

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 10:32 by lfi18

-----  
Acct #: 84329

Ad #: 1162702

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: 317  
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 APPLICATION  
Given by: KAYCEE HATHAWAY  
Created: lfi18 09/10/14 10:29  
Last Changed: lfi18 09/10/14 10:32

-----  
COMMENTS:

COPIED from AD 1162653

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

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.

Kaycee K Hathaway  
Name (print or type)

Kaycee K Hathaway  
Name (signature)

(CONTINUED ON NEXT PAGE)

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 09/10/14 10:32 by lfi18

-----  
Acct #: 84329

Ad #: 1162702

Status: N

NOTICE OF APPLICATION

Project Name (File Number):

Location:

Proposal:

Materials Available for Review:

Written Comments

Under Title 15A.03.080

Designated Permit Coordinator (staff contact):

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

← There is  
nothing  
here!

STOCKDALE INC  
PO BOX 1101  
VANTAGE WA 98950

STOCKDALE BRYAN K. ETUX  
PO BOX 1101  
VANTAGE WA 98950-1101

ZIND ENTERPRISES LLC  
2491 NW NEPTUNE PL  
SEATTLE WA 98117

STATE OF WASH (PARKS & REC)  
7150 CLEANWATER LN  
OLYMPIA WA 98504

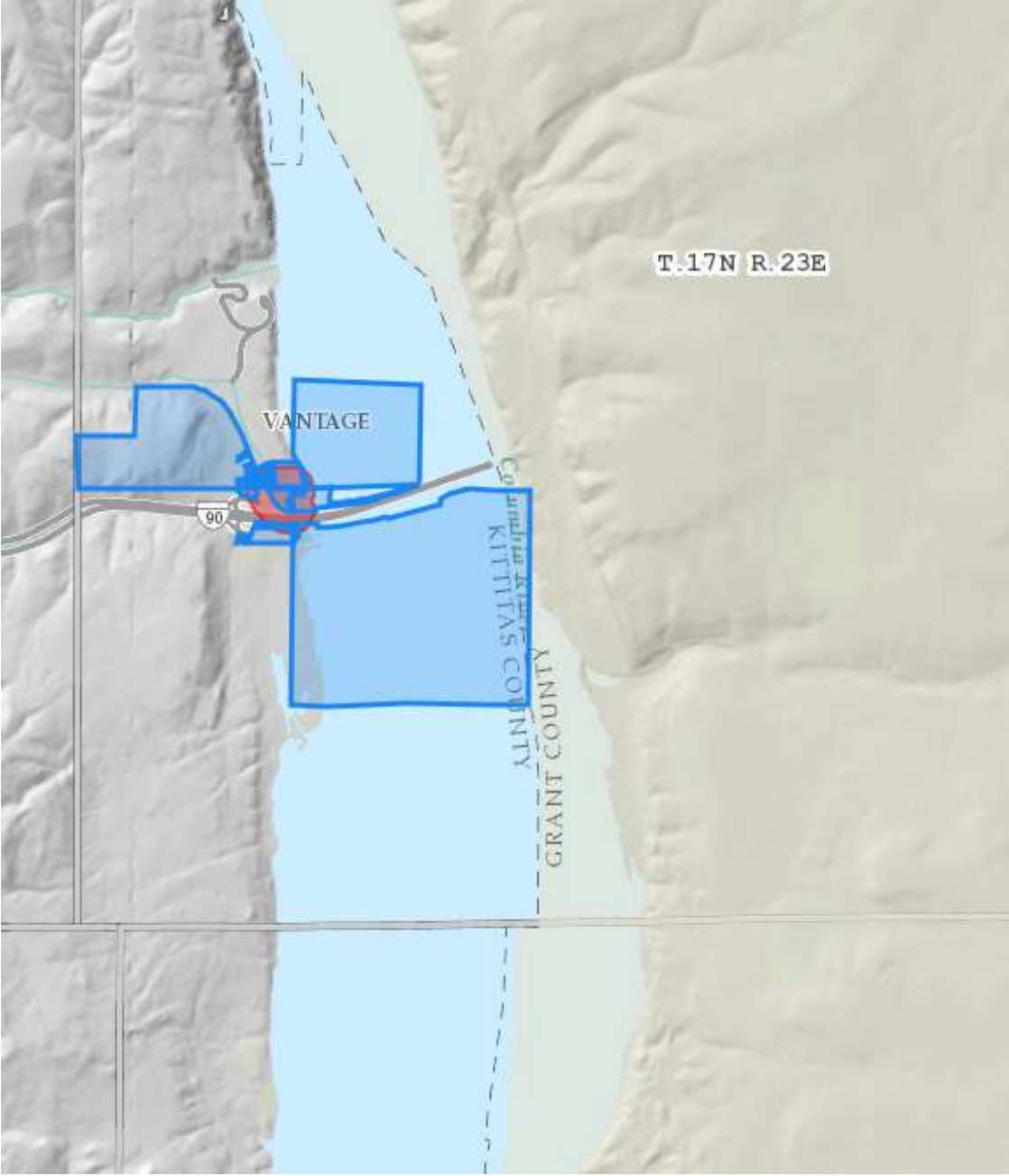
ELLENSBURG BOAT CLUB  
%KNUDSON CINDY  
3702 CARIBOU RD  
ELLENSBURG WA 98926

GRANT CO PUD #2  
PO BOX 878  
EPHRATA WA 98823

STATE OF WASH (DOT)  
REAL ESTATE SERVICES  
2809 RUDKIN RD  
UNION GAP WA 98903

COWIN WILLIAM C  
21828 87TH AVE SE STE 200  
WOODINVILLE WA 98072

KITTITAS CO (PUBLIC WORKS)  
411 N RUBY ST STE 1  
ELLENSBURG WA 98926-6300

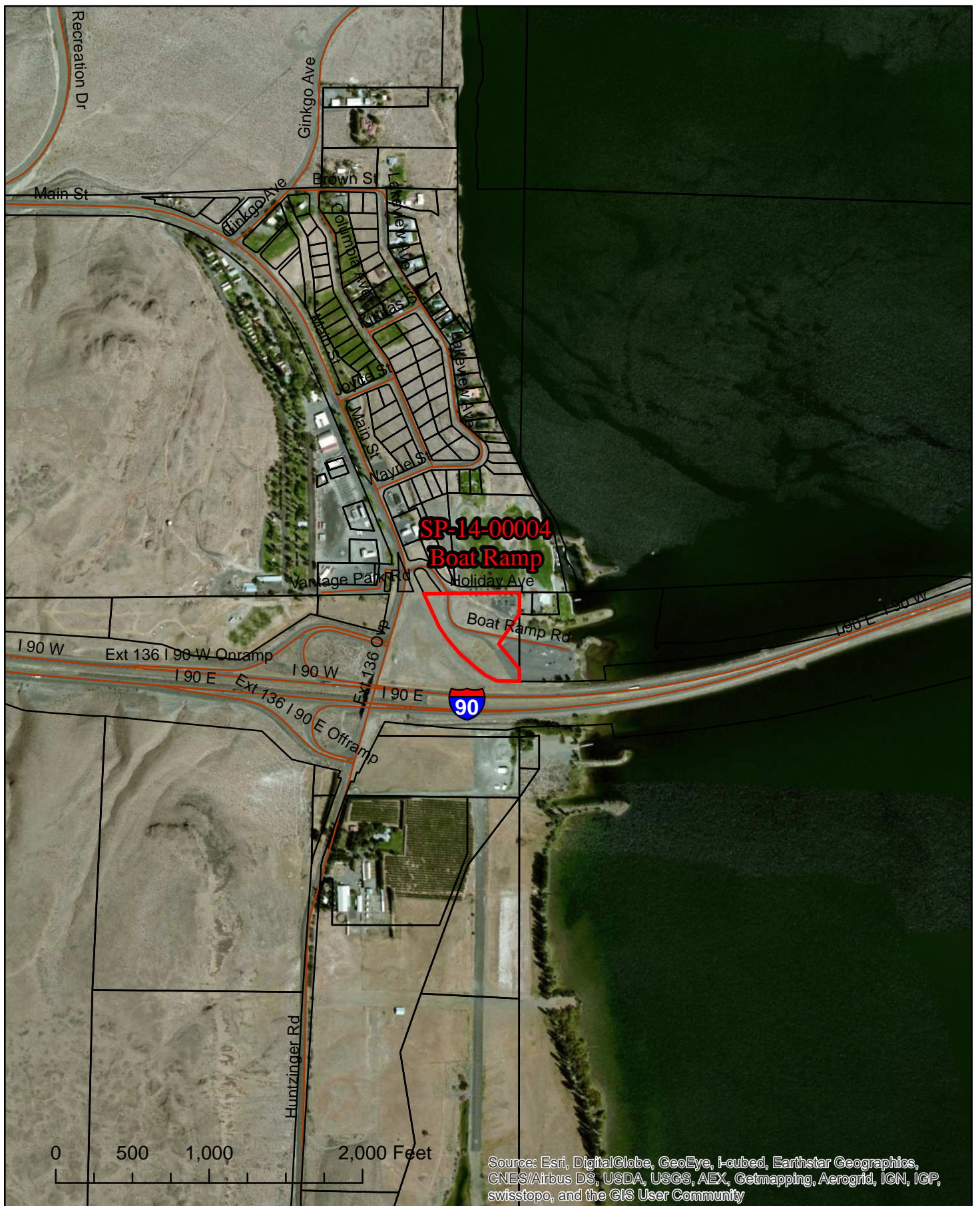


T.17N R.23E

VANTAGE

KITTITAS COUNTY  
GRANT COUNTY

90

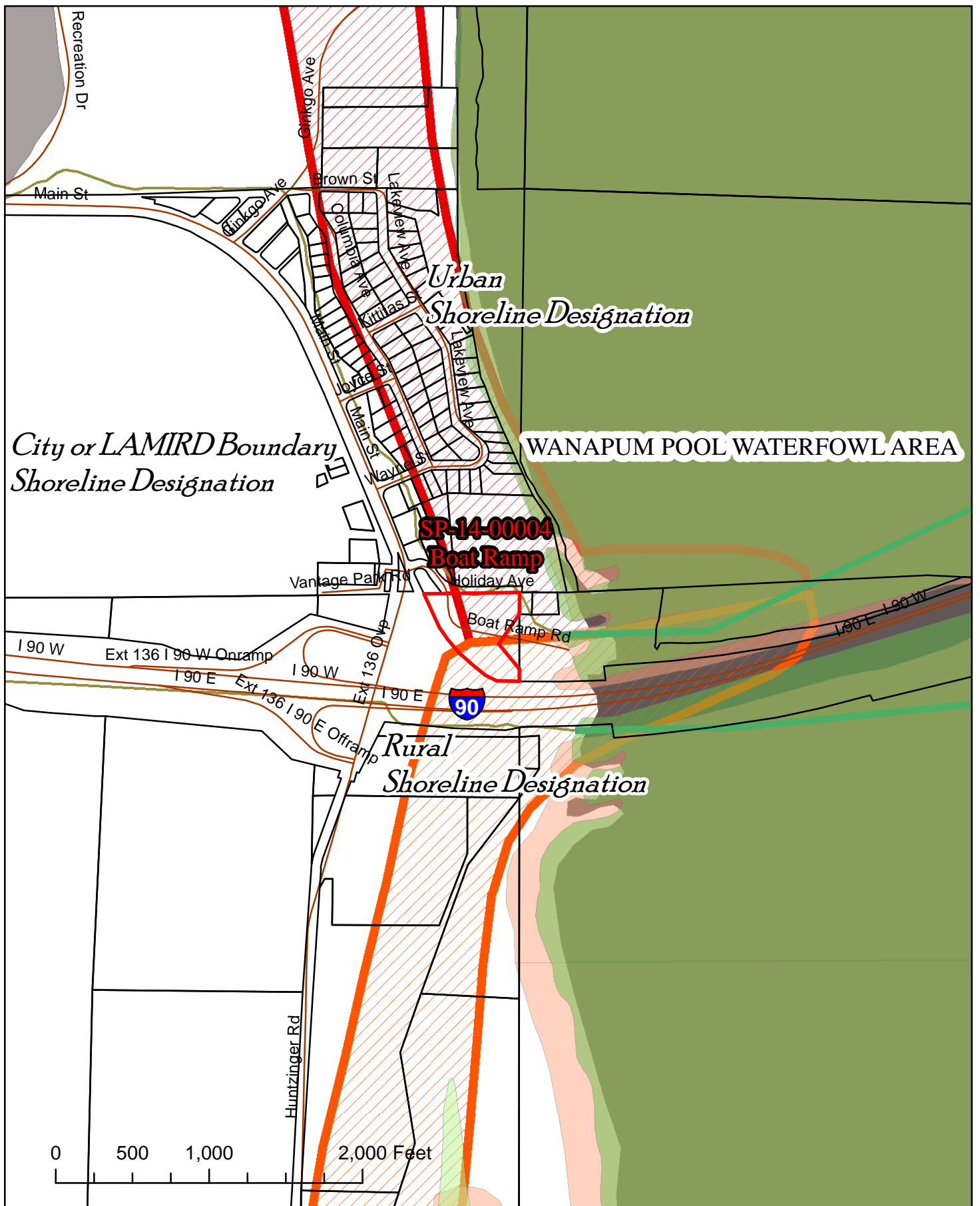


SP-14-00004  
Boat Ramp

9/10/2014

Air Photo  
Vertical

kaycee.hathaway

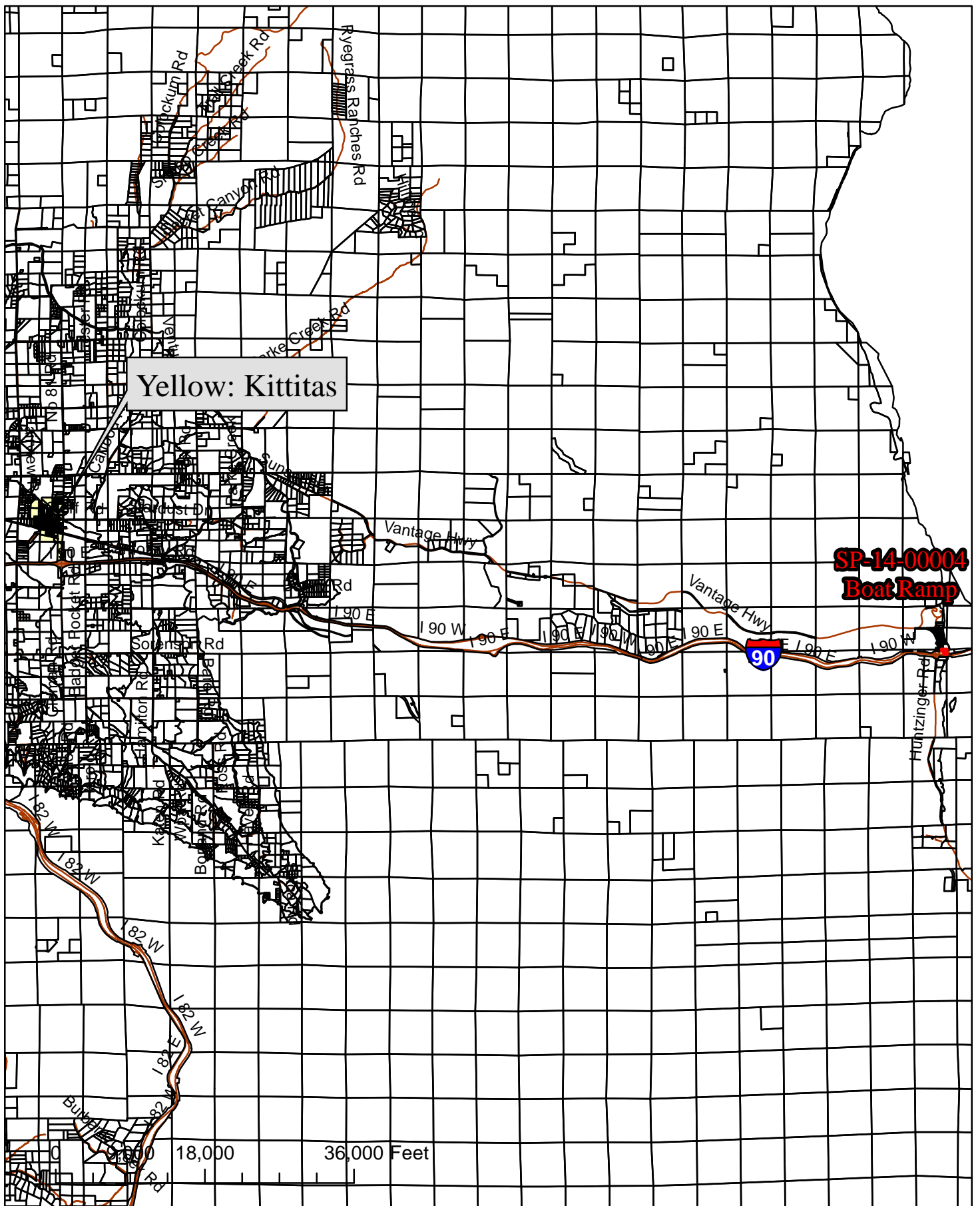


SP-14-00004  
Boat Ramp

Critical Areas  
Map

9/10/2014

kaycee.hathaway

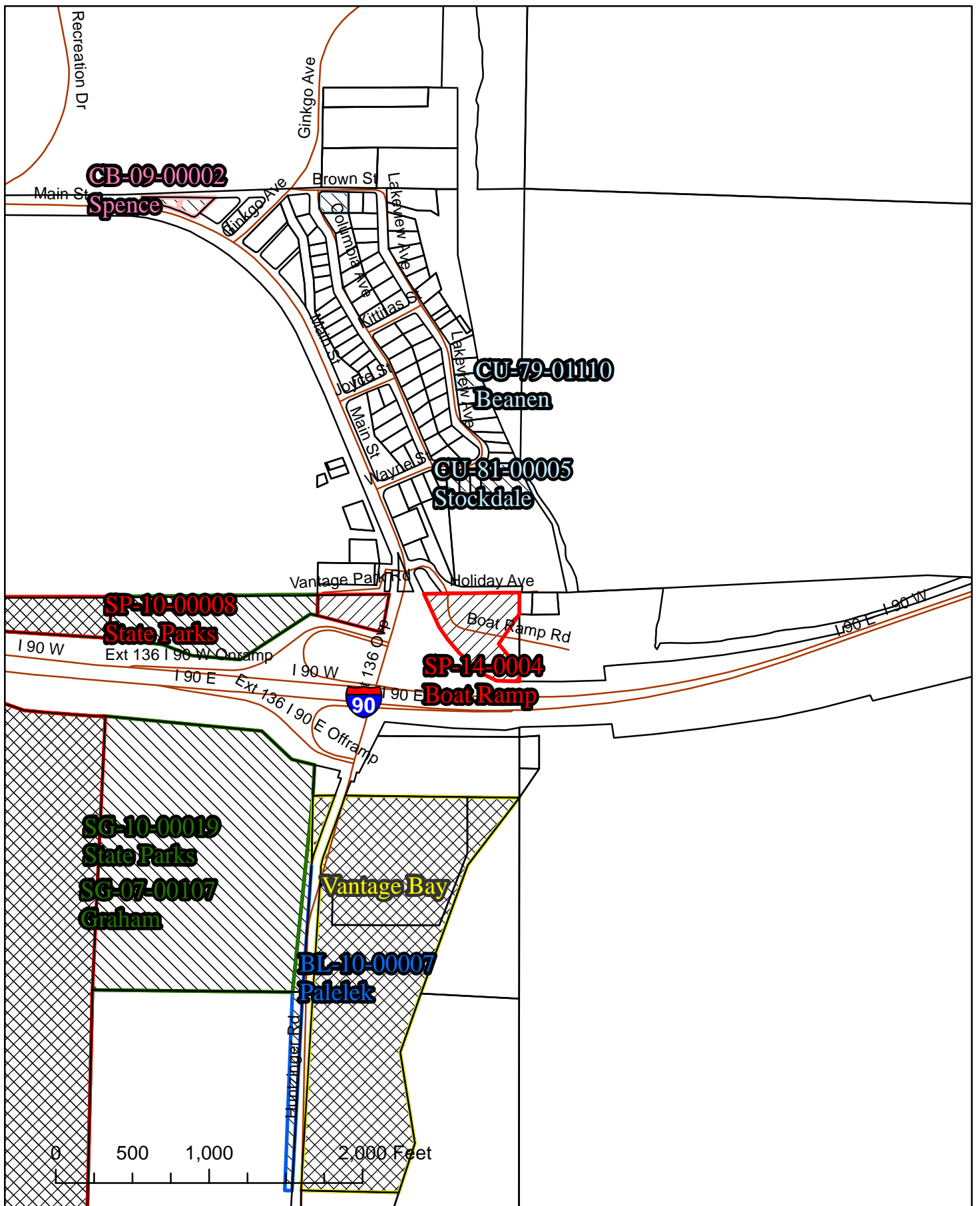


SP-14-00004  
Boat Ramp

Area  
Map

9/10/2014

kaycee.hathaway



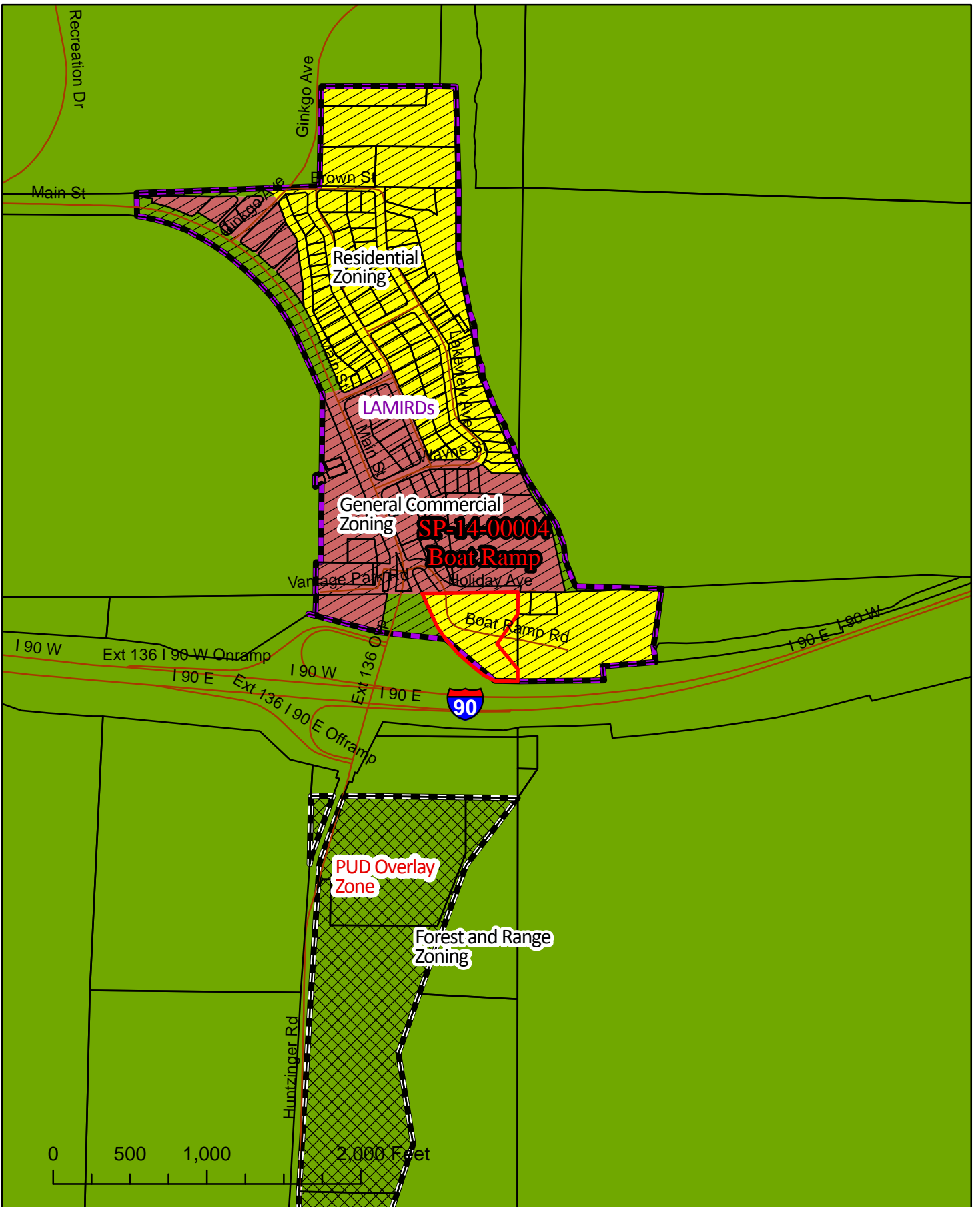
SP-14-00004  
Boat Ramp

Regional Land Use  
Map

9/10/2014

kaycee.hathaway





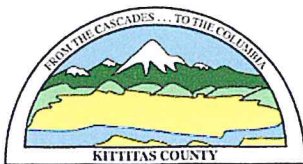
SP-14-00004  
Boat Ramp

Zoning  
Map

9/10/2014

kaycee.hathaway

SP-14-00004



**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)

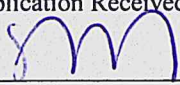
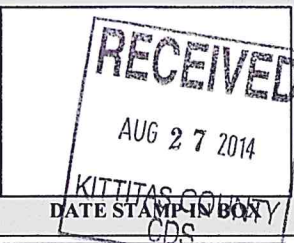
\$220.00 Kittitas County Department of Public Works

\$130.00 Kittitas County Fire Marshal

\$570.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

**\$1,640.00 Total fees due for this application** (One check made payable to KCCDS)

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: 8/27/14	RECEIPT # NA	
		Invoice to Public Works 14B009	

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: Kittitas County Public Works  
Mailing Address: 411 N Ruby Suite 1  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 962-7523  
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: 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: 160 Boat Ramp Rd  
City/State/ZIP: Vantage, WA 98950

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

Portion of NE 1/4 of Sec 30, T 17 N, R 23 E., W.M.  
See short plat map for full description

**6. Tax parcel number(s):** 17-23-300010-0011

**7. Property size:** 9.02 (acres)

**8. Land Use Information:**

Zoning: Residential                      Comp Plan Land Use Designation: Rural Working

**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. See below.
- 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?** Boat Ramp Rd

**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:

8/8/2014

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

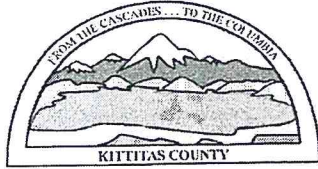
X K. Hoh

Date:

8/27/14

3 lot short plat with services provided by Kittitas Co Water Dist 6.  
See short plat application map for all details.

SP-14-0004



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## TRANSPORTATION CONCURRENCY MANAGEMENT APPLICATION

RECEIVED  
AUG 27 2014  
KITTTITAS COUNTY  
CDS

**Required attachments:**

Site map showing access locations

**FOR STAFF USE ONLY:**

APPLICATION RECEIVED BY:

*SM*

DATE:

*8-27-14*

DATE STAMP HERE

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

Name: Kittitas County Public Works  
Mailing Address: 411 N Ruby Suite 1  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 962-7523  
Email Address: \_\_\_\_\_

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

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

4. Street address of property: 160 Boat Ramp Rd - Vantage

5. Tax parcel number(s): 17-23-30010-0011

6. Roads serving project: Boat Ramp Rd and Holiday Ave

7. Plat or project name: Boat Ramp Short Plat

411 North Ruby Street, Suite 1  
Ellensburg, WA 98926

TEL (509) 962-7523  
FAX (509) 962-7663

Last Revised on April 9, 2013

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: \_\_\_\_\_

12. Narrative project description: 3 lot short plat to create lease parcels

13. Describe present use of property: Sewer treatment facility and KCSO boat storage

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 Chris Crane

Date:

8/8/2014

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

x K-Hol

Date:

8/27/14



**BOAT RAMP SHORT PLAT**  
**PART OF SECTION 30, T. 17 N., R. 23 E., W.M.**  
**KITITAS COUNTY, WASHINGTON**

SP-14-



**LEGEND**

- SET 5/8" REBAR W/ CAP  
— "CRUSE 36815"
- FOUND PIN & CAP LS 22963
- ▲— FOUND NAIL & WASHER
- x— FENCE

**RECEIVED**  
 AUG 27 2014  
 KITITAS COUNTY  
 CDS

**ORIGINAL PARCEL DESCRIPTION**

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 23 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

**EXCEPT:**

1. PUBLIC ROAD AS CONVEYED IN RIGHT OF WAY DEED RECORDED SEPTEMBER 19, 1916 UNDER AUDITOR'S FILE NO. 44062.
2. PUBLIC ROAD AS CONVEYED IN RIGHT OF WAY DEED RECORDED JULY 1, 1921 UNDER AUDITOR'S FILE NO. 63032.
3. PROPERTY AS CONVEYED IN DEED RECORDED JULY 26, 1940, UNDER AUDITOR'S FILE NO. 155466.
4. PROPERTY AS CONVEYED IN DEED RECORDED JANUARY 29, 1960 UNDER AUDITOR'S FILE NO. 280710.
5. PROPERTY AS CONVEYED IN DEED RECORDED SEPTEMBER 21, 1960 UNDER AUDITOR'S FILE NO. 285017.
6. PROPERTY AS CONVEYED IN DEED RECORDED APRIL 5, 1966 UNDER AUDITOR'S FILE NO. 328780.
7. PROPERTY AS CONVEYED IN DEED RECORDED SEPTEMBER 28, 1982 UNDER AUDITOR'S FILE NO. 464704.
8. PROPERTY AS CONVEYED IN DEED RECORDED OCTOBER 28, 1982 UNDER AUDITOR'S FILE NO. 465280.

**AUDITOR'S CERTIFICATE**

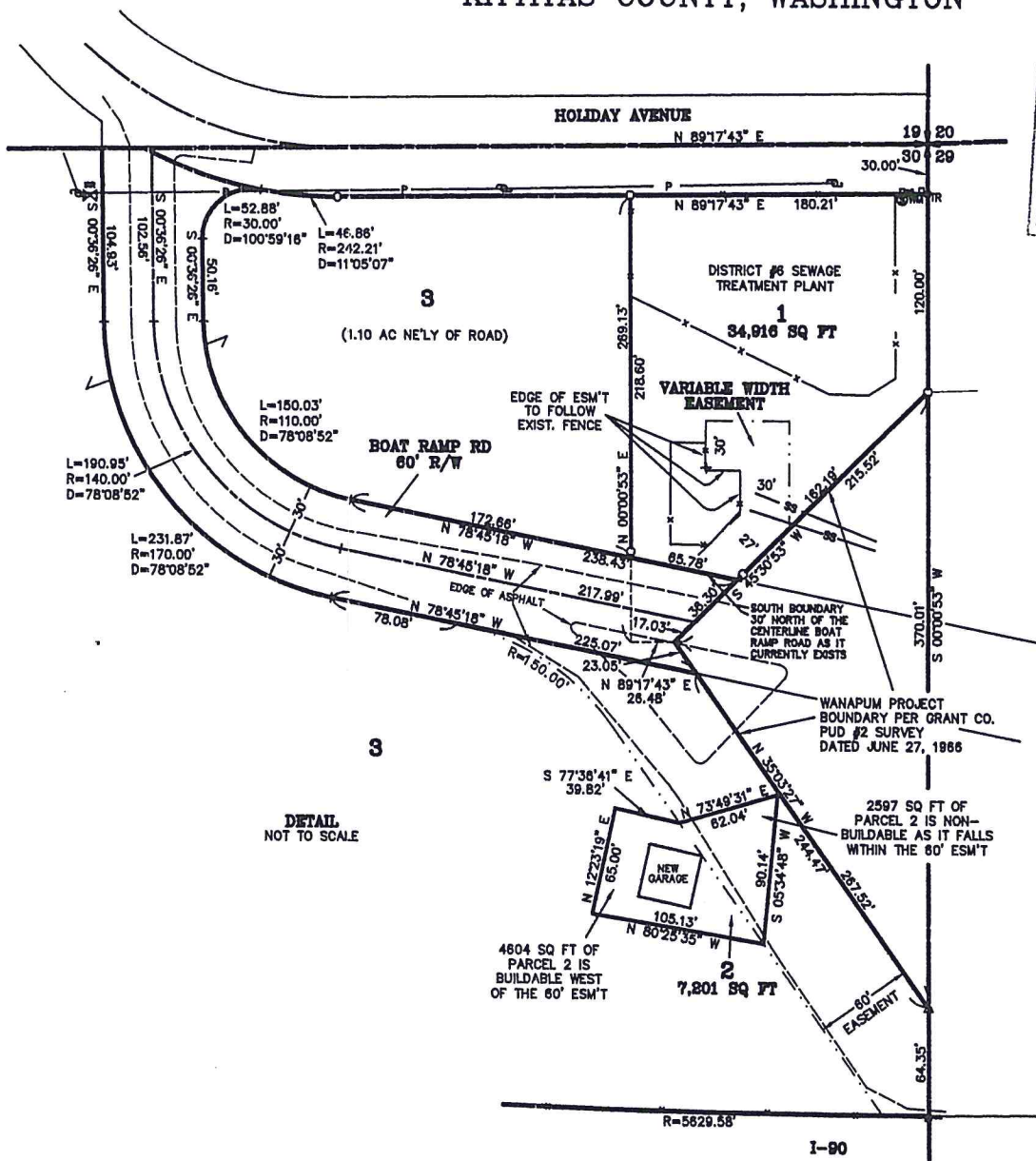
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
 2014, at \_\_\_\_\_ W., in Book L of Short Plats  
 at page(s) \_\_\_\_\_ of the request of Cruse & Associates.  
 RECEIVING NO. \_\_\_\_\_

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

**BOAT RAMP SHORT PLAT**



DETAIL  
 NOT TO SCALE



BOAT RAMP SHORT PLAT  
PART OF SECTION 30, T. 17 N., R. 23 E., W.M.  
KITITAS COUNTY, WASHINGTON

SP-14-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KITITAS COUNTY, A MUNICIPAL CORPORATION, THE UNDERSIGNED OWNER OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS--OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2014.

KITITAS COUNTY

NAME  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF KITITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS FOR KITITAS COUNTY, A MUNICIPAL CORPORATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT 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: \_\_\_\_\_

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 37 OF SURVEYS, PAGES 13-14 AND THE SURVEYS REFERENCED THEREON.
5. PER KITITAS COUNTY CODE 16.18.060, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. 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.
10. 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 8, 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.
11. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
12. BASIS OF BEARINGS = WA SPC (SOUTH ZONE).
13. THE LOCATION OF THE PUBLIC ROAD RIGHTS OF WAY EXCEPTED IN AFN'S 44062 AND 63032 COULD NOT BE DETERMINED. SEE SAID DOCUMENTS FOR ADDITIONAL INFORMATION.



AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2014, at \_\_\_\_\_ M., in Book L of Short Plats  
of 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) 982-8242

**BOAT RAMP SHORT PLAT**

# Boat Ramp Short Plat

FROM	ANGLE			DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE (1)							
***** START					587025.60248	1768725.60649	57
57	INV	N	89 17 43	E	180.21	587027.81913	56
56	INV	S	0 00 53	W	120.00	586907.82149	8
8	INV	S	45 30 53	W	182.19	586794.17218	59
59	INV	N	78 45 18	W	65.78	586806.99903	58
58	INV	N	0 00 53	E	218.60	587025.60248	57
=====							
NO CLOSURE ERROR Area = 34915.63 sq ft 0.80155 ac							
FROM	ANGLE			DIST	NORTH	EAST	TO
=====							

PT/PT INVERSE (2)							
***** START					586656.71804	1768716.04500	74
74	INV	S	77 36 41	E	39.82	586648.17409	75
75	INV	N	73 49 31	E	62.04	586665.45694	76
76	INV	S	5 34 48	W	90.14	586575.74748	77
77	INV	N	80 25 35	W	105.13	586593.23160	78
78	INV	N	12 23 19	E	65.00	586656.71804	74
=====							
NO CLOSURE ERROR Area = 7201.00 sq ft 0.16531 ac							
FROM	ANGLE			DIST	NORTH	EAST	TO
=====							







FROM	ANGLE				DIST	NORTH	EAST	TO
=====								
PT/PT INVERSE . <i>N. Pth of 3</i>								
***** START						587025.60248	1768725.60649	57
								LEASE
57	INV	S	0 00 53	W	218.60	588806.99309	1768725.55049	58
								LEASE
58	INV	N	78 45 18	W	172.68	588840.66824	1768556.20809	86
								r/w
	RADIAL	S	11 14 42	W				
	DELTA		78 08 52	RT				
	RADIUS							110.00
	TAN							89.31
	L-ARC							150.03
	RADIAL	S	89 23 34	W				
	RP					588948.55646	1768577.65878	71
								C-L ESMT
86	CHORD	N	39 40 52	W	138.67	588947.39063	1768467.66495	87
								r/w
	TAN@PT	N	0 36 26	W				
87	INV	N	0 36 26	W	50.16	586997.55098	1768467.13331	90
								r/w
	RADIAL	S	89 23 34	W				
	DELTA		100 59 16	RT				
	RADIUS							30.00
	TAN							38.39
	L-ARC							52.88
	RADIAL	N	10 22 50	E				
	RP					588897.88883	1768497.13162	91
								rad
90	CHORD	N	49 53 12	E	46.29	587027.37791	1768502.53717	92
								r/w
	TAN@PT	S	79 37 10	E				
	RADIAL	S	10 22 50	W				
	DELTA		11 05 07	LT				
	RADIUS							242.21
	TAN							23.50
	L-ARC							46.86
	RADIAL	S	0 42 17	E				
	RP					587265.62065	1768546.17922	46
								RD CALC
92	CHORD	S	85 09 44	E	46.79	587023.43197	1768549.15842	53
								KITCO
	TAN@PT	N	89 17 43	E				
53	INV	N	89 17 43	E	176.46	587025.60248	1768725.60649	57
								LEASE
=====								
						587025.60248	1768725.60649	57
NO CLOSURE ERROR			Area = 47833.29 sq ft					1.09810 ac

FROM		ANGLE		DIST		NORTH		EAST		TO
=====										
	PT/PT	INVERSE	<i>Total</i>							
*****	START					587049.17915		1768203.24753		55
55	INV	N	89 17 43	E	228.81	587051.99356		1768432.04029		KITCO 54 KITCO
	RADIAL	S	28 06 55	W						
	DELTA		28 49 12	LT						
	RADIUS					242.21				
	TAN					62.23				
	L-ARC					121.83				
	RADIAL	S	0 42 17	E						
	RP					587265.62065		1768546.17922		46 RD CALC
54	CHORD	S	76 17 41	E	120.55	587023.43197		1768549.15842		53 KITCO
	TAN@PT	N	89 17 43	E						
53	INV	N	89 17 43	E	356.67	587027.81913		1768905.80471		56 KITCO
56	INV	S	0 00 53	W	120.00	586907.82149		1768905.77398		8 CALC
8	INV	S	45 30 53	W	215.52	586756.80091		1768752.01555		9 CALC
9	INV	S	35 03 27	E	267.52	586537.81492		1768905.67919		10 CALC
10	INV	S	0 00 53	W	64.35	586473.46013		1768905.66271		35 I-90 R-W
	RADIAL	S	0 15 35	E						
	DELTA		4 31 12	RT						
	RADIUS					5629.58				
	TAN					222.16				
	L-ARC					444.10				
	RADIAL	S	4 15 37	W						
	RP					592102.98028		1768880.15192		21 Lw CALC
35	CHORD	N	87 59 59	W	443.98	586488.95717		1768461.95052		34 I-90 R-W
	TAN@PT	N	85 44 23	W						
34	INV	N	85 24 21	W	99.13	586486.89720		1768363.14202		33 I-90 R-W
33	INV	N	85 14 23	W	292.78	586521.19415		1768071.36848		32 I-90 R-W
32	INV	N	14 01 27	E	544.21	587049.17915		1768203.24753		55 KITCO
=====										
						587049.17915		1768203.24753		55
NO CLOSURE ERROR		Area =	392623.68 sq ft			9.01340		ac		

**RECEIVED**  
 AUG 27 2014  
 KITTITAS COUNTY  
 CDS

## SUBDIVISION GUARANTEE

Order No.: 15728AM  
Guarantee No.: 7386-12-15728AM-2014.72156-  
91607748  
Dated: July 14, 2014

Liability: \$1,000.00  
Fee: \$250.00  
Tax: \$20.00



Your Reference: 160 Boat Ramp Rd / Kittitas Co PUD

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 Northeast Quarter of the Northeast Quarter of Section 30, Township 17 North, Range 23 East, W.M., in the County of Kittitas, State of Washington.

**EXCEPT:**

1. Public road as conveyed in Right of Way Deed recorded September 19, 1916 under Auditor's File No.: 44062.
2. Public Road as conveyed in Right of Way Deed recorded July 1, 1921 under Auditor's File No.: 63032.
3. Property as conveyed in Deed recorded July 26, 1940, under Auditor's File No.: 155466.
4. Property as conveyed in Deed recorded January 29, 1960 under Auditor's File No.: 280710.
5. Property as conveyed in Deed recorded September 21, 1960 under Auditor's File No.: 285017.
6. Property as conveyed in Deed recorded April 5, 1966 under Auditor's File No.: 328780.
7. Property as conveyed in Deed recorded September 28, 1982 under Auditor's File No.: 464704.
8. Property as conveyed in Deed recorded October 25, 1982 under Auditor's File No.: 465280.

Title to said real property is vested in:

Kittitas County, a Municipal Corporation

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 7386-12-15728AM-2014.72156-91607748

(SCHEDULE B)

Order No: 15728AM  
Policy No: 7386-12-15728AM-2014.72156-91607748



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. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes for the year 2014 are paid  
Parcel No.: 17-20-30010-0011 (634136)
7. The fact that the ownership of said land does not include rights of access to or from the street or highway abutting said land, such rights having been severed from said land by the document.  
Recorded: January 29, 1960  
Instrument No.: 280710  
Affects: Portion said premises
8. The fact that the ownership of said land does not include rights of access to or from the street or highway abutting said land, such rights having been severed from said land by the document.  
Recorded: February 28, 1966  
Instrument No.: 328780  
Affects: Portion said premises
9. A lease with certain terms, covenants, conditions and provisions set forth therein.  
Lessor: County of Kittitas, Washington  
Lessee: Kittitas County Water District No. 6  
Recorded: May 24, 1976  
Instrument No.: 405194
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

Subdivision Guarantee Policy Number: 7386-12-15728AM-2014.72156-91607748



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)

11. A lease with certain terms, covenants, conditions and provisions set forth therein.  
Lessor: County of Kittitas, Washington  
Lessee: Kittitas County Water District No. 6  
Recorded: January 10, 1979  
Instrument No.: 429222
12. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Book 37 of Surveys, pages 13 and 14  
Dated: May 4, 2010  
Prepared by: Norman D. Nelson  
Recorded: May 4, 2010  
Instrument No.:  
Fact(s):
  - a) Lawn encroachment
  - b) Location of Holiday Avenue and Boat Ramp Road

**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 No. 2: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn NE Quarter NE Quarter Section 30, Township 17N, Range 23E, W.M.

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**



# INVOICE

## Kittitas County Community Development Services

411 N. Ruby, Suite 2  
Ellensburg, WA 98926  
(509) 962-7506

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DATE: 8/27/2014

INVOICE NUMBER: 14B009

INVOICE TO: Kittitas County Department of Public Works  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

### DESCRIPTION OF CHARGES

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Boat Ramp Short Plat Fee	\$1,640.00
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<b>TOTAL</b>	<b>\$1,640.00</b>
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Invoice # 14B009  
Invoice Amount: \$1,640.00

Remit To: Kittitas County  
Community Development Services  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926