

# 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 31<sup>th</sup> day of October, 2014

*Allison Rose Shriner*

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

My appointment expires: January 9<sup>th</sup>, 2018

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



# 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  
**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

**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 ft<sup>2</sup> lot, and one 7,201 ft<sup>2</sup> 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](mailto:kaycee.hathaway@co.kittitas.wa.us)

## RE-NOTICE OF APPLICATION

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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  
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ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

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

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Acct #: 84329

Ad #: 1189720

Status: N

**RE-NOTICE OF APPLICATION**

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**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

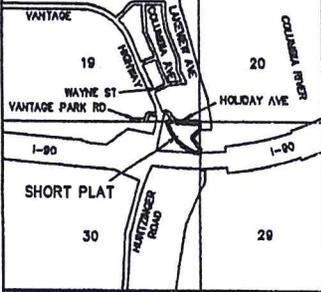
6. **Tax parcel number(s):** 17-23-300010-0011

7. **Property size:** ~~9.02~~ 4.16 acres *per Cruse email 10/29/14* (acres)

8. **Land Use Information:**

Zoning: Residential                      Comp Plan Land Use Designation: Rural Working

**VICINITY MAP**



**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITH 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\_\_

KITTITAS 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 KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITTITAS COUNTY PLANNING DIRECTOR

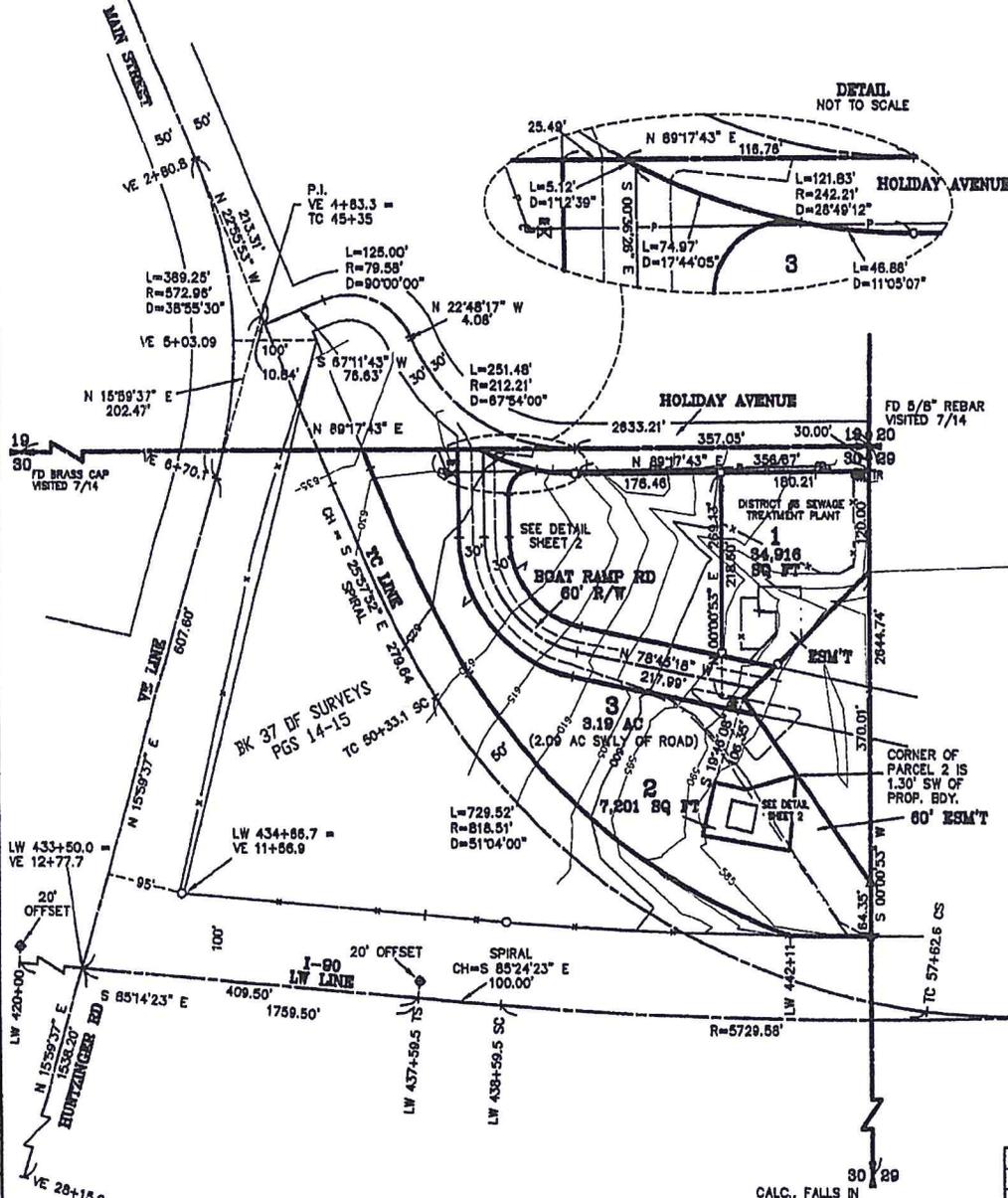
CERTIFICATE OF KITTITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
PARCEL NO. 634138  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITTITAS COUNTY TREASURER

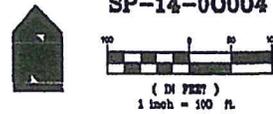
NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: KITTITAS COUNTY (PUBLIC WORKS)  
ADDRESS: 411 N. RUBY STREET SUITE 1  
ELLENSBURG, WA 99026  
PHONE: (509) 982-7823  
EXISTING ZONE: RESIDENTIAL  
SOURCE OF WATER: VANTAGE WATER SYSTEM  
SEWER SYSTEM: KITTITAS CO. WATER DISTRICT #8  
STORM WATER: NO IMPROVEMENTS 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: \_\_\_\_\_

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



SP-14-00004



**LEGEND**

- SET 5/8" REBAR W/ CAP
- "CRUSE 38815"
- FOUND ENCASED MONUMENT
- FOUND PIN & CAP LS 22983
- △— FOUND NAIL & WASHER
- x— FENCE

**RECEIVED**  
 OCT 29 2014  
 KITTITAS COUNTY  
 CDS

**AUDITOR'S CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
 2014, at \_\_\_\_\_ M., in Book L of Short Plats  
 at page(s) \_\_\_\_\_ at the request of Cruse & Associates.  
 RECEIVING NO. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me  
 or under my direction in conformance with the  
 requirements of the Survey Recording Act of the  
 request of KITTITAS COUNTY DEPT. OF PUBLIC  
 WORKS in JULY of 2014.

**CHRISTOPHER C. CRUSE**  
 Professional Land Surveyor  
 License No. 38815  
 DATE: 9/25/14



**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 969  
 Ellensburg, WA 99026 (509) 982-8242  
**BOAT RAMP SHORT PLAT**

CALC. FALLS IN COLUMBIA RIVER



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



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP LS 22903
- △ FOUND NAIL & WASHER
- FENCE

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:

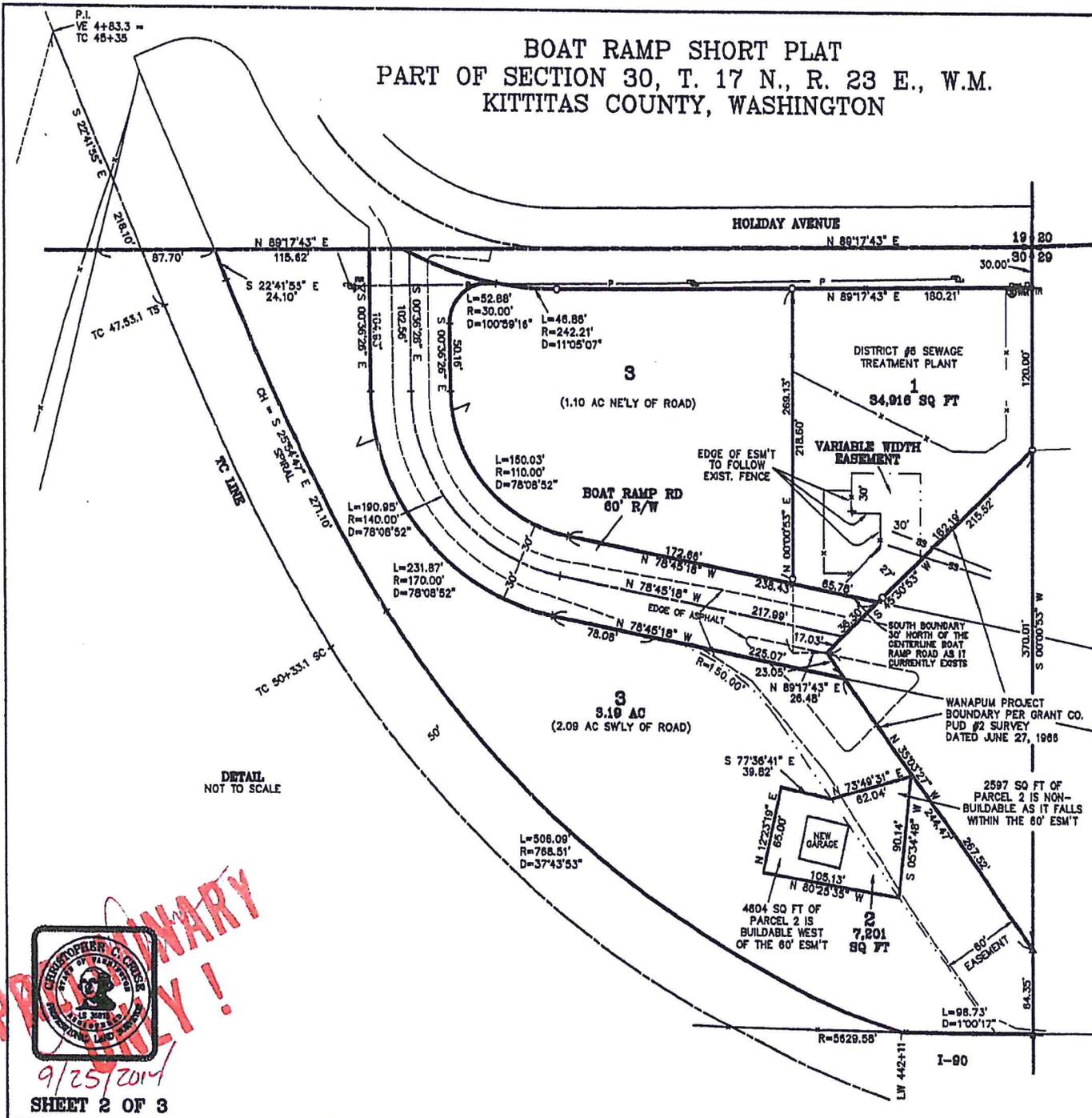
1. PUBLIC ROAD AS CONVEYED IN RIGHT OF WAY DEED RECORDED SEPTEMBER 19, 1916 UNDER AUDITOR'S FILE NO. 44062.
2. PUBLIC ROAD AS CONVEYED IN RIGHT OF WAY DEED RECORDED JULY 1, 1921 UNDER AUDITOR'S FILE NO. 63032.
3. PROPERTY AS CONVEYED IN DEED RECORDED JULY 26, 1940, UNDER AUDITOR'S FILE NO. 155466.
4. PROPERTY AS CONVEYED IN DEED RECORDED JANUARY 29, 1960 UNDER AUDITOR'S FILE NO. 280710.
5. PROPERTY AS CONVEYED IN DEED RECORDED SEPTEMBER 21, 1980 UNDER AUDITOR'S FILE NO. 285017.
6. PROPERTY AS CONVEYED IN DEED RECORDED APRIL 5, 1986 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.

AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2014, at \_\_\_\_\_ M., in Book L of Short Plate  
at 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**



DETAIL  
NOT TO SCALE



9/25/2014  
SHEET 2 OF 3

**PAY TO CRUSE & ASSOCIATES**

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

SP-14-00004

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KITITITAS 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.

KITITITAS COUNTY

NAME  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF KITITITAS } 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 KITITITAS 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 AZMUTH 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 KITITITAS 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 KITITITAS 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 KITITITAS COUNTY ROAD STANDARDS.
9. KITITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 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

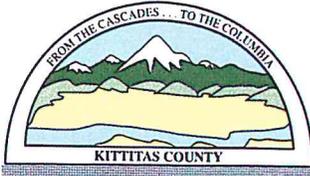
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2014, at \_\_\_\_\_ M., in Book L of Short Plats  
of page(s) \_\_\_\_\_ at the request of Cruse & Associates.  
RECEIVING NO. \_\_\_\_\_

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"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](mailto:doc.hansen@co.kittitas.wa.us).

Sincerely,

Robert 'Doc' Hansen  
Planning Official

CC: Kittitas County Public Works  
Washington State Department of Transportation

(Rick Holmstrom)



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](mailto:Russell.Mau@DOH.WA.GOV)

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---

**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](mailto:Russell.Mau@DOH.WA.GOV)

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**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](mailto: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](mailto:Russell.Mau@DOH.WA.GOV)

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Visit our web site at [www.doh.wa.gov/ehp/dw](http://www.doh.wa.gov/ehp/dw)

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**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](mailto:jorgenja@cwu.edu))'; 'Jessica Lally ([jessica@yakama.com](mailto:jessica@yakama.com))'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick ([johnson@yakama.com](mailto: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](mailto:enviroreview@yakama.com))'; Sayers, Brian A (DOH); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); Moore, Erin (DOHi); Allison Kimball ([brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); J Markell; Johnston, Mike (DOHi); Holmstrom, Rick; Prilucik, Jacob ([PrilucJ@wsdot.wa.gov](mailto: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](mailto:kaycee.hathaway@co.kittitas.wa.us)

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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

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	RLS
Ltr. 12-12-66	12-28-66	Utility Easements Added Lt. VE 423+54 to VE 429+55.8 R/W	JWS
Ltr. 1-29-66	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. 8-9-69	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 52-90/137



Boat Ramp SP-14-00004

RECEIVED

OCT 22 2014

KITTITAS COUNTY  
EAST CDS

FROM	ANGLE	DIST	NORTH	EAST	TO
=====					
PT/PT INVERSE					
***** START	(1)		587025.60248	1768725.60649	57
57	INV N 89 17 43	E 180.21	587027.81813	1768905.80471	56 LEASE
56	INV S 0 00 53	W 120.00	586907.82148	1768905.77398	8 KITCO
8	INV S 45 30 53	W 162.18	586704.17018	1768700.08432	58 CALC
59	INV N 78 45 18	W 16.73	586806.99905	1768725.55049	58 LEASE
58	INV N 0 00 53	E 218.60	587025.60248	1768725.60649	57 LEASE
=====					
NO CLOSURE ERROR Area = 34915.63 sq ft 0.80155 ac					
FROM	ANGLE	DIST	NORTH	EAST	TO
=====					

FROM	ANGLE	DIST	NORTH	EAST	TO
=====					
PT/PT INVERSE					
***** START	(2)		586656.71804	1768716.04500	74
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	1768702.09987	78 LEASE
78	INV N 12 23 19	E 65.00	586656.71804	1768716.04500	74 LEASE
=====					
NO CLOSURE ERROR Area = 7201.00 sq ft 0.16531 ac					
FROM	ANGLE	DIST	NORTH	EAST	TO
=====					

FROM	ANGLE	DIST	NORTH	EAST	TO
=====					
PT/PT INVERSE					
***** START	(3) North of Road		587027.37791	1768502.53717	92
	RADIAL S 10 22 50	W			r/w
	DELTA 11 05 07	LF			
	RADIUS 242.21				
	TAN 23.50				
	L-ARC 46.80				
	RADIAL S 0 42 17	E			
	RP		587265.62065	1768546.17922	46
92	CHORD S 85 09 44	E 46.79	587023.43197	1768549.15842	53 RD CALC
	TAN@PT N 89 17 43	E			
53	INV N 89 17 43	E 176.46	587025.60248	1768725.60649	57 KITCO
57	INV S 0 00 53	W 218.60	586806.99903	1768725.55049	58 LEASE
58	INV N 78 45 18	W 172.80	586840.60024	1768556.20609	86 LEASE
	RADIAL S 11 14 42	W			r/w
	DELTA 18 00 57	RF			

=====  
 NO CLOSURE ERROR Area = 7201.00 sq ft 0.18881 ac  
 FROM ANGLE DIST NORTH EAST TO  
 =====

PT/PT INVERSE  
 \*\*\*\*\* START (3) North of Road 587027.37791 1768502.53717 92  
 r/w

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

587265.62085 1768548.17922 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  
 INV N 89 17 43 E

53 INV N 89 17 43 E 176.48 587025.30248 1768725.60649 57  
 LEASE

INV S 0 00 53 W

57 INV S 0 00 53 W 218.60 586806.99903 1768725.55049 58  
 LEASE

INV N 78 45 18 W

58 INV N 78 45 18 W 172.66 586840.66824 1768558.20809 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 586947.39083 1768467.66495 87  
 r/w

TAN@PT N 0 36 26 W  
 INV 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 36.39  
 L-ARC 52.88  
 RADIAL N 10 22 50 E  
 RP

586997.86893 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

=====  
 NO CLOSURE ERROR Area = 47883.29 sq ft 1.09810 ac  
 FROM ANGLE DIST NORTH EAST TO  
 =====

PT/PT INVERSE  
 \*\*\*\*\* START (3) South of Road (includes (2)) 587050.25793 1768290.94520 98  
 R-W

INV N 89 17 43 E

98 INV N 89 17 43 E 115.62 587051.68007 1768406.55822 82  
 r/w

INV S 0 36 26 E

82 INV S 0 36 26 E 104.80 586946.73473 1768407.66832 83  
 r/w

RADIAL S 89 23 34 W  
 DELTA 78 08 52 LT  
 RADIUS 170.00

L-ARC 52.88  
RADIAL N 10 22 50 E  
RP

588937.86833 1768497.13182 91  
rad  
90 CHORD N 49 59 12 E 48.29 587027.87791 1768502.53717 92  
r/w

TAN@PT S 79 37 10 E

=====  
NO CLOSURE ERROR Area = 17835.24 sq ft 587027.87791 1768502.53717 92  
FROM ANGLE NORTH EAST TO

PT/PT INVERSE

\*\*\*\*\* START (3) South of Road (includes (2)) 587050.25793 1768290.94520 98  
R-W

98 INV N 38 17 40 E 175.02 587051.63407 1768311.55822 82  
r/w

82 INV S 0 36 28 E 104.85 586846.73479 1768407.86832 83  
r/w

RADIAL S 89 23 34 W  
DELTA 78 08 52 LT

RADIUS 170.00  
TAN 138.03

L-ARC 231.87  
RADIAL S 11 14 42 W

RP 586848.55846 1768577.65878 71  
C-L ESMT

83 CHORD S 39 40 52 E 214.31 586781.82012 1768544.50771 84  
r/w

TAN@PT S 78 45 18 E  
INV S 78 45 18 E

84 INV S 78 45 18 E 225.07 586707.92384 1768765.25741 85  
r/w

85 INV S 35 03 27 E 244.37 586537.81492 1768905.67919 10  
CALC

10 INV S 0 00 53 W 104.85 586473.48013 1768905.88271 35  
-90 R-W

RADIAL S 0 15 35 E  
DELTA 1 00 17 RT

RADIUS 5829.58  
TAN 49.37

L-ARC 98.73  
RADIAL S 0 44 43 W

RP 582102.98028 1768830.15192 21  
Lw CALC

35 CHORD N 89 45 26 W 98.73 586473.87848 1768806.93434 101  
R-W

TAN@PT N 89 15 17 W  
RADIAL S 19 46 12 W

DELTA 37 43 53 RT  
RADIUS 768.51

TAN 282.61  
L-ARC 506.09

RADIAL S 57 50 05 W  
RP 587197.09172 1768066.83043 95  
TC C-L

101 CHORD N 51 21 51 W 497.00 586784.18718 1768413.71440 100  
R-W

TAN@PT N 39 29 55 W  
INV N 25 54 47 W

100 INV N 25 54 47 W 271.10 587028.02872 1768300.24322 99  
R-W

99 INV N 22 41 55 W 24.10 587050.25793 1768290.94520 98  
R-W

=====  
NO CLOSURE ERROR Area = 98412.66 sq ft 587050.25793 1768290.94520 98  
2.25924 ac



# 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  
**Application Complete:** Wednesday, September 10, 2014  
**Publication Date:** Friday, September 12, 2014

**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 ft<sup>2</sup> lot, and one 7,201 ft<sup>2</sup> 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](mailto: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 Descript: 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

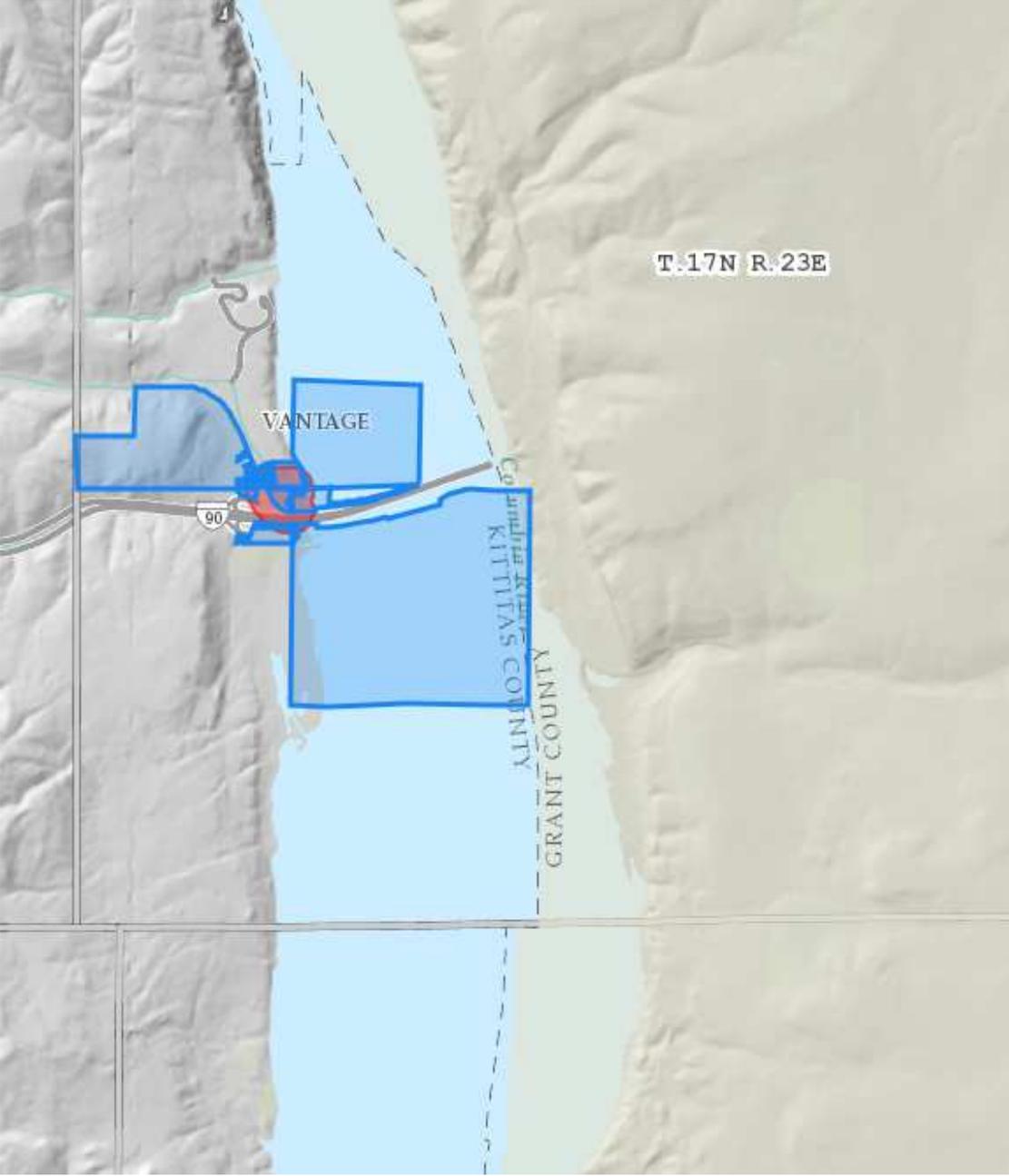
ELLENSBURG BOAT CLUB  
%KNUDSON CINDY  
3702 CARIBOU RD  
ELLENSBURG WA 98926

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

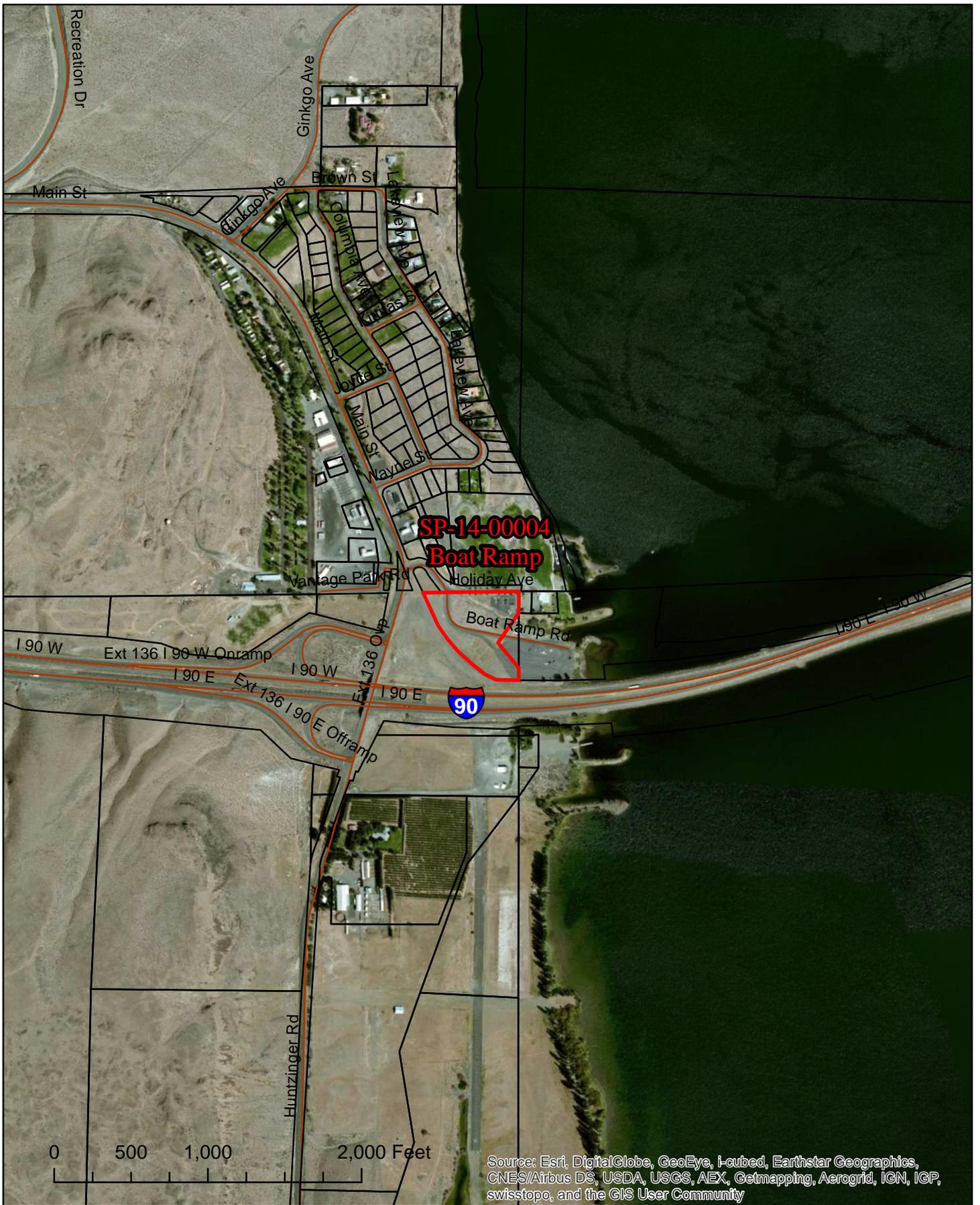


T.17N R.23E

VANTAGE

KITTITAS COUNTY  
GRANT COUNTY

90

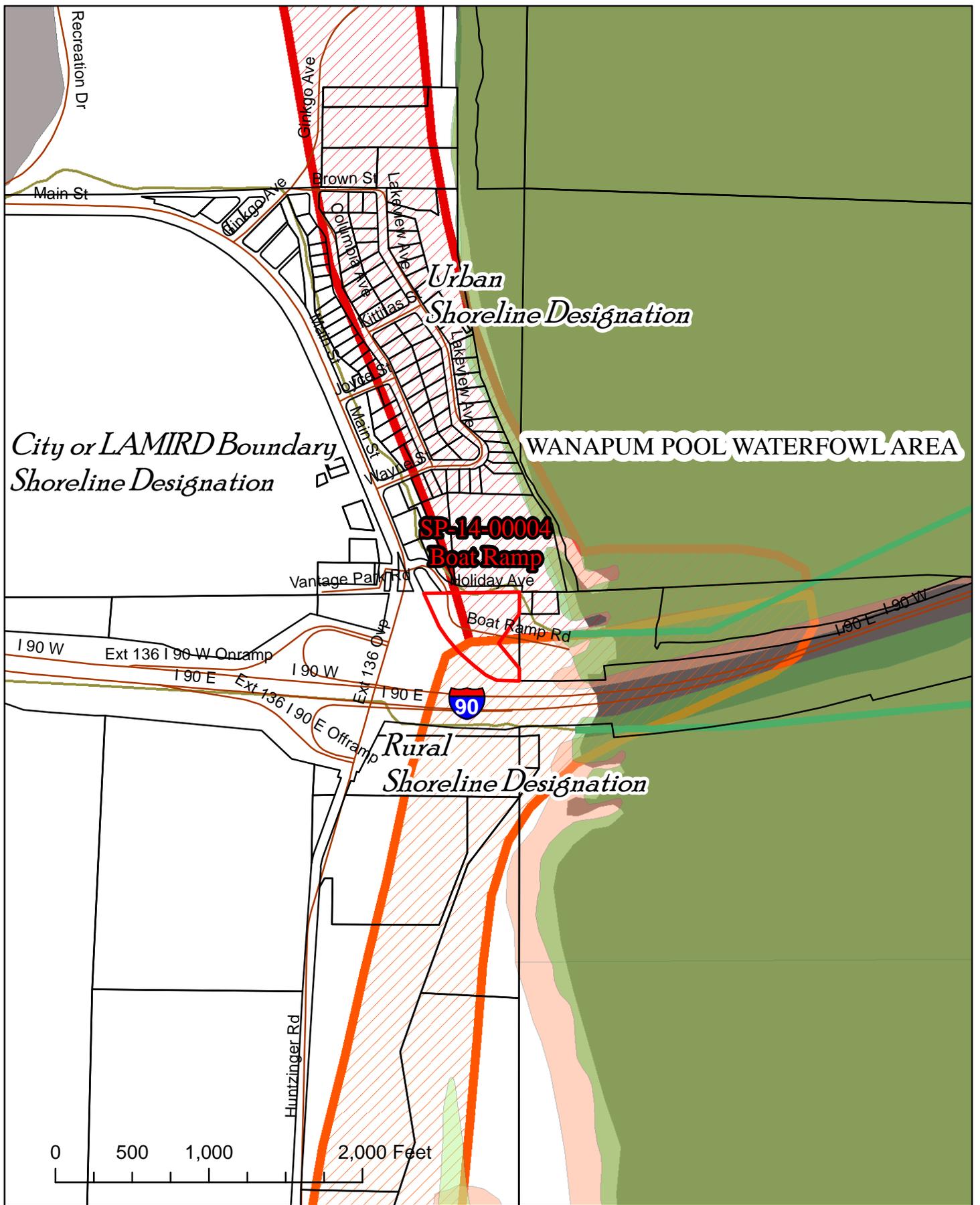


SP-14-00004  
Boat Ramp

9/10/2014

Air Photo  
Vertical

kaycee.hathaway



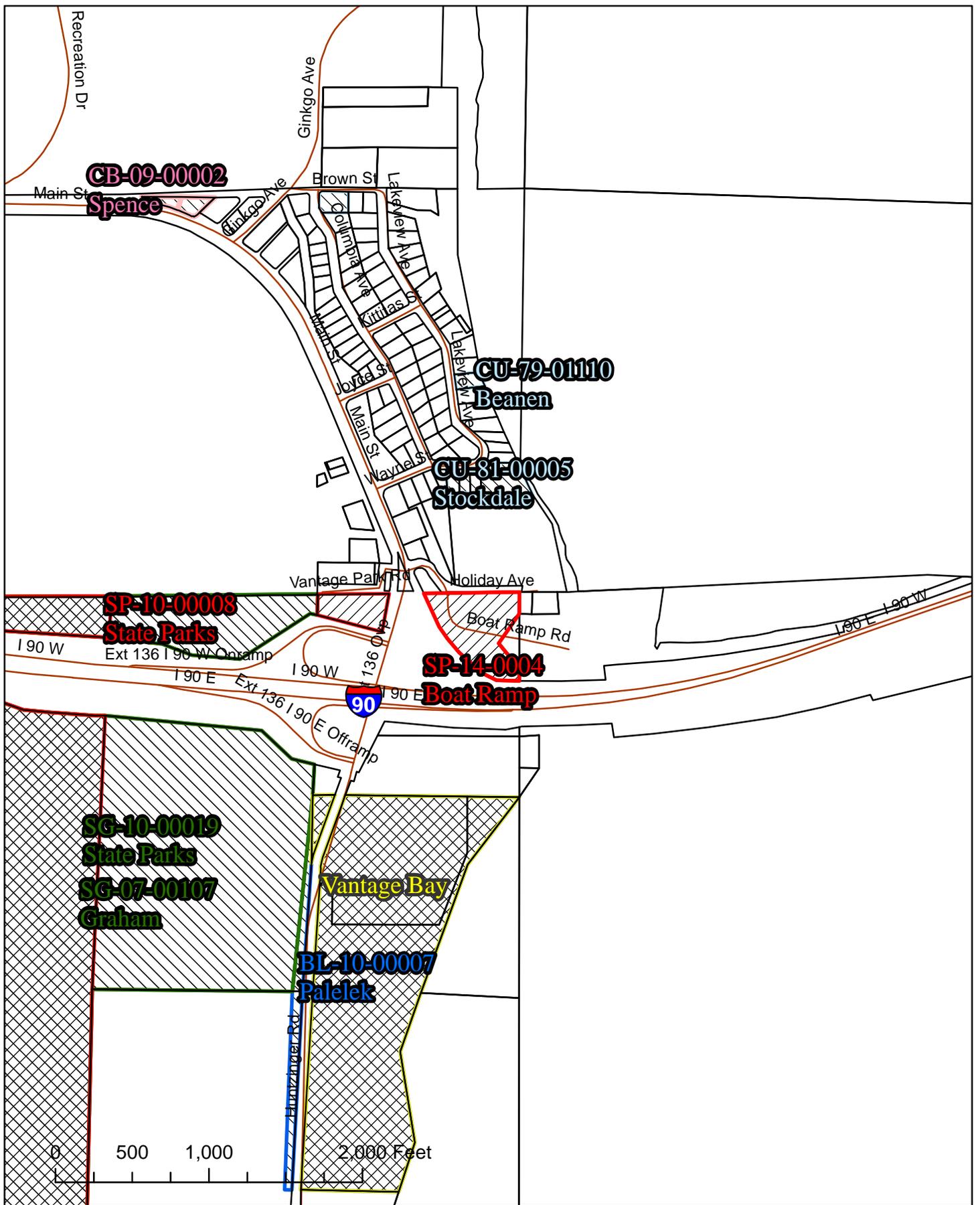
SP-14-00004  
Boat Ramp

Critical Areas  
Map

9/10/2014

kaycee.hathaway



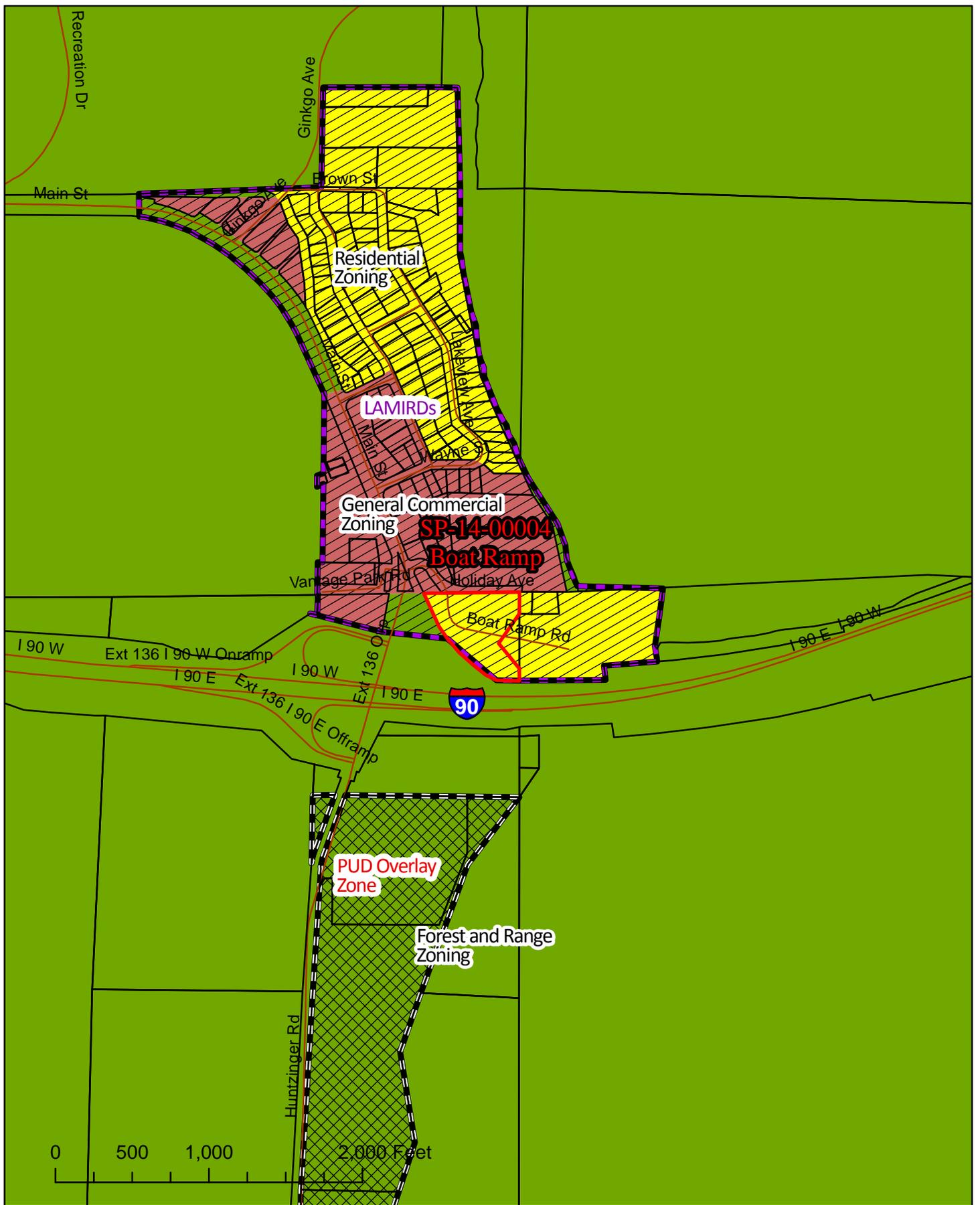


SP-14-00004  
Boat Ramp

Regional Land Use  
Map

9/10/2014

kaycee.hathaway



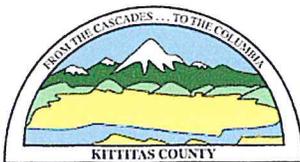
SP-14-00004  
Boat Ramp

9/10/2014

Zoning  
Map

kaycee.hathaway

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)

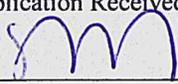
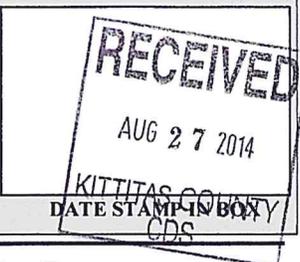
\$220.00 Kittitas County Department of Public Works

\$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):

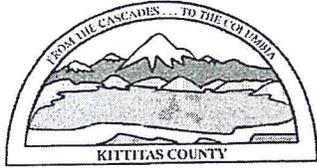
X K. Hoh

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

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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

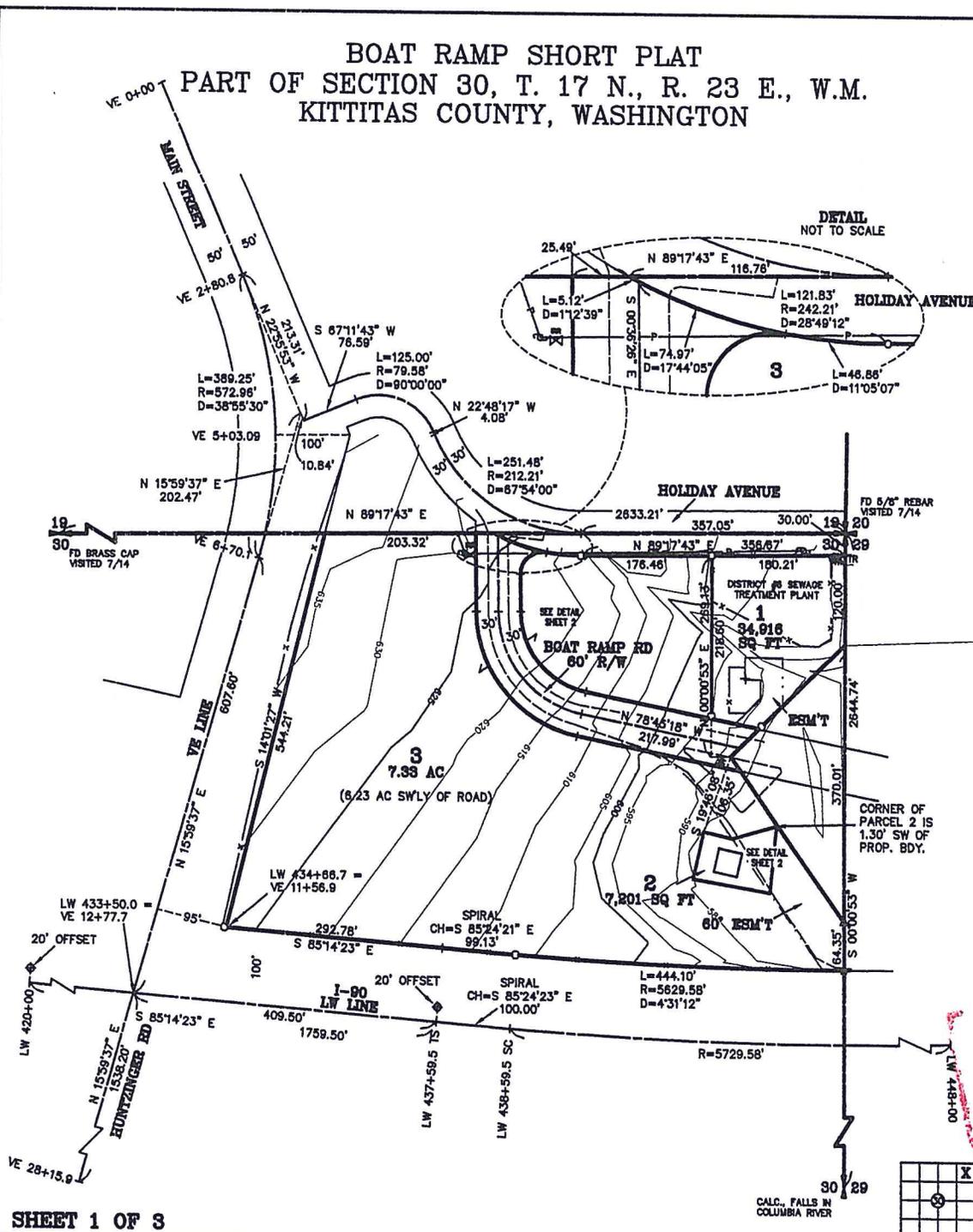
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_

KITITAS COUNTY TREASURER \_\_\_\_\_

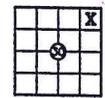
NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: KITITAS COUNTY (PUBLIC WORKS)  
ADDRESS: 411 N. RUBY STREET SUITE 1 ELLENSBURG, WA 99020  
PHONE: (509) 982-7823

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: \_\_\_\_\_



CALC., FALLS IN COLUMBIA RIVER



**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

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**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.

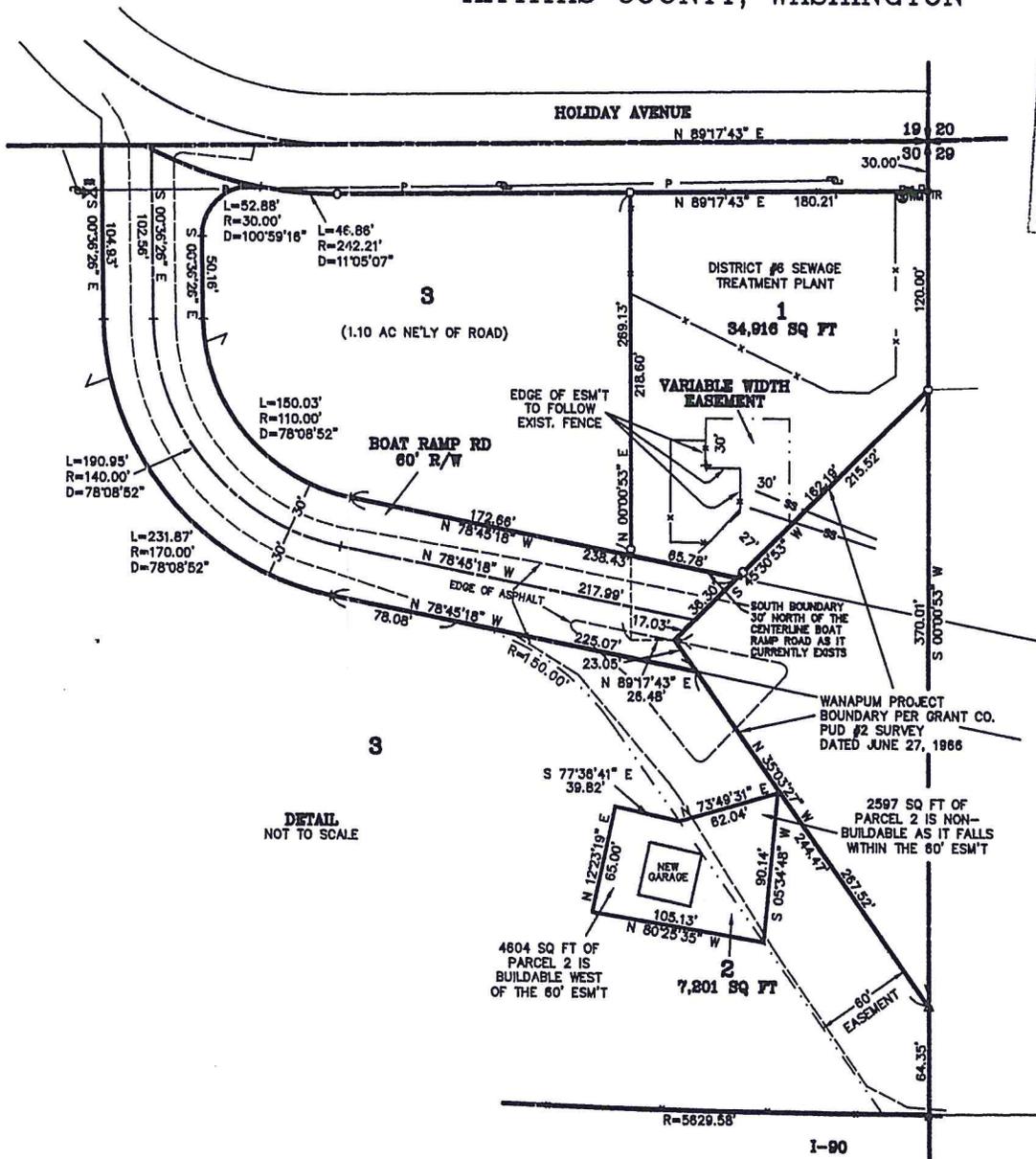
**AUDITOR'S CERTIFICATE**

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**



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
57	INV	N 89 17 43	E	180.21	587027.81913	56
56	INV	S 0 00 53	W	120.00	586907.82149	8
8	INV	S 45 30 53	W	162.19	586794.17218	59
59	INV	N 78 45 18	W	65.78	586806.99903	58
58	INV	N 0 00 53	E	218.60	587025.60248	57
=====						
NO CLOSURE ERROR Area = 34915.63 sq ft 0.80155 ac						

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

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FROM		ANGLE		DIST	NORTH	EAST	TO	
=====								
	PT/PT INVERSE	<i>S ptn 3 - includes 2</i>						
*****	START				587049.17915	1768203.24753	55 KITCO	
55	INV	N	89 17 43	E	203.32	587051.68007	1768406.55822 82 r/w	
82	INV	S	0 36 26	E	104.93	586948.75473	1768407.86832 83 r/w	
	RADIAL	S	89 28 34	W				
	DELTA		78 08 52	LT				
	RADIUS				170.00			
	TAN				108.03			
	L-ARC				231.87			
	RADIAL	S	91 14 42	W				
	RP				586948.55848	1768577.65878	71 C-L ESMT	
83	CHORD	S	39 40 52	F	214.31	586781.82012	1768544.50771 84 r/w	
	TAN@PT	S	78 45 18	F				
84	INV	S	78 45 18	E	225.07	586737.92994	1768785.25741 85 r/w	
85	INV	S	35 03 27	E	244.47	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 Lw CALC	
35	CHORD	N	87 59 59	W	443.98	586488.95717	1768461.95052 34 I-90 R-W	
	TAN@PT	N	85 44 23	W				
34	INV	N	85 24 21	W	99.13	586138.89720	1768365.14202 33 I-90 R-W	
33	INV	N	85 14 23	W	293.78	586521.19415	1768071.36848 32 I-90 R-W	
32	INV	N	14 01 27	E	544.21	587049.17915	1768203.24753 55 KITCO	
=====								
NO CLOSURE ERROR					Area = 278775.57 sq ft	587049.17915	1768203.24753	55
					6.39981 ac			

**RECEIVED**  
 AUG 27 2014  
 KITTITAS COUNTY  
 CDS

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
	PT/PT INVERSE	<i>N. ptn of 3</i>					
*****	START				587025.60248	1768725.60649	57 LEASE
57	INV	S	0 00 53	W	218.60	586806.99903	1768725.55049 58 LEASE



FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
	PT/PT INVERSE	<i>N. Pth of 3</i>					
*****	START				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	1768556.20309
							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

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



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

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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

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Boat Ramp Short Plat Fee	\$1,640.00
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<b>TOTAL</b>	<b>\$1,640.00</b>
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Invoice # 14B009  
Invoice Amount: \$1,640.00

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