

RECEIVING NO. **RECEIVED**
AUG 22 2011
KITITAS COUNTY
CDS

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., OF 201 ____.

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 _____ DAY OF _____, A.D., 201 ____.

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 _____ DAY OF _____, A.D., 201 ____.

KITITAS 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 PLAT IS NOW TO BE FILED. PARCEL NO. 1819-16000-0025.

DATED THIS _____ DAY OF _____, A.D., 201 ____.

KITITAS COUNTY TREASURER

ORIGINAL TRACT OWNERS

SHARON SIMMONS
6491 TJSOSSE 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: _____

DRAFT

AUDITOR'S CERTIFICATE

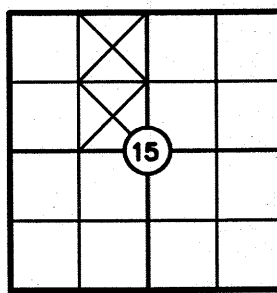
FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____, M.,

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

AT THE REQUEST OF THOMAS F. UPTON SURVEYING.

RECEIVING NO. _____

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

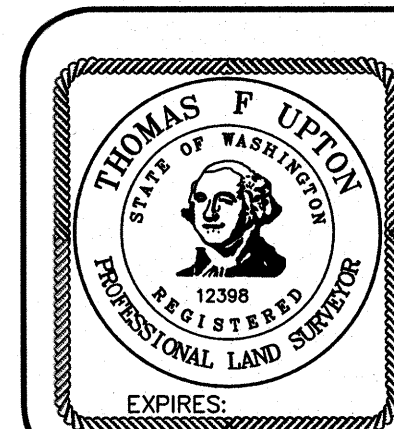


SURVEYOR'S CERTIFICATE

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 AUG. 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.

⊙ DENOTES 1/2 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 (GEODETIC BEARING).



Thomas F. Upton Surveying
Professional Land Surveyor

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

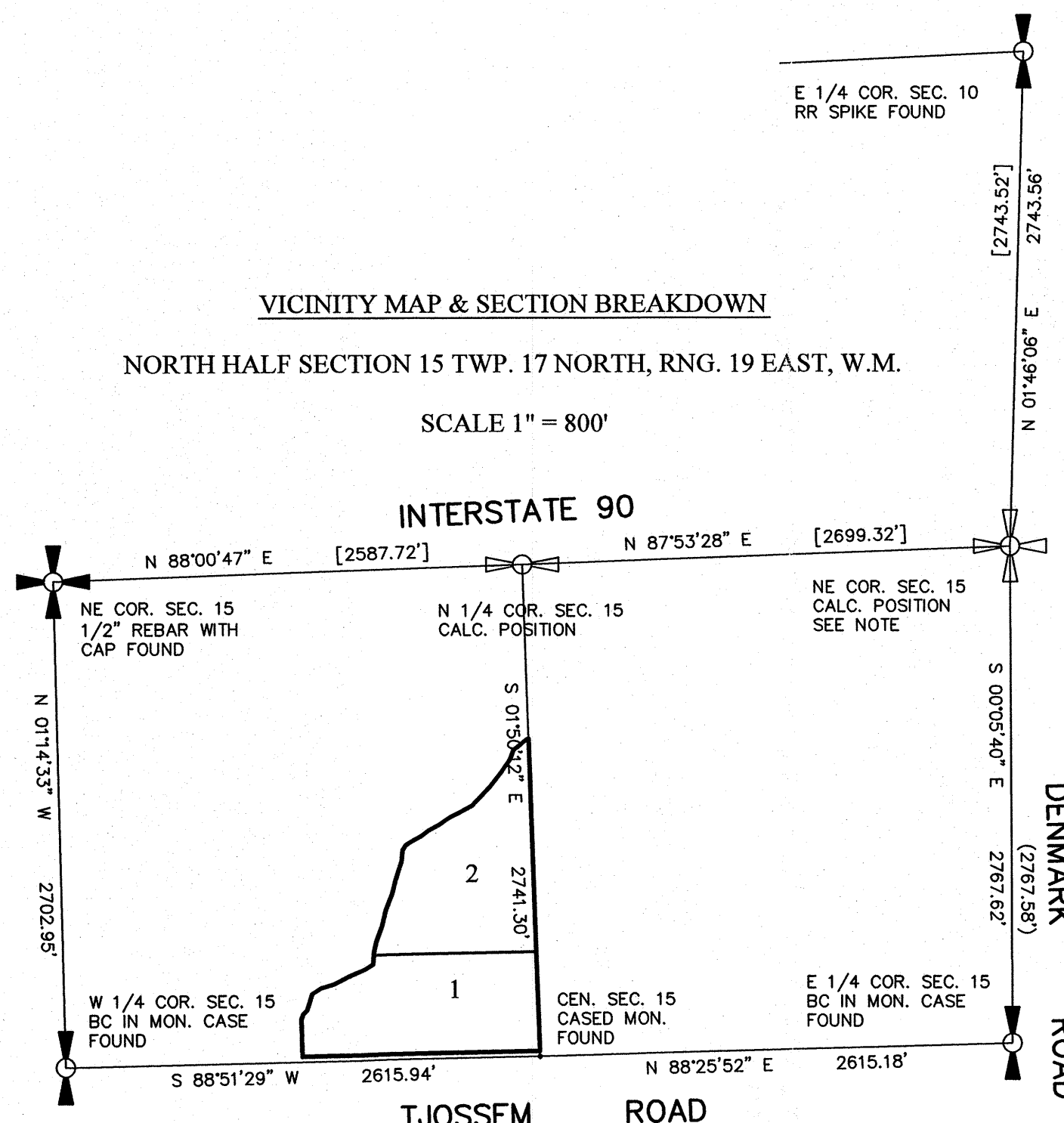
KITITAS COUNTY SHORT PLAT

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

SE 1/4 NW 1/4 SECTION 15 TWP. 17 NORTH, RNG. 19 EAST, W.M.
DATE: 8/15/11 SCALE: 1" = 200' ACCOUNT NO: 11791

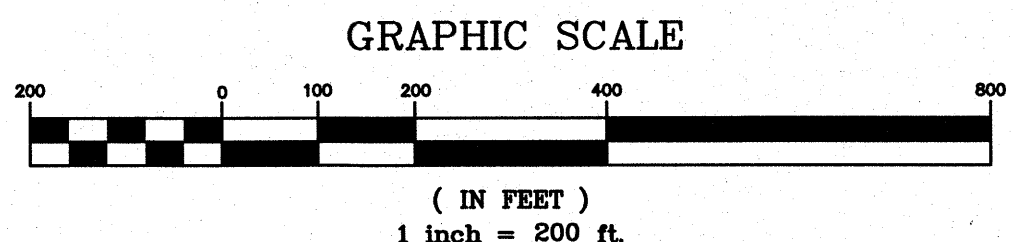
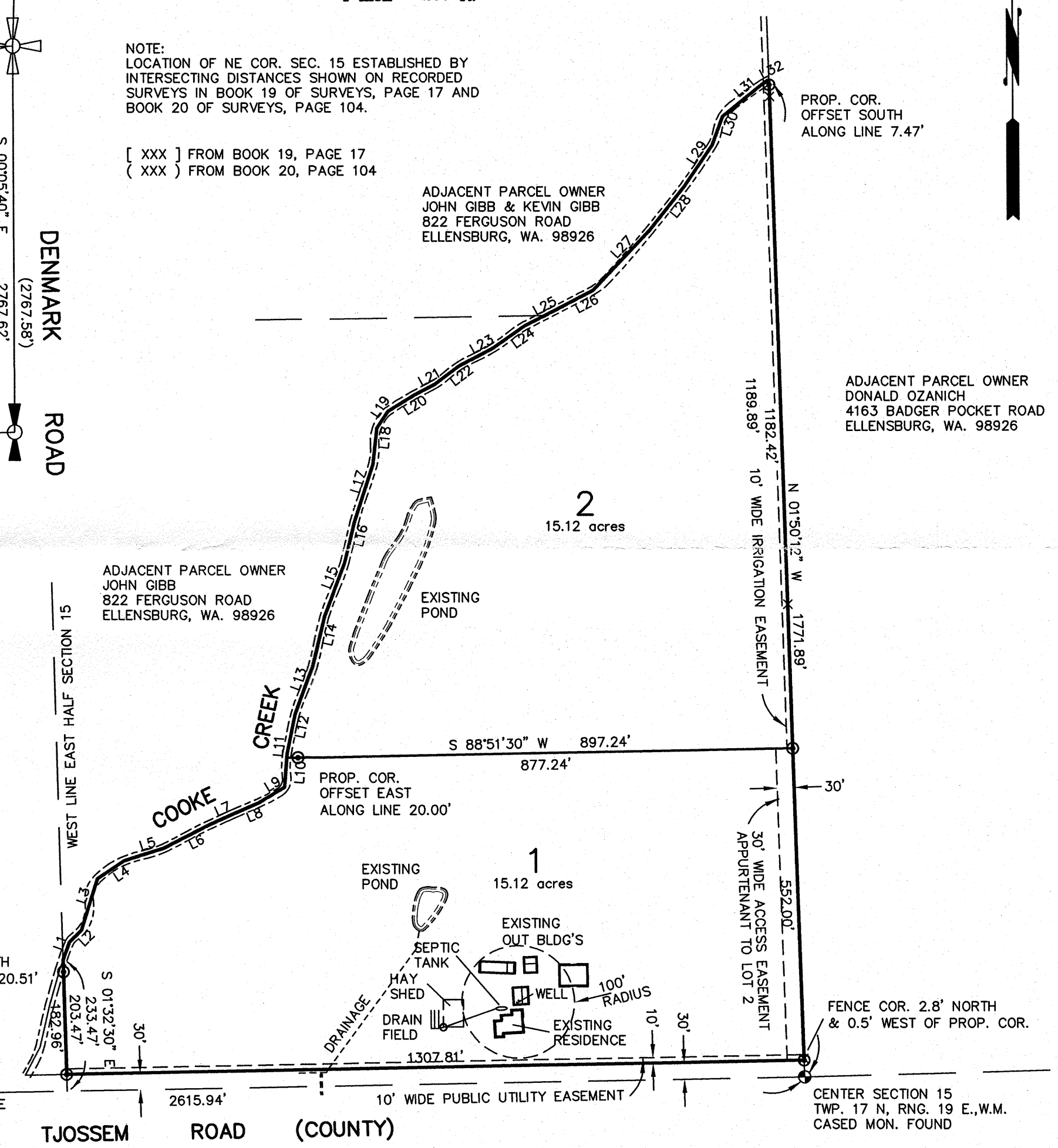
VICINITY MAP & SECTION BREAKDOWN
NORTH HALF SECTION 15 TWP. 17 NORTH, RNG. 19 EAST, W.M.

SCALE 1" = 800'



LINE	LENGTH	BEARING
L1	34.01	N20°13'11"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

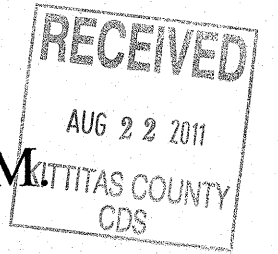
LINE	LENGTH	BEARING
L17	108.48	N17°55'38"E
L18	65.72	N06°24'09"E
L19	36.13	N33°23'28"E
L20	55.71	N58°08'32"E
L21	41.45	N62°21'31"E
L22	55.29	N52°53'20"E
L23	66.31	N61°58'09"E
L24	70.35	N54°54'23"E
L25	56.42	N62°50'09"E
L26	80.53	N62°08'17"E
L27	144.20	N43°16'46"E
L28	101.10	N38°13'56"E
L29	90.03	N34°04'43"E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



NOTE:
LOCATION OF NE COR. SEC. 15 ESTABLISHED BY INTERSECTING DISTANCES SHOWN ON RECORDED SURVEYS IN BOOK 19 OF SURVEYS, PAGE 17 AND BOOK 20 OF SURVEYS, PAGE 104.
[XXX] FROM BOOK 19, PAGE 17
(XXX) FROM BOOK 20, PAGE 104

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

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



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

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITTITAS) SS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 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.

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

NOTES

- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING SPREAD OF NOXIOUS WEEDS. ACCORDING TO THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RE-SEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 19 OF SURVEYS, PAGE 19.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 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.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- ACCORDING TO ELLENSBURG WATER COMPANY (EWC) RECORDS, LOT 1 HAS IRRIGABLE ACRES: LOT 2 HAS ACRES. EWC WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- FULL PAYMENT OF ANNUAL EWC 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 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.
- EWC OPERATIONS AND MAINTENANCE ROADS ARE FOR THE DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- EWC IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE EWC IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC) BELOW THE DESIGNATED TURNOUT.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS 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. 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)
- 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.
- 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.
- METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

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

DRAFT

AUDITOR'S CERTIFICATE

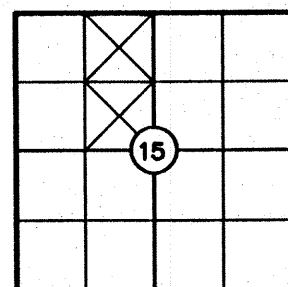
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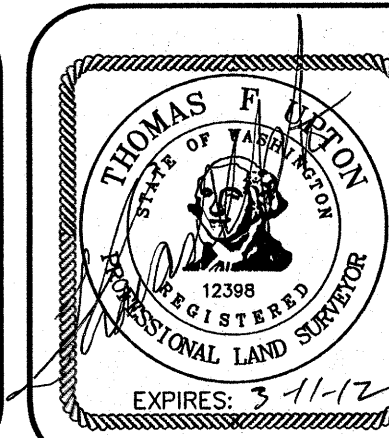
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KITTITAS COUNTY SHORT PLAT
PREPARED FOR

SHARON SIMMONS
6491 TJOSEM ROAD, ELLENSBURG WA. 98926

SE 1/4 NW 1/4 SECTION 15 TWP. 17 NORTH, RNG. 19 EAST, W.M.

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