



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, April 19, 2013
Application Received: Wednesday, March 20, 2013
Application Complete: Friday, March 29, 2013

Project Name (File Number): Fox Road Farm (SP-13-00001)
Applicant: Chris Cruse authorized agent for Fox Road Farms LLC, landowner

Location: 1 parcel, located approximately 3.8 miles northeast of the city of Kittitas at 1791 Fox Road, in a portion of Section 29, T18N, R20E, WM in Kittitas County, bearing Assessor's map number 18-20-29000-0005.

Proposal: Chris Cruse authorized agent for Fox Road Farms LLC, landowner, has submitted a preliminary short plat application to subdivide approximately 164.10 acres into one 9.11 acre parcel and one 152.70 acre parcel. 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

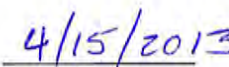
Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Saturday, 4 May, 2013. Any person has the right to comment on the application and request a copy of the decision once made.

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



Signature Planner of Record



Date

Record NOT Found For:
18-20-28000-0000

TRINITY FARMS
2451 NUMBER 81 RD
ELLENSBURG WA 98926-

HALLIWELL, JOSEPH L
TRUSTEE
PO BOX 975
KITITITAS WA 98934-

INSTANT CHOICE LLC
1850 VENTURE RD
ELLENSBURG WA 98926-

PAUL, JOE H &
PAUL, JUDY M
10550 LYONS RD
ELLENSBURG WA 98926

KENO, KEVIN W. ETUX
10160 LYONS RD
ELLENSBURG WA 98926

PAUL, RODNEY G ETUX
10450 LYONS RD
ELLENSBURG WA 98926

RADOMSKE, KYLE WADE
1850 VENTURE RD
ELLENSBURG WA 98926-

CATLIN, JACK D ETUX
11041 LYONS RD
ELLENSBURG WA 98926-

WEBER, ROBERT V.
2490 FOX RD
ELLENSBURG WA 98926-

FOX ROAD FARM LLC
% MOWAT, DAVID A
PO BOX 1304
WOODINVILLE WA 98072

WEBER, DONALD R. ETUX
1251 FOX RD
ELLENSBURG WA 98926

LOAR, RICHARD H ETUX
3720 174TH PL SW
LYNNWOOD WA 98037

Jeff Watson

From: Jeff Watson
Sent: Friday, April 12, 2013 3:47 PM
To: legals@kvnews.com
Subject: SP-13-00001 Fox Road Publication Request
Attachments: SP-13-00001 Fox Road Farm Notice of Application Legal.doc

SP-13-00001 Fox Road

Please publish the attached on: Friday April 19, 2013

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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Notice of Application:	Friday, April 19, 2013
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Publication Date:	Friday, April 19, 2013

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE DECATO

Printed at 04/12/13 16:04 by dde18

Acct #: 84066

Ad #: 872677

Status: N

KITTITAS CO PUBLIC WORKS
411 N. RUBY ST, SUITE 1
ELLENSBURG WA 98926

Start: 04/19/2013 Stop: 04/19/2013
Times Ord: 1 Times Run: ***
STD6 1.00 X 11.02 Words: 305
Total STD6 11.02
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 94.77
Affidavits: 1

Contact:

Phone: (509)962-7523

Fax#:

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Cha

Agency:

Ad Descrpt: N/AP SP-13-00001 FOX ROA

Given by: *

Created: dde18 04/12/13 15:50

COMMENTS:

COPIED from AD 844812

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A	97	S	04/19			
IN	A	97	S	04/19			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson
Name (print or type)

[Signature]
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE DECATO

Printed at 04/12/13 16:04 by dde18

Acct #: 84066

Ad #: 872677

Status: N

NOTICE OF APPLICATION

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(SP-13-00001)

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

Notice of Application: April 19, 2013
Application Received: March 20, 2013
Application Complete: March 29, 2013
Publish Daily Record: April 19, 2013

Jeff Watson

From: Jeff Watson
Sent: Friday, March 29, 2013 9:30 AM
To: 'Chris Cruse (cruseandassoc@kvalley.com)'
Subject: SP-13-00001 Fox Road Farm
Attachments: SP-13-00001 Fox Road Farm Deem Complete Signed.pdf

Contacts: Chris Cruse

SP-13-00001 Fox Road Farm

Deem complete attached; Notice of application within 14 days.

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



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

March 29, 2013

Fox Road Farms LLC
P.O. Box 1304
Woodinville WA 98072

Subject: Fox Road Farm Short Plat, SP-13-00001

Dear Applicant,

Your application for a 2 lot short plat on approximately 164.10 acres of land that is zoned Agriculture 20, located in a portion of section 29, township 18 N, range 20 E, WM in Kittitas County; Assessor's map number 18-20-29000-0005, was received on Wednesday, March 20, 2013. Your application has been determined complete as of Friday, March 29, 2013.

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

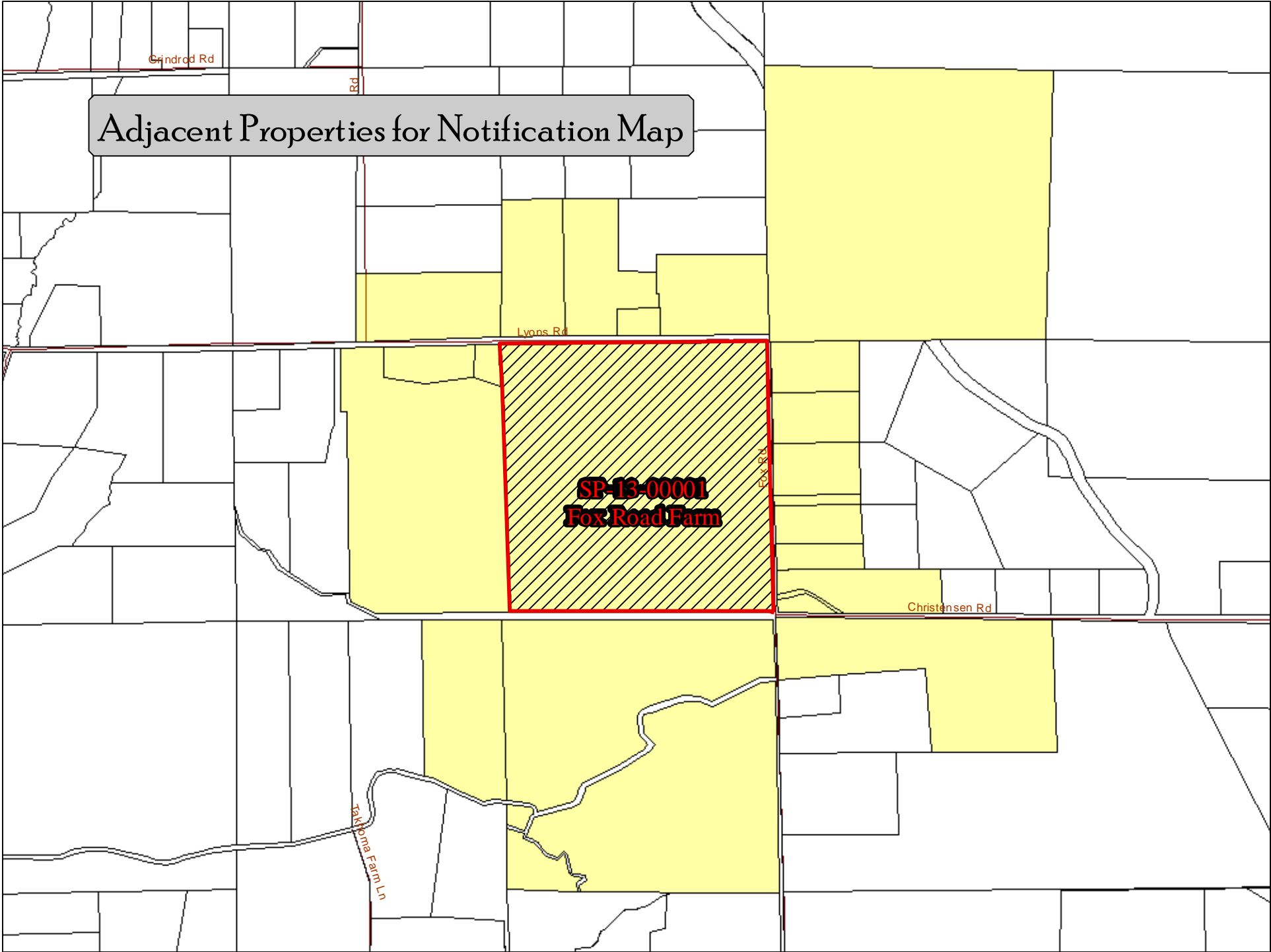
Sincerely,

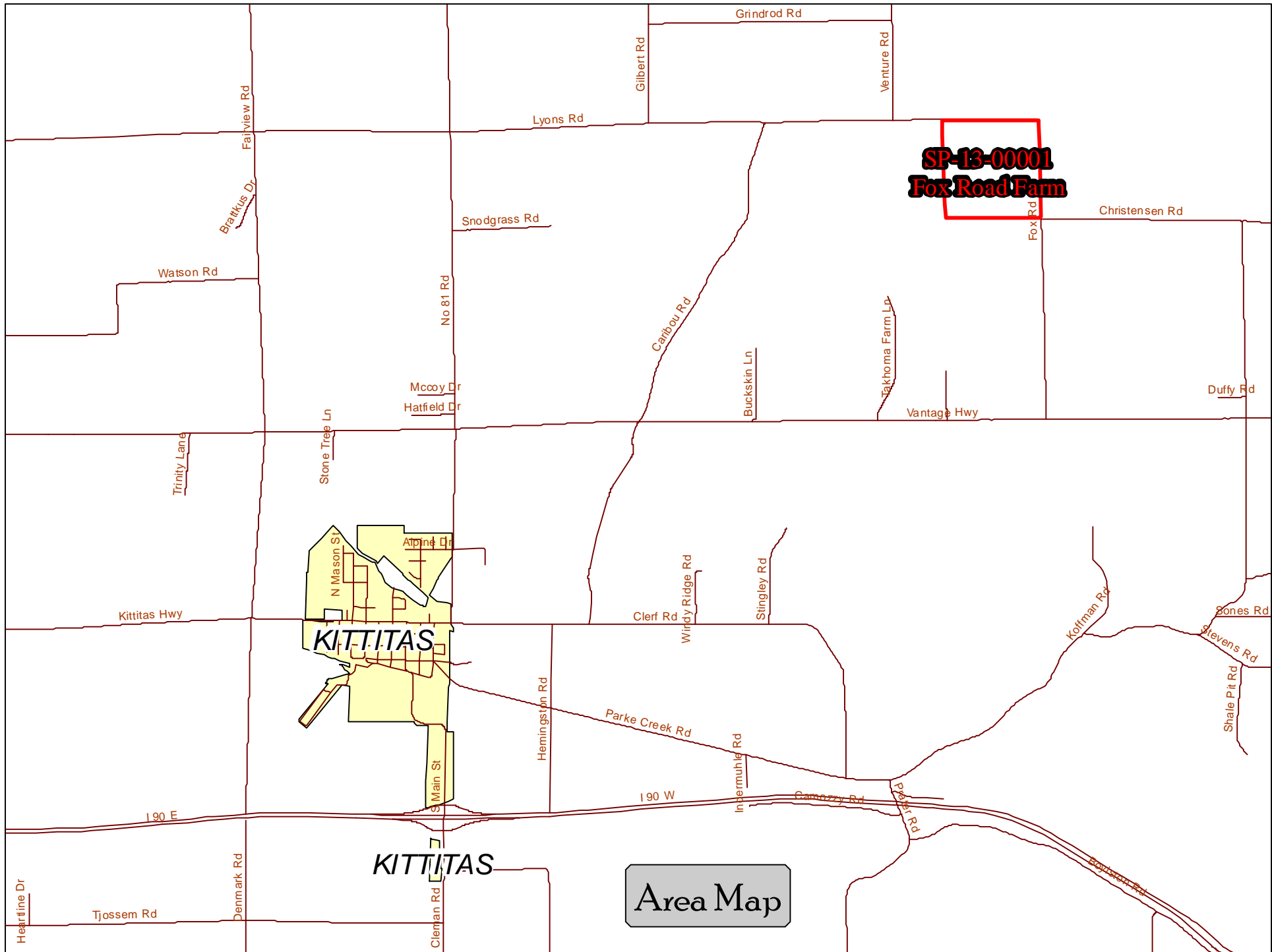
Jeff Watson
Staff Planner

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

SP-13-00001 Fox Road Farm Master File@T:\CDS\Projects\Short Plats\SP 2013\SP-13-00001 Fox Road Farm

Adjacent Properties for Notification Map





SP-13-00001
Fox Road Farm

KITTITAS

KITTITAS

Area Map



Christensen Rd

Falcon Ridge Rd

Fox Rd



SP-13-00001
Fox Road Farm

Lyons Rd

Fox Rd

Christensen Rd

Critical Areas Map

Lyons Rd

SP-13-00001
Fox Road Farm

0-25% Slope

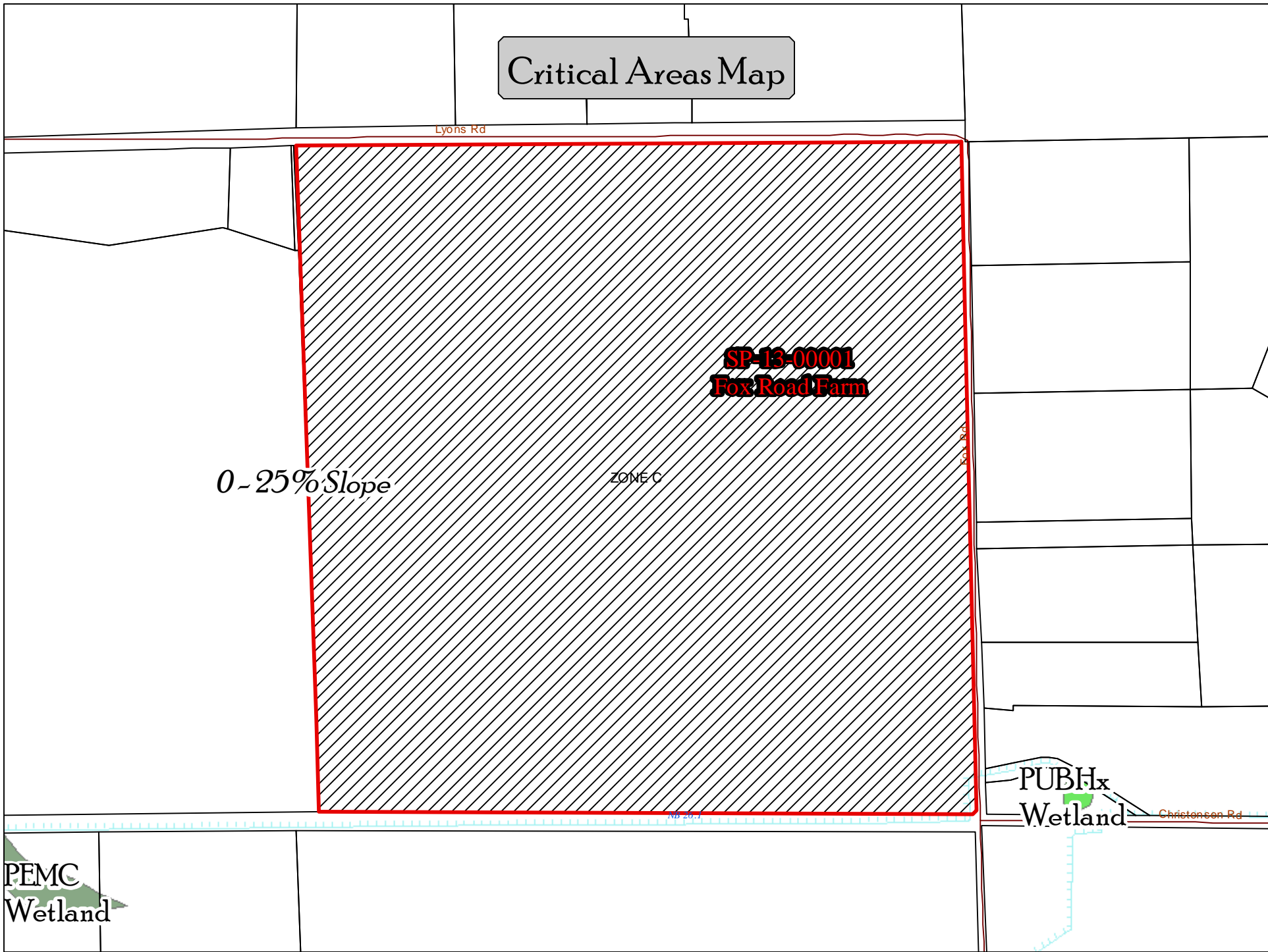
ZONE C

Lyons Rd

PUBHx
Wetland

Christensen Rd

PEMC
Wetland



Critical Areas Checklist

Friday, March 29, 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?

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?

SG-07-00047
Instant Choice

SG-07-00019
Colockum View Estates

SP-13-00001
Fox Road Farm

SG-06-00056
Howard Cliff

SG-05-06201
Larry Rapp

SG-06-00126
Weber

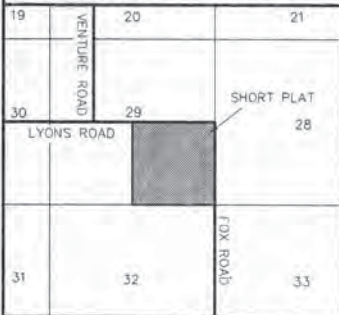
SP-08-00050
McGrath

SG-08-00019
McGrath

BL-09-00041
Bell

Regional Land Use Map

VICINITY MAP



APPROVALS

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

KITTITAS COUNTY ENGINEER

KITTITAS 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__

KITTITAS COUNTY HEALTH OFFICER

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

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

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. 18-20-29000-0005

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

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: FOX ROAD FARM LLC
 C/O BRAND A. MOWAT
 ADDRESS: PO BOX 1304
 WOODINVILLE, WA 98072
 PHONE: (206) 794-1792

EXISTING ZONE: AG-20
 SOURCE OF WATER: INDIVIDUAL OR SHARED WELLS
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 300'

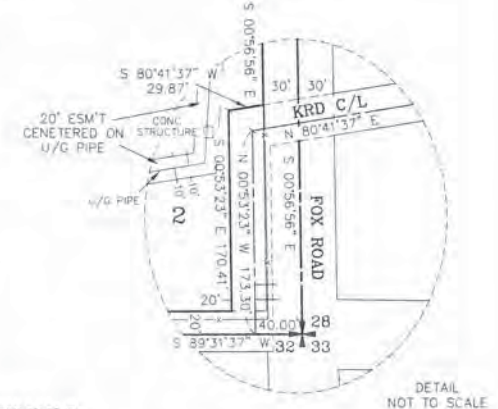
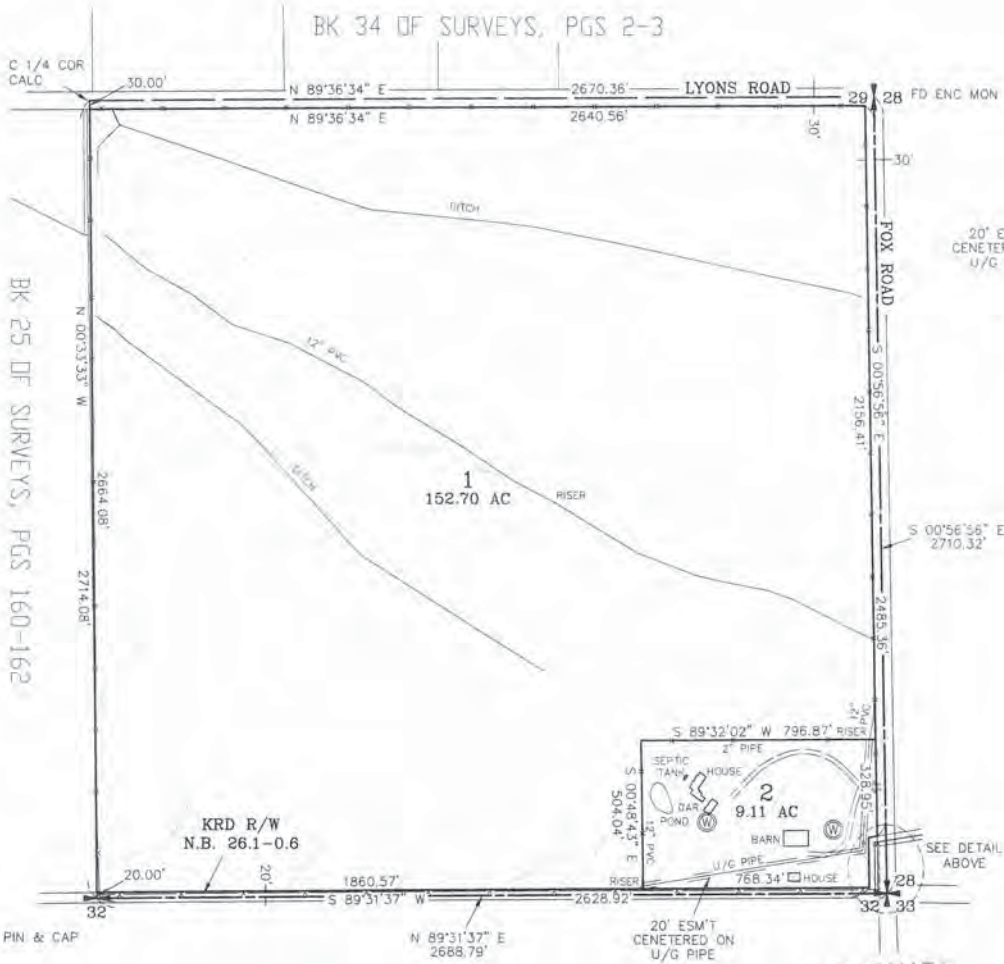
SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

FOX ROAD FARM SHORT PLAT
 PART OF SECTION 29, T. 18 N., R. 20 E., W.M.
 KITTITAS COUNTY, WASHINGTON



LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUSE 36815"
- FOUND PIN & CAP
- x — FENCE
- ⊗ WELL



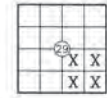
AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 2013, at _____ M., in Book L of Short Plats
 at page(s) _____ of the request of Cruse & Associates
 RECEIVING NO. _____

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 of the request of FOX ROAD FARM LLC in MARCH of 2013.

Chris Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 DATE: 3/20/2013

RECEIVED
 MAR 20 2013
 KITTITAS COUNTY
 COB



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

FOX ROAD FARM SHORT PLAT
PART OF SECTION 29, T. 18 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS STATE OF WASHINGTON, EXCEPT:

- 1. TRACTS OF LAND CONVEYED TO KITITAS RECLAMATION DISTRICT BY DEED DATED OCTOBER 3, 1931, RECORDED IN BOOK 49 OF DEEDS, PAGE 601.
- 2. RIGHT OF WAY OF COUNTY ROADS ALONG THE NORTH AND EAST BOUNDARY LINES OF SAID LAND,

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 25 OF SURVEYS, PAGES 160-162 AND THE SURVEYS REFERENCED HEREON.
- 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 OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- 8. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 9. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS IRRIGABLE ACRES, LOT 2 HAS IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- 10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 11. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- 12. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- 13. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
- 14. 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 7.48.305)

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FOX ROAD FARM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF 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., 2013.

FOX ROAD FARM, LLC

DAVID A. MOWAT
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID A. MOWAT, TO ME KNOWN TO BE THE _____ OF FOX ROAD FARM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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: _____

RECEIVED
MAR 20 2013
KITITAS COUNTY
093



AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2013, 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) 962-8242
FOX ROAD FARM SHORT PLAT



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"

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
 \$470.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

\$1,540.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

3/20/13

RECEIPT #

00016767

RECEIVED

MAR 20 2013

KITTITAS COUNTY
CDS

PAID

MAR 20 2013

DATE STAMP IN BOX

KITTITAS CO.
CDS

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

FORM LAST REVISED:01-02-13

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: Fox Road Farms LLC c/o David Mowat
- Mailing Address: P.O. Box 1304
- City/State/ZIP: Woodenville, WA 98072
- Day Time Phone: (425) 398-0205
- Email Address: davidamowat@msn.com
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: Chris Cruse
- Mailing Address: P.O. Box 959
- City/State/ZIP: Ellensburg, WA 98926
- Day Time Phone: 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: 1791 Fox Road
- City/State/ZIP: Ellensburg, WA 98926
5. **Legal description of property (attach additional sheets as necessary):**
SE 1/4 of Section 29, T.18 N., R.20 E., W.M.
6. **Tax parcel number(s):** 18-20-29000-0005
7. **Property size:** 164.10 (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. *All information on application map.*
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?** *Fox & Lyons*

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 *Chris Cruise*

Date:

3/15/2013

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

X *David G. Mowat*

Date:

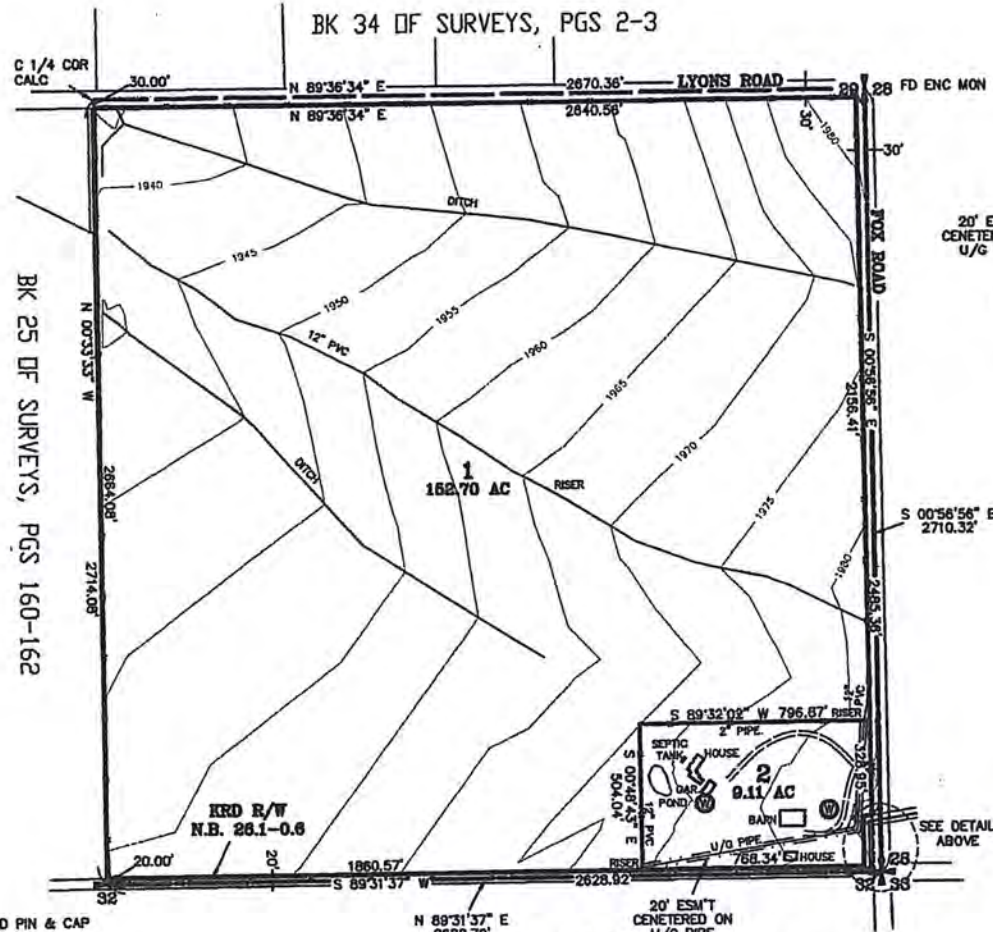
3/18/2013

VICINITY MAP		
19	20	21
30	29	28
31	32	33

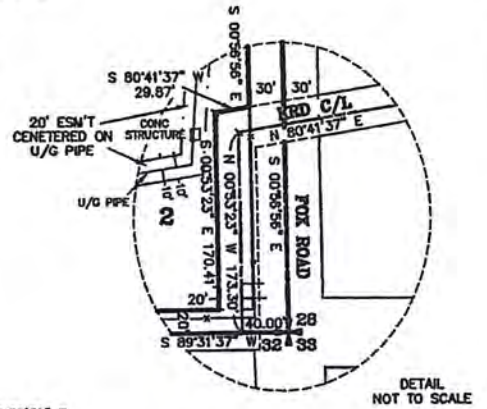
APPROVALS	
KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201____	
KITTITAS COUNTY ENGINEER	
KITTITAS COUNTY HEALTH DEPARTMENT PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL 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____	
KITTITAS COUNTY HEALTH OFFICER	
CERTIFICATE OF COUNTY PLANNING DIRECTOR I HEREBY CERTIFY THAT THE FOX ROAD FARM SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.	
DATED THIS _____ DAY OF _____ A.D., 201____	
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. 15-20-29000-0003	
DATED THIS _____ DAY OF _____ A.D., 201____	
KITTITAS COUNTY TREASURER	
NAME AND ADDRESS - ORIGINAL TRACT OWNERS	
NAME: FOX ROAD FARM LLC ADDRESS: PO BOX 1304 WOODRIDGE, WA 98072 PHONE: (206) 794-1792	
EXISTING ZONE: AG-20 SOURCE OF WATER: INDIVIDUAL OR SHARED WELLS SEWER SYSTEM: ON SITE SEWAGE SYSTEMS STORM WATER: NO IMPROVEMENTS FOR THIS APP. WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W NO. OF SHORT PLATTED LOTS: TWO (2) SCALE: 1" = 300'	
SUBMITTED ON: _____ AUTOMATIC APPROVAL DATE: _____ RETURNED FOR CAUSE ON: _____	

SHEET 1 OF 2

FOX ROAD FARM SHORT PLAT PART OF SECTION 29, T. 18 N., R. 20 E., W.M. KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SET 5/8" REBAR W/ CAP
— "CRUISE 36815"
 - FOUND PIN & CAP
 - x— FENCE
 - WELL



AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2013, at _____ M., in Book L of Short Plats
at page(s) _____ at the request of Cruise & Associates.
RECEIVING NO. _____

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 of the request of FOX ROAD FARM LLC in MARCH of 2013.

Christopher C. Cruise
CHRISTOPHER C. CRUISE
Professional Land Surveyor
License No. 36815
DATE: 3/15/2013

RECEIVE

MAR 20 2013

KITTITAS COUNTY
CDS



CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
FOX ROAD FARM SHORT PLAT

**FOX ROAD FARM SHORT PLAT
PART OF SECTION 29, T. 18 N., R. 20 E., W.M.
KITITITAS COUNTY, WASHINGTON**

ORIGINAL PARCEL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, EXCEPT:

1. TRACTS OF LAND CONVEYED TO KITITITAS RECLAMATION DISTRICT BY DEED DATED OCTOBER 3, 1931, RECORDED IN BOOK 49 OF DEEDS, PAGE 601.
2. RIGHT OF WAY OF COUNTY ROADS ALONG THE NORTH AND EAST BOUNDARY LINES OF SAID LAND.

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 25 OF SURVEYS, PAGES 160-162 AND THE SURVEYS REFERENCED HEREON.
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. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. ACCORDING TO KITITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS IRRIGABLE ACRES; LOT 2 HAS IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
11. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
12. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
13. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
14. 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 7.48.305)

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FOX ROAD FARM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF 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., 2013.

FOX ROAD FARM, LLC

DAVID A. MOWAT
TITLE

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID A. MOWAT, TO ME KNOWN TO BE THE _____ OF FOX ROAD FARM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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: _____

PRELIMINARY
3/15/2013



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2013, at _____ M., in Book L of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
JERALD V. PETTIT by: _____
KITITITAS COUNTY AUDITOR

SEARCHED
MAR 20 2013
KITITITAS COUNTY
CDS

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

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. WA2011-46-0117788-2013.72030-88354942

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

LIABILITY EXCLUSIONS AND LIMITATIONS

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

Dated: 03/07/2013

CHICAGO TITLE INSURANCE COMPANY
By *[Signature]*
Authorized Signature

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

WA2011 0117788
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: *[Signature]* **President**
ATTEST *[Signature]* **Secretary**



SUBDIVISION GUARANTEE

Office File Number : 0117788
Guarantee Number : WA2011-46-0117788-2013.72030-88354942
Dated : March 7, 2013, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : FOX ROAD FARM, LLC

Name of Assured: CRUSE & ASSOCIATES

The assurances referred to on the face page are:

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

The Southeast Quarter of Section 29, in Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, EXCEPT:

1. **Tracts of land conveyed to Kittitas Reclamation District by deed dated October 3, 1931, recorded in Book 49 of Deeds, page 601.**
2. **Right of way of county roads along the North and East boundaries line of said land.**

Title to said real property is vested in:

FOX ROAD FARM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0117788

Guarantee Number: WA2011-46-0117788-2013.72030-88354942

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

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

4. General taxes and assessments for 2013, which become delinquent after April 30, 2013, if first half not paid.

	<u>Full year</u>	<u>First Half</u>	<u>Second Half</u>
Amount :	\$ 8,306.60	\$ 4,153.30	\$ 4,153.30
Tax No. :	18-20-29000-0005 (445134)		

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

5. 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.

6. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefor.

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

7. Reservations contained in deed from the Northern Pacific Railroad Company, a corporation, covering lands in Section 29, dated April 28, 1909, and recorded in Book 18 of Deeds, page 549, as follows:

Excepting and reserving unto the party of the first part, its successors and assigns, forever, all coal and iron upon or in said land and also the use of such surface ground as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

(SCHEDULE B) Continued

File No. 0117788

Guarantee Number: WA2011-46-0117788-2013.72030-88354942

8. Amendatory Contract, governing reclamation and irrigation matters;
Parties : The United States of America and the Kittitas Reclamation District
Dated : January 20, 1949
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
Auditor's File No. : 208267
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

9. Waiver of damages, affecting Section 32, contained in deed from Thomas P. Aitken and E. Aitken, husband and wife, and James K. Aitken, a bachelor, to Kittitas Reclamation District, dated October 3, 1931, and recorded in Book 49 of Deeds, page 601, as follows:

Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the land herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by the grantee, its successors and assigns, over and upon the premises herein conveyed.

10. 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)

11. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on April 29, 1981, under Kittitas County Auditor's File No. 451650.
In favor of : Florence M. Harting as Personal Representative; and Estate of John A Harting, deceased
For : Existing ditch from Kittitas Reclamation District Turnout NB 26.1-1.5 to W-1.44
Affects : Portion of said premises for the benefit of said West Half of Section 32.

12. Existing lane as disclosed by instrument recorded April 29, 1981, under Auditor's File No. 451650.

Affidavit regarding said lane was recorded September 2, 2003, under Kittitas County Auditor's File No. 200309020112.

END OF EXCEPTIONS

Notes:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):
Ptn of NE Quarter of the NW Quarter and ptn NW Quarter of the NE Quarter of Section 34, Township 19N, Range 17 East, W.M.

(SCHEDULE B) Continued

File No. 0117788

Guarantee Number: WA2011-46-0117788-2013.72030-88354942

(Notes Continued)

2. 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

RO/ko

Fox Road Farm
 Short Plat

PT/PT	INVERSE	ANGLE	DIST	NORTH	EAST	TO	
START				616448.51562	2035488.04600	1495	
1495	INV	N 89 36 34	E	2640.56	616466.51482	2038128.54730	1496
1496	INV	S 0 56 56	E	2435.36	613981.49609	2038169.70595	1497
1497	INV	S 80 41 37	W	79.87	613976.66488	2038140.22451	1498
1498	INV	S 0 53 23	E	170.41	613806.27295	2038142.87101	1499
1499	INV	S 89 31 37	W	2624.92	613784.56264	2035514.04514	1500
1500	INV	N 0 33 33	W	2664.08	616448.51562	2035488.04600	1495

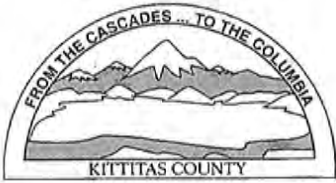
CLOSURE ERROR Area = 7048561.99 sq ft 161.81272 ac
 ANGLE DIST NORTH EAST TO

PT/PT	INVERSE	ANGLE	DIST	NORTH	EAST	TO	
START				616448.51562	2035488.04600	1495	
1495	INV	N 89 36 34	E	2640.56	616466.51482	2038128.54730	1496
1496	INV	S 0 56 56	E	2156.41	614310.39666	2038164.25847	1502
1502	INV	S 89 32 02	W	796.87	614303.91330	2037367.40996	1503
1503	INV	S 0 48 43	E	504.04	613799.92775	2037374.55279	1504
1504	INV	S 89 31 37	W	1860.57	613784.56264	2035514.04514	1500
1500	INV	N 0 33 33	W	2664.08	616448.51562	2035488.04600	1495

CLOSURE ERROR Area = 6651770.72 sq ft 152.70364 ac
 ANGLE DIST NORTH EAST TO

PT/PT	INVERSE	ANGLE	DIST	NORTH	EAST	TO	
START				614310.39666	2038164.25847	1502	
1502	INV	S 0 56 56	E	378.95	613981.49609	2038169.70595	1497
1497	INV	S 80 41 37	W	79.87	613976.66488	2038140.22451	1498
1498	INV	S 0 53 23	E	170.41	613806.27295	2038142.87101	1499
1499	INV	S 89 31 37	W	2624.92	613784.56264	2035514.04514	1500
1500	INV	N 0 48 43	W	504.04	614303.91330	2037367.40996	1503
1503	INV	N 89 32 02	E	796.87	614310.39666	2038164.25847	1502

CLOSURE ERROR Area = 396791 sq ft 9.10907 ac
 ANGLE DIST NORTH EAST TO



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

RECEIPT NO.: 00016767

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 026727

Date: 3/20/2013

Applicant: FOX ROAD FARM LLC

Type: check # 7116

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00001	CDS FEE FOR SHORT PLAT	720.00
SP-13-00001	EH SHORT PLAT FEE	470.00
SP-13-00001	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00001	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,540.00