

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)

SP 09-00009

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

\$1200

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:

4-28-09

RECEIPT #



NOTES:

**Kittitas County
CDS**

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: Randy Markus and Scott Repp
Mailing Address: 1231 Game Farm Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 925-7367
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: No. 6 Road
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

Parcels C1 and C2 in Book 21 of Surveys at Pages 208-210, Under AFN 199602090010

5. **Tax parcel number(s):** 17-19-29000-0008 and 0025, 17-19-30010-0005 and 0006

6. **Property size:** 41.54 _____ (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):

4 lot Short Plat with individual wells and Septic systems all 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?

No. Co 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 Scott (L) Chris Cruise

Date:

Jan 7, 2009

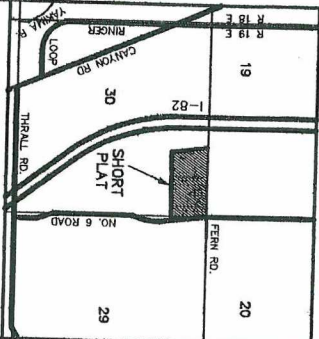
Signature of Land Owner of Record:
(REQUIRED for application submittal)

X Scott L
Kandy Meeks

Date:

Jan 7, 2007

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
WILL ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A
NOT NEARBY MEANS OF SEWAGE DISPOSAL, FOR SOLE BUT
PLAT PROPOSED. ALL BUILDING SITES WITHIN THIS SHORT
TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT
ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS
FOR LOTS.

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

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE MARKUS-REPP 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

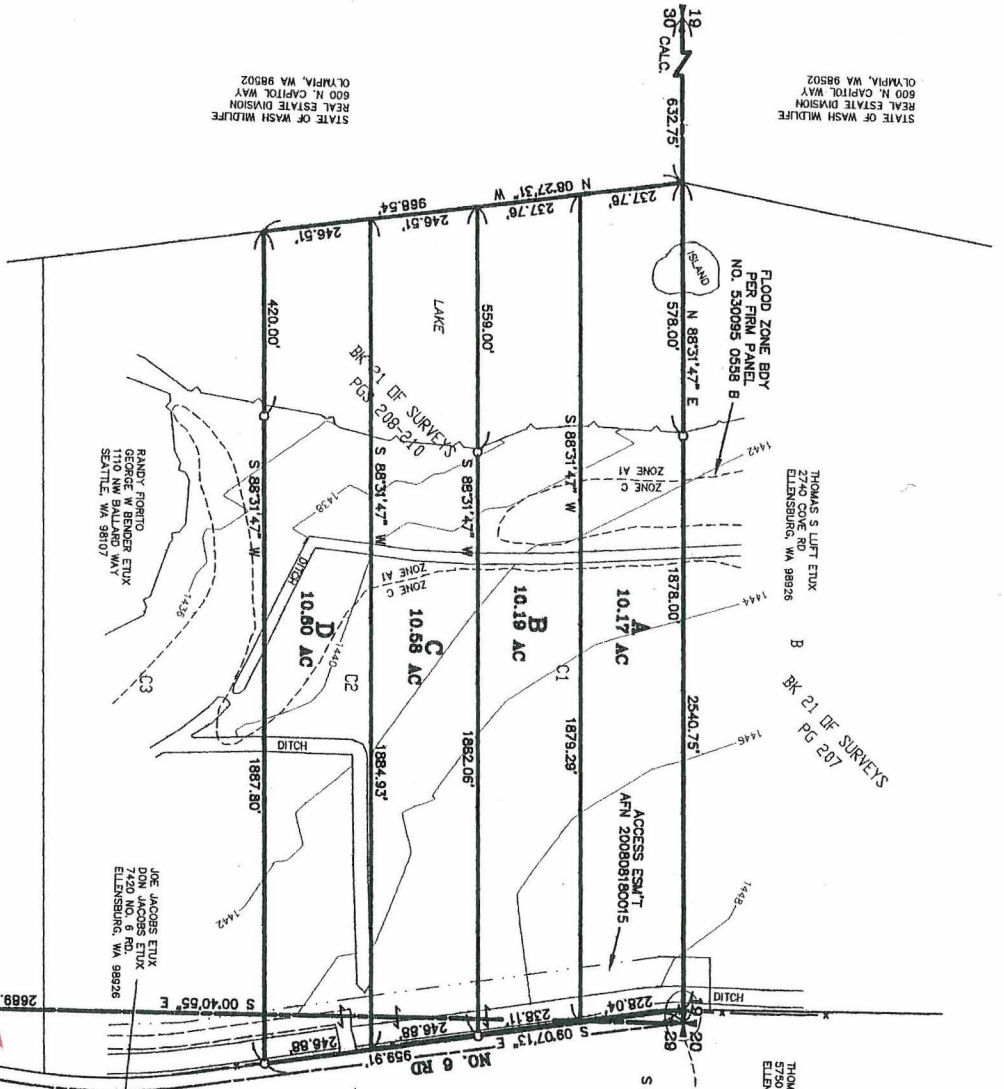
CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCELS NO. 17-18-29000-000A, 17-18-30010-000A,
17-18-29000-000B & 17-18-30010-000B
DATED THIS _____ DAY OF _____ A.D. 200__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: RANDY & SUSAN MARKUS
ADDRESS: SCOTT & AD REPP
ELLENBURG, WA 98928
PHONE: (509) 825-5377
EXTINGUISHING ZONE: COMMERCIAL, A6
SOURCE OF WATER: MUNICIPAL MAINLINES
SEWER SYSTEM: SEPTIC SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
MOUTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATED LOTS: FOUR (4)
SCALE: 1" = 200'

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

MARKUS-REPP SHORT PLAT
PART OF SECTIONS 29 & 30, T. 17 N., R. 19 E., W.M.



STATE OF WASH WILDLIFE
REAL ESTATE DIVISION
600 N. CAPITOL WAY
OLYMPIA, WA 98502

STATE OF WASH WILDLIFE
REAL ESTATE DIVISION
600 N. CAPITOL WAY
OLYMPIA, WA 98502

THOMAS S LUFF ETUX
2700 N. 27TH RD
ELLENBURG, WA 98926

THOMAS J RINGER ETUX
5750 NO. 6 RD
ELLENBURG, WA 98926

PHILIP C TILMAN ETUX
PO BOX 182
ELLENBURG, WA 98926

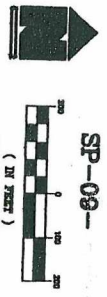
JOE JACOBS ETUX
7420 NO. 6 RD
ELLENBURG, WA 98926

RICHARD P DOORHAN ETUX
6850 NO. 6 RD
ELLENBURG, WA 98926

JOE JACOBS ETUX
DON JACOBS ETUX
T100
ELLENBURG, WA 98926

RANDY FORRTO
FRANK BENDER ETUX
SEATTLE, WA 98107

FD ENC MON



SP-09-

(1/4\"/>

1 inch = 500 ft.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2009, at _____ M. in Book K of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

GRALD V. FETTIT 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 SCOTT REPP in DECEMBER of 2008.

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36915
4/28/2009



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926
P.O. Box 959
(509) 962-8242

MARKUS-REPP SHORT PLAT

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

Policy No. WA2011-46-0108228-2009.72030-76969107

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: 01/05/09 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By *Anna Williams*
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 0108228
AmeriTitle
101 West 5th Avenue
Ellensburg, WA 98926

CHICAGO TITLE INSURANCE COMPANY

By: *Agnes M. [Signature]* President
ATTEST *John C. [Signature]* Secretary



SUBDIVISION GUARANTEE

Office File Number : 0108228
Guarantee Number : WA2011-46-0108228-2009.72030-76969107
Dated : January 5, 2009, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 16.00

Your Reference : REPP - MARKUS

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:

TRACT 1:

Parcel C1 of that certain Survey as recorded February 9, 1996, in Book 21 of Surveys, pages 208 through 210, under Auditor's File No. 199602090010, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30, all in Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

TRACT 2:

Parcel C2 of that certain Survey as recorded February 9, 1996, in Book 21 of Surveys, pages 208 through 210, under Auditor's File No. 199602090010, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30, all in Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

TRACT 1: RANDY J. MARKUS AND SUSAN K. MARKUS, HUSBAND AND WIFE
TRACT 2: SCOTT F. REPP AND MARY J. REPP, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0108228

Guarantee Number: WA2011-46-0108228-2009.72030-76969107

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 year 2009, not payable until February 15, 2009, in an amount not yet available from the Treasurer's Office.
Tax Nos.

General taxes and assessments for the year 2008 have been paid.

<u>Amount</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 12.84	17-19-29000-0008 (770333)	Portion of Tract 1
\$ 712.38	17-19-30010-0005 (12305)	Portion of Tract 1
\$ 23.42	17-19-29000-0025 (12313)	Portion of Tract 2
\$ 720.81	17-19-30010-0006 (12306)	Portion of Tract 2

5. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument dated on September 30, 1937, in Book 58 of Deeds, Page 296, under Kittitas County Auditor's File No. 137204.
In favor of : Puget Sound Power and Light Company
For : Electric transmission and distribution line
Affects : Said premises and other land
6. 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 May 26, 1957, in Volume 100, Page 203, under Kittitas County Auditor's File No. 264037.
In favor of : Ellensburg Telephone Company, Inc., a Washington corporation
For : Telephone transmission and distribution line
Affects : Commencing at the Northeast corner of said Section 30, and going West along Section line for approximately 1/8 of a mile
7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument dated on July 1, 1963, in Book 112 of Deeds, Page 741, and in Book 112 of Deeds, page 743.
In favor of : Undisclosed
For : ditch
Affects : A portion of said land known as the "Costich Ditch".

(SCHEDULE B)

File No. 0108228

Guarantee Number: WA2011-46-0108228-2009.72030-76969107

8. Right of way for the operation and maintenance of a drainage and irrigation ditch and roadway over and across a strip of land in the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 30 as conveyed to Ivan F. Costich, an unmarried man, by Quit Claim Deed dated August 16, 1963 and recorded September 20, 1963 in Book 113 of Deeds, page 328, under Kittitas County Auditor's File No. 307437.
Affects : Tract 1
9. Relinquishment of right of access to State Highway and of light, view and air, under terms of Deed to the State of Washington.
Recorded : April 23, 1969
Auditor's File No. : 353684
10. 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)
11. Matters disclosed on the Survey recorded February 9, 1996, in Book 21 of Surveys, pages 208 through 210, under Auditor's File No. 199602090010, including but not limited to the following:
 - a) Location of fenceline in relation to property boundary
 - b) Location of unnamed lake
12. Encroachment of fence onto said premises on the North, as disclosed by Survey recorded February 9, 1996, in Book 21 of Surveys, pages 208 through 210, under Auditor's File No. 199602090010.
Affects : Tract 1
13. Right, title and interest of owner of land adjoining on the North as to that portion of said land between the fence and the property line, as disclosed by Survey recorded February 9, 1996, in Book 21 of Surveys, pages 208 through 210, under Auditor's File No. 199602090010.
Affects : Tract 1
14. Road Use and Maintenance Agreement, and the terms and conditions thereof, executed by and between the parties herein named:
Between : Fiorito Bros. Inc.
Dated : August 4, 2008
Recorded : August 18, 2008
Auditor's File No. : 200808180015
15. Declaration of Protective Covenants and Restrictions, recorded August 18, 2008, under Auditor's File No. 200808180016, 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.
16. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of unnamed lake, if navigable.

(SCHEDULE B)

File No. 0108228

Guarantee Number: WA2011-46-0108228-2009.72030-76969107

17. Any questions that may arise due to shifting or change of the line of high water of the unnamed lake or due to the unnamed lake having shifted or changed its line of high water.
18. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.

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

1 cc: Cruse & Associates: Marsha

286	INV	N	88 31 47	E	1879.29	99680.71660	105058.26102	287
								Calc
287	INV	S	9 07 13	E	238.11	99445.61499	105096.00402	569
								REV PARCEL COR
569	INV	S	88 31 47	W	1882.06	99397.32170	103214.56386	568
								REV PARCEL COR
568	INV	N	8 27 31	W	237.76	99632.49439	103179.59037	286
								Calc

=====
 NO CLOSURE ERROR Area = 443825.44 sq ft 99632.49439 103179.59037 286
 FROM ANGLE DIST NORTH EAST TO
 =====

PT/PT INVERSE (C)
 ***** START

						99397.32170	103214.56386	568
								REV PARCEL COR
568	INV	N	88 31 47	E	1882.06	99445.61499	105096.00402	569
								REV PARCEL COR
569	INV	S	9 07 13	E	246.88	99201.85839	105135.13631	288
								Calc
288	INV	S	88 31 47	W	1884.93	99153.49140	103250.82484	289
								Calc
289	INV	N	8 27 31	W	246.51	99397.32170	103214.56386	568
								REV PARCEL COR

=====
 NO CLOSURE ERROR Area = 460854.66 sq ft 99397.32170 103214.56386 568
 FROM ANGLE DIST NORTH EAST TO
 =====

PT/PT INVERSE (D)
 ***** START

						99153.49140	103250.82484	289
								Calc
289	INV	N	88 31 47	E	1884.93	99201.85839	105135.13631	288
								Calc
288	INV	S	9 07 13	E	246.88	98958.10180	105174.26871	564
								REV PARCEL COR
564	INV	S	88 31 47	W	1887.80	98909.66111	103287.08583	565
								REV PARCEL COR
565	INV	N	8 27 31	W	246.51	99153.49140	103250.82484	289
								Calc

=====
 NO CLOSURE ERROR Area = 461557.46 sq ft 99153.49140 103250.82484 289
 FROM ANGLE DIST NORTH EAST TO
 =====