

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"

Affidavit of Mailing & Publication

PROPOSAL NAME: Risner Ranch Short Plat, SP-14-00001

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 23, 2014

I certify that the following documentation:

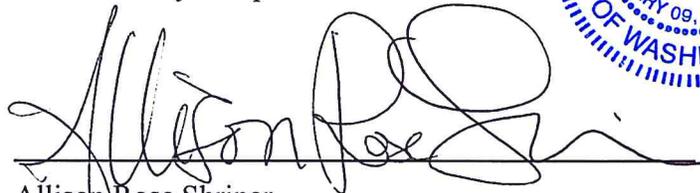
- Notice of Application Risner Ranch Short Plat Application (SP-14-00001)

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.

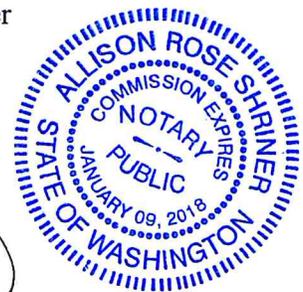

Signature

Kaycee K Hathaway
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 23th day of April 2014.



Allison Rose Shriner
Notary Public for the State of Washington residing
in Ellensburg.



My appointment expires: January 9th, 2018

SMITH, PATRICK H.
PO BOX 611
ELLENSBURG WA 98926

SEARLE, RICHARD ETUX
5351 NANEUM RD
ELLENSBURG WA 98926-6958

HAYBROOK LAND HOLDINGS LLC
PO BOX 819
ELLENSBURG WA 98926-

ANDERSON, DAVE & HEIDI
2216 N BRICK RD
ELLENSBURG WA 98926-9359

PALMQUIST, BRUCE C ETUX
2208 N BRICK ROAD
ELLENSBURG WA 98926

SMITH, RICH ETUX
240 GAME FARM ROAD
ELLENSBURG WA 98926

IRELAND, JUSTIN D
180 GAME FARM RD
ELLENSBURG WA 98926-

JOHN R WEBB LIVING TRUST
1116 N MONROE ST
TACOMA WA 98406-4514

GRAY, WESLEY D & JO ANNE
1700 N PFENNING RD
ELLENSBURG WA 98926

GLESSNER, WILLIAM W
490 GAME FARM RD
ELLENSBURG WA 98926

THOMAS, ROBERT G & NICHOL J
PO BOX 1730
ELLENSBURG WA 98926-

ANDERSON, KATHLEEN P
410 GAME FARM RD
ELLENSBURG WA 98926-

ROZNIK, DIANE M &
ADAMS, MICHELLE J
678 GAME FARM RD
ELLENSBURG WA 98926

WERNEX, JOSEPH ETUX
1901 TOLMAN RD
ELLENSBURG WA 98926

HOLLENBECK, GARY ETUX
1700 TOLMAN RD
ELLENSBURG WA 98926

GRANT, GARY D ETUX
1905 E TOLMAN RD
ELLENSBURG WA 98926

KEATON, ANDREW ETUX
1909 E TOLMAN RD
ELLENSBURG WA 98926

SHAFF, MELODY LYNN
1913 TOLMAN RD
ELLENSBURG WA 98926-7268

HUMMEL, LYLE C ETUX
1919 TOLMAN RD
ELLENSBURG WA 98926-

PRUITT, JIMMY D & SHIRLEY J
1916 TOLMAN RD
ELLENSBURG WA 98926-7268

KNUDSON, TANA R
1904 E TOLMAN RD
ELLENSBURG WA 98926

VANDEBURG, MARC A. ETUX
1900 E TOLMAN RD
ELLENSBURG WA 98926

ALLEN, DARREN L & KENDRA B
1812 N PFENNING RD
ELLENSBURG WA 98926-5103

CRUMRINE, KEITH F ETUX
1814 N PFENNING RD
ELLENSBURG WA 98926

OSWALD, PETER C
670 GAME FARM RD
ELLENSBURG WA 98926-

WIPPEL, JAMES A &
PHELPS, MARY J
2105 JUDGE RONALD RD
ELLENSBURG WA 98926-

VIETZKE, CHRIS R ETUX
676 GAME FARM RD
ELLENSBURG WA 98926-

LA BAR, JOHN J ETUX
5500 TIOSSEM RD
ELLENSBURG WA 98926

HOCTOR, ROBERT HAROLD & PAULA
BERNIECE
674 GAME FARM RD
ELLENSBURG WA 98926-5100

NEUSTEL, SCOTT A & JUDENE C
2200 N BRICK RD
ELLENSBURG WA 98926-9359

GRAY, MICHAEL D & NICHOLE D
2000 PFENNING RD
ELLENSBURG WA 98926-

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Thursday, April 17, 2014 4:07 PM
To: 'classified2@kvnews.com'
Subject: RE: Order Confirmation - Ad # 1081538
Attachments: Sp-14-00001 Risner Ranch Notice of Application Legal Signed.pdf

Hello,

Everything looks great!

Thank you,

Kaycee K Hathaway
Community Development / Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

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

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

From: DAILY RECORD/KITTITAS PUB [mailto:classified2@kvnews.com]
Sent: Thursday, April 17, 2014 3:00 PM
To: Kaycee Hathaway
Cc: lfishburn@kvnews.com
Subject: Order Confirmation - Ad # 1081538

Hello Kaycee,

Here is the legal proof for the 23rd. Please let me know if this is ok to run.

Laura Fishburn

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 04/17/14 14:56 by dde18

Acct #: 84329

Ad #: 1081538

Status: N

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

Start: 04/23/2014 Stop: 04/23/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 5.79 Words: 303
Total STD6 11.58
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 99.59
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descrpt: N/APPSP-14-00001
Given by: *
Created: dde18 04/17/14 14:47
Last Changed: dde18 04/17/14 14:56

COMMENTS:

COPIED from AD 1076714

PUB ZONE ED TP START INS STOP SMTWTFSS
DR A 97 S 04/23
IN A 97 S 04/23

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.

Kaycee K Hathaway
Name (print or type)

Kaycee K Hathaway
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 04/17/14 14:56 by dde18

Acct #: 84329

Ad #: 1081538

Status: N

NOTICE OF APPLICATION

Project Name (File Number): Risner Ranch (SP-14-00001)
Applicant: Angela Risner authorized agent for Kathleen Anderson, landowner

Location: 1 parcel, near the Ellensburg city limits to the east at 410 Game Farm Road, in a portion of Section 33, T18N, R19E, WM in Kittitas County, bearing Assessor's map number 18-19-31020-0033.

Proposal: Angela Risner authorized agent for Kathleen Anderson, landowner, has submitted a preliminary short plat application to subdivide approximately 8.95 acres into one 7.32 acre parcel and one 1.63 acre parcel. The subject property is zoned Urban Residential.

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 7079.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, May 8, 2014. 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): Kaycee Hathaway, Staff Planner: (509) 962 7079; email at kaycee.hathaway@co.kittitas.wa.us

Notice of Application: April 23, 2014
Application Received: May 28, 2014
Application Complete: April 17, 2014
Publication Date: Wednesday, April 23, 2014

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Thursday, April 17, 2014 12:17 PM
To: legals@kvnews.com
Subject: Publication Request for SP-14-00001 Risner Ranch
Attachments: SP-14-00001 Risner Ranch Notice of Application Legal.docx

Please publish the attached on: Wednesday, April 23, 2014.

Thank you,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

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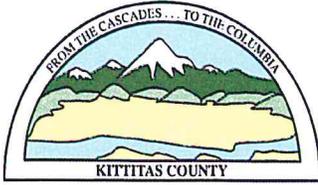
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411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: April 23, 2014
Application Received: May 28, 2014
Application Complete: April 17, 2014

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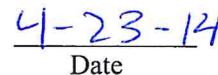
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Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, May 8, 2014. Any person has the right to comment on the application and request a copy of the decision once made.

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): Kaycee Hathaway, Staff Planner: (509) 962-7079; email at kaycee.hathaway@co.kittitas.wa.us


Signature Planner of Record


Date

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Thursday, April 17, 2014 11:30 AM
To: 'ktwings@hotmail.com'
Cc: 'risnerranch@aol.com'
Subject: Risner Ranch Short Plat Deem Complete: SP-14-00001
Attachments: SP-14-00001 Risner Ranch Deem Complete Letter Signed.pdf

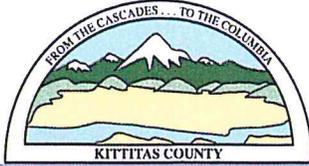
Dear Ms. Anderson,

Attached is your Deem Complete letter for the Risner Ranch Short Plat. A hard copy is being sent to you Via the US Postal Service. If you have any further questions please feel free to contact me.

Thank you,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

April 17, 2014

Kathleen Anderson
410 Game Farm Road
Ellensburg, WA 98926

RE: Risner Ranch Short Plat, SP-14-00001

Dear Ms. Anderson,

The application for a 2 lot Short Plat on approximately 8.95 acres of land that is zoned Urban Residential, located in a portion of Section 31, T18N, R19E, WM, in Kittitas County, Assessor's map number 18-19-31020-0033 was received on March 28, 2014. Your application has been determined complete as of April 17, 2014.

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

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval will be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

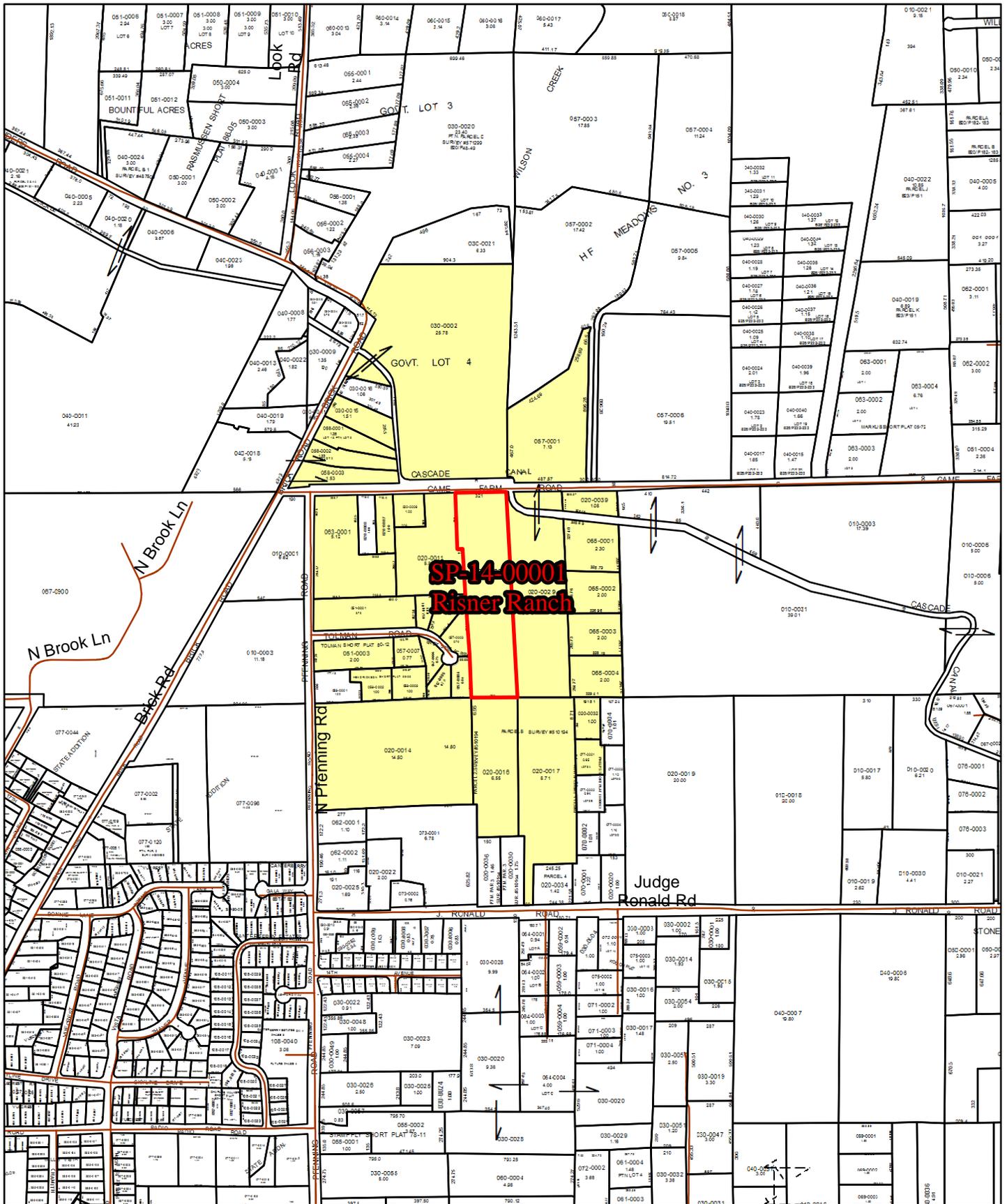
If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

CC Via Email Angela Risner to risnerranch@aol.com

SP-14-00001 Risner Ranch Master File @T:CDS\Projects\Short Plats\SP 2014\SP-14-00001 Risner Ranch



SP-14-00001
Risner Ranch

Adjacent Properties
Map

4/16/2014

kaycee.hathaway

Critical Areas Checklist

Wednesday, April 16, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

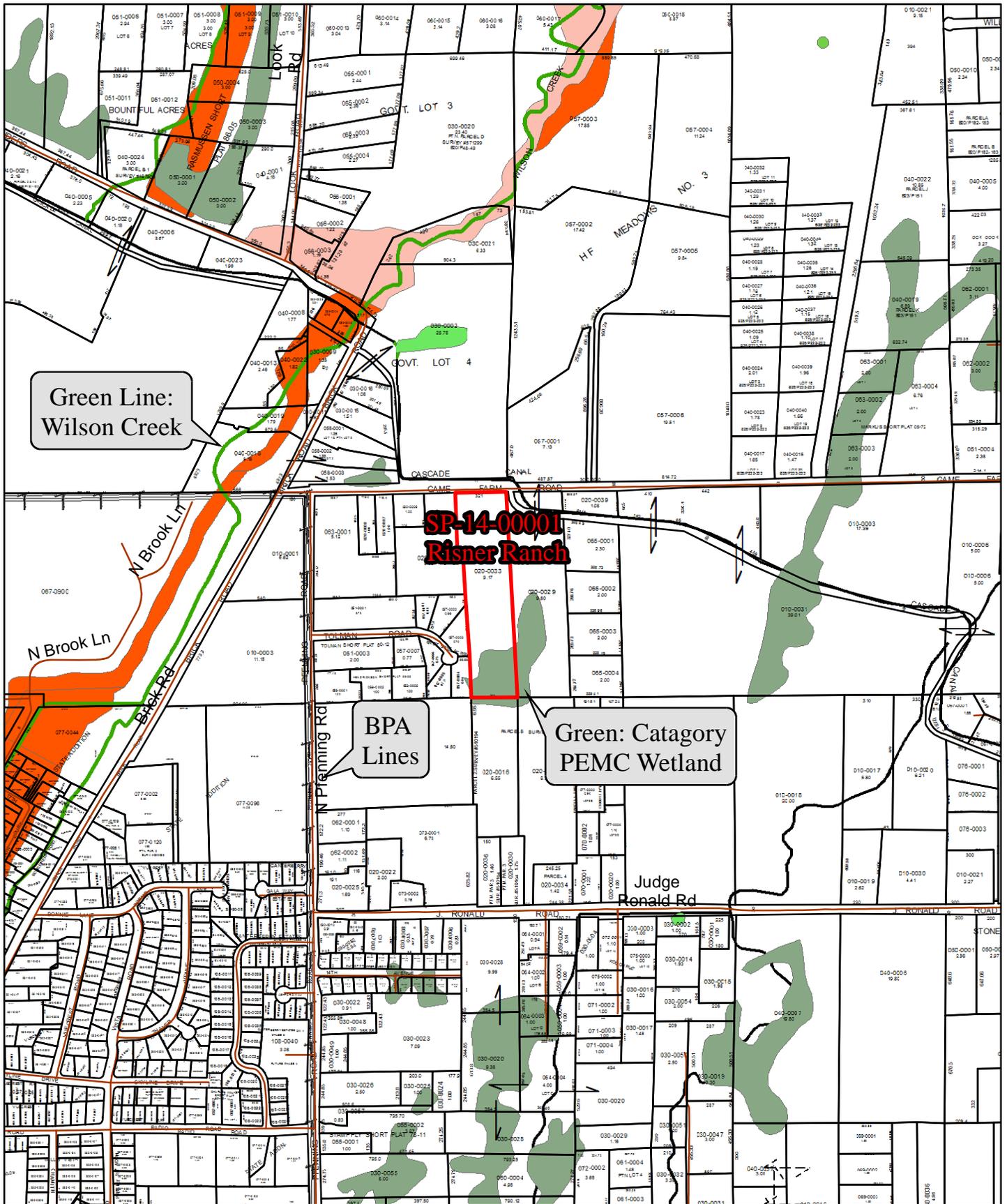
What is the Seismic Designation?

C

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



Green Line:
Wilson Creek

SP-14-00001
Risner Ranch

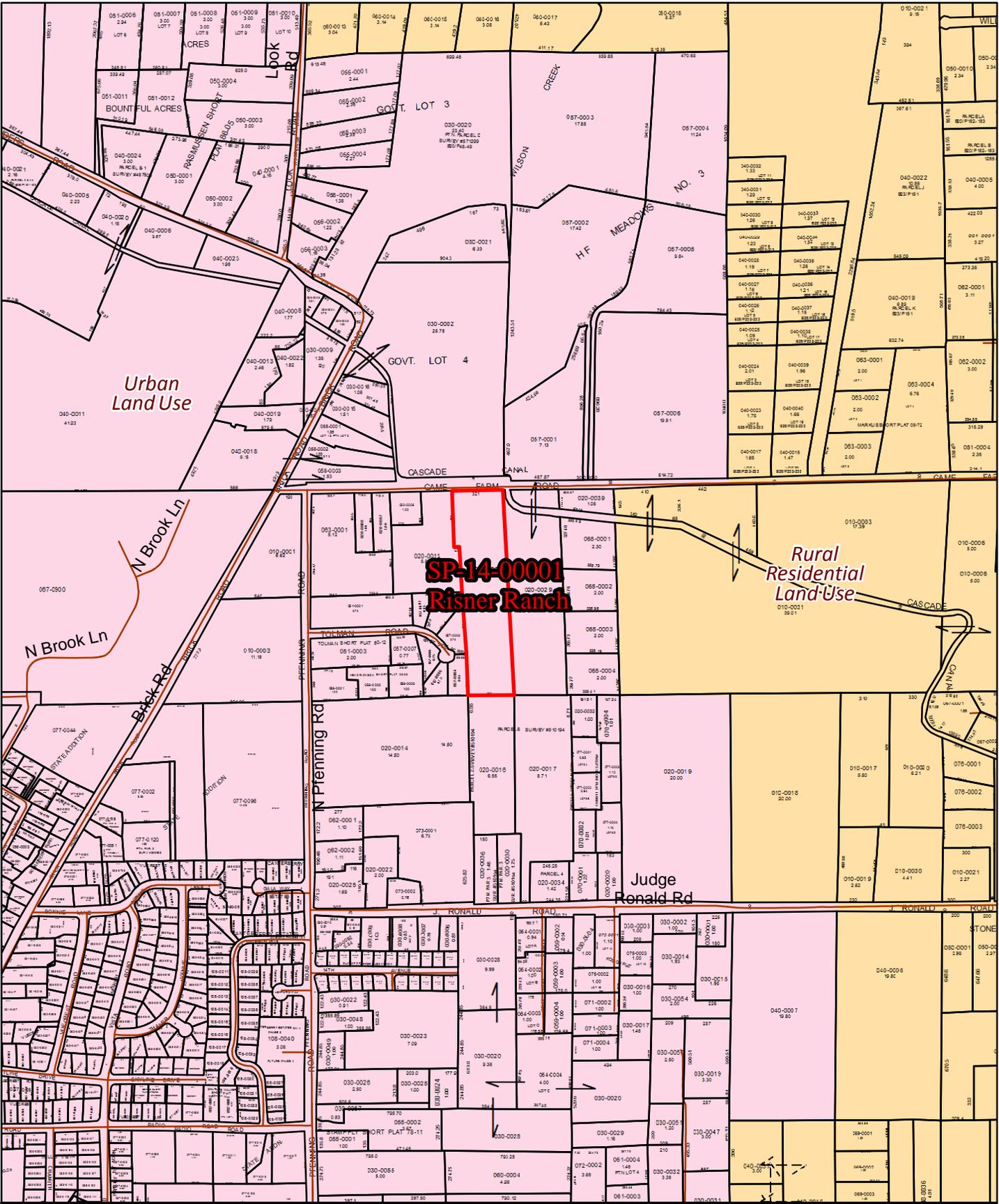
BPA
Lines

Green: Category
PEMC Wetland

Judge
Ronald Rd

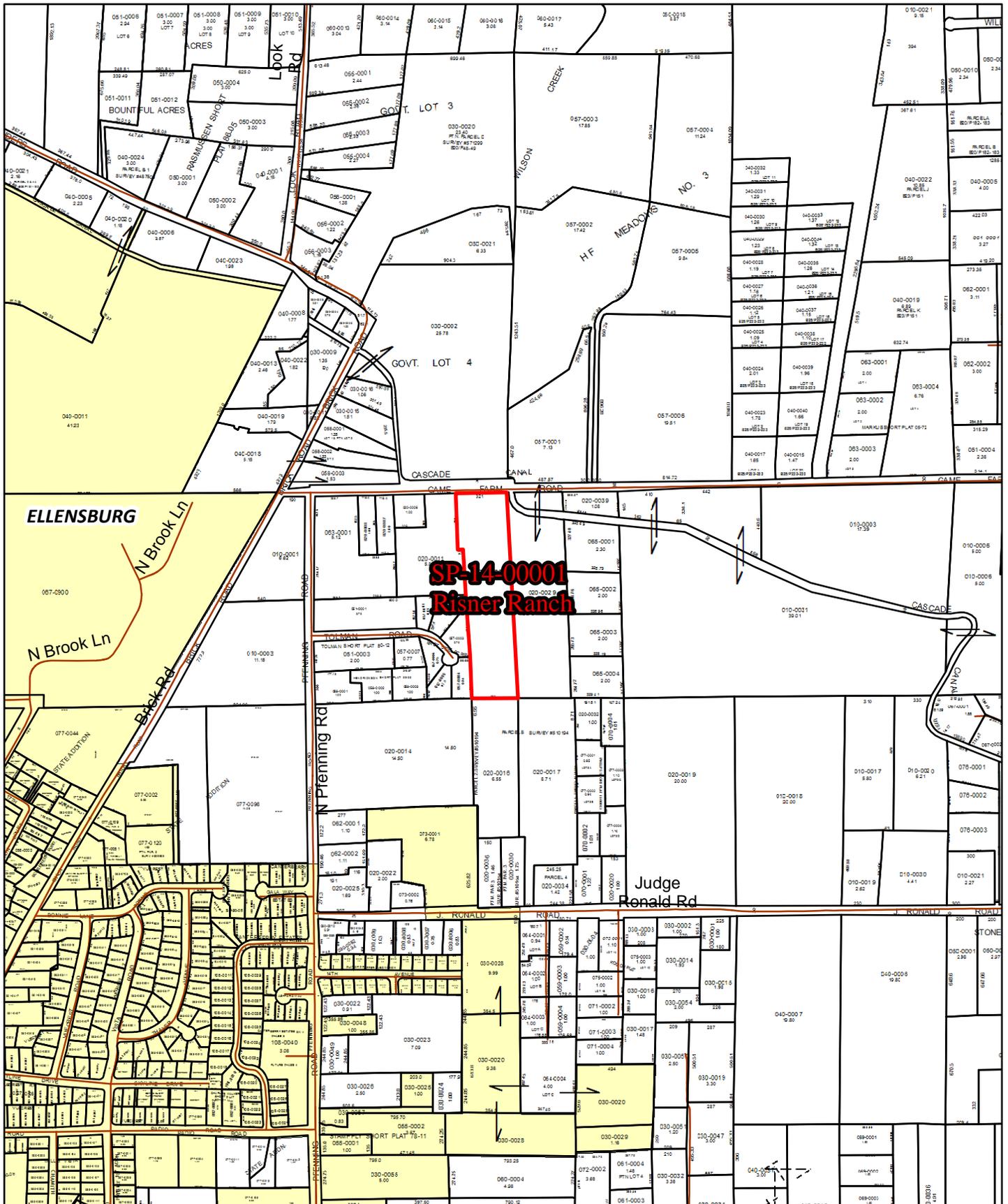
SP-14-00001
Risner Ranch

Critical Areas
Map



**SP-14-00001
Riser Ranch**

**Land Use
Map**

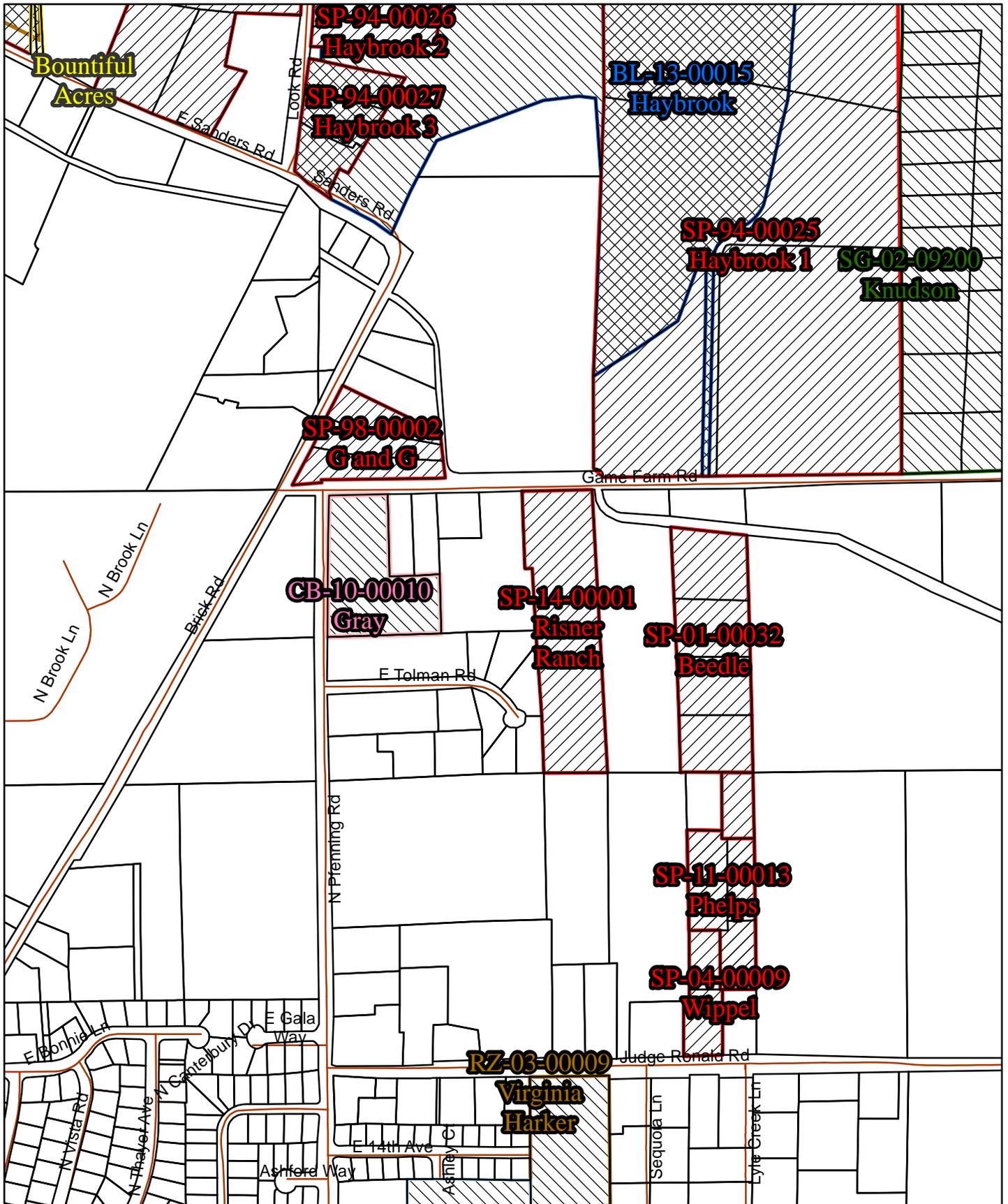


**SP-14-00001
Risner Ranch**

**Area
Map**

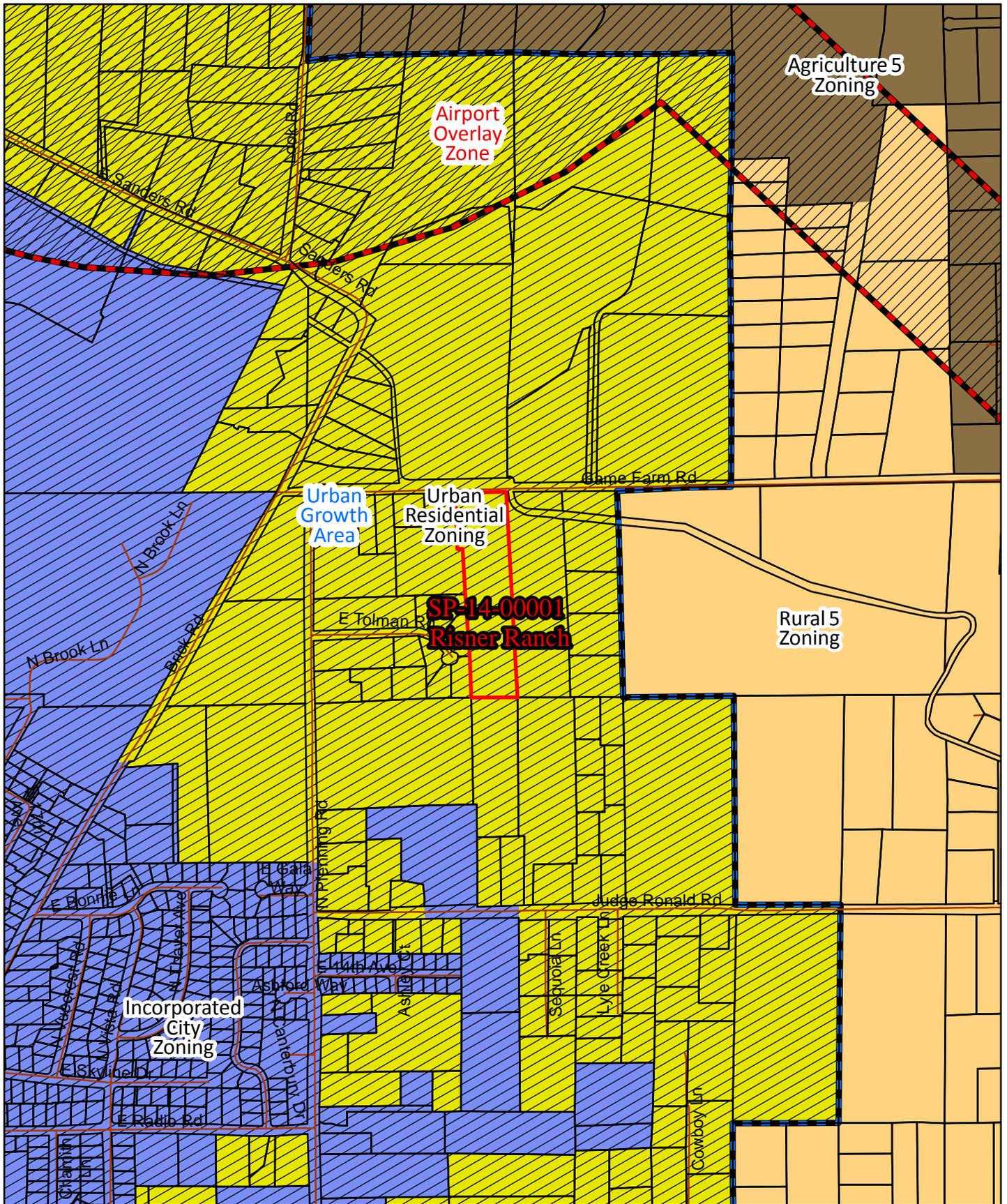
4/16/2014

kaycee.hathaway



SP-14-00001
Risner Ranch

Regional Land Use
Map

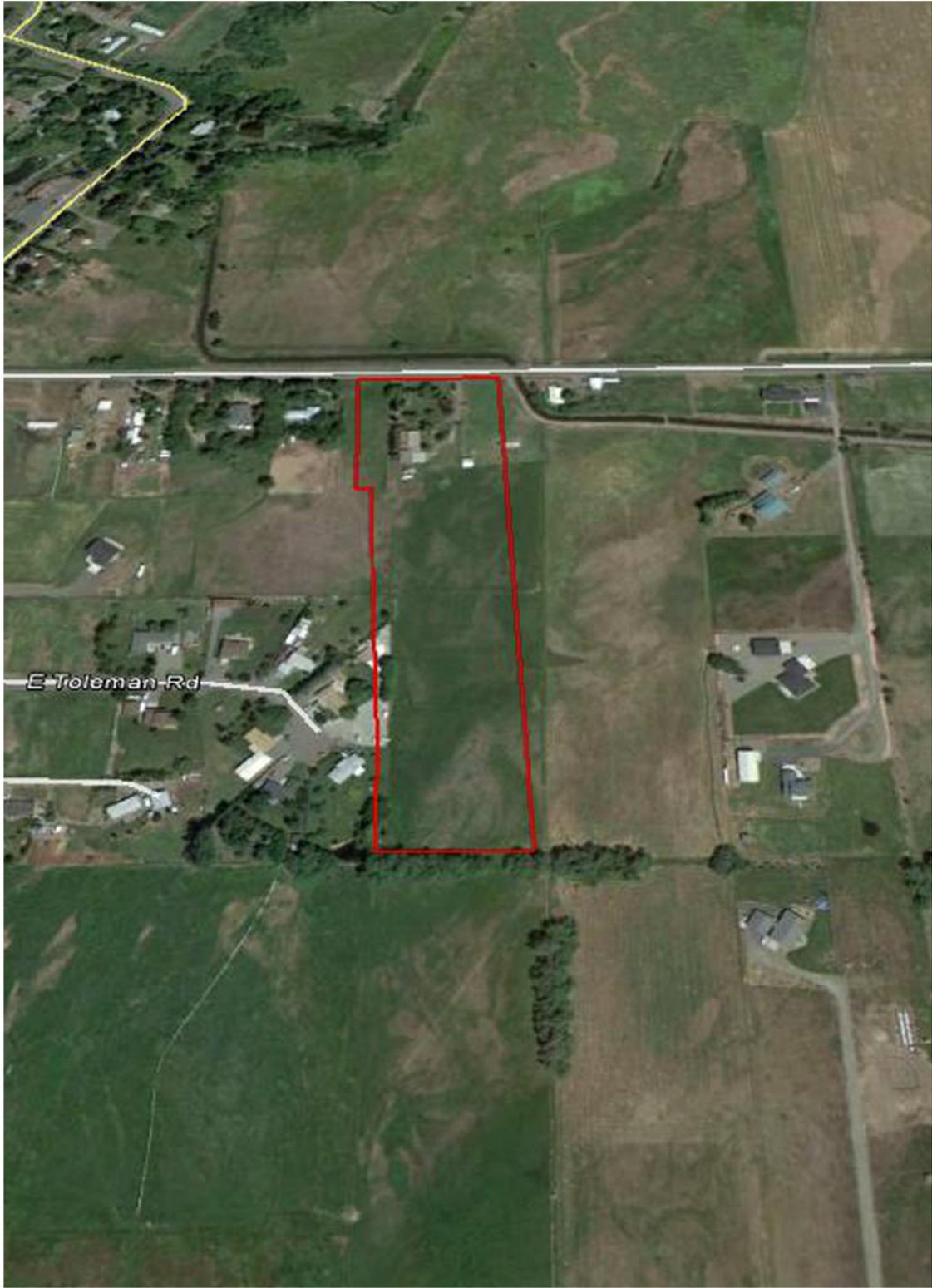


SP-14-00001
Risner Ranch

Zoning
Map

4/16/2014

kaycee.hathaway



SP-14-00001

RISNER RANCH SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. SP-14-000XX
 A PORTION OF GOV'T LOT 1,, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

OWNER:

KATHLEEN ANDERSON
 410 GAME FARM RD.
 ELLENSBURG, WA 98926

- PARCEL NO.: 674734
- MAP NO.: 18-19-31020-0033
- PARCEL AREA: 9.17 ACRES (ASSESSOR)
- ZONE: URBAN RESIDENTIAL
- PROPOSED LOTS: 2
- WATER SOURCE: INDIVIDUAL WELLS
- SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, KATHLEEN P. ANDERSON, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 20__.

KATHLEEN ANDERSON

ACKNOWLEDGMENT

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

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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WASHINGTON MUTUAL, SUCCESSORS AND ASSIGNS, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 20__.

NAME _____ TITLE _____
 NAME _____ TITLE _____

ACKNOWLEDGMENT

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

ON THIS ___ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ PRESIDENT AND _____ SECRETARY, RESPECTIVELY, OF _____ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
 RESIDING AT _____
 MY APPOINTMENT EXPIRES: _____

EXISTING LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:
 A TRACT OF LAND BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE WEST 321 FEET; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT, 295 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE EAST 295 FEET TO THE SOUTHEAST CORNER THEREOF, AND THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID LOT, TO THE POINT OF BEGINNING.

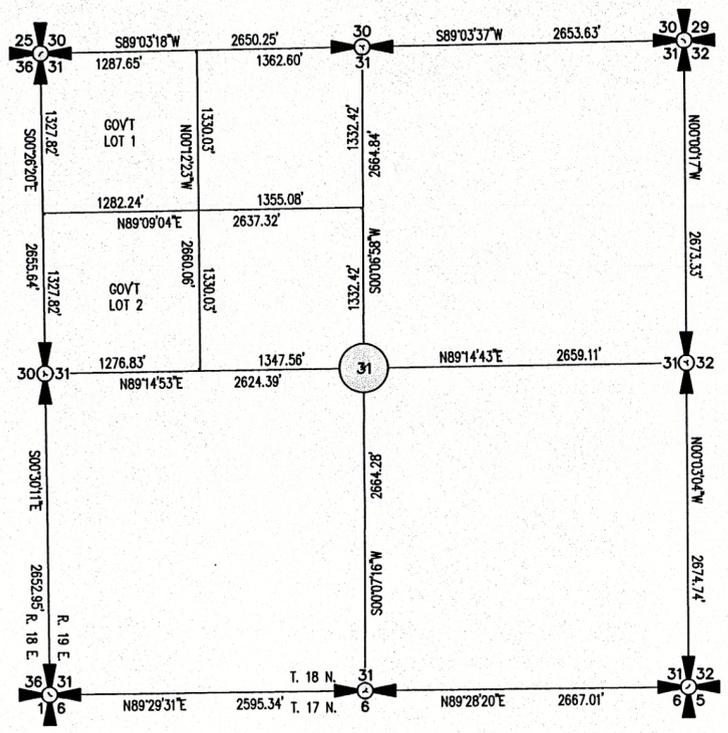
EXCEPT RIGHT OF WAY FOR COUNTY ROAD, KNOWN AS GAME FARM ROAD, ALONG THE NORTH LINE OF SAID TRACT.

EXCEPT ANY PORTION THEREOF LYING WEST OF THE EAST LINE OF THE EAST 982 FEET OF THE SOUTH 650.50 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31.

PARCEL B:

THE EAST 25 FEET OF THE NORTH 360 FEET OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY SITUATED IN KITTITAS COUNTY, WASHINGTON;

THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 648.75 FEET NORTH AND 507.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1 AND RUNNING NORTH TO A POINT 507.5 FEET EAST AND 238.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST 208.7 FEET; THENCE NORTH 208.7 FEET TO A POINT 716.2 FEET EAST AND 30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST, ALONG THE SOUTH BOUNDARY LINE OF COUNTY ROAD, TO A POINT 321.0 FEET EAST AND 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT, TO A POINT 474.5 FEET EAST OF THE POINT OF BEGINNING; AND THENCE WEST TO THE POINT OF BEGINNING.

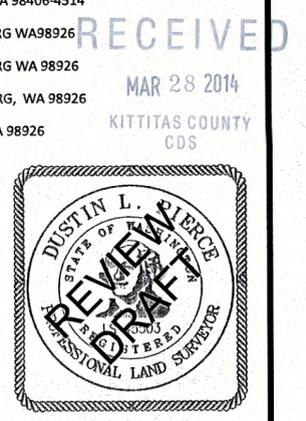


NOTES:

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 KITTITAS 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 KITTITAS 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. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. 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.
8. 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.
9. ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE.
10. 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)
11. 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.

ADJACENT PROPERTY OWNERS:

1. APN: 435736 - ANDREW KEATON, 1909 E TOLMAN RD., ELLENSBURG, WA 98926
2. APN: 445736 - MELODY LYNN SHAFF, 1913 TOLMAN RD., ELLENSBURG, WA 98926-7268
3. APN: 455736 - LYLE C. HUMMEL, 1919 TOLMAN RD., ELLENSBURG, WA 98926
4. APN: 424734 - JOHN R WEBB LIVING TRUST, 1116 N MONROE ST., TACOMA, WA 98406-4514
5. APN: 444734 - WESLEY D. & JO ANNE GRAY, 1700 N PFENNING RD., ELLENSBURG WA 98926
6. APN: 454734 - WESLEY D. & JO ANNE GRAY, 1700 N PFENNING RD., ELLENSBURG WA 98926
7. APN: 464734 - WESLEY D. & JO ANNE GRAY, 1700 N PFENNING RD., ELLENSBURG, WA 98926
8. APN: 574734 - WILLIAM W. GLESSNER, 490 GAME FARM RD., ELLENSBURG, WA 98926



J:\1414009\SURVEY\SHEETS\14009-SP.dwg, SHEET 2, 3/27/2014 9:01:45 AM

RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS ___ DAY OF _____, 20__ AT _____ M.
 IN BOOK ___ OF _____ AT PAGE ___ AT THE REQUEST OF

 DUSTIN L. PIERCE
 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 _____ ANGELA RISNER
 IN _____ MARCH, 2014.

 DUSTIN L. PIERCE
 DATE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

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

SHORT PLAT
 PREPARED FOR
 ANGELA RISNER
 A PORTION OF GOV'T LOT 1, SECTION 31,
 TOWNSHIP 18 NORTH, RANGE 19, EAST, W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
DLP	3/2014	14009	
CHKD BY	SCALE	SHEET	
GW	N/A	1 OF 2	

SP-14-00001

RISNER RANCH SHORT PLAT
KITITITAS COUNTY SHORT PLAT NO. SP-14-000XX
A PORTION OF GOV'T LOT 1, SECTION 31,
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON

NOTES:

- THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE 56 TOTAL STATION AND A TRIMBLE RB GNSS. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 8 OF SHORT PLATS, PAGES 27-28, APN: 450419.
 - BOOK 7 OF PLATS, PAGES 80-81, APN: 482033.
- AND THE SURVEYS REFERENCED THEREON. RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
- THE CASCADE CANAL BOUNDARY LINES SHOWN HEREON ARE BASED ON THE AS-BUILT LOCATION OF THE EXISTING CANAL. THE CASCADE CANAL IS NOT NOTED AS AN EXCEPTIONAL OR OTHERWISE, IN THE TITLE REPORT PROVIDED BY STEWART TITLE OF KITITITAS COUNTY ORDER NO. 31822, FOR THE SUBJECT PROPERTY. THE PARCEL AREAS SHOWN HEREON ARE INCLUSIVE OF THE CASCADE CANAL.
- THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (07). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.99988007331. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

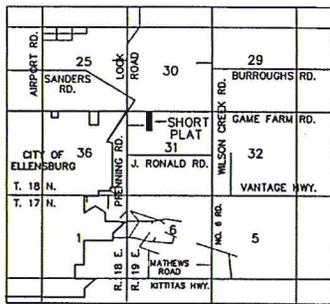
LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND IRON ROD, NO CAP
- SET 5/8" IRON ROD & CAP, LS 45503
- EXISTING WATER WELL
- EXISTING FENCE LINE

INDEX LOCATION
 SEC. 31 T. 18 N.R. 19 E.W.M.



		31	



VICINITY MAP

APPROVALS

KITITITAS COUNTY PUBLIC WORKS

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

KITITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

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

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

KITITITAS COUNTY PLANNING OFFICIAL

KITITITAS 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__

KITITITAS 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 SHORT PLAT IS NOW TO BE FILED.

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

KITITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 874734
 MAP NO. 18-19-31020-0033

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE
 SURVEYOR'S NAME

GERALD 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 ANGELA RISNER

IN MARCH 2014

DUSTIN L. PIERCE
 DATE
 CERTIFICATE NO. 45503

Encompass
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SHORT PLAT
 PREPARED FOR
 ANGELA RISNER
 A PORTION OF GOV'T LOT 1, SECTION 31,
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.
 KITITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2014	14009
CHKD BY	SCALE	SHEET
GW	1" = 100'	1 OF 2

I:\14\14009\SURVEYSHEETS\14009-SP.dwg, SHEET 1, 3/27/2014, 8:58:41 AM

SP-14-00001

RISNER RANCH SHORT PLAT
KITITAS COUNTY SHORT PLAT NO. SP-14-000XX
 A PORTION OF GOVT LOT 1,, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON

OWNER:

KATHLEEN ANDERSON
 410 GAME FARM RD.
 ELLENSBURG, WA 98926

- PARCEL NO: 674734
- MAP NO.: 18-19-31020-0033
- PARCEL AREA: 9.17 ACRES (ASSESSOR)
- ZONE: URBAN RESIDENTIAL
- PROPOSED LOTS: 2
- WATER SOURCE: INDIVIDUAL WELLS
- SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, KATHLEEN P. ANDERSON, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 20__.

KATHLEEN ANDERSON

ACKNOWLEDGMENT

STATE OF _____)
) S.S.
 COUNTY OF _____

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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WASHINGTON MUTUAL, SUCCESSORS AND ASSIGNS, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 20__.

NAME _____ NAME _____
 TITLE _____ TITLE _____

ACKNOWLEDGMENT

STATE OF _____)
) S.S.
 COUNTY OF _____

ON THIS ___ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____

PRESIDENT AND _____ SECRETARY, RESPECTIVELY, OF _____ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

EXISTING LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:
 A TRACT OF LAND BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE WEST 321 FEET; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT, 295 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE EAST 295 FEET TO THE SOUTHEAST CORNER THEREOF, AND THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID LOT, TO THE POINT OF BEGINNING.

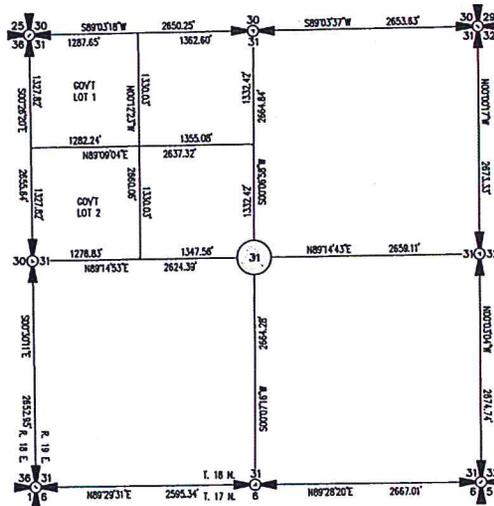
EXCEPT RIGHT OF WAY FOR COUNTY ROAD, KNOWN AS GAME FARM ROAD, ALONG THE NORTH LINE OF SAID TRACT.

EXCEPT ANY PORTION THEREOF LYING WEST OF THE EAST LINE OF THE EAST 962 FEET OF THE SOUTH 650.50 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31.

PARCEL B:

THE EAST 25 FEET OF THE NORTH 350 FEET OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY SITUATED IN KITITAS COUNTY, WASHINGTON:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:
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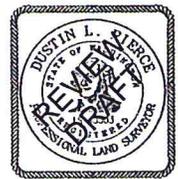


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7. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
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9. ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE.
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ADJACENT PROPERTY OWNERS:

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2. APN: 445736 - MELODY LYNN SHAFI, 1913 TOLMAN RD., ELLENSBURG, WA 98926-7268
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8. APN: 574734 - WILLIAM W. GLESSNER, 490 GAME FARM RD., ELLENSBURG, WA 98926



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS ___ DAY OF _____, 20__ AT ___ M.
 IN BOOK OF _____ AT PAGE _____ AT THE REQUEST OF

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 JERALD V. PETTIT
 County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE
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 IN _____ MARCH, 20__

 DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

Encompass
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SHORT PLAT PREPARED FOR ANGELA RISNER A PORTION OF GOVT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19, EAST, W.M.		
KITITAS COUNTY	WASHINGTON	
DWN BY DLP	DATE 3/2014	JOB NO. 14009
CHKD BY GW	SCALE N/A	SHEET 1 OF 2

D:\1414009\SURVEYSHEETS\14009-SP.dwg, SHEET 2, 3/27/2014 9:04:45 AM

14009-PARENT

Point # 1						10000.000	10000.000
	N	89	3	18	E	346.000	
Point # 2						10005.706	10345.953
	S	0	12	23	E	1300.030	
Point # 3						8705.685	10350.636
	S	89	9	4	W	270.210	
Point # 4						8701.682	10080.456
	N	0	26	20	W	650.520	
Point # 5						9352.183	10075.473
	S	89	9	4	W	35.160	
Point # 6						9351.662	10040.316
	N	1	21	9	W	289.330	
Point # 7						9640.911	10033.487
	S	88	8	29	W	25.000	
Point # 8						9640.100	10008.500
	N	1	21	9	W	360.000	
Point # 9						10000.000	10000.003

AREA = 389,793.50 sf (8.9484 acres)

LENGTH = 3276.25

NORTHING ERROR = +0.000

EASTING ERROR = +0.003

LINEAR ERROR = S 88 4 21 E 0.003

RECEIVED

MAR 28 2014

HITTITAS COUNTY
CDS

14009-LOT 1

Point # 1						10000.000		10000.000
	N	89	3	18	E		208.720	
Point # 2						10003.442		10208.692
	S	1	30	54	E		126.690	
Point # 3						9876.797		10212.041
	S	19	6	59	W		111.420	
Point # 4						9771.521		10175.552
	S	5	4	46	E		142.200	
Point # 5						9629.879		10188.142
	S	83	55	17	W		116.530	
Point # 6						9617.540		10072.268
	N	33	15	5	W		28.840	
Point # 7						9641.658		10056.454
	S	88	8	29	W		22.980	
Point # 8						9640.912		10033.486
	S	88	8	29	W		25.000	
Point # 9						9640.102		10008.499
	N	1	21	9	W		360.000	
Point # 10						10000.001		10000.002

AREA = 71,017.16 sf (1.6303 acres)

LENGTH = 1142.38

NORTHING ERROR = +0.001

EASTING ERROR = +0.002

LINEAR ERROR = N 60 10 33 E 0.003

14009-LOT 2

Point # 1						10000.000	10000.000
N	89	3	18	E		137.280	
Point # 2						10002.264	10137.261
S	0	12	23	E		1300.030	
Point # 3						8702.243	10141.944
S	89	9	4	W		270.210	
Point # 4						8698.239	9871.764
N	0	26	20	W		650.520	
Point # 5						9348.740	9866.781
S	89	9	4	W		35.160	
Point # 6						9348.219	9831.625
N	1	21	9	W		289.330	
Point # 7						9637.469	9824.796
N	88	8	29	E		22.980	
Point # 8						9638.214	9847.764
S	33	15	5	E		28.840	
Point # 9						9614.096	9863.577
N	83	55	17	E		116.530	
Point # 10						9626.436	9979.452
N	5	4	46	W		142.200	
Point # 11						9768.077	9966.862
N	19	6	59	E		111.420	
Point # 12						9873.353	10003.350
N	1	30	54	W		126.690	
Point # 13						9999.999	10000.001

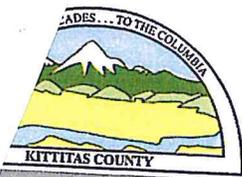
AREA = 318,776.06 sf (7.3181 acres)

LENGTH = 3231.19

NORTHING ERROR = -0.001

EASTING ERROR = +0.001

LINEAR ERROR = S 35 26 25 E 0.002



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"

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

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KITTITAS COUNTY
CDS

APPLICATION FEES:

\$720.00	Kittitas County Community Development Services (KCCDS)
\$220.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$570.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
\$1,640.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 3/28/14

RECEIPT # 20610

PAID

MAR 28 2014

KITTITAS CO.
CDS

DATE STAMP IN BOX

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

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: Kathleen Anderson
Mailing Address: 410 Game Farm Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 925-3157
Email Address: ktwings@hotmail.com

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: Angela Risner
Mailing Address: 3470 Pedley Ave.
City/State/ZIP: Norco, CA 92860
Day Time Phone: (951) 751-7766 - (951) 751-7733
Email Address: risnerranch@aol.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

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

4. **Street address of property:**

Address: 410 Game Farm Road
City/State/ZIP: Ellensburg, WA 98926

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

6. **Tax parcel number(s):** 18-19-31020-0033

7. **Property size:** 9.17 acres (acres)

8. **Land Use Information:**

Zoning: Urban Residential Comp Plan Land Use Designation: Urban

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. YES NO
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? GAME FARM ROAD

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 Angela Risner

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

Date:

X Kathleen P. Anderson

2-20-14



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

**TRANSPORTATION CONCURRENCY MANAGEMENT
APPLICATION**

Required attachments:

Site map showing access locations

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

DATE:

DATE STAMP HERE

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

Name: Kathleen Anderson

Mailing Address: 410 Game Farm Rd.

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: 509-925-3157

Email Address: ktwings@hotmail.com

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

Agent Name: Steve & Angela Risner

Mailing Address: 3470 Pedley Ave.

City/State/ZIP: Norco, CA 92860

Day Time Phone: (951) 751-7766 - (951) 751-7733

Email Address: risnerranch@aol.com

3. Contact person for application (select one): Owner of record Authorized agent

4. Street address of property: 410 Game Farm Rd.

5. Tax parcel number(s): 18-19-31020-0033

6. Roads serving project: Game Farm Road

7. Plat or project name: Risner Ranch Short Plat

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

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

Last Revised on April 9, 2013

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MAR 28 2013
KITTTITAS COUNTY
COS

Kittitas County Department of Public Works

8. Proposed Land Use: Residential Commercial Agricultural

9. Proposed Land Use Project: Short Plat Long Plat Building Permit Other: _____

10. Total number of lots/dwelling units: 2

11. Commercial/Agricultural building area in square feet: N/A

12. Narrative project description: See Attached

13. Describe present use of property: Residential and Agriculture

13. 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.

14. Are there any other pending applications or issues associated with this property?

Yes No If yes, describe: _____

Signature of Authorized Agent:

X *Angela Kinney*

Date:

2/18/14

Signature of Land Owner of Record

(Required for application submittal):

X *Kathleen P. Anderson*

Date:

2/20/14



RISNER RANCH SHORT PLAT PROJECT NARRATIVE

OVERVIEW:

The proposed project is a subdivision of tax parcel 674734 in to two (2) separate lots by Short Plat.

WATER:

The proposed parcels shall have individual wells

SEWER:

The proposed parcels will dispose of waste water via individual septic and drain field

TRANSPORTATION:

The proposed parcels will access Game Farm Road via a shared driveway.

OTHER:

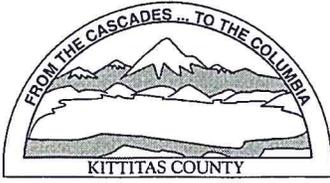
Attached are copies of the proposed Short Plat for your review.

RECEIVED

MAR 28 2014

CLATSOP COUNTY

CDS



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

RECEIPT NO.: 00020610

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028205

Date: 3/28/2014

Applicant: ANDERSON, KATHLEEN P

Type: check # 2612

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-14-00001	CDS FEE FOR SHORT PLAT	720.00
SP-14-00001	EH SHORT PLAT FEE	570.00
SP-14-00001	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-14-00001	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,640.00

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MAR 28 2014
KITITAS COUNTY
CDS