

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

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS 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)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

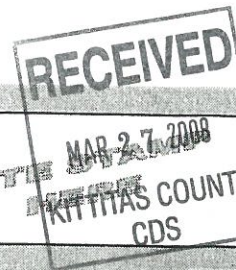
X T. Swenberg

DATE:

3-27-08

RECEIPT #

000035



NOTES:

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

Name: Eberhart Associates
Mailing Address: P O Box 877
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 201-0776
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 Cruise / Cruise & Assoc.
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 962-8242
Email Address: _____

3. **Street address of property:**

Address: Mc Dowell Rd
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:** Parcels P: Q, BK 32 of Survey,
pgs 109-116

5. **Tax parcel number(s):** 16-19-02030-0005 & 16-19-02000-0005

6. **Property size:** 28.77 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 plot 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?

McDowell Rd

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 Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X Charles A. Crump Jr.

3-26-08

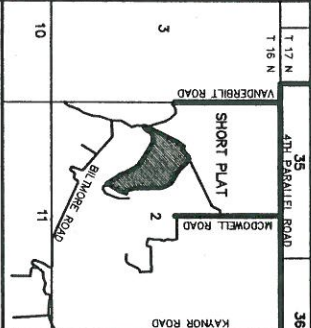
Signature of Land Owner of Record:
(REQUIRED for application submittal)

Date:

X Urban B. Eberhart
President, Eberhart Associates Inc

3-26-2008

VICINITY MAP



APPROVALS

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

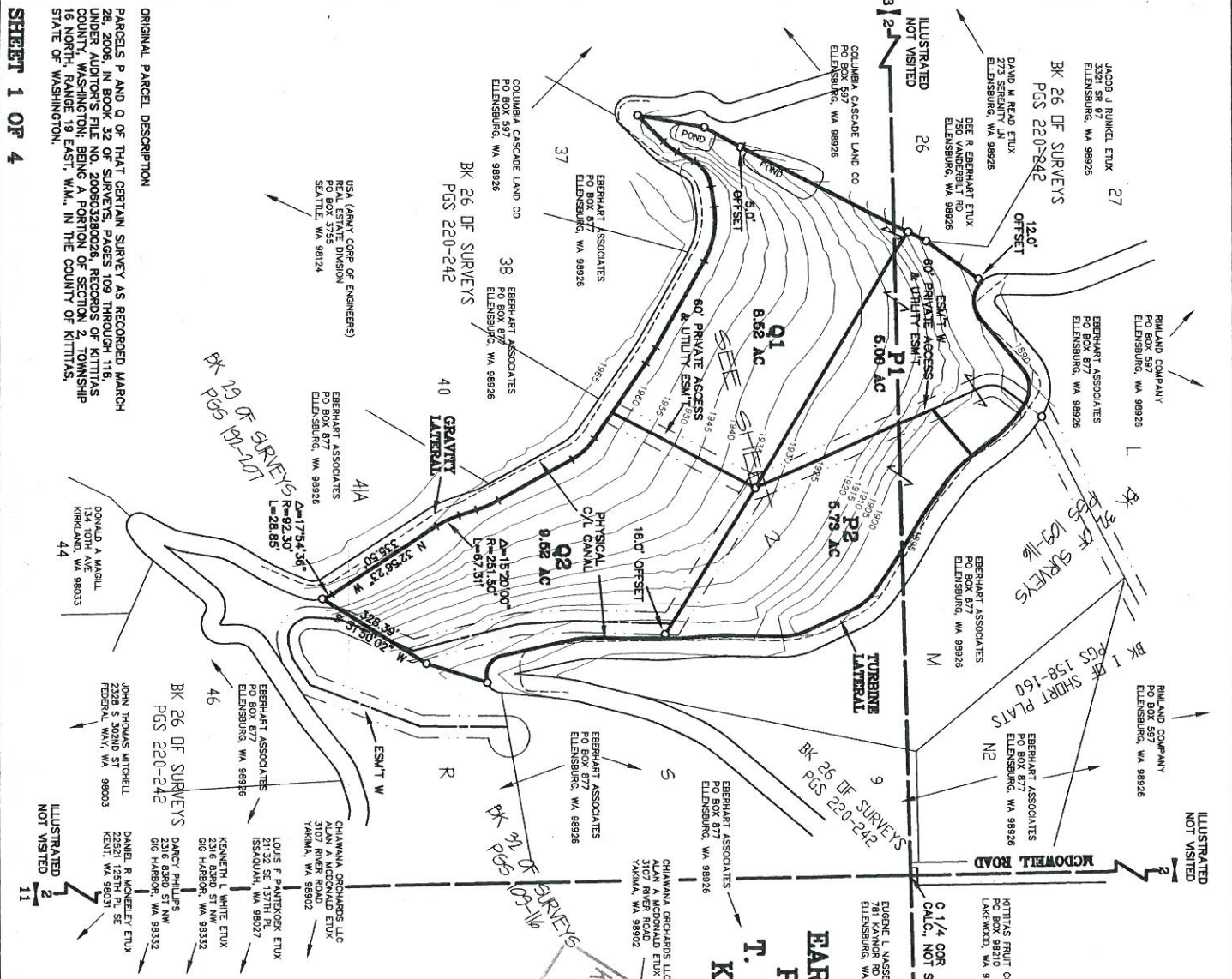
KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT ALL OF THE LOTS IN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

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

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. 16-19-0230-0005 & 16-19-0230-0006 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER
 NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: EBERHART ASSOCIATES
 ADDRESS: P.O. BOX 877, ELLENBURG, WA 98926
 PHONE: (509) 201-0776
 EXISTING ZONE: COMMERCIAL, AG
 SOURCE OF WATER: SEWER, WELLS
 SEWER SYSTEM: NO IMPROVEMENTS PER THIS APP. WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS & UTILITY ESM'T & UTILITY ESM'T FOUR (4)
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 200'

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



RECEIVING NO. **SP-08-**

LEGEND

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

1 inch = 200 ft.

RECEIVED
 MAR 27 2008
 KITTITAS COUNTY
 CDS

EARLY DAWN SHORT PLAT
 PART OF SECTION 2,
 T. 16 N., R. 19 E., W.M.,
 KITTITAS COUNTY, WA

Plat for record this _____ day of _____, 2008, at _____ M., in Book J of Short Plats at page(s) _____ at the request of Cruse & Associates.

SEAL OF CHARLES V. CRUSE, JR., KITTITAS COUNTY AUDITOR

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

PRELIMINARY
 3-27-08
 DATE

Early Dawn

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE		<i>Total</i>					
*****	START				117655.7590	104856.6280	3029
	RADIAL	S	46 03 35	W			
	DELTA		85 55 58	LT			
	RADIUS			72.30			
	TAN			67.34			
	L-ARC			108.44			
	RADIAL	S	39 52 23	E			
	RP				117705.9286	104908.6886	412
3029	CHORD	S	86 54 24	E	98.55	117650.4408	1155
	TAN@PT	N	50 07 37	E		104955.0394	
1155	INV	N	50 07 37	E	174.60	117762.3750	1153
	RADIAL	N	39 52 23	W			
	DELTA		72 00 00	RT			
	RADIUS			80.50			
	TAN			58.49			
	L-ARC			101.16			
	RADIAL	N	32 07 37	E			
	RP				117700.5940	105140.6467	409
1153	CHORD	N	86 07 37	E	94.63	117768.7672	1151
	TAN@PT	S	57 52 23	E		105183.4562	
1151	INV	S	57 52 23	E	3.80	117766.7464	1149
	RADIAL	N	32 07 37	E			
	DELTA		21 45 00	RT			
	RADIUS			367.00			
	TAN			70.51			
	L-ARC			139.32			
	RADIAL	N	53 52 37	E			
	RP				117455.9442	104991.5052	406
1149	CHORD	S	46 59 53	E	138.48	117672.2989	1147
	TAN@PT	S	36 07 23	E		105287.9502	
1147	INV	S	36 07 23	E	55.80	117627.2263	1145
	RADIAL	S	53 52 37	W			
	DELTA		17 40 00	LT			
	RADIUS			301.50			
	TAN			46.85			
	L-ARC			92.96			
	RADIAL	S	36 12 37	W			
	RP				117804.9673	105564.3828	403
1145	CHORD	S	44 57 23	E	92.60	117561.7005	1143
	TAN@PT	S	53 47 23	E		105386.2718	
1143	INV	S	53 47 23	E	74.90	117517.4533	1141
	RADIAL	S	36 12 37	W			
	DELTA		6 20 00	LT			
	RADIUS			588.00			
	TAN			32.53			
	L-ARC			65.00			
	RADIAL	S	29 52 37	W			
	RP				117991.8841	105794.0660	400
1141	CHORD	S	56 57 23	E	64.96	117482.0306	1139
	TAN@PT	S	60 07 23	E		105501.1609	
1139	INV	S	60 07 23	E	97.40	117433.5119	1137
	RADIAL	N	29 52 37	E			
	DELTA		4 40 00	RT			
	RADIUS			621.70			
	TAN			25.33			
	L-ARC			50.64			
	RADIAL	N	34 32 37	E			
	RP				116894.4372	105275.9238	397
1137	CHORD	S	57 47 23	E	50.62	117406.5287	1135



1137	CHORD	S	57	47	23	E	50.62	117406.5287	105628.4480	1135
	TAN@PT	S	55	27	23	E				
1135	INV	S	55	27	23	E	57.80	117373.7542	105676.0576	1133
	RADIAL	N	34	32	37	E				
	DELTA		30	20	00	RT				
	RADIUS						164.10			
	TAN						44.48			
	L-ARC						86.88			
	RADIAL	N	64	52	37	E				
	RP							117238.5858	105583.0075	394
1133	CHORD	S	40	17	23	E	85.87	117308.2568	105731.5833	1131
	TAN@PT	S	25	07	23	E				
1131	INV	S	25	07	23	E	131.80	117188.9254	105787.5409	1129
	RADIAL	N	64	52	37	E				
	DELTA		26	25	00	RT				
	RADIUS						176.00			
	TAN						41.31			
	L-ARC						81.15			
	RADIAL	S	88	42	23	E				
	RP							117114.2021	105628.1909	391
1129	CHORD	S	11	54	53	E	80.43	117110.2289	105804.1461	1127
	TAN@PT	S	1	17	37	W				
1127	INV	S	1	17	37	W	125.20	116985.0608	105801.3197	1125
	RADIAL	N	88	42	23	W				
	DELTA		5	55	00	LT				
	RADIUS						588.00			
	TAN						30.39			
	L-ARC						60.72			
	RADIAL	S	85	22	37	W				
	RP							116971.7868	106389.1698	388
1125	CHORD	S	1	39	53	E	60.69	116924.3934	105803.0829	1123
	TAN@PT	S	4	37	23	E				
1123	INV	S	4	37	23	E	88.60	116836.0816	105810.2242	1121
	RADIAL	N	85	22	37	E				
	DELTA		6	10	00	RT				
	RADIUS						558.00			
	TAN						30.06			
	L-ARC						60.06			
	RADIAL	S	88	27	23	E				
	RP							116791.1063	105254.0397	385
1121	CHORD	S	1	32	23	E	60.03	116776.0755	105811.8372	1119
	TAN@PT	S	1	32	37	W				
1119	INV	S	1	32	37	W	138.50	116637.6258	105808.1064	1117
	RADIAL	N	88	27	23	W				
	DELTA		14	20	00	LT				
	RADIUS						373.10			
	TAN						46.91			
	L-ARC						93.34			
	RADIAL	S	77	12	37	W				
	RP							116627.5756	106181.0711	382
1117	CHORD	S	5	37	23	E	93.09	116544.9809	105817.2281	1115
	TAN@PT	S	12	47	23	E				
1115	INV	S	12	47	23	E	176.70	116372.6649	105856.3449	1113
	RADIAL	S	77	12	37	W				
	DELTA		72	10	00	LT				
	RADIUS						53.40			
	TAN						38.92			
	L-ARC						67.26			
	RADIAL	S	5	02	37	W				
	RP							116384.4863	105908.4200	379
1113	CHORD	S	48	52	23	E	62.90	116331.2931	105903.7255	1111
	TAN@PT	S	84	57	23	E				
1111	INV	S	84	57	23	E	5.80	116330.7832	105909.5030	1109
	RADIAL	S	5	02	37	W				

	RADIAL	S	20	54	16	E				
1109	RP							116374.3140	105913.3448	376
	CHORD	N	82	04	11	E	19.62	116333.4904	105928.9373	3027
	TAN@PT	N	69	05	44	E				
3027	INV	S	17	25	24	W	170.81	116170.5149	105877.7912	3655
3655	INV	S	31	50	02	W	328.39	115891.5190	105704.5787	3028
	RADIAL	N	74	58	13	E				
	DELTA		17	54	36	LT				
	RADIUS							92.30		
	TAN							14.54		
	L-ARC							28.85		
	RADIAL	N	57	03	37	E				
	RP									
3028	CHORD	N	23	59	05	W	28.73	115867.5838	105615.4362	244
	TAN@PT	N	32	56	23	W		115917.7726	105692.8982	940
940	INV	N	32	56	23	W	335.50	116199.3384	105510.4677	942
	RADIAL	S	57	03	37	W				
	DELTA		15	20	00	RT				
	RADIUS							251.50		
	TAN							33.86		
	L-ARC							67.31		
	RADIAL	S	72	23	37	W				
	RP									
942	CHORD	N	25	16	23	W	67.11	116336.0934	105721.5372	247
	TAN@PT	N	17	36	23	W		116260.0204	105481.8183	944
944	INV	N	17	36	23	W	48.10	116305.8672	105467.2691	946
	RADIAL	N	72	23	37	E				
	DELTA		11	30	00	LT				
	RADIUS							321.50		
	TAN							32.37		
	L-ARC							64.53		
	RADIAL	N	60	53	37	E				
	RP									
946	CHORD	N	23	21	23	W	64.42	116208.6208	105160.8293	250
	TAN@PT	N	29	06	23	W		116365.0093	105441.7294	948
948	INV	N	29	06	23	W	223.60	116560.3725	105332.9629	950
	RADIAL	N	60	53	37	E				
	DELTA		26	30	00	LT				
	RADIUS							178.30		
	TAN							41.98		
	L-ARC							82.47		
	RADIAL	N	34	23	37	E				
	RP									
950	CHORD	N	42	21	23	W	81.73	116473.6414	105177.1790	253
	TAN@PT	N	55	36	23	W		116620.7704	105277.8961	952
952	INV	N	55	36	23	W	242.20	116757.5830	105078.0382	954
	RADIAL	N	34	23	37	E				
	DELTA		4	40	00	LT				
	RADIUS							608.00		
	TAN							24.77		
	L-ARC							49.52		
	RADIAL	N	29	43	37	E				
	RP									
954	CHORD	N	57	56	23	W	49.51	116255.8753	104734.5947	256
	TAN@PT	N	60	16	23	W		116783.8619	105036.0814	956
956	INV	N	60	16	23	W	265.50	116915.5143	104805.5215	958
	RADIAL	N	29	43	37	E				
	DELTA		38	10	00	LT				
	RADIUS							226.00		
	TAN							78.19		
	L-ARC							150.55		
	RADIAL	N	8	26	23	W				
	RP									
958	CHORD	N	70	01	00	W	117.70	116719.2562	104693.4557	259
	TAN@PT	N	70	01	00	W		116719.2562	104693.4557	259

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
	PT/PT INVERSE		<i>P1</i>				
*****	START				117655.7590	104856.6280	3029
	RADIAL	S	46 03 35	W			
	DELTA		85 55 58	LT			
	RADIUS			72.30			
	TAN			67.34			
	L-ARC			108.44			
	RADIAL	S	39 52 23	E			
	RP				117705.9286	104908.6886	412
3029	CHORD	S	86 54 24	E	98.55	117650.4408	1155
	TAN@PT	N	50 07 37	E			
1155	INV	N	50 07 37	E	174.60	117762.3750	1153
	RADIAL	N	39 52 23	W			
	DELTA		72 00 00	RT			
	RADIUS			80.50			
	TAN			58.49			
	L-ARC			101.16			
	RADIAL	N	32 07 37	E			
	RP				117700.5940	105140.6467	409
1153	CHORD	N	86 07 37	E	94.63	117768.7672	1151
	TAN@PT	S	57 52 23	E			
1151	INV	S	57 52 23	E	3.80	117766.7464	1149
	RADIAL	N	32 07 37	E			
	DELTA		21 45 00	RT			
	RADIUS			367.00			
	TAN			70.51			
	L-ARC			139.32			
	RADIAL	N	53 52 37	E			
	RP				117455.9442	104991.5052	406
1149	CHORD	S	46 59 53	E	138.48	117672.2989	1147
	TAN@PT	S	36 07 23	E			
1147	INV	S	36 07 23	E	55.80	117627.2263	1145
1145	INV	S	49 29 57	W	161.56	117522.2977	1584
1584	INV	S	23 54 22	E	516.88	117049.7653	4225
4225	INV	N	59 02 18	W	795.43	117458.9854	5931
5931	INV	N	26 39 51	E	53.59	117506.8722	1774
1774	INV	N	35 45 34	E	183.48	117655.7590	3029
=====							
					117655.7590	104856.6280	3029
NO CLOSURE ERROR Area = 217951.52 sq ft 5.00348 ac							
FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
	PT/PT INVERSE		<i>P2</i>				
*****	START				117627.2263	105320.8456	1145
	RADIAL	S	53 52 37	W			
	DELTA		17 40 00	LT			
	RADIUS			301.50			
	TAN			46.85			
	L-ARC			92.96			
	RADIAL	S	36 12 37	W			
	RP				117804.9673	105564.3828	403
1145	CHORD	S	44 57 23	E	92.60	117561.7005	1143
	TAN@PT	S	53 47 23	E			
1143	INV	S	53 47 23	E	74.90	117517.4533	1141
	RADIAL	S	36 12 37	W			
	DELTA		6 20 00	LT			
	RADIUS			588.00			
	TAN			32.53			
	L-ARC			65.00			
	RADIAL	S	29 52 37	W			
	RP				117991.8841	105794.0660	400

1141	CHORD	S	56	57	23	E	64.96	117482.0306	105501.1609	1139
	TAN@PT	S	60	07	23	E				
1139	INV	S	60	07	23	E	97.40	117433.5119	105585.6162	1137
	RADIAL	N	29	52	37	E				
	DELTA		4	40	00	RT				
	RADIUS						621.70			
	TAN						25.33			
	L-ARC						50.64			
	RADIAL	N	34	32	37	E				
	RP							116894.4372	105275.9238	397
1137	CHORD	S	57	47	23	E	50.62	117406.5287	105628.4480	1135
	TAN@PT	S	55	27	23	E				
1135	INV	S	55	27	23	E	57.80	117373.7542	105676.0576	1133
	RADIAL	N	34	32	37	E				
	DELTA		30	20	00	RT				
	RADIUS						164.10			
	TAN						44.48			
	L-ARC						86.88			
	RADIAL	N	64	52	37	E				
	RP							117238.5858	105583.0075	394
1133	CHORD	S	40	17	23	E	85.87	117308.2568	105731.5833	1131
	TAN@PT	S	25	07	23	E				
1131	INV	S	25	07	23	E	131.80	117188.9254	105787.5409	1129
	RADIAL	N	64	52	37	E				
	DELTA		26	25	00	RT				
	RADIUS						176.00			
	TAN						41.31			
	L-ARC						81.15			
	RADIAL	S	88	42	23	E				
	RP							117114.2021	105628.1909	391
1129	CHORD	S	11	54	53	E	80.43	117110.2289	105804.1461	1127
	TAN@PT	S	1	17	37	W				
1127	INV	S	1	17	37	W	125.20	116985.0608	105801.3197	1125
	RADIAL	N	88	42	23	W				
	DELTA		5	55	00	LT				
	RADIUS						588.00			
	TAN						30.39			
	L-ARC						60.72			
	RADIAL	S	85	22	37	W				
	RP							116971.7868	106389.1698	388
1125	CHORD	S	1	39	53	E	60.69	116924.3934	105803.0829	1123
	TAN@PT	S	4	37	23	E				
1123	INV	S	4	37	23	E	88.60	116836.0816	105810.2242	1121
	RADIAL	N	85	22	37	E				
	DELTA		3	50	00	RT				
	RADIUS						558.00			
	TAN						18.67			
	L-ARC						37.33			
	RADIAL	N	89	12	37	E				
	RP							116791.1063	105254.0397	385
1121	CHORD	S	2	42	23	E	37.33	116798.7977	105811.9867	5932
	TAN@PT	S	0	47	23	E				
5932	INV	N	58	11	06	W	476.06	117049.7653	105407.4522	4225
4225	INV	N	23	54	22	W	516.88	117522.2977	105197.9931	1584
1584	INV	N	49	29	57	E	161.56	117627.2263	105320.8456	1145

=====
NO CLOSURE ERROR Area = 249521.05 sq ft 5.72822 ac 117627.2263 105320.8456 1145

PT/PT INVERSE Q1

*****	START					117458.9854	104725.3605	5931		
5931	INV	S	59	02	18	E	795.43	117049.7653	105407.4522	4225
4225	INV	S	27	22	55	W	430.40	116667.5881	105209.5041	1978
1978	INV	N	55	36	23	W	159.32	116757.5830	105078.0382	954
	RADIAL	N	34	23	37	E				
	DELTA		4	40	00	LT				
	RADIUS						608.00			
	TAN						24.77			
	L-ARC						49.52			
	RADIAL	N	29	43	37	E				
	RP							116255.8753	104734.5947	256
954	CHORD	N	57	56	23	W	49.51	116783.8619	105036.0814	956
	TAN@PT	N	60	16	23	W				
956	INV	N	60	16	23	W	265.50	116915.5143	104805.5215	958
	RADIAL	N	29	43	37	E				
	DELTA		38	10	00	LT				
	RADIUS						226.00			
	TAN						78.19			
	L-ARC						150.55			
	RADIAL	N	8	26	23	W				
	RP							116719.2562	104693.4557	259
958	CHORD	N	79	21	23	W	147.78	116942.8087	104660.2857	960
	TAN@PT	S	81	33	37	W				
960	INV	S	81	33	37	W	54.20	116934.8538	104606.6727	962
	RADIAL	N	8	26	23	W				
	DELTA		53	02	00	LT				
	RADIUS						92.30			
	TAN						46.05			
	L-ARC						85.43			
	RADIAL	N	61	28	23	W				
	RP							116843.5534	104620.2195	262
962	CHORD	S	55	02	37	W	82.42	116887.6332	104539.1254	964
	TAN@PT	S	28	31	37	W				
964	INV	S	28	31	37	W	50.10	116843.6157	104515.1991	966
	RADIAL	S	61	28	23	E				
	DELTA		16	58	00	RT				
	RADIUS						156.00			
	TAN						23.27			
	L-ARC						46.20			
	RADIAL	S	44	30	23	E				
	RP							116918.1168	104378.1386	265
966	CHORD	S	37	00	37	W	46.03	116806.8620	104487.4929	968
	TAN@PT	S	45	29	37	W				
968	INV	S	45	29	37	W	98.28	116737.9667	104417.4003	1186
1186	INV	N	9	59	49	E	181.94	116917.1480	104448.9848	4197
4197	INV	N	28	34	22	E	114.96	117018.1065	104503.9669	4195
4195	INV	N	26	39	51	E	493.34	117458.9854	104725.3605	5931

NO CLOSURE ERROR FROM

Area = 370967.01 sq ft
 ANGLE DIST NORTH EAST TO

117458.9854 104725.3605 5931
 8.51623 ac

PT/PT INVERSE Q2

*****	START						117049.7653	105407.4522	4225	
4225	INV	S	58	11	06	E	476.06	116798.7977	105811.9867	5932
	RADIAL	N	89	12	37	E				
	DELTA		2	20	00	RT				
	RADIUS						558.00			
	TAN						11.36			
	L-ARC						22.72			
	RADIAL	S	88	27	23	E				
	RP							116791.1063	105254.0397	385

NO CLUSURE ERRKUR Area = 370967.01 sq ft 8.51623 ac
 FROM ANGLE DIST NORTH EAST TO

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=====
PT/PT INVERSE  & 2
***** START
4225  INV      S  58 11 06   E      476.06  117049.7653  105407.4522  4225
      RADIAL  N  89 12 37   E
      DELTA    2 20 00   RT
      RADIUS                558.00
      TAN                    11.36
      L-ARC                22.72
      RADIAL  S  88 27 23   E
      RP
5932  CHORD    S   0 22 37   W      22.72  116791.1063  105254.0397  385
      TAN@PT  S   1 32 37   W      116776.0755  105811.8372  1119
1119  INV      S   1 32 37   W      138.50  116637.6258  105808.1064  1117
      RADIAL  N  88 27 23   W
      DELTA    14 20 00   LT
      RADIUS                373.10
      TAN                    46.91
      L-ARC                93.34
      RADIAL  S  77 12 37   W
      RP
1117  CHORD    S   5 37 23   E      93.09  116627.5756  106181.0711  382
      TAN@PT  S  12 47 23   E      116544.9809  105817.2281  1115
1115  INV      S  12 47 23   E      176.70  116372.6649  105856.3449  1113
      RADIAL  S  77 12 37   W
      DELTA    72 10 00   LT
      RADIUS                53.40
      TAN                    38.92
      L-ARC                67.26
      RADIAL  S   5 02 37   W
      RP
1113  CHORD    S  48 52 23   E      62.90  116384.4863  105908.4200  379
      TAN@PT  S  84 57 23   E      116331.2931  105903.7255  1111
1111  INV      S  84 57 23   E      5.80   116330.7832  105909.5030  1109
      RADIAL  S   5 02 37   W
      DELTA    25 56 52   LT
      RADIUS                43.70
      TAN                    10.07
      L-ARC                19.79
      RADIAL  S  20 54 16   E
      RP
1109  CHORD    N  82 04 11   E      19.62  116374.3140  105913.3448  376
      TAN@PT  N  69 05 44   E      116333.4904  105928.9373  3027
3027  INV      S  17 25 24   W      170.81  116170.5149  105877.7912  3655
3655  INV      S  31 50 02   W      328.39  115891.5190  105704.5787  3028
      RADIAL  N  74 58 13   E
      DELTA    17 54 36   LT
      RADIUS                92.30
      TAN                    14.54
      L-ARC                28.85
      RADIAL  N  57 03 37   E
      RP
3028  CHORD    N  23 59 05   W      28.73  115867.5838  105615.4362  244
      TAN@PT  N  32 56 23   W      115917.7726  105692.8982  940
940   INV      N  32 56 23   W      335.50  116199.3384  105510.4677  942
      RADIAL  S  57 03 37   W
      DELTA    15 20 00   RT
      RADIUS                251.50
      TAN                    33.86
      L-ARC                67.31
      RADIAL  S  72 23 37   W
      RP
116336.0934  105721.5372  247
=====
  
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1113	CHORD	S	48	52	23	E	62.90	116331.2931	105903.7255	1111
	TAN@PT	S	84	57	23	E				
1111	INV	S	84	57	23	E	5.80	116330.7832	105909.5030	1109
	RADIAL	S	5	02	37	W				
	DELTA		25	56	52	LT				
	RADIUS									
	TAN									
	L-ARC									
	RADIAL	S	20	54	16	E				
	RP							116374.3140	105913.3448	376
1109	CHORD	N	82	04	11	E	19.62	116333.4904	105928.9373	3027
	TAN@PT	N	69	05	44	E				
3027	INV	S	17	25	24	W	170.81	116170.5149	105877.7912	3655
3655	INV	S	31	50	02	W	328.39	115891.5190	105704.5787	3028
	RADIAL	N	74	58	13	E				
	DELTA		17	54	36	LT				
	RADIUS									
	TAN									
	L-ARC									
	RADIAL	N	57	03	37	E				
	RP							115867.5838	105615.4362	244
3028	CHORD	N	23	59	05	W	28.73	115917.7726	105692.8982	940
	TAN@PT	N	32	56	23	W				
940	INV	N	32	56	23	W	335.50	116199.3384	105510.4677	942
	RADIAL	S	57	03	37	W				
	DELTA		15	20	00	RT				
	RADIUS									
	TAN									
	L-ARC									
	RADIAL	S	72	23	37	W				
	RP							116336.0934	105721.5372	247
942	CHORD	N	25	16	23	W	67.11	116260.0204	105481.8183	944
	TAN@PT	N	17	36	23	W				
944	INV	N	17	36	23	W	48.10	116305.8672	105467.2691	946
	RADIAL	N	72	23	37	E				
	DELTA		11	30	00	LT				
	RADIUS									
	TAN									
	L-ARC									
	RADIAL	N	60	53	37	E				
	RP							116208.6208	105160.8293	250
946	CHORD	N	23	21	23	W	64.42	116365.0093	105441.7294	948
	TAN@PT	N	29	06	23	W				
948	INV	N	29	06	23	W	223.60	116560.3725	105332.9629	950
	RADIAL	N	60	53	37	E				
	DELTA		26	30	00	LT				
	RADIUS									
	TAN									
	L-ARC									
	RADIAL	N	34	23	37	E				
	RP							116473.6414	105177.1790	253
950	CHORD	N	42	21	23	W	81.73	116620.7704	105277.8961	952
	TAN@PT	N	55	36	23	W				
952	INV	N	55	36	23	W	82.88	116667.5881	105209.5041	1978
1978	INV	N	27	22	55	E	430.40	117049.7653	105407.4522	4225

=====
NO CLOSURE ERROR Area = 414629.24 sq ft 9.51858 ac 117049.7653 105407.4522 4225

UPDATED
SUBDIVISION GUARANTEE



Office File Number : 0104746
Guarantee Number : 48 0035 72030 6757
Dated : March 13, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : EBERHART ASSOCIATES

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:

Parcels P and Q of that certain Survey as recorded March 28, 2006, in Book 32 of Surveys, pages 109 through 116, under Auditor's File No. 200603280026, records of Kittitas County, Washington; being a portion of Section 2, Township 16 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

EBERHART ASSOCIATES, INC., A WASHINGTON CORPORATION

END OF SCHEDULE A

(SCHEDULE B)

File No. 0104746

Guarantee Number: 48 0035 72030 6757

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 2008, payable after February 15, 2008, which become delinquent after April 30, 2008, if not paid in full:

<u>Amount</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 60.23	16-19-02000-0005 (950618)	Parcel P
\$ 89.59	16-19-02030-0005 (17273)	Parcel Q

5. 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.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

6. 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 the Vanderbilt Country Estates Homeowners' Association in the document recorded under Auditor's File No. 200405270010.
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 therefor.

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)

File No. 0104746

Guarantee Number: 48 0035 72030 6757

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. Exceptions and Reservations as contained in Instrument
- | | | |
|--------------------|---|---|
| From | : | Calvin P. Cox and Elda M. Cox, husband and wife |
| Recorded | : | December 6, 1978 |
| Auditor's File No. | : | 428467, 428468, 428469 & 428470 |
| As follows | : | A reservation by seller, his successors, heirs or assigns of one half of all mineral rights of any nature whatsoever upon or in said lands and also the use of such surface ground as may be necessary for exploring for and mining or otherwise extracting and carrying away the same. |

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

11. 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 August 5, 1994, under Kittitas County Auditor's File No. 573552.
- | | | |
|-------------|---|---|
| In favor of | : | Puget Sound Power and Light Company, a Washington corporation |
| For | : | One or more electric transmission and/or distribution lines |
| Affects | : | Portion of said premises |
12. Mortgage, and the terms and conditions thereof:
- | | | |
|--------------------|---|--|
| Mortgagor | : | Eberhart Associates, Inc., a Washington corporation, and Eberhart/Larson Joint Venture, a Washington joint venture |
| Mortgagee | : | Larson Fruit Company, a Washington corporation |
| Amount | : | Undisclosed |
| Dated | : | July 13, 1998 |
| Recorded | : | July 17, 1998 |
| Auditor's File No. | : | 199807170038 |
| Affects | : | Said premises and other land |

Assignment of said Mortgage, and the terms and conditions thereof;

Grantor	:	Larson Fruit Company
Grantee	:	Dale L. Carlisle
Dated	:	September 3, 2003
Recorded	:	January 12, 2004
Auditor's File No.	:	200401120073

Subordination Agreement dated September 28, 2006, and recorded September 29, 2006, under Kittitas County Auditor's File No. 200609290022; referencing the Deed of Trust recorded under Auditor's File No. 199807170038 and the Deed of Trust recorded under Auditor's File No. 200609290021.

(SCHEDULE B)

File No. 0104746

Guarantee Number: 48 0035 72030 6757

13. Matters disclosed on the Survey recorded October 31, 2001, in Book 26 of Surveys, pages 220 through 242, under Auditor's File No. 200110310001, including but not limited to the following:
- a) Notes contained thereon
- Affects: portion said premises and other land
14. Mortgage, and the terms and conditions thereof:
- Mortgagor : Eberhart Associates, Inc., a Washington corporation, and Eberhart/Larson Joint Venture, a Washington joint venture
 - Mortgagee : Larson Fruit Company, a Washington corporation, Dale L. Carlisle, and James A. Seeley
 - Dated : November 25, 2003
 - Recorded : January 12, 2004
 - Auditor's File No. : 200401120074
 - Affects : Portion of said premises and other land

Subordination Agreement dated September 28, 2006, and recorded September 29, 2006, under Kittitas County Auditor's File No. 200609290023; referencing the Deed of Trust recorded under Auditor's File No. 200401120074 and the Deed of Trust recorded under Auditor's File No. 200609290021.

15. Declaration of Easements, Covenants, Conditions and Restrictions for Vanderbilt Country Estates, recorded May 27, 2004, under Kittitas County Auditor's File No. 200405270010, 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.

First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Vanderbilt Country Estates recorded December 28, 2004 under Auditor's File No. 200412280072.

16. Matters disclosed on the Survey recorded March 28, 2006, in Book 32 of Surveys, pages 109 through 116, under Auditor's File No. 200603280026, including but not limited to the following:
- a) Easement "W"
 - b) Location of physical centerline of KRD Canal in relation to property boundaries
 - c) Notes contained thereon
- Affects: portion said premises and other land

17. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : Eberhart Associates, Inc., a Washington Corporation
 - Trustee : AmeriTitle
 - Beneficiary : Cashmere Valley Bank
 - Amount : \$1,100,000.00, plus interest
 - Dated : September 27, 2006
 - Recorded : September 29, 2006
 - Auditor's File No. : 200609290021

Said Deed of Trust was re-recorded October 10, 2006 under Auditor's file number 200610100080.

Subordination Agreement dated September 28, 2006, and recorded September 29, 2006, under Kittitas County Auditor's File No. 200609290022; referencing the Deed of Trust recorded under Auditor's File No. 199807170038 and the Deed of Trust recorded under Auditor's File No. 200609290021.

CONTINUED

(SCHEDULE B)

File No. 0104746

Guarantee Number: 48 0035 72030 6757

SPECIAL EXCEPTION NO. 17 CONTINUED

Subordination Agreement dated September 28, 2006, and recorded September 29, 2006, under Kittitas County Auditor's File No. 200609290023; referencing the Deed of Trust recorded under Auditor's File No. 200411200074 and the Deed of Trust recorded under Auditor's File No. 200609290021.

18. A portion of the access to said premises is over Kittitas Reclamation District Laterals and access to said premises is therefore subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.

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/kdbw