

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

(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:

\$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)

DATE:

RECEIPT #

[Handwritten Signature]

7.10.08

029



NOTES:

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

Name: Patrick J Corbett et ux
Mailing Address: 1590 Emerson Rd
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 968-9241
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: 1590 Emerson Rd
City/State/ZIP: Ellensburg WA 98926

4. Legal description of property: Ptn. Parcel A, Bk 13 of Survey,
1925

5. Tax parcel number(s): 17-19-27000-0019

6. Property size: 10.00 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):

2 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?

Emerson & Thrall 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)

X Charles A. Cruise, Jr.

Date:

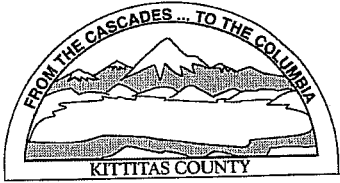
7-9-08

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

X Carl Carter

Date:

7/9/2008



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00002129

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS
(509) 962-7698

Account name: 001806

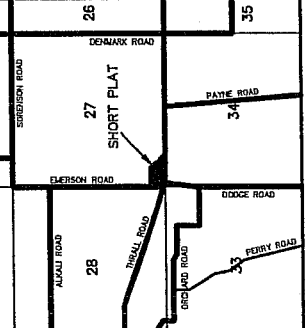
Date: 7/10/2008

Applicant: CORBETT, PATRICK J ETUX

Type: check # 6781

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-08-00034	CDS FEE FOR SHORT PLAT	630.00
SP-08-00034	EH SHORT PLAT FEE	380.00
SP-08-00034	PUBLIC WORKS SHORT PLAT FEE	210.00
	Total:	1,220.00

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 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 CORBETT 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. 17-19-27000-0019

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

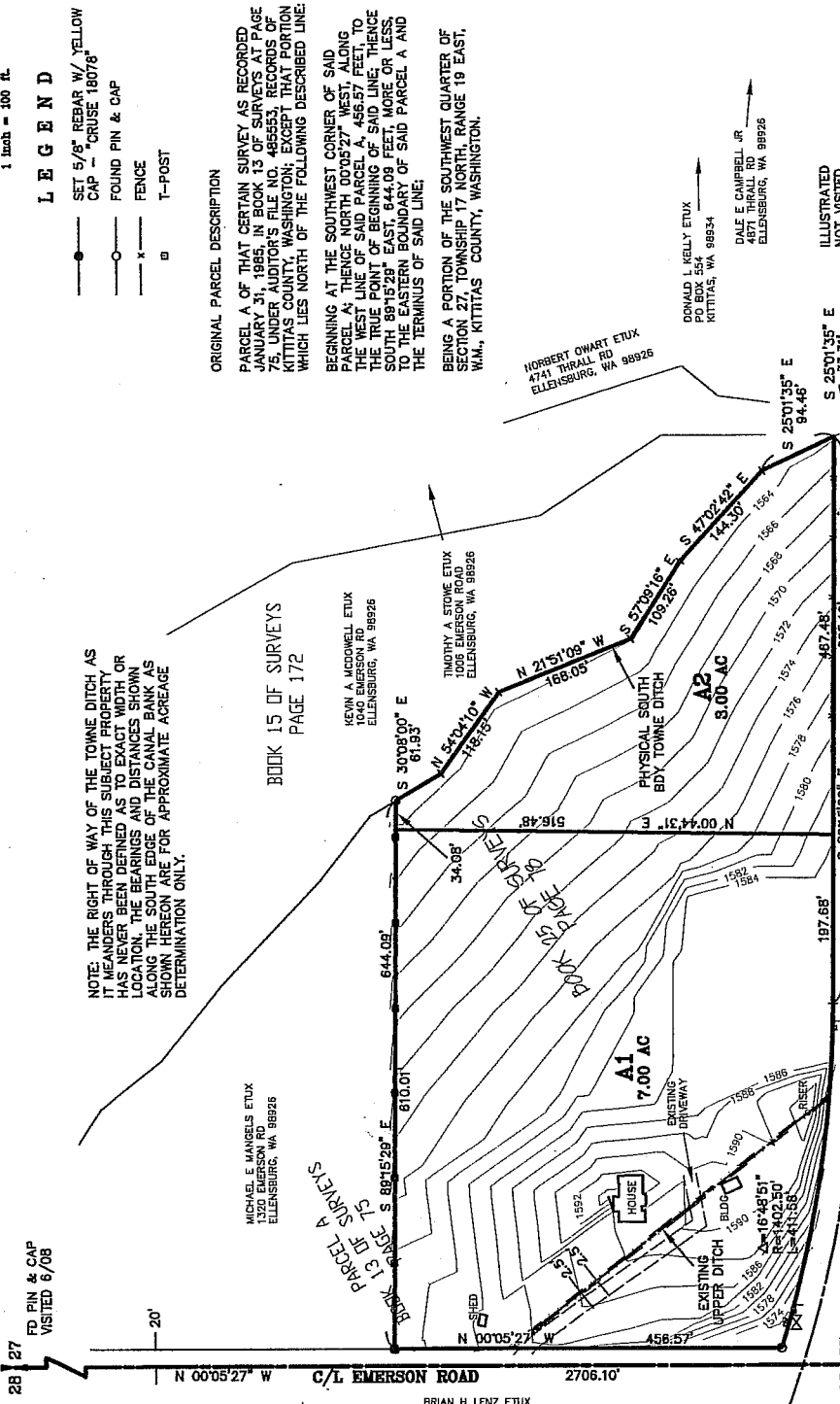
KITTITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: PATRICK J CORBETT ETUX
 ADDRESS: 1990 EMBERSON ROAD ELLensburg, WA 98926
 PHONE: (509) 868-9241

EXISTING ZONE: COMMERCIAL AG
 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 PLATTED LOTS: TWO (2)
 SCALE: 1" = 100'

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

CORBETT SHORT PLAT
 PART OF SECTION 27, T. 17 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON



RECEIVING NO. SP-08-

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

ORIGINAL PARCEL DESCRIPTION
 PARCEL A OF THAT CERTAIN SURVEY AS RECORDED JANUARY 30, 1986 IN BOOK 13 OF SURVEYS AT PAGE 76 UNDER AUDITOR'S FILE NO. 485563, RECORDS OF KITTITAS COUNTY, WASHINGTON; EXCEPT THAT PORTION WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 00°05'27" WEST, ALONG THE WEST LINE OF SAID PARCEL A, 456.57 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°15'29" EAST, 644.09 FEET, MORE OR LESS TO THE EASTERN BOUNDARY OF SAID PARCEL A AND THE TERMINUS OF SAID LINE;
 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

ILLUSTRATED NOT VISITED

BOOK E OF SHORT PLATS PAGES 216-217

BOOK G OF SHORT PLATS PAGES 194-195

BOOK 13 OF SURVEYS PAGE 76

BOOK 15 OF SURVEYS PAGE 172

BOOK 172 OF SURVEYS

PRELIMINARY

AUDITOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SHORT PLAT IS CORRECTLY DESCRIBED AND ACCURATELY PLATTED AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT OF 2008.
 AUDITOR: MARIE V. PETTIT, Auditor, Kittitas County Auditor, 217 E. Fourth St., Ellensburg, WA 98926.

NOTE: THE RIGHT OF WAY OF THE TOWNIE DITCH AS IT MEANDERS THROUGH THIS SURVEYED PROPERTY HAS NEVER BEEN RECORDED TO EXACT WIDTH OR LOCATION. THE BEARINGS AND DISTANCES SHOWN ALONG THE SOUTH EDGE OF THE CANAL BANK AS SHOWN HEREON ARE FOR APPROXIMATE ACREAGE DETERMINATION ONLY.

MICHAEL E HANBELS ETUX
 1321 EMBERSON RD
 ELLensburg, WA 98926

KEVIN A MCDOWELL ETUX
 1040 EMBERSON RD
 ELLensburg, WA 98926

TOMMY N. ETUX ETUX
 4731 THRALL RD
 ELLensburg, WA 98926

WARD S CONGER ETUX
 4221 THRALL RD
 ELLensburg, WA 98926

BRIAN H LENZ ETUX
 1441 EMBERSON RD
 ELLensburg, WA 98926

WILLIAM V HAHN
 MATHIA R FROBER
 COTRUSTEES & MARITHA HAHN ROOPER
 3340 W. 13TH ST. #300
 CARRIPATERIA, CA 94013

BETTY L PETERS
 4880 THRALL RD
 ELLensburg, WA 98926

GREGORY A PETERS ETUX
 1111 DODGE RD
 ELLensburg, WA 98926

TRACY R GOODREAU
 1111 DODGE RD
 ELLensburg, WA 98926

RECEIVED
 JUL 10 2008
 Kittitas County
 CDS

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 CAROLYN CORBETT IN JUNE of 2008.

Charles A. Cruse, Jr.
 CHARLES A. CRUISE, JR.
 Professional Land Surveyor
 DATE: 7-10-08
 License No. 18078

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926
 (509) 962-6242

CORBETT SHORT PLAT

NO. 0107258 LIABILITY \$1,000.00 FEE \$ 216.00

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 6999

CRUSE & 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.

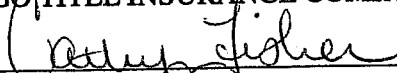
LIABILITY EXCLUSIONS AND LIMITATIONS

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: June 16, 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

JUL 10 2008

Kirtitas County
CDS

SUBDIVISION GUARANTEE

Office File Number : 0107258
Guarantee Number : 48 0035 72030 6999
Dated : June 16, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 16.00

Your Reference : CORBETT

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:

Parcel A of that certain survey as recorded January 31, 1985, in Book 13 of Surveys at page 75, under Auditor's File No. 485553, records of Kittitas County, Washington; EXCEPT that portion which lies North of the following described line:

Beginning at the Southwest corner of said Parcel A; thence North 00°05'27" West, along the West line of said Parcel A, 456.57 feet, to the true point of beginning of said line; thence South 89°15'29" East, 644.09 feet, more or less, to the Eastern boundary of said Parcel A and the terminus of said line;

Being a portion of the Southwest Quarter of the Southwest Quarter of Section 27, Township 17 North, Range 19 East, W.M., Kittitas County, Washington.

Title to said real property is vested in:

PATRICK J. CORBETT AND CAROLYN M. CORBETT, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0107258

Guarantee Number: 48 0035 72030 6999

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 2008, which become delinquent after October 31, 2008, if not paid.
Amount : \$1,317.57
Tax No. : 17-19-27000-0019 (760136)

NOTE: First half 2008 taxes and assessments have been paid in the amount of \$1,317.58.
General taxes and assessments for the full year: \$2,635.15.

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 West 5th Avenue, Room 102
Ellensburg, WA 98926
Phone (509) 962-7535

5. Delinquent Cascade Irrigation District assessments for the year 2008.
Amount : \$450.00, plus interest and penalty.
Parcel No. : 760136
6. Easement for waste ditch granted to Frederick Schormann and Mary Schormann, husband and wife, by agreement dated November 16, 1907 and recorded in Book 16 of Deeds, page 312.
7. Right of way across a tract of land 16 feet wide, beginning 155 feet North of the Southwest corner of the West Quarter of the Southwest Quarter of said Section and running across said tract of land in a generally Southeasterly direction a distance of 324 feet to the South boundary line of said tract, and there connecting with the old road South of said boundary line, conveyed to W. T. Darby by deed dated December 7, 1920 and recorded in Book 34 of Deeds, page 511.
8. Right of way for drainage ditch granted to Kittitas Reclamation District, as disclosed by deed from M. C. Ballard and Minnie F. Ballard, husband and wife, dated April 7, 1930 and recorded in Book 54 of Deeds, page 51, under Auditor's File No. 112792.

(SCHEDULE B)

File No. 0107258

Guarantee Number: 48 0035 72030 6999

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. Encroachment of fence line on Thrall County Road along the Southwesterly portion of said premises as disclosed by survey recorded January 31, 1985 in Book 13 of Surveys at page 75, under Auditor's File No. 485553.

11. Right of way for 5' ditch as disclosed by survey recorded January 31, 1985 in Book 13 of Surveys, at page 75, under Auditor's File No. 485553.

12. Exceptions and Reservations as contained in Instrument
From : Gaylord M. Bruketta and Mary Jane Bruketta, husband and wife
Dated : February 25, 1985
Recorded : February 26, 1985
Auditor's File No. : 485984, as follows:

Reservation by Grantors of Fifty Percent (50%) of all minerals and the rights thereto.

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.

13. Note contained on the face of the survey recorded January 31, 1985 in Book 13 of Surveys, page 75, under Auditor's File No. 485553, as follows:

"The right-of-way of the Towne Ditch as it meanders through this subject property has never been defined as to exact width or location. The bearings and distances shown along the South edge of the canal bank as shown hereon is for approximate acreage determination only."

14. Matters as disclosed and/or delineated on Survey recorded July 18, 2000, in Book 25 of Surveys, page 78, under Auditor's File No. 200007180023, including but not limited to:

- a) Location of fencelines in relation to boundary lines
- b) Location of existing Upper Ditch.
- c) Location of Town Ditch.

15. DEED OF TRUST, and the terms and conditions thereof:

Grantor : Patrick J. Corbett and Carolyn M. Corbett, husband and wife
Trustee : Stewart Title
Beneficiary : Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). Lender: United Equity, LLC.
Amount : \$320,000.00, plus interest
Dated : September 28, 2006
Recorded : October 6, 2006
Auditor's File No. : 200610060042

END OF EXCEPTIONS

(SCHEDULE B)

File No. 0107258

Guarantee Number: 48 0035 72030 6999

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

CDF/lam

2 cc: Cruse & Associates: Marsha
w/Docs

30 INV N 89 15 29 W 644.09 581587.3923 2011515.0306 179
CORBETT CORNER

NO CLOSURE ERROR Area = 191229.72 sq ft 4.39003 ac
FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE *Total*
 *** START 581587.3923 2011515.0306 179
 CORBETT CORNER
 79 INV S 89 15 29 E 644.09 581579.0520 2012159.0675 180
 CORBETT CORNER
 80 INV S 30 08 00 E 61.93 581525.4948 2012190.1551 127
 TOWNE DITCH
 27 INV S 54 04 10 E 118.15 581456.1649 2012285.8231 128
 TOWNE DITCH
 28 INV S 21 51 09 E 168.05 581300.1862 2012348.3763 129
 TOWNE DITCH
 29 INV S 57 09 16 E 109.26 581240.9280 2012440.1670 130
 TOWNE DITCH
 30 INV S 47 02 42 E 144.30 581142.5965 2012545.7807 131
 TOWNE DITCH
 31 INV S 25 01 35 E 94.46 581057.0023 2012585.7420 140
 N R/W & TOWN DIT
 40 INV N 89 15 29 W 665.16 581065.6154 2011920.6412 135
 R/W PC THRALL

RADIAL S 0 44 31 W
 DELTA 16 48 51 RT
 RADIUS 1402.50
 TAN 207.28
 L-ARC 411.58
 RADIAL S 17 33 22 W
 RP

135 CHORD N 80 51 04 W 410.10 581130.8229 2011515.7544 139
 R/W INT THRALL
 TANGPT N 72 26 38 W
 139 INV N 0 05 27 W 456.57 581587.3923 2011515.0306 179
 CORBETT CORNER

NO CLOSURE ERROR Area = 435794.41 sq ft 10.00446 ac
 581587.3923 2011515.0306 179

RECEIVED

JUL 10 2008

Kititas County
 CDS

FROM		ANGLE		DIST		NORTH	EAST	TO
=====								
	PT/PT INVERSE	<i>A1</i>						
*****	START					581587.3923	2011515.0306	179
79	INV	S	89 15 29	E	610.01	581579.4933	2012124.9903	338
338	INV	S	0 44 31	W	516.48	581063.0557	2012118.3024	339
339	INV	N	89 15 29	W	197.68	581065.6154	2011920.6412	135
	RADIAL	S	0 44 31	W				
	DELTA		16 48 51	RT				
	RADIUS				1402.50			
	TAN				207.28			
	L-ARC				411.58			
	RADIAL	S	17 33 22	W				
	RP					582467.9978	2011938.8023	134
35	CHORD	N	80 51 04	W	410.10	581130.8229	2011515.7544	139
	TAN@PT	N	72 26 38	W				
39	INV	N	0 05 27	W	456.57	581587.3923	2011515.0306	179
=====								
						581587.3923	2011515.0306	179
0 CLOSURE ERROR	Area =	305108.58 sq ft				7.00433 ac		
FROM		ANGLE		DIST		NORTH	EAST	TO
=====								

FROM		ANGLE		DIST		NORTH	EAST	TO
=====								
	PT/PT INVERSE	<i>A2</i>						
*****	START					581579.4933	2012124.9903	338
338	INV	S	89 15 29	E	34.08	581579.0520	2012159.0675	180
80	INV	S	30 08 00	E	61.93	581525.4948	2012190.1551	127
27	INV	S	54 04 10	E	118.15	581456.1649	2012285.8231	128
28	INV	S	21 51 09	E	168.05	581300.1862	2012348.3763	129
29	INV	S	57 09 16	E	109.26	581240.9280	2012440.1670	130
30	INV	S	47 02 42	E	144.30	581142.5965	2012545.7807	131
31	INV	S	25 01 35	E	94.46	581057.0023	2012585.7420	140
40	INV	N	89 15 29	W	467.48	581063.0557	2012118.3024	339
339	INV	N	0 44 31	E	516.48	581579.4933	2012124.9903	338
=====								
						581579.4933	2012124.9903	338
0 CLOSURE ERROR	Area =	130685.83 sq ft				3.00013 ac		