

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

### FINDINGS OF FACT Walker Short Plat (SP-06-41)

Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

1. The WALKER SHORT PLAT (SP 06-41) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
3. The applicant has demonstrated that preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this Short Plat.
4. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
5. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record.
6. This Short Plat has met the general guidelines set for the by the Kittitas Reclamation District.
7. Kittitas County Community Development Services Department completed a Critical Areas Review. No Critical Areas were found on this Short Plat.

Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved this  
This 30th day of January, 2007

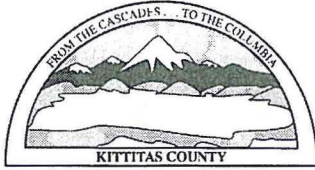
Darryl Piercy, CDS Director

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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

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Office (509) 962-7506

Fax (509) 962-7682

September 29, 2006

Dave Nelson  
108 E 2<sup>nd</sup> St.  
Cle Elum, WA 98922

### RE: Walker Short Plat (SP-06-41)

Dear Mr. Nelson:

The Kittitas County Community Development Services Department has determined that the Walker Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Both sheets shall reflect the short plat number SP-06-41.
2. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance is required. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
3. This property is within the boundaries of the KRD and both parcels contain irrigable ground. The applicant will need to comply with the requirements set forth in the KRD General Guidelines prior to approval from KRD and prior to final approval of the short plat.
4. Pursuant to Kittitas County Code 16.18.060, a plat note regarding the irrigation systems is required. The note shall read as follows: "Platted lots where the size of the lots is three acres or less shall be irrigated by the use of either a sprinkler irrigation system or a drip irrigation system that meets the requirements of the irrigation entity that supplies the water. (Ord. 2005-31, 2005)."
5. The applicant will need to comply with all current Kittitas County Road Standards prior to final approval of the short plat. Please contact Kittitas County Public Works for further information pertaining to this requirement.
6. Attached you will find comments from Kittitas County Environmental Health and Kittitas County Public Works and Kittitas County Investigations/Enforcement. **Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.**

Approval of the Walker Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after October 16, 2006. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by October 16, 2006 at 5:00p.m.

Sincerely,

Patrick Butler,  
Planner  
Kittitas County Community Development Services Department  
(509) 962-7637

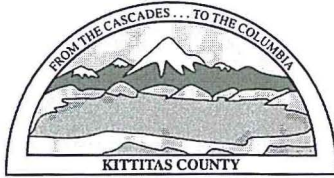
CC: Required parties (KCC 15A)

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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**KITITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**MEMORANDUM**

TO: Patrick Butler, Staff Planner, Community Development Services  
FROM: Randy Carbary, Planner II *RC*  
DATE: September 18, 2006  
SUBJECT: Walker Short Plat

RECEIVED  
SEP 19 2006  
KITITAS COUNTY  
CDS

Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided; see below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

1. Access for Lots 1 and 2: Access for Lots 1 and 2 shall be via the 60' access Easement "S" as shown on the face of the preliminary plat. Access shall meet or exceed all applicable current Kittitas County Road Standards.
2. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. (See current Kittitas County Road Standards)
  - a. Access easements shall be improved to a minimum of 60' as shown on the face of the plat. The roadway width shall be 20', with 1' shoulders = 22' total width.
  - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
  - c. Minimum centerline radius shall be 60'.
  - d. Surface requirement is 6" for gravel surface.
  - e. Maximum Grade is 8% for flat, or 12% rolling or mountainous.
  - f. Stopping Site Distance, reference AASHTO.
  - g. Entering Site Distance, reference AASHTO.

Page 1 of 4

411 North Ruby Street, Suite 1  
Ellensburg, WA 98926

TEL (509) 962-7523  
FAX (509) 962-7663

- h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
    - i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
    - j. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
3. Access Easement "S" Private Road: The construction of the Private Road improvements for access easement "S" shall be inspected and certified by a licensed professional engineer for conformance with the current Kittitas County Road Standards. Kittitas County Public Works shall require this Road Certification to be completed, prior to the issuance of a Building Permit for any of the residence within the proposed Walker Short Plat.
4. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with the current Kittitas County Road Standards. Kittitas County Public Works shall require this Road Certification to be completed, prior to the issuance of a Building Permit for any of the residence within the proposed Walker Short Plat. (See current Kittitas County Road Standards).
5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre established or required Private Road Maintenance Agreements.
7. Lot Closure: It is the responsibility of the Professional Licensed Survey (PLS) to ensure the lot closures are correct and accurate.
8. Addressing: I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
9. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
10. Roadside Features: (See current Kittitas County Road Standards)
  - a. According to KCRS 12.11.010 Mailbox(s) shall be "break-away" design and be approved by the U.S. Postal Services. See WSDOT Standard Drawings H-12 sheet 1-3.

The following requirements are from Chapter 12 of the Current Kittitas County Road Standards, as adopted 9/6/05.

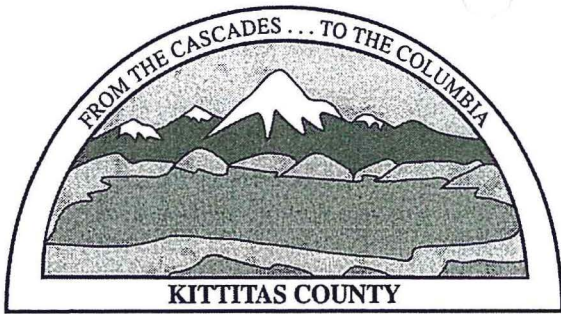
Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."



## PUBLIC HEALTH DEPARTMENT

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**Administration**  
**Community Health Services**  
**Health Promotion Services**  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926  
Phone: (509) 962-7515  
Fax: (509) 962-7581

**Environmental Health**  
411 N. Ruby Street, Ste. 3  
Ellensburg, WA 98926  
Phone: (509) 962-7698  
Fax: (509) 962-7052

June 7, 2006

Encompass Engineering & Surveying  
108 E. 2<sup>nd</sup> Street  
Cle Elum, WA 98922

Dear Mr. Nelson,

We have received the proposed Walker Short Plat, located in Section 16, Township 18N, Range 18E, off of Clarke Road. We have also received the \$240.00 plat submission fee (receipt #046604).

For plat approval both sewage and water availability must be satisfactorily addressed.

For sewage disposal you have two options:

1. **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. **GROUP "A" PUBLIC WELL** – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, the Washington State Department of Health is the



3. regulatory authority for improving Group A systems. Mr. Tom Ju. is the Regional Engineer for Kittitas County. His office is located in Spokane, Washington. His number is: (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval. If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.
4. GROUP "B" PUBLIC WELLS – the Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
5. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."*

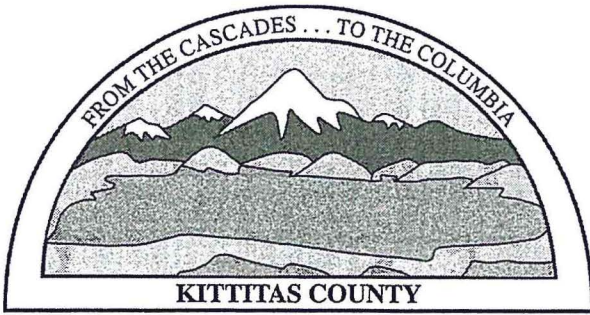
Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick  
Kittitas County Environmental Health Director

cc: Community Development Services  
cc: Bruce Walker



# PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration  
Community Health Services  
Health Promotion Services  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926  
Phone: (509) 962-7515  
Fax: (509) 962-7581

Environmental Health  
411 North Ruby Street, Ste 3  
Ellensburg, WA 98926  
Phone (509) 962-7698  
Fax (509) 962-7052

## Plat Approval Form

To: Community Development Services – Planning Section  
From: Environmental Health  
Date: 6/7/06  
Re: Walker Short Plat

### SEWAGE DISPOSAL

Connection to Public Utility  
(Letter from entity attached)

Soil Log(s)

Evaluated on 8/8/06

Existing Structures (if any)

Permitted and Inspected

Comments: Please see plat for notes.

### WATER AVAILABILITY

Connection to Public Utility  
(Letter from entity attached)

Individual Well(s)

Group B Public Water System

Hydrogeological Report

All documentation reviewed/**Approved**

P.E. \_\_\_\_\_

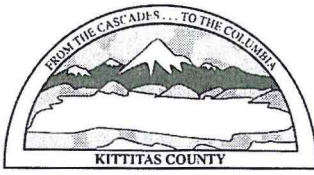
Concurrence DOH/well ID number issued

Comments: \_\_\_\_\_

The information received has satisfied the health requirements necessary for plat approval.

*To Protect and Promote the Health and the Environment of the People of Kittitas County*

**PUBLIC HEALTH**  
ALWAYS WORKING FOR A SAFER AND  
HEALTHIER KITITITAS COUNTY



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## MEMORANDUM

**To:** Kittitas County Sheriff's Dept.  
Kittitas County Fire District #2  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Ellensburg School District 401  
Kittitas Reclamation District  
Adjacent Property Owners  
Applicant

**From:** Patrick Butler, Staff Planner  
Kittitas County Community Development Services

**Date:** August 11, 2006

**Subject:** **Walker Short Plat SP-06-41**  
**NOTICE OF APPLICATION FOR A 2-LOT SHORT PLAT**  
**EXHAUSTING THE ONE-TIME SPLIT PROVISION:**  
Bruce Walker, landowner, submitted an application for a 2-lot Short Plat pursuant to Kittitas County Code 17.31.040 on approximately 10.0 acres of land that is zoned Commercial Agriculture-20, located south of Clarke Road, west of Faust Road, and north of Hungry Junction Road, Ellensburg, WA 98926, a portion of the northwest 1/4 of Section 16, T.18N., R.18E., W.M., Kittitas County, WA. Tax parcel number 18-18-16000-0023.

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Please find attached the Short Plat application for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506.

Please send comments regarding potential adverse environmental impacts and the application by August 31, 2006 @ 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA. Staff Planner: Patrick Butler.

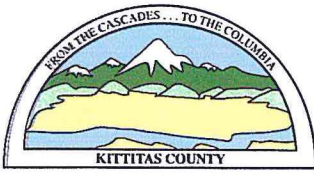
Conditional preliminary approval may be granted based on timely comments received prior to August 31, 2006. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS



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Office (509) 962-7506

Fax (509) 962-7682

August 29, 2006

Patrick Butler  
Kittitas County CDS  
411 N. Ruby St.  
Ellensburg, WA 98926

Re: Walker Short Plat

Dear Mr. Butler:

After reviewing the above-named application, I have the following conditions:

- All public and private roadways/driveways shall meet the minimum requirements of a fire department apparatus access road with a minimum width of twenty feet.
- All future development must comply with International Fire Code (IFC) and Appendices.

If you have any questions or comments, please do not hesitate to contact me at 509-962-7000.

Sincerely,

Brenda Larsen  
Investigations/Enforcement  
Kittitas County CDS  
411 N. Ruby  
Ellensburg, WA 98926

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

**Patrick Butler**

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**From:** Keli Bender [krd.keli@elltel.net]  
**Sent:** Wednesday, August 23, 2006 9:01 AM  
**To:** Patrick Butler  
**Subject:** Walker Short Plat

Patrick;

In regards to the Walker Short Plat SP-06-41, this property is within the KRD district boundaries and both parcels contain irrigable ground. Mr. Walker will need to comply with the requirements set forth in the KRD General Guidelines prior to approval. If you need additional information, please let me know.

Keli

Keli R. Bender  
KRD Lands Clerk/RRA  
(509) 925-6158

## Noah Goodrich

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**From:** Keli Bender [krd.keli@elltel.net]  
**Sent:** Tuesday, January 30, 2007 12:42 PM  
**To:** Noah Goodrich  
**Subject:** walker short plat

Noah;

This is another one of Patrick's. **Bruce Walker SP-06-41**. All conditions set forth in the KRD General Guidelines have been met, therefore, this short plat has been approved. If you need more information, please let me know.

Keli

Keli R. Bender  
KRD Lands Clerk/RRA  
(509) 925-6158

# Parcel History Required

## Preliminary Submittal Requirements:

Review Date: 7/11/06  
Tax Parcel: 18-18-16000-0023

Date Received: June 7, 2006

File Number: SP-06-41

Date Project Completed

Planner: Patrick Butler

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Critical Areas Review (completed by planner)
- Parcel History (optional) Date Requested: 7/29/06 Date Completed: 8/11/06

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

Located within Fire District #2  
 Located within Irrigation District: KRD

~~##~~ Memo sent to Irrigation District

### Critical Areas Check

Date: 7/11/06 Planner Signature: Patrick Butler

Zoning: COMM-AG  
Lot Size: 10 acres  
Required Setbacks: F 25' S 5' R 25'

Y N

- Does SEPA Apply to proposed use?
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone:
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type:
- Wetland? Buffer requirement:

### Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)  
 Hazardous Materials containment required if checked
- Airport Zone? Zone:
- Forest Service Roads? Road:
- Additional Approvals Required? Type

### CRITICAL AREA NOTES:

### Preliminary Plat Drawing Requirements:

#### General Information (KCC 16.12.020)

- Submitted on 18"x24" sheet
- Names of proposed subdivision
- Location of subdivision by section, township, range, county, and state

- Legal Description of Land contained within subdivision
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater)
- North Arrow
- Date
- Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat.
- Proposed platted boundary lines, lot and road dimensions, and gross acreage.
- A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- Approval Blocks: To include County Engineer's (or Director of Public Works), CDS Director, Health Department, Auditor (including any recording information regarding restrictions, covenants, maintenance agreements, etc.), Treasurer's, *Assessor's only applies to Long Plats.*

*Existing Conditions (KCC 16.12.030)*

- Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.
- Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
- Location of all marshes, areas subject to flooding, and the direction of flow of all water courses.
- Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
- Any additional information deemed necessary by Kittitas County.
- The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

**Other**

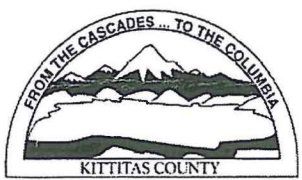
- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to **ALL** permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:  

*This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.*
- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.
- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.

**NOTES:**



SP06-41



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

## SHORT PLAT APPLICATION

*(To divide lot into 2-4 lots)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- Certificate of Title (Title Report)
- Computer lot closures
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

### FEES:

\$190 plus \$10 per lot to Public Works Department;  
\$240 plus \$50/hr. over 2.5 hrs. to Environmental Health Department;  
\$450 to Community Development Services Department  
(One check made payable to KCCDS)

### FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

X M. Rice

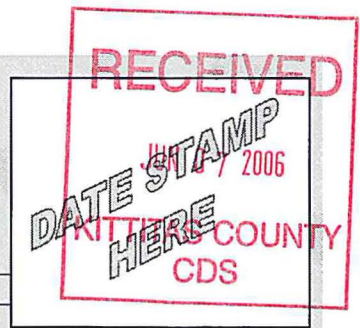
DATE:

6-7-06

RECEIPT #

046604

NOTES:



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

Name: BRUCE WALKER  
Mailing Address: 4205 CURRENT ROAD  
City/State/ZIP: COLUMBIA MO 65203  
Day Time Phone: 573-268-5119

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

Agent Name: Dave Nelson  
Mailing Address: 108 E 2<sup>nd</sup> St.  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: (509) 674-7433

3. Contact person for application (select one):

Owner of record     Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: CLARKE ROAD  
City/State/ZIP: ELLENSBURG WA 98926

5. Legal description of property:

LOT 11 SURVEY BOOK 30, PAGE 14 SEC. 16, TWN. 18N., RGE. 18E., W.M.

6. Tax parcel number(s): 18-18-16000-0023

7. Property size: 10.00 (acres)

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

2 LOT SHORT PLAT, ZONE: COMMERCIAL AG., WATER: IND. WELLS, SEWER: SEPTIC

9. Are Forest Service roads/easements involved with accessing your development?

Yes  No (Circle) If yes, explain:

JUN 05 2006

10. **What County maintained road(s) will the development be accessing from?**  
CLARKE ROAD
11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.
12. Are there any other pending applications associated with the property associated with this application?  
 Yes  No

**Signature of Authorized Agent:**

**Date:**

X \_\_\_\_\_

\_\_\_\_\_

**Signature of Land Owner of Record:**

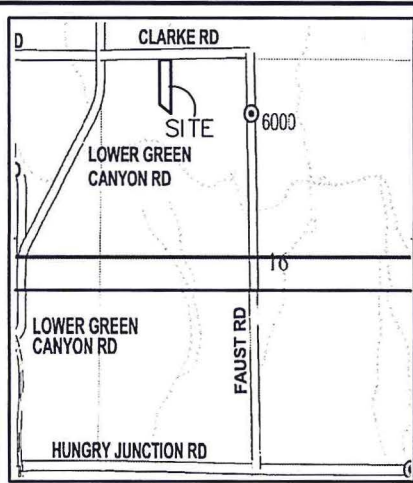
*(Required for application submittal)*

**Date:**

X

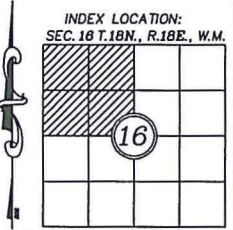
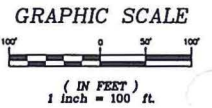
*R. Brown Walker*

5/27/06



VICINITY MAP  
N.T.S.

**WALKER SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 06-XX**  
 PTN. OF THE NW1/4, SEC. 16, T.18N., R.18E., W.M.  
 KITTITAS COUNTY, WASHINGTON



**LEGEND**

- ✦ SECTION CORNER COMMON TO FOUR SECTIONS.
- ✦ QUARTER CORNER COMMON TO TWO SECTIONS
- SET 1/2" REBAR
- FND REBAR

**APPROVALS**

**KITTITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Public Works Director

**COUNTY PLANNING DIRECTOR**

I hereby certify that the "WALKER" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Planning Director

**KITTITAS COUNTY HEALTH DEPARTMENT**

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

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Health Officer

**CERTIFICATE OF COUNTY TREASURER**

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

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

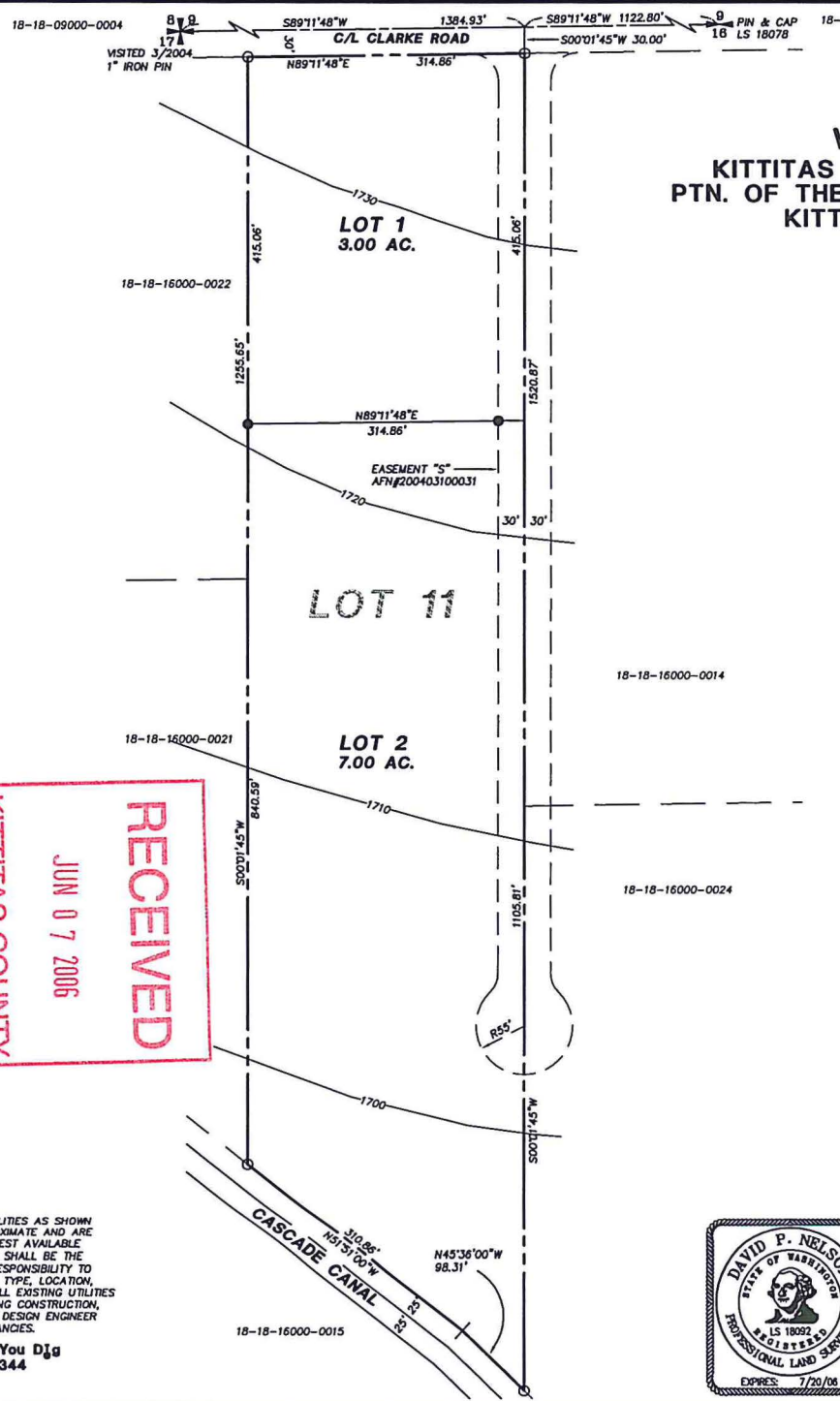
\_\_\_\_\_  
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 18-18-16000-0023



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

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



**RECORDER'S CERTIFICATE** .....

Filed for record this.....day of ..... 20.....at.....M in book.....of.....at page.....at the request of

**DAVID P. NELSON**  
 Surveyor's Name

..... County Auditor ..... Deputy County Auditor

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of **DAVID P. NELSON**..... in **MAY**.....2006.

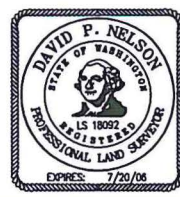
**DAVID P. NELSON**..... DATE  
 Certificate No. **18092**.....

**K.C.S.P. NO. 06-XX**  
 Portion of the NW1/4, Sec. 16, T.18N., R.18E., W.M.  
 Kittitas County, Washington

DWN BY <b>G. WEISER</b>	DATE <b>06/06</b>	JOB NO. <b>06115</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=100'</b>	SHEET <b>1 OF 2</b>

**Encompass** ENGINEERING & SURVEYING

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



**Encompass Engineering & Surveying**  
 108 East 2nd Street, Cle Elum, Washington 98922  
 Phone: (509) 674-7433 Fax: (509) 674-7419

# LETTER OF TRANSMITTAL

TO Kittitas Co Planning  
Ellensburg WA

DATE	<u>6-6-06</u>	JOB NO.	<u>06115</u>
ATTENTION			
RE:	<u>WALKER short PLAT</u> <u>(Preliminary)</u>		

GENTLEMEN:

- WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:
- Shop drawings       Prints       Plans       Samples       Specifications
- Copy of letter       Change order       \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>5</u>		<u>2</u>	<u>Copies w/ contours</u>
<u>1</u>			<u>8 1/2" X 11" map</u>
<u>1</u>			<u>Closures</u>
<u>1</u>			<u>Sub-Div. Guar w/tee</u>
<u>1</u>			<u>Application</u>
<u>1</u>			<u>County fees</u>

THESE ARE TRANSMITTED: as checked below:

- For approval       Approval as submitted       Resubmit \_\_\_\_\_ copies for distribution
- For your use       Approval as noted       Submit \_\_\_\_\_ copies for distribution
- As requested       Returned for corrections       Return \_\_\_\_\_ corrected prints
- For review and comment       \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_ 20\_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED: Gmyer W. Dersi

*If enclosures are not as noted, kindly notify us at once.*

DEVELOPMENT SERVICES OF  
AMERICA INC  
PO BOX 34489 % MISTY ISLE  
CATTLE CO SEATTLE WA  
98124-1489

Kittitas Reclamation District  
P.O. Box 276  
Ellensburg, WA 98926

Kittitas County Public Works

Kittitas County Enforcement and  
Investigation

Walker, Bruce  
4205 Current Road  
Columbia, MO 65203

LEAVITT THEODORE L &  
220 TREE HAVEN RD KIENE  
MARILEE M CLE ELUM WA  
98922

Leavitt Theodore  
220 Tree Haven Rd  
Cle Elum WA 98922

KCFD #2 (Lower)  
2020 Vantage Hwy.  
Ellensburg, WA 98926

HATLESTAD INVESTMENT  
GROUP LLC  
PO BOX 365 MERCER ISLAND  
WA

Kittitas County Environmental Health

Encompass  
108 E 2<sup>nd</sup> Street  
Cle Elum, WA 98922

LEAVITT THEODORE L &  
220 TREE HAVEN RD KIENE  
MARILEE M CLE ELUM WA  
98922

HATLESTAD INVESTMENT  
GROUP LLC  
PO BOX 365 MERCER ISLAND  
WA  
98040-040-

Ellensburg School District 401  
Administration Office  
1300 E 3<sup>rd</sup> Ave  
Ellensburg, WA 98926

Ellensburg Telephone  
Tom Stevens  
208 W. Third  
Ellensburg, WA 98926

Liz Bryson  
Daily Record  
401 N Main  
Ellensburg, WA 98926

HATLESTAD INVESTMENT  
GROUP LLC  
PO BOX 365 MERCER ISLAND  
WA  
98040-040-

# 06115-PARENT

---

Point # 1					10000.000	10000.000
	N	89	11	48	E	314.860
<hr/>						
Point # 2					10004.414	10314.829
	S	0	1	45	W	1520.870
<hr/>						
Point # 3					8483.545	10314.055
	N	45	36	0	W	98.310
<hr/>						
Point # 4					8552.329	10243.815
	N	51	51	0	W	310.860
<hr/>						
Point # 5					8744.354	9999.356
	N	0	1	45	E	1255.650
<hr/>						
Point # 6					10000.004	9999.995

---

AREA = 435,404.13 sf (9.9955 acres)

LENGTH = 3500.55

NORTHING ERROR = +0.004

EASTING ERROR = -0.005

LINEAR ERROR = N 54 2 10 W 0.006



5/19/2006

# LOT 1

---

Point # 1						10000.000		10000.000
	N	89	11	48	E		314.860	

---

Point # 2						10004.414		10314.829
	S	0	1	45	W		415.060	

---

Point # 3						9589.355		10314.618
	S	89	11	48	W		314.860	

---

Point # 4						9584.940		9999.789
	N	0	1	45	E		415.060	

---

Point # 5						10000.000		10000.000
-----------	--	--	--	--	--	-----------	--	-----------

---

AREA = 130,672.00 sf (2.9998 acres)

LENGTH = 1459.84

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = S 58 37 37 W 0.000



# LOT 2

---

Point # 1						10000.000	10000.000
	N	89	11	48	E	314.860	

---

Point # 2						10004.414	10314.829
	S	0	1	45	W	1105.810	

---

Point # 3						8898.605	10314.266
	N	45	36	0	W	98.310	

---

Point # 4						8967.388	10244.026
	N	51	51	0	W	310.860	

---

Point # 5						9159.414	9999.567
	N	0	1	45	E	840.590	

---

Point # 6						10000.004	9999.995
-----------	--	--	--	--	--	-----------	----------

---

AREA = 304,730.09 sf (6.9956 acres)

LENGTH = 2670.43

NORTHING ERROR = +0.004

EASTING ERROR = -0.005

LINEAR ERROR = N 54 2 10 W 0.006



# CHICAGO TITLE INSURANCE COMPANY

*a corporation, herein called the Company,*

## GUARANTEES

**Policy No. 72030- 4 4 3 0**

ENCOMPASS

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

## LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: MAY 31, 2006 AT 8:00 A.M.

CHICAGO TITLE INSURANCE COMPANY

By *Cathy Fisher*  
*Authorized Signature*

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Issued by:  
 AMERITITLE  
 P.O. BOX 617  
 101 WEST 5TH AVENUE  
 ELLENSBURG, WA 98926  
 (509) 925-1477



SUBDIVISION GUARANTEE

Office File Number : 0101390  
Guarantee Number : 48 0035 72030 4430  
Dated : May 31, 2006, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 15.40  
  
Your Reference : Walker

Name of Assured: **Encompass Engineering & Surveying**

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

**Lot 11, of that certain Survey as recorded March 10, 2004, in Book 30 of Surveys, page 14, under Auditor's File No. 200403100031, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 16, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.**

Title to said real property is vested in:

**R. BRUCE WALKER AND SHARRYN R. WALKER, HUSBAND AND WIFE**

**END OF SCHEDULE A**

(SCHEDULE B)

File No. 0101390

Guarantee Number: 48 0035 72030 4430

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes and assessments for the year 2006 have been paid.  
Amount : \$3,934.00  
Tax Parcel No. : 18.18.16000.0023 (21199)
5. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefor.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

6. An easement for right of way for irrigation ditch over the Northwest Quarter of the Northwest Quarter and the South Half of the Northwest Quarter of Section 16, as contained in contract dated May 20, 1916, between the State of Washington as Vendor and L.J. Gardinier as Vendee, and recorded in Book 37 of Deeds, page 246, under Auditor's File No. 63607.
7. Exceptions and Reservations as contained in Instrument  
From : State of Washington  
Dated : October 24, 1921  
Recorded : October 27, 1921 in Volume 37, page 312  
Auditor's File No. : 64051  
Affects : Said premises and other land, as follows:

"The grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors, and assigns forever, all oils, gases, coal, ore, minerals and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oil, gases, coal, ores, minerals and fossils; and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right to enter by itself, its agents, attorneys and servants upon said lands or any part or parts thereof, at any and all times, for the purpose of opening, developing and working mines thereon, and taking out and removing therefrom all such oils, gases, coal, ores, minerals and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right by its or their agents, servants and attorneys at any all time to erect, construct, maintain and use all such buildings, machinery, roads and railroads, sink such shafts,

(SCHEDULE B)

File No. 0101390

Guarantee Number: 48 0035 72030 4430

(EXCEPTION NO. 7 CONTINUED)

remove such soil, and to remain on said lands or any part thereof for the business of mining and to creation of such mining business hereby expressly reserving to itself, its successors and assigns, as aforesaid, generally all rights and powers in, to and over said lands, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved." Provided, that no rights shall be exercised under this reservation by the State, its successors or assigns, until provisions has been made by the State, its successors or assigns to pay to the owner of the land upon which the rights herein reserved to the State, its successors or assigns or sought to be exercised, full payment all damages sustained by said owner, by reason of entering upon said land.

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

8. Amendatory Contract, governing reclamation and irrigation matters;  
Parties : The United States of America and the Kittitas Reclamation District  
Dated : January 20, 1949  
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69  
Auditor's File No. : 208267  
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.
9. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff. Charles B. Roe, Jr., Senior Assistant Attorney General)
10. Rights of way for necessary conduits and facilities for the distribution of water and the right of entry for repair and maintenance, as reserved in deed;  
Dated : June 3, 1994  
Recorded : June 14, 1994, in Volume 355, page 1205  
Auditor's File No. : 571771
11. Matters disclosed and/or delineated on that certain Survey recorded May 10, 2004, in Book 30 of Surveys, Page 14, under Auditor's File No. 200403100031, as follows:
  - a) 60' Easement "S" and cul-de-sac affecting a portion of Lot 11 and other land
  - b) Notes contained thereon;
  - c) KRD notes contained thereon

(SCHEDULE B)

File No. 0101390

Guarantee Number: 48 0035 72030 4430

12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on October 17, 2005, under Kittitas County Auditor's File No. 200510170016.  
In favor of : Theodore L. Leavitt and Marilee M. Kiene  
For : Ingress and egress  
Affects : Easement "S", sixty feet in width, and 55' radius cul-de-sac, along the East boundary of Lot 11.
  
13. Declaration of Protective Covenants, Restrictions and Easements recorded April 14, 2006, under Kittitas County Auditor's File No. 200604140039, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

**END OF EXCEPTIONS**

**Notes:**

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

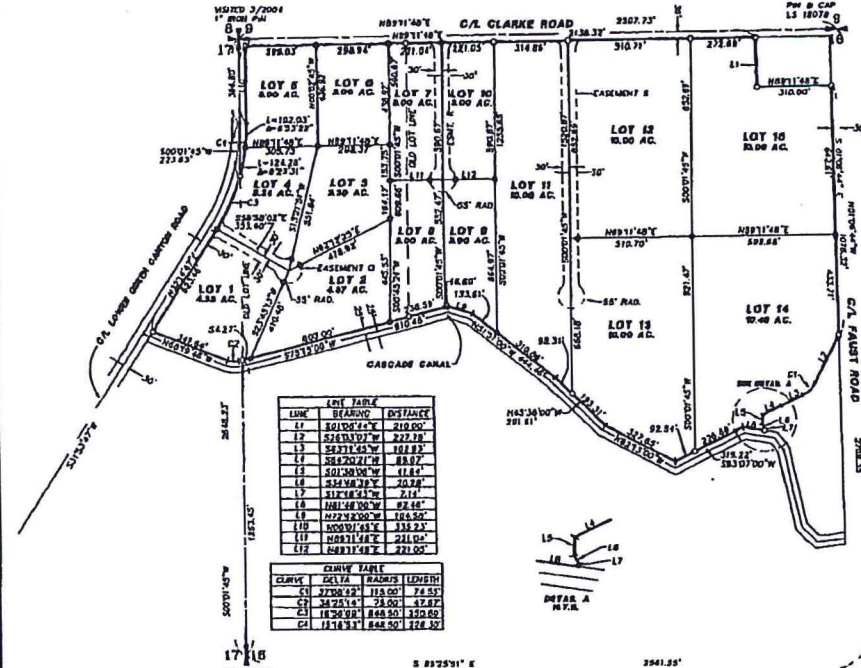
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

CDF/bj

1cc: Encompass

### TAX LOT SEGREGATION AND BOUNDARY LINE ADJUSTMENT PORTIONS OF SECTIONS 16 AND 17 TOWNSHIP 18 NORTH, RANGE 10 EAST, W.M. KITITAS COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
1	S 01° 04' 44" W	210.00'
2	S 74° 33' 07" W	222.37'
3	S 67° 11' 45" W	162.25'
4	S 82° 02' 11" W	88.07'
5	S 01° 30' 04" W	41.84'
6	S 14° 08' 18" W	70.38'
7	S 18° 18' 51" W	2.14'
8	N 81° 58' 00" W	82.48'
9	N 72° 30' 00" W	165.50'
10	N 08° 01' 43" E	332.23'
11	N 83° 11' 42" E	241.00'
12	S 48° 17' 58" E	221.00'

CURVE	DATA	BEARINGS	LENGTH
C1	2720.72'	115.00'	74.51'
C2	2425.14'	25.00'	47.87'
C3	1426.00'	88.50'	339.80'
C4	1518.37'	88.50'	334.80'

- LEGEND**
- ✚ SECTION CORNER COMMON TO FOUR SECTIONS.
  - ⊕ QUARTER CORNER COMMON TO TWO SECTIONS.
  - SET 1/2" REBAR
  - PND REBAR
  - SECTION LINE
  - - - - QUARTER SECTION LINE



RECORDER'S CERTIFICATE 200403100031...  
 Filed for record this 10 day of March, 2004 at 10:21:04 AM in book 30 of SURVEYS, at page 14, at the request of DAVID P. NELSON, Surveyor.  
 DAVID P. NELSON, County Auditor

SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the State of Washington, effective FEBRUARY 2004.  
 DAVID P. NELSON  
 Certificate No. 18092

**EASTSIDE CONSULTANTS, INC.**  
 854 PENNSYLVANIA AVE.  
 CLE ELSON, WASHINGTON 98922  
 PHONE: (509) 474-7433  
 FAX: (509) 747-7411

SEGREGATION/BOUNDARY LINE ADJUSTMENT PREPARED FOR THREE B FARMS			
KITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
G. WEISER	03/20/04	04506	
CHD BY	SCALE	SHEET	
D. NELSON	1"=300'	1 of 1	

- NOTES:**
- THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS THRU HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVELER IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ATMOSPHERIC ADJUSTMENT.
  - THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHOI MAY PERTAIN TO THIS PROPERTY.
  - FOR ADDITIONAL SURVEY INFORMATION, BASIS OF MEASUREMENTS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 11 OF SURVEYS, PAGE 68; BOOK 20 OF SURVEYS, PAGES 189 & 170; BOOK 8 OF SHORT PLATS, PAGES 217 & 218 AND THE SURVEYS REFERENCED THEREIN.
  - THE LOCATION SHOWN HEREON FOR LOWER GREEN CANYON ROAD IS BASED ON PLANS ON FILE AT THE KITITAS COUNTY DEPT. OF PUBLIC WORKS. THE LOCATIONS SHOWN FOR FAUST AND CLARKE ROADS ARE BASED ON DEDICATION DOCUMENTS ON FILE AT SAME LOCATION.
  - THE LOCATION SHOWN HEREON FOR THE CASCADE IRRIGATION DISTRICT CANAL IS BASED ON THE INFORMATION SHOWN ON THE RIGHT OF WAY DOCUMENT FILED IN VOLUME 30 OF BOOK PAGE 394, RECORDS OF KITITAS COUNTY, WASHINGTON AND THE PHYSICAL CENTERLINE OF THE CANAL.
- EXISTING LEGAL DESCRIPTIONS:**
- LOTS A, B, C AND D OF THAT CERTAIN SURVEY RECORDED DECEMBER 15, 1894 IN BOOK 20 OF SURVEYS, PAGES 189 & 170 UNDER AUDITOR'S FILE NUMBER 877704, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTH-EAST QUARTER OF SECTION 17 AND THE NORTH-WEST QUARTER OF SECTION 16, ALL IN TOWNSHIP 18 NORTH, RANGE 10 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.
- AND
- LOT E-1 OF THE HABERSHAM SHORT PLAT 57-34-83 AS PER SHORT PLAT RECORDED IN BOOK 8 OF SHORT PLATS, PAGES 217 & 218, UNDER AUDITOR'S FILE NUMBER 260376, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

- KRD NOTES:**
- ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 2.00 IRRIGABLE ACRES, LOT 2 HAS 4.00 IRRIGABLE ACRES, LOT 3 HAS 3.00 IRRIGABLE ACRES, LOT 4 HAS 3.00 IRRIGABLE ACRES, LOT 5 HAS 3.00 IRRIGABLE ACRES, LOT 6 HAS 3.00 IRRIGABLE ACRES, LOT 7 HAS 3.00 IRRIGABLE ACRES, LOT 8 HAS 3.00 IRRIGABLE ACRES, LOT 9 HAS 3.00 IRRIGABLE ACRES, LOT 10 HAS 3.00 IRRIGABLE ACRES, LOT 11 HAS 11.00 IRRIGABLE ACRES, LOT 12 HAS 16.00 IRRIGABLE ACRES, LOT 13 HAS 10.00 IRRIGABLE ACRES, LOT 14 HAS 11.00 IRRIGABLE ACRES AND LOT 15 HAS 10.00 IRRIGABLE ACRES, KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
  - FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
  - THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
  - KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
  - KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE INDIEST FEASIBLE POINT ON EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

Compliments of: AmerTitle  
 This sketch is furnished for informational purposes only to assist in property location with references to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any occurring by reason of reliance thereon.

**CASH RECEIPT**

Date

6-7-06

046604

Received From

R. Bruce Walker

Address

4505 Current Rd

Columbia, MO 65203

Dollars \$ 900.00

For

Short Plat Application - Walker

PW 210.00 ET 240.00 CDS 450.00

ACCOUNT

HOW PAID

AMT. OF ACCOUNT

CASH

AMT. PAID

900.00

CHECK

900.00

BALANCE DUE

MONEY ORDER   
CREDIT CARD 

By

R. Bruce Walker

18-18-16000-0023

KITITAS COUNTY CDS

411 N Ruby Suite #2

ELLENSBURG, WA 98926