

APR 11 2012

RECEIVED

April 10, 2012

Doc Hansen, Planning Official
Kittitas County Community Development Service Department.
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Evergreen Ridge Planned Unit Development Division 4 Final Mylars (File No. Z-01-10) & Cle Elum River Trails Planned Unit Development Division V Final Mylars (File No. Z-94-09).

Mr. Hansen,

I would like to begin by thanking you for the opportunity to provide additional and historical information with regards to Evergreen Ridge Planned Unit Development (EVG PUD) & Cle Elum River Trails Planned Unit Developments (CERT PUD). I specifically request that this letter and the accompanying exhibits be made a part of each of the above referenced files. Hopefully you will find that this information will facilitate and support the approval of the final mylars that are before the Board of County Commissioners.

On December 27, 1990 Kittitas County adopted Resolution 90-138. As a result of that Resolution the county began planning under the Washington State Growth Management Act (GMA). In the following years, Kittitas County worked on producing a Comprehensive Plan that was consistent with the GMA. On July 26, 1996, through Ordinance 96-10, Kittitas County adopted their first GMA Comprehensive Plan. However, in the time between the County opting into GMA and the time that the Comprehensive Plan was adopted, numerous developments were planned. These developments were granted preliminary approval and built in the Ronald area, which became known as the Ronald Urban Growth Node (UGN). From the adoption in 1996 of the Ronald UGN and the next 13 years, the County has permitted, approved and vested rezone applications and developments all being consistent and valid under Kittitas County's Comprehensive Plan.

The Evergreen Ridge Planned Unit Development Rezone was approved in 2001. The EVG PUD was amended and approved for a second time in 2006 with conditions to allow for a density of 2-16 density units per acre, inclusion of an additional 17 acres, and allowing the permitted uses under the adopted KCC 17.36 Planned Unit Development Code. With regards to the Cle Elum River Trails Planned Unit Development (PUD), this Planned Unit Development Rezone was approved with conditions in 1996, granting the density of 75 single family residential lots, and allowing the permitted uses under the adopted KCC 17.36 Planned Unit Development Code. It is important to note that the EVG and CERT

PUD's were approved under the Kittitas County Code 17.36 per Ord. 90-6 (part), 1990: Res. 83-10, (1983) with revisions occurring in February of 1997 (Ord. 96-19 (part), 1996; Ord. 90-6 (part), 1990: Res. 83-10, (1983) (Exhibit A).

The following is a list of approvals and actions that have occurred regarding the Evergreen Ridge PUD and the CERT PUD Rezones. (Exhibit A)

- Evergreen Valley plat was originally approved in October 1990 (Resolution 90-19)
- Evergreen Valley Phase I approved in late 1992.
- January 1993 an application for revisions was submitted by Port Quendall for Evergreen Valley Phases II thru V.
- May 25, 1993 Resolution (93-70) gave Evergreen Valley Division II - V revised preliminary plat approval with conditions.
- Evergreen Valley Division II & III were recorded in 1997.
- In November 1996 Cle Elum River Trails was approved (Ord. 96-18) amending Evergreen Valley Divisions IV & V.
- Cle Elum River Trails I recorded in 2000
- Cle Elum River Trails II recorded in 2000
- Cle Elum River Trails III recorded in 2007
- Cle Elum River Trails IV recorded in 2008

- Evergreen Ridge Planned Unit Development approved in 2001 (Ord. 2001-17).
- Evergreen Ridge Planned Unit Development Amendment Approved in 2006 (Ord. 2006-26)
- Evergreen Ridge Planned Unit Development Phase I Div. 1 recorded in 2004
- Evergreen Ridge Planned Unit Development Phase I Div. 2 recorded in 2005
- Evergreen Ridge Planned Unit Development Phase I Div 3 recorded in 2008


As part of these PUDs, road and utility improvements were constructed and completed to meet the requirements and conditions within each Planned Unit Development Rezone application. For example both PUDs were going to be served by a Group A Water system and Community Septic systems, all of which has been built; furthermore a Class A Reclaimed Water Facility has been designed and approved by the Washington State Dept. of Health and the State Department of Ecology. There was also required improvement to a state highway intersection requiring realignment and a turn lane, which has been completed. All of these improvements and conditions, along with sepa requirements have been completed at the same time being built at the expense of the applicant. (Exhibit B).



During the Kittitas County Comprehensive Plan Compliance in 2009, which occurred after the Growth Board invalidated UGN's; the area north of SR903 was designated as a Limited Area of More Intense Rural Development (LAMIRD). We participated heavily in the 2009 compliance process and as part of the arguments that both the applicants and the county submitted was that there were approved PUD developments in this area. As a result the Board of County Commissioners adopted Ordinance 2009-25 approving the Ronald LAMIRD boundary, which contains the Evergreen Ridge Planned Unit Development (Exhibit C & D).

Hopefully this information will facilitate your review and approval of these projects.

Best Regards,


Chad Bala

Cc: Teanaway Ridge LLC
Jeff Slothower
Kittitas Board of County Commissioners

EXHIBIT LIST

- Exhibit A. -Resolutions
 -Ordinances
 -Recorded plats
- Exhibit B. -Water System Approval
 -Septic System Approval
 -SR903 Intersection Design
 -Estimated improvement Costs applicable to both Planned Unit Developments.
- Exhibit C. -Approved LAMIRD Boundary per Ord. 2009-25
- Exhibit D. -Zoning Map
 -Aerial Photo

IN THE MATTER OF SUBDIVIDING)	
TERRITORY)	
EVERGREEN VALLEY)	RESOLUTION
PRELIMINARY PLAT)	
APPROVAL)	NO. 90- 219

WHEREAS, according to Kittitas County Subdivision Ordinance 70-13, as amended, relating to platting, subdivision and the dedication of land adopted pursuant to RCW 58.17, a public hearing was held by the County Planning Commission on September 24, 1990 for the purpose of considering a preliminary plat known as Evergreen Valley described as follows:

A 142 acre tract consisting of 50 residential lots located in the west 1/2 Section 12, Township 20 North, Range 14 East, W.M. Kittitas County, Washington.

and,
 WHEREAS, testimony was taken from those persons present who wished to be heard; and,
 WHEREAS, due notice of the hearing had been given, as required by law, and the necessary inquiry has been made into the public use and interest to be served by such platting; and,
 WHEREAS, the following findings of fact have been made concerning the proposed subdivision:

1. The proposed subdivision is consistent with the County Comprehensive Land Use Plan.
2. The subdivision would be situated in an area now characterized by similar development.
3. The preliminary plat conforms to all County platting and other development standards.

now, therefore,
 BE IT HEREBY ORDAINED by the Board of Commissioners of Kittitas County, Washington, that said preliminary plat designated as _____ be, and the same hereby is, approved SUBJECT TO THE FOLLOWING CONDITIONS:

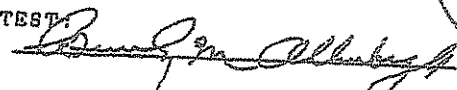
1. Access to adjacent properties to the south and east must be provided.
2. All roads including Winston Rd. and Bakers Rd. shall be constructed to the dedicated Public Recreation Road Standard.
3. All lots shall be served exclusively by the interior road system. No direct access to State Highway 903 will be permitted.
4. The subdivision shall be served by an approved public water system(s). Evidence will be given that surrounding property owners shall not be adversely affected.
5. There shall be an approved fire hydrant or standpipe within one thousand (1000) feet of each lot.

DONE this 9 day of October, 1990.


 CHAIRMAN


 COMMISSIONER


 COMMISSIONER

ATTEST:
 BY 

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO. 93-70
AMENDING THE PRELIMINARY PLAT
PHASES II-V; EVERGREEN VALLEY

WHEREAS: According to RCW 36.70 a public hearing was held by the County Planning Commission on April 26, 1993 for the purpose of considering the amendment to the Evergreen Valley preliminary plat phases II-V:

WHEREAS: Testimony was taken from those persons present who wished to be heard, and,

WHEREAS: Due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such amendments;
and,

WHEREAS: The following findings-of-fact have been made concerning the proposed amendments:

1. The Planning Commission finds that the revision of preliminary plat Evergreen Valley is in conformance with the Kittitas County Comprehensive Plan goals and policies of Forest Multiple Use. It is within Forest Multiple Use areas where recreational/residential developments should be encouraged.
2. The Planning Commission finds that the revision of preliminary plat Evergreen Valley is in conformance with the Kittitas County Zoning Code district Forest&Range (1990) residential lot size of one-half acre with a community water system.
3. The Planning Commission finds that the specific conditions are necessary in order for the proposed revised preliminary plat, Evergreen Valley, to conform with the public and private facilities and services minimum functional standards of the Kittitas County Subdivision, Zoning, Comprehensive Plan, and Growth Management Act. These items include potable, stormwater and sewerage water systems, internal and external public access, and fire safety.

4. Through the State Environmental Policy Act (SEPA) comment process, agencies and the general public were notified and had opportunity to comment on potential adverse environmental impacts of the proposal. The Killitas County Planning Department issued a Determination of Non-Significance on November 7, 1990 on the original preliminary plat. It has been determined that the revisions requested can conform with the initial environmental checklist and DNS.

5. The County Planning Commission finds that:
- A. appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, other public ways, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from schools; and,
 - B. the public use and interest will be served by the platting of such subdivision and dedication.

NOW, THEREFORE BE IT RESOLVED That the Board of County Commissioners after due deliberation and in the best interest of the public, does hereby authorize the amendment of the Evergreen Valley preliminary plat phases II-V with the following conditions:

1. The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.
2. Each lot shall have direct access to a dedicated and improved County road. Internal roads shall be constructed to a minimum twenty-eight (28) foot paved width in accordance with County road standards. All internal roads shall have a minimum radius of one hundred-fifty (150) feet. The frontage of Lot 16 on Baker Road shall be revised to provide a minimum 150 ft. radius and contiguous with the existing Baker Road right-of-way.
3. The location, width and type of all easements and public rights-of-way on and adjacent to the proposed subdivision shall be identified on the revised preliminary plat map.
4. Provide a dedicated sixty (60) foot public right-of-way the length of the south lot line of lot 33, ending at the eastern boundary.
5. Road names will be subject to review by County Rural Addressing Committee.
6. Redesign the intersection of Winston Rd., Baker Rd., and the Evergreen Valley Loop Rd. to be consistent with the 4-26-93 Department of Public Works memo to the Planning Department.

(copy attached);

7. Provide a dedicated sixty (60) foot public right -of-way from the Evergreen Valley Loop Road to the south property line of the plat as required by the County;
8. Prior to final plat approval, the applicant shall submit drainage calculations quantifying contributory drainage, on-site drainage, and identifying any downstream drainage problems within a County-specified distance of the plat, for the County Engineer's review. In conjunction with the calculations, plans shall be submitted for proposed runoff and water quality control facilities, including biofiltration and water quality swales, and detention facilities meeting County and State of Washington requirements. Irrigation and/or subsurface drainage systems shall not discharge directly into the County road drainage system. Such facilities shall be sited to accommodate future development within the plat. Maximum detention, when detention is required, shall be based on the amount of runoff from the developed plat in excess of the runoff from the predeveloped site for a twenty-five year, twenty-four hour storm. Drainage calculation and plans shall be prepared by a State of Washington-licensed civil engineer.
9. Prior to final plat approval, the applicant shall prepare and submit to the County Fire Marshall and Fire District #6 a fire protection plan consistent with the criteria as specified in the 1991 Uniform Fire Code as adopted by Kittitas County in 1992. Such requirements are defined in Article 10, Fire Protection Division I, II, III, IV and Appendices IIIA and IIIB. These divisions encompass Fire Protection General (I), Fire Apparatus Access Roads (II), Fire Department Access (III) and Water Supplies for Fire Protection (IV).
10. There shall be developed community potable water system(s) for all lots located on the plat. As directed by the Kittitas County Health Department, the system(s) shall meet either the Group "B" or Group "A" standards. Group B systems shall be approved by the Kittitas county Health Dept. Group A systems shall be approved by the WA State Department of Health. Evidence will be given that surrounding property owners shall not be adversely affected.
11. Prior to revised preliminary plat approval, soil logs for Phases II-V shall be performed and submitted as required by the County Director of Environmental Health.
12. Prior to final plat approval, the applicant shall prepare and submit a community park development plan addressing the improvement and maintenance responsibilities of the common area, including the existing gravel pit.
13. Prior to final plat approval, the applicant shall mitigate all

... current safety concerns by the County regarding the existing gravel pit.

- 14. Before final plat approval, the applicant shall consider in coordination with the School District any necessary actions to "assure safe walking conditions for students who only walk to and from school."

BE IT RESOLVED that said PRELIMINARY PLAT designated as EVERGREEN VALLEY, PHASES II-V be, and hereby is, amended.

ADOPTED this 25th day of May, 1993, at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

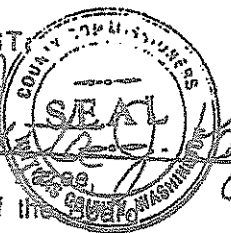
Ray Owens
Ray Owens, Chairman

Mary Seuber
Mary Seuber, Commissioner

Don Sorenson
Don Sorenson, Commissioner

ATTEST

Anita J. [Signature]
Anita J.
Clerk of the Board of County Commissioners



APPROVED AS TO FORM:

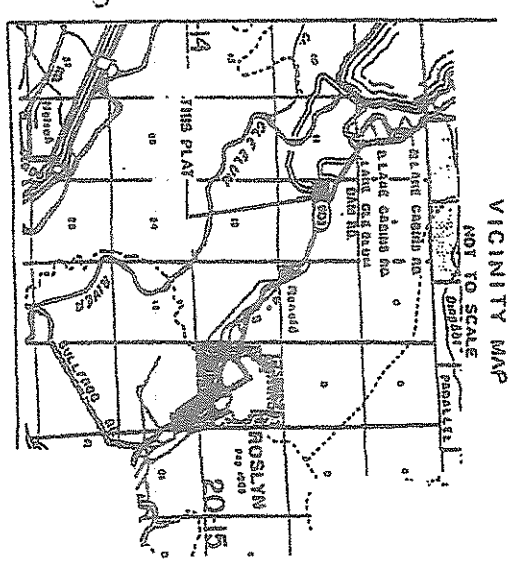
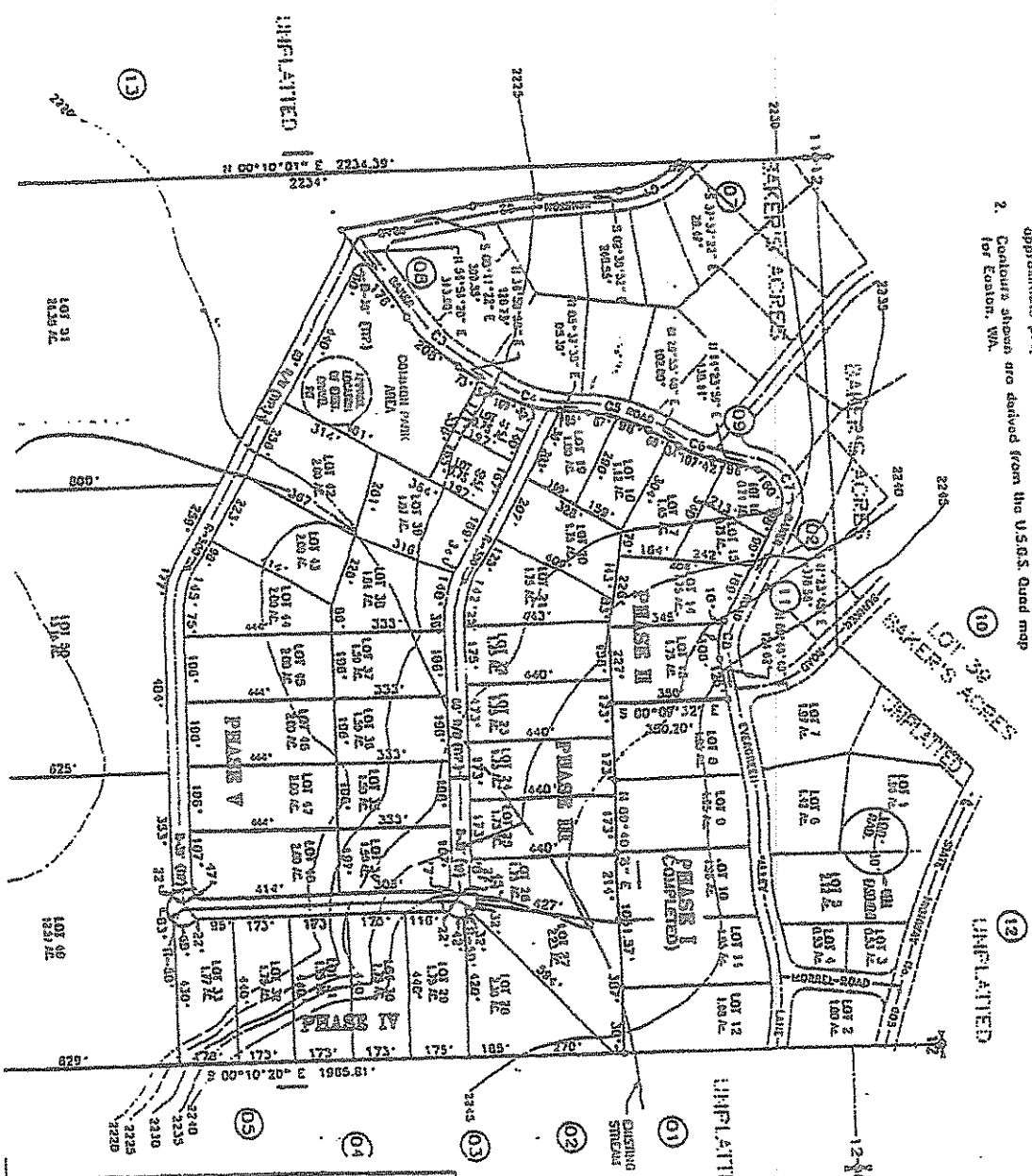
David Pitts
David Pitts,
County Prosecutor

REVISÉD PRILIMINARY PLAT OF VERGREN VALLEY

A PORTION OF THE S/W 1/4
SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY

NOTES:

1. Area to be developed in phase Register number, indicate approximate proposed phase of development.
2. Contours shown are derived from the U.S.G.S. Quad map for Easton, WA.



INSTRUMENT USED		INDEXING DATA	
Navlot Packard 3082A Electronic Total Station 1" = 2 Seconds Horizontal and 4" - (0.918) ± 8 PPM Electronic Distance Meter		512 TROM 814E	
WESTERN PACIFIC ENGINEERING, INC. 6085 LANE, ELLENBURG, WASHINGTON Phone: (202) 745-1028 Home: (202) 745-1028			
PORT QUENDALL DEVELOPMENT			
A PORTION OF THE S/W 1/4 OF SECTION 12 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.			
Kititas County Surveyed by MA Drawn by Kemp/PCS Checked by PCS		Washington Date 03-03 Sheet 1 of 1 Project No. 03104	

5172

EVERGREEN VALLEY PLAT, DIVISION NO. II

A PORTION OF SECTION 12, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

THIS AREA DESIGNATED TO THE PLANS FOR ROAD PURPOSES WITH THE RECORDING OF THIS PLAT

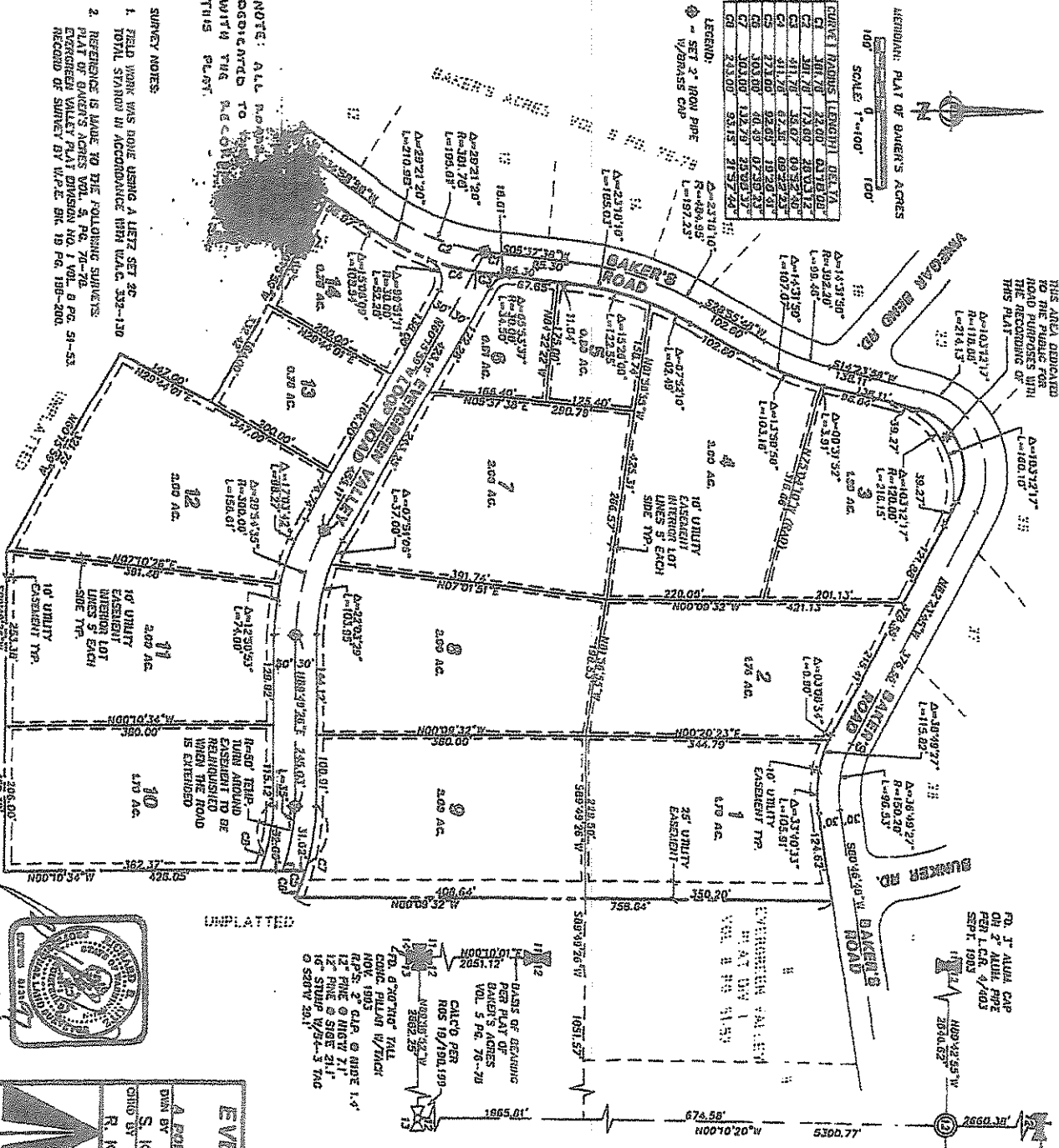
MEMORANDUM: PLAT OF BAKER'S ACRES

SCALE 1"=100'

CURVE	RADIUS	LENGTH	DELTA	AREA
C1	381.76'	22.60'	20.17°	0.17 AC.
C2	381.76'	17.80'	15.01°	0.12 AC.
C3	381.76'	13.00'	10.84°	0.08 AC.
C4	381.76'	8.20'	6.67°	0.04 AC.
C5	381.76'	3.40'	2.50°	0.01 AC.
C6	381.76'	0.00'	0.00°	0.00 AC.
C7	381.76'	0.00'	0.00°	0.00 AC.
C8	381.76'	0.00'	0.00°	0.00 AC.
C9	381.76'	0.00'	0.00°	0.00 AC.
C10	381.76'	0.00'	0.00°	0.00 AC.

LEGEND

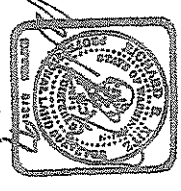
○ SET 2" IRON PIPE W/BRASS CAP



NOTE: ALL MEASUREMENTS OBTAINED TO DATE ARE SUBJECT TO THE RECORDING OF THIS PLAT.

SURVEY NOTES

- FIELD WORK WAS DONE USING A LEITZ SET 3C TOTAL STATION IN ACCORDANCE WITH WEA 535-130
- REFERENCE IS MADE TO THE FOLLOWING SURVEYS: PLAT OF BAKER'S ACRES VOL. 5, PG. 70-72, EVERGREEN VALLEY PLAT DIVISION NO. I VOL. 8 PG. 51-53, RECORD OF SURVEY BY W.P.E. BR. 19 PG. 198-200.



BASED ON RECORDING OF BAKER'S ACRES VOL. 5 PG. 70-72

CHAS. O. BR. NOS 19/120/199

NOV. 1903

CHAS. O. BR. NOS 19/120/199

NOV. 1903

CHAS. O. BR. NOS 19/120/199

NOV. 1903

RD. 3" ALUM. CAP OR 2" ALUM. PIPE PER L.C.R. 4/103 SEPT. 1903

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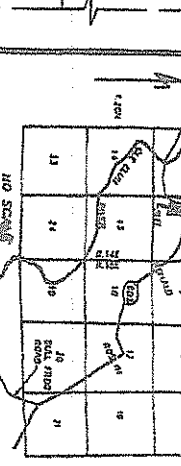
RD. 3" ALUM. CAP OR 2" ALUM. PIPE PER L.C.R. 4/103 SEPT. 1903

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VICINITY MAP

SECTION 12, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

RD. 3" ALUM. CAP OR 2" ALUM. PIPE PER L.C.R. 4/103 SEPT. 1903

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EVERGREEN VALLEY PLAT DIVISION NO. II

A PORTION OF SECTION 12, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

DRAWN BY S. KITZ

DATE 9/95

SCALE 1"=100'

SHEET 1 OF 3

EVERGREEN VALLEY PLAT DIVISION NO. II

A PORTION OF SECTION 12, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

DRAWN BY S. KITZ

DATE 9/95

SCALE 1"=100'

SHEET 1 OF 3

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DATE 9/95

SCALE 1"=100'

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DATE 9/95

SCALE 1"=100'

SHEET 1 OF 3

EVERGREEN VALLEY PLAT, DIVISION NO. II

A PORTION OF SECTION 12, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

APPROVALS

KITITAS COUNTY PUBLIC WORKS
 EXAMINED AND APPROVED this 28th day of
May, A.D., 1992.
Mark D. ...
 Public Works Director

KITITAS COUNTY PLANNING DIRECTOR
 I hereby certify that this EVERGREEN VALLEY PLAT DIVISION II has been examined by me and that it conforms to the comprehensive plan of the Kititas County Planning Commission.

Dated this 28th day of May, A.D., 1992.
Kititas County Planning Director

KITITAS COUNTY HEALTH DEPARTMENT
 I hereby certify that this EVERGREEN VALLEY PLAT DIVISION II has been examined by me and I find that the sewage and water system herein shown do meet and comply with all requirements of the 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, lots within this tract. Preliminary plans are being prepared to meet inquiries of the County Health Department about issuance of septic tank permits for lots.

Dated this 27th day of May, A.D., 1992
Kititas County Health Officer

ASSESSOR'S CERTIFICATE
 I hereby certify that this EVERGREEN VALLEY PLAT DIVISION II has been examined by me and I find the property to be in an acceptable condition for platting.

Dated this 22nd day of May, A.D., 1992
Kititas County Assessor

TREASURER'S CERTIFICATE
 I hereby certify that the taxes and assessments due and payable for the preceding year for this year in which the plat is not to be filed.

Dated this 22nd day of May, A.D., 1992
Kititas County Treasurer

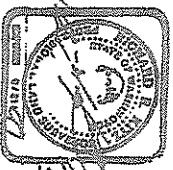
BOARD OF COUNTY COMMISSIONERS
 EXAMINED AND APPROVED this 22nd day of May, A.D., 1992

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON
 BY: *Mayor*
 ATTEST:
Secretary

SURVEYOR'S DECLARATION

I, a registered land surveyor, do hereby certify that this EVERGREEN VALLEY PLAT DIVISION II is based on actual survey and subdivision of Section 12, Township 20 North, Range 14 East, W.M., that the distances and corners and other things thereon correctly to the best of my knowledge and that proper monuments are set and lot block corners marked on the ground as shown on the plat.

Registered Land Surveyor
 Washington License No. _____



EASEMENT PROVISIONS

An easement is hereby granted to and reserved for Puget Sound Energy Company, Evergreen Utility Water System, Inc., Division I, and its successors, and for their respective successors and assigns under and on the roof, frontage of all lots in which to be located with and adjacent to the roof frontage of all lots in which to be located, any, electrical, power, gas, and other utility lines, conduits, cables and other structures and other equipment for the purpose of providing utility services, together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon from those purposes shall be rendered as near as possible to their original condition.

ADJACENT OWNERSHIPS

- | | |
|---|---|
| Baker's Acrea Lot 12
Robert Paulsen
904 N. 30th St.
Auburn, Wa 98003 | Baker's Acrea Lot 35
James Ludwig
14224 52nd Ave S.
Rialto, Wa 98160 |
| Baker's Acrea Lot 13
Cameron Fernandez
4202 HE 2nd St.
Renton, Wa 98059 | Baker's Acrea Lot 36
Eugene White
Blaine, Wa 98009 |
| Baker's Acrea Lot 14
Lester Schaub
17019 General Field Rd SE
Herb's Bend, Wa 98045 | Baker's Acrea Lot 37
Eugene White
Box 13
Renton, Wa 98040 |
| Baker's Acrea Lot 15
John Simpson
Box 57
Renton, Wa 98042 | Evergreen Valley Div. I Lot 7
Bishop Road
21421 1st Bth Pl
Renton, Wa 98052 |
| Baker's Acrea Lot 16
John Simpson
Renton, Wa 98042 | Baker's Acrea Lot 6
David Eckhardt
Box 92
Renton, Wa 98040 |
| Baker's Acrea Lot 20
James E. Anderson
Box 156
Renton, Wa 98042 | Unplatted
Puget Sound Development
Company, Inc.
1690 Midway Building Road
Oso Elm, Wa 98022 |

ADJUTOR'S CERTIFICATE
 I, Mark D. ..., A.D., 1992, do hereby certify that this EVERGREEN VALLEY PLAT DIVISION II is based on actual survey and subdivision of Section 12, Township 20 North, Range 14 East, W.M., that the distances and corners and other things thereon correctly to the best of my knowledge and that proper monuments are set and lot block corners marked on the ground as shown on the plat.

Deputy County Auditor

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Surveyors Act of the State of Washington.

Surveyor
 Certificate No. 15915

EASTSIDE CONSULTANTS, INC.
 1001 1st Avenue
 Renton, WA 98059

EVERGREEN VALLEY PLAT
 DIVISION NO. II

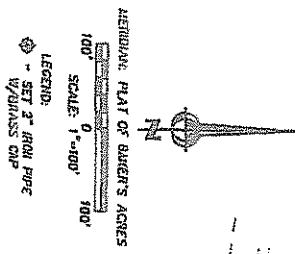
A PORTION OF SECTION 12, T.20N., R.14E., W.M.
 DRAWN BY S. KITZ
 CHECKED BY R. KITZ
 DATE 9/95
 SCALE N/A
 SHEET 3 OF 3

EVERGREEN VALLEY PLAT, DIVISION NO. III

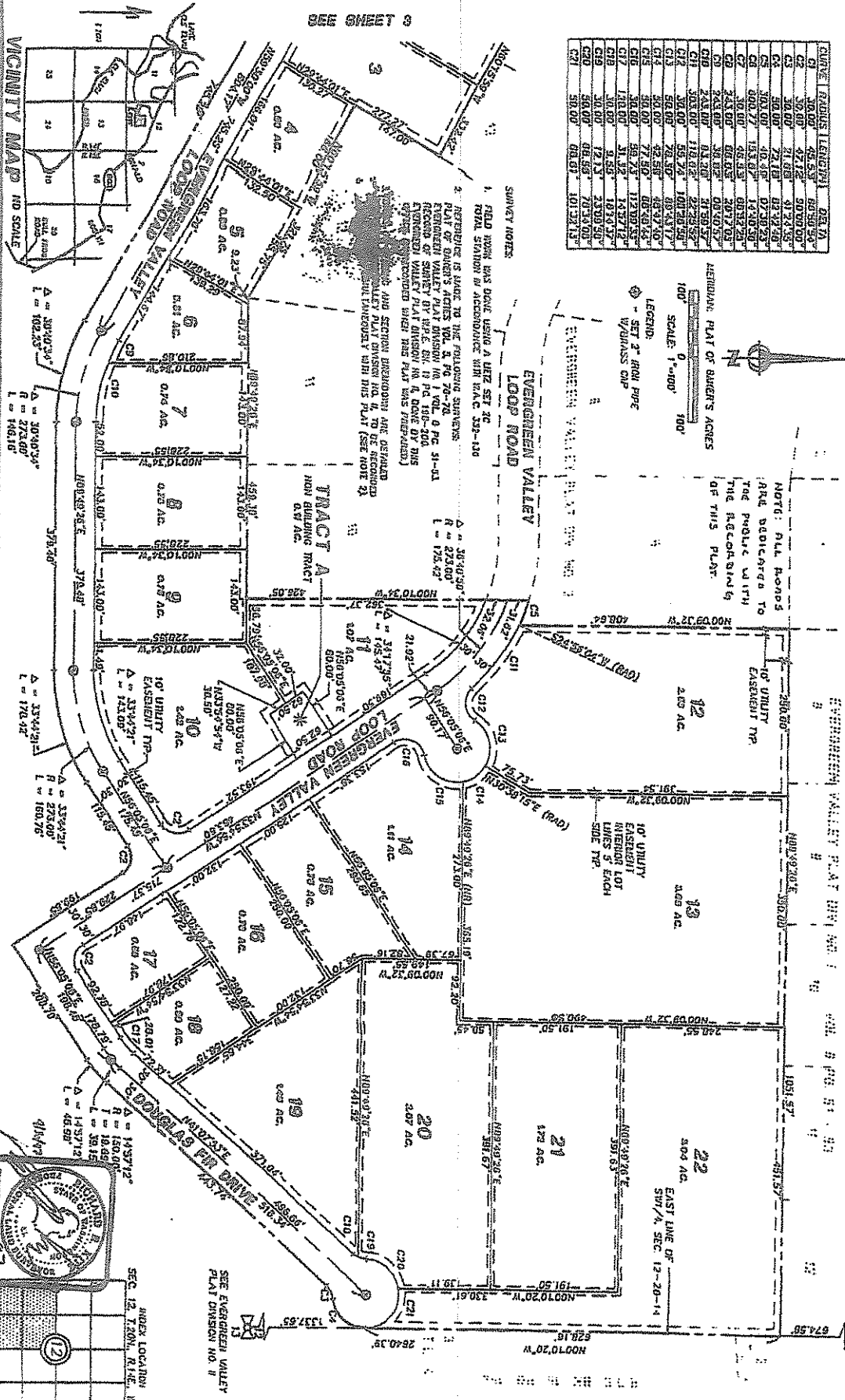
A PORTION OF SECTION 12, T.20N., R.14E., W.M. KITTITAS COUNTY, WASHINGTON

SEE EVERGREEN VALLEY
PLAT DIVISION NO. II

CURVE	RADIUS	LENGTH	AREA
C1	100.00'	42.53'	60.50 SQ. FT.
C2	100.00'	47.12'	50.00 SQ. FT.
C3	100.00'	71.68'	91.24 SQ. FT.
C4	100.00'	72.18'	92.29 SQ. FT.
C5	100.00'	40.48'	57.28 SQ. FT.
C6	100.00'	133.87'	174.38 SQ. FT.
C7	100.00'	48.33'	69.19 SQ. FT.
C8	100.00'	68.03'	97.17 SQ. FT.
C9	100.00'	118.48'	167.52 SQ. FT.
C10	100.00'	45.75'	66.11 SQ. FT.
C11	100.00'	72.56'	103.44 SQ. FT.
C12	100.00'	77.60'	112.39 SQ. FT.
C13	100.00'	42.56'	60.50 SQ. FT.
C14	100.00'	77.60'	112.39 SQ. FT.
C15	100.00'	59.25'	85.49 SQ. FT.
C16	100.00'	31.42'	45.37 SQ. FT.
C17	100.00'	12.13'	17.33 SQ. FT.
C18	100.00'	48.59'	70.34 SQ. FT.
C19	100.00'	48.59'	70.34 SQ. FT.
C20	100.00'	101.32'	143.71 SQ. FT.
C21	100.00'	48.59'	70.34 SQ. FT.



LEGEND:
 SET 2" RAIL PURE
 W/GRASS CURVE



INDEX LOCATOR
 SEC. 12, T.20N., R.14E., W.M.

SEE EVERGREEN VALLEY
 PLAT DIVISION NO. II

EVERGREEN VALLEY PLAT
 DIVISION NO. III

AUDITOR'S CERTIFICATE 132725.A.12024
 Filed for record this 11th day of May, 1927, 4:52 P.M.
 at the office of the Auditor of Kittitas County, Washington,
 in compliance of the provisions of the Act of the
 LEGISLATIVE COUNCIL OF COMMISSIONERS.

This map correctly represents a survey made by
 me or under my direction in conformity with the
 requirements of the Surveying Act of the
 State of Washington, and I hereby certify that the
 same is a true and correct copy of the original
 filed in my office.

EASTSIDE CONSULTANTS, INC.
 510 WEST FIFTH AVENUE
 SPOKANE, WASHINGTON
 PHONE 320-1100

DATE 4/97
 DRAWN BY S. KITZ
 CHECKED BY R. KITZ

SCALE 1"=100'
 SHEET 1 OF 3

County Auditor
 Deputy County Auditor

Certificate No. 12015



EVERGREEN VALLEY PLAT, DIVISION NO. III

A PORTION OF SECTION 12, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

APPROVALS

KITITAS COUNTY PUBLIC WORKS
 EXAMINED AND APPROVED THIS 28th day of
May A.D. 1997.
Mark S. Smith
 Public Works Director

KITITAS COUNTY PLANNING DIRECTOR
 I hereby certify that this EVERGREEN VALLEY PLAT
 DIVISION III has been examined by me and find that
 it conforms to the comprehensive plan of the Kititas
 County Planning Commission.

Dated this 28th day of May A.D. 1997
Richard E. Smith
 Kititas County Planning Director

KITITAS COUNTY HEALTH DEPARTMENT
 I hereby certify that this EVERGREEN VALLEY PLAT
 DIVISION III has been examined by me and find that
 the sewage and water system installation and the
 and comply with all requirements of the County Health
 Department.

Preliminary inspection indicated soil conditions
 may allow use of septic tanks on a temporary
 basis. However, for permanent use, the applicant
 must provide a septic system within this short
 period of time. A copy of this report is being
 furnished to the applicant for their information
 and to the Kititas County Health Department
 for their review.

Dated this 28th day of May A.D. 1997
Richard E. Smith
 Kititas County Health Officer

SURVEYOR'S DECLARATION

I, the undersigned, do hereby certify that this EVERGREEN VALLEY PLAT
 DIVISION III is based on actual survey and establishment of Section 12, Township 20
 North, Range 14 East, T.20N., R.14E., W.M. Kititas County, Washington, and that the
 location correctly to the best of my knowledge and belief, and that proper monuments will be
 set and that these corners are shown on this ground as shown on the plat.

Registered Land Surveyor Washington License No. 16915
Richard E. Smith

ADJUTANT'S CERTIFICATE 1997 MAY 28 AM 10:00
 Found by Special Agent in Charge of the Sheriff's Office on May 28, 1997 at the
 residence of the owner of the property, the plat is correct and in
 accordance with the requirements of the Kititas County Board of Commissioners.
 Kititas County Sheriff's Office
 Sheriff's Office
 Deputy County Auditor

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by
 me or under my direction in conformity with the
 requirements of the Survey Recording Act of the
 State of Washington, 1997.
Richard E. Smith
 Certificate No. 16915

EASTSIDE CONSULTANTS, INC.
 915 QUARTER STREET
 SEATTLE, WASHINGTON 98108
 TEL: 206-461-2100 FAX: 206-461-2100

EVERGREEN VALLEY PLAT
 DIVISION NO. III
 A PORTION OF SECTION 12, T.20N., R.14E., W.M.
 DWN BY S. KITZ
 CHD BY R. KITZ
 DATE 4/97
 SHEET 3 OF 3

ASSESSOR'S CERTIFICATE

I hereby certify that this EVERGREEN VALLEY PLAT
 DIVISION III has been examined by me and find the
 property to be in an assessable condition for platting.
 Dated this 22nd day of May A.D. 1997
Richard E. Smith
 Kititas County Assessor

TREASURER'S CERTIFICATE

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

Dated this 22nd day of May A.D. 1997
Richard E. Smith
 Kititas County Treasurer
 Original Tax Record No. 20-14-1230-2222

BOARD OF COUNTY COMMISSIONERS

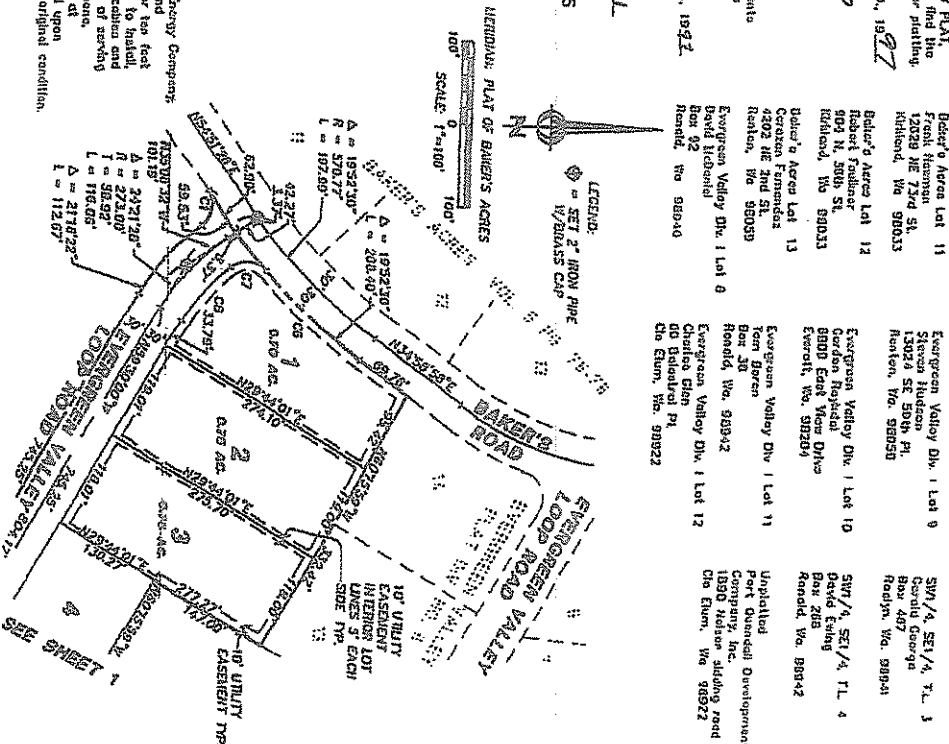
EXAMINED AND APPROVED THIS 28th day of
May A.D. 1997
 BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON
 BY: *Richard E. Smith*
 Chairperson

ATTEST:

Richard E. Smith
 Clerk of the Board

EASEMENT PROVISIONS

An easement is hereby granted to and reserved for Puget Sound Energy Company
 Evergreen Valley Park Systems, Inc., Puget Telephone Company, and
 their respective successors, their heirs, assigns, and agents, and upon the center ten feet
 thereof, with and adjacent to the right-of-way of all lots in which to install,
 lay, construct, renew, operate and maintain, and to use for the installation, construction and
 this subdivision and other property with electric, natural gas, telephone, and water
 and water service. Together with the right to enter upon the lots at
 all times for the purposes herein stated. These easements shall be in full force and
 effect from the date of recording of this plat and shall be in full force and effect upon
 the date these purposes shall be reflected as hereon as possible to their original condition.



ADJACENT OWNERSHIPS

Bellevue Acres Lot 11 Freck Huzman 12028 NE 23rd St. Redmond, WA 98033	Evergreen Valley Div. I Lot 9 Steve Hudson 13024 SE 30th Pl. Redmond, WA 98050	50W/4, SE/4, T.L. 3 Scott George Box 497 Redmond, WA 98041
Bellevue Acres Lot 12 Richard H. Fisher 904 1st St. Redmond, WA 98033	Evergreen Valley Div. I Lot 10 Jordan Rogstad 800 East View Drive Everett, WA 98201	50W/4, SE/4, T.L. 4 David Ehling Box 268 Redmond, WA 98042
Bellevue Acres Lot 13 Cervan Fernandez 4202 NE 2nd St. Redmond, WA 98039	Evergreen Valley Div. I Lot 11 Tom Boren Box 20 Redmond, WA 98042	Unplatted Part Quabell Development Company, Inc. 1850 Keller Building Road Ole Elm, WA 98022
Evergreen Valley Div. I Lot 6 Bert B. Bredahl Box 32 Redmond, WA 98040	Evergreen Valley Div. I Lot 12 Charles Glen 100 Delacourt Pl. Ole Elm, WA 98022	

17.32.040 - 17.36.030

case the minimum front yard for interior lots shall be the average of the setbacks of the main structures on abutting lots on either side if both lots are occupied; if one lot is occupied and the other vacant, the setback shall be the setback of the occupied lot, plus one-half the remaining distance to the required twenty-foot setback. If neither of the abutting side lots or tracts are occupied by a structure, the setback shall be twenty feet long. (Res. 83-10, 1983).

17.32.050 Yard requirements - Side. There are no side yard requirements, except property abutting a residential district, in which case the side yard on the abutting side shall be the same as that required for the abutting property. On a side abutting a street the setback shall be a minimum of ten feet for all structures. Side yards for dwelling units shall meet the requirements of the residential district. (Res. 83-10, 1983).

17.32.060 Yard requirements - Rear. There are no rear yard requirements. However, if a rear yard is provided, the minimum depth shall be twelve feet. (Res. 83-10, 1983).

17.32.070 Maximum structure height. The maximum height of any structure shall be two and one-half stories or thirty-five feet, whichever is less. (Res. 83-10, 1983).

17.32.090 Access requirement. All lots in this district shall abut a public street, or shall have such other access as deemed suitable by the board. (Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983).

17.32.110 Setback for vehicle service businesses. Setback regulations for drive-in businesses, or minimum site standards for vehicle service businesses shall conform to the diagram on the following page. (Res. 83-10, 1983).

Chapter 17.36

PLANNED UNIT DEVELOPMENT ZONE¹

Sections:

- 17.36.010 Purpose and intent.
- 17.36.020 Uses permitted.
- 17.36.030 Preliminary development plan.
- 17.36.040 Final development plan.
- 17.36.050 Permit issuance and conditions.
- 17.36.060 Required improvements.

17.36.010 Purpose and intent. The purpose of this chapter is to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of this title. (Ord. 90-6 (part), 1990; Res. 83-10, 1983).

17.36.020 Uses permitted. The following uses may be permitted:

- A. All residential uses including multifamily structures;
- B. Hotels, motels, condominiums;
- C. Retail businesses;
- D. Commercial-recreation businesses;
- E. Restaurants, cafes, taverns, cocktail bars;

F. Any other similar uses deemed by the planning commission to be consistent with the purpose and intent of this chapter. Such determination shall be made during review of the development plan required under Section 17.36.030. (Ord. 90-6 (part), 1990; Res. 83-10, 1983).

17.36.030 Preliminary development plan. Any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change. The development plan shall include all of the following:

- A. A vicinity map showing the location of the site and its relationship to surrounding areas;

1. Prior history: Ords. 74-5, 2,

B. A map of the site drawn to a scale, no smaller than two hundred feet to the inch showing the following:

1. Arrangement of land uses by type (residential, commercial, open spaces, etc.). A statement on the approximate percentage of land in each category. The map should show proposed traffic circulation;
2. Names and dimensions of dedicated roads bounding or near the site;
3. Planned off-street parking areas including approximate number of spaces to be provided;
4. Elevation contours of no more than twenty-foot intervals;

C. A statement relating the development plan to adjacent development and natural areas;

D. A statement of the developer's intent with regard to providing landscaping and retention of open spaces;

E. A statement outlining future land ownership patterns within the development including homeowners associations if planned;

F. Proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;

G. Documentation from the planning department that environmental review (SEPA) has been completed;

H. Statement of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way). (Ord. 90-6 (part), 1990: Res. 83-10, 1983).

17.36.040 Final development plan. Following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the planning commission which shall include all of the following:

A. A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval;

B. A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:

1. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;
2. Arrangement of all buildings which shall be identified by type;
3. Preliminary building plans including floor plans and exterior design and/or elevation views;
4. Location and number of off-street parking areas including type and estimated cost of surfacing;
5. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;
6. The location and total area of common open spaces;
7. Proposed location of fire protection facilities;
8. Proposed storm drainage plan;

C. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;

D. Provisions to assure permanence and maintenance of common open spaces;

E. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting. (Ord. 90-6 (part), 1990: Res. 83-10, 1983).

17.36.050 Permit issuance and conditions. Building permits and other permits required for the construction or development of property under provision of this section shall be issued only when, in the opinion of the county building inspector, the work to be performed substantially conforms with the final development plan approved by the planning commission. (Ord. 90-6 (part), 1990: Res. 83-10, 1983).

17.36.060 Required improvements. All improvements including parking lots, driveways, landscaping, which are a part of the approved plan, but which do not otherwise require building permits, shall be completed or bonded before occupancy permits are issued by

the building inspector. The amount of the bond shall be determined by the building inspector on the basis of information presented with the final development plan. (Ord. 90-6 (part), 1990; Res. 83-10, 1983).

Chapter 17.40

C-G - GENERAL COMMERCIAL ZONE¹

Sections:

- 17.40.010 Purpose and intent.
- 17.40.020 Uses permitted.
- 17.40.030 Lot size required.
- 17.40.040 Maximum lot coverage.
- 17.40.050 Maximum floor area.
- 17.40.060 Yard requirements.
- 17.40.070 Height restriction.
- 17.40.080 Off-street parking and loading.
- 17.40.090 Access requirement.
- 17.40.100 Half streets.
- 17.40.110 New residences.

17.40.010 Purpose and intent. The purpose and intent of the general commercial zone is to provide a classification consistent with existing business districts in unincorporated towns (i.e., Vantage, Easton) where a wide range of community retail shops and services are available. (Ord. 83-Z-2 (part), 1983).

17.40.020 Uses permitted. Permitted uses are as follows:

- A. Any use permitted in a C-L zone;
- B. Any of the following uses:
 - 1. Amusement enterprises, including bowling alleys, dance halls, pool halls, and billiard halls and shooting galleries;
 - 2. Auto and trailer sales,
 - 3. Banks,
 - 4. Cabinet shop,
 - 5. Custom cannery,
 - 6. Department store,
 - 7. Frozen food lockers,
 - 8. Garage or auto repair, when conducted wholly within a building.

1. Prior history: Ord. 69-7, Ord. 2.

- 9. Hospitals, general and accessory buildings,
 - 10. Hotels,
 - 11. Lumberyard and building materials, retail only. Any open storage shall be enclosed by a sight-obscuring fence not less than six feet nor more than seven feet high,
 - 12. Office, governmental,
 - 13. Physical culture and health services including reducing salons, masseurs and public baths,
 - 14. Radio or television studio,
 - 15. Retail stores of all descriptions where merchandise is displayed and sold within the building,
 - 16. School, private or parochial,
 - 17. Sign shop,
 - 18. Tavern,
 - 19. Theater, auditorium or drive-in theater,
 - 20. Tire shop,
 - 21. Trailer court,
 - 22. Wholesale office and showrooms, merchandise on the premises limited to samples only,
 - 23. Auction sales of personal property, other than livestock;
- C. The following uses may be permitted if their location is first approved by the planning commission:
- 1. Mortuary or funeral home,
 - 2. Public camp,
 - 3. Athletic stadium,
 - 4. Animal hospital or boarding kennels,
 - 5. Animal sales yard (livestock sales yard),
 - 6. Hazardous waste on-site treatment or storage;
- D. Uses customarily incidental to any of the above uses when located on the same lot may be allowed provided that such uses, operations or products are not objectionable due to odor, dust, smoke, noise, vibration or other similar causes. (Ord. 93-1 (part), 1993; Res. 83-10, 1983).

17.40.030 Lot size required. There shall be no limitation. (Res. 83-10, 1983).

17.40.040 Maximum lot coverage. There shall be no limitation. (Res. 83-10, 1983).

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

ORDINANCE

NO. 96- 18

AMENDING
THE
KITTITAS COUNTY ZONING MAP

CLE ELUM RIVER TRAILS

WHEREAS, According to RCW 36.70, the Kittitas County Planning Commission held a public hearing on September 30, 1996 and the Board of Kittitas County Commissioners held a public meeting on October 29, 1996 and continued to November 5, 1996 for the purpose of considering the following amendment to the zoning map from Rural-3 to Planned Unit Development:

That 62.48 acre portion of Section 12, Township 20N., Range 14E., W. M.; approximately Lots 49-51 of the preliminary plat of Evergreen Valley

WHEREAS, On August 19, 1996 a State Environmental Policy Act (SEPA) appeal was filed in a timely manner with the Board of County Commissioners and was upheld under Resolution 96-153; and

WHEREAS, Testimony was taken from those persons present who wished to be heard; and

WHEREAS, Due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such amendments; and

WHEREAS, The following findings-of-fact have been made concerning the proposed amendment:

1. A complete application packet was submitted on July 25, 1996 by Port Quendall Development Co. (Applicant representative, Pat Deneen, Asst. Sec.) for change of zoning district from Rural-3 to Planned Unit Development (titled Cle Elum River Trails). Proposed use is for 75 single-family residential lots at an average density of one-half acre on a 62.48

acre site with associated open space in the form of an approximately 12.58 acre park area. The site is approximately Lots 49-51 of the preliminary plat Evergreen Valley, located approximately one-half mile west of Ronald townsite, being a portion of Section 12, T. 20N., R. 14E., W. M.

2. The application site was under the Kittitas County Comprehensive Plan, last amended in January, 1994, designation of Forest Multiple Use, at the time of complete application.
3. The application site was under the current Kittitas County Zoning code zoning district of Rural-3, at the time of complete application.
4. The State Environmental Policy Act (SEPA) was complied with and a Mitigated Determination of Non-significance was issued on August 14, 1996, with appropriate notice published in the paper of record, to which one known appeal has been filed in a timely fashion, by the applicant. [Note: Res. 96-153 upholding the appeal]
5. The Kittitas County Critical Areas Development Regulations (Ch. 17A.55) has been complied with by the issuing of a Binding Determination on August 14, 1996.
6. The Planning Commission finds that the proposal substantially meets the applicable aspects of the rezone review criteria in Ch. 17.98.020C.
7. The Department of Ecology has determined there was no impairment of surrounding ground water by the development's water rights or their request for a water right application.
8. The use of a Class A water system would be a more effective use of water in the area, protecting both quality and quantity.
9. The Planning Commission review and recommendation for approval is based on policies contained in the Kittitas County Comprehensive Plan, last amended in January, 1994.
10. There are no density limitations in the PUD ordinance other than site characteristics.
11. The project is located in an area which is a natural extension of other growth areas.

NOW THEREFORE, BE IT ORDAINED that the Board of County Commissioners after

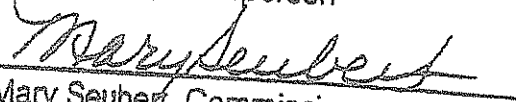
due deliberation and in the best interest of the public, does hereby authorize the amendment of the Kittitas County Zoning map from Rural-3 to Planned Unit Development with the following conditions:

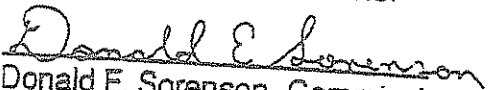
1. That the lots be reconfigured to meet wastewater requirements.
2. That the applicant make a commitment to a time line for park completion.
3. Under direction of the Board of County Commissioners, regular county procedures shall be used in determining the fire protection plan.
4. Cle Elum River Trails will include, within its Restrictive Covenants, a requirement for all individual lots to connect to a regional sewer system when such a system is approved, designed, funded, and built. Until Cle Elum River Trails is included within such a regional sewer system lots may be developed with septic systems as approved by the Kittitas County Health Department with said approval being based on the state and county regulations.

ADOPTED this 19 day of November, 1996, at Ellensburg, Washington.


BOARD OF COUNTY COMMISSIONERS
KITTTAS COUNTY, WASHINGTON

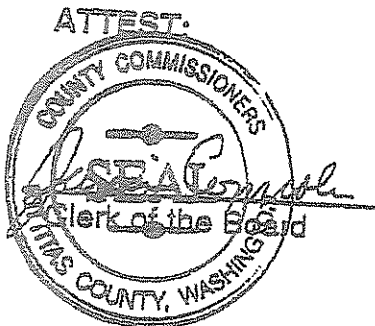

Ray Owens, Chairperson


Mary Seubert, Commissioner


Donald E. Sorenson, Commissioner

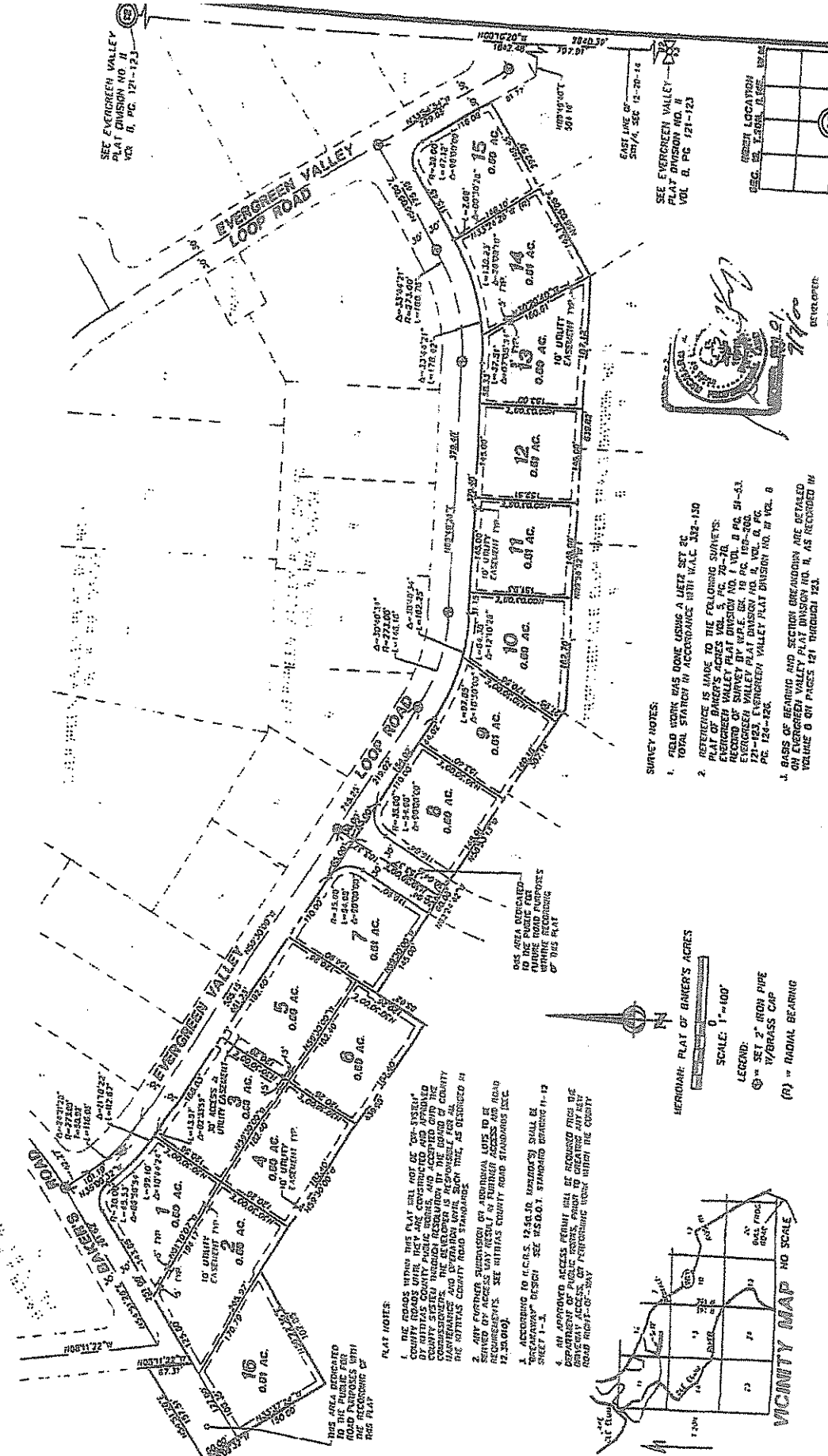
APPROVED AS TO FORM ONLY:


Gregory L. Zempel,
Prosecuting Attorney
WSBA #19125



CLE ELUM RIVER TRAILS DIVISION NO. 1

IN THE SW 1/4, SECTION 12, T.20N., R.14E., W.M. KITTITAS COUNTY, WASHINGTON



SURVEY NOTES:

- FIELD WORK WAS DONE USING A LEICA SET 20 TOTAL STATION IN ACCORDANCE WITH W.A.C. 348-130
- REFERENCE IS MADE TO THE FOLLOWING SURVEYS:
PLAT OF BAKER'S ACRES, EVERGREEN VALLEY PLAY DIVISION NO. 2, VOL. 9, PG. 51-53.
RECORD OF SURVEY BY W.F.L. SK. IN PG. 10, VOL. 10, PG. 121-123.
EVERGREEN VALLEY PLAY DIVISION NO. 1, VOL. 8, PG. 124-126.
- BASE OF BEARING AND SECTION BOUNDARIES ARE DETAILED IN VOLUME 8 ON PAGES 121 THROUGH 124.

PLAT OF BAKER'S ACRES

SCALE: 1"=100'

LEGEND:
 ⊙ = SET 2" IRON PIPE
 ⊕ = IRON BEARING

VICINITY MAP NO SCALE

PLAT OF BAKER'S ACRES

SCALE: 1"=100'

LEGEND:
 ⊙ = SET 2" IRON PIPE
 ⊕ = IRON BEARING

EVERGREEN VALLEY PLAY DIVISION NO. 1

IN THE SW 1/4, SECTION 12, T.20N., R.14E., W.M.

CREATED BY: S. KATZ

DATE: 8/00

SCALE: 1"=100'

SHEET: 3 OF 3

RECORDER'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying and Mapping Act of the State of Washington.

Recorded in the Office of the County Auditor, Kittitas County, Washington, on this 12th day of August, 2002.

 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 Surveying and Mapping Act of the State of Washington.

 Surveyor

EASTSIDE CONSULTANTS, INC.

1000 N. 10TH ST., SUITE 100
 P.O. BOX 1000
 WAHIAWA, WASHINGTON 98949

PHONE: (509) 825-1234
 FAX: (509) 825-1234

CLE ELUM RIVER TRAILS DIVISION NO. 1

IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M., KITTITAS COUNTY, WASHINGTON

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 21 day of September, A.D., 2002.

[Signature]
Public Works Director

KITTITAS COUNTY PLANNING DIRECTOR

I hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. 1 has been examined by me and I find that it conforms to the comprehensive plan of the Kittitas County Planning Commission

Dated this 20 day of September, A.D., 2002.

[Signature]
Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

I hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. 1 has been examined by me and I find that the sewerage disposal system herein shown do meet and comply with all requirements of the 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 plat. Prospective purchasers of lots are urged to make inquiries of the County Health Department about issuance of septic tank permits for lots.

Dated this 17 day of September, A.D., 2002.

[Signature]
Kittitas County Health Officer

SURVEYOR'S DECLARATION

I, a registered land surveyor, do hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. 1 is based on actual survey and subdivision of Section 12, Township 20 North, Range 14 East, W.M., that the distances and courses and angles are shown thereon correctly to the best of my knowledge and that proper monuments are set and lot block corners staked on the ground as shown on the plat.

[Signature]
Registered Land Surveyor
18815
Washington License No.

ASSESSOR'S CERTIFICATE

hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. 1 has been examined by me and I find that the property to be in an excellent condition for selling.

Dated this 21 day of September, A.D., 2002.

[Signature]
Kittitas County Assessor

TREASURER'S CERTIFICATE

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 20 day of September, A.D., 2002.

[Signature]
Kittitas County Treasurer

BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 21 day of September, A.D., 2002.

[Signature]
Board of County Commissioners
Kittitas County, Washington

ATTEST:

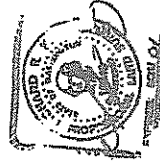
[Signature]
Chairman of the Board

ADJACENT OWNERSHIPS

- Baker's Acres Lot 11
Frank Newman
2028 NE 73rd St.
Kelso, WA 98033
- Baker's Acres Lot 12
Robert Faulkner
505 N. 36th St.
Kelso, WA 98033
- Unplatted
Port Oberlin Development
Company, Inc.
1890 Nelson Sliding Road
Cle Elum, WA 98922
- Evergreen Valley Div. III Lot 1
Part Quercus Development
1680 Nelson Sliding Road
Cle Elum, WA 98922
- Evergreen Valley Div. III Lot 2
Kerry & Kathy Johnson
14241 NE Woodville-Buvallo Rd
Woodinville, WA 98072
- Evergreen Valley Div. III Lot 3
Kerry & Kathy Johnson
14241 NE Woodville-Buvallo Rd
Woodinville, WA 98072
- Evergreen Valley Div. III Lot 4
7M Company
212 Hubbard Rd
Lynnwood, WA 98036
- Evergreen Valley Div. III Lot 5
Edith & Deborah Headweh
3335 Centerville Way NE
Tacoma, WA 98422
- Evergreen Valley Div. III Lot 6
JERRY & SHERI MARTON
212 Hubbard Rd
Lynnwood, WA 98036
- Evergreen Valley Div. III Lot 7
Edith & Deborah Headweh
3335 Centerville Way NE
Tacoma, WA 98422
- Evergreen Valley Div. III Lot 8
Douglas & Sandra Boarder
7003 188th Pl SW
Lynnwood, WA 98036
- Evergreen Valley Div. III Lot 9
Sally & Katherine Ziefler
1907 240th Pl SE
Vancouver, WA 98629
- Evergreen Valley Div. III Lot 10
Jonathan & Dale Carlson
28805 118th SE
Kent, WA 98031
- Evergreen Valley Div. III Lot 16
BET Brunner Family Limited Part
1809 N. Barbara Brunner
Ave. NE 207th St
Airt, WA 98002
- Evergreen Valley Div. III Lot 17
Port Quercus Development
1890 Nelson Sliding Road
Cle Elum, WA 98922

EASEMENT PROVISIONS

An easement is hereby granted to and reserved for Puget Sound Energy Company, Evergreen Valley Water Systems, Inc., Rocky Telephone Company, and their respective successors and assigns, under and upon the exterior ten feet parcel with and adjacent to the road for a right of way in which to install, construct, reconstruct, operate and maintain overhead electric, gas, water, sewer, telephone and other facilities and other equipment for the purpose of serving and maintaining the same, together with the right to enter upon the lot at all times for the purposes herein stated. These easements entered upon for these purposes shall be retained as near as possible to their original condition.



EASTSIDE CONSULTANTS, INC.
KITTITAS COUNTY, WASHINGTON
1800 N. 36TH ST.
KELSO, WASHINGTON 98033
PHONE: 360-885-1100
FAX: 360-885-1100



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in accordance with the Survey Recording Act of the State of Washington, and I hereby certify that the same is a true and correct copy of the original as shown on file in my office.

[Signature]
Certificate No. 16615

RECORDER'S CERTIFICATE
Filed for record this 17 day of September, 2002, and is correct in accordance with the Survey Recording Act of the State of Washington, and I hereby certify that the same is a true and correct copy of the original as shown on file in my office.

[Signature]
Deputy County Auditor

CLE ELUM RIVER TRAILS DIVISION NO. 1	
IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M.	DATE
BY: S. KITZ	SCALE: 1"=100'
CHECK BY: R. KITZ	SHEET: 1 of 3
JOB NO. 04510	

CLE ELUM RIVER TRAILS DIVISION NO. II

IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

RECEIVED NO. 2000-12-08

APPROVALS

KITITAS COUNTY PUBLIC WORKS
 EXAMINED AND APPROVED this 22nd day of November, A.D. 2000.

[Signature]
 Public Works Director

KITITAS COUNTY PLANNING DIRECTOR

I hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. II has been examined by me and I find that it conforms to the comprehensive plan of the Kititas County Planning Commission.

Dated this 22nd day of November, A.D. 2000.

[Signature]
 Kititas County Planning Director

KITITAS COUNTY HEALTH DEPARTMENT

I hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. II has been examined by me and I find that the sewage disposal water system herein shown do meet and comply with all requirements of the County Health Department.

Pratibhary inspection indicated all conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this plat. Prospective purchasers of lots are urged to make inquiries of the County Health Department about issuance of septic tank permits for lots.

Dated this 22nd day of November, A.D. 2000.

[Signature]
 Kititas County Health Officer



SURVEYOR'S DECLARATION

I, a registered land surveyor, do hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. II is based on an actual survey and subdivision of Section 12, Township 20 North, Range 14 East, W.M., that the distances and course bearings are shown correctly to the back of my knowledge and that proper measurements will be set and lot lines shown on the ground as shown on the plat.

[Signature]
 Registered Land Surveyor
 19915
 Washington License No. _____

ASSESSOR'S CERTIFICATE

I hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. II has been examined by me and I find the property to be in an acceptable condition for platting.

Dated this 22nd day of November, A.D. 2000.

[Signature]
 Kititas County Assessor

TREASURER'S CERTIFICATE

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

Dated this 22nd day of November, A.D. 2000.

[Signature]
 Kititas County Treasurer

BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED this 22nd day of December, A.D. 2000.

[Signature]
 BOARD OF COUNTY COMMISSIONERS
 WASHINGTON

BY *[Signature]*
 Chairman

ATTEST:
[Signature]
 Clerk of the Board

EASEMENT PROVISIONS

An easement is hereby granted to and reserved for Puget Sound Energy Company, Evergreen Valley Water Systems, Inc., Rialty Telephone Company, and their respective successors and assigns under and upon the exterior the first parcel with and adjacent to this road frontage of all lots in which is located any, contract, easement, or other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, and water service, together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon here these purposes shall be retained as near as possible to their original condition.

ADJACENT OWNERSHIPS

- Dana's Acres Lot 11
Front Farmington
18225 NE 73rd St.
Washouak, WA 98033
- Robert's Acres Lot 17
Robert Faulkner
504 N. 36th St.
K-land, WA 98033
- Unplotted
Part Quendell Development
Company, Inc.
1890 Nelson Siding Road
Cle Elum, WA 98922
- Evergreen Valley Div. III Lot 1
Part Quendell Development
1890 Nelson Siding Road
Cle Elum, WA 98922
- Evergreen Valley Div. III Lot 2
Harry & Kathy Johnson
14241 NE Woodville-Divall Rd
Woodville, WA 98072
- Evergreen Valley Div. III Lot 3
Harry & Kathy Johnson
14241 NE Woodville-Divall Rd
Woodville, WA 98072
- Evergreen Valley Div. III Lot 4
JLU Corporation
212 Hubbard Rd
Lynnwood, WA 98036
- Evergreen Valley Div. III Lot 5
Friends & Debra
16307 64th Ave. W
Lynnwood, WA 98037
- Evergreen Valley Div. III Lot 6
Harry & Sheryl Markens
212 Hubbard Rd
Lynnwood, WA 98036
- Evergreen Valley Div. III Lot 7
Edwin & Deborah Markens
3335 Conterra Way NE
Tacoma, WA 98422
- Evergreen Valley Div. III Lot 8
Angela & Sandra Bearden
7005 18th Pl SW
Lynnwood, WA 98036
- Evergreen Valley Div. III Lot 9
Jeffrey & Katherine Ziegler
3907 240th Pl SE
Fraser, WA 98029
- Evergreen Valley Div. III Lot 10
Jonathan & Diane Corrao
8805 110th SE
Kent, WA 98031
- Evergreen Valley Div. III Lot 15
BET Bowner Family Limited Part
Brien & Barbara Corrao
18019 SE 287th St.
Kent, WA 98042
- Evergreen Valley Div. III Lot 17
Part Quendell Development
1890 Nelson Siding Road
Cle Elum, WA 98922

CLE ELUM RIVER TRAILS
DIVISION NO. II
 IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M.
 DIV BY *[Signature]* DATE 9/00
 CIRD BY *[Signature]* SCALE 1"=100'

EASTONE CONSULTANTS, INC.
 1000 1st Street, Suite 100
 Everett, WA 98201
 Phone: (425) 255-1234
 Fax: (425) 255-1235

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying Act of the State of Washington.
 Certificate No. 19915

RECORDER'S CERTIFICATE
 Filed for record this 16th day of Dec. 2000, at 10:30 AM in Book 2 of page 225 at the request of EASTONE CONSULTANTS, INC.
[Signature]
 County Auditor

CLE ELUM RIVER TRAILS DIVISION NO. II

IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that on the within signed orders of interest in the land hereby subdivided, hereby accept and dedicate to the public forever all lands and ways over the right to continue to drain said roads and ways over any lot or lots, and the right to drain said roads and ways over any reasonable grading of the roads and ways shown hereon.

Following original road grading of roads and ways herein drainage water on any lot or lots shown or blocked from their natural course so as to discharge into any public road right-of-way, or to hamper proper road drainage. Any such drainage water in culverts or drains or renewing thereof across any lot so may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this day of February, A.D., 2002.

FOUR QUENDALL DEVELOPMENT CO., INC. A WASHINGTON CORPORATION

[Signature]
BY John J. Quendall

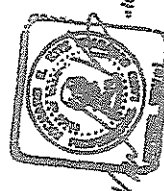
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Kititas)

On this 27th day of March, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John J. Quendall, known to me to be the President of FOUR QUENDALL DEVELOPMENT CO., INC., Secretary of FOUR QUENDALL DEVELOPMENT CO., INC. the corporation that executed the foregoing instrument, 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 John J. Quendall is authorized to execute the said instrument and that he said officer (if any) in the corporate act of said corporation.

Witness my hand and official seal hereunto affixed this day and year first above written.

[Signature]
Notary Public in and for the State of Washington, residing at 1234 5th Ave, by Appointment Expires 12/31/03



LEGAL DESCRIPTION

- THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 2 EAST (800), SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, EXCEPT:
- 1 THE PLAT OF BAKER'S ACRES, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 5 OF PLATS, PAGES 76, 77 AND 78, RECORDS OF SAID COUNTY
 - 2 THE PLAT OF EVERGREEN VALLEY PLAT, DIVISION NO. I, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS ON PAGES 51 THROUGH 53, RECORDS OF SAID COUNTY;
 - 3 THE PLAT OF EVERGREEN VALLEY PLAT, DIVISION NO. II, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 121, 122 AND 123, RECORDS OF SAID COUNTY;
 - 4 THE PLAT OF EVERGREEN VALLEY PLAT, DIVISION NO. III, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, RECORDS OF SAID COUNTY;
 - 5 THE NORTH 200 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;
 - 6 THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE PLAT OF BAKER'S ACRES, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AND THAT PORTION OF THE PLAT OF BAKER'S ACRES, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 121, 122 AND 123, RECORDS OF SAID COUNTY, AS DESCRIBED IN THE RECORD OF SURVEY DRAWING PREPARED BY WESTERN PACIFIC ENGINEERING, INC., DATED SEPTEMBER 1991 AND DESCRIBED AS FOLLOWS:

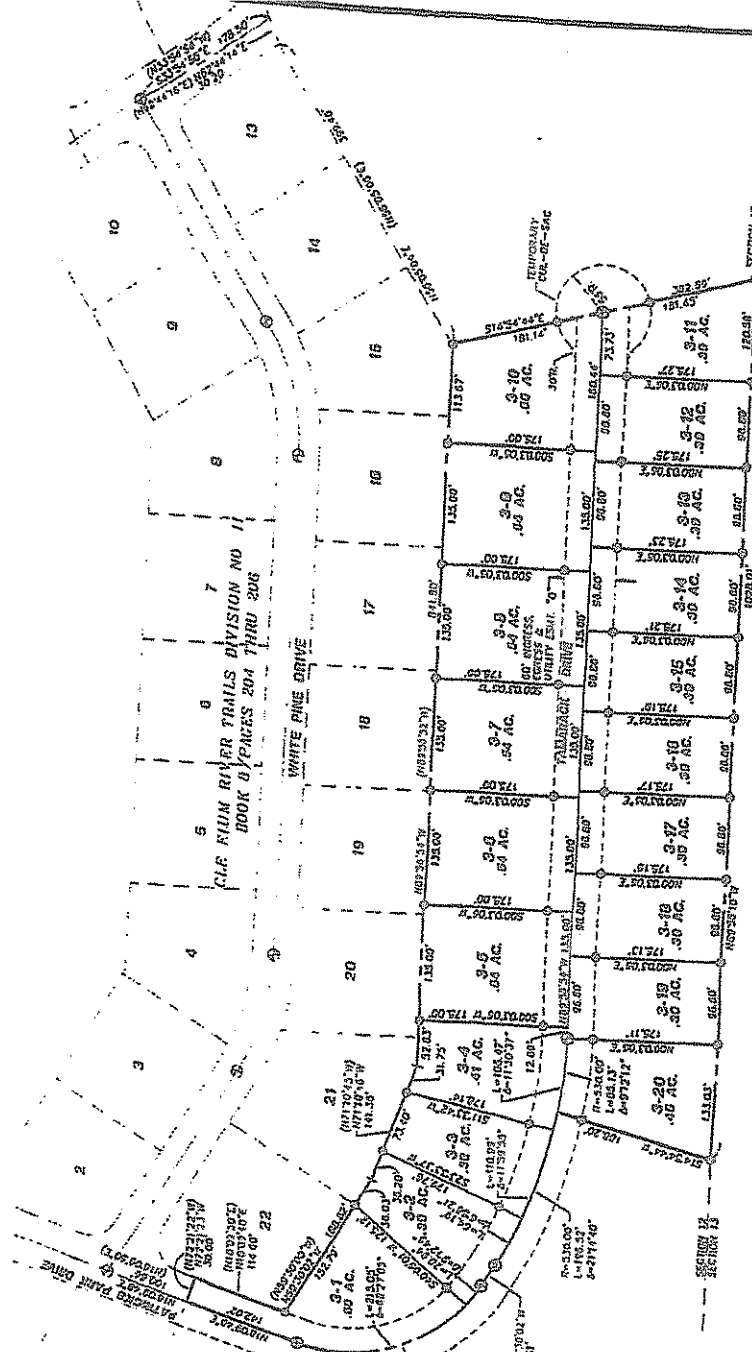
BEGINNING AT THE EASTERN MOST CORNER OF LOT 39, BAKER'S ACRES PLAT AS PER PLAT THEREOF FILED IN VOLUME 8 OF PLATS, PAGES 76, 77 AND 78, AS FOLLOWS UNDER THE KITITAS COUNTY AUDITOR'S FILE NO. 372709, SAID POINT ALSO BEING THE NORTHERLY MOST CORNER OF SAID PARCEL 'B' DESCRIBED IN THE RECORD OF SURVEY DRAWING AS FOUND IN BOOK 18 OF SURVEYS, PAGES 86 AND 87, AS FOUND UNDER THE KITITAS COUNTY AUDITOR'S FILE NO. 53371, RECORDS OF KITITAS COUNTY AND ON THE SOUTHWEST CORNER OF SAID PARCEL 'B' DESCRIBED IN THE RECORD OF SURVEY DRAWING OF TRANSPORTATION'S STATE HIGHWAY 2 EAST, WASHINGTON STATE, BEING THE WESTERLY CORNER OF SAID PARCEL 'B' DESCRIBED IN THE RECORD OF SURVEY DRAWING OF TRANSPORTATION'S STATE HIGHWAY 2 EAST, WASHINGTON STATE, SOUTHEAST OF ANE DISTANCE OF 62.47 FEET TO A POINT THAT IS CONGRUOUS TO THE SAID CURVE BEING WITHIN 00'29'37" EAST, A DISTANCE OF 62.47 FEET LONG CHORD OF HIGHWAY 903 AND NORTHEAST BOUNDARY LINE OF SAID LOT 39. SAID LINE BEING 41'32" WEST, A DISTANCE OF 100.00 FEET, SAID LINE BEING PARALLEL TO THE SOUTHEAST OF THE SOUTHWEST BOUNDARY LINE OF SAID LOT 39. THENCE SOUTH 45° WEST, SOUTH 09°17'21" WEST, A DISTANCE OF 267.40 FEET, THENCE SOUTH 45° WEST, A DISTANCE OF 211.81 FEET TO THE SOUTHEAST BOUNDARY LINE OF SAID LOT 39 AND TO A NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL 'B', THENCE NORTH 45° 41'32" EAST CONGRUENT WITH THE SOUTHWEST BOUNDARY LINE OF SAID LOT 39 AND THE NORTHEAST BOUNDARY LINE OF SAID PARCEL 'B', A DISTANCE OF 374.99 FEET TO THE POINT OF BEGINNING.

- SUBJECT TO AN EASEMENT FOR WATER PIPELINE PURPOSES AS RECORDED IN BOOK 72 OF DEEDS ON PAGE 121.
- SUBJECT TO PENDENCY OF YANNA COUNTY SUPERIOR COURT CASE NO. 77-2-01484-5, SUBJECT TO AN EASEMENT FOR TELEPHONE LINE RIGHT-OF-WAY AS RECORDED UNDER AUDITOR'S FILE NO. 442098.
- SUBJECT TO AN EASEMENT FOR PLUS CREEK TRIMBER COMPANY, INC. AS RECORDED UNDER AUDITOR'S FILE NO. 481279.
- SUBJECT TO ELECTRIC TRANSMISSION LINE EASEMENTS AS RECORDED UNDER AUDITOR'S FILE NOS 54961 AND 574978.
- SUBJECT TO A WELL AND WATER USE AGREEMENT AS FILED UNDER AUDITOR'S FILE NO. 563172.

EASTSIDE CONSULTANTS, INC. 101 EAST FIRST SUITE 100 P.O. BOX 1000 WAUNUKIA, WASHINGTON 98148		CLE ELUM RIVER TRAILS DIVISION NO. II IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M.	
DRAWN BY S. MITZ	DATE 04/10	JOB NO. 04510	SHEET 2 OF 3
CHECKED BY R. MITZ	SCALE 1"=100'	RECORDER'S CERTIFICATE This map correctly represents a survey made by me or under the supervision of the Surveyor in conformance with the requirements of the Surveying Act of the State of Washington, Chapter 180A, RCW, and the request of <u>CLE ELUM CONSULTANTS, INC.</u> , dated <u>04/10/02</u> . Certificate No. <u>1615</u>	
RECORDER'S CERTIFICATE I have recorded this map in accordance with the requirements of the Surveying Act of the State of Washington, Chapter 180A, RCW, and the request of <u>CLE ELUM CONSULTANTS, INC.</u> , dated <u>04/10/02</u> . County Auditor <i>[Signature]</i>		SURVEYOR'S CERTIFICATE This map correctly represents a survey made by me or under the supervision of the Surveyor in conformance with the requirements of the Surveying Act of the State of Washington, Chapter 180A, RCW, and the request of <u>CLE ELUM CONSULTANTS, INC.</u> , dated <u>04/10/02</u> . Surveyor <i>[Signature]</i>	

RECEIVING NUMBER 200705150059

CLE ELUM RIVER TRAILS DIVISION NO. III - P.U.D. A PORTION OF THE SW1/4 OF SECTION 12, T. 20N., R. 14E., W.12E. KITITAS COUNTY, STATE OF WASHINGTON



Encompass
ENGINEERING & SURVEYING
100 EAST 4TH STREET
CLE ELUM, WA 99001
PHONE: (509) 874-7433
FAX: (509) 874-7419

DATE: 02/07
SCALE: 1" = 100'
DRAWN BY: G. WEISER
CHECK BY: D. NELSON

GRAPHIC SCALE
1" = 100' P.

INDEX LOCATION
SEE P. 12 AND 13, W.12E.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act of the State of Washington, WA, RCW 65A.01. I am a duly licensed Surveyor in the State of Washington, WA, License No. 70,097.

DAVID P. NELSON
Surveyor's Name
GARY M. NELSON
County Auditor

Certificate No. 18882



- LEGEND**
- ⊕ EXISTING MONUMENTS
 - ⊙ SET MONUMENTS
 - SET 1/2" REBAR L5# 18882
 - () BEARING AS RECORDED

VICINITY MAP - N.T.S.

LOCATIONS OF:
CENSUS TRACTS
RIVERS
ROADS
TOWNSHIP
COUNTY

PROJECT LOCATION
PINKLOCH SUN III
PUD

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 9 DAY OF
MAY A.D. 2007

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE CLE ELUM RIVER TRAILS DIVISION NO. III - P.U.D. PLAN HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SUPPLY SYSTEMS SHOWN ON THE PLAN AND COMPARE WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS 13 DAY OF MAY A.D. 2007

Kititas County Health Officer

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE CLE ELUM RIVER TRAILS DIVISION NO. III - P.U.D. PLAN HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 14 DAY OF MAY A.D. 2007

D.P.O.

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 OF WHICH THE PLAN IS NOW TO BE FILED.

DATED THIS 23 DAY OF MARCH A.D. 2007

Amber A. Stollers

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE CLE ELUM RIVER TRAILS DIVISION NO. III - P.U.D. PLAN HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE OF AN ACCEPTABLE CONDITION FOR PLANNING.

DATED THIS 14 DAY OF MARCH A.D. 2007

Kititas County Assessor

KITITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS 15 DAY OF
MAY A.D. 2007

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

ON CHAIRMAN

Kititas County Board of Commissioners

THE APPROVAL OF THIS PLAN IS NOT A GUARANTEE THAT OTHER PARTIES WILL BE COMPENSATED.

RECORDED'S CERTIFICATE

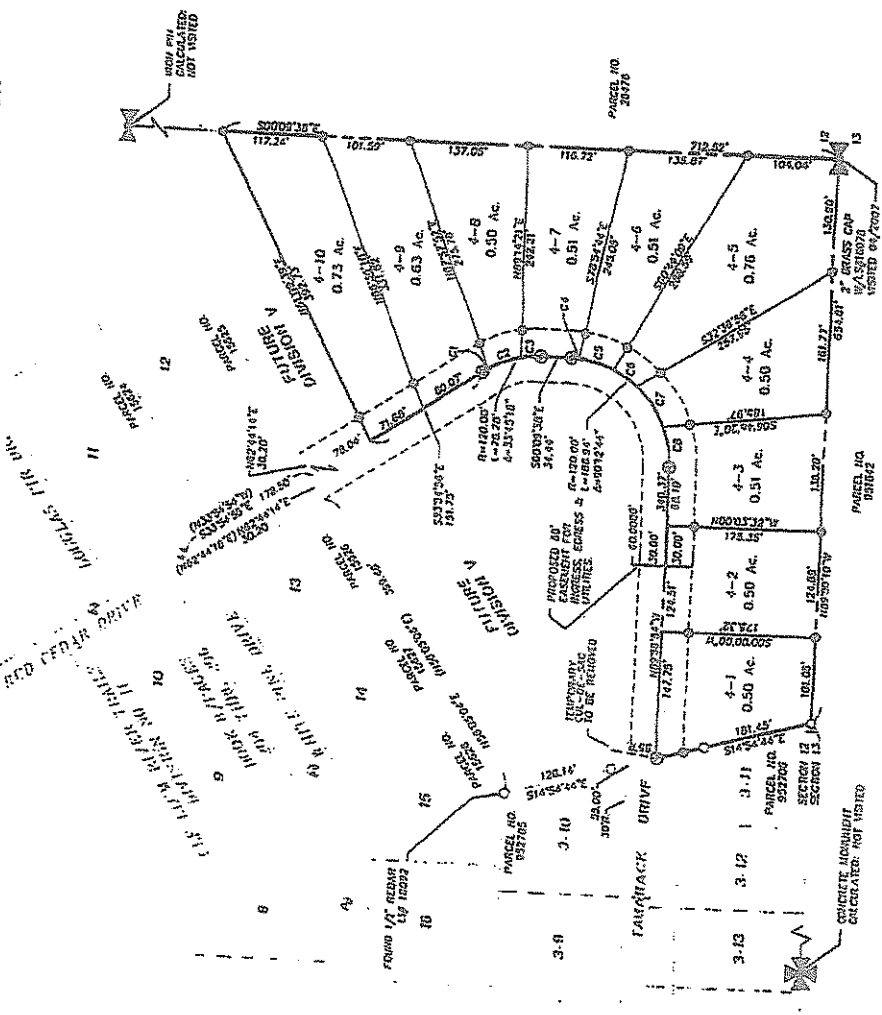
Filed for recording this 15 day of May, 2007 at the office of David P. Nelson, County Auditor, at the request of David P. Nelson, Surveyor's Name.

DAVID P. NELSON
Surveyor's Name
GARY M. NELSON
County Auditor

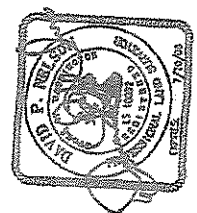
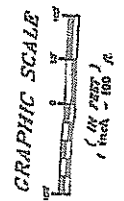
RECEIVING NUMBER **20080040046**

03/04/2008 03:03:30 AM VI. 11 P. 1 000 20080040046
 KITITAS COUNTY PUBLIC HEALTH DEPARTMENT

CLE ELUM RIVER TRAILS DIVISION NO. IV - P.U.D.
 A PORTION OF THE SW1/4 OF SECTION 12, T. 20N., R. 14E., W.1M.
 KITITAS COUNTY, STATE OF WASHINGTON



CURVE	RADIUS	LENGTH	DELTA
C1	120.00'	8.16'	3.54 12"
C2	120.00'	39.30'	18.51 38"
C3	120.00'	23.02'	10.58 27"
C4	120.00'	6.07'	2.78 55"
C5	120.00'	31.64'	15.47 20"
C6	120.00'	58.28'	28.38 04"
C7	120.00'	37.46'	18.38 12"



Encompass
 ENGINEERING & SURVEYING
 100 EAST 3RD STREET
 CLE ELUM, WA 99022
 PHONE: (509) 674-7433
 FAX: (509) 674-7418

DATE: 04/2008
 DRAWN BY: M. NORTHCOTT
 CHECKED BY: D. NELSON

SCALE: 1" = 100'
 SHEET: 1 of 2

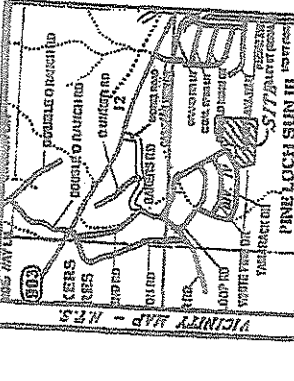
QUARTER CORNER AS NOTED
SECTION CORNER AS NOTED
BEARING AS NOTED

LEGEND
 (X) EXISTING MONUMENTS
 (O) SET MONUMENTS
 (C) FOUND 1/2" REBAR L50 18092
 (D) SET 1/2" REBAR L50 18092

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act of the State of Washington.
 DAVID P. NELSON
 Surveyor

RECORDER'S CERTIFICATE
 Filed for record this 14 day of MARCH 2008 at the office of DAVID P. NELSON, Surveyor, at the request of [Name].
 DAVID P. NELSON
 Recorder

WEST LOCATION	SECTION 12, T20N, R14E, W1M
SECTION	12



PINE LOCH SUN III
 PINE LOCH SUN III
 DIRECTOR
 DATE: 03/04/2008

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 23 DAY OF MARCH A.D. 2008
 [Signature]

KITITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE CLE ELUM RIVER TRAILS DIVISION NO. IV P.U.D. PLAN HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWER AND WATER SYSTEMS, PAVED DRIVE, AND ALL OTHER REQUIREMENTS OF THE HEALTH DEPARTMENT, KITITAS COUNTY, WASHINGTON, ARE IN ACCORDANCE WITH THE HEALTH DEPARTMENT, KITITAS COUNTY, WASHINGTON.
 DATED: 03/04/2008
 [Signature]

KITITAS COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE CLE ELUM RIVER TRAILS DIVISION NO. IV P.U.D. PLAN HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED: 03/04/2008
 [Signature]

KITITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE CLE ELUM RIVER TRAILS DIVISION NO. IV P.U.D. PLAN HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
 PARCEL NO. P12-15-17039-0001 (2122554)
 DATED: 03/04/2008
 [Signature]

KITITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 23 DAY OF MARCH A.D. 2008
 [Signature]

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON
 I HEREBY APPROVE THIS PLAN TO BE IN ACCORDANCE WITH THE PLATTING ACT OF THE STATE OF WASHINGTON.
 [Signature]

17.32.040 Yard requirements - Front. There shall be a front yard having a minimum depth of twenty feet, unless a previous building line less than this has been established, in which case the minimum front yard for interior lots shall be the average of the setbacks of the main structures on abutting lots on either side if both lots are occupied; if one lot is occupied and the other vacant, the setback shall be the setback of the occupied lot, plus one-half the remaining distance to the required twenty-foot setback. If neither of the abutting side lots or tracts are occupied by a structure, the setback shall be twenty feet long. (Res. 83-10, 1983).

17.32.050 Yard requirements - Side. There are no side yard requirements, except property abutting a residential district, in which case the side yard on the abutting side shall be the same as that required for the abutting property. On a side abutting a street the setback shall be a minimum of ten feet for all structures. Side yards for dwelling units shall meet the requirements of the residential district. (Res. 83-10, 1983).

17.32.060 Yard requirements - Rear. There are no rear yard requirements. However, if a rear yard is provided, the minimum depth shall be twelve feet. (Res. 83-10, 1983).

17.32.070 Maximum structure height. The maximum height of any structure shall be two and one-half stories or thirty-five feet, whichever is less. (Res. 83-10, 1983).

17.32.090 Access requirement. All lots in this district shall abut a public street, or shall have such other access as deemed suitable by the board. (Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983).

17.32.110 Setback for vehicle service businesses. Setback regulations for drive-in businesses, or minimum site standards for vehicle service businesses shall conform to the diagram on the following page. (Res. 83-10, 1983).

Chapter 17.36

PLANNED UNIT DEVELOPMENT ZONE¹

Sections:

- 17.36.010 Purpose and intent.
- 17.36.020 Uses permitted.
- 17.36.030 Preliminary development plan.
- 17.36.040 Final development plan.
- 17.36.050 Permit issuance and conditions.
- 17.36.060 Required improvements.

17.36.010 Purpose and intent. The purpose of this chapter is to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of this title. (Ord. 90-6 (part), 1990; Res. 83-10, 1983).

17.36.020 Uses permitted. The following uses may be permitted:

- A. All residential uses including multifamily structures;
- B. Hotels, motels, condominiums;
- C. Retail businesses;
- D. Commercial-recreation businesses;
- E. Restaurants, cafes, taverns, cocktail bars;

F. Any other similar uses deemed by the planning commission to be consistent with the purpose and intent of this chapter. Such determination shall be made during review of the development plan required under Section 17.36.030. (Ord. 90-6 (part), 1990; Res. 83-10, 1983).

17.36.030 Preliminary development plan. Any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change. The development plan shall include all of the following:

- A. A vicinity map showing the location of the site and its relationship to surrounding areas;

1. Prior history: Ords. 74-6, 2.

B. A map of the site drawn to a scale, no smaller than two hundred feet to the inch showing the following:

1. Arrangement of land uses by type (residential, commercial, open spaces, etc.). A statement on the approximate percentage of land in each category. The map should show proposed traffic circulation;

2. Names and dimensions of dedicated roads bounding or near the site;

3. Planned off-street parking areas including approximate number of spaces to be provided;

4. Elevation contours of no more than twenty-foot intervals;

C. A statement relating the development plan to adjacent development and natural areas;

D. A statement of the developer's intent with regard to providing landscaping and retention of open spaces;

E. A statement outlining future land ownership patterns within the development including homeowners associations if planned;

F. Proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;

G. Documentation from the planning department that environmental review (SEPA) has been completed;

H. Statement of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way). (Ord. 90-6 (part), 1990: Res. 83-10, 1983).

17.36.040 Final development plan. Following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the board of county commissioners which shall include all of the following:

A. A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval;

B. A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:

1. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;

2. Arrangement of all buildings which shall be identified by type;

3. Preliminary building plans including floor plans and exterior design and/or elevation views;

4. Location and number of off-street parking areas including type and estimated cost of surfacing;

5. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;

6. The location and total area of common open spaces;

7. Proposed location of fire protection facilities;

8. Proposed storm drainage plan;

C. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;

D. Provisions to assure permanence and maintenance of common open spaces;

E. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting. (Ord. 96-19 (part), 1996; Ord. 90-6 (part), 1990: Res. 83-10, 1983).

17.36.050 Permit issuance and conditions. Building permits and other permits required for the construction or development of property under provision of this section shall be issued only when, in the opinion of the county building inspector, the work to be performed substantially conforms with the final development plan approved by the board of county commissioners. (Ord. 96-19 (part), 1996; Ord. 90-6 (part), 1990: Res. 83-10, 1983).

17.36.060 Required improvements. All improvements including parking lots, driveways, landscaping, which are a part of the approved plan, but which do not otherwise require building permits, shall be completed or bonded before occupancy permits are issued by the building inspector. The amount of the bond shall be determined by the building inspector on the basis of information presented with the final

development plan. (Ord. 90-6 (part), 1990: Res. 83-10, 1983).

Chapter 17.37

MASTER PLANNED RESORTS

Sections:

- 17.37.010 Legislative findings, purpose and intent.
- 17.37.020 Definitions.
- 17.37.030 Uses permitted.
- 17.37.040 Applications/approvals required for master planned resorts.

17.37.010 Legislative findings, purpose and intent. A. Kittitas County has a wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features, which are desirable for a wide range of recreational users to enjoy. Master planned resorts authorized by RCW 36.70A.360 offer an opportunity to utilize these special features for enjoyment and recreational use, while bringing significant economic diversification and benefits to communities. The purpose of this chapter is to establish a master planned resort zoning district to be applied to those properties the board of county commissioners determines are appropriate for development as a master planned resort consistent with county comprehensive plan policies and RCW 36.70A.360.

B. It is the county's intent that a master planned resort be located only on a site of at least 320 contiguous acres. (Ord. 2000-13, 2000).

17.37.020 Definitions. The following definitions shall be used in conjunction with the administration of this chapter:

A. "Master planned resort," consistent with RCW 36.70A.360, means a self-contained and fully integrated planned unit development, located in a setting of significant natural amenities, with a primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

B. "Short-term visitor accommodations" means the following master planned resort accommodation units: (1) hotel or motel units; (2) time-share and fractionally owned units; (3) recreational vehicle sites with power and water; and (4) vacation and second homes as described below.

A master planned resort accommodation unit is a vacation or second home for purposes of this section unless its occupant(s) is either (1) registered to vote at such unit's resort address or (2) receive its/their Kittitas County annual property tax assessment for such unit at such unit's address, in which case such unit shall be considered a permanent residence for all purposes under this section. (Ord. 2000-13, 2000).

17.37.030 Uses permitted. The following uses may be permitted within a master planned resort classification:

A. All residential uses including single-family and multifamily structures, condominiums, time-share and fractionally owned accommodations of all kinds, provided such uses are integrated into and support the on-site recreational nature of the master planned resort.

B. Short-term visitor accommodations, including, but not limited to, hotels, motels, lodges, and any residential use permitted under subsection A of this section that is made available for short-term rental; provided, however, short-term visitor accommodation units shall constitute greater than 50 percent of the total resort accommodation units.

C. Indoor and outdoor recreational facilities and uses, including, but not limited to, golf courses (including accessory structures and facilities, such as clubhouses, practice facilities, and maintenance facilities), tennis courts, swimming pools, marinas, alpine and/or cross country skiing, hiking and nature trails, bicycle paths, equestrian facilities, skating arenas, sports complexes, bowling alleys, and other recreational uses deemed to be consistent with the on-site recreational nature of the master planned resort.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS STATE OF WASHINGTON

ORDINANCE NO. 2006 - 210

EVERGREEN RIDGE PUD AMENDMENT REZONE (Z-05-33)

IN THE MATTER OF AMMENDING THE KITTITAS COUNTY ZONING ATLAS FOR
A PORTION OF THE WEST ½ OF SECTION 12 OF TOWNSHIP 20 N., RANGE 14 E.,
FOR AN AMENDMENT TO AN EXISTING 73.13 ACRES PLANNED UNIT
DEVELOPMENT AND FOR THE INCLUSION BY REZONE OF 17 ACRES
CURRENTLY ZONED RURAL-3 AND GENERAL INDUSTRIAL TO PLANNED UNIT
DEVELOPMENT (PUD).

WHEREAS, according to Kittitas County Code Titles 15A & 17, relating to general rezones, adopted pursuant to RCW 36.70B & 36.70 respectively, an open record hearing was held by the Kittitas County Planning Commission on March 28, 2006 for the purpose of considering a zone change consisting of approximately 17.00 acres from Rural-3 and General Industrial to Planned Unit Development and an amendment to and existing Planned Unit Development consisting of 73.13 acres known as the Evergreen Planned Unit Development (PUD) and described as follows:

PORTIONS OF PARCELS LYING NORTH OF HIGHWAY 903 AT MILEPOST 8 ON HIGHWAY 903, RONALD, WA 98941 WITHIN THE WEST ½ OF SECTION 12, described as being a portion of section 12. of T.20N., R.14E., W.M., in the County of Kittitas, State of Washington; portions of assessor's parcel number 20-14-12020-0004, 20-14-12010-0009, 20-14-12020-0001 and 20-14-12020-0003. And,

WHEREAS, testimony was taken from those persons present who wished to be heard during said open record hearing before the Planning Commission; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such zone change; and,

WHEREAS, the Planning Commission recommended approval of said proposed rezone in a 3-0 decision with one member abstaining from voting and three members absent; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on May 2, 2006 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed

rezone:

1. TerraDesign Works, authorized agent for Teanaway Ridge LLC, landowners has submitted a general rezone request for an amendment to an existing Planned Unit Development (Evergreen PUD, File No. Z-01-10) of 73.13 acres and inclusion by rezone of 17 acres currently zoned Rural-3 and General Industrial to Planned Unit Development (PUD) pursuant to KCC Title 17.36 (Planned Unit Development Zone). The site is located north of Highway 903 at milepost 8 on Highway 903, Ronald, WA 98941 within the west 1/2 of Section 12 of T.20N., R.14E., W.M. in Kittitas County being a portion of tax parcel numbers 20-14-12020-0004, 20-14-12010-0009, 20-14-12020-0001 and 20-14-12020-0003.
2. A Notice of Application was issued on February 2, 2006 by Kittitas County Community Development Services. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.
3. Written comments were solicited and the final date to submit written comments was on March 3, 2006 by 5:00pm. Comments were received from Washington State Department of Ecology, Washington State Department of Community, Trade, and Economic Development, the Washington State Department of Transportation, Lori and Gene Krawchuck, Juliann Wasisco Boyle, Kittitas County Fire Protection District 6, and Concerned Citizens of Upper Kittitas County in care of James Boyle, chairman.
4. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this 30 day comment period and other information on file with our office, a SEPA Determination of Non-Significance (DNS) was issued by Kittitas County Community Development Services on March 14, 2006.
5. An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area.
6. Approximately 73.13 acres is currently zoned Planned Unit Development (PUD) and was approved via a rezone on October 2nd, 2001. Approximately 17.00 acres of the subject property is currently zoned Rural-3 and General Industrial. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east.

7. An open record hearing was held by the Planning Commission on March 28, 2006 to consider this matter and testimony was taken from those persons who wished to be heard.
8. The proposed rezone to Planned Unit Development is consistent with the underlying Comprehensive Plan designation of Urban Residential.
9. The Planning Commission finds that the proposed rezone does meet all seven criteria of Kittitas County Code 17.98.020(E) as outlined below:
 - a) *The proposed amendment is compatible with the comprehensive plan. The proposed rezone to Planned Unit Development is consistent with the underlying Comprehensive Plan designation of Urban Residential. The subject property is located within the Urban Growth Node of Ronald.*
 - b) *The proposed amendment bears a substantial relation to the public health, safety or welfare. Approximately 73.13 acres is currently zoned Planned Unit Development (PUD) and was approved via a rezone on October 2nd, 2001. Approximately 17.00 acres of the subject property is currently zoned Rural-3 and General Industrial. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east.*
 - c) *The proposed amendment has merit and value for Kittitas County or a sub-area of the county. It provides for a potential for an increased tax revenue/tax base.*
 - d) *The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property. The industrial needs of the community have changed in that the mining industry is no longer as prominent as it was in the past. Approximately 73.13 acres is currently zoned Planned Unit Development (PUD) and was approved via a rezone on October 2nd, 2001. Approximately 17.00 acres of the subject property is currently zoned Rural-3 and General Industrial. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east.*

e) *The subject property is suitable for development in general conformance with zoning standards for the proposed zone. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east.*

f) *The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property. The subject property is next to Rural-3 zoning. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east.*

g) *The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties. There is no irrigation to the subject property.*

10. The recommended conditions contained within the staff report as part of Section IV shall be conditions of approval of the rezone. The conditions are as follows:

- a) Any future development shall ensure that adequate provisions are made for fire fighting requirements.
- b) Per WSDOT comments, the subject parcels are adjacent to State Highway 903. No direct access to SR 903 for any lot will be allowed. Access to the proposed area within the rezone is at Ridgecrest Drive (milepost 8.11 Right). Paintbrush Lane (milepost 8.33 Right) needs to be closed. No additional roads into the PUD area will be allowed.
- c) Approach permits for the private roads intersecting SR 903 will need to be updated, and improvements to the affected intersections may be required per WSDOT requirements.
- d) Per WSDOT comments, possible increase in traffic volumes generated by the rezone site may require further improvements to Ridgecrest Drive intersection
- e) All snow removed from development roads must be stored outside WSDOT rights-of-way. Surface and stormwater runoff generated by future development must not be allowed to flow onto nearby WSDOT rights-of-way.
- f) Any future development of the properties involved within this rezone will result in the enactment of road standards review and will require road improvements to be made that comply with all applicable WSDOT and Kitititas County Road Standards.

11. Public testimony was heard.

NOW THEREFORE,

BE IT HEREBY ORDAINED by the Board of County Commissioners of Kittitas County, Washington, after due deliberation and in the best interest of the public, does hereby approve said zone change zone change consisting of approximately 17.00 acres from Rural-3 and General Industrial to Planned Unit Development and an amendment to and existing Planned Unit Development consisting of 73.13 acres known as the Evergreen Planned Unit Development (PUD), known as the Evergreen Ridge Planned Unit Development Amendment, Z-05-33, and does hereby authorize the amendment of the Kittitas County Zoning Map as set forth in attached Exhibit A.

DATED this 16th day of May, 2006 at Ellensburg, Washington.



Julie A. Kjorsvik
Julie A. Kjorsvik

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

David B. Bowen
David B. Bowen, Chairman

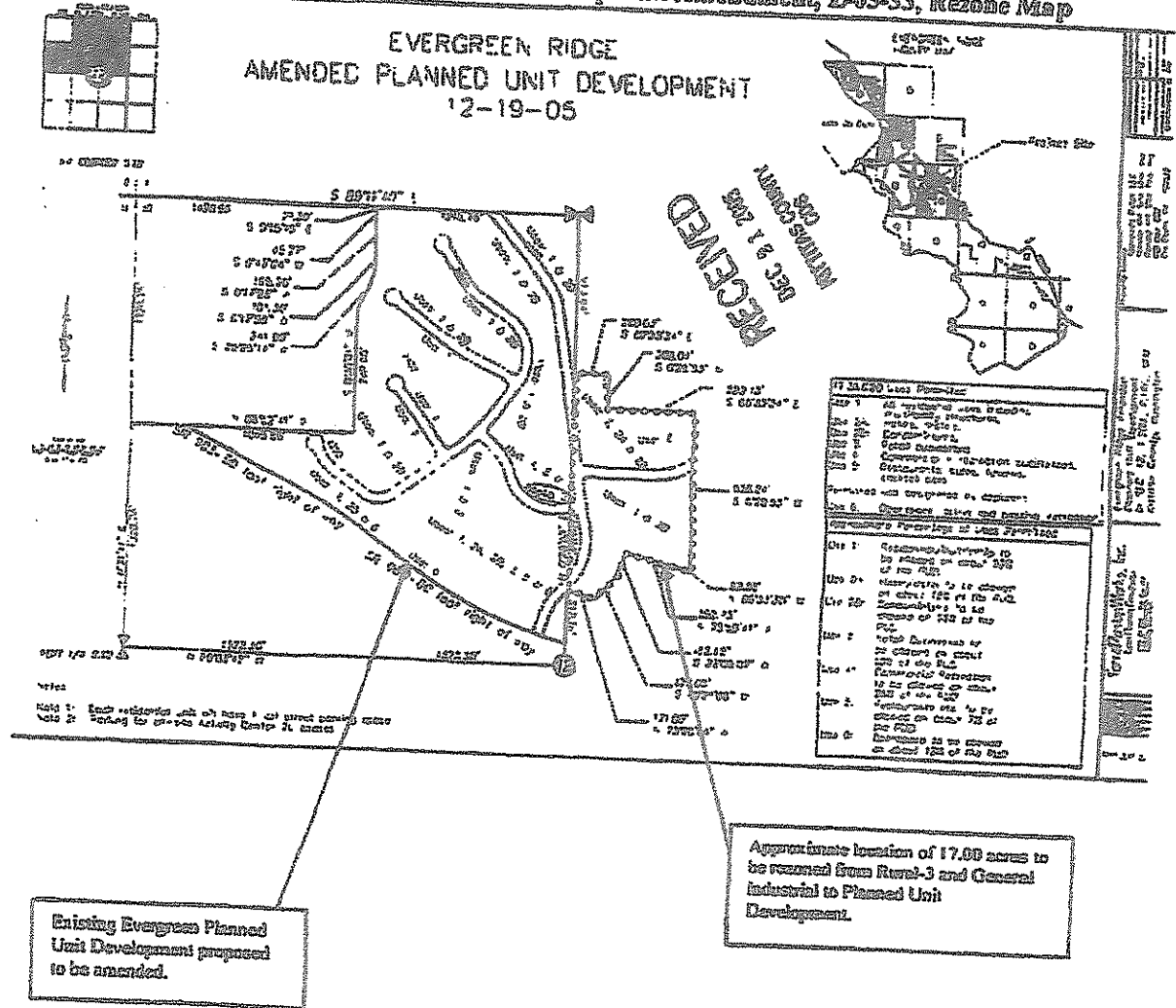
APPROVED AS TO FORM:

Alan A. Crankovich
Alan A. Crankovich, Vice-Chairman

Greg Zempel WSBA #19125

Perry D. Huston
Perry D. Huston, Commissioner

Exhibit A: Evergreen Ridge Planned Unit Development Amendment, Z-05-33, Rezone Map



Existing Evergreen Planned Unit Development proposed to be amended.

Approximate location of 17.00 acres to be rezoned from Rural-3 and General Industrial to Planned Unit Development.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

ORDINANCE NO. 2001-17

EVERGREEN RIDGE PUD AND PRELIMINARY PLAT
IN THE MATTER OF AMENDING THE KITTITAS COUNTY ZONING ATLAS TO
DESIGNATE PORTIONS OF THE RONALD UGN AS PLANNED UNIT
DEVELOPMENT AND PRELIMINARY PLAT APPROVAL

WHEREAS, according to Kittitas County Code Titles 15A, 16 & 17, relating to rezones and plats and adopted pursuant to RCW 36.70B & 36.70 respectively. An open record hearing was held by the Kittitas County Planning Commission on August 27, 2001 for the purpose of considering a zone change consisting of approximately 75 acres from Rural-3 to Planned Unit Development and a preliminary plat consisting of 65 residential lots and a 5 acre RV park described as follows:

FOUR PARCELS LYING WEST OF MILE POST 8 AND EAST OF DOUBLE O ROAD ON THE NORTH SIDE OF SR 903, APN 20-14-12012-0009, 20-14-12020-0001, 20-14-12020-0003, & 20-14-12020-0004, DESCRIBED AS BEING A PORTION OF SECTION 12 OF T.20N., R.14E., WM., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AND,

WHEREAS, testimony was taken from those persons present who wished to be heard during said open record hearing before the Planning Commission; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such zone change; and,

WHEREAS, the Planning Commission recommended approval of said proposed rezone and preliminary plat in a 5-0 decision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on September 18, 2001 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the following FINDINGS OF FACT regarding the rezone have been made by the Board of County Commissioners concerning this ordinance:

1. On June 25, 2001 Pat Deneen of Port Quendall Development Co. submitted a complete application for a rezone of a 75 acre parcel from Rural-3 to PUD, being a portion of Section 12 T20N., R14E., W.M. (Z-01-10).
2. On June 26, 2001, the Planning Department issued a Notice of Application pursuant to KCC 15A.03.
3. Comment letters were received from the Washington State Department of Transportation, the Kittitas County Environmental Health Department, the Kittitas County Public Works

Department, the Kittitas County Fire Marshal, Kittitas County Fire District 6 and several concerned citizens.

4. The application site is located within the Ronald UGN and is presently zoned Rural-3 by the County Zoning Code.
5. On August 3, 2001 the Planning Department issued a Determination of Non-Significance (DNS) on the State Environmental Policy Act checklist.
6. A Critical Areas Review showed no regulated critical areas on the subject property.
7. The proposed rezone to a PUD is consistent with the underlying Comprehensive Plan designation of the Ronald UGN.
8. An open record hearing was held by the Planning Commission on August 27, 2001 to consider this matter and that testimony was taken from those persons who wished to be heard.
9. The proposed rezone meets all seven criteria of Kittitas County Code 17.98.020(E).
10. Additional conditions are not necessary at this stage of the planning and approval process to protect the public's interest.

WHEREAS, the following FINDINGS OF FACT regarding the preliminary plat have been made by the Board of County Commissioners concerning this ordinance:

1. On June 25, 2001 Pat Deneen of Port Quendall Development Co. submitted a complete application for a preliminary plat of 65 residential lots and a 5 acre RV park, being a portion of Section 12 T20N., R14E., W.M. (P-01-01).
2. On June 26, 2001, the Planning Department issued a Notice of Application pursuant to KCC 15A.03.
3. Comment letters were received from the Washington State Department of Transportation, the Kittitas County Environmental Health Department, the Kittitas County Public Works Department, the Kittitas County Fire Marshal, Kittitas County Fire District 6 and several concerned citizens.
4. The application site is located within the Ronald UGN and zoned Rural-3 by the County Zoning Code.
5. On August 3, 2001 the Planning Department issued a Determination of Non-Significance (DNS) on the State Environmental Policy Act checklist.
6. A Critical Areas Review showed no regulated critical areas on the subject property.
7. The proposed PUD/Preliminary Plat is consistent with the underlying Comprehensive Plan designation of the Ronald UGN.
8. An open record hearing was held by the Planning Commission on August 27, 2001 to consider this matter and that testimony was taken from those persons who wished to be heard.
9. Additional conditions are necessary at this stage of the planning and approval process to protect the public's interest as set forth below.
10. The proposal with the conditions set forth below, along with the proposed densities is consistent and appropriate to an Urban Growth Node.

NOW THEREFORE, BE IT HEREBY ORDAINED the Board of County Commissioners of Kittitas County, Washington, after due deliberation and in the best interest of the public, does hereby

approve said zone change to Planned Unit development as set forth in the attached Zone Change File Map and hereby grants preliminary plat approval to the preliminary plat generally described by the attached Preliminary Plat Map subject to the following conditions:

1. Prior to final plat approval the applicant must meet all requirements for access, off of Highway 903, by the Washington State Department of Transportation.
2. Prior to final plat approval the applicant must meet all requirements by the Kittitas County Fire Marshal regarding fire protection.
3. Prior to final plat approval the applicant must meet all requirements of the Kittitas County Public Works Department regarding road standards.
4. Prior to final plat approval the applicant must provide proof of potable water and meet all wastewater requirements of the Kittitas County Environmental Health Department.
5. Evergreen Ridge will include within its Restrictive Covenants, a requirement for all individual lots to connect to a regional sewer system when such a system is approved, designed, funded, and built. Until Evergreen Ridge is included within such a regional sewer system, lots may be developed with septic systems as approved by the Kittitas County Health Department with said approval being based on the state and county regulations.
6. All existing encroachments shall be addressed to the satisfaction of all parties prior to final plat approval.

DATED this 2nd day of October, 2001, at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON

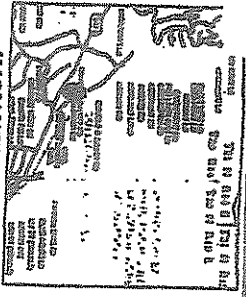


Perry D. Huston
Perry D. Huston, Chairman
William R. Hinkle
William R. Hinkle, Vice-Chairman

Max A. Golladay
Max A. Golladay, Commissioner

APPROVED AS TO FORM:

Gregory L. Zempel
Gregory L. Zempel
Prosecuting Attorney
WSBA #19125



APPROVALS

PLANNING AND DESIGN DIVISION
 SNOHOMISH COUNTY DEPARTMENT OF PUBLIC WORKS
 1100 UNIVERSITY AVENUE, SUITE 100
 BELLINGHAM, WASHINGTON 98225
 PHONE: (360) 835-4600
 FAX: (360) 835-4602

DATE: 08/12/04
 BY: [Signature]

APPROVED BY: [Signature]
 TITLE: [Title]

DATE: 08/12/04
 BY: [Signature]

APPROVED BY: [Signature]
 TITLE: [Title]

DATE: 08/12/04
 BY: [Signature]

APPROVED BY: [Signature]
 TITLE: [Title]

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 BY: [Signature]

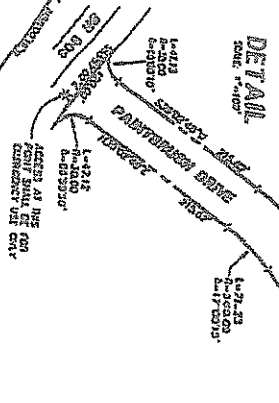
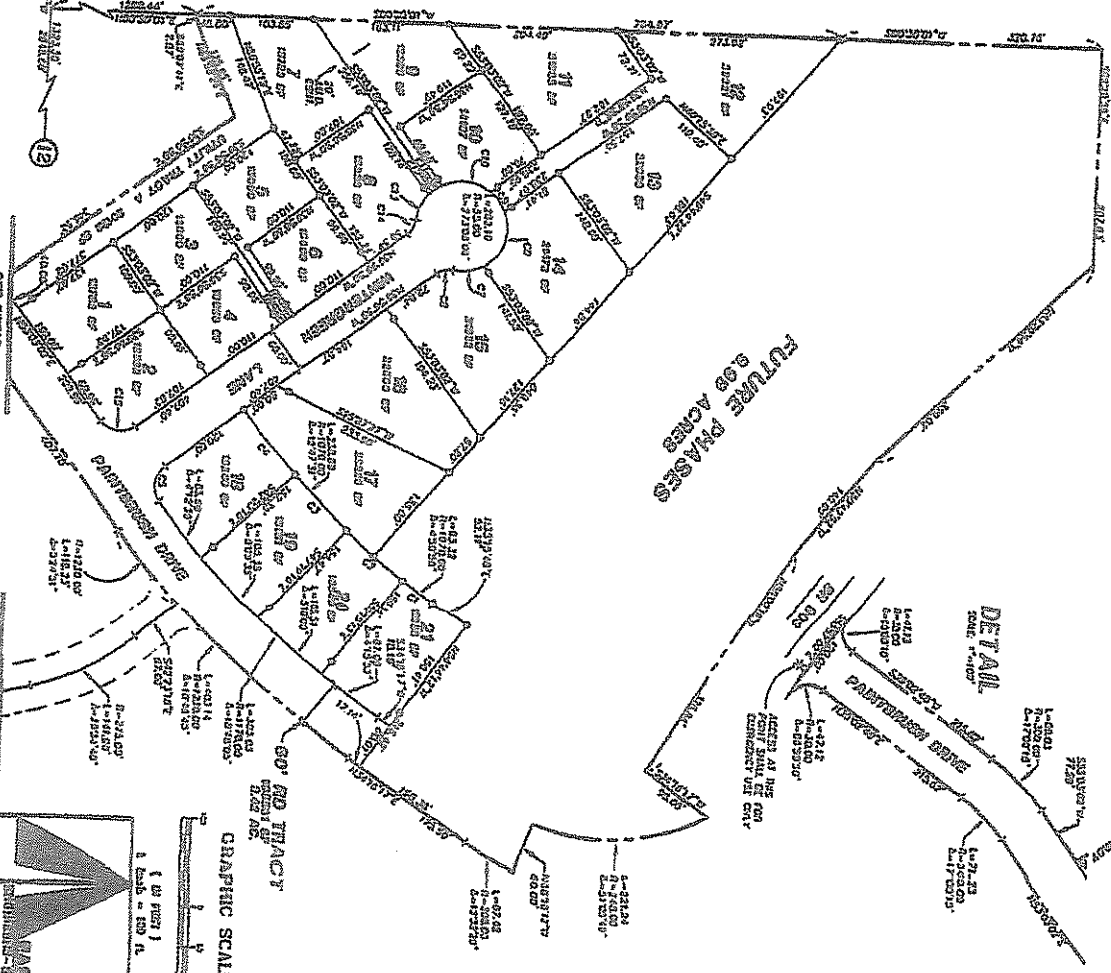
APPROVED BY: [Signature]
 TITLE: [Title]

OWNER:
 EVERGREEN MOBILE HOME P.U.D. PHASE 1
 1100 UNIVERSITY AVENUE, SUITE 100
 BELLINGHAM, WASHINGTON 98225
 PHONE: (360) 835-4600
 FAX: (360) 835-4602

PROJECT NO.: 04-001
 SHEET NO.: 1 OF 2

EVERGREEN MOBILE HOME P.U.D. PHASE 1 - DIVISION 1

LOCATED IN HWY 2 SECTION 12, T20N, R14E, W4E, WA 98211, SNOHOMISH COUNTY, STATE OF WASHINGTON



LOT	ACRES	OWNER
1	0.10	EVERGREEN MOBILE HOME P.U.D.
2	0.10	EVERGREEN MOBILE HOME P.U.D.
3	0.10	EVERGREEN MOBILE HOME P.U.D.
4	0.10	EVERGREEN MOBILE HOME P.U.D.
5	0.10	EVERGREEN MOBILE HOME P.U.D.
6	0.10	EVERGREEN MOBILE HOME P.U.D.
7	0.10	EVERGREEN MOBILE HOME P.U.D.
8	0.10	EVERGREEN MOBILE HOME P.U.D.
9	0.10	EVERGREEN MOBILE HOME P.U.D.
10	0.10	EVERGREEN MOBILE HOME P.U.D.
11	0.10	EVERGREEN MOBILE HOME P.U.D.
12	0.10	EVERGREEN MOBILE HOME P.U.D.
13	0.10	EVERGREEN MOBILE HOME P.U.D.
14	0.10	EVERGREEN MOBILE HOME P.U.D.
15	0.10	EVERGREEN MOBILE HOME P.U.D.
16	0.10	EVERGREEN MOBILE HOME P.U.D.
17	0.10	EVERGREEN MOBILE HOME P.U.D.
18	0.10	EVERGREEN MOBILE HOME P.U.D.
19	0.10	EVERGREEN MOBILE HOME P.U.D.
20	0.10	EVERGREEN MOBILE HOME P.U.D.
21	0.10	EVERGREEN MOBILE HOME P.U.D.
22	0.10	EVERGREEN MOBILE HOME P.U.D.
23	0.10	EVERGREEN MOBILE HOME P.U.D.
24	0.10	EVERGREEN MOBILE HOME P.U.D.
25	0.10	EVERGREEN MOBILE HOME P.U.D.
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34	0.10	EVERGREEN MOBILE HOME P.U.D.
35	0.10	EVERGREEN MOBILE HOME P.U.D.
36	0.10	EVERGREEN MOBILE HOME P.U.D.
37	0.10	EVERGREEN MOBILE HOME P.U.D.
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45	0.10	EVERGREEN MOBILE HOME P.U.D.
46	0.10	EVERGREEN MOBILE HOME P.U.D.
47	0.10	EVERGREEN MOBILE HOME P.U.D.
48	0.10	EVERGREEN MOBILE HOME P.U.D.



RECOMMENDS CERTIFICATE OF CONFORMANCE
 [Signature]
 DATE: 08/12/04

SHAWN'S CERTIFICATE
 [Signature]
 DATE: 08/12/04

EVERGREEN MOBILE HOME P.U.D.
 PHASE 1 - DIVISION 1
 1100 UNIVERSITY AVENUE, SUITE 100
 BELLINGHAM, WASHINGTON 98225
 PHONE: (360) 835-4600
 FAX: (360) 835-4602

DESIGNED BY: G. WEISER
 DRAWN BY: D. NELSON
 DATE: 08/04
 SHEET: 1 OF 2

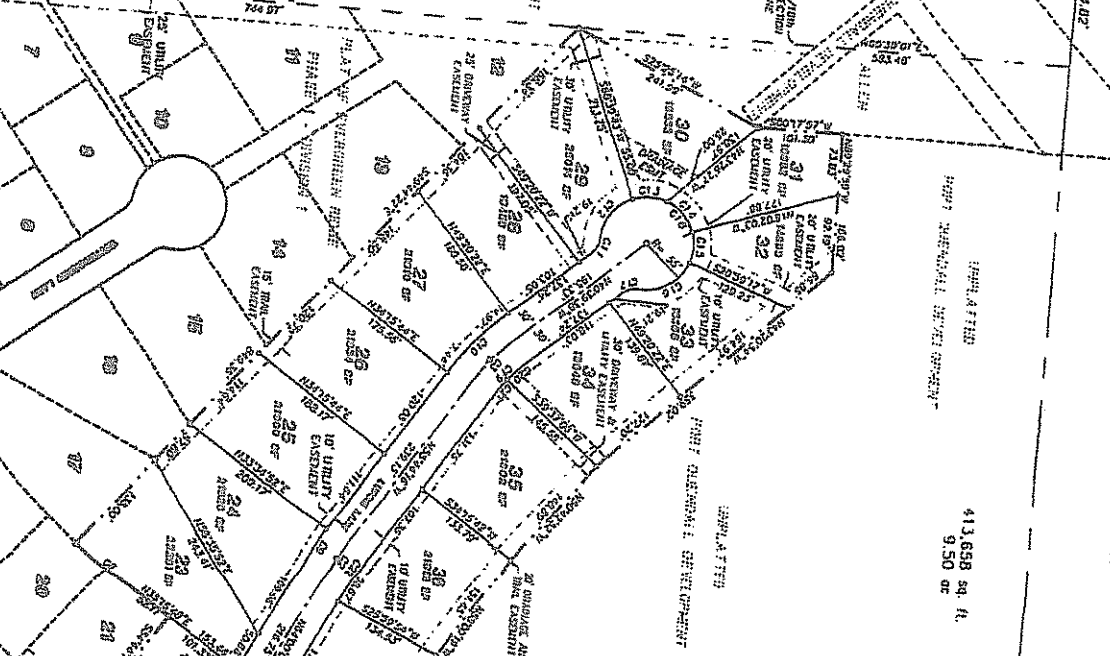
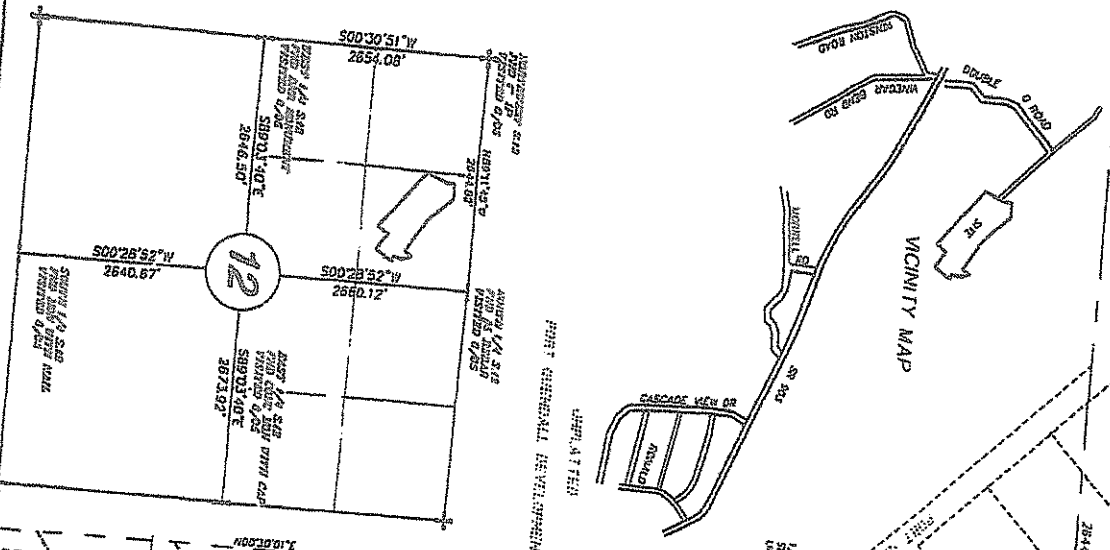
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OFFICE: SEATTLE | SYSTEM: HPPAV | USER: TRT

EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION 2
 LOCATED IN THE NW1/4 OF SECTION 12, T.20N, R.14E, W.M.
 KITITAS COUNTY, STATE OF WASHINGTON

REVISION NO. 100508440058
 Vol. 9 Page 417 of 420



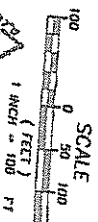
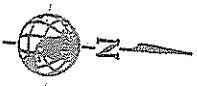
413,658 sq. ft.
 9.50 ac.

899'14.57'
 1322.91'

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	39.85	376.650
C2	37.98	373.000
C3	37.98	373.000
C4	60.10	573.000
C5	61.43	580.000
C6	43.12	350.000
C7	33.82	246.600
C8	33.14	300.000
C9	78.74	600.000
C10	78.74	600.000
C11	20.32	200.000
C12	61.23	580.000
C13	11.13	35.000
C14	11.13	35.000
C15	11.13	35.000
C16	11.13	35.000
C17	11.13	35.000
C18	11.13	35.000
C19	20.32	200.000
C20	33.72	323.000
C21	33.72	323.000
C22	33.72	323.000
C23	33.72	323.000
C24	44.30	413.000
C25	44.30	413.000
C26	44.30	413.000
C27	44.30	413.000
C28	44.30	413.000
C29	221.21	210.000

- LEGEND**
- FOUND PROPERTY CORNER
 - SET PROPERTY CORNER LS 4934
 - MONUMENT TO BE SET
 - PLAT BOUNDARY LINE



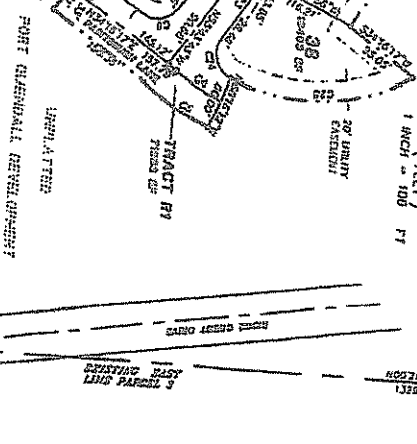
DESIGNED BY: TRT/AL
 DRAWN BY: TRT
 LAST EDIT: 09/23/20
 DATE BY: TRT
 CHECKED BY: TRT/AL
 APPROVED BY: [Signature]
 PLOT DATE: 09/23/20

CENTRAL CASCADE SURVEYING INC.
 301 WEST 1ST STREET
 CHEHALIS, WA 98222
 509-974-9888 EXT. 112



KITITAS COUNTY
 SCALE: 1"=100'

PORT QUENDALL DEVELOPMENT
EVERGREEN RIDGE P.U.D.
 PHASE 1 - DIVISION 2





STATE OF WASHINGTON
DEPARTMENT OF HEALTH
1500 West 4th Avenue, Suite 305 • Spokane, Washington 99204
FAX: (509) 456-2997

May 9, 2006

Mr. Mark Nelson
Evergreen Valley Water System
PO Box 808
Cle Elum, WA 98922

Subject: Evergreen Valley Water System, PWS ID # 02150J; Kittitas County
Water System Plan APPROVAL; Project # 05-0701

Dear Mr. Nelson:

The Evergreen Valley Water System Water System Plan (WSP), received in this office on July 19, 2005 with revisions submitted on April 18, 2006 and May 3, 2006 has been reviewed and in accordance with the provisions of WAC 246-290-100, is hereby APPROVED.

Approval of the update of this WSP is required on or before May 9, 2012 unless the Department of Health (DOH) requests an update or plan amendment pursuant to WAC 246-290-100(9). Approval of this plan is valid as it relates to current standards outlined in Chapter 246-290 WAC, revised July 2004 and the requirements of the Municipal Water Law (SESSHB 1338), effective September 9, 2003, and is subject to the qualifications herein. Future revisions in the rules and statutes may be more stringent and require facility modification or corrective action.

This WSP includes capacity information that demonstrates the physical and legal ability of this water system to provide water during the 6-year period for which the approval of this WSP is valid.

Based upon information supplied in the WSP, the limiting factor in determining the "approved number of connections" is the physical ability of the system to provide water.

The approved number of connections is 419.

Based on information provided in the WSP, this system has adequate capacity to serve:

Residential: 417 Non-Residential: 2



Mark Nelson
May 9, 2006
Page 2

The Evergreen Valley Water System is expected to permit additional new service connections in a manner consistent with the WSP so that the physical capacity and water rights limitations, represented by the approved number of connections, are not exceeded.

Submittal of the WSP included local government consistency determinations from Kittitas County. This WSP meets local government consistency requirements for WSP approval pursuant to RCW 90.03.386, RCW 43.20.

This approval does not provide any guarantee and should not be considered to provide any guarantee concerning legal use of water or subsequent water rights decisions by the Department of Ecology (Ecology). Ecology's comment letter dated (August 29, 2005) recommended approval of your WSP. This approval does not affect the uncertainties regarding your water rights or the resolution of those uncertainties. Depending on the resolution of the uncertainties, further planning and/or other action may be necessary.

Pursuant to RCW 90.03.386 (2), the service area identified in the WSP (as denoted in the attached service area map) may now represent an expanded "place of use" for the water system's water right. Future changes in service area should be made through a WSP amendment. Pursuant to RCW 43.20.260, Evergreen Valley Water System now has a duty to provide new water service within its retail service area. This WSP has provided documentation of the procedures and processes put into place to meet the duty to serve requirements of RCW 43.20.260.

Standard Construction Specifications for distribution main extensions have been approved as part of this WSP. With this approval and consistent with WAC 246-290-125(2) the Evergreen Valley Water System may proceed with the installation of distribution main extensions provided that:

The Evergreen Valley Water System maintains on file completed construction completion reports (a copy of which is attached) in accordance with WAC 246-290-125 (2) and WAC 246-290-120 (5) and makes them available for review upon request by DOH.

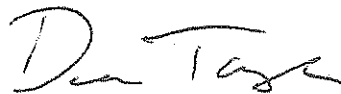
The Evergreen Valley Water System is located in the Upper Yakima watershed (WRIA 39). As of the date of this letter, the watershed plan has not been approved by the Kittitas County Commissioners.

Thank you for your cooperation. DOH recognizes the significant effort and resource commitment involved in the preparation of this WSP. Kittitas County is being notified of the

Mark Nelson
May 9, 2006
Page 3

terms and requirements of this approval and the determination of the approved number of connections. If you have any questions or wish to check our records, please contact either of us at the numbers listed below.

Sincerely,



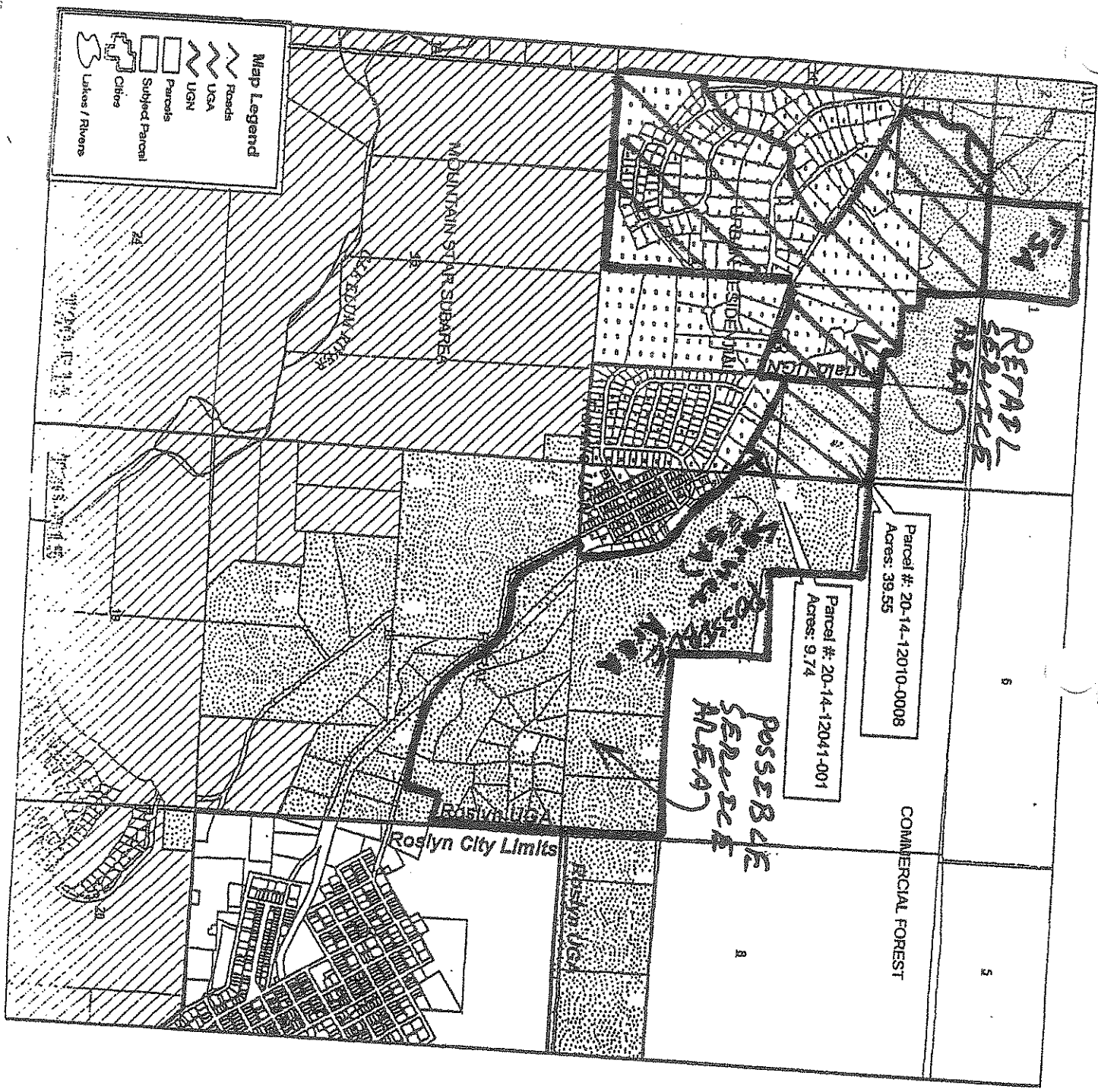
Deana Taylor, Regional Planner
Office of Drinking Water
Division of Environmental Health
(509) 456-5067



Tom Justus, PE, Regional Engineer
Office of Drinking Water
Division of Environmental Health
(509) 456-2453

Enclosures: Construction Completion Report
Service Area Map
Water Facilities Inventory

cc: Chad Allen, PE, Encompass Engineering & Surveying
Chad Bala, Terra Design Works
Kittitas County Health
Kittitas County Planning
Dan Haller, Department of Ecology Central Region



Kittitas
County
Landuse Map
with Service Area
Boundaries



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

October 17, 2006

Mr. Clinton M. Perry
Evergreen Valley Utilities
PO Box 462
Roslyn, Washington 98941

RE: Evergreen Valley Utilities, Kittitas County; Comprehensive Sewer Plan

Dear Mr. Perry:

In accordance with RCW 90.48.110 and Chapter 173-240 and on behalf of the Department of Ecology, the Comprehensive Sewer Plan for Evergreen Valley and Evergreen Ridge with a revision date of September 9, 2006 is hereby **APPROVED**.

Nothing in this approval shall be construed as satisfying other applicable federal, state or local statutes, ordinances or regulations.

Chapter 43.21B RCW provides that any person who feels aggrieved by such an approval may appeal to the Pollution Control Hearings Board of Washington, with a copy to the Director of the Department of Ecology, within thirty (30) days of receipt of this approval. Procedures for requesting a hearing may be obtained from this department.

Please feel free to call Richard A. Koch, P.E. at (509)329-3519 or Rick Frye at (509)575-2821 regarding this approval or for other questions on this review.

Sincerely,

A handwritten signature in cursive script, appearing to read "Denise E. Mills".

Denise E. Mills, LHG
Water Quality Program

DEM:KH:cmr

cc: Kevin L. Alexander, P.E. SPI
Rick Frye, Ecology - Yakima
Richard A. Koch, P.E., - Ecology - Spokane





STATE OF WASHINGTON
DEPARTMENT OF HEALTH
OFFICE OF SHELLFISH AND WATER PROTECTION
1500 West Fourth Ave • Suite 403 • Spokane, Washington 99204-1656
(509) 456-4431 • Fax (509) 456-3127

November 6, 2006

Mr. Clint Perry
Evergreen Valley Utilities
PO Box 462
Roslyn, Washington 98941

Dear Mr. Perry:

Re: Evergreen Valley Utilities, Kittitas County, Revised General Sewer Plan;
DOH Project # R06-008; Conditional Approval

The Evergreen Valley Utilities Revised General Sewer Plan received in our office on October 5, 2006 has been reviewed in accordance with the provisions of WAC 246-271 for conformance with the Water Reclamation and Reuse Standards, and is hereby **APPROVED**.

Provided that:

1. Detailed criteria for the design, startup and long-term maintenance of a constructed treatment wetland must be provided for in the facility plan or engineering report.
2. A formal reliability assessment must be provided in the facility plan or engineering report.

Further, it is recommended that a reserve account equal to 10%-15% of the installed value of the plant asset be included for equipment replacement as a portion of the project budget.

Please note that this approval addresses issues of concern of this department and is not intended to either supersede or replace requirements of or approvals required from the Washington Department of Ecology.

Mr. Clint Perry
Evergreen Valley Utilities
November 6, 2006
Page 2 of 3

Regulations establishing a schedule of fees for review and approval of planning, engineering and construction documents were adopted July 1, 1987 and revised in November 4, 1995. An itemized bill for 990.00 is enclosed.

If you have any questions, please feel free to contact me at (509) 456-2466 or through email at craig.riley@doh.wa.gov.

Sincerely,



Craig L. Riley, P.E.
Water Reclamation & Reuse Program
Division of Environmental Health

cc: Klickitat County Health Department
Separation Processes, Inc. Carlsbad, CA
Richard Koch, Dept. of Ecology, ERO, Spokane
Tom Justus, WDOH, ERO, Spokane



STATE OF WASHINGTON
DEPARTMENT OF HEALTH
OFFICE OF SHELLFISH AND WATER PROTECTION
1500 West Fourth Ave • Suite 403 • Spokane, Washington 99204-1656
(509) 456-4431 • Fax (509) 456-3127

March 18, 2008

Mr. Clinton M. Perry
Evergreen Valley Utilities
PO Box 462
Roslyn, Washington 98941

Dear Mr. Perry:

Re: Evergreen Valley Utilities, Kittitas County, Final Engineering Report;
DOH Project # R06-023; Approval

The Final Engineering Report for Evergreen Valley and Evergreen Ridge received in our office on March 17, 2008 has been reviewed in accordance with the provisions of WAC 246-271 and for conformance with the Water Reclamation and Reuse Standards, and is hereby **APPROVED**.

Please note that this approval addresses issues of concern of this department and is not intended to either supersede or replace requirements of or approvals required from the Washington Department of Ecology.

Regulations establishing a schedule of fees for review and approval of planning, engineering and construction documents were adopted July 1, 1987 and revised in November 4, 1995. An itemized bill for \$ 1,200.00 is enclosed.

If you have any questions, please feel free to contact me by telephone at (509) 456-2466 or email at craig.riley@doh.wa.gov.

Sincerely,

Craig L. Riley, P.E.
Water Reclamation & Reuse Program
Environmental Health Division

cc: Kittitas County Health Department
Wallace Arnold, WA Dept. of Ecology, Water Quality Program, CRO, Yakima
Tom Justus, WA State Dept. of Health, Office of Drinking Water, ER
Tapas Das, WA Dept. of Health, OSW, Tumwater





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

June 26, 2008

Clinton D. Perry, Director
Evergreen Valley Utilities
301 W. 1st Street, Suite B
PO Box 394
Cle Elum, WA 98922

**RE: Approval of Evergreen Valley Utilities Engineering Report
Tracking Number 0705-3A**

Dear Mr. Perry:

The Department of Ecology has received and reviewed the additional updates to the Evergreen Valley Utilities Engineering Report on June 25, 2008. In accordance with RCW 90.48.110 and Chapter 173-240 WAC, the Evergreen Valley Utilities Engineering Report is hereby **APPROVED** as an Engineering Report.

This document is approved only as an engineering report because the Department of Ecology's legal requirements for funding wastewater projects have not been fully complied with. Before the project can be considered eligible for funding by the Department of Ecology or other federal funding sources, the State Environmental Review Process (SERP) or NEPA must be completed. Additionally, both state and federal law require that only the cost-effective alternative be funded. The analysis of Alternative 1 and its comparison with Alternative 2 is currently insufficient to make the cost-effective determination.

Should you choose to seek funding through Ecology, the above comments must be addressed.

Nothing in this approval shall be construed as satisfying other applicable federal, state or local statutes, ordinances or regulations.

You have the right to appeal this approval of your Engineering Report to the Pollution Control Hearings Board. Pursuant to Chapter 43.21B RCW, your appeal must be filed with the Pollution



Clinton D. Perry, Director
Evergreen Valley Utilities
June 26, 2008
Page 2

Control Hearings Board, and served on the Department of Ecology, within 30 days of the date of your receipt of this document.

To appeal this action or decision, your notice of appeal must contain a copy of the Ecology order, action, or decision you are appealing.

Your appeal must be filed with:

The Pollution Control Hearings Board
4224 – 6th Avenue SE, Rowe Six, Bldg. 2
PO Box 40903
Lacey, Washington 98504-0903

Your appeal must also be served on:

The Department of Ecology
Appeals Coordinator
PO Box 57608
Olympia, Washington 98504-7608

In addition, please send a copy of your appeal to:

Richard J. Frye
Acting Section Manager
Water Quality Program
Department of Ecology
Central Regional Office

Should you have any questions or need any additional information, please contact Wallace Arnold, Project Engineer, at 509/457-7108.

Sincerely,



Richard J. Frye
Acting Section Manager
Water Quality Program

cc: Charles J. Cruz, PE, Separation Processes, Inc.
Rosalie Miller, MD, MPH, Health Officer, Kittitas County Health District
Wallace Arnold, Project Engineer, Ecology
Cynthia Huwe, Environmental Specialist, Ecology



STATE OF WASHINGTON
DEPARTMENT OF HEALTH
OFFICE OF SHELLFISH AND WATER PROTECTION
16201 East Indiana • Suite 1500 • Spokane Valley, Washington 99216
(509) 329-2143 • Fax (509) 329-2142

May 5, 2011

LCU Inc.
P.O. Box 808
Cle Elum, WA 98922

**Approval of Roslyn (Ronald) Ridge Large On-Site Sewage System – Kittitas County
Approved Peak Design Capacity 14,000 GPD**

The revised submittals for the above project received in this office on April 19, 2011, have been reviewed and, in accordance with the provisions of Chapter 246-272B WAC, are hereby **APPROVED** with the following provisions:

1. Comply with all applicable local zoning, platting and building requirements as they relate to sewer utilities.
2. If the owner wishes to expand or make major changes to this system, new plans and specifications must be submitted to this office for review and approval prior to construction.
3. The Owner is required for the life of this system to maintain a DOH approved management entity.
4. All sewage tanks must be on the List of Registered Sewage Tanks installed and tested for water-tightness.
5. The construction of this LOSS should be observed by the Engineer to assure that construction is in accordance with the approved design.
6. The Owner shall provide a copy of final recorded CC&Rs bearing county auditor's stamp.
7. The Owner shall provide documentation of the reserve fund bank account information.
8. The Engineer shall notify a representative of this office to complete a final inspection.
9. The Owner shall submit a final operation and maintenance manual (with as-built drawings) prepared and stamped by a licensed engineer to the Department of Health for approval within 60 days following construction completion.
10. The Engineer shall complete the attached certification (Construction Report) within sixty days following the completion of and prior to the use of the above project, or portions thereof. WAC 246-272B-08001 states that if the Certification of Completion has not been submitted within two years of the date of this letter, this approval will become null and void unless you request an extension in writing at that time.

Regulations establishing the current schedule of fees for inspections and review of planning, engineering and construction documents were adopted August 2, 2006. An itemized bill is enclosed.

Sincerely,

A handwritten signature in black ink that reads "Mamdouh El-Aarag". The signature is written in a cursive style with a period at the end.

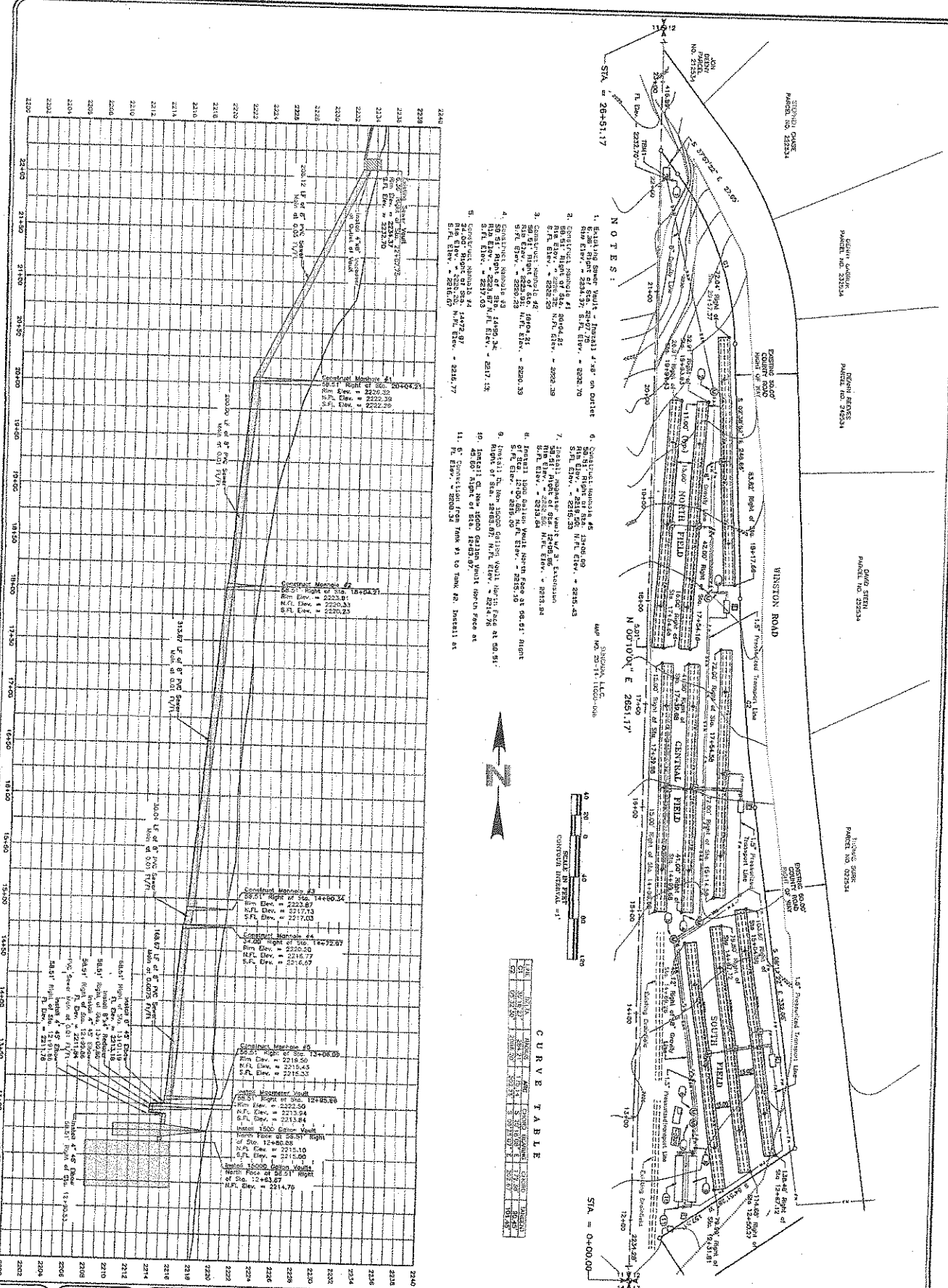
Mamdouh H. El-Aarag, P.E.
Environmental Engineer
Wastewater Management Section

Phone: 509-329-2148

Fax: 509-329-2142

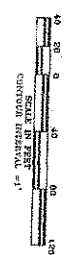
E-Mail: Mamdouh.El-aarag@doh.wa.gov

cc: Mark Nelson, Evergreen Valley Utilities
Nathaniel Nofziger PE, WPES
Kittitas County Health Department



NOTES:

1. Existing sewer vault - install 4'-8" on center
2. Construct manhole #45
3. Construct manhole #46
4. Construct manhole #47
5. Construct manhole #48
6. Construct manhole #49
7. Install manhole vault w/ 3' diameter
8. Install 1500 gallon vault north face at 90+61' Right
9. Install 1500 gallon vault north face at 90+91' Right
10. Install 4" New 1500 gallon vault north face at 40+00' Right of Sta. 2200+00' N.T. Elev. = 2215.07'
11. 6" Concrete/Steel from Tank #1 to Tank #2. Install at 12+00' N.T. Elev. = 2216.77'



CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	PIECEWISE BEARING	PIECEWISE LENGTH
2200+00	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2200+20	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2200+40	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2200+60	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2200+80	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2201+00	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2201+20	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2201+40	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2201+60	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2201+80	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2202+00	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2202+20	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2202+40	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2202+60	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2202+80	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2203+00	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2203+20	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2203+40	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2203+60	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2203+80	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00
2204+00	N 00°10'00" E	100.00	100.00	100.00	N 00°10'00" E	100.00

SHEET NO. C1.1
 142012

LCU, Inc.
 ROSLYN RIDGE COMMUNITY SEWER
 SYSTEM OVERVIEW

No.	Revision	Date	By

WESTERN PACIFIC ENGINEERING & SURVEYING
 A SEVEN SEVEN COMPANY
 1000 Hunter Place, Moses Lake, WA 98857
 (509) 765-1032





EASTSIDE CONSULTANTS, INC.

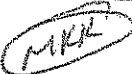
www.eastsideconsultants.com

ENGINEERS-
SURVEYORS

August 31st, 2004

Memo to: Kittitas County Community Development Service Department
Attn: Jan Sharar

Re: Evergreen Ridge, PUD - DOT Plans

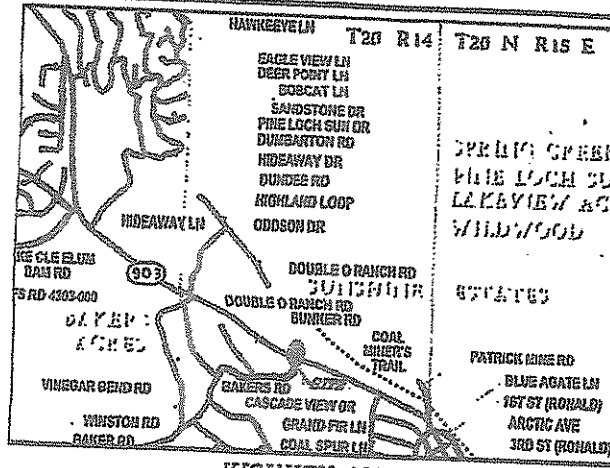
From: Marc Kirkpatrick 
Eastside Consultants, Inc.

This memo is in regards to the required Department of Transportation (DOT) plans for the intersection of Ridge Crest Drive and SR 903 at MP 8.11. I would like to inform you that we have been working directly with Rick Holmstrom of DOT in designing an intersection meeting the requirements for the Evergreen Ridge PUD. We are currently addressing each and every item that DOT has asked the Evergreen Ridge, PUD to address. We would expect the design to be fully completed within a couple weeks with approval to construct shortly after.

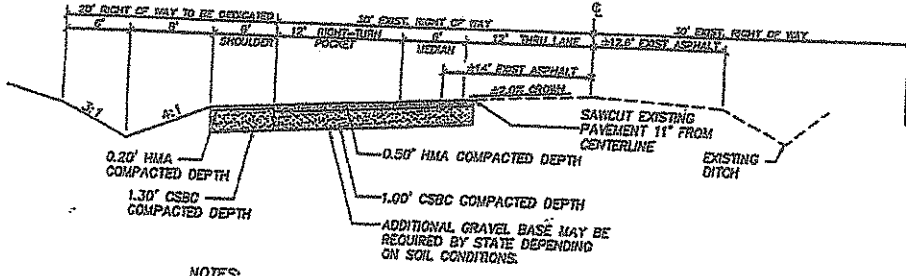
Please feel free to call me with any questions or comments you may have. (509) 674-7433.

CC: Pat Deneen

RGE. 14E., W.M.
TY



VICINITY MAP
N.T.S.



NOTES:
1. PAVEMENT MIX SHALL BE IN ACCORDANCE WITH HMA CL 1/2" PG 64-28.

ROAD SECTION S.R. 903 IMPROVEMENTS
(EAST OF RIDGECREST DRIVE-MORREL ROAD)
N.T.S.

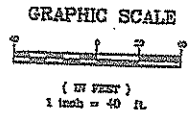
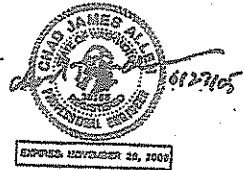


Exhibit B
ACP 3623

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND/OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. Call Before You Dig 1-800-424-5555

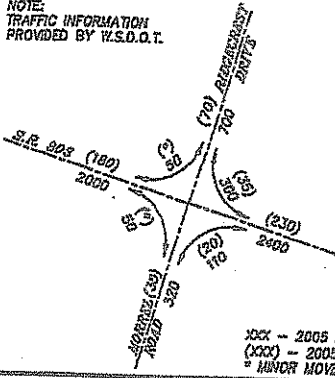


WSDOT SOUTH CENTRAL REGION
ASSISTANT REGIONAL ADMINISTRATOR FOR DEVELOPMENT
APPROVED: [Signature] DATE: 7/16/08

EVERGREEN RIDGE FOR TEAMWAY RIDGE, LLC
 INTERSECTION PLAN
 ENCOMPASS ENGINEERING & SURVEYING
 274 PEARSVANNA AVE.
 CLE ELMA WA 98223
 PHONE: (509) 875-7433
 FAX: (509) 875-7410
 JOB NO. 08016
 DATE: 7/08
 SCALE: 1"=40'
 DESIGNED: CJA
 DRAWN: CJA
 CHECKED: A.L.A.H.
 APPROVED: A.L.A.H.
 SHEET 1 OF 1

TRAFFIC DIAGRAM

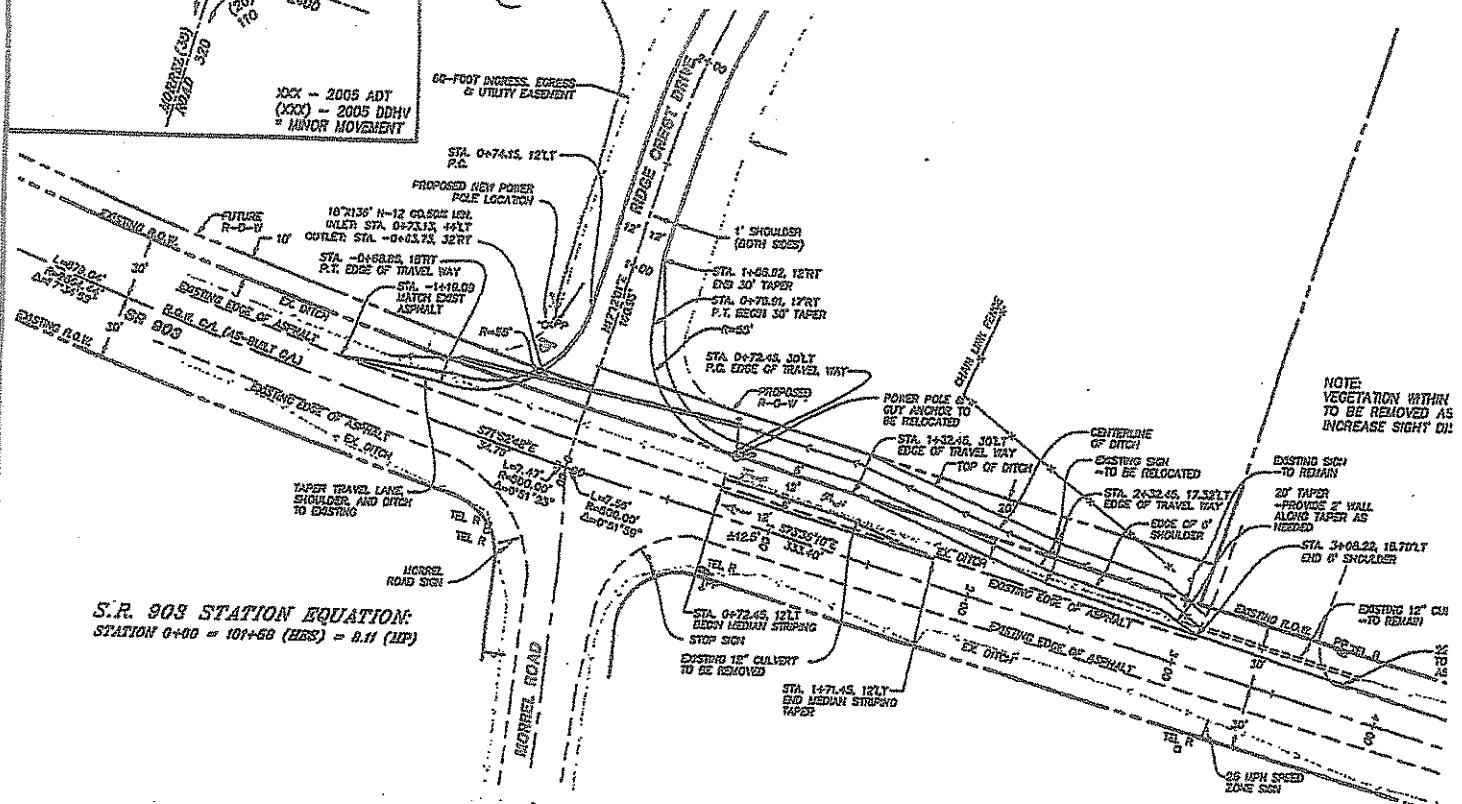
NOTE:
TRAFFIC INFORMATION
PROVIDED BY W.S.O.O.T.



XXX - 2005 ADT
(XXX) - 2005 DDHV
= MINOR MOVEMENT

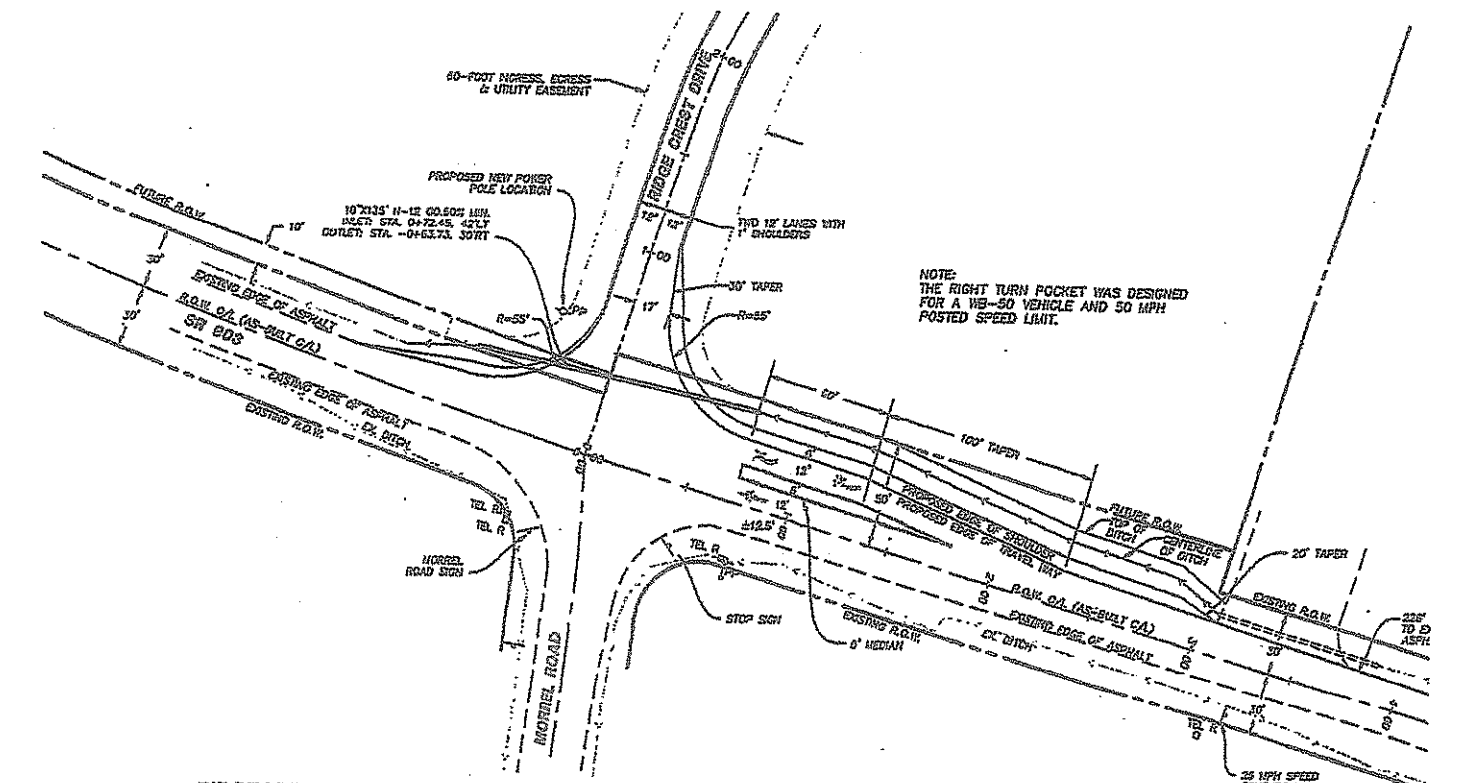
**SECTION 12, TWN. 20 N.
KITITAS COL**

R1-1
stop sign
(30")



S.R. 903 STATION EQUATION:
STATION 0+00 = 101+58 (EBS) = 0.11 (MP)

RIDGECREST DRIVE-MORREL ROAD AND SR 903 INTERSECTION PLAN VIEW

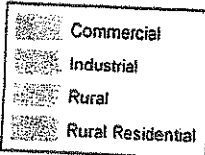


NOTE:
THE RIGHT TURN POCKET WAS DESIGNED
FOR A WB-50 VEHICLE AND 50 MPH
POSTED SPEED LIMIT.

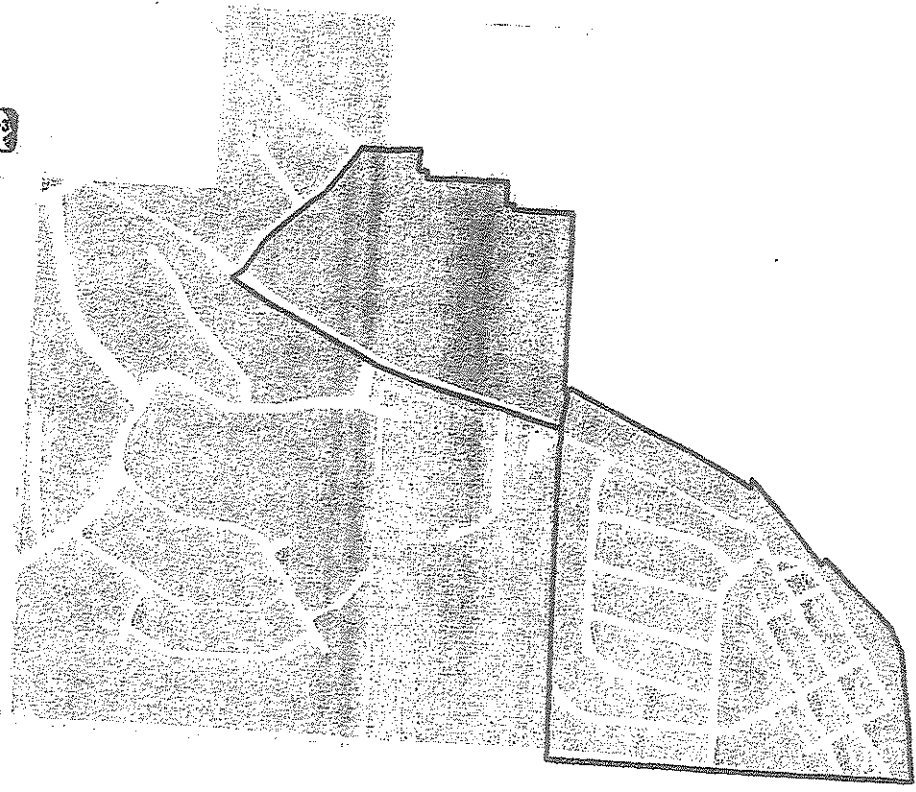
RIDGECREST DRIVE-MORREL ROAD AND SR 903 INTERSECTION (RIGHT TURN POCKET DESIGN)

Estimated Cost Summary Sheet

Water Transfer Costs	Est. \$13,000.00
Evergreen Valley Water System:	Est. \$1,130,265.00
-Comprehensive Water Plan, Construction (lines and tanks) costs	
Class A Reclaimed Water system:	Est. \$261,632.21
-Comprehensive Sewer Plan & Engineering costs only	
Large On Site Septic System (LOSS):	Est. \$272,021.41
-The loss #'s do not include the first community drainfields that were constructed.	
SR903 Intersection Improvements:	Est. \$38,754.88
Encroachment Issues:	Est. \$6,500.00
Platting Costs	
• Ronald (Evergreen Ridge PUD)	Est. \$1,001,897.44
• Evergreen Valley (Evergreen Valley Plat and CERT PUD)	Est. \$235,000.00
Recreational Facility:	Est. \$1,745,382.94



903

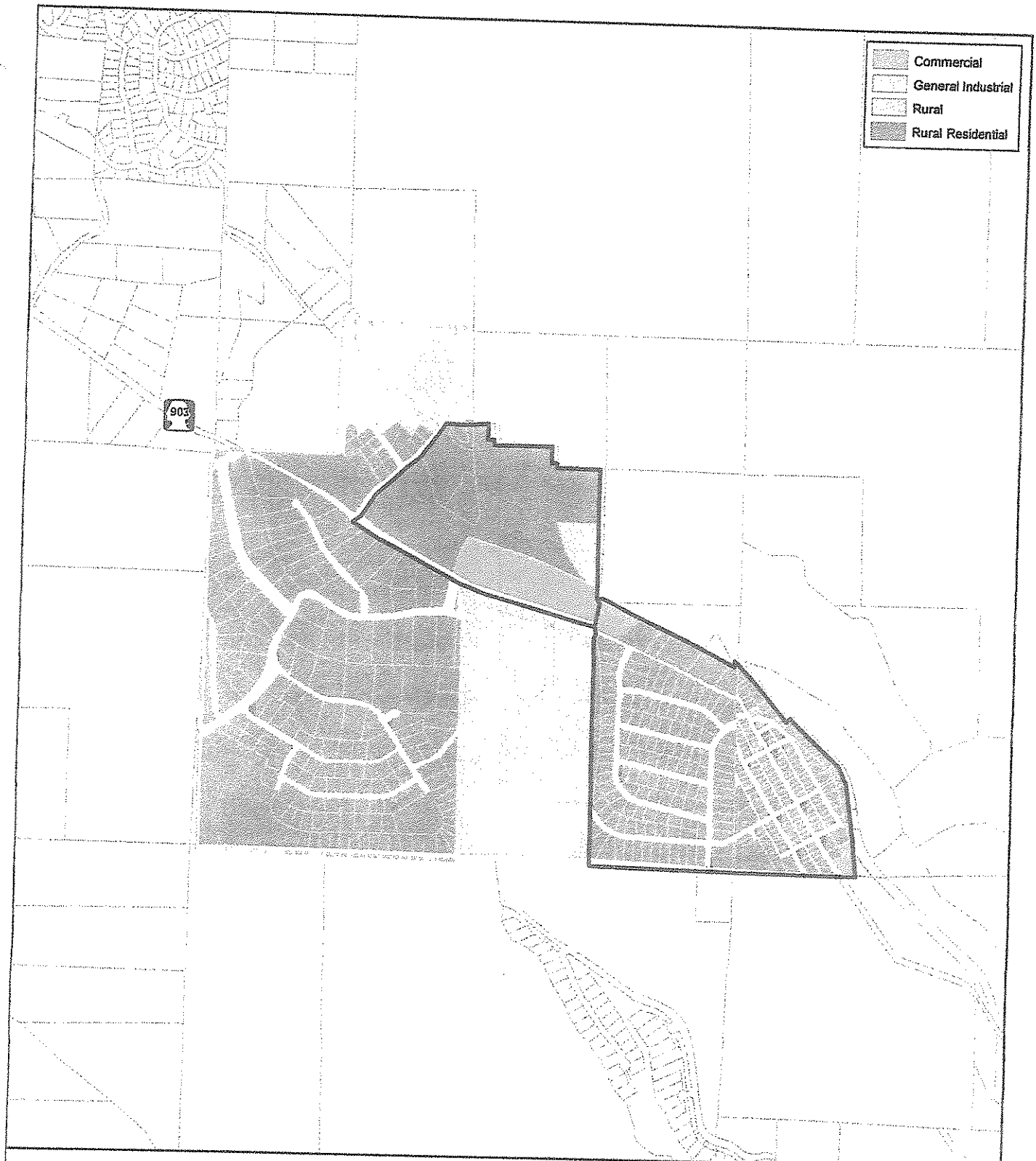






Option R1 - Rural Activity Center (Type 1) LAMIRD

Study Area Boundary
Tax Parcels

ICF Jones & Stokes


**Figure 5a. BOCC Approved Land Use Designations
Ronald Option R1 - Type 1 LAMIRD**
Kittitas County Comprehensive Plan Compliance 2009
December 2009





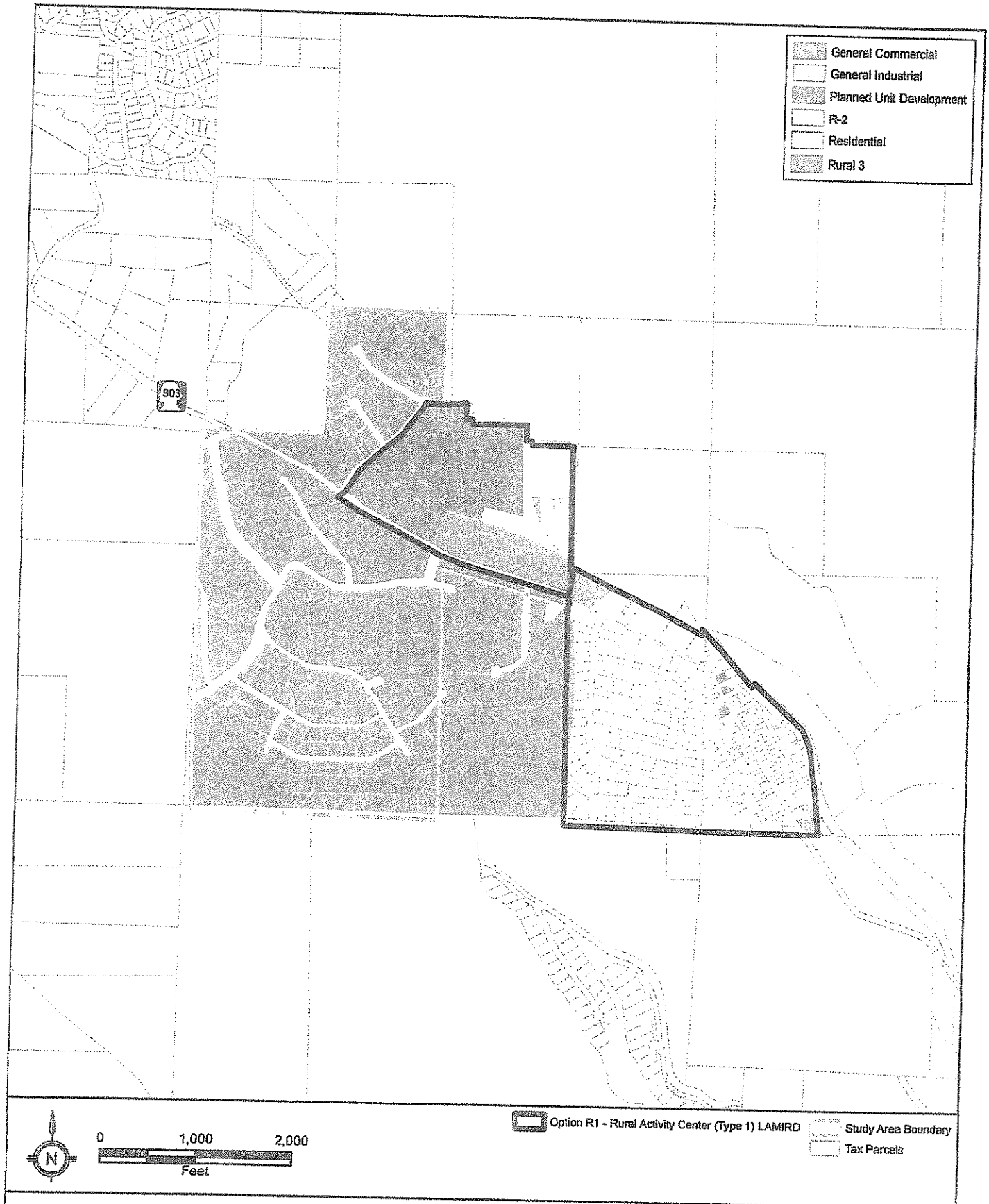
-  Commercial
-  General Industrial
-  Rural
-  Rural Residential

903



 Option R1 - Rural Activity Center (Type 1) LAMIRD

 Study Area Boundary
 Tax Parcels



0 1,000 2,000
Feet



Option R1 - Rural Activity Center (Type 1) LAMIRD



Study Area Boundary



Tax Parcels

Forest & Range

Commercial Forest

General Industrial

General Commercial

Right of Way

Planned Unit Development

Residential

Master Planned Resort

1575 Feet

