

JENKINS, PATRICK M ETUX  
6221 WILSON CREEK RD  
ELLENSBURG, WA 98926

MINOR, TROY S ETUX  
6951 WILSON CREEK RD  
ELLENSBURG, WA 98926

FOOTE, Nanci L  
6771 WILSON CREEK RD  
ELLENSBURG, WA 98926-7326

ALLEMAND, JOSEPH L JR & VIRGINIA  
6820 WILSON CREEK RD  
ELLENSBURG, WA 98926-7325

ROSS, WILLIAM J. ETUX  
6770 WILSON CREEK RD  
ELLENSBURG, WA 98926

WILLIAMS, EDWARD T ETUX  
211 RADAR RD  
ELLENSBURG, WA 98926

MORSE, DENNIS D  
6730 WILSON CREEK RD  
ELLENSBURG, WA 98926-7326

SH2 LLC  
% HUNTER FARMS  
1921 E SR 106  
UNION, WA 98592-9510

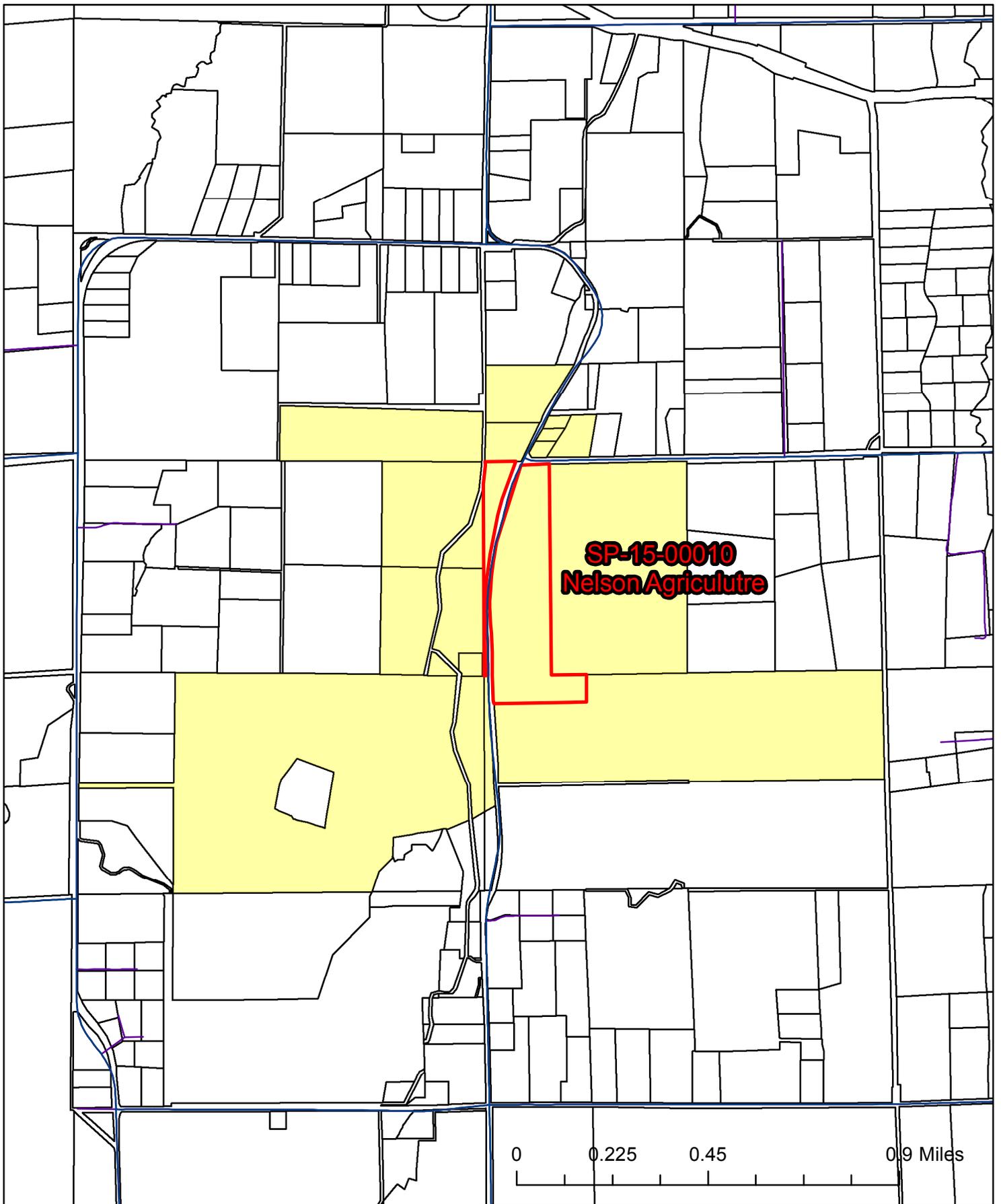
MAYS, DON E ETUX  
5323 WILSON CREEK RD  
ELLENSBURG, WA 98926

HUFFMAN, GLENNA & HILARY D  
444 BUCKBOARD LANE  
ELLENSBURG, WA 98926

ROBERTS, JAMES B  
5801 WILSON CREEK RD  
ELLENSBURG, WA 98926-7207

UBI 601 882 885  
% NELSON, GEORGE J  
PO BOX 1262  
ELLENSBURG, WA 98926

NELSON, JOAN E  
PO BOX 1262  
ELLENSBURG, WA 98926-1903



SP-15-00010  
Nelson Agriculture

2/22/2016

500' Buffer  
Map

kaycee.hathaway

# Critical Areas Checklist

Monday, February 22, 2016

Application File Number



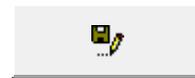
Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?



Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

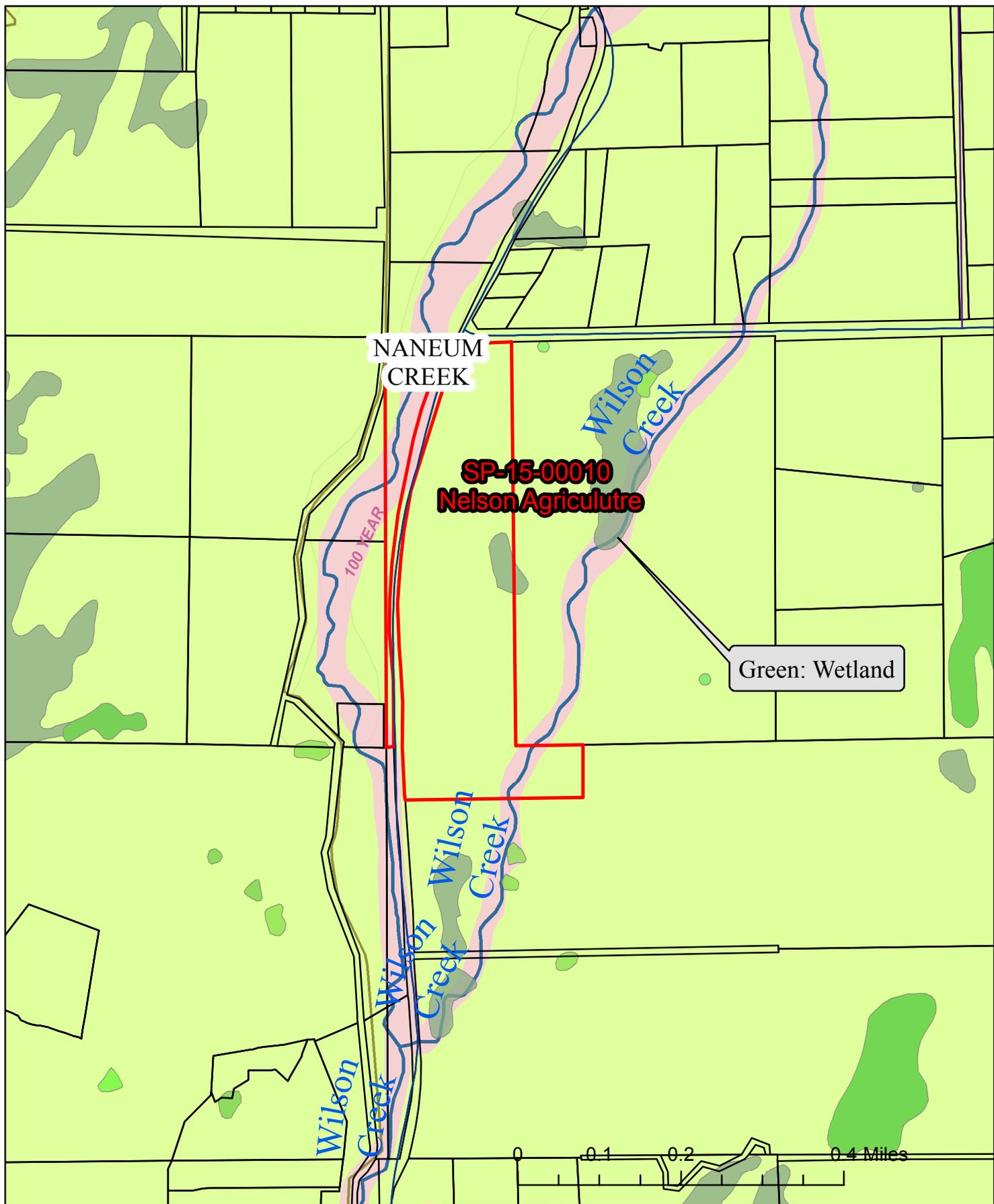
Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



NANEUM  
CREEK

**SP-15-00010  
Nelson Agriculture**

Green: Wetland

100 YEAR

Wilson  
Creek

Wilson  
Creek  
Wilson  
Creek  
Wilson  
Creek

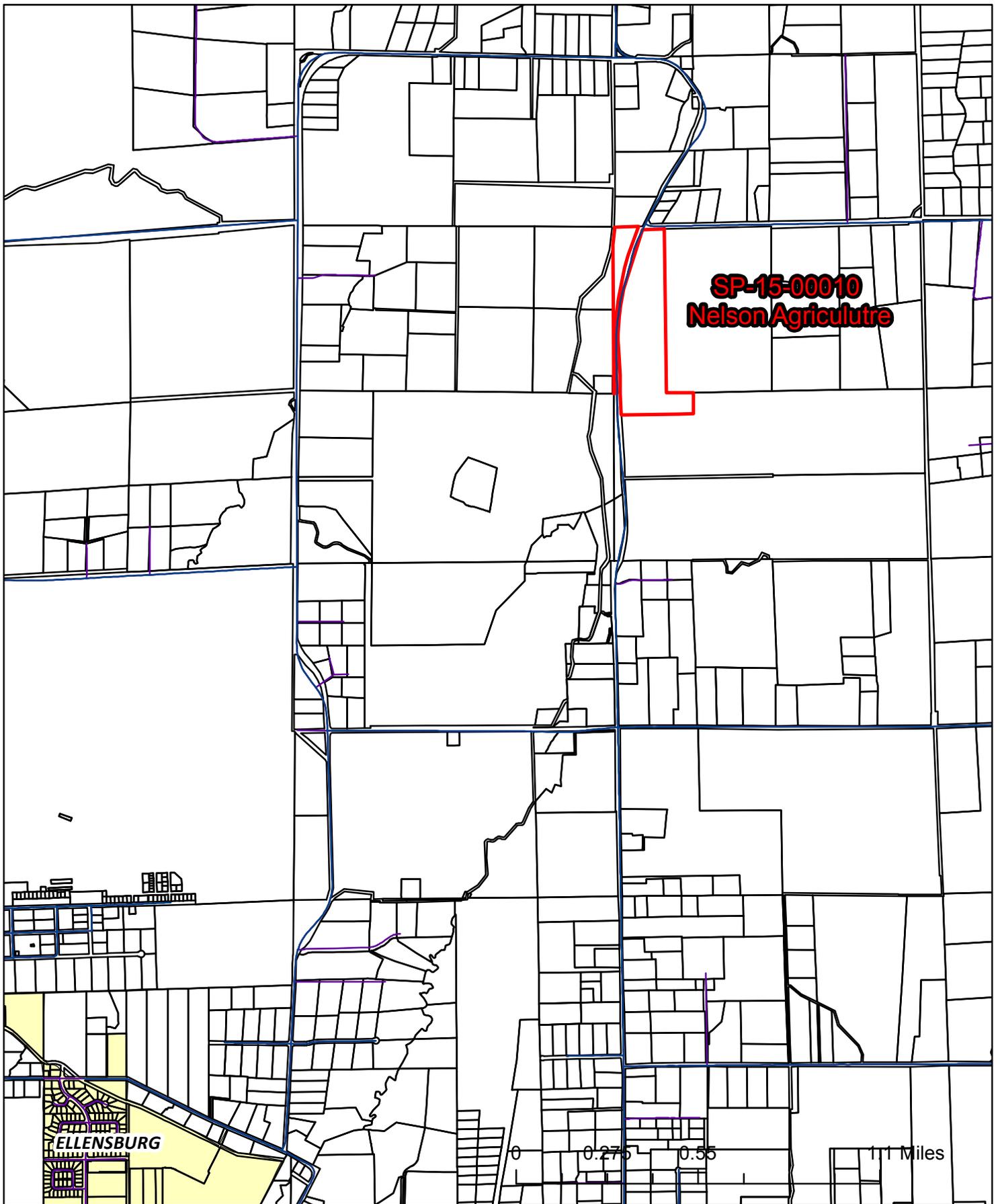
0 0.1 0.2 0.4 Miles

SP-15-00010  
Nelson Agriculture

Critical Areas  
Map

2/22/2016

kaycee.hathaway



**SP-15-00010  
Nelson Agriculture**

ELLENSBURG

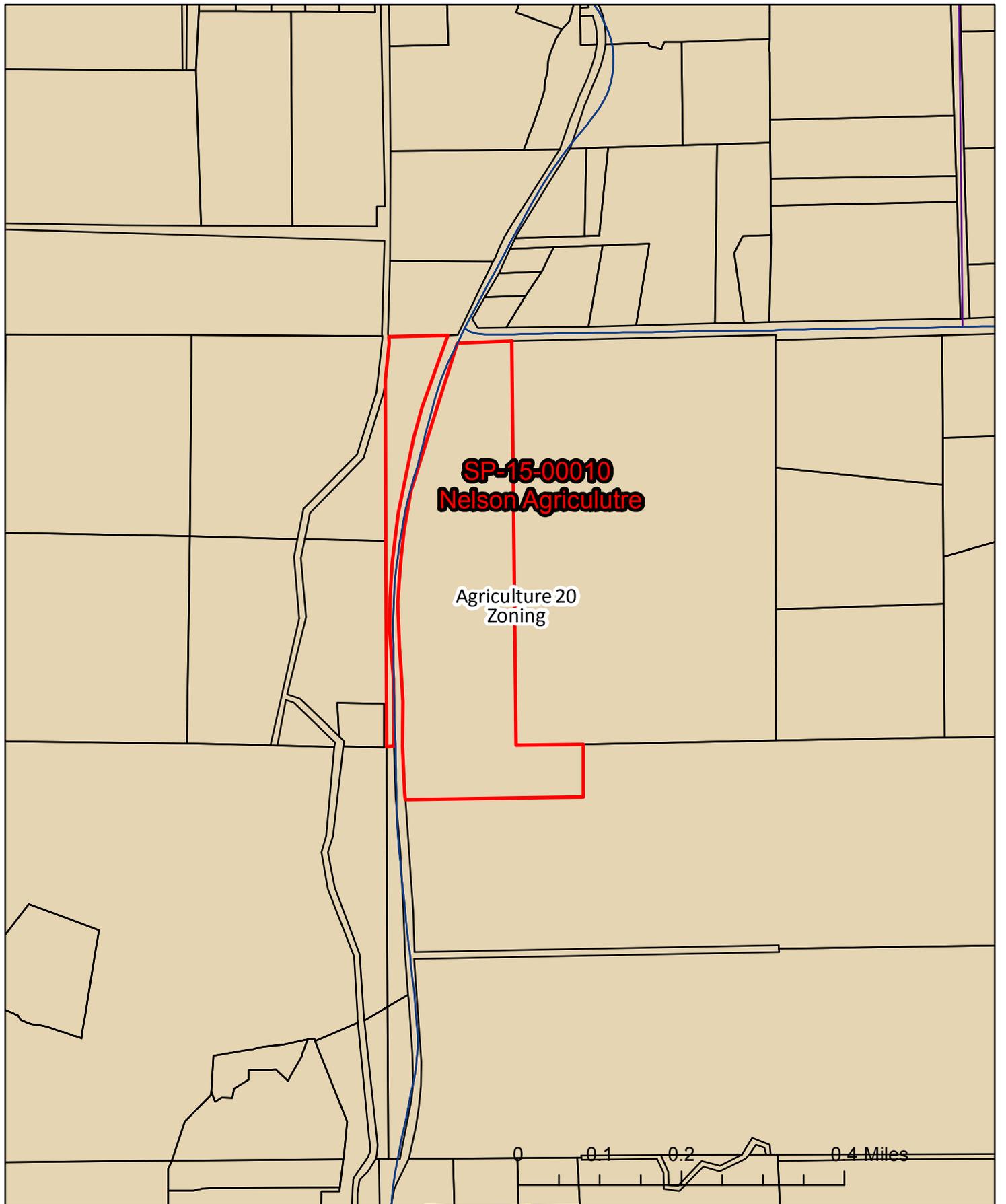
0 0.275 0.55 1.11 Miles

SP-15-00010  
Nelson Agriculture

Area  
Map

2/22/2016

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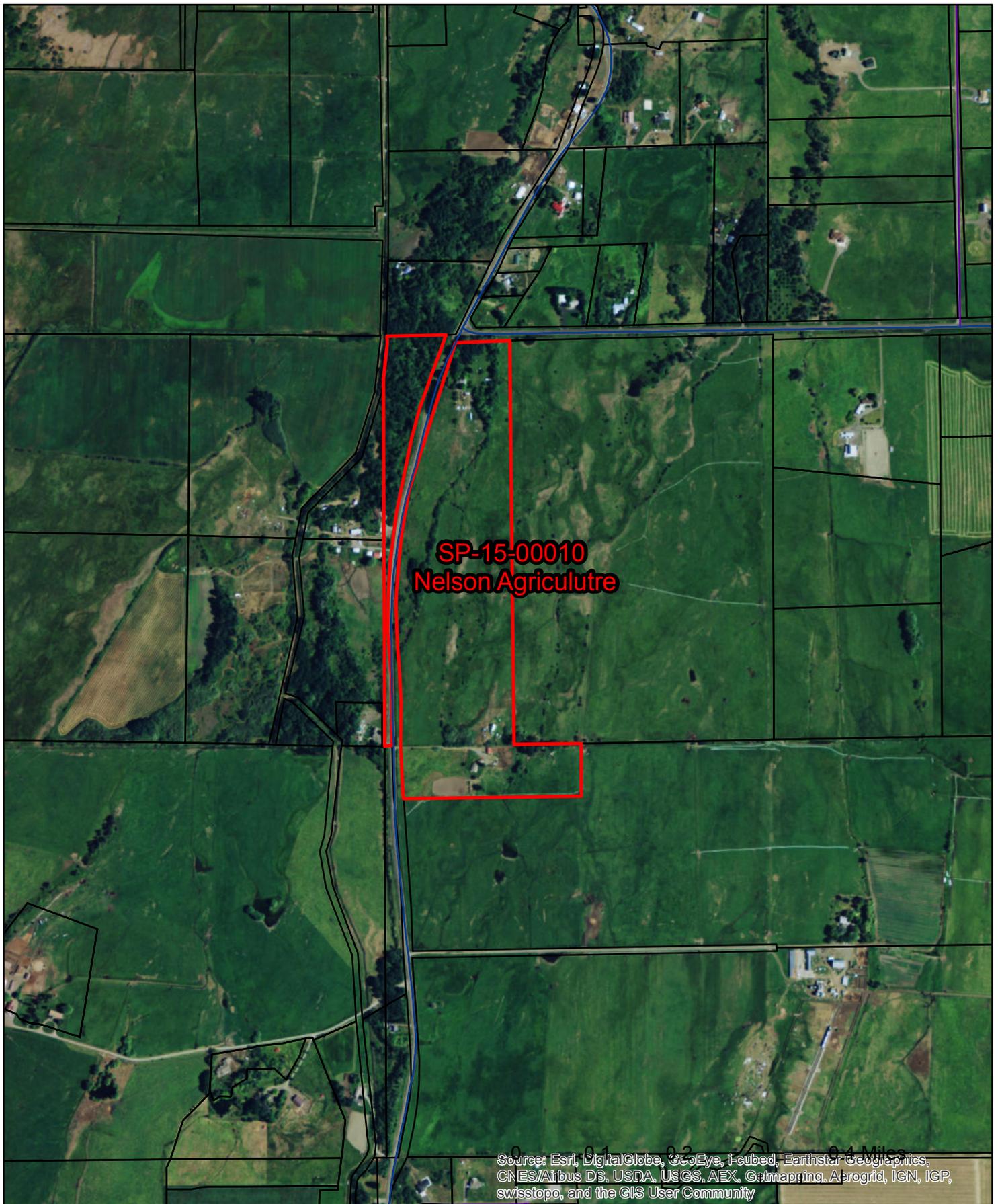


SP-15-00010  
Nelson Agriculture

2/22/2016

Zoning  
Map

kaycee.hathaway



**SP-15-00010  
Nelson Agriculture**

0 0.1 0.2 0.4 Miles  
Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**SP-15-00010  
Nelson Agriculture**

2/22/2016

**Air  
Photo**

kaycee.hathaway

# Letter of Transmittal



**Western Washington Division**  
 165 NE Juniper St., Suite 201, Issaquah, WA 98027  
 Tel (425) 392-0250 Fax (425) 391-3055

**Eastern Washington Division**  
 407 Swiftwater Blvd., Cle Elum, WA 98922  
 Tel (509) 674-7433 Fax (509) 674-7419

**To: KITTITAS COUNTY CDS** **Date: 2-12-2016** **Job No. 15177**  
**ATTN: KAYCEE** **Attn: KAYCEE**  
**Re: JN AGRICULTURAL SHORT PLAT**

**WE ARE SENDING YOU**  Attached  Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
5		3	COPIES OF SHORT PLAT
1		3	8 1/2 X 11 COPY OF SHORT PLAT

**THESE ARE TRANSMITTED as checked below:**

- For approval
- Approved as submitted
- Resubmit \_\_\_ copies for approval
- For signature
- 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:

Dear Kaycee:

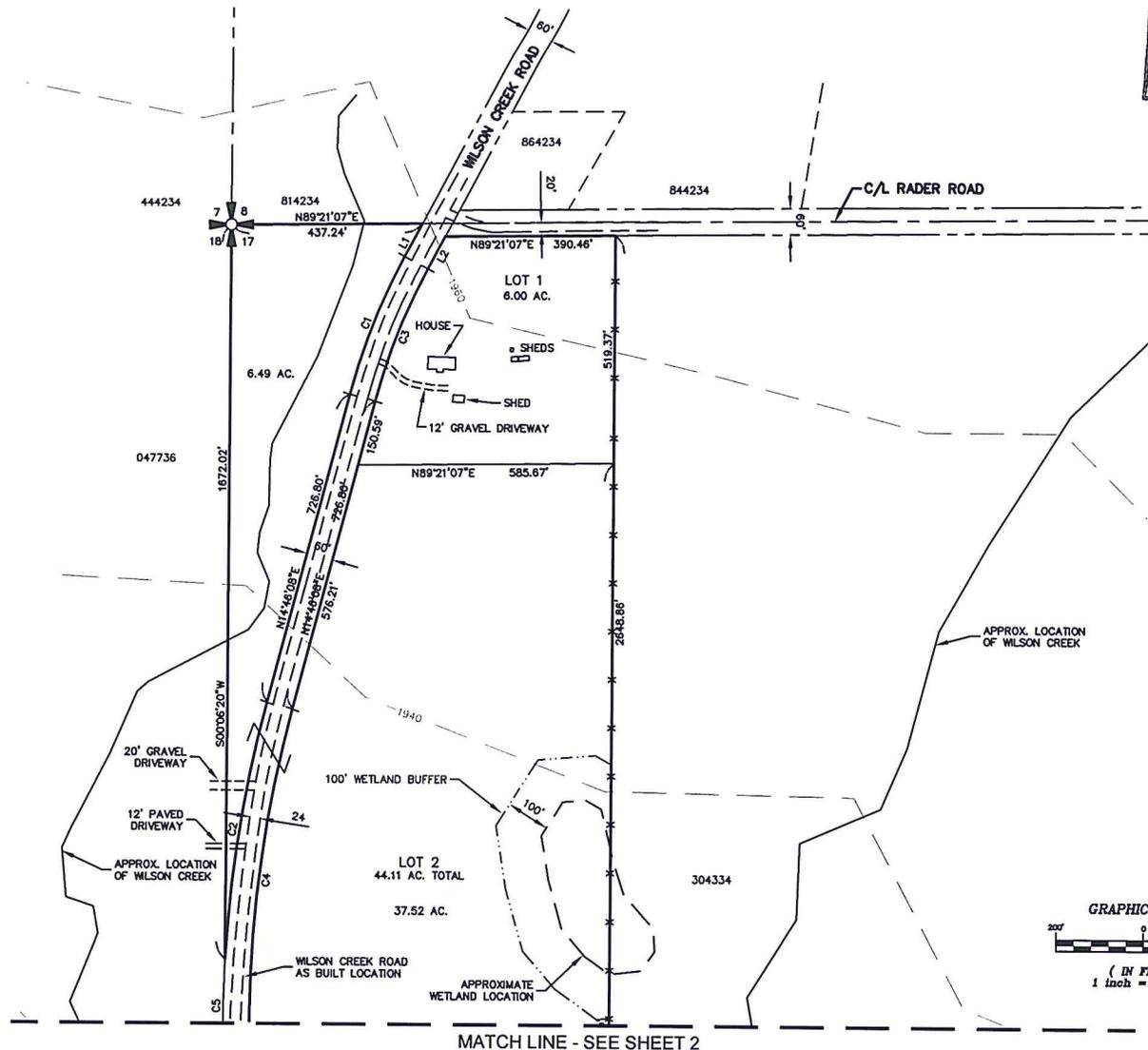
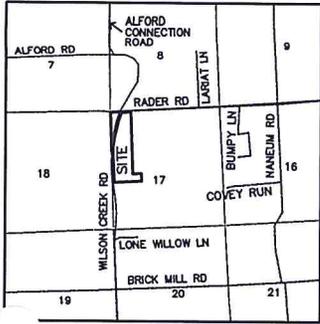
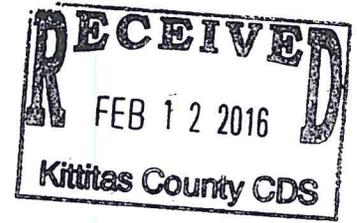
Per our meeting with you on February 11, attached are the revised sheets for the preliminary short plat. Per our meeting, we discussed the Conservation Short Plat versus the Agricultural Short Plat and came to the conclusion that the Agricultural Short Plat was a better fit for this particular project.

Signature: Gmga Jensen Title: CAD TECHNICIAN

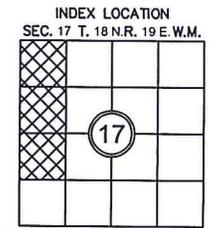
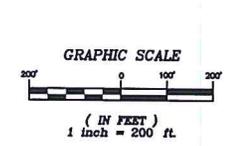
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# JN AGRICULTURAL SHORT PLAT SP-15-XXXXXX

A PORTION OF THE WEST 1/2 OF SECTION 17,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
KITITAS COUNTY, WASHINGTON



- LEGEND**
- SECTION CORNER, AS NOTED
  - QUARTER CORNER, AS NOTED
  - CENTER OF SECTION, AS NOTED
  - 100-YR FLOODPLAIN



**APPROVALS**

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

KITITAS COUNTY ENGINEER \_\_\_\_\_

KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE JN AGRICULTURAL SHORT PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

KITITAS COUNTY HEALTH OFFICER \_\_\_\_\_

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE JN AGRICULTURAL 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\_\_

\_\_\_\_ COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE JN AGRICULTURAL SHORT PLAT IS NOW TO BE FILED.

PARCEL NOS. 18-19-17000-0012 (314334) & 18-19-17000-0017 (13536)

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

KITITAS COUNTY TREASURER \_\_\_\_\_

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF

SAMUEL R. WARD  
SURVEYOR'S NAME

GERALD V. PETTIT  
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 JOAN NELSON

IN FEB, 2016

SAMUEL R. WARD DATE  
CERTIFICATE NO. 52843

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

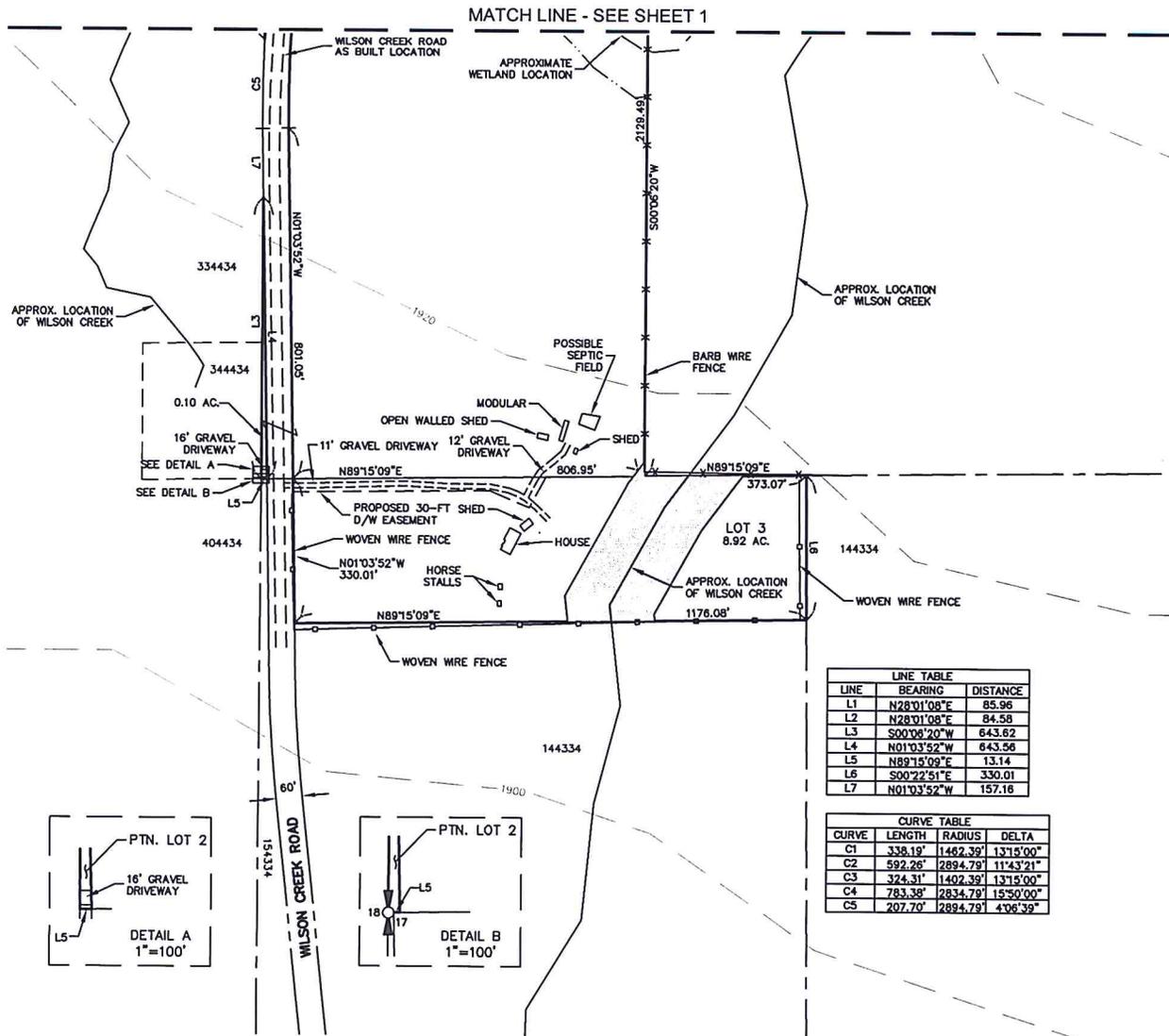
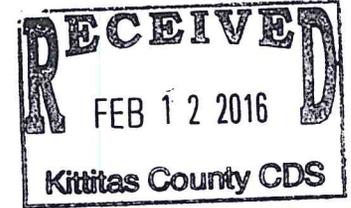
Eastern Washington Division  
407 Stillwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**JN AGRICULTURAL SHORT PLAT**  
PREPARED FOR  
JOAN NELSON  
A PTN. OF THE WEST 1/2 OF SECTION 17,  
TOWNSHIP 18 N., RANGE 19 E., W.M.

KITITAS COUNTY	WASHINGTON
DWN BY <u>G. WEISER</u>	DATE <u>02/2016</u>
JOB NO. <u>15177</u>	
CHKD BY <u>S.W./M.K.K.</u>	SCALE <u>1"=200'</u>
SHEET <u>1</u>	OF <u>3</u>

# JN AGRICULTURAL SHORT PLAT SP-15-XXXXX

A PORTION OF THE WEST 1/2 OF SECTION 17,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
KITITITAS COUNTY, WASHINGTON



**SURVEY NOTES:**

1. THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR AN AGRICULTURAL SHORT PLAT TO BE FILED WITH KITITITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND TRIMBLE S6 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.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
  - BOOK 26 OF SURVEYS, PAGE 66, AFN:200105080013
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (11). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999861357, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

LINE	BEARING	DISTANCE
L1	N28°01'08"E	85.96
L2	N28°01'08"E	84.58
L3	S00°06'20"W	643.62
L4	N01°03'52"W	643.56
L5	N89°15'09"E	13.14
L6	S00°22'51"E	330.01
L7	N01°03'52"W	157.16

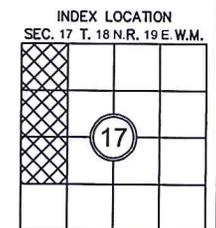
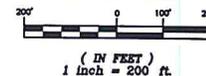
CURVE	LENGTH	RADIUS	DELTA
C1	338.19'	1462.39'	131°5'00"
C2	592.26'	2894.79'	11°43'21"
C3	324.31'	1402.39'	131°5'00"
C4	783.38'	2834.79'	15°50'00"
C5	207.70'	1284.79'	4°06'39"

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- 100-YR FLOODPLAIN



**GRAPHIC SCALE**



**RECORDER'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
 IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
 SAMUEL R. WARD  
 SURVEYOR'S NAME  
 JERALD V. PETTIT  
 County Auditor Deputy County Auditor

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 RECORDING ACT AT THE REQUEST OF JOAN NELSON  
 IN FEB 20 16  
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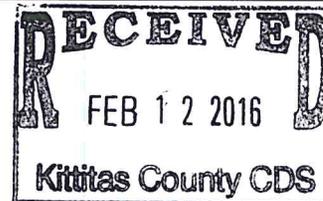
**JN AGRICULTURAL SHORT PLAT**  
 PREPARED FOR  
 JOAN NELSON  
 A PTN. OF THE WEST 1/2 OF SECTION 17,  
 TOWNSHIP 18 N., RANGE 19 E., W.M.

KITITITAS COUNTY WASHINGTON

DWN BY G. WEISER	DATE 02/2016	JOB NO. 15177
CHKD BY S.W./M.K.K.	SCALE 1"=200'	SHEET 2 OF 3

JN AGRICULTURAL SHORT PLAT SP-15-XXXXX

A PORTION OF THE WEST 1/2 OF SECTION 17,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
KITITAS COUNTY, WASHINGTON



OWNER:

JOAN E. NELSON  
PO BOX 1262  
ELLENSBURG WA 98926-1903

ASSESSOR'S PARCEL NOS.:  
13536 (18-19-17000-0017)  
314334 (18-19-17000-0012)

AREA: 59.03 SURVEYED ACRES  
LOTS: 3

WATER SOURCE: INDIVIDUAL/SHARED WELLS  
SEWER SOURCE: INDIVIDUAL SEPTIC & DRAINFIELD

ZONE: AGRICULTURE 20 (AG 20)

NOTES:

1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
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. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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 KITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. KITITAS 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 SURFACE ORIGINALLY WITH GRAVEL.
8. ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE.
9. 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 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

EXISTING LEGAL DESCRIPTIONS:

TRACT 1:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., LYING WESTERLY OF WILSON CREEK COUNTY ROAD.

TRACT 2:

WEST 880 FEET OF THE NORTHWEST QUARTER AND THE NORTH 330 FEET OF THE NORTHWEST QUARTER THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, EXCEPT THAT PORTION LYING WEST OF THE RIGHT OF WAY FOR WILSON CREEK COUNTY ROAD AND EXCEPT RIGHT OF WAY FOR RADAR COUNTY ROAD ALONG THE NORTH LINE THEREOF; AND EXCEPT RIGHT OF WAY FOR WILSON CREEK ROAD ALONG THE WEST LINE THEREOF.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE HEIRS AND DEVISEES OF GEORGE NELSON, JR., ALSO SHOWN OF RECORD AS GEORGE J. NELSON DECEASED AND JOAN E. NELSON, AS HER SEPARATE ESTATE AS TO TRACT 1 AND JOAN E. NELSON, AS HER SEPARATE ESTATE AS TO TRACT 2, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

JOAN E. NELSON

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

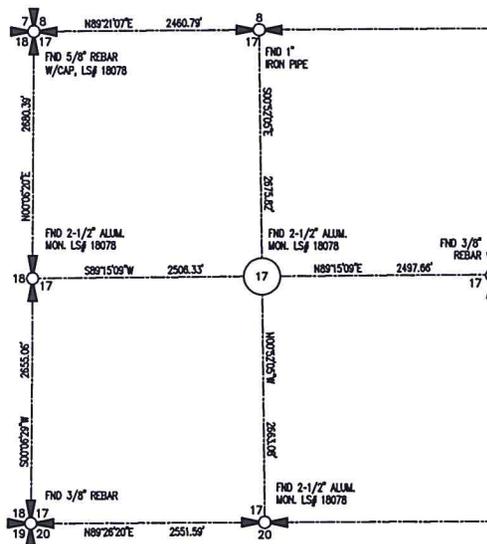
I AM KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND RECORDING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SAME AS \_\_\_\_\_ FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

SECTION SUBDIVISION

1" = 1000'



ADJACENT PROPERTY OWNERS:

444234  
047736  
PATRICK M JENKINS ETUX  
6221 WILSON CREEK ROAD  
ELLENSBURG WA 98926

814234  
NANGI L FOOTE  
6771 WILSON CREEK ROAD  
ELLENSBURG WA 98926-7326

844234  
EDWARD T WILLIAMS ETUX  
211 RADAR ROAD  
ELLENSBURG WA 98926

864234  
DENNIS D MORSE  
6730 WILSON CREEK ROAD  
ELLENSBURG WA 98926-7326

304334  
144334  
SH2 LLC  
% HUNTER FARMS  
1921 E SR 106  
UNION WA 98592

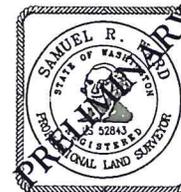
154334  
404434  
DON E MAYS ETUX  
5323 WILSON CREEK ROAD  
ELLENSBURG WA 98926

334434  
GLENNA & HILARY D HUFFMAN  
444 BUCKBOARD LANE  
ELLENSBURG WA 98926

344434  
JAMES B ROBERTS  
5801 WILSON CREEK ROAD  
ELLENSBURG WA 98926-7207



Know what's below.  
Call before you dig.



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF

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County Auditor  
Deputy County Auditor

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IN FEB 20 16

SAMUEL R. WARD  
DATE  
CERTIFICATE NO. 52843

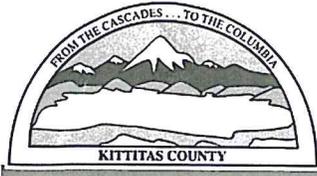


Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JN AGRICULTURAL SHORT PLAT

PREPARED FOR  
JOAN NELSON  
A PTN. OF THE WEST 1/2 OF SECTION 17,  
TOWNSHIP 18 N., RANGE 19 E., W.M.

KITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
G. WEISER	02/2016	15177	
CHKD BY	SCALE	SHEET	
S.W./M.K.K.	N/A	3 OF 3	



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

SP-15-00010

**CONSERVATION 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
- \$570.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

**\$1,640.00 Total fees due for this application (One check made payable to KCCDS)**

**PAID**

**DEC 31 2015**

**KITITITAS CO.  
CDS**

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

*CEB*

DATE:

*12/31/15*

RECEIPT #

*00286603*



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: JOAN E NELSON

Mailing Address: PO BOX 1262

City/State/ZIP: ELLENSBURG WA 98926-1903

Day Time Phone: 253-222-8480 DAVE PETERSON (SON-IN-LAW)

Email Address: DAVEPETERSON@BETTERPROPERTIES.COM

**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: ENCOMPASS ENGR. & SURV.

Mailing Address: 407 SWIFTWATER BLVD

City/State/ZIP: CLE ELUM, WA 98922

Day Time Phone: (509) 674-7433

Email Address: MKIRKPATRICK@ENCOMPASSES.NET

**4. Street address of property:**

Address: 5790 WILSON CREEK RD & WILSON CREEK RD

City/State/ZIP: ELLENSBURG WA 98926

**5. Legal description of property (attach additional sheets as necessary):**

PARCEL 314334-W 880' OF NW1/4 LYING ELY OF WILSON CRK RD & N 330' OF NW1/4 SW 1/4 LYING ELY OF WILSON CRK RD. PARCEL 13536-NW1/4 LYING WLY OF WILSON CREEK RD \_\_\_\_\_

**6. Tax parcel number:** 314334 (18-19-17000-0012) & 13536 (18-19-17000-0017)

**7. Property size:** 53.77 ASSESSOR 52.44 SURV. & 5.50 ASSESSOR 6.59 SURV. \_\_\_\_\_ (acres)

**8. Land Use Information:**

Zoning: AG-20

Comp Plan Land Use Designation: RURAL WORKING

**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?** Yes  No  (Circle)  
If yes, explain: \_\_\_\_\_
11. **What County maintained road(s) will the development be accessing from?** WILSON CREEK ROAD

**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 \_\_\_\_\_

\_\_\_\_\_

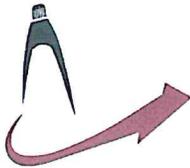
**Signature of Land Owner of Record**  
(Required for application submittal):

**Date:**

X Joan E. Nelson

12-31-15

# Letter of Transmittal



**Western Washington Division**  
 165 NE Juniper St., Suite 201, Issaquah, WA 98027  
 Tel (425) 392-0250 Fax (425) 391-3055

**Eastern Washington Division**  
 407 Swiftwater Blvd., Cle Elum, WA 98922  
 Tel (509) 674-7433 Fax (509) 674-7419

To: **KITTITAS COUNTY CDS**  
**ELLENSBURG WA 98926**

Date: **12-31-2015**

Job No. **15177**

Attn:

*Sheet*

Re: **JN CONSERVATION PLAT**

**WE ARE SENDING YOU**

Attached  Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
8			COPIES WITH CONTOURS
			COUNTY FEES
*3			OVERVIEW LETTER - *1 FOR CDS, 1 FOR PUBLIC WORKS & 1 FOR HEALTH
1			CDS APPLICATION / TRANS. CONCUR. MGMT. APPL.
1			8 1/2 X 11 MAP
1			SUBDIVISION GUARANTEE / WELL REPORT

1 ASSESSOR'S PARCEL INFORMATION AND MAPS

**THESE ARE TRANSMITTED as checked below:**

- For approval
- Approved as submitted
- Resubmit \_\_\_\_ copies for approval
- For signature
- 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

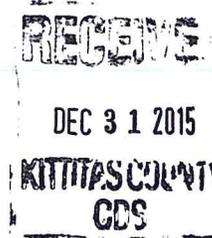
REMARKS:

Signature:

*Ginger Jensen*

Title: SURVEY TECHNICIAN

Copy to: File





SHORT  
JN CONSERVATION PLAT  
PROJECT OVERVIEW

**OVERVIEW:**

The purpose of this application is to create 3 lots consisting of 6.00, 44.11 & 8.92 acre lots from an existing 53.77 & 5.50 acre parcel. The subject property is located within the AG-20 Zone of Kittitas County.

**UTILITIES:**

The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be individual/shared wells.

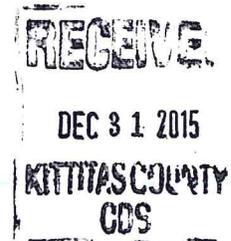
**TRANSPORTATION:**

Access to county roads via private access easements.

**COMMENTS:**

Attached are copies of the proposed Conservation Plat and current Title Report for your review and comment.

**PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS PLAT APPLICATION.**



**Western Washington Division**

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SHORT  
✓  
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**Western Washington Division**

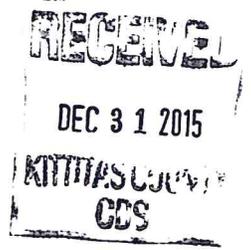
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Phone: (509) 674-7433 Fax: (509) 674-7419

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44948180



## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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 in Schedule A.

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.

Dated: November 24, 2015

Issued by:

AmeriTitle, Inc.

101 W FifthEllensburg, WA 98926

(509)925-1477

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:

President



ATTEST

Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

DEC - 2 2015

Subdivision Guarantee Policy Number: 72156-44948180

1517

# SUBDIVISION GUARANTEE

Order No.: 78602AM  
Guarantee No.: 72156-44948180  
Dated: November 24, 2015

Liability: \$1,000.00  
Fee: \$250.00  
Tax: \$20.00

Your Reference:

Assured: Encompass Engineering & Surveying

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:

Tract 1:

That portion of the Northwest Quarter of Section 17, Township 18 North, Range 19 East, W.M., lying Westerly of Wilson Creek County Road.

Tract 2:

The West 880 feet of the Northwest Quarter and the North 330 feet of the Northwest Quarter of the Southwest Quarter of Section 17, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, EXCEPT that portion lying West of the right of way for Wilson Creek County Road and EXCEPT right of way for Rader County Road along the North line thereof;  
AND EXCEPT right of way for Wilson Creek Road along the West line thereof.

Title to said real property is vested in:

The Heirs and Devisees of George Nelson, Jr., also shown of record as George J. Nelson deceased and Joan E. Nelson, as her separate estate as to Tract 1 and Joan E. Nelson, as her separate estate as to Tract 2

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-44948180

(SCHEDULE B)

Order No: 78602AM  
Policy No: 72156-44948180

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. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

7. 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.

8. A strip of land 150 feet in width across the Northwest Quarter of the Northwest Quarter of said Section 17 for roadway from lands in the Southeast Quarter of Section 7, Township 18 North, Range 19 East, W.M., to the public highway on the lands above described, as reserved in deed from Provie Ludeman and Henry Ludeman, her husband to Glen Crabtree, dated September 14, 1918, and recorded in Book 35 of Deeds, age 283.

9. The provisions contained in Deed to the Kittitas Reclamation District,  
Dated: February 7, 1928,  
Book 50, Page 35  
Instrument No.: 89381.  
As follows:

"Said grantors, for themselves and for their heirs, administrators and assigns hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors or assigns, over and upon the premises herein conveyed."

Affects Tract 2

10. The provisions contained in Deed to the Kittitas Reclamation District,  
Recorded: February 7, 1928, in Book 50, Page 35  
Instrument No.: 89382.  
As follows:

"Said grantors, for themselves and for their heirs, administrators and assigns hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors or assigns, over and upon the premises herein conveyed."

Affects Tract 1

11. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
12. The effect, if any of Quit Claim Deed recorded June 22, 1998, under Auditor's File No. 199806220051.  
Affects Tract 1
13. The interest of Washington Corporation Sole #UBI 601 877 373 Disclosed by Instrument Recorded: June 22, 1998.  
Instrument No.: 199806220051.  
Affects Tract 1
14. The effect, if any of Quit Claim Deed recorded September 3, 1998, under Auditor's File No. 199809030023.  
Affects Tract 1
15. The interest of Washington Corporation Sole #UBI 601 882 885 Disclosed by Instrument Recorded: September 3, 1998.  
Instrument No.: 199809030023..  
Affects Tract 1
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Subdivision Guarantee Policy Number: 72156-44948180

Recorded: May 8, 2001  
Book: 26 of Surveys Page: 66  
Instrument No.: 200105080013  
Matters shown: Encroachment of fence appurtenant to said premises

Affects Tract 2

17. The right of first refusal to lease/purchase disclosed by recitals set forth in document:  
Dated: July 31, 2015  
Recorded: July 31, 2015  
Instrument No.: 201507310081  
In favor of: Crown JM, LLC, a Washington limited liability company
18. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Wilson Creek, if it is navigable.
19. Any question of location, boundary or area related to the Wilson Creek, including, but not limited to, any past or future changes in it.
20. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

#### END OF EXCEPTIONS

#### Notes:

Note No. 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 No. 2: Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

Note No. 3: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptns of NW Quarter and ptn of NW Quarter of SW Quarter of Section 17, Township 18N, Range 19E, W.M.

Note No. 4: Taxes, including any assessments collected therewith, for the year shown below are paid:  
Amount: \$116.22

Subdivision Guarantee Policy Number: 72156-44948180

Year: 2015  
Parcel No.: 18-19-17000-0017 (13536)  
Affects: Tract 1

Note No. 5: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$2,711.17

Year: 2015

Parcel No.: 18-19-17000-0012 (314334)  
Affects: Tract 2

Note No. 6: It is our understanding that George J. Nelson is now deceased. We find no record of a probate of the estate of the decedent in Kittitas County. The Company, therefore, does not insure against the right of his or her heirs, creditors, or the liability for inheritance tax, if any, or other matters which a probate of the estate might disclose.

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**







# KITTITAS COUNTY WASHINGTON



## TAXSIFTER

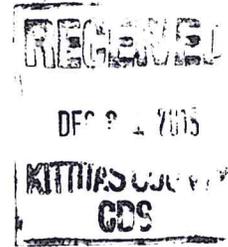
[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Marsha Weyand  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel



Parcel#: 314334 Owner Name: NELSON, JOAN E  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: 5790 WILSON CREEK RD ELLENSBURG Address2: PO BOX 1262  
 Map Number: 18-19-17000-0012 City, State: ELLENSBURG WA  
 Status: Zip: 98926-1903  
 Description: ACRES 53.77, CD. 10316-1; SEC. 17, TWP. 18, RGE. 19; W 880' OF NW1/4 LYING ELY OF WILSON CREEK RD & N 330' OF NW1/4 SW1/4 LY ELY OF WILSON CREEK RD  
 Comment: RM-8/13/98:SEG TO 18-19-1700-0017 CD. 10316-1-2 98 FOR 99 PER SEG FORM

All Situdes	
5790 WILSON CREEK RD ELLENSBURG	6530 WILSON CREEK RD ELLENSBURG

2016 Market Value		2016 Taxable Value		2016 Assessment Data	
Land:	\$218,880	Land:	\$47,530	District:	22 - COR SD401 F02 H01 CO COF ST
Improvements:	\$188,110	Improvements:	\$188,110	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$406,990	Total	\$235,640	Total Acres:	53.77000

### Ownership

Owner's Name	Ownership %
NELSON, JOAN E	100 %

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/31/15	2015-1414	1	2015-1414	CROWN JM LLC	NELSON, JOAN E	\$110,000
07/31/15	2015-1417	1	2015-1417	NELSON, GEORGE J.	NELSON, JOAN E	\$0
07/28/15	2015-1362	1	2015-1362	ROBERT, MARY E ETAL	CROWN JM LLC	\$0
02/01/97	3221	1	3221	NELSON, LAURIE J. ETAL	ROBERT, MARY E ETAL	\$0

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2016	NELSON, JOAN E	\$218,880	\$188,110	\$0	\$406,990	\$0	\$235,640
2015	NELSON, JOAN E	\$218,880	\$188,110	\$0	\$406,990	\$0	\$235,640
2014	ROBERT, MARY E ETAL	\$246,950	\$176,090	\$0	\$423,040	\$0	\$203,980
2013	ROBERT, MARY E ETAL	\$246,950	\$176,090	\$0	\$423,040	\$0	\$203,980
2012	ROBERT, MARY E ETAL	\$246,950	\$176,090	\$0	\$423,040	\$0	\$203,980

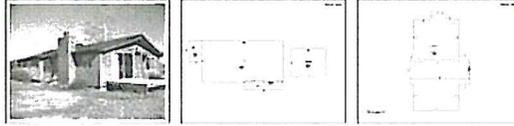
[View Taxes](#)

## Parcel Comments

Date	Comment
12/06/05	RM-8/13/98:SEG TO 18-19-1700-0017 CD. 10316-1-2 98 FOR 99 PER SEG FORM

## Property Images

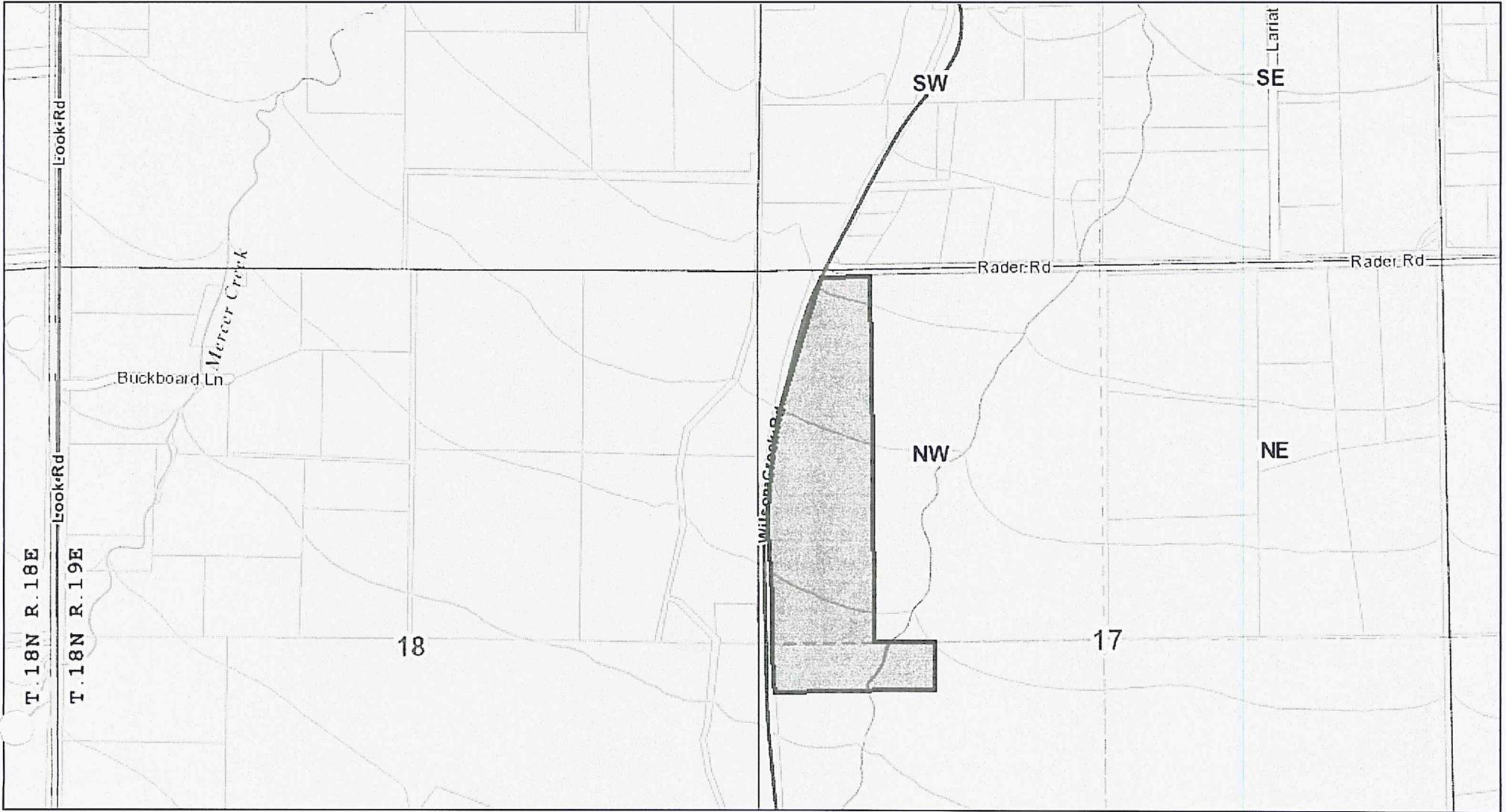
Click on an image to enlarge it.



1.0.5642.25433

TX\_RollYear\_Search: 2015

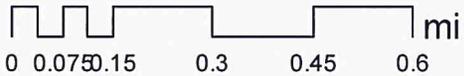
# Kittitas County COMPAS Map



Date: 11/18/2015

1 inch = 1,505 feet  
Relative Scale 1:18,056

*Disclaimer:*  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.





# KITTITAS COUNTY WASHINGTON



## TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Marsha Weyand  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

Parcel#: 13536 Owner Name: UBI 601 882 885  
 DOR Code: 81 - Resource - Agriculture Address1: % NELSON, GEORGE J  
 Situs: WILSON CREEK RD ELLENSBURG Address2: PO BOX 1262  
 Map Number: 18-19-17000-0017 City, State: ELLENSBURG WA  
 Status: Zip: 98926  
 Description: ACRES 5.50, CD. 10316-1-2; SEC. 17, TWP. 18, RGE. 19; NW1/4 LYING WLY OF WILSON CREEK ROAD  
 Comment: SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

#### 2016 Market Value

#### 2016 Taxable Value

#### 2016 Assessment Data

Land:	\$8,250	Land:	\$8,250	District:	22 - COR SD401 F02 H01 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$8,250	Total	\$8,250	Total Acres:	5.50000

### Ownership

Owner's Name	Ownership %
UBI 601 882 885	100 %

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
09/01/98	6486	1	6486	CORP SOLE	UBI 601 882 885	\$0
06/01/98	5953	1	5953	NELSON, GEORGE J.	CORP SOLE	\$0

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2016	UBI 601 882 885	\$8,250	\$0		\$0	\$8,250	\$0
2015	UBI 601 882 885	\$8,250	\$0		\$0	\$8,250	\$0
2014	UBI 601 882 885	\$8,250	\$0		\$0	\$8,250	\$0
2013	UBI 601 882 885	\$8,250	\$0		\$0	\$8,250	\$0
2012	UBI 601 882 885	\$8,250	\$0		\$0	\$8,250	\$0

[View Taxes](#)

### Parcel Comments

Date	Comment
09/10/14	SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15
11/14/13	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14
11/29/06	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07
12/06/05	(1)RM-8/13/98:SEG FROM 18-19-1700-0012 CD. 10316-1 98 FOR 99 PER SEG FORM AND CORRECTING OWNERSHIP - SEE NOTES IN FILE REGARDING CHANGE OF O.S. STATUS

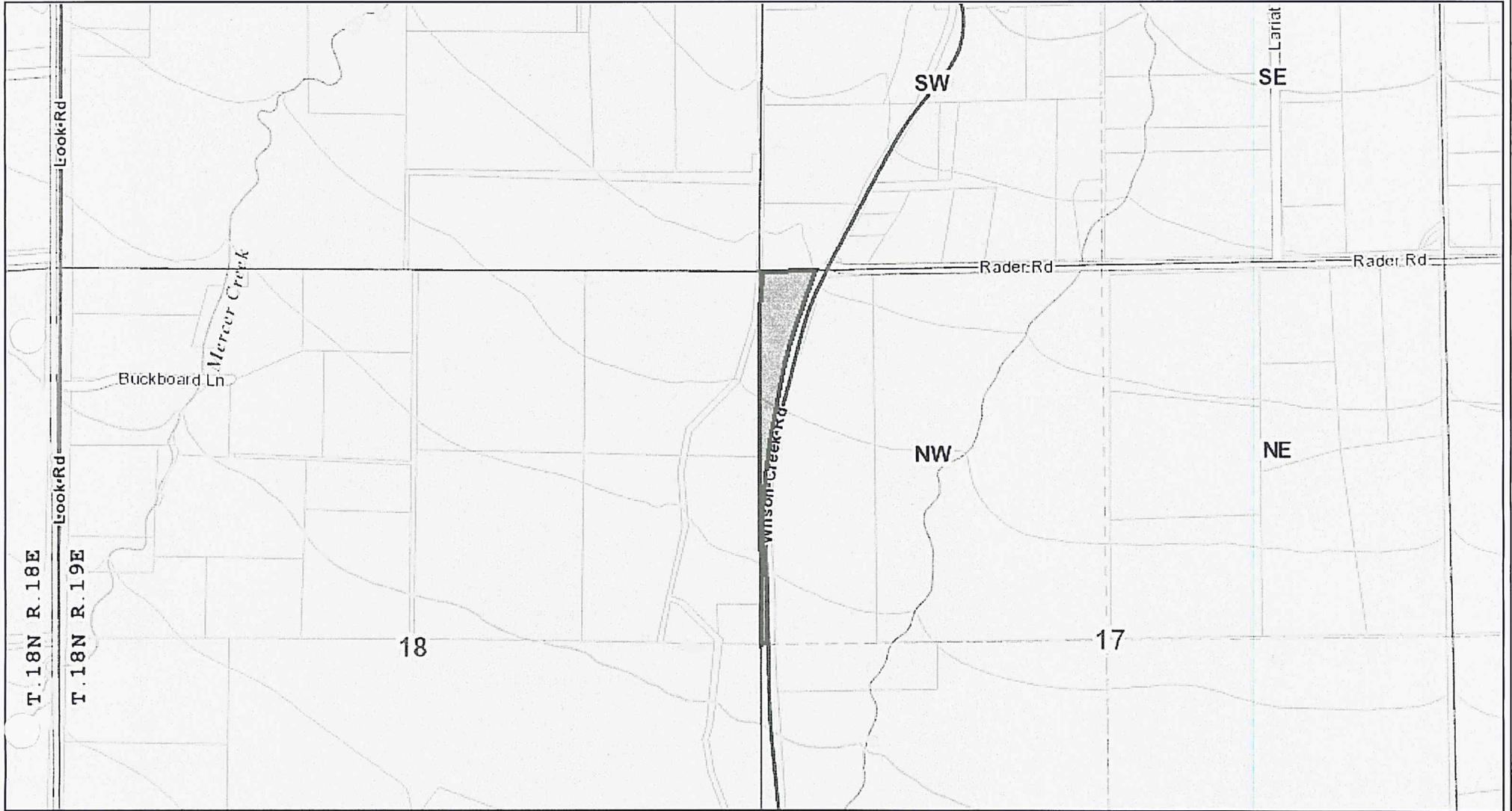
## Property Images

No images found.

1.0.5642.25433

TX\_RollYear\_Search: 2015

# Kittitas County COMPAS Map

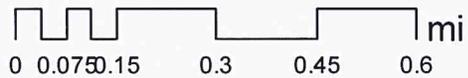


Date: 11/18/2015

1 inch = 1,505 feet

Relative Scale 1:18,056

**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

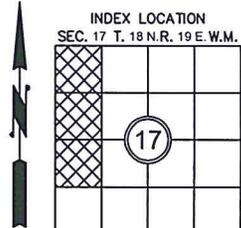
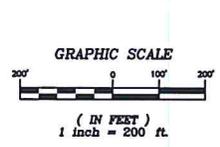
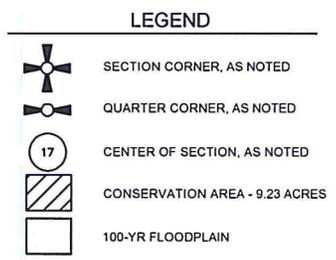
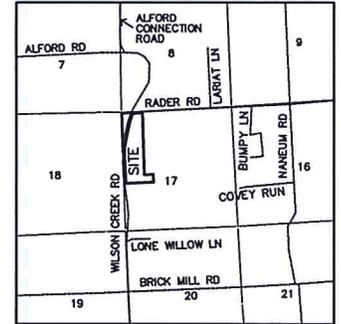
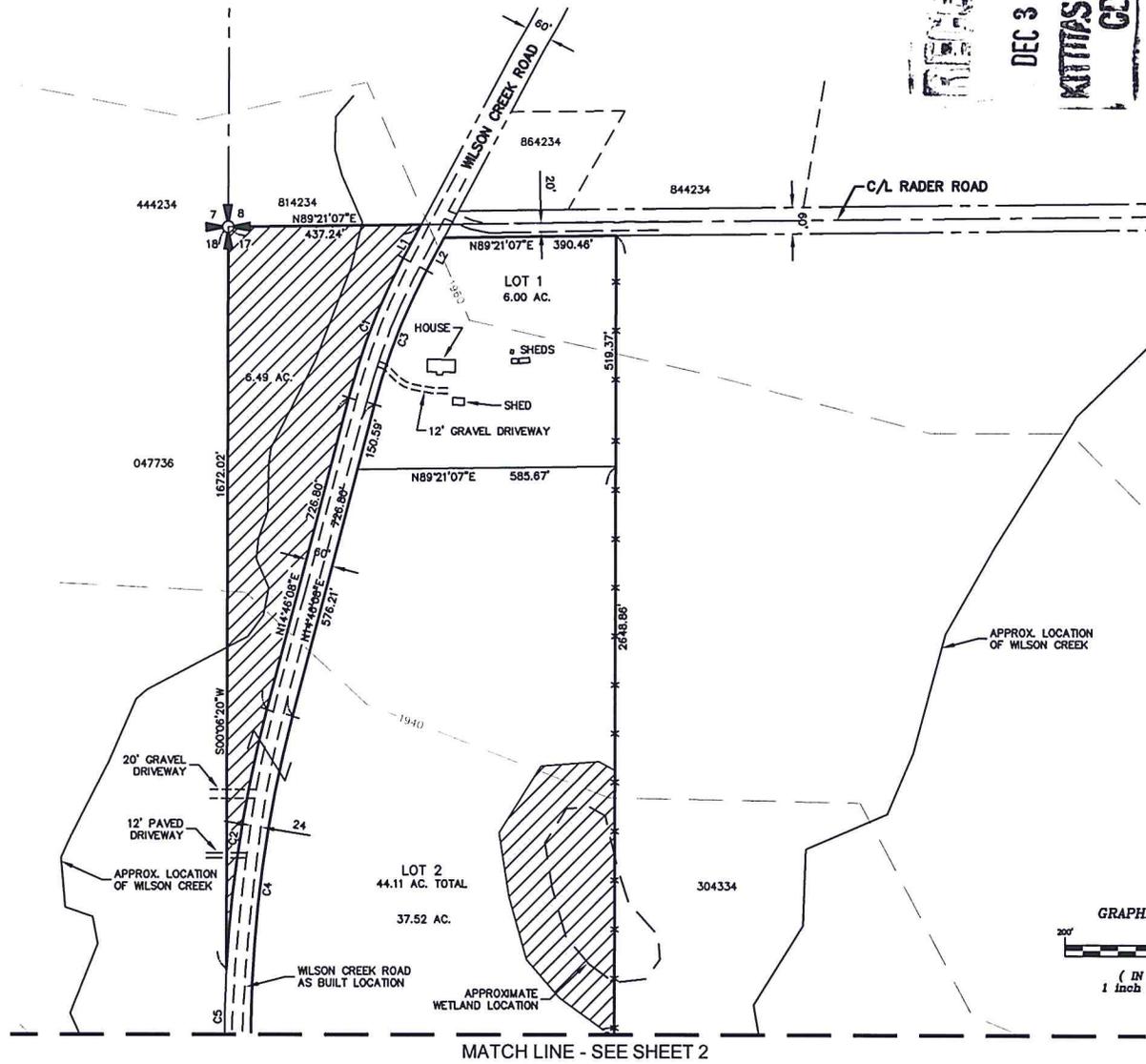


# JN CONSERVATION SHORT PLAT SP-15-XXXXXX

A PORTION OF THE WEST 1/2 OF SECTION 17,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
KITITITAS COUNTY, WASHINGTON

**RECEIVED**  
**DEC 31 2015**  
**KITITITAS COUNTY**  
**GIS**

APPROVALS	
KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____	_____
KITITITAS COUNTY ENGINEER	_____
KITITITAS COUNTY HEALTH DEPARTMENT I HEREBY CERTIFY THAT THE JN CONSERVATION PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.	_____
DATED THIS _____ DAY OF _____ A.D., 20____	_____
KITITITAS COUNTY HEALTH OFFICER	_____
CERTIFICATE OF COUNTY PLANNING DIRECTOR I HEREBY CERTIFY THAT THE JN CONSERVATION PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.	_____
DATED THIS _____ DAY OF _____ A.D., 20____	_____
KITITITAS COUNTY PLANNING DIRECTOR	_____
CERTIFICATE OF KITITITAS COUNTY TREASURER I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE JN CONSERVATION PLAT IS NOW TO BE FILED. PARCEL NOS. 18-19-17000-0012 (314334) & 18-19-17000-0017 (13536)	_____
DATED THIS _____ DAY OF _____ A.D., 20____	_____
KITITITAS COUNTY TREASURER	_____
CERTIFICATE OF KITITITAS COUNTY ASSESSOR I HEREBY CERTIFY THAT THE JN CONSERVATION PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NOS. 18-19-17000-0012 (314334) & 18-19-17000-0017 (13536)	_____
DATED THIS _____ DAY OF _____ A.D., 20____	_____
KITITITAS COUNTY ASSESSOR	_____
KITITITAS COUNTY BOARD OF COMMISSIONERS EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____	_____
BOARD OF COUNTY COMMISSIONERS KITITITAS COUNTY, WASHINGTON	_____
BY: _____ CHAIRMAN	_____
ATTEST: _____ CLERK OF THE BOARD	_____
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.	



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.

IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF

SAMUEL R. WARD  
SURVEYOR'S NAME

JERALD V. PETTIT  
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 JOAN NELSON

IN DEC. 20 15

SAMUEL R. WARD  
DATE  
CERTIFICATE NO. 52843

**Encompass**  
ENGINEERING & SURVEYING

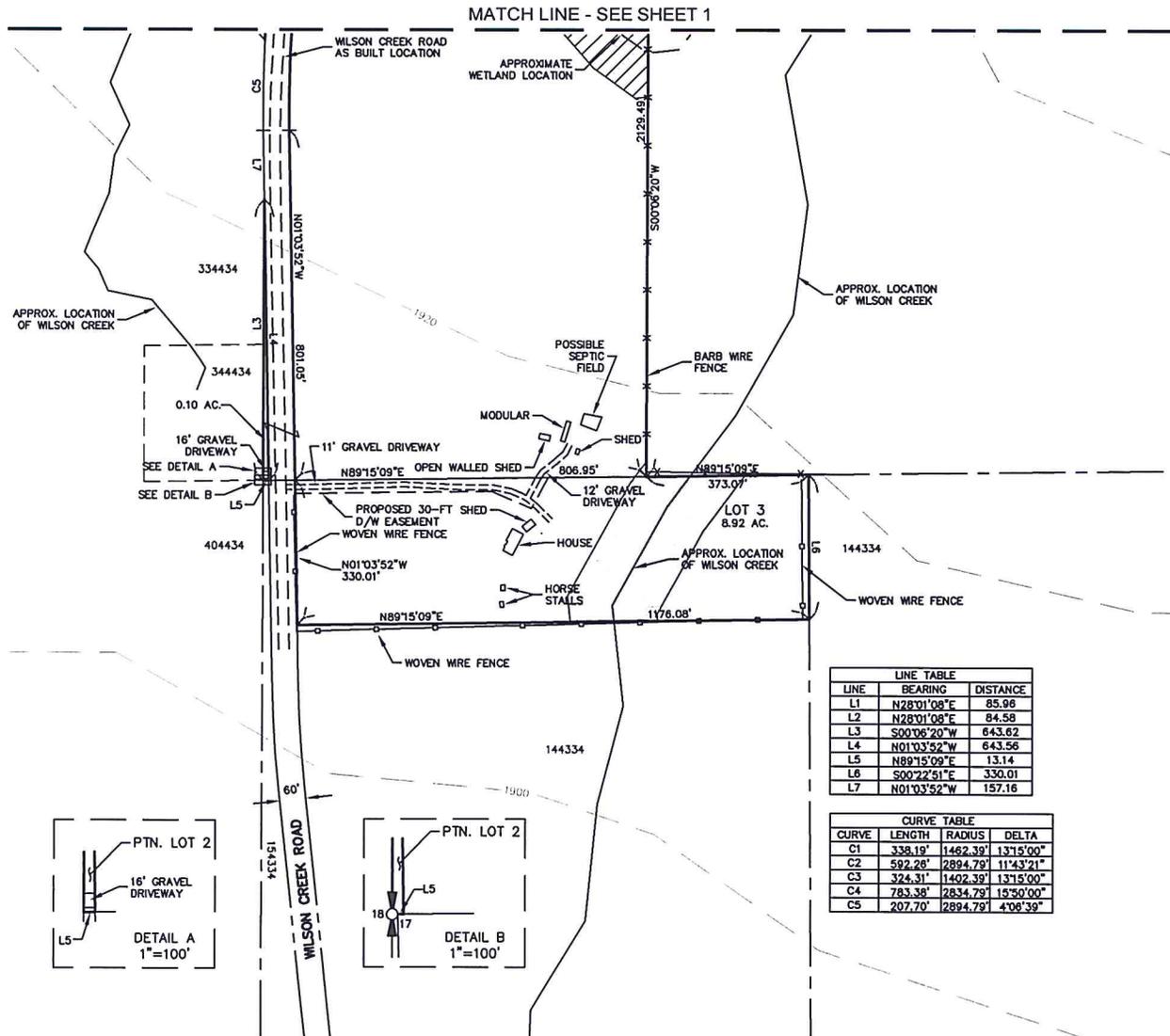
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division  
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JN CONSERVATION PLAT PREPARED FOR JOAN NELSON A PTN. OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 18 N., RANGE 19 E., W.M.		
KITITITAS COUNTY	DATE	JOB NO.
DWN BY G. WEISER	12/2015	15177
CHKD BY S.W./M.K.K.	SCALE 1"=200'	SHEET 1 OF 3

# JN CONSERVATION SHORT PLAT SP-15-XXXXXX

A PORTION OF THE WEST 1/2 OF SECTION 17,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
KITITITAS COUNTY, WASHINGTON



MATCH LINE - SEE SHEET 1

**SURVEY NOTES:**

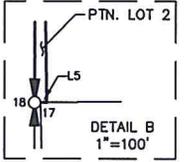
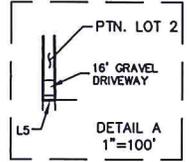
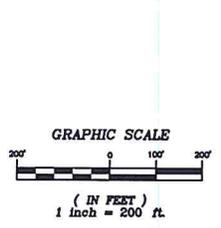
1. THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A CONSERVATION PLAT TO BE FILED WITH KITITITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
  - BOOK 26 OF SURVEYS, PAGE 66, AFN:200105080013
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (11). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999861357, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- CONSERVATION AREA
- 100-YR FLOODPLAIN

LINE	BEARING	DISTANCE
L1	N28°01'08"E	85.96
L2	N28°01'08"E	84.58
L3	S00°06'20"W	643.62
L4	N01°03'52"W	643.56
L5	N89°15'09"E	13.14
L6	S00°22'51"E	330.01
L7	N01°03'52"W	157.16

CURVE	LENGTH	RADIUS	DELTA
C1	338.19'	1462.39'	13°15'00"
C2	592.26'	2894.79'	11°43'21"
C3	324.31'	1402.39'	13°15'00"
C4	783.36'	2834.79'	15°50'00"
C5	207.70'	2894.79'	4°06'39"



**RECORDER'S CERTIFICATE**  
FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
SAMUEL R. WARD  
SURVEYOR'S NAME  
JERALD V. PETTIT  
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 JOAN NELSON  
IN DEC 20 15  
SAMUEL R. WARD DATE  
CERTIFICATE NO. 52843

**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
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JN CONSERVATION PLAT PREPARED FOR JOAN NELSON A PTN. OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 18 N., RANGE 19 E., W.M.		
KITITITAS COUNTY	WASHINGTON	
DWN BY <u>G. WEISER</u>	DATE <u>12/2015</u>	JOB NO. <u>15177</u>
CHKD BY <u>S.W./M.K.K.</u>	SCALE <u>1"=200'</u>	SHEET <u>2</u> OF <u>3</u>

# JN CONSERVATION SHORT PLAT SP-15-XXXXXX

A PORTION OF THE WEST 1/2 OF SECTION 17,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
KITITITAS COUNTY, WASHINGTON

**OWNER:**

JOAN E. NELSON  
PO BOX 1262  
ELLENSBURG WA 98928-1903

ASSESSOR'S PARCEL NOS.:  
13536 (18-19-17000-0017)  
314334 (18-19-17000-0012)

AREA: 59.03 SURVEYED ACRES  
LOTS: 3  
WATER SOURCE: INDIVIDUAL/SHARED WELLS  
SEWER SOURCE: INDIVIDUAL SEPTIC & DRAINFIELD  
ZONE: AGRICULTURE 20 (AG 20)

**EXISTING LEGAL DESCRIPTIONS:**

**TRACT 1:**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., LYING WESTERLY OF WILSON CREEK COUNTY ROAD.

**TRACT 2:**

THE WEST 880 FEET OF THE NORTHWEST QUARTER AND THE NORTH 330 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, EXCEPT THAT PORTION LYING WEST OF THE RIGHT OF WAY FOR WILSON CREEK COUNTY ROAD AND EXCEPT RIGHT OF WAY FOR RADER COUNTY ROAD ALONG THE NORTH LINE THEREOF; AND EXCEPT RIGHT OF WAY FOR WILSON CREEK ROAD ALONG THE WEST LINE THEREOF.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT, THE HEIRS AND DEVISEES OF GEORGE NELSON, JR., ALSO SHOWN OF RECORD AS GEORGE J. NELSON DECEASED AND JOAN E. NELSON, AS HER SEPARATE ESTATE AS TO TRACT 1 AND JOAN E. NELSON, AS HER SEPARATE ESTATE AS TO TRACT 2, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

JOAN E. NELSON

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUAL 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 \_\_\_\_\_ 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

**NOTES:**

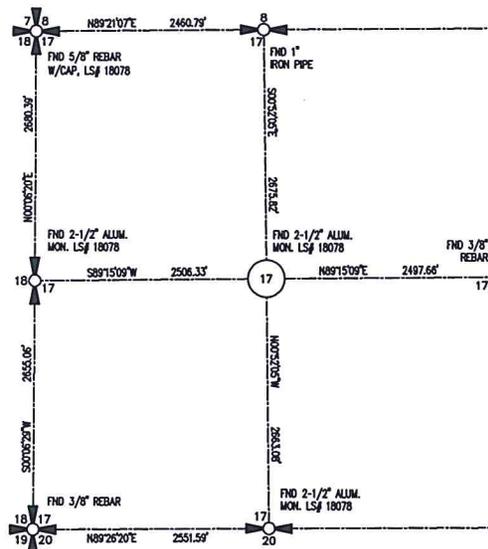
1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
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. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
7. KITITITAS 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.
8. ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE.
9. 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 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

**ADJACENT PROPERTY OWNERS:**

- 444234  
047736  
PATRICK M JENKINS ETUX  
6221 WILSON CREEK ROAD  
ELLENSBURG WA 98926
- 814234  
NANGI L FOOTE  
6771 WILSON CREEK ROAD  
ELLENSBURG WA 98926-7326
- 844234  
EDWARD T WILLIAMS ETUX  
211 RADAR ROAD  
ELLENSBURG WA 98926
- 864234  
DENNIS D MORSE  
6730 WILSON CREEK ROAD  
ELLENSBURG WA 98926-7326
- 304334  
144334  
SH2 LLC  
% HUNTER FARMS  
1921 E SR 106  
UNION WA 98592
- 154334  
404434  
DON E MAYS ETUX  
5323 WILSON CREEK ROAD  
ELLENSBURG WA 98926
- 334434  
GLENN A & HILARY D HUFFMAN  
444 BUCKBOARD LANE  
ELLENSBURG WA 98926
- 344434  
JAMES B ROBERTS  
5801 WILSON CREEK ROAD  
ELLENSBURG WA 98926-7207

**SECTION SUBDIVISION**

1" = 1000'



**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
SAMUEL R. WARD  
SURVEYOR'S NAME  
JERALD V. PETTIT  
County Auditor Deputy County Auditor

**SURVEYOR'S CERTIFICATE**

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IN DEC 20 15  
SAMUEL R. WARD  
DATE 52843  
CERTIFICATE NO.

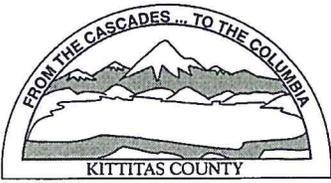


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**JN CONSERVATION PLAT**

PREPARED FOR  
JOAN NELSON  
A PTN. OF THE WEST 1/2 OF SECTION 17,  
TOWNSHIP 18 N., RANGE 19 E., W.M.

KITITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
G. WEISER	12/2015	15177	
CHKD BY	SCALE	SHEET	
S.W./M.K.K.	N/A	3 OF 3	



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

**RECEIPT NO.:** 00028663

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 030990

**Date:** 12/31/2015

**Applicant:** JOAN NELSON

**Type:** check # 114

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-15-00010	CDS FEE FOR SHORT PLAT	720.00
SP-15-00010	EH SHORT PLAT FEE	570.00
SP-15-00010	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-15-00010	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,640.00