

**KITTITAS 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

**SHORT PLAT APPLICATION**

*(To divide lot into 2-4 lots)*

*SP-08-00052*

KITTITAS 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)

*J. M. Groening*

DATE:

*11-19-08*

RECEIPT #

*3700*



NOTES:

KITTITAS CO.  
CDS

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

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

Name: OTTO SIEBER  
Mailing Address: 470 ROZA VIEW DR  
City/State/ZIP: YAKIMA, WA 98901  
Day Time Phone: 509-457-0652  
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: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. **Street address of property:**

Address: ROZA VIEW DR  
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

SEE ATTACHED

5. **Tax parcel number(s):** 234133 AND 084133

6. **Property size:** 6.40 AC. AND 11.25 AC. (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):

This project will create 3 individual tax parcels ranging in size from 5.02 acres to 7.59 acres from 2 lots that total 17.65 acres. Each will have well and septic. The property is accessed from Hwy 97, Canyon Rd. and sits above the Yakima River.

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?  
HWY 97, CANYON ROAD


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.

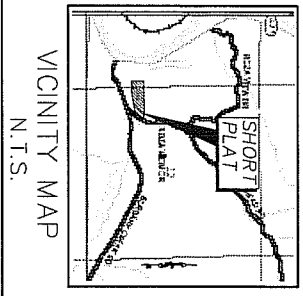
Signature of Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_  
(REQUIRED if indicated on application)

X \_\_\_\_\_

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

X  \_\_\_\_\_ 10/29/08

**O. SIEBER SHORT PLAT**  
 PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 21 AND A  
 PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 22,  
 TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.  
 KITITAS COUNTY, WASHINGTON



**APPROVALS**

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_

Kititas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the O. Sieber Short Plat has been examined by me and find that it conforms to the Comprehensive Plan of the Kititas County Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_

Kititas County Planning Director

KITITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary measure until a permanent septic system is installed. Prospective purchasers of lots are urged to make inquiries of the County Health Department about issuance of septic tank permits for lots.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_

Kititas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments on the land shown on this plat are correct for the year in which the plat is now to be filed.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_

Kititas County Treasurer

ORIGINAL FILED AT \_\_\_\_\_

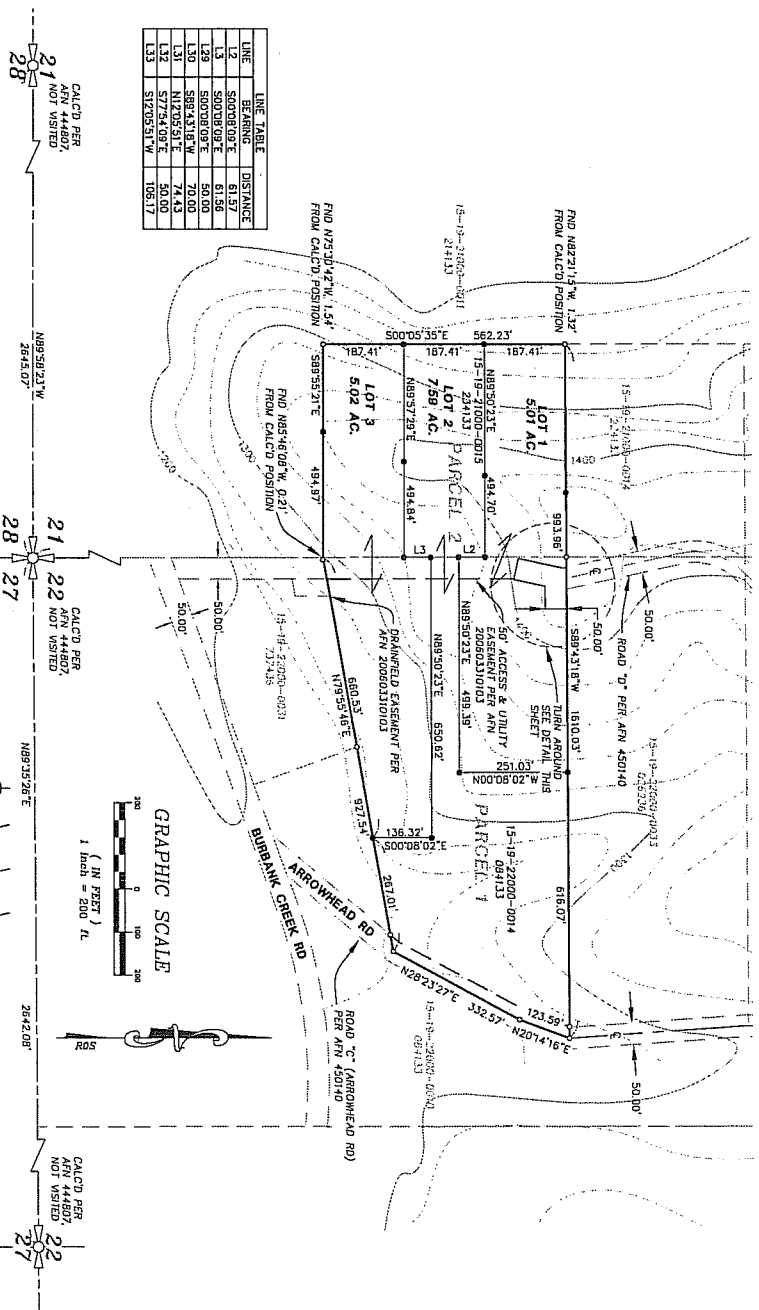
RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ at \_\_\_\_\_ M. in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of \_\_\_\_\_

DAVID P. NELSON  
 Surveyor & Notary

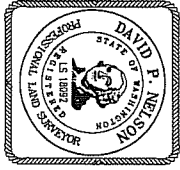
County Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	S00°08'09"E	61.57
L2	S00°08'09"E	54.58
L3	S88°43'16"W	70.00
L31	N12°05'51"E	74.43
L32	S77°54'09"E	50.00
L33	S12°05'51"W	106.17



**LEGEND**

- SECTION CORNER
- QTR SECTION CORNER
- FOUND REBAR WITH CAP
- 



INDEX LOCATION:	INDEX LOCATION:
SEC. 21 T. 15N. R. 19E. W.M.	SEC. 22 T. 15N. R. 19E. W.M.
21	22

**O. SIEBER SHORT PLAT**

PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 21 AND  
 A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 22,  
 TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.  
 KITITAS COUNTY, WASHINGTON

OWN BY	DATE	JOB NO.
SFT	11/2008	08123
CHKD BY	SCALE	SHEET
D. NELSON	1\"/>	



108 EAST 2ND STREET  
 CLE ELUM, WA 98822  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419

**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 \_\_\_\_\_

DAVID P. NELSON  
 Certificate No. 18092

DATE \_\_\_\_\_

**NOTE:**  
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE NOT TO BE CONSIDERED AS A BASIS FOR INVESTIGATION. THE RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ANY UTILITIES IS TO BE ASSIGNED TO THE DESIGN ENGINEER AND NOT TO THE SURVEYOR.

Call Before You Dig  
 1-800-553-4344

**O. SEIBER SHORT PLAT**  
PORTION OF THE E 1/2 OF THE E 1/2 OF SECTION 21 AND A  
PORTION OF THE W 1/2 OF THE W 1/2 OF SECTION 22,  
TOWNSHIP 15 NORTH, RANGE 19 EAST, WM.  
KITITAS COUNTY, WASHINGTON

SP-08-XX

**OWNER:**  
OTTO SEIBER  
470 HOZA VIEW DR  
YAKIMA, WA 98901  
**TAX PARCELS:** 19-19-21000-0015 (234133)  
6.40 AC.  
**ACREAGE:** 11.25 AC. (22000-0014 (084133))  
**WATER SOURCE:** SPOKANA WELLS  
**SEWER SOURCE:** SEWING & DRAINFIELD  
**ZONE:** AG-5

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, AS HIS/HER SEPARATE ESTATE, OWNER AND I, OTTO SEIBER, DO HEREBY DECLARE,

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_.

OTTO SEIBER

**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 \_\_\_\_\_ and voluntarily act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

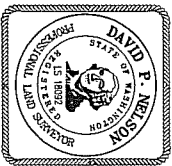
Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**EXISTING LEGAL DESCRIPTION:**  
PARCEL 3 AS DESCRIBED AND/OR DEMONSTRATED ON THAT CERTAIN SURVEY AS RECORDED IN THE PUBLIC RECORDS OF KITTITAS COUNTY, WASHINGTON, PAGE 62, UNDER ADJUTOR'S FILE NO. 447807.

**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO CREATE 3 TYP PARCELS FROM EXISTING TAX PARCELS 084133 AND 234133. THE EXISTING PARCELS DESCRIBED HEREON ARE A COMBINED 17.65 ACRES.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-550 FIVE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY AS SET FORTH BY WAC 332-130.
3. 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.
4. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NONWILD WEEDS. ACCORDINGLY, THE KITITAS COUNTY NONWILD WEED BOARD RECOMMENDS THAT WEEDS BE CONTROLLED BY LANDOWNERS TO PRECLUDE THE PROLIFERATION OF NONWILD WEEDS.
5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS ROAD STANDARDS.
6. 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.
7. THIS SURVEY 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. ENTIRE PRIVATE ROAD SHALL ADHERE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THE ROAD BUILDS, PERCENT FILL, SLOPE, ROAD STANDARDS PRIOR TO THE ISSUANCE OF A PERMIT FOR SHORT ROAD.
10. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC UTILITIES OR NONWILD WEEDS CONTROL. PRIVATE ROADS SHALL BE BUILT TO COMPLY WITH THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
11. THE APPROVAL OF THIS DIVISION OF LAND INCURS NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXPIRATION (RCW 90.44.020) FOR THIS PLAT OR ANY PORTION THEREOF WILL BE SUBJECT TO JURISDICTION BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
12. METERS WILL BE REQUIRED ON ALL RESPIRATOR, WEL, CONNECTIONS AND KEEPING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

**ADJACENT OWNERS:**  
15-19-22000-0010  
084133  
SEIBER, JOHN A ETUX  
3333 HOZA VIEW DR  
YAKIMA, WA 98901  
15-19-22000-0031  
737121  
WALSH, MARGARET M  
YAKIMA WA 98907  
15-19-21000-0011  
15-19-21000-0012  
MAHRE, PHILIP F ETUX  
70 HOZA VIEW DR  
YAKIMA, WA 98901  
15-19-21000-0014  
15-19-22000-0033  
028238  
PROBERT, GEORGE E ETUX  
KITITAS, WA 98934



**RECORDER'S CERTIFICATE**  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M  
in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at 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 supervision in accordance with the request of \_\_\_\_\_ OTTO SEIBER in \_\_\_\_\_, 2008.  
DAVID P. NELSON, DATE  
Certificate No. \_\_\_\_\_ 81092

**Encompass**  
ENGINEERING & SURVEYING  
108 EAST 2ND STREET  
CLE ELUM, WA 99222  
PH: (509) 874-7419  
FAX: (509) 874-7419

<b>O. SEIBER SHORT PLAT</b>			
PORTION OF THE E 1/2 OF THE E 1/2 OF SECTION 21 AND A PORTION OF THE W 1/2 OF THE W 1/2 OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 19 EAST, WM. KITITAS COUNTY WASHINGTON			
DWN BY	DATE	JOB NO.	
SFT	10/2008	08123	
CHKD BY	SCALE	SHEET	
D. NELSON	N/A	2 OF 2	