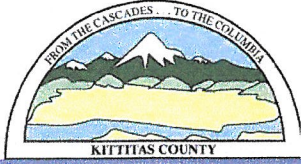


SP 11-00008



KITITIAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITITIAS.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): [Signature] DATE: 8/22/11 RECEIPT #: 11988 RECEIVED AUG 22 2011 KITITIAS COUNTY CDS DATE STAMP IN BOX

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: Sharon M. Simmons
- Mailing Address: 6491 Tjossem Road
- City/State/ZIP: Ellensburg, WA 98926
- Day Time Phone: 509-968-4000
- Email Address: _____
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: Thomas F. Upton (copies please)
- Mailing Address: P. O. Box 2514
- City/State/ZIP: Yakima, WA 98907
- Day Time Phone: 509-576-0441
- Email Address: tom@uptonsurveying.com
4. **Street address of property:**
- Address: 6491 Tjossem Road
- City/State/ZIP: Ellensburg, WA
5. **Legal description of property (attach additional sheets as necessary):**
That portion of the E1/2 of the NW 1/4 of Section 15, T-17 N., R-19 E., W.M., which lies south of the center line of Cook Creek and North of the North Boundary of the County Road
6. **Tax parcel number(s):** 560233 / 17-19-15020-0007
7. **Property size:** 30.24 (acres)
8. **Land Use Information:**
- Zoning: Commercial Ag. Comp Plan Land Use Designation: Commercial Ag.

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 _____

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

Date:

X Sharon M. Simmons

8/22/2011

Sharon Simmons
6491 Tjossem Road
Ellensburg, WA 98926

509-968-4000



Project Narrative for Simmons Short Plat

Proposed action is to create, by short plat, two tracts of approximately 15 acres each, from a parent parcel of 30.24 acres.

Lot 1 will encompass an existing residence, garage, hay shed and assorted outbuildings common to an agricultural operation. This lot is, and is to remain, served by an individual well; septic tank and on-site drain field. Unoccupied portion is presently under cultivation. Lot 1 has an existing approach onto Tjossem Road expected to remain.

Lot 2, presently farmed with no structures, is intended, also, to be served by its own individual well and septic tank and drain field. Access to Lot 2 is proposed by virtue of an easement for ingress and egress over the easternmost thirty feet of Lot 1.

No Forest Service Roads in the vicinity.

Primary access is via Tjossem Road, a hard surface County maintained road.

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF
 A.D. 0F 2011 _____

KITTITAS COUNTY ENGINEER _____

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY
 BE ADEQUATE FOR THE PROPOSED USES OF THE SITE. STIPES AND
 NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT
 PROPOSED PURCHASERS OF LOTS ARE URGED TO MAKE
 INSURANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D. 2011 _____
 KITTITAS COUNTY HEALTH OFFICER _____

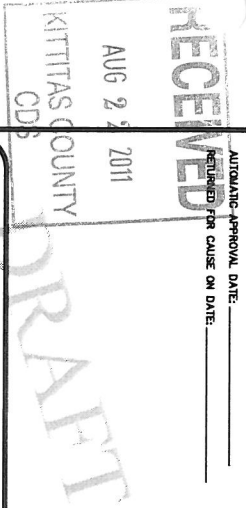
CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE SIMMONS SHORT PLAT HAS BEEN
 COMPAILED BY ME AND FINDS IT CONFORMS TO THE
 COMMISSION.
 DATED THIS _____ DAY OF _____ A.D. 2011 _____
 KITTITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE
 PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN
 FULL.
 DATED THIS _____ DAY OF _____ A.D. 2011 _____
 KITTITAS COUNTY TREASURER _____

ORIGINAL TRACT OWNERS
 SHARON SIMMONS
 6491 TUOSSEM ROAD
 ELLENBURG, WA 99026
 PHONE: (509) 988-9300

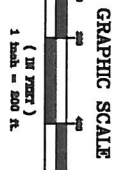
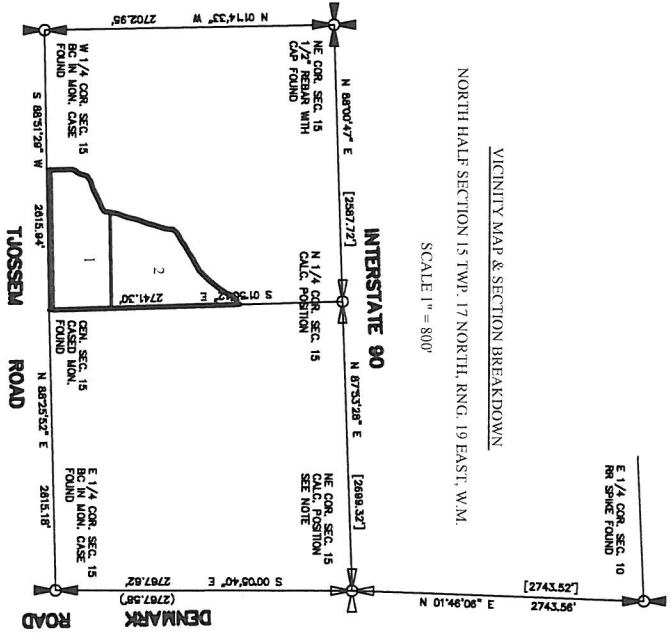
EXISTING ZONE COMMERCIAL AGRICULTURE
 SEWER SYSTEM, ON SITE SEWAGE TREATMENT
 STORAGE TANK, NO IMPROVEMENTS PER THIS APPLICATION.
 TYPE OF ACCESS COUNTY ROAD R/W & PRIVATE EASEMENT
 SCALE: 1" = 200'

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



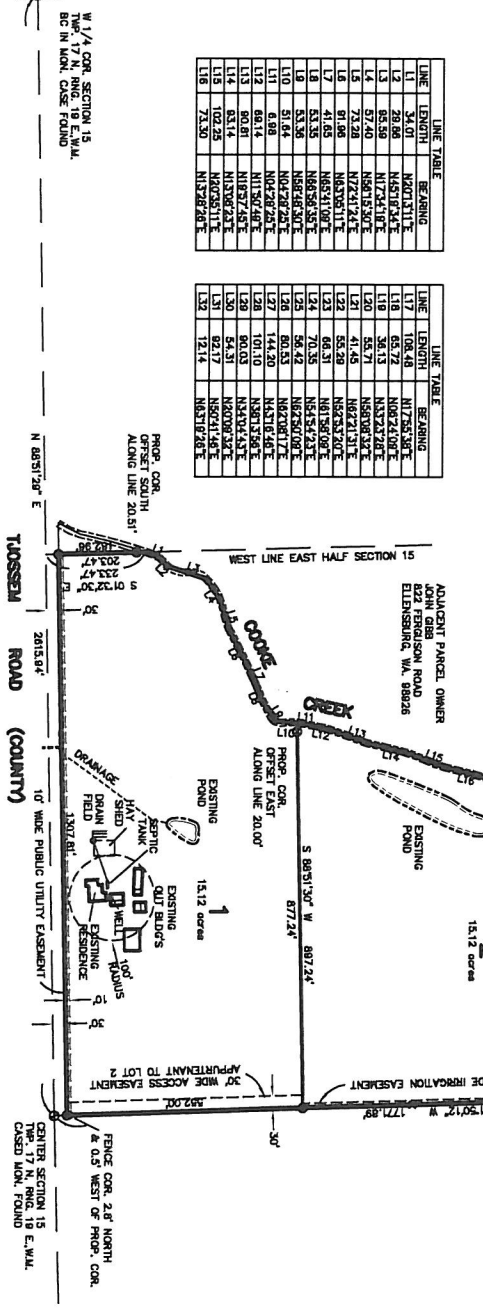
AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20 _____ AT _____ M.
 IN BOOK _____ OF SHORT PLATS AT PAGE(S) _____
 AT THE REQUEST OF THOMAS F. UPTON SURVEYING.
 RECEIVING NO. _____ BY _____
 KITTITAS COUNTY AUDITOR _____ DEPUTY TWP. 17 N. RANGE 19 E. W.M.

VICINITY MAP & SECTION BREAKDOWN
 NORTH HALF SECTION 15 TWP. 17 NORTH, R. 19 EAST, W.M.
 SCALE 1" = 800'



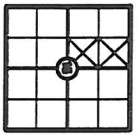
SIMMONS SHORT PLAT
 NW 1/4 SECTION 15 TWP. 17 NORTH, R. 19 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

NOTE:
 LOCATION OF THE COR. SEC. 15 ESTABLISHED BY
 SURVEY IN BOOK 18 OF SHORT PLATS, PAGE 17 AND
 BOOK 20 OF SURVEYS, PAGE 104.
 { 300' } FROM BOOK 18, PAGE 17
 { 300' } FROM BOOK 20, PAGE 104



LINE	LENGTH	BEARING
L1	34.07	N00°31'11"
L2	29.86	N45°18'24"
L3	85.59	N17°24'18"
L4	57.40	N84°15'30"
L5	57.40	N84°15'30"
L6	81.86	N42°14'11"
L7	41.65	N65°10'07"
L8	53.35	N85°56'55"
L9	53.35	N85°56'55"
L10	51.64	N04°29'25"
L11	63.89	N04°29'25"
L12	80.61	N11°58'47"
L13	83.14	N100°06'32"
L14	102.25	N02°05'11"
L15	73.50	N13°28'26"

LINE	LENGTH	BEARING
L17	108.48	N17°56'30"
L18	65.72	N82°24'00"
L19	36.13	N53°22'28"
L20	64.70	N82°08'30"
L21	64.70	N82°08'30"
L22	55.28	N42°14'11"
L23	66.31	N100°06'32"
L24	70.35	N65°10'07"
L25	58.42	N82°50'00"
L26	60.55	N82°08'17"
L27	144.20	N81°52'46"
L28	80.10	N81°52'46"
L29	54.31	N100°06'32"
L30	62.17	N82°01'46"
L31	92.17	N82°01'46"
L32	124.14	N83°16'26"



SHERWOODS CERTIFICATE
 THIS COMPLETE MEMORANDUM A SURVEY MADE BY ME OR UNDER
 MY DIRECT SUPERVISION IN ACCORDANCE WITH THE ACT OF MARCH 19
 SURVEY PREPARED UTILIZING STANDARD FIELD PROCEDURES, WITH
 TOPCON RTK GPS, TOPCON GPT-8000A,
 MEASURING THE REQUIREMENTS OF WAC 222-130-080.
 THE SURVEY WAS CONDUCTED ON _____
 DENOTES 1/2 INCH REBAR WITH CAP (UTON 12380) SET.
 BEARINGS SHOWN BY THIS SURVEY ARE RELATIVE TO
 SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 15
 AS BEING NORTH 88°31'25" EAST (GEODETIC BEARING).



Thomas F. Upton Surveying
 Professional Land Surveyor
 PO BOX 2614
 YAKIMA, WASHINGTON 98907
 TELEPHONE: (509) 578-0441 FAX: (509) 452-0581

KITTITAS COUNTY SHORT PLAT
 PREPARED FOR
 SHARON SIMMONS
 6491 TUOSSEM ROAD, ELLENBURG WA. 99026

DATE: ROBERT SCALE: 1" = 200' ACCOUNT NO.: 11701

SIMMONS SHORT PLAT
NW 1/4 SECTION 15 TWP. 17 NORTH, RNG. 19 EAST, W.M.
KITITIAS COUNTY, WASHINGTON

DESCRIPTION

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, WHICH LIES SOUTH OF THE CENTER LINE OF COOK CREEK AND NORTH OF THE NORTH RIGHT OF WAY BOUNDARY OF THE COUNTY ROAD.

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT SHARON M. SIMMONS, OWNER, AS HER SEPARATE ESTATE, IS THE ONLY PARTY WHOSE INTEREST IN THE FOREGOING PROPERTY IS BEING RECORDED. SHE HAS BEEN FULLY ADVISED OF THE EFFECTS OF THIS INSTRUMENT AND HAS VOLUNTARILY AND KNOWINGLY CAUSED THE SAME TO BE SIGNED AND SHORT PLATED AS SHOWN HEREON, AND DOES HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

SHARON M. SIMMONS

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITITIAS) SS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D. 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST WRITTEN.

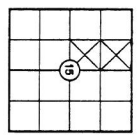
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____, MY COMMISSION EXPIRES _____



DRAFT

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF SHORT PLATS AT PAGE(S) _____, AT THE REQUEST OF THOMAS F. UPTON SURVEYING.
RECEIVING NO. _____ BY _____ KITITIAS COUNTY AUDITOR _____, DEPUTY TWP. 17 N., RANGE 19 E. W.M.

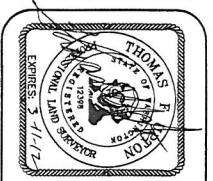


SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED, A SURVEYOR, HAVE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SHARON SIMMONS IN AUG. 2011, SURVEYED AND PREPARED UTILIZING STANDARD FIELD PROCEDURES, WITH TOPCON GTS-1000A, TOPCON GPT-9003A, AND TOPCON GPT-1000A MONUMENTS VISITED AT TIME OF SURVEY.
DENOTES 1/2 INCH REBAR WITH CAP (UPON 12389) SET.
BEARINGS SHOWN BY THIS SURVEY ARE RELATIVE TO SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 15 AS BEING NORTH 88°51'29" EAST (GEOIDETIC BEARING).

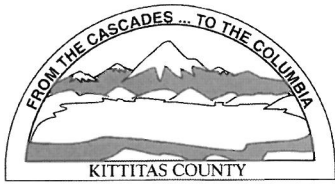
NOTES

1. PER RCW 17.10.140, LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING SPREAD OF NOXIOUS WEEDS. ACCORDING TO THE KITITIAS COUNTY NOXIOUS WEED BOARD, RECOMMENDS IMMEDIATE RE-STEERING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
2. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 19 OF SURVEYS, PAGE 19.
3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
4. 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.
5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER REQUIREMENTS. SEE KITITIAS COUNTY ROAD STANDARDS.
6. KITITIAS COUNTY WILL NOT ACCEPT PRIVATE TRAILS FOR MAINTENANCE AS PUBLIC STREETS OR GRASS WITH SIGN STREETS OR LOTS BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY TRAIL STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. ACCORDING TO ELLENSBURG WATER COMPANY (EWC) RECORDS, LOT 1 HAS IRRIGABLE ACRES; LOT 2 HAS _____ ACRES. EWC WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
9. FULL PAYMENT OF ANNUAL EWC ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON USE OF WATER BY THE OWNER.
10. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR OPERATING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. EWC WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE EWC TURNOUT.
11. EWC OPERATIONS AND MAINTENANCE ROADS ARE FOR THE DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
12. EWC IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE EWC IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETX) BELOW THE DESIGNATED TURNOUT.
13. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL, RECREATIONAL, OR SCIENTIFIC VALUE. THE PROPERTY IS SUBJECT TO THE PROVISIONS OF THE NATURAL RESOURCE ACQUISITION DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL, NATURAL RESOURCE ACQUISITION DEVELOPMENT ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
14. KITITIAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POISSON 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.
15. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.090) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
16. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITIAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

NOTES SHOWN ABOVE MAY BE MODIFIED, DELETED OR ADDED TO AS A RESULT OF REVIEW PROCESS.



Thomas F. Upton Surveying
Professional Land Surveyor
PO BOX 2314 YAKIMA, WASHINGTON 98907
TELEPHONE: VOICE (509) 576-0141 FAX (509) 452-0561
KITITIAS COUNTY SHORT PLAT
PREPARED FOR SHARON SIMMONS
6491 TOSSEM ROAD, ELLENSBURG WA, 98926
SE. 1/4 NW 1/4 SECTION 15 TWP. 17 NORTH, RING. 19 EAST, W.M.
DATE: 8/15/11 SCALE: 1" = 200' ACCOUNT NO. 11791



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

RECEIPT NO.: 00011988

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024520

Date: 8/22/2011

Applicant: SIMMONS, SHARON M

Type: check # 2370

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-11-00008	CDS FEE FOR SHORT PLAT	720.00
SP-11-00008	EH SHORT PLAT FEE	380.00
SP-11-00008	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-11-00008	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,450.00