

**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

**LONG PLAT APPLICATION**

LP-08-00025

*(To divide lot into 5 or more lots)*

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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**

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.  
Please pick up a copy of the Checklist if required)

**OPTIONAL ATTACHMENTS**

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

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

**FEES:**

\$200 plus \$10 per lot for Public Works Department;  
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;  
 \$2000 for Community Development Services Department, **PLUS** \$400 if SEPA Checklist is required  
 \*One check made payable to KCCDS

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

*Juan M. Guerrero*

DATE:

*7-30-08*

RECEIPT #



KITTTITAS CO.  
CDS

NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

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

Name: Walter Darrow  
Mailing Address: 10650 Teanaway Road  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: (509) 674-2681  
Email Address: N/A

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

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

Agent Name: Same as Above  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Street address of property:**

Address: 10650 Teanaway Road  
City/State/ZIP: Cle Elum, WA 98922

**4. Legal description of property:**

The legal description is included on the preliminary plat map.

**5. Tax parcel number(s):** 20-16-05020-0017

**6. Property size:** 27.16 (acres)

**7. Narrative project description:** Please include 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 (be specific, attach additional sheets as necessary):

The property is currently 27.16 acres. It is located north of Cle Elum, off of the Teanaway Road in Sect. 05 of T.20N., R.16E. W.M. Water will be by individual or shared well. Septic will be individual onsite systems.

**8. Are Forest Service roads/easements involved with accessing your development?**

Yes  No (Circle) If yes, explain:

9. **What County maintained road(s) will the development be accessing from?**  
Teaway Road

10. 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 mailed to the Land Owner of Record and copies sent to the authorized agent.

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

**Date:**

X \_\_\_\_\_

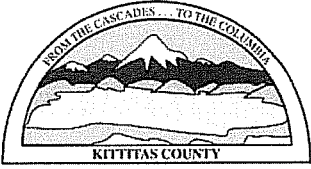
\_\_\_\_\_

**Signature of Land Owner of Record:**  
*(REQUIRED for application submittal)*

**Date:**

X Walter J. Danner

4-28-08



**KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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**SEPA ENVIRONMENTAL CHECKLIST  
FEE \$400.00**

**PURPOSE OF CHECKLIST:**

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**USE OF CHECKLIST FOR NONPROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

**A. BACKGROUND**

- 1. Name of proposed project, if applicable: \_\_\_\_\_  
**Darrow Rezone & 6 Lot Plat** \_\_\_\_\_
- 2. Name of applicant: \_\_\_\_\_  
**Walter Darrow** \_\_\_\_\_
- 3. Address and phone number of applicant and contact person: \_\_\_\_\_  
**10650 Teanaway Road, Cle Elum, WA 98922** \_\_\_\_\_
- 4. Date checklist prepared: \_\_\_\_\_  
**April 25, 2007** \_\_\_\_\_
- 5. Agency requesting checklist: \_\_\_\_\_  
**Kittitas County Community Development Services** \_\_\_\_\_

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

6. Proposed timing or schedule (including phasing, if applicable):  
**Preliminary approval expected in Summer 2008. No phasing is expected.  
Final approval expected late Summer 2008**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**No future plans or phasing proposed with this application.**

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.  
**No other environmental information is expected as a result of this application.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
**No other applications for governmental approval are expected as a result of this proposal.**

10. List any government approvals or permits that will be needed for your proposal, if known.  
**Teanaway Road access permit, preliminary and final plat approval.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
**This project will consist of a rezone from Forest & Range to Rural-3 as well as a 6 lot plat on 27.16 acres. The applicant is proposing individual wells and individual, onsite septic systems.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
**The subject property is located north of the city of Cle Elum, west of SR 970 off of Teanaway Road in a portion of Section 5, T.20N., R16E., W.M. The associated parcel number is 20-16-05020-0017. Legal description, site plan and vicinity map are attached within the application documents.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other. \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?  
**+/- 8-10% slopes** \_\_\_\_\_

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. \_\_\_\_\_

**The soils have not been classified as agricultural on the subject property. The soils associated with the site are rocky with clays and heavy Dead Organic Matter (DOM).**

d. Are there surface indications or history of unstable soils in the immediate vicinity? \_\_\_\_\_

**No history of unstable soils have been reported on the subject property.**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. \_\_\_\_\_

**No filling and grading is proposed at this time. No calculations have been made.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. \_\_\_\_\_

**No. This subdivision is not proposing any filling and grading at this time.**

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? \_\_\_\_\_

**+/- 2% including any future construction of roads and buildings**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: \_\_\_\_\_

**During future construction, ecology blocks and/or silt fencing could be used to prevent erosion in areas that are highly susceptible.**

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. \_\_\_\_\_

**Temporary emissions associated with construction.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_

**No.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: \_\_\_\_\_

**Burning debris should be limited to reduce smoke and fire risk in the area.**

3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

**There are no surface waters, wetlands or any critical areas located on the subject property. The Yakima River is over 1/4 mile to the south**

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**No**

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

**No fill and dredge will take place as there are no bodies of water on the subject property.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No surface water withdrawals are expected.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No. The floodplain of the Teanaway River is located +/- 1000 ft to the south of the subject property boundary.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No discharge of any materials to surface waters will occur within the scope of the project.**

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

**Individual/ shared wells are proposed, quantity not yet known.**

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**1 system per household. Size of systems are not yet known, no buildings are proposed.**

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters?

If so, describe.

**Runoff from snow melt and rain will be treated and held on the subject property and not allowed to enter surface waters.**

2) Could waste materials enter ground or surface waters? If so, generally describe.

**No. Hazardous waste materials are not associated with this proposal.**

\_\_\_\_\_

\_\_\_\_\_

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**Ditching and basins could be used to control runoff and allow waters to naturally absorb back into the ground.**

\_\_\_\_\_

\_\_\_\_\_

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

**A limited amount of shrubs and trees will be removed for road and SFR construction.**

\_\_\_\_\_

\_\_\_\_\_

c. List threatened or endangered species known to be on or near the site.

**None known at this time.**

\_\_\_\_\_

\_\_\_\_\_

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**The site will remain in a natural state as much as possible.**

\_\_\_\_\_

\_\_\_\_\_

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site.

RequestToRezoneApplication.pdf

**None known at this time.**

\_\_\_\_\_

c. Is the site part of a migration route? If so, explain.

**No**

\_\_\_\_\_

d. Proposed measures to preserve or enhance wildlife, if any.

**Limit fencing to allow wildlife passage through the property.**

\_\_\_\_\_

\_\_\_\_\_



6.

ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

\_\_\_\_\_  
\_\_\_\_\_

**Wood stoves could be used as a heating source. The majority of energy will be electric. Solar energy will not be discouraged.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

\_\_\_\_\_  
\_\_\_\_\_

**No. Use of solar energy will not be discouraged.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

\_\_\_\_\_  
\_\_\_\_\_

**None are included in the preliminary plat plans. Energy conservation of future landowners should be encouraged.**

7.

ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

\_\_\_\_\_  
\_\_\_\_\_

**There are no health hazards associated with this proposal.**

1) Describe special emergency services that might be required.

**Fire and EMS may be required during construction and permanent occupancy.**

\_\_\_\_\_  
\_\_\_\_\_

2) Proposed measures to reduce or control environmental health hazards, if any. **None proposed with this application.**

\_\_\_\_\_  
\_\_\_\_\_

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

\_\_\_\_\_  
\_\_\_\_\_

**None that would affect this proposal.**

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

\_\_\_\_\_  
\_\_\_\_\_

**Temp noise associated with residential construction. Noise will meet Kittitas County noise ordinance regulations.**

3) Proposed measures to reduce or control noise impacts, if any.

\_\_\_\_\_  
\_\_\_\_\_

**Limit the hours of operations per Kittitas County noise ordinance.**

8.

LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

\_\_\_\_\_  
\_\_\_\_\_

**The current use of the site is rural. There is a store adjacent to the southern boundary. The parcel is mostly vacant.**

b. Has the site been used for agriculture? If so, describe.

\_\_\_\_\_  
\_\_\_\_\_

**No. The subject property is hilly and not used for agriculture.**

c. Describe any structures on the site.

\_\_\_\_\_  
\_\_\_\_\_

**There is an existing SFR and accessory building on site.**

d. Will any structures be demolished? If so, what?

\_\_\_\_\_  
\_\_\_\_\_

**No.**

e. What is the current zoning classification of the site?  
**Forest & Range-20**

f. What is the current comprehensive plan designation of the site?  
**Rural**

g. If applicable, what is the current shoreline master program designation of the site?  
**Does not exist on the subject property.**

h. Has any part of the site been classified as an:  
 environmentally sensitive area?  
**No**

i. Approximately how many people would the completed project displace?  
**None**

j. Approximately how many people would reside or work in the completed project?  
**16-22 individuals**

k. Proposed measures to avoid or reduce displacement impacts, if any.  
**No impacts are associated with this proposal.**

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING A preapplication meeting may be used to determine consistency.

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
**3-6 new SFR's and accessory units**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.  
**None**

c. Proposed measures to reduce or control housing impacts, if any.  
**CC&R's may be created to reduce and structure the types of housing within the development.**

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
**No structures are proposed at this time.**

b. What views in the immediate vicinity would be altered or obstructed?  
**No views will be altered.**

c. Proposed measures to reduce or control aesthetic impacts, if any.  
**Again, CC&R's may be created to control aesthetic impacts, if any.**

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**Light from future residential development may occur in the future mostly from SFR's. Road lighting is not proposed at this time.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? \_\_\_\_\_  
\_\_\_\_\_

**No.**

c. What existing off-site sources of light or glare may affect your proposal? \_\_\_\_\_  
\_\_\_\_\_

**Nothing that currently exists.**

d. Proposed measures to reduce or control light and glare impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

**All future lighting will be pointed down and away from other residences.**

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity? \_\_\_\_\_

**Hiking, skiing, sleding, snow mobiling, trails, bird and animal watching.**

b. Would the proposed project displace any existing recreational uses? If so, describe. \_\_\_\_\_  
\_\_\_\_\_

**No recreational uses exist on the site.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: \_\_\_\_\_  
\_\_\_\_\_

**None proposed at this time.**

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. \_\_\_\_\_  
\_\_\_\_\_

**The subject property is not listed on any local, state or federal preservation or archaeological register.**

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. \_\_\_\_\_  
\_\_\_\_\_

**Development in the area has shown no signs of any historical/ cultural importance.**

c. Proposed measures to reduce or control impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

**if evidence of cultural or historic signifigance is discovered on the subject property, the state department of archaeology will be contacted.**

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. \_\_\_\_\_  
\_\_\_\_\_

**The subject property will be served via private road off of Teanaway Road, a county road.**

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? \_\_\_\_\_  
\_\_\_\_\_

**No. Public transit exists only in Ellensburg, and on a limited scale.**

- c. How many parking spaces would the completed project have? How many would the project eliminate? \_\_\_\_\_  
**Up to 12 new parking locations could be created.**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). \_\_\_\_\_  
**Yes, an internal road system will serve the proposed lots. The new road will serve only the proposed lots.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. \_\_\_\_\_  
**The only official mode of transportation to and from the subject property is motor vehicle.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. \_\_\_\_\_  
**Depending if future landowners are part time or full time residences, TPD could vary from 0-35.**
- g. Proposed measures to reduce or control transportation impacts, if any. \_\_\_\_\_  
**None proposed at this time.**

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. \_\_\_\_\_  
**The project, as it stands, should not create a need for any additional public services within the district.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. \_\_\_\_\_  
**Firewise building and site practices could be used to lessen the need for public services.**

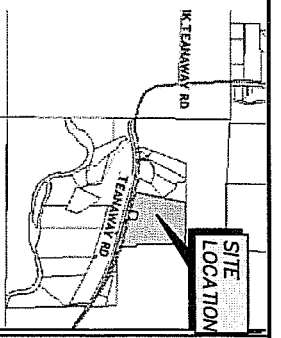
16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other. \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed. \_\_\_\_\_  
**Power, water by individual well, telephone, cable, wood stoves, natural gas and onsite septic could all be used.**

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Walter J. Warner Date: 4-25-08



VIOLATION MAP - N.T.S.

**APPROVALS**

**KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS**  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

**KITITAS COUNTY ENGINEER**

**KITITAS COUNTY HEALTH DEPARTMENT**  
 I HEREBY CERTIFY THAT THE DARROW PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

**KITITAS COUNTY HEALTH OFFICER**

**KITITAS COUNTY PLANNING DIRECTOR**  
 I HEREBY CERTIFY THAT THE DARROW PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE STANDARDS SET FORTH BY THE KITITAS COUNTY PLANNING COMMISSION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

**KITITAS COUNTY PLANNING DIRECTOR**

**CERTIFICATE OF KITITAS COUNTY TREASURER**  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PREVIOUS YEARS AND FOR THIS YEAR IN WHICH THE DARROW PLAT IS MADE TO BE FILED.  
 PARCEL NO.'s 20-16-05000-0018 (681330), PARCEL NO.'s 20-16-05000-0019 (677430), PARCEL NO.'s 20-16-05000-0015 (677430)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

**KITITAS COUNTY TREASURER**

**CERTIFICATE OF KITITAS COUNTY ASSESSOR**  
 I HEREBY CERTIFY THAT THE DARROW PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCELS NO. 20-16-05000-0017 (687230), PARCELS NO.'s 20-16-05000-0018 (681330), PARCELS NO.'s 20-16-05000-0019 (677430)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

**KITITAS COUNTY ASSESSOR**

**KITITAS COUNTY BOARD OF COMMISSIONERS**  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

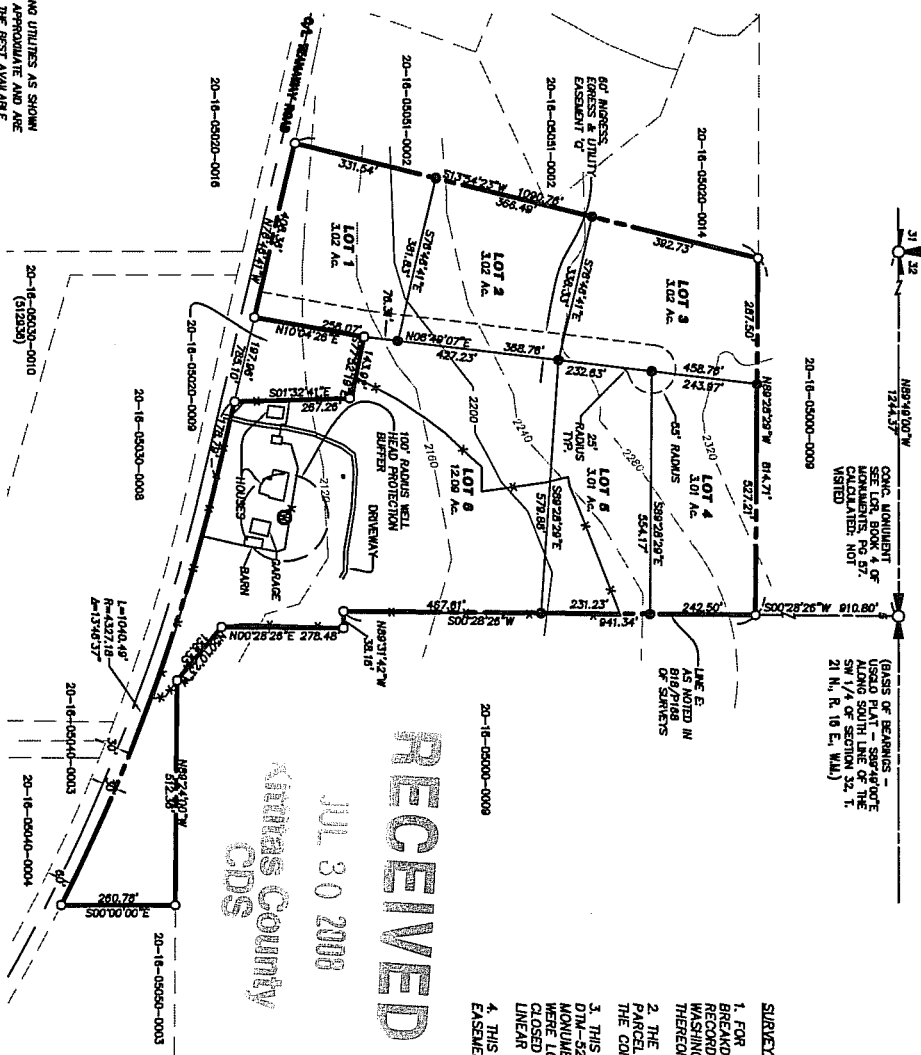
**BOARD OF COUNTY COMMISSIONERS**  
 KITITAS COUNTY, WASHINGTON

BY \_\_\_\_\_ CLERK OF THE BOARD  
 CHIEFMAN  
 ATTEST:

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

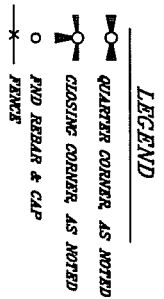
**DARROW PLAT**  
 PTN OF THE N 1/2 SEC. 5, T.20N., R.16E., W.M.  
 KITITAS COUNTY, WASHINGTON

RECEIVING NO. \_\_\_\_\_  
 LP-08-XX



**RECEIVED**  
 JUL 30 2008  
 Kititas County  
 CDS

**NOTE:**  
 THE DISTINGUISHING AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE SURVEY DATA PROVIDED BY THE CONTRACTOR. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION AND AROUND THE DESIGN ENGINEER OR ANY DISCREPANCIES.

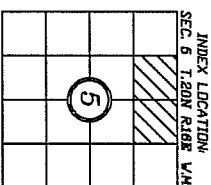


**RECORDERS CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M in book \_\_\_\_\_ of page \_\_\_\_\_ of the request of DAVID P. NELSON Surveyor's Name  
 County Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Surveying Act of 1989 in \_\_\_\_\_, 20\_\_\_\_  
 DAVID P. NELSON DATE  
 Certificate No. 18882

**DARROW PLAT**  
 PTN OF THE N 1/2 SEC. 05, T.20N., R.16E., W.M.  
 Kititas County, Washington  
 DWN BY MFR DATE 07/2008 JOB NO. 07269  
 CND BY D. NELSON SCALE 1"=200' SHEET 1 of 2

**Encompass**  
 ENGINEERING & SURVEYING  
 108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419



## CHICAGO TITLE INSURANCE COMPANY

*a corporation, herein called the Company,*

### GUARANTEES

**Policy No. 72030- 6890**

ENCOMPASS ENGINEERING AND SURVEYING

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: February 25, 2008 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By \_\_\_\_\_

*Marlene Wyatt*

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.

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JUL 30 2008

Kittitas County  
CDS

SUBDIVISION GUARANTEE

Office File Number : 0106487  
Guarantee Number : 48 0035 72030 6890  
Dated : February 25, 2008, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 15.40

Your Reference : WALTER DARROW

Name of Assured: ENCOMPASS ENGINEERING AND 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:

**Parcel 2 as shown and delineated on that certain Survey as recorded May 13, 1992, in Book 18 of Surveys, page 168, under Auditor's File No. 548838, records of Kittitas County, Washington; being a portion of Section 5, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington;**

**(Said parcel EXCEPTS that portion of the Southeast Quarter of the Northwest Quarter of Section 5, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows: Beginning at the Northwest corner of said Section 5; thence South along the West boundary line of said Section 5, 1,693.87 feet; thence South 84°10'34" East, 1,943.11 feet to the true point of beginning; thence South 78°36'21" East, 197.65 feet; thence North 3°06'21" West, 230 feet; thence North 79°23'06" West, 146.19 feet; thence South 8°33'39" West, 220 feet to the true point of beginning.)**

AND

**That portion of Parcel 3 as shown and delineated on that certain Survey recorded May 13, 1992, in Book 18 of Surveys, at page 168, under Auditor's File No. 548838, being a portion of Section 5, Township 20 North, Range 16 East, W.M., Kittitas County, Washington, which lies West of the following described line:**

**Beginning at the Northeast corner of said Parcel 3; thence North 89°24'00" West, along the North boundary of said parcel, 700.08 feet to the true point of beginning of said line; thence South 00°00'00" East, 260.78 feet, more or less to the North right of way boundary of the Teanaway (County) Road, and the terminus of said line.**

**EXCEPT that portion of County Road (Teanaway Road), as conveyed to the County of Kittitas, State of Washington, by Deed dated March 29, 1933, and recorded April 1, 1933, in Book 52 of Deeds, page 590, under Auditor's File No. 111890, lying within the above-described premises.**

Title to said real property is vested in:

**WALTER J. DARROW AND BETTY A. DARROW, HUSBAND AND WIFE**

END OF SCHEDULE A

(SCHEDULE B)

File No. 0106487

Guarantee Number: 48 0035 72030 6890

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 2008, payable after February 15, 2008, which become delinquent after April 30, 2008, if first half not paid:

<u>(Full year)</u>	<u>(1st ½ owing)</u>	<u>(2<sup>nd</sup> ½ owing)</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 25.22	(\$ 25.22)	(\$ 0.00)	20-16-05020-0017 (267636)	15.72 acres
\$ 1,694.51	(\$ 847.26)	(\$ 847.25)	20-16-05020-0018 (681336)	1A homesite
\$ 499.91	(\$ 249.96)	(\$ 249.95)	20-16-05020-0015 (577436)	3.01A less 1acre homesite

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.
6. Exceptions and Reservations as contained in deed affecting the Southeast Quarter of the Northwest Quarter of said Section 5, and other land;  
 From : Northern Pacific Railway Company, a corporation  
 Dated : March 29, 1900  
 Recorded : June 27, 1900, in Volume 1 of Deeds, page 462, as follows:

"Reserving and excepting from said lands such as are now known, or shall hereafter be ascertained to contain coal or iron and also the use of such surface ground as may be necessary for mining operations and the right of access to such reserved and excepted coal and iron lands, for the purpose of exploring, developing and working the same."

Present ownership and other matters affecting said reservation not shown herein.

7. Exceptions and Reservations as contained in Instrument affecting the Southwest Quarter of the Northwest Quarter, and the Northwest Quarter of the Southeast Quarter of said Section 5, and other land;  
 From : Northwestern Improvement Company, a corporation  
 Dated : April 8, 1905  
 Recorded : March 10, 1906, in Book 12 of Deeds, Page 367  
 Auditor's File No. : 15113, as follows:



(SCHEDULE B)

File No. 0106487

Guarantee Number: 48 0035 72030 6890

(EXCEPTION NO. 7 CONTINUED)

"Reserving and excepting from said lands such as are now known, or shall hereafter be ascertained, to contain coal or iron, and also the use of such surface ground as may be necessary for mining operations, and the right of access to such reserved and excepted coal and iron lands, for the purpose of exploring, developing and working the same; the use of such surface ground and the right of access herein reserved to be for the use and benefit of said party of the first part, its successors and its assigns; the lands hereby granted being subject, however, to an easement in the public for any public road or roads heretofore laid out or established and now existing over and across any part of said described land."

Current ownership and other matters affecting said reservation not shown herein.

8. Exceptions and Reservations as contained in Instrument affecting the Northeast Quarter of said Section 5, and other land;
- |                    |   |  |
|--------------------|---|--|
| From               | : | Northwestern Improvement Company               |
| Dated              | : | October 26, 1916                               |
| Recorded           | : | August 13, 1918, in Book 32 of Deeds, page 441 |
| Auditor's File No. | : | 49427, as follows:                             |

"Excepting and reserving unto the grantor, its successors and assigns, forever, all minerals of any nature whatsoever upon or in said land, including, coal, iron, natural gas and oil, 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; the lands hereby conveyed being subject, however, to an easement in the public for any public roads heretofore laid out or established, and now existing over and across any part of the premises."

Current ownership and other matters affecting said reservation not shown herein.

9. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on October 27, 1965, in Volume 120, Page 539, under Kittitas County Auditor's File No. 325157.
- |             |   |  |
|-------------|---|--|
| In favor of | : | Boise Cascade Corporation, a Delaware corporation, its successors and assigns  |
| For         | : | The perpetual right, privilege and easement for a right of way forty (40) feet in width on which to construct, maintain and use a logging road across, over and upon said premises for conveying timber, persons, equipment and supplies   |
| Affects     | : | The Northwest Quarter of the Northwest Quarter of the Southeast Quarter and the West Half of the West Half of the Southwest Quarter of the Northwest Quarter of Section 5, Township 20 North, Range 16 East, W.M., and the Northwest Quarter of Section 32, Township 21 North, Range 16 East, W.M. |
10. Matters disclosed by survey recorded May 13, 1992, in Book 18 of Surveys, at page 168, under Auditor's File No. 548838, including but not limited to:  
Location of fence line in relation to boundary line of a portion of said Parcel 3.

(SCHEDULE B)

File No. 0106487

Guarantee Number: 48 0035 72030 6890

11. DEED OF TRUST, and the terms and conditions thereof:
- |                    |  |
|--------------------|--|
| Grantor            | : Walter J. Darrow and Betty A. Darrow, husband and wife |
| Trustee            | : UPF Incorporated, a Washington corporation             |
| Beneficiary        | : Sterling Savings Bank                                  |
| Amount             | : \$20,000.00, plus interest                             |
| Dated              | : November 14, 2006                                      |
| Recorded           | : November 17, 2006                                      |
| Auditor's File No. | : 200611170008   |

END OF EXCEPTIONS

**Notes:**

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

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

END OF GUARANTEE

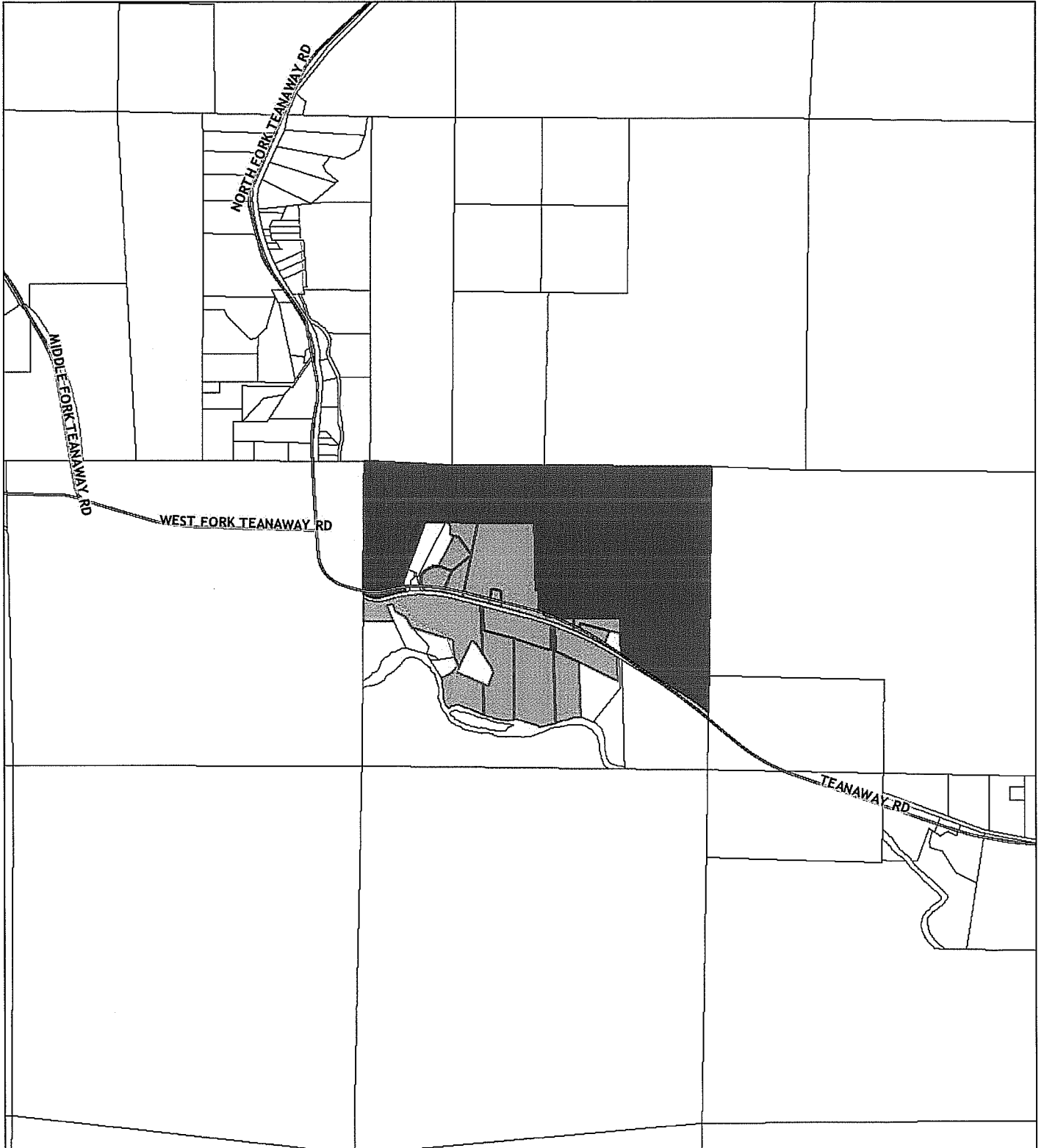
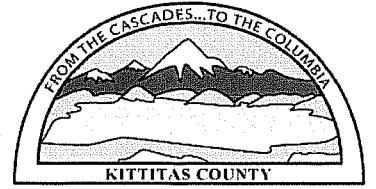
MW/lam

1 cc: Encompass: Mark  
mnorthcott@encompasses.net

## 500' Adjacent Landowners List

1. **20-16-05020-0014 (547436)**  
Hobbs, R. & Hathaway B. & Etux  
11042 Teanaway Rd  
Cle Elum, Washington 98922
2. **20-16-05051-0001 (951913)**  
**20-16-05020-0002 (951914)**  
Smith, Marie L.  
11032 Teanaway Rd  
Cle Elum, Washington 98922
3. **20-16-05020-0019 (481336)**  
Graham, Robert B ETUX  
1809 31<sup>st</sup> Ave. SE  
Puyallup, Washington 98374
4. **20-16-05020-0016 (937636)**  
Eckman, Jondavid ETUX  
10223 423<sup>rd</sup> PL SE  
North Bend, Washington 98045
5. **20-16-05030-0010 (512936)**  
Ragen, Gail M.  
4201 137<sup>th</sup> AVE NE  
Bellevue, Washington 98005
6. **20-16-05030-0008 (492936)**  
**20-16-05030-0009 (502936)**  
Cromarty, Shirley B.  
P.O. Box 82362  
Kenmore, Washington 98028
7. **20-16-05040-0003 (790436)**  
**20-16-05040-0004 (800436)**  
Barkshire, Robert F. Jr. ETUX  
33663 130<sup>th</sup> SE  
Auburn, Washington 98092
8. **20-16-05020-0009 (724835)**  
Teanaway Mercantile, Inc.  
10690 Teanaway Road  
Cle Elum, Washington 98922
9. **20-16-05050-0003 (13300)**  
Darrow, Walter J. ETUX  
10690 Teanaway Road  
Cle Elum, Washington 98922
10. **20-16-05050-0002 (13299)**  
Johnson, Oren C. ETUX  
10330 Teanaway Road  
Cle Elum, Washington 98922

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