

RECEIVED

MAR 22 2013

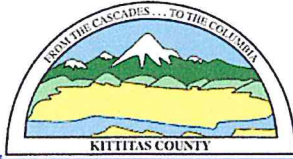
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

KITTITAS COUNTY, Suite 2, Ellensburg, WA 98926
CDS

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

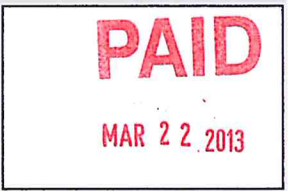
(Optional at submittal, required at the time of final submittal)

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

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):	DATE:	RECEIPT #	
_____	_____	_____	

DATE STAMP IN BOX

KITTITAS CO. GDS

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: David M. Wickham, et ux
Mailing Address: 773 Watson Rd.
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 667-2050
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: Crute & Associates
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 962-8242
Email Address: _____

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: 773 Watson Rd.
City/State/ZIP: Ellensburg, WA 98926

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

Ptn. of NE 1/4 of Section 33, T. 18 N., R. 19 E., W. M.

6. Tax parcel number(s): 18-19-33010-0012

7. Property size: 29.39 Ac. (acres)

8. Land Use Information:

Zoning: Commercial Ag Comp Plan Land Use Designation: Commercial Ag

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. *2 lot short plat w/ individual wells and septic systems*
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?** *Watson Rd.*

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. Cuddy*

Date:

3/22/13

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

X *[Signature]*

Date:

3/22/13

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 2013

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS
 UP TO THE SURFACE ARE SATISFACTORY AS A BUT
 NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT
 PLAT, PROSPECTIVE PURCHASERS OF LOTS ARE URGED
 TO HAVE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT
 ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS
 FOR LOTS.

DATED THIS _____ DAY OF _____ A.D. 2013

KITTITAS COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____ A.D. 2013

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. 18-19-33010-002

DATED THIS _____ DAY OF _____ A.D. 2013

KITTITAS COUNTY TREASURER

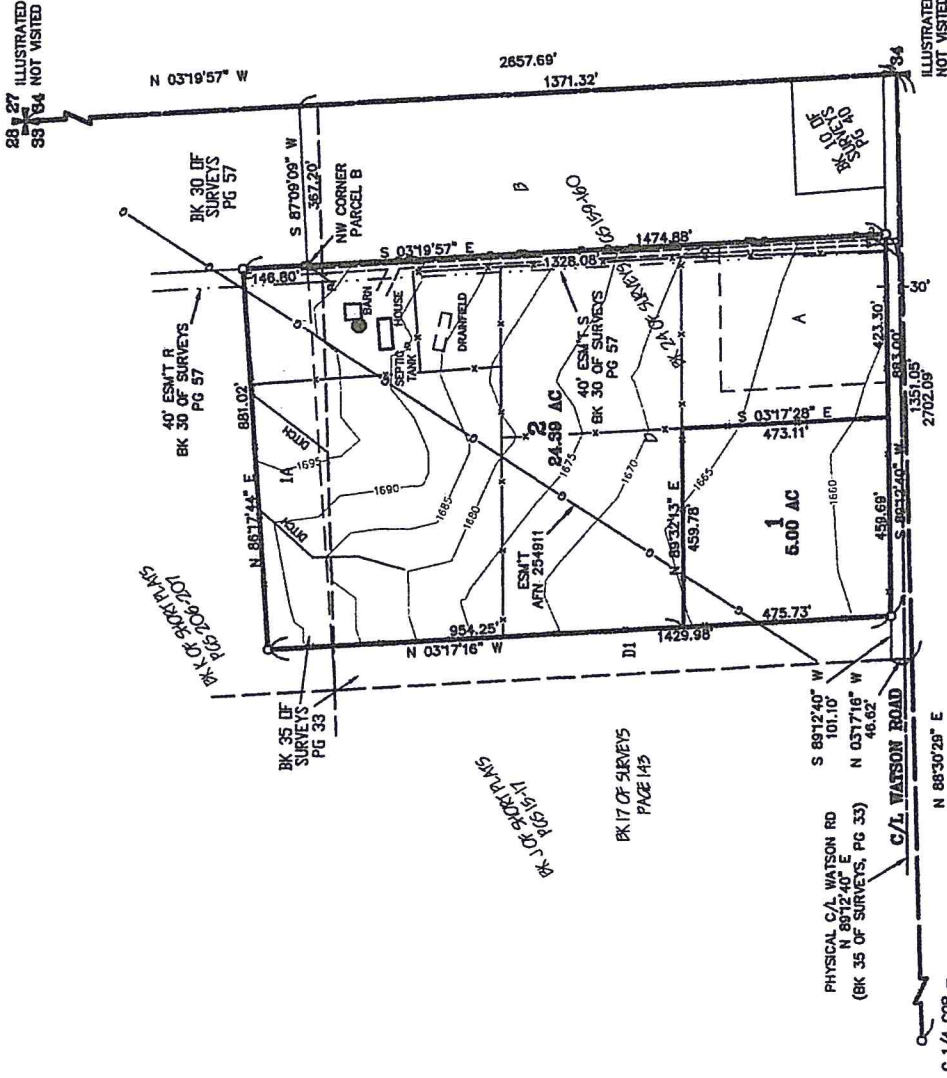
NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: DAVID WICKHAM
 ADDRESS: 775 WATSON ROAD
 ELLENBURG, WA 98028
 PHONE: (206) 607-2020

CODING ZONE: COMMERCIAL AG
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS FOR THIS APP.
 WIDTH AND TYPE OF ADDRESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 200'

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

**WICKHAM SHORT PLAT
 PART OF SECTION 33, T. 18 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON**



C 1/4 COR -
 ILLUSTRATED
 NOT VISITED

RECEIVED

MAR 22 2013

KITTITAS COUNTY

SHEET 1 OF 2

SUBVEYOR'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 DAVID WICKHAM in MARCH of 2013.

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 16076

3-22-13
 DATE



LEGEND
 SET 5/8" REBAR W/ YELLOW CAP - CRUISE 18078"
 FOUND PIN & CAP
 FOUND NAIL & WASHER
 FENCE
 GAS LINE

ORIGINAL PARCEL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL B OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 12, 1989, IN BOOK 24 OF SURVEYS, PAGES 159 AND 160, UNDER AUDITOR'S FILE NO. 198910120054, RECORDS OF SAID COUNTY, WHICH POINT IS THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE, THENCE SOUTH 0319'57" EAST, ALONG THE WEST LINE OF SAID PARCEL B, 1328.08 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, THENCE SOUTH 8912'40" WEST, ALONG THE SOUTH LINES OF PARCEL A AND OF PARCEL D OF SAID SURVEY, 884.09 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL D; THENCE NORTH 0317'16" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL D, 1278.00 FEET TO AN ANGLE POINT IN THE WEST BOUNDARY OF SAID PARCEL, THENCE SOUTH WITH THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE.

EXCEPT PARCEL D1 OF THAT CERTAIN SURVEY AS RECORDED MAY 5, 2008, IN BOOK 35 OF SURVEYS, PAGE 33, UNDER AUDITOR'S FILE NO. 200805050054, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND

PARCEL 1A OF THAT CERTAIN SURVEY AS RECORDED MAY 5, 2008, IN BOOK 35 OF SURVEYS, PAGE 33, UNDER AUDITOR'S FILE NO. 200805050054, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

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. _____

GERALD V. PETTY BY:
 KITTITAS COUNTY AUDITOR

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

WICKHAM SHORT PLAT

WICKHAM SHORT PLAT
PART OF SECTION 33, T. 18 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DAVID M. WICKHAM AND CINDY L. WICKHAM, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2013.

DAVID M. WICKHAM

CINDY L. WICKHAM

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID M. WICKHAM AND CINDY L. WICKHAM, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), (SOLELY AS BENEFIT OR LENDER AS HEREAFTER DERIVED, AND LENDER'S SUCCESSORS AND ASSIGNS), THE UNDERSIGNED BENEFICIARY OF DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. LENDER: CHERRY CREEK MORTGAGE CO., INC.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2013.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ AND _____ A.D., 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE RESIDENTS OF _____ AND _____ RESPECTIVELY, OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES: _____ RESIDING AT _____

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 35 OF SURVEYS, PAGE 33 AND THE SURVEY'S REFERENCED THEREON.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
8. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
9. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
11. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS _____ IRRIGABLE ACRES; LOT 2 HAS _____ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
13. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
15. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
16. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.060)

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2013, at _____ M., in Book L of Short Plats
at page(e) _____ of the request of Cruse & Associates.

RECEIVING NO. _____

ERALD V. PETTIT BY
KITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 969
Ellensburg, WA 98926 (509) 962-8242

3-22-13

SUBDIVISION GUARANTEE

RECEIVED

MAR 22 2013
KITTITAS COUNTY
CDS

Office File Number	:	0117787
Guarantee Number	:	WA2011-46-0117787-2013, 72030-88381650
Dated	:	March 11, 2013, at 8:00 a.m.
Liability Amount	:	\$ 1,000.00
Premium	:	\$ 250.00
Tax	:	\$ 20.00
Your Reference	:	WICKHAM
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:

That portion of the Northeast Quarter of Section 33, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington, which is bounded by a line described as follows:

Beginning at the Northwest corner of Parcel B of that certain Survey as recorded October 12, 1999, in Book 24 of Surveys, pages 159 and 160, under Auditor's File No. 199910120054, records of said County, which point is the true point of beginning for said described line; thence South 03°19'57" East, along the West line of said Parcel B, 1328.08 feet to the Southwest corner of said parcel; thence South 89°12'40" West, along the South lines of Parcel A and of Parcel D of said Survey, 984.09 feet to the Southwest corner of said Parcel D; thence North 03°17'16" West, along the West boundary of said Parcel D, 1278.03 feet to an angle point in the West boundary of said Parcel D; thence North 86°17'44" East, 982.14 feet, more or less, to the true point of beginning for said described line.

EXCEPT Parcel D1 of that certain Survey as recorded May 5, 2008, in Book 35 of Surveys, page 33, under Auditor's File No. 200805050054, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 33, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

AND

Parcel 1A of that certain Survey as recorded May 5, 2008, in Book 35 of Surveys, page 33, under Auditor's File No. 200805050054, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 33, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

DAVID M. WICKHAM AND CINDY L. WICKHAM, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0117787

Guarantee Number: WA2011-46-0117787-2013.72030-88381650

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 2013, which become delinquent after April 30, 2013, if first half not paid.

	<u>Full year</u>	<u>First Half</u>	<u>Second Half</u>
Amount :	\$ 1,823.38	\$ 911.69	\$ 911.69
Tax No. :	18-19-33010-0012 (14769)		

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 therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

7. 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 July 12, 1900, in Volume Z of Deeds, page 179.

In favor of : Delila J. Montgomery
For : Right-of-way for ingress and egress from
Affects : The East side of the East Half of the Northeast Quarter of said Section 33

(SCHEDULE B) (CONTINUED)

File No. 0117787

Guarantee Number: WA2011-46-0117787-2013.72030-88381650

8. 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 May 12, 1937, in Volume 53, page 418, under Kittitas County Auditor's File No. 133426.
In favor of : Kittitas Reclamation District
For : Right-of-way
Affects : A strip of land 10 feet in width along the East boundary of the East Half of the Northeast Quarter of said Section 33
9. 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.
10. 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 April 9, 1953, in Volume 91, page 404, under Kittitas County Auditor's File No. 236797.
In favor of : Merritt O. and Louise S. Smith, husband and wife, and Ray and Carol E. Rominger, husband and wife
For : Joint use with grantors of a ditch
Affects : A strip of land 6 feet in width through the Northeast Quarter of the Northeast Quarter of said Section 33
11. 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 December 29, 1955, in Volume 97, page 158, under Kittitas County Auditor's File No. 254911.
In favor of : Pacific Northwest Pipeline Corporation
For : Construction, maintenance, inspection, operation, protection, repair, alter or remove a pipeline or pipelines for the transportation or oil, gas and the products thereof
Affects : The North Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of said Section 33
12. 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)
13. Matters disclosed on the Survey recorded October 12, 1999, in Book 24 of Surveys, page 159, under Auditor's File No. 199910120054, including but not limited to the following:
 - a) Existing fence lines in relation to perimeter boundaries of said premises
 - b) 40 foot Easement Q
 - c) Underground gas line
 - d) Note 8 which states:
"An irrigation easement 10 feet in width is reserved along all lots lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines."
 - e) All other notes contained thereon

(SCHEDULE B) (CONTINUED)

File No. 0117787

Guarantee Number: WA2011-46-0117787-2013.72030-88381650

14. Matters disclosed on the Survey recorded December 4, 2001, in Book 27 of Surveys, page 34, under Auditor's File No. 200112040034, including but not limited to the following:
 - a) Note 8 which states:

"An irrigation easement 10 feet in width is reserved along all lots lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines."
 - b) All other notes contained thereon

15. Matters disclosed on the Survey recorded May 24, 2004, in Book 30 of Surveys, page 57, under Auditor's File No. 200405240028, including but not limited to the following:
 - a) 40' Easement "S"
 - b) 40' Easement "R"
 - c) Note 8 which states:

"An irrigation easement 10 feet in width is reserved along all lots lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines."
 - d) All other notes contained thereon

16. Declaration of Protective Covenants, Conditions and Restrictions, recorded December 5, 2003, under Kittitas County Auditor's File No. 200312050052, 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.

17. Non-Exclusive Easement Agreement, and the terms and conditions thereof, executed by and between the parties herein named:

Between	:	Dave M. Wickham and Cindy L. Wickham, husband and wife and Mary L. Morgan, an unmarried person
Dated	:	June 22, 2004
Recorded	:	June 29, 2004
Auditor's File No.	:	200406290002

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

Grantor	:	David M. Wickham and Cindy L. Wickham, 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: Cherry Creek Mortgage Co., Inc.
Amount	:	\$264,000.00, plus interest
Dated	:	December 27, 2004
Recorded	:	January 3, 2005
Auditor's File No.	:	200501030037
Affects	:	A portion of said premises

19. Matters disclosed on the Survey recorded May 5, 2008, in Book 35 of Surveys, page 33, under Auditor's File No. 200805050054, including but not limited to the following:
 - a) 40' Easement "R"
 - b) Notes 8 which states:

"An irrigation easement 10 feet in width is reserved along all lots lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines."
 - c) All other notes contained thereon

END OF EXCEPTIONS

(SCHEDULE B) (CONTINUED)

File No. 0117787

Guarantee Number: WA2011-46-0117787-2013.72030-88381650

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/lmw

1 cc: Cruse & Associates: Marsha

Wickham Sp.

MAR 22 2013

KITTITAS COUNTY
CDS

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE		<i>Total</i>					
*****	START				7738.67020	8609.73966	406
							ASON BLA
406	INV	N	86 17 44	E	881.02	7795.59332	407
							ASON BLA
407	INV	S	3 19 57	E	1474.88	6323.20384	2006
							10AC
2006	INV	S	89 12 40	W	883.00	6311.04669	404
							ASON BLA
404	INV	N	3 17 16	W	1429.98	7738.67020	406
							ASON BLA

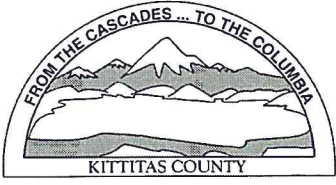
NO CLOSURE ERROR Area = 1280421.39 sq ft 29.39443 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE		<i>Lot 1</i>					
*****	START				6785.99366	8664.46456	408
							wickham cor
408	INV	N	49 32 13	E	459.78	6789.70970	3353
							FNC INT E-W-S-N
3353	INV	S	3 17 28	E	473.11	6317.37575	409
							wickham cor
409	INV	S	89 12 40	W	459.69	6311.04669	404
							ASON BLA
404	INV	N	3 17 16	W	475.73	6785.99366	408
							wickham cor

NO CLOSURE ERROR Area = 217872.93 sq ft 5.00167 ac

FROM		ANGLE		DIST	NORTH	EAST	TO
PT/PT INVERSE		<i>Lot 2</i>					
*****	START				7738.67020	8609.73966	406
							ASON BLA
406	INV	N	86 17 44	E	881.02	7795.59332	407
							ASON BLA
407	INV	S	3 19 57	E	1474.88	6323.20384	2006
							10AC
2006	INV	S	89 12 40	W	473.30	6317.37575	409
							wickham cor
409	INV	N	3 17 28	W	473.11	6789.70970	3353
							FNC INT E-W-S-N
3353	INV	S	89 32 13	W	459.78	6785.99366	408
							wickham cor
408	INV	N	3 17 16	W	954.25	7738.67020	406
							ASON BLA

NO CLOSURE ERROR Area = 1062548.46 sq ft 24.39276 ac



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

RECEIPT NO.: 00016792

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 026739

Date: 3/22/2013

Applicant: WICKHAM, DAVID M ETUX

Type: check # 9731

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00002	CDS FEE FOR SHORT PLAT	720.00
SP-13-00002	EH SHORT PLAT FEE	470.00
SP-13-00002	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00002	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,540.00