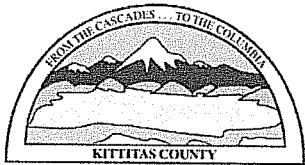


SP-08-00027



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)

\$1220

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x [Signature]

DATE:

5/21/08

RECEIPT #

1228

RECEIVED

DATE STAMP
HERE 2008
Kittitas County
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: Mike Smith
Mailing Address: 2100 Wilson Creek Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 925-7788
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: 962-8242
Email Address: _____

3. **Street address of property:**

Address: 2102 Wilson Creek Road
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

A portion of the SW quarter of Section 29, T 18 N, R 19 E, WM
Full description on map

5. **Tax parcel number(s):** 18-19-29030-0020

6. **Property size:** 6.55 _____ (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):

2 lot short plat with individual wells and septic tanks as per 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?**
Wilson Creek 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:

5/21/2008

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

X Michael W Smith

Date:

5/21/2008

~UPDATED~
SUBDIVISION GUARANTEE

Office File Number : 0106316
Guarantee Number : 48 0035 72030 6886
Dated : April 21, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : SMITH

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:

That portion of the Southwest Quarter of Section 29, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington, described as follows:

**Beginning at a point 2,482.95 feet South of the Northwest corner of the South Half of the Northwest Quarter;
thence South 165.53 feet;
thence East 1,303 feet;
thence North 165.57 feet;
thence West 1,301.53 feet to the point of beginning;
EXCEPT that portion, if any, lying with the Southwest Quarter of the Southwest Quarter;
EXCEPT that portion lying within the Wilson Creek Road along the West line, thereof.**

Together with that portion of vacated county road being the William Taylor Road and also identified as Road 69 which would accrue thereto by operation of law as contained in the Order Vacating Road recorded in Commissioners Journal on May 2, 1916 in Book A, Page 466.

AND

That portion of the North Half of the Southwest Quarter of Section 29, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at a point 2648.48 feet South of the Northwest corner of the South Half of the Northwest Quarter of said Section 29, said point being the Southwest corner of Lot 16 of the March McCandless Plat (unrecorded); thence East 1303.00 feet; thence South 54.60 feet to the South boundary of said North Half of the Southwest Quarter; thence West along said South boundary, 1303.00 feet to a point bearing South from the point of beginning; thence North 54.60 feet to the point of beginning and end of described parcel;

EXCEPT that portion lying within the Wilson Creek Road right of way along the West line.

Title to said real property is vested in:

MICHAEL W. SMITH AND LANA G. SMITH, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0106316

Guarantee Number: 48 0035 72030 6886

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 :	\$ 2,790.57	\$ 1,395.29	\$ 1,395.28
Tax No. :	18-19-29030-0020 (334634)		

5. 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.

6. Easement reserved in Deed from Frank N. McCandless and Helen H. McCandless, husband and wife, dated February 8, 1913, recorded in Book 25 of Deeds, page 627, under Auditor's File No. 35081, as follows:

"It being understood and agreed that the East ten feet shall be left open as a roadway."
7. Question as to the exact location and width of the William Taylor Road (69) as vacated by Order Vacating Road recorded in Commissioners Journal on May 2, 1916 in Book A, Page 466.
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.
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)

(SCHEDULE B)

File No. 0106316

Guarantee Number: 48 0035 72030 6886

10. 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 December 5, 1994, in Volume 361, Page 728, under Kittitas County Auditor's File No. 577528.
In favor of : Tract A, WILSON CREEK ACRES-PHASE I, as per plat recorded in Volume 8 of Plats, pages 68 and 69, records of Kittitas County
For : Construction and maintenance of an irrigation water delivery system
Affects : The East 20 feet of Parcel 1
11. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Michael W. Smith and Lana G. Smith, husband and wife
Trustee : AmeriTitle
Beneficiary : Yakima Federal Savings and Loan Association
Amount : \$155,000.00, plus interest
Dated : August 6, 2003
Recorded : August 11, 2003
Auditor's File No. : 200308110023
Affects : Said premises and other land
12. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Michael W. Smith and Lana G. Smith, husband and wife
Trustee : AmeriTitle
Beneficiary : Yakima Federal Savings and Loan Association
Amount : \$88,000.00, plus interest
Dated : June 30, 2006
Recorded : July 6, 2006
Auditor's File No. : 200607060004
Affects : Said premises and other land
13. Right, title and interest of Frank N. McCandless and Helen H. McCandless, husband and wife, both deceased, as disclosed by deed recorded May 27, 1908 in Book 16, page 591, under Kittitas County Auditor's File No. 21286.

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

FROM		ANGLE		DIST		NORTH		EAST	
=====									
TOTAL									
	PT/PT INVERSE								
*****	START					614653.73418		2000997.42661	20
202	INV	N	89 26 18	E	1300.73	614666.48358		2002298.09782	20
									M-M CAL
206	INV	S	0 35 03	E	220.17	614446.32075		2002300.34274	20
									M-M CAL
204	INV	S	89 30 17	W	1302.60	614435.06132		2000997.79061	20
									M-M CAL
4	INV	N	0 05 43	W	218.67	614653.73418		2000997.42661	20
									nw co
									M-M CAL

=====

NO CLOSURE ERROR Area = 285612.49 sq ft 6.55676 ac

FROM		ANGLE		DIST		NORTH		EAST	
=====									

LOT 1									
	PT/PT INVERSE								
*****	START					614653.73418		2000997.42661	20
202	INV	N	89 26 18	E	650.37	614660.10888		2001647.76222	23
									SMITH CAL
232	INV	S	0 20 26	E	219.42	614440.69104		2001649.06668	23
									SMITH CAL
233	INV	S	89 30 17	W	651.30	614435.06132		2000997.79061	20
									nw co
4	INV	N	0 05 43	W	218.67	614653.73418		2000997.42661	20
									M-M CAL

=====

NO CLOSURE ERROR Area = 142561.00 sq ft 3.27275 ac

FROM		ANGLE		DIST		NORTH		EAST	
=====									

LOT 2									
	PT/PT INVERSE								
*****	START					614660.10888		2001647.76222	23
232	INV	N	89 26 18	E	650.37	614666.48358		2002298.09782	20
									SMITH CAL
206	INV	S	0 35 03	E	220.17	614446.32075		2002300.34274	20
									M-M CAL
204	INV	S	89 30 17	W	651.30	614440.69104		2001649.06668	23
									SMITH CAL
233	INV	N	0 20 26	W	219.42	614660.10888		2001647.76222	23
									SMITH CAL

=====

NO CLOSURE ERROR Area = 143051.49 sq ft 3.28401 ac

VICINITY MAP	
19	20
30	29
31	32

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 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 WILSON CREEK 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.

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

KITTITAS COUNTY TREASURER

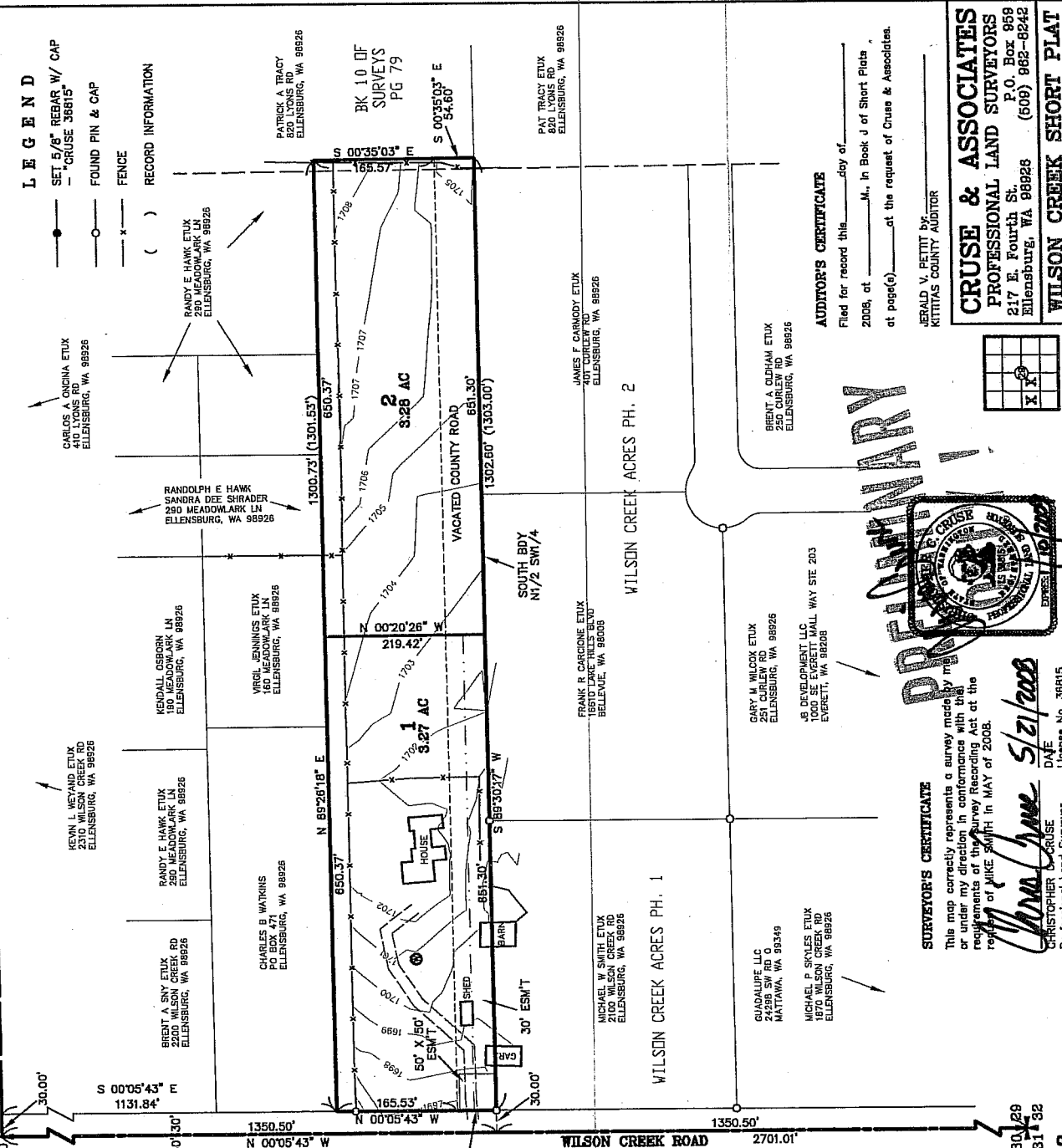
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: MICHAEL W. SMITH ETUX
 ADDRESS: 2100 WILSON CREEK ROAD ELLENBURG, WA 98928
 PHONE: (609) 925-7788
 EXISTING ZONE: AG-3
 SOURCE OF WATER: SEPTIC TANKS
 SEWER SYSTEM: NO IMPROVEMENTS PER THIS APP.
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE 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: _____

WILSON CREEK SHORT PLAT
PART OF SEC. 29, T. 18 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

RECEIVING NO. **SP-08**

LEGEND
 SET 5/8" REBAR W/ CAP
 "CRUISE 38815"
 FOUND PIN & CAP
 FENCE
 RECORD INFORMATION



AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____, 2008, at _____ M., in Book J of Short Plats at page(s) _____ at the request of Cruse & Associates.
 JERALD V. BETTY BY: KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act at the request of MIKE SMITH in MAY of 2008.
 DATE: 5/21/2008
 License No. 38815
 CHRISTOPHER CRUSE
 Professional Land Surveyor

PRELIMINARY

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98928 (509) 982-8242
WILSON CREEK SHORT PLAT