

KITITIAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITIAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

SP-08-00050

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITITIAS 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)

DATE

RECEIPT #

X

11/19/08



NOTES

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

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

Name: JOANNA MCGRATH
Mailing Address: 1101 Takhoma Farm
City/State/ZIP: Ellensburg
Day Time Phone: 509) 968-3282
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: _____
Mailing Address: _____
City/State/ZIP: Same as above
Day Time Phone: _____
Email Address: _____

3. **Street address of property:**

Address: Takhoma
City/State/ZIP: EBRG

4. **Legal description of property:** see attached preliminary title

5. **Tax parcel number(s):** 615 73 6 18-20-32000-0005

6. **Property size:** 10 (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):

2 lots
adjusting North South lot line to an
East West lot line

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?
Vantage Hwy (Takhoma Farm Rd)

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.

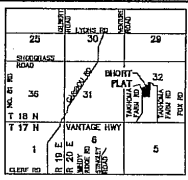
All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

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

Date:

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

Date:
11/9/08



APPROVALS

KITITITAS COUNTY ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200____
KITITITAS COUNTY ENGINEER

KITITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE 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 SEPTIC TANK PERMITS FOR LOTS.
DATED THIS _____ DAY OF _____ A.D., 200____
KITITITAS COUNTY HEALTH OFFICER

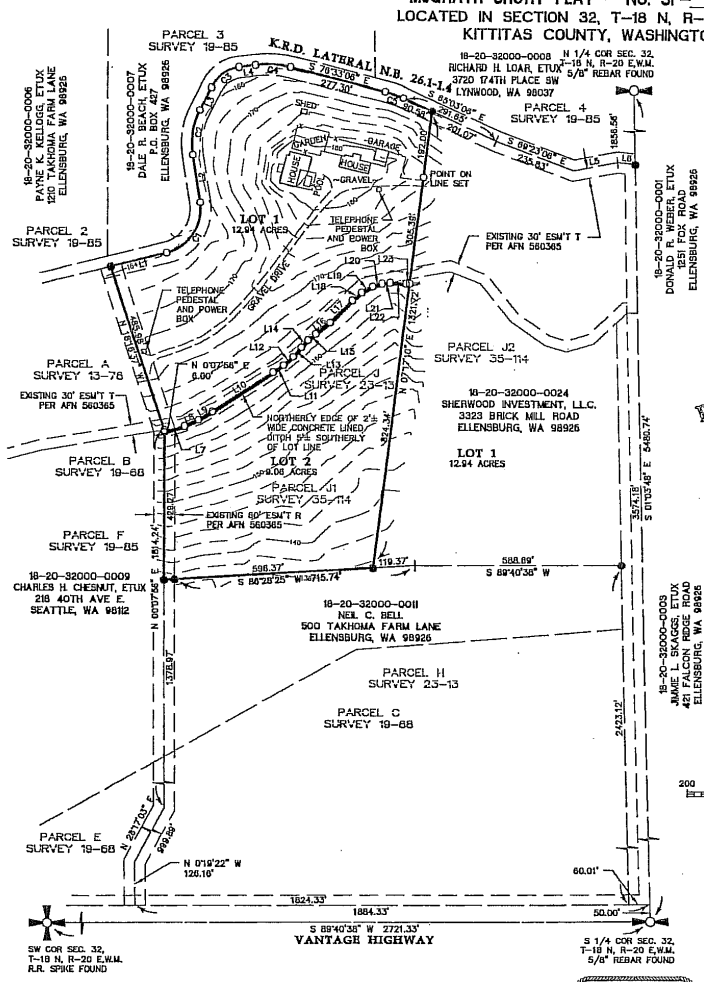
CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE KING SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200____
KITITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITITAS 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 PARCEL NO. 18-20-32000-0003
DATED THIS _____ DAY OF _____ A.D., 200____
KITITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: JOANNA MCGRATH
ADDRESS: 1101 TAKHOMA FARM LANE ELLENSBURG, WA 98926
PHONE: 509-989-3282

EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: INDIVIDUAL SEPTIC SYSTEMS
TYPE OF ACCESS: 80' PRIVATE ACCESS ESM'T
STORM DRAINAGE IMPROVEMENTS: NONE PLANNED

NO. OF SHORT PLATTED LOTS TWO (2)
SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____



PRELIMINARY
SUBJECT TO REVISION

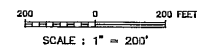
- NOTES
1. O - DENOTES 1/2" REBAR WITH CAP NO'S. 16233/16629 SET.
2. ● - DENOTES 5/8" REBAR WITH CAP NO. 16078 FOUND.
3. BEARINGS SHOWN ARE ON ASSUMED DATUM, RELATIVE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32 BEING SOUTH 110°46' EAST.
4. G.L.D. SECTION SUBDIVISION CORNERS SHOWN HEREON AS FOUND WERE VISITED IN NOVEMBER 2008.
5. BOUNDARY PREVIOUSLY SURVEYED AND RECORDED IN BOOK 35 OF SURVEYS, PAGE 114, RECORDS OF YAKIMA COUNTY, WASHINGTON. SEE SAID SURVEY FOR FURTHER SUBDIVISION INFORMATION.
6. SURVEY PERFORMED WITH TOPCON HIPER LITE PLUS GPS RECEIVERS USING REAL TIME KINEMATIC (RTK) PROCEDURES.
7. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TAN	CHD BRD	CHD LEN
C1	126.60	84°36'00"	186.93	115.20	N 33°44'54" E	176.41
C2	217.20	35°00'00"	132.68	88.48	S 69°56'54" W	136.63
C3	1102.60	50°00'00"	100.28	54.63	S 54°28'54" W	96.34
C4	274.50	21°00'00"	100.61	50.88	N 67°03'06" W	100.05
C5	274.50	11°30'00"	55.10	27.84	N 79°48'06" W	55.00

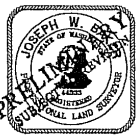
LINE TABLE

LINE	LENGTH	BEARING
L1	163.83	N 26°20'24" E
L2	140.80	N 69°33'06" W
L3	72.90	N 28°28'54" E
L4	47.10	N 82°28'54" E
L5	127.81	N 79°17'44" E
L6	50.72	S 84°32'06" E
L7	60.00	N 73°00'00" E
L8	43.00	N 86°00'00" E
L9	47.00	N 88°00'00" E
L10	206.00	N 57°12'00" E
L11	36.60	N 84°00'00" E
L12	37.00	N 47°38'00" E
L13	36.00	N 49°27'00" E
L14	28.00	N 43°30'00" E
L15	28.00	N 50°32'00" E
L16	52.00	N 81°30'00" E
L17	60.00	N 45°18'00" E
L18	34.00	N 50°00'00" E
L19	36.00	N 61°10'00" E
L20	28.00	N 72°18'00" E
L21	23.00	N 83°18'00" E
L22	45.00	S 86°24'00" E
L23	10.48	N 88°32'00" E



RECEIVED
NOV 14 2008
KITITITAS COUNTY
CDS

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 DEBBIE MCGRATH-ANDERSON IN NOVEMBER, 2008.
JOSEPH W. BAKER, CERTIFICATE NO. 44333.



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 20____
AT _____ M., IN BOOK _____ OF SHORT PLATS
AT PAGE _____ AUDITOR'S FILE NO. _____
RECORDS OF KITITITAS COUNTY, WASHINGTON.
COUNTY AUDITOR _____ BY DEPUTY _____

PLSA ENGINEERING-SURVEYING-PLANNING
1120 WEST LINCOLN AVENUE
YAKIMA, WASHINGTON 98902
(509) 575-6990

SHORT PLAT
PARCEL NO. 18-20-32000-0005
PREPARED FOR
JOANNA MCGRATH

DRAWN BY: JOE
DATE: 11/05/2008
JOB NO. 08290
SHEET NO. _____

W 1/2, SEC. 32, T-18 N, R-20 E, W.M. 1 of 2

STATEMENTS AND NOTIFICATIONS

- A. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- B. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- C. ACCORDING TO ICRS 12.50.30 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE.
- D. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, THIS PROPERTY CONTAINS IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- E. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- G. 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, ECT.) BELOW THE DESIGNATED TURNOUT.
- H. 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 DIVISION.
- I. KITTITAS 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.
- J. ENTIRE PRIVATE ROAD SHALL ACHIEVE 85% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR THIS PLAT.
- K. 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.
- L. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- M. A PUBLIC UTILITY EASEMENT OF 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT 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.
- N. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITTITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.

LEGAL DESCRIPTION

PARCEL J1 OF THAT CERTAIN SURVEY AS RECORDED JULY 17, 2008 IN BOOK 35 OF SURVEYS AT PAGE 114, UNDER AUDITOR'S FILE NO. 200807170016, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT JOANNA McGRATH AS HER SEPARATE ESTATE, IS THE PARTY HAVING OWNERSHIP INTEREST OF THE LAND HEREON DESCRIBED; HAS WITH HER FREE CONSENT AND IN ACCORDANCE WITH HER DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

JOANNA McGRATH

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF KITTITAS) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOANNA McGRATH, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, TO BE HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

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

PRELIMINARY
 SUBJECT TO REVISION

RECEIVED
 NOV 14 2008
 KITTITAS COUNTY
 CDS

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF SHORT PLATS AT PAGE _____ AUDITOR'S FILE NO. _____ RECORDS OF KITTITAS COUNTY, WASHINGTON.

COUNTY AUDITOR _____ BY DEPUTY _____



		PLSA ENGINEERING-SURVEYING-PLANNING 1120 WEST LINCOLN AVENUE YAKIMA, WASHINGTON 98902 (509) 575-6990	
		SHORT PLAT PARCEL NO. 18-20-32000-0005 PREPARED FOR _____ JOANNA McGRATH	DRAWN BY: JOE DATE: 11/05/2008 JOB NO. 08290 SHEET NO. _____
W 1/2, SEC. 32, T-18 N, R-20 E, WM		2 of 2	