

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SP-08-00036

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITITAS 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 [Signature]

DATE

7.22.08

RECEIPT #

2308

RECEIVED

DATE STAMP
 JUL 22 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: Paul E. Collette et ux
Mailing Address: 46618 - 244th Ave SE
City/State/ZIP: Enumclaw, WA 98022
Day Time Phone: (360) 625-8059
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: 2890 4th Parallel Rd
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:** Lots 1B & 2B of SP-95-44

5. **Tax parcel number(s):** 16-19-01052-0001

6. **Property size:** 21.73 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?

Fourth Parallel 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. Cruise, Jr.

7-22-08

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

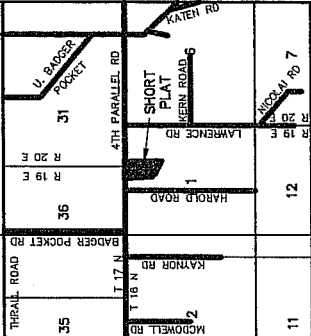
Date:

X Paul E. Collette
Sharon H. Collette

7-8-2008

7/8/08

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 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 COLLETTE 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. 18-19-0152-0001

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

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: PAUL E COLLETTE ETUX
 ADDRESS: 4818 24TH AVE SE
 ENCLICUM, WA 98022
 PHONE: (360) 625-8559
 EXISTING ZONE: COMMERCIAL AG
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF COUNTY ROAD PLAT: 30' PRIVATE ACCESS ESM'T
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 200'

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

**COLLETTE SHORT PLAT
 PART OF SECTION 1, T. 16 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON**

RECEIVING NO. _____

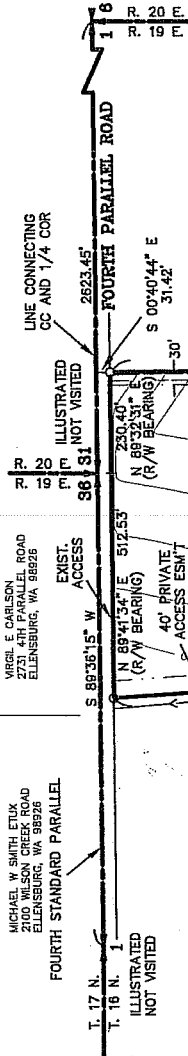
SP-08-??



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - CRUISE 18078
- FOUND PIN & CAP
- x— FENCE
- · · · — EASEMENT
- ⊙ WELL

ILLUSTRATED NOT VISITED



ILLUSTRATED NOT VISITED

LINE CONNECTING CC AND 1/4 COR

2623.45'

FOURTH PARALLEL ROAD

17 N.

18 N.

19 N.

20 N.

21 N.

22 N.

23 N.

24 N.

25 N.

26 N.

27 N.

28 N.

29 N.

30 N.

31 N.

32 N.

33 N.

34 N.

35 N.

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95 N.

96 N.

97 N.

98 N.

99 N.

100 N.

AUDITOR'S CERTIFICATE

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

JERARD V. PETTIT by
 KITTITAS COUNTY AUDITOR

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 at the request of SHARON COLLETTE in JUNE of 2008.



CHARLES A. CRUISE
 Professional Land Surveyor
 License No. 1807



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 862-6242

X	
X	

FROM		ANGLE		DIST		NORTH		EAST		TO
PT/PT INVERSE		<i>Total</i>								
****	START					119888.7563		112213.5357		399
99	INV	N	89 41 34	E	512.53	119891.5053		112726.0577		600
00	INV	N	89 32 31	E	230.40	119893.3472		112956.4473		434
34	INV	S	0 40 44	E	1521.02	118372.4340		112974.4720		433
33	INV	N	63 14 28	W	619.02	118651.1403		112421.7436		416
16	INV	N	50 19 07	W	167.90	118758.3473		112292.5271		415
15	INV	N	3 59 50	W	1133.17	119888.7563		112213.5357		399

CLOSURE ERROR Area = 946655.95 sq ft 21.73223 ac
 FROM ANGLE DIST NORTH EAST TO

FROM		ANGLE		DIST		NORTH		EAST		TO
PT/PT INVERSE		<i>1 B</i>								
****	START					119888.7563		112213.5357		399
99	INV	N	89 41 34	E	512.53	119891.5053		112726.0577		600
00	INV	N	89 32 31	E	230.40	119893.3472		112956.4473		434
34	INV	S	0 40 44	E	531.21	119362.1754		112962.7424		70
0	INV	S	89 41 34	W	712.15	119358.3558		112250.5993		71
1	INV	N	3 59 50	W	531.69	119888.7563		112213.5357		399

CLOSURE ERROR Area = 386097.29 sq ft 8.86357 ac
 FROM ANGLE DIST NORTH EAST TO

FROM		ANGLE		DIST		NORTH		EAST		TO
PT/PT INVERSE		<i>2 B</i>								
****	START					119358.3558		112250.5993		71
1	INV	N	89 41 34	E	712.15	119362.1754		112962.7424		70
0	INV	S	0 40 44	E	989.81	118372.4340		112974.4720		433
33	INV	N	63 14 28	W	619.02	118651.1403		112421.7436		416
16	INV	N	50 19 07	W	167.90	118758.3473		112292.5271		415
15	INV	N	3 59 50	W	601.47	119358.3558		112250.5993		71

CLOSURE ERROR Area = 560558.66 sq ft 12.86866 ac



CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 7006

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.

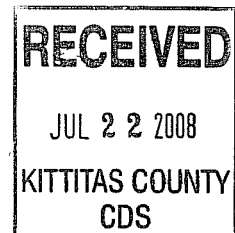
Dated: June 24, 2008 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By

Cathy Johnson
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 : 0107281
Guarantee Number : 48 0035 72030 7006
Dated : June 24, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 16.00

Your Reference : COLLETTE

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:

Lots 1B AND 2B, of LIBERTY ESTATES II SHORT PLAT, Kittitas County Short Plat No. 95-44, as recorded June 12, 1996, in Book E of Short Plats, pages 66 and 67, under Auditor's File No. 199606120026, records of Kittitas County, State of Washington; being a portion of the West Half of the Northeast Quarter of Section 1, Township 16 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

DON R. KIRKMAN AND ALICE M. KIRKMAN, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0107281

Guarantee Number: 48 0035 72030 7006

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 : \$68.45
Tax No. : 16-19-01052-0001 (11302)

NOTE: First half 2008 taxes and assessments have been paid in the amount of \$68.46.
General taxes and assessments for the full year: \$136.91.

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. 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. 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.

7. 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. 0107281

Guarantee Number: 48 0035 72030 7006

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 November 29, 1967, in Volume 127, Page 315, under Kittitas County Auditor's File No. 343276.
In favor of : Virgil E. Carlson and Luella H. Carlson, his wife, their successors and assigns
For : The continuation of the joint use, operation, maintenance and repair of the existing irrigation ditch, including syphon
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. Existing ditch as delineated on survey recorded February 10, 1994, in Book 19 of Surveys, pages 234 and 235, under Auditor's File No. 567881.
11. Matters disclosed and/or delineated on Liberty Estates II Short Plat recorded June 12, 1996 in Book E of Short Plats, Pages 66 and 67, under Auditor's File No. 199606120026, including (but not limited to) the following:
 - a) 40 foot private access easement along the West boundary of said Lot 1B;
 - b) Existing ditch located outside the West boundary of said Lots 1B and 2B;
 - c) Dedication contained hereon;
 - d) Notes as contained thereon
12. Irrigation Easements and Distribution Plan, and the terms and conditions thereof, executed by and between the parties herein named:
Between : Donald Kirkman and Alice Kirkman, husband and wife
Dated : February 8, 2005
Recorded : February 11, 2005
Auditor's File No. : 200502110027
12. Real Estate Contract, including the terms, covenants and provisions thereof:
Vendor : Don R. Kirkman and Alice M. Kirkman, husband and wife
Vendee : Paul E. Collette and Sharon L. Collette, husband and wife
Dated : March 15, 2005
Recorded : March 21, 2005
Auditor's File No. : 200503210085
Excise Tax Receipt No. : 2005-641
13. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on September 28, 2007, under Kittitas County Auditor's File No. 200709280051.
In favor of : Puget Sound Energy, Inc.
For : To construct, operate, maintain, repair, replace, improve, remove, enlarge, and ~~use the easement area for one or more utility systems for purposes of~~ transmission, distribution and sale of gas and electricity, together with right of access
Affects : Portion of said premises and other land

(SCHEDULE B)

File No. 0107281

Guarantee Number: 48 0035 72030 7006

14. DEED OF TRUST, and the terms and conditions thereof:
- | | |
|--------------------|---|
| Grantor | : Paul E. Collette and Sharon L. Collette, husband and wife |
| Trustee | : Stewart Title of Kittitas County |
| Beneficiary | : Cashmere Valley Bank |
| Amount | : \$275,000.00, plus interest |
| Dated | : May 9, 2008 |
| Recorded | : May 29, 2008 |
| Auditor's File No. | : 200805290024 |

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

CDF/lam

2 cc: Cruse & Assoc.: Marsha
w/Docs