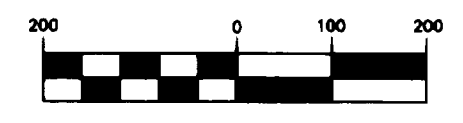


RECEIVING NO. 20040210001

SP-03-47

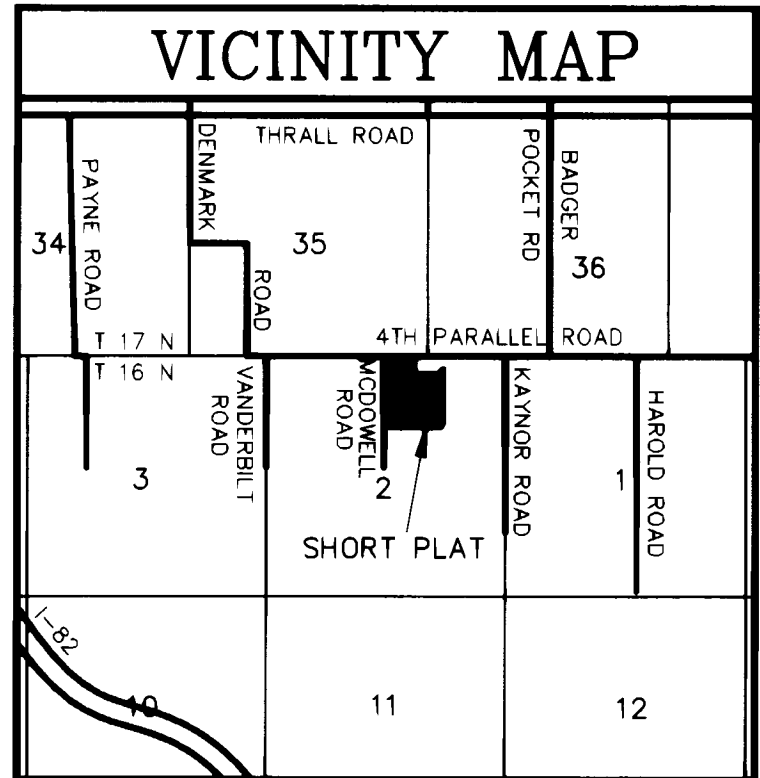
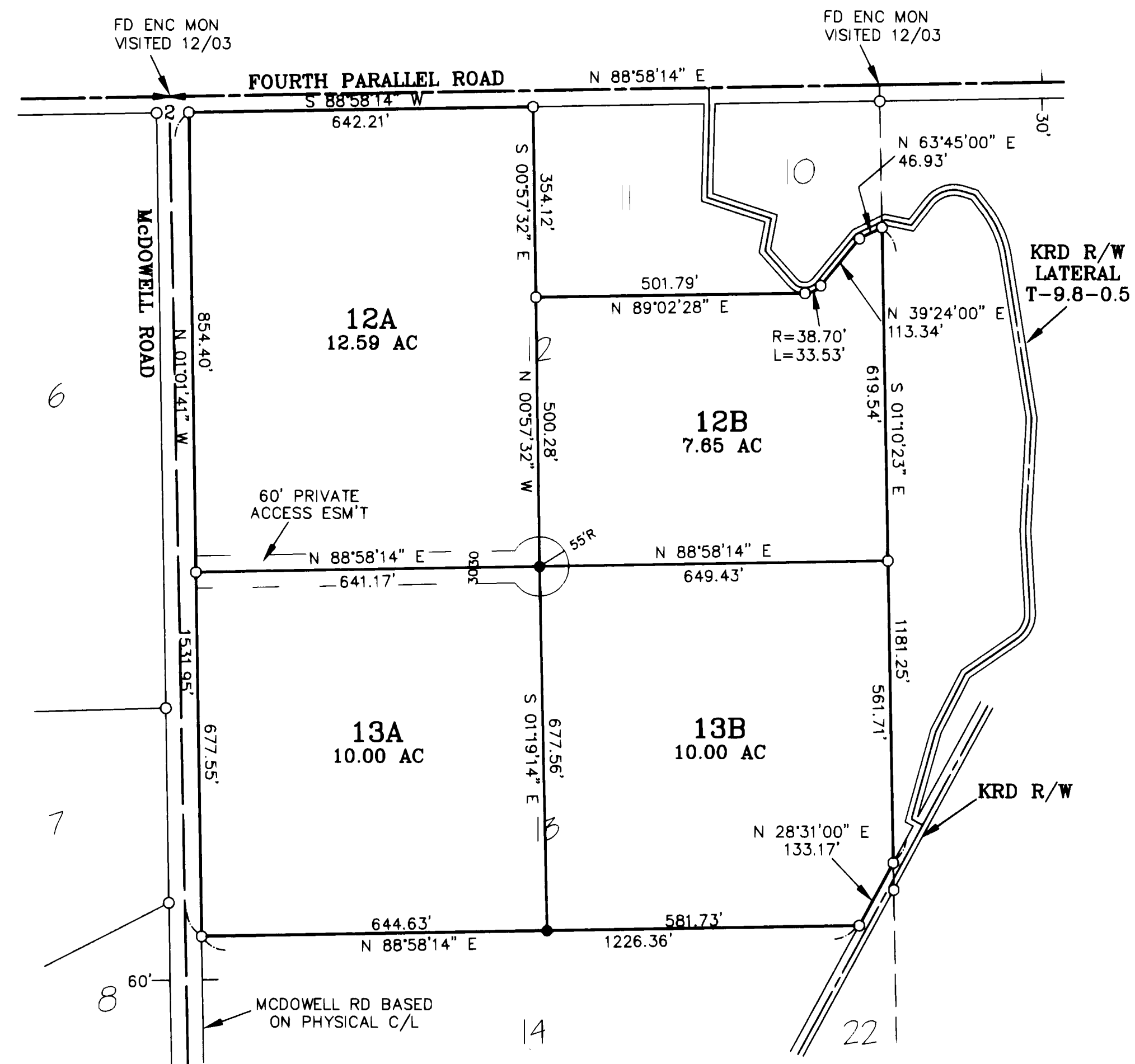


(IN FEET)
1 inch = 200 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE

PREMIER SHORT PLAT
PART OF SECTION 2, T. 16 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 13TH DAY OF JANUARY A.D., 2004
[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 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 SEPTIC TANK PERMITS FOR LOTS.
DATED THIS 26TH DAY OF JANUARY A.D., 2004.
[Signature]
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE PREMIER SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS 26 DAY OF JANUARY A.D., 2004.
[Signature]
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY THAT THE ASSESSMENTS ARE CORRECT FOR THIS YEAR.
PARCEL: 100-0006
DATED 01-15-04 A.D., 2004.
[Signature]
KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: KITITAS FRUIT CO.
C/O ROLAND C. JANKELSON
ADDRESS: P.O. BOX 98210
LAKEWOOD, WA 98498-0210
PHONE: (253) 582-2297
EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS ESM'T
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 200'

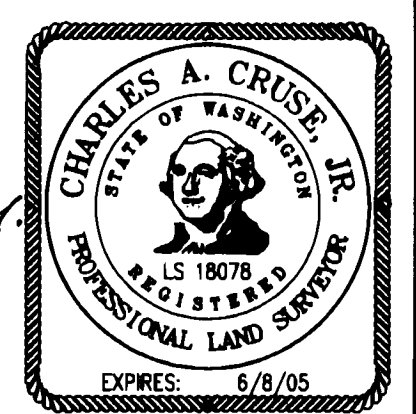
SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

AUDITOR'S CERTIFICATE
Filed for record this 11th day of February 2004 at 9:08 A.M., in Book G of Short Plat at page(s) 147 at the request of Cruse & Associates

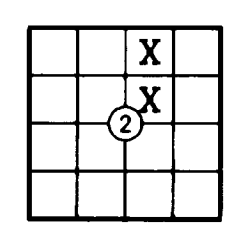
DAVID B. BOWEN *[Signature]*
KITITAS COUNTY AUDITOR

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 KITITAS FRUIT CO. in SEPTEMBER of 2003.

[Signature]
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
DATE 12-24-03
EXPIRES: 6/8/05



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



PREMIER SHORT PLAT
PART OF SECTION 2, T. 16 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. 200402110001

SP-03-47

ORIGINAL PARCEL DESCRIPTIONS

PARCELS 12 AND 13 AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY AS RECORDED OCTOBER 31, 2001, IN BOOK 26 OF SURVEYS, PAGES 220 THROUGH 242, UNDER AUDITOR'S FILE NO. 200110310001, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

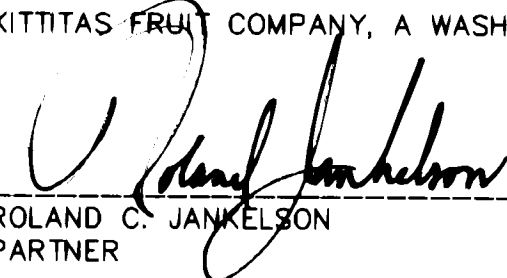
1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED 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. 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.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 26 OF SURVEYS, PAGES 220-242 AND THE SURVEYS REFERENCED THEREON.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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.
7. 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).
8. 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.
9. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 12A HAS 13 IRRIGABLE ACRES; LOT 12B HAS 8 IRRIGABLE ACRES; LOT 13A HAS 10 IRRIGABLE ACRES; LOT 13B HAS 11 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
11. 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.
12. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
13. 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.
14. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
15. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
16. PARCELS IDENTIFIED AS 12A, 12B, 13A AND 13B OF THIS PROPOSED SHORT PLAT SHALL BE RESTRICTED TO THE ACCESS AS SHOWN HEREON.
17. NO ADDITIONAL ACCESS WILL BE ALLOWED FROM FOURTH PARALLEL ROAD OR MCDOWELL ROAD.

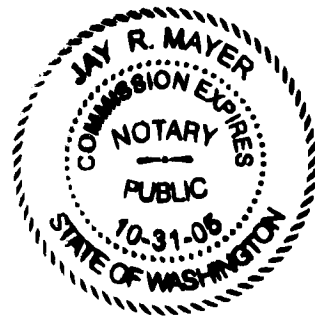
DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KITITAS FRUIT COMPANY, A WASHINGTON GENERAL PARTNERSHIP, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 2 DAY OF Feb., A.D., 2004.

KITITAS FRUIT COMPANY, A WASHINGTON GENERAL PARTNERSHIP


ROLAND C. JANKELSON
PARTNER

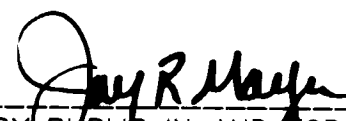


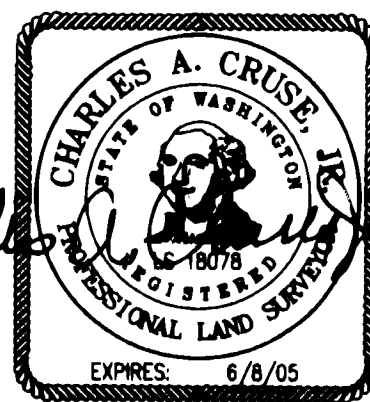
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Pierce) s.s.

THIS IS TO CERTIFY THAT ON THIS 2 DAY OF Feb, A.D., 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROLAND C. JANKELSON, PARTNER, OF KITITAS FRUIT COMPANY, A WASHINGTON GENERAL PARTNERSHIP, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR SAID PARTNERSHIP, 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 Puyallup
MY COMMISSION EXPIRES: 10-31-05



AUDITOR'S CERTIFICATE

Filed for record this 11th day of February
2004, at 9:08 A.M., in Book G of Short Plats
at page(s) 148 at the request of Cruse & Associates.

DAVID B. BOWEN, 
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
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PREMIER SHORT PLAT