

The vicinity map shows a grid of roads. A vertical road on the left is labeled 'MACCOLLOUGH RD' and 'S. REIN RD'. A horizontal road at the top is labeled 'N. FERGUSON RD'. A horizontal road in the middle is labeled 'S. FERGUSON RD'. A horizontal road on the right is labeled 'MOE ROAD'. A vertical road on the right is labeled 'TOSSIE RD'. A small area on the right is labeled 'SHORT PLAT'. A north arrow is located in the upper right corner. The map is titled 'VICINITY MAP'.

APPROVALS

KITITAS 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 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., 2012.

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. 2012

KITTITAS COUNTY TREASURER	NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: TYLER & RIKKI SCHMITT
ADDRESS: 4871 TOSSEN ROAD
ELLENSBURG, WA 98828
PHONE: (509)
EXISTING ZONE: COMMERCIAL A0
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 PLANTED LOTS: TWO (2)
SCALE: 1" = 100'

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

SP-24-
(IN FEET)
1 inch = 100 ft.

LEGEND

● SET 5/8" REBAR W/ CAP
— "CRUISE 36815"

● FOUND ENCASED MONUMENT

○ FOUND PIN & CAP

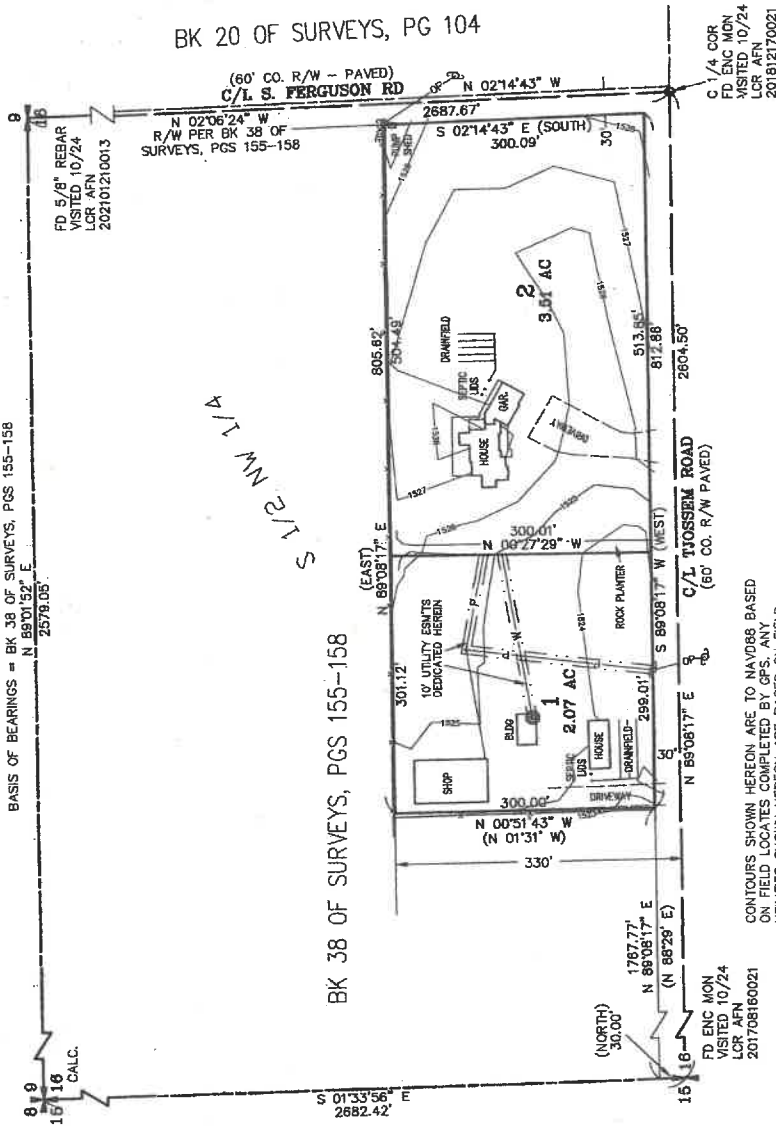
— X FENCE

() RECORD INFORMATION

⊙ UTILITY POLE

⊙ WELL

BK 38 OF SURVEYS, PGS 155-158



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

FD ENC MON
VISITED 10/24
LCR AFN
201708160021

ORIGINAL	PARCEL	DESCRIPTION
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THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 19 EAST, WM., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING SOUTH OF A LINE 330 NORTH OF AND PARALLEL TO THE CENTER LINE OF TUSSEMAN 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 CORNER OF SAID SECTION; THENCE EAST ALONG SAID BOUNDARY LINE OF RIGHT-OF-WAY 77 FEET; THENCE NORTH 88°29' EAST ALONG SAID BOUNDARY LINE OF RIGHT-OF-WAY 167.7 FEET; THENCE SOUTH 88°29' WEST ALONG SAID BOUNDARY LINE OF RIGHT-OF-WAY 131 FEET; THENCE 300 FEET TO A POINT; YNG 330 FEET NORTH OF THE CENTERLINE OF SAID LUGGESSUM ROAD; THENCE EAST ALONG SAID LINE PARALLEL TO THE CENTERLINE 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 LUGGESSUM ROAD; THENCE WEST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

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 RIKKI SCHMITT in OCTOBER of 2024.

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE _____

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____

2024, at _____M., In Book M of Short Plate
at page(s) _____ at the request of Cruise & Associates.

RECEIVING NO.

INARY

BRYAN ELLIOTT by:
KITTITAS COUNTY AUDITOR

CCRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. Box 959
117 E. Fourth St.
Millensburg, WA 98926
(509) 362-8242

SCHMITT SHORT PLAT

PART OF SECTION 16, T. 17 N., R. 19 E., W.M.

KITTITAS COUNTY, WASHINGTON

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 } S.S.
COUNTY OF KITTITAS }

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 HERINAFTER 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 _____ } S.S.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF ____ AND ____ A.D., 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AND _____ TO ME KNOWN TO BE THE 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 _____
MY COMMISSION EXPIRES: _____

RESIDING AT _____

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 159-158 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 KITTITAS 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 KITTITAS 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 CURTALMENT 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 KITTITAS 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 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.



AUDITOR'S CERTIFICATE

RECEIVED BY _____ day of _____, 2024, in Book M of Short Plats _____ of the request of Cruse & Associates, RECEIVING NO. _____

BRYAN ELIOTT by _____
KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926
(509) 962-6242