

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

SP-08-00025

SHORT PLAT APPLICATION

(To divide lot into 2-4 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

- 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.
- 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.

OPTIONAL ATTACHMENTS

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

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

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$630 for Community Development Services Department
 (One check made payable to KCCDS)

RECEIVED
 MAY 09 2008
 Kittitas County
 CDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x [Signature]

DATE

5/9/08

RECEIPT #

1031

RECEIVED
 DATE STAMP
 MAY 09 2008

NOTES

Kittitas County
 CDS

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.

Name: Ellensburg Hungry Junction LLC
Mailing Address: 1516 Magnolia Blvd. W
City/State/ZIP: Seattle, WA 98199
Day Time Phone: (206) 283-7121
Email Address: _____

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: Chuck Crute/ Crute & Assoc.
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: _____

3. Street address of property:

Address: Hungry Junction Rd
City/State/ZIP: Ellensburg, WA 98926

4. Legal description of property: Parcel 4, Bk 33 of Survey,
pgs 222-223

5. Tax parcel number(s): 18-18-15040-0005

6. Property size: 12.02 Ac. (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):
4/ lot short plat w/ individual wells
& septic 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?

Thrupp Junction 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 Local Owner of Record and sent out to the authorized agent.

Signature of Authorized Agent
(REQUIRED if/for applicant)
X Charles A. Cruse Jr.

Date:
5-9-08

Signature of Local Owner of Record
(REQUIRED for application/permit(s))
X [Signature]

Date:
1/29/08

RECEIVING NO.

SP-08-



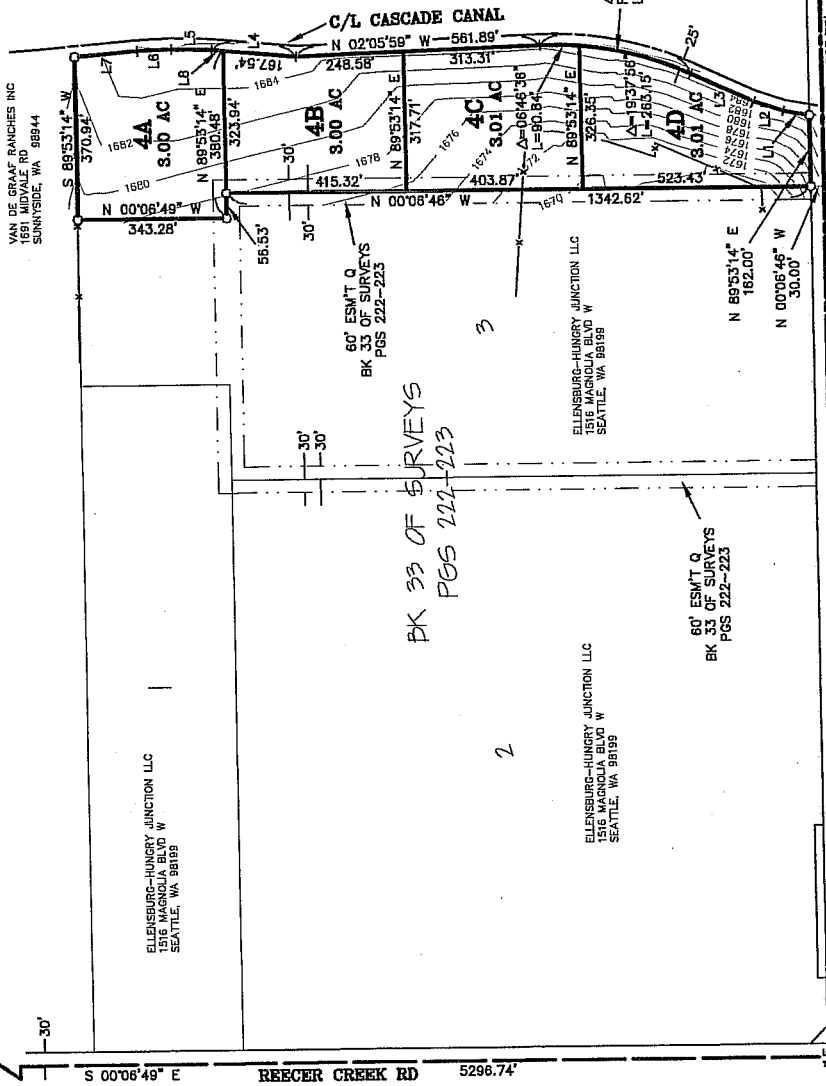
LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"
- FOUND PIN & CAP
- FENCE

LINE	DIRECTION	DISTANCE
L1	N 09°42'57" E	90.30'
L2	N 18°41'37" E	151.96'
L3	N 24°16'33" E	167.98'
L4	N 04°58'28" E	83.83'
L5	N 01°47'38" W	78.37'
L6	N 02°27'58" W	144.34'
L7	N 04°58'28" E	26.65'

ELLENSBURG-HUNGRY JUNCTION SHORT PLAT
PART OF SECTION 15, T. 18 N., R. 18 E., W.M.
KITKITAS COUNTY, WASHINGTON

10 ILLUSTRATED NOT VISITED



15 ILLUSTRATED NOT VISITED

VICINITY MAP

APPROVALS

KITKITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS ____ DAY OF _____ A.D., 200__.

KITKITAS COUNTY ENGINEER

KITKITAS 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., 200__.

KITKITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE ELLENSBURG-HUNGRY JUNCTION SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITKITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF _____ A.D., 200__.

KITKITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITKITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-18-15040-0005

DATED THIS ____ DAY OF _____ A.D., 200__.

KITKITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: ELLENSBURG HUNGRY-JUNCTION LLC
 ADDRESS: 1516 MAGNOLIA BLVD W SEATTLE, WA 98189 (206) 285-7121

EXISTING ZONE: AG-3
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 STORM WATER: NO IMPROVEMENTS PER THIS APF.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W & 60' PRIVATE ACCESS ESM'T

NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 200'

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

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98928
 P.O. Box 969
 (509) 962-8242
 ELLENSBURG-HUNGRY JUNCTION SP

SPRAUD, V. PETTY BK
 KITKITAS COUNTY AUDITOR

AUDITOR'S CERTIFICATE
 Filed for record this ____ day of _____, 2008, at _____, in Book J of Short Plats at page(s) _____ at the request of Cruise & Associates.

PRELIMINARY

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 ELLENSBURG-HUNGRY JUNCTION LLC in SEPTEMBER of 2007.

Charles A. Cruise
 DATE: 5-9-08
 License No. 18078

Professional Land Surveyor

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES**Policy No. 72030- 6826**

CRUSE & ASSOCIATES

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.

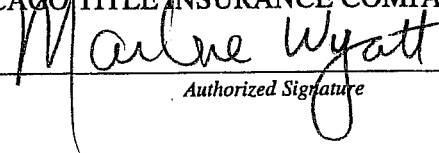
LIABILITY EXCLUSIONS AND LIMITATIONS

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: September 6, 2007 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By

*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.

SUBDIVISION GUARANTEE

Office File Number : 0105457
Guarantee Number : 48 0035 72030 6826
Dated : September 6, 2007, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : ELLENSBURG HUNGRY JUCTION, LLC

Name of Assured: CRUSE & ASSOCIATES

The assurances referred to on the face page are:

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

Parcel 4 of that certain Survey as recorded February 8, 2007, in Book 33 of Surveys, pages 222 and 223, under Auditor's File No. 200702080009, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 15, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

ELLENSBURG HUNGRY-JUNCTION LLC, A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0105457

Guarantee Number: 48 0035 72030 6826

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. 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.
5. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002.
6. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

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

7. Easements of the right of ingress to and egress from the canal right of way over the East Half of Section 15 for the purpose of constructing, operating and maintaining the said canal and irrigation works, as conveyed to Cascade Canal Company, a corporation, by deed dated July 22, 1904, recorded in Book 9 of Deeds, page 569, and dated October 31, 1903, recorded in Book 9 of Deeds, page 572.
8. Amendatory Contract, governing reclamation and irrigation matters:
Parties : The United States of America and the Kittitas Reclamation District
Dated : January 20, 1949
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
Auditor's File No. : 208267
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

(SCHEDULE B continued)

File No. 0105457

Guarantee Number: 48 0035 72030 6826

9. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
10. Matters disclosed and/or delineated on that certain Survey recorded February 8, 2007, Book 33 of Surveys, Pages 222 and 223, under Auditor's File No. 200702080009, as follows:
 - a) Easement "Q," 60 feet in width, affecting the West 30 feet of said Parcel 4 and other land;
 - b) Location of fence line in relation to property boundaries.

END OF EXCEPTIONS

Notes:

1. General taxes and assessments for the year 2007 have been paid.

Amount	:	\$42.85
Tax Parcel No.	:	18-18-15040-0005 (952261)
2. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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

END OF GUARANTEE

MW/lam

Total

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE							
*****	START				25216.7259	84349.9420	694
94	INV	S	0 06 49	E	343.28	24873.4466	695
95	INV	N	89 53 14	E	56.53	24873.5578	696
96	INV	S	0 06 46	E	1342.62	23530.9404	697
97	INV	N	89 53 14	E	162.00	23531.2593	683
83	INV	N	9 42 57	E	60.30	23590.6941	684
84	INV	N	18 41 37	E	70.82	23657.7821	685
85	INV	N	24 18 33	E	157.68	23801.4777	686
	RADIAL	S	65 41 27	E			
	DELTA		26 24 32	LT			
	RADIUS				768.00		
	TAN				180.20		
	L-ARC				353.99		
	RADIAL	N	87 54 01	E			
	RP						
86	CHORD	N	11 06 17	E	350.86	24117.6320	687
	TAN@PT	N	2 05 59	W		24145.7722	688
88	INV	N	2 05 59	W	561.89	24707.2828	689
89	INV	N	4 58 26	E	194.19	24900.7423	690
90	INV	N	1 47 39	E	93.63	24994.3289	691
91	INV	N	2 27 35	W	79.37	25073.6221	692
92	INV	N	4 47 25	W	144.34	25217.4560	693
93	INV	S	89 53 14	W	370.94	25216.7259	694
CLOSURE ERROR					25216.7259	84349.9420	694
FROM					12.02226 ac		
Area = 523689.52 sq ft							

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE							
*****	START				25216.7259	84349.9420	694
94	INV	S	0 06 49	E	343.28	24873.4466	695
95	INV	N	89 53 14	E	380.48	24874.1954	719
19	INV	N	4 58 26	E	26.65	24900.7423	690
90	INV	N	1 47 39	E	93.63	24994.3289	691
91	INV	N	2 27 35	W	79.37	25073.6221	692
92	INV	N	4 47 25	W	144.34	25217.4560	693
93	INV	S	89 53 14	W	370.94	25216.7259	694
CLOSURE ERROR					25216.7259	84349.9420	694
FROM					3.00250 ac		
Area = 130788.82 sq ft							

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE							
*****	START				24873.5578	84407.1553	696
96	INV	S	0 06 46	E	415.32	24458.2418	721
21	INV	N	89 53 14	E	317.71	24458.8672	720
20	INV	N	2 05 59	W	248.58	24707.2828	689
89	INV	N	4 58 26	E	167.54	24874.1954	719
19	INV	S	89 53 14	W	323.94	24873.5578	696
CLOSURE ERROR					24873.5578	84407.1553	696
FROM					3.00000 ac		
Area = 130680.15 sq ft							

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE							
*****	START				24458.2418	84407.9728	721
21	INV	S	0 06 46	E	403.87	24054.3694	722
22	INV	N	89 53 14	E	326.35	24055.0118	723
	RADIAL	S	85 19 23	E			

NO CLOSURE ERROR		Area = 130680.15 sq ft	3.00000 ac	24873.5578	84407.1553	696
FROM		ANGLE	DIST	NORTH	EAST	TO
PT/PT INVERSE		4C				
*****	START			24458.2418	84407.9728	721
21	INV S	0 06 46	E 403.87	24054.3694	84408.7677	722
22	INV N	89 53 14	E 326.35	24055.0118	84735.1191	723
	RADIAL S	85 19 23	E			
	DELTA	6 46 36	LT			
	RADIUS		768.00			
	TAN		45.47			
	L-ARC		90.84			
	RADIAL N	87 54 01	E			
	RP			24117.6320	83969.6763	687
	CHORD N	1 17 19	E 90.78	24145.7722	84737.1606	688
	TAN@PT N	2 05 59	W			
88	INV N	2 05 59	W 313.31	24458.8672	84725.6808	720
20	INV S	89 53 14	W 317.71	24458.2418	84407.9728	721
				24458.2418	84407.9728	721

NO CLOSURE ERROR		Area = 130981.24 sq ft	3.00692 ac			
FROM		ANGLE	DIST	NORTH	EAST	TO
PT/PT INVERSE		4D				
*****	START			24054.3694	84408.7677	722
722	INV S	0 06 46	E 523.43	23530.9404	84409.7980	697
697	INV N	89 53 14	E 162.00	23531.2593	84571.7993	683
683	INV N	9 42 57	E 60.30	23590.6941	84581.9756	684
684	INV N	18 41 37	E 70.82	23657.7821	84604.6752	685
685	INV N	24 18 33	E 157.68	23801.4777	84669.5838	686
	RADIAL S	65 41 27	E			
	DELTA	19 37 56	LT			
	RADIUS		768.00			
	TAN		132.88			
	L-ARC		263.15			
	RADIAL S	85 19 23	E			
	RP			24117.6320	83969.6763	687
686	CHORD N	14 29 35	E 261.87	24055.0118	84735.1191	723
	TAN@PT N	4 40 37	E			
723	INV S	89 53 14	W 326.35	24054.3694	84408.7677	722
				24054.3694	84408.7677	722

NO CLOSURE ERROR		Area = 131239.31 sq ft	3.01284 ac			
------------------	--	------------------------	------------	--	--	--