City of Republic Short Plat Subdivision Application

Project Title: ___________________________________________

This Application is for (check one):

Subdivision _____ # of lots _____ Amend Plat _____ Variance _____
Shoreline _____ Wetland _____ Floodplain _____ Condition Use _____
Other ______

FEES:

Planned Unit Development: $166.65
Conditional Use Permit: $133.30
Variances and/or Nonconforming Use Permit: $133.30
Zoning Ordinance Text or Map Change: $166.65

Any Environment Review Required For Any Application

Or Approval ~ First 1/2 Hour: $53.30
Each Additional Hour: $80.00
Boundary Line Adjustments: $40.00
Short Subdivision: $213.55
Plus per Lot: $13.35
Long Subdivision: $319.90
Plus per Lot: $13.35
Shoreline Substantial Development Permit: $133.30
Shoreline Variance: $166.65
Shoreline Conditional Use: $166.65

The applicant files conveying documents(s) (i.e.: quit claim deed, or corrected deed) AND records of the approved Short Plat and deed(s) with the Ferry County Auditor (recording both the Short Plat and deed(s) helps simplify future references to the transaction.) It is the applicant(s) sole responsibility to have the document(s) recorded. The recorded original document(s) need to be returned to the City Hall and a copy of the recorded document(s) will be furnished to the applicant(s).
Application Information:
Name
Address
City/State/Zip
Phone

Surveyor/Agent Information:
Name
Address
City/State/Zip
Phone

Name & Address of Property Owner, or any persons holding interest in the land, if different from applicant above:
Name
Address
City/State/Zip
Phone

Project Information:
Provide a brief description of proposal (vicinity/site map, method of water supply & sewage disposal, etc.)

LEGAL DESCRIPTION:
A copy of the most recent tax statement, a printout from the county assessor’s office, or a recorded document that verifies ownership of the parcel must be attached to this application.
Lot, Block & Addition Name:

Section Township Range

PARCEL NUMBER

Status of property:
Platted Unplatted Within 200’ of water/wetland

PLEASE ATTACH ANY OTHER PLANS, SPECIFICATIONS OR INFORMATION AS REQUIRED. i.e. Plat Certificate from a Title Company.

I am the applicant and hereby state that the foregoing information and all information attached hereto, is true to the best of my knowledge.

Signature Date
PLAT REVIEW APPLICATION

APPLICANT NAME ____________________________________________

MAILING ADDRESS __________________________________________

CITY/STATE ___________________________ ZIP CODE ____________

PHONE NUMBER (___) ________________________________________

I certify that the information submitted on this application is correct and I understand the additional reviews by other agencies or department will be required for subdivision of this property.

SIGNATURE ___________________________ DATE ________________

PROPERTY OWNER NAME ______________________________________

LEGAL DESCRIPTION: A copy of the most recent tax statement, a printout from the county assessor’s office, or a recorded document that verifies ownership of the parcel must be attached to this application.

Lot, Block & Addition Name: __________________________________

_________________________ ___________________________ 

Section ______________________ Township ___________ Range __________

PARCEL NUMBER __________________________________________

DIRECTIONS TO SITE

Please provide an accurate map or directions to the site.
PLAT GENERAL INFORMATION

LOTS – indicate the number of lots proposed and the acreage of each lot. The standard lot size in the City limits is 25 ft x 100 ft. Lot sizes do sometimes vary.

# of lots to be created __________ (indicate each lot size on the site map)
If parcels platted will not be the total lots, indicate the lots of land remaining.

LOT USE – indicate what the proposed lost use will be. If there will be a combination of uses, indicate the proposed use on the site plan.

○ Single Family Residential
○ Multi-Family Residential
○ Commercial
○ Other ______________________

WATER SUPPLY - Water is available through the City.

SEWER – Sewer is available through the City.
CITY OF REPUBLIC SHORT PLAT ORDINANCE #99-06

CHECKLIST

The following steps and procedures must be completes in the platting process. There may be additional requirements before a plat can be finalized.

Submit application and pay non-refundable fees.
Submit copies of short plat map.
Submit plat certificate.

PLAT STANDARDS AND REQUIREMENTS.

DEVELOPER:

Property taxes and all special assessments must be paid in full and signed by the Ferry County Treasurer's Office.

A plat certificate showing clear title, free of any liens, encumbrance or other conditions which might have a bearing on the proposed subdivision or subsequent transactions.

Power is required to be provided to each parcel. A certification that a “Backbone Power System” will be installed to make power available to each lot or a statement from the utility company that it now exists.

Every lot must be provided with an adequate, approved, public or private access to an existing public road.

If there is property behind proposed lot that needs access or utilities, does the easement continue through the lot and connect with such adjacent lots.

Easements assure that all lots can be provided with water, fire protection and utilities to include, but not limited to: water, sewer, power, gas, etc. prior to final approval.

Easements assure that land within each short subdivision is adequately drained.

Are the road grades less that 10%?

All the roads graded with one drainage ditch.

All of the roads have a minimum of 30 foot easement width including the drainage ditch.

All dead end roads have a 60 foot radius cul-de-sac.

All roads have culverts where necessary.

Grant all easements, if necessary, to adjoining property.
SURVEYORS:

Name of Short Plat Subdivision.

Legal description of the land to be subdivided, including total acreage statement.

Contain the boundary of lines of the short subdivision.

Contain the boundaries, legal description and acreage statement of each resulting lot.

Legal description and acreage of the remaining contiguous property that shall be restricted from further division by short lat for a full five (5) years.

Show the boundaries of all parcels dedicated or reserved for public or community uses.

A vicinity map showing location of subdivision and surrounding properties.

Plans of existing and proposed water distribution systems, sewage disposal systems and drainage systems.

Show that location of utilities and important natural features including wetlands and floodplains and improvements within the short sub-division. Where base flood elevation data is not available, it shall be generated for subdivision proposals.
STATEMENT OF CONSENT AND WAIVER OF CLAIMS

The owner(s) of property described herein do acknowledge and agree to hold the City of Republic harmless in any action arising as a result of this Short Plat.

I (We), the owner(s) of all the property described herein do hereby acknowledge and agree to hold the City of Republic harmless in any cause of action arising out of the Short Plat or recordation of same. Furthermore, I (We), the owner(s) of all the property involved in this Short Plat, hereby consent to the adjustment of property lines as proposed in this application, dedicating to the use of public forever all public property that is shown hereon, and I (We) hereby grant a waiver by myself (ourselves) all claims for damages against any governmental authority which may be occasioned to the adjacent lands by the established construction, drainage, and maintenance of public roads.

IN WITNESS WHEREOF, I (We) have set my (our) signature(s) this ___________day of ________________, __________.

______________________________    ______________________________
OWNER                                      OWNER

______________________________    ______________________________
OWNER                                      OWNER

ACKNOWLEDGEMENT

The is to certify on the ___________day of _____________________________
_______________, before me, the undersigned, personally appeared
______________________________, to me known to be the person(s), who executed
the foregoing statement of consent and waiver of claims and acknowledged to me that
they signed for same as their free and voluntary act and deed for the uses and purposes
herein mentioned. WITNESS my hand and official seal, this ___________day of
_______________, __________.

_________________________________________________________
Notary Public in and for the State of Washington,
Residing at ________________________________.
My Commission expires on ________________________________.
CERTIFICATION OF CONSENT TO SUBDIVISION:

This is to certify that the undersigned hereby consent to the subdivision of the lands shown in the attached schedule, the description of which is as follows:

located in

Addition Name: ______________ Lot #__________ Block #__________

We grant consent for all land shown on the short plat that will be dedicated for public uses;

I applicable, we grant easement to adjoining property as shown in the attached conveyance of legal easement.

________________________________________
Signature of persons with interest

________________________________________
Signature of persons with interest

STATE OF WASHINGTON
COUNTY OF FERRY

On this day personally appeared before me,________________________________________
To me known to be the individual described in and who executed the within and foregoing Certificate of Consent, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes herein mentioned.

Given under my hand and official seal this _______ day of ________________________, ________.

________________________________________
Notary Public

Residing at ________________________________

My Commission Expires ________________________________
FOR OFFICE USE ONLY

CITY OF REPUBLIC

This Short Plat meets the requirement of City of Republic Ordinance #99-06.

CITY OF REPUBLIC ___________________________ DATE ___________________________

FERRY COUNTY TREASURER

Taxes have been paid in full as required by RCW 84.40.042 (1) (c).

FERRY COUNTY TREASURER ___________________________ DATE ___________________________
CERTIFICATION OF CONSENT TO SUBDIVISION:

This is to certify that the undersigned hereby consent to the subdivision of the lands shown in the attached schedule, the description of which is as follows:

___________________________________________________________________ located in

Addition Name: __________________ Lot # _________ Block # ____________

We grant consent for all land shown on the short plat that will be dedicated for public uses;

If applicable, we grant easement to adjoining property as shown in the attached conveyance of legal easement.

_____________________________________
Signature of persons with interest

_____________________________________
Signature of persons with interest

STATE OF WASHINGTON)  
COUNTY OF FERRY )

On this day personally appeared before me,  
To me known to be the individual described in and who executed the within and foregoing Certificate of Consent, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes herein mentioned.

Given under my hand and official seal this ______day of ______________________, ______.

______________________________
Notary Public

Residing at _____________________________________________

My Commission Expires ___________________________________________
STATEMENT OF CONSENT AND WAIVER OF CLAIMS

The owner(s) of property described herein do acknowledge and agree to hold the City of Republic harmless in any action arising as a result of this Boundary Line Adjustment.

I (We), the owner(s) of all the property described herein do hereby acknowledge and agree to hold the City of Republic harmless in any cause of action arising out of the Boundary Line Adjustment or recordation of same. Furthermore, I (We), the owner(s) of all the property involved in this boundary line adjustment, hereby consent to the adjustment of property lines as proposed in this application, dedicating to the use of public forever all public property that is shown hereon, and I (We) hereby grant a waiver by myself (ourselves) all claims for damages against any governmental authority which may be occasioned to the adjacent lands by the established construction, drainage, and maintenance of public roads.

IN WITNESS WHEREOF, I (We) have set my (our) signature(s) this __________ day of ____________ .

_____________________________  ______________________________
OWNER                             OWNER

_____________________________  ______________________________
OWNER                             OWNER

ACKNOWLEDGEMENT

The is to certify on the __________ day of ______________ , __________________ before me, the undersigned, personally appeared ______________ to me known to be the person(s), who executed the foregoing statement of consent and waiver of claims and acknowledged to me that they signed for same as their free and voluntary act and deed for the uses and purposes herein mentioned. WITNESS my hand and official seal, this __________ day of ______________ , __________.

______________________________
Notary Public in and for the State of Washington,
Residing at ________________________.
My Commission expires on ________________.