

RECORDING NO. BS-21-00001

BOWERS FIELD AIRPORT BINDING SITE PLAN 2nd AMENDMENT

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. KITITAS COUNTY, WASHINGTON

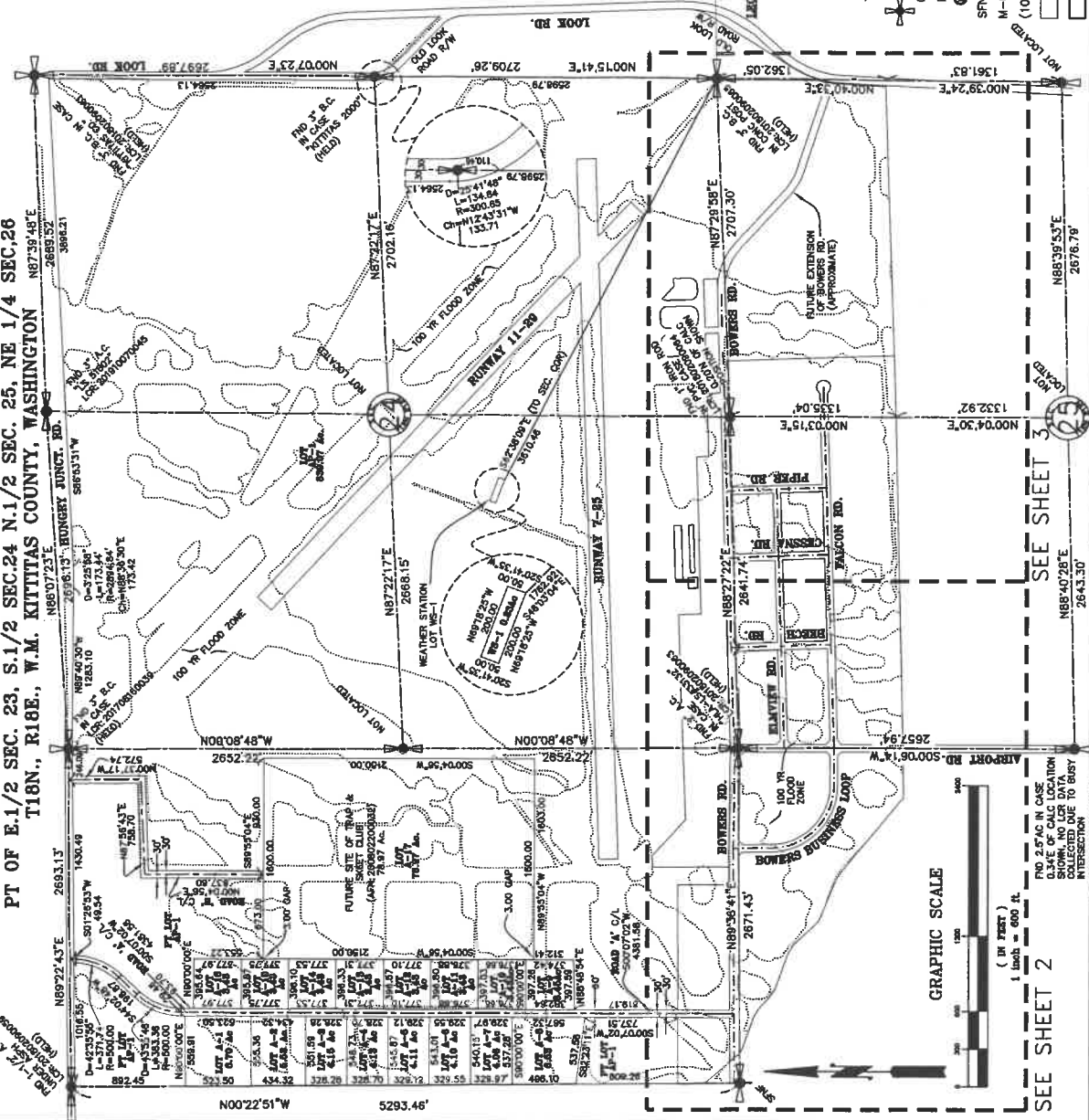
NOTE
THIS PLAN SUPERSEDES AND CORRECTS THE PLAN RECORDED IN BOOK 13 OF PLATS, PAGES 40 THROUGH 43 UNDER AUDITOR'S FILE NO. 076233. THIS PLAN IS TO BE RECORDED BY THE COUNTY RECORDS CLERK IN SURVEY'S PAGE 170 TO 172, UNDER AUDITOR'S FILE NO. 202001150034 WASHINGTON.

OWNER
KITITAS COUNTY AIRPORT
ELLENSBURG, WA
99826

TAX PARCEL NO'S.
18-18-2400-0007 TO -0020
18-18-2400-0001 TO -0013
18-18-24050-0016 TO -0048
18-18-28088-0001 TO -0015

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

- LEGEND AND ABBREVIATIONS**
- FOUND REBAR/CAP "LS 51802" (UNLESS OTHERWISE NOTED)
 - SET 5/8" REBAR/CAP (UNLESS OTHERWISE NOTED)
 - ✱ CALCULATED CORNER (AS NOTED)
 - ⬢ FOUND SURVEY MONUMENT (AS NOTED)
 - ⊕ SECTION CORNERS
 - ⊖ CENTERLINE
 - ⊞ PROPERTY LINE
 - ⊙ WELL
 - ⊞ SPNF
 - ⊞ M-M
 - ⊞ MONUMENT TO MONUMENT
 - ⊞ (100.00) RECORD DISTANCE
 - ⊞ UNCHANGED LOTS
 - ⊞ NEW/REVISED LOTS



NAME
KITITAS COUNTY PUBLIC WORKS
411 N. RUBY ST., ELLENSBURG WA 99828
(509) 882-7523
www.co.kititas.wa.us

NAME
BOWERS FIELD
1101 BOWERS ROAD, ELLENSBURG, WA 99826

PT W/4 S23, PT N/4 S25, S24 T18N., R18E., W.M.
BINDING SITE PLAN
PARCEL NO. 076233 etc.
SHEET 1 OF 4
SCALE 1"=600'
PROJECT 20025
DATE 03/15/2021

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS IN



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ AT _____ A.M. IN BOOK _____ OF _____ AT PAGE(S) _____ REQUEST OF KITITAS COUNTY PUBLIC WORKS.

KITITAS COUNTY TREASURER
DRAWN BY: J. TURNBULL
CHECKED BY: J. TURNBULL
DATE: _____
COUNTY AUDITOR: JUSTIN TURNBULL, PLS#1802
BY DEPUTY: _____
DATE: _____

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

KITITAS COUNTY ENGINEER
KITITAS COUNTY HEALTH DEPARTMENT
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____

KITITAS COUNTY HEALTH OFFICER
CERT. OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE BINDING SITE PLAN HAS BEEN EXAMINED BY ME AND CONFORMS TO THE REQUIREMENTS OF THE COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

KITITAS COUNTY PLANNING DIRECTOR
CERT. OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THIS YEAR 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____

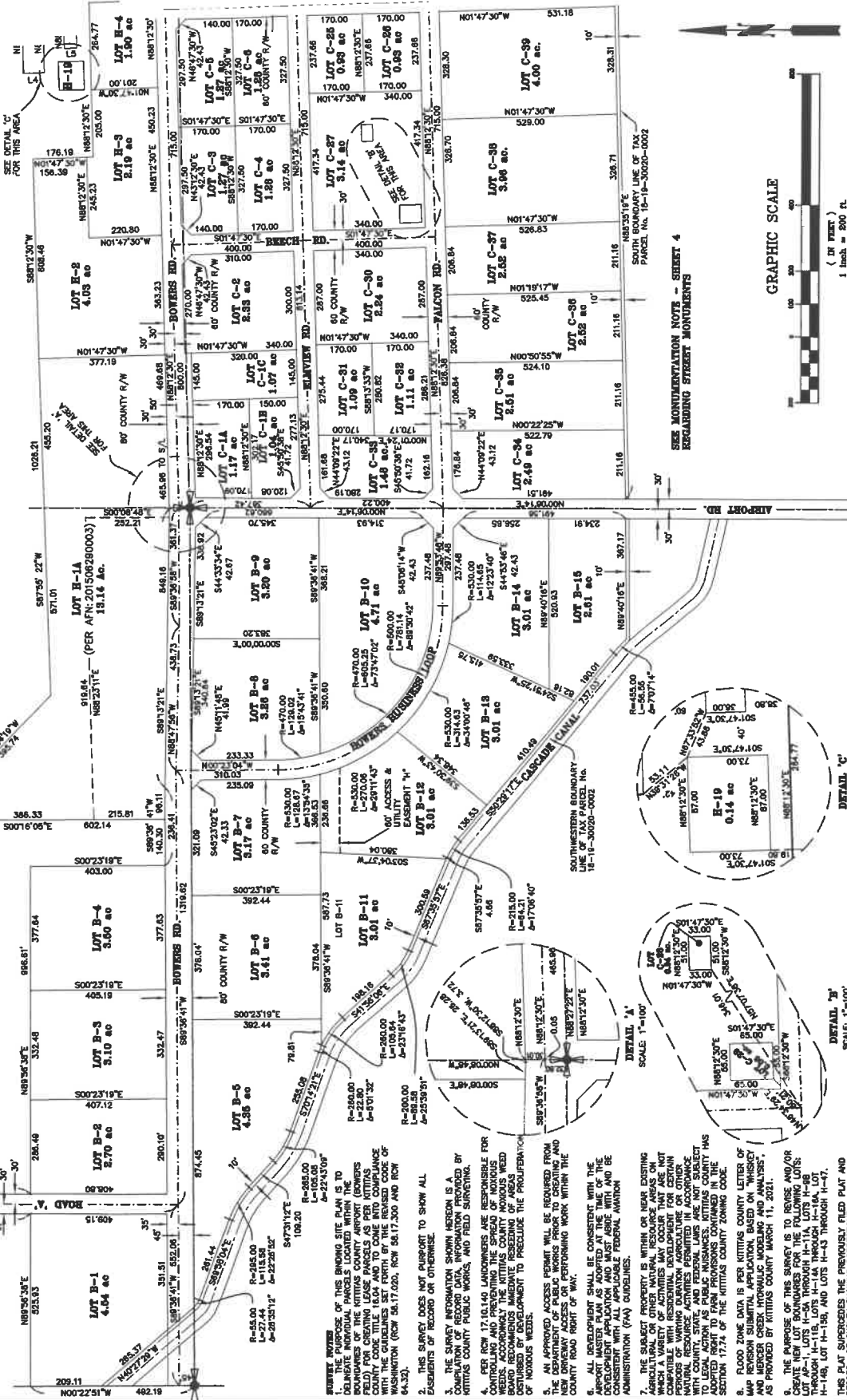
KITITAS COUNTY TREASURER

RECORDING NO. BS-21-00001

BOWERS FIELD AIRPORT BINDING SITE PLAN 2nd AMENDMENT

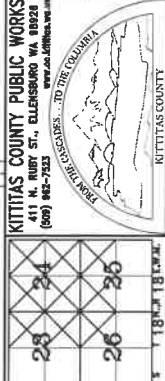
PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26 T18N., R18E., W.M. KITTITAS COUNTY, WASHINGTON

LINE NUMBER	DESCRIPTION	LENGTH	BEARING
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SEE MONUMENTATION NOTES - SHEETS 4 REGARDING STREET MONUMENTS

SHEET	2
OF	4
PROJECT	20025
DATE	03/15/2021
SCALE	1"=200'
MAP NO.	18-18-24000-0001 etc.
PARCEL NO.	076233 etc.
BINDING SITE PLAN	
W.M.	PT W/4 S23, PT N/4 S25, S24 T18N., R18E., W.M.
W.M.	1101 BOWERS ROAD, ELLENBURG, WA 98926
KITITAS COUNTY PUBLIC WORKS	
411 N. RUBY ST., ELLENBURG WA 98928	
(509) 882-7353	
www.kititas.gov	



SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY OF THE BOWERS FIELD AIRPORT BINDING SITE PLAN IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS IN

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

DOWN BY: J. TURNBULL
 CHECKED BY: J. TURNBULL
 DATE: _____

REVISIONS: _____

THE PURPOSE OF THIS BINDING SITE PLAN IS TO DELINEATE INDIVIDUAL PARCELS LOCATED WITHIN THE BOUNDARIES OF THE KITITAS COUNTY AIRPORT (BOWERS FIELD AIRPORT) AND TO COMPLY WITH THE COUNTY CODE TITLE 18.04 AND TO COMPLY WITH THE CHURCHES SET FORTH BY THE REVISED CODE OF WASHINGTON (RCW 56.17.020, RCW 56.17.030 AND RCW 64.03).

2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

3. THE SURVEY INFORMATION SHOWN HEREON IS A REPRESENTATION OF THE INFORMATION PROVIDED BY KITITAS COUNTY PUBLIC WORKS, AND FIELD SURVEYOR J. TURNBULL.

4. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY KITITAS COUNTY PUBLIC WORKS, AND FIELD SURVEYOR J. TURNBULL.

5. ALL APPROVED ACCESS PERMITS SHALL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING AND NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.

6. ALL DEVELOPMENT SHALL BE CONSISTENT WITH THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE COUNTY AND FEDERAL AGENCIES.

7. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS OR AREAS OF ENVIRONMENTAL SENSITIVITY AND IS NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION AGRICULTURE OR OTHER USES.

8. THE SUBJECT PROPERTY IS NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS SORTED OUT THEIR PROVISIONS CONTAINED IN THE SECTION 17.14 OF THE KITITAS COUNTY ZONING CODE.

9. FLOOD ZONE DATA IS PER KITITAS COUNTY LETTER OF FINDINGS DATED 03/15/2021.

10. THE PURPOSE OF THIS SURVEY IS TO BRASS AND/OR CREATE NEW LOT BOUNDARIES FOR THE FOLLOWING LOTS: LOT A-1, LOTS H-5A THROUGH H-11A, LOTS H-6B THROUGH H-10B, LOTS H-11B THROUGH H-11D, LOTS H-12B THROUGH H-14B, LOTS H-15B, AND LOTS H-43 THROUGH H-47.

11. THIS SURVEY IS THE MOST RECENT FILED PLAN AND RECORD OF SURVEY SHOWING CORRECTIONS.

BOWERS FIELD AIRPORT BINDING SITE PLAN 2nd AMENDMENT

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. KITITAS COUNTY, WASHINGTON

RECORDS NO. BS-21-00001

PROPERTY OWNER

KITITAS COUNTY AIRPORT
205 W. 5TH AVE. SUITE 105
ELLENSBURG, WA
98928

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KITITAS COUNTY AIRPORT BY THE UNISES OF THE LAND HEREIN DESCRIBED, HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES DO HEREBY DECLARE, SUBDIVIDE, PLAT, RESERVE AND CONVEY THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED FOR THE BENEFIT OF THE PROPERTY DESCRIBED HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, 2020.

KEN GRANHAM
DIRECTOR
KITITAS COUNTY AIRPORT

NEXT LEGAL DESCRIPTIONS

LOTS A-1 THROUGH A-17,
LOT AB-1, THROUGH B-15,
LOTS C-1,
C-1B,
C-1C,
LOTS C-2 THROUGH C-21,
LOT C-21A
LOTS C-22 THROUGH C-45,
LOT H-1,
LOT H-2 THROUGH H-4,
LOT H-5A THROUGH H11A,
LOT H-8B THROUGH H-11B,
LOT H-12 & LOT H-13,
LOT H-14A, H-14B, H-15A, H-15B, H-16B
LOT H-17 THROUGH H-21,
LOT H-20A,
AND LOT WS-1
THROUGH H-47
AS SHOWN UPON THAT CERTAIN BINDING SITE PLAN RECORDED _____, 2020,
IN BOOK _____ OF PLATS, AT PAGES _____ UNDER AUDITORS FILE NO. _____ RECORDS OF KITITAS COUNTY, WASHINGTON.

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } SS

BEFORE ME THIS _____ DAY OF _____, 2020, PERSONALLY APPEARED _____

WE KNOW TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE PURPOSES AND USES THEREIN MENTIONED, IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

NOTARY OF PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

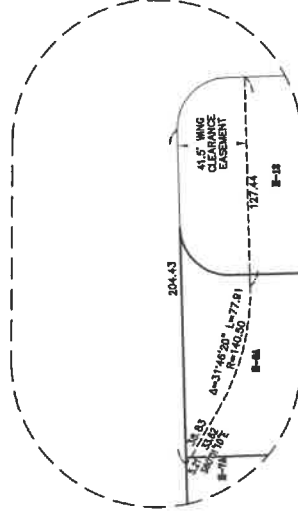
My Commission Expires _____

PLAT NOTES

- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- THE SUBJECT PROPERTY IS WITHIN THE KITITAS COUNTY AIRPORT OVERLAY ZONE, AND IS SUBJECT TO THE SPECIAL PROVISIONS FOR THAT ZONE OUTLINED IN KITITAS COUNTY CODE CHAPTER 17.55.
- THE APPROVAL OF THIS RECONFIGURATION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE PROJECT AREA. THE APPROVAL OF THIS RECONFIGURATION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS BINDING SITE PLAN OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- 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.
- THIS PROPERTY IS LOCATED WITHIN THE AIRPORT AVIATION ZONING DISTRICT IN WHICH A VARIETY OF AIRPORT AVIATION OCCUR, SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF THE PROPERTY.

STREET MONUMENTATION NOTE

THE STREET MONUMENTS FOR THE BOWERS FIELD INDUSTRIAL PARK LOCATED IN THE NORTH HALF OF SECTION 25 AND SECTION 26 THEREIN SET BY ME AS PART OF AN AIRPORT OVERLAY ZONE MAP RESIDES WITHIN THE RECORDS OF KITITAS COUNTY PUBLIC WORKS. WHILE THE MONUMENTS AS SHOWN FIT REASONABLY WELL WITH THE INDUSTRIAL PARK, THERE IS A ROTATION DIFFERENCE WHEN COMPARED TO THE CONTROLLING SECTION CORNERS. THIS DIFFERENCE INCREASES TOWARDS THE EAST, TO A MAXIMUM OF _____ FEET. DISCREPANCIES IS NOT THE INTENT OF THIS BINDING SITE PLAN.



DRAWN BY: J. TURNBULL	FILED FOR RECORD THIS _____ DAY OF _____	AUDITOR'S CERTIFICATE	SURVEYOR'S CERTIFICATE
CHECKED BY: J. TURNBULL	AT _____ M. IN BOOK _____ OF _____	REQUEST OF KITITAS COUNTY PUBLIC WORKS.	THIS MAP CORRECTLY REPRESENTS A TRUE AND ACCURATE SURVEY IN THE DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS IN _____
DATE:	_____	AT PAGE(S) _____	DATE _____
		COUNTY AUDITOR _____ BY DEPUTY _____	JUSTIN TURNBULL, PLS #31802
NAME BOWERS FIELD		KITITAS COUNTY PUBLIC WORKS	
1101 BOWERS ROAD, ELLENSBURG, WA 98928		411 N. RUBY ST., ELLENSBURG WA 98928	
PT W/4 S23, PT N/4 S25, S24 T18N., R18E., W.M.		(509) 962-7525	
BINDING SITE PLAN		www.kc.kititas.wa.us	
PARCEL NO. 078233 etc.		SCALE 1"=200'	
WP ID. 18-18-24000-0001 etc.		DATE 03/15/2021	
SHEET 4	OF 4	SHEETS 4	PROJECT 20025