

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204  
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 09/10/14 09:51 by lfi18

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Acct #: 84329

Ad #: 1162653

Status: N

KC COMMUNITY DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 09/12/2014 Stop: 09/12/2014  
Times Ord: 1 Times Run: \*\*\*  
STD6 2.00 X 6.04 Words: 303  
Total STD6 12.08  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 103.89  
# Affidavits: 1

Contact: MANDY  
Phone: (509)962-7506  
Fax#:  
Email:  
Agency:

Ad Descrpt: NOTICE OF DECISION  
Given by: KAYCEE HATHAWAY  
Created: lfi18 09/10/14 09:48  
Last Changed: lfi18 09/10/14 09:51

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COMMENTS:

COPIED from AD 1162256

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PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 09/12  
IN A 97 S 09/12  
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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.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

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PO BOX 1570  
POCATELLO ID 83204  
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ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 09/10/14 09:51 by lfi18

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Ad #: 1162653

Status: N

**NOTICE OF APPLICATION**

**Project Name (File Number):** Sullivan (SP-14-00003)

**Applicant:** Encompass authorized agent for Terrance Sullivan, landowner

**Location:** located approximately 0.5 miles south of the Snoqualmie Ski Area at 1651 SR 906, in a portion of Section 09, T22N, R11E, WM in Kittitas County, bearing Assessor's map number 22-11-09055-0003.

**Proposal:** Encompass authorized agent for Terrance Sullivan, landowner, has submitted a preliminary short plat application to subdivide approximately 0.56 acres into one 0.17 acre lot, one 0.19 arce lot, and one 0.20 acre lot. The subject property is zoned Residential.

**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 Monday, September 29, 2014. 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.

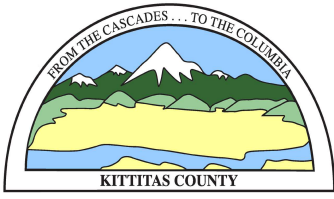
**Designated Permit Coordinator (staff contact):** Kaycee K Hathaway, Staff Planner: (509) 962-7506; email at [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

**Notice of Application:** Friday, September 12, 2014

**Application Received:** Wednesday, August 20, 2014

**Application Complete:** Wednesday, September 10, 2014

**Publication Date:** Friday, September 12, 2014



# 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

Sullivan  
(SP-14-00003)

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SP-14-00003  
Sullivan

9/10/2014

Air Photo  
Vertical

kaycee.hathaway



STIRRUP LAKE AREA

DNR Landslide #33419

**SP-14-00003  
Sullivan**

DNR Landslide #21054

DNR Landslide #4541

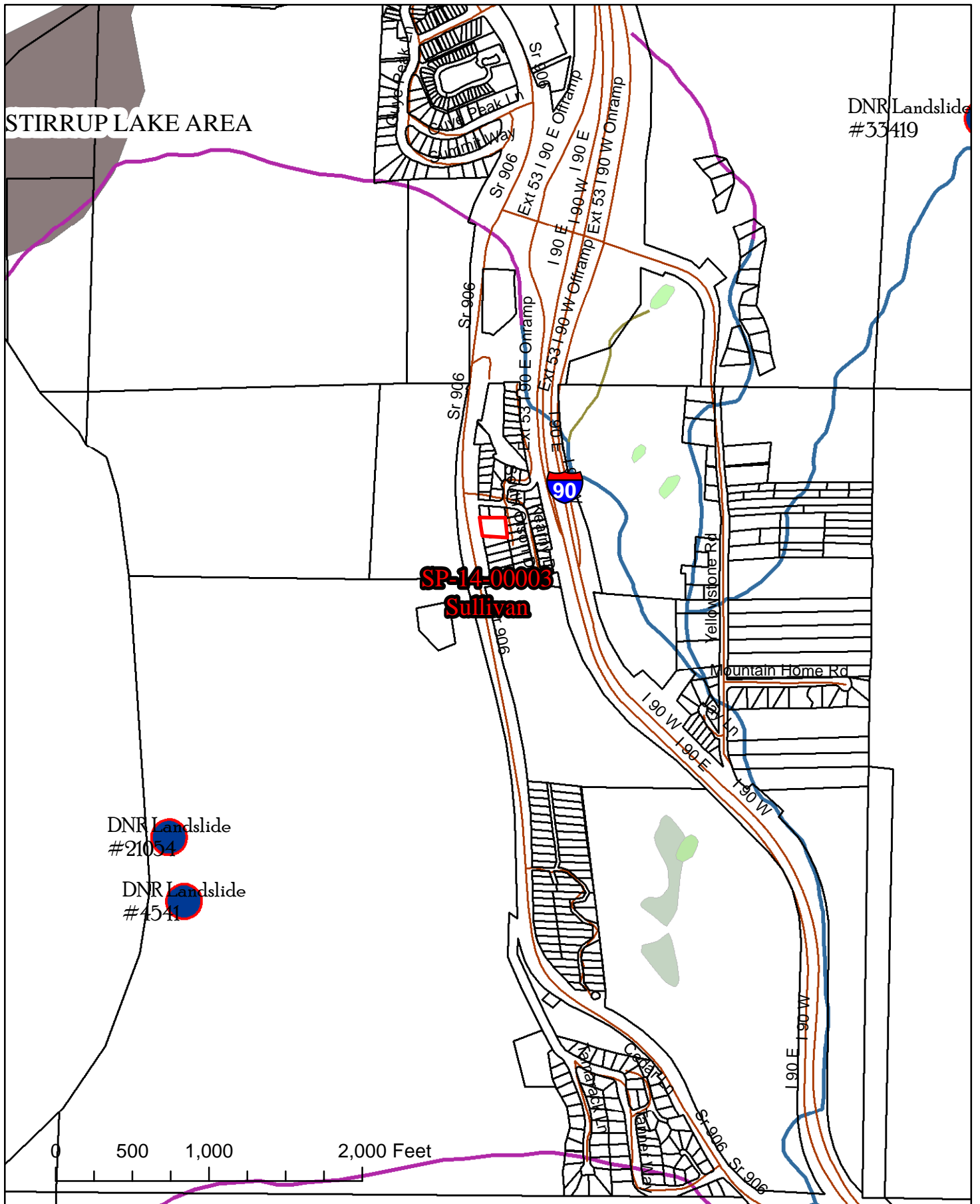
0 500 1,000 2,000 Feet

SP-14-00003  
Sullivan

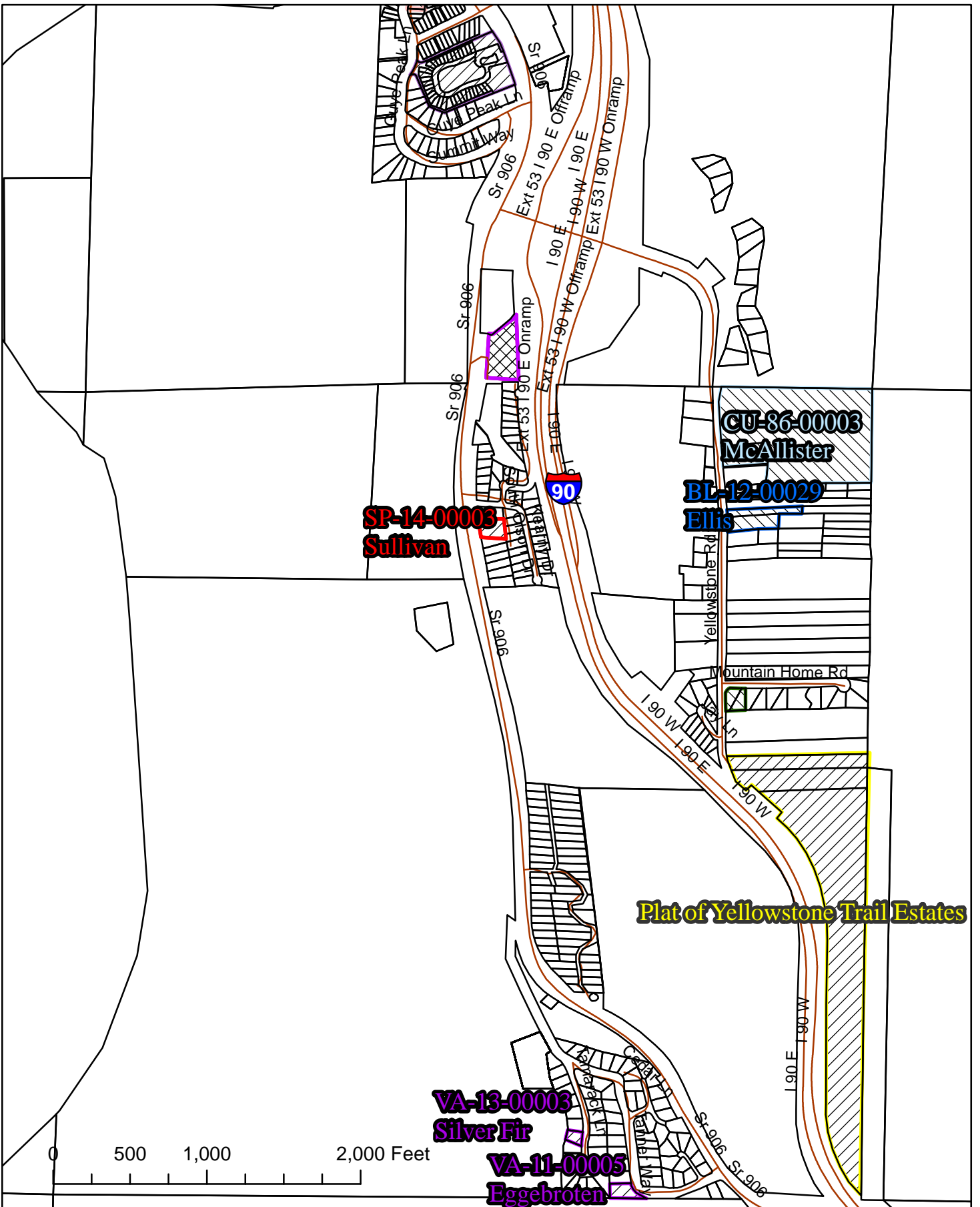
Critical Areas  
Map

9/10/2014

kaycee.hathaway







SP-14-00003  
Sullivan

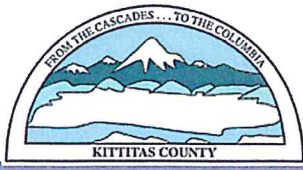
Regional Land Use  
Map

9/10/2014

kaycee.hathaway







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
\$570.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
<b>\$1,640.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): <div style="text-align: center; font-size: 2em; margin-top: 10px;"> </div>	DATE: <div style="text-align: center; font-size: 1.5em; margin-top: 10px;"> </div>	RECEIPT # <div style="text-align: center; font-size: 1.5em; margin-top: 10px;"> </div>	
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: TERRENCE G & CYNTHIA L SULLIVAN  
Mailing Address: 6100 CANTER LANE  
City/State/ZIP: WEST LINN OREGON 97068-2541  
Day Time Phone: \_\_\_\_\_  
Email Address: Tsullivanlpo@gmail.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: \_\_\_\_\_  
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 ENGR. & SURV. - DAVID P. NELSON  
Mailing Address: 108 E 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: 1651 SR 906  
City/State/ZIP: SNOQUALMIE PASS, WA 98068

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

LOT 3 OF THE OLSON SHORT PLAT 85-05 (BOOK C OF SHORT PLATS, PAGES 11 & 12) LOCATED IN SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.

**6. Tax parcel number(s):** 567336 (22-11-09055-0003)

**7. Property size:** 0.55 ACRES (acres)

**8. Land Use Information:**

Zoning: RESIDENTIAL-LAMIRD      Comp Plan Land Use Designation: LAMIRD-ALLOWED USE

**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. yes no
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?** STATE ROUTE 906

**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 *[Signature]*

Date:

08/18/2014

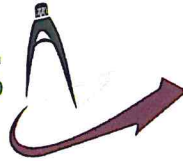
Signature of Land Owner of Record  
(Required for application submittal):

X *[Signature]*

Date:

8/18/14





## SULLIVAN SHORT PLAT PROJECT OVERVIEW

### OVERVIEW:

The purpose of this application is to create three lots consisting of 0.17 acres, 0.19 acres and 0.20 acres from an existing 0.55 acre lot located in the Olson Short Plat, SP 85-05, Book C of Short Plats, Pages 11 & 12. The subject property is located within the Residential, LAMIRD Zone of Kittitas County.

### UTILITIES:

The project's water and sewer is the Snoqualmie Pass Utility District

### TRANSPORTATION:

Access to county roads via private access easements.

### COMMENTS:

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

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

---

#### Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250 Fax: (425) 391-3055

#### Eastern Washington Division

108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Phone: (509) 674-7433 Fax: (509) 674-7419



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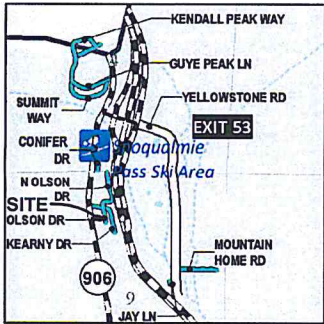
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VICINITY MAP

**SULLIVAN SHORT PLAT**  
 A PORTION OF THE NW 1/4 OF THE NE 1/4  
 SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON



SP-14-XXXXX

**APPROVALS**

**KITTITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED THIS \_\_\_ DAY  
 OF \_\_\_\_\_ A.D., 20\_\_

KITTITAS COUNTY ENGINEER

**COMMUNITY DEVELOPMENT SERVICES**

I HEREBY CERTIFY THAT THE "SULLIVAN" 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., 20\_\_

KITTITAS COUNTY PLANNING OFFICIAL

**KITTITAS COUNTY HEALTH DEPARTMENT**

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITTITAS COUNTY HEALTH OFFICER

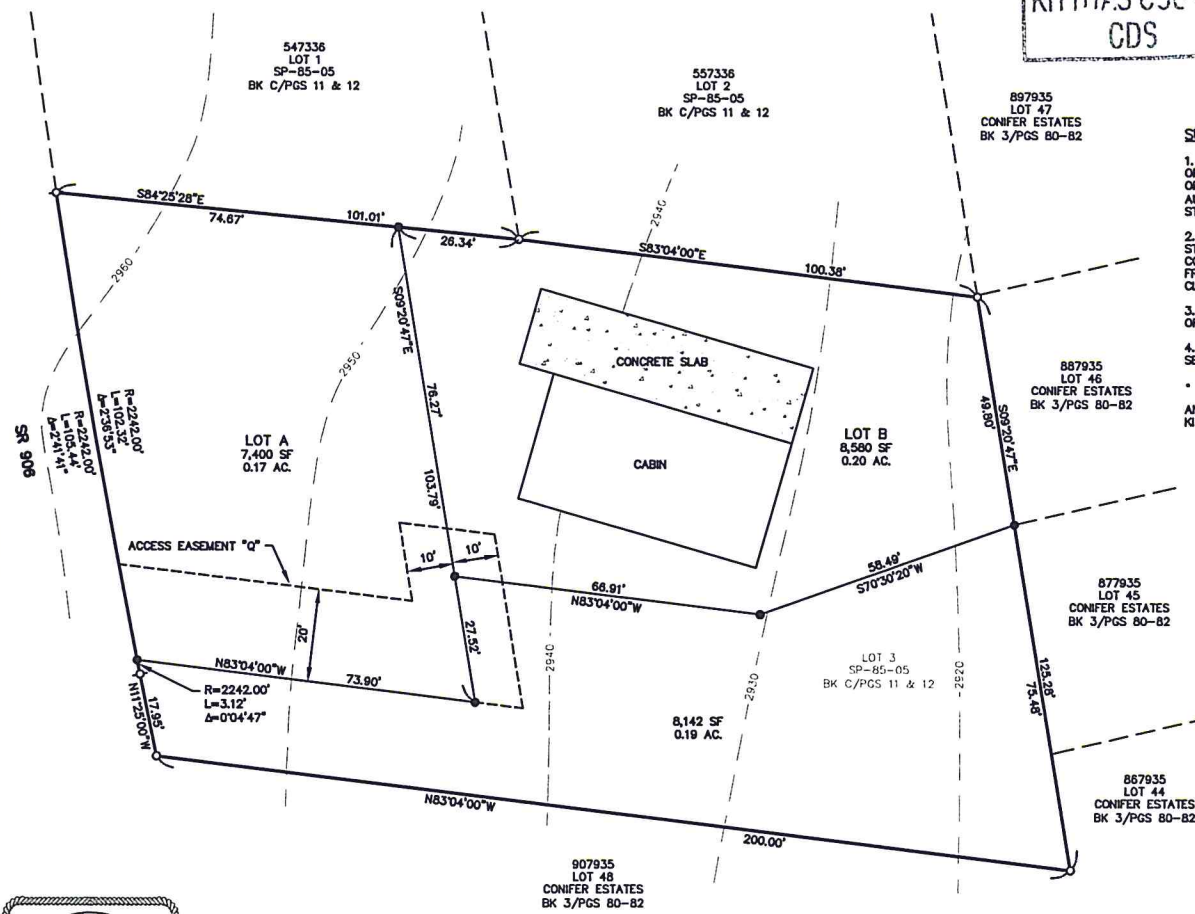
**CERTIFICATE OF COUNTY TREASURER**

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

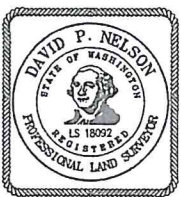
KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 567336  
 MAP NO. 22-11-09055-0003



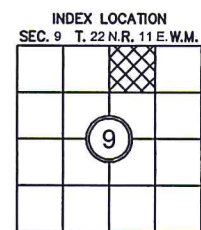
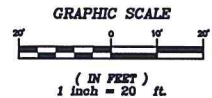
**SURVEY NOTES:**

1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 3 OF THE OLSON SHORT PLAT SP-85-05, RECORDED IN BOOK C OF SHORT PLATS, AT PAGES 11 AND 12, RECORDED UNDER AUDITOR'S FILE NUMBER 492741, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S8 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.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
  - BOOK C OF SHORT PLATS, PAGES 11 & 12, AFN: 492741
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.



**LEGEND**

- SET 5/8" IRON ROD & CAP, LS# 18092
- FOUND IRON ROD & CAP, AS NOTED



**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 TERRENCE & CYNTHIA SULLIVAN  
 IN AUG 2014  
 DAVID P. NELSON  
 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  
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**SULLIVAN SHORT PLAT**

PREPARED FOR  
 TERRENCE & CYNTHIA SULLIVAN  
 A PORTION OF THE NW 1/4 OF THE NE 1/4  
 SECTION 9, TOWNSHIP 22 N., RANGE 11 E., W.M.

KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
G. WEISER	08/2014	14085
CHKD BY	SCALE	SHEET
D. NELSON	1"=20'	1 OF 2

OWNER:

TERRENCE G. & CYNTHIA L. SULLIVAN  
6100 CANTER LANE  
WEST LINN OREGON 97068-2541

PARCEL NO.: 567336  
MAP NO.: 22-11-09055-0003  
AREA: 0.55 ACRES  
LOTS: 2  
WATER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT  
SEWER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT  
ZONE: RESIDENTIAL, LAMRD

SULLIVAN SHORT PLAT  
A PORTION OF THE NW 1/4 OF THE NE 1/4  
SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,  
KITITITAS COUNTY, WASHINGTON

SP-14-XXXX

EXISTING LEGAL DESCRIPTION:

LOT 3, OF OLSON SHORT PLAT, KITITITAS COUNTY SHORT PLAT NO. SP-85-05, AS RECORDED DECEMBER 31, 1985, IN VOLUME "C" OF SHORT PLATS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 492741, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

NOTES:

1. 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.
2. 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
4. 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.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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 KITITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. KITITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

ADJACENT OWNERS:

- 557336  
STEVEN L LOPER ETUX  
19535 SE 51ST ST  
ISSAQUAH WA 98027
- 547336  
DONALD E ALBER  
10799 NE OLD CREOSOTE HILL ROAD  
BAINBRIDGE ISLAND WA 98110-2153
- 907935  
JACK R DAVIS  
21402 130TH AVE SE  
KENT WA 98031-3912
- 897935  
NICHOLAS I HAUSCH  
KALEIGH A DAY  
2328 118TH AVE E  
EDGEWOOD WA 98372-1604
- 887935  
DAVID D SMITH  
8647 46TH AVE SW  
SEATTLE WA 98136
- 877935  
PEGGY J MEYER TRUSTEE  
1050 S SHORE DR  
MIAMI BEACH FL 33141-2414
- 867935  
RICHARD ROHWER ETUX  
PO BOX 892  
GIG HARBOR WA 98335-0892
- 157835  
THE MOUNTAINEERS  
7700 SAND POINT WAY NE  
SEATTLE WA 98115

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, TERRENCE G. SULLIVAN & CYNTHIA L. SULLIVAN, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE 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., 20\_\_

TERRENCE G. SULLIVAN                      CYNTHIA L. SULLIVAN

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUALS 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.

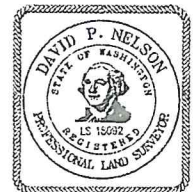
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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

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  
1-800-424-5555



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 TERRENCE & CYNTHIA SULLIVAN  
IN AUG. 2014  
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) 674-7419

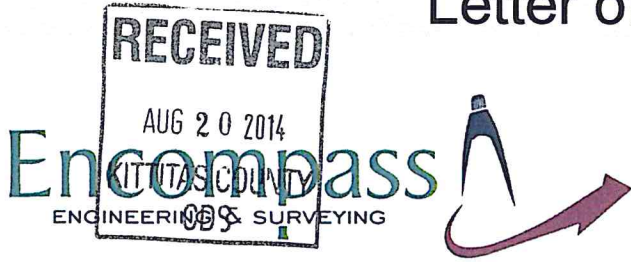
SULLIVAN SHORT PLAT  
PREPARED FOR

TERRENCE & CYNTHIA SULLIVAN  
A PORTION OF THE NW 1/4 OF THE NE 1/4  
SECTION 9, TOWNSHIP 22 N., RANGE 11 E., W.M.

KITITITAS COUNTY	WASHINGTON
DWN BY G. WEISER	DATE 08/2014
JOB NO. 14085	
CHKD BY D. NELSON	SCALE N/A
SHEET 2	OF 2



# Letter of Transmittal



**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 2<sup>nd</sup> Street, Cle Elum, WA 98922  
 Tel (509) 674-7433 Fax (509) 674-7419

**To: KITTITAS COUNTY CDS** **Date: 8-20-2014** **Job No. 14085**  
**ELLENSBURG WA** **Attn:**  
**Re: SULLIVAN PRELIMINARY SHORT PLAT**

**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

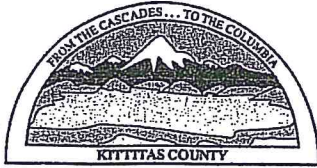
COPIES	DATE	NO.	DESCRIPTION
5		2	COPIES WITH CONTOURS
			COUNTY FEES
*3			OVERVIEW LETTER - *1 FOR CDS, 1 FOR PUBLIC WORKS & 1 FOR HEALTH
1			CDS APPLICATION/TRANS. CONCUR. MGMT. APPL./PUBLIC DISC. STMT.
1			8 ½ X 11 MAP
1			SUBDIVISION GUARANTEE, CLOSURES

**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: Ginger Jensen Title: ENGR. & SURV. TECH.  
 Copy to: File



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.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](mailto:information@encompasses.net) AS WELL AS HARD COPIES TO ADDRESS ABOVE.

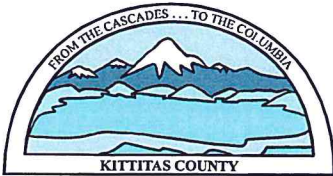


**Sullivan Short PLAT**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**TRANSPORTATION CONCURRENCY MANAGEMENT  
APPLICATION**

**Required attachments:**

Site map showing access locations

**FOR STAFF USE ONLY:**

APPLICATION RECEIVED BY:

DATE:

DATE STAMP HERE

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

Name: TERRENCE G & CYNTHIA L SULLIVAN  
Mailing Address: 6100 CANTER LANE  
City/State/ZIP: WEST LINN OREGON 97068-2541  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_



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

Agent Name: ENCOMPASS ENGINEERING & SURVEYING - DAVID P. NELSON  
Mailing Address: 108 EAST SECOND STREET  
City/State/ZIP: CLE ELUM, WA 98922  
Day Time Phone: 509-674-7433  
Email Address: DPNELSON@ENCOMPASSES.NET

**3. Contact person for application (select one):**  Owner of record  Authorized agent

**4. Street address of property:** 1651 SR 906, SNOQUALMIE FALLS, WA 98068

**5. Tax parcel number(s):** 567336 (22-11-09055-0003)

**6. Roads serving project:** STATE ROUTE 906

**7. Plat or project name:** SULLIVAN SHORT PLAT



Kittitas County Department of Public Works

8. Proposed Land Use:  Residential  Commercial  Agricultural

9. Proposed Land Use Project:  Short Plat  Long Plat  Building Permit  Other: \_\_\_\_\_

10. Total number of lots/dwelling units: 3

11. Commercial/Agricultural building area in square feet: N/A

12. Narrative project description: \_\_\_\_\_

**3 LOT SHORT PLAT**

13. Describe present use of property: **RESIDENTIAL USE**

13. 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.

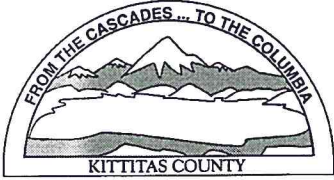
14. Are there any other pending applications or issues associated with this property?  
 Yes  No If yes, describe: \_\_\_\_\_

Signature of Authorized Agent:  
x *[Signature]*

Date:  
08/18/2014

Signature of Land Owner of Record  
(Required for application submittal):  
x *[Signature]*

Date:  
8/18/14



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

*Email*

**RECEIPT NO.:** 00022425

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 028917

**Date:** 8/20/2014

**Applicant:** ENCOMPASS ENGINEERING & SURVEY

**Type:** check # 1063

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-14-00003	CDS FEE FOR SHORT PLAT	720.00
SP-14-00003	EH SHORT PLAT FEE	570.00
SP-14-00003	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-14-00003	SEPA	130.00
	Total:	1,640.00

# 14085 PARENT

Point # 1					10000.000	10000.000
	S	84	25	28	E	101.010
Point # 2					9990.186	10100.532
	S	83	4	0	E	100.380
Point # 3					9978.069	10200.178
	S	9	20	47	E	125.280
Point # 4					9854.452	10220.524
	N	83	4	0	W	200.000
Point # 5					9878.595	10021.986
	N	11	25	0	W	17.950
Point # 6					9896.190	10018.433
	N	78	35	0	E	2242.000
Radius Point # 7						10339.977
						12216.072
						Length = 105.445
						Tangent = 52.732
	S	81	16	41	W	2242.000
Point # 8						10000.001
						9999.999

AREA = 24,121.92 sf (.5538 acres)

LENGTH = 544.62

NORTHING ERROR = +0.001

EASTING ERROR = -0.001

LINEAR ERROR = N 39 57 53 W 0.001



7/7/2014

# 14085 LOT A

Point # 1		10000.000	10000.000
S 84 25 28 E		74.670	
Point # 2		9992.745	10074.317
S 9 20 47 E		103.790	
Point # 3		9890.333	10091.173
N 83 4 0 W		73.900	
Point # 4		9899.254	10017.813
N 78 39 47 E		2242.000	
Radius Point # 5		10339.983	12216.067
Delta = 2 36 53		Length = 102.315	Tangent = 51.166
S 81 16 40 W		2242.000	
Point # 6		9999.996	9999.996

AREA = 7,400.28 sf (.1699 acres)

LENGTH = 252.36

NORTHING ERROR = -0.004

EASTING ERROR = -0.004

LINEAR ERROR = S 49 48 6 W 0.006

# 14085 LOT B

Point # 1						10000.000		10000.000
	S	84	25	28	E		26.340	
Point # 2						9997.441		10026.215
	S	83	4	0	E		100.380	
Point # 3						9985.324		10125.861
	S	9	20	47	E		49.800	
Point # 4						9936.185		10133.949
	S	70	30	20	W		58.490	
Point # 5						9916.666		10078.812
	N	83	4	0	W		66.910	
Point # 6						9924.743		10012.391
	N	9	20	47	W		76.270	
Point # 7						10000.000		10000.005

AREA = 8,579.99 sf (.1970 acres)

LENGTH = 378.19

NORTHING ERROR = +0.000

EASTING ERROR = +0.005

LINEAR ERROR = N 88 33 9 E 0.005

# 14085 LOT C

Point # 1						10000.000		10000.000
	S	83	4	0	E		73.900	
Point # 2						9991.079		10073.360
	N	9	20	47	W		27.520	
Point # 3						10018.234		10068.890
	S	83	4	0	E		66.910	
Point # 4						10010.157		10135.311
	N	70	30	20	E		58.490	
Point # 5						10029.676		10190.448
	S	9	20	47	E		75.480	
Point # 6						9955.198		10202.706
	N	83	4	0	W		200.000	
Point # 7						9979.341		10004.169
	N	11	25	0	W		17.950	
Point # 8						9996.936		10000.616
	N	78	35	0	E		2242.000	
	Radius Point # 9						10440.723	12198.255
	Delta = 0 4 47						Length = 3.120	Tangent = 1.560
	S	78	39	47	W		2242.000	
Point # 10						9999.994		10000.000

AREA = 8,141.61 sf (.1869 acres)

LENGTH = 520.25

NORTHING ERROR = -0.006

EASTING ERROR = +0.000

LINEAR ERROR = S 2 13 44 E 0.006





# CHICAGO TITLE INSURANCE COMPANY

Policy No. 7386-12-15793AM-2014.72156-91617033

## 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: July 15, 2014

Issued by:

AmeriTitle, Inc.

101 W Fifth Ellensburg, WA 98926

(509) 925-1477

*Marlene Wyatt*  
\_\_\_\_\_  
Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By: *Gregory M. P... L*

President

ATTEST  
*Tom C. J...*

Secretary

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

Subdivision Guarantee Policy Number: 7386-12-15793AM-2014.72156-91617033

## SUBDIVISION GUARANTEE

Order No.: 15793AM

Liability: \$1,000.00

Guarantee No.: 7386-12-15793AM-2014.72156-91617033

Fee: \$250.00

Dated: July 15, 2014, at 7:30 a.m.

Tax: \$20.00

Your Reference: Sullivan / 1651 SR 906, Snoqualmie Pass, WA 98068

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:

Lot 3, of OLSON SHORT PLAT, Kittitas County Short Plat No. SP-85-05, as recorded December 31, 1985, in Volume "C" of Short Plats, pages 11 and 12, under Auditor's File No. 492741, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 9, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Terrence G. Sullivan and Cynthia L. Sullivan, husband and wife

**END OF SCHEDULE A**



(SCHEDULE B)

Order No: 15793AM  
Policy No: 7386-12-15793AM-2014.72156-91617033

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 – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2014  
Tax Type: County  
Total Annual Tax: \$2,135.64  
Tax ID #: 22-11-09055-0003 (567336)  
Taxing Entity: Kittitas County Treasurer

First Installment: \$1,067.82  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2014

Second Installment: \$1,067.82  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2014

5. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Postal Telegraph-Cable Company of Washington, a corporation  
Purpose: A pole line  
Recorded: August 28, 1941  
Instrument No.: 163643  
Affects: A portion of said premises and other land
6. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Road and utilities  
Recorded: November 29, 1977  
Instrument No.: 418451  
Affects: The West 40 feet of said Lot 3 and other land
7. 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. Rose, Jr., Senior Assistant Attorney General)
8. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Olson Short Plat  
Recorded: December 31, 1985  
Instrument No.: 492741, in Book "C" of Short Plats, pages 11 and 12  
Fact(s):
  - a) Existing driveway
  - b) 20' Road and utility easement
  - c) Access note: Access to SR 906 for Lot 3 is from the existing driveway location under existing access approach permit no. 2512.
  - d) Dedication continued thereon

**END OF EXCEPTIONS**

**Notes:**

Note No. 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.

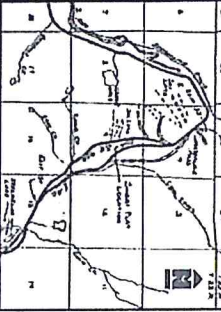
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such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

SP-85-05

CONIFER ESTATES PLANNING UNIT  
 APPROVED BY: [Signature] Day of  
 April, 1985  
 Department of Highway of Virginia

VICINITY MAP



STATEMENTS OF APPROVAL

APPROVED BY: [Signature] Day of  
 April, 1985  
 Department of Highway of Virginia

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I hereby certify that the "Olson Short Plat" has been examined by me and find that it conforms to the comprehensive plan of the State and the local subdivision regulations of the County of Loudoun, Virginia.  
 DATE this 12th day of April, A.D., 1985.

APPROVED BY: [Signature] Day of  
 April, 1985  
 Department of Highway of Virginia

CERTIFICATE FROM KITTITAS COUNTY PLANNING DIRECTOR  
 I hereby certify that the taxes and assessments are paid for the preceding year and for this year in which the plat is due to be filed.  
 DATE this 12th day of April, A.D., 1985.

APPROVED BY: [Signature] Day of  
 April, 1985  
 Department of Highway of Virginia

APPROVED BY: [Signature] Day of  
 April, 1985  
 Department of Highway of Virginia

OLSON SHORT PLAT  
 PART OF THE NW 1/4 OF THE NE 1/4, SECTION 9, T. 22 N., R. 11 E., W.M.



Scale: 1" = 30'

LEGEND

- Road Centerline
- Road Right-of-Way
- Lot Boundary
- Easement
- Access

LEGAL DESCRIPTION

Tract B as delineated on the Plat of Conifer Estates, in Loudoun County, State of Virginia, Book 3 of Plats, page 69, is and is, except 51 8416 county.

NOTE: The basis of the bearings shown herein is a bearing of N 83°04'00" E, along the centerline of Keary Drive, as shown on the Conifer Estates Plat.

ACCESS NOTE:

Access to SR 906 for Lots 1 & 2 is from Keary Drive under existing access easement permit no. 7953. Access to SR 906 for Lots 3 & 4 is from the gravelly driveway location under existing access easement permit no. 3112.

AUDITOR'S CERTIFICATE

Filed for record this 21st day of December, 1985, at 2:23 P.M., in Book \_\_\_\_\_ of Short Plats at page 11, 12, on the return of CRUSE & NELSON, KITTITAS COUNTY AUDITOR.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act of the State of Virginia, Chapter 17, Code of Virginia, Title 58, Section 2-2, as amended, and I am duly sworn.  
 DAVID P. NELSON  
 Professional Land Surveyor  
 12-31-85



CRUSE & NELSON  
 PROFESSIONAL LAND SURVEYORS  
 103 East Main Street  
 Elizabeth City, VA 25926  
 OLSON SHORT PLAT

Vol. C 1911



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Harry K. Olson, Inc., a Washington Corporation, the undersigned owner in fee of certain land in the County of King, State of Washington, do hereby declare, exhibit and plat as herein described, and dedicate to the use of the public forever all roads, easements, rights, claims, interests or whatever that may be owned by Harry K. Olson, Inc., Washington.

*David L. Guss*  
DAVID L. GUSS  
President  
*Mild Nelson*  
MILD NELSON  
Secretary

ACKNOWLEDGEMENT

STATE OF WASHINGTON } s.s.  
COUNTY OF KING }

THIS IS TO CERTIFY: That on this 24 day of Dec. A.D. 1985 before me the undersigned David R. Justice personally appeared DAVID L. OLSON and ELM WILSON, to go known to be the President and Secretary, respectively, of Washington County, Inc., a Washington Corporation, the undersigned and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the use and purpose therein mentioned, and on oath stated that the contents of the said instrument were true and correct and that he was duly qualified to act as a witness for said act and official seal the day and year first written.

*David R. Justice*  
DAVID R. JUSTICE  
Notary Public in the State of Washington  
Residing at \_\_\_\_\_

AUDITOR'S CERTIFICATE

Filed for record this 31st day of December, 1985, at 2:24 P. M., in Book C of Short Plat of Record 1172 of the return of CAUSE D NELSON  
*David R. Justice*  
KITITAS COUNTY Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my supervision in accordance with the provisions of the Survey Recording Act of the Revised Code, D.C. 1172, in the month of September of 1985.  
*David R. Nelson*  
DAVID R. NELSON  
Professional Land Surveyor  
License No. 18092  
12-31-85  
DATE



CRUISE & NELSON  
PROFESSIONAL LAND SURVEYORS  
103 East Fourth Street  
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661 C 74 IR