



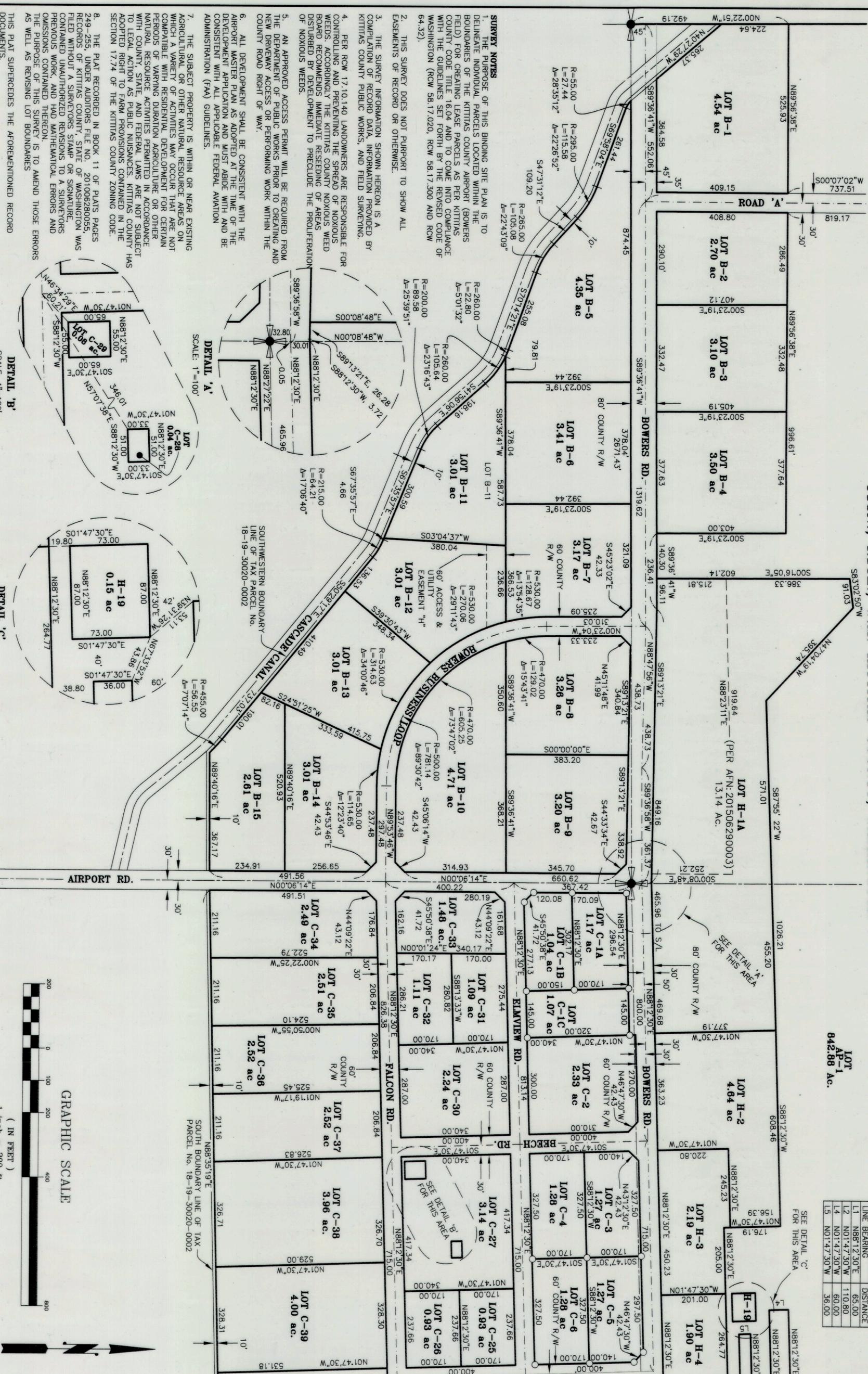
# BOWERS FIELD AIRPORT BINDING SITE PLAN AMENDMENT

RECORDING NO. BS-18-00001

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26 T18N., R18E., W.M. KITITAS COUNTY, WASHINGTON

LINE BEARING	DISTANCE
L1 N88°12'30"E	65.00
L2 N01°47'30"W	110.80
L4 N01°47'30"W	60.00
L5 N01°47'30"W	36.00

SEE DETAIL 'C' FOR THIS AREA



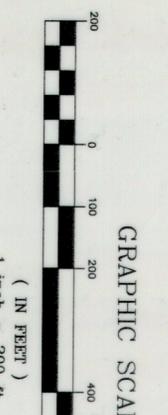
### SURVEY NOTES

1. THE PURPOSE OF THIS BINDING SITE PLAN IS TO DELINEATE INDIVIDUAL PARCELS LOCATED WITHIN THE BOUNDARIES OF THE KITITAS COUNTY AIRPORT (BOWERS FIELD) FOR CREATING LEASE PARCELS AS PER KITITAS COUNTY CODE TITLE 16.04 AND TO COME INTO COMPLIANCE WITH THE GUIDELINES SET FORTH BY THE REVISED CODE OF WASHINGTON (RCW 58.17.020, RCW 58.17.300 AND RCW 64.32).
2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
3. THE SURVEY INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD DATA, INFORMATION PROVIDED BY KITITAS COUNTY PUBLIC WORKS, AND FIELD SURVEYING.
4. 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.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING AND NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
6. ALL DEVELOPMENT SHALL BE CONSISTENT WITH THE AIRPORT MASTER PLAN AS ADOPTED AT THE TIME OF THE DEVELOPMENT APPLICATION AND MUST ABIDE WITH AND BE CONSISTENT WITH ALL APPLICABLE FEDERAL AVIATION ADMINISTRATION (FAA) GUIDELINES.
7. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURE OR OTHER NATURAL RESOURCE ACTIVITIES PERMITTED IN ACCORDANCE WITH COUNTY, STATE, AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
8. THE PLAT RECORDED IN BOOK 11 OF PLATS PAGES 249-255, UNDER AUDITORS FILE NO. 201006280055, WAS FILED WITHOUT A SURVEYORS STAMP OR SIGNATURE, CONTAINED UNAUTHORIZED REVISIONS TO A SURVEYORS PREVIOUS WORK, AND HAD MATHEMATICAL ERRORS AND OMISSIONS CONTAINED THEREON. THE PURPOSE OF THIS SURVEY IS TO AMEND THOSE ERRORS AS WELL AS REVISING LOT BOUNDARIES.

DETAIL 'A' SCALE: 1"=100'

DETAIL 'B' SCALE: 1"=100'

DETAIL 'C' SCALE: 1"=60'



**AUDITOR'S CERTIFICATE**

CHECKED BY: J. TURNBULL

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE(S) \_\_\_\_\_ AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS.

**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 AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS.

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

CHECKED BY: J. TURNBULL

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE(S) \_\_\_\_\_ AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS.

**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 AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS.

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

CHECKED BY: J. TURNBULL

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE(S) \_\_\_\_\_ AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS.

**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 AT THE REQUEST OF KITITAS COUNTY PUBLIC WORKS.

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_



# BOWERS FIELD AIRPORT BINDING SITE PLAN AMENDMENT

RECEIVING NO. BS-18-00001

PT OF E.1/2 SEC. 23, S.1/2 SEC.24 N.1/2 SEC. 25, NE 1/4 SEC.26  
T18N., R18E., W.M. KITTTAS COUNTY, WASHINGTON

### PROPERTY OWNER

KITTTAS COUNTY PUBLIC WORKS  
411 NORTH RUBY STREET, SUITE 1  
ELLENSBURG, WA  
98926

### PLAT NOTES

1. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
2. THE SUBJECT PROPERTY IS WITHIN THE KITTTAS COUNTY AIRPORT OVERLAY ZONE, AND IS SUBJECT TO THE SPECIAL PROVISIONS FOR THAT ZONE OUTLINED IN KITTTAS COUNTY CODE CHAPTER 17.58.
3. THE APPROVAL OF THIS RECONFIGURATION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE PROJECT AREA. THE APPROVAL OF THIS RECONFIGURATION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS BINDING SITE PLAN OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
4. KITTTAS 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.
5. THIS PROPERTY IS LOCATED WITHIN THE AIRPORT OVERLAY ZONING DISTRICT IN WHICH A VARIETY OF AIRPORT AVIATION OCCUR. SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF THE PROPERTY.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KITTTAS COUNTY PUBLIC WORKS, ARE THE OWNERS OF THE LAND HEREIN DESCRIBED: HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES DO HEREBY DECLARE, SUBDIVIDE, PLAT, RESERVE AND CONVEY THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED FOR THE BENEFIT OF THE PROPERTY DESCRIBED HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS  
25<sup>TH</sup> DAY OF June 2019.

*Mark R Cook*  
MARK COOK  
DIRECTOR  
KITTTAS COUNTY PUBLIC WORKS



### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
  ) SS  
COUNTY OF KITTTAS )  
Before me this 25<sup>th</sup> day of June, 2019, personally  
Mark R Cook  
appeared

me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act for the purposes and uses therein mentioned. In witness whereof I have set my hand and affixed my official seal.

*Candice Leader*

NOTARY OF PUBLIC IN AND FOR THE STATE OF WASHINGTON  
Residing at Ellensburg, Washington  
My Commission Expires 12-23-21

### LEGAL DESCRIPTIONS

- LOTS A-1 THROUGH A-17,
  - LOT AP-1,
  - LOTS B-1 THROUGH B-15,
  - LOTS C1A,
  - C-1B,
  - C-1C,
  - LOTS C-2 THROUGH C-21,
  - LOT C-21A,
  - LOTS C-22 THROUGH C-45,
  - LOT H-1A
  - LOT H-2 THROUGH H-20,
  - LOT H-20A,
  - LOT H-21 THROUGH H-24,
  - LOTS H-31 THROUGH H-42
  - AND LOT WS-1
- AS SHOWN UPON THAT CERTAIN BINDING SITE PLAN RECORDED  
\_\_\_\_\_, 2019,

IN BOOK \_\_\_\_\_ OF PLATS, AT PAGES \_\_\_\_\_,  
UNDER AUDITORS FILE No. \_\_\_\_\_,  
RECORDS OF KITTTAS COUNTY, WASHINGTON.

DRAWN BY: J. TURNBULL  
CHECKED BY: J. TURNBULL

AUDITOR'S CERTIFICATE



SURVEYOR'S CERTIFICATE

KITTTAS COUNTY PUBLIC WORKS  
411 N. RUBY ST., ELLENSBURG WA 98926

BOWERS FIELD

SHEET