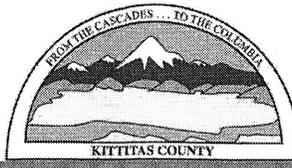


SP-12-00001



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

"Building Partnerships – Building Communities"

SHORT PLAT APPLICATION

(To divide a lot into no more than 4 lots, according to KCC 16.32)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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.
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

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

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

APPLICATION FEES:

\$720.00	Kittitas County Community Development Services (KCCDS)
\$220.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$430.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
\$1,500.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="font-size: 1.2em; margin: 0;">RECEIVED</p> <p style="margin: 0;">FEB 07 2012</p> <p style="margin: 0;">KITTITAS COUNTY</p> <p style="margin: 0;">CDS</p> <p style="font-size: 0.8em; margin: 0;">DATE STAMP IN BOX</p> </div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

GENERAL APPLICATION INFORMATION

- 1. Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Dale Dyk - Tim Erdman
Mailing Address: 3171 Weaver Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 856-7386
Email Address: dalejo@fairpoint.net

- 2. Name, mailing address and day phone of authorized agent, if different from landowner 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: cruseandassoc@kvalley.com

- 3. Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

- 4. Street address of property:**

Address: 3171 Weaver Road
City/State/ZIP: Ellensburg, WA 98926

- 5. Legal description of property (attach additional sheets as necessary):**
Portion of the SW 1/4 of S. 31, T. 18 N., R. 18 E., W.M. and Parcel 22 in Book 34 of Surveys at Pages 13-16. See application map for full descriptions.

- 6. Tax parcel number(s):** 18-18-31000-0011 and 0037

- 7. Property size:** 46.61 (acres)

- 8. Land Use Information:**

Zoning: Com-Ag and AG-20 Comp Plan Land Use Designation: Rural

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum 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. *See application map for details*
- 10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. *No.*
- 11. **What County maintained road(s) will the development be accessing from?** *Weaver*

AUTHORIZATION

- 12. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

X *Chris Cruise*

Date:

1/30/2012

Signature of Land Owner of Record
(Required for application submitted)

X *Calvin*

Date:

1/30/2012

**DYK/ERDMAN SHORT PLAT
PART OF SECTION 31, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON**

SP-12-

LEGAL DESCRIPTIONS

TRACT A:
PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED APRIL 11, 1989, IN BOOK 18 OF SURVEYS, PAGE 23, UNDER AUDITOR'S FILE NO. 55159, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT:
1. ANY PORTION THEREOF LYING WITHIN PARCEL 8 OF THAT CERTAIN SURVEY RECORDED DECEMBER 8, 1982, IN BOOK 19 OF SURVEYS, PAGE 18, UNDER AUDITOR'S FILE NO. 55159; BEING A PORTION OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
2. PARCEL C OF THAT CERTAIN SURVEY RECORDED NOVEMBER 20, 2000, IN BOOK 25 OF SURVEYS, PAGE 166, UNDER AUDITOR'S FILE NO. 200011200026; BEING A PORTION OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

AND
PARCEL A OF THAT CERTAIN SURVEY RECORDED DECEMBER 9, 1992, IN BOOK 18 OF SURVEYS, PAGE 19, UNDER AUDITOR'S FILE NO. 55159; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT:
1. PARCEL C OF THAT CERTAIN SURVEY RECORDED NOVEMBER 20, 2000, IN BOOK 25 OF SURVEYS, PAGE 166, UNDER AUDITOR'S FILE NO. 200011200026; BEING A PORTION OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

AND
PARCEL 1A OF THAT CERTAIN SURVEY AS RECORDED APRIL 18, 2007, IN BOOK 34 OF SURVEYS, PAGES 13 THROUGH 16, UNDER AUDITOR'S FILE NO. 200704180012, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

AND
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERNMOST CORNER OF PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 9, 1992, IN BOOK 18 OF SURVEYS, PAGE 18, UNDER AUDITOR'S FILE NO. 55159; RECORDS OF KITITAS COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 35°59'20" EAST, ACCORDING TO AN IRREGULAR BEARING, 182.2 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF PARCEL 8 OF SAID SURVEY; THENCE SOUTH 70°57'47" EAST, ALONG SAID BEARING, 182.2 FEET TO THE SOUTHWERMOST ANGLE POINT IN SAID SOUTH LINE; THENCE SOUTH 36°49'07" WEST, 878.63 FEET TO THE EASTWEST CORNER OF SAID PARCEL 4; THENCE NORTH 54°00'34" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL 4, 155.57 FEET TO THE TRUE POINT OF BEGINNING.

TRACT B:
PARCEL 22 OF THAT CERTAIN SURVEY AS RECORDED APRIL 18, 2007, IN BOOK 34 OF SURVEYS, PAGES 13 THROUGH 16, UNDER AUDITOR'S FILE NO. 200704180012, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

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. 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 34 OF SURVEYS, PAGES 13-16 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 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.
- ENTERING PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON REGARDING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE RESIGNANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 3A HAS - IRRIGABLE ACRES; LOT 3B HAS - IRRIGABLE ACRES; LOT 22A HAS - IRRIGABLE ACRES; LOT 22B HAS - IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
- 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 PERMITTED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
- THE EASEMENTS AND RIGHTS OF WAY CONTAINED IN APN'S 3035, 20934 AND 207463, AND IN KITITAS COUNTY CIVIL CAUSE NOS. 4092 AND 4130 DO NOT CONTAIN SUFFICIENT INFORMATION TO LOCATE SAID EASEMENTS AND RIGHTS OF WAY.



AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____, 2012, at _____ M., in Book K of Short Plats of page(s) _____ at the request of Cruse & Associates, RECEIVING NO. _____

JEALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS**
217 E. Fourth St.
Elizabethtown, VA 98928
(509) 968-8242

DYK/ERDMAN SHORT PLAT
PART OF SECTION 31, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DALE DYK AND JOANNE A. DYK, TRUSTEES UNDER THE DALE DYK AND JOANNE A. DYK DECLARATION OF TRUST DATED JUNE 9, 1997, THE UNDERSIGNED OWNER OF A PORTION 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., 2012.

DALE DYK, TRUSTEE OF THE DALE DYK AND JOANNE A. DYK DECLARATION OF TRUST DATED JUNE 9, 1997

JOANNE A. DYK, TRUSTEE OF THE DALE DYK AND JOANNE A. DYK DECLARATION OF TRUST DATED JUNE 9, 1997

ACKNOWLEDGEMENT
STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DALE DYK AND JOANNE A. DYK, TRUSTEES OF THE DALE DYK AND JOANNE A. DYK DECLARATION OF TRUST DATED JUNE 9, 1997, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID TRUSTEES ON BEHALF OF SAID TRUST FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON DATE STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID TRUST.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION, A WASHINGTON STATE CORP., THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2012.

YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION

NAME _____ TITLE _____
NAME _____ TITLE _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON } S.S.
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE ASSOCIATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON DATE STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MOUNTAIN SPRING ESTATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____ A.D., 2012.

MOUNTAIN SPRING ESTATES LLC

DALE DYK, MANAGER

ACKNOWLEDGEMENT
STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DALE DYK, MANAGER OF MOUNTAIN SPRING ESTATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON DATE STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT TIMOTHY M. ERDMAN, AS HIS SEPARATE PROPERTY, THE UNDERSIGNED CONTRACT PURCHASER OF A PORTION OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____ A.D., 2012.

TIMOTHY M. ERDMAN

ACKNOWLEDGEMENT
STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2012, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY M. ERDMAN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE 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 RESIDING AT _____
MY COMMISSION EXPIRES: _____

RECEIVED
FEB 07 2012



AUDITOR'S CERTIFICATE
I have received this _____ day of _____ 2012, at _____ M., in Book k of Short Plats at page(s) _____ of the request of Cruse & Associates.
RECEIVING NO. _____
ERDAD V. PETTI JR.
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Edinburg, WA 98926
P.O. Box 969
(509) 962-8242
DYK/ERDMAN SHORT PLAT