

# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

FINAL FITTERER/PHIPPS DESCRIPTIONS  
10/2/13

Tax Parcel 21-18-31050-0004 (Fitterer)

Lot B-4, FLAG MOUNTAIN, SP-92-08, recorded May 21, 1993, in Book D of Short plats at pages 56 and 57, under recording number 559621; being a portion of Section 31, Township 21 North, Range 18 East, W.M., records of Kittitas County, State of Washington.

AND

That portion of Parcel D as delineated on that certain survey recorded in Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839, records of Kittitas County, State of Washington, located in the West Half of Section 31, Township 21 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying northwesterly of a line described as follows:

Beginning at the southeast corner of Parcel B as delineated on said Book 18 of Surveys, pages 52 and 53, said point being the true point of beginning of said described line; thence N 43°17'44" E, 302.98 feet to the southerly most corner of the 1.99 Acre Exception as described in the Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on said survey recorded in Book 18 of Surveys, pages 52 and 53, and the terminus of said described line.

AND

That portion of the Ditch Exception as described in the Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on that certain survey recorded in Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839, all records of Kittitas County, State of Washington, located in the West Half of Section 31, Township 21 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying northwesterly of a line described as follows:

Beginning at the southeast corner of Parcel B as delineated on said Book 18 of Surveys, pages 52 and 53, said point being the true point of beginning of said described line; thence N 43°17'44" E, 302.98 feet to the southerly most corner of the 1.99 Acre Exception as described in said Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on said survey recorded in Book 18 of Surveys, pages 52 and 53, and the terminus of said described line.



# CRUSE & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

### FINAL FITTERER/PHIPPS DESCRIPTIONS (cont.) 10/2/13

#### Tax Parcel 21-18-31000-0003 (Fitterer)

The 1.99 Acre Exception as described in the Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on that certain survey recorded in Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839, all records of Kittitas County, State of Washington, located in the West Half of Section 31, Township 21 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, EXCEPT that portion thereof lying northeasterly of a line described as follows:

Beginning at the westerly most corner of Parcel C as delineated on said Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839; thence S 50°25'58" E, along the westerly boundary of said Parcel C, 185.98 feet to the northwesterly boundary of said 1.99 Acre Exception; thence N 54°42'43" E, along the northwesterly boundary of said 1.99 Acre Exception, 149.71 feet to the true point of beginning of said described line; thence S 67°24'47" E, 235.90 feet to a point on the southeasterly boundary of said 1.99 Acre Exception and the terminus of said described line.

AND

That portion of Parcel C as delineated on that certain survey recorded in Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839, records of Kittitas County, State of Washington, located in the West Half of Section 31, Township 21 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying southwesterly of a line described as follows:

Beginning at the westerly most corner of said Parcel C as delineated on said Book 18 of Surveys, pages 52 and 53; thence S 50°25'58" E, along the westerly boundary of said Parcel C, 185.98 feet to the northwesterly boundary of the 1.99 Acre Exception described in the Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on said survey recorded in Book 18 of Surveys, pages 52 and 53; thence N 54°42'43" E, along the northwesterly boundary of said 1.99 Acre Exception, 149.71 feet to the true point of beginning of said described line; thence N 67°24'47" W, 81.33 feet to a point on the northwesterly boundary of said Parcel C and the terminus of said described line.





# CRUSE & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

### FINAL FITTERER/PHIPPS DESCRIPTIONS (cont.) 10/2/13

#### Tax Parcel 21-18-31000-0008 (Phipps)

Parcel C as delineated on that certain survey recorded in Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839, records of Kittitas County, State of Washington, located in the West Half of Section 31, Township 21 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; EXCEPT that portion thereof lying southwesterly of a line described as follows:

Beginning at the westerly most corner of said Parcel C as delineated on said Book 18 of Surveys, pages 52 and 53; thence S 50°25'58" E, along the westerly boundary of said Parcel C, 185.98 feet to the northwesterly boundary of the 1.99 Acre Exception described in the Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on said survey recorded in Book 18 of Surveys, pages 52 and 53; thence N 54°42'43" E, along the northwesterly boundary of said 1.99 Acre Exception, 149.71 feet to the true point of beginning of said described line; thence N 67°24'47" W, 81.33 feet to a point on the northwesterly boundary of said Parcel C and the terminus of said described line.

AND

That portion of the 1.99 Acre Exception as described in the Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on that certain survey recorded in Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839, all records of Kittitas County, State of Washington, located in the West Half of Section 31, Township 21 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying northeasterly of a line described as follows:

Beginning at the westerly most corner of Parcel C as delineated on said Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839; thence S 50°25'58" E, along the westerly boundary of said Parcel C, 185.98 feet to the northwesterly boundary of said 1.99 Acre Exception; thence N 54°42'43" E, along the northwesterly boundary of said 1.99 Acre Exception, 149.71 feet to the true point of beginning of said described line; thence S 67°24'47" E, 235.90 feet to a point on the southeasterly boundary of said 1.99 Acre Exception and the terminus of said described line.



# CRUSE & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

FINAL FITTERER/PHIPPS DESCRIPTIONS (cont.)  
10/2/13

Tax Parcel 21-18-31000-0009 (Phipps)

Parcel D as delineated on that certain survey recorded in Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839, records of Kittitas County, State of Washington, located in the West Half of Section 31, Township 21 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; EXCEPT that portion thereof lying northwesterly of a line described as follows:

Beginning at the southeast corner of Parcel B as delineated on said Book 18 of Surveys, pages 52 and 53, said point being the true point of beginning of said described line; thence N 43°17'44" E, 302.98 feet to the southerly most corner of the 1.99 Acre Exception as described in the Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on said survey recorded in Book 18 of Surveys, pages 52 and 53, and the terminus of said described line.

AND

That portion of the Ditch Exception as described in the Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on that certain survey recorded in Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839, all records of Kittitas County, State of Washington, located in the West Half of Section 31, Township 21 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying southeasterly of a line described as follows:

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## PROFESSIONAL LAND SURVEYORS

### FITTERER/PHIPPS BLA DESCRIPTIONS 10/1/13

#### Fitterer to Phipps

That portion of the Ditch Exception as described in the Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on that certain survey recorded in Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839, all records of Kittitas County, State of Washington, located in the West Half of Section 31, Township 21 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying southeasterly of a line described as follows:

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AND

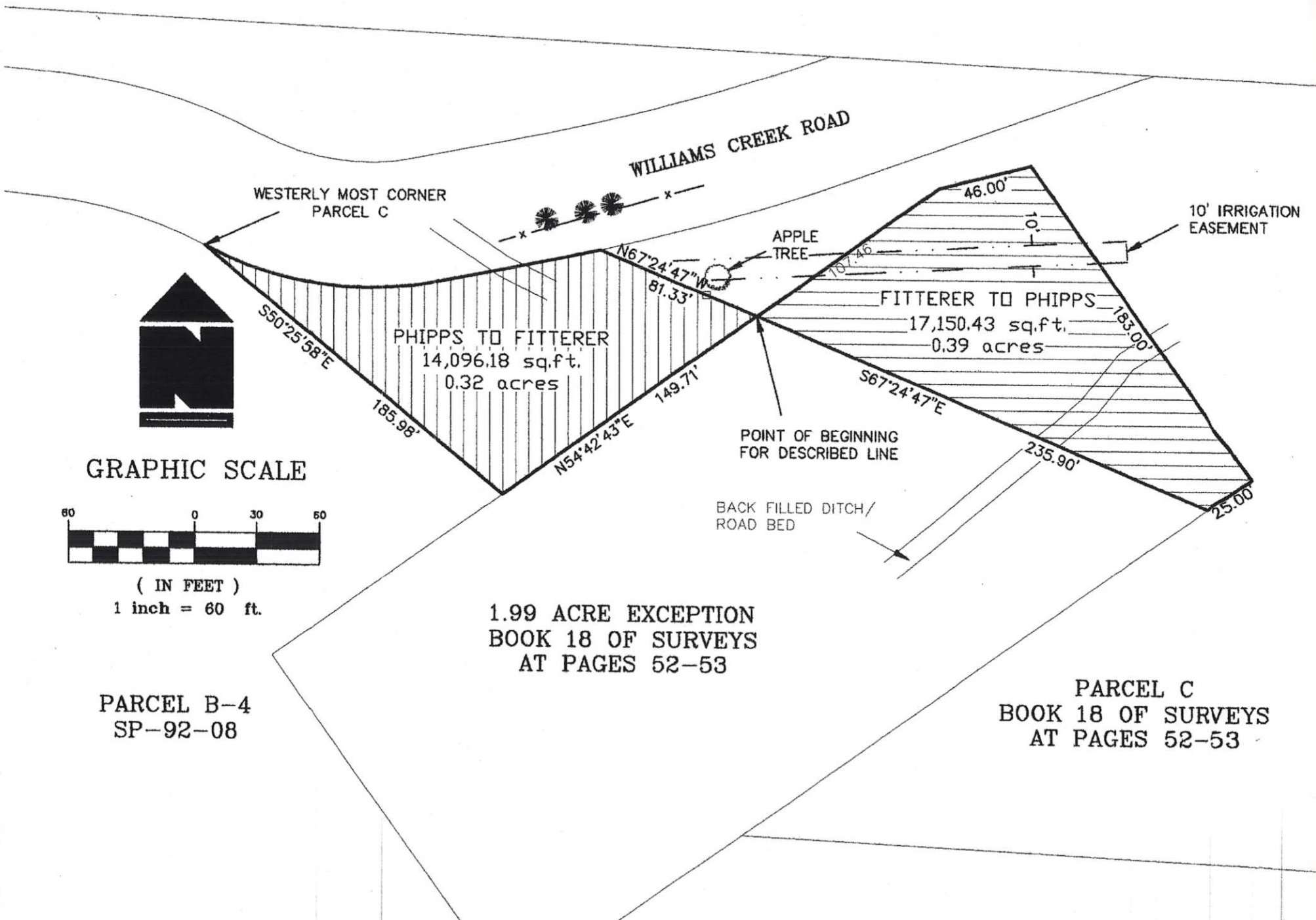
That portion of the 1.99 Acre Exception as described in the Special Warranty Deed recorded under Auditor's File No. 200707160029 and delineated on that certain survey recorded in Book 18 of Surveys, pages 52 and 53, under Auditor's File No. 542839, all records of Kittitas County, State of Washington, located in the West Half of Section 31, Township 21 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying northeasterly of a line described as follows:

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As per attached Exhibits.



# FITTERER AND PHIPPS BOUNDARY ADJUSTMENT EXHIBIT



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

PARCEL B-4  
SP-92-08

1.99 ACRE EXCEPTION  
BOOK 18 OF SURVEYS  
AT PAGES 52-53

PARCEL C  
BOOK 18 OF SURVEYS  
AT PAGES 52-53

WESTERLY MOST CORNER  
PARCEL C

WILLIAMS CREEK ROAD

APPLE  
TREE

10' IRRIGATION  
EASEMENT

PHIPPS TO FITTERER  
14,096.18 sq.ft.  
0.32 acres

FITTERER TO PHIPPS  
17,150.43 sq.ft.  
0.39 acres

POINT OF BEGINNING  
FOR DESCRIBED LINE

BACK FILLED DITCH/  
ROAD BED

S50°25'58"E

185.98'

N54°42'43"E

149.71'

N67°24'47"W

81.33'

S67°24'47"E

235.90'

46.00'



183.00'

25.00'

# FITTERER AND PHIPPS BOUNDARY ADJUSTMENT EXHIBIT

1.99 ACRE EXCEPTION  
BOOK 18 OF SURVEYS  
AT PAGES 52-53

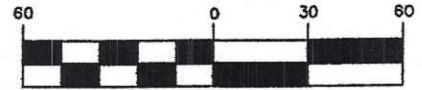
PARCEL B-4  
SP-92-08

-  FITTERER TO PHIPPS  
1800.12 sq.ft. 0.04 ac
-  PHIPPS TO FITTERER  
1725.33 sq.ft. 0.04 ac

DITCH EXCEPTION  
BOOK 18 OF SURVEYS  
AT PAGES 52-53



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

DESCRIBED LINE  
N43°17'44"E - 302.98'

PARCEL D  
BOOK 18 OF SURVEYS  
AT PAGES 52-53

SOUTHEAST CORNER  
PARCEL B

42.23'  
34.68'  
20.16'

57.97'  
115.48'  
70.02'

121.38'

28.76'  
23.89'  
11.98'



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### FITTERER/PHIPPS BLA DESCRIPTIONS 10/1/13

#### Phipps to Fitterer

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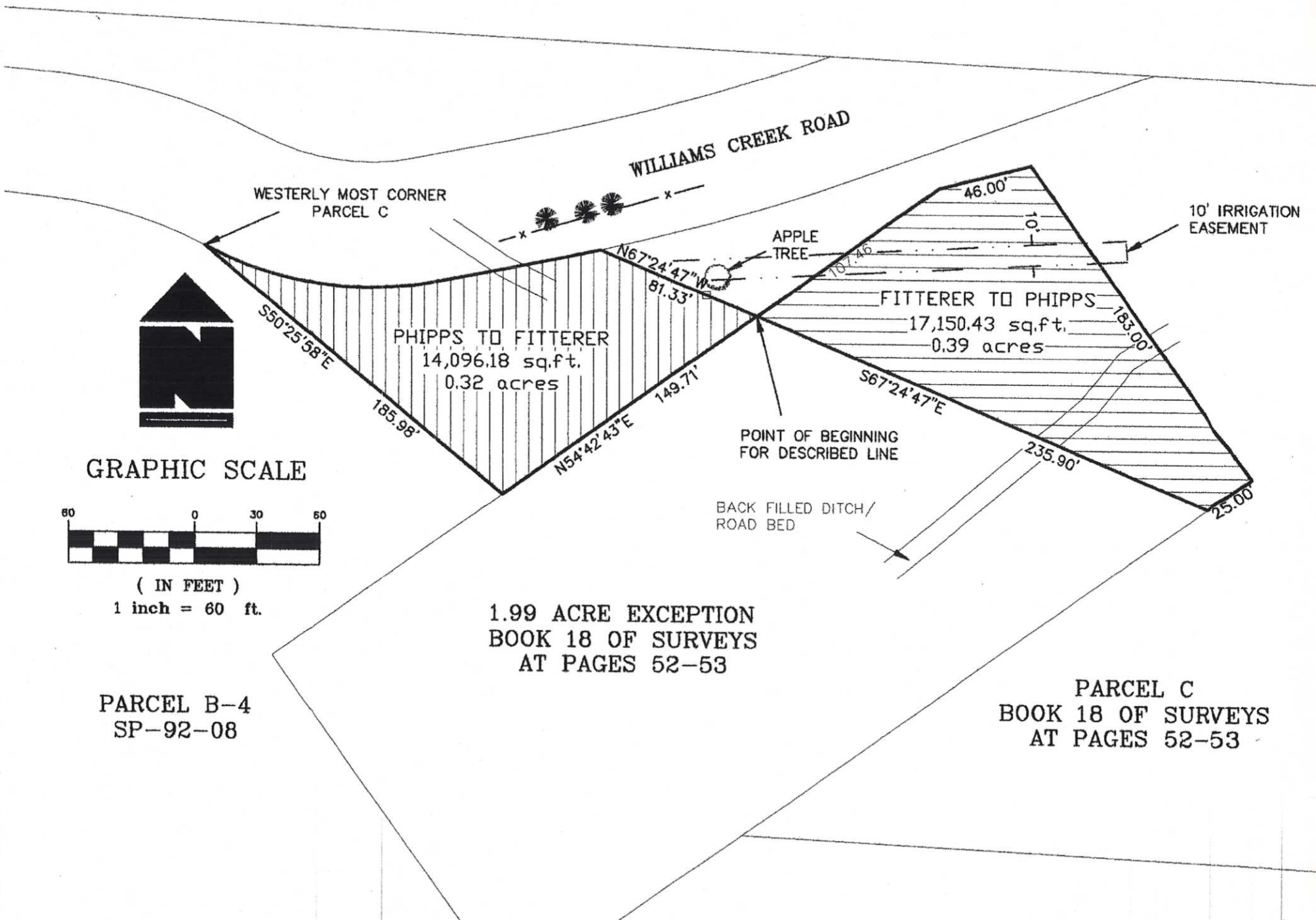
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# FITTERER AND PHIPPS BOUNDARY ADJUSTMENT EXHIBIT



GRAPHIC SCALE



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BOOK 18 OF SURVEYS  
AT PAGES 52-53



PARCEL B-4  
SP-92-08

PARCEL C  
BOOK 18 OF SURVEYS  
AT PAGES 52-53

# FITTERER AND PHIPPS BOUNDARY ADJUSTMENT EXHIBIT

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BOOK 18 OF SURVEYS  
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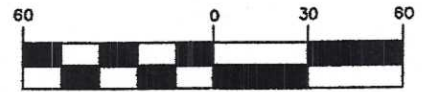
PARCEL B-4  
SP-92-08

-  FITTERER TO PHIPPS  
1800.12 sq.ft. 0.04 ac
-  PHIPPS TO FITTERER  
1725.33 sq.ft. 0.04 ac

DITCH EXCEPTION  
BOOK 18 OF SURVEYS  
AT PAGES 52-53



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( IN FEET )  
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DESCRIBED LINE  
N43°17'44"E - 302.98'

PARCEL D  
BOOK 18 OF SURVEYS  
AT PAGES 52-53

SOUTHEAST CORNER  
PARCEL B

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