

# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

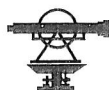
BROWN BLA DESCRIPTIONS (pg 1 of 5)  
4/27/11

## House Parcel

That portion of the Northeast Quarter of the Southeast Quarter of Section 20, and that portion of the Northwest Quarter of the Southwest Quarter of Section 21, all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the southeast corner of said Section 20, thence N 00°38'31" E, along the east boundary of said Section 20, 1809.09 feet to the northerly right of way of the county road (Dry Creek Road); thence N 40°17'48" W, along said northerly right of way, 9.97 feet to a point approximately 10 feet north of the center of Olsen Ditch and the true point of beginning for said described parcel; thence on a line approximately 10 feet north of and parallel to said center of Olsen Ditch the following two courses: N 75°20'36" E, 460.19 feet; and N 81°43'51" E, 97.47 feet to the southerly boundary of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.); thence N 51°21'07" W, along said southerly boundary of the John Wayne Trail, 343.86 feet; thence S 38°38'53" W, 60.00 feet to a point 60.00 feet south, perpendicular measure, of said southerly boundary of the John Wayne Trail; thence N 51°21'07" W, 60.00 feet south of and parallel to said southerly boundary of the John Wayne Trail, 243.71 feet; thence S 49°42'12" W, 325.95 feet to the northerly right of way said county road; thence S 40°17'48" E, along said northerly right of way, 314.34 feet to the true point of beginning and end of said described parcel.

Above described parcel contains 3.92 acres.



BROWN BLA DESCRIPTIONS (pg 2 of 6)  
5/11/11

South Parcel

That portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which lies North and East of the Northeasterly boundary line of the County Road and South and West of the Southwesterly boundary line of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.);

EXCEPT:

- 1) That portion of the Northeast Quarter of the Southeast Quarter of Section 20, and that portion of the Northwest Quarter of the Southwest Quarter of Section 21, all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the southeast corner of said Section 20, thence N 00°38'31" E, along the east boundary of said Section 20, 1809.09 feet to the northerly right of way of the county road (Dry Creek Road); thence N 40°17'48" W, along said northerly right of way, 9.97 feet to a point approximately 10 feet north of the center of Olsen Ditch and the true point of beginning for said described parcel; thence on a line approximately 10 feet north of and parallel to said center of Olsen Ditch the following two courses: N 75°20'36" E, 460.19 feet; and N 81°43'51" E, 97.47 feet to the southerly boundary of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.); thence N 51°21'07" W, along said southerly boundary of the John Wayne Trail, 343.86 feet; thence S 38°38'53" W, 60.00 feet to a point 60.00 feet south, perpendicular measure, of said southerly boundary of the John Wayne Trail; thence N 51°21'07" W, 60.00 feet south of and parallel to said southerly boundary of the John Wayne Trail, 243.71 feet; thence S 49°42'12" W, 325.95 feet to the northerly right of way said county road; thence S 40°17'48" E, along said northerly right of way, 314.34 feet to the true point of beginning and end of said described parcel.

- 2) That portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

BROWN BLA DESCRIPTIONS (pg 3 of 6)  
5/11/11

Beginning at the southwest corner of said Section 21, thence N 00°38'31" E, along the west boundary of said Section 21, 1809.09 feet to the northerly right of way of the county road (Dry Creek Road); thence N 40°17'48" W, along said northerly right of way, 9.97 feet to a point approximately 10 feet north of the center of Olsen Ditch; thence on a line approximately 10 feet north of and parallel to said center of Olsen Ditch the following two courses: N 75°20'36" E, 460.19 feet; and N 81°43'51" E, 97.47 feet to the southerly boundary of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.); thence N 51°21'07" W, along said southerly boundary of the John Wayne Trail, 343.86 feet to the true point of beginning for said described parcel; thence S 38°38'53" W, 60.00 feet to a point 60.00 feet south, perpendicular measure, of said southerly boundary of the John Wayne Trail; thence N 51°21'07" W, 60.00 feet south of and parallel to said southerly boundary of the John Wayne Trail, 243.71 feet; thence S 49°42'12" W, 44.65 feet to the said west boundary of Section 21; thence N 00°38'31" E, along said west boundary, 131.76 feet to said southerly boundary of the John Wayne Trail; thence S 51°21'07" E, along said southerly boundary, 333.40 feet to the true point of beginning and end of said described parcel.

AND

That portion of the Northeast Quarter of the Southeast Quarter of Section 20, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, that lies North and East of the Northeasterly boundary line of the County Road and south of the following described line:

Beginning at the southeast corner of said Section 20, thence N 00°38'31" E, along the east boundary of said Section 20, 1809.09 feet to the northerly right of way of the county road (Dry Creek Road); thence N 40°17'48" W, along said northerly right of way, 9.97 feet to a point approximately 10 feet north of the center of Olsen Ditch and the true point of beginning for said described line; thence N 75°20'36" E, 6.77 feet to the east boundary of said Section 20 and the end of said described line.

BROWN BLA DESCRIPTIONS (pg 4 of 6)  
5/11/11

North Parcel

That portion of the East Half of the Northeast Quarter and of the Northeast Quarter of the Southeast Quarter of Section 20, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which lies North and East of the Northeasterly boundary line of the County Road and South and West of the Southwesterly boundary line of the right of way of the Ellensburg Water Company Canal;

AND

That portion of the West Half of the Northwest Quarter and of the Northwest Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which lies North and East of the Northeasterly boundary line of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.), and South and West of the Southwesterly boundary line of the right of way of the Ellensburg Water Company Canal;

EXCEPT:

- 1) A strip of land 100 feet in width extending over and across a portion of said premises as conveyed by C. Eidal and Sadie M. Eidal, his wife, to the Chicago, Milwaukee and St. Paul Railway Company of Washington, a Corporation, by deed dated February 6, 1907, recorded in Book 14 of Deeds, page 483;
- 2) A triangular shaped tract of land in the Southeast Quarter of the Northeast Quarter of said Section 20, as conveyed by C.O. Eidal and Sadie M. Eidal, husband and wife, to the Chicago, Milwaukee and Puget Sound Railway Company, a Corporation, by deed dated July 25, 1911, recorded in Book 23 of Deeds, page 154, wherein said grantors also relinquish their right to two certain siphons or water conduits then established adjacent to their land; reference to record of said deed is hereby made for a further description of said tract and for further particulars;
- 3) That portion of the East Half of the Northeast Quarter of Section 20 conveyed to the State of Washington for highway purposes by deed recorded April 12, 1978, under Auditor's File No. 421587;
- 4) That portion of the Northeast Quarter of the Southeast Quarter of Section 20, and that portion of the Northwest Quarter of the Southwest Quarter of Section 21, all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

BROWN BLA DESCRIPTIONS (pg 5 of 6)  
5/11/11

Beginning at the southeast corner of said Section 20, thence N 00°38'31" E, along the east boundary of said Section 20, 1809.09 feet to the northerly right of way of the county road (Dry Creek Road); thence N 40°17'48" W, along said northerly right of way, 9.97 feet to a point approximately 10 feet north of the center of Olsen Ditch and the true point of beginning for said described parcel; thence on a line approximately 10 feet north of and parallel to said center of Olsen Ditch the following two courses: N 75°20'36" E, 460.19 feet; and N 81°43'51" E, 97.47 feet to the southerly boundary of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.); thence N 51°21'07" W, along said southerly boundary of the John Wayne Trail, 343.86 feet; thence S 38°38'53" W, 60.00 feet to a point 60.00 feet south, perpendicular measure, of said southerly boundary of the John Wayne Trail; thence N 51°21'07" W, 60.00 feet south of and parallel to said southerly boundary of the John Wayne Trail, 243.71 feet; thence S 49°42'12" W, 325.95 feet to the northerly right of way said county road; thence S 40°17'48" E, along said northerly right of way, 314.34 feet to the true point of beginning and end of said described parcel;

- 5) That portion of the Northeast Quarter of the Southeast Quarter of Section 20, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, that lies North and East of the Northeasterly boundary line of the County Road and south of the following described line:

Beginning at the southeast corner of said Section 20, thence N 00°38'31" E, along the east boundary of said Section 20, 1809.09 feet to the northerly right of way of the county road (Dry Creek Road); thence N 40°17'48" W, along said northerly right of way, 9.97 feet to a point approximately 10 feet north of the center of Olsen Ditch and the true point of beginning for said described line; thence N 75°20'36" E, 6.77 feet to the east boundary of said Section 20 and the end of said described line.

- 6) A strip of land 100 feet in width extending over and across a portion of said premises as conveyed by Sarah M. Wold and Peter A. Wold, her husband, to the Chicago, Milwaukee and St. Paul Railway Company of Washington, a Corporation, by deed dated February 27, 1907, recorded in Book 14 of Deeds, page 568.
- 7) All that portion of the Northwest Quarter of the Southwest Quarter of said Section 21 that lies North and East of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and South and East of the right of way of the Olsen Ditch, as conveyed by C.O. Eidal and S.M. Eidal, husband and wife, to Fred Wippel, by deed dated November 27, 1925, recorded in Book 66 of Deeds, page 132.

BROWN BLA DESCRIPTIONS (pg 6 of 6)  
5/11/11

AND

That portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the southwest corner of said Section 21, thence N 00°38'31" E, along the west boundary of said Section 21, 1809.09 feet to the northerly right of way of the county road (Dry Creek Road); thence N 40°17'48" W, along said northerly right of way, 9.97 feet to a point approximately 10 feet north of the center of Olsen Ditch; thence on a line approximately 10 feet north of and parallel to said center of Olsen Ditch the following two courses: N 75°20'36" E, 460.19 feet; and N 81°43'51" E, 97.47 feet to the southerly boundary of the John Wayne Trail (former 100 foot strip owned by Chicago, Milwaukee, St. Paul and Pacific Railroad Co.); thence N 51°21'07" W, along said southerly boundary of the John Wayne Trail, 343.86 feet to the true point of beginning for said described parcel; thence S 38°38'53" W, 60.00 feet to a point 60.00 feet south, perpendicular measure, of said southerly boundary of the John Wayne Trail; thence N 51°21'07" W, 60.00 feet south of and parallel to said southerly boundary of the John Wayne Trail, 243.71 feet; thence S 49°42'12" W, 44.65 feet to the said west boundary of Section 21; thence N 00°38'31" E, along said west boundary, 131.76 feet to said southerly boundary of the John Wayne Trail; thence S 51°21'07" E, along said southerly boundary, 333.40 feet to the true point of beginning and end of said described parcel.

# BROWN EXHIBIT

SECTION 20  
SECTION 21

NE 1/4  
NE 1/4

NW 1/4  
NW 1/4

NORTH PARCEL

SE 1/4  
NE 1/4

SW 1/4  
NW 1/4

ELLENSBURG  
WATER CO.  
CANAL

DRY CREEK ROAD

NW 1/4  
SW 1/4

NE 1/4  
SE 1/4

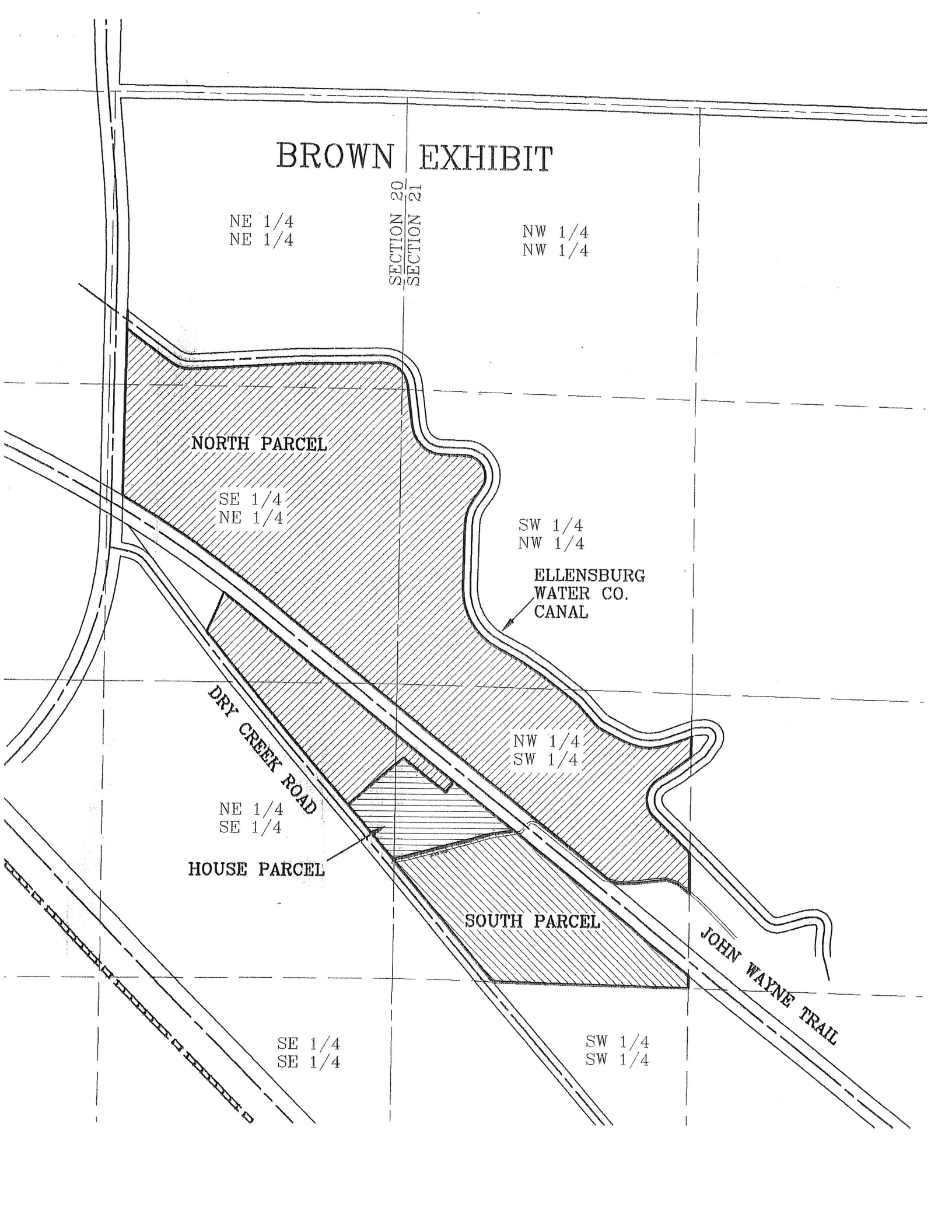
HOUSE PARCEL

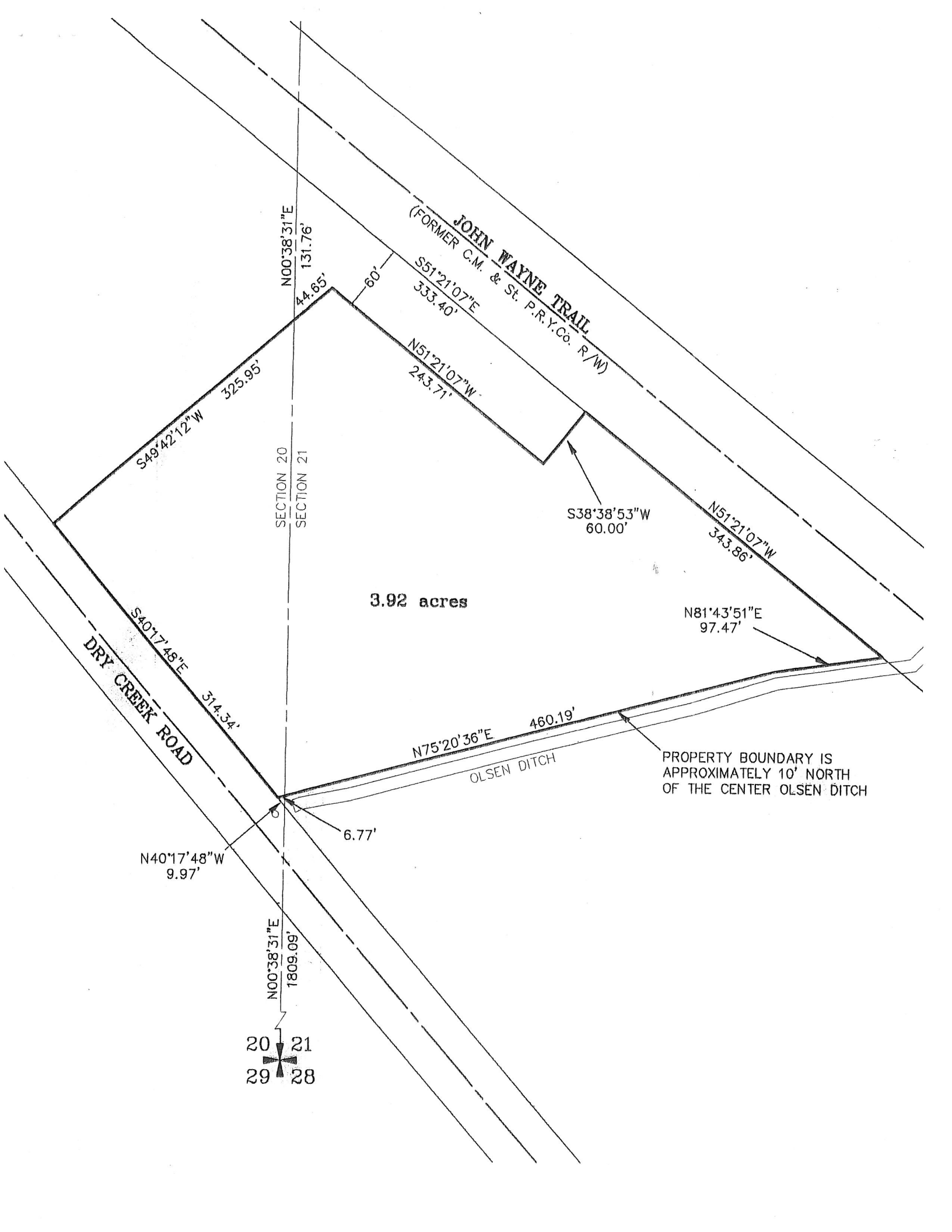
SOUTH PARCEL

JOHN WAYNE TRAIL

SE 1/4  
SE 1/4

SW 1/4  
SW 1/4





**JOHN WAYNE TRAIL**  
(FORMER C.M. & St. P.R.Y.Co. R/W)

**DRY CREEK ROAD**

OLSEN DITCH

3.92 acres

PROPERTY BOUNDARY IS APPROXIMATELY 10' NORTH OF THE CENTER OLSEN DITCH

SECTION 20  
SECTION 21



S49°42'12"W 325.95'

S40°17'48"E 314.34'

N40°17'48"W 9.97'

N00°38'31"E 131.76'

N00°38'31"E 1809.09'

44.65'

60'

S51°21'07"E 333.40'

N51°21'07"W 243.71'

S38°38'53"W 60.00'

N51°21'07"W 343.86'

N81°43'51"E 97.47'

N75°20'36"E 460.19'

6.77'