

# Critical Areas Checklist

Thursday, October 30, 2014

Application File Number



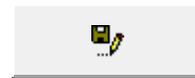
Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?



Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

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

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

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

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?

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

If so, which one?

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

If so, which Zone is it in?

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

If so, which one?

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

If so, which one?

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

If so, which one?

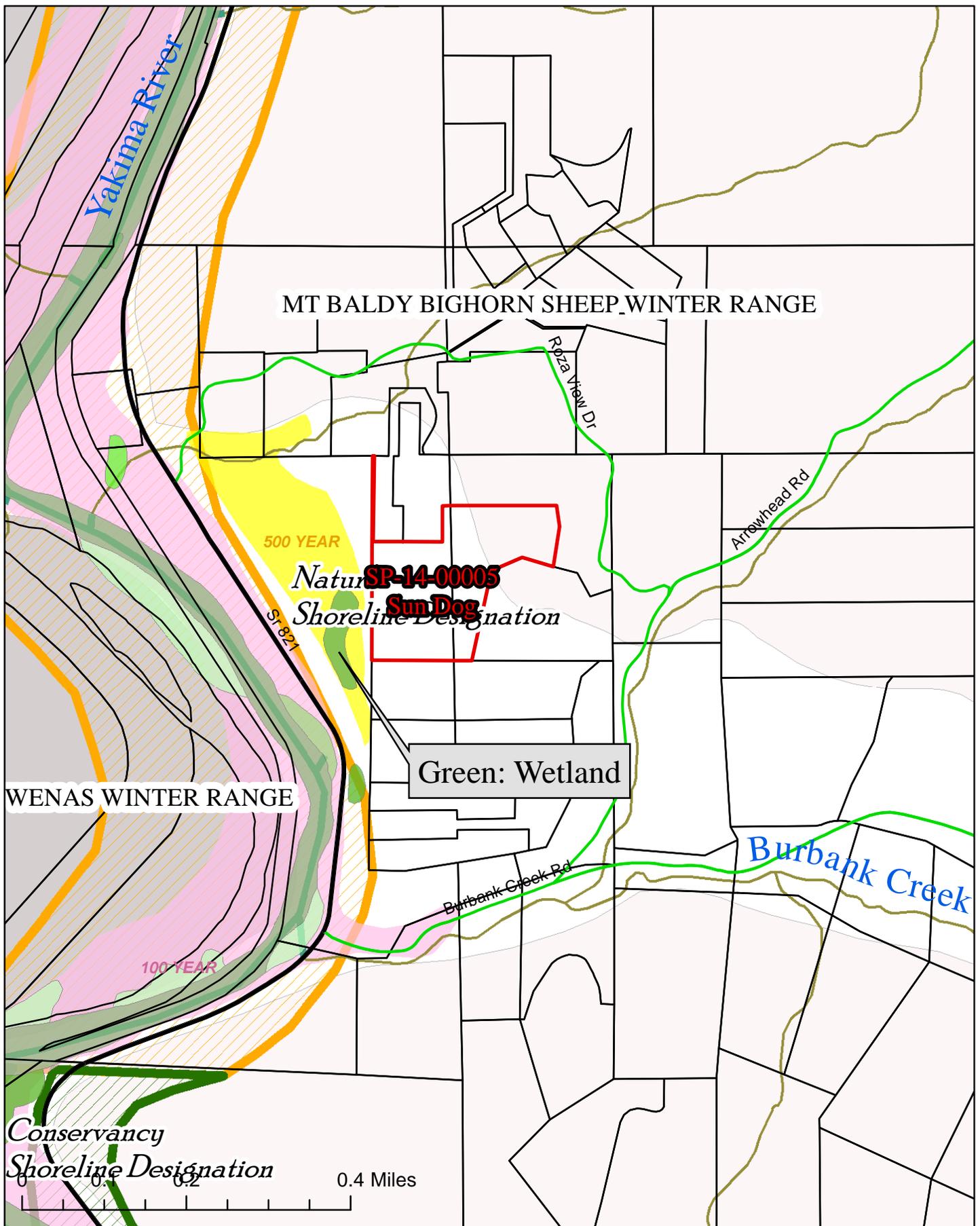
Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

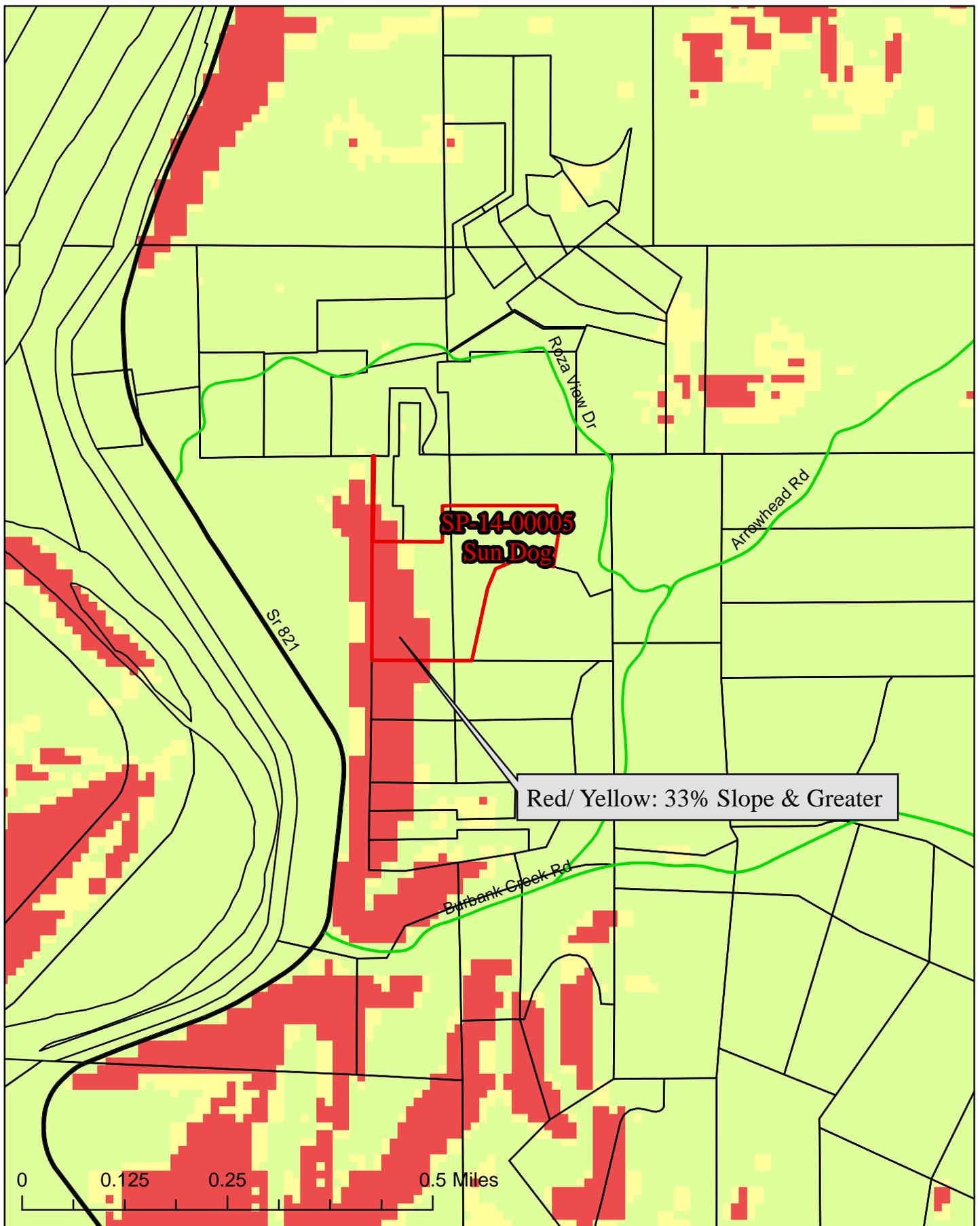


SP-14-00005  
Sun Dog

10/30/2014

Critical Areas Map  
Map

kaycee.hathaway

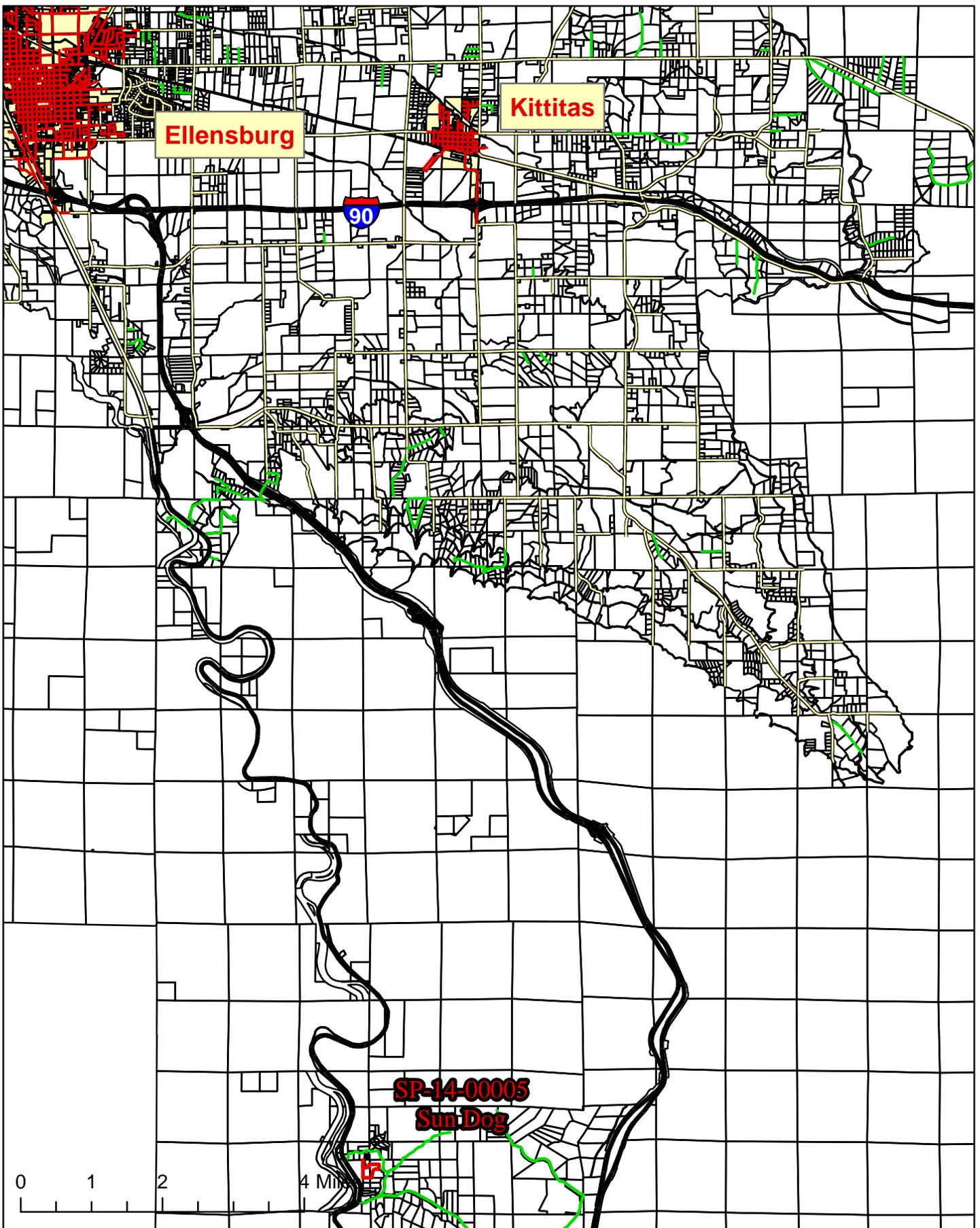


SP-14-00005  
Sun Dog

10/30/2014

Hazardous Slope  
Map

kaycee.hathaway

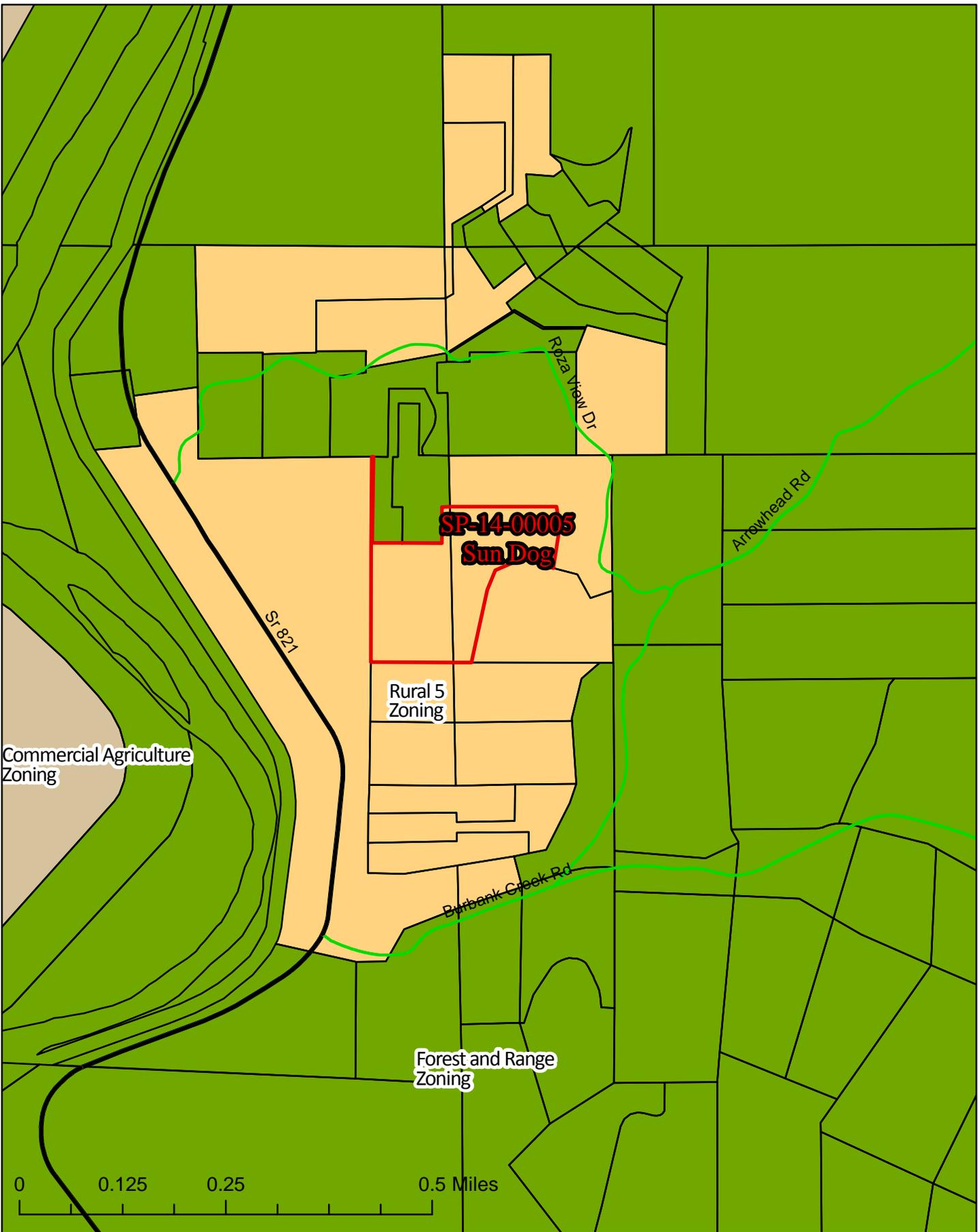


SP-14-00005  
Sun Dog

10/30/2014

Area Map  
Map

kaycee.hathaway

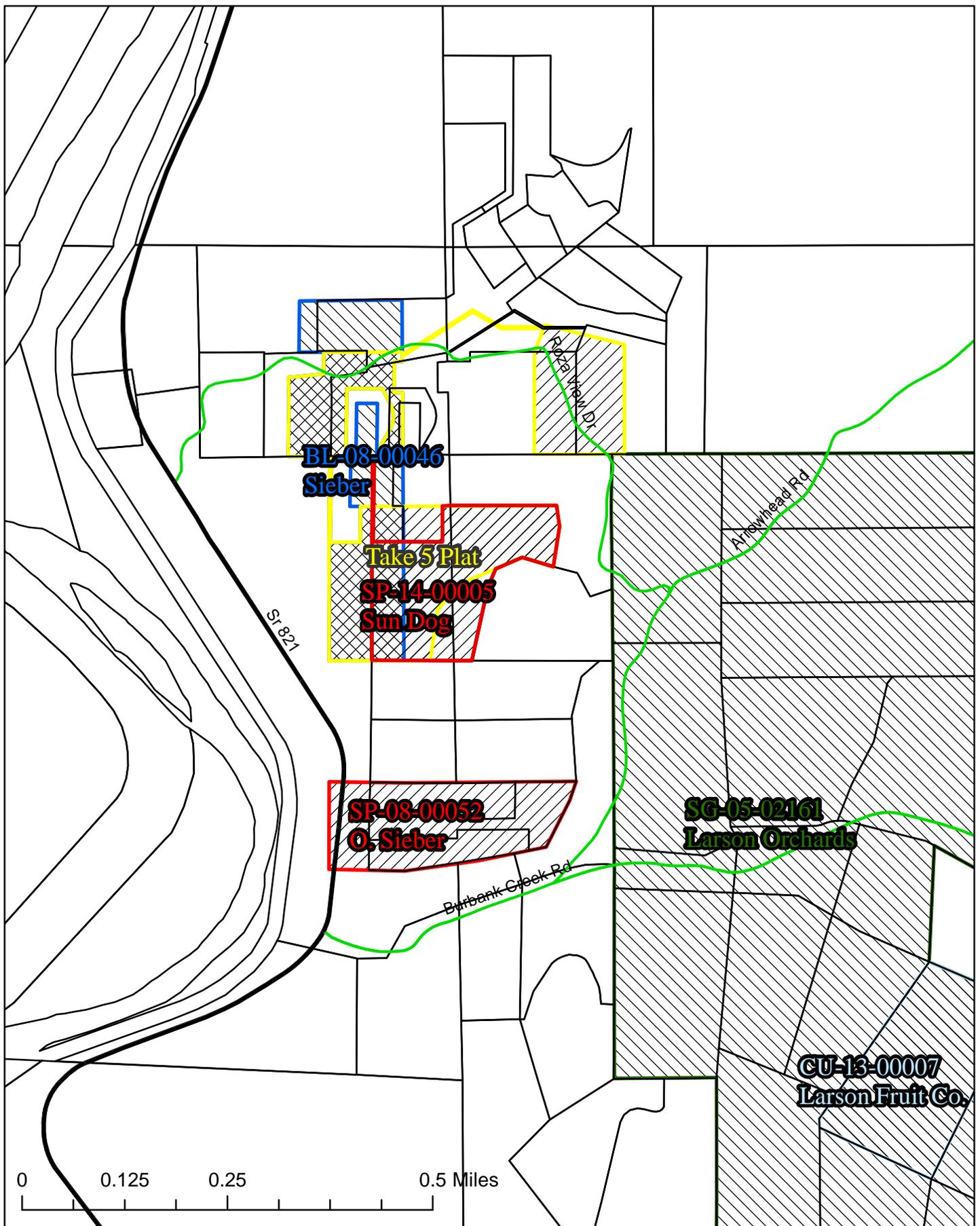


SP-14-00005  
Sun Dog

10/30/2014

Zoning  
Map

kaycee.hathaway

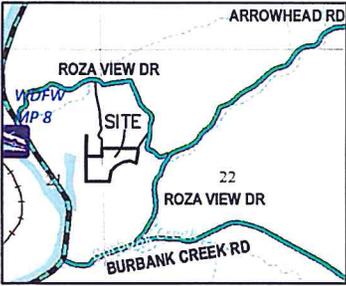


SP-14-00005  
Sun Dog

10/30/2014

Regional Land Use  
Map

kaycee.hathaway

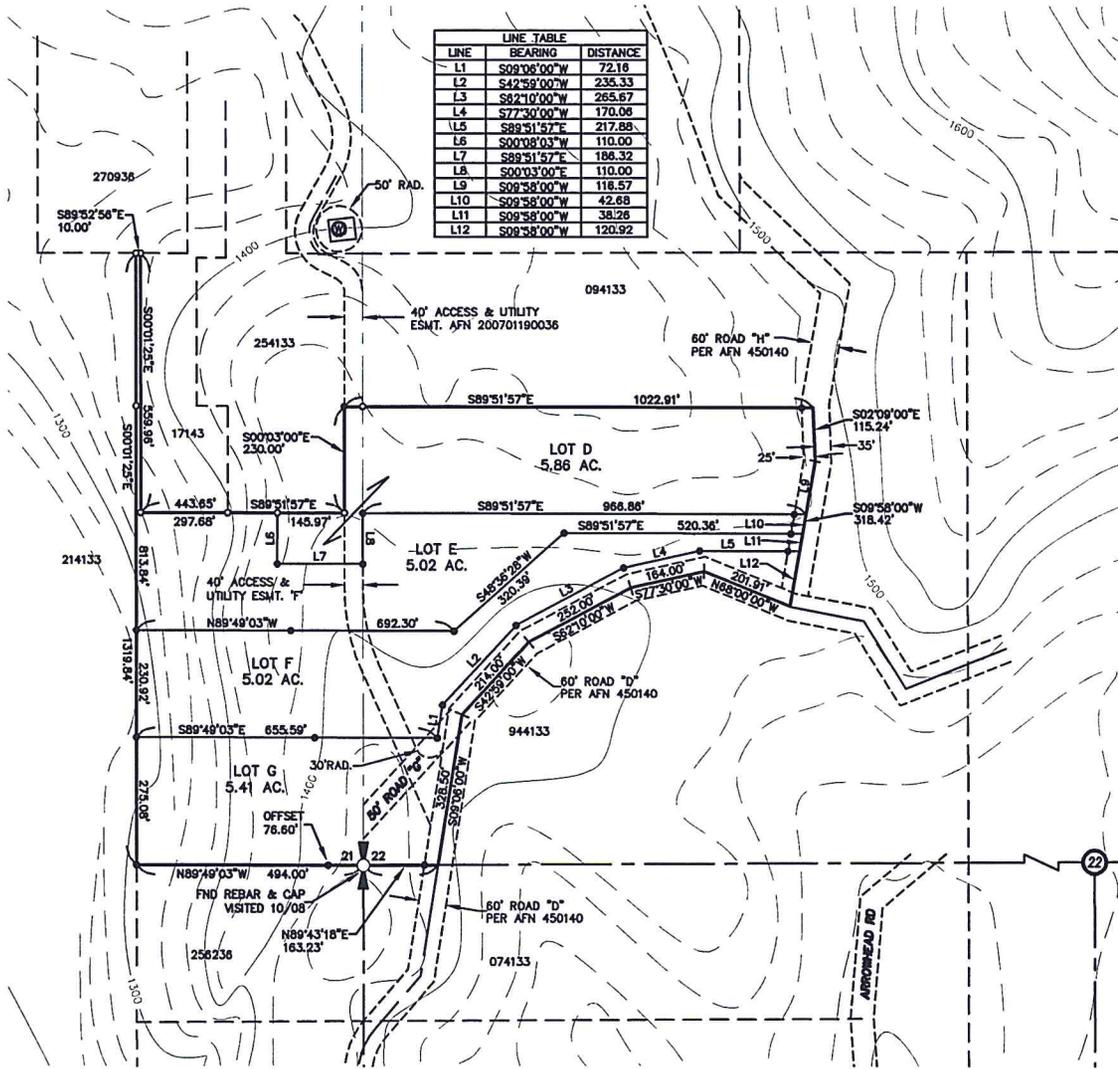


VICINITY MAP  
N.T.S.

**SUN DOG SHORT PLAT**  
A PORTION OF THE NE 1/4 OF SECTION 21 &  
A PORTION OF THE NW 1/4 OF SECTION 22  
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.  
KITITAS COUNTY, STATE OF WASHINGTON



LINE	BEARING	DISTANCE
L1	S09°08'00"W	72.16
L2	S42°59'00"W	235.33
L3	S82°10'00"W	265.67
L4	S77°23'00"W	170.06
L5	S89°51'57"E	217.88
L6	S00°08'03"W	110.00
L7	S89°51'57"E	186.32
L8	S00°03'00"E	110.00
L9	S09°58'00"W	116.57
L10	S09°58'00"W	42.68
L11	S09°58'00"W	38.26
L12	S09°58'00"W	120.92

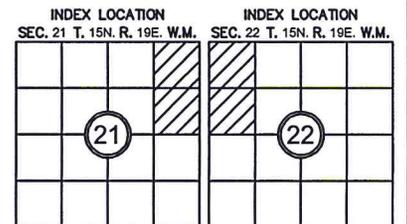
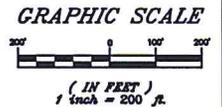
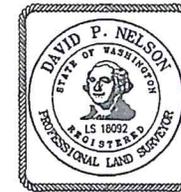


**SURVEY NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT KITITAS COUNTY PARCEL NUMBERS 604133 AND 244133 TO THE CONFIGURATION AS SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 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 ADZMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, AND BASIS OF BEARING, SEE BOOK 9 OF SURVEYS AT PAGE 23, UNDER AUDITOR'S FILE NO. 454987 AND BOOK 13 OF SURVEYS AT PAGE 7, UNDER AUDITOR'S FILE NO. 480175, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, AND THE SURVEYS REFERENCED THEREON.

**LEGEND**

- QUARTER CORNER AS NOTED
- CENTER OF SECTION 22
- SET 1/2" IRON ROD W/CAP LS#18092
- FOUND MONUMENT
- EXISTING WELL



**APPROVALS**

**KITITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED THIS \_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20\_\_

KITITAS COUNTY ENGINEER

**COMMUNITY DEVELOPMENT SERVICES**

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

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

KITITAS COUNTY PLANNING OFFICIAL

**KITITAS COUNTY HEALTH DEPARTMENT**

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

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

KITITAS COUNTY HEALTH OFFICER

**CERTIFICATE OF COUNTY TREASURER**

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

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

KITITAS COUNTY TREASURER

PARCEL NOS.: 15-19-22000-0027 (604133) & 15-19-21000-0018 (244133)

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_ M.  
IN BOOK \_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_ AT THE REQUEST OF

DAVID P. NELSON  
SURVEYOR'S NAME  
JERALD V. PETTIT  
County Auditor  
Deputy County Auditor

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHOENIX UNITED PROPERTIES, LLP  
IN OCT. 2014.

DAVID P. NELSON  
CERTIFICATE NO. 18092  
DATE

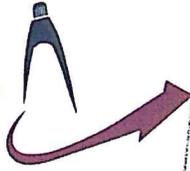


Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**SUN DOG SHORT PLAT**  
PREPARED FOR

PHOENIX UNITED PROPERTIES, LLP PTN. OF THE NE 1/4 OF SEC. 21 & PTN. OF THE NW 1/4 OF SEC. 22 TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.		
KITITAS COUNTY	DATE	JOB NO.
DWN BY G. WEISER	10/2014	14039
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

# Letter of Transmittal



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

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

To: KITTITAS COUNTY CDS  
 ELLENSBURG WA

Date: 10-15-2014

Job No. 14039

Attn:

Re: SUN DOG SHORT PLAT (PRELIMINARY)

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

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

COPIES	DATE	NO.	DESCRIPTION
5		2	COPIES WITH CONTOURS
1			WELL LOG
*3			OVERVIEW LETTER - *1 FOR CDS, 1 FOR PUBLIC WORKS & 1 FOR HEALTH
1			CDS APPLICATION/TRANS. CONCUR. MGMT. APPL./PUBLIC DISC. STMT.
1			8 ½ X 11 MAP
1			SUBDIVISION GUARANTEE & CLOSURES

**THESE ARE TRANSMITTED as checked below:**

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

REMARKS:

Signature: Gmyn Jensen Title: ENGR. & SURV. TECH.

Copy to: File \_\_\_\_\_



## SUN DOG SHORT PLAT PROJECT OVERVIEW

**OVERVIEW:**

The purpose of this application is to create four lots from two existing parcels consisting of 21.31 total surveyed acres. The subject property is located within the Rural 5 Zone of Kittitas County.

**UTILITIES:**

The project's water will be individual wells and individual septic and drainfield.

**TRANSPORTATION:**

Access to Highway 97 via private access easements.

**COMMENTS:**

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

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

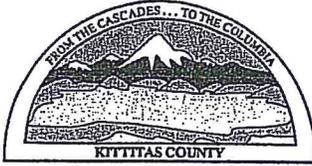
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**Western Washington Division**

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

**Eastern Washington Division**

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



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## PUBLIC DISCLOSURE REQUEST FORM

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

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

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

I am requesting public disclosure of

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



**Job# 14039 Sun Dog Short PLAT**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

# 14039 PARENT



Point # 1						10000.000		10000.000
S	89	52	56	E		10.000		
Point # 2						9999.979		10010.000
S	0	1	25	E		559.960		
Point # 3						9440.019		10010.231
S	89	51	57	E		443.650		
Point # 4						9438.981		10453.880
N	0	3	0	W		230.000		
Point # 5						9668.981		10453.679
S	89	51	57	E		1022.910		
Point # 6						9666.585		11476.586
S	2	9	0	E		115.240		
Point # 7						9551.426		11480.909
S	9	58	0	W		318.420		
Point # 8						9237.812		11425.799
N	68	0	0	W		201.910		
Point # 9						9313.449		11238.591
S	77	30	0	W		164.000		
Point # 10						9277.952		11078.478
S	62	10	0	W		252.000		
Point # 11						9160.293		10855.632
S	42	59	0	W		214.000		
Point # 12						9003.741		10709.730
S	9	6	0	W		328.500		
Point # 13						8679.376		10657.775
S	89	43	18	W		163.230		
Point # 14						8678.583		10494.547
N	89	49	3	W		494.000		
Point # 15						8680.156		10000.550
N	0	1	25	W		1319.840		
Point # 16						9999.996		10000.006

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AREA = 928,092.08 sf (21.3061 acres)

LENGTH = 5837.66

NORTHING ERROR = -0.004

EASTING ERROR = +0.006

LINEAR ERROR = S 57 54 34 E 0.007

# 14039 LOT D

Point # 1						10000.000		10000.000
	S	89	51	57	E	1022.910		
Point # 2						9997.605		11022.907
	S	2	9	0	E	115.240		
Point # 3						9882.446		11027.231
	S	9	58	0	W	116.570		
Point # 4						9767.635		11007.055
	N	89	51	57	W	966.860		
Point # 5						9769.899		10040.198
	S	0	3	0	E	110.000		
Point # 6						9659.899		10040.294
	N	89	51	57	W	186.320		
Point # 7						9660.335		9853.974
	N	0	8	3	E	110.000		
Point # 8						9770.335		9854.232
	S	89	51	57	E	145.970		
Point # 9						9769.993		10000.201
	N	0	3	0	W	230.000		
Point # 10						9999.993		10000.001

AREA = 255,314.90 sf (5.8612 acres)

LENGTH = 3003.87

NORTHING ERROR = -0.007

EASTING ERROR = +0.001

LINEAR ERROR = S 6 23 2 E 0.007

# 14039 LOT E

Point # 1						10000.000		10000.000
S	89	52	56	E		10.000		
Point # 2						9999.979		10010.000
S	0	1	25	E		559.960		
Point # 3						9440.019		10010.231
S	89	51	57	E		297.680		
Point # 4						9439.322		10307.910
S	0	8	3	W		110.000		
Point # 5						9329.323		10307.652
S	89	51	57	E		186.320		
Point # 6						9328.886		10493.972
N	0	3	0	W		110.000		
Point # 7						9438.886		10493.876
S	89	51	57	E		966.860		
Point # 8						9436.622		11460.733
S	9	58	0	W		42.680		
Point # 9						9394.586		11453.346
N	89	51	57	W		520.360		
Point # 10						9395.805		10932.988
S	48	36	28	W		320.390		
Point # 11						9183.960		10692.631
N	89	49	3	W		692.300		
Point # 12						9186.165		10000.334
N	0	1	25	W		813.840		
Point # 13						10000.005		9999.999

AREA = 218,770.97 sf (5.0223 acres)

LENGTH = 4630.39

NORTHING ERROR = +0.005

EASTING ERROR = -0.001

LINEAR ERROR = N 10 56 20 W 0.005

# 14039 LOT F

Point # 1						10000.000	10000.000
S	89	49	3	E		692.300	
Point # 2						9997.795	10692.296
N	48	36	28	E		320.390	
Point # 3						10209.640	10932.653
S	89	51	57	E		520.360	
Point # 4						10208.421	11453.012
S	9	58	0	W		38.260	
Point # 5						10170.739	11446.390
N	89	51	57	W		217.880	
Point # 6						10171.249	11228.511
S	77	30	0	W		170.060	
Point # 7						10134.441	11062.482
S	62	10	0	W		265.670	
Point # 8						10010.400	10827.547
S	42	59	0	W		235.330	
Point # 9						9838.244	10667.103
S	9	6	0	W		72.160	
Point # 10						9766.992	10655.690
N	89	49	3	W		655.590	
Point # 11						9769.080	10000.103
N	0	1	25	W		230.920	
Point # 12						10000.000	10000.008

AREA = 218,513.02 sf (5.0164 acres)

LENGTH = 3418.92

NORTHING ERROR = +0.000

EASTING ERROR = +0.008

LINEAR ERROR = S 89 35 51 E 0.008

# 14039 LOT G

Point # 1						10000.000	10000.000
S	89	49	3	E		655.590	
Point # 2						9997.912	10655.587
N	9	6	0	E		72.160	
Point # 3						10069.164	10666.999
N	42	59	0	E		235.330	
Point # 4						10241.320	10827.444
N	62	10	0	E		265.670	
Point # 5						10365.361	11062.378
N	77	30	0	E		170.060	
Point # 6						10402.169	11228.407
S	89	51	57	E		217.880	
Point # 7						10401.659	11446.287
S	9	58	0	W		120.920	
Point # 8						10282.564	11425.359
N	68	0	0	W		201.910	
Point # 9						10358.201	11238.151
S	77	30	0	W		164.000	
Point # 10						10322.704	11078.038
S	62	10	0	W		252.000	
Point # 11						10205.045	10855.192
S	42	59	0	W		214.000	
Point # 12						10048.493	10709.290
S	9	6	0	W		328.500	
Point # 13						9724.128	10657.335
S	89	43	18	W		163.230	
Point # 14						9723.335	10494.107
N	89	49	3	W		494.000	
Point # 15						9724.908	10000.110
N	0	1	25	W		275.080	
Point # 16						9999.988	9999.996

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AREA = 235,508.48 sf (5.4065 acres)

LENGTH = 3830.33

NORTHING ERROR = -0.012

EASTING ERROR = -0.004

LINEAR ERROR = S 17 30 9 W 0.012

WA Subdivision Guarantee

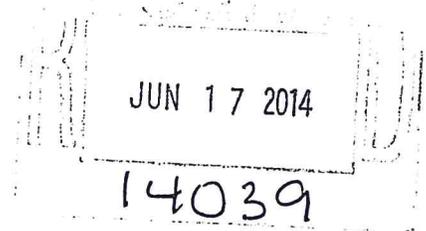
# SUBDIVISION GUARANTEE



Guarantee No.: G-6329-6619  
Order No.: 31977

Fee: \$300.00  
Dated: June 5, 2014

Issued by  
**stewart**  
title guaranty company



Stewart Title Guaranty Company (the "Company", guarantees the County of Kittitas and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned:

Authorized Countersignature

**stewart**  
title guaranty company

  
Senior Chairman of the Board  
Chairman of the Board  
President

Stewart Title of Kittitas County  
Company  
Ellensburg, WA  
City, State

Guarantee Serial No. G-6329-6619

In writing this company please address it at PO Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

# SUBDIVISION GUARANTEE

Prepared by:  
Stewart Title of Kittitas County  
208 West 9th Avenue, Suite 6  
Ellensburg, WA 98926

Order Number: 31977  
Effective Date: June 5, 2014 at 8:00 AM

Guarantee No.: G-6329-6619

Premium: \$300.00  
Sales Tax: \$24.00  
Total: \$ 324.00

OWNERS: Phoenix United Properties LLP, a Washington limited liability partnership

## LEGAL DESCRIPTION:

### Parcel A

That portion of Lots 2 and 3 of that certain survey recorded June 28, 1984, in Book 13 of Surveys, Page 7, under Auditor's File No. 480175, records of Kittitas County, State of Washington; lying within Section 22, Township 15 North, Range 19 East, W.M., Kittitas County, State of Washington.

### Parcel B

Lot S-2 of that certain Survey recorded January 19, 2007 in Book 33 of Surveys, Page 186, under Auditor's File No. 200701190036, records of Kittitas County, State of Washington.

## EXCEPT:

That portion of Lot S-2 of that certain Survey recorded in Book 33 of Surveys, Page 186, under Auditor's File No. 200701190036, records of Kittitas County, State of Washington, which is bounded by a line described as follows:

Beginning at the Northeast corner of said Lot S-2;  
Thence North 89°51'57" West, along the North boundary of said Lot S-2, 40.00 feet to the True Point of Beginning of said line;  
Thence continuing North 89°51'57" West, along said North boundary of said Lot S-2, 254.15 feet, to a point common to Lots S-2, S-1 and Lot 12 of said Survey;  
Thence South 00°01'25" East, along a line common to Lots S-2 and Lot 12 of said Survey, 230.00 feet;  
Thence South 89°51'57" East 254.26 feet, more or less, to the western boundary of Easement "F" as delineated on said Survey;  
Thence North 00°03'00" West, along said western easement boundary, 230.00 feet, more or less, to the True Point of Beginning and the terminus of said line.

Situated in the Northwest quarter of Section 21, Township 15 North, Range 19 East, W.M., Kittitas County, Washington

SUBJECT TO:

1. LIEN OF THE REAL ESTATE EXCISE SALES TAX and surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate is 1.53% and an additional County Real Estate Excise Tax Affidavit processing fee of \$5.00.

2. EASEMENT, INCLUDING TERMS AND PROVISIONS contained therein as granted in Instrument:  
Recorded: May 14, 1976  
Recording no.: 404704

Affects Parcel B

3. EASEMENT, including terms and provisions contained therein:  
Recorded: March 6, 1981  
Recording no.: 450140  
In favor of: Present and future owners  
For: Access and utilities  
Affects: A Westerly, Northerly and Easterly portion of the said premises and other property

Said easement was modified by instrument recorded under Auditor's file number 467244.

Said easement is also delineated on the face of the Survey recorded under Auditor's file number 480175.

Affects Parcel A and B

4. EASEMENT, including terms and provisions contained therein:  
Recorded: March 6, 1981  
Recording no.: 450142  
In favor of: Pacific Northwest Bell Telephone Company  
For: Communication system, necessary appurtenances and incidental purposes  
Affects: A 10 foot strip of land over an undisclosed portion of Section 22

Affects Parcel A

5. EASEMENT, including terms and provisions contained therein:  
Recorded: October 19, 1981  
Recording no.: 456469  
In favor of: Pacific Northwest Bell Telephone Company  
For: Communication system, necessary appurtenances and incidental purposes  
Affects: A 10 foot strip of land over an undisclosed portion of the subject premises and other property

Affects Parcel A and B

6. MATTERS PERTAINING TO the fact that access is gained over private roads

Affects Parcel A and B

7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Danny Burrill  
And: George E. Verheul and Julie E. Verheul, husband and wife  
Recorded: May 18, 2001  
Recording Number: 200105180028  
Purpose: Joint Well agreement and easement for installation of water transmission line

Refer to the record of said instrument for full particulars.

Affects Parcel A

8. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Yakima Mineral Lease Company  
And: Yakima Sheep Company  
Dated: May 20, 1958  
Recording Number: 270246  
Purpose: Use of mineral rights

Reference is made to the recorded document for full particulars.

Affects Parcel A

9. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:

Recorded: March 6, 1981  
Recording no.: 450140

Amendment to Access and Utility Easement-Burbank Creek Project, dated December 31, 1982, recorded January 25, 1983 under Auditor's File No. 467244.

Affects Parcel A and B

10. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:

Recorded: June 23, 2006  
Recording no.: 200606230009

Parcel B

11. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Winfred Clemenson, Steven Mahre, Danny Burrill,  
George Verheul & Julie Verheul, John Schrier &  
Sandra K. Schrier, David Thorp & Martha Thorp, Margaret Walsh  
And: Winfred Clemenson, Steven Mahre, Danny Burrill,  
George Verheul & Julie Verheul, John Schrier &  
Sandra K. Schrier, David Thorp & Martha Thorp, Margaret Walsh  
Recorded: July 7, 2003  
Recording Number: 200307070074

Affects Parcel A and B

12. MINERAL RIGHT AND ROYALTY TRANSFER and the terms and conditions thereof as contained in instrument recorded under Auditor's file number 228046 between Yakima Sheep Company and Arthur S. Bohoskey, et al.

Note: Mineral rights have been purportedly deeded in numerous documents of record. No examination has been made as to the current ownership of said mineral estate.

Affects Parcel A and B

13. Mineral Right and Royalty Transfer dated August 28, 1953, recorded September 9, 1953, under Auditor's File No. 239463, from Yakima Sheep Company, an Oregon corporation, to Arthur R. Bohoskey, Donald A. Bohoskey and Woodward Bohoskey.

Note: Mineral rights have been purportedly deeded in numerous documents of record. No examination has been made as to the current ownership of said mineral estate.

Affects Parcel A and B

14. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between:	Yakima Mineral Lease Company and Yakima Sheep Company
Dated	May 20, 1958
Recorded:	May 21, 1958
Recording Number:	270246

Affects Parcel A and B

15. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded:	January 15, 1979
Recording no.:	429327
Book:	5
Page:	52

Said Survey was modified under Auditor's file number 527026, Book 16 of Surveys, page 103.

Affects Parcel A

16. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded:	August 28, 1980
Recording no.:	444805
Book:	7
Page:	63

Affects Parcel A and B

17. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded:	August 27, 1981
Recording no.:	454987
Book:	9
Page:	23

Affects Parcel A and B

18. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: June 28, 1984  
Recording no.: 480175  
Book: 13  
Page: 7

19. A RECORD OF BOUNDARY LINE ADJUSTMENT SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: January 19, 2007  
Recording no.: 200701190036  
Book: 33  
Page: 186

Affects Parcel B

20. NOTE 2: General taxes for the year **2014** which have been paid.

Amount: \$790.31  
Levy code: 52  
Land use/DOR code: 91  
Map number: 15-19-22000-0027  
Parcel number: 604133  
Assessed value of land: \$58,200.00  
Assessed value of improvement: \$7,500.00

21. NOTE 3: General taxes for the year **2014** which have been paid.

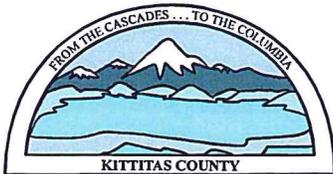
Amount: \$933.98  
Levy code: 52  
Land use/DOR code: 91  
Map number: 15-19-21000-0016  
Parcel number: 244133  
Assessed value of land: \$62,940.00  
Assessed value of improvement: \$0.00

## SUBDIVISION GUARANTEE

Order Number: 31977

Guarantee No.: G-6329-6619

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**TRANSPORTATION CONCURRENCY MANAGEMENT  
APPLICATION**

**Required attachments:**

Site map showing access locations



**FOR STAFF USE ONLY:**

APPLICATION RECEIVED BY:

DATE:

DATE STAMP HERE

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

Name: PHOENIX UNITED PROPERTIES LLP  
Mailing Address: 1302 HIGHWAY 28  
City/State/ZIP: EPHRATA WA 98823  
Day Time Phone: (509) 754-4176  
Email Address: joe.whalen@unitedrightofway.com

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

Agent Name: ENCOMPASS ENGINEERING & SURVEYING - DAVID P. NELSON  
Mailing Address: 108 EAST SECOND STREET  
City/State/ZIP: CLE ELUM, WA 98922  
Day Time Phone: 509-674-7433  
Email Address: DPNELSON@ENCOMPASSES.NET

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

**4. Street address of property:** ROZA VIEW DRIVE, YAKIMA, WA

**5. Tax parcel number(s):** 244133 (15-19-21000-0016) & 604133 (15-19-22000-0027)

**6. Roads serving project:** ROZA VIEW DRIVE

**7. Plat or project name:** SUN DOG 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

**Kititas 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: 4

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

12. Narrative project description: \_\_\_\_\_

4 LOT SHORT PLAT

13. Describe present use of property: RESIDENTIAL USE

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

Date: \_\_\_\_\_

Signature of Land Owner of Record  
(Required for application submittal):  
X [Signature] managing partner

Date: 10/8/2014

RECEIVED  
OCT 15 2014  
KITITAS COUNTY  
S.D.S.



# WATER WELL REPORT

Original & 1<sup>st</sup> copy - Ecology, 2<sup>nd</sup> copy - owner, 3<sup>rd</sup> copy - driller

Construction/Decommission ("x" in circle) **353585**

Construction

Decommission ORIGINAL INSTALLATION Notice of Intent Number \_\_\_\_\_

CURRENT

Notice of Intent No. W-272456

Unique Ecology Well ID Tag No. BAE 618

Water Right Permit No. \_\_\_\_\_

Property Owner Name OTTO VSTIEBER

Well Street Address ROSA VIEW DR

City YAKIMA County KITITAS

Location S1/4-14S1/4 Sec 22 Twn 15 R 19 EWM or WWM circle one

Lat/Long (s, t, r) Lat Deg \_\_\_\_\_ Lat Min/Sec \_\_\_\_\_

Still REQUIRED) Long Deg \_\_\_\_\_ Long Min/Sec \_\_\_\_\_

Tax Parcel No. 15-19-22000-0027

## CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
LT BROWN SANDSTONE + CLAY	0	23
YELLOW SANDSTONE + CLAY	23	46
DK BROWN SANDSTONE + CLAY	46	76
BLACK BASALT	76	141
BLACK + BROWN BASALT	141	180
LT BROWN SANDSTONE + CLAY	180	201
BLACK + BROWN BASALT	201	345
FRACTURE BLACK BASALT + WATER	345	375

RECEIVED

OCT 12 2009

DEPARTMENT OF ECOLOGY - CENTRAL REGIONAL OFFICE

Start Date 9/15/09 Completed Date 9/18/09

PROPOSED USE:  Domestic  Industrial  Municipal  DeWater  Irrigation  Test Well  Other \_\_\_\_\_

TYPE OF WORK: Owner's number of well (if more than one) \_\_\_\_\_  
 New well  Reconditioned Method:  Dug  Bored  Driven  Deepened  Cable  Rotary  Jetted

DIMENSIONS: Diameter of well 6 inches, drilled 375 ft.  
 Depth of completed well 375 ft.

CONSTRUCTION DETAILS  
 Casing  Welded 6" Diam. from 42 ft. to 28 ft.  
 Installed:  Liner installed 4 1/2" Diam. from -8 ft. to 375 ft.  
 Threaded \_\_\_\_\_ Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Perforations:  Yes  No  
 Type of perforator used SKILL SAW  
 SIZE OF perfs 9 in. by 1/4 in. and no. of perfs 100 from 175 ft. to 375 ft.

Screens:  Yes  No  K-Pac Location \_\_\_\_\_  
 Manufacturer's Name \_\_\_\_\_  
 Type \_\_\_\_\_ Model No. \_\_\_\_\_  
 Diam. Slot size \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Diam. Slot size \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Gravel/Filter packed:  Yes  No  Size of gravel/sand \_\_\_\_\_  
 Materials placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Surface Seal:  Yes  No To what depth? 18 ft.  
 Material used in seal BENSONITE  
 Did any strata contain unusable water?  Yes  No  
 Type of water? \_\_\_\_\_ Depth of strata \_\_\_\_\_  
 Method of sealing strata off \_\_\_\_\_

PUMP: Manufacturer's Name \_\_\_\_\_  
 Type: \_\_\_\_\_ H.P. \_\_\_\_\_

WATER LEVELS: Land-surface elevation above mean sea level  
 Static level 250 ft. below top of well Date 9/18/09  
 Artesian pressure \_\_\_\_\_ lbs. per square inch Date \_\_\_\_\_  
 Artesian water is controlled by \_\_\_\_\_ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level  
 Was a pump test made?  Yes  No If yes, by whom? \_\_\_\_\_  
 Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
 Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
 Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
 Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)  
 Time Water Level Time Water Level Time Water Level  
 \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_  
 Date of test \_\_\_\_\_  
 Bailer test \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
 Airtest 4.5 gal./min. with stem set at 365 ft. for \_\_\_\_\_ hrs.  
 Artesian flow \_\_\_\_\_ g.p.m. Date \_\_\_\_\_  
 Temperature of water \_\_\_\_\_ Was a chemical analysis made?  Yes  No

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller  Engineer  Trainee Name (Print) Justin Wamsley  
 Driller/Engineer/Trainee Signature \_\_\_\_\_  
 Driller or trainee License No. 2973

If TRAINEE, Driller's Licensed No. \_\_\_\_\_  
 Driller's Signature \_\_\_\_\_

Drilling Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, Zip HIDDEN RIVERS DRILLING, INC.  
P.O. BOX 891  
SELAH, WA 98942  
 Contractor's Registration No. HIDDEN RIVERS Date 9/18/09

Ecology is an Equal Opportunity Employer.

The Department of Ecology does NOT warranty the Data and/or the Information on this Well Report.



# Water Resources Program Well Report Change Form

Record any changes made to the Well Report record on this form. Asterisks (\*) indicate required fields. This form is to be appended to the well report image and filed with the original well report.

This Well Report has been changed on: 7 / 30 / 2014  
\*Month \*Day \*Year

### Well Information

\* Not in Notice of Intent System (NITS) \* Notice of Intent System (NITS) Log ID number: N/A

\*Regional Office:  CRO  ERO  NWRO  SWRO

\*Well Type:  Water Well  Resource Protection Well  Other

\*Notice of Intent Number: W272456 \*Unique Ecology Well ID Tag Number: BAE610

Original Property Owner Name: OTTO V SIEBER

\*Well Site Street Address: ROSA VIEW DR \*City: YAKIMA \*County: Kittitas \*Zip: 98901

### Well Location

\*Tax parcel number: 15-19-22-000-0027

\*Township: 15-N \*Range: 19 \*E  or \*W  \*Section: 22 \*in the SW 1/4-1/4 of \*SW 1/4

Latitude: \_\_\_\_\_ Decimal Degrees (valid range is 45.33186 to 49.11587)

Longitude: \_\_\_\_\_ West Decimal Degrees (valid range is 116.91148 to 124.70419)

Horizontal Collection Method: \_\_\_\_\_ Vertical Collection Method: \_\_\_\_\_

Horizontal Collection Datum Type: \_\_\_\_\_ Vertical Datum Type: \_\_\_\_\_

### Original Reported Type of Work

\*New Well  Decommissioning  Deepened

\*Well Diameter: 6 inches Well Depth: 375 feet

\*Well Report Received Date: 10/12/2009 Well Completed Date: 9/18/09  
mm dd yyyy mm dd yyyy

### Driller Information

Driller License Number: \_\_\_\_\_ Trainee License Number: \_\_\_\_\_ Other (specify): \_\_\_\_\_

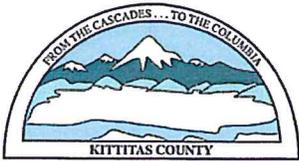
### Change Information

\*Person Requesting Change: Dan Nelson Contact Phone Number: (509) 750-1164

\*Reason for Change: To correctly identify Well ID TAG# as BAE610 Date: 7/30/2014

\*Tracker Signature: Erin Gutierrez Date: 7/30/2014

SP-14-00005



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):

*[Handwritten Signature]*

DATE: *10/15/14*

RECEIPT # *23246*



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: PHOENIX UNITED PROPERTIES, LLP  
Mailing Address: 1302 HIGHWAY 28  
City/State/ZIP: EPHRATA, WA 98823  
Day Time Phone: 509-754-4176  
Email Address: joe.whalen@unitedrightofway.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

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

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

Name: DAVID P. NELSON  
Mailing Address: 108 EAST SECOND STREET  
City/State/ZIP: CLE ELUM, WA 98922  
Day Time Phone: 509-674-7433  
Email Address: dnelson@encompasses.net

4. **Street address of property:**

Address: ROZA VIEW DRIVE  
City/State/ZIP: YAKIMA, WA

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

6. **Tax parcel number(s):** 244133 15-19-21000-0016 AND 604133 15-19-22000-0027

7. **Property size:** 8.96 AC. AND 11.80 AC. (acres)

8. **Land Use Information:**

Zoning: RURAL- 5                      Comp Plan Land Use Designation: RURAL

**PROJECT NARRATIVE**  
(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. yes no
10. Are Forest Service roads/easements involved with accessing your development? If yes, explain.
11. What County maintained road(s) will the development be accessing from? NONE - HIWAY 97

**AUTHORIZATION**

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

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

Date:

X \_\_\_\_\_

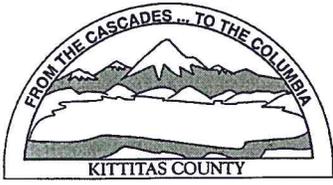
\_\_\_\_\_

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

Date:

X [Signature], Managing Partner

10/8/2014



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

**RECEIPT NO.:** 00023246

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 029203

**Date:** 10/15/2014

**Applicant:** PHOENIX UNITED PROPERTIES, LLP

**Type:** check # 10692

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-14-00005	CDS FEE FOR SHORT PLAT	720.00
SP-14-00005	EH SHORT PLAT FEE	570.00
SP-14-00005	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-14-00005	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,640.00