

# 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

SP-08-00016 ✓

(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:

\$1230

\$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)

*Julie M. Swamy*

DATE:

4-17-08

RECEIPT #

641



NOTES:

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

Name: Ron and Gloria Lanphere  
Mailing Address: 480 Strange Road  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-962-2060  
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: Chris Cruse  
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: 480 Strange Road  
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

Lot 6, Eastview, Recorded in Book 4 of Plats at Page 15

5. **Tax parcel number(s):** 17-19-06051-0006

6. **Property size:** 3.48 (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):

3 lot short plat with individual wells and septic systems all as per the application map.

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?  
Strange Road

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

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

X Chris Cruise

Date:

4/17/2008

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

X Ronald R. Joppa

Date:

4/17/2008



**CHICAGO TITLE INSURANCE COMPANY***a corporation, herein called the Company,***GUARANTEES****Policy No. 72030- 6900**

CRUSE &amp; 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.

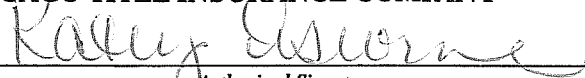
**LIABILITY EXCLUSIONS AND LIMITATIONS**

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.

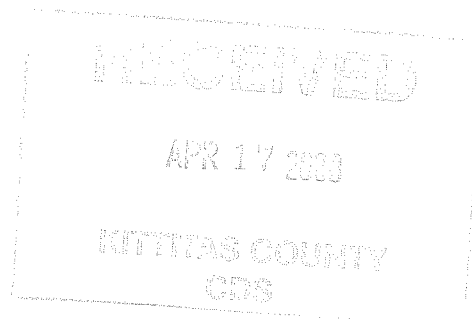
Dated: March 19, 2008 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By

  
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.



SUBDIVISION GUARANTEE

Office File Number : 0106707  
Guarantee Number : 48 0035 72030 6900  
Dated : March 19, 2008, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 16.00

Your Reference : LANPHERE

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:

**Lot 6, EASTVIEW, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 4 of Plats, page 15, records of said County.**

Title to said real property is vested in:

**RONALD R. LANPHERE AND GLORIA G. LANPHERE, HUSBAND AND WIFE**

**END OF SCHEDULE A**

(SCHEDULE B)

File No. 0106707

Guarantee Number: 48 0035 72030 6900

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 first half not paid.

	<u>Full year</u>	<u>First Half</u>	<u>Second Half</u>
Amount :	\$ 2,819.09	\$ 1,409.55	\$ 1,409.54
Tax No. :	17-19-06051-0006 (422033)		

5. Cascade Irrigation District assessments for the second half of the year 2008, which become delinquent after October 31, 2008, if not paid.

Amount :	\$75.37
Parcel No. :	422033

Note: First half assessments have been paid in the amount of \$75.38.  
Assessments for the full year: \$150.75

6. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002.
7. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
8. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes.

For	:	The right to protect any cuts which may be made on said land by erecting on both sides thereof and within 150 feet from said center line, portable snow fences, provided, that such fences shall not be erected before the 15th day of October of each year, and shall be removed on or before the first day of April of the year next ensuing their erection.
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In favor of	:	Chicago, Milwaukee and St. Paul Railway Company of Washington
Recorded	:	February 15, 1907
Auditor's File No.	:	17827
Affects	:	Said premises and other lands

(SCHEDULE B)

File No. 0106707

Guarantee Number: 48 0035 72030 6900

9. Plat of Eastview, recorded in Book 4 of Plats, page 15 and 16, dedicating streets, avenues, places and sewer easements, together with utility easements shown thereon, and together with the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc...shown on said plat in the reasonable original grading of all streets, avenues, places, etc., shown thereon.
10. 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)
11. DEED OF TRUST, and the terms and conditions thereof:  
Grantor : Ronald R. Lanphere and Gloria G. Lanphere, husband and wife  
Trustee : Wells Fargo Financial National Bank  
Beneficiary : Wells Fargo Bank, N.A.  
Amount : \$183,000.00, plus interest  
Dated : July 7, 2005  
Recorded : August 18, 2005  
Auditor's File No. : 200508180036
12. Pendency of Dissolution of Marriage in Kittitas County Superior Court:  
Cause No. : 07-3-00124-3  
Petitioner : Gloria Lanphere  
Respondent : Ronald R. Lanphere  
Petition Filed : August 3, 2007

**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/lam



TOTAL

PT/PT	INVERSE	START							
32	INV	N 87 31 00	E	529.72	70061.92332	72780.15874	72250.94072	32	EASTVIEW ADD
34	INV	S 1 48 32	W	334.27	69727.81799	72769.60742	72250.94072	33	EASTVIEW ADD
33	INV	N 78 22 56	W	609.33	69850.52695	72172.75825	72250.94072	150	EASTVIEW ADD
150	INV	N 0 33 00	W	106.00	69956.52207	72171.74074	72250.94072	149	EASTVIEW ADD
	RADIAL	S 0 32 46	E						
	DELTA	91 12 40	LT						
	RADIUS			80.00					
	TAN			81.71					
	L-ARC			127.35					
	RADIAL	N 88 14 35	E						
	RP				70036.51843	72170.97833	72250.94072	3	HIGHWAY AD
149	CHORD	N 43 50 54	E	114.33	70038.97139	72250.94072	72250.94072	3	EASTVIEW AD
	TAN@PT	N 1 45 25	W						

NO CLOSURE ERROR FROM

Area = 151663.94 sq ft  
 ANGLE DIST NORTH EAST T

LOT 1

PT/PT	INVERSE	START							
32	INV	N 87 31 00	E	228.87	70048.88813	72479.59751	72250.94072	3	EASTVIEW AD
152	INV	S 1 48 32	W	259.89	69789.12903	72471.39411	72250.94072	15	LANPHERE CC
155	INV	N 78 22 56	W	304.88	69850.52695	72172.75825	72250.94072	15	LANPHERE CC
150	INV	N 0 33 00	W	106.00	69956.52207	72171.74074	72250.94072	14	EASTVIEW AD
	RADIAL	S 0 32 46	E						
	DELTA	91 12 40	LT						
	RADIUS			80.00					
	TAN			81.71					
	L-ARC			127.35					
	RADIAL	N 88 14 35	E						
	RP				70036.51843	72170.97833	72250.94072	3	HIGHWAY A
149	CHORD	N 43 50 54	E	114.33	70038.97139	72250.94072	72250.94072	3	EASTVIEW A
	TAN@PT	N 1 45 25	W						

APR 17 2003

ROTTAS COUNTY

CD# 70036.51843

NO CLOSURE ERROR FROM

Area = 62539.87 sq ft  
 ANGLE DIST NORTH EAST T

LOT 2

PT/PT INVERSE

70038.97139 72250.94072 32

NO CLOSURE ERROR Area = 62539.87 sq ft 1.4357 ac  
FROM ANGLE DIST NORTH EAST TO

=====  
LOT 2  
PT/PT INVERSE  
\*\*\*\*\* START 70048.88813 72479.59751 152  
LANPHERE COR  
152 INV N 87 31 00 E 150.42 70055.40572 72629.87813 153  
LANPHERE COR  
153 INV S 1 48 32 W 297.08 69758.47351 72620.50076 154  
LANPHERE COR  
154 INV N 78 22 56 W 152.23 69789.12903 72471.39411 155  
LANPHERE COR  
155 INV N 1 48 32 E 259.89 70048.88813 72479.59751 152  
LANPHERE COR

=====  
NO CLOSURE ERROR Area = 41772.66 sq ft 0.95897 ac  
FROM ANGLE DIST NORTH EAST TO

=====  
LOT 3  
PT/PT INVERSE  
\*\*\*\*\* START 70055.40572 72629.87813 153  
LANPHERE COR  
153 INV N 87 31 00 E 150.42 70061.92332 72780.15874 34  
EASTVIEW ADI  
34 INV S 1 48 32 W 334.27 69727.81799 72769.60742 33  
EASTVIEW ADI  
33 INV N 78 22 56 W 152.23 69758.47351 72620.50076 154  
LANPHERE COR  
154 INV N 1 48 32 E 297.08 70055.40572 72629.87813 153  
LANPHERE COR

=====  
NO CLOSURE ERROR Area = 47351.41 sq ft 1.08704 ac  
70055.40572 72629.87813 153