

J-67

RECEIVED

M SCHMIDT SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 07-114
PORTION OF THE NE1/4, SEC. 31, T.18N., R.19E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-07-114



VICINITY MAP
 N.T.S.

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.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 31 day of December, A.D., 2007

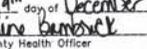
 Kittitas County Engineer

COUNTY PLANNING DIRECTOR

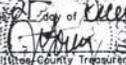
I hereby certify that the "M SCHMIDT" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.
 Dated this 26th day of December, A.D., 2007

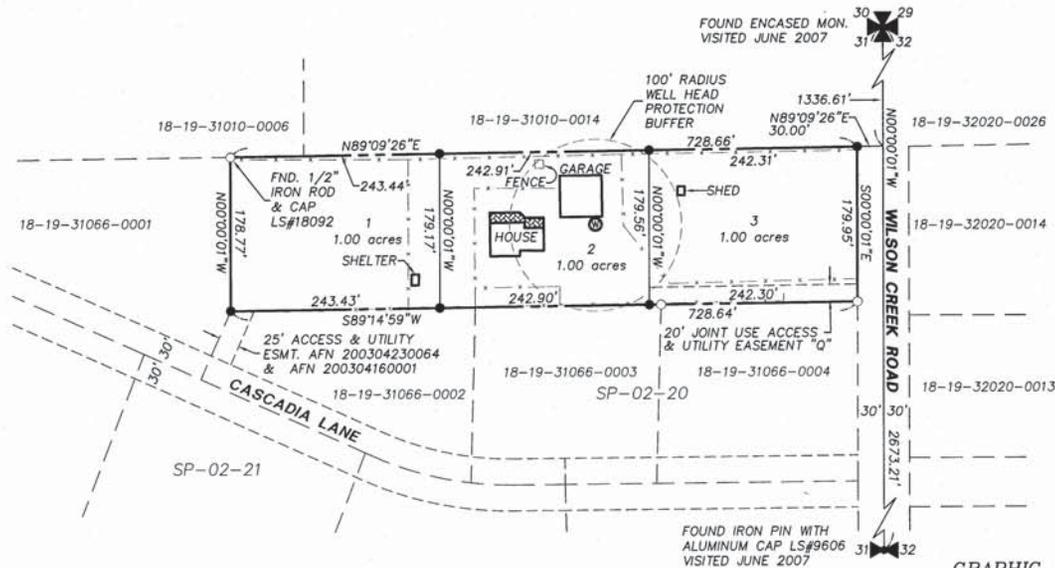
 Kittitas County Planning Director

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 14th day of December, A.D., 2007

 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 31st day of December, A.D., 2007

 Kittitas County Treasurer
 ORIGINAL TAX LOT NO.: 18-19-31010-0033 (250336)

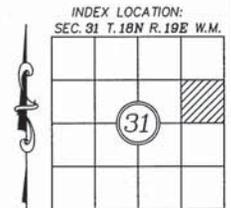
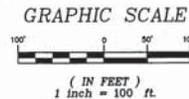
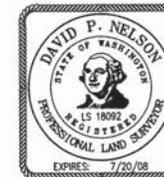


NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-553-4344

LEGEND

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



RECORDER'S CERTIFICATE 200801030025

Filed for record this 3rd day of JAN., 2008 at 9:00 AM in book J. of Short Plats at page 67 at the request of MARK SCHMIDT
 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.
 DATE
 DAVID P. NELSON
 Certificate No. 18092

K.C.S.P. NO. 07-114
Portion of the NE1/4, Sec. 31 T.18N., R.19E., W.M.
Kittitas County, Washington

DWN BY G. WEISER	DATE 12/07	JOB NO. 07128
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

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

J-68

RECEIVED

SP-07-114

M SCHMIDT SHORT PLAT KITITITAS COUNTY SHORT PLAT NO. 07-114 PORTION OF THE NE1/4, SEC. 31, T.18N., R.19E., W.M. KITITITAS COUNTY, WASHINGTON

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

PARCEL #18-19-31010-0033 (260336)
ACREAGE: 3.00
LOTS: 3
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
ZONE: SUBURBAN

ADJACENT PROPERTY OWNERS:

- 18-19-31010-0006
LOIS REGE 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 WAINE 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

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 KITITITAS, 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 KITITITAS, 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 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 3 OF BUCKEYE SHORT PLAT, KITITITAS 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 KITITITAS 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 KITITITAS, STATE OF WASHINGTON.

KRD NOTES:

- ACCORDING TO KITITITAS 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.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 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.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- 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:

- THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 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 AZMUTH ADJUSTMENT.
- 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.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDING TO KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
- PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- 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 KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
- KITITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROAD UNITS. SIDE 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.

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 19 DAY OF December, A.D., 2007
Mark W. Schmidt Rhonda L. Schmidt
MARK W. SCHMIDT RHONDA L. SCHMIDT

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Kittitas) s.s.

On this day personally appeared before me Mark W. Schmidt
Mark W. Schmidt

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

GIVEN under my hand and official seal this 19th day of Dec, 2007



Lynell Green
Notary Public in and for the State of
Washington, residing at Elizabethtown
My appointment expires 11-30-10

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 26 DAY OF December, A.D., 2007

Don Harris SVP Deanna Hubbard
NAME NAME
TITLE TITLE V. P.

ACKNOWLEDGEMENT

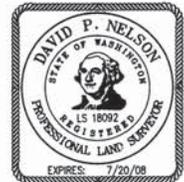
STATE OF WASHINGTON)
COUNTY OF YAKIMA) s.s.

On this 26 day of December, 2007 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Don Harris & Deanna Hubbard to me known to be the Secretary and President and Secretary, respectively, of YAKIMA FEDERAL SAVINGS & LOAN ASSOC., 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 they 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.



Kaye Ormbek
Notary Public in and for the State of
Washington, residing at Yakima
My appointment expires 3-28-10



RECORDER'S CERTIFICATE 200801030025

Filed for record this 3rd day of JAN., 2008, at 08:09 in book J. of Short Plats at page 68 at the request of

DAVID P. NELSON
Surveyor's Name
Gerald Pette County Auditor
K. Ormbek Deputy County Auditor

SURVEYOR'S CERTIFICATE

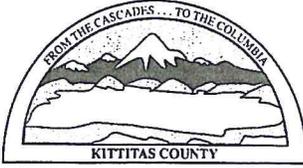
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of MARK W. SCHMIDT in JUNE, 2007.

David P. Nelson DATE 12/16/07
DAVID P. NELSON
Certificate No. 18092

K.C.S.P. NO. 07-114
Portion of the NE1/4, Sec. 31 T.18N., R.19E., W.M.
Kittitas County, Washington

DWN BY	DATE	JOB NO.
G. WEISER	12/07	07128
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2

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



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

FINDINGS OF FACT M. Schmidt Short Plat (SP-07-114)

Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

1. The M Schmidt Short Plat (SP-07-114) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
3. The applicant has demonstrated that 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.
4. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
5. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record on October 12, 2007.
6. The Kittitas Reclamation District was notified on July 27, 2007. The M Schmidt Short Plat has met all the requirements of the Kittitas Reclamation District.
7. Kittitas County Community Development Services Department completed a Critical Areas Review. No critical areas were identified on this short plat.

Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved this
26th day of December, 2007



Darryl Piercy, CDS Director

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

Mylar Routing Form

Project Name: M Schmidt Short Plat

Planner: Mackenzie

CDS Date Received: 12/10/07

Comments: KRD requirements met ✓

Public Works Date Received:

Comments: Engne

Environmental Health Date Received:

Comments: Signed OB 12/19/07

Final CDS Approval Date:

Comments:

PROJECT NAME: M Schmidt Short Plat (SP-07-114)

Index # <small>*Numbers in lower right hand corner</small>	Document Name
1	Short Plat Application
2	Encompass Project Overview
3	300' adjoining property owners list
4	Title
5	Lot closures
6	8 ½ x 11 plat map
7	Public Health comments (general)
8	Letter to KRD
9	NOA

Send CPA
for
proofread
9/18/07

6/26
Jodi Walmer
Walmer SP
800 455 0168

Phone: (509) 674-7433 Fax: (509) 674-7419

TO KITHAS CO CDS
Attn: Mackenzie

DATE	12-12-07	JOB NO.	07128
ATTENTION	Mackenzie		
RE:	m schmidt short PLAT		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2			mylars of sheet 1 of 2 for CO. Signatures
1			copy of sheet 2 of 2

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Gregory L Jensen

Mackenzie Moynihan

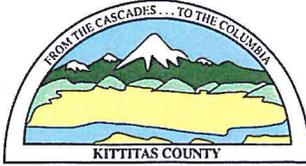
From: Keli Bender [krd.keli@fairpoint.net]
Sent: Tuesday, December 11, 2007 6:28 AM
To: Mackenzie Moynihan
Subject: M. Schmidt

Mackenzie;

This is in regards to the M. Schmidt Short Plat SP-07-114. All conditions set forth in the KRD General Guidelines for Subdivisions have been met, therefore, this short plat has been approved. If you need additional information, please let me know.

Keli

Keli R. Bender
KRD Lands Clerk/RRA
(509) 925-6158



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

October 12, 2007

Mark Schmidt
1223 Wilson Creek Road
Ellensburg, WA 98926

Dear Mr. Schmidt,

Kittitas County Community Development Services has determined that the M Schmidt Short Plat (SP-07-114) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-07-114 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2007 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. This property is within the KRD boundaries with all three lots containing irrigable acres. KRD General Guidelines shall be met prior to final approval.
4. Per Kittitas County Environmental Health, water availability is required and soil logs need to be done.
5. Please see the attached comments from Kittitas County Department of Public Works for further issues that must be addressed prior to final approval.

Approval of the M Schmidt Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after Monday, October 29, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

This determination may be appealed pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by 5:00 p.m. on Monday, October 29, 2007.

If you have any questions or need assistance, please contact our office at 509-962-7506.

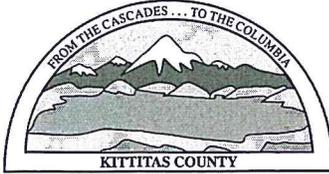
Sincerely,

Mackenzie Moynihan
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mackenzie Moynihan, Community Development Services
FROM: Christina Wollman, Planner II *dw*
DATE: August 1, 2007
SUBJECT: M. Schmidt Short Plat



Our department has reviewed the short plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided. See below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Cascadia Lane: The easement width for Cascadia Lane shall be shown on the plat.
3. Cascadia Lane Private Road Improvements: Access from Wilson Creek Road to the entrance to Lot 1 shall be constructed to meet or exceed the requirements of a High-Density Private Road and serve no more than 14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade 8% flat, 12% rolling or mountainous.
 - e. Stopping site distance, reference AASHTO.

Page 1 of 4

- f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
4. Cul-de-Sac: Permanent deadend streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference 2006 International Fire Code.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
5. Joint-Use Driveway: Access from Wilson Creek Road to Lots 2 and 3 shall be constructed to meet or exceed the requirements of a joint-use driveway. A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- Single-Use Driveway: Access from Cascadia Lane to Lot 1 shall be constructed to meet or exceed the requirements of a single-use driveway. A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

- c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
8. Access Permit: An approved access permit shall 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.
9. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
10. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
11. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

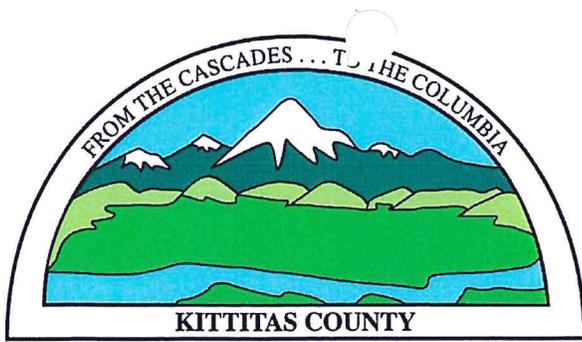
Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and

4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"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."

Please let me know if you have any questions or need further information.



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration

Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

August 7, 2007

Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

RE: M Schmidt Short Plat (SP-07-114)

Dear Ms. Moynihan,

Thank you for the opportunity to comment on the above referenced project. Proof of water availability is needed. Soil logs need to be performed to make sure that the soils won't require 2-acre minimum lot sizes as per WAC 246-272-20501, Table VII. Very careful planning will be needed in the future development of lots 1 and 3 to be sure all required setbacks can be met for water and on-site sewage.

Thank you for your time.

Sincerely,

Holly Duncan
Environmental Health Specialist

Mackenzie Moynihan

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Friday, August 03, 2007 11:19 AM
To: Mackenzie Moynihan
Subject: Schmidt

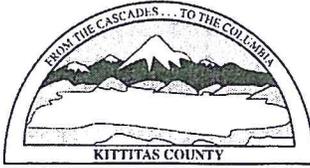
Good morning Mackenzie;

This is in regards to the M. Schmidt Short Plat SP-07-114. This property is within the KRD boundaries and all three lots contain irrigable acres. Mr. Schmidt will need to comply with with KRD General Guidelines prior to approval of this short plat. If you need additional information, please let me know.

Keli

Keli R. Bender
KRD Lands Clerk/RRA
(509) 925-6158

8/3/2007



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

To: Kittitas County Sheriff's Department
Kittitas County Fire District #2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Kittitas Reclamation District
Ellensburg School District 401
Adjacent Property Owners
Applicant

From: Mackenzie Moynihan, Staff Planner
Kittitas County Community Development

Date: July 31, 2007

Subject: **M Schmidt Short Plat (SP-07-114)**

Mark Schmidt etux, landowner, submitted an application for a 3 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 3.00 acres of land that is zoned Suburban, located east of the City of Ellensburg west of Wilson Creek Road north of Cascadia Lane, Ellensburg, WA 98926 and located in Section 31, T. 18N. R. 19E. W.M., in Kittitas County. Tax Parcel number 18-19-31010-0033.

Please find enclosed the Short Plat application for the above referenced project and a vicinity map. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services office at 411 N. Ruby, Suite 2, Ellensburg, WA, 98926. Phone (509)962-7506.

Please send any comments regarding potential adverse environmental impacts and the application by Wednesday, August 15, 2007 @ 5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA, 98926, attention Mackenzie Moynihan, Staff Planner.

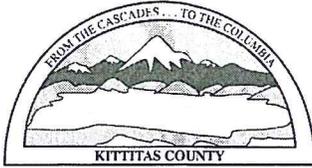
Conditional preliminary approval may be granted based on timely comments received prior to August 15, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

9



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

July 27, 2007

Kittitas Reclamation District
P.O. Box 276
Ellensburg, WA 98926

RE: File # SP-07-114, M Schmidt Short Plat

The County has received the referenced application for short plat. As you are aware, final short plat approval is contingent upon provisions for an irrigation water right-of-way for each parcel. In addition, completed irrigation water distribution facilities may be required if the subject property is classified as irrigable by said Irrigation District per RCW 58.17.310.

Enclosed, please find a copy of the original preliminary short plat drawing.

Please notify our office in writing of any requirements so administrative actions may be completed in a timely manner.

Failure to respond to this notice within two (2) weeks shall be interpreted as no action required.

If you have any questions, please feel free to contact our office at (509) 962-7506.

Sincerely,

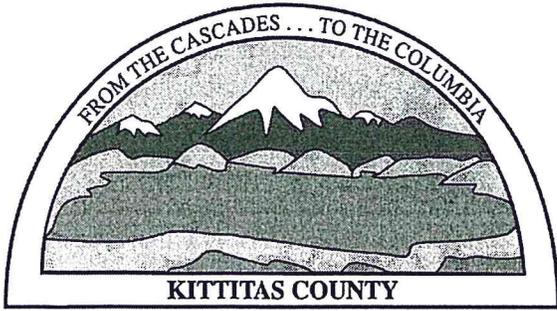
Mackenzie Moynihan
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

8



MACKENZIE
PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 2
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

June 27, 2007

Encompass
108 E 2nd St
Cle Elum WA 98922

Dear Mr. Nelson,

We have received the proposed M Schmidt Short Plat, located in Section 31, Township 18N, Range 19E off of Wilson Creek Road. We have also received the \$376.88 plat submission fee (receipt #052041).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. **PUBLIC UTILITY SEWER**
Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.
2. **ON SITE SEWAGE**
Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. **GROUP “A” PUBLIC WELL** – if you have an existing well and a Department of Ecology issued “water right” for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of

7

Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

3. GROUP "B" PUBLIC WELLS – As of January 11, 2007, Washington State Department of Health is the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results. After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

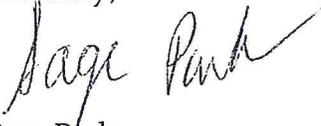
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"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."

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Sage Park
Kittitas County Environmental Health Manager

cc: Community Development Services
Mark Schmidt

ANDERSON BRUCE L
131 CASCADIA LANE
ELLENSBURG WA 98926

BACH GLEN L &
RICHARDS CAROLYN E
805 E 4TH
ELLENSBURG WA 98926

BERGE RYAN D ETUX
261 CASCADIA LANE
ELLENSBURG WA 98926

BEWS STEVEN ETUX
703 W 2ND
ELLENSBURG WA 98926

CAMERON CHARLES D III
ETUX
1240 WILSON CREEK RD
ELLENSBURG WA 98926

CAMPBELL GLEN J.
1331 WILSON CREEK RD
ELLENSBURG WA 98926

CURTIS VINCENT H ETUX
605 1/2 NANUM
ELLENSBURG WA 98926

FRINK EVA J
361 CASCADIA LN
ELLENSBURG WA 98926-926-

HANSON BRIAN K ETUX
60 CASCADIA LANE
ELLENSBURG WA 98926

HART DAVID H
290 CASCADIA LANE
ELLENSBURG WA 98926

JOHNSON F WAYNE
1180 WILSON CREEK RD
ELLENSBURG WA 98926

MILLER ROBERT V ETUX
10916 206TH ST SE
SNOHOMISH WA 98296-296-

ROBINSON LOIS FIEGE
1472 GAME FARM RD
ELLENSBURG WA 98926

SCHMIDT MARK W ETUX
1223 WILSON CREEK RD
ELLENSBURG WA 98926

SCHMIDT WILLIAM D. ETUX
310 MISSION VIEW DR
ELLENSBURG WA 98926

SEVERSON BRENT
161 CASCADIA LN
ELLENSBURG WA 98926

Irrigation District (send early Notice, labels next to
color printer)

Fire District # (Paste from List)

School District (Paste from List)

Kittitas County Public Works

City
(If in or near Urban Growth Area)

Bonneville Power Administration
(If applicable paste from list)

Kittitas County Enforcement and Investigation

Kittitas County Environmental Health

Kittitas County Sheriff's Department

(if applicable)
Washington State DOT
Rick Holmstrom
PO Box 12560
Yakima, WA 98909

Fairpoint Communications
Tom Stevens
208 W. Third
Ellensburg, WA 98926

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

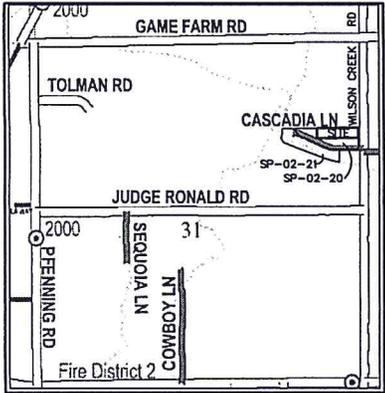
SURVEY NOTES:

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 260336) TO THE CONFIGURATION SHOWN HEREON.

3. KITITAS 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

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of _____ A.D., 20____

Kititas 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 Kititas County Planning Commission.

Dated this ____ day of _____ A.D., 20____

Kititas County Planning Director

KITITAS 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____

Kititas County Health Officer

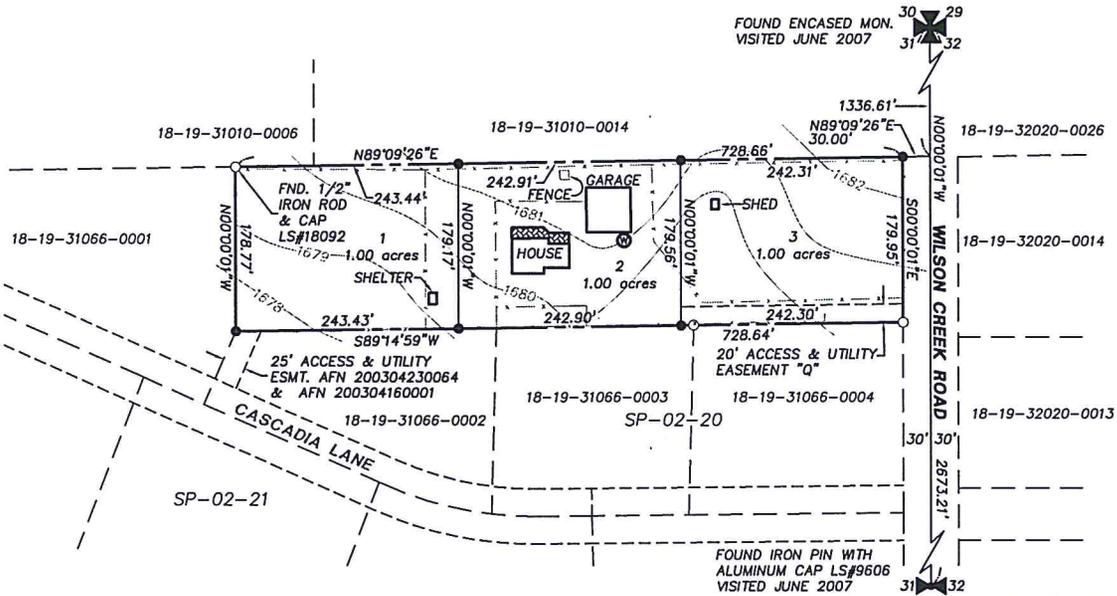
CERTIFICATE OF COUNTY TREASURER

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____

Kititas County Treasurer

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



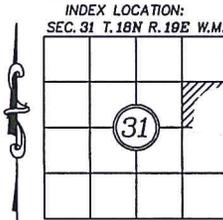
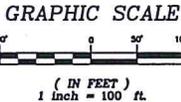
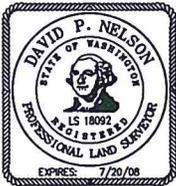
NOTE:

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



K.C.S.P. NO. 07-XX		
Portion of the NE1/4, Sec. 31 T.18N., R.19E., W.M. Kititas County, Washington		
DWN BY G. WEISER	DATE 06/07	JOB NO. 07128
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

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 LN# 2007.

DAVID P. NELSON DATE
Certificate No. 18092

Encompass

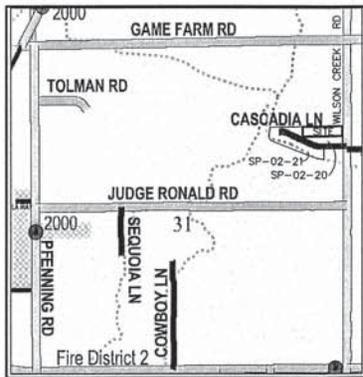
ENGINEERING & SURVEYING

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

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 of the County Health Department about issuance of septic tank permits for lots.

Dated this ____ day of _____ A.D., 20____

Kittitas County Health Officer

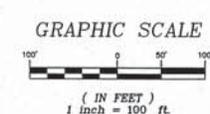
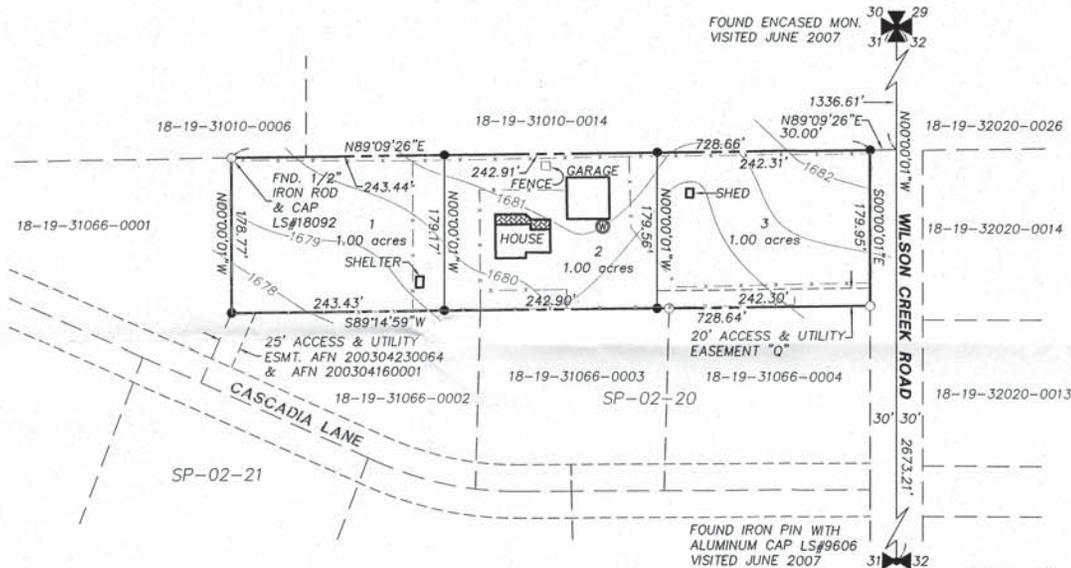
CERTIFICATE OF COUNTY TREASURER

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)



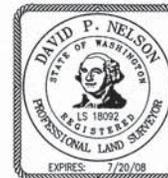
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Call Before You Dig
1-800-553-4344

LEGEND

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



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 of the request of...**MARK SCHMIDT**..... in...**JUNE**.....2007.

David P. Nelson
 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 G. WEISER	DATE 06/07	JOB NO. 07128
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

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

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°00' 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.

ADJACENT PROPERTY OWNERS:

18-19-31010-0006
LOS PIECE ROBINSON
1472 GAME FARM RD
ELLENBURG WA 98926

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

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

18-19-31010-0014
OLEN L BACH
CAROLYN E RICHARDS
805 E 4TH
ELLENBURG WA 98926

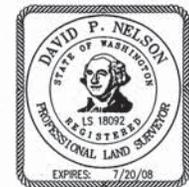
18-19-32020-0013
F WAYNE JOHNSON
1180 WILSON CREEK RD
ELLENBURG WA 98926

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

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

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

18-19-31066-0002
BRENT SEVERSON
161 CASCADIA LN
ELLENBURG 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)
). s.s.
COUNTY OF _____

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 NAME
TITLE TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
). s.s.
COUNTY OF _____

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 _____

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 06/17/07
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	DATE	JOB NO.
G. WEISER	06/07	07128
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2

Encompass
ENGINEERING & SURVEYING

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

Preliminary Submittal Requirements:

Review Date:

Tax Parcel: SP 07114

Date Received:

File Number: 18 19 31010 0033

Date Project Completed

Planner

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: N/A Date Completed: —

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # 2
- Located within Irrigation District: KRS Letter sent to Irrigation District Date: _____
- School District: Ellensburg
- UGA N/A
- UGN N/A
- Rezone
- Adjacent Subdivisions

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: Suburban

Lot Size:

Required Setbacks: F S R

Y N

- Does SEPA Apply to proposed use? (More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone:
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type:
- Wetland? Buffer requirement:

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 - Hazardous Materials containment required if checked
- Airport Zone? Zone:
- Forest Service Roads? Road:
- BPA Easement Located on Property? Letter Sent to BPA Date:
- Additional Approvals Required? Type

CRITICAL AREA NOTES:

- Existing structures

Preliminary Plat Drawing Requirements:

General Information (KCC-16.12.020)

- Submitted on 18"x24" sheet
- Names of proposed subdivision, all sheets
- Location of subdivision by section, township, range, county, and state, all sheets
- Legal Description of Land contained within subdivision
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater), sheet one
- North Arrow, sheet one
- Date, sheet one
- Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat.
- Proposed platted boundary lines, lot and road dimensions, and gross acreage, sheet one.
- A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- All access easements.
- All irrigation ditch easements or historical ditch locations. (Ord. 2005-31, 2005)
- Approval Blocks: To include County Engineer's (or Director of Public Works), CDS Director, Health Department, Auditor (including any recording information regarding restrictions, covenants, maintenance agreements, etc.), Treasurer's, Assessor's only applies to Long Plats.

Existing Conditions (KCC 16.12.030)

- Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.
- Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
- Location of all existing ditches apparent or of record, marshes, areas subject to flooding, and the direction of flow of all water courses, as required by KCC 17A.05.015.
- Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
- Any additional information deemed necessary by Kittitas County.
- The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

Other

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to ALL permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:
This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.
- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.
- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.
- For Short Plats and Plats containing BPA easements, start requiring this plat note:**
Plat note: "Bonneville Power Administration (BPA) imposes certain conditions on the use of properties encumbered by high voltage transmission line right-of-ways. There can be no structures built on BPA right-of-ways. Proposed uses of the right-of-way must be reviewed, approved and permitted by BPA prior to installation. BPA Real Estate Field Services can be contacted at 1-800-836-6619."

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill-out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

NOTES:

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- The Final plat shall be drawn on polyester film in a neat and legible manner.
- Drawn on 18" x 24" sized paper.
- The Perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat.
- A Marginal line shall be drawn completely around each sheet, leaving an entirely blank margin on one inches on the sides.
- The scale shall be 1" = 200', or greater, unless otherwise approved by the director.
- All lettering shall be printed with permanent ink.
- Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- It shall show all courses and distances necessary to re-stake any portion of said plat.
- Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)



ENGINEERING & SURVEYING
 108 East 2nd Street
 Cle Elum, WA 98922

Phone: (509) 674-7433 Fax: (509) 674-7419

LETTER OF TRANSMITTAL
 1156

TO KITITAS COUNTY HEALTH DEPT.

DATE <u>8-15-07</u>	JOB NO. <u>07128</u>
ATTENTION <u>CATHERINE BAMBIKLIK, M.S.</u>	
RE: <u>M. SCHMIDT SHORT PLAT</u>	

RECEIVED

AUG 15 2007
 the following items:

- WE ARE SENDING YOU Attached Under separate cover via _____
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

KITITAS COUNTY
 CDS

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>		<u>2</u>	<u>ON SITE WELL LOG FOR WATER AVAILABILITY</u>

THESE ARE TRANSMITTED as checked below:

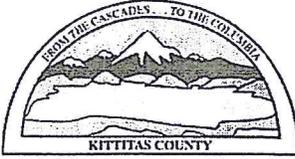
- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO KCCDS FILE

SIGNED: VAL JOHNSON

If enclosures are not as noted, kindly notify us at once.



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

SP-07-114

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

FEES:

\$190 plus \$10 per lot for Public Works Department;
\$376.88 plus \$75/hr. over 4 hrs. for Environmental Health Department;
\$450 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:

SIGNATURE

X. [Signature]

DATE:

6/27/07

RECEIPT #

052841



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING BUILDING INSPECTION PLAN REVIEW ADMINISTRATION PERMIT SERVICES CODE ENFORCEMENT FIRE INVESTIGATION

1. Name, mailing address and day phone of land owner(s) of record:

Name: MARK W SCHMIDT ETUX
Mailing Address: 1223 WILSON CREEK ROAD
City/State/ZIP: ELLENSBURG WA 98926
Day Time Phone: (509) 925-5270
Email Address: _____

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 1223 WILSON CREEK ROAD
City/State/ZIP: ELLENSBURG WA 98926

5. Legal description of property:

PTN SE1/4 NE1/4, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

6. Tax parcel number(s): 18-19-31010-0033 (250336)

7. Property size: 3.00 (acres)

8. 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):

3 LOT SHORT PLAT, ZONE: SUBURBAN, WATER: INDIVIDUAL WELLS, SEWER: SEPTIC/DRAINFIELD

9. Are Forest Service roads/easements involved with accessing your development? Yes (explain) No

10. What County maintained road(s) will the development be accessing from?
WILSON CREEK ROAD

11. 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.

Signature of Authorized Agent:

Date:

X _____

Signature of Land Owner of Record:

(Required for application submittal)

Date:

X Mark W Schmitt

6/12/07



M SCHMIDT SHORT PLAT PROJECT OVERVIEW

OVERVIEW:

The attached proposal is to Short Plat an existing 3.00 acre parcel into 3 lots consisting of 1.00 acre in size. The property is located within the Suburban zoning of Kittitas County.

UTILITIES:

The project's proposed sewer shall be individual septic and proposed water will be individual wells.

TRANSPORTATION:

Access to Wilson Creek Road via private access easement.

COMMENTS:

Attached are copies of the proposed short plat and Subdivision Guarantee for your review and comment.

**PLEASE SEND A COPY OF ALL CORRESPONDENCE TO ENCOMPASS
ENGINEERING AND SURVEYING**

2

ELLENSBURG WA 98926

18-19-31067-0002
HART, DAVID H
290 CASCADIA LANE
ELLENSBURG WA 98926

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

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

18-19-31067-0003
CURTIS, VINCENT H ETUX
605 1/2 NANUM
ELLENSBURG WA 98926

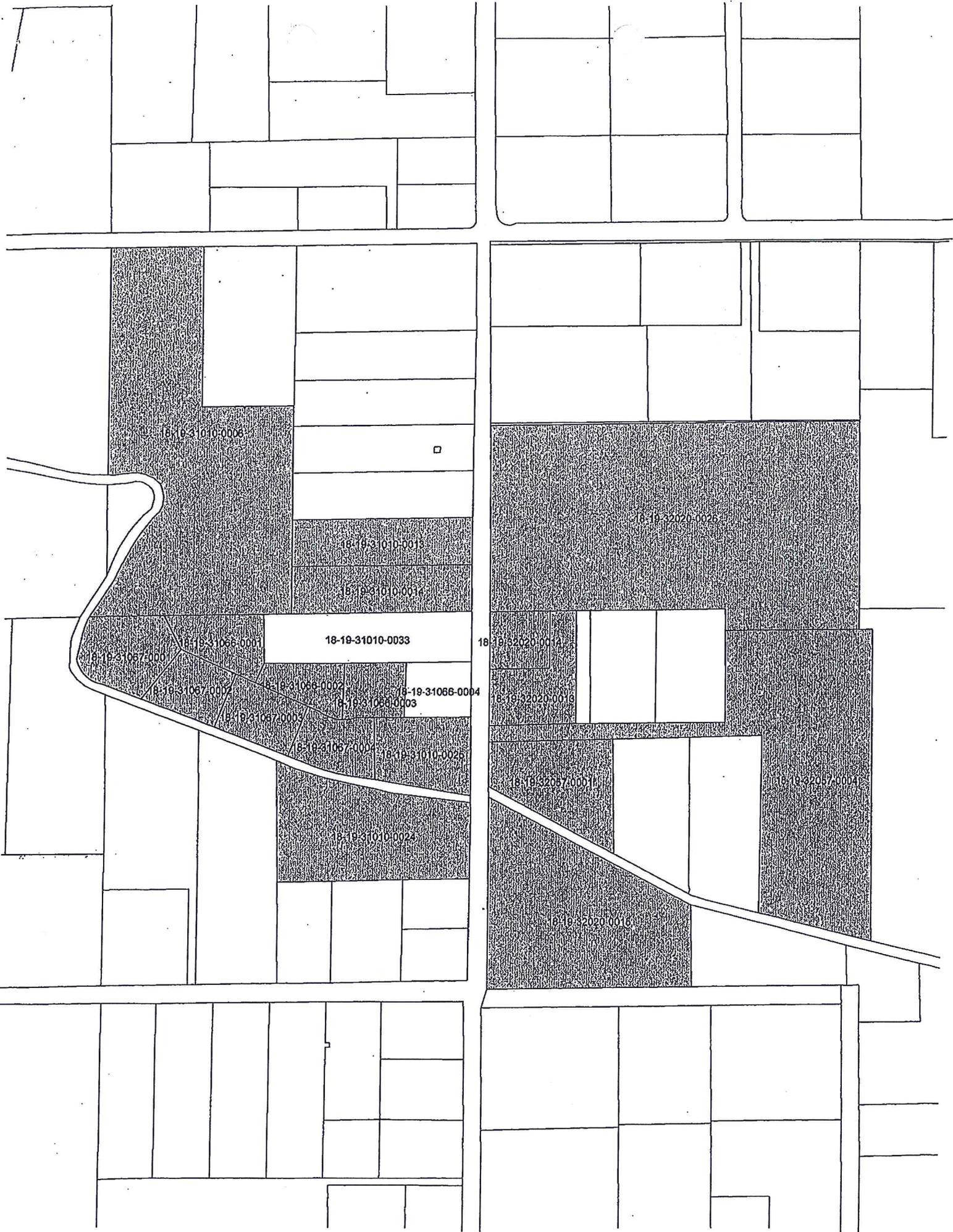
18-19-31067-0004
BEWS, STEVEN ETUX
703 W 2ND
ELLENSBURG WA 98926

18-19-31010-0025
HANSON, BRIAN K ETUX
60 CASCADIA LANE
ELLENSBURG WA 98926

18-19-32057-0001
MILLER, ROBERT V ETUX
10916 206TH ST SE
SNOHOMISH WA 98296-296-

18-19-31010-0024
BEACH, GREGORY
105 W 3RD AVE
ELLENSBURG WA 98926

18-19-32020-0015
WAHLE, JOSEPH W.
930 WILSON CREEK RD
ELLENSBURG WA 98926



NO. 0104772

LIABILITY \$1,000.00

FEB 200.00

JUN 19 2007

07128

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 6762

ENCOMPASS ENGINEERING

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: June 14, 2007 @ 8:00 a.m.

CHICAGO TITLE INSURANCE COMPANY

By

Marlene Wyatt

Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

4

SUBDIVISION GUARANTEE

Office File Number : 0104772
Guarantee Number : 48 0035 72030 6762
Dated : June 14, 2007, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : SCHMIDT

Name of Assured: ENCOMPASS ENGINEERING

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

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 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 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.

Title to said real property is vested in:

MARK W. SCHMIDT AND RHONDA L. SCHMIDT, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0104772

Guarantee Number: 48 0035 72030 6762

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes and assessments for the second half of the year 2007, which become delinquent after October 31, 2007, if not paid.
Amount : \$1,303.40
Tax No. : 18-19-31010-0033 (250336)

NOTE: First half 2007 taxes and assessments have been paid in the amount of \$1,303.40.
General taxes and assessments for the full year: \$2,606.80.

5. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

6. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 5, 1906, in Book 11 of Deeds, page 270.
For : A right of way across said land for the purpose of maintaining and renewing the irrigation ditch now used to conduct water through the same
Affects : Said premises and other lands
7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on September 4, 1906, in Book 11 of Deeds, page 485.
For : A right to convey water through, over and across said land, and the right to enter said premises for the purpose of maintaining and repairing irrigation ditches
Affects : Said premises and other lands

(SCHEDULE B)

File No. 0104772

Guarantee Number: 48 0035 72030 6762

8. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on September 5, 1906, Book 11 of Deeds, Page 492.
For : The right to convey water through, over and across said land, and the right to enter said premises for the purpose of maintaining and repairing irrigation ditches
Affects : Said premises and other lands
9. Amendatory Contract, governing reclamation and irrigation matters;
Parties : The United States of America and the Kittitas Reclamation District
Dated : January 20, 1949
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
Auditor's File No. : 208267
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.
10. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
11. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on August 23, 1990, under Kittitas County Auditor's File No. 532447.
For : The purpose of maintaining, controlling and replacing of existing concrete irrigation ditch
Affects : The North 18 feet of Parcel 1
12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on October 26, 1990, under Kittitas County Auditor's File No. 534533.
In favor of : Puget Sound Power and Light Company, a Washington corporation
For : Electric transmission and/or distribution lines
Affects : The South 20 feet of the East 300 feet of Parcel 1
13. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Mark W. Schmidt, husband and Rhonda L. Schmidt ,wife
Trustee : AmeriTitle
Beneficiary : Yakima Federal Savings and Loan Association
Amount : \$160,000.00, plus interest
Dated : August 7, 2003
Recorded : August 12, 2003
Auditor's File No. : 200308120013

END OF EXCEPTIONS

(SCHEDULE B)

File No. 0104772

Guarantee Number: 48 0035 72030 6762

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

MW/kdbw

07128-PARENT

Point # 1					10000.000	10000.000
N	89	9	26	E	728.660	
<hr/>						
Point # 2					10010.718	10728.581
S	0	0	1	E	179.950	
<hr/>						
Point # 3					9830.768	10728.582
S	89	14	59	W	728.640	
<hr/>						
Point # 4					9821.227	10000.005
N	0	0	1	W	178.770	
<hr/>						
Point # 5					9999.997	10000.004

AREA = 130,678.96 sf (3.0000 acres)

LENGTH = 1816.02

NORTHING ERROR = -0.003

EASTING ERROR = +0.004

LINEAR ERROR = S 46 21 24 E 0.005

6/6/2007

5

LOT 1

Point # 1					10000.000	10000.000
N	89	9	26	E	243.440	
<hr/>						
Point # 2					10003.581	10243.414
S	0	0	1	E	179.170	
<hr/>						
Point # 3					9824.411	10243.415
S	89	14	59	W	243.430	
<hr/>						
Point # 4					9821.223	10000.005
N	0	0	1	W	178.770	
<hr/>						
Point # 5					9999.993	10000.005

AREA = 43,563.78 sf (1.0001 acres)

LENGTH = 844.81

NORTHING ERROR = -0.007

EASTING ERROR = +0.005

LINEAR ERROR = S 33 21 59 E 0.008

6/6/2007

LOT 2

Point # 1					10000.000	10000.000
N	89	9	26	E	242.910	
<hr/>						
Point # 2					10003.573	10242.884
S	0	0	1	E	179.560	
<hr/>						
Point # 3					9824.013	10242.885
S	89	14	59	W	242.900	
<hr/>						
Point # 4					9820.832	10000.005
N	0	0	1	W	179.170	
<hr/>						
Point # 5					10000.002	10000.005

AREA = 43,563.76 sf (1.0001 acres)

LENGTH = 844.54

NORTHING ERROR = +0.002

EASTING ERROR = +0.005

LINEAR ERROR = N 63 38 34 E 0.005

6/6/2007

LOT 3

Point # 1					10000.000	10000.000
N	89	9	26	E	242.310	
<hr/>						
Point # 2					10003.564	10242.284
S	0	0	1	E	179.950	
<hr/>						
Point # 3					9823.614	10242.285
S	89	14	59	W	242.300	
<hr/>						
Point # 4					9820.441	10000.005
N	0	0	1	W	179.560	
<hr/>						
Point # 5					10000.001	10000.005

AREA = 43,550.76 sf (.9998 acres)

LENGTH = 844.12

NORTHING ERROR = +0.001

EASTING ERROR = +0.005

LINEAR ERROR = N 74 15 56 E 0.005

Phone: (509) 674-7433 Fax: (509) 674-7419

TO KITITAS CO CDS
Elensburg WA

DATE	6-27-07	JOB NO.	07128
ATTENTION			
RE: M Schmidt Short PLAT (Preliminary)			

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
5		2	COPIES w/ contours
1			8 1/2 x 11 map
1			APPLICATION
1			CO fees
1			CLOSURES
1			SUB-DIV. GUARANTEE
1			OVERVIEW ETC
1			300' RADIUS list of owners & map

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

RECEIVED
JUN 27 2007
KITITAS COUNTY
CLERK

COPY TO _____

SIGNED: Gmeyer Jensen

CRB 1111-3

KITTITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 10-27-07 052041

Received From Mark + Rhonda Schmidt

Address 223 Wilson Creek Rd
Ellensburg WA 98926

For SP App - M Schmidt SP
PW 200⁰⁰ TH 2710.88 CDS 450⁰⁰

Dollars \$ 1046

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>1046.88</u>	CHECK	<u>1046.88</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

18-19-31010-0033
By KCD