

McCULLOUGH RD

8

REIN RD

9

10

N. FERGUSON RD

I-90

17

TOSSEM RD

16

15

S. FERGUSON RD

SHORT PLAT

MOE ROAD

20

21

22

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF
_____, A.D., 202____.

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN
EXAMINED AND CONFORMS WITH CURRENT KITTITAS
COUNTY CODE CHAPTER 13.

DATED THIS ____ DAY OF _____ A.D., 202__.

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

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

DATED THIS ____ DAY OF _____ A.D., 202____

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. 800233

DATED THIS ____ DAY OF _____ A.D., 202____

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: TYLER & RIKKI SCHMITT

ADDRESS: 4871 TUSSEMAN ROAD
ELLENSBURG, WA 98926

PHONE: (509)

EXISTING ZONE: COMMERCIAL AG

SOURCE OF WATER: SHARED WELL

SEWER SYSTEM: ON SITE SEWAGE SYSTEMS

STORM WATER: NO IMPROVEMENTS PER THIS APP.

WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W

NO. OF SHORT PLATTED LOTS: TWO (2)

SCALE: 1" = 100'

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

[illegible]

8 9
15 16
CALC.

BASIS OF BEARINGS = BK 38 OF SURVEYS, PGS 155-158
N 89°01'52" E
2579.05'

FD 5/8" REBAR
VISITED 10/24
LCR AFN
202101210013

S 1/2 NW 1/4

BK 38 OF SURVEYS, PGS 155-158

(EAST)
N 89°08'17" E

805.62'
504.49'

1525
1526
1527
1528

10' UTILITY ESM'S
DEDICATED HEREIN

SHOP

BLDG

HOUSE

SEPTIC LIDS

DRAINFIELD

ROCK PLANTER

HOUSE

GAR.

SEPTIC LIDS

DRAINFIELD

DRIVEWAY

3.51 AC

2

513.85'

812.86'

2604.50'

C/L TJOSSER ROAD
(60' CO. R/W PAVED)

N 89°08'17" E

S 89°08'17" W (WEST)

N 89°08'17" E

N 00°51'43" W
(N 01°51' W)

300.00'

330'

301.12'

299.01'

300.01'

300.09'

2687.67'

S 02°14'43" E (SOUTH)

300.09'

1525
1526
1527
1528

PUMP SHED

1525
1526
1527
1528

30'

(NORTH)
30.00'

1767.77'
N 89°08'17" E
(N 88°29' E)

FD ENC MON
VISITED 10/24
LCR AFN
201708160021

CONTOURS SHOWN HEREON ARE TO NAVD88 BASED
ON FIELD LOCATES COMPLETED BY GPS. ANY

9
16
C/L S. FERGUSON RD
(60' CO. R/W - PAVED)

N 02°06'24" W
R/W PER BK 38 OF
SURVEYS, PGS 155-158

9
16
C 1/4 COR
FD ENC MON
VISITED 10/24
LCR AFN
201812170002

UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATES OF ABOVE GROUND STRUCTURES. THIS INFORMATION IS FOR PRELIMINARY PLAT REVIEW AND NOT INTENDED FOR DESIGN. ACCURACY IS ONE CONTOUR INTERVAL.

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING SOUTH OF A LINE 330 NORTH OF AND PARALLEL TO THE CENTER LINE OF TJOSSEM ROAD, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION AND RUNNING THENCE NORTH ALONG THE WEST BOUNDARY LINE THEREOF 30 FEET TO THE NORTHERLY BOUNDARY LINE OF COUNTY ROAD RIGHT OF WAY; THENCE NORTH 88°29' EAST ALONG SAID NORTHERLY BOUNDARY OF RIGHT OF WAY, 1767.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°31' WEST 300 FEET TO A POINT LYING 330 FEET NORTH OF THE CENTER LINE OF SAID TJOSSEM ROAD; THENCE EAST ALONG SAID LINE PARALLEL TO THE CENTER LINE OF SAID ROAD TO THE WEST RIGHT OF WAY BOUNDARY LINE OF THE FERGUSON COUNTY ROAD; THENCE SOUTH ALONG THE SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE TJOSSEM ROAD; THENCE WEST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

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 RIKKI SCHMITT in OCTOBER of 2024.

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE _____

Filed for record this _____ day of _____,
2024, at _____ M., in Book M of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
BRYAN ELLIOTT by: _____
KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

SCHMITT SHORT PLAT

SCHMITT SHORT PLAT
PART OF SECTION 16, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-24-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT TYLER SCHMITT AND RIKKI CARTER SCHMITT, HUSBAND AND WIFE, OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2024.

TYLER SCHMITT

RIKKI CARTER SCHMITT

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TYLER SCHMITT AND RIKKI CARTER SCHMITT, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR 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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), (SOLELY AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS), THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. LENDER: EVERGREEN MONEYSOURCE MORTGAGE COMPANY

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2024.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY, OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR EVERGREEN MONEYSOURCE MORTGAGE COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

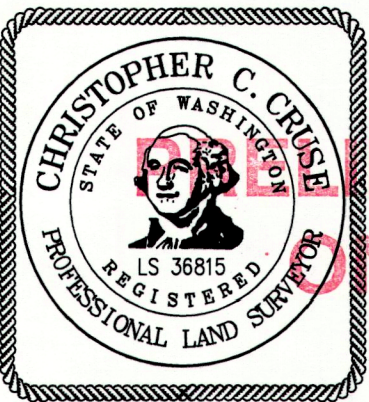
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

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

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 38 OF SURVEYS, PAGES 155-158 AND THE SURVEYS REFERENCED THEREON.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS, FOREST LANDS, OR MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES AND MINERAL OPERATIONS MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES AND/OR MINERAL OPERATIONS PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTIONS AS PUBLIC NUISANCES.
9. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
10. 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.
11. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.
12. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
13. PURSUANT TO KCC 16.12.040(1), FURTHER DIVISION OF THE PARCELS OF THE _____ SHORT PLAT ARE RESTRICTED BY COVENANT RECORDED AT INSTRUMENT #2024-_____.

RECEIVED
DEC 06 2024
Kititas County CDS



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____,
2024, at _____ M., in Book M of Short Plats
at page(s) _____ at the request of Cruse & Associates.

RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98928 (509) 962-8242
SCHMITT SHORT PLAT