

VICINITY MAP

30	THRAILL RD	31	U. BOXER POCKET RD
32	SHORT PLAT	33	LARSON RD

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 202__

KITTITAS COUNTY ENGINEER

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
DATED THIS _____ DAY OF _____ A.D., 202__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE SHADOWN 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., 202__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 853185
DATED THIS _____ DAY OF _____ A.D., 202__

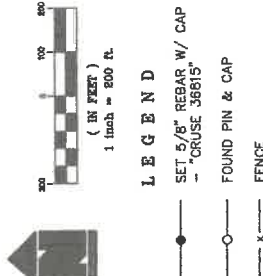
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: TIM & JANA MCINTYRE
ADDRESS: 11481 THRAILL ROAD
ELLENBURG, WA 98826
PHONE: (509) 807-3605

EXISTING ZONE: AG-20
SOURCE OF WATER: SHARED WELL
SEWER SYSTEM: SEWER BY OTHERS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
NORTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 100'

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

SAGEVIEW BLA/SHORT PLAT PART OF SECTION 29, T. 17 N., R. 20 E., W.M. KITTITAS COUNTY, WASHINGTON



LINE	DIRECTION	DISTANCE
L1	S 01°08'58\"	E 68.68'
L2	S 09°49'44\"	E 101.37'
L3	S 01°53'31\"	W 107.69'
L4	S 06°58'56\"	E 29.61'
L5	S 18°13'42\"	E 58.81'
L6	S 32°54'54\"	E 61.06'
L7	S 07°33'05\"	W 62.13'
L8	S 47°53'38\"	W 98.61'
L9	S 30°09'25\"	W 59.59'
L10	S 15°49'27\"	W 88.84'
L11	S 01°22'02\"	W 59.78'
L12	S 08°04'55\"	E 174.98'
L13	S 02°17'33\"	E 88.99'
L14	S 84°23'42\"	E 105.22'
L15	S 02°10'28\"	W 186.05'

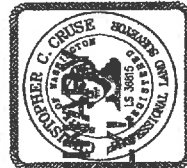
AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2024, at _____ M., in Book M of Short Plats at page(s) _____ at the request of Cruse & Associates. RECEIVING NO. _____

BRYAN ELLIOTT by
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

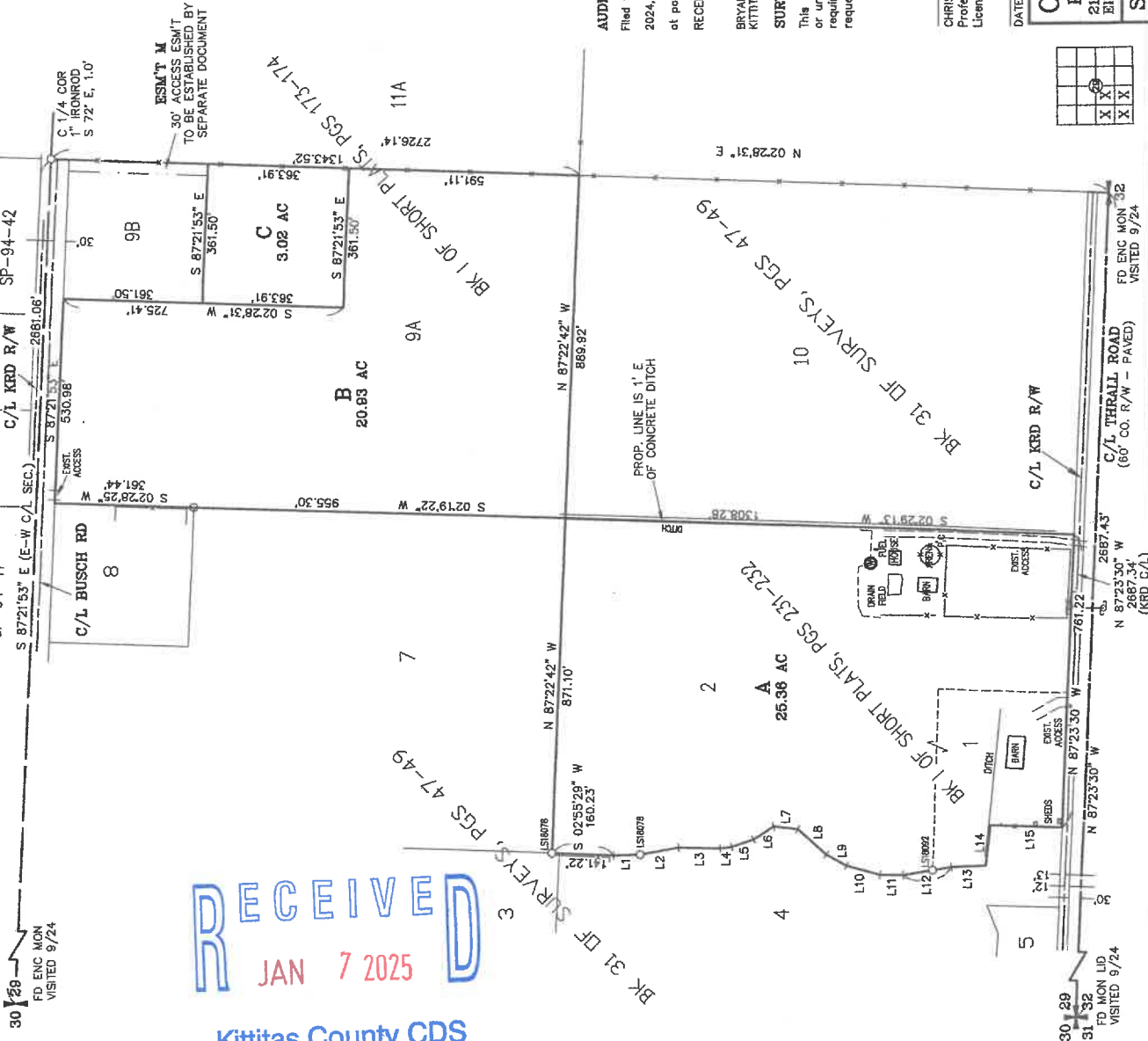
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of TIM & JANA MCINTYRE in AUGUST of 2024.



CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE _____

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98826 (509) 982-8242
SAGEVIEW BLA/SHORT PLAT



RECEIVED
JAN 7 2025
Kittitas County CDS

BL-24--
SP-24--



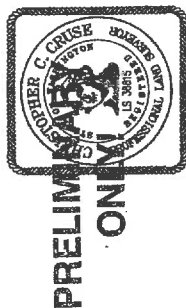
(IN FEET)
1 inch = 100 ft.

LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUISE 36815"
- FOUND PIN & CAP
- FENCE

LINE TABLE THIS SHEET

LINE	DIRECTION	DISTANCE
L1	S 01°08'58" E	68.66'
L2	S 09°49'44" E	101.37'
L3	S 01°53'31" W	107.69'
L4	S 06°59'58" E	29.61'
L5	S 18°13'42" E	58.81'
L6	S 32°54'54" E	61.06'
L7	S 07°13'05" W	62.13'
L8	S 42°33'38" W	96.61'
L9	S 30°09'25" W	59.59'
L10	S 15°49'27" W	88.84'
L11	S 01°22'02" W	59.78'
L12	S 02°17'33" E	88.99'



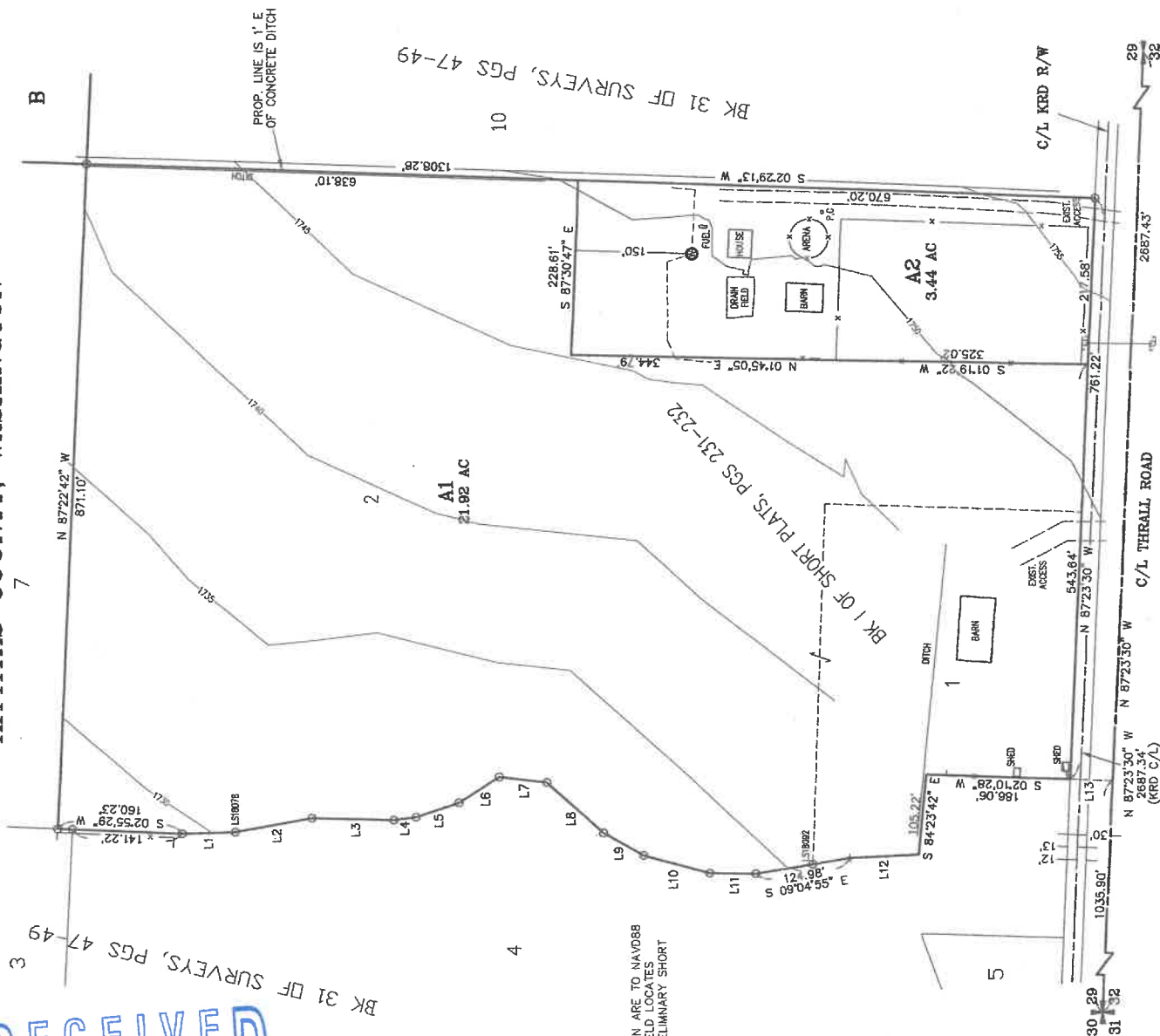
AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2024, at _____ M., in Book M of Short Plat
at page(s) _____ of the request of Cruse & Associates.
RECEIVING NO. _____

BRYAN ELLIOTT BY
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 962-8242
SAGEVIEW BLA/SHORT PLAT

SAGEVIEW BLA/SHORT PLAT
PART OF SECTION 29, T. 17 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON



RECEIVED
JAN 7 2025
Kittitas County CDS

NOTE: CONTOURS SHOWN HEREON ARE TO NAVD83
ELEVATION DATUM BASED ON FIELD LOCATES
COMPLETED 9/12/2024 FOR PRELIMINARY SHORT
PLAT APPLICATION.

SAGEVIEW BLA/SHORT PLAT
PART OF SECTION 29, T. 17 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON

BL-24-
SP-24-

LEGAL DESCRIPTIONS

ORIGINAL BLA PARCEL DESCRIPTIONS

LOT 9A, OF BUSH ROAD SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-06-105, AS RECORDED MAY 21, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 173 AND 174, UNDER AUDITOR'S FILE NO. 200706270032, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND

LOTS 1 AND 2, OF MCINTYRE SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-07-55, AS RECORDED AUGUST 27, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 231 AND 232, UNDER AUDITOR'S FILE NO. 200706270085, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NEW BLA DESCRIPTIONS

PARCEL A

LOTS 1 AND 2, OF MCINTYRE SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-07-55, AS RECORDED AUGUST 27, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 231 AND 232, UNDER AUDITOR'S FILE NO. 200706270085, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY RECORDED NOVEMBER 2024, IN BOOK M OF SHORT PLATS AT PAGES UNDER AUDITOR'S FILE NO. 202411, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY RECORDED NOVEMBER 2024, IN BOOK M OF SHORT PLATS AT PAGES UNDER AUDITOR'S FILE NO. 202411, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EASEMENT M

EASEMENT M AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JANUARY 2025, IN BOOK M OF SHORT PLATS AT PAGES 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON; AFFECTING LOT 9B, BUSH ROAD SHORT PLAT, RECORDED IN BOOK 1 OF SHORT PLATS, PAGES 173 AND 174.

ORIGINAL SHORT PLAT PARCEL DESCRIPTION

LOTS 1 AND 2, OF MCINTYRE SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-07-55, AS RECORDED AUGUST 27, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 231 AND 232, UNDER AUDITOR'S FILE NO. 200706270085, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS TOTAL STATION AND SURVEY GRADE OPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 080.
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. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 31 OF SURVEYS, PAGES 47-49 AND THE SURVEYS REFERENCED THEREON.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS, FOREST LANDS, OR MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES AND MINERAL OPERATIONS MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES AND/OR MINERAL OPERATIONS PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTIONS AS PUBLIC NUISANCES.
9. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
10. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.030) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
11. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.
12. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
13. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A1 HAS — IRRIGABLE ACRES; LOT A2 HAS — IRRIGABLE ACRES; PARCEL B HAS — IRRIGABLE ACRES; PARCEL C HAS — IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
14. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
15. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
16. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
17. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
18. PURSUANT TO KCC 16.12.040(1), FURTHER DIVISION OF LOTS A1 & A2 OF THE SAGEVIEW SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #2024_____.



CRUDE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

RECEIVING NO. _____

at page(s) _____ of _____, M., in Book M of Short Plats

at the request of Cruse & Associates.

BRYAN ELLIOTT by _____

KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926
(509) 962-8242

SAGEVIEW BLA/SHORT PLAT

RECEIVED
JAN 7 2025
Kititas County CDS

SAGEVIEW BLA/SHORT PLAT
PART OF SECTION 29, T. 17 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON

BL-24-
SP-24-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT TIMOTHY MCINTYRE, ALSO SHOWN OF RECORD AS TIMOTHY M. MCINTYRE AND JANA MCINTYRE, ALSO SHOWN OF RECORD AS JANA M. MCINTYRE, HUSBAND AND WIFE, UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT PARCEL A AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2024.

TIMOTHY MCINTYRE

JANA MCINTYRE

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARTON H. CLENNON AND SHEILA E. CLENNON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT NORTHWEST FARM CREDIT SERVICES, FLCA, A CORPORATION, THE UNDERSIGNED MORTGAGEE FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT PARCEL A AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2024.
NORTHWEST FARM CREDIT SERVICES, FLCA

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, RESPECTIVELY OF NORTHWEST FARM CREDIT SERVICES, FLCA, 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 THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

RECEIVED
JAN 7 2025
Kittitas County CDS

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____

2024, at _____ M., in Book M of Short Plats

at page(s) _____ of the request of Cruse & Associates.

NOTARY
NELSON ELLIOTT by _____
KITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98928 (509) 962-8242
SAGEVIEW BLA/SHORT PLAT