

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 Hatlestad Short Plat (SP 06-113)

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

1. The Hatlestad Short Plat (SP 06-113) 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 on February 15, 2007.
6. Kittitas County Community Development Services Department completed a Critical Areas Review. No critical areas were identified on this short plat.

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

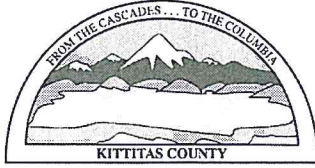
Approved this
This 7th Day of October 2008

Dan Davis, Interim Building Official

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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Fax (509) 962-7682

March 12, 2007

Chuck Cruse
Cruse & Associated
P.O. Box 959
Ellensburg, WA 98926

RE: Hatlestad Short Plat (SP-06-113)

Dear Mr. Cruse:

The Kittitas County Community Development Services Department has determined that the Hatlestad 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-06-113.
2. All future development must comply with International Fire Code (IFC) and appendices.
3. All Kittitas County road standards must be met. Attached you will find comments from Kittitas County Public Works. Please contact Christina Wollman at 962-7051 regarding all road standards and access questions.
4. Attached you will find comments from Kittitas County Environmental Health. Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.
5. Submittal of a Certificate of Title (Title Report) with the final short plat mylar.

Approval of the Hatlestad 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 March 26, 2007. 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. 5th, Room 108) by March 26, 2007 at 5:00p.m.

Sincerely,

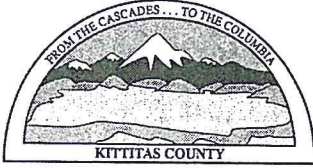
Dan Valoff, Planner I
Community Development Services
(509) 962-7637

CC: Required parties (KCC 15A)

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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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

To: Kittitas County Sheriff's Dept.
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Cascade Irrigation District
Adjacent Property Owners
Applicant

From: Dan Valoff, Planner I
Kittitas County Community Development Services

Date: February 15, 2007

Subject: **NOTICE OF APPLICATION for a 4-LOT SHORT PLAT (Hatlestad SP-06-113):**
Chuck Cruse authorized agent for Andrew Hatlestad, landowner, submitted an application for a 4-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 36.67 acres of land that is zoned Commercial Agriculture, located North of the City of Ellensburg off of Faust Road, Ellensburg, WA 98926 located in the NE 1/4 of Section 16, T.18N. R.18E, W.M., in Kittitas County. Tax Parcel numbers: 18-18-16000-0011, 0012, & 0026.

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.

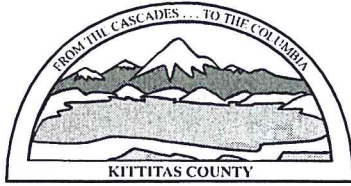
Please send any comments you may have regarding this application by March 1, 2007 by 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA. Attention: Dan Valoff, Planner 1.

Conditional preliminary approval may be granted based on timely comments received prior to March 1, 2007. 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.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Scott Turnbull, Community Development Services
FROM: Christina Wollman, Planner II
DATE: November 27, 2006
SUBJECT: Hatlestad Short Plat

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.
-

The following shall be conditions of preliminary approval:

1. 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 current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This ____ day of ____, A.D., 20__.

Kittitas County Engineer

3. Plat Notes: Plat notes shall reflect the following:

Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.

4. Private Road Improvements: Access from Faust Road shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.

- a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
- b. Minimum centerline radius will be 60'.
- c. The surface requirement is for a minimum gravel surface depth of 6".
- d. Maximum grade is 12%.
- e. Stopping site distance, reference AASHTO.
- f. Entering site distance, reference AASHTO.
- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- j. All easements shall provide for AASHTO radius at the intersection of Faust Road.
- k. A paved apron shall be constructed at the intersection of the proposed private intersection and Faust Road.

5. Cul-de-Sac: Permanent deadend streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.

- a. Reference AASHTO for cul-de-sac design.
- b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.

6. Driveway – Single Access: Access from the private road to Lots 2, 3 and 4 shall meet or exceed the conditions of a single access driveway. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.

- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve.
- c. The County will not maintain accesses. Any further subdivision or lots to be served by proposed access may result in further access requirements.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
9. Addressing: Contact 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.
10. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for emergency response.
11. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

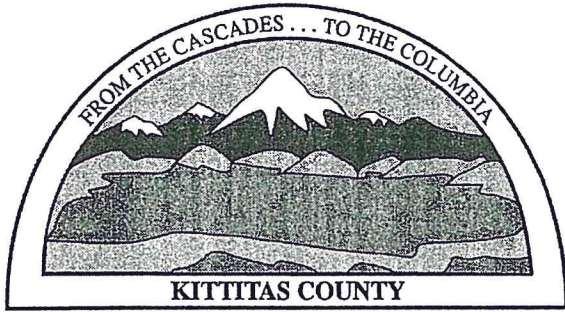
12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of 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."

Please let me know if you have any questions or need further information.



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

November 14, 2006

Cruse & Associates
217 E. Fourth Street
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Hatlestad Short Plat, located in Sections 16, Township 18N, Range 18E, off of Faust Road. We have also received the \$240.00 plat submission fee (receipt #048983).

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 approving Group A systems. Mr. Tom Justus 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: Andrew Hatlestad



KITTITAS COUNTY FIRE DISTRICT 2
2020 Vantage Hwy
Ellensburg WA 98926
933-7232 (office) ☎ 933-7240 (fax)
kcfire2@elltel.net

February 20, 2007

Dan Valoff, Planner I
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

RECEIVED

FEB 21 2007

KITTITAS COUNTY
CDS

Patrick:

I have reviewed the Application for the Hatlestad Short Plat SP-06-113. I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is, for the most part, informational only.

I have only one request in this matter:

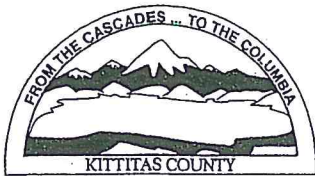
1. The addresses need to be clearly visible from both directions at the county road for all properties.
2. The fire department access road needs to be capable of supporting 75,000lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2003 – Appendix D.

Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in blue ink, appearing to read "Rich Elliott".

Rich Elliott – Deputy Fire Chief
Kittitas County Fire District 2



**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 for Public Works Department;
\$240 plus \$50/hr. over 2.5 hrs. for Environmental Health Department;
\$450 for 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 <i>Amber Creech</i>	DATE <i>11-14-06</i>	RECEIPT # <i>048983</i>
NOTES		
RECEIVED DATE STAMP <i>11-14-2006</i> KITTITAS COUNTY CDS		

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

Name: Andrew Hatlerstad et ux
Mailing Address: P O Box 365
City/State/ZIP: Mercer Island, WA 98040
Day Time Phone: (206) 779-1138

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

Agent Name: Chuck Cruise / Cruise & Assoc.
Mailing Address: P O Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 962-8242

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: 5560/5562 Fault Rd
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property: ptns of NE 1/4 of Section 16,
Township 18 North, Range 18 East, W.M.

6. Tax parcel number(s): 18-18-16000-0011; 18-18-16000-0012; 18-18-16000-0026

7. Property size: 36.67 Acres (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):

4 lot short plat w/ individual wells &
septic systems

9. Are Forest Service roads/easements involved with accessing your development?
Yes No (Circle) If yes, explain:

10. What County maintained road(s) will the development be accessing from?

Fault 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.

Signature of Authorized Agent:

Date:

X Charles A. Cross

11-13-06

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

Date:

X _____

VICINITY MAP

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

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., 200__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE HATLESTAD 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., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS 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. PARCEL NO. 1818-18000-0011, 1818-18000-0012 & 1818-18000-0028

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: ANDREW HATLESTAD ETUX
 ADDRESS: PO BOX 385
 MERCER ISLAND, WA 98040
 PHONE: (206) 779-1138

EXISTING ZONE: AG-20
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS

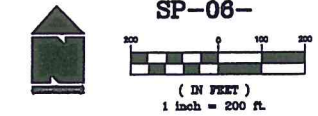
NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 200'

SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

HATLESTAD SHORT PLAT
PART OF SECTION 16, T. 18 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON

RECEIVING NO. _____

SP-06-

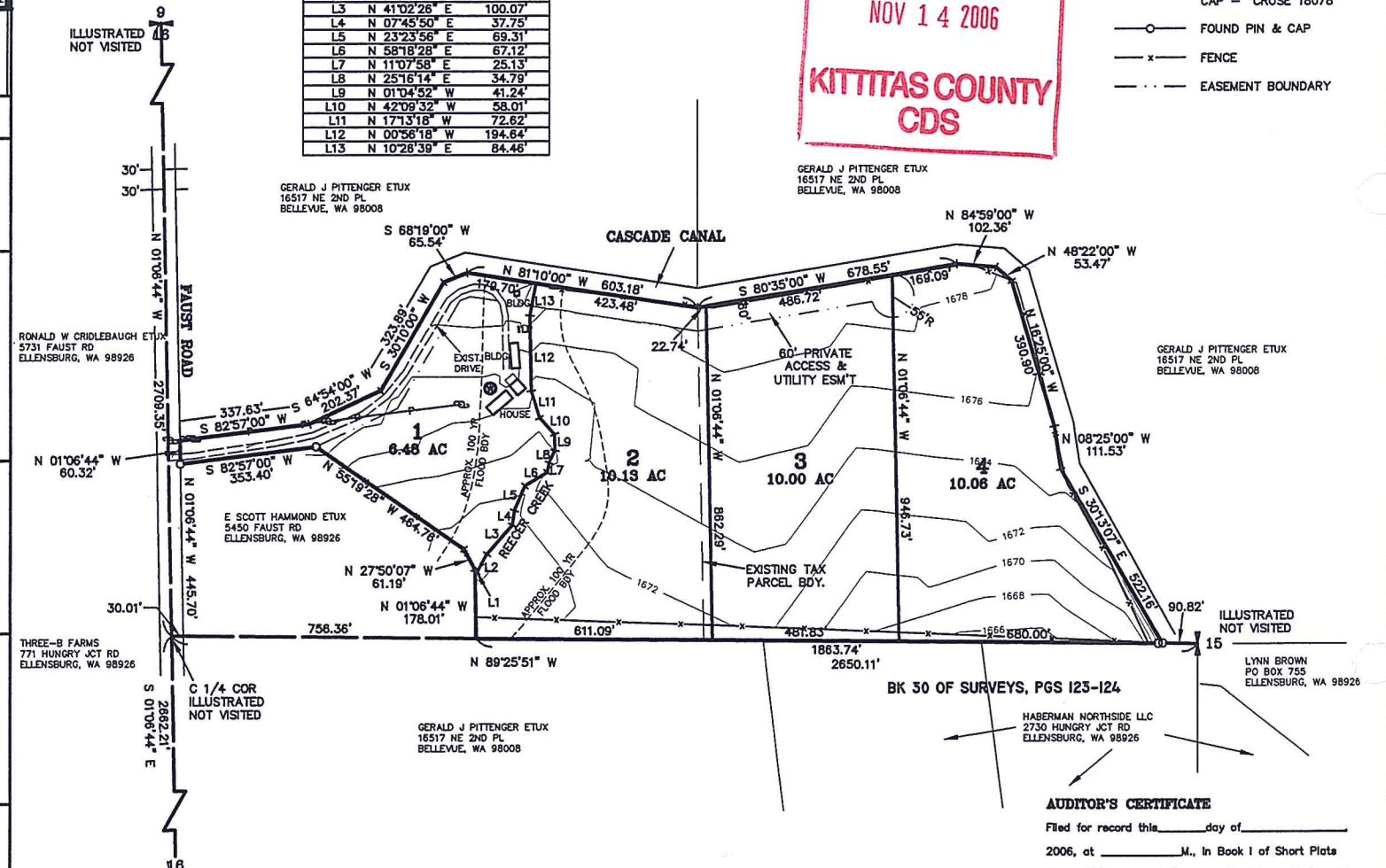


LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x— FENCE
- EASEMENT BOUNDARY

RECEIVED
 NOV 14 2006
KITTITAS COUNTY
CDS

LINE	DIRECTION	DISTANCE
L1	S 85°07'32" E	8.08'
L2	N 28°18'02" E	49.57'
L3	N 41°02'26" E	100.07'
L4	N 07°45'50" E	37.75'
L5	N 23°23'56" E	69.31'
L6	N 58°18'28" E	67.12'
L7	N 11°07'58" E	25.13'
L8	N 25°16'14" E	34.79'
L9	N 01°04'52" W	41.24'
L10	N 42°09'32" W	58.01'
L11	N 17°13'18" W	72.62'
L12	N 00°56'18" W	194.64'
L13	N 10°28'39" E	84.46'



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 ANDREW HATLESTAD In AUGUST of 2008.

Charles A. Cruse, Jr. 11-13-06
 DATE
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor License No. 18078

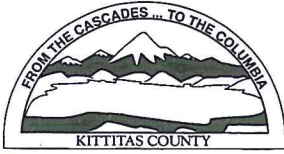


AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2006, at _____ M., in Book I of Short Plats at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT by: _____
 KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 859
 Ellensburg, WA 98928 (509) 962-8242
HATLESTAD SHORT PLAT



Kittitas County Community Development Services
411 N Ruby STE 2
Ellensburg, WA 98926

CHECKLIST FOR PLANNING ISSUES
(to be kept in the file at all times)

PROPOSAL NAME:

Hatlestad short plat SP-06-113

NOTIFICATION MAILING DATE:

Thursday, February 15, 2007

Mailer: In addition to items for mailing, please attach a copy of the names and addresses of those to who were mailed the Notice of Application.

State of Washington
County of Kittitas

I certify that the acts of notification described in this document have occurred or have been performed.



Signature

Subscribed and sworn to before me this 15th day of February, 2007




Notary Public for the State of Washington
residing in Ellensburg. My appointment
expires January 9, 2010.

Cascade Irrigation
1063 Hwy 10
Ellensburg, WA 98926

Kittitas Valley Fire and Rescue
PO Box 218
Ellensburg, WA 98926

Ellensburg School District 401
Administration Office
1300 E 3rd Ave
Ellensburg, WA 98926

Kittitas County Public Works

Kittitas County Enforcement and
Investigation

Kittitas County Environmental Health

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

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

LUTHER G. PARKER ETUX
TODD K. PARKER
PO BOX 13
SNOQUALMIE, WA 98065

ROBIN A. SCHMAUS ETUX
1001 BIG CREEK ROAD
CLE ELUM, WA 98922

PATRICK MAC HALE ETUX
22708 912ST WAY S
KENT, WA 98031

DONALD S. DART ETUX
PO BOX 496
EASTON, WA 98925

DEBRA J. MASTERS
STEPHEN C. WILTFANG
1831 W. NELSON SIDING RD.
CLE ELUM, WA 98922

RANDY L. MC FADDEN
PO BOX 804
CLE ELUM, WA 98922

GERALD J. PITTENGER ETUX
16517 NE 2ND PL
BELLEVUE, WA 98008

HATLESTAD INVESTMENT GROUP
LLC
PO BOX 365
MERCER ISLAND, WA 98040

HABERMAN NORTHSIDE LLC
2730 HUNGRY JUNCTION RD
ELLENSBURG, WA 98926

LYNN A. BROWN ETUX
PO BOX 755
ELLENSBURG, WA 98926

SCOTT E. HAMMOND ETUX
1450 FAUST RD.
ELLENSBURG, WA 98926

CHUCK CRUSE/ CRUSE & ASSOC.
PO BOX 959
ELLENSBURG, WA 98926

18-18-16000-0001
PITTENGER, GERALD J. ETUX
16517 NE 2ND PL
BELLEVUE WA 98008

18-18-15000-0007
PITTENGER, GERALD J. ETUX
16517 NE 2ND PL
BELLEVUE WA 98008

18-18-16000-0004
PITTENGER, GERALD J. ETUX
16517 NE 2ND PL
BELLEVUE WA 98008

18-18-16000-0011
HATLESTAD INVESTMENT GROUP LLC
PO BOX 365
MERCER ISLAND WA 98040-040-

18-18-16000-0012
HATLESTAD INVESTMENT GROUP LLC
PO BOX 365
MERCER ISLAND WA 98040-040-

18-18-16000-0006
PITTENGER, GERALD J. ETUX
16517 NE 2ND PL
BELLEVUE WA 98008

18-18-16000-0005
HABERMAN NORTHSIDE LLC
2730 HUNGRY JUNCTION RD
ELLENSBURG WA 98926-926-

18-18-16000-0025
HABERMAN NORTHSIDE LLC
2730 HUNGRY JUNCTION RD
ELLENSBURG WA 98926-926-

18-18-15000-0005
BROWN, LYNN A ETUX
PO BOX 755
ELLENSBURG, WA 98926

18-18-16000-0001
PITTENGER, GERALD J. ETUX
16517 NE 2ND PL
BELLEVUE WA 98008

18-18-16000-0004
PITTENGER, GERALD J. ETUX
16517 NE 2ND PL
BELLEVUE WA 98008

18-18-16000-0011
HATLESTAD INVESTMENT GROUP LLC
PO BOX 365
MERCER ISLAND WA 98040-040-

18-18-16000-0012
HATLESTAD INVESTMENT GROUP LLC
PO BOX 365
MERCER ISLAND WA 98040-040-

18-18-16000-0010
HAMMOND, E. SCOTT ETUX
5450 FAUST RD
ELLENSBURG WA 98926

18-18-16000-0006
PITTENGER, GERALD J. ETUX
16517 NE 2ND PL
BELLEVUE WA 98008

18-18-16000-0005
HABERMAN NORTHSIDE LLC
2730 HUNGRY JUNCTION RD
ELLENSBURG WA 98926-926-

HATLESTAD



FROM	1	ANGLE	DIST	NORTH	EAST	TO
=====						
	PT,PT	INVERSE				
*****	START					
147	INV	N 82 57 00	59.40	7736.48013	10073.95547	147
148	INV	S 55 19 38	64.75	7779.85536	10424.68768	148
151	INV	S 27 50 07	61.19	7461.32596	10835.47590	150
159	INV	S 55 07 32	8.08	7457.92563	10842.80985	159
159	INV	N 28 15 02	49.57	7501.57193	10866.31138	160
160	INV	N 41 02 26	100.07	7577.05036	10932.01747	161
161	INV	N 7 45 50	37.75	7614.45533	10937.11723	162
162	INV	N 23 23 56	69.31	7678.06709	10964.64305	163
163	INV	N 58 18 28	67.12	7713.32780	11021.75242	164
164	INV	N 11 07 58	25.13	7737.98302	11026.60422	165
165	INV	N 25 16 14	34.79	7769.44074	11041.45446	166
166	INV	N 1 04 52	41.24	7810.67832	11040.67624	167
167	INV	N 42 09 32	58.01	7853.68287	11001.73839	168
168	INV	N 17 13 18	72.62	7923.04469	10980.23875	169
169	INV	N 0 56 18	154.64	817.63609	10977.05153	170
170	INV	N 10 26 39	84.46	8200.72115	10992.36244	171
171	INV	N 81 10 00	179.70	8229.31654	10814.79044	135
135	INV	S 58 19 00	55.54	8204.10068	10753.88712	134
134	INV	S 30 10 00	323.89	7924.07857	10591.12838	133
133	INV	S 54 54 00	102.17	7838.23206	10407.36570	132
132	INV	S 82 57 00	337.53	7796.79240	10072.7844	131
131	INV	S 1 06 44	50.32	7736.48013	10073.95547	147
=====						
				7736.48013	10073.95547	147

NO CLOSURE ERROR

Area = 282303.26 sq ft

6.48079 ac

FROM	2	ANGLE	DIST	NORTH	EAST	TO
=====						
	PT,PT	INVERSE				
*****	START					
144	INV	N 1 06 44	178.01	7461.32596	10835.47590	150
150	INV	S 55 07 32	8.08	7457.92563	10842.80985	159
159	INV	N 28 18 02	49.57	7501.57193	10866.31138	160
160	INV	N 41 02 26	100.07	7577.05036	10932.01747	161
161	INV	N 7 45 50	37.75	7614.45533	10937.11723	162
162	INV	N 23 23 56	69.31	7678.06709	10964.64305	163
163	INV	N 58 18 28	67.12	7713.32780	11021.75242	164
164	INV	N 11 07 58	25.13	7737.98302	11026.60422	165

NO CLOSURE ERROR Area = 282303.26 sq ft 0.48079 ac
 FROM 2 ANGLE DIST NORTH EAST TO

PT. PT INVERSE

***** START

PT.	PT	INVERSE	ANGLE	DIST	NORTH	EAST	TO	
144	INV	N	1 06 44	W	178.01	7451.32596	10838.93147	144
150	INV	S	55 07 32	E	8.03	7457.92563	10842.80935	150
155	INV	N	28 18 02	E	48.57	7501.57193	10866.31138	155
160	INV	N	41 02 26	E	108.07	7577.05036	10932.01747	160
161	INV	E	7 45 50	E	37.75	76 4.45528	10937.11738	161
162	INV	N	23 23 58	E	39.01	7678.06709	10964.34305	162
163	INV	N	58 18 28	E	67.12	7713.32781	11021.75241	163
164	INV	N	11 07 58	E	25.13	7737.98300	11026.60422	164
165	INV	N	25 10 14	E	34.79	7755.44174	11041.45416	165
166	INV	N	1 04 52	W	41.24	7816.67832	11040.67624	166
167	INV	N	42 09 32	W	58.01	7853.68287	11001.73839	167
168	INV	N	17 13 18	W	72.62	7925.04469	10980.23875	168
169	INV	N	0 56 18	W	194.64	8117.65809	10977.05153	169
170	INV	N	10 26 29	E	84.46	8200.72115	10952.36244	170
171	INV	S	81 10 00	E	423.48	8135.69166	11410.91700	171
172	INV	N	80 35 00	E	32.74	8139.41155	11433.24901	172
173	INV	S	1 06 44	E	862.29	7277.28035	11449.98826	173
175	INV	N	89 25 51	W	611.09	7283.35151	10838.93147	144

NO CLOSURE ERROR Area = 441370.13 sq ft 10.13251 ac
 FROM 3 ANGLE DIST NORTH EAST TO

PT. PT INVERSE

***** START

PT.	PT	INVERSE	ANGLE	DIST	NORTH	EAST	TO	
172	INV	S	1 06 44	E	862.29	7277.28035	11449.98826	172
173	INV	S	89 25 51	E	481.83	7272.49340	11931.79198	173
174	INV	N	1 06 44	W	946.73	8219.04620	11913.41359	174
175	INV	S	80 35 00	W	436.72	8139.41156	11433.24901	172

NO CLOSURE ERROR Area = 435631.38 sq ft 10.00077 ac
 FROM 4 ANGLE DIST NORTH EAST TO

PT. PT INVERSE

***** START

PT.	PT	INVERSE	ANGLE	DIST	NORTH	EAST	TO	
174	INV	N	1 06 44	W	946.73	8219.04620	11913.41359	174

173	INV	S	89	25	51	E	481.85	7272.49340	11931.79198	174
174	INV	N	1	06	44	W	946.73	8219.04620	11913.41359	175
175	INV	S	80	35	00	W	486.72	8139.41195	11433.24901	172

=====
 NO CLOSURE ERROR Area = 435631.38 sq ft 10.00872 ac
 FROM ANGLE DIST NORTH EAST TO

=====
 POINT INVERSE
 ***** START *****

174	INV	N	1	06	44	W	946.73	8219.04620	11913.41359	175
175	INV	N	80	35	00	E	169.09	8246.71122	12080.22328	138
138	INV	S	84	59	10	E	102.36	8237.76329	12182.19117	139
139	INV	S	48	22	00	E	53.47	8202.23690	12222.15527	140
140	INV	S	16	25	00	E	390.90	7827.27319	12332.63162	141
141	INV	S	8	25	00	E	111.53	7716.94439	12348.95636	142
142	INV	S	30	13	07	E	522.16	7265.73758	12611.76005	176
176	INV	N	89	25	51	W	680.00	7272.49340	11931.79198	174

=====
 NO CLOSURE ERROR Area = 438221.56 sq ft 10.06618 ac
 FROM ANGLE DIST NORTH EAST TO

=====
 POINT INVERSE
 ***** START *****

176	INV	N	89	25	51	W	1772.92	7288.35151	10838.93147	144
144	INV	N	1	06	44	W	78.01	7461.32598	10835.47590	150
150	INV	N	27	50	07	W	61.19	7515.43749	10836.90353	151
151	INV	N	55	19	28	W	164.76	7779.85536	10424.68768	148
148	INV	S	72	57	00	W	253.40	7736.48010	10073.95547	147
147	INV	N	1	06	44	W	39.37	7706.70240	10073.78441	131
131	INV	N	82	57	00	E	337.63	7838.23206	10407.86570	132
132	INV	S	41	54	00	E	202.37	7924.07957	10591.12838	133
133	INV	N	30	10	00	E	325.89	8204.10068	10753.88712	134
134	INV	N	58	19	00	E	65.54	8228.31654	10814.79044	135
135	INV	S	81	10	00	E	503.18	8135.69166	11410.81700	137
137	INV	N	80	35	00	E	578.55	8246.71122	12080.22328	138
138	INV	S	84	59	00	E	102.36	8237.76329	12182.19117	139
139	INV	S	48	22	00	E	53.47	8202.23690	12222.15527	140
140	INV	S	16	25	00	E	390.90	7827.27319	12332.63162	141
141	INV	S	8	25	00	E	111.53	7716.94439	12348.95636	142
142	INV	S	30	13	07	E	522.16	7265.73758	12611.76005	176

=====
 NO CLOSURE ERROR Area = 1597528.33 sq ft 36.67420 ac
 FROM ANGLE DIST NORTH EAST TO

=====
 POINT INVERSE
 ***** START *****

SUBDIVISION GUARANTEE

Office File Number : 0102503
Guarantee Number : 48 0035 72030 6291
Dated : September 14, 2006, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : HATLESTAD



Name of Assured: **CRUSE & ASSOCIATES**

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:

PARCEL 1:

That portion of the South Half of the Northeast Quarter of Section 16, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington, which lies South of and below the South boundary line of the right of way of Cascade Irrigation District, and Easterly of a line described as follows: Beginning at the Southeast corner of said Northeast Quarter of Section 16; thence North 89°25'51" West along the South boundary of said Northeast Quarter, 1275.16 feet to the true point of beginning for said described line; thence North 01°06'44" West, 858.35 feet, more or less, to a point on the South boundary line of said Cascade Irrigation District right of way and the terminus of said described line.

PARCEL 2:

That portion of the South Half of the Northeast Quarter of Section 16, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington, which lies South of and below the South boundary line of the right of way of Cascade Irrigation District, and Westerly of a line described as follows: Beginning at the Southeast corner of said Northeast Quarter of Section 16; thence North 89°25'51" West along the South boundary of said Northeast Quarter, 1275.16 feet to the true point of beginning for said described line; thence North 01°06'44" West, 858.35 feet, more or less, to a point on the South boundary line of said Cascade Irrigation District right of way and the terminus of said described line;

EXCEPT that portion of said South Half of the Northeast Quarter of Section 16 lying Westerly and Southerly of a line described as follows: Beginning at the Southeast corner of said Northeast Quarter of Section 16, thence North 89°25'51" West, along the South boundary of said Northeast Quarter, 1863.74 feet to the true point of beginning for said described line; thence North 01°06'44" West, 178.01 feet; thence North 27°50'07" West, 61.19 feet; thence North 55°19'28" West, 464.76 feet; thence South 82°57'00" West, 353.40 feet, more or less, to the East right of way boundary of Faust (County) Road and the terminus of said described line;

AND EXCEPT right of way for Faust (County) Road.

Title to said real property is vested in:

ANDREW HATLESTAD AND JANE WHITAKER, HUSBAND AND WIFE

(SCHEDULE B)

File No. 0102503

Guarantee Number: 48 0035 72030 6291

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. Exceptions and reservations contained in Deed from the State of Washington whereby said grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
Auditor's File No. : 86254

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.
5. 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)
6. Matters disclosed and/or delineated on that certain Survey recorded July 20, 1984, in Book 13 of Surveys, Page 20, under Auditor's File No. 480657, as follows:
 - a) Encroachment of fence line along the South boundary of said premises;
 - b) Location of existing right-of-way fence in relation to the East boundary of Faust Road on the West boundary of said premises
 - c) Note contained thereon: "Van Diest has title to the property involved in the fenceline encroachment shown above; however the land has apparently been used by the adjacent landowner for many years.
7. Right, title and interest of owner of land adjoining on the South as to that portion of said land between the fence and the property line as disclosed by Survey recorded July 20, 1984, in Book 13 of Surveys, Page 20, under Auditor's File No. 480657.

END OF EXCEPTIONS

(SCHEDULE B)

File No. 0102503

Guarantee Number: 48 0035 72030 6291

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.

2. General taxes and assessments for the year 2006 have been paid.

<u>Amount</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 1,549.76	18-18-16000-0011 (203936)	Ptn Parcel 2
\$ 58.81	18-18-16000-0012 (505536)	Ptn Parcel 1/Ptn Parcel A
\$ 0.00	18-18-16000-0026 (951618)	Ptn Parcel 2

3. Cascade Irrigation District assessments for the year 2006 have been paid.

<u>Amount</u>	<u>Parcel No.</u>	<u>Affects</u>
\$ 1,264.00	203936-1-1	Ptn Parcel 2
\$ 120.40	505536-1-1	Ptn Parcel 1/Ptn Parcel A

4. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale or transfer of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

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

MW/kdb

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 11.14.06

048983

Received From CRUSC & ASSOC. LLC

Address 217 E. 4th Ave
Ellensburg, WA 98926

Dollars \$ 12000

For SHORT PLAT APP (HATPECTAD: 4 LOTS)
DWN (\$230) EII (\$240) CDS (\$450)

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>920 00</u>	CHECK	<u>920 00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Amber Green