

SP-23-00009
SPF-24-0000?



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND ENCASED MONUMENT
- FOUND PIN AS NOTED
- FENCE
- UTILITY POLE
- WELL
- STAND PIPE

BOWERS ROAD SHORT PLAT
PART OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITTITAS COUNTY, WASHINGTON

BOWERS ROAD R/W
(PAVED - VARIABLE WIDTH PER
DEED AFN 200805240018)

KITCO BRASS CAP MON
CALC. - LCR AFN
202103030012

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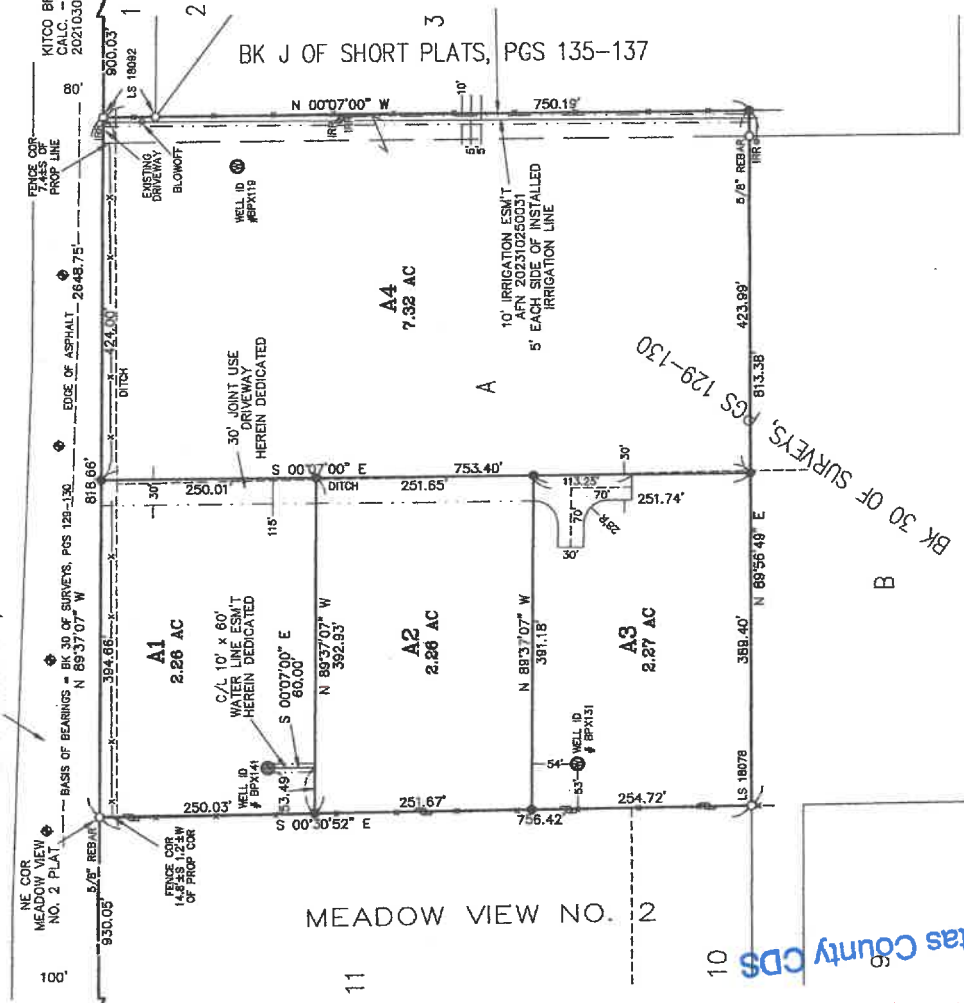
92

94

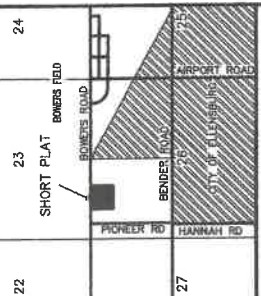
96

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100



VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 20____

KITTITAS COUNTY ENGINEER
KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE BOWERS ROAD 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. 20____

KITTITAS COUNTY HEALTH OFFICER
KITTITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE BOWERS ROAD 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. 20____

KITTITAS COUNTY PLANNING DIRECTOR
KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS PAID FOR THE PREVIOUS YEAR AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 781133
DATED THIS _____ DAY OF _____ A.D. 20____

KITTITAS COUNTY TREASURER
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: BILL SPARKS
ADDRESS: PO BOX 490
CLE ELUM, WA 99022
PHONE: (509) 874-8189
EXISTING ZONE: URBAN RESIDENTIAL
SOURCE OF WATER: LOTS A3 & A4 - INDIVIDUAL WELLS
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: 30' JOINT USE DRIVEWAY
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 100'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

**BOWERS ROAD SHORT PLAT
PART OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON**

SP-23-00009
SPF-24-0000?

ORIGINAL PARCEL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 26, 2004, IN BOOK 30 OF SURVEYS AT PAGES 129-130, UNDER AUDITOR'S FILE NO. 200408260008, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AND

THAT PORTION OF THE BELOW DESCRIBED STRIP OF PROPERTY WHICH ADJUTS THE EASTERN BOUNDARY OF PARCEL A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 26, 2004, IN BOOK 30 OF SURVEYS AT PAGES 129-130, UNDER AUDITOR'S FILE NO. 200408260008, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

THAT 30 FOOT STRIP OF LAND LYING WESTERLY OF THE WESTERLY BOUNDARY OF JB DEVELOPMENT SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-07-78, AS RECORDED APRIL 8, 2008, IN BOOK J OF SHORT PLATS, PAGES 135 THROUGH 137, UNDER AUDITOR'S FILE NO. 200804080043, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; AND SHOWN ON SURVEY AS RECORDED AUGUST 26, 2004, IN BOOK 30 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 200808260008, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
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. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EASEMENT FROM BOWERS ROAD SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS, PAGES 129-130 AND THE SURVEY'S 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. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
9. THE PROPERTY LOCATED WITHIN THE AIRPORT OVERLAY ZONING DISTRICT IN WHICH A VARIETY OF AIRPORT ACTIVITIES OCCUR. SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF YOUR PROPERTY.
10. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
11. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WILLIAM F. SPARKS, A MARRIED MAN, PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE, SANDRA SPARKS, 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., 2024.

WILLIAM F. SPARKS

SANDRA SPARKS

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM F. SPARKS AND SANDRA SPARKS, 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: _____

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2024, at _____ Mo. In Book M of Short Plats

at page(s) _____ at the request of Cruse & Associates.

PRELIMINARY



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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P.O. Box 969
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BOWERS ROAD SHORT PLAT