

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

DETERMINATION OF NONSIGNIFICANCE

- File:** Monahan Mountain Forest Large Lot Subdivision (LL-08-00004)
Monahan Mountain Tree Farm Large Lot Subdivision (LL-08-00005)
- Description:** Two large lot subdivisions; one 160.3 acre parcel into 8 twenty plus acre parcels and one 164.45 acre parcel into 8 twenty plus acre parcels.
- Proponent:** Cabin Mountain LLC
5814 Frances Avenue NE
Tacoma WA 98422
- Location:** Southeast of the of Easton, east of Interstate-90 and south of Cabin Creek Road, Easton, WA 98925
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/current/large-lots.asp>

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before 5:00 PM, December 17, 2010. To the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926

Responsible

Official:

Jeff Watson

Title:

Planner I

Address:

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX (509) 962-7682

Date:

December 6, 2010

Pursuant to Chapter 15A.07 KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, December 17, 2010. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

H-08-04
H-08-05



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SEPA ENVIRONMENTAL CHECKLIST FEE \$400.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic area" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

**Monahan Mt. Forest Tracts Large Lot Subdivision &
Monahan Mt. Tree Farm Tracts Large Lot Subdivision**

2. Name of applicant:

Cabin Mt., LLC.

3. Address and phone number of applicant and contact person:

PO Box 497 Easton, WA 98925

4. Date checklist prepared:

May 5, 2008

5. Agency requesting checklist:

Kittitas County Community Development Services

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

6. Proposed timing or schedule (including phasing, if applicable):

Preliminary approval of both Large Lot Subdivisions is expected in late spring 2008. No phasing is proposed at this time.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future plans relating to these projects are expected.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

Other than this SEPA Checklist, no other environmental information has been prepared for these two projects.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications affecting these parcels has been submitted or is pending government approval.

10. List any government approvals or permits that will be needed for your proposal, if known.

LLSD preliminary and final approval, soil logs, water well report.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Monahan Mt. Forest Tracts is +/- 164 acres and Monahan Mt Tree Farm Tracts is +/- 160 acres. In total 16 lots will be created. Lots are above 20 acres per KCC 16.36.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Subject properties are located east of the town of Easton

The subject properties are located east of the City of Cle Elum in Sec. 14 of T20N.,R13E. WM. Legal descriptions and site plans are attached for review.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, ~~hilly~~, steep slopes, mountainous, other. _____

b. What is the steepest slope on the site (approximate percent slope)?
+/- 18% over small portions of the subject property _____

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. _____

Soils are generally a mixture of sands and clay. Top layers consist of mostly dead organic materials (DOM).

d. Are there surface indications or history of unstable soils in the immediate vicinity? _____

No. No reports of unsatble soils or history of unstable soils exist in the area.

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill. _____

If any fill is needed for road grading, it will come from the site. Quantities have not been calculated at this time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____

No. Erosion controll measures could be used during grading and construction activities.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? _____

Less than 3%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: _____

Ecology blocks and silt fencing could be used during construction phases to decrease the potential of erosion.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. _____

b. **Emissions typical of construction activities.**
Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: _____

No measures are proposed with these projects.

3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

There is an wetland within the BPA easement on Parcel F as well as a stream on the easter boundary of the proposed subdivision.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

No work areound surface water will occur.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

There will no withdrawals or diversions near surface waters.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No. The nearest 100-year floodplain is off the subject property and to the north.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Surface waters are to far to collect runoff. All runoff will be treated onsite.

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Yes. Individual wells or a class B system will be used.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

All waste water will be treated on site via absorption or drainfield.

c.

Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters? If so, describe.

Roads can create runoff. All runoff will be treated on site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No. Erosion control measures will be in place at the time of road and residential construction

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Ditching and basins could be used to control runoff and allow waters to naturally absorb back into the ground.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

Minimal amounts for road and residential construction.

c. List threatened or endangered species known to be on or near the site.

None known to exist on the site.

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No landscaping proposed at this time.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

RequestToRezoneApplication.pdf
See above

c. Is the site part of a migration route? If so, explain.

No. It has been used by elk, but is not a natural route.

d. Proposed measures to preserve or enhance wildlife, if any.

Fencing heights may be limited for animal passage.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Wood stoves could be used as a heating source. The majority of energy will be electric. Solar energy will not be discouraged.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None are included in the plans. Energy conservation of future landowners should be encouraged.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no environmental health hazards associated with this project.

1) Describe special emergency services that might be required.

No special services will be required as a result of this application.

2) Proposed measures to reduce or control environmental health hazards, if any. **There are no environmental health hazards associated.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

No known noise exists on or near the subject property.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Temporary noise associated with residential construction. Noise will meet Kittitas County noise ordinance regulations.

3) Proposed measures to reduce or control noise impacts, if any.

Limiting the hours of operations for construction operations per Kittitas County Code.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The current use of the site is Rural

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

No structures exist

d. Will any structures be demolished? If so, what?

No

- e. What is the current zoning classification of the site?
Forest & Range - 20
- f. What is the current comprehensive plan designation of the site?
Rural
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable
- h. Has any part of the site been classified as an:
 environmentally sensitive area?
No
- i. Approximately how many people would the completed project displace?
None
- j. Approximately how many people would reside or work in the completed project?
Up to 15-20 families could reside on the completed site.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
No displacement will occur
1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
9. HOUSING **see attached**
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
At full buildout, up to 15-20 SFR's could be provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
No units of any class will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any.
CC&R's could be created to reduce and structure the types of housing within the development.
10. AESTHETICS
- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
No structures are proposed at this time.
- b. What views in the immediate vicinity would be altered or obstructed?
No views will be eliminated or altered.
- c. Proposed measures to reduce or control aesthetic impacts, if any.
Again, CC&R's may be used to create and control aesthetic impacts.
11. LIGHT AND GLARE
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Lighting from future residential development may occur in the future, mostly from SFR's. Road lighting is not proposed at this time.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

c. What existing off-site sources of light or glare may affect your proposal?
Nothing that currently exists.

d. Proposed measures to reduce or control light and glare impacts, if any.
All future lighting will be pointed down and away from other residences.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
Hiking, Skiing, snow mobiling, trails, motor sporting, bird and animal watching.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No. Recreational activities will be encouraged to a degree.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No control impacts on recreation are proposed.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
The property is not listed on any local, state, or federal preservation or archaeological registrar.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
Development in the immediate are has shown no signs of any historical/ cultural importance or significance.

c. Proposed measures to reduce or control impacts, if any.
If evidence of cultural or historic significance is discovered on the subject property, the state DOA will be contacted.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Access to public roads will be via Cabin Creek Road.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No Public transit only exist in Ellensburg, and then on a limited scale.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
Up to 30 would be created and none eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
Yes an internal road system will serve the proposed lots. The proposed road system will be privately owned and maintained
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The only official means of transportation to the subject property is via motor vehicle.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Depending if future land owners are full or part time residences, TPD could range from 0-75.
- g. Proposed measures to reduce or control transportation impacts, if any.
HOA and CC&R requirements could be enforced. No parking signs could be placed on the private road system.

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
The project, as it stands could not create a need for any additional public services within the district.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Firewise lot development practices could be in place. Fire resistant building materials could be used.

16. UTILITIES

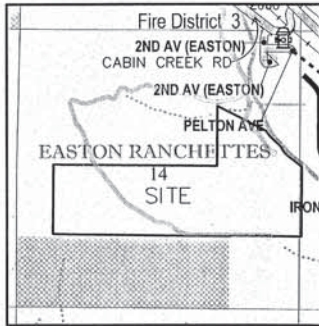
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
Nothing yet.
- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.
Power by PSE or PUD, Water by Group B or Individual Well, wood stoves, cable and phone by local companies.

C. SIGNATURE

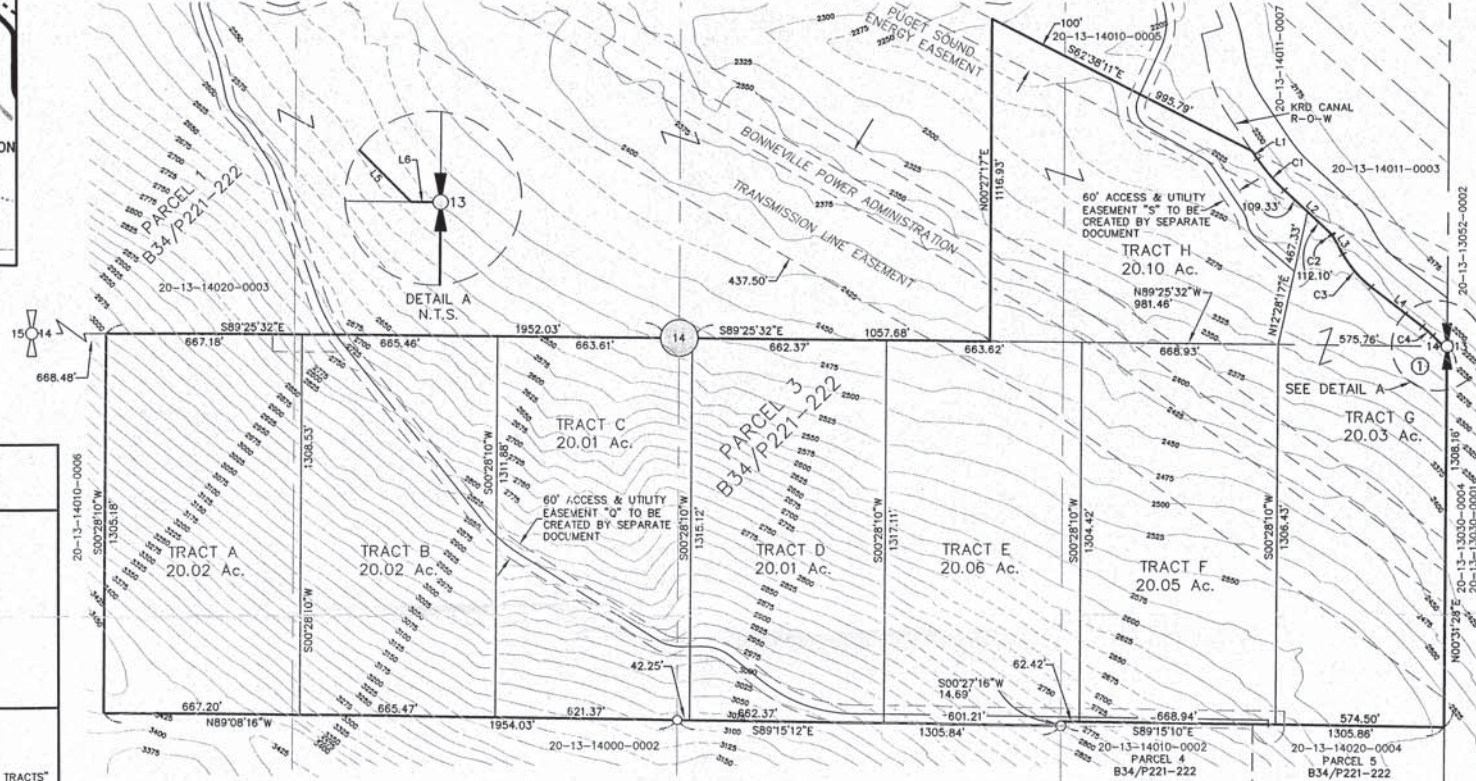
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *McC Novella Murray Monte* Date: *5-5-05*

MONAHAN MOUNTAIN FOREST TRACTS LARGE LOT SUBDIVISION
 A PORTION OF SECTION 14, TWN. 20N., RGE. 13E., W.M.
 KITTITAS COUNTY, WASHINGTON



VICINITY MAP
N.T.S.



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of _____ A.D., 20__

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "MONAHAN MOUNTAIN FOREST TRACTS" Large Lot Subdivision 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., 20__

Kittitas County Planning Director

KITTITAS 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__

Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this ____ day of _____ A.D., 20__

Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-13-14000-0001 (121834)

DATUM:
 WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (98)
 ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999866774. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCE.

CORNER NOTES:
 EAST QUARTER CORNER SEC. 14, T. 20 N., R. 13 E., W.M.
 FOUND BRASS CAP MONUMENT, DEA, LS 14743
 L.C.R. BOOK 6, PAGE 13

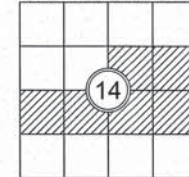
GRAPHIC SCALE



(IN FEET)

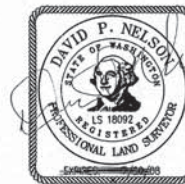
1 inch = 300 ft.

INDEX LOCATION:
 SEC. 14 T. 20N. R. 13E. W.M.



LEGEND

- QUARTER CORNER, AS NOTED
- QUARTER CORNER, CALCULATED
- CENTER OF SECTION
- FOUND REBAR & CAP, LS# 18894



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...CABIN MOUNTAIN, LLC in...MARCH, 2008.

DAVID P. NELSON DATE 09/08
 Certificate No. 18092

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

County Auditor Deputy County Auditor

CURVE TABLE				LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	LINE	LENGTH	BEARING
C1	142.82	607.50	132°12'	L1	33.66	S33°06'51"E
C2	4.07	13.20	173°20'	L2	221.44	S46°34'51"E
C3	149.19	368.80	231°03'	L3	73.98	S28°37'51"E
C4	47.01	347.50	74°05'	L4	220.78	S52°07'51"E
				L5	52.61	S44°22'45"E
				L6	12.62	S89°25'32"E

Kittitas Co. Large Lot Subdivision NO. 08-04
 Portion of Section 14, Twp. 20N., Rge. 13E., W.M.
 Kittitas County, Washington

DWN BY G. WEISER	DATE 09/08	JOB NO. 05502-4
CHKD BY D. NELSON	SCALE 1"=300'	SHEET 1 OF 2

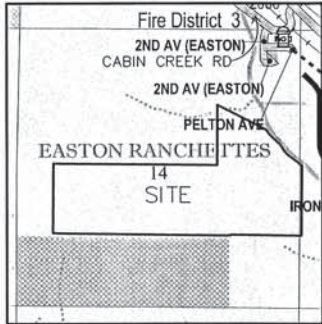
Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELLUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

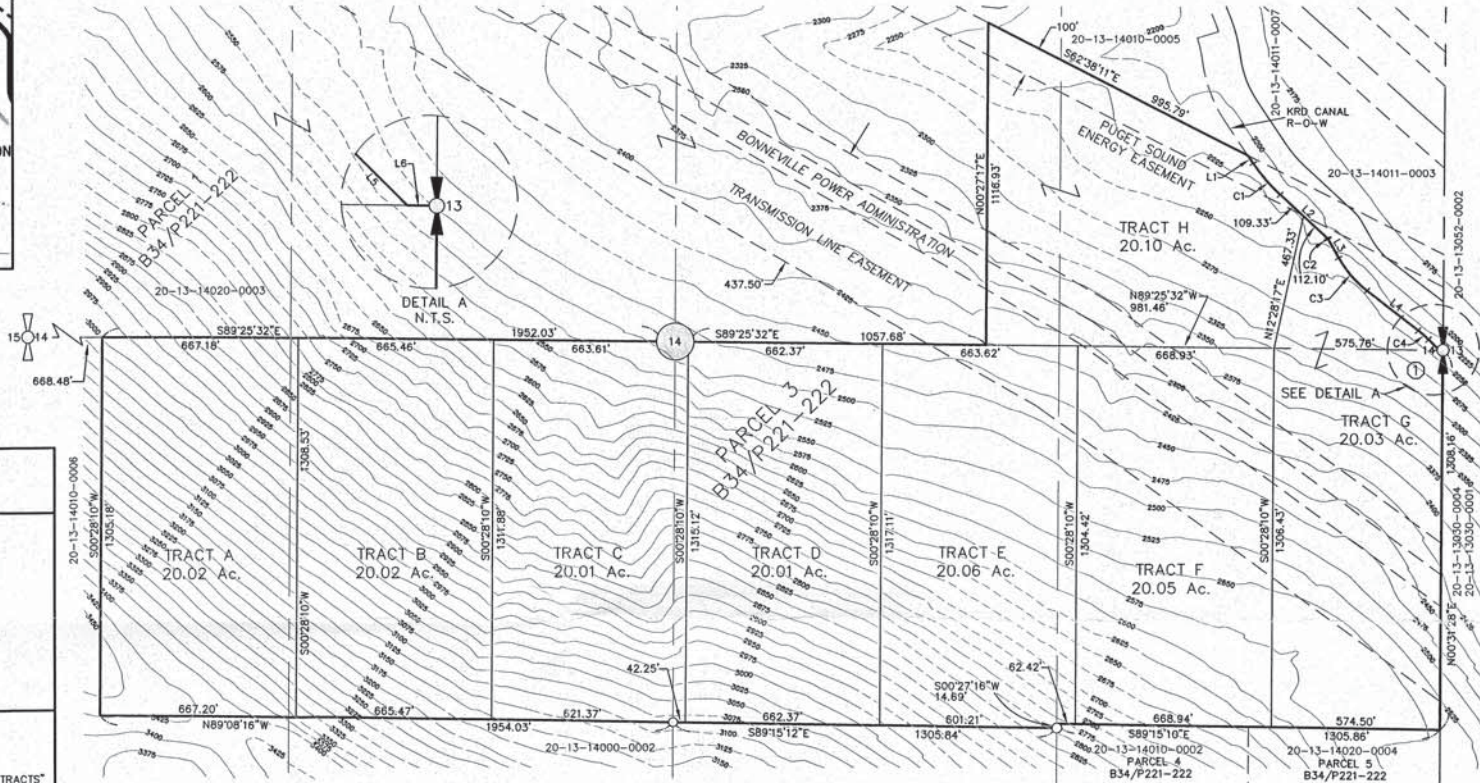
RECEIVED
 SEP 05 2008
 Kittitas County
 CDS

September 5, 2008

MONAHAN MOUNTAIN FOREST TRACTS LARGE LOT SUBDIVISION A PORTION OF SECTION 14, TWN. 20N., RGE. 13E., W.M. KITITAS COUNTY, WASHINGTON



VICINITY MAP
N.T.S.



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Kititas County Engineer

COUNTY PLANNING DIRECTOR

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Kititas County Planning Director

KITITAS COUNTY HEALTH DEPARTMENT

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Kititas County Treasurer

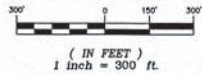
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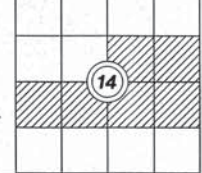
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GRAPHIC SCALE

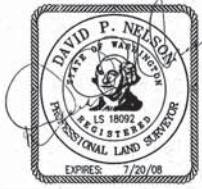


INDEX LOCATION
SEC. 14, T. 20N., R. 13E., W.M.



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- FOUND REBAR & CAP, LS# 18894



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

.....
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...**CARIN MOUNTAIN, LLC**..... in...**MARCH, 2008**.....

DAVID P. NELSON DATE **04/08**
Certificate No.**18092**.....

CURVE TABLE				LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	LINE	LENGTH	BEARING
C1	142.82	607.50	13°28'12"	L1	33.66	S33°06'51"E
C2	4.07	13.20	17°39'20"	L2	221.44	S46°34'51"E
C3	149.19	368.80	23°10'38"	L3	73.96	S28°57'51"E
C4	47.01	347.50	7°45'05"	L4	220.78	S22°07'51"E
				L5	52.61	S44°22'45"E
				L6	12.62	S89°25'32"E

Kittitas Co. Large Lot Subdivision NO. 08-XX		
Portion of Section 14, Twp. 20N., Rge. 13E., W.M.		
Kititas County, Washington		
DWN BY G. WEISER	DATE 04/08	JOB NO. 05502-4
CHKD BY D. NELSON	SCALE 1"=300'	SHEET 1 OF 2

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELLUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

RECEIVED
APR 4 2008
KITITAS COUNTY
CDS

April 4, 2008

**MONAHAN MOUNTAIN FOREST TRACTS LARGE LOT SUBDIVISION
A PORTION OF SECTION 14, TWN. 20N., RGE. 13E., W.M.
KITITAS COUNTY, WASHINGTON**

OWNER:

CABIN MOUNTAIN, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
5814 FRANCES AVE NE
TACOMA WA 98422

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELDS

EXISTING PARCEL #: 20-13-14000-0001 (121834)

EXISTING PARCEL AREA: 160.30 ACRES

ZONE: FOREST AND RANGE

EXISTING LEGAL DESCRIPTION:

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 OF SURVEYS, AT PAGES 221 & 222, UNDER AUDITOR'S FILE NUMBER 200802260022, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION AND A TRIMBLE R8 GPS. 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. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS LARGE LOT SUBDIVISION.
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12. THE PURPOSE OF THIS DOCUMENT IS TO LARGE LOT SUBDIVIDE PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34, AT PAGES 221 & 222, UNDER AUDITOR'S FILE NUMBER 200802260022, KITITAS COUNTY, STATE OF WASHINGTON TO THE CONFIGURATION SHOWN ON SHEET 1 OF 2.
13. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

ADJACENT PROPERTY OWNERS:

20-13-14020-0003
20-13-14010-0005
20-13-14020-0004
20-13-14010-0002
20-13-14010-0006
CABIN MOUNTAIN LLC
5814 FRANCES AVE NE
TACOMA WA 98422

20-13-14011-0007
REEVES A THELEN
PO BOX 413
EASTON WA 98925

20-13-14011-0003
BARBARA C GRAHAM-HOWE
PO BOX 36
EASTON WA 98925

20-13-13052-0002
BARBARA C GRAHAM
PO BOX 36
EASTON WA 98925

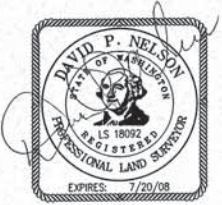
20-13-13030-0001
20-13-13030-0004
SPOKANE INVESTMENTS LLC
PO BOX 9810
LAKEWOOD WA 98498

20-13-14000-0002
PLUM CREEK TIMBER CO LP
PO BOX 1990
COLUMBIA FALLS MT 59912

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

**Call Before You Dig
1-800-553-4344**



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CABIN MOUNTAIN, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

NAME _____ TITLE _____
NAME _____ TITLE _____

ACKNOWLEDGEMENT

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

On this _____ day of _____, 20__ before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared _____ and _____ to me known to be the _____ and _____ respectively, of _____ the limited liability company that executed the foregoing instrument, and acknowledge the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

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

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...CABIN MOUNTAIN, LLC... in...MARCH, 2008.

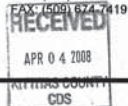
David P. Nelson 04/07/08
DAVID P. NELSON DATE
Certificate No. 18092

**Kittitas Co. Large Lot Subdivision NO. 08-XX
Portion of Section 14, Twp. 20N., Rge. 13E., W.M.
Kittitas County, Washington**

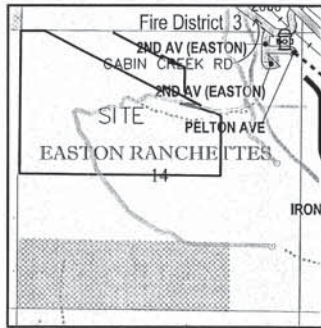
DWN BY G. WEISER	DATE 04/08	JOB NO. 05502-4
CHKD BY D. NELSON	SCALE 1"=300'	SHEET 2 OF 2

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

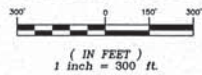


MONAHAN MOUNTAIN TREE FARM TRACTS LARGE LOT SUBDIVISION
 A PTN. OF THE NORTH 1/2 OF SEC. 14, TWN. 20N., RGE. 13E., W.M.
 KITTITAS COUNTY, WASHINGTON



VICINITY MAP
N.T.S.

GRAPHIC SCALE



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of _____ A.D., 20__

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "MONAHAN MOUNTAIN TREE FARM TRACTS" Large Lot Subdivision 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., 20__

Kittitas County Planning Director

KITTITAS 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__

Kittitas County Health Officer

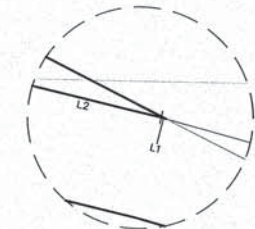
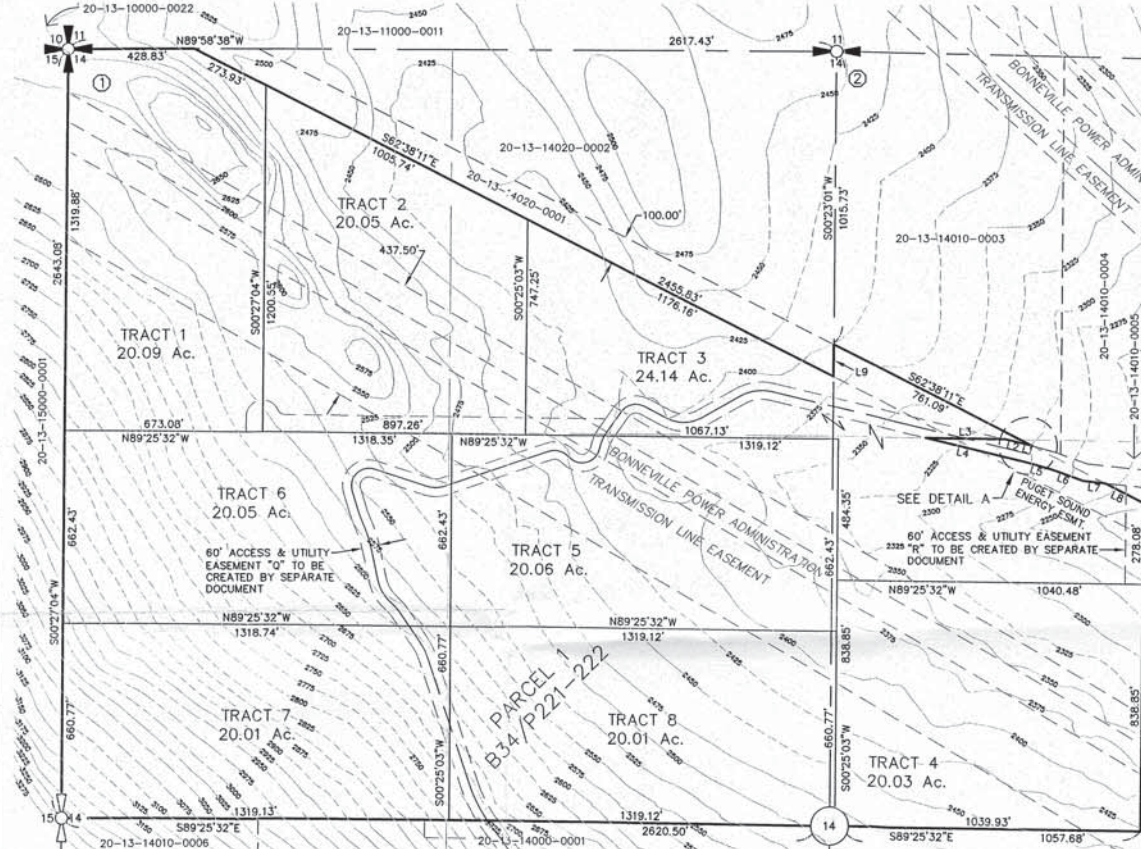
CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plot is now to be filed.

Dated this ____ day of _____ A.D., 20__

Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-13-14020-0003 (17874)

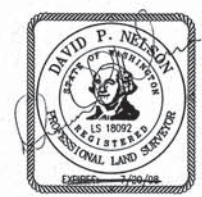


DETAIL A
N.T.S.

LINE	LENGTH	BEARING
L1	3.02	N7411'00"W
L2	94.17	N7620'00"W
L3	269.83	N8910'51"W
L4	356.13	N7620'00"W
L5	79.89	N7411'00"W
L6	122.55	N7011'00"W
L7	74.84	N8351'00"W
L8	147.63	N6238'17"W
L9	112.21	N0023'01"E

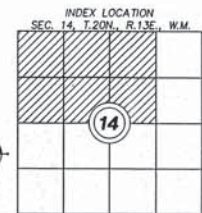
DAIUM:
WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (98)

ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999866774. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCE.



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - QUARTER CORNER, CALCULATED
 - CENTER OF SECTION
 - FOUND REBAR & CAP. LS# 18894

- CORNER NOTES:**
- NORTHWEST CORNER SEC. 14, T. 20 N., R. 13 E., W.M.
 - ① FOUND BRASS CAP MONUMENT, DEA, LS 14743
L.C.R. BOOK 5, PAGE 399
 - NORTH QUARTER CORNER SEC. 14, T. 20 N., R. 13 E., W.M.
 - ② FOUND 1" DIA. IRON PIPE WITH CAP, LS 12491
L.C.R. BOOK 5, PAGE 398



Kittitas Co. Large Lot Subdivision NO. 08-05
 A Ptn. of the N. 1/2 of Sec. 14, Twp. 20N., Rge. 13E., W.M.
 Kittitas County, Washington

DWN BY G. WEISER	DATE 09/08	JOB NO. 05502-4
CHKD BY D. NELSON	SCALE 1"=300'	SHEET 1 OF 2

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

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 **CABIN MOUNTAIN, LLC** in **MARCH, 2008**.

David P. Nelson
 DAVID P. NELSON DATE
 Certificate No. **18092**

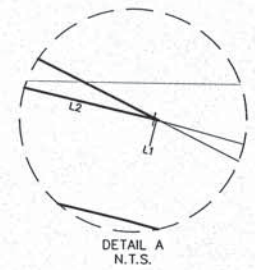
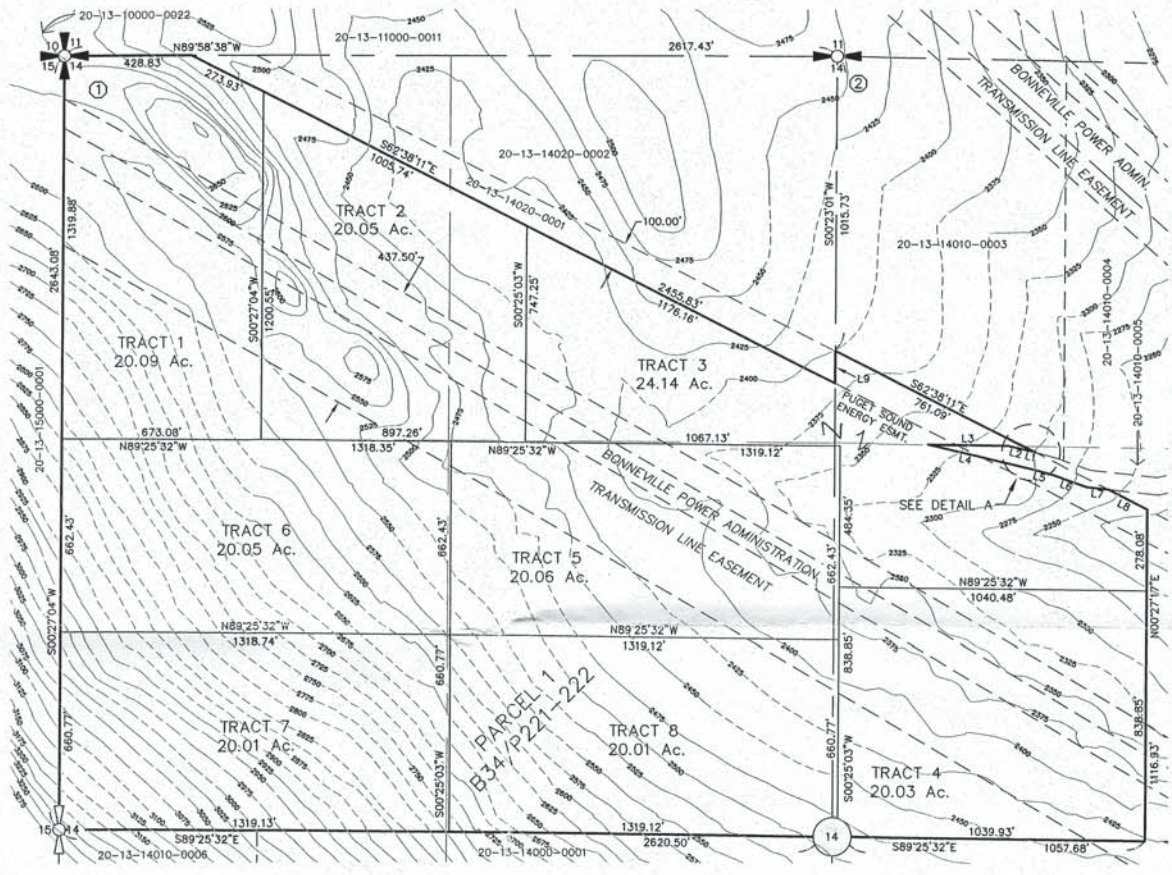
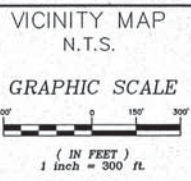
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RECEIVED
 SEP 05 2008
 Kittitas County
 CDS

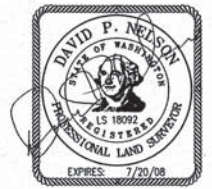
September 5, 2008

MONAHAN MOUNTAIN TREE FARM TRACTS LARGE LOT SUBDIVISION
 A PTN. OF THE NORTH 1/2 OF SEC. 14, TWN. 20N., RGE. 13E., W.M.
 KITTITAS COUNTY, WASHINGTON



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.02	N74°11'00"W
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APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of _____ A.D., 20__

 Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "MONAHAN MOUNTAIN TREE FARM TRACTS" Large Lot Subdivision 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., 20__

 Kittitas County Planning Director

KITTITAS 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 plot. 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__

 Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plot is now to be filed.

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ORIGINAL TAX LOT NO. 20-13-14020-0003 (17874)

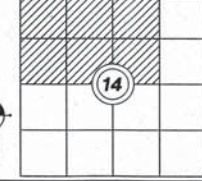
LEGEND

- SECTION CORNER, AS NOTED
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- CENTER OF SECTION
- FOUND REBAR & CAP. *LS# 18894*

CORNER NOTES:

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- ① FOUND BRASS CAP MONUMENT, DEA, LS 14743
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- ② FOUND 1" DIA. IRON PIPE WITH CAP, LS 12491
L.C.R. BOOK 5, PAGE 398

INDEX LOCATION
 SEC. 14, T. 20N., R. 13E., W.M.



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

 County Auditor _____
 Deputy County Auditor

SURVEYOR'S CERTIFICATE

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 Certificate No. 18092

Kittitas Co. Large Lot Subdivision NO. 08-XX
 A Ptn. of the N. 1/2 of Sec. 14, Twp. 20N., Rge. 13E., W.M.
 Kittitas County, Washington

DWN BY G. WEISER	DATE 04/08	JOB NO. 05502-4
CHKD BY D. NELSON	SCALE 1"=300'	SHEET 1 OF 2

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 ENGINEERING & SURVEYING

108 EAST 2ND STREET
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 PHONE: (509) 674-7433
 FAX: (509) 674-7419



April 4, 2008

MONAHAN MOUNTAIN TREE FARM TRACTS LARGE LOT SUBDIVISION
A PTN. OF THE NORTH 1/2 OF SEC. 14, TWN. 20N., RGE. 13E., W.M.
KITITAS COUNTY, WASHINGTON

LL-08-XX

OWNER:

CABIN MOUNTAIN, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
5814 FRANCES AVE NE
TACOMA WA 98422

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELDS

EXISTING PARCEL #: 20-13-14020-0003 (17874)

EXISTING PARCEL AREA: 164.45 ACRES

ZONE: FOREST AND RANGE

EXISTING LEGAL DESCRIPTION:

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ADJACENT PROPERTY OWNERS:

20-13-10000-0022
20-13-11000-0011
20-13-14020-0002
20-13-14010-0003
20-13-14010-0004
20-13-14010-0005
20-13-14000-0001
20-13-14010-0006
CABIN MOUNTAIN LLC
5814 FRANCES AVE NE
TACOMA WA 98422

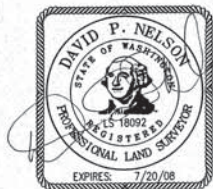
20-13-15000-0001
PLUM CREEK TIMBER CO LP
PO BOX 1990
COLUMBIA FALLS MT 59912

20-13-14020-0001
PUGET SOUND ENERGY ELECTRIC
ATTN: PROPERTY TAX
PO BOX 90868
BELLEVUE WA 98009-0868

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Call Before You Dig
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DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CABIN MOUNTAIN, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 200__

NAME _____ NAME _____
TITLE _____ TITLE _____

ACKNOWLEDGEMENT

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

On this _____ day of _____, 200__, before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared _____ and _____, to me known to be the _____ and _____ respectively, of _____, the limited liability company that executed the foregoing instrument, and acknowledge the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of _____
Washington, residing at _____
My appointment expires _____

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
.....
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...CABIN MOUNTAIN LLC... in...MARCH...2008.

David P. Nelson 2/16/08
DAVID P. NELSON DATE
Subdivision No. 18092

Kittitas Co. Large Lot Subdivision NO. 08-XX
A Ptn. of the N. 1/2 of Sec. 14, Twp. 20N., Rge. 13E., W.M.
Kittitas County, Washington

DWN BY	DATE	JOB NO.
G. WEISER	04/08	05502-4
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	2 OF 2

Encompass
ENGINEERING & SURVEYING



108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

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KITITAS COUNTY
CDS