

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506
Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Friday, November 16, 2012
Application Received: Friday, October 26, 2012
Application Complete: Tuesday, November 13, 2012

Project Name (File Number): OKeefe No 2 (SP-12-00006)

Applicant: Encompass Engineering authorized agent for David O'Keefe, landowner

Location: 1 parcel, located approximately 4 miles north of Ellensburg at 7761 Reecer Creek Road, in a portion of Section 10, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-10051-0001.

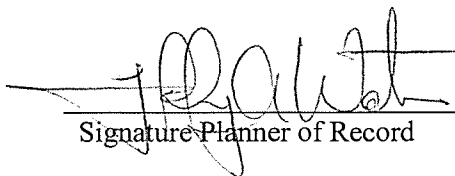
Proposal: Encompass Engineering authorized agent for David O'Keefe, landowner, has submitted a preliminary short plat application to subdivide approximately 10.00 acres into one 4.14 acre lot and one 5.63 acre lot. The subject property is zoned Agriculture 20.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

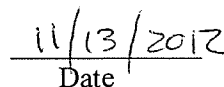
Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Saturday, 1 December, 2012. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us



Signature Planner of Record



Date

Jeff Watson

From: Jeff Watson
Sent: Tuesday, November 13, 2012 4:10 PM
To: legals@kvnews.com
Subject: Publication Request
Attachments: SP-12-00006 OKeefe No 2 Notice of Application Legal.docx

Please publish the attached on: Friday November 16, 2012

Thank You,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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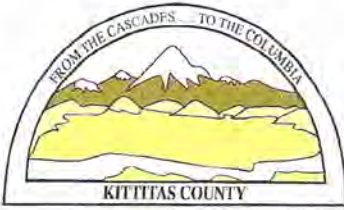
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Building Partnerships - Building Communities

November 13, 2012

David O'Keefe
P.O. Box 1063
Kittitas WA 98926

Subject: OKeefe Short Plat, SP-12-00006

Dear Applicant,

Your application for a 2 lot short plat on approximately 10.00 acres of land that is zoned Agriculture 20, located in a portion of section 10, township 18 N, range 18 E, WM in Kittitas County; Assessor's map number 18-18-10051-0001, was received on Friday, October 26, 2012. Your application has been determined complete as of Tuesday, November 13, 2012.

Continued processing of your application will include, but is not limited to, the following actions:

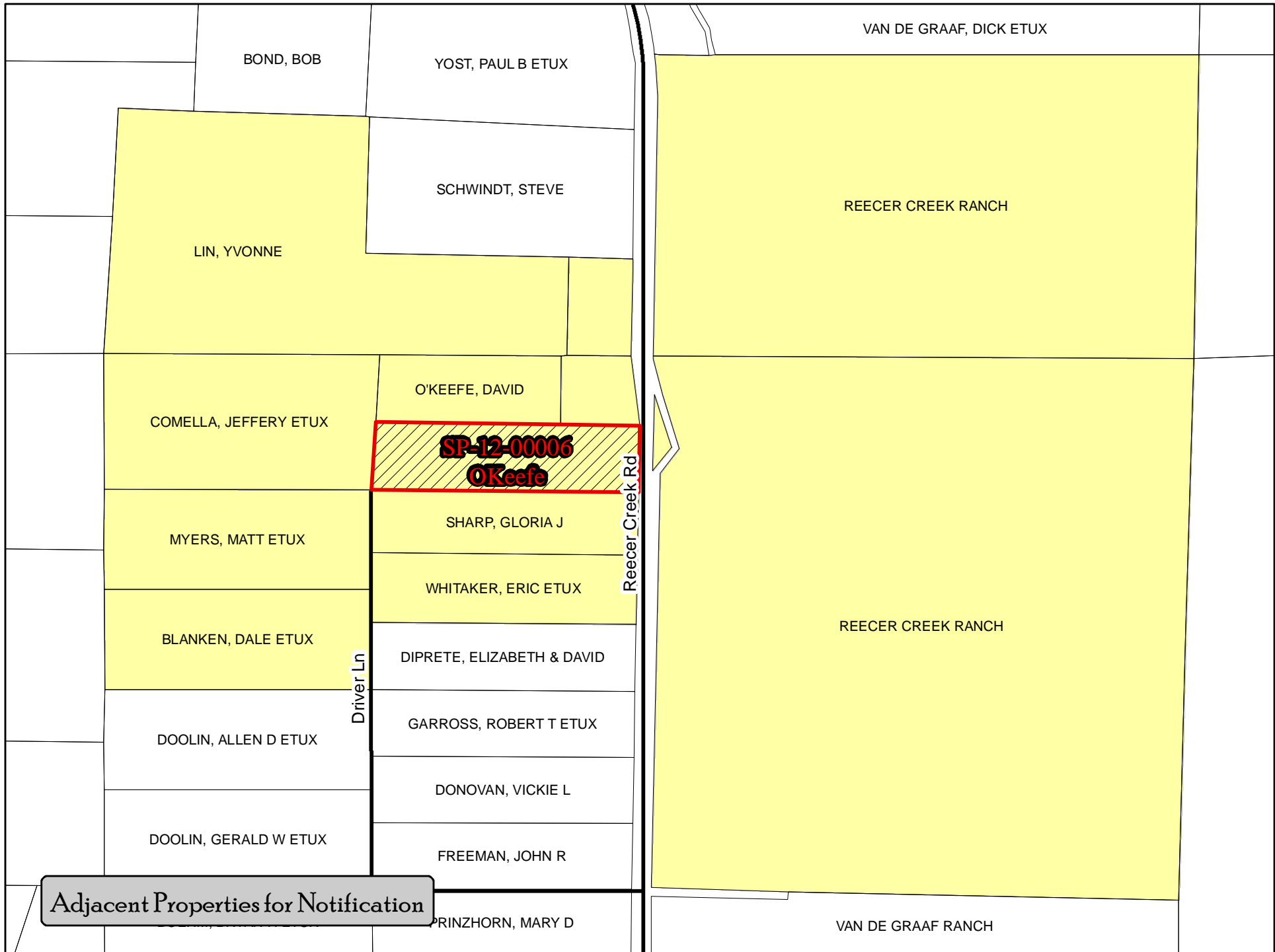
1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner

SP-12-00006 OKeefe Master File@\\arda\Teams\CDS\Projects\Short Plats\SP 2012\SP-12-00006 OKeefe No 2



Adjacent Properties for Notification

SHARP, GLORIA J
7731 REECER CREEK RD
ELLENSBURG WA 98926-

REECER CREEK RANCH
PROPERTIES LLC
1691 MIDVALE RD
SUNNYSIDE WA 98944-

COMELLA, JEFFERY ETUX
PO BOX 521
ELLENSBURG WA 98926-

WHITAKER, ERIC ETUX
7521 REECER CREEK RD
ELLENSBURG WA 98926

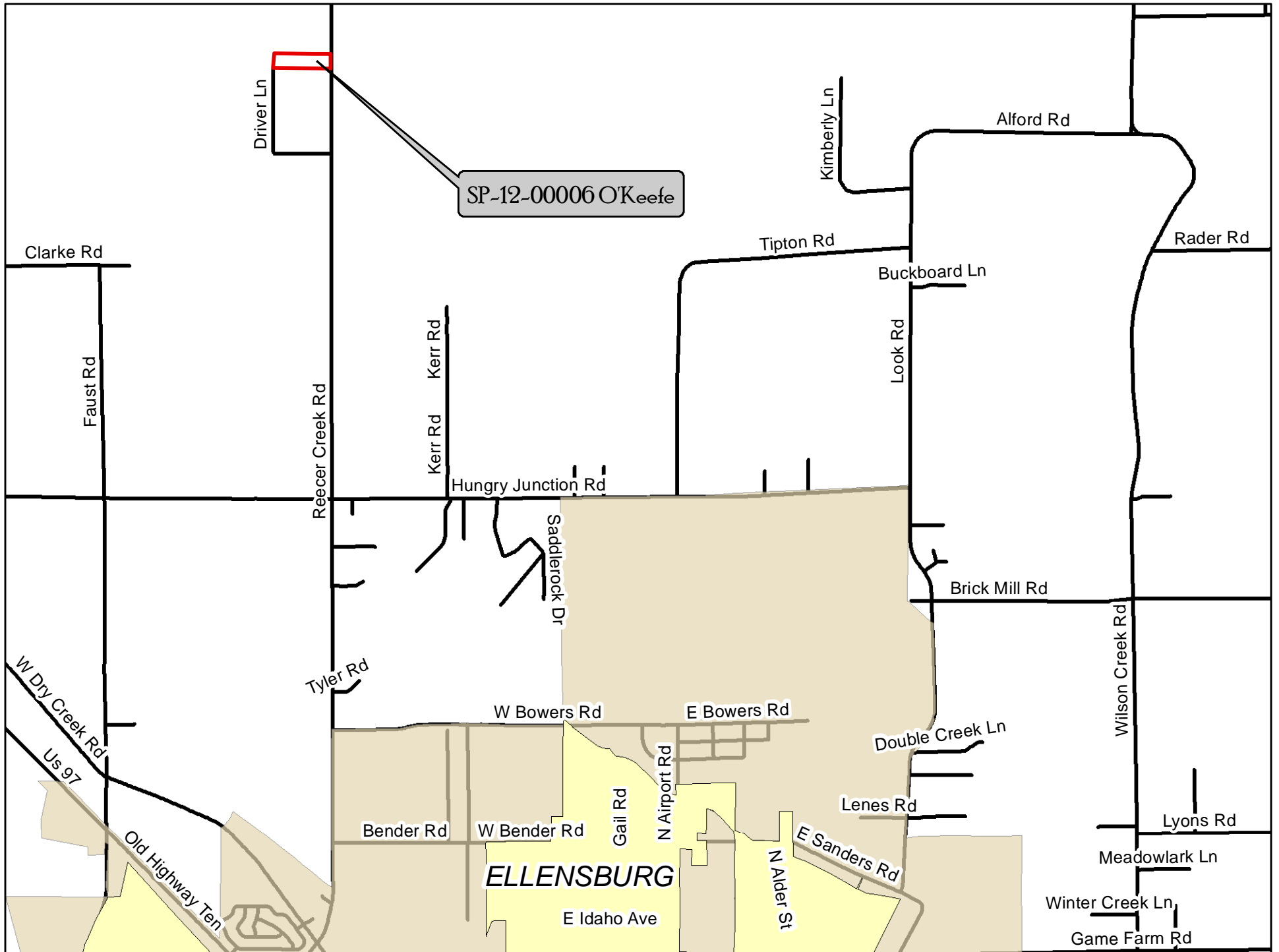
JENSON, BONNIE J
1101 E UMPTANUM RD
ELLENSBURG WA 98926-

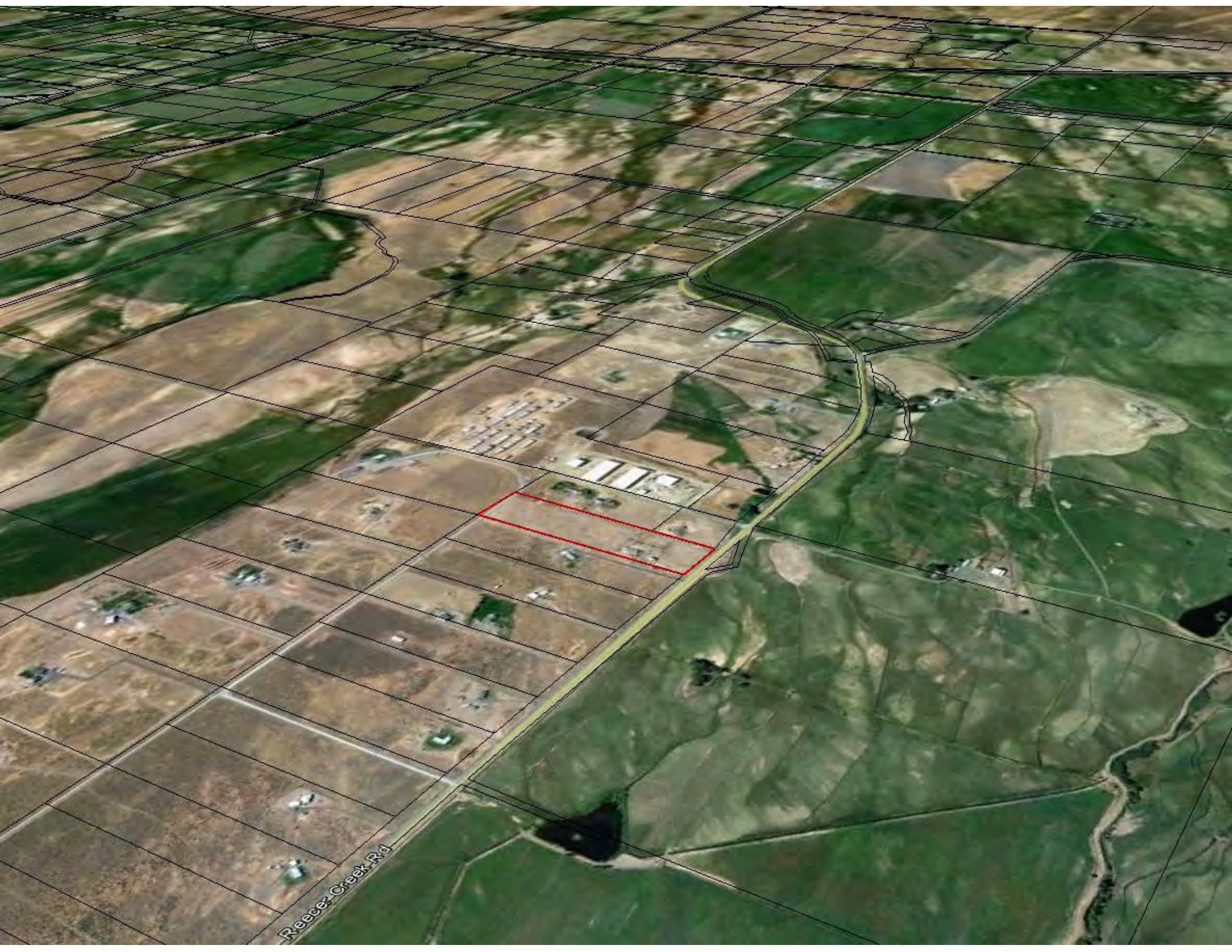
MYERS, MATT ETUX
851 DRIVE LN
ELLENSBURG WA 98926

O'KEEFE, DAVID
PO BOX 1063
KITTITAS WA 98934

LIN, YVONNE
4 CHARLES HILL RD
ORINDA CA 94563-

BLANKEN, DALE ETUX
855 DRIVER LANE
ELLENSBURG WA 98926





Reece Creek Rd

SP-12-00006
O'Keefe

Reecer Creek Rd

Reecer Creek Rd

Reecer Creek Rd

Driver Ln



PSSC
Wetland

AB 8.3

0 - 25% Slope

SP-12-00006
O'Keefe

Reecer Creek Rd

Driver Ln

Critical Areas Map

Critical Areas Checklist

Tuesday, November 13, 2012

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

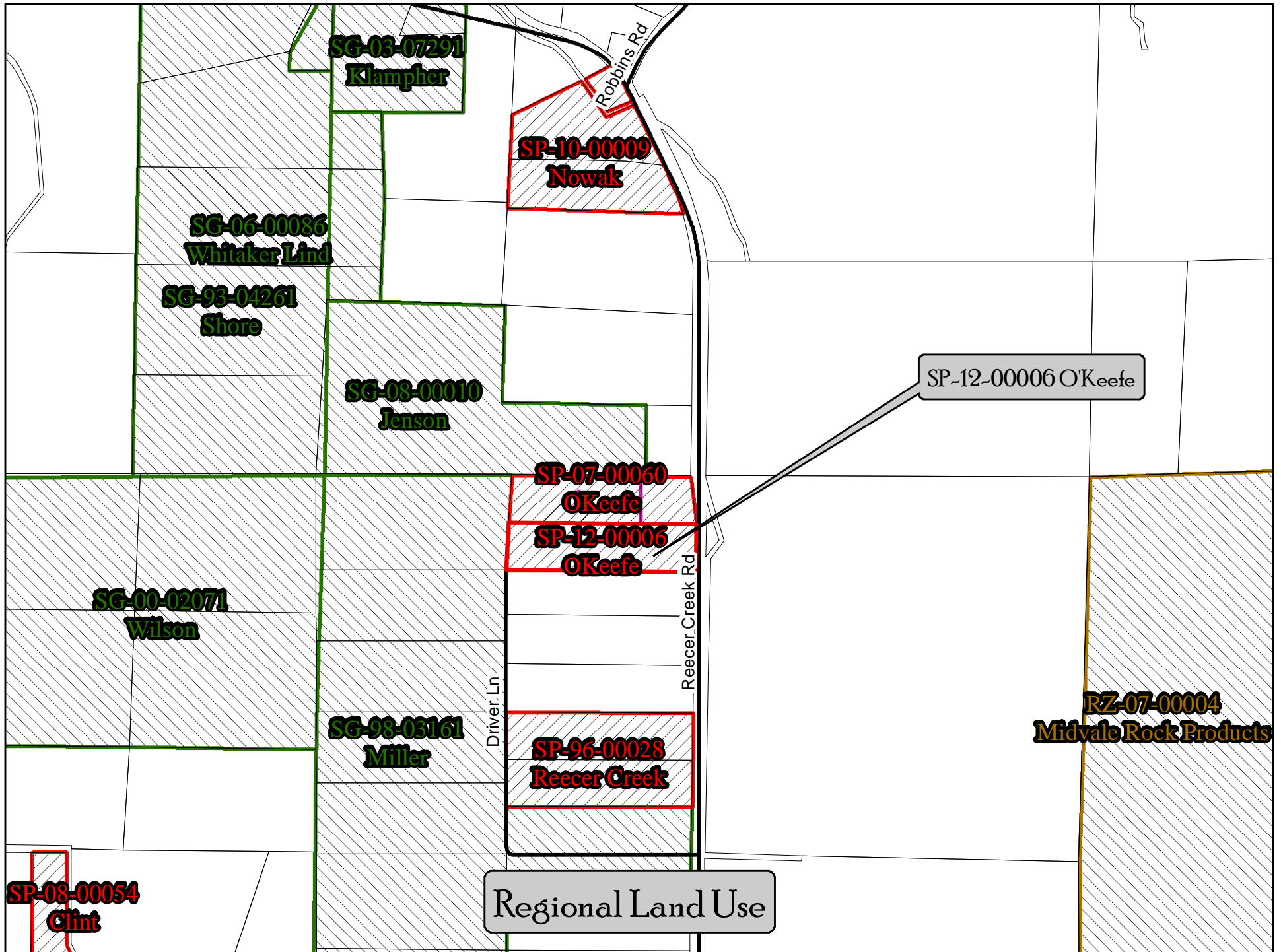
What is the Seismic Designation?

C

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?





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"Building Partnerships – Building Communities"

SP-12-0000V

SHORT PLAT APPLICATION

(To divide a lot into no more than 4 lots, according to KCC 16.32)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- 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.
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

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

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



APPLICATION FEES:

\$720.00	Kittitas County Community Development Services (KCCDS)
\$220.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$430.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
\$1,500.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	
DATE STAMP IN BOX			

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

GENERAL APPLICATION INFORMATION

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

Landowner(s) signature(s) required on application form.

Name: DAVID O'KEEFE

Mailing Address: PO BOX 1063

City/State/ZIP: KITTITAS WA 98934

Day Time Phone: (509) 933-4609

Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: ENCOMPASS ENGINEERING AND SURV.

Mailing Address: 108 EAST 2ND STREET

City/State/ZIP: CLE ELUM WA 98922

Day Time Phone: (509) 674-7433

Email Address: DPNELSON@ENCOMPASSES.NET

4. Street address of property:

Address: 7761 REECER CREEK RD

City/State/ZIP: ELLENSBURG WA 98926

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

S 1/2 OF THE N 1/2 OF THE NE 1/4 OF THE NW 1/2, SEC. 10, TWN. 18N., RGE. 18E.

6. Tax parcel number(s): 18-18-10000-0003 (046033)

7. Property size: 10.00 ASSESSOR RECORDS, 9.77 ACRES SURVEY (acres)

8. Land Use Information:

Zoning: AG-20

Comp Plan Land Use Designation: RURAL

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. Are Forest Service roads/easements involved with accessing your development? If yes, explain.
- 11. What County maintained road(s) will the development be accessing from?

AUTHORIZATION

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

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

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

Date:

X _____

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

Date:

X 

10-08-2012

O'KEEFE NO. 2 SHORT PLAT
 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

SP-12-XXXX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DAVID J. O'KEEFE, A MARRIED MAN AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 20__

 DAVID J. O'KEEFE

ACKNOWLEDGEMENT

STATE OF _____)
 COUNTY OF _____) s.s.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS, LENDER: BANNER BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 20__

NAME _____ NAME _____
 TITLE _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF TEXAS)
 COUNTY OF _____) s.s.

ON THIS ____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE _____ SECRETARY, RESPECTIVELY, OF _____ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

 NOTARY PUBLIC IN AND FOR THE STATE OF _____
 WASHINGTON, RESIDING AT _____
 MY APPOINTMENT EXPIRES _____

OWNER:

DAVID J. O'KEEFE
 PO BOX 1063
 KITTITAS WA 98934

PARCEL NO.: 18-18-10000-0003
 MAP NO.: 046033
 ACREAGE: 10.00 ASSESSOR 9.77 SURVEYOR
 2 LOTS
 WATER SOURCE: INDIVIDUAL WELLS
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
 ZONE: AD-20

EXISTING LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; EXCEPT THE RIGHT OF WAY FOR REECER CREEK COUNTY ROAD (REECER ROAD), ALONG THE EASTERLY BOUNDARY THEREOF.

NOTES:

1. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
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 KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. METERING SHALL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
9. 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. 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.

ADJACENT PROPERTY OWNERS:

036033
 JEFFERY COMELLA ETUX
 PO BOX 521
 ELLENSBURG WA 98926

13181
 MATT MYERS ETUX
 851 DRIVER LANE
 ELLENSBURG WA 98926

954819
 954820
 DAVID O'KEEFE
 PO BOX 1063
 KITTITAS WA 98934

241136
 GLORIA J SHARP
 7731 REECER CREEK ROAD
 ELLENSBURG WA 98926

018033
 REECER CREEK RANCH PROPERTIES LLC
 1691 MIDVALE RD
 SUNNYSIDE WA 98944

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

 JERALD V. PETTIT
 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 O'KEEFE.
 IN OCT. 2012

 DAVID P. NELSON DATE
 CERTIFICATE NO. 18092

Encompass 
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7410

O'KEEFE NO. 2 SHORT PLAT		
PREPARED FOR DAVID O'KEEFE		
A PTN. OF THE NE 1/4 OF THE NW 1/4 SECTION 10, TOWNSHIP 18N., RANGE 18E., W.M.		
KITTITAS COUNTY	WASHINGTON	
OWN BY	DATE	JOB NO.
G. WEISER	10/2012	07067-1
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2

Corrected copy

WATER WELL REPORT

Start Card No. W085527

Unique Well I.D. # ACE050

Water Right Permit No.

STATE OF WASHINGTON

(1) OWNER: Name REILLEY, J.P. Address P.O. BOX 1265 ELLENBURG, WA 98926-1265

(2) LOCATION OF WELL: County KITTITAS NE 1/4 NE 1/4 Sec 10 T 18 N., R 18 WM

(2a) STREET ADDRESS OF WELL (or nearest address),

(3) PROPOSED USE: DOMESTIC (10) WELL LOG

(4) TYPE OF WORK: Owner's Number of well (If more than one) Method: ROTARY
 NEW WELL

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change in formation.

(5) DIMENSIONS: Diameter of well 6 inches
 Drilled 180 ft. Depth of completed well 180 ft.

MATERIAL	FROM	TO
BOULDERS AND COBBLES	0	6
SAND AND CLAY	6	12
BROWN CLAY	12	44
BOULDERS AND BASALT	44	52
BROWN CLAY	52	54
BASALT BOULDERS GRAVEL	54	58
BASALT AND SAND	58	88
SANDY CLAY	88	97
BASALT AND GRAVEL	97	133
BROWN CLAY	133	149
BASALT BOULDERS WITH WATER	149	155
BROWN CLAY	155	165
BASALT GRAVEL WITH WATER	165	180

(6) CONSTRUCTION DETAILS:
 Casing installed: 5" Dia. from 0 ft. to 178 ft.
 STEEL CASING " Dia. from ft. to ft.
 " Dia. from ft. to ft.

Perforations: NO
 Type of perforator used
 SIZE of perforations in. by in.
 perforations from ft. to ft.
 perforations from ft. to ft.
 perforations from ft. to ft.

Screens: NO
 Manufacturer's Name
 Type Model No.
 Diam. slot size from ft. to ft.
 Diam. slot size from ft. to ft.

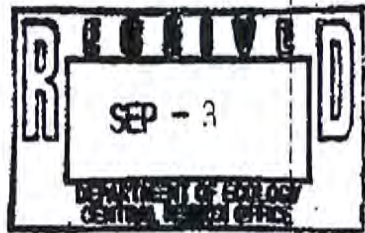
Gravel packed: NO
 Gravel placed from ft. to ft. Size of gravel

Surface seal: YES To what depth? 18 ft.
 Material used in seal BENTONITE
 Did any strata contain unusable water? NO
 Type of water? Depth of strata ft.
 Method of sealing strata off OVERBORE

(7) PUMP: Manufacturer's Name Type H.P.

(8) WATER LEVELS: Land-surface elevation above mean sea level ... ft.
 Static level 57 ft. below top of well Date 08/22/96
 Artesian Pressure lbs. per square inch Date
 Artesian water controlled by

Work started 08/22/96 Completed 08/22/96



(9) WELL TESTS: Drawdown is amount water level is lowered below static level.
 Was a pump test made? NO If yes, by whom?
 Yield: gal./min with ft. drawdown after hrs.

WELL CONSTRUCTOR CERTIFICATION:
 I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Recovery data
 Time Water Level Time Water Level Time Water Level

NAME PONDEROSA DRILLING
 (Person, firm, or corporation) (Type or print)

Date of test / /
 Bailer test gal./min. ft. drawdown after hrs.
 Air test 25 gal./min. w/ stem set at 160 ft. for 1 hrs.
 Artesian flow g.p.m. Date
 Temperature of water Was a chemical analysis made? NO

ADDRESS 8 6010 BROADWAY
 [SIGNED] *Judy Carpenter* License No. 1900
 Contractor's
 Registration No. PO-WD-EI*248JE Date 08/29/96



O'KEEFE NO. 2 SHORT PLAT PROJECT OVERVIEW

OVERVIEW:

The purpose of this application is to create two lots consisting of 4.14 acres and 5.63 acres from an existing 9.77 acre parcel. The subject property is located within the AG-20 Zone of Kittitas County.

UTILITIES:

The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be individual wells.

TRANSPORTATION:

Access to county roads via private access easements.

COMMENTS:

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

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

CHICAGO TITLE INSURANCE COMPANY

Policy No. WA2011-46-0116816-2012.72156-87142705

OCT 6 2012

GUARANTEE

07047-1

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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 in Schedule A.

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.

Dated: 09/27/2012 _____

WA2011 0116816
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926
Tel: (509) 925-1477
Fax: (509) 962-8325

CHICAGO TITLE INSURANCE COMPANY

By:



[Signature]
ATTEST President

[Signature] Secretary

[Signature: Maureen Wyatt]
Authorized Signatory

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

SUBDIVISION GUARANTEE

Office File Number : 0116816
Guarantee Number : WA2011-46-0116816-2012.72156-87142705
Dated : September 27, 2012, at 8:00 a.m.
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : O'KEEFE

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:

The South Half of the North Half of the Northeast Quarter of the Northwest Quarter of Section 10, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington; EXCEPT the right of way for Reecer Creek County Road (Reecer Road) along the Easterly boundary thereof.

Title to said real property is vested in:

DAVID J. O'KEEFE, A MARRIED MAN AS HIS SEPARATE ESTATE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0116816

Guarantee Number: WA2011-46-0116816-2012.72030-87142705

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

EXCEPTIONS:

1. General taxes and assessments for the second half of the year 2012, which become delinquent after October 31, 2012, if not paid.
Amount : \$650.58
Tax No. : 18-18-10000-0003 (046033)

NOTE: First half 2012 taxes and assessments have been paid in the amount of \$650.58.
General taxes and assessments for the full year: \$1,301.16.

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

2. 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 therefore.

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

3. 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.

4. 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)

5. 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 November 1, 1996, under Kittitas County Auditor's File No. 199611010041.
For : Public Utility District No. 1 of Kittitas County, and to its successors or assigns
Affects : The North half of the South half of the Northeast Quarter of the Northwest Quarter of said Section 10-- It appears that said legal description is in error and the intent was to encumber the premises described herein, as the signatory thereto, J.P. Reilley, holds no interest in the premises described in said document.

(SCHEDULE B)

File No. 0116816

Guarantee Number: WA2011-46-0116816-2012.72030-87142705

6. Agreement for Purchase of Power, and the terms and conditions thereof, executed by and between the parties herein named;
- Between : Public Utility District No. 1, and Mr. J.P. Reilley;
Dated : September 19, 1996
Recorded : March 18, 1997
Auditor's File No. : 199703180017
Affects : "His property located at 7761 Reecer Creek Road...
Tax Parcel #18181000021
The North half of the South half of the Northeast Quarter of the Northwest Quarter..." of said Section 10-- it appears that said legal description is in error and the intent was to encumber the premises described herein, as the signatory thereto, J. P. Reilley, holds no interest in the premises described in said document, and the address referenced on said document corresponds with the premises described herein.
7. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : David J. O'Keefe, a married man as his separate estate
Trustee : AmeriTitle
Beneficiary : Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Lender, as hereinafter defined, and Lender's successors and assigns.
Lender: Banner Bank
Amount : \$108,000.00, plus interest
Dated : July 2, 2007
Recorded : July 9, 2007
Auditor's File No. : 200707090060

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.
2. We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination:
- Recorded : December 24, 1996
Auditor's File No. : 199612240010
Manufactured Home : 1997, Northwest Limited, 40' x 27', VIN No. GWOR23N17076

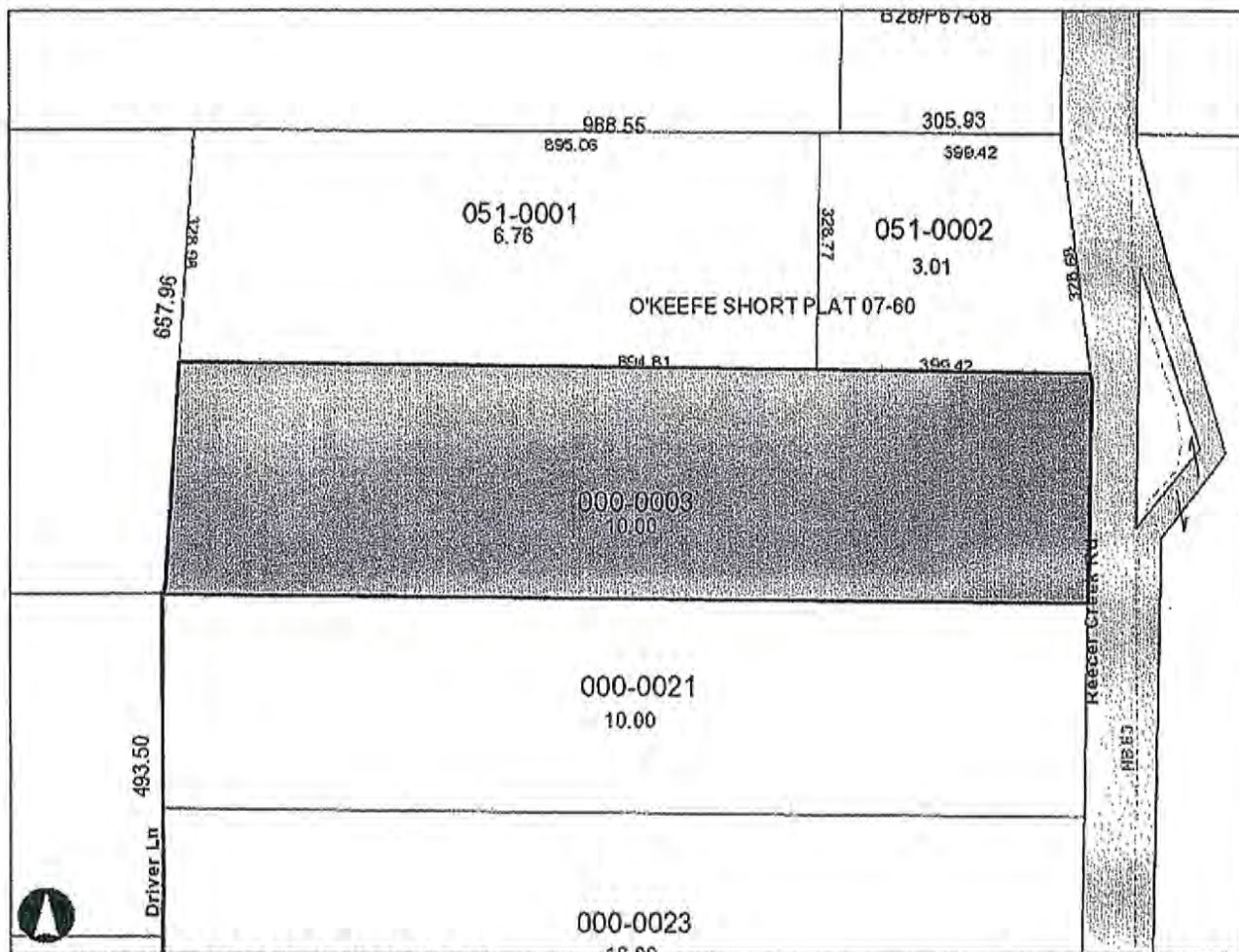
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such 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/lmw

1 cc: Encompass: Ginger
gweiser@encompasses.net

7761 Reecer Creek



Map Center: Township:18 Range:18 Section:10

Kittitas County Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.





In Response to the Gramm – Leach – Bliley Act Effective 7/1/2001

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use the information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies may include financial service providers, exchange companies, other title insurance companies, escrow collection companies, foreclosure companies, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Effective Date: 5/1/2008

Fidelity National Financial, Inc
Privacy Statement

Fidelity National Financial, Inc and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Effective Date: 5/1/2008

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

07067-1 PARENT

Point # 1						10000.000	10000.000
S	89	3	45	E		1294.230	
Point # 2						9978.824	11294.057
S	0	30	40	W		328.670	
Point # 3						9650.167	11291.125
N	89	4	34	W		1293.980	
Point # 4						9671.032	9997.313
N	0	28	4	E		328.980	
Point # 5						10000.001	9999.999

AREA = 425,521.18 sf (9.7686 acres)

LENGTH = 3245.86

NORTHING ERROR = +0.001

EASTING ERROR = -0.001

LINEAR ERROR = N 57 53 11 W 0.001

07067-1 LOT 1

Point # 1					10000.000	10000.000
S	89	3	45	E	548.170	
<hr/>						
Point # 2					9991.031	10548.097
S	0	28	4	W	328.850	
<hr/>						
Point # 3					9662.192	10545.412
N	89	4	34	W	548.170	
<hr/>						
Point # 4					9671.031	9997.313
N	0	28	4	E	328.980	
<hr/>						
Point # 5					10000.000	9999.999

AREA = 180,295.68 sf (4.1390 acres)

LENGTH = 1754.17

NORTHING ERROR = +0.000

EASTING ERROR = -0.001

LINEAR ERROR = S 78 44 45 W 0.001

07067-1 LOT 2

Point # 1						10000.000		10000.000
	S	89	3	45	E		746.060	
Point # 2						9987.793		10745.960
	S	0	30	40	W		328.670	
Point # 3						9659.136		10743.028
	N	89	4	34	W		745.810	
Point # 4						9671.162		9997.315
	N	0	28	4	E		328.850	
Point # 5						10000.001		10000.000

AREA = 245,225.97 sf (5.6296 acres)

LENGTH = 2149.39

NORTHING ERROR = +0.001

EASTING ERROR = +0.000

LINEAR ERROR = N 0 34 44 W 0.001

Letter of Transmittal



Together with
Baima & Holmberg

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS
ELLENSBURG, WA 98926

Date: 10-25-12

Job No. 07067-1

Attn: JEFF WATSON

Re: O'KEEFE NO. 2 SHORT PLAT (PRELIMINARY)

WE ARE SENDING YOU Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
5		2	COPIES WITH CONTOURS
			COUNTY FEES
*3			OVERVIEW LETTER - *1 FOR CDS, 1 FOR PUBLIC WORKS & 1 FOR HEALTH
1			APPLICATION & PUBLIC DISCLOSURE STATEMENT
1			8 1/2 X 11 MAP
1			SUBDIVISION GUARANTEE & LOT CLOSURES
1			WELL LOG

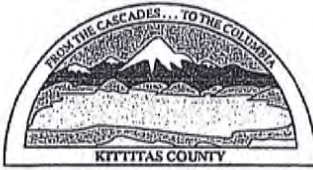
THESE ARE TRANSMITTED as checked below:

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

REMARKS:

Signature: *Greg Watson* Title: ENGR. & SURV. TECH.

Copy to: File



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

PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying			
	First	Last	MI	
Address	108 East 2nd Street	Cle Elum	WA	98922
	Street or P.O. Box	City	State	Zip Code
Phone Number	(509) 674-7433			

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

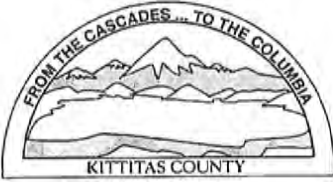
All past and future County correspondence related to this project that is normally sent to the applicant.
PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.

Job# 07067-1 O'Keefe

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00015815

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 026276

Date: 10/26/2012

Applicant: O'KEEFE, DAVID

Type: check # 2999

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-12-00006	CDS FEE FOR SHORT PLAT	720.00
SP-12-00006	EH SHORT PLAT FEE	430.00
SP-12-00006	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-12-00006	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,500.00