

**M SCHMIDT SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 07-XX**  
**PORTION OF THE NE1/4, SEC. 31, T.18N., R.19E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

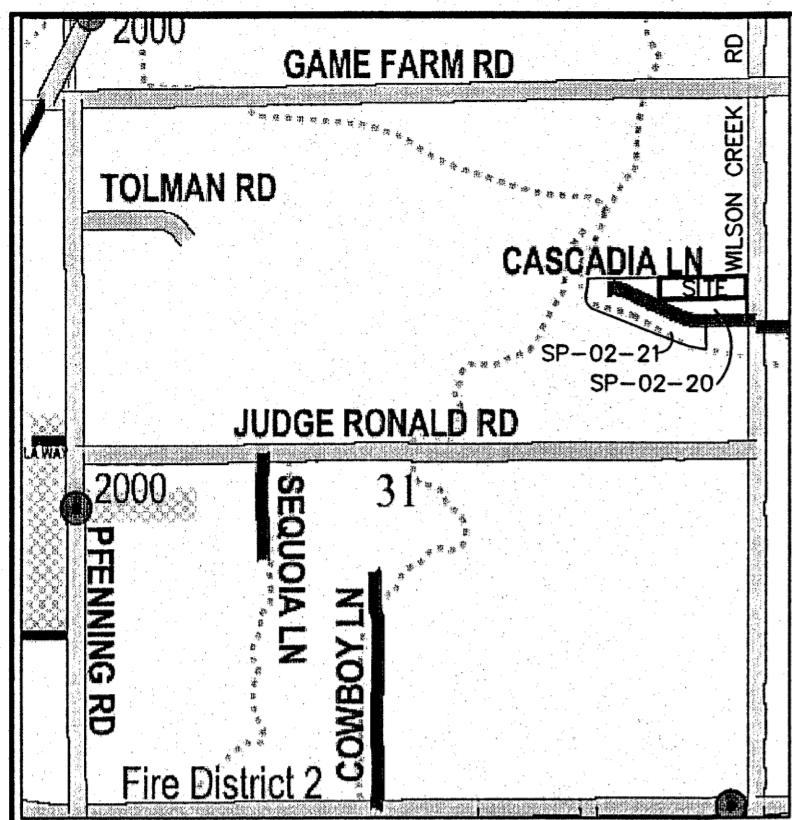
**SURVEY NOTES:**

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER THE FOLLOWING SURVEYS OF RECORD:

BOOK G OF SHORT PLATS, PAGES 50 & 51;  
 BOOK G OF SHORT PLATS, PAGES 52 & 53;  
 AND THE SURVEYS REFERENCED THEREON.

2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT MAP NUMBER 18-19-31010-0033 (PARCEL NUMBER 250336) TO THE CONFIGURATION SHOWN HEREON.

3. 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.



VICINITY MAP  
N.T.S.

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "M SCHMIDT" 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 HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks 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 septic tank permits for lots.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Health Officer

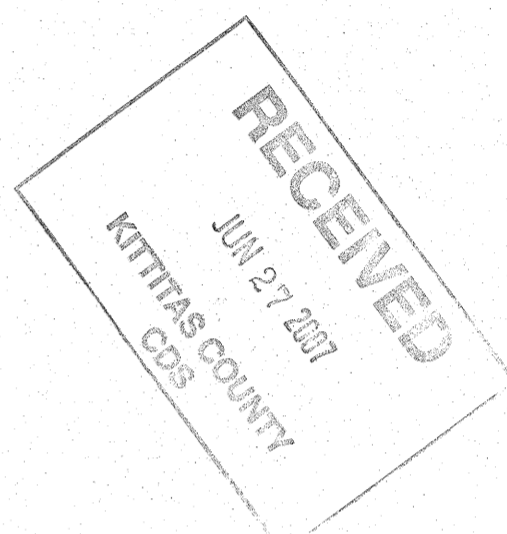
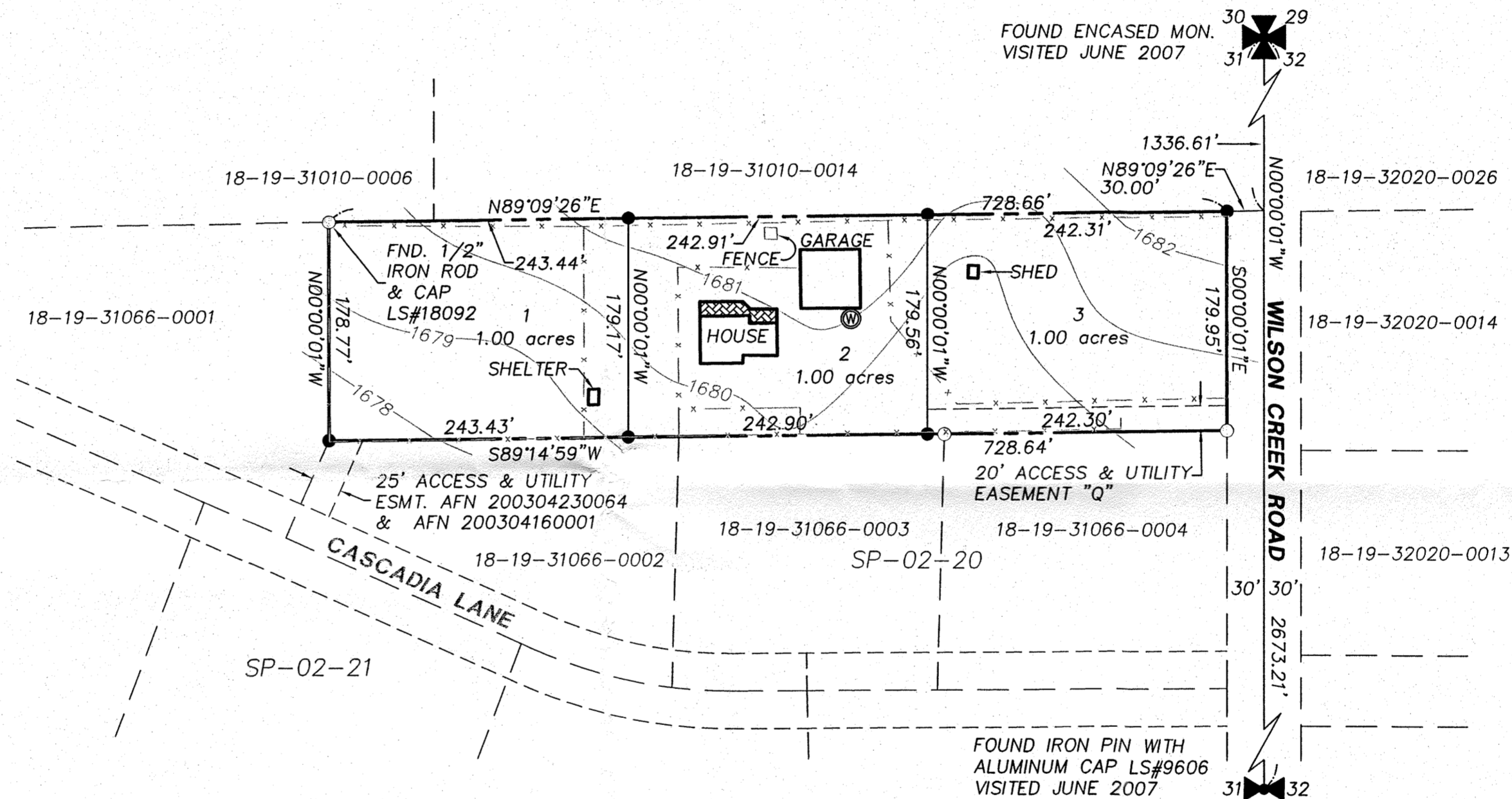
CERTIFICATE OF COUNTY TREASURER

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 \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 18-19-31010-0033 (250336)



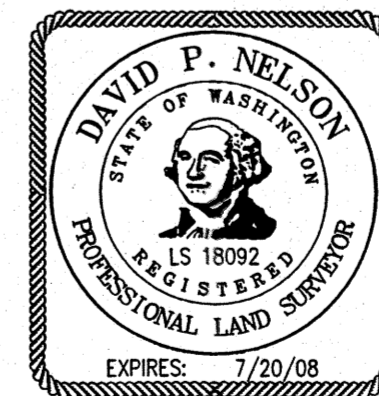
**NOTE:**

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

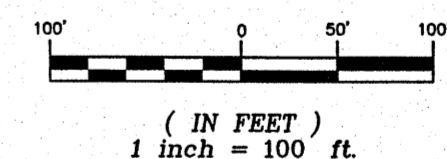
**Call Before You Dig**  
**1-800-553-4344**

**LEGEND**

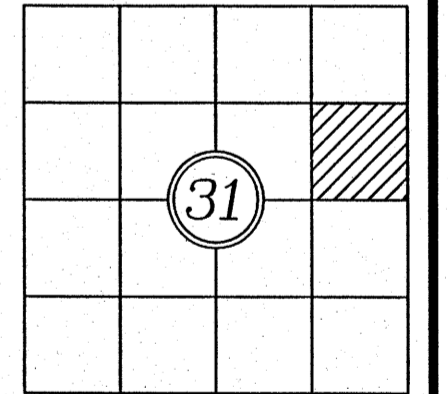
- SECTION CORNER
- QUARTER CORNER
- FND REBAR
- SET 1/2" REBAR LS# 18092
- WELL
- FENCE



**GRAPHIC SCALE**



INDEX LOCATION:  
SEC. 31 T.18N R.19E W.M.



RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at.....M in book.....of.....at page.....at the request of

DAVID P. NELSON  
Surveyor's Name

..... County Auditor      ..... Deputy 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 at the request of...MARK SCHMIDT... in...JUNE...2007..

DAVID P. NELSON      DATE 06/27/07  
 Certificate No. 18092.....

**K.C.S.P. NO. 07-XX**  
**Portion of the NE1/4, Sec. 31 T.18N., R.19E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>G. WEISER</b>	DATE <b>06/07</b>	JOB NO. <b>07128</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=100'</b>	SHEET <b>1 OF 2</b>

**Encompass**  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419

OWNER:

MARK W SCHMIDT  
RHONDA L SCHMIDT  
1223 WILSON CREEK ROAD  
ELLENSBURG WA 98926

PARCEL #18-19-31010-0033 (250336)  
ACREAGE: 3.00  
LOTS: 3  
WATER SOURCE: INDIVIDUAL WELLS  
SEWER SOURCE: SEPTIC/DRAINFIELD  
ZONE: SUBURBAN

**M SCHMIDT SHORT PLAT**  
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**PORTION OF THE NE1/4, SEC. 31, T.18N., R.19E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

ADJACENT PROPERTY OWNERS:

18-19-31010-0006  
LOIS FIEGE ROBINSON  
1472 GAME FARM RD  
ELLENSBURG WA 98926

18-19-32020-0026  
WILLIAM D SCHMIDT ETUX  
310 MISSION VIEW DR  
ELLENSBURG WA 98926

18-19-31066-0004  
MARK W SCHMIDT ETUX  
1223 WILSON CREEK RD  
ELLENSBURG WA 98926

18-19-31010-0014  
GLEN L BACH  
CAROLYN E RICHARDS  
805 E 4TH  
ELLENSBURG WA 98926

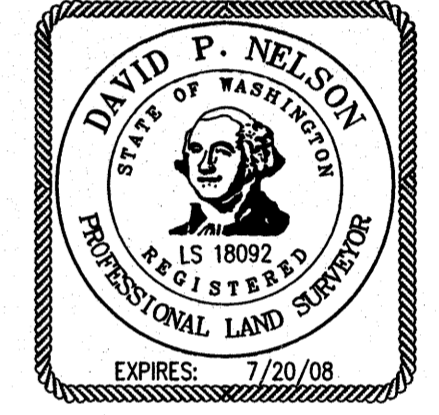
18-19-32020-0013  
F WAYNE JOHNSON  
1180 WILSON CREEK RD  
ELLENSBURG WA 98926

18-19-32020-0014  
CHARLES D CAMERON III ETUX  
1240 WILSON CREEK RD  
ELLENSBURG WA 98926

18-19-31066-0001  
RYAN D BERGE ETUX  
261 CASCADIA LANE  
ELLENSBURG WA 98926

18-19-31066-0003  
BRUCE L ANDERSON  
131 CASCADIA LANE  
ELLENSBURG WA 98926

18-19-31066-0002  
BRENT SEVERSON  
161 CASCADIA LN  
ELLENSBURG WA 98926



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MARK W. SCHMIDT & RHONDA L. SCHMIDT, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

MARK W. SCHMIDT

RHONDA L. SCHMIDT

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) s.s.

On this day personally appeared before me \_\_\_\_\_

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT YAKIMA FEDERAL SAVINGS AND LOAN ASSOCIATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

NAME  
TITLE

NAME  
TITLE

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_ the corporation that executed the foregoing instrument, 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 \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

EXISTING LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID QUARTER OF QUARTER SECTION, 180.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION; THENCE SOUTH 89°15' WEST, 552.68 FEET; THENCE NORTH TO THE NORTH BOUNDARY LINE OF SAID QUARTER OF QUARTER SECTION AND THE END OF SAID LINE DESCRIPTION; EXCEPT RIGHT OF WAY OF WILSON CREEK COUNTY ROAD ALONG THE EAST BOUNDARY THEREOF.

PARCEL 2:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID QUARTER OF QUARTER SECTION, 180.00 FEET; THENCE SOUTH 89°15' WEST 552.68 FEET; THENCE NORTH 179.11 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID QUARTER OF QUARTER SECTION AND THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION; THENCE ON A REVERSE BEARING SOUTH 179.11 FEET; THENCE SOUTH 89°15' WEST 205.96 FEET; THENCE NORTH 178.77 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID QUARTER OF QUARTER SECTION; THENCE NORTH 89°09' EAST 205.96 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF SAID LINE DESCRIPTION.

PARCEL 3:

A 25 FOOT EASEMENT FOR UTILITIES, INGRESS, EGRESS AND IRRIGATION ALONG THE WESTERLY BOUNDARY OF LOT 2 OF BUCKEYE SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 02-20, AS RECORDED APRIL 16, 2003 IN BOOK G OF SHORT PLATS, PAGES 50 AND 51, UNDER AUDITOR'S FILE NO. 200304160001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

KRD NOTES:

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 1.00 IRRIGABLE ACRE, LOT 2 HAS 1.00 IRRIGABLE ACRE AND LOT 3 HAS 1.00 IRRIGABLE ACRE. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. 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.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. 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.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. 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.

RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at.....M  
in book.....of.....at page.....at the request of

DAVID P. NELSON  
Surveyor's Name

..... County Auditor      ..... Deputy 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 at the request of...MARK SCHMIDT..... in...JUNE.....2007.

David P. Nelson      06/27/07  
DAVID P. NELSON      DATE  
Certificate No. ....18092.....

**K.C.S.P. NO. 07-XX**  
**Portion of the NE1/4, Sec. 31 T.18N., R.19E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>G. WEISER</b>	DATE <b>06/07</b>	JOB NO. <b>07128</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=100'</b>	SHEET <b>2 OF 2</b>



108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419