

**KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SP-09-00002

**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**

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

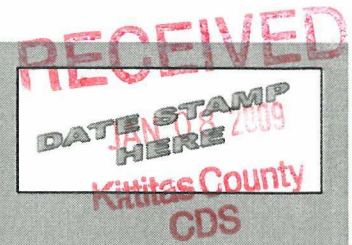
X T. Swanberg

DATE:

1-8-09

RECEIPT #

39494-3950



NOTES:

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

Name: LUTHER G. PARKER & TODD PARKER  
Mailing Address: P.O. Box 13  
City/State/ZIP: SNOQUALMIE, WA 98065  
Day Time Phone: 425-222-7700  
Email Address: \_\_\_\_\_

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

Agent Name: SAME AS ABOVE  
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: ELLENSBURG RANCHES ROAD  
City/State/ZIP: ELLENSBURG, WA 98926

5. Legal description of property:

SEE ATTACHED

6. Tax parcel number(s): 19-17-26050-0016

7. Property size: 50.00 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):

SEE ATTACHED

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?

ELLENSBURG RANCHES ROAD

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)

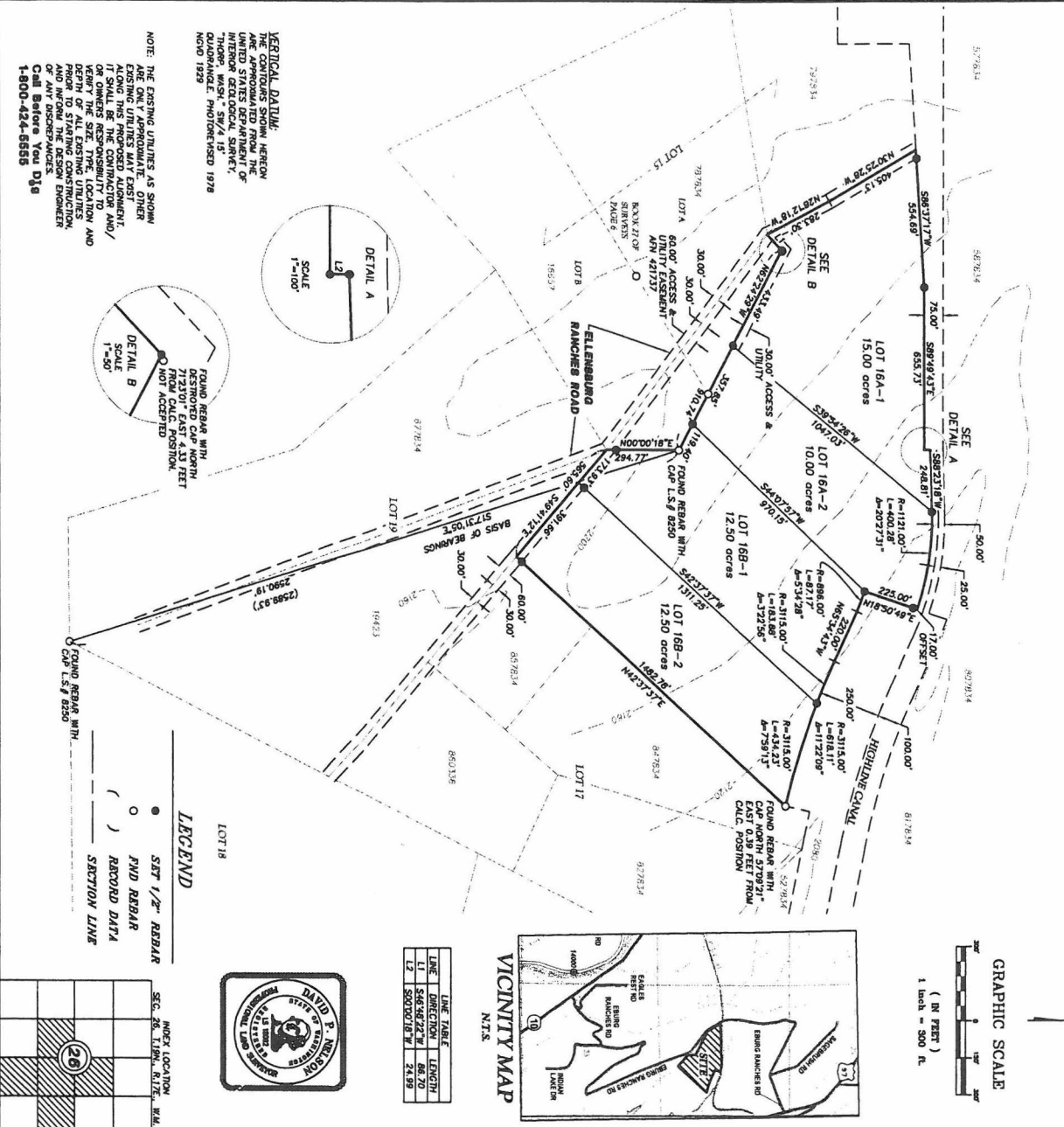
Date:

X  \_\_\_\_\_

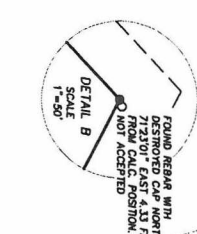
23 Aug 07

# SAGE LAND SHORT PLAT - K.C.S.P. #09-?????

PORTIONS OF THE SW 1/4, SE 1/4 AND NE 1/4 OF SEC. 26,  
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON.



**VERTICAL DATUM:**  
THE CONTIGUOUS SHOWN HEREON  
ARE THE FEDERAL BENCH MARKS  
UNITED STATES DEPARTMENT OF  
INTERIOR GEOLOGICAL SURVEY,  
TRIMBLE, WASH. STA. 13  
COR. 10000000. PHOTOGRAPHED 1978  
MOND 1929



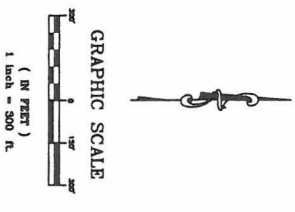
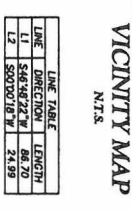
**NOTE:** THE EXISTING UTILITIES AS SHOWN  
ON THIS PLAT ARE NOT TO BE  
ALIGNED WITH THIS PROPOSED ALIGNMENT.  
THE SHOWN REBAR AND/ OR  
CAP POSITIONS ARE ASSUMED TO  
BE NEARLY THE SIZE, TYPE, LOCATION AND  
DEPTH OF ALL EXISTING UTILITIES  
AND SHOULD BE VERIFIED BY THE DESIGN ENGINEER  
OR ANY DISCREPANCIES  
Call Before You Dig  
1-800-424-6655

**LEGEND**

- SET 1/2" REBAR
- FWD REBAR
- ( ) RECORDED DATA
- SECTION LINE

NEPT LOCATION W.M.

LINE	DATE	LENGTH
L1	5/26/2009	66.20
L2	5/20/2009	24.99



RECORDING No. \_\_\_\_\_

## APPROVALS

KITITAS COUNTY PUBLIC WORKS  
 EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Kittitas County Engineer \_\_\_\_\_

COUNTY PLANNING DIRECTOR  
 I hereby certify that the "SAGE LAND" 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 \_\_\_\_\_

KITITAS COUNTY HEALTH DEPARTMENT  
 Preliminary inspection indicated soil conditions may allow use of septic systems on lots shown on this plat, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries of the 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 filed 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. 19-17-28050-0018 & 19-17-28050-0071

RECORDER'S CERTIFICATE  
 Filed for record this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ M. in book \_\_\_\_\_ of page \_\_\_\_\_ of the request of \_\_\_\_\_ DAVID P. NELSON Surveyor's Name  
 \_\_\_\_\_ RALPH V. PETTIT Deputy County Auditor  
 \_\_\_\_\_ 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 in \_\_\_\_\_ JAN. 2009.  
 \_\_\_\_\_ DAVID P. NELSON  
 Certificate No. 18092

**K.C.S.P. NO. 09-  
PORTIONS OF SEC. 26, T.19N., R.17E., W.M.**  
 Kittitas County, Washington

DRAWN BY T. ROLETTO DATE 01/2009 JOB NO. 07139  
 CHECKED BY D. NELSON SCALE 1"=300' SHEET 1 OF 2

**Encompass**  
 ENGINEERING & SURVEYING  
 108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE (509) 674-7433  
 FAX (509) 674-7419

# SAGE LAND SHORT PLAT - K.C.S.P. #09-2009-001

PORTIONS OF THE SW 1/4, SE 1/4 AND NE 1/4 OF SEC. 26,  
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON.

## ORIGINAL LEGAL DESCRIPTION:

LOTS 16A AND 16B OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 OF SURVEYS AT PAGE 101, UNDER AUDITOR'S FILE NO. 200707190024, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

## NOTES:

1. THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE LOTS 16A AND 16B OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 AT PAGE 101, UNDER AUDITOR'S FILE NO. 200707190024, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, INTO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ZAMMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE SURVEYS AT PAGES 10-14, UNDER AUDITOR'S FILE NO. 416570, AND THE SURVEY REFERENCED THEREON, THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 34 AT PAGE 101.
5. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE IMMEDIATE RESEEDING OF AREAS DISTURBED BY 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 KITITAS 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. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL END AT THE EXTENSION PL. BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
9. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
10. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NOT GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS SHORT PLAT (PLAT) OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTLEMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
11. ENTIRE PRIVATE ROAD(S) SHALL ACQUIRE 95% COMPACTON AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT (PLAT).
12. 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.
13. METERING WILL BE REQUIRED IN ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

## ADJOINERS

842834 LARRY RHODEN 13051 HWY 97 ELLENSBURG, WA 98926	857834 KALEB KING 3690 ELLENSBURG RANCHES RD ELLENSBURG, WA 98926
827834 PHILIP OAKS 2816 23RD AVE S FEDERAL WA, WA 98903	797834 JAMES SMITH 2119 SE 256TH PLACE MAPLE VALLEY, WA 98038
527834 GERARD WANECHER P.O. BOX 913 ELLENSBURG, WA 98926	16657 VERNON KINSMAN 2601 W MANOR PL, APT 528 SEATTLE, WA 98199-2003
817834 GEORGE ANDERSON 6330 ELLENSBURG RANCHES RD ELLENSBURG, WA 98926	194223 STEVE PORLIN P.O. BOX 201 SOAP LAKE, WA 98851
587834 JOSEPH BROWN 4660 ELLENSBURG RANCHES RD ELLENSBURG, WA 98926	860336 LARRY RHODEN 13051 HWY 97 ELLENSBURG, WA 98926
577834 KAYNE HUBBARD 2325 GRAND AVE #3 EVERETT, WA 98201	807834 KATHRYN ANDERSON 6070 ELLENSBURG RANCHES RD ELLENSBURG, WA 98926
787834 SIX TEN INVESTMENT GROUP 2005 18TH AVE E SEATTLE, WA 98112	
677834 TERRY LETSON 3681 ELLENSBURG RANCHES RD ELLENSBURG, WA 98926	



RECORDER'S CERTIFICATE  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, WA  
in book \_\_\_\_\_ of \_\_\_\_\_ of page \_\_\_\_\_ of the request of  
DAVID P. NELSON  
Notary Public  
County Auditor

FRANK V. BETTLE  
County Auditor  
Deputy County Auditor

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by  
me or under my direction in accordance with the  
requirements of the Washington Recording Act of the  
request of, SALEN PARKER  
in kititas county, WA, 2009  
DAVID P. NELSON  
Certificate No. 18092  
DATE

K.C.S.P. NO. 09-  
PORTIONS OF SEC. 26, T.19N., R.17E., W.M.,  
Kititas County, Washington

DRAWN BY T. ROLETTO	DATE 01/20/09	JOB NO. 07139
CHECKED BY D. NELSON	SCALE 1"=300'	SHEET 2 OF 2

**Encompass**  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419

OWNER:  
LUTHER PARKER & TODD PARKER  
P.O. BOX 13  
SNOODALMIE, WA 98024

EXISTING TAX PARCEL No. 19-17-26050-0016 &  
19-17-26050-0071

TOTAL PARCEL AREA: 50.00 ACRES  
EXISTING ZONE: AG-20  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANK AND DRAINFIELD  
WIDTH AND TYPE OF ACCESS: 60.00 FOOT ACCESS  
& UTILITY EASEMENT: A.F.N. 421737 AND A 30.00  
FOOT ACCESS AND UTILITY EASEMENT

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LUTHER G. PARKER AND MARLENE PARKER, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE 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., 2009.

LUTHER G. PARKER  
MARLENE PARKER

## ACKNOWLEDGMENT

THIS TO COPY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED LUTHER G. PARKER AND MARLENE PARKER, HUSBAND AND WIFE, TO BE 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 \_\_\_\_\_  
BY COMMISSION EXPIRES: \_\_\_\_\_

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, TODD PARKER AND SHERRY PARKER, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE 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., 2009.

TODD PARKER  
SHERRY PARKER

## ACKNOWLEDGMENT

THIS TO COPY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TODD PARKER AND SHERRY PARKER, HUSBAND AND WIFE, TO BE 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 \_\_\_\_\_  
BY COMMISSION EXPIRES: \_\_\_\_\_