

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 16, 2015

RE: Boat Ramp Short Plat, SP-14-00004

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

Kittitas County Public Works
411 N Ruby Street, Suite 1
Ellensburg, WA 98926

Dear Mr. Cruse,

The Kittitas County Community Development Services Department has determined that the Boat Ramp Short Plat (SP-14-00004) 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-14-00004 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.

Plat Notes

3. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire Code.
 - 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.
 - Any new structures or substantial development to existing structures will require a WUI permit Per Kittitas County Code Title 20, 20.10 Wildland Urban interface Code.
 - No direct access to I-90 will be allowed.

Water & Sewage

4. 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.
5. 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.

Irrigation

6. This property is not within the boundaries of an Irrigation District.

Road & Transportation

7. Stormwater and surface runoff generated by this project must be retained and treated on site, in accordance with regulating agencies' standards, and not allowed to flow onto WSDOT right-of-way.
8. 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 access.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
9. Private road maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road maintenance Agreements.
10. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
11. 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.
12. Any proposed lighting should be directed down towards the site and away from I-90.

Fire & Life Safety
General

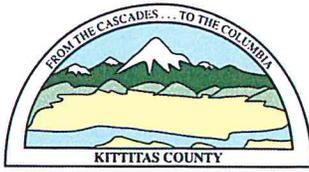
13. Any driveway greater than 150' in length shall be 16' in width. Driveways less than 150' shall be no less than 12' in width.
14. The address shall be posted at the front of the property and easily visible from the road to emergency responders.
15. Please review KCC 16.12 (at http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter_16.12) to insure that all plat drawing requirements are met.
16. The Boat Ramp Short Plat SP-14-00004 must follow all sections of the Kittitas County Code.
17. Please review comments and all file documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number.

Approval of the Boat Ramp Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after January 30, 2015. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by January 30, 2015 at 5:00p.m.

Sincerely,


Kaycee K Hathaway
Staff Planner



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"

Affidavit of Mailing & Publication

PROPOSAL NAME: Boat Ramp Short Plat SP-14-00004

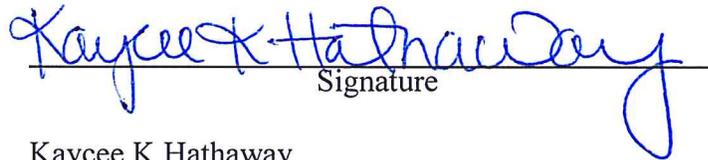
NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: January 16, 2015

I certify that the following documentation:

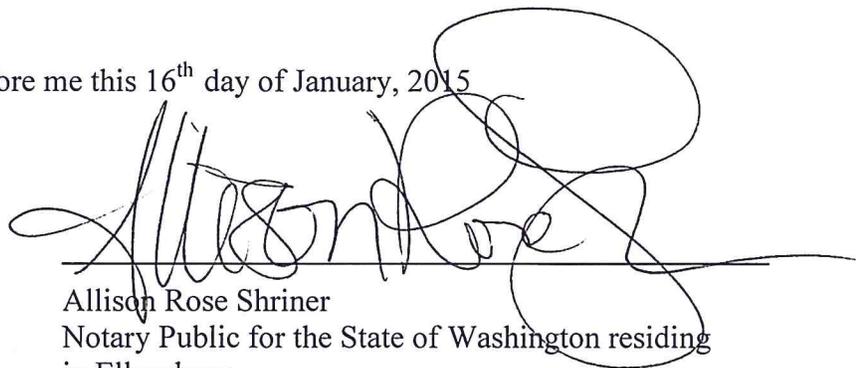
- Notice of Decision for the Boat Ramp Short Plat SP-14-00004

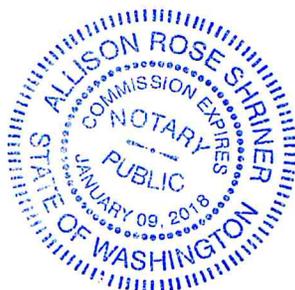
has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.


Signature

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

Subscribed and sworn to before me this 16th day of January, 2015


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



My appointment expires: January 9th, 2018

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 01/14/15 09:51 by lfi18

Acct #: 84329

Ad #: 1225453

Status: N

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

Start: 01/16/2015 Stop: 01/16/2015
Times Ord: 1 Times Run: ***
STD6 2.00 X 3.86 Words: 198
Total STD6 7.72
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 66.39
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: steph.mifflin@co.kittitas.wa
Agency:

Ad Descrpt: LEGAL NOTICE
Given by: KAYCEE HATHAWAY
Created: lfi18 01/14/15 09:48
Last Changed: lfi18 01/14/15 09:51

COMMENTS:

COPIED from AD 1225399

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFSS
DR	A		97 S	01/16			
IN	A		97 S	01/16			

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
(509)925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 01/14/15 09:51 by lfi18

Acct #: 84329

Ad #: 1225453

Status: N

Notice of Decision
Boat Ramp Short Plat
(SP-14-00004)

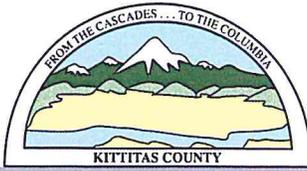
Notice is hereby given that on January 16, 2015 conditional preliminary approval was granted to Kittitas County Public Works, landowner, for a short subdivision of 4.16 acres into one 3.19 acre lot, one 34,916 sq ft lot, and one 7,201 sq ft lot. The subject property is zoned Residential. The subject properties are located approximately 0.1 miles to the North off the west side of the Vantage bridge at 160 Boat Ramp Rd, in a portion of Section 30, T17N, R23E, WM in Kittitas County, bearing Assessor's map number 17-23-30010-0011.

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

January 30, 2015 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/.

Publish: January 16, 2015



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"

December 10, 2014

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

Kittitas County Public Works
411 N Ruby Street, Suite 1
Ellensburg, WA 98926

RE: Transmittal of Comments – Boat Ramp Short Plat (SP-14-00004)

Dear Mr. Cruse:

Enclosed are the comments received regarding the Boat Ramp Short Plat (SP-14-00004) during the comment period:

September 16, 2014	Kittitas County Department of Public Works – Christina Wollman
September 16, 2014	Washington State Department of Health – Russell Mau
September 24, 2014	Washington State Department of Ecology – Gwen Clear
September 24, 2014	Washington State Department of Transportation – Rick Holmstrom
September 25, 2014	Kittitas County Fire Marshal – Brenda Larsen
October 31, 2014	Washington State Department of Health – Russell Mau
October 31, 2014	Kittitas County Department of Public Works – Christina Wollman
October 31, 2014	Kittitas County Fire Marshal – Brenda Larsen
November 17, 2014	Washington State Department of Transportation – Rick Holmstrom

Please review all comments and notify me of any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us. I will be issuing a decision based in part on the comments received.

Sincerely,


Kaycee K Hathaway
Staff Planner



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

November 17, 2014

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

Attention: Kaycee K Hathaway, Staff Planner

Subject: SP-14-00004 – Boat Ramp
I-90 MP 136.5 Left vicinity

We have reviewed the proposed project. The revised survey of the Boat Ramp Short Plat represents correctly WSDOT property adjacent to Lot 3. We have the following comments.

- The proposed project is adjacent to Interstate 90 (I-90). I-90 is a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. No direct access to I-90 will be allowed.
- Stormwater and surface runoff generated by this project must be retained and treated on site, in accordance with regulating agencies' standards, and not allowed to flow onto WSDOT right-of-way.
- Any proposed lighting should be directed down towards the site and away from I-90.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: rh/mls

cc: File #6, I-90
Bill Hicks, Real Estate Services
Terry Kukes, Area 1 Maintenance Superintendent

p:\planning\devrev\KittCo_PW_Boat Launch.docx

Kaycee Hathaway

From: Brenda Larsen
Sent: Friday, October 31, 2014 9:02 AM
To: Kaycee Hathaway
Subject: RE: Notice of Application: SP-14-00004 Boat Ramp
Attachments: Boat Ramp.doc

Here you go again! ☺

Brenda Larsen
Fire Marshal
509-962-7000

From: Kaycee Hathaway
Sent: Friday, October 31, 2014 9:00 AM
To: Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'helmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; Candi Blackford; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Brian.Sayrs@doh.wa.gov'; tribune@nkctribune.com; Holly Myers; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Holmstrom, Rick; Prilucik, Jacob (PrilucJ@wsdot.wa.gov)
Cc: Doc Hansen
Subject: Notice of Application: SP-14-00004 Boat Ramp

[SP-14-00004 Boat Ramp Short Plat In County Network](#)

[SP-14-00004 Boat Ramp Short Plat Out of County Network](#)

No SEPA Checklist was submitted with this application

Comment Period ends Monday, November 17, 2014.

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation at the by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number or by opening the above link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Kaycee K Hathaway
Kittitas County
Community Development Services/ 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.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

September 25, 2014

Kaycee Hathaway
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Boat Ramp (SP-14-00004)

Dear Ms. Hathaway:

After conducting a review of the above named project, I have the following comments:

- The driveway(s) for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
- Any new structures or substantial development to existing structures will require a WUI permit.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal

Kaycee Hathaway

From: Christina Wollman
Sent: Friday, October 31, 2014 9:41 AM
To: Kaycee Hathaway
Subject: RE: Notice of Application: SP-14-00004 Boat Ramp

Hi Kaycee,

The conditions of approval I prepared for the original version of this short plat will also apply to this revised version.

Christina Wollman, AICP CFM

Planner III | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Kaycee Hathaway
Sent: Friday, October 31, 2014 9:00 AM
To: Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'helmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; Candi Blackford; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Brian.Sayrs@doh.wa.gov'; tribune@nkctribune.com; Holly Myers; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Holmstrom, Rick; Prilucik, Jacob (PrilucJ@wsdot.wa.gov)
Cc: Doc Hansen
Subject: Notice of Application: SP-14-00004 Boat Ramp

[SP-14-00004 Boat Ramp Short Plat In County Network](#)

[SP-14-00004 Boat Ramp Short Plat Out of County Network](#)

No SEPA Checklist was submitted with this application

Comment Period ends Monday, November 17, 2014.

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation at the by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number or by opening the above link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Kaycee K Hathaway
Kittitas County
Community Development Services/ 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.

message id: 38eb45916c6dcbdac24bb8719d004a14

Kaycee Hathaway

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Friday, October 31, 2014 9:58 AM
To: Kaycee Hathaway
Cc: Holly Duncan; Holly Myers; Sayrs, Brian A (DOH); Serr, Ben A (DOH)
Subject: RE: Notice of Application: SP-14-00004 Boat Ramp

Ms. Hathaway:

As with the other submittal – sufficient capacity in the water system, but it took these extra steps for DOH to “concur”.

Thanks,

Russell E. Mau, Ph.D., P.E.

Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Desk: 509-329-2116

Fax: 509-329-2104

Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

From: Kaycee Hathaway [<mailto:kaycee.hathaway@co.kittitas.wa.us>]
Sent: Friday, October 31, 2014 9:55 AM
To: Mau, Russell E (DOH)
Subject: RE: Notice of Application: SP-14-00004 Boat Ramp

Dr. Mau,

In regards to SEPA please refer to WAC 197-11-800(6)(a). As too the contemplated water and sewage please refer to the attached.

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

From: Mau, Russell E (DOH) [<mailto:Russell.Mau@DOH.WA.GOV>]
Sent: Friday, October 31, 2014 9:05 AM
To: Kaycee Hathaway
Cc: Holly Duncan; Holly Myers
Subject: RE: Notice of Application: SP-14-00004 Boat Ramp

Ms. Hathaway:

Any reason why no SEPA – what is the future concept for water/sewer for the three parcels?

Thanks,

Russell E. Mau, Ph.D., P.E.

Regional Engineer

Department of Health, Office of Drinking Water

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Desk: 509-329-2116

Fax: 509-329-2104

Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at **www.doh.wa.gov/ehp/dw**

From: Kaycee Hathaway [<mailto:kaycee.hathaway@co.kittitas.wa.us>]

Sent: Friday, October 31, 2014 9:00 AM

To: Brenda Larsen; Renfrow, Brent D (DFW); Candie M. Leader; Christina Wollman; PRESTON, CINDY (DNR); ECY RE CRO SEPA COORDINATOR; 'enviroreview@yakama.com'; Moore, Erin (DOHi); Kaehler, Gretchen (DAHP); Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; HAZLETT, LINDA (DNR); Lisa Iammarino; Lisa Lawrence; Johnston, Mike (DOHi); 'nelmsk@cwu.edu'; Patti Johnson; Mau, Russell E (DOH); Teske, Mark S (DFW); DNR RE AQ LEASING RIVERS; Blackford, Candi (DOHi); 'Thalia Sachtleben (enviroreview@yakama.com)'; Sayrs, Brian A (DOH); tribune@nkctribune.com; Holly Myers; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Johnston, Mike (DOHi); Holmstrom, Rick; Prilucik, Jacob (PrilucJ@wsdot.wa.gov)

Cc: Doc Hansen

Subject: Notice of Application: SP-14-00004 Boat Ramp

[SP-14-00004 Boat Ramp Short Plat In County Network](#)

[SP-14-00004 Boat Ramp Short Plat Out of County Network](#)

No SEPA Checklist was submitted with this application

Comment Period ends Monday, November 17, 2014.

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation at the by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number or by opening the above link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: (509) 962-7079

Email: kaycee.hathaway@co.kittitas.wa.us

RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

STOCKDALE INC
PO BOX 1101
VANTAGE WA 98950

STOCKDALE BRYAN K. ETUX
PO BOX 1101
VANTAGE WA 98950-1101

ZIND ENTERPRISES LLC
2491 NW NEPTUNE PL
SEATTLE WA 98117

STATE OF WASH (PARKS & REC)
7150 CLEANWATER LN
OLYMPIA WA 98504

ELLENSBURG BOAT CLUB
%KNUDSON CINDY
3702 CARIBOU RD
ELLENSBURG WA 98926

GRANT CO PUD #2
PO BOX 878
EPHRATA WA 98823

STATE OF WASH (DOT)
REAL ESTATE SERVICES
2809 RUDKIN RD
UNION GAP WA 98903

COWIN WILLIAM C
21828 87TH AVE SE STE 200
WOODINVILLE WA 98072

KITTITAS CO (PUBLIC WORKS)
411 N RUBY ST STE 1
ELLENSBURG WA 98926-6300

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Friday, October 31, 2014 9:00 AM
To: Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPCOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; Candi Blackford; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Brian.Says@doh.wa.gov'; tribune@nkctribune.com; Holly Myers; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Holmstrom, Rick; Prilucik, Jacob (PrilucJ@wsdot.wa.gov)
Cc: Doc Hansen
Subject: Notice of Application: SP-14-00004 Boat Ramp
Attachments: SP-14-00004 Boat Ramp RE-Notice of Application.pdf

[SP-14-00004 Boat Ramp Short Plat In County Network](#)

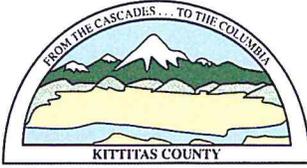
[SP-14-00004 Boat Ramp Short Plat Out of County Network](#)

No SEPA Checklist was submitted with this application

Comment Period ends Monday, November 17, 2014.

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation at the by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number or by opening the above link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

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



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"

Affidavit of Mailing & Publication

PROPOSAL NAME: Boat Ramp Short Plat (SP-14-00004)

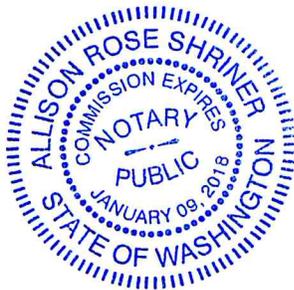
NOTIFICATION OF: RE- Notice of Application

NOTIFICATION MAIL DATE: October 31, 2014

I certify that the following documentation:

- RE- Notice of Application for the Boat Ramp Short Plat (SP-14-00004)

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.



Kaycee K Hathaway

Signature

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

Subscribed and sworn to before me this 31th day of October, 2014

Allison Rose Shriner

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

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

My appointment expires: January 9th, 2018

RE-NOTICE OF APPLICATION

Project Name (File Number): Boat Ramp (SP-14-00004)

Applicant: Chris Cruse authorized agent for Kittitas County Public Works, landowner

Location: located approximately 0.1 miles to the North off the west side of the Vantage bridge at 160 Boat Ramp Rd, in a portion of Section 30, T17N, R23E, WM in Kittitas County, bearing Assessor's map number 17-23-30010-0011.

Proposal: Chris Cruse authorized agent for Kittitas County public Works, landowner, has submitted a preliminary short plat application to subdivide approximately 4.16 acres into one 3.19 acre lot, one 34, 916 sqft lot, and one 7,201 sqft lot. The subject property is zoned 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) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Monday, November 17, 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 K Hathaway, Staff Planner: (509) 962-7506; email at kaycee.hathaway@co.kittitas.wa.us

RE- Notice of Application:	Friday, October 31, 2014
Notice of Application:	Friday, September 12, 2014
Application Received:	Wednesday, August 20, 2014
Application Complete:	Wednesday, September 10, 2014
Publication Date:	Friday, September 12, 2014



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

NOTICE OF APPLICATION

Boat Ramp
(SP-14-00004)

RE-Notice of Application: Friday, October 31, 2014
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Application Received: Wednesday, August 20, 2014
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DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 10/29/14 09:18 by lfi18

Acct #: 84329

Ad #: 1189720

Status: N

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

Start: 10/31/2014 Stop: 10/31/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 6.09 Words: 325
Total STD6 12.18
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 104.75
Affidavits: 1

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

Ad Descript: RE-NOTICE/OF APP BOAT RAM
Given by: KAYCEE HATHAWAY
Created: lfi18 10/29/14 09:15
Last Changed: lfi18 10/29/14 09:18

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFSS
DR	A		97 S	10/31			
IN	A		97 S	10/31			

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
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 10/29/14 09:18 by lfi18

Acct #: 84329

Ad #: 1189720

Status: N

RE-NOTICE OF APPLICATION

Project Name (File Number): Boat Ramp (SP-14-00004)
Applicant: Chris Cruse authorized agent for Kittitas County Public Works, landowner

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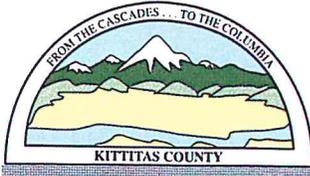
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RE- Notice of Application: Friday, October 31, 2014
Notice of Application: Friday, September 12, 2014
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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"

September 24, 2014

Chris Cruse
P.O. Box 959
Ellensburg, WA 98926

Kittitas County Public Works
411 N Ruby Suite 1
Ellensburg WA 98926

RE: Boat Ramp Short Plat, SP-14-00004

Dear Mr. Cruse,

It has come to the attention of Kittitas County Community Development Services (CDS) that a portion of the proposed parcel associated with the Boat Ramp Short Plat (SP-14-00004) may or may not be owned by Kittitas County Public Works. Rick Holmstrom from the Washington State Department of Transportation (WSDOT) has provided a quick claim deed from 1960 stating that WSDOT own a portion of parcel number 634136. WSDOT has requested a comment period extension for the Boat Ramp Short Plat to establish ownership.

CDS has determined that extending the comment period for WSDOT is necessary. The comment period will be extended for WSDOT only, until proof of ownership has been established between WSDOT and Kittitas County Public Works.

If you have any questions regarding this matter, please feel free to contact me at 509-962-7506 or by email at doc.hansen@co.kittitas.wa.us.

Sincerely,

Robert 'Doc' Hansen
Planning Official

CC: Kittitas County Public Works
Washington State Department of Transportation

(Rick Holmstrom)



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

September 25, 2014

Kaycee Hathaway
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Boat Ramp (SP-14-00004)

Dear Ms. Hathaway:

After conducting a review of the above named project, I have the following comments:

- The driveway(s) for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
- Any new structures or substantial development to existing structures will require a WUI permit.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal

Kaycee Hathaway

From: Holmstrom, Rick <HolmstR@wsdot.wa.gov>
Sent: Wednesday, September 24, 2014 8:20 AM
To: Kaycee Hathaway; Christina Wollman
Cc: Gonseth, Paul; Hicks, Bill; Seaward, Mike; Kroll, Chris
Subject: I-90 Vantage Boat ramp short plat
Attachments: Deed 1-D.PDF; Deed 1-D Boundary Trace.pdf; 201409240700.pdf; Vantage 2014.pdf; Sheet 1 of 5 (MP 136.18 to MP 136.56) LE 420+00 to LE 440+00 (Wanapum Rd Interchange).TIF

Kaycee/Christina-

WSDOT finds ownership issues with this proposal. Our records indicate that WSDOT owns a significant portion of this land. From the proposed short plat, it is the majority of lot 3. I have attached the conveyance deed (AFN 280710) and boundary trace of this deed. We have no records indicating other than our ownership. Also attached is the GIS parcel mapping which more or less, is consistent with our records.

I spoke to Chris Cruse yesterday, who referred me to the title report. Within this report, it identifies a number of conveyance deeds after 1960. I guess it is possible that one of these may be a conveyance of property from WSDOT back to the County, but we have no record of this and our right-of-way plan (attached) has no reference to any conveyance back to the County. We note the reference to "4.22 acres of excess r/w" on this plan but have no record of change in ownership.

I checked the certification of the Vantage highway back to the County in 1966, and that certification begins at VE 2+80.8. Meaning, that process did not convey or relinquish ownership of the property in question.

In the absence of a deed or some other instrument indicating otherwise, WSDOT is the owner of the majority of this property in the short plat.
This short plat cannot move forward.

Comments are due next Monday. WSDOT recommends the County either suspend or terminate this proposal. If the County or proponent has records to indicate otherwise, please provide us the appropriate document and we will review accordingly.

QUIT CLAIM DEED

In the Matter of Primary State Highway No. 7, Vantage Bridge West Approach

KNOW ALL MEN BY THESE PRESENTS, That the Grantor Kittitas County, a municipal corporation,

for and in consideration of the sum of Dollars,

convey and quit claim to the State of Washington, the following described real estate and any after acquired interest therein, situate in County, in the State of Washington:

All that portion of the east half of the following described Parcel "A" lying between the hereinafter described lines 1 and 2:

LINE 1: A line drawn parallel with and 100 feet southerly when measured at right angles and/or radially from the "LE" center line of PSH No. 7, Vantage Bridge West Approach.

LINE 2: Beginning on the east line of said Parcel "A" at the point of intersection with a line drawn parallel with and 100 feet northerly when measured at right angles and/or radially from the "LW" center line, PSH No. 7, Vantage Bridge West Approach, thence westerly along said parallel line to a point opposite Highway Engineer's Station LW 442+11 and 100 feet northerly therefrom, which point is also 50 feet northeasterly from the center line of the temporary connection of said highway; thence northwesterly parallel with and 50 feet northeasterly when measured at right angles and/or radially from the center line of said temporary connection to the north line of said Parcel "A"; thence westerly along said north line to the west line of the east half of said Parcel "A".

ALSO, all that portion of the west half of said Parcel "A" lying between the hereinafter described lines 3 and 4:

LINE 3: Beginning on the east line of the west half of said Parcel "A" at the point of intersection with a line drawn parallel with and 100 feet southerly when measured at right angles and/or radially from the "LE" center line of PSH No. 7, Vantage Bridge West Approach; thence westerly along said parallel line to a point opposite Highway Engineer's Station LE 434+11.2 and 100 feet southerly therefrom which point is also 125 feet easterly from the "VE" center line of said highway; thence southwesterly in a straight line to a point opposite Highway Engineer's Station VE 18+30 and 60 feet southeasterly therefrom; thence west to the west line of the northeast quarter of the northeast quarter, Section 30, Township 17 North, Range 23 East, W.M.

LINE 4: Beginning at the northeast corner of the west half of said Parcel "A", thence west along the north line of said Parcel "A" to the point of intersection with a line drawn parallel with and 50 feet northwesterly when measured at right angles and/or radially from the "VE" line of PSH No. 7, Vantage Bridge West Approach; thence southerly along said parallel line to a point opposite Highway Engineer's Station LW 433+70.5 and 360 feet northerly therefrom, thence northwesterly in a straight line to a point opposite Highway Engineer's Station LW 430+00 and 420 feet northerly therefrom; thence westerly in a straight line to a point opposite Highway Engineer's Station LW 428+50 and 400 feet northerly therefrom.

PARCEL "A": The northeast quarter of the northeast quarter of Section 30, Township 17 North, Range 23 East, W.M., EXCEPT the south 400 feet thereof, and EXCEPT public road rights of way.

The lands being conveyed herein contain an area of 16.78 acres, more or less, the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the office of the Director of Highways at Olympia, and bearing date of approval November 3, 1959, revised November 24, 1959, and the center line of which is also shown of record in Volume A of Highway Plats, pages 44 and 45, records of said county.

ALSO, the Grantors herein convey and quit claim to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between Primary State Highway No. 7, Vantage Bridge West Approach, and the remainder of said Parcel "A".

It is understood and agreed that the delivery of this deed is hereby tendered and that the terms and conditions hereof shall not become binding upon the State of Washington unless and until accepted in writing for the State of Washington, Department of Highways, by the Chief

Kittitas County acting by and through it's Board of County Commissioners

of December 1959

Howard Sorenson
Chairman

Albert S. Heathcock
Member

Joe McManamy
Member

approved JAN 25 1960

STATE OF WASHINGTON
DEPARTMENT OF HIGHWAYS

By *[Signature]*
Chief Right of Way Agent.

STATE OF WASHINGTON, }
County of _____ } ss.

I, the undersigned, a notary public in and for the State of Washington, do hereby certify that on this _____ day of _____ personally appeared before me

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

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

STATE OF WASHINGTON)
County of Kittitas) : ss.

Notary Public in and for the State of Washington,

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 28th day of December, 1959, before me personally appeared Howard P. Sorensen, Albert S. Heathcock, Joe McManamy

each one to me known to be one of the duly elected, qualified and acting County Commissioners of Kittitas County, that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said Kittitas County, Washington, for the uses and purposes therein mentioned, and _____ stated that he was authorized to execute said instrument by resolution of the County Commissioners of Kittitas County, Washington, and that the _____ is the official seal of Kittitas County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the _____ first above written.

Marion Sarter
Notary Public in and For the State of Washington
Residing at Ellensburg

1-B 280710
2-B
QUIT CLAIM DEED
'60 JAN 29 AM 9:14
Kittitas County
TO
STATE OF WASHINGTON
IN
Kittitas County

INDEXED
RECORDED
COMPARED

Recorded: *Dept. of Highways*
Volume 105 Page 510
COUNTY OF KITTITAS
STATE OF WASHINGTON
MARION SARTER, County Auditor
B. Moran Deputy

When recorded mail to
DEPARTMENT OF HIGHWAYS
OLYMPIA, WASH.
Primary State Highway No. 7
Vantage Bridge West Approach

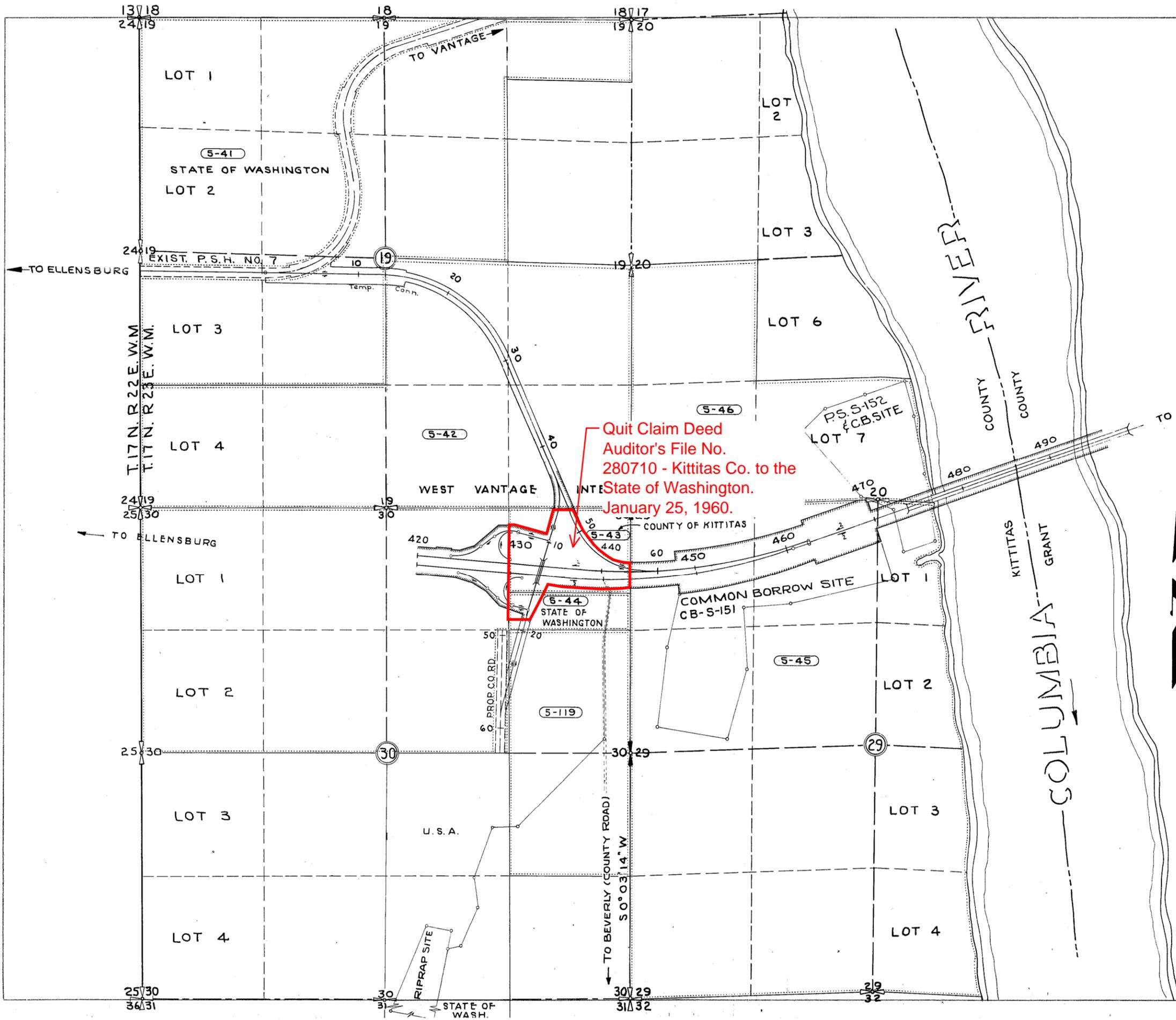
Wash. State Dept. of Highways
Transportation Bldg.
Ellensburg - Wash.

RETURN TO
R/W FILES

FED. ROAD DIV. NO.	STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
10	WASH.	1-90-3()			

REVISIONS	DATE	BY	DATE
DESIGNED			
DESIGN CHECKED			
QUANTITIES PREPARED			
QUANTITIES CHECKED			

DATE	BY	DATE

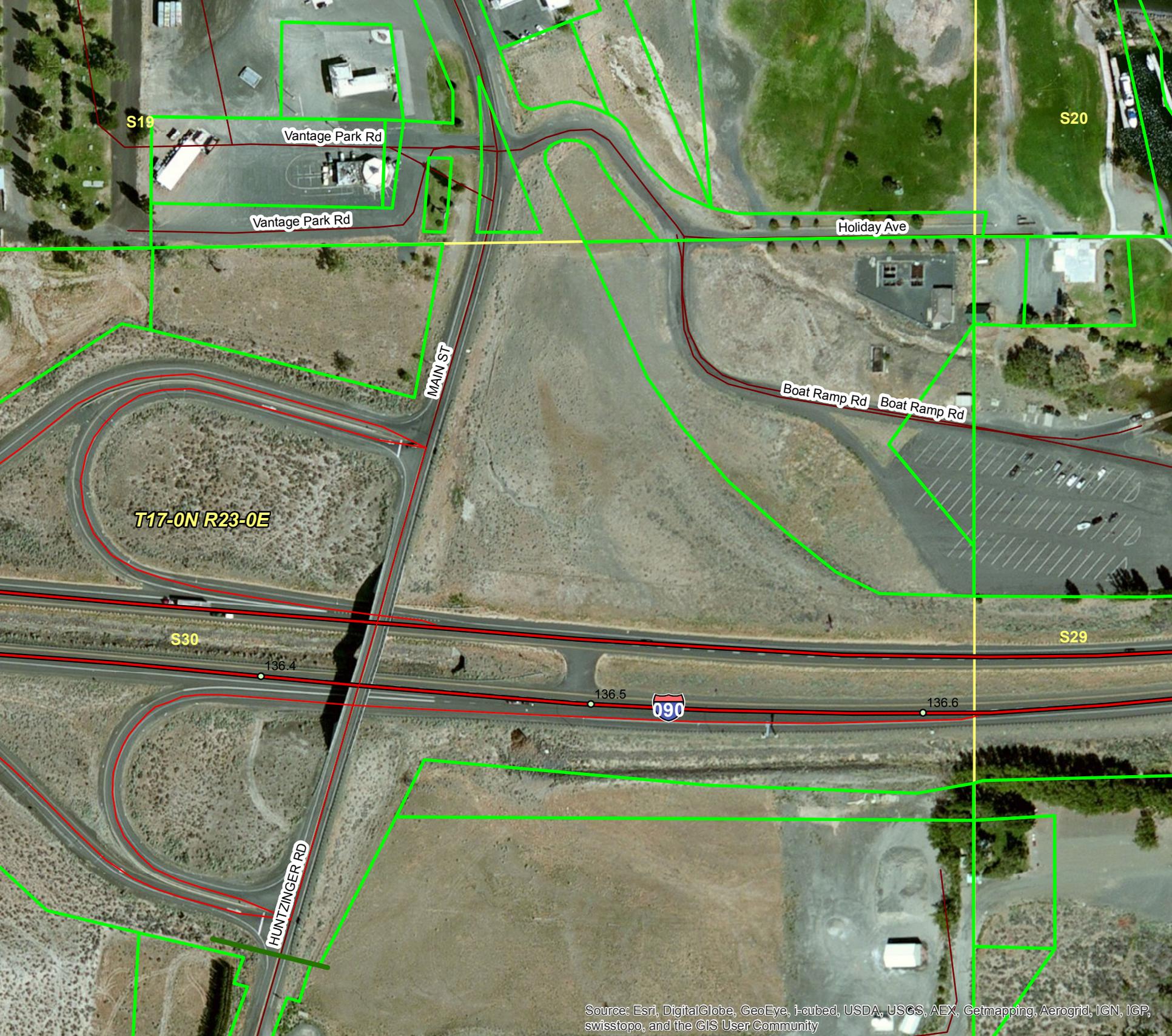


All Plans are subject to change. Parties seeking precise current information should consult the official plan on file in the Department of Transportation in Olympia.

SR90
~~PRIMARY STATE HIGHWAY NO. 7~~
VANTAGE BRIDGE WEST APPROACH
 GRANT & KITTITAS COUNTY
VICINITY AND TOTAL PARCEL DETAIL MAP
 WASHINGTON STATE HIGHWAY COMMISSION
 DEPARTMENT OF HIGHWAYS
 OLYMPIA, WASHINGTON
 SCALE: 1" = 500'
 APPROVED: Nov. 3, 1959
 SHEET 5 OF 5 SHEETS

Letter 1-28-52 18-27-52 Deleted Precincts sheets 6 thru 9 & revised total sheet no. 18-27-52
 AUTHORITY DATE BY
 R/S
 B.S.
 D.V.

R/W SR-90/157



S19

Vantage Park Rd

Vantage Park Rd

S20

Holiday Ave

MAIN ST

Boat Ramp Rd Boat Ramp Rd

T17-0N R23-0E

S30

S29

136.4

136.5



136.6

HUNTZINGER RD

ROAD NO.	STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
10	WASH.	40-31			

For Temporary Conn. R/W Back, See Sheet No. 4 of 9 Sheets

Access Rights conveyed to SAL, Inc. by instrument 7-26-72

TEMPORARY CONNECTION 40

FOR RELINQUISHMENT TO COUNTY

5-42 GRADE INTERSECTION RIGHT STA. VE 4+75

5-43

5-44

5-119

S.W. 1/4 S.E. 1/4 Sec. 19

LEGEND

ACCESS TO BE PROHIBITED SHOWN THUS PROPERTY OWNERSHIP NUMBERS

5-119

COORDINATE SYSTEM USED LAMBERT SOUTH ZONE

OWNERSHIPS				REMAINDER		
PARCEL NO.	NAME	TOTAL AREA	TAKE	LT.	RT.	EASEMENT
5-43	CO. OF KITTITAS		17.09 AC.			* 0.49 AC.
5-44	STATE OF WASHINGTON		2.11 AC.			
5-119	STOCKDALE	80.00 AC.	1.34 AC.	78.17 AC.	0.49 AC.	
5-44-A	STATE OF WASHINGTON DEPT. OF NAT. RESOURCES	(SEE NOTE)	13.75 AC.			** 0.47 AC.
5-42	STOCKDALE	SEE SHEET NO 4				

NOTE: FOR TOTAL AREA SEE PARCEL NO. 5-1028 PSH 7 (SR90) RYEGRASS TO VANTAGE BRIDGE WEST APPROACH, SHEET 15 OF 38 SHEETS.

No private access shall be permitted between HES VE 3+50 and VE 4+83.3 per Commission Resolution No. 2324.

* State to Maintain
** FOR TRANSFER

NOTE: For Plan Back see PSH 7 SR90 RyeGrass to Vantage Bridge West Approach, approved Nov. 16, 1965.

BEGIN. OF PLAN STA. 420+00

CURVE DATA						SPIRALS BK. & AH.		
PI. STATION	Δ	CΔ	D	T	L	α	DE	LS
VE. 4+83.4	38° 55' 30"		10° 00'	202.5	389.3'			
V.C. 1+73.7	39° 59'		12° 00'	173.7	333.2'			
V.C. 6+85.8	53° 30'		20° 00'	144.4	267.5'			
V.A. 1+48.3	34° 31'		12° 00'	148.3	287.6'			
V.A. 5+72.0	29° 00'		20° 00'	74.1	145.0'			
T.C. 54+76.1	70° 40'	51° 04'	7° 00'	723.0	729.5'	2 1/2	9° 48'	2.8
VE. 28+90.2	14° 47'		10° 00'	74.3	147.8'			

NOTE: FOR TOTAL AREAS, SEE PARCEL DETAIL SHEET NO. 5. N.W. 1/4 N.E. 1/4 Sec. 30

AUTHORITY	DATE	DESCRIPTION	BY
Ltr. 10-21-75	12-26-75	Revised R/W & LIA & noted excess R/W on Lt. VE 5+03.09 to LW 440+00	RLS
Letter 8-6-73	10-5-73	Defined R/W limits of area for relinquishment south portion VE Line	WLM
Letter 5-18-71	9-15-72	Noted access rights conveyed to SAL, Inc. by instrument 7-26-72	RLS
Ltr. 2-19-71	3-25-71	Deleted LIA central Sta. VE 2+00.8 to Sta. VE 3+50. Added access note Parcel No. 5-42	RLS
Ltr. 3-21-70	8-20-70	Added Grade Intersection Right Sta. VE 4+75, County Rd	WLM
Ltr. 2-29-66	2-5-70	Added LIA on west Sta. VE 18+92.8 to Sta. VE 20+10.7	RLS
Letter 1-18-66	1-28-69	Added turnback lines and T.C. 43+00.8 to VE 42+00.0 P.C.	RLS
Ltr. 12-12-66	12-28-66	Utility Easements Added Lt. VE 423+54 to VE 429+55.8 R/W	JWS
Ltr. 7-29-66	8-30-66	Channel Change Easement Added on Rt. Sta. VE 435+50 to VE 440+00	JWS
Letter 1-18-66	1-1-66	R/W L.A. Rev. R/W VE 3+00 to VE 5+81.8	JWS
Ltr. 8-9-65	11-30-65	Revised Ownership Areas R/W & LIA Rt. Lt. Sta. 420+00 to Sta. 435+00	ALS
Com. Res. 2324	7-23-69	LIA Rev. & Grade Intersection Added Lt. of Sta. TC 45+35	JWS
Ltr. 11-24-69	11-24-69	Ownership, Co. Rd. Alignment & R/W Added	RLS

RIGHT OF WAY STA. 420+00 to STA. 440+00

WASHINGTON STATE HIGHWAY COMMISSION DEPARTMENT OF HIGHWAYS

APPROVED Nov. 3, 1959

SHEET 1 OF 5 SHEETS

Adopted by Commission Resolution No. 923 Nov. 16, 1959

R/W SR-90



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

September 24, 2014



Kaycee Hathaway
Kittitas County Community Development
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: SP-14-00004

Dear Ms. Hathaway:

Thank you for the opportunity to comment on the short subdivision of approximately 9.02 acres into 3 lots, proposed by Kittitas County Public Works. We have reviewed the application and have the following comments.

WATER RESOURCES

Dividing a piece of property is often the first step in a proposed development. Water availability is essential for development. Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments. The submitted checklist does not contain sufficient information to evaluate water availability or the adequacy of water rights. Ecology believes water availability should be addressed by the county and the project proponent in the threshold determination for this subdivision.

If you have any questions or would like to respond to these Water Resources comments, please contact **Jacquelyn Metcalfe** at (509) 457-7148.

Sincerely,

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

3522

Kaycee Hathaway

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Tuesday, September 16, 2014 10:43 AM
To: Holly Duncan; Kaycee Hathaway
Subject: RE: Notice of Application: SP-14-00004 Boat Ramp

Vantage has sufficient connections to allow this additional water connection.

Thanks,

Russell E. Mau, Ph.D., P.E.

Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

From: Holly Duncan [mailto:holly.duncan@co.kittitas.wa.us]
Sent: Tuesday, September 16, 2014 10:25 AM
To: Mau, Russell E (DOH); Kaycee Hathaway
Subject: RE: Notice of Application: SP-14-00004 Boat Ramp

Yes, Kittitas County Water District #6 is Vantage.

From: Mau, Russell E (DOH) [mailto:Russell.Mau@DOH.WA.GOV]
Sent: Tuesday, September 16, 2014 8:27 AM
To: Kaycee Hathaway; Holly Duncan
Subject: RE: Notice of Application: SP-14-00004 Boat Ramp

Ms. Hathaway:

I would like confirmation on what system is providing them water, because we do not have a "District 6" in our records. Perhaps Holly knows of this system?

Thanks,

Russell E. Mau, Ph.D., P.E.

Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

From: Kaycee Hathaway [<mailto:kaycee.hathaway@co.kittitas.wa.us>]
Sent: Friday, September 12, 2014 1:34 PM
To: Mau, Russell E (DOH)
Subject: RE: Notice of Application: SP-14-00004 Boat Ramp

The applicant has verbally confirmed that they have water and sewer hook ups. I can contact them asking for additional information about whom they receive their sewer connections from if you would like.

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

From: Mau, Russell E (DOH) [<mailto:Russell.Mau@DOH.WA.GOV>]
Sent: Friday, September 12, 2014 1:10 PM
To: Kaycee Hathaway
Cc: Sayers, Brian A (DOH); Serr, Ben A (DOH)
Subject: RE: Notice of Application: SP-14-00004 Boat Ramp

Ms. Hathaway:

DOH wants confirmation regarding any water service for the 3 lots. The text on the submittal on Page 3 of 3 of the Short Plat Application states "3 lot short plat with services provided by Kittitas Co Water District 6". Are they receiving water from Kittitas Co Water District 6?

DOH does NOT have a record of a water system named "Kittitas Co Water District 6" or any other reasonable variation of this (such as spelling out "Co").

Thanks,

Russell E. Mau, Ph.D., P.E.
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

From: Kaycee Hathaway [<mailto:kaycee.hathaway@co.kittitas.wa.us>]
Sent: Friday, September 12, 2014 9:31 AM
To: Brenda Larsen; Renfrow, Brent D (DFW); Candie M. Leader; Christina Wollman; PRESTON, CINDY (DNR); EGY RE CRO SEPA COORDINATOR; 'enviroreview@yakama.com'; Moore, Erin (DOHi); Kaehler, Gretchen (DAHP); Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; HAZLETT, LINDA (DNR); Lisa Iammarino; Lisa Lawrence; Johnston, Mike (DOHi); 'nelmsk@cwu.edu'; Patti Johnson; Mau, Russell E (DOH); Teske, Mark S (DFW); DNR RE AQ LEASING RIVERS; 'Thalia Sachtleben (enviroreview@yakama.com)'; Sayers, Brian A (DOH); tribune@nkctribune.com; Moore, Erin (DOHi); Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Johnston, Mike (DOHi); Holmstrom, Rick; Prilucik, Jacob (PrilucJ@wsdot.wa.gov)
Cc: Doc Hansen
Subject: Notice of Application: SP-14-00004 Boat Ramp

[SP-14-00004 Boat Ramp Short Plat In County Network](#)

[SP-14-00004 Boat Ramp Short Plat Out of County Network](#)

No SEPA Checklist was submitted with this application

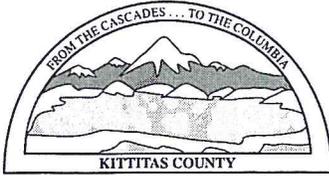
Comment Period ends Friday, September 29, 2014.

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation at the by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number or by opening the above link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Kaycee K Hathaway
Kittitas County
Community Development Services/ 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.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kaycee Hathaway, Community Development Services

FROM: Christina Wollman, Planner III *CW*

DATE: September 16, 2014

SUBJECT: Boat Ramp Short Plat SP-14-00004

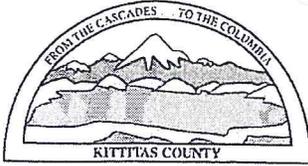
The following shall be conditions of preliminary approval:

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. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
3. 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.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

DETERMINATION OF CONCURRENCY FINDING

Project: TC-13-00010 Boat Ramp Short Plat SP-14-00004

Description: A 3-lot short plat.

Proponent: Chris Cruse
PO Box 959
Ellensburg, WA 98926

Landowner: Kittitas County Public Works
411 N Ruby St, Suite 2
Ellensburg, WA 98926

Location: The project is located at 160 Boat Ramp Rd, Vantage, WA, in a portion of Section 30, T17N, R23E, WM in Kittitas County. Assessor's map number: 17-23-30010-0011.

Serving Roadway: Boat Ramp Road

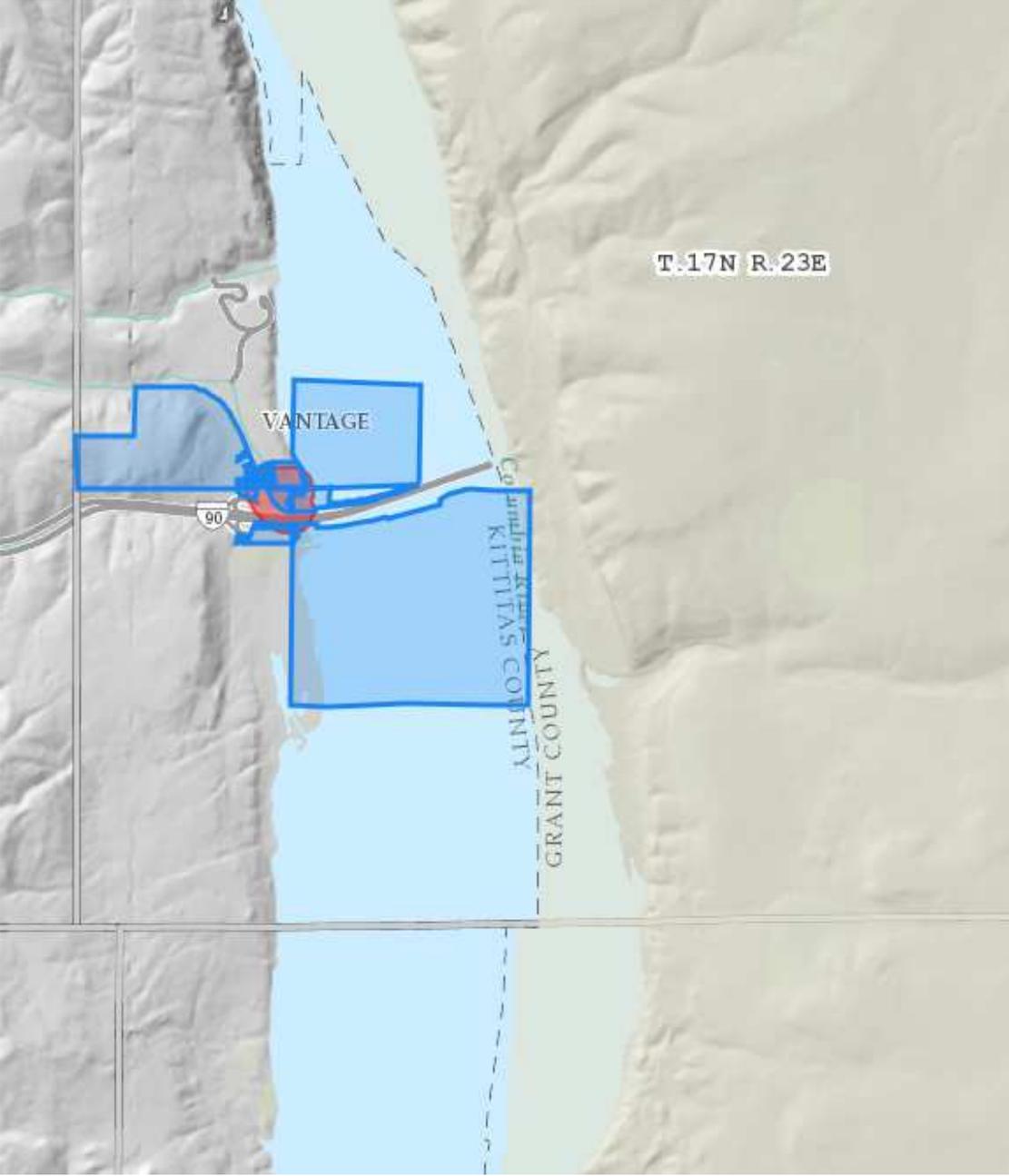
Capacity Allocation: No additional trip generation expected.

Kittitas County Department of Public Works has determined there will not be a significant impact to the County roads serving this project and there is sufficient capacity on the serving roadways for the additional traffic to be generated by this project. No mitigation will be required. This decision was made after review of the completed transportation concurrency management application which is on file with Public Works. This information is available to the public on request.

This concurrency finding is issued under KCC 12.10. This determination may be appealed within 15 days of this notification to the Road Variance Committee. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

Signed: *C. Wollman*

Date: Sept 14, 2014



T.17N R.23E

VANTAGE

KITTITAS COUNTY
GRANT COUNTY

90

STOCKDALE INC
PO BOX 1101
VANTAGE WA 98950

STOCKDALE BRYAN K. ETUX
PO BOX 1101
VANTAGE WA 98950-1101

ZIND ENTERPRISES LLC
2491 NW NEPTUNE PL
SEATTLE WA 98117

STATE OF WASH (PARKS & REC)
7150 CLEANWATER LN
OLYMPIA WA 98504

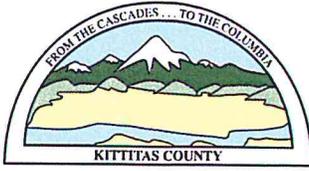
ELLENSBURG BOAT CLUB
%KNUDSON CINDY
3702 CARIBOU RD
ELLENSBURG WA 98926

GRANT CO PUD #2
PO BOX 878
EPHRATA WA 98823

STATE OF WASH (DOT)
REAL ESTATE SERVICES
2809 RUDKIN RD
UNION GAP WA 98903

COWIN WILLIAM C
21828 87TH AVE SE STE 200
WOODINVILLE WA 98072

KITTITAS CO (PUBLIC WORKS)
411 N RUBY ST STE 1
ELLENSBURG WA 98926-6300



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: Boat Ramp Short Plat, SP-14-00004

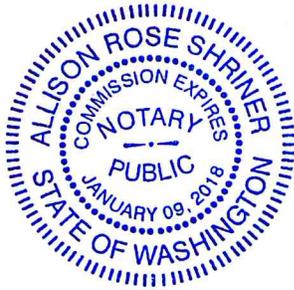
NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: September 12, 2014

I certify that the following documentation:

- Notice of Application Boat Ramp Short Plat, SP-14-00004

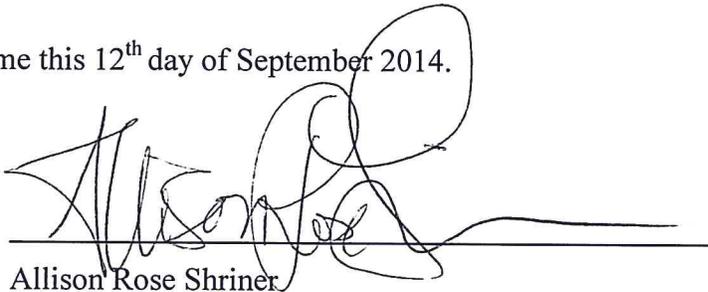
has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.




Signature

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

Subscribed and sworn to before me this 12th day of September 2014.



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

My appointment expires: January 9th, 2018

NOTICE OF APPLICATION

Project Name (File Number): Boat Ramp (SP-14-00004)

Applicant: Chris Cruse authorized agent for Kittitas County Public Works, landowner

Location: located approximately 0.1 miles to the North off the west side of the Vantage bridge at 160 Boat Ramp Rd, in a portion of Section 30, T17N, R23E, WM in Kittitas County, bearing Assessor's map number 17-23-30010-0011.

Proposal: Chris Cruse authorized agent for Kittitas County public Works, landowner, has submitted a preliminary short plat application to subdivide approximately 9.02 acres into one 7.33 acre lot, one 34, 916 ft² lot, and one 7,201 ft² lot. The subject property is zoned 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) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Monday, September 29, 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 K Hathaway, Staff Planner: (509) 962-7506; email at kaycee.hathaway@co.kittitas.wa.us

Notice of Application:	Friday, September 12, 2014
Application Received:	Wednesday, August 20, 2014
Application Complete:	Wednesday, September 10, 2014
Publication Date:	Friday, September 12, 2014



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

NOTICE OF APPLICATION

Boat Ramp
(SP-14-00004)

Notice of Application: Friday, September 12, 2014
Application Received: Wednesday, August 20, 2014
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Designated Permit Coordinator (staff contact): Kaycee K Hathaway, Staff Planner: (509) 962-7506; email at kaycee.hathaway@co.kittitas.wa.us

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 09/10/14 10:32 by lfi18

Acct #: 84329

Ad #: 1162702

Status: N

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

Start: 09/12/2014 Stop: 09/12/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 6.04 Words: 317
Total STD6 12.08
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 103.89
Affidavits: 1

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

Ad Descrpt: NOTICE OF APPLICATION
Given by: KAYCEE HATHAWAY
Created: lfi18 09/10/14 10:29
Last Changed: lfi18 09/10/14 10:32

COMMENTS:

COPIED from AD 1162653

PUB ZONE ED TP START INS STOP SMTWTFS
DR A 97 S 09/12
IN A 97 S 09/12

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
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 09/10/14 10:32 by lfi18

Acct #: 84329

Ad #: 1162702

Status: N

NOTICE OF APPLICATION

Project Name (File Number):

Location:

Proposal:

Materials Available for Review:

Written Comments

Under Title 15A.03.080

Designated Permit Coordinator (staff contact):

Notice of Application: Friday, September 12, 2014
Application Received: Wednesday, August 20, 2014
Application Complete: Wednesday, September 10, 2014
Publication Date: Friday, September 12, 2014

← There is
nothing
here!

STOCKDALE INC
PO BOX 1101
VANTAGE WA 98950

STOCKDALE BRYAN K. ETUX
PO BOX 1101
VANTAGE WA 98950-1101

ZIND ENTERPRISES LLC
2491 NW NEPTUNE PL
SEATTLE WA 98117

STATE OF WASH (PARKS & REC)
7150 CLEANWATER LN
OLYMPIA WA 98504

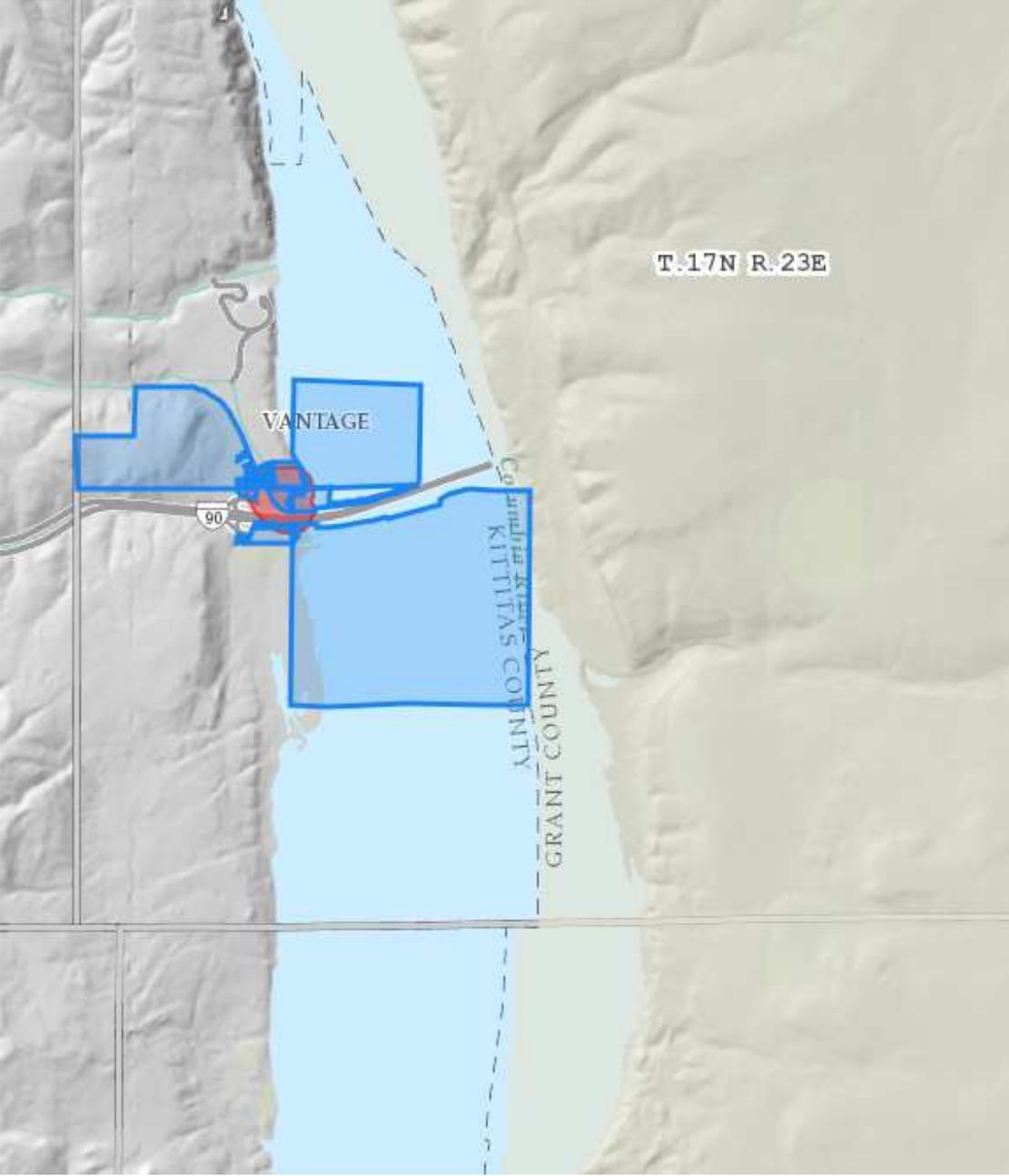
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%KNUDSON CINDY
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GRANT CO PUD #2
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STATE OF WASH (DOT)
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411 N RUBY ST STE 1
ELLENSBURG WA 98926-6300

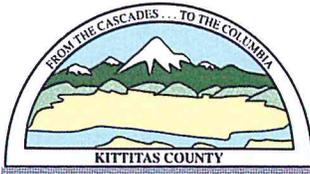


T.17N R.23E

VANTAGE

KITTITAS COUNTY
GRANT COUNTY

90



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"

September 10, 2014

Chris Cruse
P.O. Box 959
Ellensburg, WA 98926

Kittitas County Public Works
411 N Ruby Suite 1
Ellensburg WA 98926

RE: Boat Ramp Short Plat, SP-14-00004

Dear Mr. Cruse,

The application for a 3 lot Short Plat on approximately 9.02 acres of land that is zoned Residential, located in a portion of Section 30, T17N, R23E, WM in Kittitas County, bearing Assessor's map number 17-23-30010-0011 was received on August 27, 2014. Your application has been determined complete as of September 10, 2014.

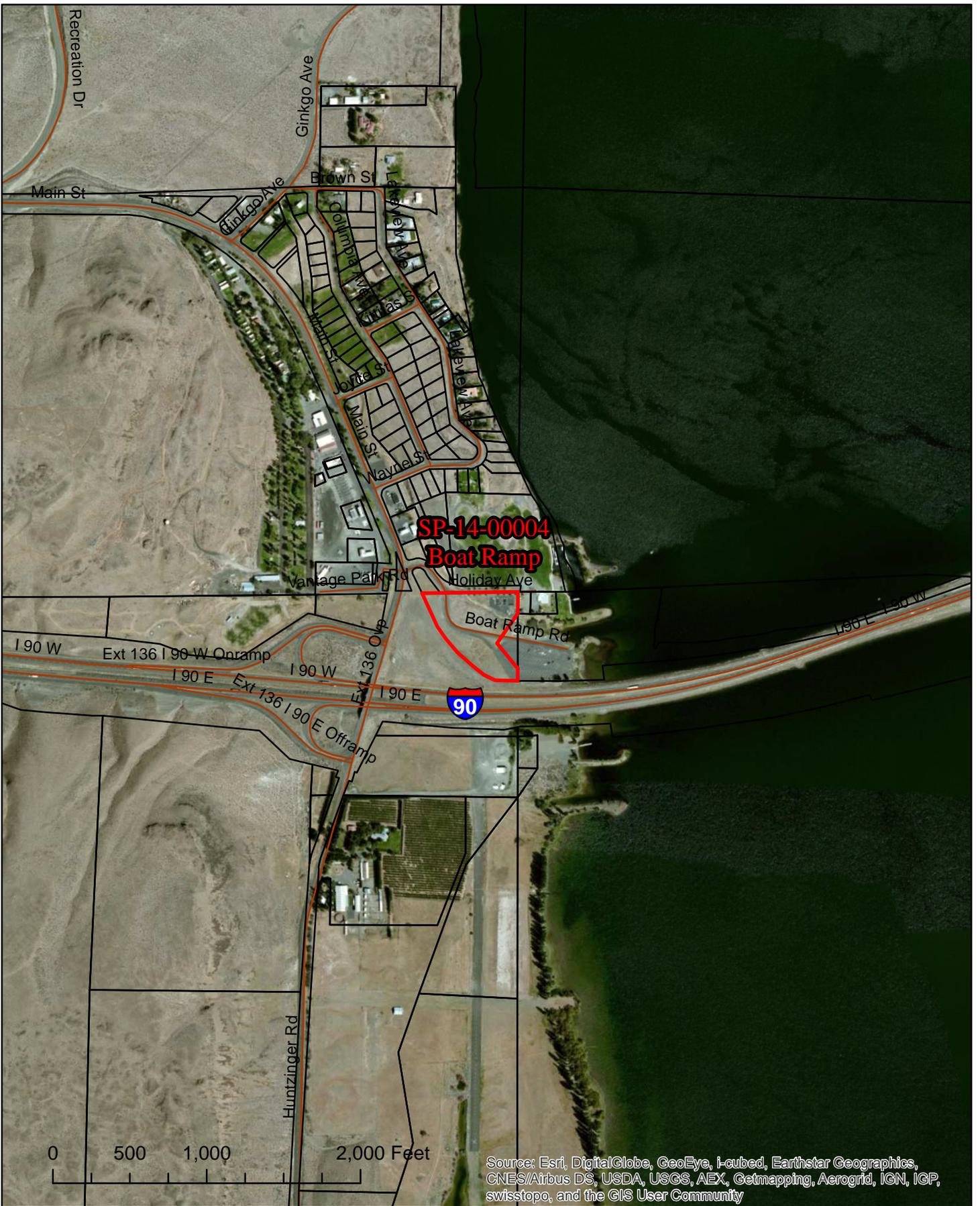
Continued processing of your application will include, but is not limited to, the following actions:

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

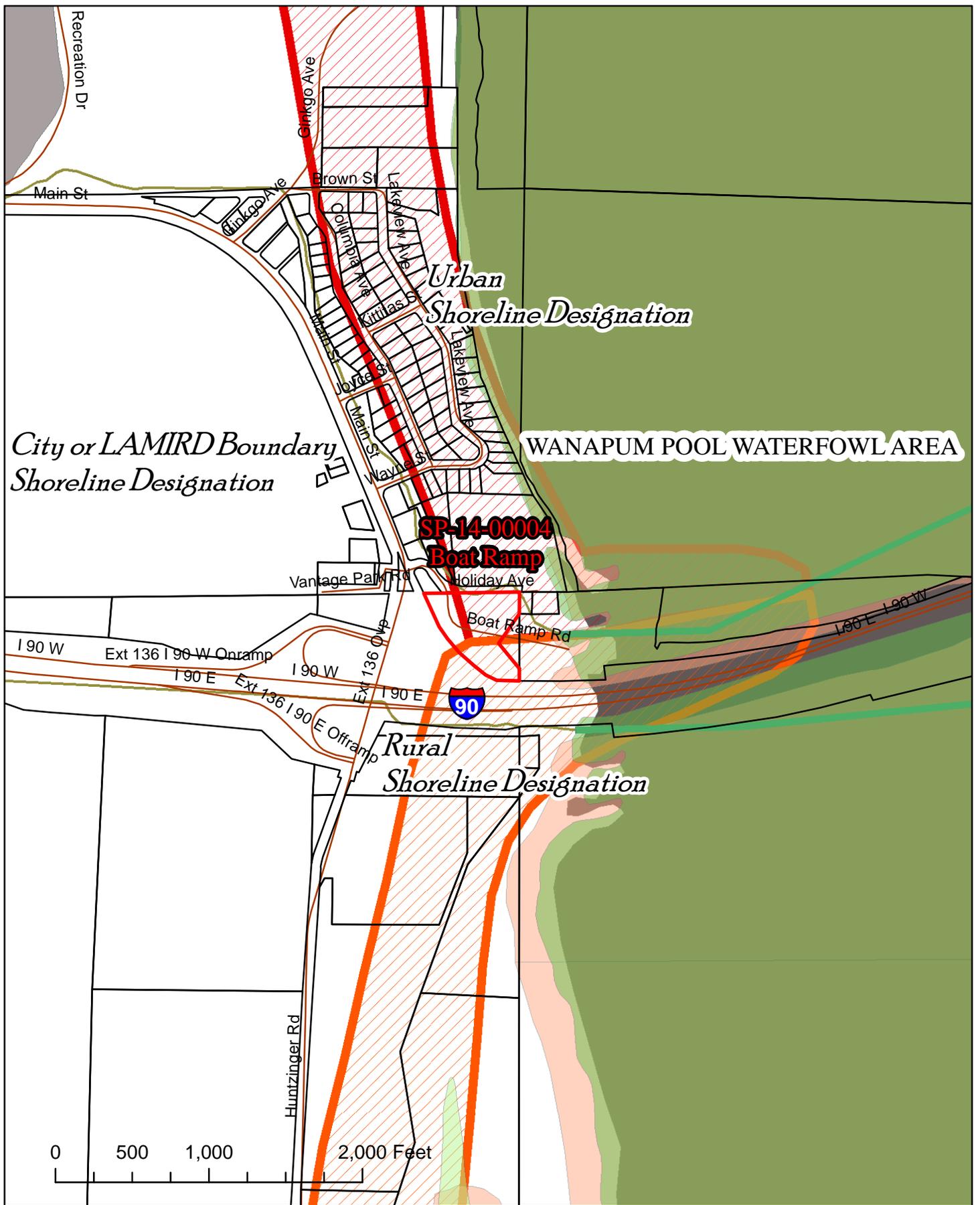


SP-14-00004
Boat Ramp

9/10/2014

Air Photo
Vertical

kaycee.hathaway

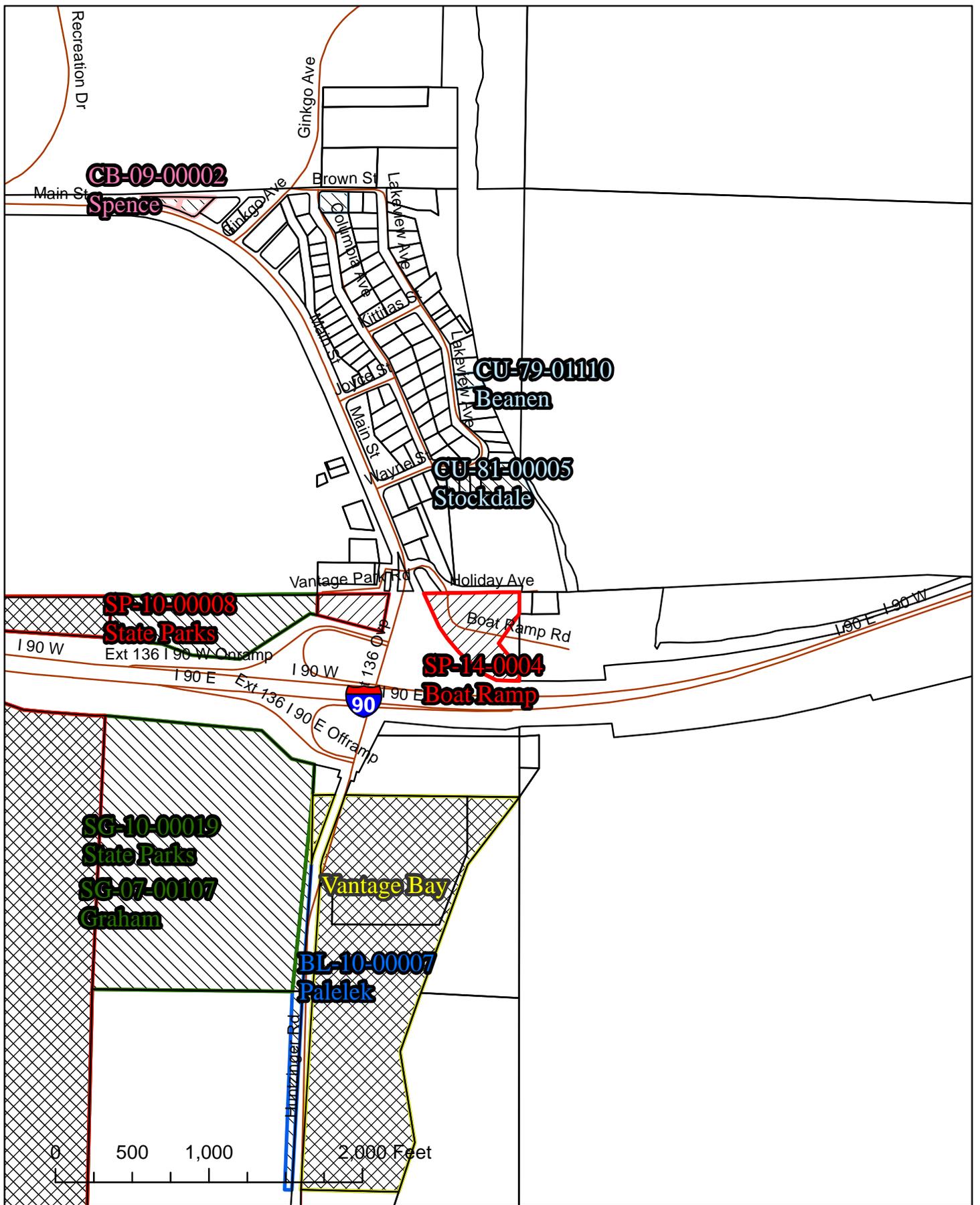


SP-14-00004
Boat Ramp

Critical Areas
Map

9/10/2014

kaycee.hathaway

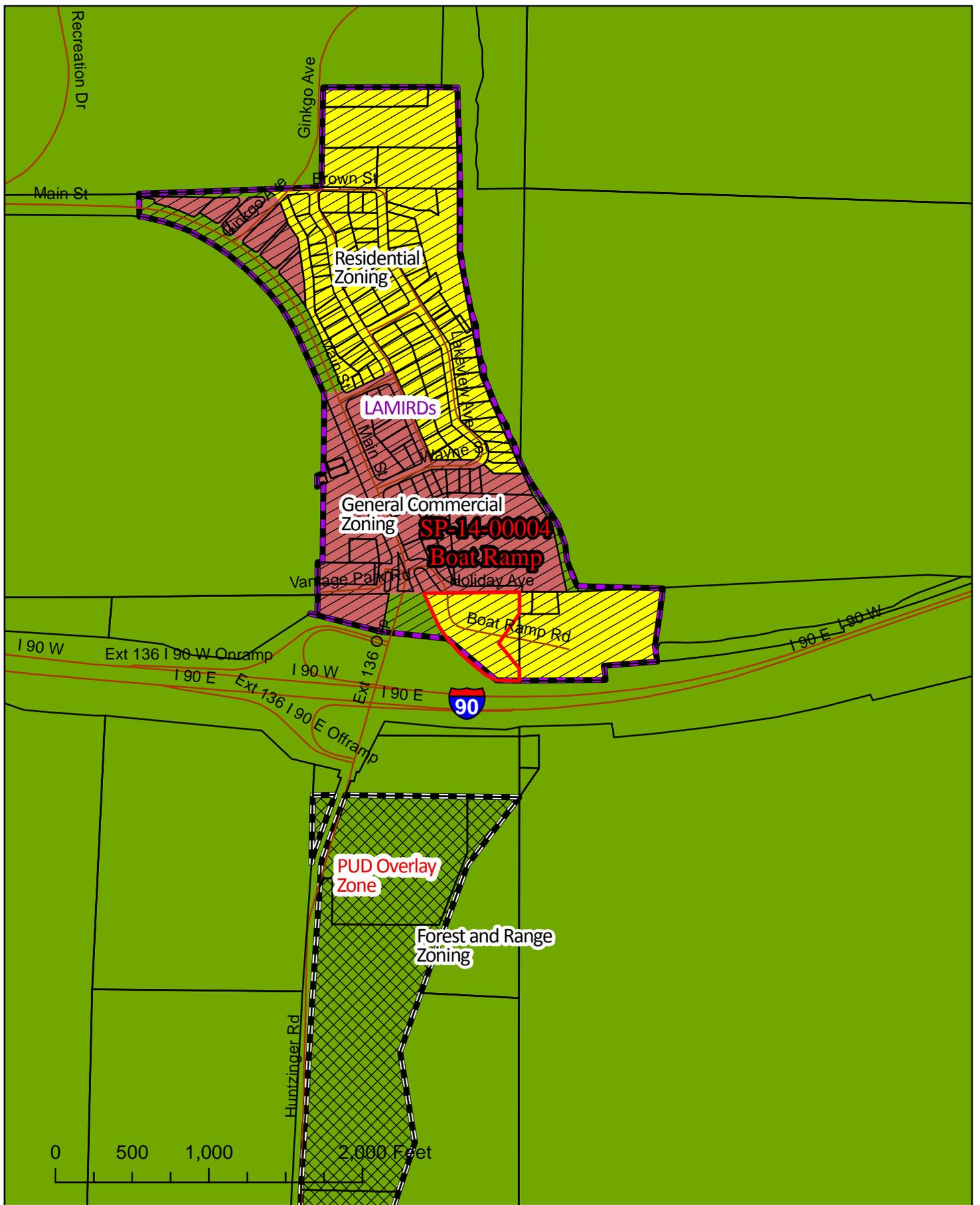


SP-14-00004
Boat Ramp

Regional Land Use
Map

9/10/2014

kaycee.hathaway



SP-14-00004
Boat Ramp

9/10/2014

Zoning
Map

kaycee.hathaway

Jan Ollivier

From: Jan Ollivier
Sent: Tuesday, August 19, 2014 11:06 AM
To: 'Cruse & Associates'; Mike Zabransky
Cc: Roy Chance; Jim Van De Venter
Subject: RE: Vantage Short Plat

Hi Chris:

The water system identified for the short plat should be: Vantage Water System

It is a group A system. I'll look into getting an availability letter from the owner.

<u>PWSID</u>	<u>SystemName</u>	<u>Group</u>	<u>Status</u>	<u>County</u>	<u>OwnerTypeDesc</u>	<u>ResPop</u>	<u>ResConn</u>	<u>TotalConn</u>	<u>ApprovServices</u>
91250	VANTAGE WATER SYSTEM	A	Act	KITTITAS	Investor	70	39	99	150

Thanks!

Jan Ollivier
Transportation Manager
Kittitas County Public Works Department
509-962-7610
jan.ollivier@co.kittitas.wa.us

From: Cruse & Associates [mailto:cruseandassoc@kvalley.com]
Sent: Monday, August 11, 2014 4:43 PM
To: Mike Zabransky
Cc: Jan Ollivier; Roy Chance; Jim Van De Venter
Subject: Re: Vantage Short Plat

Whatever works for you. Let me know if you have any questions or revisions and can update as needed.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

From: Mike Zabransky
Sent: Monday, August 11, 2014 4:29 PM
To: 'Cruse & Associates'
Cc: Jan Ollivier ; Roy Chance ; Jim Van De Venter
Subject: RE: Vantage Short Plat

Kirk wanted Jan to have a chance to review this. We should have it ready for you next week.

Kittitas County Water District #6
PO Box 71
Vantage, WA 98950

July 1, 2014

Jan Ollivier
Kittitas County Transportation Manager
411 S Ruby, Suite 1
Ellensburg, WA 98926

Dear Jan:

Kittitas County Water District #6 is able to provide sewer hookups and services for the 2 new parcels, if needed, once the short plat of parcel #634136 is completed.

You will need to contact Havilah, Inc. for a letter stating they will be able to provide water to the 2 new parcels if needed, along with metering, etc.

Please let us know if you have any questions.

Best regards,

Julie Cloninger
District Clerk
(509) 607-3665

Vantage Water System
P. O. Box 1201
Vantage, WA 98950

RECEIVED
SEP 02 2014
KITITITAS COUNTY
DEPT OF PUBLICWORKS

Notice of Service Availability

September 2, 2014

Ms. Jan Ollivier
Kittitas County Public Works

RE: Vantage Water System Water Service Availability

Dear Ms. Ollivier:

This letter is to confirm your request regarding water service availability to the Sheriff's department boat house. As of this date, Vantage Water System has the ability to serve the new parcel with a 3/4" metered service, delivering approximately 1Q equivalent, or approximately 12,000 gallons per month.

Vantage Water System and its agents make no future representations regarding future service additions should service to this parcel not commence within a year, or at such time as events occur beyond VWS' control which would prevent commencing service.

Sincerely,


Bryan K. Stockdale
Vantage Water System

Vantage Water System
P. O. Box 1201
Vantage, WA 98950

Notice of Service Availability

September 12, 2014

Kittitas County Public Works

RE: Vantage Water System Water Service Availability

Dear Mike:

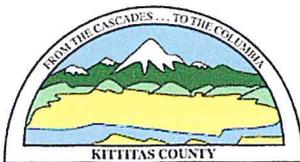
This letter is to confirm your request regarding water service availability to the large County parcel as yet to be numbered, adjacent to the Vantage Boat Ramp. As of this date, Vantage Water System has the ability to serve the new parcel with a ¾" metered service, delivering approximately 1Q equivalent, or approximately 12,000 gallons per month, under VWS standard terms of service agreement.

Vantage Water System and its agents make no future representations regarding future service additions should service to this parcel not commence within a year, or at such time as events occur beyond VWS' control which would prevent commencing service.

Sincerely,

Bryan K. Stockdale
Vantage Water System

SP-14-00004



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

APPLICATION FEES:

\$720.00 Kittitas County Community Development Services (KCCDS)

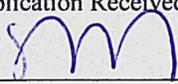
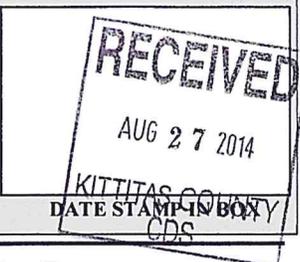
\$220.00 Kittitas County Department of Public Works

\$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: 8/27/14	RECEIPT # NA	
		Invoice to Public WORKS 14B009	

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: Kittitas County Public Works
Mailing Address: 411 N Ruby Suite 1
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-7523
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: Chris Cruse
Mailing Address: P.O. box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: cruseandassoc@kvalley.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: 160 Boat Ramp Rd
City/State/ZIP: Vantage, WA 98950

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

Portion of NE 1/4 of Sec 30, T 17 N, R 23 E., W.M.
See short plat map for full description

6. Tax parcel number(s): 17-23-300010-0011

7. Property size: 9.02 (acres)

8. Land Use Information:

Zoning: Residential Comp Plan Land Use Designation: Rural Working

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. See below.
- 10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. No.
- 11. **What County maintained road(s) will the development be accessing from?** Boat Ramp Rd

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)

X Chris Cruise

Date:

8/8/2014

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

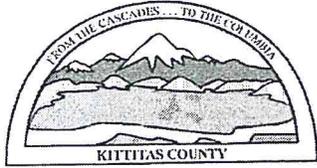
X K. Hoh

Date:

8/27/14

3 lot short plat with services provided by Kittitas Co Water Dist 6.
See short plat application map for all details.

SP-14-0004



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

TRANSPORTATION CONCURRENCY MANAGEMENT APPLICATION

RECEIVED
AUG 27 2014
KITITAS COUNTY
CDS

Required attachments:

Site map showing access locations

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

SM

DATE:

8-27-14

DATE STAMP HERE

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

Name: Kittitas County Public Works
Mailing Address: 411 N Ruby Suite 1
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-7523
Email Address: _____

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

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

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

4. Street address of property: 160 Boat Ramp Rd - Vantage

5. Tax parcel number(s): 17-23-30010-0011

6. Roads serving project: Boat Ramp Rd and Holiday Ave

7. Plat or project name: Boat Ramp 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

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: 3

11. Commercial/Agricultural building area in square feet: _____

12. Narrative project description: 3 lot short plat to create lease parcels

13. Describe present use of property: Sewer treatment facility and KCSO boat storage

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 Chris Crane

Date:

8/8/2014

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

x K-Hol

Date:

8/27/14

VICINITY MAP

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201____

KITITAS COUNTY ENGINEER _____

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

DATED THIS _____ DAY OF _____ A.D., 201____

KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE BOAT RAMP 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., 201____

KITITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 834136

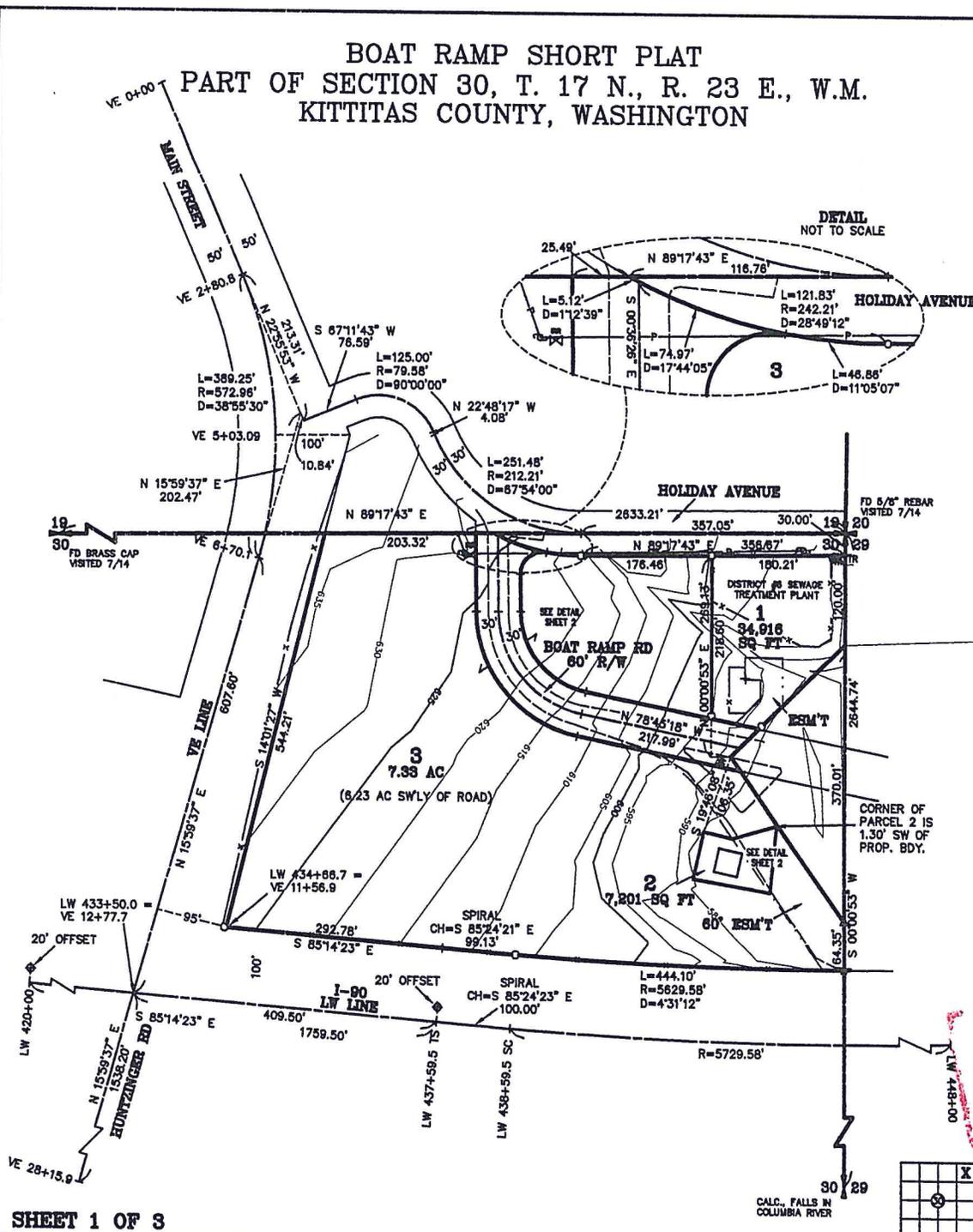
DATED THIS _____ DAY OF _____ A.D., 201____

KITITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: KITITAS COUNTY (PUBLIC WORKS)
ADDRESS: 411 N. RUBY STREET SUITE 1 ELLENSBURG, WA 98926
PHONE: (509) 982-7823

EASTING ZONE: RESIDENTIAL
SOURCE OF WATER: VANTAGE WATER SYSTEM
SEWER SYSTEM: KITITAS CO. WATER DISTRICT #8
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: THREE (3)
SCALE: 1" = 100'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____



CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98928 (509) 982-8242

BOAT RAMP SHORT PLAT
PART OF SECTION 30, T. 17 N., R. 23 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-14-



LEGEND

- SET 5/8" REBAR W/ CAP
— "CRUSE 36815"
- FOUND PIN & CAP LS 22963
- ▲— FOUND NAIL & WASHER
- x— FENCE

RECEIVED
 AUG 27 2014
 KITITAS COUNTY
 CDS

ORIGINAL PARCEL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 23 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EXCEPT:

1. PUBLIC ROAD AS CONVEYED IN RIGHT OF WAY DEED RECORDED SEPTEMBER 19, 1916 UNDER AUDITOR'S FILE NO. 44062.
2. PUBLIC ROAD AS CONVEYED IN RIGHT OF WAY DEED RECORDED JULY 1, 1921 UNDER AUDITOR'S FILE NO. 63032.
3. PROPERTY AS CONVEYED IN DEED RECORDED JULY 26, 1940, UNDER AUDITOR'S FILE NO. 155466.
4. PROPERTY AS CONVEYED IN DEED RECORDED JANUARY 29, 1960 UNDER AUDITOR'S FILE NO. 280710.
5. PROPERTY AS CONVEYED IN DEED RECORDED SEPTEMBER 21, 1960 UNDER AUDITOR'S FILE NO. 285017.
6. PROPERTY AS CONVEYED IN DEED RECORDED APRIL 5, 1966 UNDER AUDITOR'S FILE NO. 328780.
7. PROPERTY AS CONVEYED IN DEED RECORDED SEPTEMBER 28, 1982 UNDER AUDITOR'S FILE NO. 464704.
8. PROPERTY AS CONVEYED IN DEED RECORDED OCTOBER 28, 1982 UNDER AUDITOR'S FILE NO. 465280.

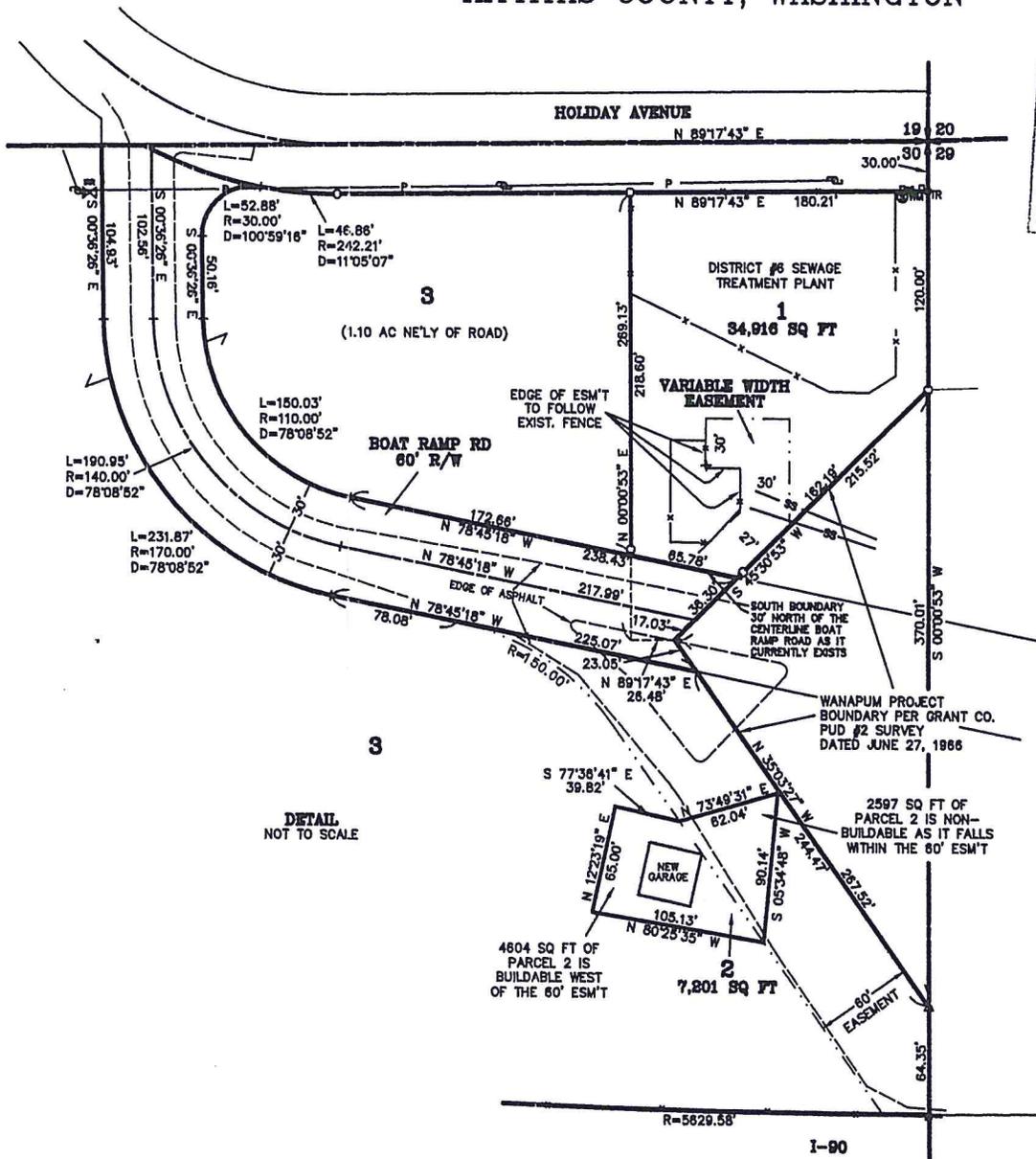
AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
 2014, at _____ W., in Book L of Short Plats
 at page(s) _____ of the request of Cruse & Associates.
 RECEIVING NO. _____

JERALD V. PETTIT by: _____
 KITITAS COUNTY AUDITOR

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

BOAT RAMP SHORT PLAT



DETAIL
 NOT TO SCALE



BOAT RAMP SHORT PLAT
PART OF SECTION 30, T. 17 N., R. 23 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-14-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KITITAS COUNTY, A MUNICIPAL CORPORATION, THE UNDERSIGNED OWNER OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS--OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, A.D., 2014.

KITITAS COUNTY

NAME
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS FOR KITITAS COUNTY, A MUNICIPAL CORPORATION, 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 HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

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

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 37 OF SURVEYS, PAGES 13-14 AND THE SURVEYS REFERENCED THEREON.
5. PER KITITAS COUNTY CODE 16.18.060, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. KITITAS COUNTY 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.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 8, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
11. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
12. BASIS OF BEARINGS = WA SPC (SOUTH ZONE).
13. THE LOCATION OF THE PUBLIC ROAD RIGHTS OF WAY EXCEPTED IN AFN'S 44062 AND 63032 COULD NOT BE DETERMINED. SEE SAID DOCUMENTS FOR ADDITIONAL INFORMATION.



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2014, at _____ M., in Book L of Short Plats
of page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242

BOAT RAMP SHORT PLAT

Boat Ramp Short Plat

FROM		ANGLE		DIST		NORTH		EAST	TO
=====									
PT/PT INVERSE (1)									
*****	START					587025.60248		1768725.60649	57
									LEASE
57	INV	N	89 17 43	E	180.21	587027.81913		1768905.80471	56
									KITCO
56	INV	S	0 00 53	W	120.00	586907.82149		1768905.77398	8
									CALC
8	INV	S	45 30 53	W	182.19	586794.17218		1768790.06432	59
									LEASE
59	INV	N	78 45 18	W	65.78	586806.99903		1768725.55049	58
									LEASE
58	INV	N	0 00 53	E	218.60	587025.60248		1768725.60649	57
									LEASE
=====									
NO CLOSURE ERROR						587025.60248		1768725.60649	57
FROM									
Area = 34915.63 sq ft				0.80155 ac					
=====									

FROM		ANGLE		DIST		NORTH		EAST	TO
=====									
PT/PT INVERSE (2)									
*****	START					586656.71804		1768716.04500	74
									LEASE
74	INV	S	77 36 41	E	39.82	586648.17409		1768754.94151	75
									LEASE
75	INV	N	73 49 31	E	62.04	586665.45694		1768814.52802	76
									LEASE
76	INV	S	5 34 48	W	90.14	586575.74748		1768805.76365	77
									LEASE
77	INV	N	80 25 35	W	105.13	586593.23160		1768702.09967	78
									LEASE
78	INV	N	12 23 19	E	65.00	586656.71804		1768716.04500	74
									LEASE
=====									
NO CLOSURE ERROR						586656.71804		1768716.04500	74
FROM									
Area = 7201.00 sq ft				0.16531 ac					
=====									

RECEIVED
 AUG 27 2014
 KITTITAS COUNTY
 CDS



FROM	ANGLE				DIST	NORTH	EAST	TO
=====								
PT/PT INVERSE								
***** START	<i>N. Pth of 3</i>					587025.60248	1768725.60649	57
								LEASE
57	INV	S	0 00 53	W	218.60	588806.99309	1768725.55049	58
								LEASE
58	INV	N	78 45 18	W	172.68	588840.66824	1768556.20809	86
								r/w
	RADIAL	S	11 14 42	W				
	DELTA		78 08 52	RT				
	RADIUS				110.00			
	TAN				89.31			
	L-ARC				150.03			
	RADIAL	S	89 23 34	W				
	RP					586948.55646	1768577.65878	71
								C-L ESMT
86	CHORD	N	39 40 52	W	138.67	586947.39063	1768467.66495	87
								r/w
	TAN@PT	N	0 36 26	W				
87	INV	N	0 36 26	W	50.16	586997.55098	1768467.13331	90
								r/w
	RADIAL	S	89 23 34	W				
	DELTA		100 59 16	RT				
	RADIUS				30.00			
	TAN				38.39			
	L-ARC				52.88			
	RADIAL	N	10 22 50	E				
	RP					586897.86883	1768497.13162	91
								rad
90	CHORD	N	49 53 12	E	46.29	587027.37791	1768502.53717	92
								r/w
	TAN@PT	S	79 37 10	E				
	RADIAL	S	10 22 50	W				
	DELTA		11 05 07	LT				
	RADIUS				242.21			
	TAN				23.50			
	L-ARC				46.86			
	RADIAL	S	0 42 17	E				
	RP					587265.62065	1768546.17922	46
								RD CALC
92	CHORD	S	85 09 44	E	46.79	587023.43197	1768549.15842	53
								KITCO
	TAN@PT	N	89 17 43	E				
53	INV	N	89 17 43	E	176.46	587025.60248	1768725.60649	57
								LEASE
=====								
						587025.60248	1768725.60649	57
NO CLOSURE ERROR	Area = 47833.29 sq ft				1.09810 ac			

FROM		ANGLE		DIST		NORTH		EAST		TO	
=====											
	PT/PT INVERSE										
*****	START	<i>Total</i>					587049.17915		1768203.24753		55
55	INV	N	89 17 43	E	228.81	587051.99356		1768432.04029		KITCO 54 KITCO	
	RADIAL	S	28 06 55	W							
	DELTA		28 49 12	LT							
	RADIUS							242.21			
	TAN							62.23			
	L-ARC							121.83			
	RADIAL	S	0 42 17	E							
	RP							587265.62065		1768546.17922 46	
54	CHORD	S	76 17 41	E	120.55	587023.43197		1768549.15842		RD CALC 53 KITCO	
	TAN@PT	N	89 17 43	E							
53	INV	N	89 17 43	E	356.67	587027.81913		1768905.80471		56 KITCO	
56	INV	S	0 00 53	W	120.00	586907.82149		1768905.77398		8 CALC	
8	INV	S	45 30 53	W	215.52	586756.80091		1768752.01555		9 CALC	
9	INV	S	35 03 27	E	267.52	586537.81492		1768905.67919		10 CALC	
10	INV	S	0 00 53	W	64.35	586473.46013		1768905.66271		35 I-90 R-W	
	RADIAL	S	0 15 35	E							
	DELTA		4 31 12	RT							
	RADIUS							5629.58			
	TAN							222.16			
	L-ARC							444.10			
	RADIAL	S	4 15 37	W							
	RP							592102.98028		1768880.15192 21	
35	CHORD	N	87 59 59	W	443.98	586488.95717		1768461.95052		Lw CALC 34 I-90 R-W	
	TAN@PT	N	85 44 23	W							
34	INV	N	85 24 21	W	99.13	586486.89720		1768363.14202		33 I-90 R-W	
33	INV	N	85 14 23	W	292.78	586521.19415		1768071.36848		32 I-90 R-W	
32	INV	N	14 01 27	E	544.21	587049.17915		1768203.24753		55 KITCO	
=====											
						587049.17915		1768203.24753		55	
NO CLOSURE ERROR	Area =	392623.68 sq ft				9.01340 ac					



SUBDIVISION GUARANTEE

Order No.: 15728AM
Guarantee No.: 7386-12-15728AM-2014.72156-
91607748
Dated: July 14, 2014

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00



Your Reference: 160 Boat Ramp Rd / Kittitas Co PUD

Assured: Cruse & Associates

The assurances referred to on the face page are:

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

The Northeast Quarter of the Northeast Quarter of Section 30, Township 17 North, Range 23 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT:

1. Public road as conveyed in Right of Way Deed recorded September 19, 1916 under Auditor's File No.: 44062.
2. Public Road as conveyed in Right of Way Deed recorded July 1, 1921 under Auditor's File No.: 63032.
3. Property as conveyed in Deed recorded July 26, 1940, under Auditor's File No.: 155466.
4. Property as conveyed in Deed recorded January 29, 1960 under Auditor's File No.: 280710.
5. Property as conveyed in Deed recorded September 21, 1960 under Auditor's File No.: 285017.
6. Property as conveyed in Deed recorded April 5, 1966 under Auditor's File No.: 328780.
7. Property as conveyed in Deed recorded September 28, 1982 under Auditor's File No.: 464704.
8. Property as conveyed in Deed recorded October 25, 1982 under Auditor's File No.: 465280.

Title to said real property is vested in:

Kittitas County, a Municipal Corporation

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 7386-12-15728AM-2014.72156-91607748

(SCHEDULE B)

Order No: 15728AM
Policy No: 7386-12-15728AM-2014.72156-91607748



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. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes for the year 2014 are paid
Parcel No.: 17-20-30010-0011 (634136)
7. The fact that the ownership of said land does not include rights of access to or from the street or highway abutting said land, such rights having been severed from said land by the document.
Recorded: January 29, 1960
Instrument No.: 280710
Affects: Portion said premises
8. The fact that the ownership of said land does not include rights of access to or from the street or highway abutting said land, such rights having been severed from said land by the document.
Recorded: February 28, 1966
Instrument No.: 328780
Affects: Portion said premises
9. A lease with certain terms, covenants, conditions and provisions set forth therein.
Lessor: County of Kittitas, Washington
Lessee: Kittitas County Water District No. 6
Recorded: May 24, 1976
Instrument No.: 405194
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

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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. Rose, Jr., Senior Assistant Attorney General)

11. A lease with certain terms, covenants, conditions and provisions set forth therein.
Lessor: County of Kittitas, Washington
Lessee: Kittitas County Water District No. 6
Recorded: January 10, 1979
Instrument No.: 429222
12. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Book 37 of Surveys, pages 13 and 14
Dated: May 4, 2010
Prepared by: Norman D. Nelson
Recorded: May 4, 2010
Instrument No.:
Fact(s):
 - a) Lawn encroachment
 - b) Location of Holiday Avenue and Boat Ramp Road

END OF EXCEPTIONS

Notes:

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

Note No. 2: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn NE Quarter NE Quarter Section 30, Township 17N, Range 23E, W.M.

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

INVOICE

**Kittitas County
Community Development Services**

411 N. Ruby, Suite 2
Ellensburg, WA 98926
(509) 962-7506

DATE: 8/27/2014

INVOICE NUMBER: 14B009

INVOICE TO: Kittitas County Department of Public Works
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

DESCRIPTION OF CHARGES

Boat Ramp Short Plat Fee	\$1,640.00
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TOTAL \$1,640.00

Invoice # 14B009
Invoice Amount: \$1,640.00

Remit To: Kittitas County
Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926