

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

"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

\$430.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

\$1,500.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Handwritten Signature]

DATE: 8/18/12

RECEIPT # 13868

RECEIVED
APR 18 2012
KITTTITAS COUNTY
CDS

DATE STAMP IN BOX

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: Dale DeFoor
Mailing Address: 800 Indian Lake Drive
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 929-0449
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: (509) 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: 800 Indian Lake Drive
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**
Tract 29, Ellensburg Ranches. For Full Legal Description See Attached Exhibit.

6. **Tax parcel number(s):** 19-17-35050-0062

7. **Property size:** 30.42 (acres)

8. **Land Use Information:**

Zoning: AG-20 Comp Plan Land Use Designation: Rural

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. *2 lot SP all into as per application map.*
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?** *None - Hwy 10*

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:

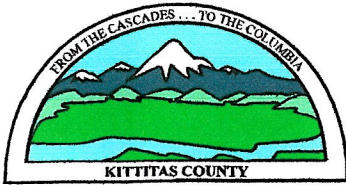
4/16/2012

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

X *[Signature]*

Date:

4-16-2012



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

**TRANSPORTATION CONCURRENCY MANAGEMENT
APPLICATION**

Required attachments:

Site map showing access locations



FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

DATE:

DATE STAMP HERE

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

Name: Dale DeFoor

Mailing Address: 800 Indian Lake Drive

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: (509) 929-0449

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: PO Box 959

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: (509) 962-8242

Email Address: Cruseandassoc@kvalley.com

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

4. Street address of property: 800 Indian Lake Drive

5. Tax parcel number(s): 107934

6. Roads serving project: Indian Lake Drive

7. Plat or project name: Indian Lake Short Plat

8. Proposed Land Use: Residential Commercial Agricultural

Kittitas County Department of Public Works

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

10. Total number of lots/dwelling units: 2 Lot Short Plat

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

12. Narrative project description: Two lot short plat as per application map.

13. Describe present use of property: Residential

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: _____

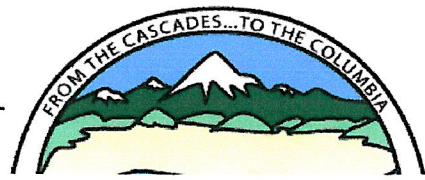
Signature of Authorized Agent:
X Chris Cruise

Date:
4/16/2012

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

Date:
4-16-2012

Kittitas County Public Works TRANSPORTATION



CHICAGO TITLE INSURANCE COMPANY

Policy No. WA2011-46-0115526-2012.72156-85742351

GUARANTEE



CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: 3/29/12

WA2011 0115526
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926
Tel: (509) 925-1477
Fax: (509) 962-8325

CHICAGO TITLE INSURANCE COMPANY

By:



Agnes M. P. L.

ATTEST

President

[Signature]

Secretary

[Signature]
Authorized Signatory

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

SUBDIVISION GUARANTEE

Office File Number : 0115526
Guarantee Number : WA2011-46-0115526-2012.72156-85742351
Dated : March 29, 2012, at 8:00 a.m.
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : DEFOOR

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:

Tract 29, ELLENSBURG RANCHES, as described and/or delineated on that certain survey recorded in Book 4 of Surveys, pages 10 through 14, and under Auditor's File No. 416570, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 35, Township 19 North, Range 17 East, W.M.;

EXCEPT that portion of said Tract 29 lying Westerly of the road described in instrument recorded under Auditor's File No. 421737, as conveyed in deeds recorded under Auditor's File Nos. 443859 and 507501.

Title to said real property is vested in:

DALE A. DEFOOR, AS HIS SEPARATE ESTATE

END OF SCHEDULE A



(SCHEDULE B)

File No. 0115526

Guarantee Number: WA2011-46-0115526-2012.72030-85742351

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

- 1. General taxes and assessments for 2012, which become delinquent after April 30, 2012, if first half not paid.

Table with 4 columns: Amount, Tax No., Full year, First Half, Second Half. Values include \$ 2,474.67, 19-17-35050-0062 (107934), \$ 1,237.34, and \$ 1,237.33.

Note: Tax payments can be mailed to the following address: Kittitas County Treasurer, 205 West 5th Avenue, Room 102, Ellensburg, WA 98926, Phone (509) 962-7535

- 2. 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.

- 3. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Ellensburg Ranches Owner's Association.

- 4. 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.

- 5. 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)

- 6. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on January 4, 1978, under Kittitas County Auditor's File No. 419321. For: The purpose of ingress and egress and for the installation of and maintenance of utilities and drainage; Affects: A strip of land 5 feet in width parallel with and adjacent to all tract lines



(SCHEDULE B) (CONTINUED)

File No. 0115526

Guarantee Number: WA2011-46-0115526-2012.72030-85742351

7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 18, 1978, under Kittitas County Auditor's File No. 421737.
For : Road and utility
Affects : 60 foot roadway as shown on survey filed in Book 4 of Surveys, pages 10 through 14.
8. By-Laws of Ellensburg Ranches Owner's Association, A Non-Profit Corporation, recorded October 15, 1991, under Kittitas County Auditor's File No. 543898, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Amended By-Laws recorded March 7, 2006, under Auditor's File No. 200603070029.

9. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Dale DeFoor, as his separate estate
Trustee : UPF Washington Incorporated
Beneficiary : Sterling Savings Bank
Amount : \$100,000.00, plus interest
Dated : November 4, 2011
Recorded : November 9, 2011
Auditor's File No. : 201111090014

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

AW/lmw

1 cc: Cruse & Associates: Marsha

RECEIVED
 APR 18 2012
 KITTITAS COUNTY
 CDS

FROM	Total	ANGLE			DIST	NORTH	EAST	T
*****	PT/PT INVERSE							
*****	START					11312.13480	7998.51039	28
282	INV	N 89 42 11		E	1006.38	11317.34833	9004.87688	28 C/L ESM
280	INV	S 0 42 00		E	1326.22	9991.22927	9021.07929	28 LOT 2
5	INV	S 89 29 12		W	809.33	9983.97829	8211.78175	28 sw lot cc
284	INV	N 23 26 58		W	602.21	10536.45297	7972.13835	28 C/L ESM
283	INV	N 1 56 50		E	776.13	11312.13480	7998.51039	28 C/L ESM

NO CLOSURE ERROR Area = 1305761.71 sq ft 29.97616 ac
 FROM ANGLE DIST NORTH EAST T

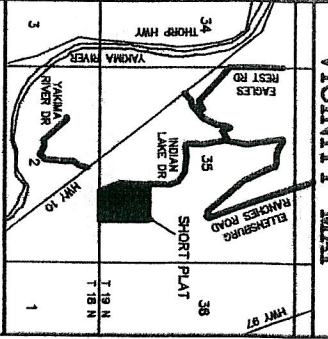
FROM	PT/PT INVERSE	ANGLE			DIST	NORTH	EAST	T
*****	START					11312.13480	7998.51039	28
282	INV	N 89 42 11		E	1006.38	11317.34833	9004.87688	28 C/L ESM
280	INV	S 0 42 00		E	428.63	10888.74924	9010.11347	29 LOT 2
292	INV	S 89 42 11		W	685.37	10885.19868	8324.75098	29 DeFoo
299	INV	N 50 05 36		W	134.26	10971.33238	8221.76061	12 ESMT IN
124	INV	N 45 52 31		W	242.49	11140.15856	8047.69523	12 LOT CO
123	INV	N 88 03 10		W	55.00	11142.02740	7992.72699	12 CL ESM
121	INV	N 1 56 50		E	170.21	11312.13480	7998.51039	28 CL ESM

NO CLOSURE ERROR Area = 385991.07 sq ft 8.86114 ac
 FROM ANGLE DIST NORTH EAST T

FROM	PT/PT INVERSE	ANGLE			DIST	NORTH	EAST	T
*****	START					11142.02740	7992.72699	12
121	INV	S 88 03 10		E	55.00	11140.15856	8047.69523	12 CL ESM
123	INV	S 45 52 31		E	242.49	10971.33238	8221.76061	12 CL ESM
124	INV	S 50 05 36		E	134.26	10885.19868	8324.75098	29 LOT CC
299	INV	N 89 42 11		E	685.37	10888.74924	9010.11347	29 ESMT IN
292	INV	S 0 42 00		E	897.59	9991.22927	9021.07929	29 DeFoc
5	INV	S 89 29 12		W	809.33	9983.97829	8211.78175	28 sw lot cc
284	INV	N 23 26 58		W	602.21	10536.45297	7972.13835	28 C/L ESM
283	INV	N 1 56 50		E	605.92	11142.02740	7992.72699	12 C/L ESM

NO CLOSURE ERROR Area = 919770.64 sq ft 21.11503 ac
 FROM ANGLE DIST NORTH EAST T

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 DATED AND APPROVED THIS _____ DAY OF _____ A.D. 200__

KITTITAS COUNTY ENGINEER
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 RESIDUE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

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

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE INDIAN LAKE 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. 200__

KITTITAS COUNTY PLANNING DIRECTOR

TITLEPAGE OF KITTITAS COUNTY TREASURER
 ANY COUNTY 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. 18-17-3899-0062
 DATED THIS _____ DAY OF _____ A.D. 200__

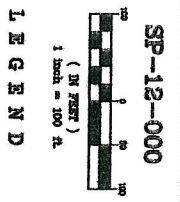
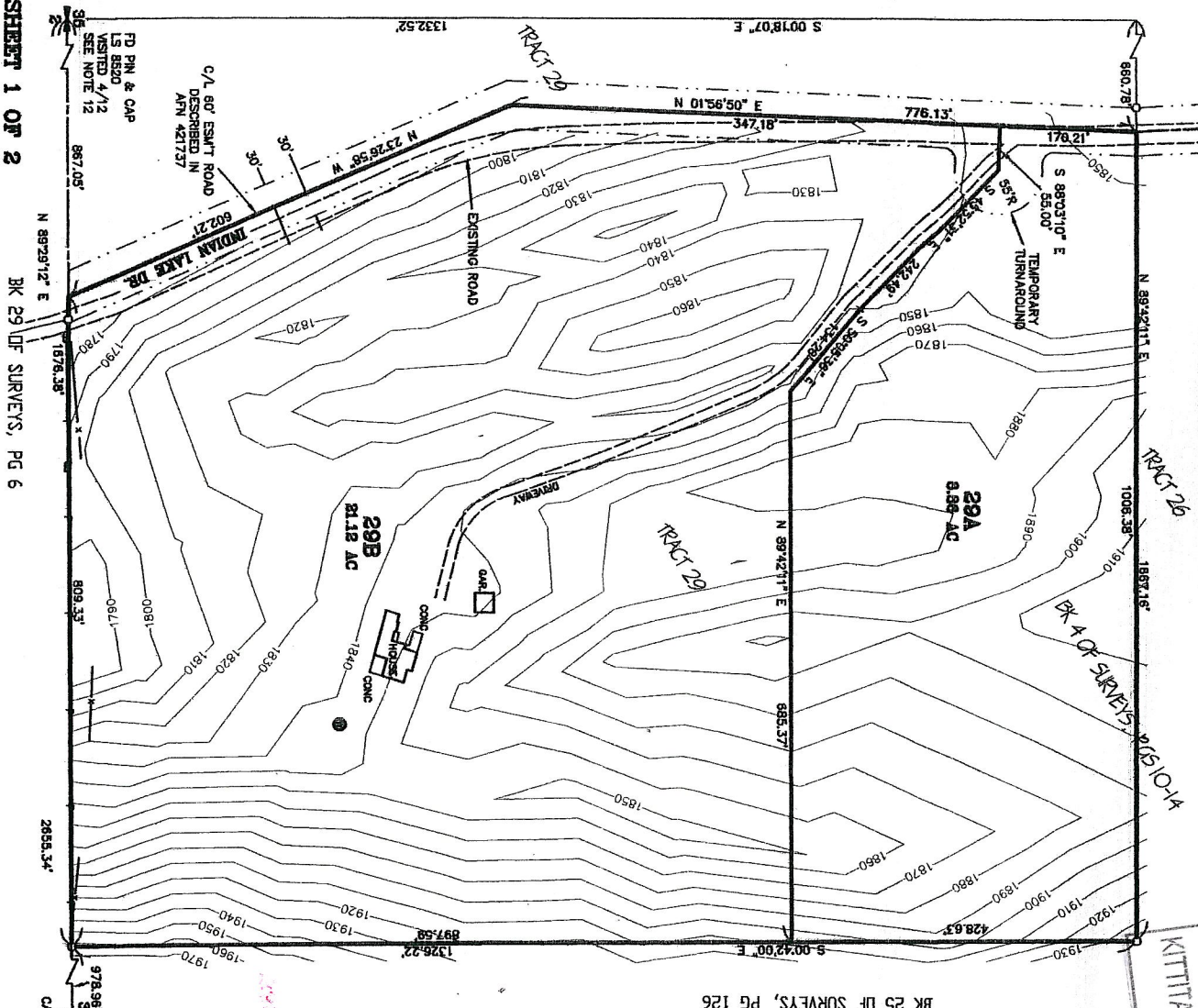
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: DALE DEFORR
 ADDRESS: 800 MOHAWK LAKE DRIVE
 ELEMENSBURG, VA 98228
 PHONE: (509) 928-0448

EXISTING ZONE: AG-20
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: NO SEWER SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 NORTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SQUARE FEET: 1 = 100'

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

**INDIAN LAKE SHORT PLAT
 PART OF SECTION 35, T. 19 N., R. 17 E., W.M.
 KITTITAS COUNTY, WASHINGTON**



ORIGINAL PARCEL DESCRIPTION

TRACT 29, ELEMENSBURG RANCHES, AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY RECORDED IN BOOK 4 OF SURVEYS PAGES 10 THROUGH 14 AND UNDER AUDITOR'S FILE NO. 416572, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.;
 EXCEPT THAT PORTION OF SAID TRACT 29 LYING WESTERLY OF THE ROAD DESCRIBED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 421737, AS CONVEYED IN DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 443859 AND 507501.



AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____ 2012, at _____, W., in Book K of Short Plats at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____

GERALD V. BETTI BY _____
 KITTITAS COUNTY AUDITOR

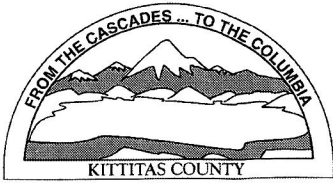
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of DALE DEFORR in April of 2012.

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Elemenburg, VA 98226 (509) 962-8242

DATE: 4/17/2012

CONSTRUCTOR: CRUSE
 Professional Land Surveyor
 License No. 58915

INDIAN LAKE SHORT PLAT



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

RECEIPT NO.: 00013868

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025337

Date: 4/18/2012

Applicant: DEFOOR, DALE A

Type: check # 2604

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-12-00003	CDS FEE FOR SHORT PLAT	720.00
SP-12-00003	EH SHORT PLAT FEE	430.00
SP-12-00003	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-12-00003	FIRE MARSHAL SHORT PLAT FEE	130.00
	<u>Total:</u>	<u>1,500.00</u>