's File No. : 208267  
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.
10. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
11. OIL AND GAS LEASE, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated November 18, 1980, recorded February 9, 1981, under Kittitas County Auditor's File No. 449573;  
Term : 10 years with provisions for renewal  
Lessor : Herb L. Campbell and Donna L. Campbell, husband and wife  
Lessee : Shell Oil Company  
Affects : Premises herein described

Present ownership and other matters affecting said leasehold not shown herein.

12. Agreement for Purchase of Power, and the terms and conditions thereof, executed by and between the parties herein named:  
Between : Public Utility District No. 1 and Mr. & Mrs. Carl Harrington  
Dated : April 22, 1992  
Recorded : July 14, 1992, in Volume 333, page 273  
Auditor's File No. : 550621

13. Right, title and interest of H & C Trust as disclosed by Quit Claim Deed recorded August 5, 2005, under Auditor's File No. 200508050025.

We find the instrument is insufficient to transfer vested ownership.

14. Judgment filed in Superior Court of Kittitas County, Washington:  
Judgment Debtor : Colleen H. Heeren and Henry C. Heeren and their marital community  
Judgment Creditor : Discover Bank, Issuer of the Discover Card  
In the amount of : \$7,942.72, together with any interest, costs and/or attorney fees  
Dated : November 22, 2005  
Entered : November 22, 2005  
Judgment No. : 05-9-00717-4  
Cause No. : 05-2-00594-0  
Attorney For Judgment Creditor : Patrick J. Layman, Krista L. White, Bishop, White & Marshall, P.S.

Said Judgment was also recorded with the Kittitas County Auditor under Auditor's File No. 200512070061.

(SCHEDULE B) (CONTINUED)

File No. 0114495

Guarantee Number: WA2011-46-0114495-2011.72030-84398989

15. Judgment filed in Superior Court of Kittitas County, Washington:  
Judgment Debtor : Colleen H. Heeren and Henry C. Heeren III  
Judgment Creditor : Capital One Bank  
In the amount of : \$5,356.56, together with any interest, costs and/or attorney fees  
Dated : May 2, 2007  
Entered : May 2, 2007  
Judgment No. : 07-9-00245-4  
Cause No. : 07-2-00252-1  
Attorney For Judgment Creditor : Suttell & Associates, P.S.

Said Judgment was also recorded in the Kittitas County Auditor, September 2, 2008, under Auditor's File No. 200809020113.

16. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of unnamed creek, if navigable.
17. Any question that may arise due to shifting or change in the course of the creek herein named, or due to said creek having changed its course.  
Regarding: unnamed creek.
18. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.

END OF EXCEPTIONS

**Notes:**

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
2. We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;  
Recorded : October 12, 1995  
Auditor's File No. : 586132  
Manufactured Home : 1995 Liberty Vin# 09L29569XU

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

END OF GUARANTEE

AW/lmw

1 cc: Encompass: Ginger Weiser / ginger@encompasses.com

(SCHEDULE B) (CONTINUED)

File No. 0114495

Guarantee Number: WA2011-46-0114495-2011.72030-84398989

**Notes:**

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

AW/lmw

1 cc: Encompass: Ginger Weiser  
ginger@encompasses.com



Map Center: Township:18 Range:20 Section:33

***Kittitas County Disclaimer***

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

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

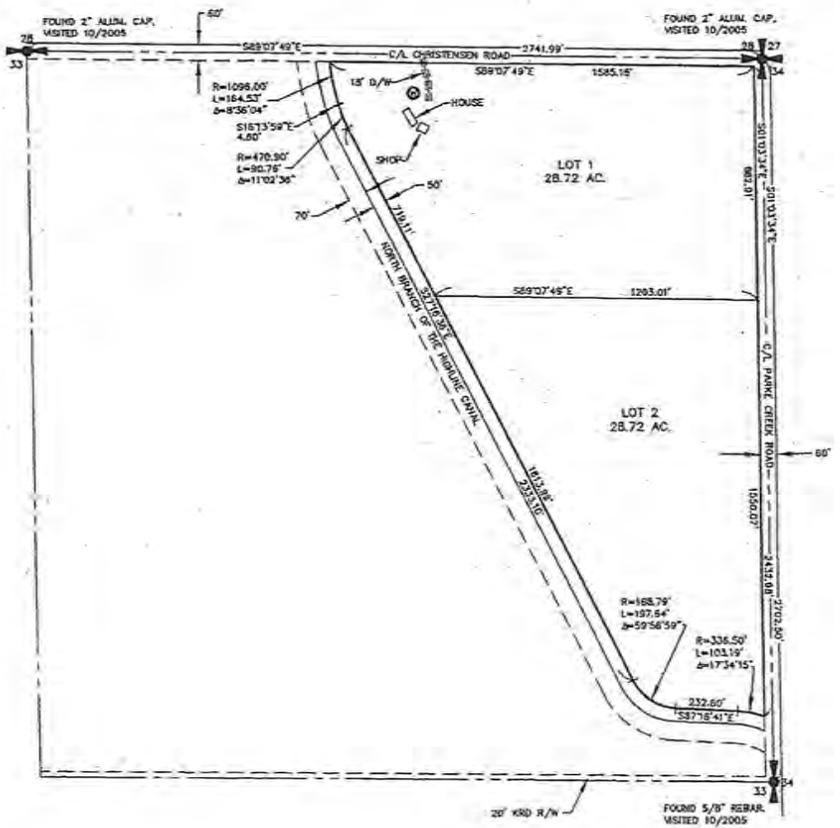


37-185

**RECORD OF SURVEY**  
 A PORTION OF THE NORTHEAST 1/4 OF SECTION 33,  
 TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

08/23/2011 11:35:30 AM V: 07 P: 165 201108230007  
 FILE NO. CHARGE  
 KITTITAS COUNTY RECORDER  
 Page 1 of 1

SG-11-00004



**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY OF KITTITAS COUNTY TAX PARCEL NUMBER 18-20-33000-0001 (2355134) AND SEGREGATE THE PARCEL TO THE CONFIGURATION SHOWN HEREON IN CONFORMANCE WITH KITTITAS COUNTY CODE CHAPTER 16.02.015. IT IS NOT WITHIN THE SCOPE OF THIS SURVEY TO SET THE PROPERTY CORNERS.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 58 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 ADJUSTMENT.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION AND BASIS OF BEARINGS, SEE SURVEY BOOK 32, PAGE 51, AUDITOR'S FILE NUMBER 20066246049 AND THE SURVEYS REFERENCED THEREON. ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE TRACT OF LAND MENTIONED IN THE LEGAL DESCRIPTION (PARAGRAPH #2) IS NOT SITUATED WITHIN THE SUBJECT PROPERTY. IT IS ON THE WESTERLY SIDE OF THE NORTH BRANCH OF THE HIGHLINE CANAL.

**EXISTING LEGAL DESCRIPTION:**

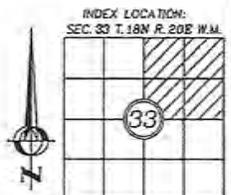
- THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, EXCEPT:
1. TRACTS OF LAND CONVEYED BY ELIZABETH M. MCCAULEY, A WIDOW, TO KITTITAS RECLAMATION DISTRICT, FOR CANALS, BY DEED DATED SEPTEMBER 1, 1931, RECORDED IN BOOK 49 OF DEEDS, PAGE 542.
  2. A TRACT OF LAND 10 FEET IN WIDTH CONVEYED BY ELIZABETH MCCAULEY, A WIDOW, TO EMUEL ATKIN, BY DEED DATED SEPTEMBER 20, 1933, AND RECORDED IN BOOK 53 OF DEEDS, PAGE 156.
  3. RIGHT OF WAY FOR FARME CREEK COUNTY ROAD AND CHRISTENSEN COUNTY ROAD.
  4. THAT PORTION OF THE NORTHEAST QUARTER OF SAID SECTION LYING SOUTH AND WEST OF THE NORTH BRANCH OF THE HIGHLINE CANAL.
- TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES, IF ANY, APPURTENANT THERETO.

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- EXISTING WELL



**GRAPHIC SCALE**



RECORDER'S CERTIFICATE 20108230007  
 FILED FOR RECORD THIS 23 DAY OF Aug 2011 AT 11:36am  
 IN BOOK 37 OF SURVEYS AT PAGE 185 AT THE REQUEST OF  
 DAVID P. NELSON  
 SURVEYOR'S NAME  
 ERALD V. PETTIT  
 County Auditor

SURVEYOR'S CERTIFICATE  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF H&O TRUST  
 IN AME 2011  
 DAVID P. NELSON  
 DAVID P. NELSON  
 DATE  
 CERTIFICATE NO. 18092

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-1055  
 Eastern Washington Division  
 106 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**SEGREGATION SURVEY**  
 PREPARED FOR  
 H&O TRUST  
 A PORTION OF THE NORTHEAST 1/4, SECTION 33,  
 TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., WASHINGTON

KITTITAS COUNTY	DATE	JOB NO.
DWN BY <b>G. WEISER</b>	<b>08/20/11</b>	<b>11047</b>
CHGD BY	SCALE	SHEET
<b>D. NELSON</b>	<b>1"=300'</b>	<b>1 OF 1</b>

TREASURER'S USE ONLY	RECORDER'S USE ONLY
	
	200508050025 Page: 1 of 2 08/05/2005 12:50P 33.00
	Kittitas Co Auditor    HERRON    QCD

Return To: COLLEEN HEEREN  
1790 CHRISTENSEN RD  
ELLENBURG, WA 98926

## Kittitas County Auditor/Recorder's Indexing Form

Please Print Or Type All Information

- A. Document Titles (or transactions contained therein):  
 1 QUITCLAIM DEED  
 2 \_\_\_\_\_
  
- B. Grantor (last name, first name, middle initial):  
 1 HENRY & COLLEEN HEEREN  
 2 \_\_\_\_\_  
 Additional grantors on page \_\_\_ of document.
  
- C. Grantee (last name, first name, middle initial):  
 1 H&C TRUST  
 2 \_\_\_\_\_  
 Additional grantees on page \_\_\_ of document.
  
- D. Legal description (lot, block, plat or section, township, range):  
NE 1/4 33-18-20  
 Additional legal description on page \_\_\_ of document.
  
- E. Assessor's property tax parcel/account number(s):  
18-20-330000012 / 0001
  
- F. Reference numbers of documents assigned or released:  
 \_\_\_\_\_  
 Additional references on page \_\_\_ of document.

The auditor or recording officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

# Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT HENRY C HEEREN III and COLLEEN H. HEEREN husband and wife, the Grantors, who claim title by or through an instrument, recorded in Volume Book 79, Page 543-20, county recorder's office, County of KITITAS, State of WA, for the consideration of \$ 1.00 received to their full satisfaction of HENRY C HEEREN III and COLLEEN H. HEEREN H&C TRUST the Grantees, whose tax mailing address will be 1290 CHRISTENSEN Rd, City of ELLENSBURG, State of 98926, have given, granted, released, and forever quitclaimed, and by these presents absolutely give, grant, release, and forever quitclaim unto the said Grantees, their heirs and assigns forever, all such right and title as they, the said Grantors, have or ought to have in and to the following described piece or parcel of land, situated in the \_\_\_\_\_ (city or town) of ELLENSBURG, County of KITITAS, State of WASHINGTON, 1995 MARLETT (insert full legal description). N.E. QUATER SECTION 33 TOWNSHIP 18 N. RANGE 20 E. W.M. KITITAS COUNTY. BOOK 53 Deeds 29 156

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said Grantees, their heirs and assigns, so that neither the said Grantors, nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration HENRY C HEEREN III and COLLEEN H HEEREN husband and wife, do hereby remise, release, and forever quitclaim unto the said Grantees, their heirs and assigns, all their right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF, they have hereunto set their hands the 5<sup>th</sup> day of August, in the year one thousand nine hundred and 2005.

Henry C Heeren III  
Grantee  
Colleen H Heeren  
Grantor

Signed and acknowledged in the presence of:

[Signature]  
Witness

[Signature]  
Witness

Real Estate Excise Tax  
Exempt  
Kittitas County Treasurer  
By [Signature]  
Affidavit No. 2005-2029  
Date: 08-05-2005

The foregoing instrument was acknowledged before me on Aug 5, 19 2005, by Henry C Heeren III & Colleen H Heeren as their free act and deed.

NOTARY PUBLIC  
STATE OF WASHINGTON  
KELLY E. HILL  
My Appointment Expires MARCH 21, 2005  
Notary Seal:

[Signature]  
Notary Public of Washington State

Return to  
COLLEEN HEEREN  
1290 CHRISTENSEN Rd  
ELLENSBURG, WA 98926



Kittitas Co Auditor HERRON

QCD

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Page: 2 of 2

08/05/2005 12:50P

33.00



199903080022 12:02pm 03/08/99

001 4013655 04 06  
W03 3 7564 0:00 2.00

Filed for Recording at the Request of  
and AFTER RECORDING MAIL TO:

Henry C. Heeren and Colleen H. Heeren  
14918-161st NE  
LAKE STEVENS WA 98258

DOCUMENT TITLE:	SPECIAL WARRANTY DEED <i>AMT 81727E 10-</i>
GRANTOR:	BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS TRUSTEE UNDER THAT CERTAIN POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 1996, FOR SOUTHERN PACIFIC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1996-3.
GRANTEE:	HENRY C. HEEREN and COLLEEN H. HEEREN, husband and wife
LEGAL DESCRIPTION:	Section 33, Township 18 N., Range 20 E., Ptn NE Quarter
ASSESSOR'S TAX PARCEL NUMBER:	18-20-33000-0001 (R235134)

SPECIAL WARRANTY DEED

THE GRANTOR, BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE UNDER THAT CERTAIN POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 1996, FOR SOUTHERN PACIFIC SECURED ASSETS CORP. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1996-3, for and in consideration of Ten and no/100 Dollars (\$ 10.00) and other valuable consideration in hand paid, grants and conveys to HENRY C. HEEREN and COLLEEN H. HEEREN, husband and wife, the following described real property situated in Kittitas County, State of Washington:

The Northeast Quarter of Section 33, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, EXCEPT:

1. Tracts of land conveyed by Elizabeth M. McCauley, a widow, to Kittitas Reclamation District, for canals, by deed dated September 1, 1931, recorded in Book 49 of Deeds, page 542;
2. A tract of land 10 feet in width conveyed by Elizabeth McCauley, a widow, to Emmel Aitken, by deed dated September 28, 1933, and recorded in Book 53 of Deeds, page 156;
3. Right of way for Parke Creek County Road and Christensen County Road;
4. That portion of the Northeast Quarter of said Section lying South and West of the North branch of the Highline Canal.

TOGETHER WITH all water rights and irrigation ditches, if any, appurtenant thereto.

*Lathrop, Winbauer, Harrel & Slothower L.L.P.*

*Attorneys at Law  
Post Office Box 1088  
201 West Seventh Avenue  
Ellensburg, Washington 98926  
Fax (509) 962-8093  
Tel (509) 925-6916*

-1-

6014

SUBJECT TO property currently being classified under the Open Space Taxation Statute R.C.W. 84.34: Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest and penalty to be assessed against the seller/transferor.

SUBJECT TO an Amendatory Contract, governing reclamation and irrigation matters:

Parties : The United States of America and the Kittitas Reclamation District  
 Dated : January 20, 1949  
 Recorded : May 25, 1949, in Volume 82 of Deeds, page 69  
 Auditors : File No. 208267  
 Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

SUBJECT TO an easement affecting a portion of said premises and for the purposes hereinafter stated, and incidental purposes.

In favor of : Elizabeth McCauley, a widow and her assigns  
 For : Right of way for irrigation ditch and county roads across said ditch  
 Affects : Unspecified portion of the Northeast 1/4  
 Recorded : By deed dated October 26, 1936 in Volume 67, page 338

SUBJECT TO pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417301, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

SUBJECT TO Oil and Gas Lease, affecting the premises hereinafter stated, for the term and upon the terms, covenants and conditions therein provided, dated November 18, 1980, recorded February 9, 1981, under Kittitas County Auditor's File No. 449573:

Term : 10 years with provisions for renewal  
 Lessor : Herb L. Campbell and Donna L. Campbell, husband and wife  
 Lessee : Shell Oil Company  
 Affects : Premises herein described

SUBJECT TO Agreement for Purchase of Power, and the terms and conditions thereof, by and between Public Utility District No. 1, and Mr. & Mrs. Carl Harrington;

Dated : April 22, 1992  
 Recorded : July 14, 1992 in Volume 333, page 273  
 Auditor's File No. : 550621

SUBJECT TO rights or claims disclosed only by possession, or claimed possession, of the premises; encroachments and questions of location, boundary and area disclosed only by inspection of the premises or by survey; easements, prescriptive rights, rights-of-way, streets, roads, alleys or highways not disclosed by the public records; any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown of public records; taxes of special assessments which are not yet payable or which are not shown as

existing liens by the public records; any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal; reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes; water rights, claims, or title to water; defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the date hereof.

The Grantor, for itself and for its successors and assigns does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, Grantor will forever warrant and defend the said described real property, subject to the exceptions set forth above.

DATED this 1st day of March, 1999.

RE EXCISE TAX PAID  
Amount 2601.00  
Date 3-8-99  
Affidavit No. 7564  
COUNTY TREASURER  
By E. Alphon

BANKERS TRUST COMPANY OF CALIFORNIA, N.A. as Trustee under That Certain Pooling and Servicing Agreement Dated as of August 1, 1996, for Southern Pacific Secured Assets Corp. Mortgage Pass-Through Certificates Series 1996-3.  
By: Lucia Johnson USA as Attorney-In-Face  
By Lucia Johnson  
Title Vice President

STATE OF CALIFORNIA )  
County of San Diego ) ss.

On March 1, 1999, before me Angel Williams, A Notary Public, personally appeared Lucia Johnson, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which person acted executed the instrument.

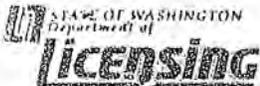
WITNESS my hand and official seal.

Angel Williams  
(Signature of Notary Public) Angel Williams



**Lathrop, Windbauer, Harrel & Slothower L.L.P.**  
Attorneys at Law  
Post Office Box 1088  
201 West Seventh Avenue  
Ellensburg, Washington 98926  
Fax (509) 962-8093  
Tel (509) 925-6916

586132



MANUFACTURED HOME APPLICATION

RECORDER'S CLOCK  
95 OCT 12 PM 12:08  
RECORDED AT REQUEST OF:

TITLE OPTIONS

- Original
Transfer
Duplicate
Reissue

- [X] TITLE ELIMINATION (Complete all but section 3, below)
[ ] TRANSFER IN LOCATION (Complete ALL sections below)
[ ] REMOVAL FROM REAL PROPERTY (Complete all but section 4, below)

MANUFACTURED HOME
YEAR: 1995, MAKE: LIBERTY, WIDTH-LENGTH, VEHICLE IDENTIFICATION NUMBER (VIN): 09L29569XL, COLOR #1 TOP OR FRONT, COLOR #2 BOTTOM OR REAR COLOR

LAND
Attach a copy of the legal description of your land. It can be obtained from your County Assessor's office.
Land to which the manufactured home is being: [XX] AFFIXED [ ] REMOVED
PROPERTY TAX PARCEL NUMBER: 1826 300001

TITLE COMPANY CERTIFICATION
I certify that the legal description of the land and ownership are true and correct.
NAME, TITLE COMPANY/PHONE NUMBER, SIGNATURE, DATE
NOTE: Application must be finalized with a Licensing Agent within 10 calendar days of the date signed by the Title Company Representative.

BUILDING PERMIT OFFICE CERTIFICATION
I certify that the manufactured home has been affixed to the real property as described, or the following building permit has been issued for this purpose and will be inspected upon completion.
NAME, SIGNATURE/TITLE, BLDG PERMIT OFFICE PHONE NUMBER, DATE

OWNER INFORMATION

OWNER INFORMATION
COUNTY #, INC, UNINC, NUMBER OF REGISTERED OWNERS, NUMBER OF LEGAL OWNERS
Please provide the Department of Licensing (DOL) Client "NUMBER" for each owner:
NAME OF FIRST REGISTERED OWNER: HARRINGTON, CARL R
NAME OF SECOND REGISTERED OWNER: HARRINGTON, JOANNE L.
ADDRESS OF FIRST REGISTERED OWNER: 1290 Christensen Road, Ellensburg, WA 98926
NAME OF FIRST LEGAL OWNER: SAME AS REGISTERED OWNERS ABOVE
MAILING ADDRESS OF FIRST LEGAL OWNER:
CITY, STATE, ZIP CODE
\*SIGNATURE OF LEGAL OWNER INDICATES CONSENT FOR [ ] ELIMINATION OF TITLE: [X]
FEES: APPLICATION, MOBILE HOME FEES, ELIMINATION, USE TAX, SUB-AGENT FEES, TOTAL FEES & TAX

DEALER'S REPORT OF SALE
I certify that this information is correct. The vehicle is clear of encumbrances except as shown.
DEALER NAME: Quality Comfort Homes Inc
WA DLR NO.: 4460
DEALER'S AUTHORIZED SIGNATURE:
DATE OF SALE:
PURCHASE PRICE:
TAX JURISDICTION/TAX RATE:
USE TAX EXEMPT: [ ]

COUNTY AUDITOR/AGENT LICENSING OFFICE APPROVAL: (Not for use by Sub-Agents)
I certify that the above application appears to have been completed correctly, and the applicant has sufficient documentation to proceed with the recording of this form.
NAME, SIGNATURE, OFFICE/VFS OPERATOR NUMBER, DATE

RECORDING OFFICE
This form has been recorded in the county records.
RECORDING NUMBER: 586132
COUNTY: Kittitas
VOLUME/PAGE: 370/77
DATE: 10-12-95

## INSTRUCTION SHEET

COMPLETE THE APPROPRIATE BOXES ON THE FORM AS INDICATED BELOW,  
DEPENDING UPON THE TRANSACTION YOU WISH TO PROCESS.

- > **Manufactured Home Title Elimination Application** (complete boxes 1, 2, 4, 5, 6 and 7). To eliminate or not issue a title for a manufactured home which is to become real property.
- > **Manufactured Home Transfer In Location Application** (complete all boxes). Use **ONLY** when a manufactured home, whose title has been previously eliminated, is being moved to land with a different legal description and is to become part of the real property to which it has been moved and affixed. If the transfer in location is between two different counties, prepare this form in duplicate and have recorded in the respective counties.
- > **Manufactured Home Removal From Real Property Application** (complete boxes 1, 2, 3, 5, 6, and 7). When titling a manufactured home whose title has been previously eliminated. Once properly completed and recorded, this application will be a required supporting document along with any other requirements when applying for a Certificate of Title for the manufactured home.

**IMPORTANT:** SIGNATURES OF THE OWNERS ON THE MANUFACTURED HOME APPLICATION INDICATE TERMINATION OF INTEREST IN THE MANUFACTURED HOME THROUGH TITLE PROVIDED BY CHAPTER 46.12 RCW AND INDICATE INTENT TO PERFECT INTEREST IN THE MANUFACTURED HOME AS REAL PROPERTY WITH THE LAND HE/SHE/THEY OWN AND TO WHICH IT IS/IS BEING AFFIXED. IF MANUFACTURED HOME IS BEING REMOVED FROM REAL PROPERTY, SIGNATURES CONSENT TO THE REMOVAL. THE FORM MAY THEN BE USED FOR MAKING APPLICATION FOR TITLE WITH THE DEPARTMENT OF LICENSING AS PROVIDED BY CHAPTER 46.12 RCW.

Note: Owners of the manufactured home must own the land when the application is for a Manufactured Home Title Elimination or a Manufactured Home Transfer In Location.

- SECTION 1 Enter the description of the manufactured home.
- SECTION 2 Place a "X" in the appropriate box, and enter the property tax parcel number(s). Attach a copy of the legal land description obtained from the County Assessor's Office, a copy of the Statutory Warranty Deed or additional attachment form TD-420-732. When processing a "Transfer in Location Application," both boxes would be checked. The application must be accompanied by two separate land descriptions.
- SECTION 3 The "Title Company Certification" box must be completed when processing a "Transfer In Location" or a "Removal From Real Property" application. **Important:** The final recorded application form must be submitted to a vehicle licensing agent within 10 days of the title company's certification.
- SECTION 4 When processing an "Elimination" or "Transfer In Location" application either a city or county office, depending upon the location of the manufactured home, must issue a permit to affix the manufactured home to the land, inspecting it upon completion. The issuing office must sign the appropriate box, adding the permit number if the inspection has not yet occurred.
- SECTION 5 This area must be signed by all registered owners of the manufactured home. If the manufactured home has been sold, the new owners must complete this portion. Signatures of the registered owners must be notarized or certified by the selling dealer or a vehicle license agent. Fees will include \$4.25 filing and application fee plus sales or use tax due. Additional fees may include: a \$25 elimination fee and a \$15 mobile home fee (or a \$65 relocation fee) depending upon the date of sale. Subagents will charge an additional service fee. (Fees are subject to change without notice.)
- SECTION 6 Take the properly completed Manufactured Home Application and all necessary supporting documents to the County Auditor/Agent Licensing Office for approval. Supporting documents may include but are not limited to: proof of ownership or a Manufacturer's Statement of Origin (MSO), proof of taxes paid, and applicable releases of interest. Subagents may not complete the approval portion of this form.
- SECTION 7 Once the application has been approved by the County Auditor/Agent Licensing Office, take your application form to the County Recording Office. Retain proof of the recording fees paid. If the Recording Office retains your original application form, obtain a certified copy of the recorded form.

**APPLICANTS:** Once recorded, you must return to a Vehicle Licensing office to file the Manufactured Home Application, paying all required fees.

MANUFACTURED HOME APPLICATION - ADDITIONAL ATTACHMENT  
**LEGAL DESCRIPTION OF LAND**

This form is to be used when there is not sufficient room on TD-420-729, TD-420-730, or TD-420-731 to provide the legal description of the land. This form must be recorded with the Manufactured Home Form, and a certified copy presented to a vehicle licensing agency as part of the supporting documentation for a Manufactured Home application.

Check type of application:  Title Elimination  
 Removal From Real Property  
 Transfer In Location

Land: Property Tax Parcel Number 18-20-33 00000 1

Legal Description:

The Northeast 1/4 of Section 33, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington; EXCEPT:

1. Tracts of land conveyed by Elizabeth M. McCauley, a widow, to Kittitas Reclamation District, for canals, by deed dated September 1, 1931, recorded in Book 49 of Deeds, page 542;
2. A tract of land 10 feet in width conveyed by Elizabeth McCauley, a widow, to Emmel Aitken, by deed dated September 28, 1933, and recorded in Book 53 of Deeds, page 156;
3. Right of way for Parke Creek County Road and Christensen County Road;
4. That portion of the Northeast 1/4 of said Section lying South and West of the North branch of the Highline Canal.

Recording Office of County in Which Real Property Is Located  
I certify that this form has been recorded in the county records.

R. P. Heikand [Signature] Kittitas 10-12-95 586132  
NAME SIGNATURE COUNTY DATE RECORDING NUMBER

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