

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SHORT PLAT APPLICATION SP-08-00056
(To divide lot into 2-4 lots)

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

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

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

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
\$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
\$630 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE)	DATE:	RECEIPT #	
	12.5.08	3827	
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:
Landowner(s) signature(s) required on application form.

Name: JOHN ISOTALO
Mailing Address: PO Box 350
City/State/ZIP: So. Cle Elum, WA 98943
Day Time Phone: 509-674-4314
Email Address: _____

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

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

3. Street address of property:

Address: 251 RESERVOIR RIDGE DR.
City/State/ZIP: CLE ELUM, WA 98922

4. Legal description of property:

AUDITOR'S FILE NUMBER 576991

5. Tax parcel number(s): 19-15-04020-0010

6. Property size: 7.80 (acres)

7. 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):


SEE ATTACHED

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


9. What County maintained road(s) will the development be accessing from?
RESERVOIR RIDGE DRIVE WESTSIDE ROAD

10. 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 mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)
X  owner

Date:
11-20-08

Signature of Land Owner of Record:
(REQUIRED for application submittal)
X 

Date:

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ___ day of _____ A.D., 20__

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "ISOTALO" Short Plat 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__

Community Development Services Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. The County Health Department about issuance of septic tank permits for lots.

Dated this ___ day of _____ A.D., 20__

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 ___ day of _____ A.D., 20__

Kittitas County Treasurer

ORIGINAL TAX LOT No. 19-15-04020-0010

RECORDER'S CERTIFICATE

Filed for record this ___ day of _____ 20__ at _____ M in book of _____ at page _____ at the request of _____

DAVID P. NELSON
Surveyor's Name

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 of the request of _____

DAVID P. NELSON
Certificate No. 18082

DATE

K.C.S.P. NO. 08-
PRTN OF THE NW 1/4 OF SEC. 4, T. 19N., R. 15E., W.M.
Kittitas County, Washington

OWN BY T. ROLETTO DATE 12/2008 JOB NO. 07105

CHKD BY D. NELSON SCALE 1"=200' SHEET 1 OF 2

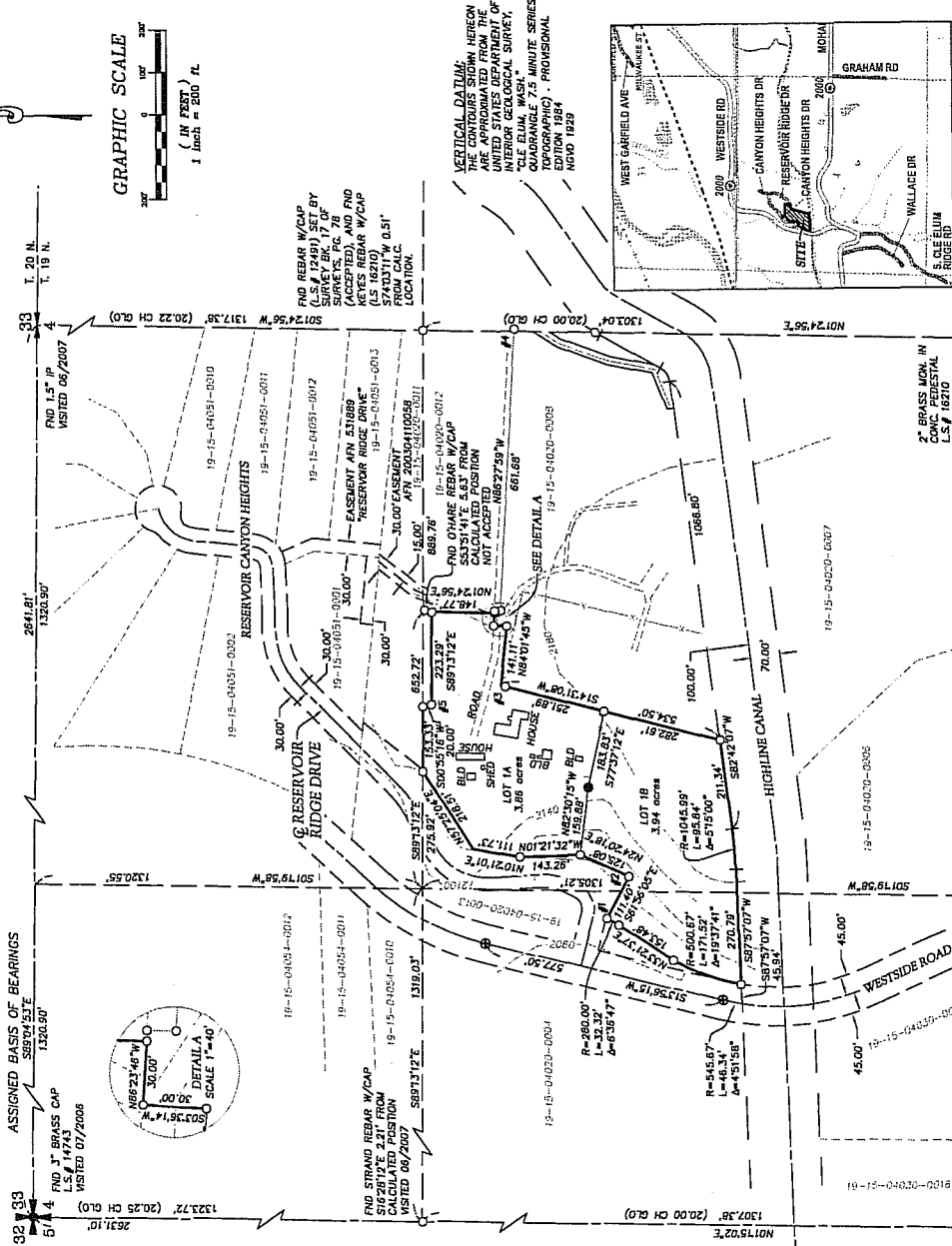


108 EAST 2ND STREET
CLE ELUM, WA 98222
PHONE: (509) 674-7433
FAX: (509) 674-7419

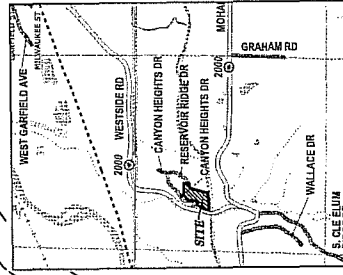
ISOTALO SHORT PLAT

K.C.S.P. # 08-

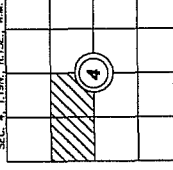
PORTIONS OF THE SE 1/4 & SW 1/4 OF THE NW 1/4 OF SECTION 4,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON.



VICINITY MAP



- CORNER NOTES**
- #1 FOUND 5/8" REBAR WITH KEYS CAP - NORTH POSITION.
 - #2 FOUND 5/8" WEST 0.51 FEET FROM CALCULATED POSITION.
 - #3 FOUND MAIL WITH KEYS CAP - NORTH POSITION.
 - #4 FOUND 1/2" REBAR WITH KEYS CAP IN STUMP - NORTH POSITION.
 - #5 FOUND 1/2" REBAR WITH KEYS CAP - SOUTH POSITION.
 - #6 FOUND 1/2" REBAR - SOUTH 86°27'59" EAST 4.80 FEET FROM CALCULATED POSITION.
 - #7 FOUND 1/2" REBAR - SOUTH 86°27'59" EAST 4.80 FEET FROM CALCULATED POSITION.
 - #8 FOUND 1/2" REBAR - OFFSET SOUTH 89°13'12" EAST 6.00'. THE ACTUAL CORNER LOCATION FALL IN THE NORTHWEST CORNER OF A 25' PINE TREE.
- SECTION CORNER AS NOTED**
- QUARTER CORNER AS NOTED**
- CENTER SECTION CORNER AS NOTED**
- SET 1/2" REBAR AS NOTED**
- FOUND CORNER AS NOTED**
- SECTION LINE**
- RECORDED INFORMATION**



NOTE: THE EXISTING UTILITIES AS SHOWN ON THIS MAP ARE BASED ON RECORD DRAWINGS. EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND/OR OWNER'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. THE SURVEYOR ASSUMES NO LIABILITY OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

ISOTALO SHORT PLAT

K.C.S.P. # 08-

PORTIONS OF THE SE 1/4 & SW 1/4 OF THE NW 1/4 OF SECTION 4,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITITIAS COUNTY, WASHINGTON.

ADJOINERS

- 19-15-04020-0011 KYLE KENNEDY
- 19-15-04020-0012 WESTSIDE ROAD
- 19-15-04020-0013 CLE ELUM, WA 98922
- 19-15-04020-0014 CARRATION, WA 98014
- 19-15-04051-0013 NORA COLUBIC
- 19-15-04051-0014 P.O. BOX 102
- 19-15-04051-0015 S. CLE ELUM, WA 98943
- 19-15-04051-0016 RICHARD FRANK ROAD
- 19-15-04051-0017 CLE ELUM, WA 98922
- 19-15-04020-0006 DARRIN BURCHAK
- 19-15-04051-0010 MICHAEL HOUSER
- 19-15-04051-0011 P.O. BOX 459
- 19-15-04020-0007 S. CLE ELUM, WA 98943
- 19-15-04051-0002 DONALD JACKSON
- 19-15-04051-0003 P.O. BOX 538
- 19-15-04020-0008 S. CLE ELUM, WA 98943
- 19-15-04054-0011 M & H ENTERPRISES LLC
- 19-15-04054-0012 177 107TH AVE. NE UNIT 1707
- 19-15-04054-0010 BELLEVUE, WA 98004
- 19-15-04054-0010 DAVID PARKHURST
- 19-15-04054-0010 P.O. BOX 1038
- 19-15-04020-0013 SNOQUALMIE PASS, WA 98068
- 19-15-04051-0001 ROGER DUQUETTE
- 19-15-04051-0001 P.O. BOX 24
- 19-15-04020-0010 CLE ELUM, WA 98922



ORIGINAL LEGAL DESCRIPTION:

LOT 1 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 35 AT PAGE 145 UNDER AUDITOR'S FILE NUMBER 20080270042, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., KITITIAS COUNTY, STATE OF WASHINGTON.

- NOTES:
1. THE PURPOSE OF THIS SHORT PLAT IS TO DELINEATE THE BOUNDARY LINES OF TAX PARCEL No. 19-15-04020-0010 AND TO SHORT PLAT SAID TAX PARCEL INTO TWO LOTS AS SHOWN HEREON.
 2. THIS SURVEY WAS PERFORMED USING A NAD83 17M-571 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHORT PLAT SAID TAX PARCEL WERE REVISITED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER 424MTH ADJUSTMENT.
 3. THIS SURVEY DOES NOT SUPPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
 4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 2 OF SURVEYS AT PAGE 15, UNDER AUDITOR'S FILE NUMBER (AFN) 398500 AND BOOK 17 OF SURVEYS AT PAGE 7A UNDER AFN 537263 AND BOOK 19 OF SURVEYS AT PAGE 21A, UNDER AFN 566980 AND BOOK 19 OF SURVEYS AT PAGE 236, UNDER AFN 568192 AND BOOK 20 OF SURVEYS AT PAGE 21A, UNDER AFN 566980 AND BOOK 19 OF SURVEYS AT PAGE 236, UNDER AFN 568192 AND BOOK 20 OF SURVEYS AT PAGE 145, UNDER AFN 20080270042 AND BOOK 8 OF PLATS AT PAGES 34-37, UNDER AFN 531889 AND BOOK 10 OF PLATS AT PAGES 147 AND 148, UNDER AFN 20080270050, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON. ALSO SEE THE DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION "MARMA PROJECT, WASH." SURVEYS UNDER THE NAME OF THE STATE OF WASHINGTON, LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., KITITIAS COUNTY, STATE OF WASHINGTON.
 5. PER ROW 1710140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
 6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITIAS COUNTY ROAD STANDARDS.
 7. 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.
 8. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER UNDER WATER DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
 9. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
 10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
 11. METERS WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERSING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITIAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
 12. ENTIRE PRIVATE ROADS(S) SHALL ACHIEVE USE COMPACTON AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN ACCORDANCE WITH CURRENT KITITIAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
 13. KITITIAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO COMPLIANCE WITH CURRENT COUNTY AND STATE REQUIREMENTS. THIS REQUIREMENT WILL INCLUDE THE PROPOSED SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20____ at _____ at the request of _____

DAVID P. NELSON
Surveyor's Name

FERRIL D. V. PETIT
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 of the State of Washington.

DAVID P. NELSON
Certificate No. 18082

..... DAYE

K.C.S.P. NO. 08-
PRTN OF THE NW 1/4 OF SEC. 4, T.19N., R.15E., W.M.
Kititias County, Washington

DWN BY	DATE	JOB NO.
T. ROLETTO	12/2/2008	07105
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 2

108 EAST 7ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN C. ISOTALO AND LORITA C. ISOTALO, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 20____.

JOHN C. ISOTALO

LORITA C. ISOTALO

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITITIAS)

THIS TO CERTIFY THAT ON THIS ____ DAY OF _____ A.D., 20____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN C. ISOTALO AND LORITA C. ISOTALO, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, AND ACKNOWLEDGED TO ME THAT THEY HAD ENTERED INTO THE FOREGOING 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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CASHMERE VALLEY BANK, THE UNDERSIGNED GRANTEE BY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 20____.

NAME
TITLE

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITITIAS)

ON THIS ____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED _____ TO BE THE _____ SECRETARY AND _____ PRESIDENT AND _____ OF CASHMERE VALLEY BANK, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND MENTIONED, AND ON THAT STATED THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID INSTRUMENT OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

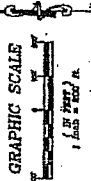
NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____

351143
200808210042

351145

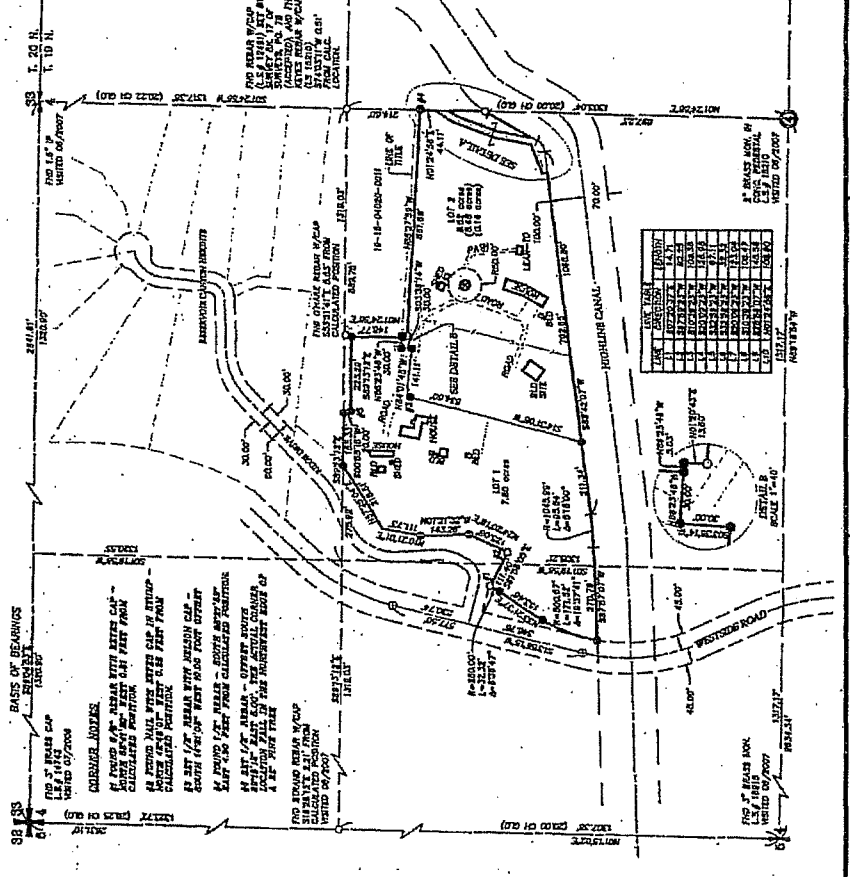
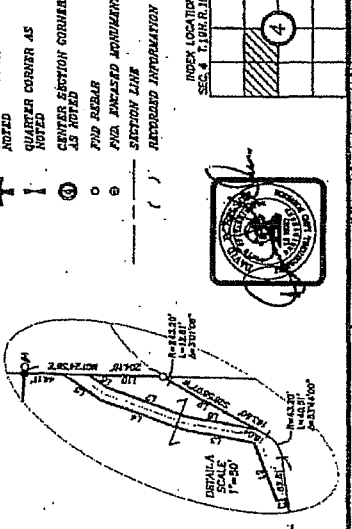
RECORDS No. **200808210042**
DATE OF SURVEY **08/20/2008**

RECORD OF SURVEY
PORTIONS OF THE SE 1/4 & SW 1/4 OF THE NW 1/4 OF SECTION 4,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.



NOTES:

- THIS SURVEY WAS PERFORMED USING A UNION DTM THREE SECOND TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1 KILOMETER LINEAR CLOSURE AFTER ADJUSTMENT.
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- FOR SECTION SUBDIVISION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOKS 2 OF SURVEYS AT PAGE 15, UNDER AUDITOR'S FILE NUMBER (A.F.N.) 200808140004 AND BOOK 17 OF SURVEYS AT PAGE 74, UNDER A.F.N. 200808140004. BOOKS 2 OF SURVEYS AT PAGE 15, UNDER A.F.N. 200808140004 AND BOOK 17 OF SURVEYS AT PAGE 74, UNDER A.F.N. 200808140004. BOOKS 2 OF SURVEYS AT PAGE 15, UNDER A.F.N. 200808140004 AND BOOK 17 OF SURVEYS AT PAGE 74, UNDER A.F.N. 200808140004. BOOKS 2 OF SURVEYS AT PAGE 15, UNDER A.F.N. 200808140004 AND BOOK 17 OF SURVEYS AT PAGE 74, UNDER A.F.N. 200808140004.
- THE PURPOSE OF THIS SURVEY IS TO ALTER THE BOUNDARY LINES OF TAX PARCEL No. SHOWN HEREON IN CONFORMANCE WITH KITITAS COUNTY SUBDIVISION ORDINANCE SECTION 16.04.020. IT WAS NOT WITHIN THE SCOPE OF THIS SURVEY TO SET THE PROPERTY CORNERS.
- THIS SURVEY SUPERSEDES THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 OF SURVEYS AT WASHINGTON, EXISTING MONUMENTS WERE FOUND IN THE PROPERTY OF THE PERMITTEE OF THIS SURVEY. THE MONUMENTS DO NOT FIT THE CALCULATED LOCATION OF THE LEGAL DESCRIPTION ON SAID SURVEY. EXISTING MONUMENTS AND THE PRESENTED BEING IN CALCULATE AND MARK THE EXTENDED BOUNDARY OF THE RESPECTIVE PROPERTY. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO ACCOMPLISH A BOUNDARY LINE ADJUSTMENT OF THE SUBJECT PROPERTIES.



RECORD OF SURVEY

DATE OF THIS SURVEY: **08/20/2008**
SCALE: **1"=200'**
JOB NO.: **07105**
SHEET: **1 OF 1**

DATE: **08/20/2008**
JOB NO.: **07105**
DATE: **08/20/2008**
JOB NO.: **07105**

DATE: **08/20/2008**
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JOB NO.: **07105**

DATE: **08/20/2008**
JOB NO.: **07105**
DATE: **08/20/2008**
JOB NO.: **07105**

Encompass
ENGINEERING & SURVEYING

RECORD'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Recording Act of this state as amended, and I solemnly swear that the contents hereof are true and correct.
DATE: **08/20/2008**
SIGNATURE: **[Signature]**
CERTIFICATE No. **10992**