

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 lot into 2-4 lots)

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;
 \$720 for Community Development Services Department
 \$130 for Fire Marshal
 (One check made payable to KCCDS)

\$1460

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X *Amber Green*

DATE:

2/11/10

RECEIPT #

00006964

RECEIVED

FEB 11 2010

**Kittitas County
CDS**

NOTES:

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

Name: David Longbine
Mailing Address: 21 Bonanza Lane
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-968-3441
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: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: _____

3. Street address of property:

Address: U. Badger Pocket and Bohannon Roads
City/State/ZIP: Ellensburg, WA 98926

4. Legal description of property:

Parcels 3 and 4 in Book 36 of Surveys at pages 152-153.

5. Tax parcel number(s): 16-20-15000-0019 and 0020

6. Property size: 40.00 _____ (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):

4 lot short plat with individual wells and sewage systems all as per the application map.

8. Are Forest Service roads/easements involved with accessing your development?

Yes (Circle) If yes, explain:

9. What County maintained road(s) will the development be accessing from?
Bohannon and Upper Badger Pocket Roads

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 Chris Crum

Date:

2/10/2010

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

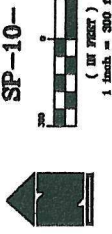
X [Signature]

Date:

2/10/2010

VICINITY MAP 	
APPROVALS KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__	
KITTITAS COUNTY ENGINEER _____ KITTITAS COUNTY HEALTH DEPARTMENT PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.	
DATED THIS _____ DAY OF _____ A.D., 200__ KITTITAS COUNTY HEALTH OFFICER _____	
CERTIFICATE OF COUNTY PLANNING DIRECTOR I HEREBY CERTIFY THAT THE LONGBINE SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.	
DATED THIS _____ DAY OF _____ A.D., 200__ KITTITAS COUNTY PLANNING DIRECTOR _____	
CERTIFICATE OF KITTITAS COUNTY TREASURER I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-20-18000-0018 & 18-20-18000-0020	
DATED THIS _____ DAY OF _____ A.D., 200__ KITTITAS COUNTY TREASURER _____	
NAME AND ADDRESS - ORIGINAL TRACT OWNERS NAME: DAVID LONGBINE ADDRESS: 21 BONANZA LANE ELLENSBURG, WA 98928 PHONE: (509) 988-3441 EXISTING ZONE: AP-20 SOURCE OF WATER: INDIVIDUAL WELLS SEWER SYSTEM: ON SITE SEWAGE SYSTEMS STORM WATER: NO IMPROVEMENTS FOR THIS APPL. WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W NO. OF SHORT PLATTED LOTS: FOUR (4) SCALE: 1" = 300'	
SUBMITTED ON: _____ AUTOMATIC APPROVAL DATE: _____ RETURNED FOR CAUSE ON: _____	

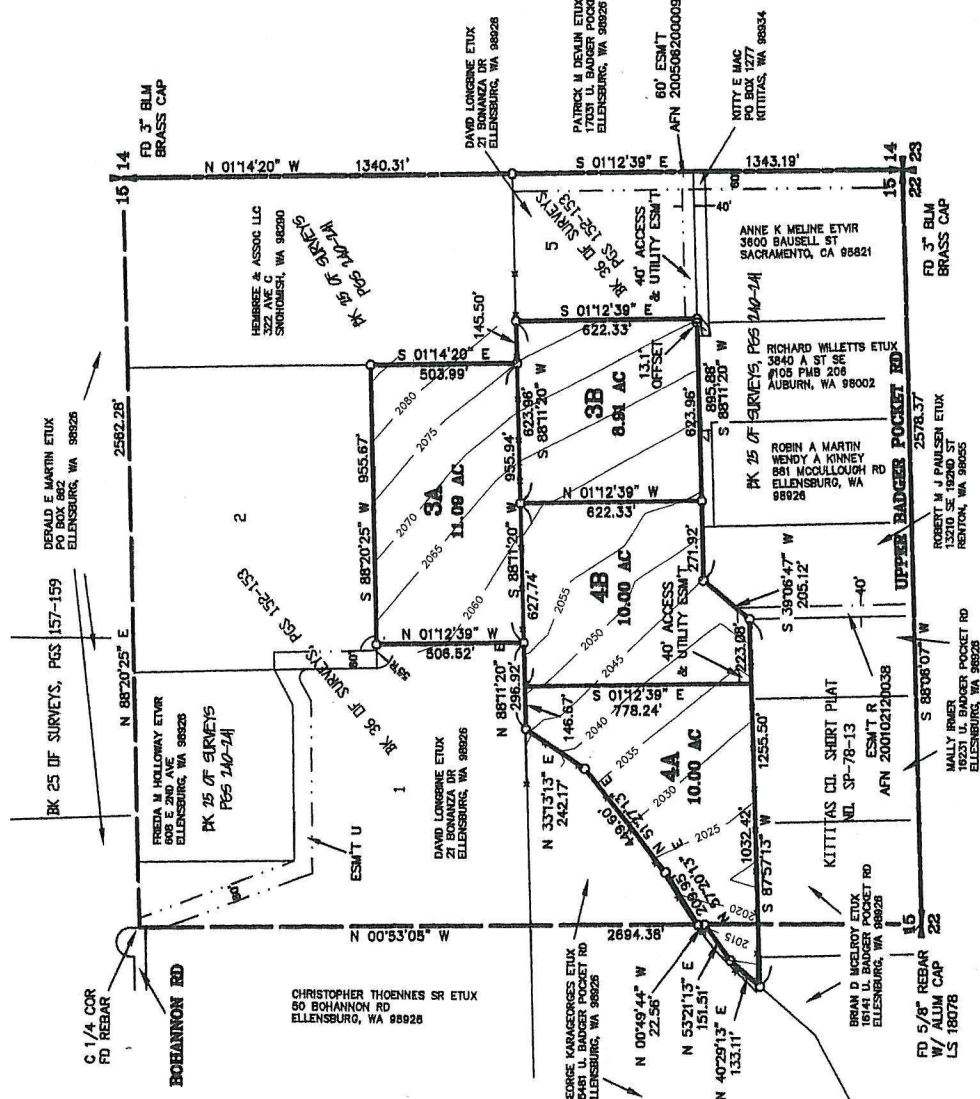
**LONGBINE SHORT PLAT
PART OF SECTION 15, T. 16 N., R. 20 E., W.M.
KITTITAS COUNTY, WASHINGTON**



LEGEND
 SET 5/8" REBAR W/ CAP
 "CRUISE 36815"
 FOUND PIN & CAP
 FENCE

ORIGINAL PARCEL DESCRIPTIONS

PARCELS 3 AND 4 OF THAT CERTAIN SURVEY AS RECORDED UNDER THE TITLE OF "CRUISE 36815" IN BOOK 36 OF SURVEYS PAGES 155 AND 156 IN THE PUBLIC FILE NO. 200506200004 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2010, at _____ M., in Book K of Short Plats at page(s) _____ at the request of Cruse & Associates. RECEIVING NO. _____

JERALD V. PETTIT by
KITTITAS 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 of the State of Washington, and I have complied with the requirements of DAVID LONGBINE in JANUARY of 2010.

CHRISTOPHER C. CRUISE
Professional Land Surveyor
License No. 36815
DATE: 2/10/2010

CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98928 (509) 982-8242
LONGBINE SHORT PLAT

LONGBINE SHORT PLAT
PART OF SECTION 15, T. 16 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DAVID LONGBINE AND LINDA S. LONGBINE, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. IN WITNESS WHEREOF, WE HAVE SET OUR HAND THIS _____ DAY OF _____ A.D., 2010.

DAVID LONGBINE _____
LINDA S. LONGBINE _____

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LONGBINE AND LINDA S. LONGBINE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR 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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DALE KENNARD PETTY, THE UNDERSIGNED SECURED PARTY OF A FINANCING STATEMENT FOR THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. IN WITNESS WHEREOF, WE HAVE SET OUR HAND THIS _____ DAY OF _____ A.D., 2010.

DALE KENNARD PETTY _____

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2010, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DALE KENNARD PETTY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR 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: _____

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, TAPCON AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 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.
3. 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.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 36 OF SURVEYS, PAGES 152-155 AND THE SURVEYS REFERENCED THEREON.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
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. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
8. 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.
9. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON PRIOR TO ANY FUTURE SUBDIVISION OR ROAD SURFACING. KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
11. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 3A HAS _____ IRRIGABLE ACRES; LOT 3B HAS _____ IRRIGABLE ACRES; LOT 4A HAS _____ IRRIGABLE ACRES; LOT 4B HAS _____ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
12. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
13. 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.
14. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
15. 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.
16. 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 PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.005)

[Handwritten Signature]

ADULTER'S CERTIFICATE
Filed for record this _____ day of _____
2010, at _____ Co., in Book K of Short Plats
_____ page(s) at the request of Cruse & Associates.
RECEIVING NO. _____
JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

[Handwritten: 2/10/2010]



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98826 (509) 862-8242
LONGBINE SHORT PLAT