

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

"Building Partnerships – Building Communities"

SHORT PLAT APPLICATION

(To divide a lot into no more than 4 lots, according to KCC 16.32)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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.
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

RECEIVED

SEP 11 2013

KITTITAS COUNTY
CDS

APPLICATION FEES:

\$720.00	Kittitas County Community Development Services (KCCDS)
\$220.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$470.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
\$1,540.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

Rose J...

DATE: 9/11/13

RECEIPT # #18782

PAID

SEP 11 2013

KITTITAS CO
DATE STAMP IN BOX
CDS

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

GENERAL APPLICATION INFORMATION

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

Name: FRANK LOWATCHIE
Mailing Address: 811 W BENDER RD.
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 509-962-5868
Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: CRUSE & ASSOC
Mailing Address: PO BOX 959
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 509-962-8242
Email Address: cruseandassoc@kvalley.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 811 W BENDER RD.
City/State/ZIP: ELLENSBURG, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**

MEADOW VIEW #1, LOT 1 SEC 26-18-18

6. **Tax parcel number(s):** 18-18-26050-0001

7. **Property size:** 1.92 AC (acres)

8. **Land Use Information:**

Zoning: UR Comp Plan Land Use Designation: URBAN

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum 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. *1.92AC DIVIDED TO 1.33 & 0.60
BENDER RD, INDIVIDUAL WELLS & SEPTIC, CO. RD. ACCESS*
10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain.
NO
11. **What County maintained road(s) will the development be accessing from?**
BENDER & PIONEER
AUTHORIZATION
12. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X Charles A. Currey Jr.

Date:

9-10-13

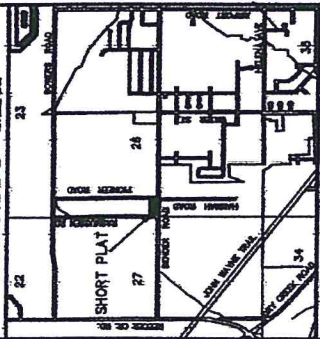
Signature of Land Owner of Record
(Required for application submittal):

X Frank K. Lowatchie

Date:

9/6th 2013

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY ENGINEER _____

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY HEALTH OFFICER _____

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

DATED THIS _____ DAY OF _____ A.D., 201__

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. 18-18-26000-0001

DATED THIS _____ DAY OF _____ A.D., 201__

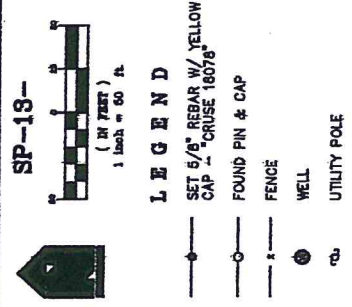
KITTITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: FRANK LOWATCHIE
 ADDRESS: 811 BENDER ROAD, ELLENBURG, WA 98828
 PHONE: (509) 842-5888

EXISTING ZONE: URBAN RESIDENTIAL
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 FRESH WATER: NO IMPROVEMENTS PER THIS APP.
 NORTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 SCALE: 1" = 50'

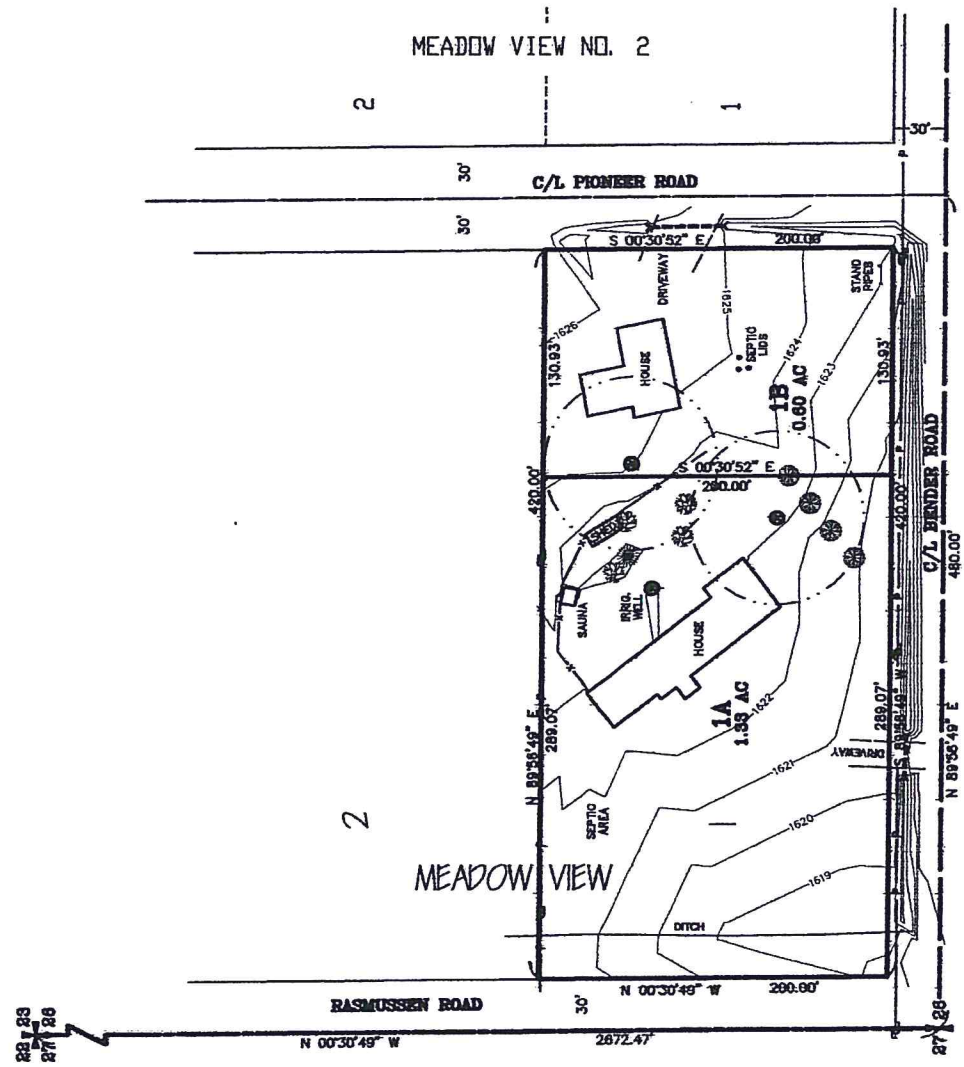
SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

**LOWATCHIE SHORT PLAT
 PART OF SECTION 26, T. 18 N., R. 18 E., W.M.,
 KITTITAS COUNTY, WASHINGTON**



ORIGINAL PARCEL DESCRIPTION
 LOT 1, BLOCK 1, MEADOW VIEW, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 74, RECORDS OF SAID COUNTY.

MEADOW VIEW NO. 2



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2013, at _____, in Book L of Short Plats at page(s) _____ at the request of Cruse & Associates. RECEIVING NO. _____

SURVEYOR'S CERTIFICATE

JERALD V. PETTIT by KITTITAS COUNTY AUDITOR
 This map correctly represents the needs by me or under my direction in accordance with the requirements of the Surveyors Act at the request of FRANK LOWATCHIE, AUGUST 10, 2013.



PRELIMINARY

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98826 (509) 968-8242
 P.O. Box 959
 Ellensburg, WA 98826 (509) 968-8242

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. WA2011-46-0118761-2013.72030-89492677

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: July 30, 2013 @ 8:00 AM

CHICAGO TITLE INSURANCE COMPANY

By Marlene Wyatt
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.

WA2011 0118761
AmeriTitle
503 North Pearl St
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: [Signature]
President

ATTEST
[Signature]
Secretary



SUBDIVISION GUARANTEE

Office File Number : 0118761
Guarantee Number : WA2011-46-0118761-2013.72030-89492677
Dated : July 30, 2013, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : LOWATCHIE

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:

Lot 1, Block 1, MEADOW VIEW, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, page 74, records of said County.

Title to said real property is vested in:

FRANK K. LOWATCHIE AND SUSAN A. LOWATCHIE, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0118761

Guarantee Number: WA2011-46-0118761-2013.72030-89492677

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 2013, which become delinquent after October 31, 2013, if not paid.
Amount : \$1,720.38
Tax No. : 18-18-26050-0001 (852733)

NOTE: First half 2013 taxes and assessments have been paid in the amount of \$1,720.39.
General taxes and assessments for the full year: \$3,440.77.

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. 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, revised and amended in Resolution Number 04-2008 recorded March 12, 2008 under Auditor's File No. 200803120028.
6. Terms, conditions and covenants contained in Dedication and easement provisions of Meadow View as recorded in Book 3 of Plats, page 74, records of Kittitas County, Washington,, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
7. General restrictions and covenants contained in deeds from Kamiakin Corporation, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

(SCHEDULE B CONTINUED)

File No. 0118761

Guarantee Number: WA2011-46-0118761-2013.72030-89492677

8. 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)
9. Cascade Irrigation District Resolution 03-2006, Formation of LID#3-Hannah Road/Pioneer Road Project, and the terms and conditions thereof, executed by and between the parties herein named;
For : Cascade Irrigation District
Dated : September 5, 2006
Recorded : October 4, 2007
Auditor's File No. : 200710040004
10. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Susan A. Lowatchie and Frank K. Lowatchie, wife and husband
Trustee : Stewart Title of Kittitas County
Beneficiary : Yakima Federal Savings and Loan Association, a Federally Chartered Savings Association
Amount : \$155,000.00, plus interest
Dated : October 30, 2003
Recorded : October 31, 2003
Auditor's File No. : 200310310005
11. Contract for Reimbursement Under Water and Sewer Facilities Act (RCW 35-91) for Black Horse Development Project, and the terms and conditions thereof, executed by and between the parties herein named:
Between : City of Ellensburg and property owner
Dated : July 17, 2008
Recorded : August 5, 2008
Auditor's File No. : 200808050001

Said agreement provides that reimbursement will be at cost of \$60.50 per frontage foot on Bender Road.

END OF EXCEPTIONS

(SCHEDULE B CONTINUED)

File No. 0118761

Guarantee Number: WA2011-46-0118761-2013.72030-89492677

Notes:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):
Lot 1, Block 1, MEADOW VIEW, Book 3, Page 74.
2. Cascade Irrigation District assessments for the year 2013 have been paid.
Amount : \$93.15
Parcel No. : 852733
3. 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

MW/hh

1 cc: Marsha Mahn
Cruse and Associates

622 INV N 0 30 49 W 200.00 32880.55403 27415.99222 85 MEADOW VIEW

NO CLOSURE ERROR Area = 83997.00 sq ft 1.92831 ac

Lowatchie SP
9/10/13

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE							
***** START							
851	INV	N	89 56 49	E	420.00	32880.94303	27835.98918 85
852	INV	S	0 30 52	E	200.00	32680.95108	27837.78521 62
MEADOW VIEW							
621	INV	S	89 56 49	W	420.00	32680.56207	27417.78539 62
MEADOW VIEW							
622	INV	N	0 30 49	W	200.00	32880.55403	27415.99222 85

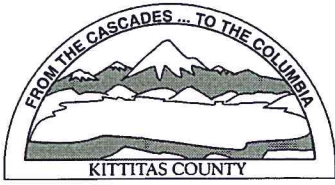
NO CLOSURE ERROR Area = 83997.00 sq ft 1.92831 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE							
***** START							
851	INV	N	89 56 49	E	289.07	32880.82177	27705.05941 238
238	INV	S	0 30 52	E	200.00	32680.82981	27706.85543 238
SP COR							
239	INV	S	89 56 49	W	289.07	32680.56207	27417.78539 622
MEADOW VIEW							
622	INV	N	0 30 49	W	200.00	32880.55403	27415.99222 85

NO CLOSURE ERROR Area = 57811.88 sq ft 1.32718 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE							
***** START							
238	INV	N	89 56 49	E	130.93	32880.94303	27835.98918 852
852	INV	S	0 30 52	E	200.00	32680.95108	27837.78521 621
MEADOW VIEW							
621	INV	S	89 56 49	W	130.93	32680.82981	27706.85543 239
SP COR							
239	INV	N	0 30 52	W	200.00	32880.82177	27705.05941 238

NO CLOSURE ERROR Area = 26185.12 sq ft 0.60113 ac



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

RECEIPT NO.: 00018782

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027562

Date: 9/11/2013

Applicant: LOWATCHIE, FRANK K ETUX

Type: check # 1408

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00009	CDS FEE FOR SHORT PLAT	720.00
SP-13-00009	EH SHORT PLAT FEE	470.00
SP-13-00009	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00009	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,540.00