

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

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

~~SP 08 00015~~

SP-08-00019

KITTITAS 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

old form

200
380.00
190
376.88
630

FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$376.88 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$450 for Community Development Services Department
 (One check made payable to KCCDS)

RECEIVED

APR 25 2008

Kittitas County
CDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:

SIGNATURE:

X [Signature]

DATE:

4.25.08

RECEIPT #

804



KITTITAS CO.
CDS

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: Steve Pelton @ Evergreen Home Investments
Mailing Address: 3020 Issaquah - Pine Lake Rd., # 266
City/State/ZIP: Sammamish, Wa 98075
Day Time Phone: 425. 765. 0320
Email Address: evergreenhomes@comcast.net

2. **Name, mailing address and day phone of authorized agent (if different from land owner of record):**
Agent Name: Thomas Woldendorp @ Geo Datum
Mailing Address: 1505 NW Mall Street
City/State/ZIP: Issaquah, Wa 98027
Day Time Phone: 425. 837. 8083
Email Address: tnw@geodatum.com

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: xxx Night Sky Drive
City/State/ZIP: Cle Elum, Wa

5. **Legal description of property:**
Lot 9, Timber Ridge

6. **Tax parcel number(s):** 951354 21.14.09061.0009

7. **Property size:** 6 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):
TWO LOT SHORT PLAT OF 6 ACRE PARCEL INTO TWO, 3 ACRE PARCELS, LOCATED ABOVE LAKE CLE ELUM IN THE TIMBER EDGE DEVELOPMENT. FOR HOME CONSTRUCTION, EACH LOT WOULD USE WELL WATER AND AN ON-SITE SEPTIC SYSTEM. A DRIVEWAY EASEMENT WILL BE REQUIRED ON LOT 1 FOR LOT 2 ACCESS.

9. Are Forest Service roads/easements involved with accessing your development? Yes (explain) No

10. What County maintained road(s) will the development be accessing from?
PROPERTIES ARE ACCESSED FROM A PRIVATE ROAD WHICH CONNECTS TO SALMON CASAC RD,

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.

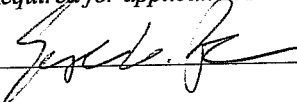
Signature of Authorized Agent:

Date:

X _____

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

Date:

X  _____

4/11/08

**KITTITAS COUNTY
WASHINGTON
PELTON-EDELMAN LOT 9
SP-XX-XX**

DECLARATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS PLAT AND DESCRIPTION AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANTS FOREVER UNTO ALL LESSEES OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN THIS PLAT AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2008.

NAME _____
NAME _____
NAME _____
NAME _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

REFERENCE SURVEYS

- 1) SURVEY FILED IN BK. 121, PG. 126 BY LS 18915
- 2) SURVEY FILED IN BK. 021, PG. 159-160 BY LS 18915
- 3) AMENDED SURVEY FILED IN BK. 08, PG. 44 BY LS 5357
- 4) BOUNDARY LINE ADJUSTMENT SURVEY FILED IN VOL. 28, PAGES 218-220 BY LS 29268
- 5) AMENDED BOUNDARY LINE ADJUSTMENT SURVEY FILED IN VOL. 28, PAGES 60-62 BY LS 29268
- 6) SURVEY FILED IN BK. 30, PAGES 147-148 BY LS 29269

BASIS OF BEARINGS

BASIS OF BEARING: SURVEY FILED IN VOL. 30, PAGES 147-149, BY LS 29269, RECORDS OF KITTITAS COUNTY, WASHINGTON.

AUDITOR RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2008 AT _____ M IN BOOK _____ OF SURVEYS PAGE _____ AT THE REQUEST OF GEO DATUM, INC.

KITTITAS COUNTY AUDITOR

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS APPLICABLE TO THIS PLAT HAVE BEEN PAID AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
DATED THIS _____ DAY OF _____, A.D., 2008.

KITTITAS COUNTY TREASURER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE PLAT OF PELTON-EDELMAN LOT 9 HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____, A.D., 2008.

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY ENGINEER

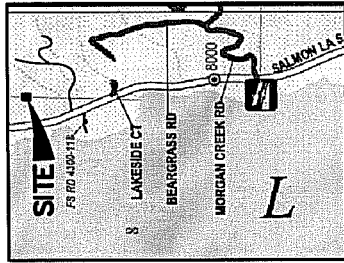
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2008.

KITTITAS COUNTY HEALTH DEPARTMENT

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT OF PELTON-EDELMAN LOT 9 HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____, A.D., 2008.

KITTITAS COUNTY HEALTH OFFICER



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR BY A DIRECTOR IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PELTON-EDELMAN LOT 9, LLC IN JULY, 2007.

CERTIFICATE NO.: 38984

ORIGINAL PARCEL LEGAL DESCRIPTION

LOT 9, PLAT OF TIMBER RIDGE, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 127 AND 128, RECORDS OF SAID COUNTY.
MAP NO. 21-14-09061-0009
TAX PARCEL NO. 951354

PORTION OF

NW1/4 SEC 9, TWP 21, RNG 14E, W.M.

RECORDING NO.

VOL./PAGE

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS AS SECOND NIKON DTM 521 TOTAL STATION. ALL BEARS USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-030. THE SURVEY WAS PERFORMED IN MARCH OF 2006.
3. KITTITAS 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.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
5. 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.
6. MAILBOXES MUST BE APPROVED BY U.S. POSTAL SERVICE. MAILBOX LOCATIONS ARE SITE SPECIFIC. CONTACT YOUR LOCAL POST OFFICE FOR LOCATION AND DESIGN STANDARDS BEFORE BEGINNING CONSTRUCTION.
7. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS INSTRUMENT DOES NOT INCLUDE NO GUARANTEE OR WARRANTY THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
8. ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
9. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEM FOR SEWAGE, GROUP B WATER SYSTEM FOR POTABLE WATER AND INFILTRATION FOR STORM DRAINAGE.
10. NO KNOWN CRITICAL AREAS EXIST ON SITE.
11. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (9RCW 36.70 A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.
12. AT TIME OF PRELIMINARY PLAT APPROVAL, THE PARCELS CONTAINED WITHIN THE PLAT ARE NOT LOCATED WITHIN A FIRE DISTRICT. ANY CONSTRUCTION WITHIN THIS PLAT SHALL BE SUBJECT TO THE INTERNATIONAL FIRE CODE AND INTERNATIONAL URBAN WILD-LAND INTERFACE CODE AND ADDITIONAL BUILDING AND SITE DEVELOPMENT REQUIREMENTS SHALL BE APPLIED.
13. PER RCW 17.10.140, LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS RESEEDING AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
14. BY KITTITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.

RECEIVED

APR 25 2008

Kittitas County
CDS

PELTON-EDELMAN LOT 9

PELTON-EDELMAN LOT 9, LLC

2530 232ND AVENUE SE
SAMMAMISH, WA 98075



SURVEYOR'S CERTIFICATE

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CERTIFICATE NO.: 38984



GeoDatum Inc.
SURVEY - CIVIL - STRUCTURAL

1505 NW Mall Street
Issaquah, WA 98027
(425) 837-8083

PROJECT # SHEET 1
07457 DF 2

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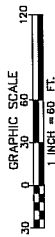
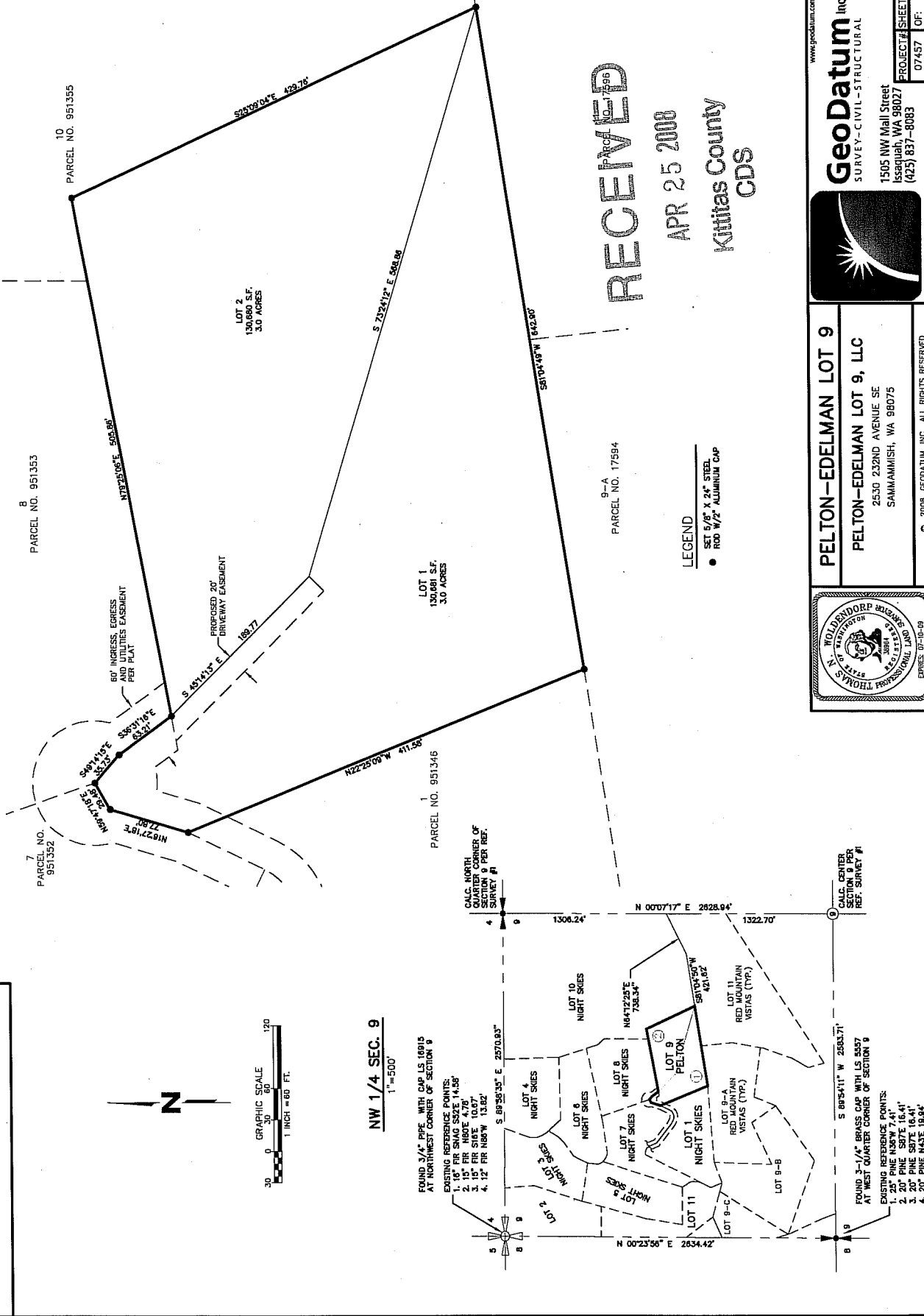
KITTITAS COUNTY
WASHINGTON
PELTON-EDELMAN LOT 9
SP-XX-XX

RECORDING NO.

VOL./PAGE

PORTION OF

NW1/4 SEC 9, TWP 21, RNG 14E, W.M.



NW 1/4 SEC. 9
1"=500'

FOUND 3/4" PIPE WITH CAP LS 16915
AT NORTHWEST CORNER OF SECTION 9

EXISTING REFERENCE POINTS:

1. 16" PIPER SHAG S&2E 14.58'
2. 15" PIPER SHAG S&2E 4.78'
3. 15" PIPER SHAG S&2E 10.02'
4. 12" PIPER SHAG S&2E 10.02'

FOUND 3-1/4" BRASS CAP WITH LS 5557
AT WEST QUARTER CORNER OF SECTION 9

- EXISTING REFERENCE POINTS:
1. 20" PINE N&36W 7.41'
 2. 20" PINE S&7E 16.41'
 3. 20" PINE S&7E 16.41'
 4. 20" PINE N43E 19.84'

RECEIVED

APR 25 2008

Kittitas County
CDS

LEGEND
• SET 8/8" X 24" STEEL
• RED 1/2" ALUMINUM CAP

www.geodatum.com
GeoDatum Inc
SURVEY-CIVIL-STRUCTURAL
1505 NW Mall Street
Issaquah, WA 98027
(425) 837-8083
PROJECT # SHEET 12
07457 OF 12



PELTON-EDELMAN LOT 9
PELTON-EDELMAN LOT 9, LLC
2530 232ND AVENUE SE
SAMMAMISH, WA 98075
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