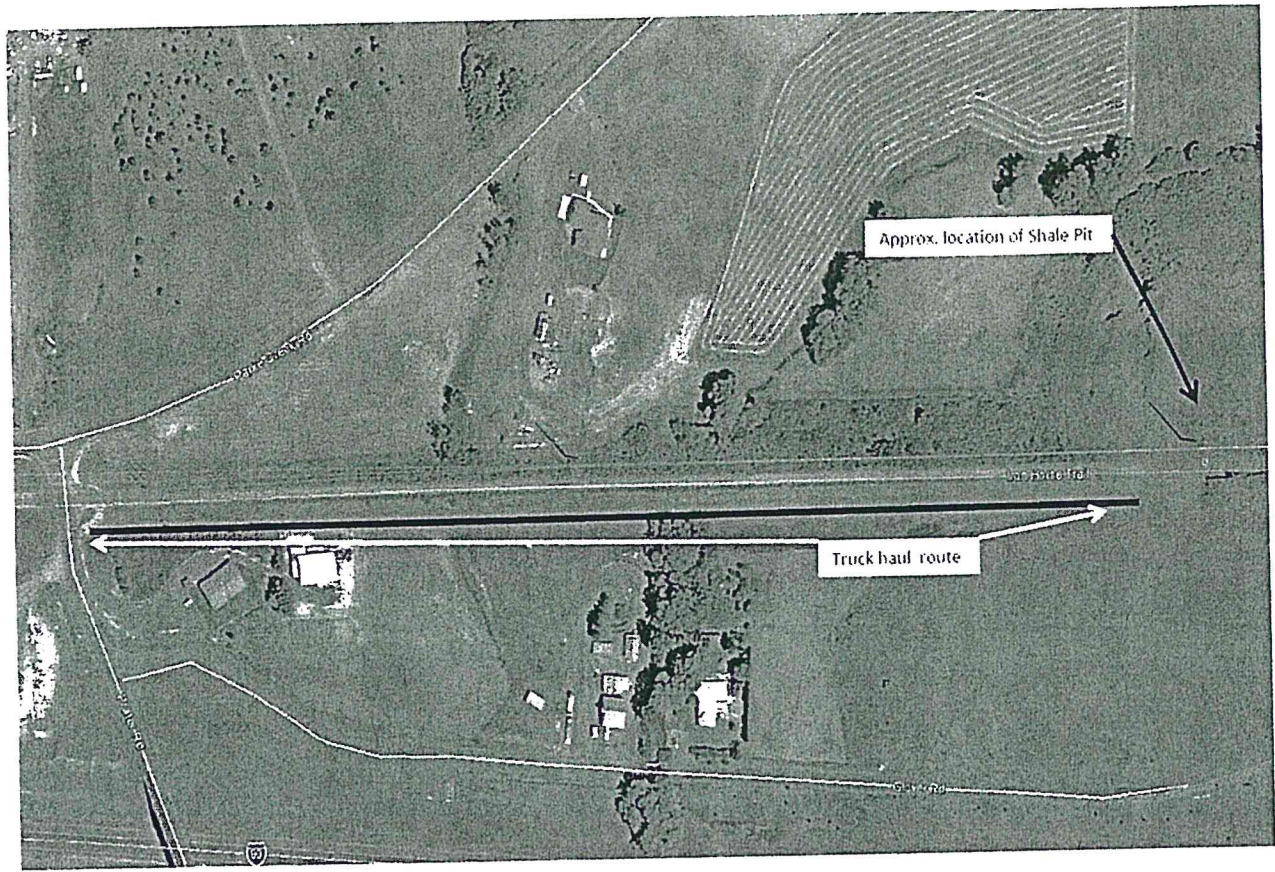


**EXHIBIT B**  
**MAP OF EASEMENT AREA**



STATE OF WASHINGTON  
PARKS AND RECREATION COMMISSION  
Don Hoch, Director

**Iron Horse Kittitas State Park  
Shale Haul Easement and Agreement # E462502CRO1**

THIS AGREEMENT is made this \_\_\_\_ day of \_\_\_\_\_, 2014, between the State of Washington, acting through the WASHINGTON STATE PARKS AND RECREATION COMMISSION, as grantor (hereafter "State") and Marly Crowe, an **individual**, (hereafter "Grantee").

### AUTHORITY

State is acting under those authorities granted to State and described under RCW 79A.05.070, and Washington State Parks and Recreation Commission action of September 26, 2013. The easement granted hereunder is granted subject to and conditioned upon the following terms, conditions and covenants which Grantee hereby promises to observe and perform faithfully and fully (collectively, the "Agreement").

### 1.0 EASEMENT

1.1 Conveyance. State, for the consideration described in Section 1.4 Consideration below, hereby conveys to Grantee a non-exclusive, non-divisible easement over a parcel of land in Kittitas County legally described as set forth in Exhibit A and located approximately as shown on Exhibit B (hereafter "Easement Area").

1.2 Term. This easement shall be for a term of one (1) year from the date of last signature unless earlier terminated as set forth herein. *This Lease term may be amended from time to time provided that Lessee's financial and legal obligations are current. Lessee shall request such an amendment by written notice to State at least one hundred eighty (180) days before Termination Date. State reserves the right to reject any amendment request for any reason whatsoever. State shall have the right to modify the rent or other terms as a condition for approving the amendment. The amendment shall be in writing and signed by both State and Lessee.*

1.3 Consideration – Lump Sum Payment.

Grantee shall pay the sum of \$1,000.00 as consideration for the easement granted herein. Payment shall be due upon execution of this Agreement by Grantee; this Agreement shall not be valid until payment is made to State.

1.4 Easement in Gross. The easement granted herein shall be deemed in gross for the sole benefit of Grantee's use associated with any lands now owned or hereafter acquired by Grantee. This easement shall not run with the land and is indivisible and not transferable or assignable without State's prior written approval, which shall be at State's sole discretion.



KITTITAS County  
Washington  
TaxSifter  
[Simple Search](#)  
[Sales Search](#)  
[County Home Page](#)  
[Contact](#)  
[Disclaimer](#)

Marsha Weyand  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

- [Assessor](#)
- [Treasurer](#)
- [Appraisal](#)
- [MapSifter](#)

## Parcel

Parcel#:	11026	Owner Name:	CROWE, MARLY A
DOR Code:	83 - Resource - Agriculture Current Use	Address1:	
Situs:	PARKE CREEK RD ELLENSBURG	Address2:	PO BOX 158
Map Number:	17-20-08053-0001	City, State:	ELLENSBURG WA
Status:		Zip:	98926
Description:	ACRES 20.75, ONSTOT SHORT PLAT 03-17; LOT 1 & PTN LOT 2; SEC. 8, TWP. 17, RGE. 20		
Comment:	SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15		

### 2015 Market Value

Land:	\$65,630
Improvements:	\$450
Permanent Crop:	\$0
Total	\$66,080

### 2015 Taxable Value

Land:	\$3,550
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PARKE CREEK ROAD

APPROX. 100 YR FLOODPLAIN

PARK CREEK

Possible Shale quarry to be opened

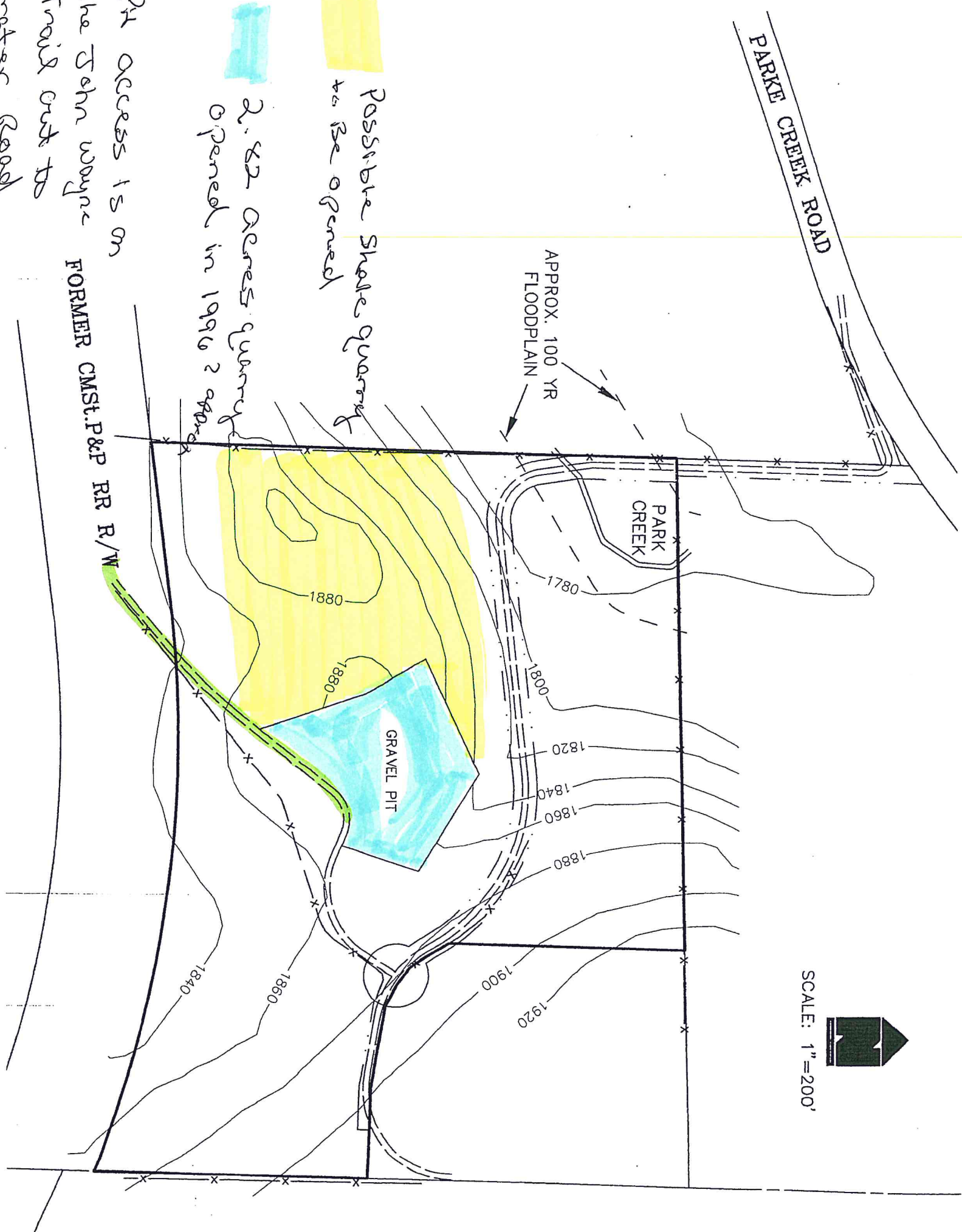
2.82 Acres quarry opened in 1996? ~~area~~

PA access is on the John Wayne Trail out to Proctor Road

FORMER CMSt.P&P RR R/W

GRAVEL PIT

SCALE: 1"=200'



RECEIVING NO. 2003 07170023

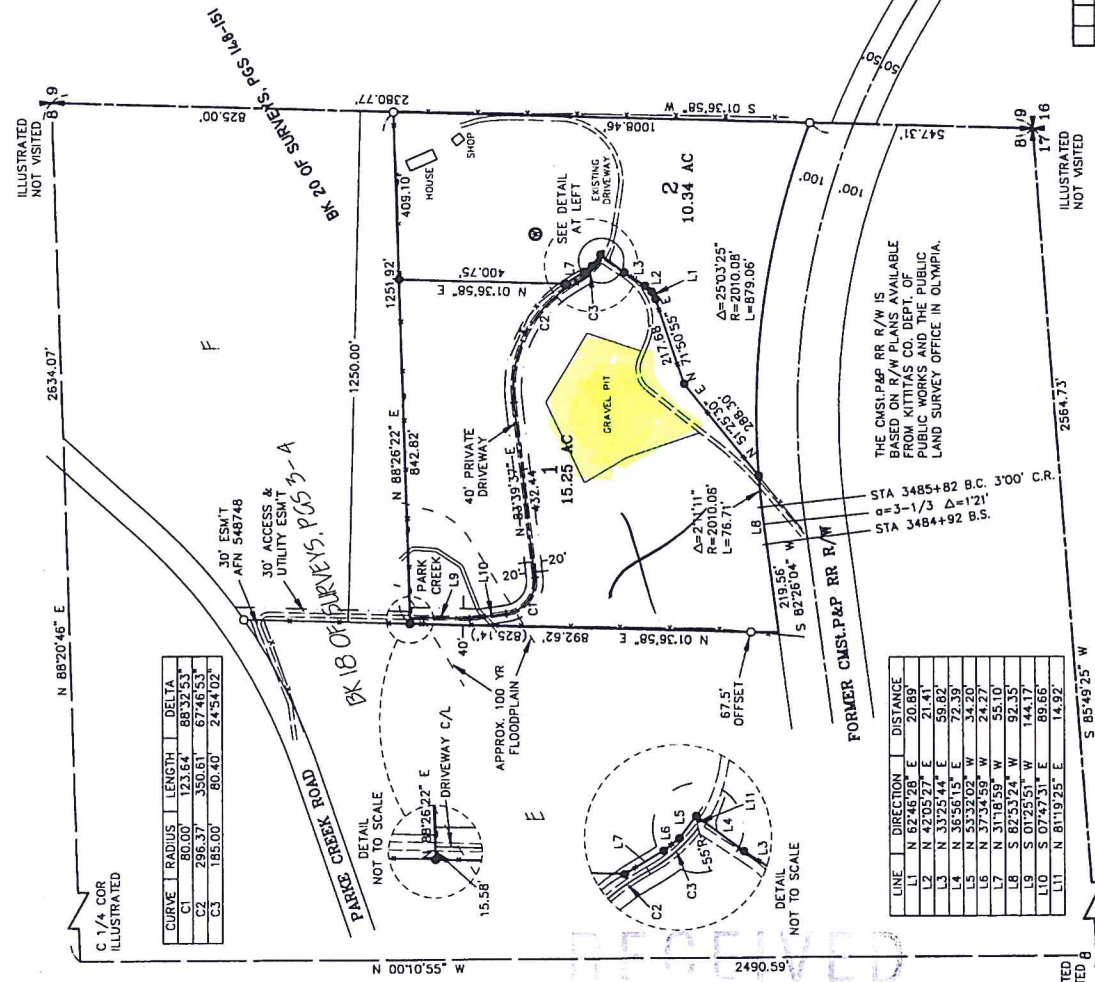
SP-03-17



**LEGEND**

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"
- FOUND PIN & CAP
- FENCE
- WELL
- RECORD INFORMATION

**ONSTOT SHORT PLAT  
PART OF SECTION 8, T. 17 N., R. 20 E., W.M.  
KITITAS COUNTY, WASHINGTON**



**ORIGINAL PARCEL DESCRIPTION**  
THE EAST 1250.00 FEET OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., KITITAS COUNTY, WASHINGTON, LYING NORTEASTLY OF AND ADJACENT TO THE EAST AND NORTH OF THE PORTION THEREOF LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE S 01°36'58" W ALONG THE EAST LINE THEREOF 825.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE S 27°11'11" W 217.80 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE S 82°26'04" W 219.56 FEET AND THE TERMINUS OF SAID LINE.

**AUDITOR'S CERTIFICATE**

Filed for record this 17 day of July 2003, at 2:18 P.M., in Book 6 of Short Plats at page(s) 71 of the request of Cruse & Associates.

DAVID B. BOWEN, County Auditor  
KITITAS COUNTY, WASHINGTON

**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 of the request of MARLY ONSTAT in MARCH of 2003.



*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18078

DATE 6-17-03

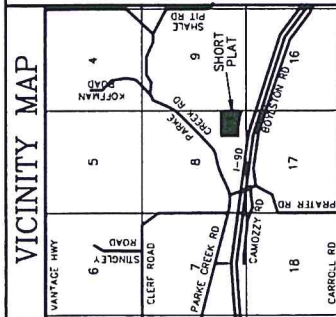
**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926 (509) 982-8242

**ONSTOT SHORT PLAT**

	X	X	

THE ONSI.P&P RR R/W IS BASED ON R/W PLANS AVAILABLE FROM KITITAS CO. DEPT. OF PUBLIC LAND SURVEY OFFICE IN OLYMPIA.

LINE	DIRECTION	DISTANCE
L1	N 62°46'28" E	20.89'
L2	N 42°05'27" E	21.41'
L3	N 33°25'44" E	59.82'
L4	N 35°56'15" E	72.39'
L5	N 37°43'59" W	24.27'
L6	N 31°18'59" W	55.10'
L7	S 82°53'74" W	92.35'
L8	S 01°25'51" W	144.17'
L9	S 07°47'31" E	89.66'
L10	N 81°19'25" E	14.92'



**APPROVALS**

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 24 DAY OF JUNE, A.D., 2003.

*[Signature]*  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT ALL PLATE PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS 16 DAY OF JUNE, A.D., 2003.

*[Signature]*  
KITITAS COUNTY HEALTH OFFICER

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

DATED THIS 21 DAY OF JULY, A.D., 2003.

*[Signature]*  
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS YEAR IN WHICH THIS PLAT IS SET TO BE FILED, THIS PARCEL NO. 1220-18040-0005, 1200-08040-0014

DATED THIS 17 DAY OF JULY, A.D., 2003.

*[Signature]*  
KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: MARLY ONSTOT  
ADDRESS: P.O. BOX 1232  
KITITAS, WA 98934  
PHONE: (509) 982-3038

EXISTING ZONE: AG-20  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANKS  
WIDTH AND TYPE OF ACCESS: 30' & 40' PRIVATE ROAD EASEMENT

NO. OF SHORT PLATTED LOTS: TWO (2)  
SCALE: 1" = 200'

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

RECEIVING NO. 200307170017

SP-03-17

ONSTOT SHORT PLAT  
PART OF SECTION 8, T. 17 N., R. 20 E., W.M.  
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE HEIRS AND DEVISEES OF FRANK G. ONSTOT, DECEASED, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 17<sup>th</sup> DAY OF July A.D., 2003.

Marilyn G. Onstot  
MARILYN G. ONSTOT  
PERSONAL REPRESENTATIVE OF THE  
ESTATE OF FRANK G. ONSTOT, DECEASED

NOTARY PUBLIC  
STATE OF WASHINGTON  
PATRICIA M. BROWNING  
My Appointment Expires Dec 31, 2006

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

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF July A.D., 2003, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Marilyn G. Onstot, PERSONAL REPRESENTATIVE FOR THE ESTATE OF FRANK G. ONSTOT, DECEASED, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Patricia M. Browning  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg WA  
MY COMMISSION EXPIRES: Dec 31, 2005

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KITITAS VALLEY BANK, THE UNDERSIGNED MORTGAGEE FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 17<sup>th</sup> DAY OF July A.D., 2003.

KITITAS VALLEY BANK

Richard L. de la Pacific Nat Bank  
TITLE Branch Manager

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

THIS IS TO CERTIFY THAT ON THIS 17<sup>th</sup> DAY OF July A.D., 2003, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Richard L. de la Pacific Nat Bank AND Patricia J. Wilson AND RESPECTIVELY OF KITITAS VALLEY BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, 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.

Patricia M. Browning  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg WA  
MY COMMISSION EXPIRES: Dec 31, 2005

NOTES:

- THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- 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.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING 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 18 OF SURVEYS, PAGES 3-4 AND BOOK 24 OF SURVEYS, PAGES 61-62 AND THE SURVEYS REFERENCED THEREON. SECTION CORNERS ARE ILLUSTRATED, NOT VISITED. BASIS OF BEARINGS IS THE SAME AS BOOK 18 OF SURVEYS, PAGES 3-4.
- 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 BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).
- ACCORDING TO KCRS 12.50.30 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
- ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 4 IRRIGABLE ACRES; LOT 2 HAS 0 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- FULL PAYMENT OF ANNUAL KRD 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. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
- PURSUANT TO RCW 90.44.060, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING 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)
- PURSUANT TO KCC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.



AUDITOR'S CERTIFICATE  
Filed for record this 17<sup>th</sup> day of July  
2003, at 2:48 P.M. in Book C of Short Plats  
of page(s) 72 at the request of Cruse & Associates.

DAVID B. BOWEN, Auditor  
KITITAS COUNTY, WASHINGTON

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