

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

KNUDSON/ARMSTRONG EASEMENT
10/5/2012

The Westerly 30 feet, perpendicular measure, of the following described parcel:

Lots 1 and 2, Kittitas County Short Plat SP-98-05 (Knudson Short Plat) as per short plat thereof recorded May 8, 1998 in Book E of Short Plats at pages 232 through 234, under Auditor's File No. 199805080021, Records of Kittitas County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter of Section 36, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, EXCEPT the northerly 231.00 feet, measured at right angles to the north boundary thereof, of said Lot 1;

AND

All that portion of the Vantage Highway (formerly Primary State Highway No. 7) right of way lying between the easterly City of Ellensburg city limits boundary and the projected westerly right of way boundary of Pfenning Road; being a portion of Block 87, State Addition to Ellensburg No. 1, as per plat thereof recorded in Volume 2 of Plats, page 48, Records of Kittitas County, State of Washington; being that portion of Block 87 and beginning 267.27' from the westerly right of way of Pfenning Road with the intersection of the northerly right of way of Vantage Highway, a westerly distance of 126.52' along the curve of Vantage Highway;

EXCEPT that portion of said Vantage Highway right of way that lies southerly of, adjacent to, and abutting a line 50.00 feet northerly, when measured radially or at right angles to the centerline survey of Primary State Highway No. 7, Ellensburg to Kittitas.



125.00'

231.00'

● EXISTING WELL

TAX PARCEL NO.
18-18-36097-0001
0.66 acres

231.00'

DRAINFIELD EASEMENT FOR LOT 3
TO BE EXTINGUISHED AS LOT 3 IS
CURRENTLY HOOKED UP TO CITY
OF ELLENSBURG WATER AND SEWER
SERVICES.

PROPOSED BOUNDARY

125.00'

30' EASEMENT AS PER
SP-98-05 TO BE EXTENDED
178.25' TO REVISED BOUNDARY

178.25'

178.25'

TAX PARCEL NO.
18-18-36097-0002
1.01 acres

EXISTING BOUNDARY

125.00'

162.45'

181.38'

PLANTER

PLANTER

VANTAGE HIGHWAY