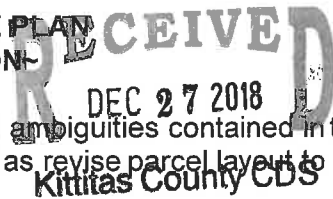


KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Mark R. Cook, Director, P.E.

BOWERS FIELD AIRPORT BINDING SITE PLAN ~ NARRATIVE PROJECT DESCRIPTION ~



The purpose of the revised binding site plan is to correct errors and ambiguities contained in the previous Binding Site Plan filed under AFN:201006280055, as well as revise parcel layout to better suit future development.

Bowers Field and adjacent business park comprise a total of 1142 acres of light industrial zoned property. Existing utilities consist of Water, Sewer and Power provided by the city of Ellensburg,

All buildings on site consist of office space, aircraft hangers, or industrial facilities. No residential structures are part of the development.

~EXISTING LEGAL DESCRIPTIONS~

18-18-24000-0001

All of Section 24, Township 18 North, Range 18 East, W.M., records of Kittitas County, State of Washington,

EXCEPT a strip of land 60 feet wide beginning at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section and running;

Thence East 60 feet; Thence South to the North line of the roadway 60 feet wide running along the South side of said Southwest Quarter of said section;

Thence West 60 feet; and Thence North to the point of beginning, as conveyed to the Cascad Investment Company, a corporation, by deed recorded in Book 52 of Deeds, page 161 and a strip of land 60 feet wide extending along the south side of said quarter of quarter section deeded to Ellensburg Airport Company, a corporation, by deed filed for record March 19, 1932, and recorded in Book 53 of Deeds, page 67.

AND EXCEPTING rights of way of county roads and right of way of laterals of Kittitas Reclamation District.

18-18-25010-0001

The Northwest quarter of the Northwest quarter, the Northeast quarter of the Northwest quarter, the Northwest quarter of the Northeast quarter, and the Northeast quarter of the Northeast quarter of Section 25, Township 18 North, Range 18 East, W.M., records of Kittitas County, State of Washington.

EXCEPT a strip of land, 10 feet in width adjacent to, and abutting the South boundary line of said Northwest quarter of the Northwest quarter and Northeast quarter of the Northwest quarter of said Section 25, said Northwest quarter of the Northeast quarter and Northeast quarter of the Northeast quarter of said Section 25, and the East boundary line of said Northeast quarter of the Northeast quarter of said Section 25;

AND EXCEPTING the rights-of-way of Airport County Road and Bowers County Road

18-18-23000-0001

The East half of Section 23, Township 18 North, Range 18 East, W.M.,

EXCEPT that portion of said East half of Section 23 which is bounded by a line described as follows:

Beginning at the Southeast corner of said Section 23,

Thence North 00°08'48" West, along the East boundary line of the Southeast quarter of said Section 23,

1613.14 feet;

Thence South 89°51'12" West, 81.95 feet, to the true point of beginning of said line;

Thence North 89°55'04" West 1600.00 feet; Thence North 00°04'56" East, 2150.00 feet;

Thence South 89°55'04" East, 1600.00 feet; Thence South 00°04'56" West, 2150.00 feet, more or less, to the true point of beginning and terminus of said line.

AND EXCEPT that portion of the Southeast quarter of said Section 23, lying Southwesterly of the Southwestern Cascade Irrigation District right-of-way boundary line.

AND EXCEPT a strip of land, 10 feet in width adjacent to, and abutting the Northeasterly Cascade Irrigation District right-of-way boundary line beginning at the West boundary line of the Southeast quarter of said Section 23,

Thence Southeasterly along said Northeasterly right-of-way boundary line to the intersection of said Northeasterly right-of-way boundary line and the South boundary line of said Southeast quarter of Section 23;

AND EXCEPT the right-of-way of Bowers Extension County Road

AND EXCEPT the right-of-way of the Kittitas Reclamation District

18-18-23000-0007

Parcel A;

That portion of the East half of Section 23, Township 18 North, Range 18 East, W.M., which is bounded by a line described as follows:

Beginning at the Southeast corner of said Section 23,

Thence North 00°08'48" West, along the East boundary line of the Southeast quarter of said Section 23, 1613.14 feet;

Thence South 89°51'12" West, 81.95 feet to the true point of beginning of said line;

Thence North 89°55'04" West, 1600.00 feet;

Thence North 00°04'56" East, 2150.00 feet;

Thence South 89°55'04" East, 1600.00 feet;

Thence South 00°04'56" West, 2150.00 feet, more or less to the true point of beginning and terminus of said line.

Parcel B:

An access and utility easement, 60.00 feet in width, 30.00 feet on each side of a line described as follows:

Beginning at said Southeast corner of said Section 23,

Thence North 00°08'48" West, along the East boundary line of said Section 23, 3762.83 feet;

Thence North 89°55'04" East, 1003.36 feet; to the true point of beginning of said line;

Thence North 00°04'56" East, 937.60 feet;

Thence North 87°56'43" East 758.70 feet;

Thence North 00°37'17" West, 542.74 feet; more or less, to the Southerly right-of-way boundary line of Hungry Junction County Road and terminus of said line

The sidelines of said easement are to be extended or shortened to intersect with said Southerly right of way line of Hungry Junction Road and the Northerly boundary line of The above described parcel.

18-18-26010-0002

That portion of the Northeast quarter of Section 26, Township 18 North, Range 18 East, W.M., which is bounded by a line described as follows:

Beginning at the Northeast corner of said Northeast quarter of the Northeast quarter of Section 26, Thence South 00°06'16" West, along the East boundary line of said Northeast quarter of the Northeast quarter of Section 26, 392.71 feet;

Thence North 89°36'41" West, 30.00 feet, more or less, to a point on the Westerly right-of-way boundary line of Airport County Road;

Thence South 89°36'41" West 368.91 feet, to the true point of beginning of said line;

Thence continuing South 89°63'41" West, 350.60 feet, more or less, to a point along the Easterly right-of-way boundary line of Bowers Business Loop County Road and to a point on a non-tangent curve to the Northeast having a radial bearing of North 73°53'16" East, and a radius of 470.00 feet;

Thence Northerly along said curve 129.02 feet through a central angle of 15°43'41"

Thence North 00°23'04" West, along said Easterly right-of-way boundary line, 233.33 feet;

Thence continuing, North 45°11'48" East, along said right-of-way boundary line, 41.99 feet to a point on the Southerly right-of-way boundary line of Bowers County Road;

Thence South 89°13'21" East, along said Southerly right-of-way boundary, 340.84 feet;

Thence South 00°00'00" East, 383.20 feet, more or less, to the true point of beginning and terminus of said line.

18-18-26010-0001

That portion of the North Half of the Northeast quarter of Section 26, Township 18 North, Range 18 East, W.M., lying Northerly and Easterly of the Cascade Irrigation District Canal;

EXCEPT:

That portion of said North Half of the Northeast quarter of Section 26, which is bounded by a line described as follows:

Beginning at the Northeast corner of the Northeast quarter of the Northeast quarter of Section 26;

Thence South 00°06'14" West, along the East boundary line of said Northeast quarter of the Northeast quarter of Section 26, 392.71 feet;

Thence North 89°53'46" West, 30.00 feet, more or less, to a point on the Westerly right-of-way boundary line of Airport County Road

Thence South 89°36'41" West 368.21 feet, to the true point of beginning of said line;

Thence continuing South 89°36'41" West, 350.60 feet, more or less, to a point along the Easterly right-of-way boundary line of Bowers Business Loop County Road and to a point on a non-tangent curve to the Northeast having a radial bearing of North 73°53'16" East, and a radius of 470.00 feet;

Thence Northerly along said curve, 129.02 feet, through a central angle of 15°43'41";

Thence North 00°23'04" West, along said Easterly right-of-way boundary line, 41.99 feet to a point on the Southerly right-of-way line of Bowers County Road;

Thence South 89°13'21" East, along said Southerly right-of-way boundary line, 340.84 feet;

Thence South 00°00'00" East, 383.20 feet, more or less, to the true point of beginning and terminus of said line.

AND EXCEPT

A strip of land, 10 feet in width adjacent to, and abutting the Northeasterly Cascade Irrigation District right-of-way boundary line, beginning at the North boundary line of said Northeast quarter of Section 26,

Thence Southeasterly along said Northeasterly right-of-way boundary line to the intersection of said Northeasterly right-of-way boundary line and the South boundary line of the Northeast quarter of the Northeast quarter of said Section 26;

Thence said strip continues Easterly, Northerly of, adjacent to, and abutting said South boundary line of the Northeast quarter of the Northeast quarter of said Section 26, to a point of intersection with the Westerly right-of-way boundary line of Airport County Road, said intersection being the terminus of said strip of land;

AND FUTHER EXCEPTING

The right of way of Bowers Business Loop County Road

~EXISTING PARCEL NUMBERS~

Parcel No's.

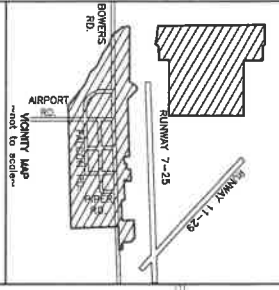
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955301	955298	955296	955297
955305	955306	955307	955308
955309	955310	955311	955312
955313	955314	955316	955289
955290	955291	955292	955292
957117	955278	955279	955280
955281	955282	955283	955284
955285	955286	955288	086233
955257	955258	955259	955260
955317	955318	955319-29	955335
955336	957121	955332-34	955337
955338-60	957122-32	955361-65	076233
955366	955249-56	036233	955241-48

HUNGER JUNCT. RD.

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T.18N., R.18E., W.M. KITITAS COUNTY, WASHINGTON

RECORD NO.



APPROVALS

KITITAS CO. DEPT. OF PUBLIC WORKS
EXAMINED AND APPROVED THIS
DAY OF _____ A.D. 20

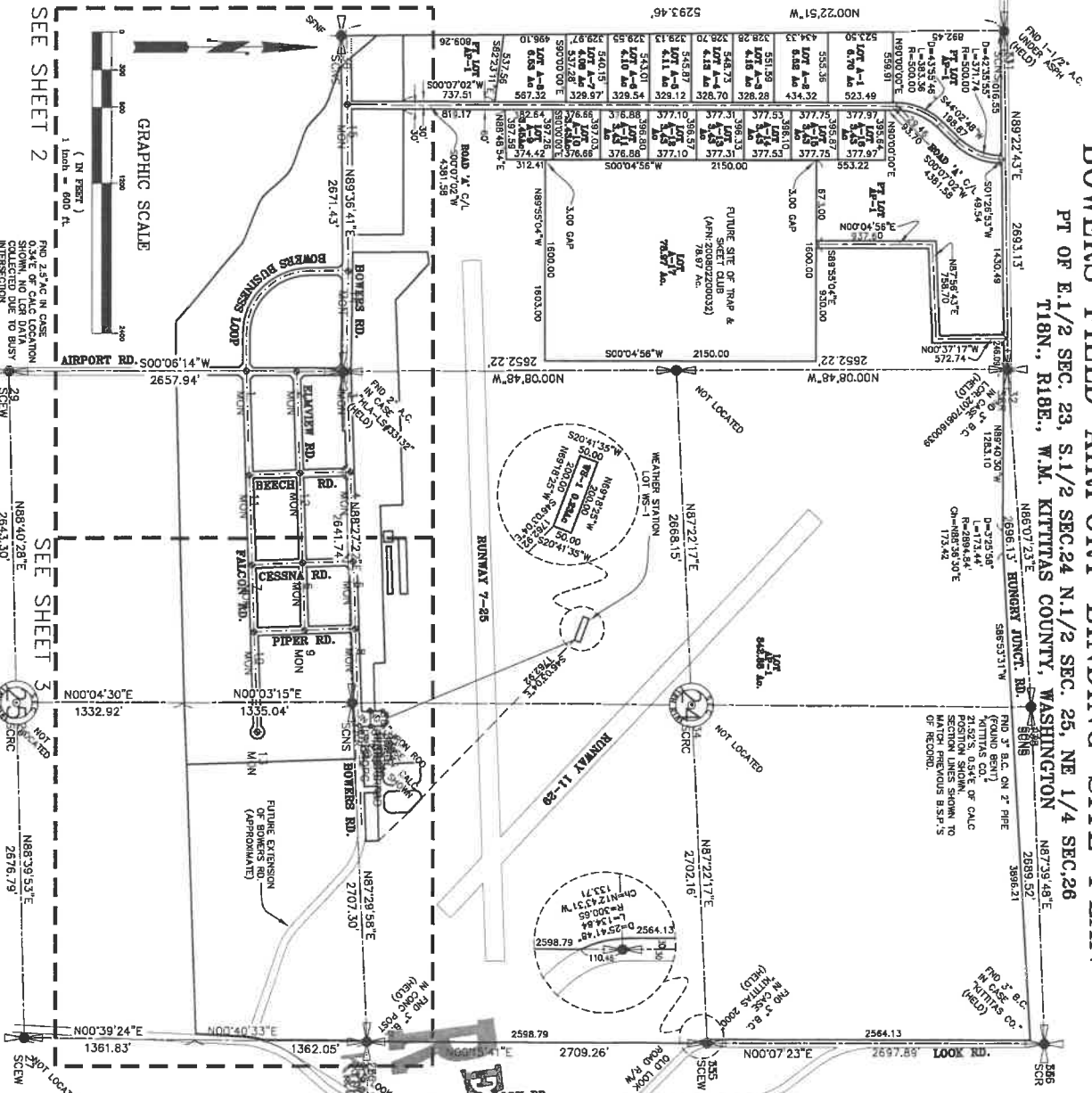
KITITAS COUNTY ENGINEER
KITITAS COUNTY HEALTH DEPARTMENT
KITITAS COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE BINDING SITE PLAN HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.
DATED THIS _____ DAY OF _____ A.D. 20

I HEREBY CERTIFY THAT THE BINDING SITE PLAN HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE YEAR PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAY IS NOW TO BE FILED.
PARCEL NO. 250333
DATED THIS _____ DAY OF _____ A.D. 20

KITITAS COUNTY TREASURER



NOTE
THIS PLAN SUPERSEDES AND CORRECTS OF THE PLAN RECORDED IN 249-255 UNDER AUDITOR'S FILE NO. 201006290055 RECORDS OF KITITAS COUNTY, WASHINGTON.
(SEE NOTE 8, PAGE 2)

OWNER
KITITAS COUNTY PUBLIC WORKS
KITITAS COUNTY ST., SUITE 1
ELLENSBURG, WA 98926

TAX PARCEL NO'S.
18-18-2300-0007 TO -0020
18-18-2305-0001 TO -0013
18-18-2400-0001 TO -0013
18-18-2405-0016 TO -0051
18-18-2600-0001 TO -0015
18-18-2605-0005 TO -0015

UTILITIES
CITY OF ELLENSBURG
WATER
SEWER
CITY OF ELLENSBURG
ZONING
LIGHT INDUSTRIAL

LEGEND AND ABBREVIATIONS
● FOUND CORNER AS NOTED
○ SET 5/8" REBAR/CAP (UNLESS OTHERWISE NOTED)
* CALCULATED CORNER
MONUMENT
SECTION CORNERS
E CENTERLINE
P PROPERTY LINE
W WELL
SPNF SEARCHED FOR, NOT FOUND
M-M MONUMENT TO MONUMENT
SCW (100.00) RECORD DISTANCE

KITITAS COUNTY TREASURER

AUDITOR'S CERTIFICATE

JUSTIN TURNBULL
REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR'S CERTIFICATE

KITITAS COUNTY PUBLIC WORKS

1101 BOWERS ROAD, ELLENSBURG, WA 98926
(509) 927-7233
www.kititas.gov

NAME
1101 BOWERS ROAD, ELLENSBURG, WA 98926

PT W/4 S23, PT N/4 S25, S24 T18N., R18E., W.M.
PARCEL NO. 076233 etc.
SCALE 1" = 600'
DATE 11/09/2018

SHEET 1 OF 3
PRODUCT SHEETS 17019

RECEIVED
DEC 27 2018
KITITAS County CDS



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeremy Johnston, Planner - Kittitas County CDS
FROM: Justin Turnbull, County Surveyor *ST*
DATE: January 11, 2019
SUBJECT: Bowers Field Binding Site Plan Application

Changes Reflected in this B.S.P.

The most recent submittal for the Bowers Filed Binding site plan addresses errors and ambiguities contained within the 2010 submittal as well as revising parcel boundaries to better suit existing leases and address the predicted future use of the lease sites.

The areas highlighted in pink reflect information absent or in error in the 2010 B.S.P.

The areas highlighted in Orange reflect proposed changes as a result of this B.S.P.

The areas highlighted in green reflect changes resulting from documents filed between 2010 and now.

Specific Changes

Exterior Airport Boundary

The 2010 BSP never actually surveyed the boundaries, nor the section lines, nor did they properly locate the Road Right of ways. Also the large parcel containing the runway was never assigned a Lot Number. These are reflected in the new site plan.

Lots Beginning with 'A'

Included absent information, as well as gave a lot number to the parcel identified as "Future Trap and Skeet Club" in 2010 BSP.

Tax Parcel 18-19-30020-0002

This is a 10' wide parcel adjacent to the South Boundary of the airport. The 2010 BSP was unclear in this manner.

Lots C-1A, C-1B, C-1C

Created new lots at the request of the lease holder of Lot C-1A.

Lots C-33, C-34, C-2, C-3, C-5, C-7

Changed Lot Lines to reflect curb radiuses falling outside existing right of way

Lots H-19, H-20, H-20A

Minor corrections to create a parallel parcel, and /or fit the existing building entirely within the Lot.

Lots H14, H-15, H-16, H-22, H-23, H24

Radiused corners to reflect existing asphalt of Airport Taxiway, Changed layout to reflect future use of airport leases to support larger aircraft.

Lots H-5 to H-13

Revised Lot layout to allow for larger aircraft.

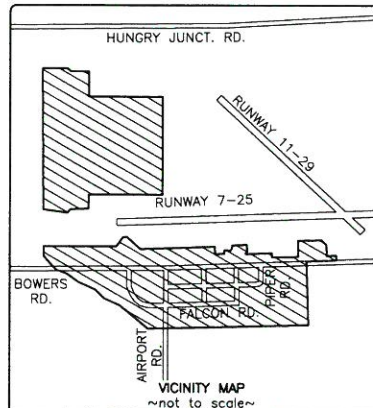
Lots H3, H4

Revised Lots to allow for predicted business or agency use.

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T18N., R18E., W.M. KITTITAS COUNTY, WASHINGTON

RECEIVING NO. _____



APPROVALS

KITTITAS CO. DEPT. OF PUBLIC WORKS

EXAMINED AND APPROVED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE BINDING SITE PLAN HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY HEALTH OFFICER

CERT. OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE BINDING SITE PLAN 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. 20__

KITTITAS COUNTY PLANNING DIRECTOR

CERT. 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 SHORT PLAT IS NOW TO BE FILED.

PARCEL NO. 250333

DATED THIS

____ DAY OF _____ A.D. 20__

KITTITAS COUNTY TREASURER

DRAWN BY: J. TURNBULL

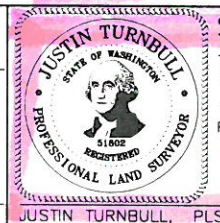
CHECKED BY: J. TURNBULL

DATE: _____ REVISIONS: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____
AT _____ M. IN BOOK _____ OF _____
AT PAGE(S) _____ AT THE
REQUEST OF KITTITAS COUNTY PUBLIC WORKS.

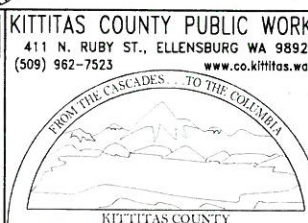
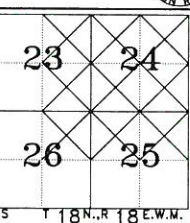
COUNTY AUDITOR _____ BY DEPUTY _____



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 KITTITAS COUNTY PUBLIC WORKS IN

JUSTIN TURNBULL, PLS#51802 DATE _____



KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., ELLENSBURG WA 98926
(509) 962-7523 www.co.kittitas.wa.us

NAME: **BOWERS FIELD**
1101 BOWERS ROAD, ELLENSBURG, WA 98926

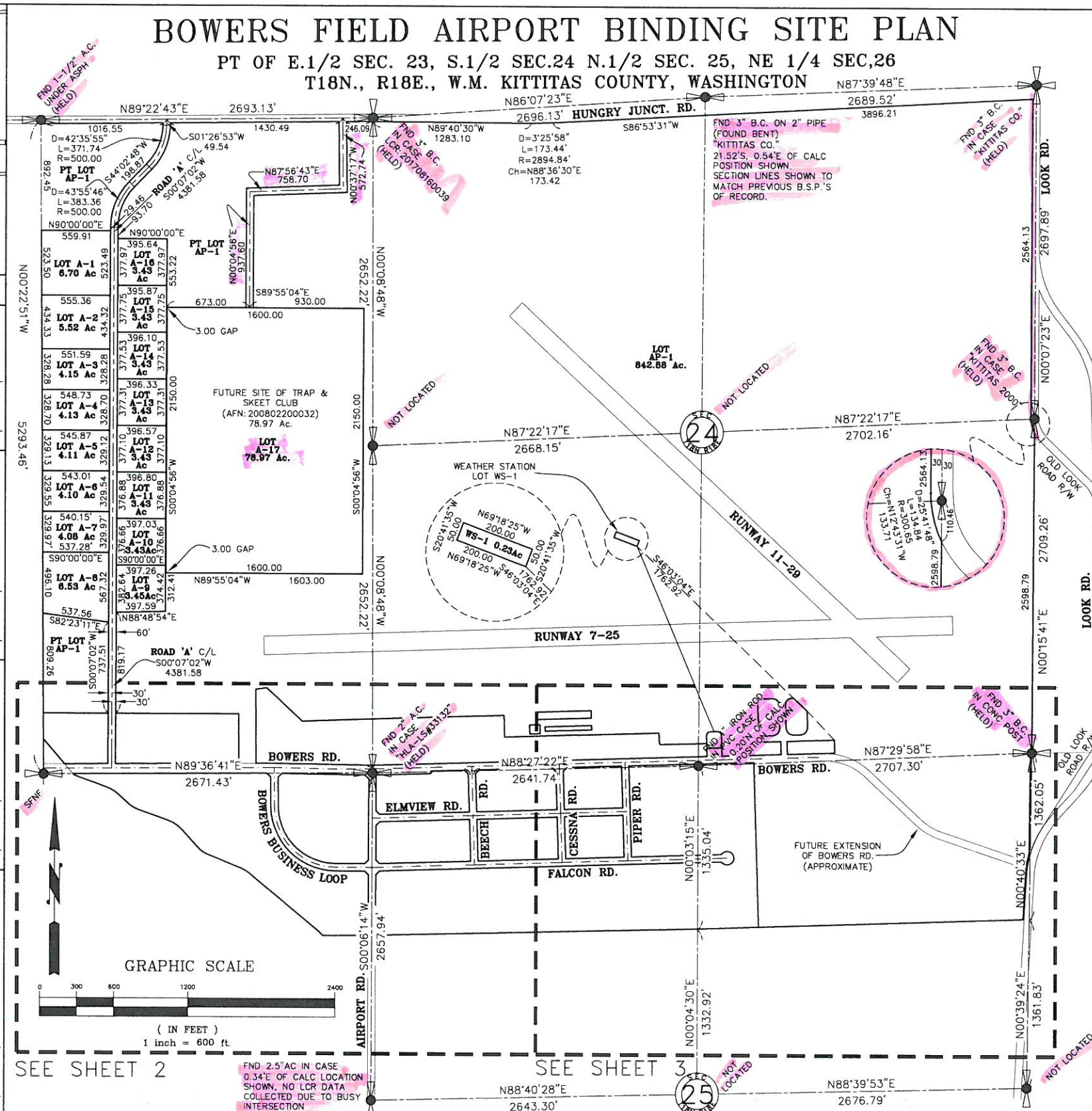
PT W 1/2 S23, PT N 1/2 S25, S24 T18N., R18E., W.M.

DRAWING TYPE: **BINDING SITE PLAN**

PARCEL NO. 076233 etc. SCALE: 1"=600'

MAP I.D. 18-18-24000-0001 etc. DATE: 11/09/2018

SHEET 1 OF 3 SHEETS PROJECT 17019



NOTE
THIS PLAT SUPERSEDES AND CORRECTS THE PLAT RECORDED IN BOOK 11 OF PLATS, PAGES 249-255 UNDER AUDITOR'S FILE No. 201006280055, RECORDS OF KITTITAS COUNTY, WASHINGTON.

(SEE NOTE 8, PAGE 2)

OWNER
KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., SUITE 1
ELLENSBURG, WA 98926

TAX PARCEL NO.'S.
18-18-23000-0007
18-18-23054-0001 TO -0020
18-18-24000-0001
18-18-24050-0001 TO -0013
18-18-24050-0016 TO -0051
18-18-25068-0001 TO -0046
18-18-26091-0005 TO -0015

UTILITIES
WATER: CITY OF ELLENSBURG
SEWER: CITY OF ELLENSBURG

ZONING
LIGHT INDUSTRIAL

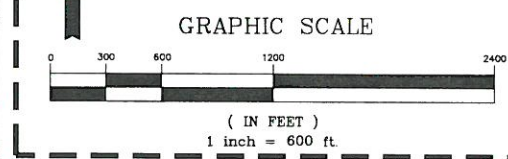
INFORMATION MISSING FROM 2010 B.S.P.

CHANGES AS A RESULT OF THIS BINDING SITE PLAN.

SHOWING CHANGES AS A RESULT OF OTHER DOCUMENTS FILED.

LEGEND AND ABBREVIATIONS

- FOUND CORNER AS NOTED
- SET 5/8" REBAR/CAP (UNLESS OTHERWISE NOTED)
- × CALCULATED CORNER
- ⊕ MONUMENT
- ⊕ SECTION CORNERS
- ⊕ CENTERLINE
- ⊕ PROPERTY LINE
- ⊕ WELL
- SFNF SEARCHED FOR, NOT FOUND
- M-M MONUMENT TO MONUMENT
- (100.00) RECORD DISTANCE



SEE SHEET 2

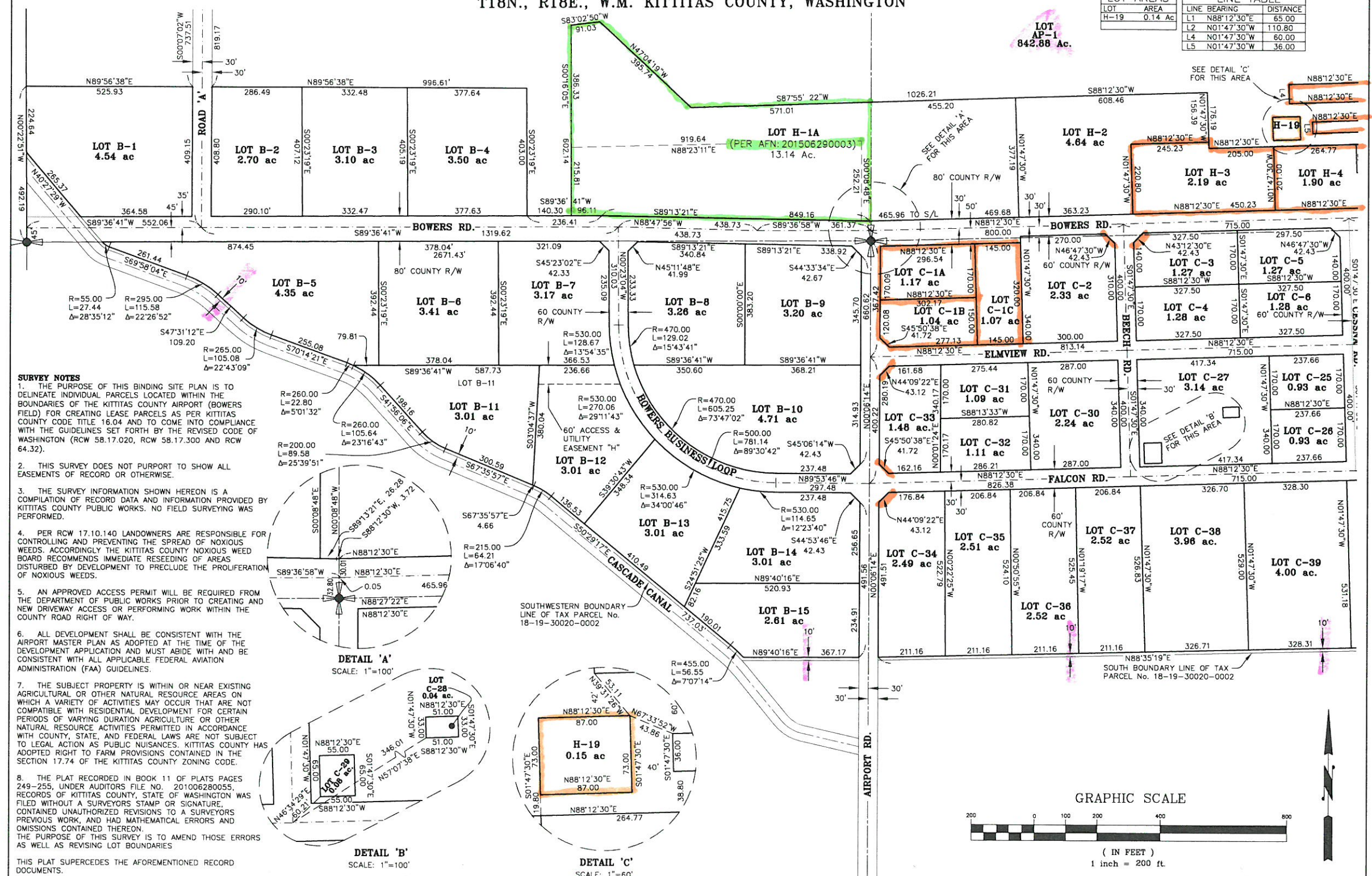
SEE SHEET 3

BOWERS FIELD AIRPORT BINDING SITE PLAN

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26
T18N., R18E., W.M. KITTITAS COUNTY, WASHINGTON

RECEIVING NO. _____

LOT AREAS		LINE TABLE	
LOT	AREA	LINE BEARING	DISTANCE
H-19	0.14 Ac	L1 N88°12'30"E	65.00
		L2 N01°47'30"W	110.80
		L4 N01°47'30"W	60.00
		L5 N01°47'30"W	36.00



DRAWN BY:	J. TURNBULL
CHECKED BY:	J. TURNBULL
DATE:	
REVISIONS:	

AUDITOR'S CERTIFICATE	
FILED FOR RECORD THIS _____ DAY OF _____	
AT _____ M. IN BOOK _____ OF _____	
_____ AT PAGE(S) _____ AT THE REQUEST OF KITTITAS COUNTY PUBLIC WORKS.	
COUNTY AUDITOR	BY DEPUTY

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 KITTITAS COUNTY PUBLIC WORKS IN

JUSTIN TURNBULL
PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON
51802
PLS#51802

DATE _____

KITTITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., ELLENSBURG WA 98926
(509) 962-7523
www.co.kittitas.wa.us

23 24
26 25

FROM THE CASCADES... TO THE COLEMBIA
KITTITAS COUNTY

NAME	BOWERS FIELD 1101 BOWERS ROAD, ELLENSBURG, WA 98926
PT	W 1/2 S23, PT N 1/2 S25, S24 T18N., R18E., W.M.
DRAWING TYPE	BINDING SITE PLAN
PARCEL NO.	076233 etc.
MAP I.D.	18-18-2400-0001 etc.
SCALE:	1"=200'
DATE:	11/09/2018

SHEET	2
OF	3
SHEETS	
PROJECT	17019

