

ELLENSBURG WATER COMPANY

P.O. Box 982 • Ellensburg, WA 98926

Mobile Phone 509 925-5498

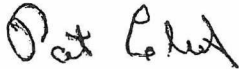
February 10, 2006

To Whom It May Concern:

The Board of Directors of the Ellensburg Water Company at its January, 2006 board meeting voted to increase the stock transfer fee to \$150.00. Transfers that are not made within 30 days of the sale of the land will be charged a \$500.00 fee. The Board also instituted development impact fees. These fees will be \$500 per development plus \$20 per lot. The company will also institute a consultation fee for non-shareholders. These fees will be \$50 per hour with a \$25 minimum charge. All these fees will go into effect immediately.

If you have any questions, please call Larry Browne at (509) 925-5498.

Sincerely,



Pat Clerf
President

**MINUTES OF SPECIAL MEETING
OF BOARD OF TRUSTEES OF
ELLENSBURG WATER COMPANY**

A special meeting of the Board of Trustees was held on April 20, 2007. Present were Board members, Pat Clerf, Ron Poulsen, Kevin Eslinger, Ron Gibb, and Superintendent Larry Browne. All present acknowledged receiving sufficient notice of the meeting and waived any requirement that an agenda be given in advance.

The first order of business was to consider changing the rules and regulations governing the division of property, it coming to the attention of the Ellensburg Water Company ("the Company" or "Company") that an individual(s) was attempting to bypass the intent of the necessary rules by circumventing the requirements that segregations and changes in property first be approved by the Company to protect its water interests and the sufficient ability to serve its shareholders, and to promote conservation, without increasing costs, maintenance and operations. Following discussion, the following resolution was adopted by a unanimous vote of the Trustees:

WHEREAS, the Trustees have the responsibility for exercising the corporate powers, business and property of the Company in the best interests of all of the shareholders, to ensure the delivery of water in the most cost efficient manner, and to adopt appropriate rules for the distribution of water to meet their purposes, it is hereby

RESOLVED: That the following rules and regulations shall govern review and approval of all divisions of properties: For purposes of this resolution a "division of property" or "divided property" is defined as: all plats, subdivisions, exempt segregation, boundary line changes or adjustments, any development or change to existing agricultural land use, or any change of any other kind that may affect the delivery of water in any manner whatsoever to the lands of Ellensburg Water Company:

1. All divisions of property will be reviewed by the Company, and approval granted on a case by case basis.
2. Pursuant to Kittitas County Code 16.18.040, for all divisions of properties, the landowners shall appoint an irrigation association representative who shall act on behalf of, and be the representative of the properties within the irrigation association. The irrigation association representative shall be the contact to the irrigation company in all matters concerning the delivery of water from the irrigation company to the divided properties including, but not limited to, making arrangements for the delivery of water, coordinating water use between lot owners, and generally attending to all matters having to do with the water delivery. The irrigation association representative must reside on, and own land within the boundaries of the irrigation association and divided property.
3. Without limiting the generality of the foregoing, the irrigation representative shall be the only one responsible for ordering water for the entire association and respective properties. The Company shall only be responsible for keeping records on the total water delivered to the Company turnout.

4. The requirements for the appointment of an irrigation representative shall be stated on the face of the plat or other similar document filed with the County and the Company.

5. The Company shares shall be in the name of the irrigation association on behalf of the individual landowners, who shall appoint an irrigation representative for the divided properties. In most instances, the irrigation representative shall be a non-profit corporate water users association. For all lands served by the Company, there shall be $\frac{3}{4}$ share per acre. Copies of all organizational documents, bylaws, and regulations of the association shall be provided to the Company.

6. Following any construction, The Company shall only be responsible for maintenance and delivery of water to the designated turnout or headgate, at or in the Company main canal. The turnout or headgate is defined as the structure(s) required to divert and measure water from the existing Company distribution system at the main canal. Following construction, the irrigation association or property landowners shall be responsible for the maintenance of all parts of the distribution system beyond the Company's main canal easement or right of way.

7. It is further resolved that the division of property will be approved by the Board of Directors of the Ellensburg Water Company if it complies with state, county, city and Ellensburg Water Company regulations and does not impose upon the Company any expense over and above that which existed before any proposed subdivision. No subdivision will be approved which interferes with the delivery of irrigation water to other assessed lands within the Ellensburg Water Company service area. Pursuant to Kittitas County Code 16.18.030, the landowners within the property to be divided shall provide and maintain completed irrigation water distribution facilities, irrigation water rights of way for each lot, tract or parcel of land created by the plat. The irrigation water rights of way shall run from the Company main canal to each lot, tract, segment, and parcel.

8. General Specifications Right of Ways:

A. Prior to approval, all short plats or other divisions of property that are submitted to the Ellensburg Water Company will describe in written form all Company right of ways, and will also submit a detailed map showing all Company right of ways.

9. The developer has to show the right of ways or written easements not only on the property being developed but also on lands that lie between or below the property being developed, and the irrigation Company main canal. Minimum Company requirements are:

A. 10' easements on all exterior lot lines.

B. 5' both sides of all interior lot lines.

C. Pursuant to RCW 16.03.420 it is unlawful to place or maintain any obstruction that shall interfere with or prevent convenient unobstructed access thereto or trespass thereon.

10. The plat drawing must show the amount of irrigable acreage of each parcel within the subdivision and contain a statement that company water may only be applied to the irrigable acreage consistent with the number of shares for the properties and the water rights of the Company. The delivery of all water is subject to the rules, regulation and by-laws of the Ellensburg Water Company.

11. The face of the plat must state: Ellensburg Water Company operations and maintenance roads are for Company use only. All other uses, including residential and recreational use is prohibited.

12. Any developer and/or owner seeking to subdivide will conduct any tests for groundwater and septic systems during the irrigation season. The developer and/or owner will correct any existing water problems at his or her own expense and shall hold Ellensburg Water Company harmless against any and all claim based thereon.

13. This resolution is not intended to cover every item and specification for the division of properties within Company boundaries. The Company may also require additional or different specifications of the developer, as may be necessary to any particular division of property, development, or project, to meet the needs of the Company and its shareholders.

14. IT IS FURTHER RESOLVED that the Ellensburg Water Company will require completed irrigation water distribution facilities for lands within its boundaries as a condition for approval of the division of property, subdivision, short subdivision, lot, tract, parcel, site, short plat or final plat by the legislative authority of any City, Town or County. Such distribution facilities must meet the Company's prescribed specifications. No division of property shall be approved within the boundary of the Ellensburg Water Company without first obtaining certification from officials of the Ellensburg Water Company that the requirements set forth have been met.

15. IT IS FURTHER RESOLVED that any failure to obtain the necessary approvals from the governmental authority or the Company does not waive or nullify the requirements of this resolution. Any failure of the developers and landowners to comply with these requirements will result in the immediate termination of the delivery of water until such time that the developer or landowners to come into full compliance with this resolution at their costs and at the sole discretion of the Company. Any failure to obtain the necessary approval of the governmental authority or the Company will result in the developer or landowners of the newly divided property being responsible for all costs of any kind to the Company to bring the divided property into compliance with this Resolution.

16. IT IS FURTHER RESOLVED that irrigation distribution facilities shall be provided and installed as required by the irrigation Company serving the land in the proposed division of property or plat. The irrigation Company requires the irrigation distribution system to include pipes of proper size to convey and carry water through or by a concealed, pressurized, and buried conveyance system. Water will be conveyed in this manner, throughout the system, from the irrigation Company's main canal and headgate to the newly divided properties regardless of distance. The Company board of trustees will determine the location of the point of diversion, headgate, or turnout for said development or division of property. If an agricultural irrigation system is in existence, or was historically in existence, a new separate and distinct system shall be installed from the Company main canal, headgate, or turnout, to each parcel within said development or division of property.

17. The proposed diversion and system shall also meet all screening and other specifications as required by the Company, or other federal, state, or local regulations.

18. Pursuant to Kittitas County Code 16.18.060 the following specifications are adopted:

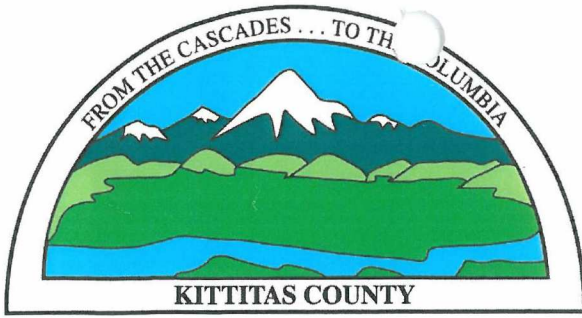
The purpose of this article is to provide for water conservation and to improve surface and ground water quality by diminishing the amount of surface water interfering with operation of septic tanks and wells on residential property. Divisions of property where the size of any parcel or lot is three acres or less shall be irrigated by either a sprinkler irrigation system or drip system. The following definition shall apply. A sprinkler irrigation system means a system for delivery of water to the land from the Company main canal to each parcel or lot whereby irrigation is ultimately achieved by the piping of all water through a sprinkling device that has the effect of distributing the water to the land surface in small scattered droplets in a rain like manner.

19. IT IS FURTHER RESOLVED that water features such as ponds, fish or koi ponds, swimming ponds, fountains, waterfalls, dams, obstructions, acclimation pools, moats, or any other aesthetic value water features or uses are not currently authorized uses of Company water and are prohibited.

Thereafter, there being no further business, the meeting was adjourned.

DATED this 20th day of April, 2007.

_____, Secretary



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration

Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

RECEIVED

MAY 18 2007

**Kittitas County
CDS**

May 17, 2007

Mike Elkins, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

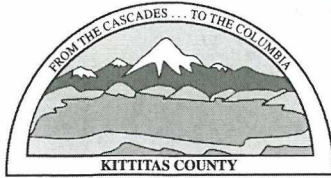
RE: Mapes Short Plat (SP-07-49)

Dear Mr. Elkins,

Thank you for the opportunity to comment on the above referenced project. Our records indicate that the soils need to be done and water availability is needed. Thank you for your time.

Sincerely,

Holly Duncan
Environmental Health Specialist



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

MAY 14 2007

KITTITAS COUNTY
CDS

MEMORANDUM

TO: Mary Rill, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: May 9, 2007
SUBJECT: Mapes Short Plat

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** is recommended, based on the information provided. See below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.

Page 1 of 4

- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
3. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
4. Plat Notes: Plat notes shall reflect the following:
- a. Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.
 - b. Kittitas 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.
 - c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - d. 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.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - f. 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

5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. Access Permit: An approved access permit shall 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.
8. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
9. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
10. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

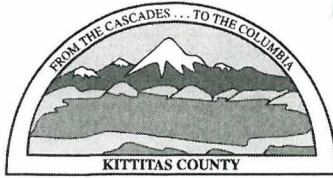
Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

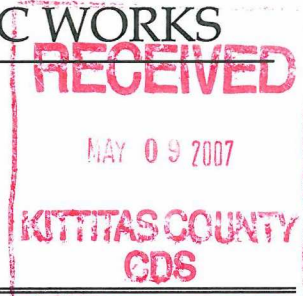
12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS



MEMORANDUM

TO: Mary Rill, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II
DATE: May 9, 2007
SUBJECT: Mapes Short Plat

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Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

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4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and

6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas 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."

Please let me know if you have any questions or need further information.



KITTITAS COUNTY FIRE DISTRICT 2
2020 Vantage Hwy
Ellensburg WA 98926
933-7232 (office) ☎ 933-7240 (fax)
kcfire2@elltel.net

April 23, 2007

Mary Rill, Staff Planner
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

Mary:

I have reviewed the Application for the Mapes 4-Lot Short Plat SP-07-49. I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is, for the most part, informational only.

I have a couple of questions or issues that I would ask that you address in this process:

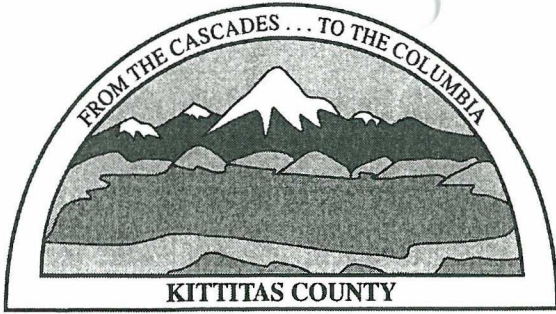
1. Fire department access roads will be 20' wide and capable of support 75,000 lbs with an all-weather surface. Turnarounds must comply with Appendix D of the 2003 International Fire Code.
2. The addresses need to be clearly visible from both directions at the county road for all properties.

Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Elliott".

Rich Elliott – Deputy Fire Chief
Kittitas County Fire District 2



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

April 11, 2007

Cruse & Associates
217 E Fourth Street
Ellensburg, WA 98926



Dear Mr. Nelson,

We have received the proposed Mapes Short Plat, located in Section 27, Township 17N, Range 19E, off of Denmark Road. We have also received the \$376.88 plat submission fee (receipt #050498).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. **GROUP “A” PUBLIC WELL** – if you have an existing well and a Department of Ecology issued “water right” for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of

Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

3. GROUP "B" PUBLIC WELLS – As of January 11, 2007, Washington State Department of Health is the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results. After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

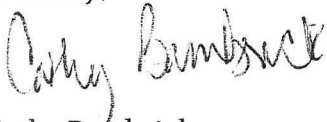
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

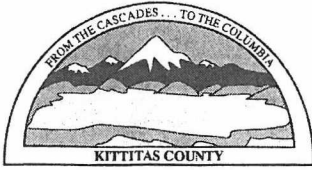
Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick
Kittitas County Environmental Health Manager

cc: Community Development Services
James Mapes



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

May 7, 2007

David S. Dixon
4570 Denmark Road
Ellensburg, Wa 98926

RE: Mapes Short Plat-07-49

Dear Mr. Dixon,

I have received your comments on the above referenced short plat. In your comments you stated that you have not seen a map of the proposed short plat. I have enclosed a map of the proposed short plat for your review.

If I can provided any further information do not hesitate to contact me at 933-8276.

Sincerely,

Mary Rill
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

David S. Dixon

4570 Denmark Road
Ellensburg, WA 98926
(509) 968-9448



Kittitas County Community Development Services
ATTN: Mary Rill, Staff Planner
411 N Ruby St, Ste 2
Ellensburg, WA 98926

May 7, 2007

RE: Mapes Short Plat, File # SP-07-49

The Requested short plat should be denied because the increase in the number of houses greatly changing the rural setting of South Denmark road, and the agricultural setting is being compromised. The increase in housing density, in turn taxes the natural resources of the existing aquifers, which could potentially have a devastating effect on domestic water supply for the existing housing in the area.

Although I have not yet seen a map of the proposed short plat, the area of the proposed subdivision is situated near a number of surface waterways used for crop irrigation. The increased effluent from more septic systems could potentially pollute these waterways which has been recently in the news for causing both human and animal illnesses from the use of polluted water for the irrigation of crops.

The inevitable increased dust from additional housing accessing the area which is upwind from a number of houses in close enough proximity to not allow the dust and other airborne pollutants from dissipating may also cause increased health risk to those in the are which already have breathing difficulties. Currently the airborne particulates are most often only noticeable during the harvest season of this highly productive piece of agricultural land.

I have observed another of Mr. Mapes' short plats in which he did put in an access road, but it is not surfaced in such a way to mitigate dust. The road is merely graveled with no hard surface (pavement).

David S. Dixon

*4570 Denmark Road
Ellensburg, WA 98926
(509) 968-9448*

I am also aware that Mr. Mapes has had the entire surrounding area of his property surveyed and can only surmise that he intends to continue the sprawl to most, if not all of his agricultural holdings.

There have been a number of surrounding farmers which have indicated an interest in the purchase of the land for continued agricultural use. The land in question is currently leased for agricultural purposes.

Kittitas County should consider lands of less agricultural value for increased housing prior to the disruption of prime ground for such means.

With the increase in housing density comes the increase in the number of non-agricultural inhabitants' complaints regarding the sometimes long hours and requisite noise required for a profitable harvest by those whose lifelong means to earn a living depends on agriculture.

There are already a number of subdivisions in the area on less agricultural amenable land. The ground in question is not steep or rocky making it prime agricultural land for many of the area's prime cash crops.

Sincerely,

David S. Dixon
Concerned area landowner

RECEIVED

APR 30 2007

KITTITAS COUNTY
CDS

April 27, 2007

To: Kittitas County Community Development Services

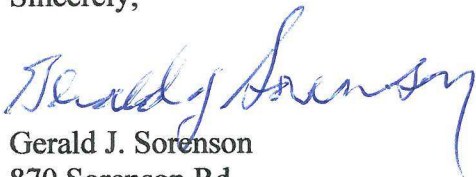
Attn: Mary Rill, Staff Planner

Subject: Mapes Short Plat, File #SP-07-49

The attached map with above short plat does not show the irrigation pipeline easement. It is from (Point X) at outlet gates 82 and 82A on town ditch and goes underground in a mostly Northern direction to the concrete irrigation distribution box (Point Y) the South property line of Gerald Sorenson as I have noted on the map. This supplies water for the Sorenson farm land and Ronald Gibb farm which is between the Sorenson East property line and Denmark Road.

Please take the necessary action to recognize this easement and add to the map.

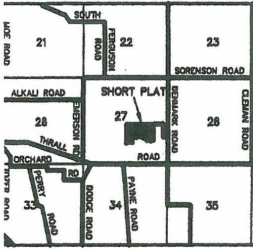
Sincerely,



Gerald J. Sorenson
870 Sorenson Rd.
Ellensburg, WA 98926

cc: Jim Mapes
Ronald Gibb
Cruse and Assoc.

VICINITY MAP



MAPES SHORT PLAT
PART OF SECTION 27, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. _____



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"
- FOUND PIN & CAP
- x— FENCE
- --- EASEMENT

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
DRAWN AND APPROVED THIS _____ DAY OF _____ A.D., 200__

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 RESIDUALS OF SEPTIC TANK PERMITS FOR LOTS.

KITITAS COUNTY HEALTH OFFICER

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

KITITAS COUNTY PLANNING DIRECTOR

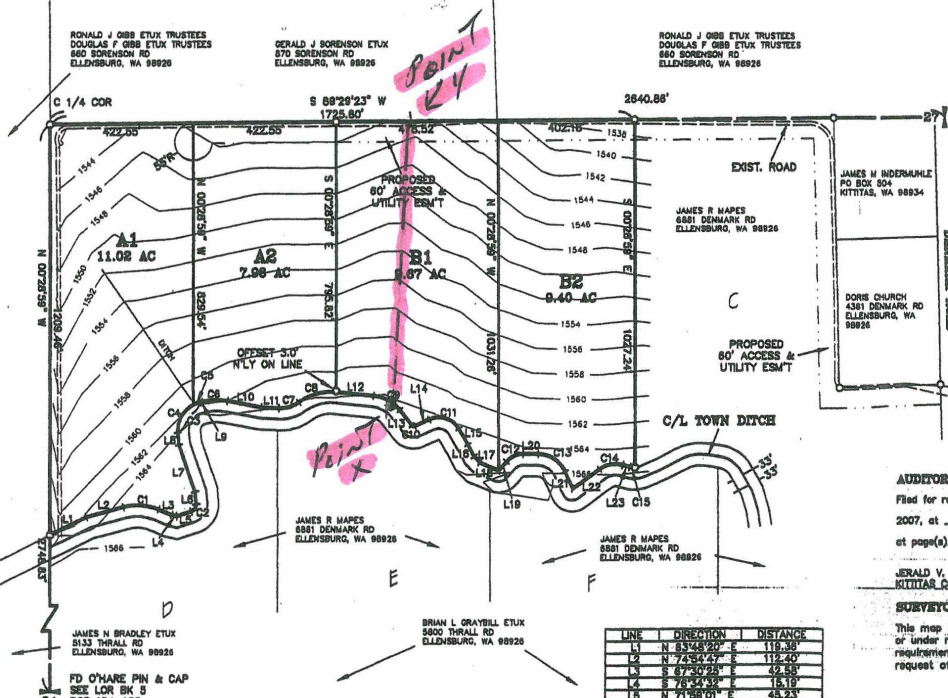
CERTIFICATE OF KITITAS COUNTY TREASURER
HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: JAMES R MAPES
ADDRESS: 6881 DENMARK ROAD ELLENBURG, WA 98928
PHONE: (509) 968-3817

EXISTING ZONING: AG-30
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
TOWN WATER: NO IMPROVEMENTS PER THIS APP.
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATED LOTS: FOUR (4)
SCALE: 1" = 200'

UNLIMITED ON:
AUTOMATIC APPROVAL DATE:
RETURNED FOR REASON ON:



FD O'HARE PIN & CAP
SEE LCR BK 5,
POS 152-153
VISITED 12/06

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2007, at _____, in Book 1 of Short Plats at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

SUBSETOR'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 JAMES R. MAPES in MARCH of 2007.

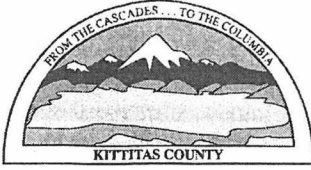
CHARLES CRUISE, JR.
Professional Land Surveyor
License No. 18078
4-10-07



DATE
CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98928 (509) 968-8248
MAPES SHORT PLAT

CURVE	RADIUS	LENGTH	DELTA
C1	181.00	105.80	37°34'29"
C2	20.00	28.71	78°30'33"
C3	84.00	119.54	81°32'27"
C4	84.00	89.44	87°42'54"
C5	84.00	20.11	13°42'53"
C6	171.00	74.03	23°18'11"
C7	82.00	82.88	38°13'20"
C8	150.00	117.21	41°48'28"
C9	113.00	30.85	48°38'09"
C10	7.00	8.21	78°22'38"
C11	85.00	100.18	82°23'34"
C12	84.00	84.92	88°13'49"
C13	85.00	101.11	88°38'29"
C14	78.00	71.78	82°02'53"
C15	48.00	15.08	17°38'18"

LINE	DIRECTION	DISTANCE
L1	N 83°44'21" E	119.36
L2	N 74°54'27" E	112.40
L3	S 87°25'25" E	42.58
L4	S 78°34'38" E	15.18
L5	N 71°58'01" E	45.23
L6	N 04°11'38" W	35.87
L7	N 18°17'05" E	127.88
L8	N 05°24'05" W	36.35
L9	N 78°28'21" E	7.87
L10	S 78°15'28" E	101.34
L11	S 87°03'21" E	53.45
L12	S 84°18'45" E	111.28
L13	S 88°27'39" E	87.83
L14	N 88°12'48" E	48.89
L15	S 30°21'37" E	84.32
L16	S 77°34'28" E	38.44
L17	S 44°10'48" E	24.72
L18	S 87°20'32" E	80.02
L19	N 42°44'58" E	24.00
L20	N 88°28'33" E	45.51
L21	S 24°11'28" E	85.74
L22	N 83°25'50" E	87.17
L23	S 74°22'17" E	22.38



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

April 13, 2007

Ellensburg Water Co.
Larry Brown
P.O. Box 982
Ellensburg, WA 98926

RE: Mapes Short Plat, File #SP-07-49

Dear Mr. Brown,

The County has received the referenced application for short plat. As you are aware, final short plat approval is contingent upon provisions for an irrigation water right-of-way for each parcel. In addition, completed irrigation water distribution facilities may be required if the subject property is classified as irrigable by said Irrigation District per RCW 58.17.310.

Enclosed, find a copy of the original preliminary short plat drawing. Please notify our office in writing of any requirements, so administrative actions may be completed in a timely manner. **Failure to respond to this notice within two (2) weeks shall be interpreted as no action required.**

Sincerely,

Mary Rill
Staff Planner

cc: Chuck Cruse, Cruse & Associates

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION