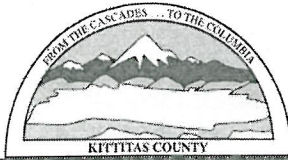


SP-11-00012



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
 \$380.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)
 \$1,450.00 **Total fees due for this application** (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

sm

DATE:

10/3/11

RECEIPT #

12468



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: David Kuhn
Mailing Address: 1712 Skyline Ridge Lane, SW.
City/State/ZIP: Tumwater, WA. 98512
Day Time Phone: 503-957-3234
Email Address: kuhndavid@hotmail.com

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

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: Lot 2 Sun Ridge Drive
City/State/ZIP: Cle Elum, WA. 98922

5. **Legal description of property (attach additional sheets as necessary):**

SKY RIDGE SHORT PLAT 04-19, LOT 2; a portion of the NW 1/4 Section 25, T20N., R15E.,
W.M. Cle Elum, WA. 98922

6. **Tax parcel number(s):** 20500 - 20-15-25059-0002

7. **Property size:** 21 acres (acres)

8. **Land Use Information:**

Zoning: R-5 Comp Plan Land Use Designation: 88

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.
- 10. Are Forest Service roads/easements involved with accessing your development? If yes, explain.
- 11. What County maintained road(s) will the development be accessing from?

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)

Date:




X  DAVID KUHN

10/4/11

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

Date:



X  David Kuhn

10/4/11

Kuhn Short Plat Application (Questions 9-11):



9. This development is intended to create a four lot single family residential short sub-division of a 21 acre lot into 4 equal quarters. The lot is located North of the City Cle Elum accessing off of Columbia Ave. a portion of the NW 1/4 of section 25, T20N., R15E., W.M. Cle Elum, WA. 98922, Tax Parcel 20500; originally Lot 2 of Sky Ridge Short Plat (SP-04-19), recorded January 26th, 2005. Water supplying the lots is to be two shared wells. Sewage disposal is to be provided by individual septic systems. Access to the sub-division is provided by existing private roadways.

10. Forest Service roads and/or easements are not involved with accessing the sub-division.

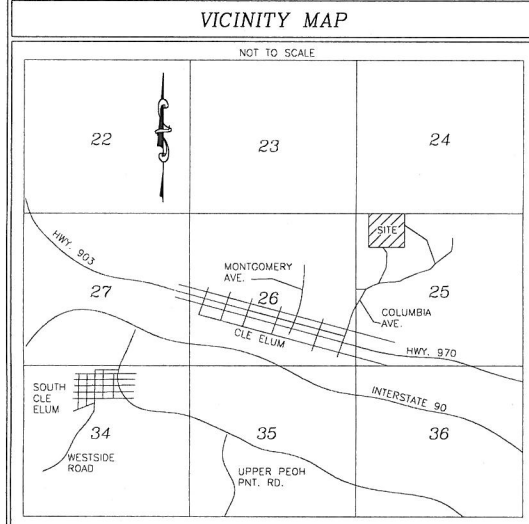
11. County maintained roads are not used to access the sub-division; Columbia Avenue in the City of Cle Elum is the access point for the sub-division.

PRELIMINARY

KUHN SHORT PLAT SP- - -

SUBDIVISION OF LOT 2, SKY RIDGE SHORT PLAT SP-2004-19, AFN 200501260008
SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20
NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN, KITTITAS COUNTY, WASHINGTON
2011

RECEIVED
OCT 03 2011
KITTITAS COUNTY
CDS



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DAVID KUNH AND ADRIENNE KUNH, HUSBAND AND WIFE, THE UNDERSIGNED, ARE THE OWNERS IN FEE SIMPLE OF THE LOT 2, SKY RIDGE SHORT PLAT SP-2004-19, AS RECORDED UNDER AUDITOR'S FILE NO. 200501260008, RECORDS OF KITTITAS COUNTY, WASHINGTON AND DO HEREBY DELCARE THIS SHORT PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, ROADS, ALLEYS, EASEMENTS OF WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THIS SHORT PLAT, AND DO HEREBY GRANT A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC PROPERTY WITHIN THIS SHORT SUBDIVISION.

DAVID KUNH _____ DATE _____
ADRIENNE KUNH _____ DATE _____

EASEMENTS OF RECORD

EASEMENT INFORMATION PROVIDED BY AMERITITLE, P.O. BOX 617 ELLENSBURG, WA 98926 PH: (509) 925-1477
TITLE NUMBER: 0113171
EFFECTIVE DATE: AUGUST 12, 2011

1. Easement and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on December 4, 1978, under Kittitas County Auditor's File No. 428448.
Affects: A 60 foot strip of land across a portion of, said premises

2. Partial Waiver of Surface Use Rights, and the terms and conditions thereof;
Executed by: Meridian Oil Inc.
Dated: February 13, 1992
Recorded: April 8, 1995
Auditor's File No.: 199604080028

3. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on May 30, 2001, under Kittitas County Auditor's File No. 200105300021.
In favor of: Plum Creek Land Company, a Delaware Corporation, its successors and assigns For ingress, egress, utilities, reconstruction, use and maintenance
Affects: A strip of land sixty (60') feet in width over, upon, along and across existing roads

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY OF _____ 20____

PUBLIC WORKS DIRECTOR

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE KUHN SHORT PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF _____ 20____

KITTITAS COUNTY PLANNING DIRECTOR

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.

DATED THIS ____ DAY OF _____ 20____

KITTITAS COUNTY TREASURER

COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE KUHN SHORT PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS ____ DAY OF _____ 20____

KITTITAS COUNTY HEALTH OFFICER

SURVEYOR CERTIFICATE

I, LADD F. CLUFF DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON UNDER REGISTRATION NUMBER 46310 AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTORSHIP IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAVID KUNH ON SEPTEMBER, 2011

LADD F. CLUFF _____ DATE _____

NOTES

1. 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.

2. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.

3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY THE PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. (SEE CURRENT KITTITAS COUNTY ROAD STANDARDS)

4. 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.

5. DOMESTIC WATER SHALL BE PROVIDED BY AN INDIVIDUAL OR SHARED WELL AT THE EXPENSE OF THE INDIVIDUAL LOT OWNERS.

6. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12 SHEET 1-3.

7. EACH LOT SHALL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AT THE EXPENSE OF THE INDIVIDUAL LOT OWNERS AND APPROVED BY THE KITTITAS COUNTY HEALTH OFFICER.

8. THE DECLARANT AND SURVEYOR ARE NOT AWARE OF CRITICAL AREAS WITHIN THIS SHORT PLAT.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF THURSTON) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID KUNH AND ADRIENNE KUNH, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC _____ DATE _____

PRINTED NAME _____

MY COMMISSION EXPIRES _____

SURVEY PROCEDURE

CONTROL ESTABLISHED USING REAL TIME KINEMATIC (RTK) THREE (3) MINUTE TIMED OBSERVATIONS AVERAGED FOR COORDINATE VALUES. PROJECT GRID TO GROUND SCALE FACTOR CALCULATED HOLDING DISTANCES OF RECORD PER SKY RIDGE SHORT PLAT. HELD RECORD BEARING AND DISTANCE BETWEEN THE NORTHWEST CORNER OF SECTION 25 AND THE NORTH 1/4 CORNER OF SECTION 25. MULTIPLE PLATTED LINES AND MONUMENTS WERE CHECKED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES.

SURVEY EQUIPMENT

TOPCON GR-3 GPS/GLONASS
FC2500 DATA COLLECTOR

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N14°25'09"E	-	L14	N64°59'56"W	143.22'	L27	N40°23'38"W	160.43'
L2	N14°25'09"E	24.18'	L15	N64°13'29"W	63.85'	L28	N12°35'01"E	207.92'
L3	N56°04'01"E	20.96'	L16	N61°18'42"W	77.95'	L29	N07°20'02"W	63.98'
L4	N38°34'06"E	53.13'	L17	N57°36'52"W	145.49'	L30	N05°07'09"E	155.48'
L5	N20°19'57"E	79.92'	L18	N57°04'45"W	86.44'	L31	N17°25'45"W	233.87'
L6	N28°47'27"E	80.32'	L19	N45°50'42"W	47.00'	L32	N53°30'58"W	99.29'
L7	N2°48'47"E	38.10'	L20	N30°38'51"W	60.40'	L33	N07°44'54"W	81.74'
L8	N61°04'09"W	38.98'	L21	N51°06'16"E	164.75'	L34	S87°57'11"E	-
L9	N70°28'51"W	145.51'	L22	N24°26'57"W	215.27'			
L10	N56°04'06"W	141.74'	L23	N24°26'57"W	307.86'			
L11	N53°17'35"W	123.25'	L24	N45°29'07"W	357.91'			
L12	N53°17'35"W	151.15'	L25	N36°10'05"W	286.24'			
L13	N53°22'39"W	172.49'	L26	N36°10'05"W	33.73'			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	58.31'	81.60'	41°38'52"	S35°14'35"W	58.01'
C2	89.24'	60.00'	85°12'56"	N18°27'41"W	81.24'
C3	181.03'	287.42'	36°05'14"	N35°28'22"W	178.05'
C4	142.37'	269.95'	30°13'00"	S38°24'28"E	140.72'
C5	113.99'	61.82'	103°47'43"	S44°08'57"W	97.79'

4. Matters disclosed and/or delineated on that certain Survey recorded January 24, 2002, in Book 27 of Surveys, Pages 69 and 70, under Auditor's File No. 200201240019, as follows:

a) 60' Easement for ingress, egress and utilities

5. Matters disclosed on the Plat of SP-2003-08 BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION recorded in Book 8 of Plats, Pages 227 and 228, as follows:

a) Dedication contained thereon
b) 60' easement for ingress, egress and utilities,
c) Notes contained thereon.

6. Matters disclosed on the Sky Ridge Short Plat, Book G, Page 240, under Auditor's File No. 200501260008, including but not limited to the following:

a) 60' easement for ingress, egress and utilities
b) 110' radius cul-de-sacs
c) Dedication thereon
d) Easement provision which states:

"Except as otherwise noted, declarant, its heirs, successors and assigns, hereby reserves a non-exclusive easement for ingress, egress and utilities over, under, across and upon all easements depicted on the face of this Survey, (hereinafter the "Easements") for the benefit of declarant, its successors, and assigns. The purpose of the reserved easement rights is to provide declarant with the right to provide legal access over the easements to other property owned or hereafter acquired by declarant (including any future subdivision thereof) and other property in the vicinity of the property that declarant concludes in its discretion should be provided access and utilities via the easements (hereinafter the "benefited property"). Declarant shall be entitled to assign non-exclusive easement rights to third parties that own or acquire portions of the benefited property. As part of the reservation, declarant, its successors and assigns, shall retain permanent right to dedicate the roadways or portions thereof to Kittitas County or other applicable governmental entity for creation of a public road or right-of-way for public use. Declarant also expressly reserves the right to modify the location of the easements to meet grade, side slope, approach angles, cuts and fills, and radius requirements of County or municipal road standards. Any such revisions shall not cross the primary building sites of any of the lots depicted on this Survey. Lots owners may not install any gates on the easements without the prior consent of declarant"

e) Notes contained thereon.

7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on March 28, 2005, under Kittitas County Auditor's File No. 200503280027.
In favor of: Peterson Investment Properties, LLC, a Washington Limited Liability Company

For: Permanent exclusive easement and right-of-ways sixty (60') feet in width for ingress, egress, utilities, reconstruction, use and maintenance, over, upon, along and across existing roads as shown on SP-2003-08 Brookside Trails East Large Lot Subdivision, and on SP-2004-19 Sky Ridge Short Plat, recorded January 26, 2005, in Book G of Surveys, pages 240 and 241, under Auditor's File No. 200501260008.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____
AT ____ M UNDER AUDITOR'S FILE NUMBER _____
AT THE REQUEST OF DAVID KUNH.

COUNTY AUDITOR BY _____ DEPUTY

LADD F. CLUFF, PLS

3620 MONTROSE CT. SE.
OLYMPIA, WASHINGTON 98501
PHONE (360)489-8066 EMAIL: pls12460@yahoo.com

AUDITOR'S INDEXING DATA

SECTION	TOWNSHIP	RANGE
NE1/4 NE1/4 25	20	15
	NORTH	EAST

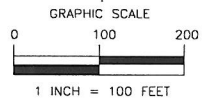
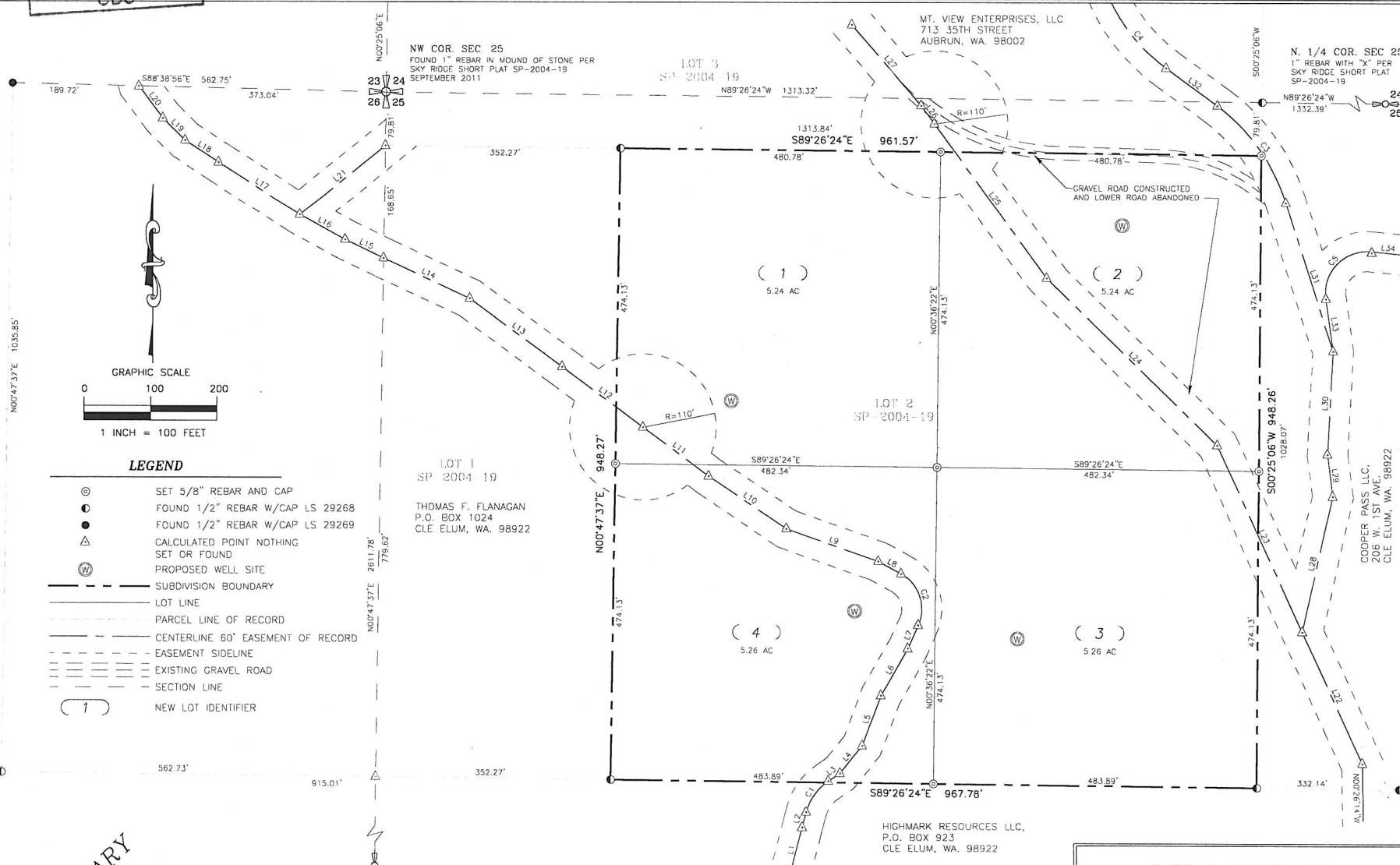
RECEIVED

OCT 03 2011
KITITAS COUNTY
CDS

KUHN SHORT PLAT SP-_____-

SUBDIVISION OF LOT 2, SKY RIDGE SHORT PLAT SP-2004-19, AFN 200501260008
SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20
NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN, KITITAS COUNTY, WASHINGTON
2011

PRELIMINARY



LEGEND

- ⊙ SET 5/8" REBAR AND CAP
- FOUND 1/2" REBAR W/CAP LS 29268
- FOUND 1/2" REBAR W/CAP LS 29269
- △ CALCULATED POINT NOTHING SET OR FOUND
- ⊙ PROPOSED WELL SITE
- SUBDIVISION BOUNDARY
- LOT LINE
- PARCEL LINE OF RECORD
- CENTERLINE 60' EASEMENT OF RECORD
- EASEMENT SIDELINE
- EXISTING GRAVEL ROAD
- SECTION LINE
- (1) NEW LOT IDENTIFIER

NW COR. SEC 25
FOUND 1" REBAR IN MOUND OF STONE PER
SKY RIDGE SHORT PLAT SP-2004-19
SEPTEMBER 2011

LOT 3
SP 2004 19

MT. VIEW ENTERPRISES, LLC
713 35TH STREET
AUBURN, WA. 98002

N. 1/4 COR. SEC 25
1" REBAR WITH "X" PER
SKY RIDGE SHORT PLAT
SP-2004-19

LOT 1
SP 2004-19
THOMAS F. FLANAGAN
P.O. BOX 1024
CLE ELUM, WA. 98922

LOT 2
SP 2004-19

HIGHMARK RESOURCES LLC,
P.O. BOX 923
CLE ELUM, WA. 98922

COOPER PASS LLC,
206 W. 1ST AVE.
CLE ELUM, WA. 98922

W 1/4 COR. SEC 25
1-1/2" IRON PIPE IN CONCRETE PER KSY
RIDGE SHORT PLAT SP-2004-19

LADD F. CLUFF, PLS

3620 MONTROSE CT. SE.
OLYMPIA, WASHINGTON 98501
PHONE (360)499-8066 EMAIL: pls12460@yahoo.com

AUDITOR'S INDEXING DATA

SECTION	TOWNSHIP	RANGE
NE1/4 NE1/4	25	20
	NRTH	15
		EAST

PRELIMINARY

RECEIVED

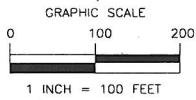
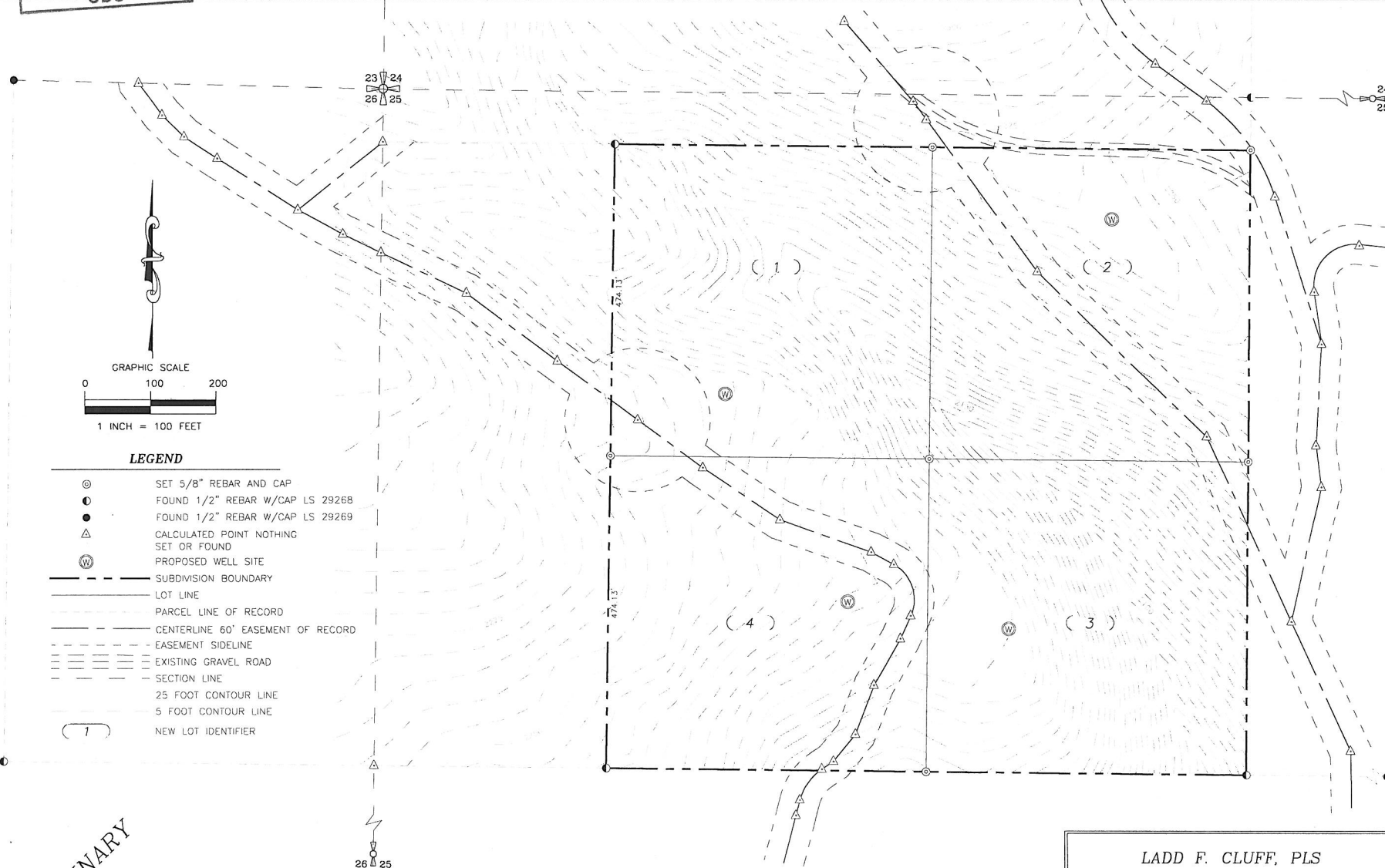
OCT 03 2011

KITTITAS COUNTY
CDS

KUHN SHORT PLAT SP-____-__

SUBDIVISION OF LOT 2, SKY RIDGE SHORT PLAT SP-2004-19, AFN 200501260008
SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20
NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN, KITTITAS COUNTY, WASHINGTON
2011

PRELIMINARY



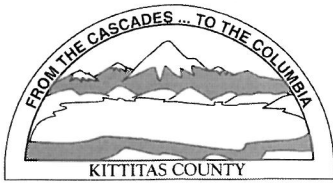
LEGEND

- ⊙ SET 5/8" REBAR AND CAP
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- △ CALCULATED POINT NOTHING SET OR FOUND
- ⊙ PROPOSED WELL SITE
- SUBDIVISION BOUNDARY
- LOT LINE
- PARCEL LINE OF RECORD
- CENTERLINE 60' EASEMENT OF RECORD
- EASEMENT SIDELINE
- EXISTING GRAVEL ROAD
- SECTION LINE
- 25 FOOT CONTOUR LINE
- 5 FOOT CONTOUR LINE
- (7) NEW LOT IDENTIFIER

PRELIMINARY

LADD F. CLUFF, PLS			
<small>3620 MCINTROSE CT. SE OLYMPIA, WASHINGTON 98501 PHONE: (360)489-8066 EMAIL: pls12450@yahoo.com</small>			
AUDITOR'S INDEXING DATA			
NE1/4 NE1/4	SECTION 25	TOWNSHIP 20 NORTH	RANGE 15 EAST

SHEET 3 OF 3



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00012468

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024736

Date: 10/4/2011

Applicant: DAVID KUHN

Type: check # 1127842

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-11-00012	CDS FEE FOR SHORT PLAT	720.00
SP-11-00012	EH SHORT PLAT FEE	380.00
SP-11-00012	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-11-00012	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,450.00