

APPROVALS

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

KITTITAS COUNTY ENGINEER _____

KITTITAS 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 _____

KITTITAS 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 KITTITAS COUNTY PLANNING COMMISSION.

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

KITTITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 1819-16000-0025.

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

KITTITAS COUNTY TREASURER _____

ORIGINAL TRACT OWNERS

SHARON SIMMONS
 8491 TJOSSER ROAD
 ELLENSBURG, WA, 98926
 PHONE: (509) 966-4000

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: _____

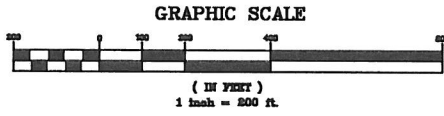
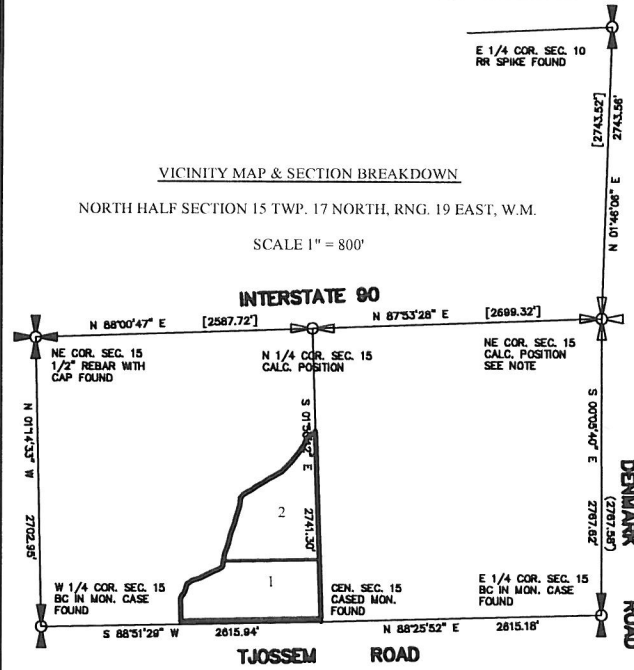
RETURNED FOR CAUSE ON DATE: _____

RECEIVED
 AUG 2 2011
 KITTITAS COUNTY
 CDS

DRAFT

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

SCALE 1" = 800'

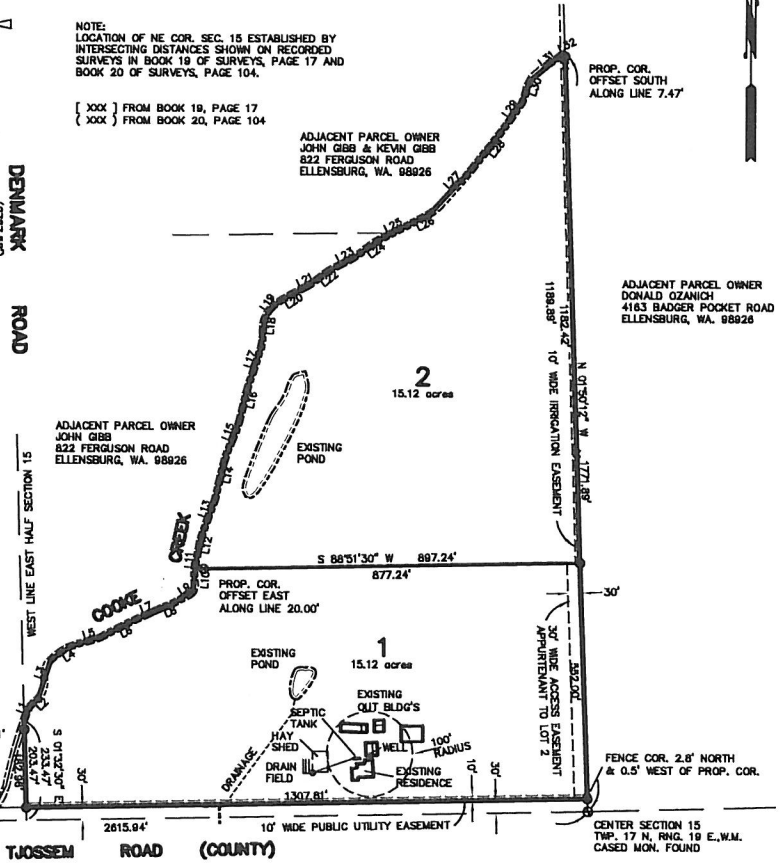


NOTE: LOCATION OF NE COR. SEC. 15 ESTABLISHED BY INTERSECTING DISTANCES SHOWN ON RECORDED SURVEYS IN BOOK 19 OF SURVEYS, PAGE 17 AND BOOK 20 OF SURVEYS, PAGE 104.

{ XXX } FROM BOOK 19, PAGE 17
 { XXX } FROM BOOK 20, PAGE 104

LINE	LENGTH	BEARING
L1	34.01	N201°11'E
L2	29.86	N451°34'E
L3	85.59	N173°41'E
L4	57.40	N581°30'E
L5	73.28	N72°12'E
L6	91.96	N331°11'E
L7	41.65	N65°10'E
L8	53.35	N68°56'E
L9	53.36	N58°48'E
L10	51.64	N04°28'E
L11	6.98	N04°28'E
L12	88.14	N113°48'E
L13	80.81	N197°46'E
L14	83.14	N120°23'E
L15	102.25	N203°51'E
L16	73.30	N132°28'E

LINE	LENGTH	BEARING
L17	108.48	N1755°38'E
L18	65.72	N082°09'E
L19	36.13	N332°28'E
L20	55.71	N581°32'E
L21	41.45	N62°13'E
L22	55.29	N523°20'E
L23	66.31	N81°58'E
L24	70.35	N545°23'E
L25	56.42	N625°09'E
L26	80.53	N821°17'E
L27	144.20	N431°48'E
L28	101.10	N391°58'E
L29	90.03	N341°37'E
L30	54.31	N200°32'E
L31	92.17	N5041°46'E
L32	12.14	N631°28'E



AUDITOR'S CERTIFICATE

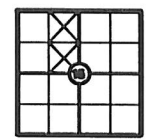
FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____, M.

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

AT THE REQUEST OF THOMAS F. UPTON SURVEYING.

RECEIVING NO. _____

BY _____, DEPUTY
 KITTITAS COUNTY AUDITOR



TWP. 17 N., RANGE 19 E., W.M.

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 CPT-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 (GEODEIC BEARING).



Thomas F. Upton Surveying
 Professional Land Surveyor

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

KITTITAS COUNTY SHORT PLAT
 PREPARED FOR
 SHARON SIMMONS
 6491 TJOSSER ROAD, ELLENSBURG WA. 98926

SE 1/4 NW 1/4 SECTION 15 TWP. 17 NORTH, RING. 19 EAST, W.M.
 DATE: 8/18/11 SCALE: 1" = 200' ACCOUNT NO: 11791

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

1. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING SPREAD OF NOXIOUS WEEDS . ACCORDING, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RE-SEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
2. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 19 OF SURVEYS, PAGE 19.
3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
5. ANY FURTHER SUBDIVISION OR LOTS TO SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
6. 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 SURFACED ORIGINALLY WITH GRAVEL.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. ACCORDING TO ELLENSBURG WATER COMPANY (EWC) RECORDS, LOT 1 HAS IRRIGABLE ACRES: LOT 2 HAS _____ ACRES. EWC WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
9. FULL PAYMENT OF ANNUAL EWC ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON USE OF WATER BY THE OWNER.
10. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR 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.
11. EWC OPERATIONS AND MAINTENANCE ROADS ARE FOR THE DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
12. EWC IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE EWC IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC) BELOW THE DESIGNATED TURNOUT.
13. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE OR 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)
14. 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.
15. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
16. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS 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

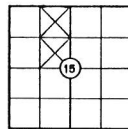
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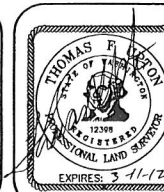
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