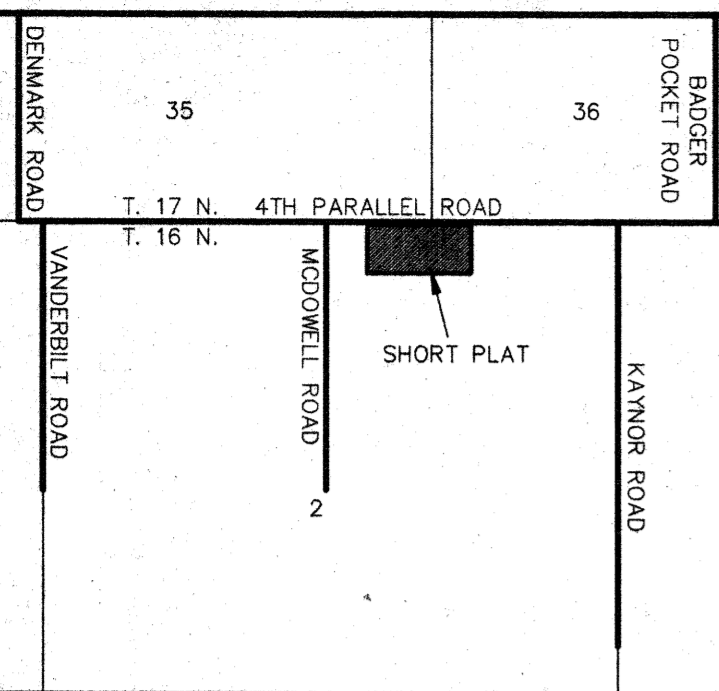


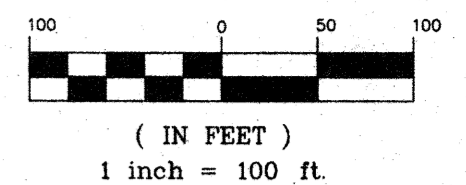
VICINITY MAP



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



SP-11-



LEGEND

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

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201__

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS ____ DAY OF _____ A.D., 201__

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

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

DATED THIS ____ DAY OF _____ A.D., 201__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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. 16-19-02010-0004

DATED THIS ____ DAY OF _____ A.D., 201__

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

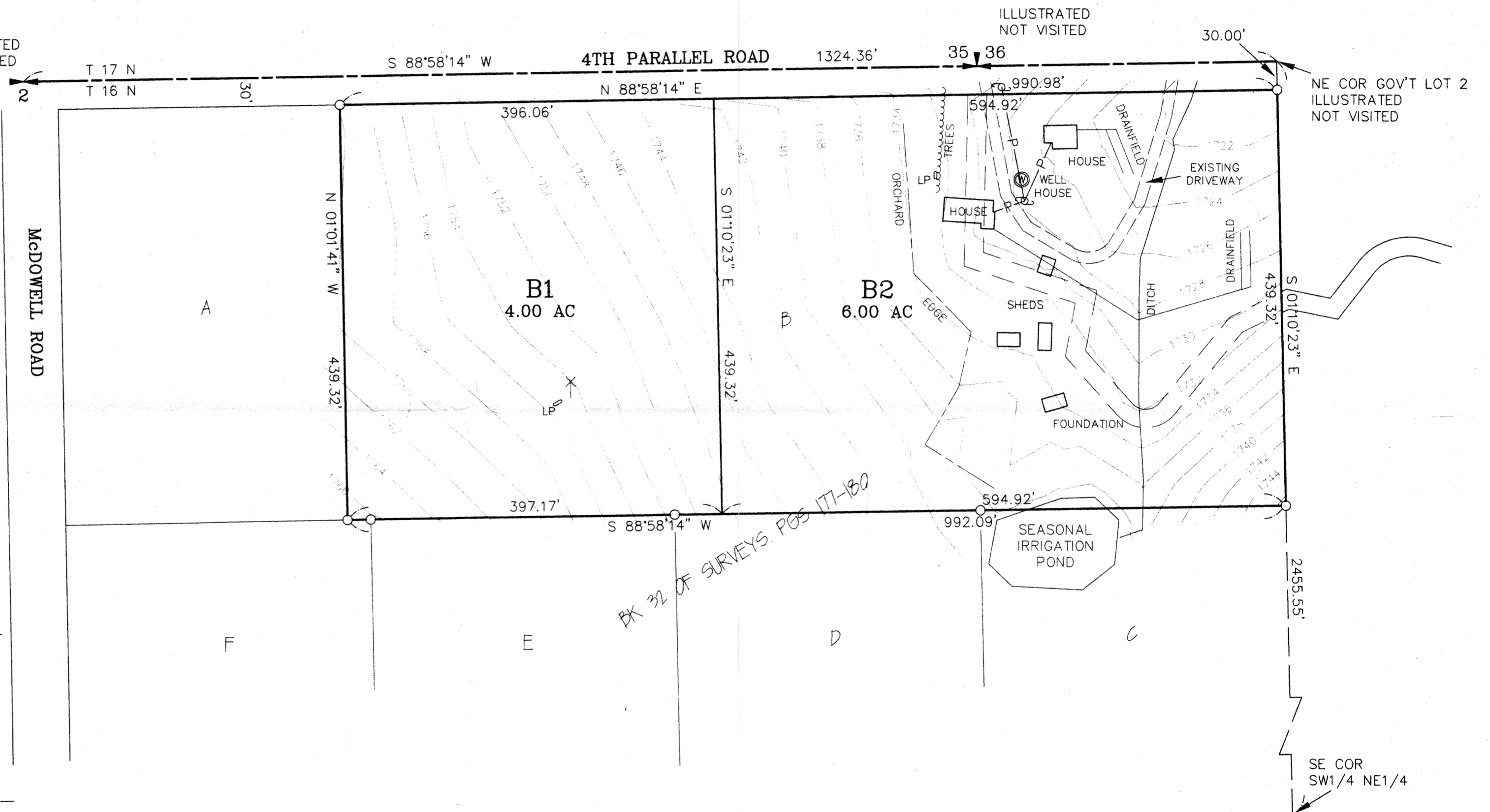
NAME: KITITAS FRUIT CO,
C/L ROLAND C. JANKELSON
ADDRESS: P. O. BOX 98210
LYNNWOOD, WA 98498-0210
PHONE: (253) 582-2297

EXISTING ZONE: COMMERCIAL AG
SOURCE OF WATER: SHARED WELL & INDIVIDUAL WELL
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS - EXISTING AND NEW
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: _____

ILLUSTRATED NOT VISITED

BK J OF SHORT PLATS, PGS 34-35

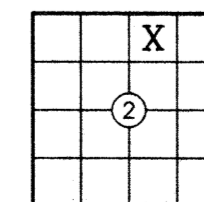
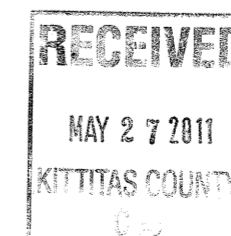


AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2011, at _____ M., in Book K of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR

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 COMPANY in APRIL of 2011.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
DATE: 5-16-11
License No. 18078



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

SP-11-00005

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

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 32 OF SURVEYS, PAGES 177-180 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.
- 8. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- 9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 10. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT B1 HAS _ IRRIGABLE ACRES; LOT B2 HAS _ IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
- 11. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 12. 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.
- 13. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- 14. 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.
- 15. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. 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)

ORIGINAL PARCEL DESCRIPTIONS

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED MAY 19, 2006, IN BOOK 32 OF SURVEYS, PAGES 177-180, UNDER AUDITOR'S FILE NO. 200605190021, 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.

AND

A STRIP OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

A STRIP OF LAND BEING 20 FEET WIDE, 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, THENCE SOUTH 88°58' WEST, 24.0 FEET, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°02' EAST, 86.0 FEET; THENCE SOUTH 01°18' WEST, 164.8 FEET; THENCE SOUTH 71°42' EAST, 125.0 FEET; THENCE SOUTH 10°36' EAST, 61.0 FEET; THENCE SOUTH 41°36' EAST, 79.0 FEET; THENCE A CURVE TO THE LEFT, RADIUS 28.7 LENGTH 49.5 FEET; THENCE NORTH 39°24' EAST, 115.5 FEET; THENCE NORTH 63°45' EAST, 61.0 FEET, THUS BEING THE TERMINUS OF SAID CONVEYANCE.

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 _____ DAY OF _____, A.D., 2011.

KITITAS FRUIT COMPANY, A WASHINGTON GENERAL PARTNERSHIP

ROLAND C. JANKELSON
PARTNER

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF _____ } s.s.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2011, 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 _____
MY COMMISSION EXPIRES: _____



AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2011, at _____ M., in Book K of Short Plats
at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____
JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

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GALA SHORT PLAT