



KITTTITAS 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: Monday, January 7, 2013
Application Received: Tuesday, November 20, 2012
Application Complete: Wednesday, December 19, 2012

Project Name (File Number): Downs (SP-12-00007)
Applicant: Chuck Cruse authorized agent for Milt Downs, landowner

Location: 1 parcel, located approximately 6 miles northeast of Cle Elum at 3380 Teanaway Road, in a portion of Section 14, T20N, R16E, WM in Kittitas County, bearing Assessor's map number 20-16-14000-0015.

Proposal: Chuck Cruse authorized agent for Milt Downs, landowner, has submitted a preliminary short plat application to subdivide approximately 23.71 acres into one 11.14 acre lot and one 12.42 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

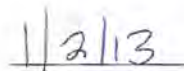
Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Tuesday, 22 January, 2013. Any person has the right to comment on the application and request a copy of the decision once made.

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): Lindsey Ozbolt, Staff Planner: (509) 962-7506; email at lindsey.ozbolt@co.kittitas.wa.us



Signature Planner of Record



Date

Jeff Watson

From: Jeff Watson
Sent: Wednesday, January 02, 2013 2:33 PM
To: legals@kvnews.com
Subject: Publication Request
Attachments: SP-12-00007 Downs Notice of Application Legal.docx

Please publish the attached on: Monday January 7, 2013

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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BADDA, ROBERT J ETUX
4620 TEANAWAY ROAD
CLE ELUM WA 98922

ROSENBERRY, CHARLES W II &
ROSENBERRY, LANORA, W
PO BOX 2728
VASHON WA 98070-

TIDWELL, DONALD I ETUX
7731 SUMMER LAKE DR
ROSENBERG TX 77469-

OSMONOVICH, DON
PO BOX 76
ROSLYN WA 98941

CAROLLO, GERALD LEE ETUX
4700 TEANAWAY RD
CLE ELUM WA 98922-

DECKER, DEAN
4120 TEANAWAY RD
CLE ELUM WA 98922

NIESE FAMILY LLC
ATTN: LAURA LARSEN
9270 CANYON DR NW
QUINCY WA 98848-

DECKER, DEAN T
4120 TEANAWAY RD
CLE ELUM WA 98922

SCARPELLI, VICTOR J.
1021 NE 187TH
SEATTLE WA 98155

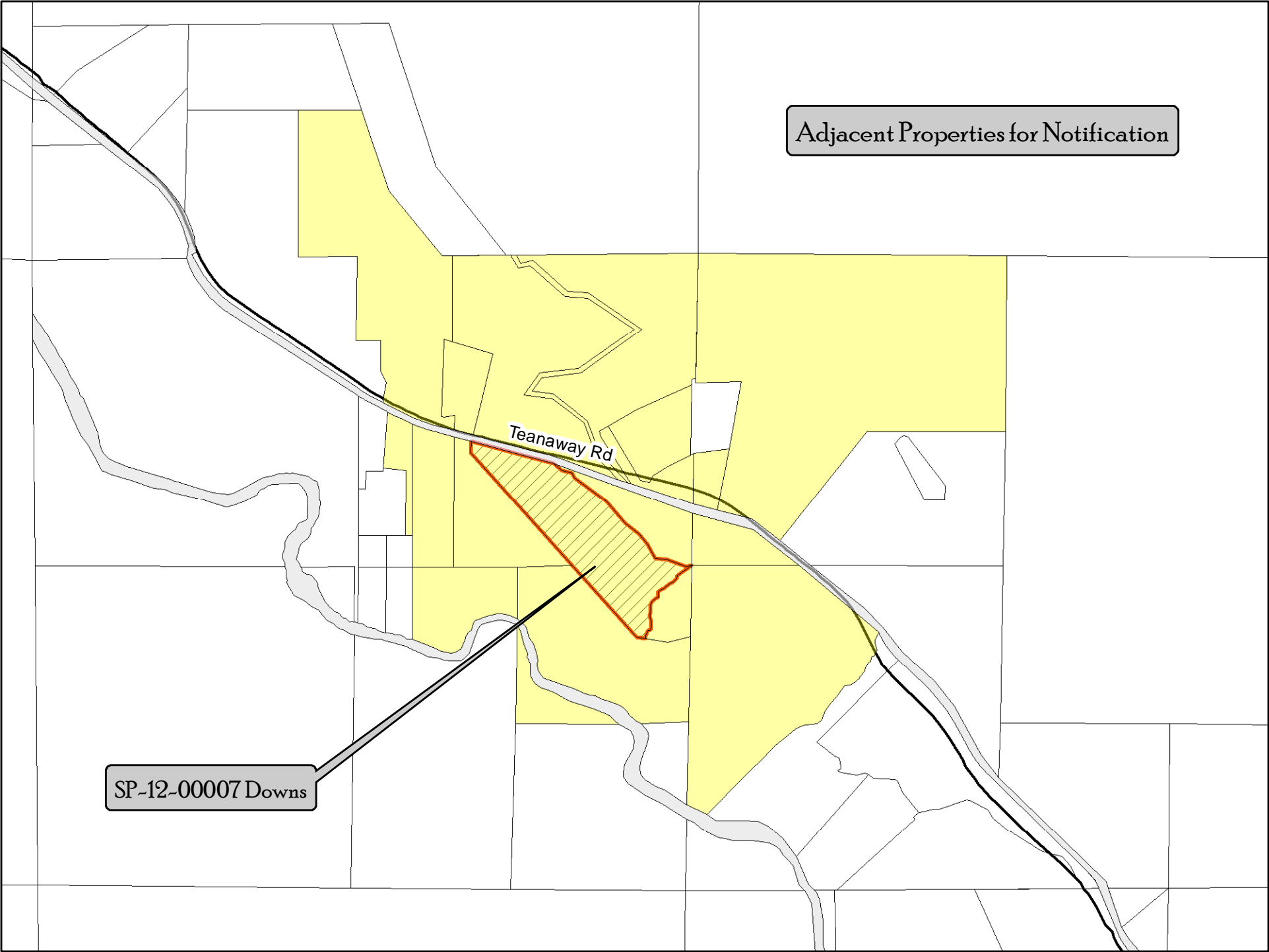
TEANAWAY VALLEY FARMS INC
3431 TEANAWAY RD
CLE ELUM WA 98922-

DOWNS, MILTON F ETUX
3380 TEANAWAY RD
CLE ELUM WA 98922

Adjacent Properties for Notification

Teaway Rd

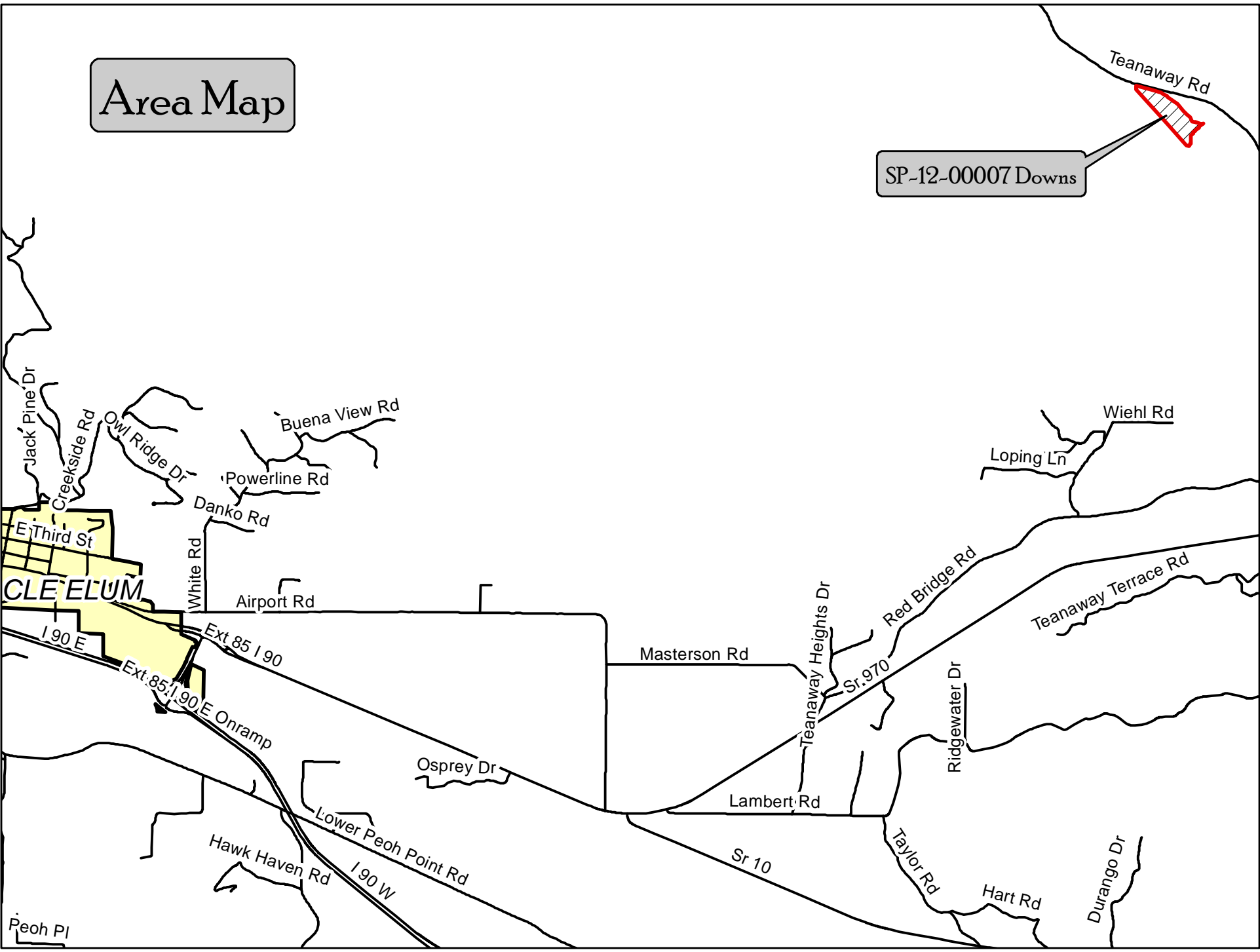
SP-12-00007 Downs



Area Map

SP-12-00007 Downs

Teanaway Rd

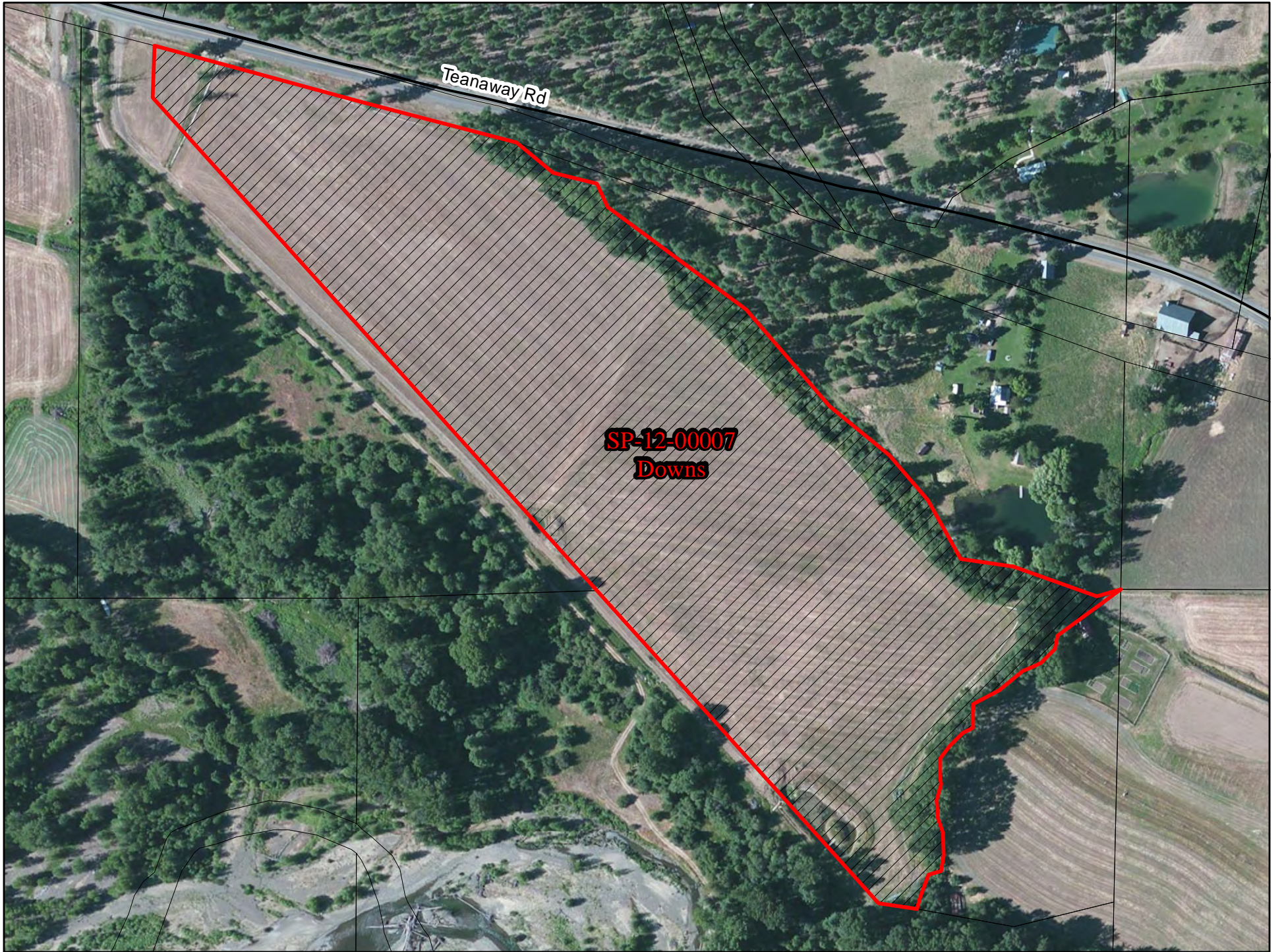




Weihi Rd

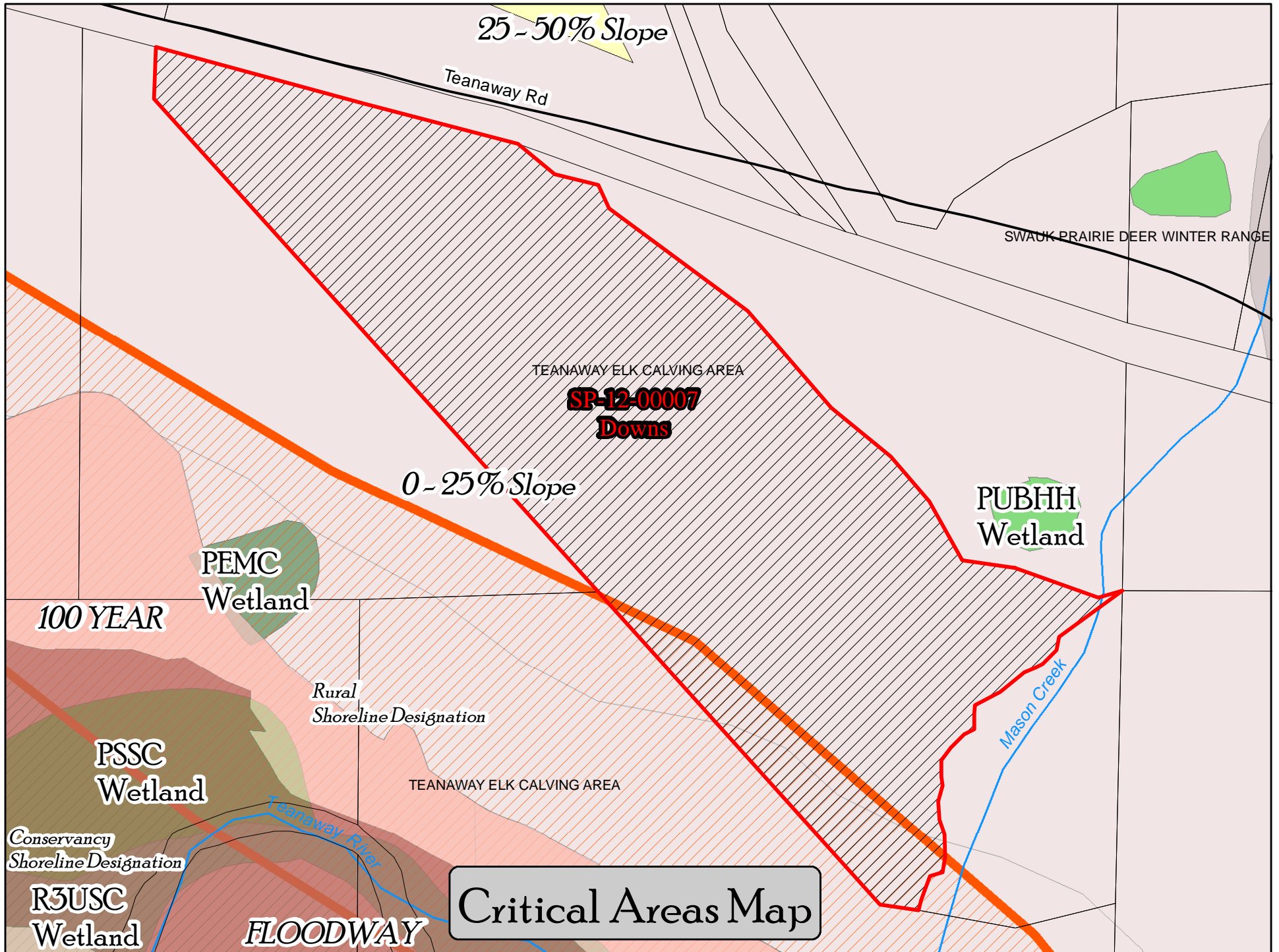
Tuanaway Rd

Quai Dr



Teaway Rd

SP-12-00007
Downs



Critical Areas Map

Critical Areas Checklist

Wednesday, January 02, 2013

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? D-1

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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Fax 509-962-7682

Building Partnerships - Building Communities

December 19, 2012

Milt Downs
3380 Teanaway Road
Cle Elum WA 98922

Subject: Downs Short Plat, SP-12-00007

Dear Applicant,

Your application for a 2 lot short plat on approximately 23.71 acres of land that is zoned Agriculture 20, located in a portion of section 14, township 20 N, range 16 E, WM in Kittitas County; Assessor's map number 20-16-14000-0015, was received on Tuesday, November 20, 2012. Your application has been determined complete as of Wednesday, December 19, 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

CC via email Cruse and Associates to cruseandassoc@kvalley.com

SP-12-00007 Downs Master File@\\arda\Teams\CDS\Projects\Short Plats\SP 2012\SP-12-00007 Downs

SP-12-00007



(IN FEET)
1 inch = 200 ft

VICINITY MAP



DOWNS SHORT PLAT PART OF SECTION 14, T. 20 N., R. 16 E., W.M. KITITAS COUNTY, WASHINGTON

LEGEND

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

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____
A.D., 201__

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS
MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS
FOR LOTS

DATED THIS _____ DAY OF _____ A.D., 201__

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE DOWNS SHORT PLAT
HAS BEEN EXAMINED BY ME AND FIND THAT IT
CONFORMS TO THE COMPREHENSIVE PLAN OF THE
KITITAS COUNTY PLANNING COMMISSION

DATED THIS _____ DAY OF _____ A.D., 201__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 20-16-14000-0015

DATED THIS _____ DAY OF _____ A.D., 201__

KITITAS COUNTY TREASURER

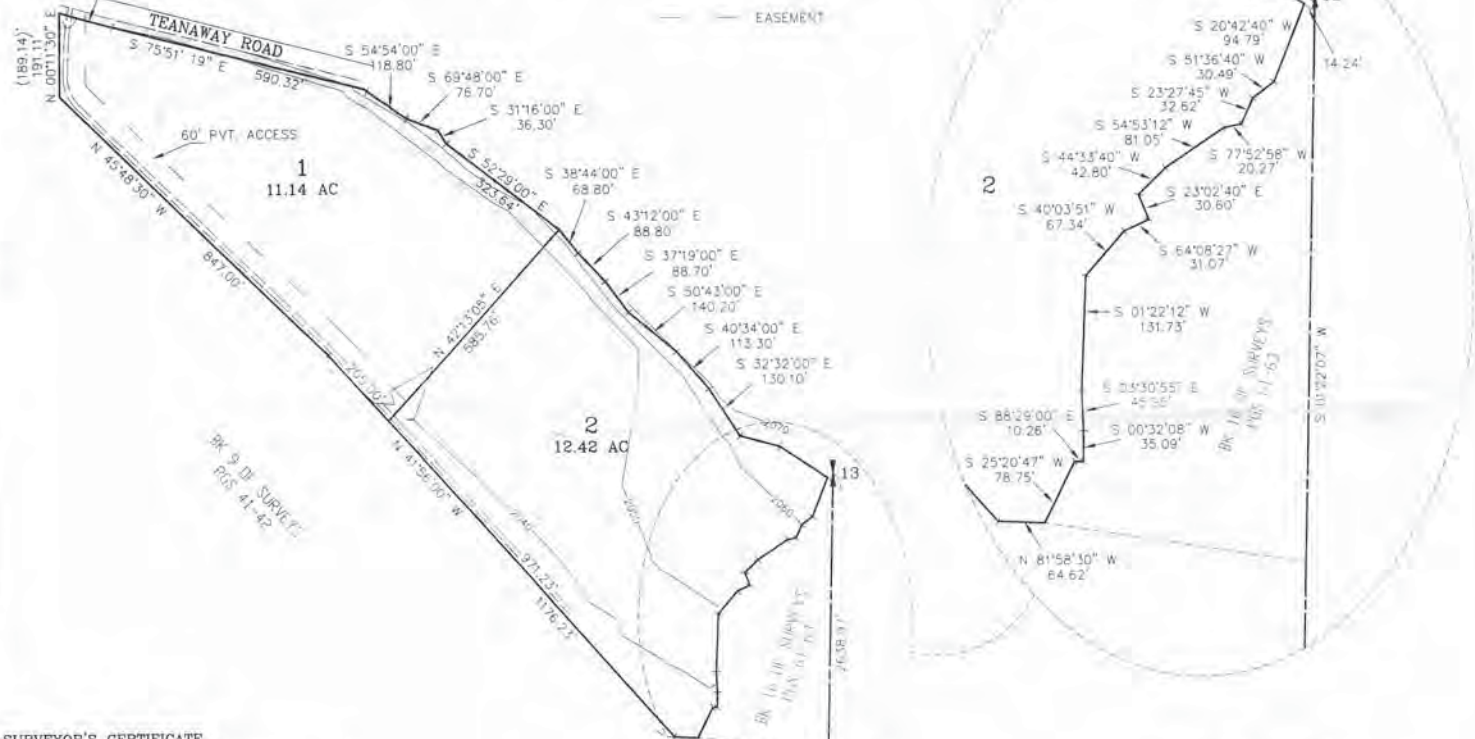
NAME AND ADDRESS — ORIGINAL TRACT OWNERS

NAME: MILTON & GERALDINE DOWNS
ADDRESS: 3380 TEANAWAY ROAD
CLE ELLUM, WA 98922
PHONE: (509) 674-2724
EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
& 60' PVT. ACCESS
NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 200'

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

DELTA = 2°27' 57"
R = 2895.00'
L = 124.59'

TEANAWAY ROAD R/W IS BASED ON THE
INFORMATION SHOWN ON BOOK 22 OF SURVEYS, PAGE 190.



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 GERALDINE DOWNS in NOVEMBER of 2012

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078



11-20-2012
DATE

1/4 CORNER AND SECTION CORNER
ILLUSTRATED, NOT VISITED.

14 13
21 22

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2012, at _____, in Book L of Short Plats
at page(s) _____ at the request of Cruse & Associates
RECEIVING NO. _____

GERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8888



DOWNS SHORT PLAT



DOWN'S SHORT PLAT
PART OF SECTION 14, T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, WASHINGTON

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 KITITAS 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 3 OF SURVEYS, PAGE 46.
- 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 KITITAS COUNTY ROAD STANDARDS.
- 8. KITITAS 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 CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS 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.
- 10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 11. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.
- 12. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.49.305)
- 13. 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 GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

ORIGINAL PARCEL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, ALL OF WHICH IS BOUNDED BY A LINE WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION, THENCE SOUTH 2°27'15" WEST ALONG THE EAST LINE OF SAID SECTION, 22.60 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH BOUNDARY OF THE "THREE M DITCH" RIGHT OF WAY, THENCE SOUTH 2°27'15" WEST ALONG THE EAST LINE OF SAID SECTION, 626.91 FEET, THENCE NORTH 80°07'30" WEST, 365.37 FEET, THENCE NORTH 40°05' WEST, 1,176.23 FEET, THENCE NORTH 43°57'30" WEST, 847.00 FEET, THENCE NORTH 2°03'30" EAST, 189.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD, THENCE SOUTH 73°41' EAST ALONG SAID COUNTY ROAD RIGHT OF WAY, 723.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY OF THE "THREE M DITCH", THENCE SOUTH 53°03' EAST ALONG SAID DITCH RIGHT OF WAY, 109.6 FEET, THENCE SOUTH 67°57' EAST ALONG SAID DITCH RIGHT OF WAY, 76.7 FEET, THENCE SOUTH 29°25' EAST ALONG SAID DITCH RIGHT OF WAY, 36.3 FEET, THENCE SOUTH 50°38' EAST ALONG SAID DITCH RIGHT OF WAY, 323.64 FEET, THENCE SOUTH 36°53' EAST ALONG SAID DITCH RIGHT OF WAY, 68.8 FEET, THENCE SOUTH 41°21' EAST ALONG SAID DITCH RIGHT OF WAY, 88.8 FEET, THENCE SOUTH 35°28' EAST ALONG SAID DITCH RIGHT OF WAY, 88.7 FEET, THENCE SOUTH 48°52' EAST ALONG SAID DITCH RIGHT OF WAY, 140.2 FEET, THENCE SOUTH 38°43' EAST ALONG SAID DITCH RIGHT OF WAY, 113.3 FEET, THENCE SOUTH 30°41' EAST ALONG SAID DITCH RIGHT OF WAY, 130.1 FEET, THENCE SOUTH 73°18' EAST ALONG SAID DITCH RIGHT OF WAY, 93.9 FEET, THENCE SOUTH 54°13' EAST ALONG SAID DITCH RIGHT OF WAY, 148.6 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 23, 1989, IN BOOK 16 OF SURVEYS, PAGES 61 THROUGH 63, UNDER AUDITOR'S FILE NO. 522958, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M. AND OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MILTON F. DOWN'S AND GERALDINE DOWN'S, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2012.

MILTON F. DOWN'S

GERALDINE DOWN'S

ACKNOWLEDGEMENT

STATE OF WASHINGTON } SE
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MILTON F. DOWN'S AND GERALDINE DOWN'S, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR 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: _____

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2012, at _____ M., in Book L of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR



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





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

"Building Partnerships – Building Communities"

SP-12-00007

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: <u>11/20/12</u>	RECEIPT # <u>00016081</u>	<div style="border: 2px solid black; padding: 5px;"> <p style="font-size: 1.2em; margin: 0;">RECEIVED</p> <p style="margin: 0;">NOV 20 2012</p> <p style="font-size: 0.8em; margin: 0;">KITITITAS COUNTY DATE STAMP IN BOX CDS</p> </div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED:01-30-12

Page 1 of 3

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: MILT DOWNS
Mailing Address: 3380 TEANAWAY ROAD
City/State/ZIP: CLE ELUM, WA 98922
Day Time Phone: 509-674-2724
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: CHUCK CRUSE
Mailing Address: P.O. BOX 959
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 509-962-8242
Email Address: cruseandassoc@kvalley.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: TEANAWAY ROAD
City/State/ZIP: CLE ELUM, WA 98922

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

PTN. E/2 SEC. 14-20-16

6. **Tax parcel number(s):** 20-16-14000-0015

7. **Property size:** 23.71 (acres)

8. **Land Use Information:**

Zoning: AGC-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. *DIVIDE 23.71 AC INTO 11+ AND 12+ AC. INDIVIDUAL WELLS, SEPTIC SYSTEM, 60' PVT ACCESS ESM+*
10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain.
NO.
11. **What County maintained road(s) will the development be accessing from?**
TEANAWAY ROAD

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)

X Geraldine Down

Date:

11-20-12

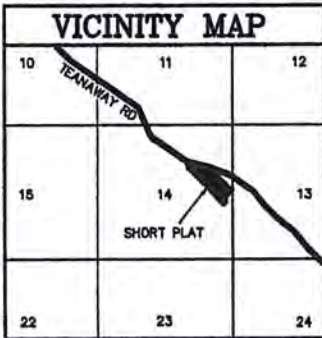
Signature of Land Owner of Record
(Required for application submittal):

X Charles A. Cruise Jr.

Date:

11-20-12





DOWNS SHORT PLAT PART OF SECTION 14, T. 20 N., R. 16 E., W.M. KITITAS COUNTY, WASHINGTON



RECEIVED

NOV 20 2012

KITITAS COUNTY
CDS

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2012

KITITAS COUNTY ENGINEER _____

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 2012

KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE DOWNS SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2012

KITITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-15-14000-0015

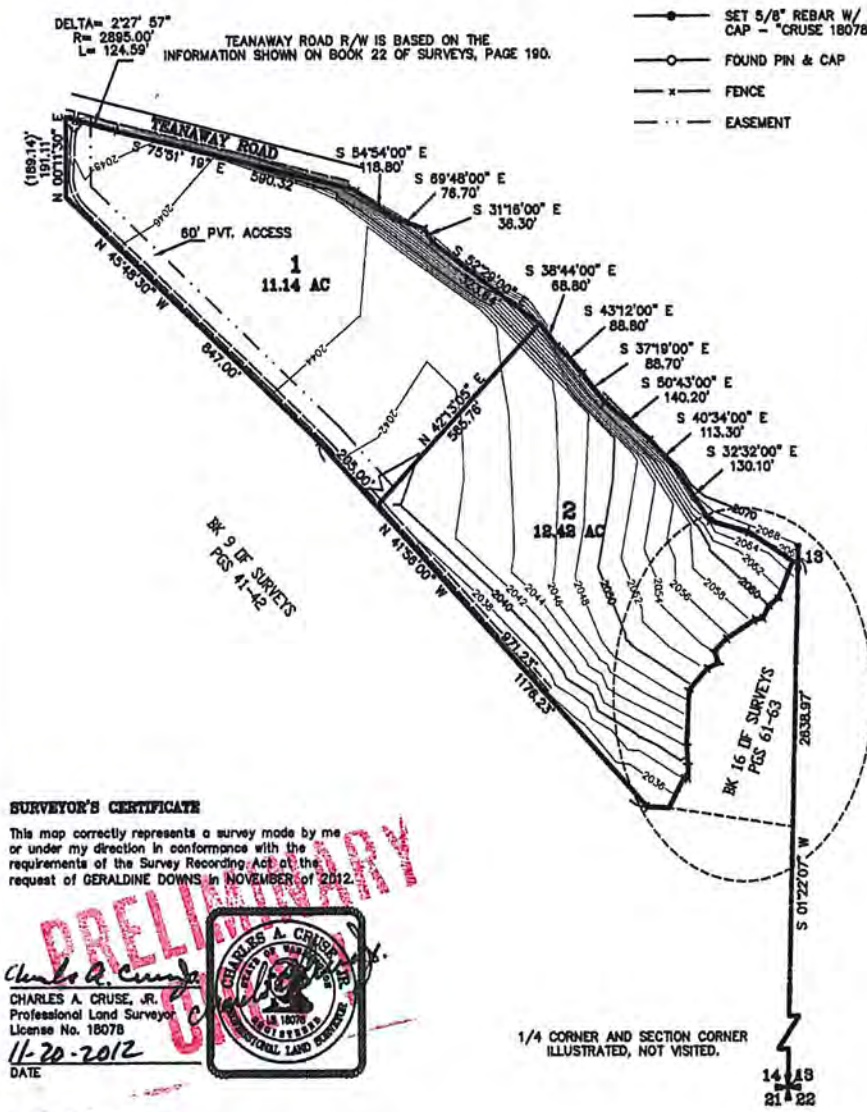
DATED THIS _____ DAY OF _____ A.D., 2012

KITITAS COUNTY TREASURER _____

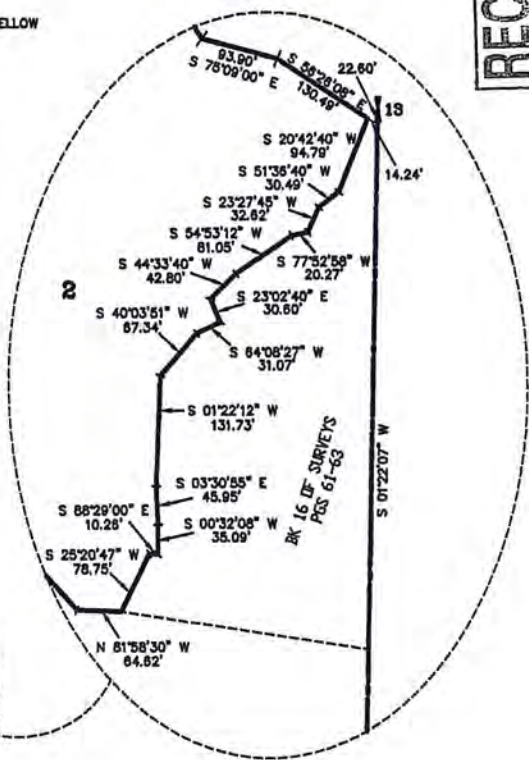
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: MILTON & GERALDINE DOWNS
ADDRESS: 3360 TEANAWAY ROAD
CLE ELUM, WA 98922

PHONE: (509) 874-3724
EASTING ZONE: AD-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS FOR THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W & 60' PVT. ACCESS
NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 200'

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



- ### LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"
 - FOUND PIN & CAP
 - x- FENCE
 - - - EASEMENT



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 GERALDINE DOWNS in NOVEMBER of 2012.

PRELIMINARY

CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 11-20-2012
 DATE

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2012, at _____ M., in Book L of Short Plat at page(s) _____ at the request of Cruse & Associates.

RECEIVING NO. _____

JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98928 (509) 962-8242

DOWNS SHORT PLAT



1/4 CORNER AND SECTION CORNER ILLUSTRATED, NOT VISITED.



CHICAGO TITLE INSURANCE COMPANY

Policy No. WA2011-46-0117055-2012.72156-87473278

GUARANTEE

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: 11/13/2012

WA2011 0117055
 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]
 Authorized Signatory

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

SUBDIVISION GUARANTEE

Office File Number : 0117055
Guarantee Number : WA2011-46-0117055-2012.72156-87473278
Dated : November 13, 2012, at 8:00 a.m.
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : DOWNS

Name of Assured: CRUSE AND 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:

That portion of the South Half of the Northeast Quarter and that portion of the Northeast Quarter of the Southeast Quarter of Section 14, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, all of which is bounded by a line which is described as follows:

Beginning at the East Quarter corner of said Section, thence South 2°27'15" West along the East line of said section, 22.60 feet to the true point of beginning, said point being on the South boundary of the "Three M Ditch" right of way; thence South 2°27'15" West along the East line of said section, 626.91 feet; thence North 80°07'30" West, 365.37 feet; thence North 40°05" West, 1,176.23 feet; thence North 43°57'30" West, 847.00 feet; thence North 2°02'30" East, 189.14 feet to the South right of way line of the county road; thence South 73°41' East along said county road right of way, 723.00 feet to the point of intersection with the South right of way of the "Three M Ditch"; thence South 53°03' East along said ditch right of way, 109.6 feet; thence South 67°57' East along said ditch right of way, 76.7 feet; thence South 29°25' East along said ditch right of way, 36.3 feet; thence South 50°38' East along said ditch right of way, 323.64 feet; thence South 36°53' East along said ditch right of way, 68.8 feet; thence South 41°21' East along said ditch right of way, 88.8 feet; thence South 35°28' East along said ditch right of way, 88.7 feet; thence South 48°52' East along said ditch right of way, 140.2 feet; thence South 38°43' East along said ditch right of way, 113.3 feet; thence South 30°41' East along said ditch right of way, 130.1 feet; thence South 73°18' East along said ditch right of way, 93.9 feet; thence South 54°13' East along said right of way, 148.6 feet to the true point of beginning.

EXCEPT any portion lying within Parcel 1 of that certain Survey as recorded August 23, 1989, in Book 16 of Surveys, pages 61 through 63, under Auditor's File No. 522958, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 14, Township 20 North, Range 16 East, W.M. and of the Southwest Quarter of Section 13, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

MILTON F. DOWNS AND GERALDINE DOWNS, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0117055

Guarantee Number: WA2011-46-0117055-2012.72030-87473278

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 year 2012 have been paid.
Amount : \$100.54
Tax Parcel No. : 20-16-14000-0015 (394935)
2. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale 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: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

3. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on March 12, 1971, under Kittitas County Auditor's File No. 366403.
For : Roadway
Affects : A strip of land 60 feet wide in, through and over the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 14, Township 20 North, Range 16 East, W.M., lying and being 30 feet on each side of the following described centerline beginning, to-wit: beginning at a point 1,632.8 feet North and 531 feet North 42°57' West of the Southeast corner of said Section 14, Township 20 North, Range 16 East, W.M., running thence 42°57' West 674.8 feet; thence by a 0°30' curve to the left a distance of 220.2 feet all being situated in Kittitas County, Washington
4. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Mason Creek, if navigable.
5. Any question that may arise due to shifting or change in the course of the creek herein named, or due to said creek having changed its course.
Regarding: Mason Creek.
6. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.

END OF EXCEPTIONS

(SCHEDULE B) (CONTINUED)

File No. 0117055

Guarantee Number: WA2011-46-0117055-2012.72030-87473278

Notes:

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

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

END OF GUARANTEE

AW/lmw

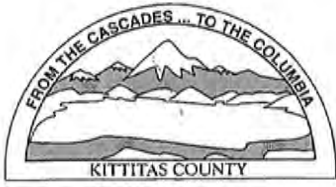
1 cc: Cruse & Associates: Marsha

DOWNNS TOTAL

		AUTO INVERSE							
*****		START							
						57954.06176	47527.00809	455	
							MASON HEADGATE		
455	INV	S	20 42 40	W	94.79	57865.39915	47493.48548	456	
							MASON CREEK		
456	INV	S	51 36 40	W	30.49	57846.46683	47469.58936	457	
							MASON CREEK		
457	INV	S	23 27 45	W	32.62	57816.54333	47456.60160	458	
							MASON CREEK		
458	INV	S	77 52 36	W	20.27	57812.28899	47436.78578	459	
							MASON CREEK		
459	INV	S	54 53 12	W	81.03	57785.67140	47370.48826	460	
							MASON CREEK		
460	INV	S	49 33 40	W	42.80	57735.17509	47340.45344	461	
							MASON CREEK		
461	INV	S	28 02 40	E	30.80	57707.02089	47352.43203	462	
							MASON CREEK		
462	INV	S	64 08 27	E	37.07	57691.18401	47321.47048	463	
							MASON CREEK		
463	INV	S	40 09 54	W	87.34	57641.53058	47281.12681	464	
							MASON CREEK		
464	INV	S	1 22 12	W	130.75	57510.20450	47277.97708	465	
							MASON CREEK		
465	INV	S	5 30 55	E	43.95	57484.37186	47280.79457	466	
							MASON CREEK		
466	INV	S	0 32 08	E	35.09	57429.28526	47281.12253	467	
							MASON CREEK		
467	INV	N	88 29 00	W	10.26	57429.55878	47270.86778	468	
							MASON CREEK		
468	INV	S	25 20 47	W	78.75	57358.38870	47237.15637	675	
							DOWNNS COR		
675	INV	N	81 58 30	W	64.62	57367.40963	47173.17231	1003	
							DOWNNS CORNER		
1003	INV	N	41 58 00	W	1176.23	58242.43510	46387.13958	1004	
							DOWNNS CORNER		
1004	INV	N	45 48 30	W	847.00	58832.84642	45779.83120	1569	
							DOWNNS		
1569	INV	N	0 13 30	E	191.10	59026.95280	45760.47075	694	
	RADIAL	S	16 38 38	W					
	DELTA		8 27 37	E					
	RADIALS					4323.00			
	TAX					82.35			
	-ABC					124.58			
	RADIAL	S	78 08 41	W					
	RP					51798.14436	46606.04862	116	
							ROAD RAD PT		
694	CROOK	S	74 37 20	E	124.56	58990.81863	45500.59050	693	
	TANAPT	S	75 51 19	E					
693	INV	S	75 51 19	E	680.32	58846.26262	46473.00931	692	
692	INV	S	54 51 00	E	114.60	58772.04823	46570.20899	1572	
							DOWNNS		
1572	INV	S	69 48 00	E	76.70	58751.86179	46642.19137	1573	
							DOWNNS		
1573	INV	S	31 16 00	E	36.30	58720.83394	46661.03183	1574	
							DOWNNS		
1574	INV	S	52 29 00	E	323.64	58523.73937	46917.73512	1575	
							DOWNNS		
1575	INV	S	36 44 00	E	65.80	58470.07074	46960.78297	1576	
							DOWNNS		
1576	INV	S	43 12 00	E	88.80	58403.33824	47021.57067	1577	

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455	INV	S	20	42	40	W	84.79	57865.73815	47493.48548	458
										MASON HEADGATE
456	INV	S	51	36	40	W	30.49	57846.46883	47489.58836	457
										MASON CREEK
457	INV	S	23	27	45	W	32.82	57816.54333	47458.60180	458
										MASON CREEK
458	INV	S	77	52	54	W	20.27	57712.28895	47338.78578	459
										MASON CREEK
459	INV	S	54	33	45	W	41.05	57785.87146	47371.48828	460
										MASON CREEK
460	INV	S	44	33	46	W	43.86	57758.97667	47340.45544	461
										MASON CREEK
461	INV	S	23	02	40	E	30.80	57707.02788	47352.43205	462
										MASON CREEK
462	INV	S	64	04	27	W	01.07	57693.40804	47324.47048	463
										MASON CREEK
463	INV	S	40	03	51	W	07.04	57841.88638	47281.12891	464
										MASON CREEK
464	INV	S	1	22	42	W	13.73	57510.25850	47277.97708	465
										MASON CREEK
465	INV	S	3	30	55	E	45.95	57464.37198	47280.79457	466
										MASON CREEK
466	INV	S	0	32	08	E	35.09	57429.28526	47281.12253	467
										MASON CREEK
467	INV	N	88	29	00	W	10.26	57429.55678	47270.86778	468
										MASON CREEK
468	INV	S	25	20	47	W	78.76	57358.38870	47237.15837	675
										DOWNNS COR
675	INV	N	83	38	30	W	04.82	57367.40985	47173.17231	1003
										DOWNNS CORNER
1003	INV	S	33	56	00	W	37.28	58098.94072	48524.13380	1584
										DOWNNS CORNER
1584	INV	N	67	10	00	E	305.18	58026.72517	48917.73512	1575
										DOWNNS
=====										
NO CLOSEFF ERROR Area = 54106.05 sq. ft 12.42000 ac										
=====										
48821.75437 48817.73512 1575										



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

RECEIPT NO.: 00016081

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 004863

Date: 11/20/2012

Applicant: MILT DOWNS

Type: check # 8317

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-12-00007	CDS FEE FOR SHORT PLAT	720.00
SP-12-00007	EH SHORT PLAT FEE	430.00
SP-12-00007	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-12-00007	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,500.00

PAID

NOV 20 2012

KITITITAS CO.
CDS