

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

Walker **SHORT PLAT APPLICATION**

(To divide lot into 2-4 lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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 site's tax parcel. If adjoining parcels are owned by the applicant, the 500 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

OPTIONAL ATTACHMENTS

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

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

\$1040

FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$450 for Community Development Services Department
 (One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY

SIGNATURE

[Handwritten Signature]

DATE

9-21-07

RECEIPT #

053653



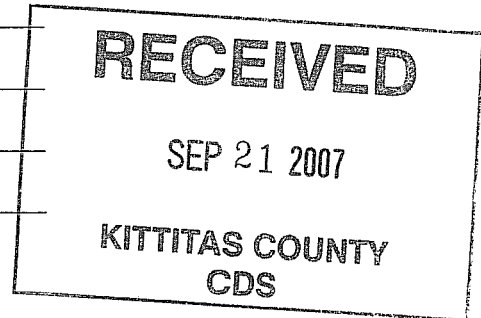
NOTES

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

Name: Stephen Walker
Mailing Address: 22933 NE 54th St.
City/State/ZIP: Redmond WA
Day Time Phone: 425-868-4614
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: 962-8242
Email Address: _____



3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 4453 Vantage Hwy
City/State/ZIP: Ellensburg WA 98926

5. Legal description of property: The East 558' that lies south of the Cascade Canal in Section 32, T18N, R19E, WM Except the South 468.39'

6. Tax parcel number(s): 18-19-32040-0006

7. Property size: 18.71 (acres)

8. 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):

2 lot Short Plat with Individual Wells and Septic Tanks all as per attached map.

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

Yes No (Circle) If yes, explain: _____

10. What County maintained road(s) will the development be accessing from?

Vantage Hwy

11. 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.

Signature of Authorized Agent:

x [Handwritten Signature]

Date:

10/15/2007

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

x Stephen J. Walker

Date:

9/17/2007

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CDS

NO. 0104982

LIABILITY \$ 1,000.00

FEE \$ 215.40

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 6785

CRUSE AND 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.

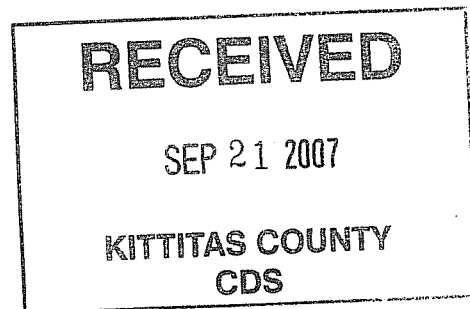
Dated: JULY 6, 2007 @ 8:00 AM

CHICAGO TITLE INSURANCE COMPANY

By

Maibae 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.



SUBDIVISION GUARANTEE

Office File Number : 0104982
Guarantee Number : 48 0035 72030 6785
Dated : July 6, 2007, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : WALKER

Name of Assured: CRUSE AND ASSOCIATES

The assurances referred to on the face page are:

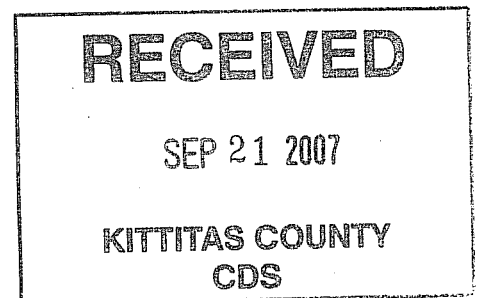
That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

The East 558 feet of the Southeast Quarter of the Section 32, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington lying South of and below the canal of the Cascade Irrigation District. EXCEPT the South 468.39 feet thereof.

Title to said real property is vested in:

STEPHEN JAMES WALKER, AS HIS SEPARATE ESTATE

END OF SCHEDULE A



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KITTITAS COUNTY

Guarantee Number: ~~48-0035-72030-6785~~ CDS

(SCHEDULE B)

File No. 0104982

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 the second half of the year 2007, which become delinquent after October 31, 2007, if not paid.
Amount : \$67.16
Tax No. : 18-19-32040-0006 (914834)

NOTE: First half 2007 taxes and assessments have been paid in the amount of \$67.16.
General taxes and assessments for the full year: \$134.32.

5. Cascade Irrigation District assessments for the second half of the year 2007, which become delinquent after October 31, 2007, if not paid.
Amount : \$400.40
Parcel No. : 914834-1-1

Note: First half assessments have been paid in the amount of \$400.40.
Assessments for the full year: \$800.80

6. 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.
7. 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.

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. 0104982

Guarantee Number: 48 0035 72030 6785

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. Any question as to a lack of a right of access to and from the land.
11. Encroachment of fence line along the West boundary thereof as disclosed by Audell Walker Short Plat No. 2 recorded June 7, 1996 in Book E of Short Plats, pages 59 and 60, under Auditor's File No. 199606070045.

END OF EXCEPTIONS

Notes:

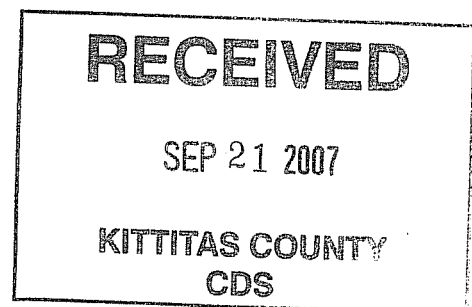
1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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/qeb

1 cc: Cruse and Associates: Chris Cruse



35	609943.3015	2006177.3733	0.00	Prop Cor
36	610557.3445	2006177.3733	0.00	RAD
37	609932.8933	2006320.0777	0.00	Prop Cor
38	609934.4151	2006356.3656	0.00	Prop Cor
39	609136.4247	2006379.4904	0.00	Prop Cor
40	608253.3495	2006405.0807	0.00	Prop Cor
41	608248.4335	2005846.9889	0.00	Prop Cor
42	609130.0281	2005821.4415	0.00	Prop Cor

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KITTITAS COUNTY
EASDS

End of Import.

FROM *Walker SP.* ANGLE DIST NORTH EAST TO

PT/PT INVERSE *Total*

***** START 610012.4345 2005795.8705 33

33	INV	S	80	23	53	E	160.57	609985.6510	2005954.1925	34
34	INV	S	79	15	20	E	227.16	609943.3015	2006177.3733	35
	RADIAL	S	10	44	40	W				
	DELTA		13	08	45	LT				
	RADIUS						625.00			
	TAN						72.02			
	L-ARC						143.40			
	RADIAL	S	2	24	05	E				
	RP							610557.3445	2006293.8904	36
35	CHORD	S	85	49	43	E	143.08	609932.8933	2006320.0777	37
	TAN@PT	N	87	35	55	E				
37	INV	N	87	35	55	E	36.32	609934.4151	2006356.3656	38
38	INV	S	1	39	36	E	1681.77	608253.3495	2006405.0807	40
40	INV	S	89	29	43	W	558.11	608248.4335	2005846.9889	41
41	INV	N	1	39	36	W	1764.74	610012.4345	2005795.8705	33

NO CLOSURE ERROR Area = 956759.12 sq ft 21.96417 ac 610012.4345 2005795.8705 33
FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE *Lot 1*

***** START 609130.0281 2005821.4415 42

42	INV	N	89	20	36	E	558.09	609136.4247	2006379.4904	39
39	INV	S	1	39	36	E	883.45	608253.3495	2006405.0807	40
40	INV	S	89	29	43	W	558.11	608248.4335	2005846.9889	41
41	INV	N	1	39	36	W	881.96	609130.0281	2005821.4415	42

NO CLOSURE ERROR Area = 492549.55 sq ft 11.30738 ac 609130.0281 2005821.4415 42
FROM ANGLE DIST NORTH EAST TO

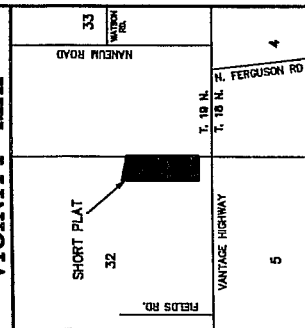
PT/PT INVERSE *Lot 2*

***** START 610012.4345 2005795.8705 33

33	INV	S	80	23	53	E	160.57	609985.6510	2005954.1925	34
34	INV	S	79	15	20	E	227.16	609943.3015	2006177.3733	35
	RADIAL	S	10	44	40	W				
	DELTA		13	08	45	LT				
	RADIUS						625.00			
	TAN						72.02			
	L-ARC						143.40			
	RADIAL	S	2	24	05	E				
	RP							610557.3445	2006293.8904	36
35	CHORD	S	85	49	43	E	143.08	609932.8933	2006320.0777	37
	TAN@PT	N	87	35	55	E				
37	INV	N	87	35	55	E	36.32	609934.4151	2006356.3656	38
38	INV	S	1	39	36	E	798.33	609136.4247	2006379.4904	39
39	INV	S	89	20	36	W	558.09	609130.0281	2005821.4415	42
42	INV	N	1	39	36	W	882.78	610012.4345	2005795.8705	33

NO CLOSURE ERROR Area = 464209.57 sq ft 10.65679 ac 610012.4345 2005795.8705 33
FROM ANGLE DIST NORTH EAST TO

VICINITY MAP



APPROVALS

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

KITTITAS COUNTY ENGINEER
 KITTITAS COUNTY HEALTH DEPARTMENT
 REGULARLY INSPECTED AND APPROVED 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__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE WALKER 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

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. 18-19-3249-0006

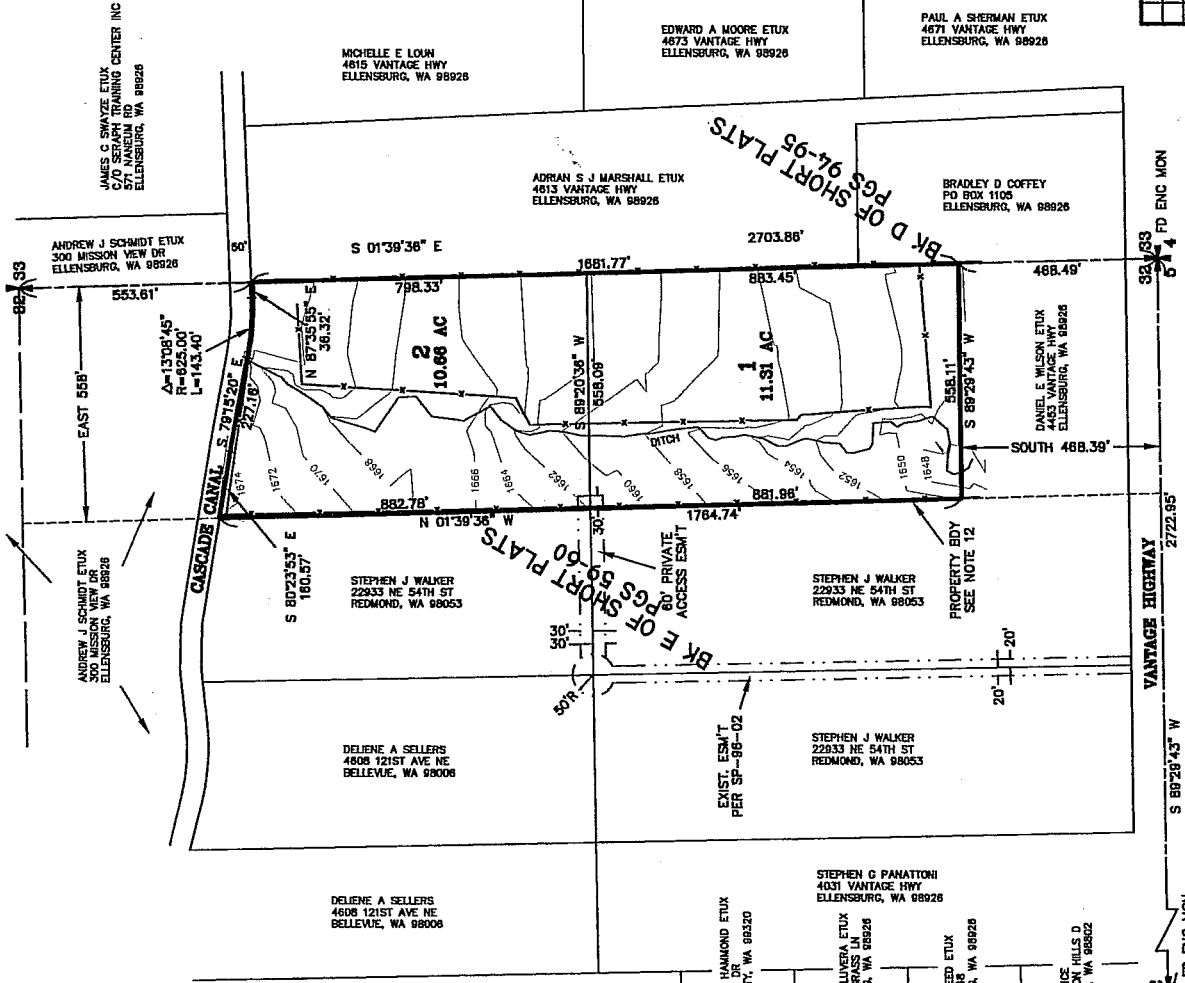
DATED THIS _____ DAY OF _____ A.D. 200__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: STEPHEN J WALKER
 ADDRESS: 22933 NE 54TH STREET
 REDMOND, WA 98053
 PHONE: (425) 888-4814
 EXISTING ZONE: A10-30
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATED LOTS: TWO (2)
 SCALE: 1" = 200'

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

WALKER SHORT PLAT
 PART OF SECTION 32, T. 18 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON



RECEIVING NO. SP-07-



LEGEND
 SET 5/8" REBAR W/ CAP - CRUSE 58615
 FOUND PIN & CAP
 FENCE

ORIGINAL PARCEL DESCRIPTION

THE EAST 288 FEET OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, BEING THE ORIGINAL TRACT CANAL OF THE CASCADE IRRIGATION DISTRICT, EXCEPT THE SOUTH 488.39 FEET THEREOF.

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KITTITAS COUNTY
 CDS

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2007, at _____, in Book J of Short Plats at page(s) _____ of the request of Cruse & Associates.

JERALD V. PETTIT BY: KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

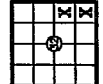
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of STEPHEN WALKER on AUGUST 14, 2007.



WALKER
 DATE: 9/21/2007

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

WALKER SHORT PLAT



SHEET 1 OF 2