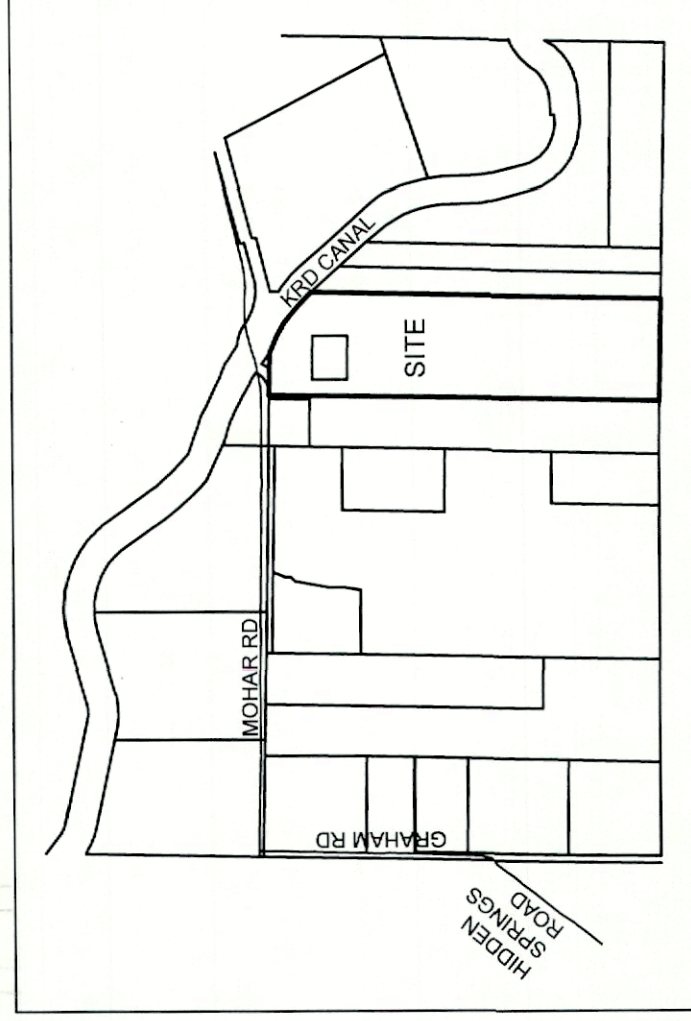


MOHAR FARM PRELIMINARY CLUSTER PLAT

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 3, T. 19 N., R. 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON



VICINITY MAP - N.T.S.

PROPERTY OWNERS:

JOHN FORREST BARKER
920 MOHAR ROAD
CLE ELUM, WA 98822

PROPERTY INFORMATION:

PARCEL NO. MAP NO.
205534 19-15-03040-0006
14382 19-15-03040-0018
19296 19-15-03040-0020

AREA, 38.47 ACRES TOTAL

LOTS: 7

TRACTS: 2

WATER SOURCE: CLASS B WATER SYSTEM
SEWER SOURCE: INDIVIDUAL SEPTIC
ZONE: RURAL 5

ADJACENT PROPERTY OWNERS:

(APN - ASSESSOR'S PARCEL NO.)

APN 17877
APN 215534
MELODY STEELE
980 MOHAR ROAD
CLE ELUM WA 98822-9005

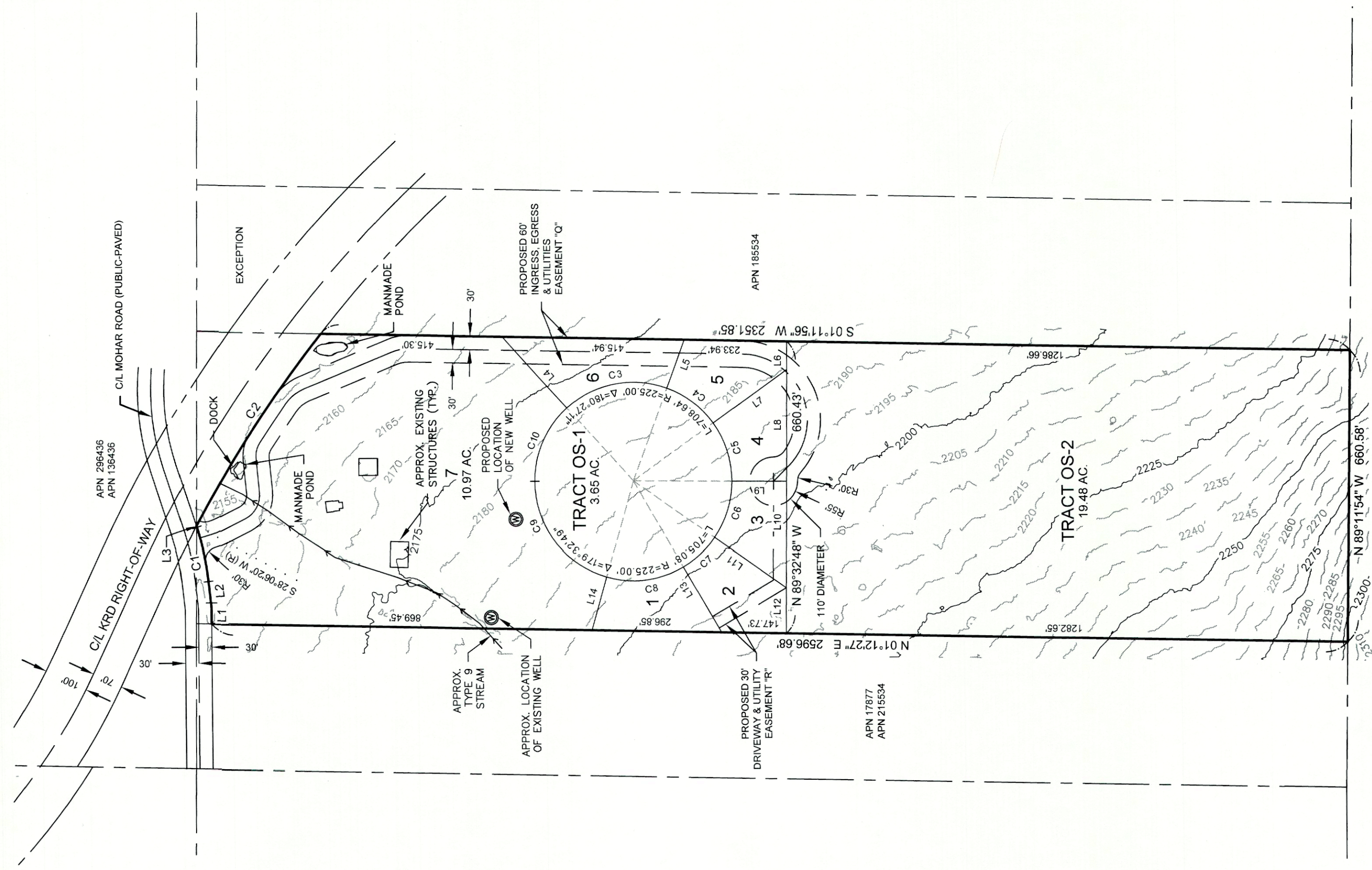
APN 296436
APN 136436
ROSEBURG FAMILY LLC
210 LUND LANE
CLE ELUM WA 98822

APN 185534
RICHARD JOHN WHITE
19733 NE 146TH ST
WOODINVILLE WA 98072

APN 370136
APN 360136
ROBERT DRESSEL
19315 99TH ST NW
VAUGHN WA 96394-9639



LOT AREA TABLE	
LOT #	AREA (ACRES)
1	0.68
2	0.73
3	0.61
4	0.66
5	0.78
6	0.91



LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 89°57'42" E	34.32'
L2	N 83°51'16" E	61.32'
L3	N 72°01'16" E	3.17'
L4	N 47°54'29" E	218.32'
L5	S 69°40'00" E	116.56'
L6	N 89°32'48" W	65.26'
L7	S 35°36'27" E	208.04'
L8	N 89°32'48" W	254.80'
L9	S 0°27'11" W	125.06'
L10	N 89°32'48" W	239.42'
L11	S 34°49'23" W	199.11'
L12	N 89°32'48" W	102.85'
L13	S 69°43'09" W	170.93'
L14	N 73°51'35" W	124.43'

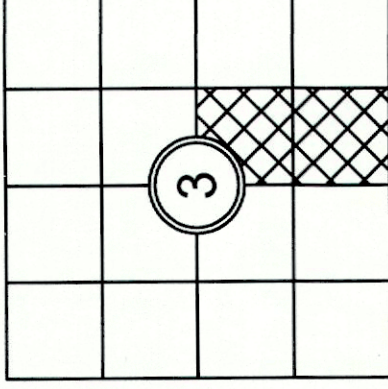
CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	
C1	602.96'	124.53'	11°50'00"	
C2	2795.00'	522.32'	10°42'26"	
C3	225.00'	245.14'	62°25'31"	
C4	225.00'	133.75'	34°03'33"	
C5	225.00'	141.61'	36°03'38"	
C6	225.00'	134.97'	34°22'12"	
C7	225.00'	97.77'	24°53'46"	
C8	225.00'	182.30'	46°25'16"	
C9	225.00'	290.05'	73°51'35"	
C10	225.00'	188.13'	47°54'29"	

LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY -
SUBDIVISION GUARANTEE NO. G-6329-12275

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M. IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON; EXCEPT THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; EXCEPT THE EAST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; EXCEPT THE RIGHT OF WAY OF THE KITITITAS RECLAMATION DISTRICT IRRIGATION CANAL AS CONVEYED TO SAID DISTRICT BY GUARDIANS DEED RECORDED DECEMBER 6, 1946, UNDER AUDITOR'S FILE NO. 84412, EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., BEING ALL OF THAT PORTION ON THE NORTHERLY OR LEFT HAND SIDE (LOOKING DOWNSTREAM) OF THE RIGHT OF WAY OF THE MAIN CANAL OF THE KITITITAS RECLAMATION DISTRICT, AS DESCRIBED BELOW:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, WHICH POINT IS SOUTH 89°36' WEST, 1313.0 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, THENCE SOUTH 1°06' WEST, 321.0 FEET, THENCE NORTH 50°45' WEST, 505.0 FEET, THENCE NORTH 89°36' EAST, 398.0 FEET TO THE POINT OF BEGINNING, EXCEPT RIGHT OF WAY OF MOHAR ROAD.

INDEX LOCATION
SEC. 3 T. 19 N.R. 15 E. W.M.



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Switwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

PRELIMINARY MOHAR FARM CLUSTER PLAT

PREPARED FOR
JOHN BARKER
A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 3,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
G.W./D.L.P.	03/2022	211932
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 200'	1 OF 1