

Water Distribution Plan/2020

WATER DISTRIBUTION PLAN FOR BIG CREEK II SHORT PLAT

I HEREBY ESTABLISH THE FOLLOWING WATER DISTRIBUTION PLAN for **Big Creek II Short Plat** of that certain survey as recorded (date) _____ in Book (#) _____ of Surveys at Pages (#) _____, under a portion of the SW1/4 of **Section 21, Township 20 N; Range 24 E, W.M.**

Lots 1 & 2 lie within the boundaries of the Kittitas Reclamation District (KRD) and therefore are subject to their rules and regulations regarding irrigation water allotments and delivery.

Lot 1 has 1 KRD assessed acre; Lot 2 has 2 KRD assessed acres.

KRD water may only be applied to assessed acres. Full payment of annual KRD assessment is required regardless of the use or non-use of water by the owners.

KRD is only responsible for delivery of water to the designated turnout **M 4.9-2.4W** for these lots. KRD is not responsible for water delivery loss (seepage, evaporation, use by others, etc.) down stream of the designated turnout or metering point.

A Water Master may be required. On an annual basis the owners (if different) of each Lot shall sign the needed KRD form authorizing the Water Master to order their allotment for that year. *(This form must be on file at the KRD office before the ditch rider will be authorized to deliver water).*

WATER MASTER DUTIES:

THE WATERMASTER IS THE ONLY PERSON AUTHORIZED TO ORDER WATER FOR ALL OF THE LOTS. 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. THE WATER MASTER SHALL ENSURE KRD WATER IS ONLY APPLIED TO CLASSIFIED ACRES. ENSURE THAT EACH LOT RECEIVES ONLY ITS ENTITLEMENT. ENSURE THAT PRIVATE DISTRIBUTION SYSTEMS IS MAINTAINED. ENSURE ALL USERS ON A PRIVATE COMMON USE DITCH ARE NOTIFIED WHEN WATER IS ORDERED, BOTH ON AND OFF (THIS INCLUDES WATER USERS NOT WITHIN A GIVEN PLAT BUT SHARE A COMMON DITCH).

Travis M Santa or his designee will act as watermaster.

WATER DISTRIBUTION SYSTEM MAINTENANCE:

The cost of maintaining all private ditches and structures that service these lots will be the responsibility of all the lots with costs shared based upon the percent of assessed acres within each lot. **Lot 1: 50%; Lot 2: 50%.** The seller may establish other means of cost distribution.

All lots shall have the right of ingress /egress along water distribution easements for maintenance within the land division.

The Seller shall attempt to get, if none exist, formalized (written) easements across private third party (intervening) landowner delivery ditches. The Seller shall also attempt to establish the right of ingress /egress along third party (intervening) water distribution systems for maintenance:

If the boundaries of all lots contained in this subdivision are not used for existing or future water delivery systems, easements WILL be established for all water distribution systems to all lots NO LATER than at the time the first lot is sold.

During periods of District high water demand or short water seasons, all parcels may be required to establish a rotation water use schedule.

Each lot owner will be required to manage irrigation runoff so as not to cause negative impacts to any neighbor.

The Water Distribution System consists of:

***A: Describe in detail the future irrigation system, if improvements are required to get water to a given lot. (If no improvements are required, describe the existing system).**

See map for info.

***B: Individual lot measuring devices will not be provided.**

(It is strongly recommended that each lot be provided a method to measure individual water usage. KRD will only account for water delivered at the KRD head gate, not at each lot).

Map Attached: YES

Covenants dealing with KRD water, if any, must be attached. None

KRD General Guidelines for Subdivisions has established a non refundable \$120.00 per lot fee that must be paid by the SELLER of these lots prior to initiating this application. Final approval of this plan will not be granted until the per lot fee is paid.

Lot fees HAVE been paid.

OTHER QUESTIONS AND ISSUES THAT MAY NEED TO BE ADDRESSED IN THIS PLAN:

1. Is there any down grade landowner receiving their KRD water via existing ditches that pass through your parcel / lots?

None

2. Are there any return-flow impacts to any lot or down grade landowner?

No

3. Public Safety issues... kids and pets access to canals, syphons, and tunnels?

No

Notes:

- *A KRD crossing permit will be needed for any private activity within KRD right-of-ways.*
- *A Bureau of Reclamation crossing permit is required for ALL underground and overhead Utility crossing KRD right-of-ways.*
- *A copy of this plan will be provided to each lot owner at the time of sale.*

Landowner Information:

Mr. Mick Santa

**Address: 1091 Big Creek Rd
Cle Elum, WA 98922**

Phone: 425-985-1282

Date: September 17, 2020

Additional notes:

9/23/2020 Approved by Bob Mann & Urban Eberhart