

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)

KITTITAS 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

SP-09-00001 RECEIVED

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X I. Swinberg

DATE:

1-2-09

RECEIPT #

3932

JAN 02 2009
DATE STAMP
HERE
Kittitas County
CDS

NOTES:

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

Landowner(s) signature(s) required on application form.

Name: Rich Wilson, Development Services of America
Mailing Address: P.O. Box 25139
City/State/ZIP: Scottsdale, Arizona 85255
Day Time Phone: 480-927-4890
Email Address: richard_wilson@sgagroup.com

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: Harold Duncanson
Mailing Address: 145 SW 155th Street, Suite 102
City/State/ZIP: Seattle, WA 98166
Day Time Phone: 206-244-4141
Email Address: haroldd@duncansonco.com

3. **Street address of property:**

Address: xxx Clarke Road
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

ACRES 20.00; CD 9277-1; SEC 32, TWP 19, RGE 18; PTN SE 1/4 SE1/4 (LOT 7, B30/P75)

5. **Tax parcel number(s):** 20358

6. **Property size:** 20.00 (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):

Divide the 20.00 acre property into a two 10.00 acre parcels. The property is located 1-mile south of the Smithson Road and Clarke Road intersection. Proposing new Group B well for water and on-site septic for sewer.

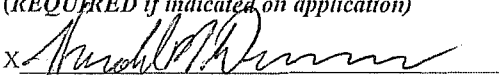
8. **Are Forest Service roads/easements involved with accessing your development?**

Yes No (Circle) If yes, explain:

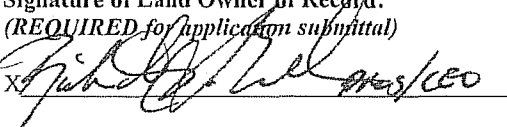
9. What County maintained road(s) will the development be accessing from?
Lower Green Canyon Road

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 

Date:
12/31/08

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

Date:
12/31/08



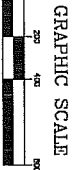
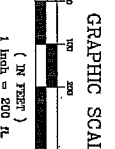
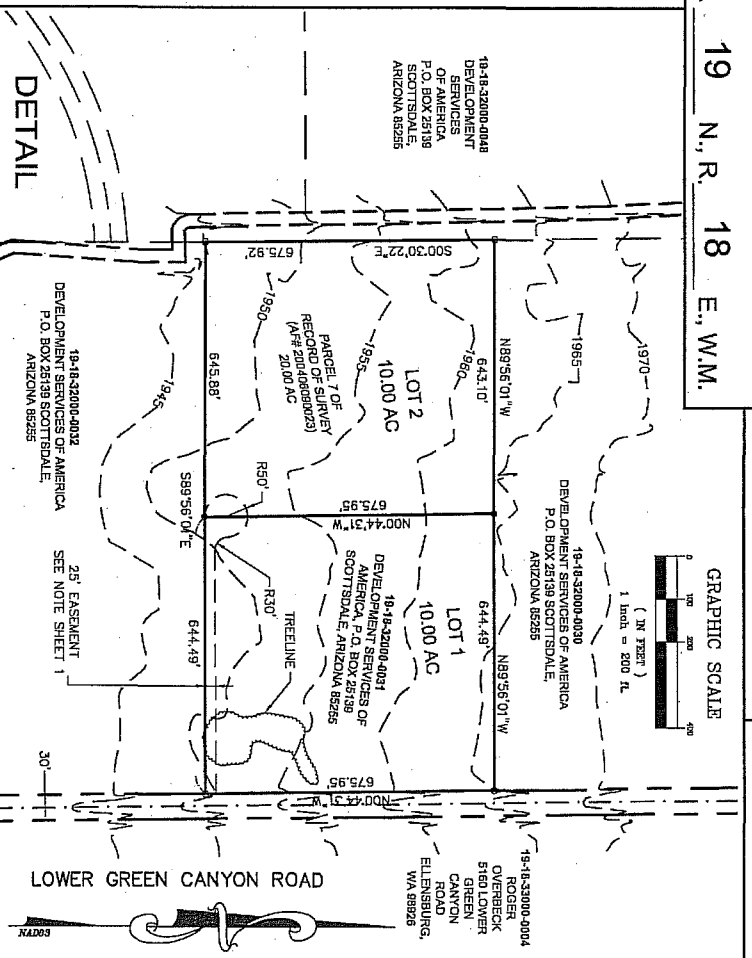
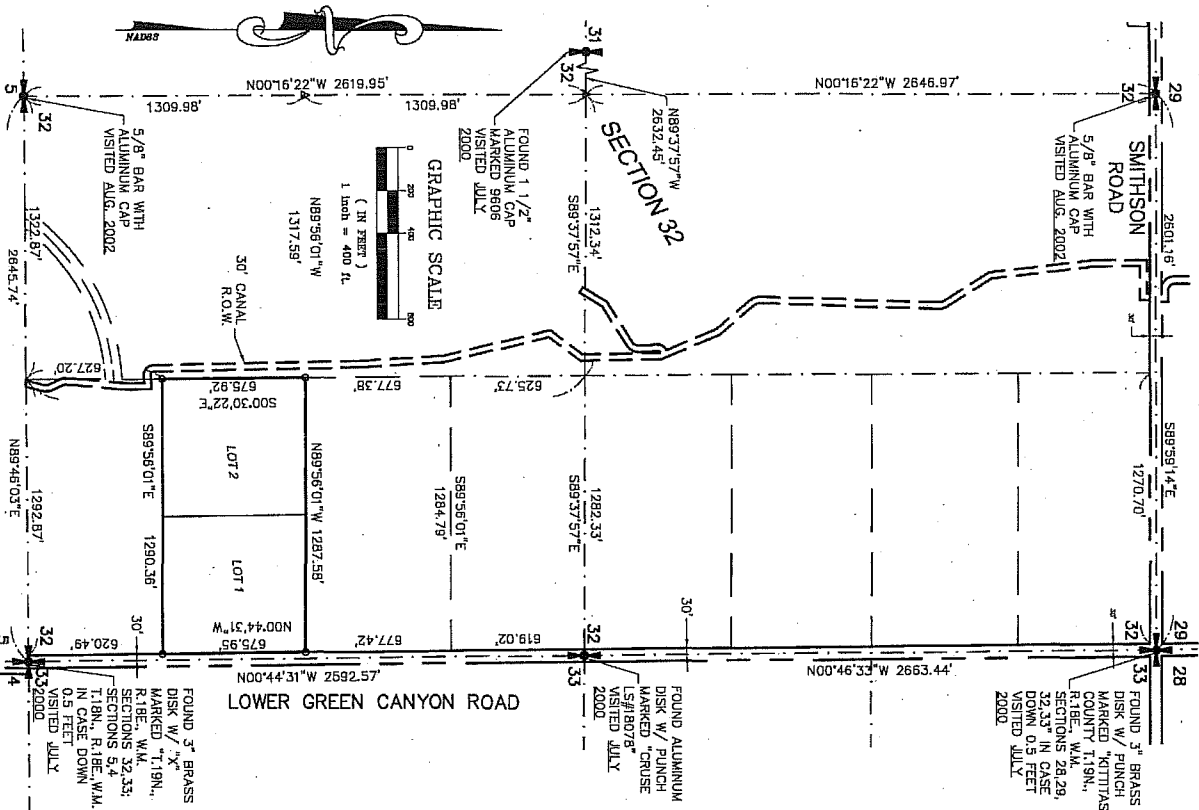
SHORT PLAT NO. **?????**
KITITAS COUNTY, WASHINGTON

PORTION OF
SECTIONS **32** T. **19** N., R. **18** E., W.M.

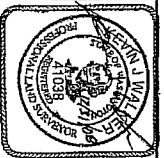
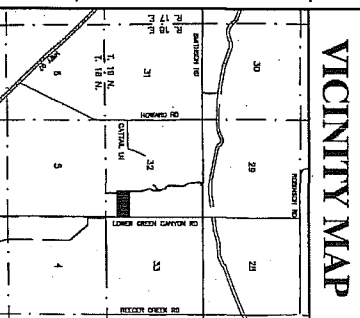
GROVE SHORT PLAT

RECORDING NO.

VOL/PAGE



- LEGEND**
- SET REBAR AND CAP, L.S. #41038
 - FOUND #5 REBAR AND CAP, L.S. #38875
 - ◐ FOUND SECTIONAL QUARTER CORNER, AS NOTED
 - ⊕ FOUND SECTION CORNER, AS NOTED
 - ▲ CALCULATED POSITION NOT SET
- NOTE**
CONTOURS AND TOPOGRAPHIC FEATURES SHOWN PER 2007 AERIO-METRIC.



DUNCANSON
Company, Inc.
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
148 SW 75th Street, Suite 200
Portland, Oregon 97224
Phone: (503) 254-4477 Fax: (503) 254-4478

DWN BY: KIW DATE: 12/30/06 JOB NO: 00731.032
CHKD. BY: JMB SCALE: VARIES SHEET: 2 OF 2



SHORT PLAT NO. ????
KITTITAS COUNTY, WASHINGTON

OWNER: Development Services of America
P.O. BOX 25139
Scottsdale, Arizona 85255
EXISTING TAX PARCEL NUMBER: 18-18-32000-0031
ORIGINAL PARCEL AREA: 20.00 AC
EXISTING ZONING: AGRICULTURAL 20

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DEVELOPMENT SERVICES OF AMERICA, INC., A WASHINGTON CORPORATION, OWNERS FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED, AND DEDICATE TO THE USE OF PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY IS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF DEVELOPMENT SERVICES OF AMERICA, INC.

RICHAED WILSON

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KING)
THIS TO CERTIFY THAT ON THIS ____ DAY OF _____ A.D., 2006, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED DALE WOODRIDGE, DEVELOPMENT SERVICES OF AMERICA, INC., A WASHINGTON CORPORATION, TO BE KNOWN AS THE COMPANY 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: _____

RECORDER'S CERTIFICATE

Filed for record this ____ day of _____, 20__ at _____ M
In book _____ of _____ at pages _____ at the request of
Kevin J. Walker.
County Auditor _____ Deputy County Auditor _____

REFERENCES

- 1.) RECORD OF SURVEY BY MICHAEL J. COKER RECORDED UNDER BOOK 14 OF SURVEYS, PAGE 65, RECORDS OF KITTITAS COUNTY.
- 2.) HOWARD'S END PLAT BY CHARLES A. CURSE JR. RECORDED UNDER VOLUME 8 OF PLATS, PAGE 119, RECORDS OF KITTITAS COUNTY.
- 3.) RECORD OF SURVEY BY ROBERT R. RUMP RECORDED UNDER BOOK 4 OF SURVEYS, PAGES 10 THROUGH 14, RECORDS OF KITTITAS COUNTY.
- 4.) RECORD OF SURVEY BY JEFFERY T. MOCC RECORDED UNDER BOOK 25 OF SURVEYS, PAGES 187-192, RECORDS OF KITTITAS COUNTY.
- 5.) RECORD OF SURVEY BY JEFFERY T. MOCC RECORDED UNDER BOOK 28 OF SURVEYS, PAGES 11 AND 12, RECORDS OF KITTITAS COUNTY.
- 6.) RECORD OF SURVEY BY LARRY A. HENKE RECORDED UNDER BOOK 30 OF SURVEYS, PAGE 75, RECORDS OF KITTITAS COUNTY.

GROVE SHORT PLAT

PORTION OF SECTIONS 32 T. 19 N., R. 18 E., W.M.

EXISTING LEGAL DESCRIPTION

LOT 7 OF THAT CERTAIN SURVEY RECORDED JUNE 9, 2004, IN BOOK 30 OF SURVEYS PAGE 75, UNDER PLAT NO. 24888023, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

LOT 1: THE EAST 644.42 FEET OF THE NORTH 675.89 FEET OF THE EAST HALF OF THE SOUTH-EAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;
EXCEPT RIGHT-OF-WAY FOR LOWER GREEN CANYON ROAD ALONG THE EAST LINE THEREOF.

LOT 2: THE NORTH 675.89 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTH-EAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;
EXCEPT THE EAST 644.42 FEET THEREOF;

CLOSURE/PROCEDURAL STATEMENT

1. THE RELATIVE POSITION OF THE SURVEY MONUMENTS SHOWN ON THIS DRAWING ARE BASED ON A CLOSED GPS OBSERVATION NETWORK.
2. THIS SURVEY WAS PERFORMED WITH TRIMBLE 4800L5 GPS RECEIVERS, TRIMBLE R1K SYSTEM WITH 5700 RECEIVERS, AND A TOPCON 2110 ELECTRONIC THEODOLITE READING DIRECT TO 5 SECONDS OF ARC AND MEASURING DISTANCE ±(3MM+4.2PPM+D). NGS BASELINE COMPARED JULY 2002 AND NOVEMBER 2005. THIS SURVEY MEETS THE MINIMUM STANDARDS SET FORTH IN WAC 332-130.

NOTES

1. 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. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.
2. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO CREATING ANY NEW ROAD RIGHT-OF-WAY, PERFORMING ANY WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
3. ACCESS TO ALL LOTS MUST BE CONSTRUCTED PRIOR TO ISSUANCE OF BUILDING PERMIT. BUILDING PERMIT FEES TO NEW RESIDENTIAL AND COMMERCIAL BUILDINGS, DOES NOT APPLY TO NON-RESIDENTIAL STRUCTURES APPURTENANT TO CONTINUED RESOURCE ACTIVITIES APPROPRIATE ZONES OR BUILDING PERMITS RELATED TO EXISTING RESIDENTIAL STRUCTURES AT TIME LOTS WERE CREATED.
4. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SURVEY OF LAND INCLUDES NO EGRESS OR EGRESS RIGHTS TO ADJACENT LANDS OR LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
5. WATER SUPPLY WILL BE BY INDIVIDUAL OR SHARED WELL.
6. SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEMS.

SURVEYOR NOTES

1. MEASUREMENTS AND CALCULATIONS SHOWN ON THIS SURVEY ARE AT SURFACE. THE AVERAGE GRID FACTOR DERIVED FOR THIS AREA IS .99985933 WHICH EQUALS 1/1,00014008.
SURFACE DISTANCE = GRID DISTANCE .99985933

RECORDING NO.

VOL./PAGE

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
EXAMINED AND APPROVED this ____ day of _____ A.D., 20

Public Works Director

COUNTY PLANNING DIRECTOR

I hereby certify that this Short Plat has been examined by me and find that it conforms to the comprehensive plan of Kittitas County Planning Commission.

Dated this ____ day of _____ A.D., 20

Kittitas County Planning 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. Prospective purchasers of lots are urged to make inquiries at 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

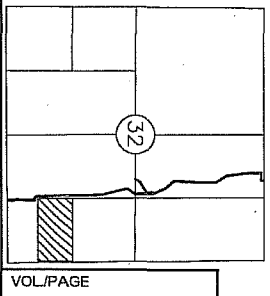
I hereby certify that the taxes and assessments are paid for the preceding years and for the year in which the plat is now to be filed.

Dated this ____ day of _____ A.D., 20

Kittitas County Treasurer

ORIGINAL TAX LOT NO.

INDEX LOCATION
SEC. 32, T.19N., R.18E., W.M.



DUNCANSON

CIVIL ENGINEERING - SURVEYING - LAND PLANNING
145 NW 72nd Avenue, Suite 200, Bend, Oregon 97701
Phone: (503) 338-4441 Fax: (503) 338-4442

OWN. BY	KJW	DATE	12/30/06	JOB NO.	00731.032
CHECKED BY	JMB	SCALE	VARIES	SHEET	1 OF 2

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act at the request of Development Services of America in January, 2007.

Certificate No. 41038