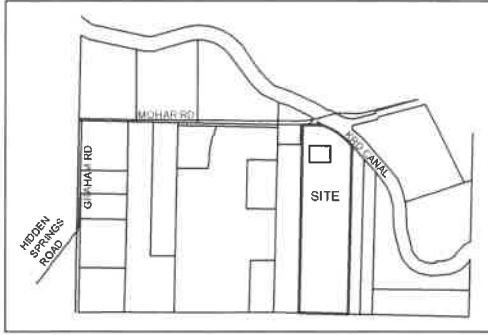


# MOHAR FARM PRELIMINARY CLUSTER PLAT

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



VICINITY MAP - N.T.S.

**PROPERTY OWNERS:**

JOHN FORREST BARKER  
620 MOHAR ROAD  
CLE ELUM, WA 98922

**PROPERTY INFORMATION:**

PARCEL NO.      MAP NO.  
205534      19-15-03040-0006  
14362      19-15-03040-0018  
19286      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 6

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

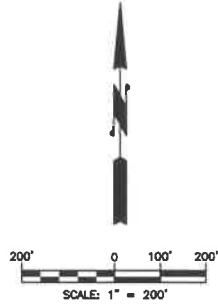
**ADJACENT PROPERTY OWNERS:**

APN 17877  
APN 215534  
MELODY STEELE  
680 MOHAR ROAD  
CLE ELUM WA 98922-9005

APN 206436  
APN 136436  
ROSEBURG FAMILY LLC  
210 LUND LANE  
CLE ELUM WA 98922

APN 185534  
RICHARD JOHN WHITE  
19335 NE 146TH ST  
WOODINVILLE WA 98072

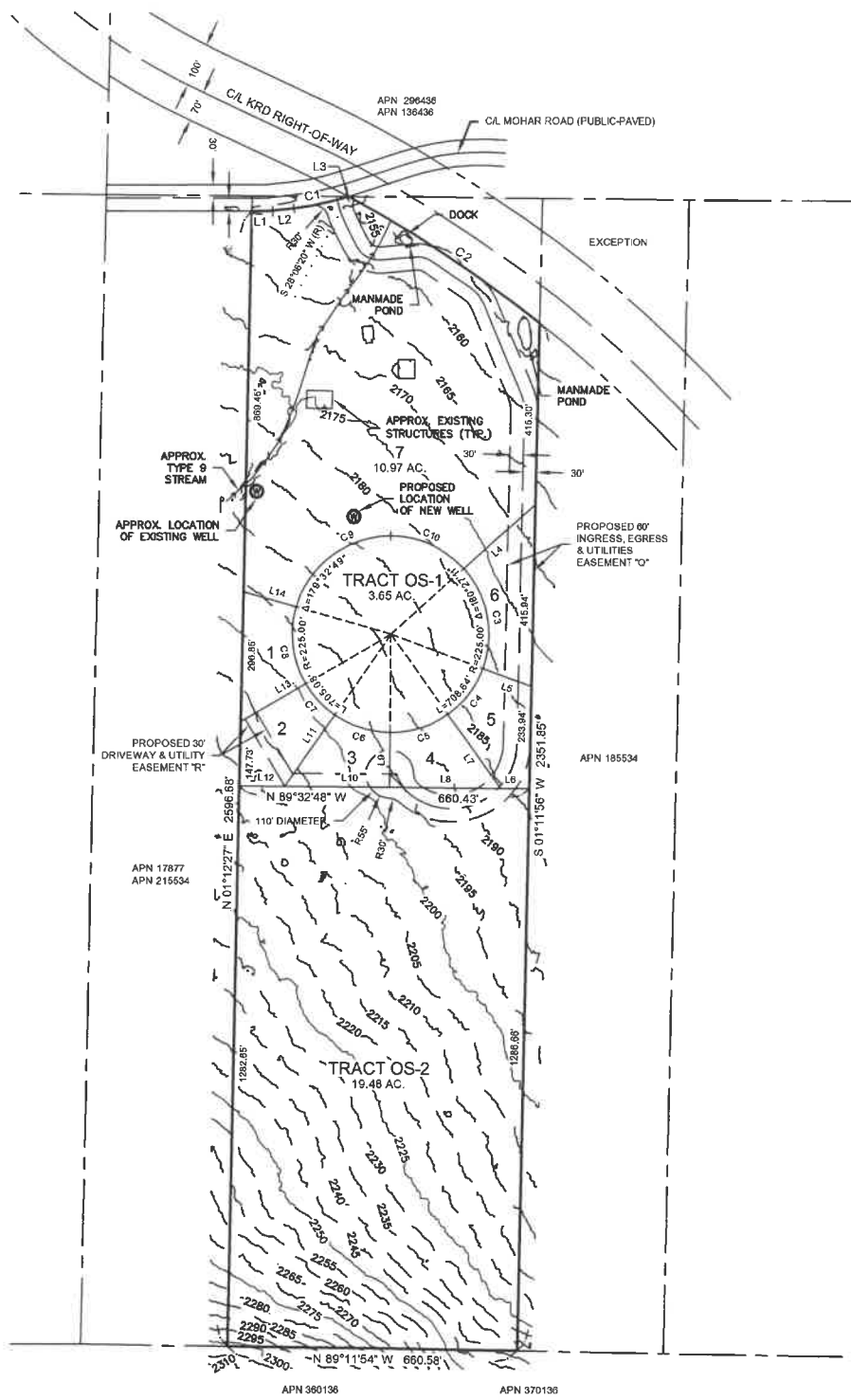
APN 370136  
APN 360136  
ROBERT DRESSEL  
19315 99TH ST NW  
VAUGHN WA 98394-9639



**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 KITITAS, 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 KITITAS RECLAMATION DISTRICT IRRIGATION CANAL AS CONVEYED TO SAID DISTRICT BY GUARDIANS DEED RECORDED DECEMBER 8, 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 KITITAS RECLAMATION DISTRICT, AS DESCRIBED BELOW.

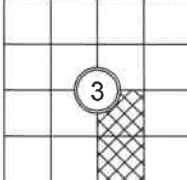
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, WHICH POINT IS SOUTH 89°30' WEST, 1313.0 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, THENCE SOUTH 1°06' WEST, 321.0 FEET; THENCE NORTH 50°45' WEST, 565.0 FEET; THENCE NORTH 89°30' EAST, 398.0 FEET TO THE POINT OF BEGINNING, EXCEPT RIGHT OF WAY OF MOHAR ROAD.



LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 89°57'42" E	34.32'
L2	N 83°51'16" E	61.32'
L3	N 72°01'18" E	3.17'
L4	N 47°54'29" E	218.32'
L5	S 69°40'00" E	116.58'
L6	N 89°32'48" W	63.26'
L7	S 35°38'27" E	208.04'
L8	N 89°32'48" W	264.90'
L9	S 0°27'11" W	126.06'
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 59°43'09" W	170.93'
L14	N 73°51'35" W	124.43'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	602.90'	124.53'	11°50'00"
C2	2795.00'	522.32'	10°42'28"
C3	225.00'	245.14'	62°26'31"
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'	67.77'	24°53'46"
C8	225.00'	182.30'	46°26'16"
C9	225.00'	290.05'	73°51'35"
C10	225.00'	188.13'	47°54'29"

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



## Encompass

ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

Eastern Washington Division  
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

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**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.,  
KITITAS 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