

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"

LP-17-00 006

LONG PLAT AMENDMENT APPLICATION

(To divide lot into 5 or more lots, per KCC Title 16)

A preapplication conference is REQUIRED if proposing more than nine (9) lots per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

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

- Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

\$5,410.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
\$630.00	Kittitas County Department of Public Works
-\$524.00	Kittitas County Fire Marshal
-\$650.00	Kittitas County Public Health (Additional fee of \$75/hour over 12.5 hours)
\$7,214.00	Total fees due for this application submittal (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:
7-31-17

RECEIPT #
CD-17-006



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

FORM LAST REVISED: 12-30-15

Page 1 of 3

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: SEE ATTACHED DOCUMENT FOR NAMES & ADDRESS
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
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: DAN BUTLER
Mailing Address: PO BOX 574
City/State/ZIP: FALL CITY WA 98024
Day Time Phone: _____
" _____
Email Address: DANB@JPCARCHITECTS.COM

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

Name: ENCOMPASS ENGINEERING & SURVEYING
Mailing Address: 407 SWIFTWATER BLVD
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: (509) 674-7433
Email Address: GINGER@ENCOMPASSES.NET

4. **Street address of property:**

Address: SEE ATTACHED DOCUMENT
City/State/ZIP: _____

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

O'KEEFE PLAT P-05-19, BOOK 10 OF PLATS, PAGES 9 & 10
RECORDED UNDER AUDITOR'S FILE NO. 200602230020, SECTION 28, TWN. 20, RGE. 17

6. **Tax parcel number:** SEE ATTACHED DOCUMENT
7. **Property size:** SEE ATTACHED DOCUMENT (acres)

8. **Land Use Information:**

Zoning: AG-20 Comp Plan Land Use Designation: RURAL WORKING

PROJECT NARRATIVE

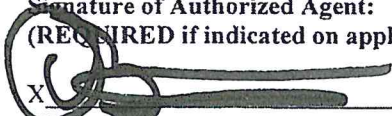
(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 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.
- 10. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: _____
- 11. What County maintained road(s) will the development be accessing from? Ranch Road

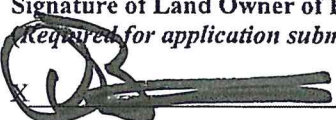
AUTHORIZATION

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

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

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

Date:
7/27/17

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

Date:
7/27/17

APPLICATION ATTACHMENT
FOR THE
O'KEEFE PLAT ALTERATION

LOT INFORMATION:

PARCEL NUMBER: 949889
MAP NUMBER: 20-17-28062-0001
ACREAGE: 3.19
LOT NUMBER: LOT 3A
SITUS ADDRESS: FIR TREE DR., CLE ELUM WA 98922
OWNER: STERLING TRUST CO CUSTODIAN
FBO BARTON H CLENNON
2350 MAPLE ST
WENATCHEE WA 98801-8214

PARCEL NUMBER: 949890
MAP NUMBER: 20-17-28062-0002
ACREAGE: 3.00
LOT NUMBER: LOT 3B
SITUS ADDRESS: 250 FIR TREE DR., CLE ELUM WA 98922
OWNER: ANDREW SMALLEY ETUX
313 TACOMA BLVD S
PACIFIC WA 98047-1312

PARCEL NUMBER: 949891
MAP NUMBER: 20-17-28062-0003
ACREAGE: 3.00
LOT NUMBER: LOT 3C
SITUS ADDRESS: FIR TREE DR., CLE ELUM WA 98922
OWNER: ROBERT P SARACENO
PO BOX 364
BURLINGTON WA 98233-0364

PARCEL NUMBER: 949892
MAP NUMBER: 20-17-28062-0004
ACREAGE: 3.81
LOT NUMBER: LOT 4A
SITUS ADDRESS: RANCH ROAD, CLE ELUM WA 98922
OWNER: MATT FARRIS ETUX
103 13TH AVE
KIRKLAND WA 98033

PARCEL NUMBER: 949893
MAP NUMBER: 20-17-28062-0005
ACREAGE: 3.00
LOT NUMBER: LOT 4B
SITUS ADDRESS: RANCH ROAD, CLE ELUM WA 98922
OWNER: MATT FARRIS ETUX
103 13TH AVE
KIRKLAND WA 98033

PARCEL NUMBER: 949894
MAP NUMBER: 20-17-28062-0006
ACREAGE: 3.00
LOT NUMBER: LOT 4C
SITUS ADDRESS: RANCH ROAD, CLE ELUM WA 98922
OWNER: DANIEL H & CHRISTINE J BUTLER
PO BOX 574
FALL CITY WA 98024-0574



O'KEEFE PLAT ALTERATION PROJECT OVERVIEW

OVERVIEW:

The purpose of this application is to replace the existing forty-foot private access and utility easement and cul-de-sac with the proposed forty-foot easement and include a thirty-foot ingress, egress and utility easement shown on the attached plat amendment survey.

TRANSPORTATION:

Access to county road (Ranch Road) via private access easements.

COMMENTS:

Please refer to the original O'Keefe Plat for water and septic.

No lot closures were performed. See closures from original plat.

Attached are copies of the proposed Plat for your review and comment.

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

Western Washington Division

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

Eastern Washington Division

407 Swiftwater Blvd., Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

May 11, 2017

Daniel H & Christine J Butler
PO Box 574
Fall City WA 98024-0574

RE: O'Keefe Plat P-05-19 – Alteration (Existing Easements)

Dear Daniel & Christine Butler (Lot 4C, Parcel No. 949894):

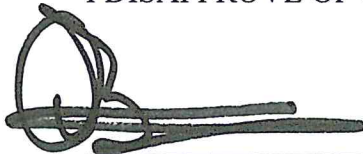
Daniel and Christine Butler, owner of Lot 4C of the O'Keefe Plat, wishes to reconfigure the existing access easements to the configuration shown on the preliminary map exhibit.

To move forward with the above request, a petition from each lot owner of the O'Keefe Plat must be signed either approving or disapproving the alteration. To accomplish the reconfiguration of the easements, a majority of the plat owner's must give their approval to move forward with the plat alteration. This request will not violate any of the Plat's Declaration of Covenants, Conditions & Restrictions you might have.

Please check below accordingly and return to Daniel and Christine Butler.

I APPROVE OF THE PLAT ALTERATION

I DISAPPROVE OF THE PLAT ALTERATION



OWNER SIGNATURE



7/29/17
DATE

May 11, 2017

Mr. & Mrs. Andrew Smalley
313 Tacoma Blvd S
Pacific WA 98047-1312

RE: O'Keefe Plat P-05-19 – Alteration (Existing Easements)

Dear Mr. & Mrs. Smalley (Lot 3B, Parcel No. 949890):

Daniel and Christine Butler, owner of Lot 4C of the O'Keefe Plat, wishes to reconfigure the existing access easements to the configuration shown on the preliminary map exhibit.

To move forward with the above request, a petition from each lot owner of the O'Keefe Plat must be signed either approving or disapproving the alteration. To accomplish the reconfiguration of the easements, a majority of the plat owner's must give their approval to move forward with the plat alteration. This request will not violate any of the Plat's Declaration of Covenants, Conditions & Restrictions you might have.

Please check below accordingly and return to Daniel and Christine Butler.

I APPROVE OF THE PLAT ALTERATION

I DISAPPROVE OF THE PLAT ALTERATION

Andrew Smalley
OWNER SIGNATURE

6/30/17
DATE

May 11, 2017

RECEIVED

AUG 18 2017

Kittitas County CDS

Robert P Saraceno
PO Box 364
Burlington WA 98233-0364

RE: O'Keefe Plat P-05-19 – Alteration (Existing Easements)

Dear Mr. Saraceno (Lot 3C, Parcel No. 949891):

Daniel and Christine Butler, owner of Lot 4C of the O'Keefe Plat, wishes to reconfigure the existing access easements to the configuration shown on the preliminary map exhibit.

To move forward with the above request, a petition from each lot owner of the O'Keefe Plat must be signed either approving or disapproving the alteration. To accomplish the reconfiguration of the easements, a majority of the plat owner's must give their approval to move forward with the plat alteration. This request will not violate any of the Plat's Declaration of Covenants, Conditions & Restrictions you might have.

Please check below accordingly and return to Daniel and Christine Butler.

I APPROVE OF THE PLAT ALTERATION

I DISAPPROVE OF THE PLAT ALTERATION

Robert P Saraceno
OWNER SIGNATURE

8/11/17
DATE

May 11, 2017

Mr. & Mrs. Matt Farris
103 13th Ave
Kirkland WA 98033

RE: O'Keefe Plat P-05-19 – Alteration (Existing Easements)

Dear Mr. & Mrs. Farris (Lot 4A, Parcel No. 949892 & Lot 4B, Parcel No. 949893):

Daniel and Christine Butler, owner of Lot 4C of the O'Keefe Plat, wishes to reconfigure the existing access easements to the configuration shown on the preliminary map exhibit.

To move forward with the above request, a petition from each lot owner of the O'Keefe Plat must be signed either approving or disapproving the alteration. To accomplish the reconfiguration of the easements, a majority of the plat owner's must give their approval to move forward with the plat alteration. This request will not violate any of the Plat's Declaration of Covenants, Conditions & Restrictions you might have.

Please check below accordingly and return to Daniel and Christine Butler.

I APPROVE OF THE PLAT ALTERATION

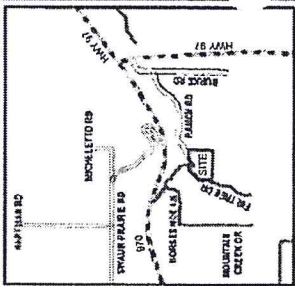
X

I DISAPPROVE OF THE PLAT ALTERATION

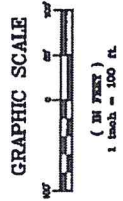
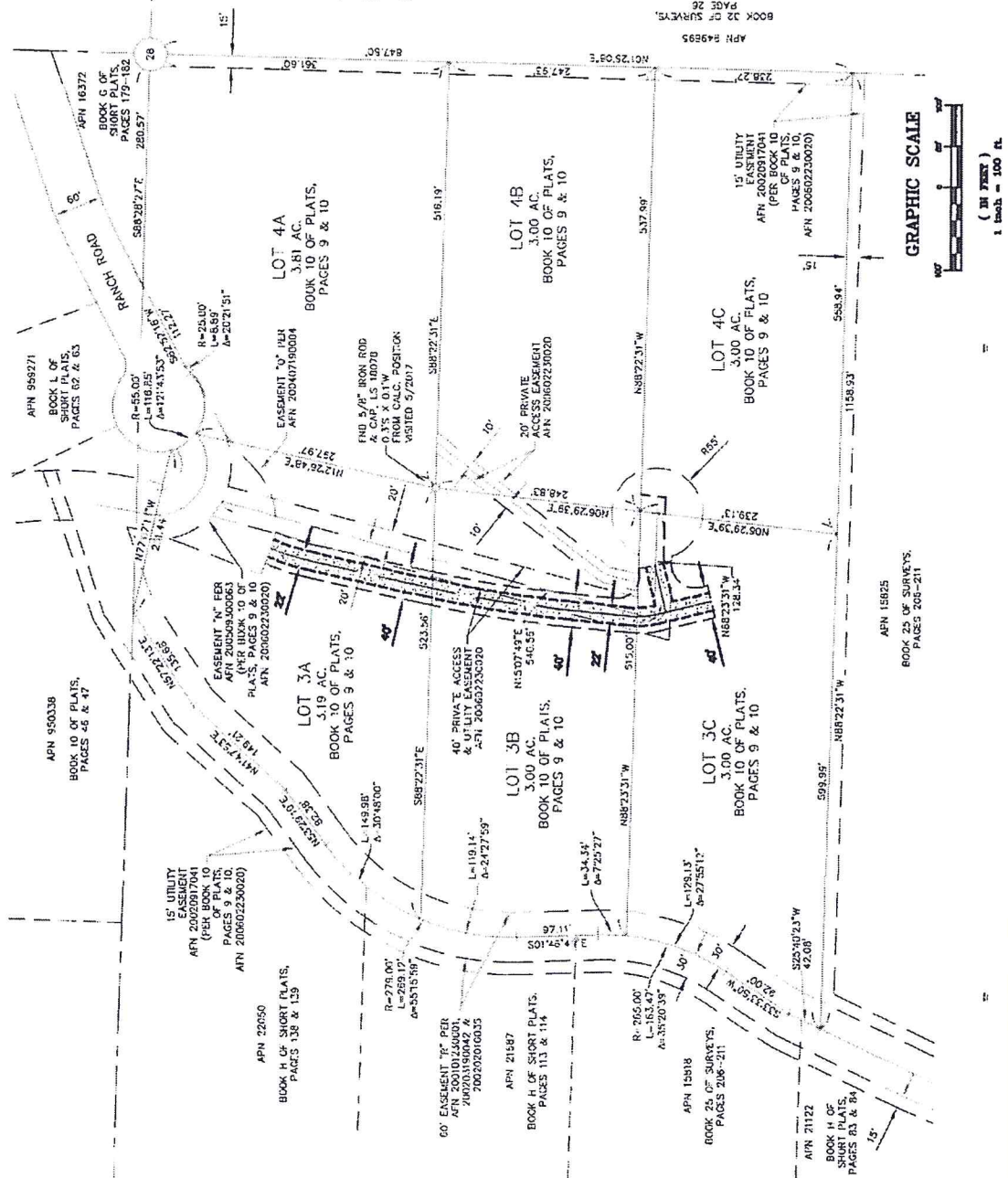
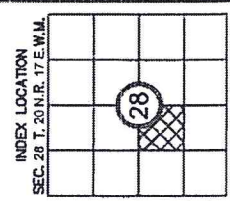
Matt Farris / Daniel Farris
OWNER SIGNATURE

5/15/17
DATE

O'KEEFE PLAT - ALTERATION
A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - FOUND 5/6" IRON ROD & CAP, L.S. 46593
 - IRON ROD & CAP TO BE SET, L.S. 46600
 - RADIAL BEARINGS
 - ASSESSOR'S PARCEL NUMBER
 - A.P.N.
 - AUDITOR'S FILE NUMBER



O'KEEFE PLAT - ALTERATION
 PREPARED FOR
DAN BUTLER
 A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28,
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

KITITAS COUNTY	DATE	JOB NO.
DWN BY	06/20/17	17067
G. WEISER	SCALE	SHEET
S. WARD	1"=160'	1 OF 2

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 163 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 374-1055
 Eastern Washington Division
 407 Southline Blvd. • Clark, WA 99022 • Phone: (509) 674-7433 • Fax: (509) 674-7419

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 DAN BUTLER IN JUNE 2017.

SURVEYOR'S NAME: SAMUEL R. WARD DATE: 5/25/13
 CERTIFICATE NO.: 522943

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 20____

KITITAS COUNTY ENGINEER _____

KITITAS COUNTY HEALTH DEPARTMENT EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 20____

DATED THIS _____ DAY OF _____ A.D. 20____

KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE O'KEEFE PLAT ALTERATION HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20____

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 PARCEL IN WHICH THE PLAT IS MADE TO BE FILED. PARCEL NO.: 300000 (0000000000)

DATED THIS _____ DAY OF _____ A.D. 20____

KITITAS COUNTY TREASURER _____

CERTIFICATE OF KITITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE O'KEEFE PLAT ALTERATION HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO.: 300000 (0000000000)

DATED THIS _____ DAY OF _____ A.D. 20____

KITITAS COUNTY ASSESSOR _____

KITITAS COUNTY BOARD OF COMMISSIONERS EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 20____

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON

BY: _____ CHAIRMAN
 _____ CLERK OF THE BOARD

ATTEST: _____

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

RECORDOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF SURVEYOR'S NAME _____

JERALD V. PETTI County Auditor
 _____ Deputy County Auditor

O'KEEFE PLAT - ALTERATION
A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.
KITITAS COUNTY, WASHINGTON
PRELIMINARY

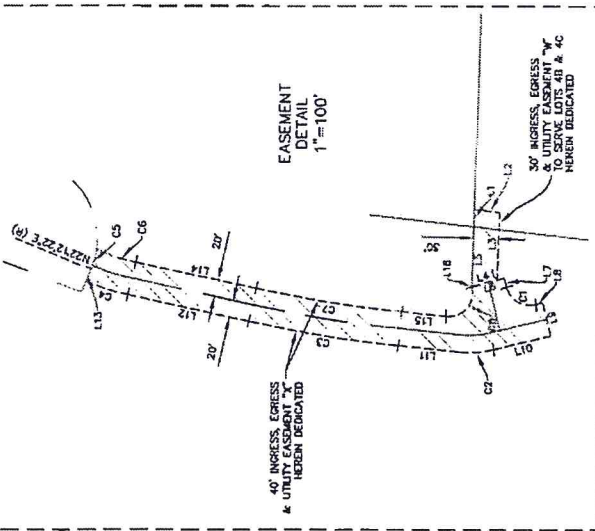
CURVE	BEARING	DISTANCE	CHORD	ANGLE	AREA
C1	S89°23'31" W	20.10	18.97	102°02'00"	0.00
C2	S89°23'31" W	20.10	18.97	102°02'00"	0.00
C3	S89°23'31" W	78.41	73.00	102°02'00"	0.00
C4	S89°23'31" W	31.09	29.00	102°02'00"	0.00
C5	S89°23'31" W	70.06	65.00	102°02'00"	0.00
C6	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C7	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C8	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C9	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C10	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C11	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C12	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C13	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C14	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C15	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C16	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C17	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C18	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C19	S89°23'31" W	11.00	10.00	102°02'00"	0.00
C20	S89°23'31" W	11.00	10.00	102°02'00"	0.00

LINE	BEARING	DISTANCE	CHORD	ANGLE	AREA
L1	S89°23'31" W	20.10	18.97	102°02'00"	0.00
L2	S89°23'31" W	20.10	18.97	102°02'00"	0.00
L3	S89°23'31" W	78.41	73.00	102°02'00"	0.00
L4	S89°23'31" W	31.09	29.00	102°02'00"	0.00
L5	S89°23'31" W	70.06	65.00	102°02'00"	0.00
L6	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L7	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L8	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L9	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L10	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L11	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L12	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L13	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L14	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L15	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L16	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L17	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L18	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L19	S89°23'31" W	11.00	10.00	102°02'00"	0.00
L20	S89°23'31" W	11.00	10.00	102°02'00"	0.00

PLAT ALTERATION NOTE:
 THE PURPOSE OF THIS ALTERATION IS TO RECONFIGURE THE EXISTING 40' EASEMENT TO THE HEREIN DEDICATED 40' INGRESS, EGRESS & UTILITY EASEMENT "A" AND ALSO INCLUDE A 30' INGRESS, EGRESS & UTILITY EASEMENT "B" HEREIN DEDICATED.

ORIGINAL PARCEL DESCRIPTION

LOTS 1 AND 2 OF SHAW SHORT PLAT NO. 55-01-24, AS RECORDED FEBRUARY 1, 2002, IN BOOK F OF SHORT PLATS, PAGES 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.



- NOTES:**
- 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 AZIMUTH ADJUSTMENT.
 - 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.
 - PER ROW 1710140 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.
 - FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK F OF SHORT PLATS, PAGES 215-216 AND THE SURVEYS REFERRED THEREON.
 - MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
 - ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
 - ACCORDING TO KERS MAPPING SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. PORTAL SERVICE. SEE W5007 STANDARD DRAWINGS 11-12 SHEET 1-3.
 - KITITAS COUNTY ORDER ON ITS RECORDS THAT A SUPPLY OF PORTABLE 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.
 - KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS MEET THE REQUIREMENTS OF CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
 - PER KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS PERMITTED ON LOTS LESS THAN 3 ACRES IN SIZE.
 - THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE PERMITTED ON THE SUBJECT PROPERTY. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ W.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____
 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 DAN BUTLER
 IN _____ 20____.
 _____ SURVEYOR
 _____ COUNTY Auditor
 CERTIFICATE NO. 52843

O'KEEFE PLAT - ALTERATION
 PREPARED FOR
 A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28,
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.
 KITITAS COUNTY WASHINGTON

DWN BY G. WEISER JOB NO. 17067
 CHD BY M.K.J.S.W. SCALE N/A SHEET 2 OF 2
 DATE 07/2017

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Lungey Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Southwester Blvd. • Ch. Elm, WA 98922 • Phone: (509) 674-7411 • Fax: (509) 674-7419

2 of 3 DWG

**O'KEEFE PLAT
PART OF SECTION 28, T. 20 N., R. 17 E., W.M.
KITTTAS COUNTY, WASHINGTON**

RECORDING NO. 200602230020
P-05-19

DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT THE HENLEY GROUP, LTD., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER OF THE HEREN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBVIDE AND FLAT AS HEREN DESCRIBED, IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 15th DAY OF February A.D., 2006.
THE HENLEY GROUP, LTD.

Thomas Roth
THOMAS ROTH
MANAGER

ACKNOWLEDGEMENT
STATE OF WASHINGTON }
COUNTY OF KITTTAS } SS.

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF February A.D. 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS ROTH, TO ME KNOWN TO BE THE MANAGER OF THE HENLEY GROUP, LTD., A WASHINGTON 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 OFFICAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Charles Kelle
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 07-18-07



ORIGINAL PARCEL DESCRIPTION
LOTS 3 AND 4 OF IRWIN SHORT PLAT KITTTAS COUNTY SHORT PLAT NO. SP-01-24, AS RECORDED FEBRUARY 1, 2002, IN BOOK F OF SHORT PLATS PAGES 214 AND 216 UNDER AUDITOR'S FILE NO. 2002020025, RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, WM, IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

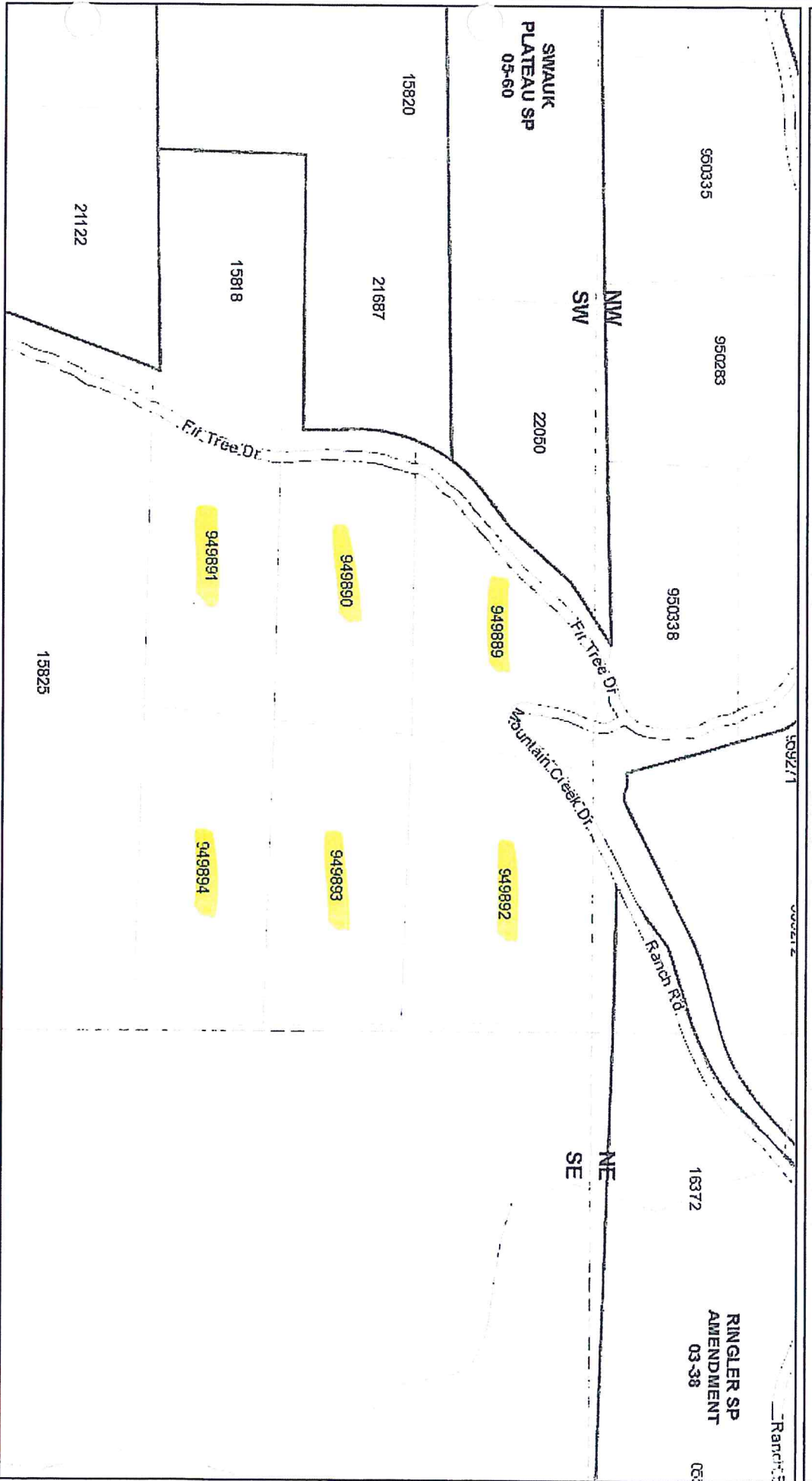
NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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 KITTTAS 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 F OF SHORT PLATS, PAGES 215-216 AND THE SURVEYS REFERRED THEREON.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTTAS COUNTY ROAD STANDARDS.
7. ACCORDING TO KGRS MALBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE.
8. KITTTAS COUNTY RULES 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.
9. KITTTAS 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. THE REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. PER KITTTAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS PERMITTED ON LOTS LESS THAN 3 ACRES IN SIZE.
11. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARIOUS DURATION. APPROVAL OF OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS AND RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FEDERAL NATIONAL FIRE AND MARINE INSURANCE ACT AND FEDERAL PROVISIONS CONTAINED IN SECTION 1774 OF THE KITTTAS COUNTY ZONING CODE.



AUDITORS CERTIFICATE
Find for record at the request of the Kitttas County Board of Commissioners, the 23rd day of February, A.D., 2006, at 17 minutes past 12 o'clock P.M. and 11 minutes past 12 o'clock P.M. and 11 minutes past 12 o'clock P.M.
Records of Kitttas County, Washington
I, Charles A. Gruse, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Kitttas, State of Washington.
I, Charles A. Gruse, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Kitttas, State of Washington.
RECEIVING NO. 200602230020
CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98928
P.O. Box 859
(609) 882-8242
O'KEEFE PLAT

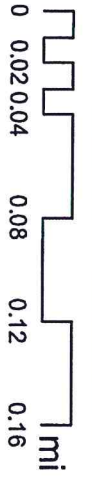
Kittitas County COMPAS Map



Date: 7/24/2017

1 inch = 376 feet
Relative Scale 1:4,514

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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#:	949889	Owner Name:	STERLING TRUST CO CUSTODIAN
DOR Code:	91 - Undeveloped - Land	Address1:	FBO BARTON H CLENNON
Situs:	FIR TREE DR CLE ELUM	Address2:	2350 MAPLE ST
Map Number:	20-17-28062-0001	City, State:	WENATCHEE WA
Status:		Zip:	98801-8214
Description:	ACRES 3.19; O'KEEFE PLAT, LOT 3A; SEC 28; TWP 20; RGE 17		
Comment:	SENT CHANGE OF VALUE NOTICE PURSUANT TO DEPT OF ECOLOGY WATER MORATORIUM, 5/05/11; 09 FOR 10, 11, 12		

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$74,450	Land:	\$74,450	District:	44 - COR SD404 F07 H01 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$74,450	Total	\$74,450	Total Acres:	3.19000

Ownership

Owner's Name	Ownership %
STERLING TRUST CO CUSTODIAN	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
02/22/10	2010-0218	1	2010-0218	DK PROFESSIONAL	STERLING TRUST CO CUSTODIAN	\$0
06/16/06	2006-1462	1	2006-1462	HENLEY GROUP, LTD. THE	D K PROFESSIONAL	\$145,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	STERLING TRUST CO CUSTODIAN	\$74,450	\$0	\$0	\$74,450	\$0	\$74,450
2016	STERLING TRUST CO CUSTODIAN	\$74,450	\$0	\$0	\$74,450	\$0	\$74,450
2015	STERLING TRUST CO CUSTODIAN	\$78,950	\$0	\$0	\$78,950	\$0	\$78,950
2014	STERLING TRUST CO CUSTODIAN	\$103,450	\$0	\$0	\$103,450	\$0	\$103,450
2013	STERLING TRUST CO CUSTODIAN	\$79,140	\$0	\$0	\$79,140	\$0	\$79,140

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Parcel Comments

Date	Comment
05/04/11	SENT CHANGE OF VALUE NOTICE PURSUANT TO DEPT OF ECOLOGY WATER MORATORIUM, 5/05/11; 09 FOR 10, 11, 12
02/22/07	CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08
03/08/06	CREATE O'KEEFE PLAT FROM 20-17-28054-0003, -0004; 06 FOR 07

Property Images

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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel #: 949890 Owner Name: SMALLEY, ANDREW ETUX
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: 250 FIR TREE DR CLE ELUM Address2: 313 TACOMA BLVD S
 Map Number: 20-17-28062-0002 City, State: PACIFIC WA
 Status: Zip: 98047-1312
 Description: ACRES 3.00; O'KEEFE PLAT, LOT 3B; SEC 28; TWP 20; RGE 17
 Comment: CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$73,500	Land:	\$73,500	District:	44 - COR SD404 F07 H01 CO COF ST
Improvements:	\$7,500	Improvements:	\$7,500	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$81,000	Total	\$81,000	Total Acres:	3.00000

Ownership

Owner's Name	Ownership %
SMALLEY, ANDREW ETUX	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/23/06	2006-1545	1	2006-1545	HENLEY GROUP, LTD. THE	SMALLEY, ANDREW ETUX	\$150,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	SMALLEY, ANDREW ETUX	\$73,500	\$7,500		\$0	\$81,000	\$0
2016	SMALLEY, ANDREW ETUX	\$73,500	\$7,500		\$0	\$81,000	\$0
2015	SMALLEY, ANDREW ETUX	\$78,000	\$7,500		\$0	\$85,500	\$0
2014	SMALLEY, ANDREW ETUX	\$102,500	\$7,500		\$0	\$110,000	\$0
2013	SMALLEY, ANDREW ETUX	\$156,000	\$7,500		\$0	\$163,500	\$0

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Parcel Comments

Date	Comment
02/22/07	CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08
03/08/06	CREATE O'KEEFE PLAT FROM 20-17-28054-0003, -0004; 06 FOR 07

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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

Assessor Treasurer Appraisal MapSifter

Parcel

Parcel#: 949891 Owner Name: SARACENO, ROBERT P
 DOR Code: 11 - Residential - Single Family Address1:
 Situs: FIR TREE DR CLE ELUM Address2: PO BOX 364
 Map Number: 20-17-28062-0003 City, State: BURLINGTON WA
 Status: Zip: 98233-0364
 Description: ACRES 3.00; O'KEEFE PLAT, LOT 3C; SEC 28; TWP 20; RGE 17
 Comment: CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$73,500	Land:	\$73,500	District:	44 - COR SD404 F07 H01 CO COF ST
Improvements:	\$208,320	Improvements:	\$208,320	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$281,820	Total	\$281,820	Total Acres:	3.00000

Ownership

Owner's Name	Ownership %
SARACENO, ROBERT P	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/30/16	2016-1247	1	2016-1247	SARACENO, ROBERT P ETUX	SARACENO, ROBERT P	\$0
09/02/10	2010-1251	1	2010-1251	SARACENO, ROBERT P &	SARACENO, ROBERT P ETUX	\$0
01/18/08	2008-89	1	2008-89	JETT, DAVID ETUX	SARACENO, ROBERT P &	\$170,000
08/21/06	2006-2081	1	2006-2081	HENLEY GROUP, LTD. THE	JETT, DAVID ETUX	\$150,000

Building Permits

Permit No.	Date	Description	Amount
2009-00159	8/17/2009	100%-MAIN 1528 SQFT, LOFT 528 SQFT, PORCHES 920 SQFT	\$208,536.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	SARACENO, ROBERT P	\$73,500	\$208,320	\$0	\$281,820	\$0	\$281,820
2016	SARACENO, ROBERT P	\$73,500	\$208,320	\$0	\$281,820	\$0	\$281,820
2015	SARACENO, ROBERT P ETUX	\$78,000	\$199,570	\$0	\$277,570	\$0	\$277,570
2014	SARACENO, ROBERT P ETUX	\$102,500	\$190,150	\$0	\$292,650	\$0	\$292,650
2013	SARACENO, ROBERT P ETUX	\$156,000	\$158,250	\$0	\$314,250	\$0	\$314,250

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Parcel Comments

Date	Comment
02/22/07	CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08
03/08/06	CREATE O'KEEFE PLAT FROM 20-17-28054-0003, -0004; 06 FOR 07

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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 949892 Owner Name: FARRIS, MATT ETUX
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: RANCH RD CLE ELUM Address2: 103 13TH AVE
 Map Number: 20-17-28062-0004 City, State: KIRKLAND WA
 Status: Zip: 98033
 Description: ACRES 3.81; O'KEEFE PLAT, LOT 4A; SEC 28; TWP 20; RGE 17
 Comment: CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$77,550	Land:	\$77,550	District:	44 - COR SD404 F07 H01 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$77,550	Total	\$77,550	Total Acres:	3.81000

Ownership

Owner's Name	Ownership %
FARRIS, MATT ETUX	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/23/06	2006-2106	2	2006-2106	HARDER, MICHAEL ETUX	FARRIS, MATT ETUX	\$0
06/26/06	2006-1559	2	2006-1559	HARDER, MICHAEL ETUX	FARRIS, MATT ETUX	\$315,000
03/28/06	2006-688	2	2006-688	HENLEY GROUP, LTD. THE	HARDER, MICHAEL ETUX	\$310,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	
2017	FARRIS, MATT ETUX	\$77,550	\$0		\$0	\$77,550	\$0	\$77,550
2016	FARRIS, MATT ETUX	\$77,550	\$0		\$0	\$77,550	\$0	\$77,550
2015	FARRIS, MATT ETUX	\$77,550	\$0		\$0	\$77,550	\$0	\$77,550
2014	FARRIS, MATT ETUX	\$101,550	\$0		\$0	\$101,550	\$0	\$101,550
2013	FARRIS, MATT ETUX	\$157,720	\$0		\$0	\$157,720	\$0	\$157,720

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Parcel Comments

Date	Comment
02/22/07	CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08
03/08/06	CREATE O'KEEFE PLAT FROM 20-17-28054-0003, -0004; 06 FOR 07

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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 949893 Owner Name: FARRIS, MATT ETUX
 DOR Codr: 91 - Undeveloped - Land Address1:
 Situs: RANCH RD CLE ELUM Address2: 103 13TH AVE
 Map Number: 20-17-28062-0005 City, State: KIRKLAND WA
 Status: Zip: 98033
 Description: ACRES 3.00; O'KEEFE PLAT, LOT 4B; SEC 28; TWP 20; RGE 17
 Comment: CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$73,500	Land:	\$73,500	District:	44 - COR SD404 F07 H01 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$73,500	Total	\$73,500	Total Acres:	3.00000

Ownership

Owner's Name	Ownership %
FARRIS, MATT ETUX	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/23/06	2006-2106	2	2006-2106	HARDER, MICHAEL ETUX	FARRIS, MATT ETUX	\$0
06/26/06	2006-1559	2	2006-1559	HARDER, MICHAEL ETUX	FARRIS, MATT ETUX	\$315,000
03/28/06	2006-688	2	2006-688	HENLEY GROUP, LTD. THE	HARDER, MICHAEL ETUX	\$310,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	FARRIS, MATT ETUX	\$73,500	\$0	\$0	\$73,500	\$0	\$73,500
2016	FARRIS, MATT ETUX	\$73,500	\$0	\$0	\$73,500	\$0	\$73,500
2015	FARRIS, MATT ETUX	\$73,500	\$0	\$0	\$73,500	\$0	\$73,500
2014	FARRIS, MATT ETUX	\$92,500	\$0	\$0	\$92,500	\$0	\$92,500
2013	FARRIS, MATT ETUX	\$140,000	\$0	\$0	\$140,000	\$0	\$140,000

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Parcel Comments

Date	Comment
02/22/07	CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08
03/08/06	CREATE O'KEEFE PLAT FROM 20-17-28054-0003, -0004; 06 FOR 07

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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 949894 Owner Name: BUTLER, DANIEL H & CHRISTINE J
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: RANCH RD CLE ELUM Address2: PO BOX 574
 Map Number: 20-17-28062-0006 City, State: FALL CITY WA
 Status: Zip: 98024-0574
 Description: ACRES 3.00; O'KEEFE PLAT, LOT 4C; SEC 28; TWP 20; RGE 17
 Comment: SENT CHANGE OF VALUE NOTICE PURSUANT TO DEPT OF ECOLOGY WATER MORATORIUM, 12/22/10; 09 FOR 10 AND 10 FOR 11

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$73,500	Land:	\$73,500	District:	44 - COR SD404 F07 H01 CO COF ST
Improvements:	\$17,500	Improvements:	\$17,500	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$91,000	Total	\$91,000	Total Acres:	3.00000

Ownership

Owner's Name	Ownership %
BUTLER, DANIEL H & CHRISTINE J	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/23/12	2012-1256	1	2012-1256	ROAN, JAMES P & JAN L	BUTLER, DANIEL H ETUX	\$10,000
01/11/08	2008-49	1	2008-49	HARDER, MICHAEL ETUX	BUTLER, DANIEL H ETUX	\$185,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	BUTLER, DANIEL H & CHRISTINE J	\$73,500	\$17,500	\$0	\$91,000	\$0	\$91,000
2016	BUTLER, DANIEL H & CHRISTINE J	\$73,500	\$17,500	\$0	\$91,000	\$0	\$91,000
2015	BUTLER, DANIEL H & CHRISTINE J	\$78,000	\$17,500	\$0	\$95,500	\$0	\$95,500
2014	BUTLER, DANIEL H & CHRISTINE J	\$100,000	\$17,500	\$0	\$117,500	\$0	\$117,500
2013	BUTLER, DANIEL H & CHRISTINE J	\$76,000	\$0	\$0	\$76,000	\$0	\$76,000

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Parcel Comments

Date	Comment
12/22/10	SENT CHANGE OF VALUE NOTICE PURSUANT TO DEPT OF ECOLOGY WATER MORATORIUM, 12/22/10; 09 FOR 10 AND 10 FOR 11
02/22/07	CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08
03/08/06	CREATE O'KEEFE PLAT FROM 20-17-28054-0003, -0004; 06 FOR 07

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Click on an image to enlarge it.



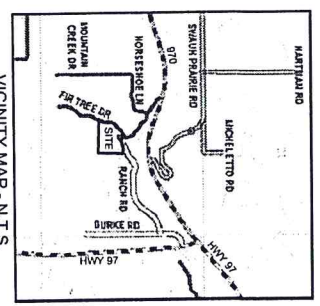
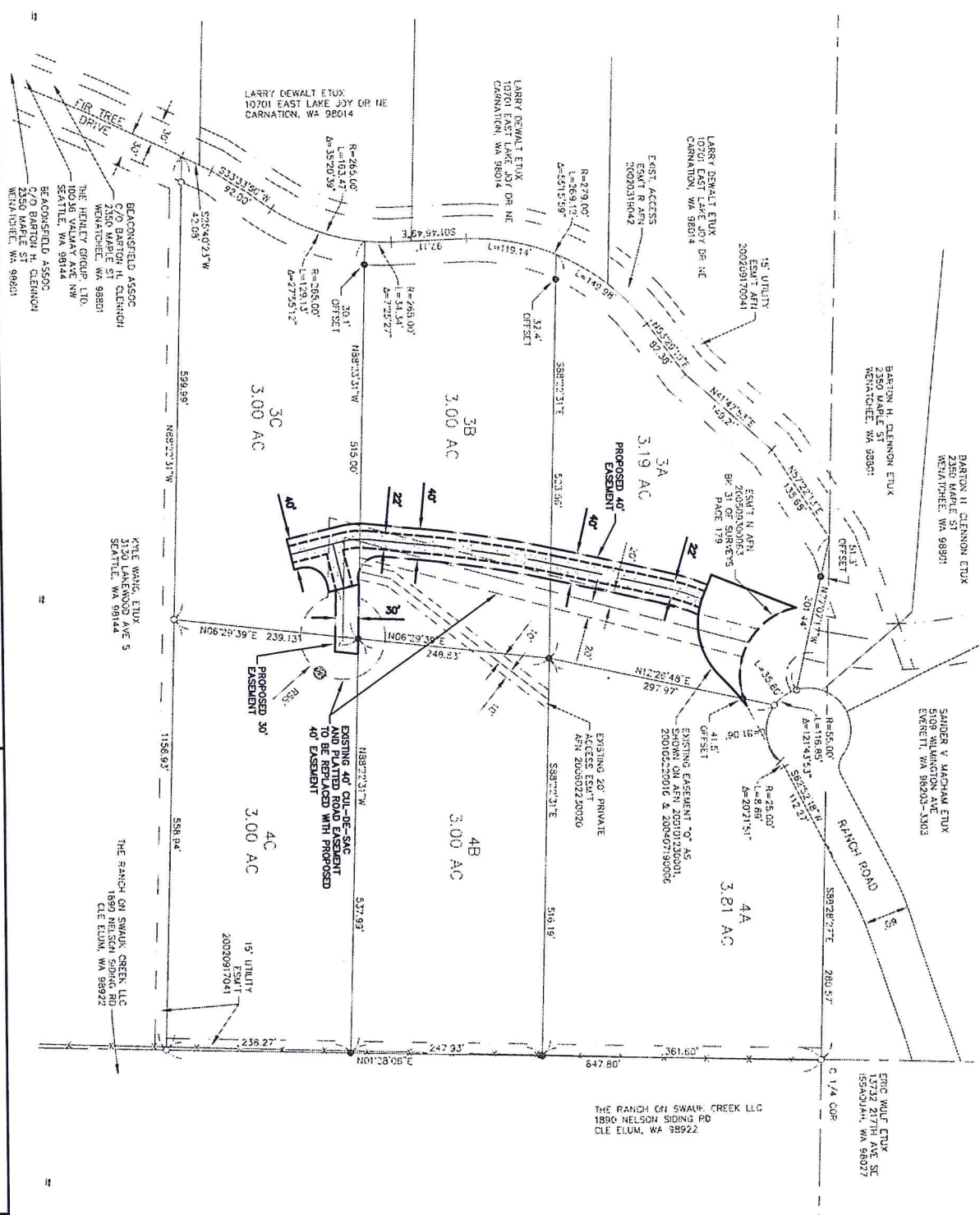
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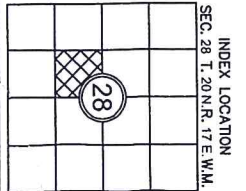
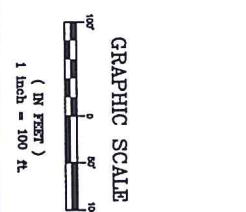
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O'KEEFE PLAT - ALTERATION - EXHIBIT
A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

PRELIMINARY



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - CRUISE LS 18078 PER ORIGINAL PLAT, 1-05-19
 - FOUND PIN & CAP
 - RADIAL BEARING
 - - - EASEMENT
 - ⊗ EXISTING WELL



AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____
 SAUEL R. WARD
 SURVEYOR'S NAME
 ERNOLD V. BETTI
 County Auditor
 Deputy County Auditor

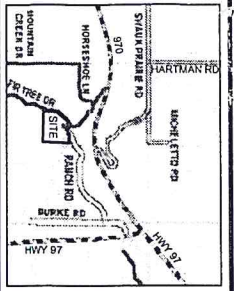
SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAN BUTLER
 IN _____ MONTH _____ DAY _____ 20____
 SAUEL R. WARD
 DATE
 CERTIFICATE NO. 52843

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 301 • Issaquah, WA 98027 • Phone: (425) 392-0350 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Sandstone Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7411 • Fax: (509) 674-7412

O'KEEFE PLAT - ALTERATION - EXHIBIT
 PREPARED FOR
 DAN BUTLER
 A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28,
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	07/20/17	17067
CHKD BY	SCALE	SHEET
M.K.K./S.W.	1" = 100'	1 OF 1



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 10 DAY
 OF NOVEMBER A.D. 2017

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN
 EXAMINED AND CONCURS WITH CURRENT KITITAS
 COUNTY CODE CHAPTER 13.

DATED THIS 10 DAY OF NOVEMBER A.D. 2017

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE O'KEEFE PLAT ALTERATION
 HAS BEEN EXAMINED BY ME AND FIND THAT
 IT CONFORMS WITH THE REQUIREMENTS OF THE
 KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 10 DAY OF NOVEMBER A.D. 2017

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 FULL FOR THE PROPERTY OF THE
 PLAT. IN W.S. 948891, 948892, 948893,
 948894 & 948895.

DATED THIS 10 DAY OF NOVEMBER A.D. 2017

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE O'KEEFE PLAT ALTERATION
 HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY
 IS IN AN ASSESSED CONDITION FOR THE
 PURPOSES OF THE ASSESSMENT. IN W.S. 948891,
 948892 & 948894.

DATED THIS 10 DAY OF NOVEMBER A.D. 2017

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 10 DAY OF
NOVEMBER A.D. 2017

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON

CHARIANN
 CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A
 GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

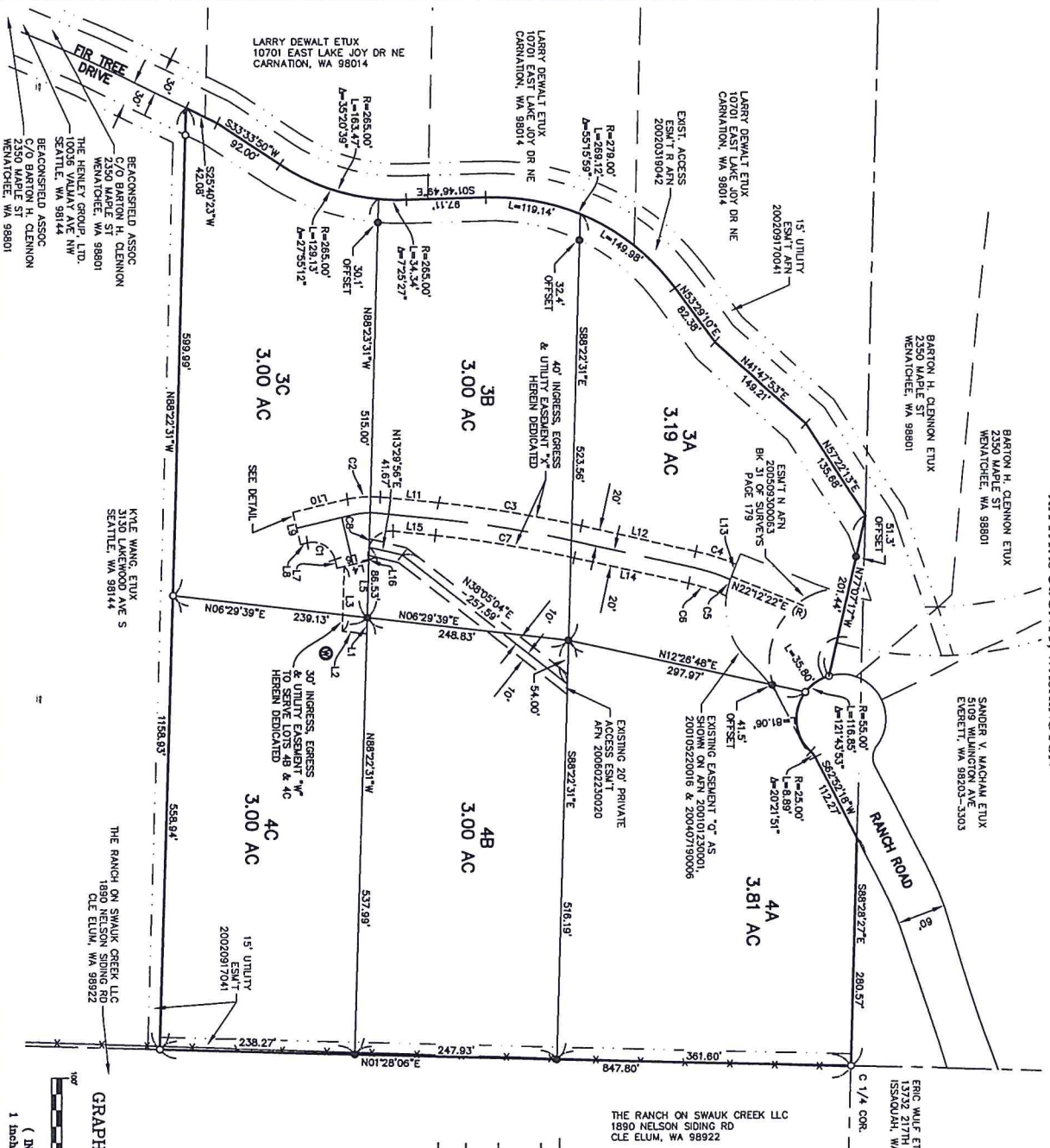
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF NOVEMBER A.D. 2017 AT SEATTLE WA.
 IN BOOK 17067 OF 17067 AT THE REQUEST OF
SAWUL R. WARD
 SURVEYOR'S NAME
BRAD V. BEITZ
 County Auditor Deputy County Auditor

PRELIMINARY

O'KEEFE PLAT - ALTERATION

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28,
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.
 KITITAS COUNTY, WASHINGTON



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP *CRUISE LS 18078 PER ORIGINAL PLAT, P-05-19
- FOUND PIN & CAP
- RADIAL BEARING
- - - EASEMENT
- ⊙ EXISTING WELL

GRAPHIC SCALE

(IN FEET)

1" = 100'

INDEX LOCATION

SEC. 28 T. 20 N. R. 17 E. W.M.

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 DAV BUTLER
 IN NOV 20 17

SAWUL R. WARD DATE NOV 10 2017
 CERTIFICATE NO. 52624

O'KEEFE PLAT - ALTERATION

PREPARED FOR
 A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28,
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., WASHINGTON

DRAWN BY	DATE	JOB NO.
G. WEISER	07/20/17	17067
CHECKED BY	SCALE	SHEET
M.K.K.'S.W.	1" = 100'	1 OF 2



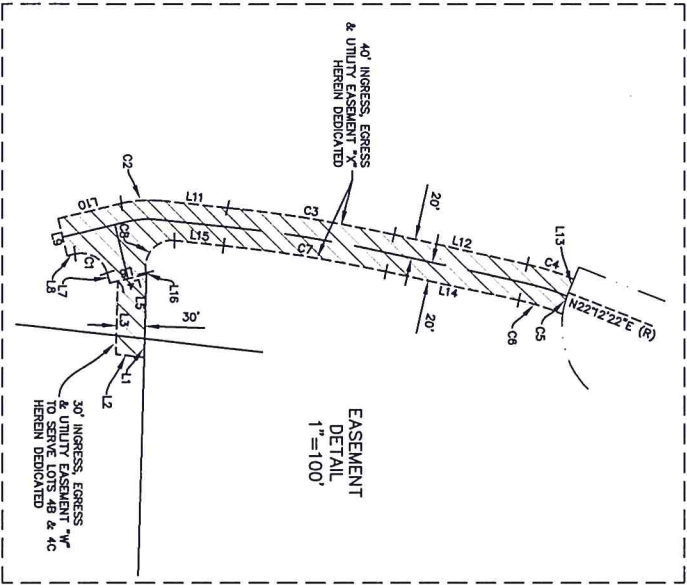
Western Washington Division
 Eastern Washington Division
 165 NE Juniper Street, Suite 200 • Issaquah, WA 98027 • Phone: (425) 975-0230 • Fax: (425) 391-3035
 407 Southstar Blvd. • Ch. Hamm, WA 98022 • Phone: (509) 674-7433 • Fax: (509) 674-7419

O'KEEFE PLAT - ALTERATION
 A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28,
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON
PRELIMINARY

P-05-19

LINE	BEARING	DISTANCE
L1	S89°22'31"E	20.07
L2	S06°29'39"W	30.10
L3	N89°23'31"W	79.41
L4	N13°36'08"W	31.09
L5	S89°23'31"E	70.06
L6	S13°26'08"E	40.00
L7	S76°23'52"W	11.00
L8	S13°26'08"E	8.55
L9	S76°23'52"W	40.00
L10	S13°26'08"E	88.55
L11	N03°49'33"E	71.99
L12	N12°31'38"E	144.17
L13	S87°57'28"E	152.73
L14	N12°31'38"E	152.14
L15	N03°49'33"E	82.14
L16	S76°23'52"W	1.44

CURVE	LENGTH	RADIUS	DELTA
C1	43.88	28.00	80.0000
C2	40.69	120.00	192.540
C3	172.77	1520.00	6.92704
C4	52.27	270.00	11.0530
C5	24.65	95.35	14.48749
C6	48.73	230.00	12.0819
C7	173.09	1480.00	6.92704
C8	53.48	28.00	109.2940



EASEMENT
 DETAIL
 1"=100'

PLAT ALTERATION NOTE:
 THE PURPOSE OF THIS ALTERATION IS TO RECONFIGURE THE EXISTING 40' EASEMENT TO THE HEREIN DEDICATED UTILITY EASEMENT "X" AND ALSO INCLUDE A 30' INGRESS, EGRESS & UTILITY EASEMENT "W" HEREIN DEDICATED.

ORIGINAL PARCEL DESCRIPTION
 LOTS 3 AND 4 OF IRM# SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-01-24, AS RECORDED FEBRUARY 1, 2002, IN BOOK F OF SHORT PLATS, PAGES 219 AND 218, UNDER AUDITOR'S FILE NO. 200202010035, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS COUNTY, WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING POINTS 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 EXISTING UTILITY 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 KITTITAS 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 F OF SHORT PLATS, PAGES 215-216 AND THE SURVEY'S REFERRED THEREON.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
7. ACCORDING TO KRS MALBON(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSPOT STANDARD DRAWINGS H-12 SHEET 1-3.
8. KITTITAS COUNTY BELIEVES ON ITS RECORD THAT A SURVEY OF PORTABLE WATER EXIST. 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.
9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. PER KITTITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS PERMITTED ON LOTS LESS THAN 3 ACRES IN SIZE.
11. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH SUBstantial DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT RESTRICTED TO THE SUBJECT PROPERTY. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.

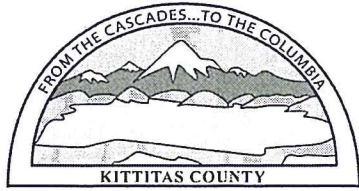
AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____
 SURVEYOR'S NAME
 SAUEL R. WARD
 DEPUTY COUNTY AUDITOR

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 DAN BUTLER
 IN _____ MONTH _____ 20____
 SAUEL R. WARD
 CERTIFICATE NO. _____ DATE _____
 DEPUTY COUNTY AUDITOR



Western Washington Division
 165 N. Juniper Street, Suite 201 • Bellingham, WA 98225 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Sullivan Blvd • Co. Hum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

O'KEEFE PLAT - ALTERATION		JOB NO. _____	
PREPARED FOR DAN BUTLER		17067	
A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.		SHEET _____ OF _____	
DWN BY G. WEISER	DATE 07/2017	SCALE N/A	
CHKD BY M. K. K. S. W.	WASHINGTON		



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD17-00113

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: BUTLER, DANIEL H ETUX
0 PO BOX 574
FALL CITY WA 98024

Cashier: KATHY BOOTS
Payment Type: CHECK (107)

Date: 07/31/2017

LP-17-000016 Long Plat to preliminary approval

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Long Plat (Fire)	\$524.00	\$524.00	\$0.00
Preliminary Plat	\$5,410.00	\$5,410.00	\$0.00
Preliminary Plat (Health)	\$650.00	\$650.00	\$0.00
Preliminary Plat (Public Works) - One (1) Civil Review	\$630.00	\$630.00	\$0.00
LP-17-000016 TOTALS:	\$7,214.00	\$7,214.00	\$0.00
TOTAL PAID:		\$7,214.00	