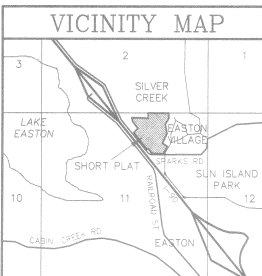


RECEIVING NO. SP-07-



TURTLE TOWN SHORT PLAT PART OF SECTION 11, T. 20 N., R. 13 E., W.M. KITITITAS COUNTY, WASHINGTON

BK 10 OF SURVEYS, PG 252



APPROVALS

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

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITITAS 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__

KITITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE TURTLE TOWN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY PLANNING DIRECTOR

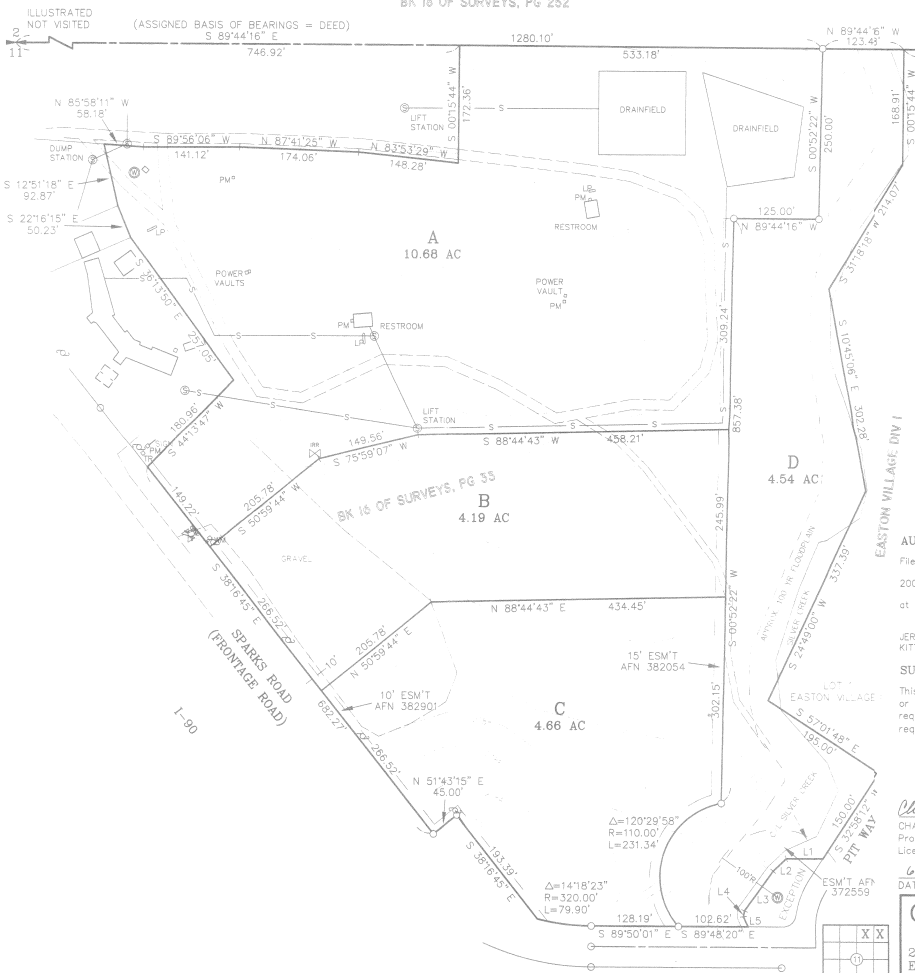
CERTIFICATE OF KITITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO: 2013-11010-0003
DATED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: LEE FRAZIER
ADDRESS: PO BOX 12
EASTON, WA 98925
PHONE: (509) 656-2360

EXISTING ZONE: GENERAL COMMERCIAL & RURAL 3
SOURCE OF WATER: EASTON WATER DISTRICT
SEWER SYSTEM: SEPTIC TANKS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 100'

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



- ### LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
 - FOUND PIN & CAP
 - FENCE
 - ⊕ UTILITY POLE

LINE	DIRECTION	DISTANCE
L1	N 90°00'00" W	53.91'
L2	S 46°19'25" W	26.70'
L3	S 35°46'55" W	71.74'
L4	S 10°09'20" W	8.81'
L5	S 25°34'18" E	16.37'

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2007, at _____, in Book 1 of Short Plats at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT by _____
KITITITAS 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 request of LEE FRAZIER in APRIL of 2007.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
DATE: 6-6-07

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

TURTLE TOWN SHORT PLAT
PART OF SECTION 11, T. 20 N., R. 13 E., W.M.
KITITITAS COUNTY, WASHINGTON

RECEIVING NO. _____

SP-07-

ORIGINAL PARCEL DESCRIPTION

PARCEL 1

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY OF P.S.H. NO. 2 (SR 90) AND NORTH OF SPARKS ROAD AND WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1330.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 05°22'22" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, 250.00 FEET; THENCE NORTH 89°44'16" WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 125.00 FEET; THENCE SOUTH 05°22'22" WEST 857.38 FEET, TO A POINT IN A CURVE HAVING A RADIUS OF 110.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 10°45'00" WEST; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 231.46 FEET TO THE NORTHERLY MARGIN OF SPARKS ROAD;

EXCEPT THAT PORTION THEREOF LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 89°44'16" EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER, 748.92 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE SOUTH 00°15'44" WEST, 172.36 FEET; THENCE NORTH 83°53'29" WEST, 148.28 FEET; THENCE NORTH 87°41'25" WEST, 174.06 FEET; THENCE SOUTH 89°56'06" WEST, 141.12 FEET; THENCE NORTH 85°58'11" WEST, 58.18 FEET; THENCE SOUTH 12°51'18" EAST, 92.87 FEET; THENCE SOUTH 22°16'15" EAST, 50.23 FEET; THENCE SOUTH 36°13'50" EAST, 257.05 FEET; THENCE SOUTH 44°13'47" WEST, 180.86 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF P.S.H. NO. 2 (I-90) AND THE TERMINUS OF SAID DESCRIBED LINE.

PARCEL 2

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, LYING NORTH OF SPARKS ROAD AND WEST OF THE WESTERLY BOUNDARY OF THE PLAT OF EASTON VILLAGE DIVISION NO. 1, AS PER PLAT THEREOF RECORDED IN BOOK 5 OF PLATS, PAGES 56 AND 57, RECORDS OF SAID COUNTY; AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1330.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 05°22'22" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, 250.00 FEET; THENCE NORTH 89°44'16" WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION, 125.00 FEET; THENCE SOUTH 05°22'22" WEST 857.38 FEET, TO A POINT IN A CURVE HAVING A RADIUS OF 110.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 10°45'00" WEST; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 231.46 FEET TO THE NORTHERLY MARGIN OF SPARKS ROAD, EXCEPT

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 1, EASTON VILLAGE DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDS OF THE KITITITAS COUNTY AUDITOR; THENCE SOUTH 32°58'12" WEST 150 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST TO THE CENTER LINE OF SILVER CREEK; THENCE SOUTHWESTERLY ALONG SAID CREEK TO THE NORTH MARGIN OF SPARKS ROAD; THENCE EASTERLY ALONG SAID NORTH MARGIN TO THE WESTERLY MARGIN OF PIT WAY AS SHOWN ON SAID PLAT OF EASTON VILLAGE DIVISION 1; THENCE NORTHEASTERLY ALONG SAID WESTERLY MARGIN TO THE TRUE POINT OF BEGINNING.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 16 OF SURVEYS, PAGE 33 AND THE SURVEYS REFERENCED THEREON.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
8. KITITITAS 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.
9. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2007, at _____ M., in Book 1 of Short Plats
at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT by _____
KITITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

TURTLE TOWN SHORT PLAT
PART OF SECTION 11, T. 20 N., R. 13 E., W.M.
KITITITAS COUNTY, WASHINGTON

RECEIVING NO. _____

SP-07-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT LEE FRAZIER, AS HIS SOLE AND SEPARATE PROPERTY, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____ A.D., 2007.

LEE FRAZIER

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEE FRAZIER, TO ME KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JOANN LAVASSAR, A SINGLE WOMAN, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____ A.D., 2007.

JOANN LAVASSAR

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOANN LAVASSAR, TO ME KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2007, at _____ M., in Book _____ of Short Plats
at page(s) _____ at the request of Cruse & Associates.

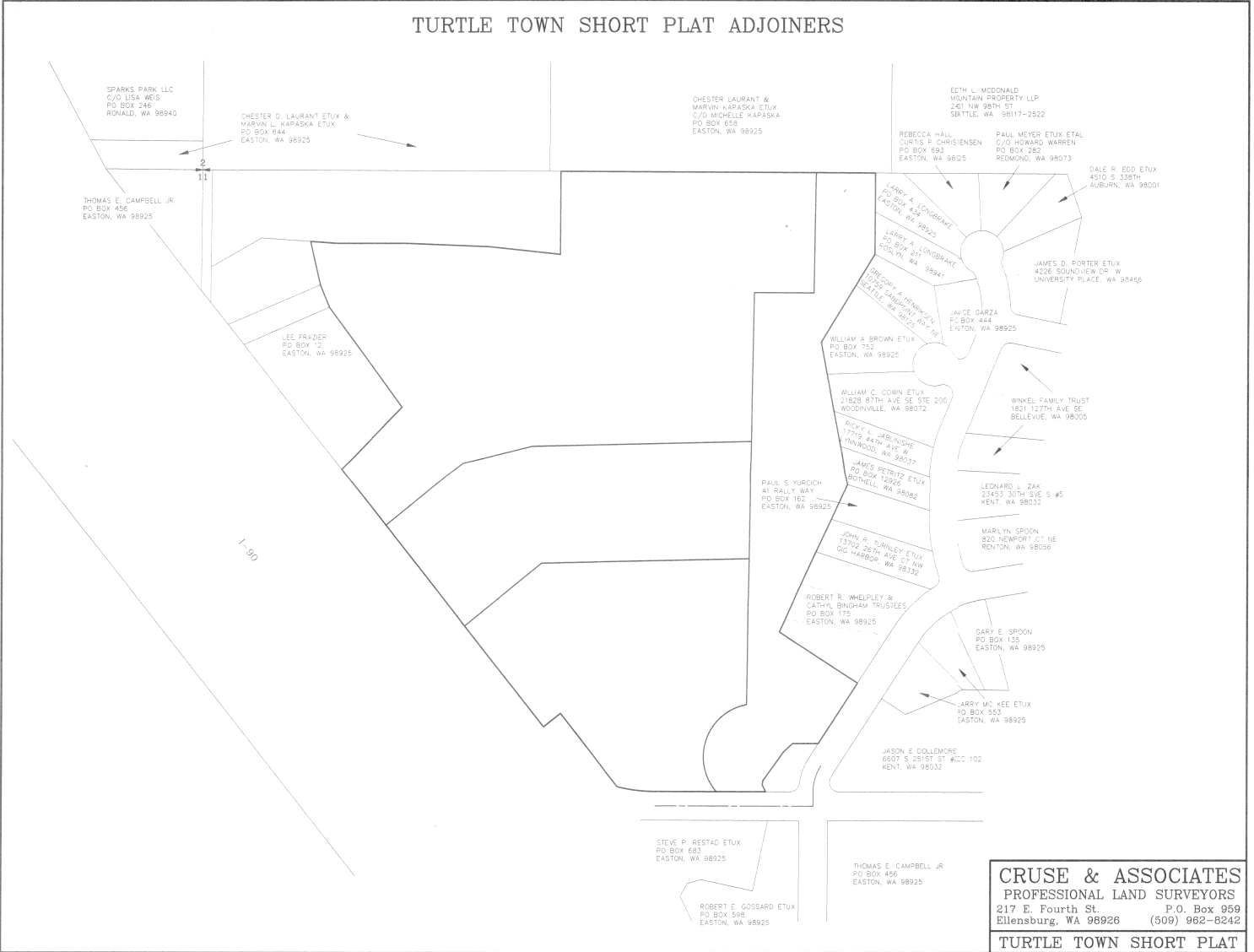
JERALD V. PETTIT by _____
KITITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242
TURTLE TOWN SHORT PLAT

6-6-07

TURTLE TOWN SHORT PLAT ADJOINERS



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
TURTLE TOWN SHORT PLAT



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

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

August 6, 2007

Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

RE: Turtle Town Short Plat (SP-07-94)

Dear Ms. Moynihan,

Thank you for the opportunity to comment on the above referenced project. A copy of the well log for the existing well on lot A would suffice for proof of water availability and soil logs are needed for lots B,C and D as there are existing septic systems on lot A.

Thank you for your time.

Sincerely,

Holly Duncan
Environmental Health Specialist



Washington State
Department of Transportation
Douglas B. MacDonald
Secretary of Transportation

RECEIVED

AUG 07 2007

KITTITAS COUNTY
CDS

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

509-577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

August 6, 2007

Community Development Services
Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Mackenzie Moynihan, Staff Planner

Subject: SP-07-94; Turtle Town Commercial Short Plat (4 Lots)
Lee Frazier, Landowner (24.07 Acres)
I-90, MP 70 (W. Easton Road) Left Vicinity
(East Side of Sparks Road, ~ 0.25 Mile Southeast of Exit 70)

We have reviewed the proposed plat. The plat area is not adjacent to any WSDOT-maintained roads, but is in the immediate vicinity of Interstate 90. We have the following comments.

1. Access to the project site is via Sparks Road and I-90 Exit 70. I-90, including the ramps, is a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. The limited access boundaries extend along Sparks Road. No access is allowed within the limited access boundaries.
2. Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Rick Gifford of the WSDOT South Central Regional Office at (509) 577-1985 for specifics.
3. I-90 is an existing facility. The proponent should be aware that they are proposing development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-90 may need to be expanded to accommodate future traffic growth. If the proponent is concerned with traffic noise affecting this development, it is the developer's responsibility to dampen or deflect any traffic noise for it.
4. Any proposed lighting should be directed down towards the site, and away from I-90.
5. The WSDOT has long-range plans to widen I-90 to six lanes from the Keechelus Dam (milepost 58.23) to Cle Elum (milepost 82.49). The plans are only preliminary. No decisions have been made, and no funding has been procured.

Mackenzie Moynihan, Kittitas County – Turtle Town Commercial Plat (4 Lots)

August 6, 2007

Page 2

6. We are interested in reviewing any future developments for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Of particular concern to the department are the effects developments have on the highway safety and capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact me at (509) 577-1630.

Sincerely,



Bill Preston, P.E.

Regional Planning Engineer

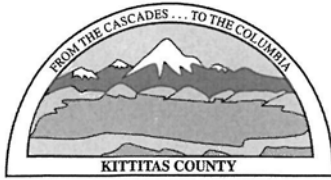
BP: rh/jjg

cc: File #19, SR 90

Rick Gifford, Traffic Engineer

Terry Kukes, South Central Area 1 Maintenance Supervisor

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KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mackenzie Moynihan, Community Development Services

FROM: Christina Wollman, Planner II *cw*

DATE: July 26, 2007

SUBJECT: Turtle Town Short Plat

Our department has reviewed the Short 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. BLA: These comments are submitted on the condition that the BLA receives final approval. Final approval of the short plat will not be granted until the BLA is final.
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. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
4. Access: Each lot fronts Sparks Road. Sparks Road is classified as Rural Local Access and accesses must meet the 100' spacing requirement. At the time of commercial development, additional access improvements may be required.

Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.

- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
- b. The surface requirement is for a minimum gravel surface depth of 6".
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. 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. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 7. 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.
 8. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
 9. 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.

Mackenzie Moynihan

From: Keli Bender [krd.keli@elltel.net]
Sent: Wednesday, July 11, 2007 11:03 AM
To: Mackenzie Moynihan
Subject: Turtle Town

Good morning Mackenzie;

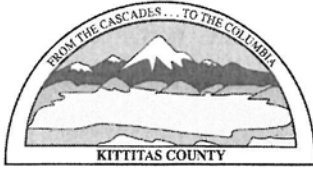
This is in regards to the Turtle Town Short Plat **SP-07-94**. This property is not within the KRD District boundaries so nothing will be required from this office. If you need additional information, please let me know.

Keli

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

7/11/2007





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

November 16, 2007

Cruse & Associates
Chuck Cruse
PO Box 959
Ellensburg, WA 98926

Dear Chuck,

Kittitas County Community Development Services has determined that the Turtle Town Short Plat (SP-07-94) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-07-94 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2007 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Per Kittitas County Environmental Health, a copy of the well log for the existing well on Lot A is needed for proof of water availability and soil logs are needed for lots B, C and D.
4. The RV Town/Lee Frazier BLA must be completed and submitted to the assessor's office before final approval will be given for the Turtle Town Short Plat.
5. Please see the attached comments from Kittitas County Department of Public Works and the Washington State Department of Transportation for further issues that must be addressed prior to final approval.

Approval of the Turtle Town Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after Monday, December 3, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

This determination may be appealed 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 5:00 p.m. on Monday, December 3, 2007.

If you have any questions or need assistance, please contact our office at 509-962-7506.

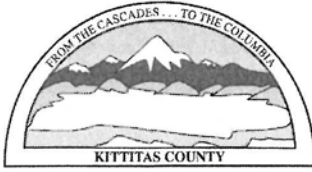
Sincerely,

Mackenzie Moynihan
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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

NOTICE OF APPLICATION

To: Kittitas County Sheriff's Department
Kittitas County Fire District # 3
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Kittitas Reclamation District
Easton School District #28
Washington State Department of Transportation
Adjacent Property Owners
Applicant

From: Mackenzie Moynihan, Staff Planner
Kittitas County Community Development

Date: July 10, 2007

Subject: **Turtle Town Short Plat (SP-07-94)**

Chuck Cruse of Cruse & Associates, authorized agent, and Lee Frazier, landowner, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 24.07 acres of land that is zoned General Commercial and R3, located north of the Town of Easton east of Interstate 90 north of Sparks Road, Easton, WA 98925 and located in Section 11, T. 20 N. R. 13 E., W.M., in Kittitas County. Tax Parcel number 20-13-11010-0003.

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

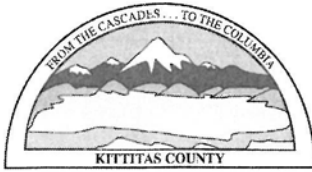
Please send any comments regarding potential adverse environmental impacts and the application by July 25, 2007 @ 5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA, 98926, attention Mackenzie Moynihan, Staff Planner.

Conditional preliminary approval may be granted based on timely comments received prior to July 25, 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 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

July 10, 2007

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

RE: File #SP-07-94, Turtle Town Short Plat

The County has received the referenced application for short plat. As you are aware, final short plat approval is contingent upon provisions for an irrigation water right-of-way for each parcel. In addition, completed irrigation water distribution facilities may be required if the subject property is classified as irrigable by said Irrigation District per RCW 58.17.310.

Enclosed, please find a copy of the original preliminary short plat drawing.

Please notify our office in writing of any requirements so administrative actions may be completed in a timely manner.

Failure to respond to this notice within two (2) weeks shall be interpreted as no action required.

If you have any questions, please feel free to contact our office at (509) 962-7506.

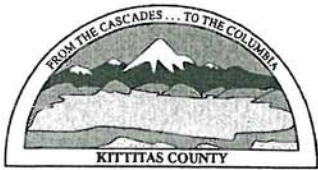
Sincerely,

Mackenzie Moynihan
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SP-07-94

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITITITAS 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.
- 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.

OPTIONAL ATTACHMENTS

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

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

FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$376.88 plus \$75/hr. over 4 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

DATE

RECEIPT #

X [Signature]

6-7-07

0519201



NOTES _____

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: Lee Frezier
Mailing Address: P O Box 12
City/State/ZIP: Easton, WA 98925
Day Time Phone: (509) 656-2360
Email Address: _____

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

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

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: Sparks Road
City/State/ZIP: Easton, WA 98925

5. Legal description of property: Ptn. of NE 1/4 of Section 11
T. 20. N., R. 13 E.

6. Tax parcel number(s): 20-13-11010-0003

7. Property size: 24.07 (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 in Easton Water District
w/ individual septic systems

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

Yes (Circle) No If yes, explain: _____

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

Sparks 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.

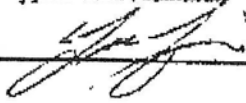
Signature of Authorized Agent:

Date:

X _____

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

Date:

X  _____

4/7/07

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
 WOULD BE SUITABLE FOR 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 TURTLE TOWN SHORT
 PLAT HAS BEEN EXAMINED BY ME AND FOUND 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. 2013-11010-0003

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

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: LEE FRAZIER
 ADDRESS: PO BOX 12
 EASTON, WA 98025
 PHONE: (509) 888-2380

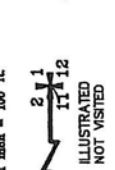
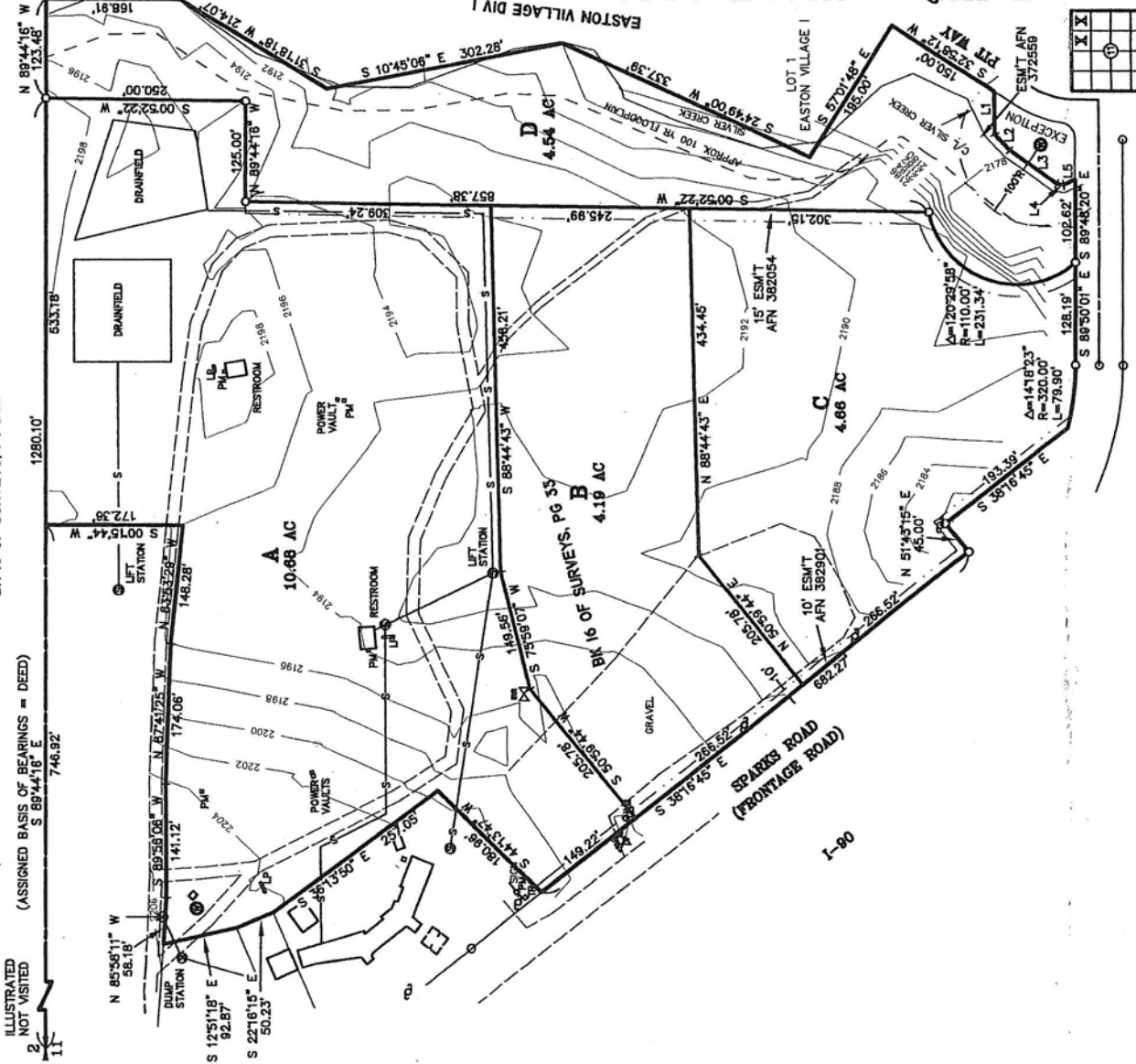
EXISTING ZONE: GENERAL COMMERCIAL & RURAL 3
 SOURCE OF WATER: EASTON WATER DISTRICT
 SEWER SYSTEM: SEPTIC TANKS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD, R/W
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 100'

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

TURTLE TOWN SHORT PLAT
 PART OF SECTION 11, T. 20 N., R. 13 E., W.M.
 KITTITAS COUNTY, WASHINGTON

BK 18 OF SURVEYS, PG 252

(ASSIGNED BASIS OF BEARINGS = DEED)



LEGEND
 SET 5/8" REBAR W/ YELLOW CAP - CRUSE 18078
 FOUND PIN & CAP
 FENCE
 UTILITY POLE

LINE	DIRECTION	DISTANCE
L1	N 90°00'00" W	53.91'
L2	S 46°19'25" W	26.70'
L3	S 35°46'35" W	71.24'
L4	S 10°09'28" W	18.37'
L5	S 25°34'18" E	16.37'

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 2007, at _____ M., in Book I of Short Plats
 at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT BY
 KITTITAS COUNTY AUDITOR

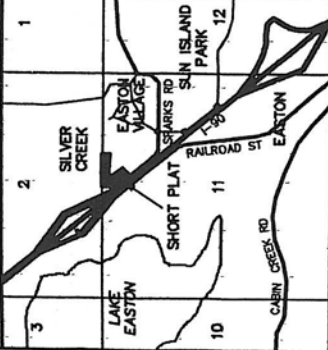
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me
 or under my direction in conformance with the
 requirements of the Survey Recording Act at the
 request of LEE FRAZIER in APRIL of 2007.



Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 DATE: 6-6-07

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 962-8642
 TURTLE TOWN SHORT PLAT

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 RV TOWN SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND 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. 2013-11010-0001

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

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: LEE FRAZIER
 ADDRESS: PO BOX 12
 EASTON, WA 98025
 PHONE: (509) 698-2360

EXISTING ZONE: GENERAL COMMERCIAL
 SOURCE OF WATER: EASTON WATER DISTRICT
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W & 60' PRIVATE ESBT

NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 60'

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

**RV TOWN SHORT PLAT
 PART OF SECTION 11, T. 20 N., R. 13 E., W.M.
 KITTITAS COUNTY, WASHINGTON**

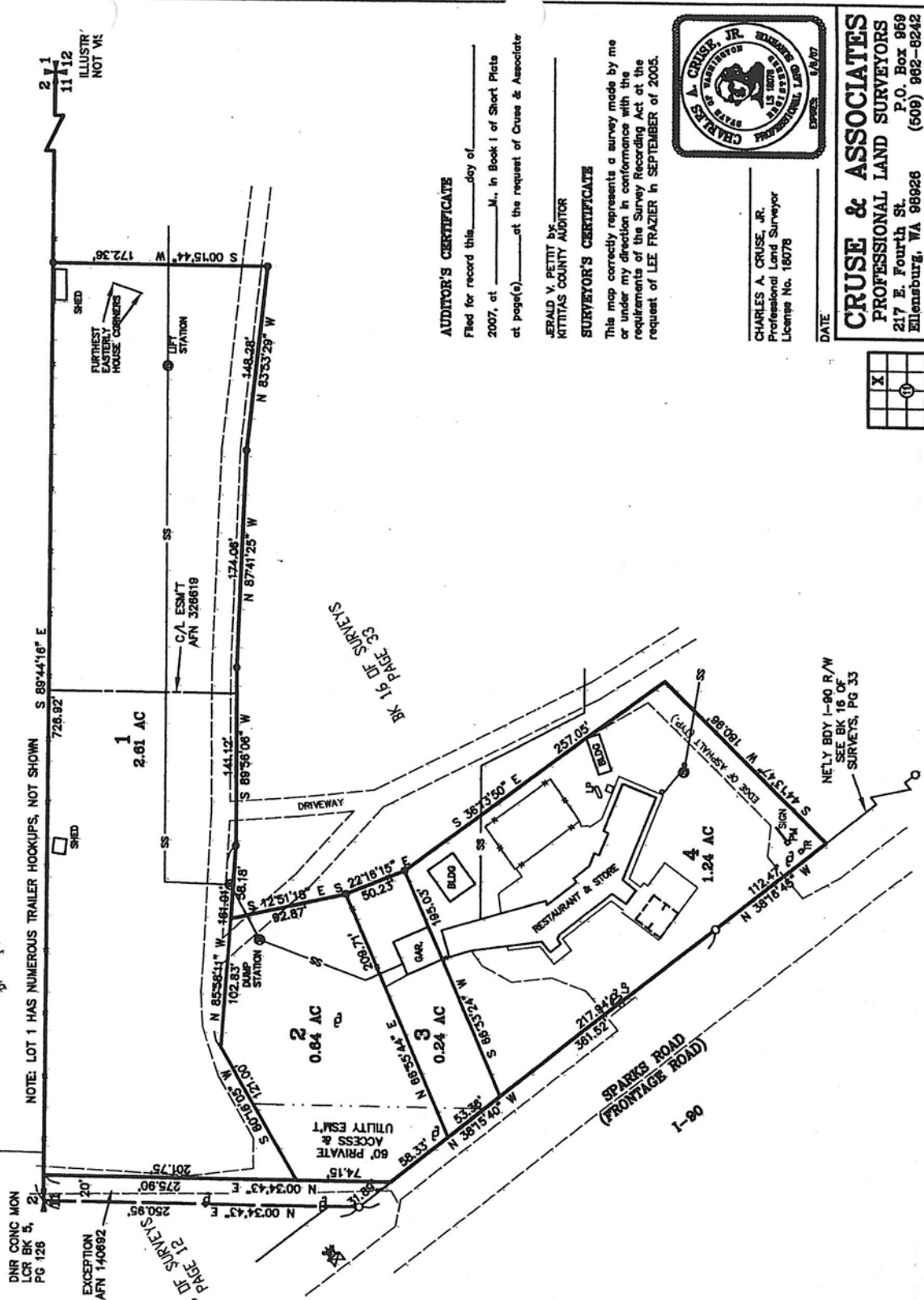
RECEIVING NO. _____



SP-05-78
 (SEE FIGURE)
 1 inch = 60 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - CRUISE 18078
- FOUND PIN & CAP
- FENCE
- UTILITY POLE



DNR CONC MON
 LCR BK 5,
 PG 128

EXCEPTION
 AFN 140892

NOTE: LOT 1 HAS NUMEROUS TRAILER HOOKUPS, NOT SHOWN

BK 18 DE SURVEYS
 PAGE 252

BK 9 DE SURVEYS
 PAGE 12

BK 15 DE SURVEYS
 PAGE 33

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
 2007, at _____ M., in Book I of Short Plats
 at page(s) _____ at the request of Cruise & Associate

FRANK V. BETTY by
 KITTITAS 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 LEE FRAZIER in SEPTEMBER of 2005.



CHARLES A. CRUISE, JR.
 Professional Land Surveyor
 License No. 18078

DATE _____

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 962-8242
RV TOWN SHORT PLAT

