

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## SHORT PLAT APPLICATION

SP-08-00023

(To divide lot into 2-4 lots)

KITTTITAS 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)

*Lisa M. Swearing*

DATE:

5-6-08

RECEIPT #

995



KITTTITAS CO.  
CDS

NOTES

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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

Name: Michael & Dottie Rogers  
Mailing Address: 2601 Judge Ronald Rd  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (509) 925-1950  
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 Cruse / Cruse & 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: 2601 Judge Ronald Rd  
City/State/ZIP: Ellensburg, WA 98926

4. Legal description of property: Pth. of NE 1/4 of Section 31,  
T. 18 N., R. 19 E.

5. Tax parcel number(s): 18-19-31010-0022

6. Property size: 4.89 Ac. (Surveyed) (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 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?

Judge Ronald 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. Cruz, Jr.

5-6-08

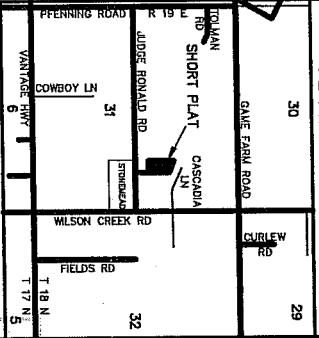
Signature of Land Owner of Record:  
(REQUIRED for application submittal)

Date:

X Michael F Rogers

5-6-08

**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  
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS ARE SUITABLE FOR SEPTIC TANKS AS A TEMPORARY MEASURE SINCE PERMANENT SEWER SERVICE IS NOT NECESSARILY AVAILABLE WITHIN THIS SHORT PLAT. PROPOSED PURCHASES 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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

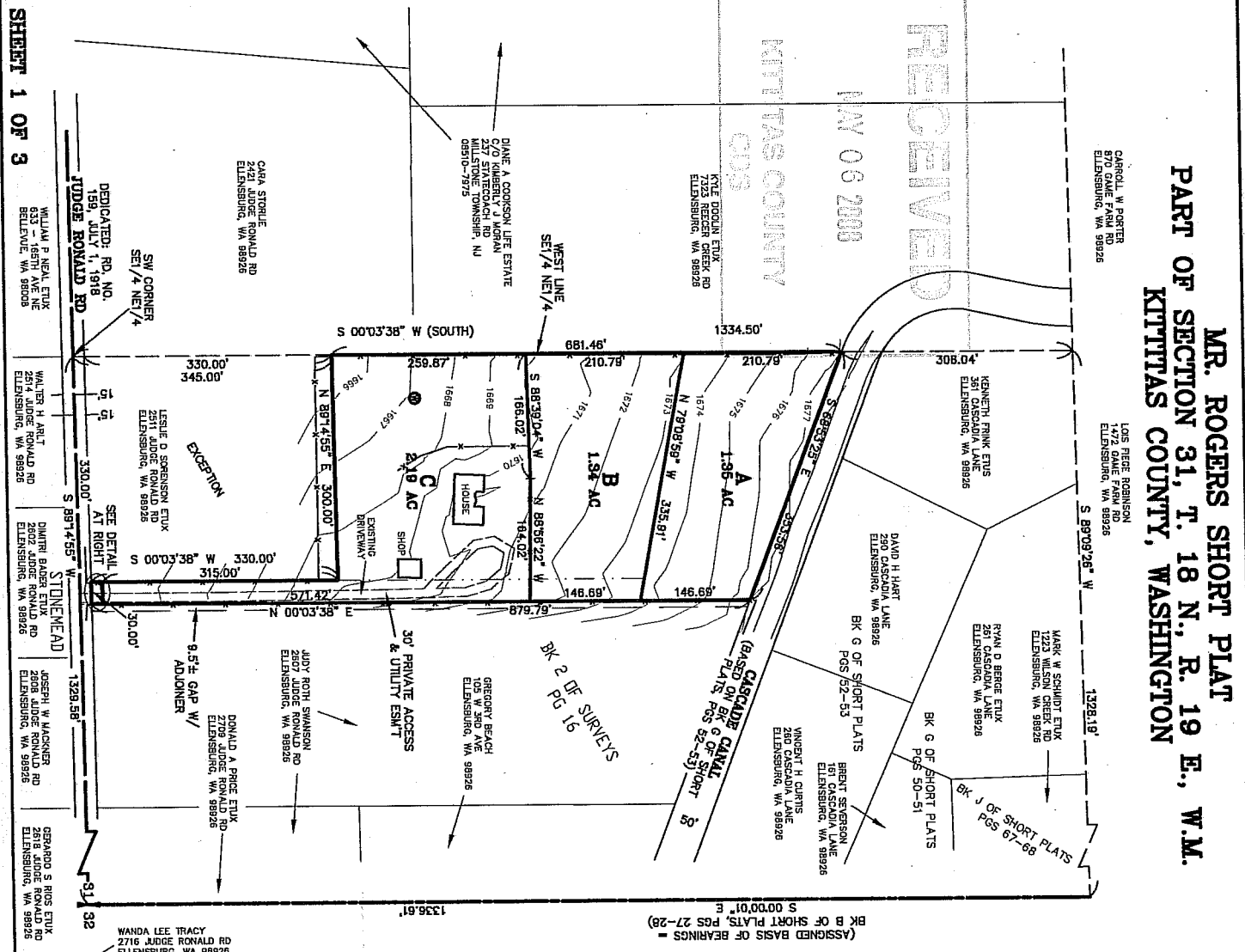
KITTITAS COUNTY PLANNING DIRECTOR

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. 16-18-3100-0022

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: MICHAEL & DOTIE ROGERS  
ADDRESS: 2601 JUDGE RONALD ROAD, ELLENBURG, WA 99226  
PHONE: (509) 925-1950  
SOURCE OF WATER: SUBURBAN  
SEWER SYSTEM: SEPTIC TANKS  
STORM WATER: TO BE DEDICATED TO THE PUBLIC HIGH AND TYPE OF FEED LOTS: 30' PRIVATE ROAD  
SCALE: 1" = 100'



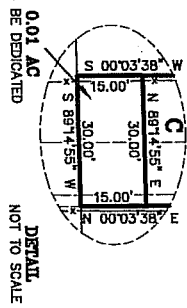
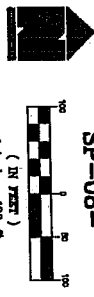
**MR. ROGERS SHORT PLAT**  
**PART OF SECTION 31, T. 18 N., R. 19 E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

RECEIVED  
MAY 06 2006  
KITTITAS COUNTY

SHEET 1 OF 3

RECEIVING NO. \_\_\_\_\_

SP-08-



**AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2006, at \_\_\_\_\_, N., in Book J of Short Plats at page(s) \_\_\_\_\_ at the request of Cruse & Associates.

GERALD V. FETTY by \_\_\_\_\_  
KITTITAS COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Surveying Act of 1907, at the request of MICHAEL & DOTIE ROGERS.

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 99226  
(509) 962-9242

DATE: 5-6-06

MR. ROGERS SHORT PLAT

**CHICAGO TITLE INSURANCE COMPANY***a corporation, herein called the Company,***GUARANTEES****Policy No. 72030- 6951**

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.

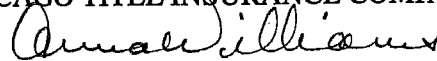
**LIABILITY EXCLUSIONS AND LIMITATIONS**

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: March 25, 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.

RECEIVED

MAY 06 2008

KITITAS COUNTY  
ODS

SUBDIVISION GUARANTEE

Office File Number : 0106749  
Guarantee Number : 48 0035 72030 6951  
Dated : March 25, 2008, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 16.00  
  
Your Reference : MICHAEL & DOTTIE ROGERS  
  
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:

**All of that portion of the Southeast Quarter of the Northeast Quarter of Section 31, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:**

**Beginning at a point on the South right-of-way of the Cascade Canal which is 1046 feet, more or less, North of the Southwest corner of said quarter of quarter section; and running thence South to said Southwest corner of said quarter of quarter section; thence East 330 feet; thence North 912 feet, more or less to the South boundary line of the right-of-way of the Cascade Canal; thence Northwesterly along the South boundary line of said right-of-way of the Cascade Canal to the point of beginning:**

**EXCEPTING THEREFROM THE FOLLOWING:**

- 1. Right-of-way of Judge Ronald Road along the South boundary thereof;**
- 2. That portion of the Southeast Quarter of the Northeast Quarter of said Section 31 which is bounded by a line described as follows:**

**Beginning at the Southwest corner of said quarter of quarter section and running thence North along the West boundary of said quarter of quarter section to the North right-of-way line of Judge Ronald County Road, which point is the true point of beginning; thence continuing North along the West boundary of said quarter of quarter section a distance of 330 feet; thence East parallel to the South boundary line of said quarter of quarter section, a distance of 300 feet; thence South, parallel to the West boundary line of said quarter of quarter section, a distance of 330 feet, more or less, to the North right-of-way of Judge Ronald County Road; thence West along the North right-of-way of Judge Ronald County Road, a distance of 300 feet, more or less, to the true point of beginning.**

Title to said real property is vested in:

**MICHAEL F. ROGERS AND DOTTIE L. ROGERS, HUSBAND AND WIFE**

**END OF SCHEDULE A**

(SCHEDULE B)

File No. 0106749

Guarantee Number: 48 0035 72030 6951

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 :  | \$ 2,684.65               | \$ 1,342.33       | \$ 1,342.32        |
| Tax No. : | 18-19-31010-0022 (154634) |                   |                    |

5. Cascade Irrigation District assessments for the year 2008, payable after February 15, 2008, which become delinquent after April 30, 2008, if first half not paid.

|              |          |
|--------------|----------|
| Amount :     | \$244.35 |
| Parcel No. : | 15634    |

6. 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.

7. 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.

8. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 5, 1906, in Volume 11, Page 270,

|               |   |
|---------------|---|
| In favor of : | John Satterwhite, Jr. and James Laughlin                          |
| For :         | Irrigation ditch with right to maintain and renew the same        |
| Affects :     | The Southeast Quarter of the Northeast Quarter of said Section 31 |

9. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on January 29, 1911, in Volume 22, Page 358,

|               |   |
|---------------|---|
| In favor of : | Arthur D. Weage and Anna J. Weage, husband and wife   |
| For :         | Roadway for ingress and egress across said land to the County Road  |
| Affects :     | A portion of said premises and other land-the exact location of which cannot be determined from the document. |

(SCHEDULE B)

File No. 0106749

Guarantee Number: 48 0035 72030 6951

10. 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.
  
11. 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)
  
12. DEED OF TRUST, and the terms and conditions thereof:  
Grantor : Michael F. Rogers and Dottie L. Rogers, husband and wife  
Trustee : Kittitas County Title Company  
Beneficiary : Yakima Federal Savings and Loan Association, a Washington corporation  
Amount : \$112,000.00, plus interest  
Dated : February 27, 1995  
Recorded : March 24, 1994, in Volume 364, Page 49  
Auditor's File No. : 580068
  
13. 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 March 14, 1995, in Volume 365, Pages 428 and 429, under Kittitas County Auditor's File No. 581162.  
In favor of : Puget Sound Power & Light Company  
For : Grantee shall have the right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system upon and under the Right-of-Way together with all necessary or convenient appurtenances therefore.  
Affects : Portion of said premises
  
14. DEED OF TRUST, and the terms and conditions thereof:  
Grantor : Michael F. Rogers and Dottie L. Rogers, husband and wife  
Trustee : AmeriTitle  
Beneficiary : Yakima Federal Savings and Loan Association  
Amount : \$25,000.00, plus interest  
Dated : September 7, 2007  
Recorded : September 12, 2007  
Auditor's File No. : 200709120010

END OF EXCEPTIONS



(SCHEDULE B)

File No. 0106749

Guarantee Number: 48 0035 72030 6951

**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

| FROM | PT/PT INVERSE | ANGLE      | DIST     | NORTH       | EAST         | TO  |
|------|---------------|------------|----------|-------------|--------------|-----|
| **** | START         |            |          | 611240.8736 | 1640091.5743 | 782 |
| 82   | INV           | S 0 03 38  | W 879.79 | 610361.0813 | 1640090.6431 | 788 |
| 88   | INV           | S 89 14 55 | W 30.00  | 610360.6879 | 1640060.6457 | 787 |
| 87   | INV           | N 0 03 38  | E 330.00 | 610690.6877 | 1640060.9950 | 786 |
| 86   | INV           | S 89 14 55 | W 300.00 | 610686.7536 | 1639761.0208 | 785 |
| 85   | INV           | N 0 03 38  | E 681.46 | 611368.2101 | 1639761.7421 | 781 |
| 81   | INV           | S 68 53 25 | E 353.56 | 611240.8736 | 1640091.5743 | 782 |

0 CLOSURE ERROR Area = 213034.80 sq ft 4.89061 ac  
 FROM ANGLE DIST NORTH EAST TO

| PT/PT INVERSE | ANGLE | DIST       | NORTH       | EAST         | TO           |     |
|---------------|-------|------------|-------------|--------------|--------------|-----|
| ****          | START |            | 611368.2101 | 1639761.7421 | 781          |     |
| 81            | INV   | S 68 53 25 | E 353.56    | 611240.8736  | 1640091.5743 | 782 |
| 82            | INV   | S 0 03 38  | W 146.69    | 611094.1860  | 1640091.4191 | 789 |
| 89            | INV   | N 79 08 59 | W 335.91    | 611157.4181  | 1639761.5190 | 790 |
| 90            | INV   | N 0 03 38  | E 210.79    | 611368.2101  | 1639761.7421 | 781 |

0 CLOSURE ERROR Area = 58978.24 sq ft 1.35395 ac  
 FROM ANGLE DIST NORTH EAST TO

| PT/PT INVERSE | ANGLE | DIST       | NORTH       | EAST         | TO           |      |
|---------------|-------|------------|-------------|--------------|--------------|------|
| ****          | START |            | 611157.4181 | 1639761.5190 | 790          |      |
| 90            | INV   | S 79 08 59 | E 335.91    | 611094.1860  | 1640091.4191 | 789  |
| 89            | INV   | S 0 03 38  | W 146.69    | 610947.4983  | 1640091.2638 | 792  |
| 92            | INV   | N 88 56 22 | W 164.02    | 610950.5343  | 1639927.2671 | 1227 |
| 227           | INV   | S 88 39 04 | W 166.02    | 610946.6262  | 1639761.2959 | 791  |
| 91            | INV   | N 0 03 38  | E 210.79    | 611157.4181  | 1639761.5190 | 790  |

0 CLOSURE ERROR Area = 58405.84 sq ft 1.34081 ac  
 FROM ANGLE DIST NORTH EAST TO

| PT/PT INVERSE | ANGLE | DIST       | NORTH       | EAST         | TO           |      |
|---------------|-------|------------|-------------|--------------|--------------|------|
| ****          | START |            | 610946.6262 | 1639761.2959 | 791          |      |
| 91            | INV   | N 88 39 04 | E 166.02    | 610950.5343  | 1639927.2671 | 1227 |
| 227           | INV   | S 88 56 22 | E 164.02    | 610947.4983  | 1640091.2638 | 792  |
| 92            | INV   | S 0 03 38  | W 571.42    | 610376.0828  | 1640090.6590 | 793  |
| 93            | INV   | S 89 14 55 | W 30.00     | 610375.6894  | 1640060.6616 | 794  |
| 94            | INV   | N 0 03 38  | E 315.00    | 610690.6877  | 1640060.9950 | 786  |
| 86            | INV   | S 89 14 55 | W 300.00    | 610686.7536  | 1639761.0208 | 785  |
| 85            | INV   | N 0 03 38  | E 259.87    | 610946.6262  | 1639761.2959 | 791  |

0 CLOSURE ERROR Area = 95200.73 sq ft 2.18551 ac  
 FROM ANGLE DIST NORTH EAST TO

| PT/PT INVERSE | ANGLE | DIST       | NORTH       | EAST         | TO           |     |
|---------------|-------|------------|-------------|--------------|--------------|-----|
| ****          | START |            | 610375.6894 | 1640060.6616 | 794          |     |
| 94            | INV   | N 89 14 55 | E 30.00     | 610376.0828  | 1640090.6590 | 793 |
| 93            | INV   | S 0 03 38  | W 15.00     | 610361.0813  | 1640090.6431 | 788 |
| 88            | INV   | S 89 14 55 | W 30.00     | 610360.6879  | 1640060.6457 | 787 |
| 87            | INV   | N 0 03 38  | E 15.00     | 610375.6894  | 1640060.6616 | 794 |

0 CLOSURE ERROR Area = 450.00 sq ft 0.01033 ac

