

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- Address list of all landowners within 500 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 500 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

OPTIONAL ATTACHMENTS

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

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

FEES:

~~350.00~~ \$190 plus \$10 per lot for Public Works Department;
~~576.88~~ plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$450 for Community Development Services Department
~~30~~ (One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY

SIGNATURE:

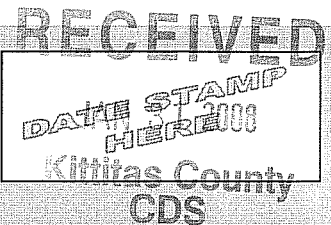
X *Kat Brin*

DATE:

1/31/08

RECEIPT #

055791



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

1. Name, mailing address and day phone of land owner(s) of record:

Name: Gordon & Cathy Wollen
Mailing Address: 510 S. Willow
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-899-2566
Email Address: gfwoollen@charter.net

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 510 S. Willow
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property: _____

6. Tax parcel number(s): 17-18-01068-0001

7. Property size: 2.0222 acres (acres)

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Dividing property into two parcels.

9. Are Forest Service roads/easements involved with accessing your development?
Yes No (Circle) If yes, explain: _____

10. What County maintained road(s) will the development be accessing from?
None

11. 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:

Date:

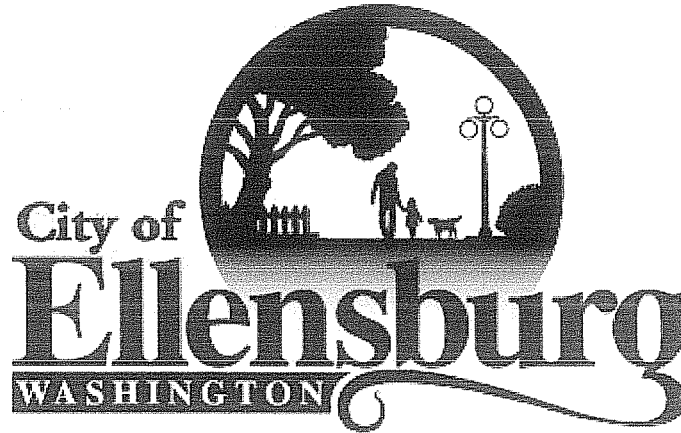
X _____

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

Date:

X _____

11-14-07



RECEIVED
FEB 08 2008
KITITAS COUNTY
CDS

Department of Community Development
414 North Main Street; Ellensburg, WA 98926

Robert Witkowski, Director 962-7231

Brandi Eyerly, Associate Planner 925-8608

Shannon Johnson, Plng. Tech. 962-7239

Jennifer Callecod, Permit Tech. 962-7231

Mike Smith, Senior Planner 962-7108

William Wuestney, Building Inspector 962-7142

John Kehler, Bldg. Inspec. 962-7255

Kyle Huebner, Bldg. Inspec. 962-7142

February 5, 2008

Dan Valoff
Kittitas County Planning Department
411 North Ruby Street, Suite 2
Ellensburg, WA

RE: Gordon Wollen property

Dear Mr. Valoff:

The purpose of this letter is to confirm the annexation process currently underway with Mr. Gordon Wollen's property located on South Willow Street.

Mr. Wollen is currently in the process of annexing approximately 2.6 acres of property at that location into the City of Ellensburg. The legal description of the property undergoing annexation is as follows:

Lot 1 of WILLIAMS SHORT PLAT, as described and/or delineated on Kittitas County Short Plat No. 79-07, recorded July 6, 1979 under Auditor's File No. 43396 and filed in Volume 'A' of Short Plats, page 1, records of Kittitas County, State of Washington, being a portion of Block 24, SUNNYSIDE ADDITION TO THE CITY OF ELLENSBURG, as per plat thereof recorded in Volume I of Plats, page 25, records of said County.

TOGETHER WITH that portion of Cedar Street as conveyed by the City of Ellensburg under Quit Claim Deed recorded May 19, 1999 under Auditor's File No. 199905190014 AND that portion of Seattle Street from the center line of vacated Cedar Street to the east line of Willow Street.

Dan Valoff
February 5, 2008
Page Two

At their October 15, 2007 regular meeting Council gave first reading to Ordinance No. 4494 in preparation for final action on the annexation.

It is the City's understanding Mr. Wollen will complete the annexation process prior to the sale or development of the subject property, whichever occurs first. At the time of final annexation any development of the property will be required to connect to municipal water and sanitary sewer service.

If you have any questions regarding the above please don't hesitate contacting me or Brandi Eyerly at the above contact numbers.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Witkowski". The signature is fluid and cursive, with a large initial "R" and "W".

Robert Witkowski

C: Gordon Wollen

WOLLEN SHORT PLAT

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TWP. 17 N., RGE. 18 E., W.M., CITY OF ELLENSBURG, KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

LOT 1 OF WILLIAMS SHORT PLAT AS DESCRIBED AND/OR DELINEATED ON KITTITAS COUNTY SHORT PLAT NO. 79-07, RECORDED JULY 6, 1979, UNDER AUDITOR'S FILE NO. 433926 AND FILED IN VOLUME A OF SHORT PLATS, WASHINGTON BEING ONE (1) OF KITTITAS COUNTY, STATE OF WASHINGTON, IN ADDITION TO THE CITY OF ELLENSBURG, AS PER PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SAID COUNTY.

TOGETHER WITH THOSE PORTIONS OF MANITOBA AVENUE AND CEDAR STREET AS CONVEYED BY THE CITY OF ELLENSBURG UNDER OUI CLAIM DEED RECORDED MAY 19, 1999 UNDER AUDITOR'S FILE NO. 1999051960014.

GENERAL NOTES

1. THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 2.0222 ACRES OR 88,089 SQUARE FEET.
2. SITE ADDRESS IS 510 S. WILLOW STREET
3. TAX PARCEL NUMBER IS 17-18-01068-3001
4. THIS PARCEL IS CURRENTLY ZONED "LOW DENSITY RESIDENTIAL ELLENSBURG".

DEDICATION

I KNOW ALL MEN BY THESE PRESENTS THAT, GORDON F. WOLLEN AND CATHELEN C. WOLLEN, HUSBAND AND WIFE, AS THEIR SEPARATE ESTEES, OWNERS, AND PARTIAL OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____th _____, A.D., 2007.

DAY OF _____, A.D., 2007.

GORDON F. WOLLEN

CATHELEN C. WOLLEN

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KITTITAS) SS

THIS TO CERTIFY THAT ON THIS _____th DAY OF _____, A.D., 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GORDON F. WOLLEN AND CATHELEN C. WOLLEN, HUSBAND AND WIFE, 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 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
RESIDENT AT _____

MY COMMISSION EXPIRES: _____

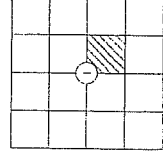
SURVEYOR NOTES

1. LEGAL DESCRIPTIONS AND EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM NORTHWEST TITLE, LLC, ORDER NO. 0100530, DATED NOVEMBER 29, 2001 AT 7:30 A.M. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, ESM CONSULTING ENGINEERS, L.L.C. (ESM) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP.
2. BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENTED CENTERLINE OF WILLOW STREET, DEPICTED HEREON AS N 00°32'44" E.
3. BASIS OF ELEVATIONS IS ASSUMED. SITE HAS LESS THAN 5% SLOPE, THEREFORE NO CONTOURS ARE DEPICTED.
4. THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A LEICA TOTAL STATION CALIBRATED WITHIN THE LAST YEAR. DATE OF FIELD SURVEY WAS AUGUST 2007.

SPECIAL EXCEPTIONS FROM TITLE REPORT

1. SUBJECT TO THAT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF FOR IRRIGATION DITCH AND JOINT MAINTENANCE THEREOF, AS RECORDED UNDER RECORDING NO. 29666.
2. SUBJECT TO ALL MATTERS CONTAINED AND/OR DELINEATED ON WILLIAMS SHORT PLAT NO. 79-07, RECORDED IN BOOK A OF PLATS, PAGE 25, UNDER AUDITOR'S FILE NO. 433926, INCLUDING BUT NOT LIMITED TO PROVISIONS, RESTRICTIONS, DECLARATIONS, NOTES, PUBLIC UTILITY EASEMENTS, ENCROACHMENTS, OF GARAGE BARN AND OTHER SHEDS INTO THE PICKLEWAY OF SEATTLE AVENUE AND CEDAR STREET, OVERLAPS, LOCATION OF FENCE LINES AND ANY CLAIMS OF ADVERSE POSSESSION BASED ON ENCROACHMENTS, OVERLAPS, LOCATION OF FENCE LINES. THIS PROPERTY IS SUBJECT TO A 0-FOOT WIDE EASEMENT FOR UTILITIES, DESCRIBED AS "10' P.U. EASEMENT" ON THAT SHORT PLAT RECORDED IN VOLUME A, PAGE 51.
3. SUBJECT TO POSSIBLE LIABILITY FOR TAP, HOOK-UP, CONNECTION AND/OR TRUNK CHARGES AS DISCLOSED BY NOTICE OF WATER AND CONNECTION CHARGE RECORDED ON FEBRUARY 3, 1998, IN BOOK 90, PAGE 736, UNDER AUDITOR'S FILE NO. 420037, EXECUTED BY THE CITY OF ELLENSBURG.
4. SUBJECT TO THAT PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NO. 77-2-01484-5, STATE OF WASHINGTON DEPARTMENT OF ECOLOGY, PLAINTIFF VS. ACQUAVELLA ET AL, DEFENDANTS, NOTICE OF SAID CAUSE GIVEN IN LIS PENSIS, FILED OCTOBER 14, 1977 IN VOLUME 90, PAGE 589, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 417302 AND SUPPLEMENTAL LIS PENDENS FILED JUNE 4, 1980 IN VOLUME 131, PAGE 63, UNDER AUDITOR'S FILE NO. 442263. THIS IS AN ACTION TO DETERMINE RIGHT TO DIVERT, WITHDRAW OR OTHERWISE USE THE SURFACE WATERS OF THE YAKIMA RIVER DRAINAGE BASIN, IN ACCORDANCE WITH RCW CHAPTERS 90.03 AND 90.44. ATTORNEY FOR PLAINTIFF: CHARLES B. ROE, JR. SENIOR ASSISTANT ATTORNEY GENERAL.
5. SUBJECT TO THE TERMS AND CONDITIONS THEREOF FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF A SEWER LAND, RECORDED JULY 19, 1979, IN VOLUME 118, PAGE 76, UNDER AUDITOR'S FILE NO. 434255, AFFECTS A STRIP OF LAND, SIXTEEN FEET IN WIDTH, OVER AND ACROSS SAID PREMISES AND OTHER LAND.

OWNERS:
GORDON F. WOLLEN AND
CATHELEN C. WOLLEN
ELLENSBURG, WILLOW
STREET, WILLOW
(509) 925-4794



THE SW 1/4 OF THE SE 1/4 OF

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
EXAMINED AND APPROVED THIS _____th DAY
OF _____, A.D., 2007.

PUBLIC WORKS DIRECTOR

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "LAWSON" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS _____th DAY OF _____, A.D., 2007.

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY AL USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL, BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
DATED THIS _____th DAY OF _____, A.D., 2007

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF 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.
DATED THIS _____th DAY OF _____, A.D., 2007

KITTITAS COUNTY HEALTH OFFICER

ORIGINAL TAX LOT NO. 17-18-01068-0001

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____th DAY OF _____, A.D., 2007, AT _____ AM/PM IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

SURVEYOR'S NAME

COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GORDON WOLLEN IN OCTOBER, 2007.

Rick A. Foxworthy
RICK A. FOXWORTHY, P.L.S.
LICENSE NO. 35142



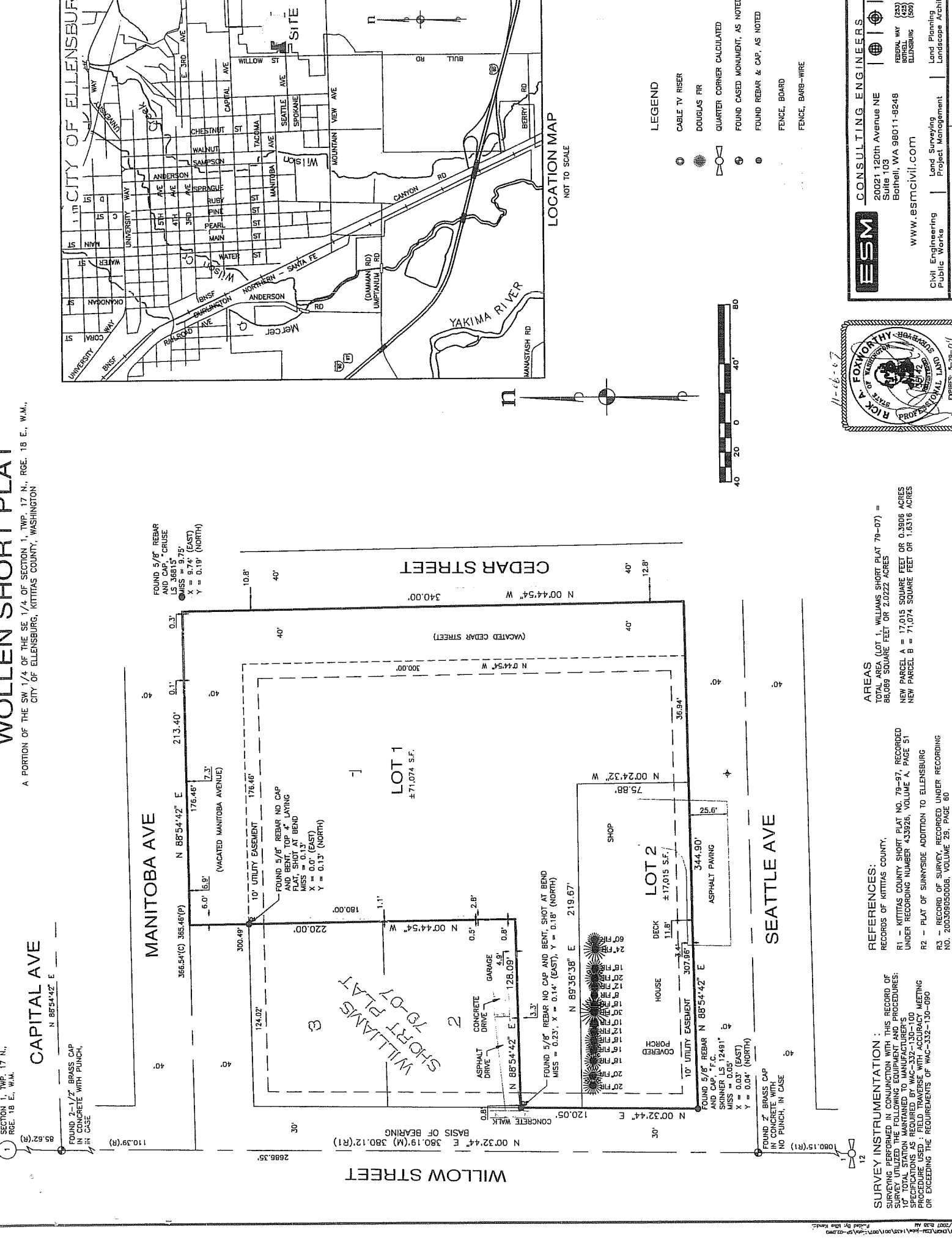
K.C.S.P. NO. _____



ESM CONSULTING ENGINEERS, L.L.C.
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(206) 418-6144
(509) 674-1905



SECTION 1, TWP. 17 N., RGE. 18 E., W.M., A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TWP. 17 N., RGE. 18 E., W.M., CITY OF ELLENSBURG, KITTITAS COUNTY, WASHINGTON

WOLLEN SHORI PLAT

CAPITAL AVE
N 88°54'42" E

MANITOABA AVE
N 88°54'42" E

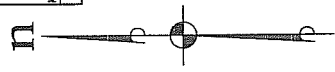
SEATTLE AVE

WILLOW STREET

CEDAR STREET

LOCATION MAP
NOT TO SCALE

- LEGEND**
- CABLE TV RISER
 - ⊙ DOUGLAS FIR
 - ⊕ QUARTER CORNER CALCULATED
 - ⊙ FOUND CASED MONUMENT, AS NOTED
 - ⊙ FOUND REBAR & CAP, AS NOTED
 - FENCE BOARD
 - FENCE, BARB-WIRE



FOUND 5/8" REBAR AND CAP, "T.C." SKINNER LS. 3681.5" MISS = 9.75" X = 9.74" (EAST) Y = 0.19" (NORTH)

FOUND 5/8" REBAR NO CAP AND BENT, SHOT AT BEND MISS = 0.13" (EAST) X = 0.00" (EAST) Y = 0.15" (NORTH)

FOUND 5/8" REBAR NO CAP AND BENT, SHOT AT BEND MISS = 0.23" X = 0.14" (EAST), Y = 0.18" (NORTH)

FOUND 3/4" BRASS CAP IN CONCRETE WITH NO PUNCH, IN CASE SKINNER LS. 12481" MISS = 0.00" (EAST) X = 0.00" (EAST) Y = 0.00" (NORTH)

LOT 1
± 71,074 S.F.

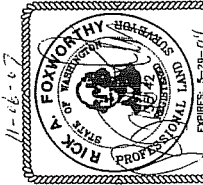
LOT 2
± 17,015 S.F.

WILLYAMS SHORT PLAT 79-07

AREAS
TOTAL AREA LOT 1, WILLIAMS SHORT PLAT 79-07 = 86,069 SQUARE FEET OR 2.0222 ACRES
NEW PARCEL A = 17,015 SQUARE FEET OR 0.3906 ACRES
NEW PARCEL B = 71,074 SQUARE FEET OR 1.6316 ACRES

REFERENCES:
RECORDS OF KITTITAS COUNTY.
R1 - KITTITAS COUNTY SHORT PLAT NO. 79-97, RECORDED UNDER RECORDING NUMBER 433926, VOLUME A, PAGE 51
R2 - PLAT OF SUNNYSIDE ADDITION TO ELLENSBURG
R3 - RECORD OF SURVEY, RECORDED UNDER RECORDING NO. 200309050006, VOLUME 29, PAGE 60

SURVEY INSTRUMENTATION :
SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
1. TOTAL STATION REQUIRED BY WAC-332-130-100
PROCEDURE USED : FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-080



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Civil Engineering | Land Surveying | Project Management
Public Works | Landscape Architecture