

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

December 19, 2013

Albert Lee
4542A West Cramer Street
Seattle WA 98199

RE: Lee Parcel Combination CB-13-00006

Dear Mr. Lee,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the parcel combination:

1. The ***current full year's taxes need to be paid for all tax parcel numbers involved*** as per requirement of the Kittitas County Treasurer's Office. Records indicate that one of the two parcels involved has taxes due. **IF THESE ARE NOT PAID PRIOR TO JANUARY 1, 2014, ALL OF THE 2014 TAXES WILL NEED TO BE PAID ON BOTH PARCELS BEFORE THIS APPLICATION CAN BE GRANTED FINAL APPROVAL.** Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application. No paper work or receipt is required just a phone call or an email will suffice.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via email: dpnelson@encompasses.net

Jeff Watson

From: Christina Wollman
Sent: Wednesday, November 27, 2013 2:18 PM
To: Jeff Watson
Subject: RE: CB-13-00006 Lee

Follow Up Flag: Follow up
Flag Status: Completed

Public Works has no comment on this parcel combination application.

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Jeff Watson
Sent: Wednesday, November 27, 2013 10:43 AM
To: Christina Wollman
Subject: CB-13-00006 Lee

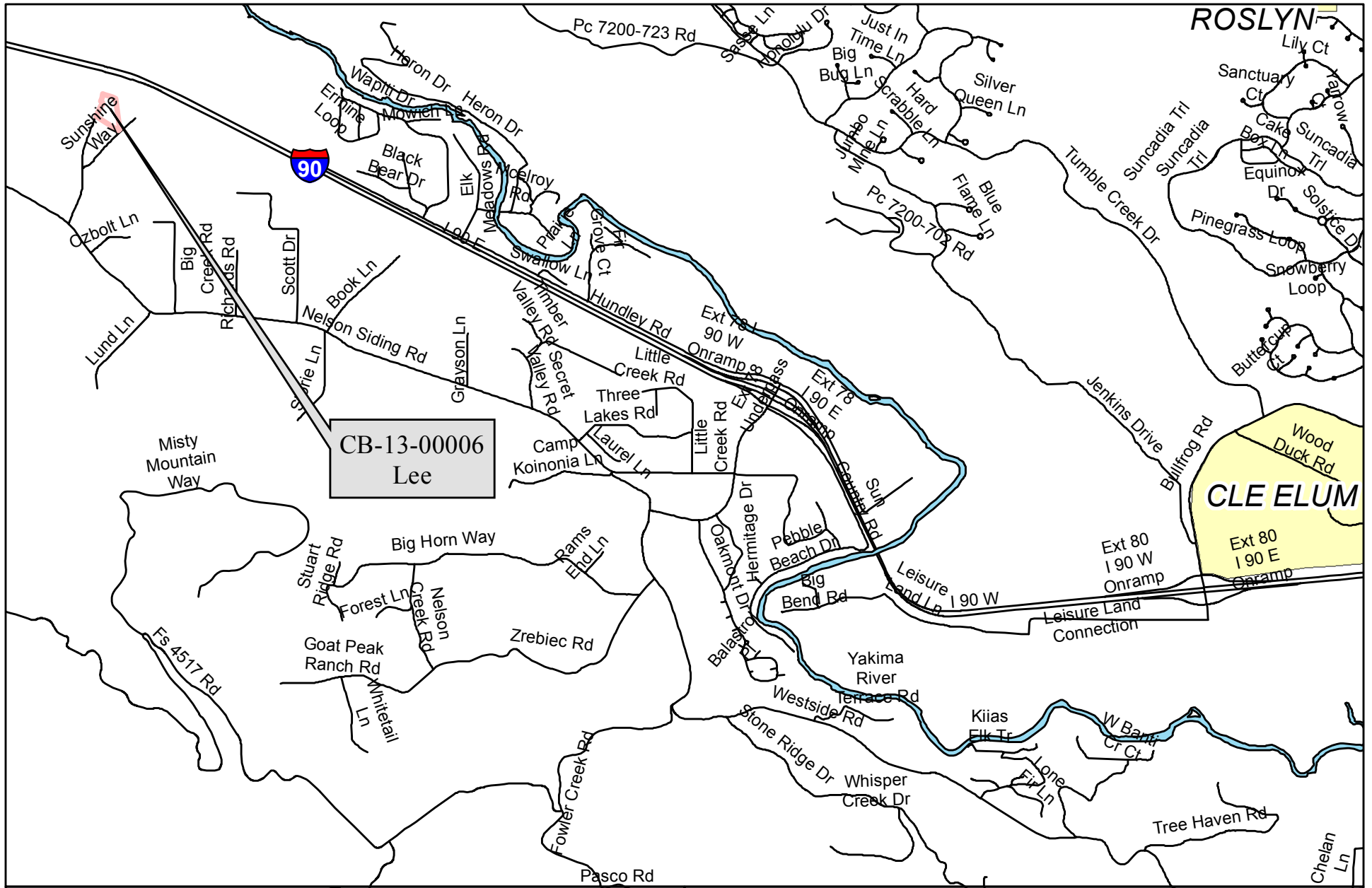
[CB-13-00006 Lee](#)

Parcel Combination for Review.

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



CB-13-00006
Lee

Area
Map



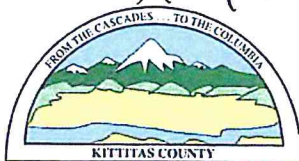
Image Landsat, Inc.
© 2013 Google

Google earth



CB-13-00006
Lee

Air Photo
Vertical



*45 T ry completion

CB-13-00006

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

PARCEL COMBINATION APPLICATION

(The process of combining two or more parcels, per KCC Title 16)

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

Note: a separate application must be filed for each combination request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
Signatures of all property owners.
Legal descriptions of the proposed lots.
Project narrative description including at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
Please pick up a copy of the SEPA Checklist if required

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
Assessor Compas Information about the parcels.

APPLICATION FEE:

\$50.00 Community Development Services

\$50.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE)

X [Signature]

DATE:

10/29/13

RECEIPT #

19544

RECEIVED

OCT 29 2013

KITTITAS COUNTY

DATE STAMP HERE

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: ALBERT LEE
Mailing Address: 4542A W CRAMER STREET
City/State/ZIP: SEATTLE, WA 98199
Day Time Phone: 206-786-4424
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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: DAVID P. NELSON
Mailing Address: 108 EAST SECOND STREET
City/State/ZIP: CLE ELUM, WA 98922
Day Time Phone: 509-874-7433
Email Address: DNELSON@ENCOMPASSES.NET

4. **Street address of property:**

Address: 790 TALMADGE ROAD
City/State/ZIP: CLE ELUM, WA 98922

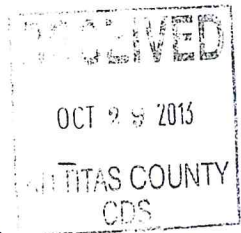
5. **Legal description of property (attach additional sheets as necessary):**
LOT 1 - ZALUD SHORT PLAT (97-05) BOOK E OF SHORT PLATS PGS. 191 & 192
LOT 2 - FERN SHORT PLAT (96-30) BOOK E OF SHORT PLATS PGS. 92 & 93

6. **Tax parcel numbers:** LOT 1 - 12420 (20-14-21053-0001) LOT 2 - 11627 (20-14-21052-0002)

7. **Property size:** LOT 1 3.00 LOT 2 3.64 (acres)

8. **Land Use Information:**

Zoning: AG-5 Comp Plan Land Use Designation: RURAL RESIDENTIAL



9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

12420 MAP NO. 20-1421053-0001

3.00 Ac 2

11627 MAP NO. 20-14-21052-0002

3.64 Ac } COMBINE
6.64 ACRES

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

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 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)

Date:

X _____

Date:

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

X Gilbert J. [Signature]
Dolly [Signature]

10-28-2013

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

Encompass
ENGINEERING & SURVEYING



Together with
Baima & Holmberg



LEE PARCEL COMBINATION PROJECT OVERVIEW

OVERVIEW:

The purpose of this application is to combine 2 existing lots consisting of 3.00 acres and 3.64 acres using the parcel combination process for parcels 20-14-21058-0001 (12420) and 20-14-21052-0002 (11627) creating one 6.64 acre parcel. The subject property is located within the Agriculture 5 Zone of Kittitas County.

UTILITIES:

The project's proposed sewer shall be individual septic tanks & drain fields and proposed water supply will be individual wells.

TRANSPORTATION:

Via Talmadge Road

COMMENTS:

Attached are copies of the tax parcel documents for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS APPLICATION.

Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

RECEIVED

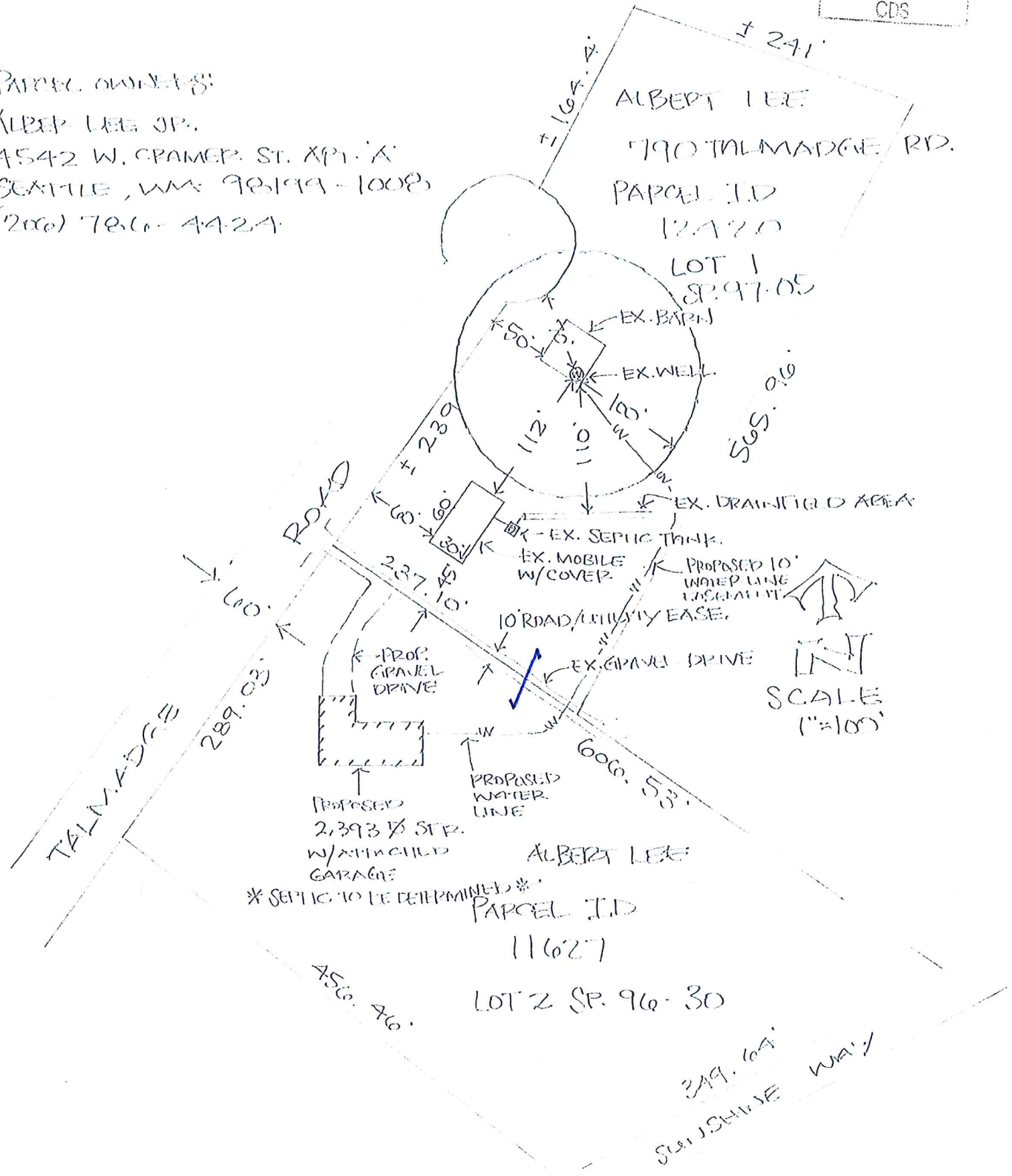
OCT 29 2013

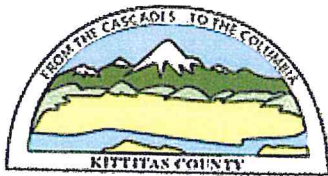
KITTITAS COUNTY
CDS

SHARED WELL SITE PLAN FOR PARCELS 12420 & 11627

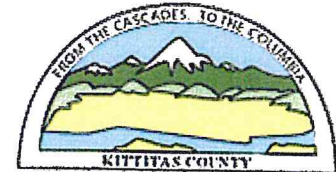
PARCEL OWNERS:

ALBERT LEE JR.
4542 W. CRAMER ST. APT. 'A'
SEATTLE, WA 98199-1008
(206) 786-4424



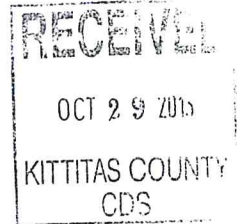


Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 12420
Map Number: 20-14-21053-0001
Situs: 00790 TALMADGE RD CLE ELUM
Legal: ACRES 3.00, ZALUD SHORT PLAT 97-05; LOT 1 SEC. 21; TWP. 20; RGE. 14

Ownership Information

Current Owner: LEE, ALBERT G ETUX
Address: 4542A W CRAMER ST
City, State: SEATTLE WA
Zipcode: 98199-

Assessment Data

Tax District: 43
Land Use/DOR Code: 11
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 3
Last Revaluation (Reval) for Tax Year:

Market Value

Land: 140,000
Imp: 35,450
Perm Crop: 0
Total: 175,450

Taxable Value

Land: 140,000
Imp: 35,450
Perm Crop: 0
Total: 175,450

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
01-09-2006	2006-43	1	MOE, RHONDA LEE	LEE, ALBERT G ETUX	179,000
01-10-2003	50481	1	PHIPPS, RHONDA L	MOE, RHONDA LEE	
07-01-2001	45830	1	PHIPPS, RHONDA L	PHIPPS, RHONDA L	
04-01-1999	40401	1	GLESSNER, WILLIAM W.	GLESSNER, WILLIAM W.	
04-01-1999	40401	1	MOE, RHONDA L	PHIPPS, RHONDA L	
06-01-1998	5954	1	ZALUD, FREDERICK D	MOE, RHONDA L	95,000
06-01-1994	38321	3	ZALUD ETUX, FREDERICK	ZALUD, FREDERICK D	
06-01-1992	3433700	3	HAINES ETUX, GARY F.	ZALUD ETUX, FREDERICK	111,000

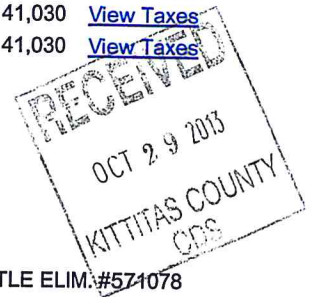
Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	LEE, ALBERT G ETUX	140,000	35,450	0	175,450	0	175,450	View Taxes

2012	LEE, ALBERT G ETUX	140,000	35,450	0	175,450	0	175,450	View Taxes
2011	LEE, ALBERT G ETUX	140,000	35,450	0	175,450	0	175,450	View Taxes
2010	LEE, ALBERT G ETUX	140,000	35,450	0	175,450	0	175,450	View Taxes
2009	LEE, ALBERT G ETUX	75,000	66,030	0	141,030	0	141,030	View Taxes
2008	LEE, ALBERT G ETUX	75,000	66,030	0	141,030	0	141,030	View Taxes

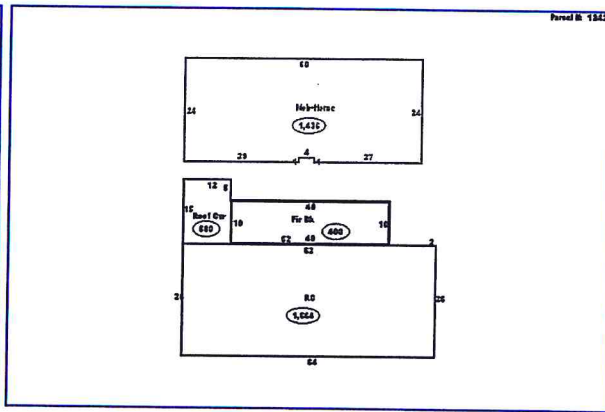


Parcel Comments

Number

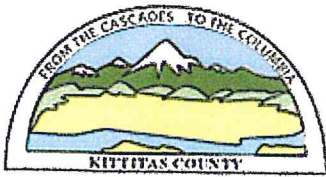
Comment

- 1 SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10-
- 2 070187, BD. OF EQUALIZATION
- 3 (2)RM-8/20/97-NEW SHORT PLAT CREATED FROM 20-14-2151-0006 & 20-14-2152-0003 (1) MFG TITLE ELIM.#571078

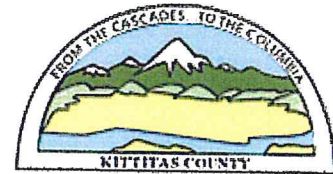


Filedate: 10/21/2013 5:20:00 PM





Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 11627
Map Number: 20-14-21052-0002
Situs: \TALMADGE RD CLE ELUM
Legal: ACRES 3.64, FERN SHORT PLAT 96-30; LOT 2 LESS THE NELY 10.43' SEC. 21; TWP. 20; RGE. 14

Ownership Information

Current Owner: LEE, ALBERT G JR & HOLLY K
Address: 4542 W CRAMER ST APT A
City, State: SEATTLE WA
Zipcode: 98199-1008

Assessment Data

Tax District: 43
Land Use/DOR Code: 91
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 3.64
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 144,800
Imp: 0
Perm Crop: 0
Total: 144,800

Taxable Value

Land: 144,800
Imp: 0
Perm Crop: 0
Total: 144,800

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
05-31-2013	2013-845	1	BEPPLE, KENNETH ETUX	LEE, ALBERT G JR & HOLLY K	55,000
12-01-1998	7235	1	WARD, FERN M.	BEPPLE, KENNETH ETUX	50,000
11-01-1996	2894	1	WARD, FERN M.	WARD, FERN M.	3,000

Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	BEPPLE, KENNETH ETUX	144,800	0	0	144,800	0	144,800	View Taxes
2012	BEPPLE, KENNETH ETUX	144,800	0	0	144,800	0	144,800	View Taxes
2011	BEPPLE, KENNETH ETUX	144,800	0	0	144,800	0	144,800	View Taxes
2010	BEPPLE, KENNETH ETUX	144,800	0	0	144,800	0	144,800	View Taxes

2009	BEPPLE, KENNETH ETUX	79,800	0	0	79,800	0	79,800	View Taxes
2008	BEPPLE, KENNETH ETUX	79,800	0	0	79,800	0	79,800	View Taxes

Parcel Comments

Number

Comment

1
2

SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~
(2)RM-4/11/97-SEG TO 20-14-2152-0003 (1)RM-11/8/96-NEW SHORT PLAT CREATED FROM 20-14-2151-0005
(MARQUETTE & ADCOCK SHORT PLAT 76-08 LOT 1)



no sketch on file

Filedate: 10/21/2013 5:20:00 PM



E-92

RECEIVING NO. 1996/10200016

SP-96-30



(IN FEET)
1 inch = 100 ft.

LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- x— FENCE

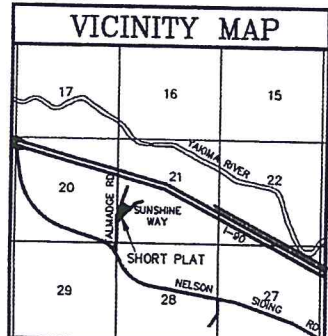
FERN SHORT PLAT
 LOCATED IN SECTION 21, T. 20 N., R. 14 E., W.M.
 KITTITAS COUNTY, WASHINGTON

FD RR DE FENCE POST VISITED 8/93

FD RR DE FENCE POST VISITED 8/93

FD STEEL PIN VISITED 8/93

SHEET 1 OF 2



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 29 DAY OF October A.D. 1996

Mark D. ...
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS 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 27 DAY OF October A.D. 1996
John ...
 KITTITAS COUNTY HEALTH OFFICER

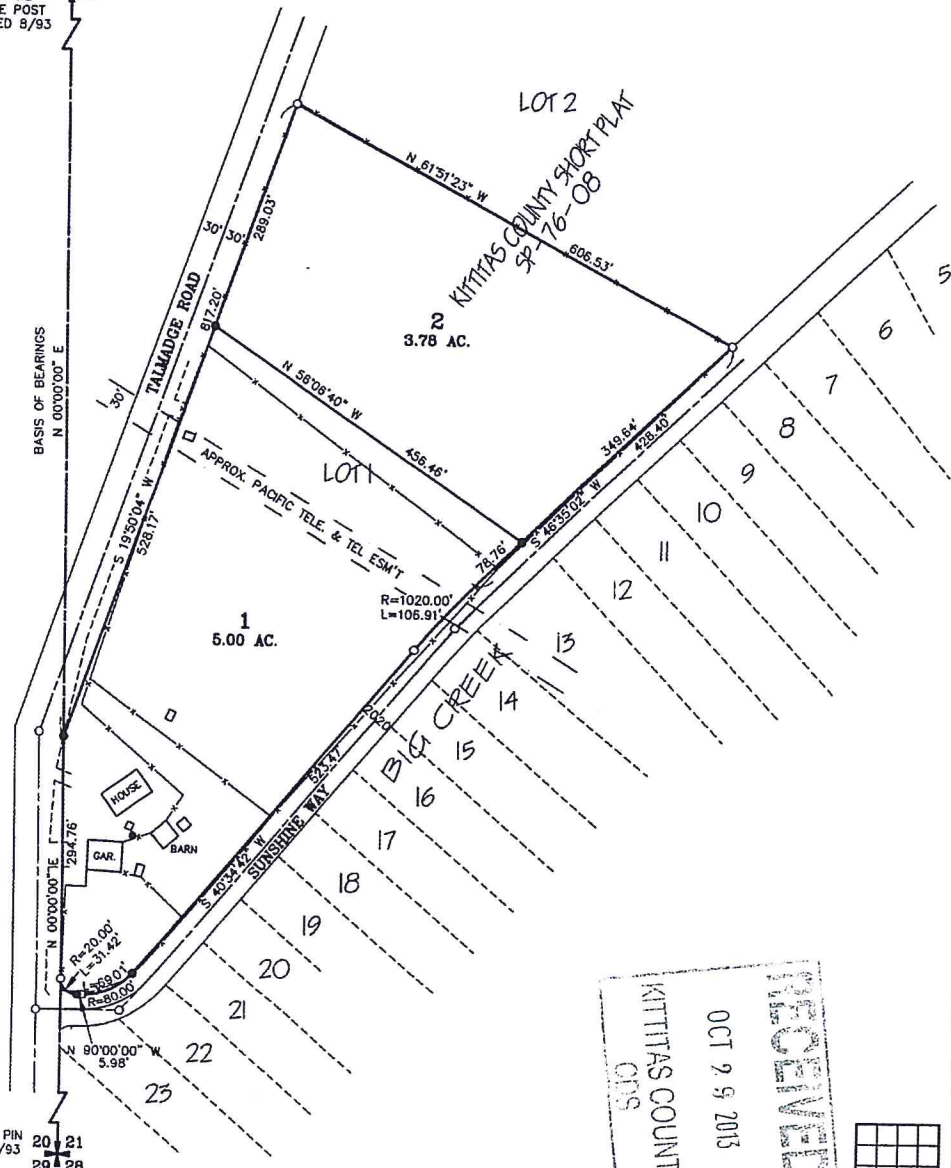
CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE FERN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 27 DAY OF October A.D. 1996
...
 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. 2014-2151-0005

DATED THIS 28 DAY OF October A.D. 1996
Angie ...
 KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: FERN M. WARD
 ADDRESS: 460 TALMADGE ROAD
 CLE ELUM, WA 98922
 PHONE: (509) 656-2403
 EXISTING ZONE: AG-3
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH 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: _____

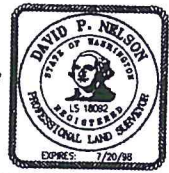


AUDITOR'S CERTIFICATE
 Filed for record this 30th day of October 1996, at 12:30 P.M. in Book E of Short Plats at page(s) 72 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH
 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 FERN M. WARD in SEPTEMBER of 1996.

David P. Nelson
 DAVID P. NELSON
 Professional Land Surveyor
 License No. 18092
 10/30/96
 DATE



RECEIVED
 OCT 9 9 2013
 KITTITAS COUNTY
 OPS

X		
X		

CRUSE & NELSON
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 925-4747
 FERN SHORT PLAT

FERN SHORT PLAT
LOCATED IN SECTION 21, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. 199610300018
SP-96-30

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FERN M. WARD, A WIDOW, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 26 DAY OF October A.D., 1996.

Fern M. Ward
FERN M. WARD

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 26th DAY OF October, A.D., 1996, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FERN M. WARD, A WIDOW, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER 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.

Julie J-F Long
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT S. Cle Elum
MY COMMISSION EXPIRES: 12-3-99

ORIGINAL PARCEL DESCRIPTION

LOT 1 OF MARQUETTE AND ADCOCK SHORT PLAT, AS DESCRIBED AND/OR DELINEATED ON KITITAS COUNTY SHORT PLAT NO. SP-76-8, RECORDED NOVEMBER 17, 1976 UNDER AUDITOR'S FILE NO. 409193 AND FILED IN BOOK A OF SHORT PLATS, PAGE 9, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. FOR SECTION AND QUARTER SECTION CORNER DOCUMENTATION, SEE BOOK 19 OF SURVEYS, PAGE 115.
4. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
5. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 6 IRRIGABLE ACRES AND LOT 2 HAS 4 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
6. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
7. THE KITITAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT HAS DETERMINED THAT SAND LINED TRENCHES WILL BE REQUIRED WITH THE INSTALLATION OF ANY SEPTIC SYSTEMS.
8. ACCESS LOCATION FOR LOT 2 SHOWN HEREON WILL BE DETERMINED UPON APPLICATION FOR AN ACCESS PERMIT.
9. MAINTENANCE OF PRIVATE ACCESSES ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM THEIR USE.
10. AN APPROVED ACCESS PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.

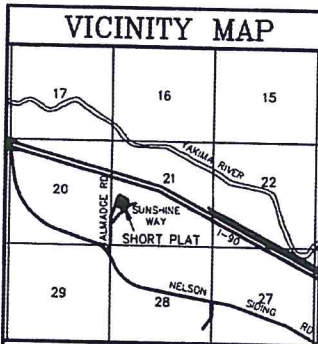
RECEIVED
OCT 9 9 2015
KITITAS COUNTY
CDS

AUDITOR'S CERTIFICATE
Filed for record this 20th day of October
1996, at 12:30 P.M., in Book E of Short Plats
at page(s) 83 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by B. Sanders
KITITAS COUNTY AUDITOR



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747
FERN SHORT PLAT



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 23 DAY OF May A.D., 1997.
Mark P. Reed
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS 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 2ND DAY OF JUNE A.D., 1997.
John Wilcox
 KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE ZALUD SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS 9TH DAY OF JULY A.D., 1997.
David V. Taylor
 KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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. 2014-2101-0006 & 2014-2152-0003
 DATED THIS 9TH DAY OF JULY A.D., 1997.
Sally Schormans
 KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: FREDERICK D. ZALUD
 ADDRESS: 790 TALMADGE ROAD
 CLE ELUM, WA 98922
 PHONE: (509) 649-3315
 EXISTING ZONE: AG-3
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: THREE (3)
 SCALE: 1" = 100'

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

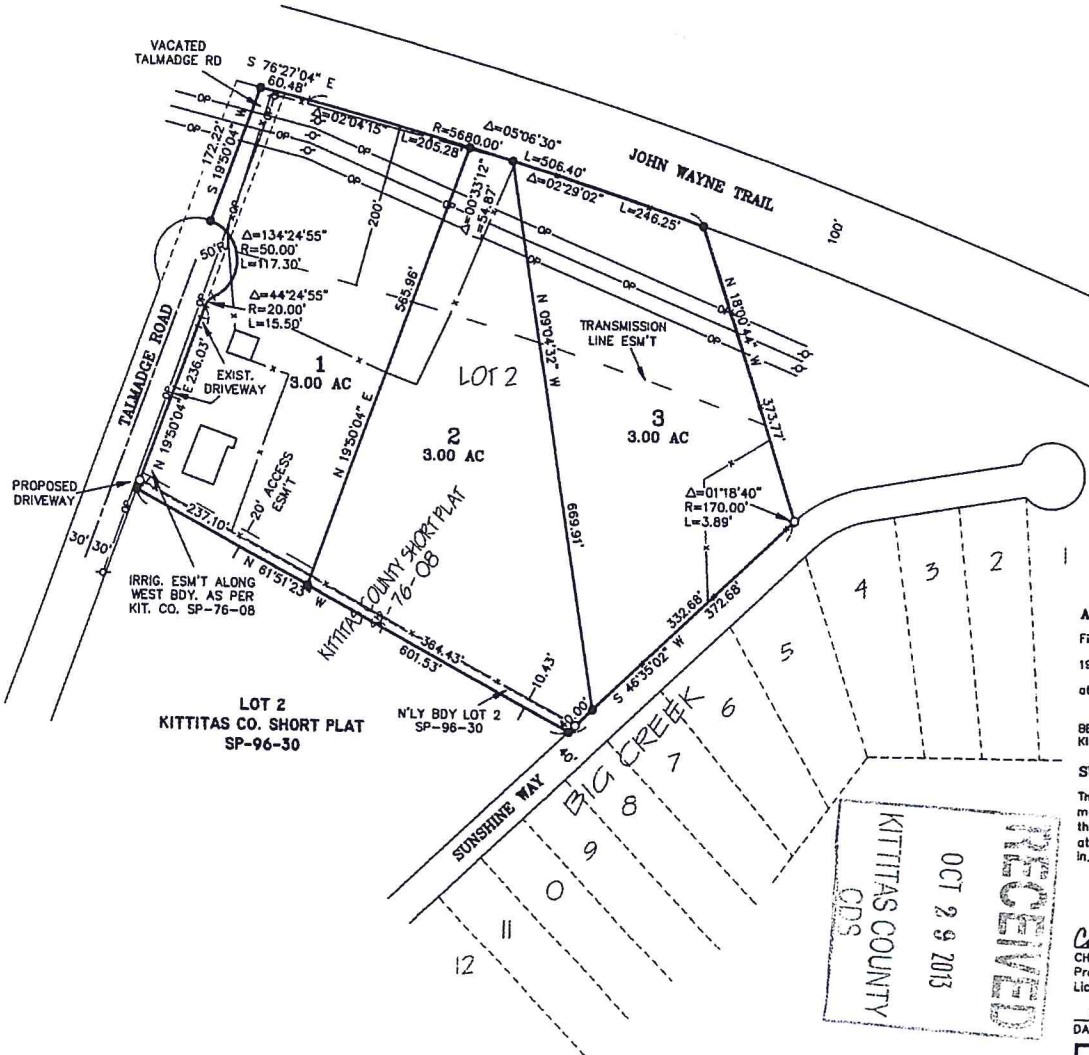
ZALUD SHORT PLAT
 LOCATED IN SECTION 21, T. 20 N., R. 14 E., W.M.
 KITITAS COUNTY, WASHINGTON

RECEIVING NO. 199709140016



LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- x — FENCE



AUDITOR'S CERTIFICATE
 Filed for record this 14th day of August 1997, at 2:30 P.M., in Book E of Short Plats at page(s) 191 at the request of Cruse & Nelson.

BEVERLY H. ALLENBAUGH by K. Blach
 KITITAS COUNTY AUDITOR
Deputy 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 FREDERICK D. ZALUD in DECEMBER of 1996.

RECEIVED
 OCT 29 2013
 KITITAS COUNTY
 CDS

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 5-14-97
 DATE

CRUSE & NELSON
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 925-4747
ZALUD SHORT PLAT

X		
X		
X		

**ZALUD SHORT PLAT
LOCATED IN SECTION 21, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON**

RECEIVING NO. 19970814006

RECEIVED
SP-97-05
OCT 29 2013
KITITAS COUNTY

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FREDERICK D. ZALUD, AS HIS SEPARATE ESTATE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 5 DAY OF August A.D., 1997.

Frederick D. Zalud by Jeanne C. Zalud, attorney in fact
FREDERICK D. ZALUD BY JEANNE C. ZALUD, attorney in fact
HIS ATTORNEY IN FACT

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF August A.D., 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEANNE C. ZALUD, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR FREDERICK D. ZALUD, AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID PRINCIPAL FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT SAID PRINCIPAL IS NOW LIVING AND IS NOT INSANE.

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

Shirazel K. Bussard
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Enumclaw
MY COMMISSION EXPIRES: 1-15-98

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CHEMICAL MORTGAGE COMPANY, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION SO PLATTED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 11 DAY OF August A.D., 1997.

CHEMICAL MORTGAGE COMPANY

Gerard A. Gies
NAME Gerard A. Gies
TITLE Vice President

Maagie Meyers
NAME Maagie Meyers
TITLE ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF Ohio } S.S.
COUNTY OF Franklin }

THIS IS TO CERTIFY THAT ON THIS 11 DAY OF August A.D., 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ Vice President RESPECTIVELY, OF CHEMICAL MORTGAGE COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, 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.

Barbara S. Schlegel
NOTARY PUBLIC IN AND FOR THE STATE OF Ohio RESIDING AT Worthington, Ohio
MY COMMISSION EXPIRES: 7-22-2001



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CHARLENE FRIEDMAN, AS HER SEPARATE ESTATE, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 5 DAY OF August A.D., 1997.

Charlene Friedman
CHARLENE FRIEDMAN

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF King }

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF August A.D., 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLENE FRIEDMAN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER 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.

Shirazel K. Bussard
NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Enumclaw
MY COMMISSION EXPIRES: 1-15-98

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DANIEL M. PURDEY AND BONNIE V. PURDEY, TRUSTEES OF THE DANIEL M. PURDEY AND BONNIE V. PURDEY REVOCABLE TRUST, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 1st DAY OF August A.D., 1997.

Daniel M. Purdey Bonnie V. Purdey
DANIEL M. PURDEY, TRUSTEE BONNIE V. PURDEY, TRUSTEE

ACKNOWLEDGEMENT

STATE OF Arizona } S.S.
COUNTY OF Pinal }

THIS IS TO CERTIFY THAT ON THIS 1st DAY OF August A.D., 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DANIEL M. PURDEY AND BONNIE V. PURDEY, TRUSTEES OF THE DANIEL M. PURDEY AND BONNIE V. PURDEY REVOCABLE TRUST, 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.

Chad Montgomery
NOTARY PUBLIC IN AND FOR THE STATE OF Arizona RESIDING AT Apache Junction
MY COMMISSION EXPIRES: June 23, 2000



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747

ZALUD SHORT PLAT

SHEET 3 OF 3

AUDITOR'S CERTIFICATE

Filed for record this 14th day of August 1997, at 1:30 P.M., in Book E of Short Plats at page(s) 193 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: S. Blachly
KITITAS COUNTY AUDITOR Deputy Auditor

E-193

05/31/2013 03:16:52 PM

201305310047
Page 1 of 4

\$75.00
Warranty Deed FATCO
Kittitas County Auditor



RE EXCISE TAX PAID

Amount \$ 840.50

Date 05/31/2013

Affidavit No. 2013-845

KITTITAS COUNTY TREASURER

By Kmahony

AFTER RECORDING MAIL TO:

Albert G. Lee, Jr. and Holly K Lee
4542A W Cramer Street
Seattle, WA 98199



FATCO 9931

75-

Statutory Warranty Deed

THE GRANTOR Kenneth Beppe and Dolores Beppe (who acquired title as Delores Beppe), husband and wife for adequate consideration in hand paid, conveys and warrants to Albert G. Lee, Jr. and Holly K Lee, husband and wife the following described real estate, situated in the County of Kittitas, State of Washington:

Short legal:

Ptn of Lot 2, Fern SP E/92

The full legal description is attached hereto as Attachment A.

SUBJECT TO Easements, Restrictions and Reservations of Record as shown on Attachment B, which is incorporated by reference, without waiving, extending, tolling or renewing any applicable limitation or expiration period appearing in said Attachment.

Assessor's Tax Parcel Number(s): 11627

Approved & Accepted:

Albert G. Lee, Jr.

Holly K Lee

Dated: May 23, 2013

Kenneth Beppe
Kenneth Beppe

Dolores Beppe
Dolores Beppe

Escrow No.: 13-374-RDW

ATTACHMENT "A"

Lot 2 of FERN SHORT PLAT, as described and/or delineated on Kittitas County Short Plat No. 96-30, as recorded October 30, 1996 in Book E of Short Plats, pages 92 and 93, under Auditor's File No. 199610300010, records of Kittitas County, State of Washington; being a portion of the West Half of the Southwest Quarter of Section 21, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT the Northeasterly 10.43 feet of said Lot 2 as measured perpendicular to the Northeasterly line thereof.



Escrow No.: 13-374-RDW



ATTACHMENT "B"

1. Possibility of assessment charges levied by the Kittitas Reclamation District, constructive 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.
Please call Kittitas Reclamation District at (509) 925-6158 to obtain assessment information and amounts.
2. EASEMENT and the terms and conditions thereof,
Recorded: July 13, 1927
Recorded: In Volume 45, page 415
In Favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and distribution lines, together with the necessary appurtenances

Refer to instrument for full particulars.
3. EASEMENT and the terms and conditions thereof,
Recorded: November 29, 1927
Recorded: In Volume 46, page 39
In Favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and distribution lines, together with the necessary appurtenances

Refer to instrument for full particulars.
4. An amendatory contract and the terms and conditions thereof, between the United States of America and the Kittitas Reclamation District, dated January 20, 1949, and recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267.
5. EASEMENT and the terms and conditions thereof,
Recorded: December 12, 1961
Recorded: in Volume 109, page 209
In Favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and distribution lines, together with the necessary appurtenances

Refer to instrument for full particulars.
6. EASEMENT and the terms and conditions thereof,
Dated: November 16, 1976
Recorded: November 19, 1976, in Volume 77, page 740
Auditor's File No.: 409265

Refer to instrument for full particulars.
7. Any question arising due to the matters disclosed on the face of Fern Short Plat recorded October 30, 1996, in Book E, of Plats, page(s) 92 and 93, under Auditor's File No. 199610300010 including, but not limited to, the following:

(a) Notes disclosed thereon

Please refer to said instrument for further particulars.

RECEIVED
OCT 29 2013
KITITAS COUNTY
CDS

RE EXCISE TAX PAID

Amount \$ 2743.70

Date 01-09-2006

Affidavit No. 2006-43

KITITAS COUNTY TREASURER

By *[Signature]*

WHEN RECORDED RETURN TO:

Name: Albert G. Lee
Address: 4542A W. Cramer St
Seattle, WA 98199

ST 19938

32

Escrow Number: 19938
Filed for Record at Request of: Stewart Title of Kittitas County

STATUTORY WARRANTY DEED

The Grantors, Rhonda L. Kretschman who acquired title as Rhonda L. Moe, and Matthew Kretshman, wife and husband for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Albert G. Lee and Holly K. Lee, husband and wife the following described real estate, situated in the County of Kittitas, State of Washington:

Lot 1 of ZALUD SHORT PLAT, as described and/or delineated on Kittitas County Short Plat No. SP-97-05, as recorded August 14, 1997, in Book E of Short Plats, page 191 through 193, under Auditor's File No. 199708140016, records of Kittitas County, State of Washington; being a portion of Section 21, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

TOGETHER WITH all water rights and irrigation ditches appurtenant thereto, if any.

SUBJECT TO: All matters, including reservations, restrictions, exceptions, easements and rights-of-way, apparent or of record.

Assessor's Property Tax Parcel/Account Number: 20-14-21053-0001

Dated: December 30, 2005

[Signature]
Rhonda L. Kretschman

[Signature]
Matthew Kretshman

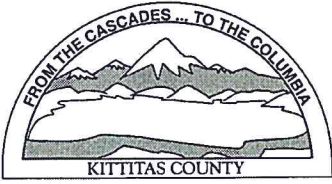
STATE OF Washington)
) ss.
COUNTY OF Kittitas)

I certify that I know or have satisfactory evidence that Rhonda L. Kretschman and Matthew Kretshman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January



[Signature]
Notary Public in and for the State of Washington
My appointment expires: 2/29/08



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

RECEIPT NO.: 00019544

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027577

Date: 10/29/2013

Applicant: LEE, ALBERT G ETUX

Type: check # 1010

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-13-00006	PARCEL COMBINATION	50.00
	Total:	50.00