

SUNSHINE ESTATES

SECTION 34, TWP. 21 N, R. 14 E, W.M.

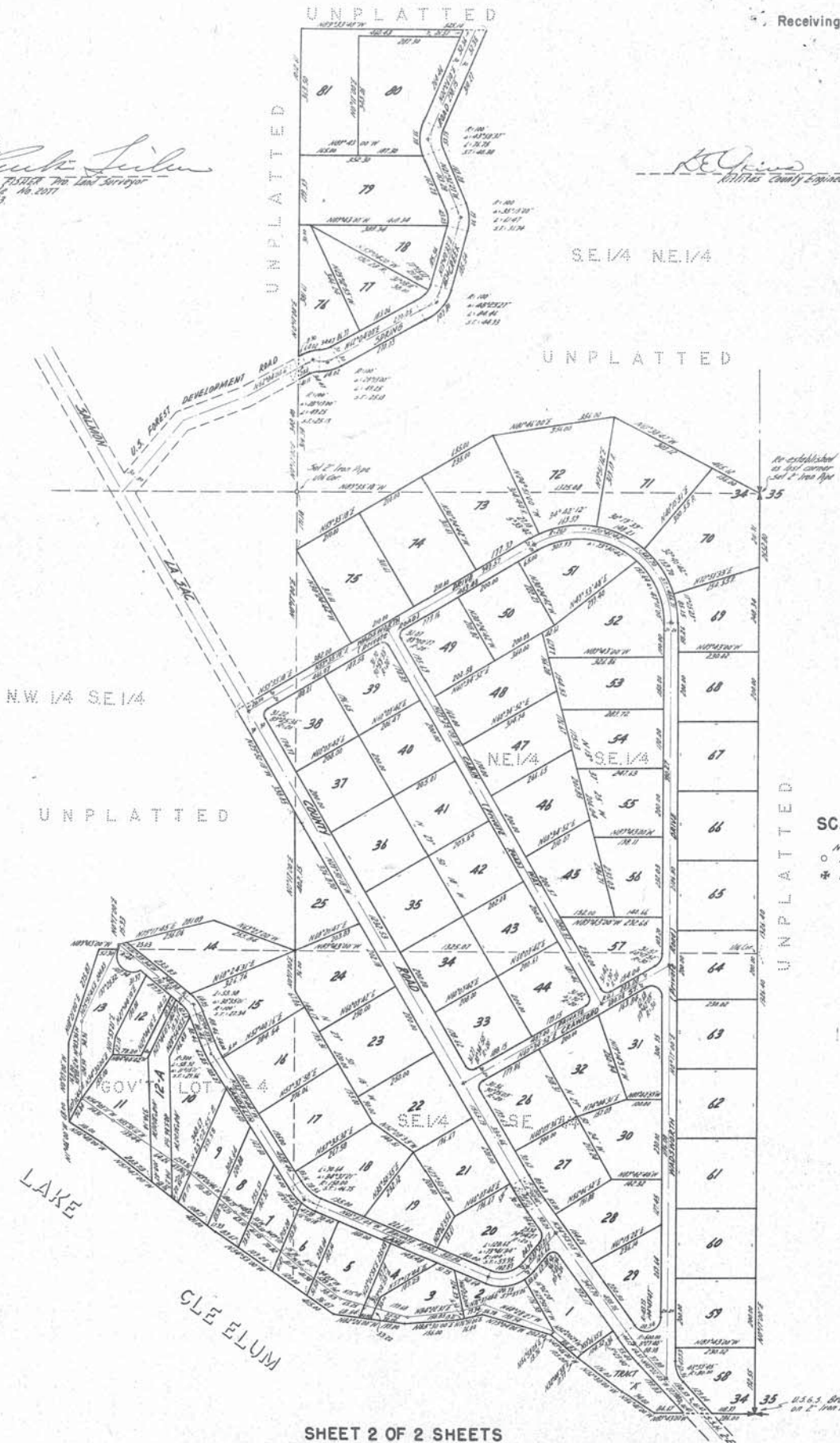
KITTITAS COUNTY, WASHINGTON

Receiving No. 306279



R. R. Sullivan
R. R. Sullivan, Professional Engineer
Certificate No. 2011
June, 1963

R. R. Sullivan
Kittitas County Engineer



n
SCALE: 1" = 200'
NOTE:
○ IRON PIPE MONUMENT
* CONCRETE MONUMENT

43925

SUNSHINE ESTATES

SECTION 34, TWP. 21N, R14E, W.M.

KITTITAS COUNTY, WASHINGTON

Receiving No. _____

CONSTRUCTION AND MAINTENANCE OBLIGATIONS

The cost of constructing, maintaining and paving of all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of all the owners of the lots of the plat and of any additional plots that may be served by these roads, streets and alleys.

In the event that the owners of any of these lots of this plat or any additional plots shall petition the county commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

DESCRIPTION

This plat of Sunshine Estates embraces portions of the S.E. 1/4 of the N.E. 1/4, of the East half of the S.E. 1/4, of the N.W. 1/4 of the S.E. 1/4, and of Section 34, Twp. 21N, R. 14E, W.M., in Kittitas County, Washington, and being more particularly described as follows:

Beginning at the S.E. corner of said Section 34, thence N87°43'00"W along the south line of said Section 34 285.00 ft. to intersect the original "general" portion only line of three certain tracts of land appropriated by the United States of America by Order dated December 12, 1890 and entered in the District Court of the United States for Eastern District, Southern Division, being No. 38, and filed in the office of the Auditor of Kittitas County and recorded in Book 18 of Records on Page 217; thence along said line of appropriation by the following courses and distances: N35°41'00"W 24.00 ft., S42°20'00"W 78.00 ft., N29°45'00"W 102.00 ft., N27°45'00"W 120.00 ft., S78°00'00"W 78.00 ft., S45°20'00"W 150.00 ft., N42°21'00"W 100.00 ft., N54°52'00"W 45.00 ft., S50°41'00"W 80.00 ft., N35°48'00"W 100.00 ft., N1°45'00"W 200.00 ft., N0°10'00"W 125.00 ft. and still along said line of appropriation N42°20'00"E and its extension westerly to a blvd. of 200.00 ft., thence N0°10'00"W 125.00 ft., thence N25°27'45"E 200.00 ft., thence S45°20'00"W 200.00 ft., thence N27°45'00"E 300.00 ft., thence N30°24'42"W 310.00 ft., thence N0°15'00"E 250.00 ft., thence N0°10'00"E 250.00 ft., thence S42°20'00"E 45.00 ft. to the N.E. corner of the S.E. 1/4 of said Section; thence S07°10'00"W 250.00 ft. to the point of beginning; and ALSO: Beginning at a point on the West line of the S.E. 1/4 of the N.E. 1/4 of said Section (July N07°10'00"E thence 24.34 ft. from the S.W. corner of said subdivision; thence continuing N07°10'00"E thence 102.61 ft. to the N.W. corner of said subdivision; thence S40°33'45"E along the North line of said subdivision 328.78 ft.; thence S22°21'10"W 30.27 ft. to the beginning of a curve to the left with a radius of 700.00 ft.; thence southerly along said curve through a central angle of 42°53'27" an arc distance of 33.23 ft. to a point of tangency; thence S21°52'27"E 48.20 ft. to the beginning of a curve to the right with a radius of 120.00 ft.; thence southerly along said last mentioned curve through a central angle of 25°15'30" an arc distance of 70.11 ft. to a point of tangency; thence S12°40'33"W 105.54 ft. to the beginning of a curve to the right with a radius of 120.00 ft.; thence southerly along said last mentioned curve through a central angle of 42°53'27" an arc distance of 100.81 ft. to a point of tangency; thence S41°04'00"W 270.81 ft. to the beginning of a curve to the right with a radius of 120.00 ft.; thence southerly along said last mentioned curve through a central angle of 28°15'30" an arc distance of 69.02 ft. to a point of reverse curvature and the beginning of a curve to the left with a radius of 700.00 ft.; thence westerly along said last mentioned curve through a central angle of 28°15'30" an arc distance of 34.47 ft. to a point of tangency; thence S42°20'00"W 410.00 ft. to the point of beginning; Except County Roads.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned owners in fee simple of the above described property, do hereby declare this plat and description and dedicate to the use of the public forever as highways all roads, streets and alleys thereon.

WITNESS our hands and seals this _____ day of _____ 1983.

Elizabeth W. Cumb
Elizabeth W. Cumb is an individual who has no interest in the land described herein.

Agnes O. Davidson
Agnes O. Davidson

Nadine Neill
Nadine Neill

Robert J. Wasserman
Robert J. Wasserman

Grace J. Wasserman
Grace J. Wasserman

Robert J. Wasserman
Robert J. Wasserman

Robert J. Wasserman
Robert J. Wasserman

ACKNOWLEDGMENTS

OHIO
COUNTY OF SUMMIT } ss

This is to certify that on the _____ day of _____ 1983, before me the undersigned a Notary Public, personally appeared Elizabeth W. Cumb, to me known to be the individual who executed the within dedication and acknowledged to me that she signed and sealed the same as her voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of OHIO
Residing at Amos

LAND SURVEYORS CERTIFICATE

I hereby certify that this plat of Sunshine Estates is based upon an accurate survey and subdivision of Section 34, Twp. 21N, R. 14E, W.M., that the courses, distances and angles are shown correctly thereon, that the monuments have been set and the lot and block corners staked correctly on the ground and that I have complied with provisions of the platting regulations.

Robert J. Wasserman
Notary Public
Kittitas County, Washington
Residing at Amos

STATE OF WASHINGTON } ss
COUNTY OF KITTITAS

This is to certify that on the _____ day of _____ 1983, before me the undersigned a Notary Public, personally appeared Agnes O. Davidson, a widow; to me known to be the individual who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

Jack McSherry
Notary Public in and for the State of Washington
Residing at CLE ELUM

STATE OF WASHINGTON } ss
COUNTY OF KITTITAS

This is to certify that on the _____ day of _____ 1983, before me the undersigned a Notary Public, personally appearing Elizabeth W. Cumb and Nadine Neill, the wife of the individual who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
Residing at _____

STATE OF WASHINGTON } ss
COUNTY OF KITTITAS

This is to certify that on the _____ day of _____ 1983, before me the undersigned a Notary Public, personally appeared Robert J. Wasserman and Grace J. Wasserman his wife; to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned; and on each stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

Jack McSherry
Notary Public in and for the State of Washington
Residing at CLE ELUM

I hereby certify that all State and County taxes have been paid in full on the property described herein.

_____ Kittitas County Treasurer

APPROVALS

Examined and approved this _____ day of _____ 1983.

_____ Kittitas County Road Engineer

Examined and approved this _____ day of _____ 1983.

_____ Kittitas County Auditor

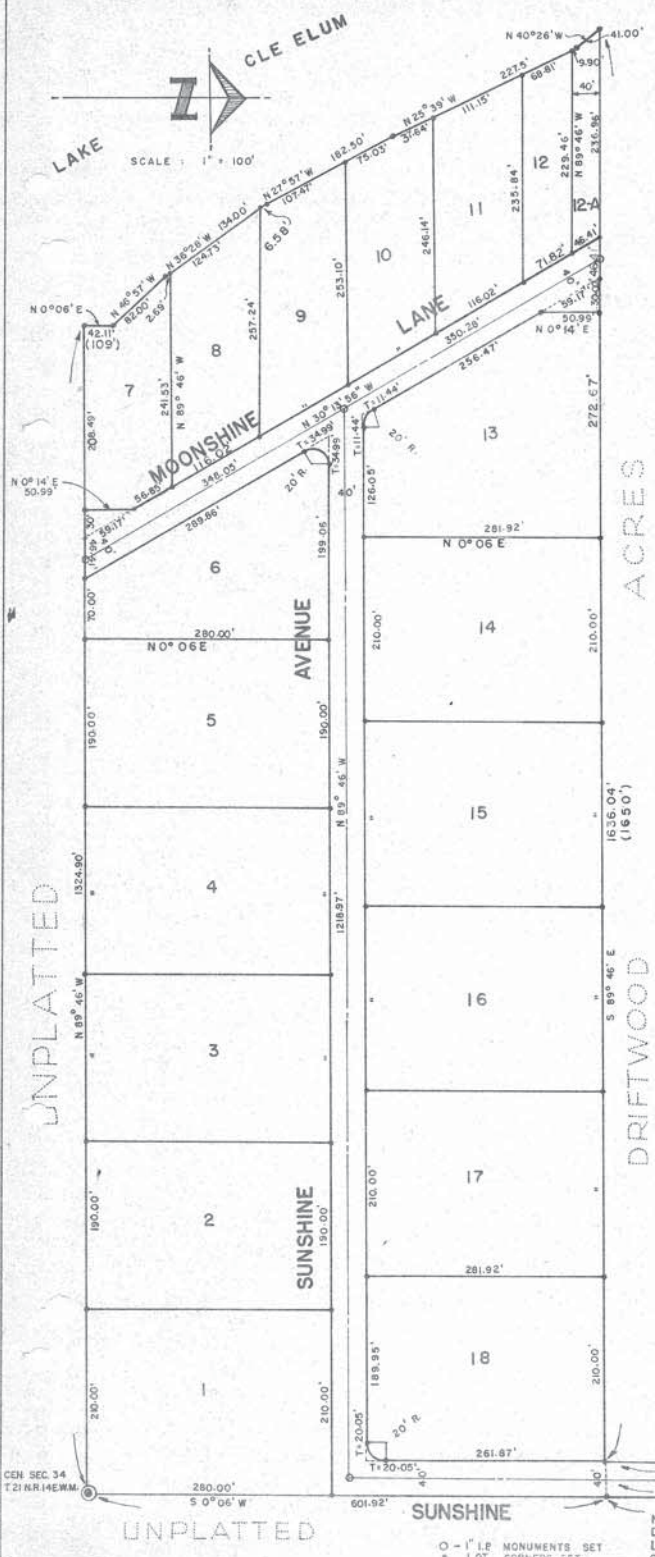
_____ Kittitas County Board of County Commissioners

RECORDING CERTIFICATE

No. _____
Filed for record at the request of the Kittitas County Board of Commissioners, this _____ day of _____ A.D. 1983 at _____ minutes past _____ o'clock _____ and recorded in Volume _____ of Plats, Pages _____ Records at Kittitas County, Washington.

_____ Kittitas County Auditor

_____ Deputy County Auditor



DESCRIPTION:

IN THE COUNTY OF KITTITAS, STATE WASHINGTON: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, T. 21 N. R. 14 E. W. M. WHICH IS DESCRIBED AS FOLLOWS: A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST TO THE SOUTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 109 FT.; THENCE N 46° 57' W., 82 FT.; THENCE N 36° 28' W., 134 FT.; THENCE N 27° 57' W., 182.5 FT.; THENCE N 25° 39' W., 227.5 FT.; THENCE N 40° 26' W., 41 FT.; THENCE EAST, 1650 FT.; THENCE NORTH, 808.0 FT.; THENCE S 30° 23' E., 79.1 FT. TO A POINT ON THE BOUNDARY LINE OF SAID NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH ALONG SAID EAST BOUNDARY LINE TO THE POINT OF BEGINNING.

CONSTRUCTION AND MAINTENANCE OBLIGATIONS:

THE COSTS OF CONSTRUCTING, MAINTAINING AND PLOWING OF ALL ROADS, STREETS AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF ALL THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS. IN THE EVENT THAT THE OWNERS OF ANY OF THESE LOTS OF THIS PLAT OR ANY ADDITIONAL PLATS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE BUILT UP TO MINIMUM COUNTY STANDARDS BY SAID NON-PROFIT CORPORATION.

A NON PROFIT CORPORATION COMPOSED OF

DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE ABOVE DESCRIBED PROPERTY DO HEREBY DECLARE THIS PLAT AND DESCRIPTION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER AS HIGHWAYS ALL ROADS, STREETS AND ALLEYS THEREON. WITNESS OUR HANDS AND SEALS THIS 18TH DAY OF August, 1964.

CLE ELUM STATE BANK

[Signature]
Vice Pres. Wgs.

SUNSHINE ESTATES INC.

[Signature]
D. SCOTT SANDELIN, PRESIDENT

[Signature]
ROBERT J. WADSWORTH, SECRETARY

[Signature]
ROBERT J. WADSWORTH

[Signature]
GRACE S. WADSWORTH

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON COUNTY OF KING SS
ROBERT J. WADSWORTH AND GRACE G. WADSWORTH, HUSBAND AND WIFE TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT FOR THE USES THEREIN MENTIONED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL THIS 18TH DAY OF August, 1964.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle

STATE OF WASHINGTON COUNTY OF KING SS
ON THIS 18TH DAY OF August, 1964 BEFORE ME PERSONALLY APPEARED *[Signature]* and *[Signature]* TO ME KNOWN TO BE THE President and Secretary RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT *[Signature]* AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle

STATE OF WASHINGTON COUNTY OF KITTITAS SS
ON THIS 18TH DAY OF August, 1964 BEFORE ME PERSONALLY APPEARED *[Signature]* TO ME KNOWN TO BE THE Vice-President and Manager RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT *[Signature]* AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Cle Elum, Wash.

ENGINEER'S CERTIFICATE:

I, PRESTON L. SHEPHERD, CIVIL ENGINEER AND LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT OF "SUNSHINE ESTATES NO. 2" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SEC. 34, T. 21 N., R. 14 E. W. M. COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN.



APPROVALS:

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAX ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID. DATED THIS 7TH DAY OF August, 1964.

EXAMINED AND APPROVED THIS 8TH DAY OF September, 1964.

[Signature]
KITTITAS COUNTY ROAD ENGINEER

ATTEST:

EXAMINED AND APPROVED THIS 8TH DAY OF September, 1964.

[Signature]
BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

[Signature]
CLERK OF THE BOARD

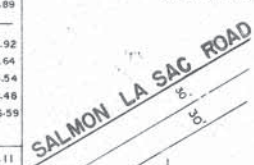
BY: *[Signature]*
CHAIRMAN

FILED FOR RECORD AT THE REQUEST OF THE COUNTY BOARD OF COMMISSIONERS, KITTITAS COUNTY, Sept. 9, 1964, MINUTES PAST 11 O'CLOCK A.M. AND RECORDED IN VOL. 2 OF PLATS, ON PAGE 22, RECORDS OF KITTITAS CO. WASHINGTON

[Signature]
KITTITAS COUNTY AUDITOR

| BEARING | DISTANCE | COSINE | SINE | NORTH | SOUTH | EAST | WEST |
|-------------|----------|----------|----------|--------|--------|---------|---------|
| S 0° 06' W | 601.92 | 0.999998 | 0.001745 | — | 601.92 | — | 1.05 |
| N 89° 46' W | 1324.90 | 0.004072 | 0.999992 | 5.39 | — | — | 1324.89 |
| N 0° 06' E | 42.11 | 0.999998 | 0.001745 | 42.11 | — | 0.07 | — |
| N 46° 57' W | 82.0 | 0.682656 | 0.730758 | 56.98 | — | — | 59.92 |
| N 36° 28' W | 134.0 | 0.804203 | 0.594355 | 107.76 | — | — | 79.64 |
| N 27° 57' W | 182.5 | 0.883357 | 0.468701 | 161.21 | — | — | 85.54 |
| N 25° 39' W | 227.5 | 0.901455 | 0.432873 | 205.08 | — | — | 98.46 |
| N 40° 26' W | 41.0 | 0.761161 | 0.648563 | 31.21 | — | — | 26.59 |
| S 89° 46' E | 1676.04 | 0.004072 | 0.999992 | — | 6.82 | 1676.03 | — |
| TOTALS | | | | 608.74 | 608.74 | 1676.10 | 1676.11 |

RECEIVING NO. 315336



UNPLATTED

0 - 1" LF MONUMENTS SET
LOT CORNERS 5 FT

NOTE: DISTANCES SHOWN IN PARENTHESES ARE FROM THE LEGAL DESCRIPTION - OTHER DISTANCES ARE EXISTING ON THE GROUND