

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Sign + Return

SP-09-000006

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTTITAS 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)

\$1240.00

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X T. Swanberg

DATE:

3-6-09

RECEIPT #

4232

RECEIVED

MAR 06 2009
 DATE STAMP
 HERE
 Kittitas County
 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:**

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

Name: Brian Graybill
Mailing Address: 5800 Thrall Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 968-9814
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: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: _____

3. **Street address of property:**

Address: 5800 Thrall Road
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

That portion of the NE 1/4 of Section 34, T. 17 N., R. 19 E., W.M. that lies north of the Cascade Canal. See application map for full description.

5. **Tax parcel number(s):** 17-19-34000-0001 and 0049

6. **Property size:** 33.13 acres (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):

4 lot short plat with individual wells and septic systems, all as per application map.

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?
Payne, Thrall and possibly Denmark Roads

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 Chris Cruise

Date:

2/27/2009

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

X Brian Graybill

Date:

3-6-09

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ENGINEER
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY BE SUITABLE FOR CONSTRUCTION OF A TEMPORARY LEANS OF SWAGE 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 ON SITE SWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY HEALTH OFFICER

KITTITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE GRAYBILL 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., 200__

KITTITAS COUNTY PLANNING DIRECTOR

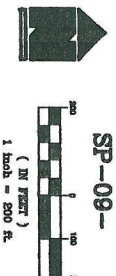
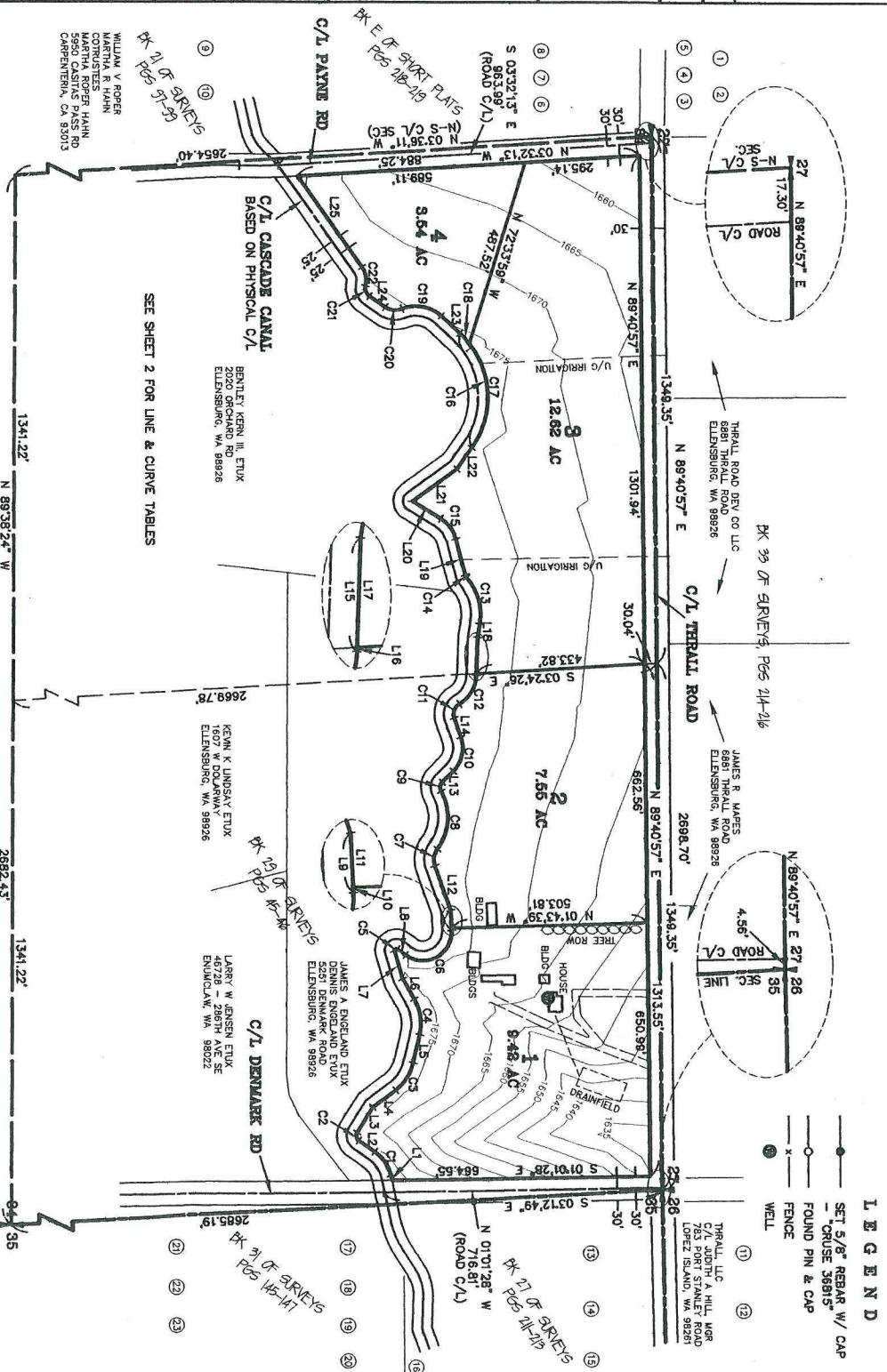
KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PRACTICE NO. 17-19-5400-0001 & 17-19-5400-0048 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: BRIAN GRAYBILL
ADDRESS: 6900 THRAL ROAD
ELLENSBURG, WA 98926
PHONE: (509) 888-8814
EASTING ZONE: COMMERCIAL, 40
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATED LOTS: FOUR (4)
SCALE: 1" = 200'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

**GRAYBILL SHORT PLAT
PART OF SECTION 34, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON**



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 of 1909 as amended. I have not been requested to make any corrections to this plat in June of 2008.

ADDITIONAL CERTIFICATE
I, _____, Auditor of Kittitas County, do hereby certify that the above described plat is correct and true to the original plat as filed in my office on _____ day of _____, 2008, at the request of Cruse & Associates.



CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 38815

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926
(509) 962-8242

GRAYBILL SHORT PLAT

GRAYBILL SHORT PLAT PART OF SECTION 34, T. 17 N., R. 19 E., W.M. KITITAS COUNTY, WASHINGTON

ORIGINAL PARCEL DESCRIPTIONS

PARCEL 1
THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH LIES NORTH OF AND BELOW THE RIGHT OF WAY OF CASCADE CANAL COMPANY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, THENCE SOUTH, ALONG THE SECTION LINE BETWEEN SECTIONS 34 AND 35 A DISTANCE OF 692 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH BOUNDARY LINE OF CASCADE CANAL COMPANY'S RIGHT OF WAY, THENCE IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY LINE OF SAID RIGHT OF WAY, OVER AND ACROSS THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF ABOUT 3,340 FEET TO THE INTERSECTION WITH THE QUARTER SECTION LINE RUNNING NORTH-SOUTH THROUGH SAID SECTION 34; THENCE NORTH, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 959 FEET, MORE OR LESS, TO THE QUARTER SECTION CORNER ON THE NORTH BOUNDARY LINE OF SAID SECTION 34; THENCE EAST ALONG SAID NORTH BOUNDARY LINE ABOUT 2,692 FEET TO THE POINT OF BEGINNING.

EXCEPT RIGHTS OF WAY FOR COUNTY ROADS.
PARCEL 2

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH LIES NORTH OF AND BELOW THE RIGHT OF WAY OF CASCADE CANAL COMPANY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, THENCE SOUTH, ALONG THE SECTION LINE BETWEEN SECTIONS 34 AND 35 A DISTANCE OF 692 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH BOUNDARY LINE OF CASCADE CANAL COMPANY'S RIGHT OF WAY; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY LINE OF SAID RIGHT OF WAY, OVER AND ACROSS THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF ABOUT 3,340 FEET TO THE INTERSECTION WITH THE QUARTER SECTION LINE RUNNING NORTH-SOUTH THROUGH SAID SECTION 34; THENCE NORTH, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 959 FEET, MORE OR LESS, TO THE QUARTER SECTION CORNER ON THE NORTH BOUNDARY LINE OF SAID SECTION 34; THENCE EAST ALONG SAID NORTH BOUNDARY LINE ABOUT 2,692 FEET TO THE POINT OF BEGINNING.

EXCEPT RIGHTS OF WAY FOR COUNTY ROADS.

LINE	DIRECTION	DISTANCE
L1	S 77°55'32" W	11.02
L2	S 24°37'14" W	50.37
L3	N 57°16'27" W	75.93
L4	N 57°16'27" W	72.40
L5	N 63°51'48" W	76.81
L6	S 70°17'48" W	59.93
L7	N 36°45'58" E	26.24
L8	S 87°28'12" E	50.56
L9	S 87°28'12" E	48.87
L10	S 87°28'12" W	45.88
L11	S 70°16'07" W	118.41
L12	S 71°06'57" W	38.42
L13	S 45°04'07" W	53.80
L14	S 87°53'48" W	97.28
L15	N 87°53'48" W	3.65
L16	N 87°53'48" W	93.61
L17	N 80°29'19" W	35.48
L18	S 75°02'49" W	95.29
L19	S 31°20'00" W	85.03
L20	S 42°45'48" W	140.90
L21	S 42°45'48" W	66.48
L22	S 42°45'48" W	65.32
L23	S 35°03'42" W	49.43
L24	S 54°35'44" W	284.95

CURVE	RADIUS	LENGTH	DELTA
C1	103.00	77.25	42°58'18"
C2	153.00	82.98	37°48'18"
C3	125.00	85.73	39°45'08"
C4	128.00	94.04	43°08'18"
C5	8.00	1.24	152°13'59"
C6	7.00	1.08	159°28'25"
C7	152.00	154.85	87°00'49"
C8	150.00	158.81	89°42'18"
C9	82.00	62.87	63°32'58"
C10	80.00	41.12	78°32'52"
C11	90.00	90.41	57°33'18"
C12	90.00	127.73	50°28'21"
C13	145.00	107.41	57°33'18"
C14	15.00	6.81	28°00'21"
C15	45.00	64.85	43°42'42"
C16	225.00	324.41	82°36'41"
C17	225.00	287.30	73°09'57"
C18	225.00	37.11	06°27'04"
C19	95.00	108.57	65°28'51"
C20	45.00	45.38	57°46'46"
C21	25.00	30.00	68°43'18"
C22	50.00	49.83	49°13'16"

- 1 RONALD J GIBB UTILITY TRUSTEES
DOUGLAS F GIBB ETUX TRUSTEES
600 SOBENSON RD
ELLENSBURG, WA 98926
- 2 JAMES N BRADLEY ETUX
5133 THRAL ROAD
ELLENSBURG, WA 98926
- 3 ARTHUR E HEDQUIST ETUX
5131 THRAL ROAD
ELLENSBURG, WA 98926
- 4 BOYD REDJAN
4911 THRAL ROAD
ELLENSBURG, WA 98926
- 5 DALE E CAMPBELL JR
4671 THRAL ROAD
ELLENSBURG, WA 98926
- 6 DOUGLAS M WESTER ETUX
51 PAVNE ROAD
ELLENSBURG, WA 98926
- 7 WILLIAM V ROOPER
MARTHA R HAHN
5950 CASTAS PASS RD
CARPENTERS, CA 93013
- 8 MARY ANN ROOPER HAHN
5950 CASTAS PASS RD
CARPENTERS, CA 93013
- 9 BRON L HANEY ETUX
4710 DENMARK ROAD
ELLENSBURG, WA 98926
- 10 RONALD J GIBB UTILITY TRUSTEES
DOUGLAS F GIBB ETUX TRUSTEES
600 SOBENSON RD
ELLENSBURG, WA 98926
- 11
- 12
- 13 GEORFERY L KE-SO ETUX
5330 SW ADMIRAL WAY
SEATTLE WA 98116
- 14 DAINE WALKER ETUX
6090 THRAL ROAD
ELLENSBURG, WA 98926
- 15 RONALD M NESS ETUX
6340 THRAL ROAD
ELLENSBURG, WA 98926
- 16 ALBY A WOODWORTH TRUSTEE
6240 THRAL ROAD
ELLENSBURG, WA 98926
- 17 DENMARK GROUP LLC
4130 HANSON ROAD
ELLENSBURG, WA 98926
- 18 CORY D COONS ETUX
200 CANYON NEW LINE
ELLENSBURG, WA 98926
- 19 KELEY MCKENSON ETUX
PO BOX 280
CRAG, AK 99921
- 20 DCJ PROPERTIES LLC
4130 HANSON ROAD
ELLENSBURG, WA 98926
- 21 DENMARK GROUP LLC
4130 HANSON ROAD
ELLENSBURG, WA 98926
- 22 DENMARK GROUP LLC
4130 HANSON ROAD
ELLENSBURG, WA 98926
- 23 DENMARK GROUP LLC
CORY D COONS ETUX
4130 HANSON ROAD
ELLENSBURG, WA 98926

- NOTES:
- THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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 AZIMUTH ADJUSTMENT.
 - A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT 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.
 - PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
 - FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 29 OF SURVEYS, PAGES 45-46 AND THE SURVEY'S REFERENCED THEREON.
 - MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
 - 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.
 - ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
 - KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
 - 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.
 - THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL, NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)



AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 2008, at _____, W., in Book K of Short Plats
 of page(s) _____ at the request of Cruise & Associates.
 RECEIVING NO. _____

GERALD V. PETTY by
 KRITTAS COUNTY AUDITOR

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 968-8242

