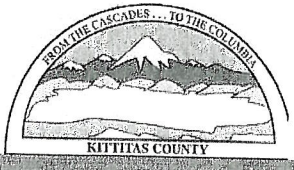


SP-11-00013



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)

Ok by Dan 10/19/11
for submittal. *(initials)*

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:

\$1460 to Kitco

\$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)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

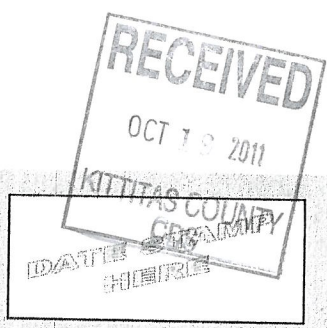
X Mandy Weir

DATE:

10/19/11

RECEIPT #

00012071



NOTES:

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

Name: Mary Phelps
Mailing Address: P.O. Box 1462
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509)859-3722
Email Address: mary.jphelps@yahoo.com

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: cruseandassoc@kvalley.com

3. **Street address of property:**

Address: Judge Ronald Road
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**
Lot 3 of the Wippel Short Plst SP-04-09

5. **Tax parcel number(s):** 18-19-31070-0003

6. **Property size:** 4.15 (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 on the existing group B well with individual septic systems. Access will be from the existing 40' easment from Judge Ronald Road. See application map for additional information.

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?
Judge Ronald 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:
(REQUIRED if indicated on application)

X

Chris Cruse

Date:

10/18/2011

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

X

Mary Phelps

Date:

10/19/11

PHELPS SHORT PLAT
PART OF SECTION 31, T. 18 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-11-000

ORIGINAL PARCEL DESCRIPTIONS

LOT 3, OF WIPPEL SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-04-09, AS RECORDED APRIL 4, 2006, IN BOOK H OF SHORT PLATS, PAGES 226 THROUGH 228, UNDER AUDITOR'S FILE NO. 200604040006, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED 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 H OF SHORT PLATS, PAGES 226-228 AND THE SURVEYS REFERENCED THEREON.
5. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).
9. 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.
10. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS 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.
11. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2011, at _____, in Book K of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

GERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

RECEIVED
OCT 19 2011
KITITAS COUNTY
CDS



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
PHELPS SHORT PLAT

10/18/2011

PHELPS SHORT PLAT
PART OF SECTION 31, T. 18 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-11-000

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JAMES A. WIPPEL, AS HIS SEPARATE ESTATE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2011.

JAMES A. WIPPEL

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES A. WIPPEL, TO ME KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS 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 MARY JEAN PHELPS, WHO ACQUIRED TITLE AS MARY J. WIPPEL, AS HER SEPARATE ESTATE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2011.

MARY JEAN PHELPS

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARY JEAN PHELPS, TO ME KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER 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: _____

SHEET 3 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CATHOLIC CREDIT UNION, A CORPORATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2011.

CATHOLIC CREDIT UNION

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, RESPECTIVELY, OF CATHOLIC CREDIT UNION, A CORPORATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____



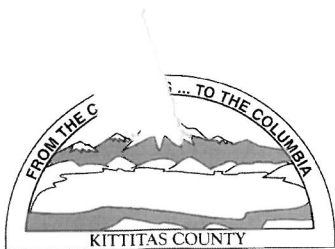
10/18/2011

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2011, at _____ M., in Book K of Short Plats at page(s) _____ at the request of Cruse & Associates. RECEIVING NO. _____

JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242
PHELPS SHORT PLAT



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

RECEIPT NO.: 00012679

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 018623

Date: 10/19/2011

Applicant: JAMES WIPPEL

Type: check # 2008

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-11-00013	CDS FEE FOR SHORT PLAT	720.00
SP-11-00013	EH SHORT PLAT FEE	380.00
SP-11-00013	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-11-00013	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,450.00