

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

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SP-07-118

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
Computer lot closures

FEES:

\$190 plus \$10 per lot for Public Works Department;
\$376.88 plus \$75/hr. over 4 hrs. for Environmental Health Department;
\$450 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND THIS COMPLETE

SIGNATURE:

X [Handwritten Signature]

DATE:

7/5/07

RECEIPT #

052263



NOTES:

KITTITAS CO. CDS

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:**

Name: Circle N LLC
Mailing Address: 219 Lake St., Suite B
City/State/ZIP: Kirkland, WA 98033
Day Time Phone: 425-455-2664 Brent Nelson
Email Address: _____

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

Agent Name: _____
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: Lower Peoh Point Rd.
City/State/ZIP: Cle Elum, WA 98922

5. **Legal description of property:**

LOT 8 OF THAT CERTAIN BLA SURVEY, RECORDED NOVEMBER 11, 2005, BOOK 31 OF SURVEYS, PAGE 229,
UNDER AUDITOR'S FILE No. 200511010002, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

6. **Tax parcel number(s):** 19-16-05020-0003 (526534)

7. **Property size:** 31.93 (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):

Short Plat Lot 8 into 4 lots. See Short Plat Map for additional information.

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?
Lower Peoh Point Rd. and McDonald Rd.

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  _____

7/5/07



NELSON SHORT PLAT

OVERVIEW:

The attached is an application for a 4 lot Short Plat of an existing 31.93 acre parcel having lots ranging in size from 3.07 to 21.26 acres. The subject property is located within the AG-3 zone of Kittitas County.

UTILITIES:

The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be individual wells.

TRANSPORTATION:

A proposed 40' access and utility easement (Easements "Q" & "S") will serve Lot 8. A proposed 20' access and utility easement (Easement "L") off of the 40' easement will be utilized to serve Lot 9. A proposed 30' shared access easement (Easement "T") off of Lower Peoh Point Rd. will serve Lots 10 and 11.

COMMENTS:

Attached are copies of the proposed Short Plat and current Title Report for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS SHORT PLAT APPLICATION.

OWNER:
CIRCLE N LLC
219 LAKE STREET, SUITE B
KIRKLAND, WA 98033

EXISTING TAX PARCEL NUMBER: 19-16-05020-0003 (5268334)
ORIGINAL PARCEL AREA: 31.93 AC.
EXISTING ZONE: AG-3
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC & DRAINFIELD

NOTE:
EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, DEPTH AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CIRCLE N, LLC, A ALASKA LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN THE SAMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SURRENDER AND PLAN AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 200__.

NAME _____ NAME _____
TITLE _____ TITLE _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this _____ day of _____, 20____ before me, the undersigned, a Notary Public in and for the State of Washington, duly qualified and sworn, personally appeared _____, President and to me known to be the _____ Secretary, respectively, of _____, the corporation that executed the foregoing instrument and acknowledged the said instrument, the copier and the voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on both attested that _____ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto attested the day and year first above written.

Notary Public in and for the State of Washington, reading of _____ by appointment expires _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STEVEN L. KING AND CORNIA TETTINGER, HUSBAND AND WIFE, THE UNDERSIGNED BENEFICIARIES OF A DEED OF TRUST DO HEREBY DECLARE, SURRENDER AND PLAN AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 200__.

STEVEN L. KING _____
CORNIA TETTINGER _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this day personally appeared before me _____
to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 200__.

Notary Public in and for the State of Washington, reading of _____ by appointment expires _____

NELSON SHORT PLAT
PTNS. OF THE NE 1/4 OF SEC. 6 & THE NW 1/4 OF SEC. 5, T. 19 N., R. 16 E., W.M., KITTITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

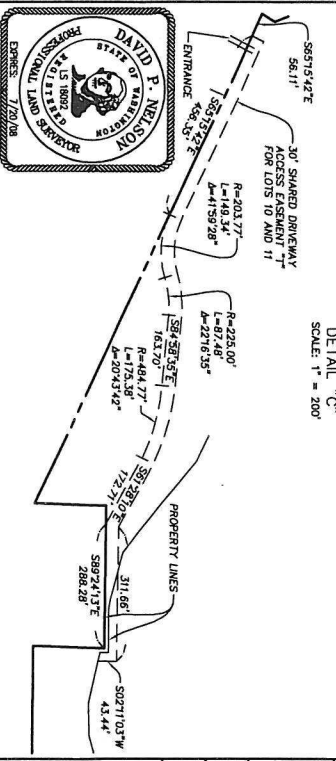
LOT 8 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED NOVEMBER 11, 2005, BOOK 31 OF SURVEYS AT PAGE 229, UNDER AND WITHIN THE PUBLIC RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NE 1/4 OF SECTION 6 AND THE NW 1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS DOCUMENT IS TO SURRENDER, BY SHORT PLAT, TAX PARCEL NUMBER: 19-16-05020-0003 (5268334) AND 4 LOTS AS SHOWN ON SHEET 1 OF THIS PLAT.
2. THIS SURVEY WAS PERFORMED USING A TRIANGULAR TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNER MARKERS WERE RELOCATED AND CHECKED FROM A CLOSED FIELD TRAVEL IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
3. FOR SECTION BREAKDOWN, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY FILED IN BOOK 31 OF SURVEYS AT PAGE 229, UNDER AND WITHIN THE PUBLIC RECORDS OF KITTITAS COUNTY, STATE WASHINGTON AND THE SURVEY REFERENCED THEREON.
4. A PUBLIC UTILITY EASEMENT TO FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES, THE 10 FOOT EASEMENT SHALL ABUT THE EXISTING PLAY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF MENTION LOT LINES.
5. PER RCW 17.16.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOxious WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOxious WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DESTRUCTION 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 CURRENT KITTITAS COUNTY ROAD STANDARDS.
7. THIS SHORT PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
9. KITTITAS 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, EXCEED 5,000 GALLONS PER DAY.
10. PURSUANT TO RCW 92A.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
11. ENTIRE PRIVATE ROAD SHALL ACHIEVE 93% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER AND SHALL BE RELOCATED TO THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
12. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE HAND SURFACE FINISH OF ANY STREET ON ROAD SURFED ORIGINALLY WITH GRAVEL.
13. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW ROAD NOTICES.

ROAD NOTICES

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 8 HAS 4 IRRIGABLE ACRES, LOT 9 HAS 2 IRRIGABLE ACRES AND LOT 10 HAS 3 IRRIGABLE ACRES, AND LOT 11 HAS 3 IRRIGABLE ACRES, AND WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY, 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.
4. ROAD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY, RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT, THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.



RECEIVING NO. SP-07-XX

ADJACENT OWNERS:

LINE	BEARING	DISTANCE
19-16-05020-0011	S27°33'44\"	78.92
BARBEREY LANE ET AL	S41°19'32\"	96.66
1310 EAST FIRST & M. STOREY, J. MANKOS	S80°31'41\"	24.67
CLE ELUM, WA 98922	S44°14'46\"	25.76
19-16-05010-0013	S31°34'06\"	65.53
19-16-05010-0015	S31°34'06\"	157.72
19-16-05010-0016	S51°10'08\"	53.65
19-16-05010-0018	S45°25'02\"	74.67
CIRCLE N LLC	S45°31'07\"	84.82
219 N. LAKE STREET B KIRKLAND, WA 98033	S82°45'19\"	27.96
19-16-05020-0002	S82°45'19\"	27.96
LONG-HORNS LAKE RECREATION DISTRICT	S82°45'19\"	67.24
7200 N. HUNTER DR. CLE ELUM, WA 98922	N29°26'19\"	91.27
19-16-05020-0004	S04°28'06\"	32.65
KITTITAS RECLAMATION DISTRICT	S23°41'15\"	34.90
P.O. BOX 276 ELLensburg, WA 98928	S20°18'42\"	27.27
19-16-05020-0012	S24°20'17\"	65.53
BENIG, WAYNE R. ET UX	S81°55'11\"	74.61
8021 141ST AVE. CT. NW DR. HANDBO, WA 98529	N27°16'28\"	120.60
19-16-05020-0013	N27°16'28\"	19.15
STEDDICK, JOHN ET UX	N73°23'51\"	103.12
19-16-05020-0015	N73°23'51\"	20.91
SCOTT, SAMUILL L. ET UX	N25°02'50\"	36.02
SEATTLE, WA 98101	N53°35'45\"	70.15
19-16-05020-0015	N62°53'11\"	66.60
19-16-05020-0015	N62°53'11\"	67.98
11020 230TH AVE. CT. E. BRUCKLEY, WA 98321	N63°10'46\"	81.50
19-16-05020-0019	S32°21'42\"	123.97
HANBERG, GREGORY ET UX	S46°15'07\"	132.17
801 PINE ST. #810 SEATTLE, WA 98101	S45°31'35\"	34.99
19-16-05020-0022	S59°29'40\"	191.82
SCOTT, SAMUILL L. ET UX 420 MCDONALD RD. CLE ELUM, WA 98922	S88°23'55\"	26.95
	N02°02'50\"	36.02
	N62°53'11\"	33.17

RECORDERS CERTIFICATE:

Filed for record this _____ day of _____, 20____, at _____, M in book _____ of page _____ of the request of _____ DAVID P. NELSON, Surveyor's Name _____, County Auditor _____, Deputy 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 at the request of, CIRCLE N, LLC, in _____, 2007.

DAVID P. NELSON, DATE _____
Certificate No. 18092.

K.C.S.P. NO. 07-XX
A PTN. OF THE NE 1/4 OF SEC. 6, AND A PTN. OF THE NW 1/4 OF SEC. 5, T. 19 N., R. 16 E., W.M., KITTITAS COUNTY, WASHINGTON

DRAWN BY	DATE	JOB NO.
M. FAIOLA	07/2007	06291
CHECKED BY	SCALE	SHEET
D. NELSON	1\"=200'	2 OF 2

Encompass
ENGINEERING & SURVEYING

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