

(509) 575-6434 FAX (509) 575-1294

DATE	6-27-08	JOB NO.	08165
ATTENTION			
RE:	Short Plat Application		

TO John Shea
2993 Venture Hwy
Ellensburg, Wa. 98926

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings
 - Prints
 - Plans
 - Samples
 - Specifications
 - Copy of letter
 - Change order
 - _____

COPIES	DATE	NO.	DESCRIPTION
6			Paper copies - Preliminary Short Plat
1			Short Plat application
1			Computer lot closure sheet

THESE ARE TRANSMITTED as checked below:

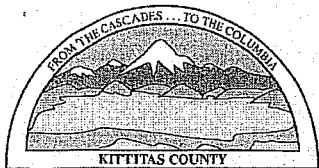
- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____
- Approved as submitted
- Approved as noted
- Returned for corrections
- _____
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS John - Please sign the application and return
5 copies of survey, application and the
computer lot closure sheet to Kittitas County
Planning Dept. Don't forget to include
the title report when you get it.

COPY TO _____

SIGNED: Doug Gray

If enclosures are not as noted, kindly notify us at once.



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SP-08-00038

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTTAS 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

\$1220.00 total

APPLICATION FEES:

(2 lots)

\$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)

PAID

JUL 29 2008

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

[Handwritten Signature]

DATE:

7-29-08

RECEIPT #:

KITTTAS CO.
 CDS
 DATE STAMP
 HERE

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:

Name:

John Shea

Mailing Address:

2993 Vantage Highway

City/State/ZIP:

Ellensburg, Wa. 98926

Day Time Phone:

Email Address:

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name:

Douglas Gray (GSE)

Mailing Address:

P.O. Box 510

City/State/ZIP:

Yakima, Wa. 98907

Day Time Phone:

509 575 6434

Email Address:

dgray@ggrayse.g5

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address:

2993 Vantage Hwy

City/State/ZIP:

ELL, WA 98926

5. Legal description of property: See attached survey map

6. Tax parcel number(s): ~~18-18-32030-0022~~ 18-19-32030-0022

7. Property size: 5.04 Ac. (acres)

8. 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):

Project consists of dividing 8 ac. into two lots 5/3.
Water - individual wells, sewer - individual septic

9. Are Forest Service roads/easements involved with accessing your development?

Yes No (Circle) If yes, explain:

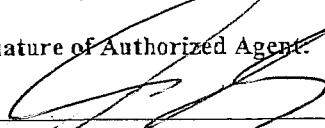
10. What County maintained road(s) will the development be accessing from?

Vantage Highway

11. 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.

Signature of Authorized Agent:

X

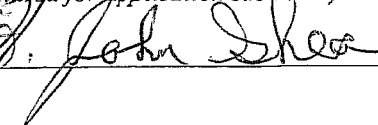


Date:

6-27-08

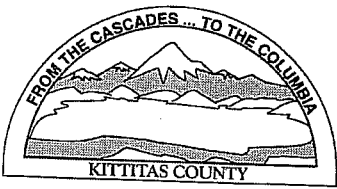
Signature of Land Owner of Record:
(Required for application submittal)

X



Date:

7-29-08



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

RECEIPT NO.: 00002407

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS
(509) 962-7698

Account name: 001962

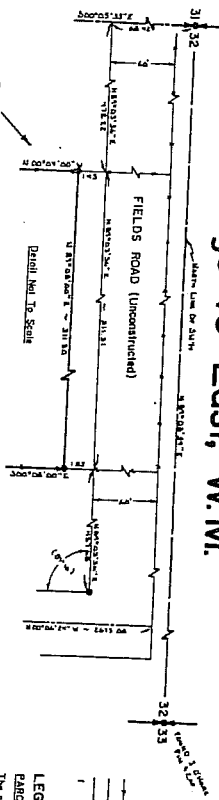
Date: 7/29/2008

Applicant: SHEA, H. JOHN

Type: check # 8631

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-08-00038	CDS FEE FOR SHORT PLAT	630.00
SP-08-00038	EH SHORT PLAT FEE	380.00
SP-08-00038	PUBLIC WORKS SHORT PLAT FEE	210.00
	Total:	1,220.00

Part of the SW 1/4 of Section 32, Township 18 North, Range 19 East, W.M.



LEGEND

1. Fields Road (Unconstructed)

2. Parcel 1 (10.09 Acres)

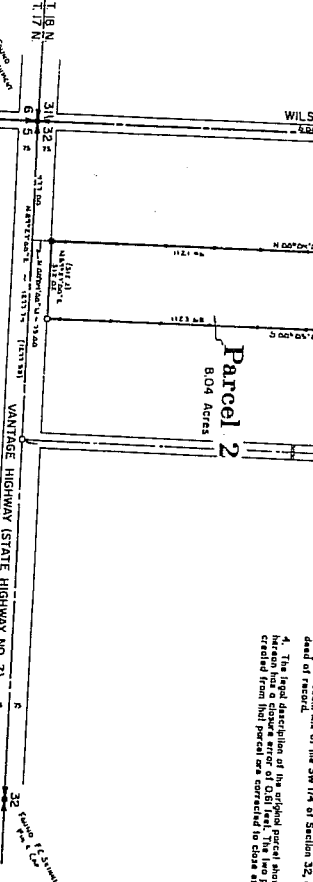
3. Parcel 2 (8.04 Acres)

LEGAL DESCRIPTIONS

PARCEL 1
That portion of the West 1/2 of the Southeast 1/4 of Section 32, Township 18 North, Range 19 East, W.M., in the County of Millin, State of Washington, which is described as follows: ...

PARCEL 2
That portion of the West 1/2 of the Southeast 1/4 of Section 32, Township 18 North, Range 19 East, W.M., in the County of Millin, State of Washington, which is described as follows: ...

- NOTES:**
- The "Fields Road", shown herein, was quit claimed to the State of Washington by the original owner, A.F.N. 202581 and conveyed and patented under A.F.N. 202581 for "Fields Road" dated October 22, 1940. The survey for Parcel 1 and Parcel 2 was conducted on the existing east-west line of Section 32 shown herein.
 - The Fields Road right of way as located by this survey is shown as a 20-foot wide road. The original road plan dated March 1970 and the document submitted to the County Auditor, along with the south line of the SW 1/4 of Section 32, is in the file of record.
 - Books of Records, as indicated by the survey, are in the file of record.
 - The legal description of the original parcel shown herein is in accordance with the document submitted to the County Auditor. The two parcels shown herein are corrected to close exactly.



AUDITOR'S CERTIFICATE

I, _____, Auditor of the County of Millin, State of Washington, do hereby certify that the foregoing is a true and correct copy of the original record in my office.

WITNESSED my hand and the seal of my office this _____ day of _____, 1988.

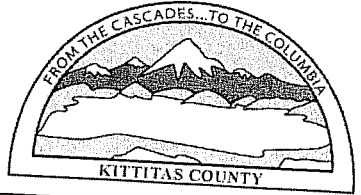
SURVEYOR'S CERTIFICATE

I, Charles A. Cruse, Jr., Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record in my office.

WITNESSED my hand and the seal of my office this _____ day of _____, 1988.



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street
Ellensburg, WA 98926
Ph. (509) 925-4747



Disclaimer: Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.



July 21, 2008

H. John Shea
2993 Vantage Hwy.
Ellensburg, Wa 98926

Dear Mr. Shea:

Enclosed is an updated subdivision guarantee reflecting the recording of a Warranty Fulfillment Deed satisfying the Real Estate Contract from Catherine Shea to you and an Affidavit by the heirs of Catherine Shea.

A copy of the updated subdivision guarantee has been sent to Gray Surveying.

If you have concerns or questions, please feel free to contact us.

Yours truly,

Anna Williams
Title Examiner
Amerititle-Ellensburg

AMENDED
SUBDIVISION GUARANTEE

Office File Number : 0107335
Guarantee Number : 48 0035 72030 7014
Dated : July 15, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 16.00

Your Reference : H. JOHN SHEA

Name of Assured: H. JOHN SHEA AND GRAY SURVEYING & ENGINEERING

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 2 of that certain Survey as recorded March 8, 1988, in Book 15 of Surveys, page 135, under Auditor's File No. 511086, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 32, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

H. JOHN SHEA, AS HIS SEPARATE ESTATE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0107335

Guarantee Number: 48 0035 72030 7014

8. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on February 24, 1988, under Kittitas County Auditor's File No. 510868.
- For : Reciprocal rights of easement common to Parcels 1 and 2 for the purposes of access to irrigation facilities, including weir located on the Northerly portion of Parcel 1, and the reasonable right in irrigation water and maintaining irrigation lines and facilities
- Affects : Said premises and other land
9. Real Estate Contract, including the terms, covenants and provisions thereof:
- Vendor : Catherine E. Shea, a widow
Vendee : H. John Shea, a single person
Dated : February 16, 1988
Recorded : February 25, 1988, in Volume 217, Page 789
Auditor's File No. : 510868
Excise Tax Receipt No. : Unreadable

Grantee's interest presumptively subject to the community interest of his spouse if married on or after February 16, 1988.

10. Exceptions and Reservations as contained in Instrument
- From : Catherine E. Shea, a widow
Dated : February 16, 1988
Recorded : February 25, 1988, in Volume 217, Page 789
Auditor's File No. : 510868, as follows:

"Subject to reservation for the remainder of the life of Seller to reside in the existing primary dwelling upon said property, including the right of ingress and egress in reasonable fashion across the remainder of said parcel."

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

(SCHEDULE B)

File No. 0107335

Guarantee Number: 48 0035 72030 7014

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 : \$738.86
Tax No. : 18-19-32030-0022 (074834)

NOTE: First half 2008 taxes and assessments have been paid in the amount of \$738.87.
General taxes and assessments for the full year: \$1,477.73.

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. Cascade Irrigation District assessments for the second half of the year 2008, which become delinquent after October 31, 2008, if not paid.
Amount : \$193.05
Parcel No. : 074834

Note: First half assessments have been paid in the amount of \$193.05.
Assessments for the full year: \$386.10

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. 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. 0107335

Guarantee Number: 48 0035 72030 7014

8. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on February 24, 1988, under Kittitas County Auditor's File No. 510868.

For : Reciprocal rights of easement common to Parcels 1 and 2 for the purposes of access to irrigation facilities, including weir located on the Northerly portion of Parcel 1, and the reasonable right in irrigation water and maintaining irrigation lines and facilities

Affects : Said premises and other land

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

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 7014

H. JOHN SHEA AND GRAYS SURVEYING & ENGINEERING

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.

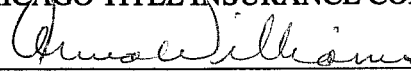
LIABILITY EXCLUSIONS AND LIMITATIONS

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 30, 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 : 0107335
Guarantee Number : 48 0035 72030 7014
Dated : June 30, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 16.00

Your Reference : H. JOHN SHEA

Name of Assured: H. JOHN SHEA AND GRAY SURVEYING & ENGINEERING

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 2 of that certain Survey as recorded March 8, 1988, in Book 15 of Surveys, page 135, under Auditor's File No. 511086, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 32, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

CATHERINE E. SHEA, AS HER SEPARATE ESTATE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0107335

Guarantee Number: 48 0035 72030 7014

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 : \$738.86
Tax No. : 18-19-32030-0022 (074834)

NOTE: First half 2008 taxes and assessments have been paid in the amount of \$738.87.
General taxes and assessments for the full year: \$1,477.73.

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. Cascade Irrigation District assessments for the second half of the year 2008, which become delinquent after October 31, 2008, if not paid.
Amount : \$193.05
Parcel No. : 074834

Note: First half assessments have been paid in the amount of \$193.05.
Assessments for the full year: \$386.10
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. 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)

Gray Surveying and Engineering
Lot Closure Report
John Shae, Job# 08165
06/27/2008

LotClos062708.txt

Parcel name: Lot 1

North: 6206.2528 East : 5787.2596
Line Course: S 00-05-00 E Length: 699.43
 North: 5506.8235 East : 5788.2769
Line Course: S 89-27-00 W Length: 311.89
 North: 5503.8297 East : 5476.4013
Line Course: N 00-04-00 W Length: 697.71
 North: 6201.5392 East : 5475.5895
Line Course: N 89-08-00 E Length: 311.71
 North: 6206.2540 East : 5787.2638

Perimeter: 2020.74 Area: 217,801 sq.ft. 5.00 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0043 Course: N 74-05-08 E
Error North: 0.00119 East : 0.00417
Precision 1: 469,939.53

Parcel name: Lot 2

North: 5506.8244 East : 5788.2769
Line Course: S 00-05-00 E Length: 424.25
 North: 5082.5748 East : 5788.8940
Line Course: S 89-27-00 W Length: 312.02
 North: 5079.5797 East : 5476.8883
Line Course: N 00-04-00 W Length: 424.25
 North: 5503.8294 East : 5476.3947
Line Course: N 89-27-00 E Length: 311.89
 North: 5506.8233 East : 5788.2703

Perimeter: 1472.41 Area: 132,343 sq.ft. 3.04 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0067 Course: S 80-37-55 W
Error North: -0.00109 East : -0.00658
Precision 1: 219,762.69