



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"

SP-17-00001

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:

\$2,350.00	Kittitas County Community Development Services (KCCDS)
\$420.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$650.00	Kittitas County Public Health (Additional fee of \$75/hour over 4 hours)
\$3,550.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 11-27-17	RECEIPT # CD17-001116	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> NOV 27 2017 Kittitas County CDS </div>
DATE STAMP IN BOX			

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

FORM LAST REVISED: 12-30-15

Page 1 of 3

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: Basil Sinclair
Mailing Address: 200 Sinclair Rd
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 925-2371
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: Chris Cruse
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 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: Drew Sinclair
Mailing Address: 202 SINCLAIR RD #A
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 509-899-1067
Email Address: drewsin11@hotmail.com

4. **Street address of property:**

Address: 200 Sinclair Rd
City/State/ZIP: Ellensburg, WA 98926

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

Portion of SE1/4 S21, T18N, R18E, WM
Full description in title report

6. **Tax parcel number(s):** 10167

7. **Property size:** 10.99 (acres)

8. **Land Use Information:**

Zoning: AG-5 Comp Plan Land Use Designation: R-R

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.
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?** *Faust Road*

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 *Chris Cune*

Date:

11/7/2017

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

X *David S. Divilov*

Date:

11/13/17

Narrative

The Sinclair Short Plat is being completed to create an additional buildable parcel. No plans have been finalized for future site development but all future development will meet all zoning codes and regulations in place for this property. Please contact me back at the number below with any questions or if you need additional information.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com



KITTTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

TRANSPORTATION CONCURRENCY
MANAGEMENT APPLICATION

Concurrency Review: \$5,600.00 - ^{N/A} 2 lots Payment Method: Check Cash

Owner Name Basil Sinclair Permit # _____
Mailing Address 200 Sinclair Rd
Ellensburg WA 98926
Phone Number 925-2371
Email Address _____

Agent Name Chris Cruise
Mailing Address PO Box 959
Ellensburg WA 98926
Phone Number 962-8242
Email Address ccruise@live.com

DATE STAMP

Application Information:

Number of Lots to be created: 1 additional
Tax Parcel No.: 10167
Assessor's Map No.: 18-18-21040-0006
Plat or Project Name: Sinclair Short Plat
Roads Serving Project: Faust & Sinclair

Proposed Land Use: Residential Commercial Agricultural
Proposed Land Use Project: Short Plat Long Plat Building Permit
 Other _____

Total Number of Lots/Dwelling Units: 2
Commercial/Agricultural Building Area in square feet: _____
If known, ADT and ITE land use code: _____

Narrative project description: 2 lot short plat. See short plat application for full information

Describe present use of property: Residential & Ag

Are there any other pending applications or issues associated with this property?
 YES NO If yes, describe: _____

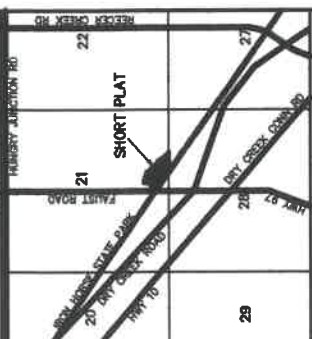
Applicant will be contacted by Public Works to coordinate a meeting with the Director of Public Works and/or the County Engineer to discuss terms of the Transportation Evaluation.

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: Chris Cruise Date: 11/7/2017

Signature of Land Owner of Record: Basil S. Sinclair Date: 11/13/17
(Required for application submittal)

VICINITY MAP



APPROVALS

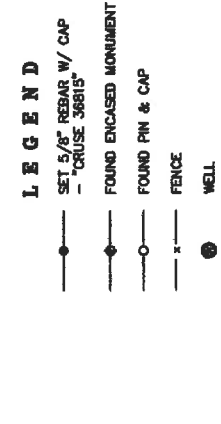
KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2017.

KITITAS COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.
 DATED THIS _____ DAY OF _____ A.D., 2017.

KITITAS COUNTY HEALTH OFFICER
 CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 2017.

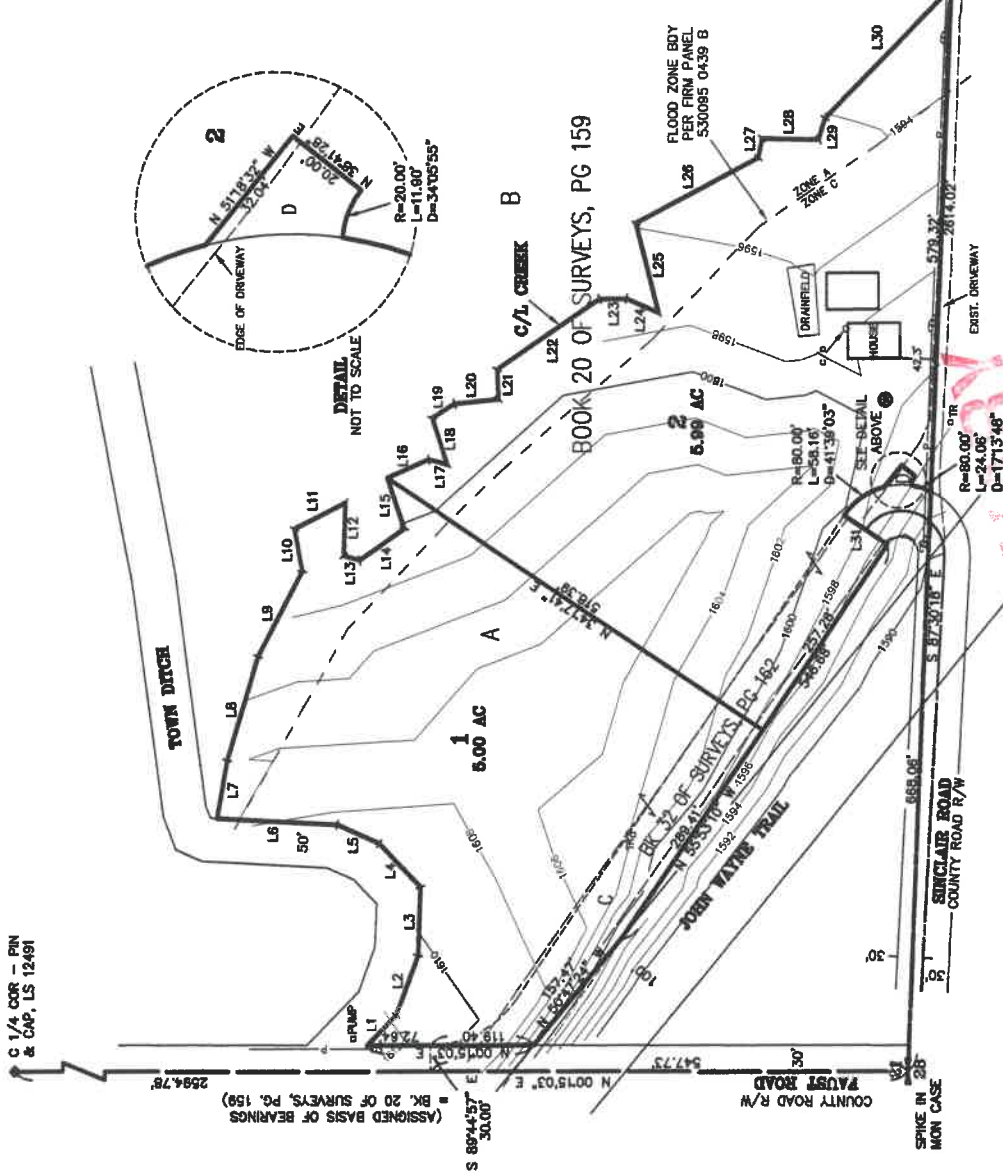
KITITAS COUNTY PLANNING DIRECTOR
 CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 10187
 DATED THIS _____ DAY OF _____ A.D., 2017.

**SINCLAIR SHORT PLAT
 PART OF SECTION 21, T. 18 N., R. 18 E., W.M.
 KITITAS COUNTY, WASHINGTON**



LINE	DIRECTION	DISTANCE
L1	S 45°56'08\"	E 48.37'
L2	S 69°52'51\"	E 72.96'
L3	S 87°41'05\"	E 78.78'
L4	N 45°14'08\"	E 69.33'
L5	N 24°05'55\"	E 52.57'
L6	N 03°13'25\"	E 137.21'
L7	S 80°07'48\"	E 68.11'
L8	S 73°19'15\"	E 124.64'
L9	S 62°34'35\"	E 109.88'
L10	N 79°48'30\"	E 49.66'
L11	S 27°07'34\"	E 65.67'
L12	N 65°00'17\"	W 61.11'
L13	S 16°08'45\"	W 16.98'
L14	N 34°56'28\"	E 61.13'
L15	S 71°39'42\"	E 61.63'
L16	S 14°11'10\"	W 21.91'
L17	N 71°18'14\"	W 54.51'
L18	S 31°13'13\"	E 30.78'
L19	S 01°52'55\"	E 51.09'
L20	N 87°29'58\"	E 34.50'
L21	S 34°19'18\"	E 142.11'
L22	S 00°23'08\"	E 30.02'
L23	S 24°11'24\"	W 39.97'
L24	N 78°15'03\"	E 108.18'
L25	S 28°00'00\"	E 157.90'
L26	S 78°48'33\"	E 22.33'
L27	S 01°18'42\"	W 65.07'
L28	S 73°00'31\"	E 25.90'
L29	S 45°29'11\"	E 209.65'
L30	S 34°05'50\"	W 60.00'

CONTOURS SHOWN HEREON ARE TO MAINT. BASED ON GPS TIES TO ADJACENT NGS MONUMENTS.

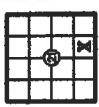


SUBMITTER'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the state of WASHINGTON.
 DATED THIS _____ DAY OF _____ A.D., 2017.



Christopher C. Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 35915
 DATE 11/27/2017

ADJUSTER'S CERTIFICATE
 Filed for record this _____ day of _____, 2017, at _____, M., in Book L of Short Plats at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____
 SERAUL V. PETTIT by
 KITITAS COUNTY AUDITOR



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

SINCLAIR SHORT PLAT

SINCLAIR SHORT PLAT
PART OF SECTION 21, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

TRACT 1:

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 6, 1994, IN BOOK 10 OF SURVEYS, PAGE 159, UNDER AUDITOR'S FILE NO. 577564, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT PARCEL D OF THAT CERTAIN SURVEY AS RECORDED MAY 15, 2006, IN BOOK 32 OF SURVEYS, PAGE 182, UNDER AUDITOR'S FILE NO. 200605150047, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

TRACT 2:

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED MAY 15, 2006, IN BOOK 32 OF SURVEYS, PAGE 162, UNDER AUDITOR'S FILE NO. 200605150047, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT ANY PORTION LYING WITHIN THE JOHN WAYNE TRAIL AS SHOWN ON SAID SURVEY.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT BASIL L. SINCLAIR AND ETIA SINCLAIR, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF TRACT 1, AND BASIL L. SINCLAIR, A MARRIED INDIVIDUAL PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE, THE UNDERSIGNED OWNER OF TRACT 2, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2017.

BASIL L. SINCLAIR

ETIA SINCLAIR

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BASIL L. SINCLAIR AND ETIA SINCLAIR, 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: _____

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 32-130-080 AND 080.
2. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 32 OF SURVEYS, PAGE 182 AND THE SURVEY'S REFERENCED THEREON.
3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
4. 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.
5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
6. 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.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. 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 7.48.305)
9. PURSUANT TO KCC 14.08.080 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.

PRELIMINARY!
AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____, 2017, at _____ M., in Book L of Short Plats
of page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
SERIAL V. PETTIT BY
KITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98928
(509) 962-0242

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46050643

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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 in Schedule A.

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.

Dated: August 9, 2017

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

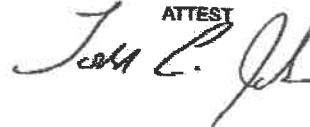
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary



Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46050643

SUBDIVISION GUARANTEE

Order No.: 188279AM
Guarantee No.: 72156-46050643
Dated: August 9, 2017

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: 200 Sinclair Road

Assured: Cruse & 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 A of that certain Survey as recorded December 6, 1994, in Book 20 of Surveys, page 159, under Auditor's File No. 577564, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 21, Township 18 North, Range 18 East, W.M. in the County of Kittitas, State of Washington ;

EXCEPT Parcel D of that certain Survey as recorded May 15, 2006, in Book 32 of Surveys, page 162, under Auditor's File No. 200605150047, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Tract 2:

Parcel C of that certain Survey as recorded May 15, 2006, in Book 32 of Surveys, page 162, under Auditor's File No. 200605150047, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT any portion lying within the John Wayne Trail as shown on said Survey.

Title to said real property is vested in:

Basil L. Sinclair and Etta Sinclair, husband and wife as to Tract 1 and Basil L. Sinclair, a married individual presumptively subject to the community interest of his spouse as to Tract 2

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46050643

(SCHEDULE B)

Order No: 188279AM
Policy No: 72156-46050643

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. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2017
Tax Type: County
Total Annual Tax: \$3,158.94
Tax ID #: 10167
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,579.47
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$1,579.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017

Subdivision Guarantee Policy Number: 72156-46050643

7. 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 the 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.
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Right of way, construction, operation and maintenance of Town Ditch
Recorded: November 29, 1892
Volume P of Deeds, Page 408
9. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 6, 1994
Book: 20 of Surveys Page: 159
Instrument No.: 577564
Matters shown:
a) Location of existing driveway
11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: May 15, 2006
Book: 32 of Surveys Page: 162
Instrument No.: 200605150047
Matters shown:
a) Location of the Southwesterly boundary of Parcel C in relation to the Northeasterly boundary of the John Wayne Trail.
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Arthur E. Sinclair, a single man
Purpose: Ingress, egress and utilities
Recorded: April 21, 2014
Instrument No.: 201404210038
Affects: A portion of said premises and other land
13. Possible right, title and interest of the State of Washington, Iron Horse State Park, as to that portion of vacated Faust County Road that would accrue by operation of law.
Subdivision Guarantee Policy Number: 72156-46050643

14. Any easements or rights-of-way for public utilities, drainage or irrigation which may exist, over, under, across or upon that portion of subject property referenced herein as vacated street or alley, vacated by County Commissioner Resolution 2005-103.
15. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Reecer Creek, if it is navigable.
16. Any question of location, boundary or area related to the Reecer Creek, including, but not limited to, any past or future changes in it.
17. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

END OF EXCEPTIONS

Notes:

- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn Parcel A, Book 20 of Surveys, pg 159, ptn SE Quarter of Section 21, Township 18N, Range 18E, W.M. and ptn Parcel C, Book 32 of Surveys, pg 162, ptn SW Quarter of Section 21, Township 18N, Range 18E, W.M.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational 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 No. 2: We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;

Recorded : June 21, 1995

Auditor's File No.: 582506

Manufactured Home: 1994 Valley Quality Mansion, 60' x 40', VIN No.
VMHI2832W41432ABC

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

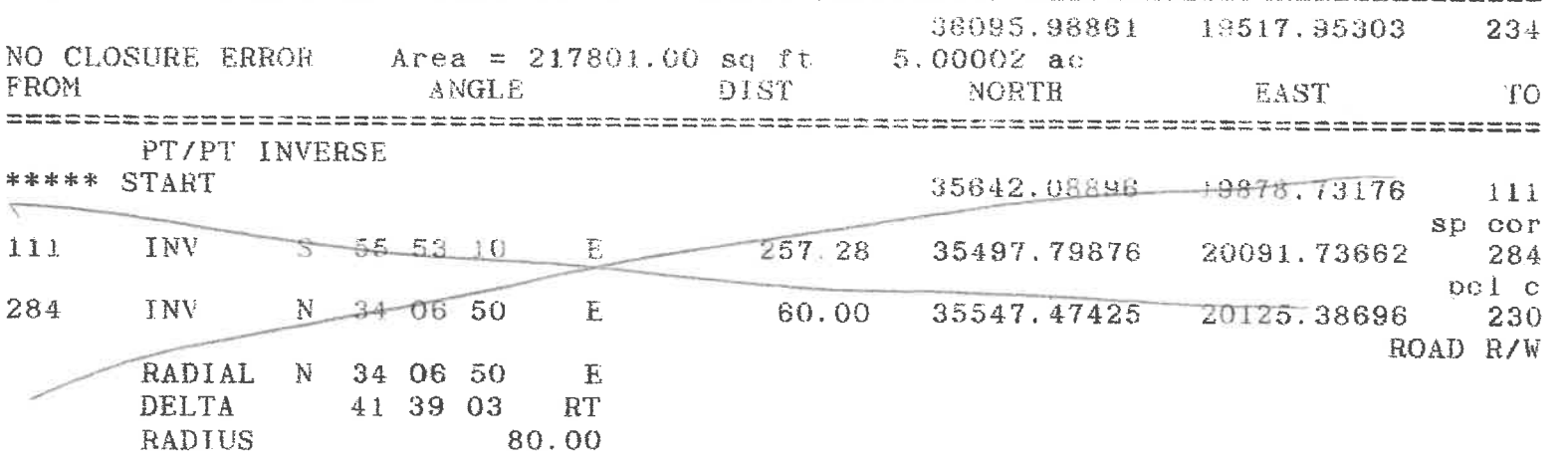
Subdivision Guarantee Policy Number: 72156-46050643

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

EP
11/6/17

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
PT/PT INVERSE		<i>Lot 1</i>					
*****	START				36095.98861	19517.95303	234
234	INV	S 45 56 09	E	48.37	36062.35231	19552.70640	ROAD-T/D INT 235
235	INV	S 69 52 51	E	72.96	36037.25576	19621.21476	T/D R/W 236
236	INV	S 87 41 55	E	78.78	36034.09227	19699.92948	T/D R/W 237
237	INV	N 46 44 08	E	69.32	36081.60066	19750.40697	T/D R/W 238
238	INV	N 24 05 55	E	52.57	36129.58730	19771.87108	T/D R/W 239
239	INV	N 3 13 25	E	137.21	36266.58349	19779.58711	T/D R/W 240
240	INV	S 80 07 48	E	68.11	36254.96824	19846.69051	T/D-CREEK INT 529
529	INV	S 73 19 15	E	124.64	36219.13421	19966.08824	CREEK 528
528	INV	S 62 34 35	E	109.88	36168.52916	20063.61648	CREEK 527
527	INV	N 79 48 30	E	49.66	36177.31666	20112.49551	CREEK 526
526	INV	S 27 07 34	E	65.62	36118.91057	20142.41701	CREEK 525
525	INV	N 88 00 17	W	61.11	36121.03819	20081.34336	CREEK 524
524	INV	S 16 06 45	W	18.88	36102.90248	20076.10450	CREEK 523
523	INV	S 34 56 36	E	63.13	36051.15277	20112.26382	CREEK 522
522	INV	N 71 50 24	E	61.63	36070.36013	20170.82093	CREEK 521
521	INV	S 34 17 41	W	518.39	35642.08896	19878.73176	CREEK 111
111	INV	N 55 53 10	W	289.41	35804.40082	19639.12287	sp cor 288
288	INV	N 50 47 24	W	157.47	35903.94609	19517.11195	rr except 287
287	INV	N 0 15 03	E	192.04	36095.98861	19517.95303	rr except 234
=====							
NO CLOSURE ERROR					36095.98861	19517.95303	234
FROM		Area = 217801.00 sq ft		5.00002 ac			
=====							
PT/PT INVERSE							
*****	START				35642.08896	19878.73176	111
111	INV	S 55 53 10	E	257.28	35497.79876	20091.73662	sp cor 284
284	INV	N 34 06 50	E	60.00	35547.47425	20125.38696	ocl c 230
	RADIAL	N 34 06 50	E				ROAD R/W
	DELTA	41 39 03	RT				
	RADIUS			80.00			



Lot 2

FROM	ANGLE				DIST	NORTH	EAST	TO
=====								
PT/PT INVERSE								
*****	START					35642.08896	19878.73176	111 sp cor
111	INV	S	55 53 10	E	257.28	35497.79875	20091.73662	284 pcl c
284	INV	N	34 06 50	E	60.00	35547.47425	20125.38696	230 ROAD R/W
	RADIAL	N	34 06 50	E				
	DELTA		41 39 03	RT				
	RADIUS				80.00			
	TAN				30.43			
	L-ARC				58.16			
	RADIAL	N	75 45 53	E				
	RP					35481.24026	20080.51984	229 ROAD RAD PT
230	CHORD	S	35 03 39	E	58.88	35500.91266	20158.06335	283 pcl d
	TAN@PT	S	14 14 07	F				
283	INV	S	51 18 32	E	32.04	35480.88333	20183.07199	282 pcl c
282	INV	S	38 41 28	W	20.00	35465.27278	20170.59956	281 pcl d
	RADIAL	N	38 41 02	F				
	DELTA		34 05 55	LT				
	RADIUS				20.00			
	TAN				6.13			
	L-ARC				11.61			
	RADIAL	N	4 35 07	E				
	RP					35449.48988	20158.88808	280 rad
281	CHORD	N	68 21 55	W	11.73	35469.59666	20159.66797	279 pcl d
	TAN@PT	N	85 24 53	W				
	RADIAL	S	81 37 52	E				
	DELTA		17 13 48	RT				
	RADIUS				80.00			
	TAN				12.12			
	L-ARC				24.06			
	RADIAL	S	64 24 04	E				
	RP					35481.24026	20080.51984	229 ROAD RAD PT
279	CHORD	S	17 59 02	W	25.97	35448.87474	20159.66798	228 ROAD R/W
	TAN@PT	S	25 35 56	W				
228	INV	S	87 35 18	E	319.32	35470.45816	20731.43617	227 LOT COR
227	INV	S	45 23 11	E	268.65	35568.43862	20581.93628	507 CREEK
507	INV	N	73 00 31	W	25.90	35576.00629	20557.17004	508 CREEK
508	INV	N	1 18 42	E	65.07	35641.06238	20558.65948	509 CREEK
509	INV	N	78 46 33	W	22.33	35645.40886	20536.75675	510 CREEK
510	INV	N	28 06 00	W	157.90	35784.69228	20462.38617	511 CREEK
511	INV	S	76 15 06	W	106.18	35759.45835	20359.25070	512 CREEK
512	INV	N	24 11 24	E	39.97	35795.92248	20375.63077	513

511	INV	S	76	15	06	W	106.18	35759.45835	20359.25070	512
										CREEK
512	INV	N	24	11	24	E	39.97	35795.92248	20375.63077	513
										CREEK
513	INV	N	0	28	06	W	30.02	35825.93827	20375.38541	514
										CREEK
514	INV	N	34	19	18	W	142.11	35943.30335	20295.25920	515
										CREEK
515	INV	S	87	29	56	W	34.50	35941.79785	20260.79259	516
										CREEK
516	INV	N	5	42	55	W	51.08	35992.60143	20295.70833	517
										CREEK
517	INV	N	31	43	33	W	30.79	36018.78957	20239.51761	518
										CREEK
518	INV	S	71	36	14	W	56.36	36001.00233	20186.03476	519
										CREEK
519	INV	N	14	11	10	E	22.71	36023.02033	20191.60048	520
										CREEK
520	INV	N	23	41	56	W	51.70	36070.36013	20170.82093	521
										CREEK
521	INV	S	34	17	41	W	518.39	35642.08896	19878.73176	111
										sp cor

=====
NO CLOSURE ERROR Area = 260801.38 sq ft 35642.08896 19878.73176 111
5.98718 ac

PT/PT INVERSE		Total						
*****	START							
					35642.08896	19878.73176	111	
111	INV	S	55 53 10	E	257.28	35497.79876	20091.73662	sp cor 284
284	INV	N	34 06 50	E	60.00	35547.47425	20125.38696	pc1 c 230
	RADIAL	N	34 06 50	E				ROAD R/W
	DELTA		41 39 03	RT				
	RADIUS				80.00			
	TAN				30.43			
	L-ARC				58.16			
	RADIAL	N	75 45 53	E				
	RP				35481.24026	20080.51984	229	
230	CHORD	S	35 03 39	E	56.88	35500.91266	20158.06335	ROAD RAD PT 283
	TAN@PT	S	14 14 07	E				pc1 d
283	INV	S	51 18 32	E	32.04	35480.88333	20183.07199	282
282	INV	S	38 41 28	W	20.00	35465.27278	20170.56956	pc1 d 281
	RADIAL	N	38 41 02	E				pc1 d
	DELTA		34 05 55	LT				
	RADIUS				20.00			
	TAN				6.13			
	L-ARC				11.90			
	RADIAL	N	4 35 07	E				
	RP				35449.66068	20158.06908	280	
281	CHORD	N	68 21 55	W	11.73	35469.59666	20159.66797	rad 279
	TAN@PT	N	85 24 53	W				pc1 d
	RADIAL	S	81 37 52	E				
	DELTA		17 13 48	RT				
	RADIUS				80.00			
	TAN				12.12			
	L-ARC				24.06			
	RADIAL	S	64 24 04	E				
	RP				35481.24026	20080.51984	229	
279	CHORD	S	16 59 02	W	23.97	35446.67474	20152.66708	ROAD RAD PT 228
	TAN@PT	S	25 35 56	W				ROAD R/W
228	INV	S	87 30 18	E	579.32	35421.45616	20731.43617	227
227	INV	N	45 29 11	W	209.65	35568.43862	20581.93628	LOT COR 507
507	INV	N	73 00 31	W	25.90	35576.00629	20557.17004	CREEK 508
508	INV	N	1 18 42	E	65.07	35641.06238	20558.65948	CREEK 509
509	INV	N	78 46 33	W	22.33	35645.40866	20536.75675	CREEK 510
510	INV	N	28 06 00	W	157.90	35784.69228	20462.38617	CREEK 511
511	INV	S	76 15 06	W	106.18	35759.45835	20359.25070	CREEK 512
512	INV	S	81 11 04	E	88.87	35705.00046	20275.00075	CREEK 513



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD17-01116

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: SINCLAIR, BASIL L.
200 SINCLAIR RD
ELLENSBURG WA 98926

Cashier: KATHY BOOTS
Payment Type: CHECK (2502)

Date: 11/27/2017

SP-17-00001 Short Plat: Subdivision into 4 lots or less 200 SINCLAIR RD ELLENSBURG

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Short Plat (Fire)	\$130.00	\$130.00	\$0.00
Short Plat (Health)	\$650.00	\$650.00	\$0.00
Short Plat (Public Works)	\$420.00	\$420.00	\$0.00
Short Plat	\$2,350.00	\$2,350.00	\$0.00
SP-17-00001 TOTALS:	\$3,550.00	\$3,550.00	\$0.00
TOTAL PAID:		\$3,550.00	