

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 3 DAY OF

James [Signature]
A.D., OF 2011
KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW THE USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS 15 DAY OF Dec A.D., 2011

James [Signature]
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SIMMONS SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 3 DAY OF Jan A.D., 2012

Robert [Signature]
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NUMBER: 19-19-15020-0007

DATED THIS 30th DAY OF December, 2011

A. [Signature]
KITITAS COUNTY TREASURER

ORIGINAL TRACT OWNERS

SHARON SIMMONS
6491 TJSOSEM ROAD
ELLENSBURG, WA. 98926
PHONE: (509) 968-4000

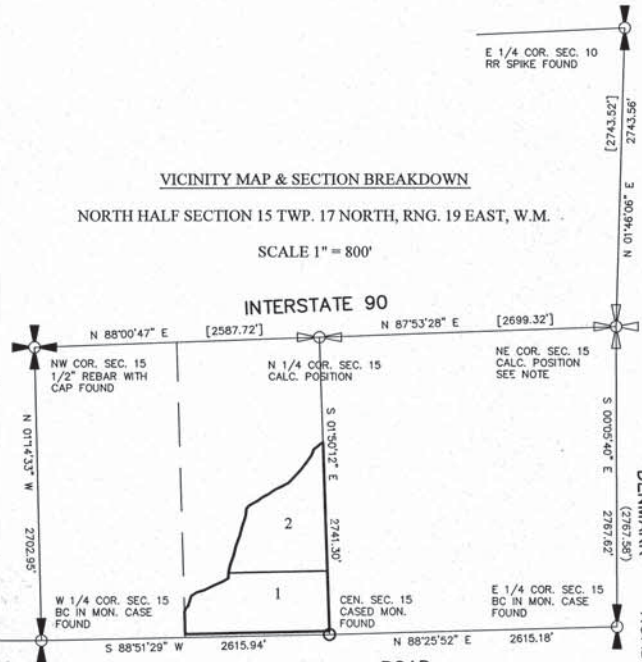
EXISTING ZONE: COMMERCIAL AGRICULTURE
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS PER THIS APPLICATION.
TYPE OF ACCESS: COUNTY ROAD R/W & PRIVATE EASEMENT
NUMBER OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 200'

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

VICINITY MAP & SECTION BREAKDOWN

NORTH HALF SECTION 15 TWP. 17 NORTH, RNG. 19 EAST, W.M.

SCALE 1" = 800'



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

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

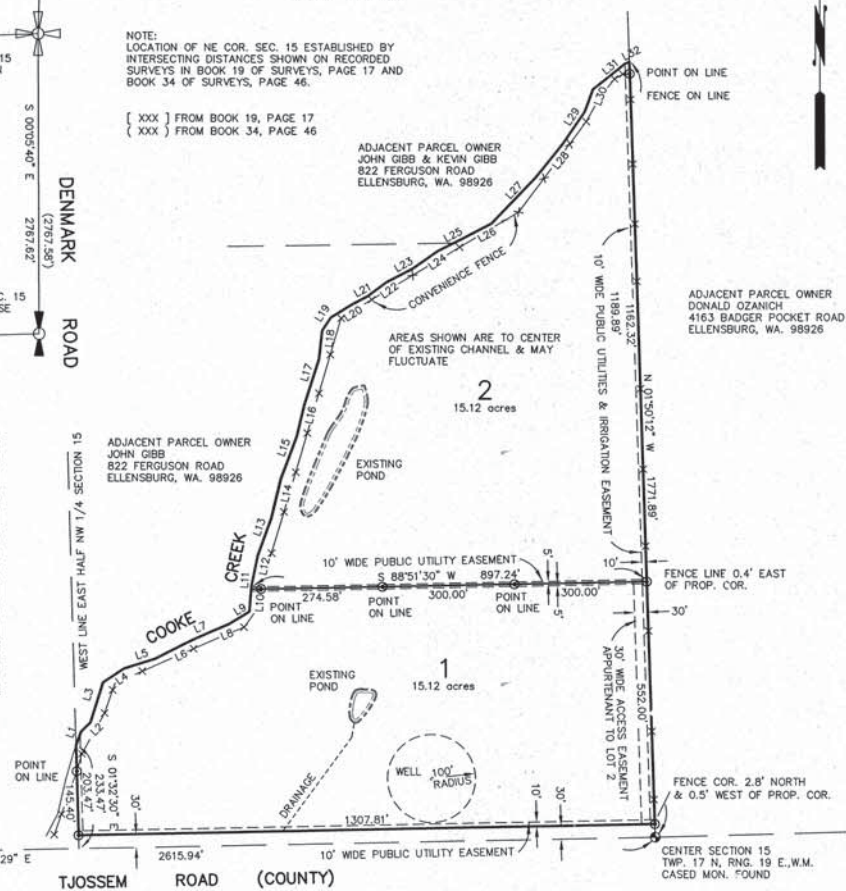
NOTE:
LOCATION OF NE COR. SEC. 15 ESTABLISHED BY INTERSECTING DISTANCES SHOWN ON RECORDED SURVEYS IN BOOK 19 OF SURVEYS, PAGE 17 AND BOOK 34 OF SURVEYS, PAGE 46.

{ XXX } FROM BOOK 19, PAGE 17
{ XXX } FROM BOOK 34, PAGE 46

ADJACENT PARCEL OWNER
JOHN GIBB & KEVIN GIBB
822 FERGUSON ROAD
ELLENSBURG, WA. 98926

AREAS SHOWN ARE TO CENTER OF EXISTING CHANNEL & MAY FLUCTUATE

ADJACENT PARCEL OWNER
DONALD OZANICH
4163 BADGER POCKET ROAD
ELLENSBURG, WA. 98926



LINE	LENGTH	BEARING
L1	34.01	N201°31'E
L2	29.86	N45°19'34"E
L3	95.59	N17°34'19"E
L4	57.40	N56°15'30"E
L5	73.28	N72°41'24"E
L6	91.96	N63°05'11"E
L7	41.65	N65°41'09"E
L8	53.35	N66°56'35"E
L9	53.36	N58°48'30"E
L10	51.64	N04°29'25"E
L11	6.98	N04°29'25"E
L12	69.14	N11°50'49"E
L13	90.81	N19°57'45"E
L14	93.14	N13°08'23"E
L15	102.25	N20°35'11"E
L16	73.30	N13°28'26"E

LINE	LENGTH	BEARING
L17	108.48	N17°55'38"E
L18	65.72	N06°24'09"E
L19	36.13	N33°23'28"E
L20	55.71	N58°08'32"E
L21	41.45	N62°21'31"E
L22	55.29	N52°53'20"E
L23	66.31	N61°58'09"E
L24	70.35	N54°54'23"E
L25	56.42	N62°50'09"E
L26	80.53	N62°08'17"E
L27	144.20	N43°16'46"E
L28	101.10	N38°13'56"E
L29	90.03	N34°04'43"E
L30	54.31	N20°09'32"E
L31	92.17	N50°41'46"E
L32	12.14	N63°19'26"E

AUDITOR'S CERTIFICATE

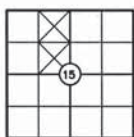
FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M.,

IN BOOK _____ OF SHORT PLATS AT PAGE(S) _____,

AT THE REQUEST OF THOMAS F. UPTON SURVEYING.

RECEIVING NO. _____

BY _____ DEPUTY TWP. 17 N., RANGE 19 E., W.M.
KITITAS COUNTY AUDITOR



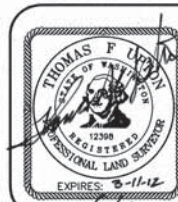
SURVEYOR'S CERTIFICATE

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 SHARON SIMMONS IN JUNE 2011.

SURVEY PERFORMED UTILIZING STANDARD FIELD PROCEDURES, WITH TOPCON RTK GPS; TOPCON GPT-9003A. MEETING THE REQUIREMENTS OF WAC 332-130-090. MONUMENTS VISITED AT TIME OF SURVEY. (JUN. 30, 2011)

⊗ DENOTES 3/4 INCH REBAR WITH CAP (UPTON 12398) SET.

BEARINGS SHOWN BY THIS SURVEY ARE RELATIVE TO SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 15 AS BEING NORTH 88°51'29" EAST (GEODEIC BEARING).



Thomas F. Upton Surveying
Professional Land Surveyor

PO BOX 2514 YAKIMA, WASHINGTON 98907
TELEPHONE: VOICE (509) 576-0441 FAX (509) 452-0581

KITITAS COUNTY SHORT PLAT

PREPARED FOR
SHARON SIMMONS
6491 TJSOSEM ROAD, ELLENSBURG WA. 98926

SE 1/4 NW 1/4 SECTION 15 TWP. 17 NORTH, RNG. 19 EAST, W.M.
DATE: 12/06/11 SCALE: 1" = 200' ACCOUNT NO: 11791

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

DESCRIPTION

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

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT SHARON M. SIMMONS, OWNER, AS HER SEPARATE ESTATE, IS THE ONLY PARTY HAVING OWNERSHIP INTEREST OF THE LAND HEREON DESCRIBED; HAS WITH HER FREE CONSENT AND IN ACCORDANCE WITH HER DESIRES, CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; AND DOES HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

Sharon M. Simmons
 SHARON M. SIMMONS

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF KITTITAS) SS

THIS IS TO CERTIFY THAT ON THIS 8th DAY OF December, A.D., 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED SHARON M. SIMMONS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.
Malak Williams
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Ellensburg, MY COMMISSION EXPIRES 08/25/13



NOTES

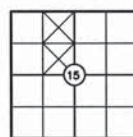
- 1 ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 2 THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE TIME SPLIT PROVISION ALLOWED PER KITTITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
- 3 THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
- 4 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.
- 5 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.
- 6 PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.
- 7 SEWAGE DISPOSAL FOR THE LOTS WITHIN THIS SHORT PLAT IS INTENDED TO BE VIA INDIVIDUAL ON-SITE SYSTEMS.
- 8 DOMESTIC WATER FOR THE LOTS WITHIN THIS SHORT PLAT IS INTENDED TO BE VIA INDIVIDUAL WELLS. LOT 1 PRESENTLY HAS AN INDIVIDUAL WELL. LOT 2 DOES NOT. SATISFACTORY PROOF OF WATER AVAILABILITY HAS BEEN SUBMITTED TO THE KITTITAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES.
- 9 THE OWNERS SHOWN HEREON, THEIR GRANTEEES AND ASSIGNEES IN INTEREST HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THIS PLAT ON-SITE. ANY NATURAL DRAINAGE WAYS MUST NOT BE ALTERED OR IMPEDED.

NOTES

- 10 PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RE-SEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- 11 FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 19 OF SURVEYS, PAGE 17.
- 12 MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 13 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.
- 14 ANY FURTHER SUBDIVISION OR LOTS TO SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 15 FULL PAYMENT OF ANNUAL EWC ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON USE OF WATER BY THE OWNER.
- 16 THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. EWC WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE EWC TURNOUT.
- 17 EWC IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRF UNIT OR DESIGNATED TURNOUT. THE EWC IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC) BELOW THE DESIGNATED TURNOUT.
- 18 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.

AUDITOR'S CERTIFICATE

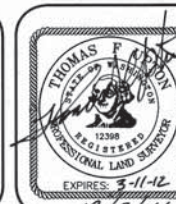
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