

PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 1 HAS 7 IRRIGABLE ACRES; PARCEL 2 HAS 9 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. PARCELS 1A AND 2A SHOWN HEREON ARE FOR FUTURE CONVEYANCE DOCUMENTS TO TRANSFER OWNERSHIPS TO MATCH THE BOUNDARY SHOWN HEREON.
10. THE PURPOSE OF THIS SURVEY IS TO COMPLETE KITTITAS COUNTY BOUNDARY LINE ADJUSTMENT BL-16-00008.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AFN 201510020055 (BIVENS) & AFN 201511240007 (KELLEY)

PARCEL 1 (INCLUDES PARCEL 1A)

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 22, 2016 IN BOOK 40 OF SURVEYS AT PAGES 126-127 UNDER AUDITOR'S FILE NO. 20160822 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 1A (BIVENS TO KELLEY)

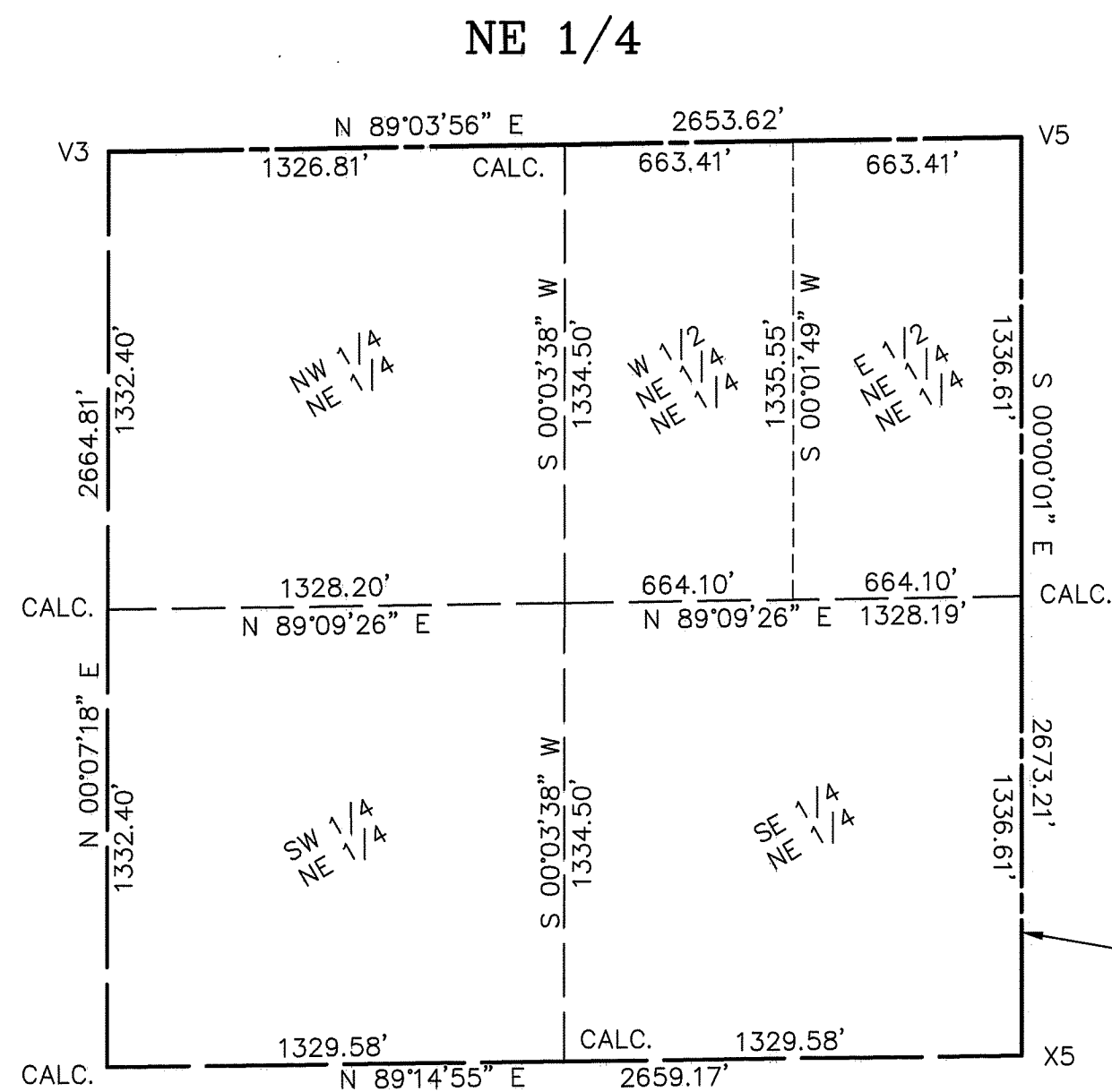
PARCEL 1A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 22, 2016 IN BOOK 40 OF SURVEYS AT PAGES 126-127 UNDER AUDITOR'S FILE NO. 20160822 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2 (INCLUDES PARCEL 2A)

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 22, 2016 IN BOOK 40 OF SURVEYS AT PAGES 126-127 UNDER AUDITOR'S FILE NO. 20160822 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2A (KELLEY TO BIVENS)

PARCEL 2A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 22, 2016 IN BOOK 40 OF SURVEYS AT PAGES 126-127 UNDER AUDITOR'S FILE NO. 20160822 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



CORNER DOCUMENTATION:

- V3 - NORTH 1/4 COR SEC. 31 - LS 18078 ALUMINUM CAP - ACCEPTED.
HISTORY: 1867 GLO SURVEY SET POST IN MOUND; 1974 - BK 1 OF SURVEYS, PG 33, FOUND NAIL;
2002 - BK 28 OF SURVEYS, PG 6, REPLACED NAIL WITH CURRENT MONUMENT.
REFERENCE NOTED: CORNER FALLS IN CENTERLINE OF COUNTY ROAD AT FENCE EXTENDED INTERSECTION.
- V5 - NORTHEAST COR SEC. 31 - BRASS CAP IN ENCASED MONUMENT - ACCEPTED.
HISTORY: 1867 GLO SURVEY SET POST IN MOUND; 1974 - BK 1 OF SURVEYS, PG 33, FOUND CURRENT MONUMENT.
REFERENCE NOTED: CORNER FALLS IN CENTERLINE OF 4-WAY COUNTY ROAD INTERSECTION.
- X5 - EAST 1/4 COR SEC. 31 - LS 9606 ALUMINUM CAP - ACCEPTED.
HISTORY: 1867 GLO SURVEY SET POST IN MOUND; 1974 - BK 1 OF SURVEYS, PG 33, FOUND SPIKE;
1978 - BK 5 OF SURVEYS, PG 31, FOUND CURRENT MONUMENT.
REFERENCE NOTED: CORNER FALLS IN CENTERLINE OF COUNTY ROAD.

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KITTITAS CO. SP-02-21

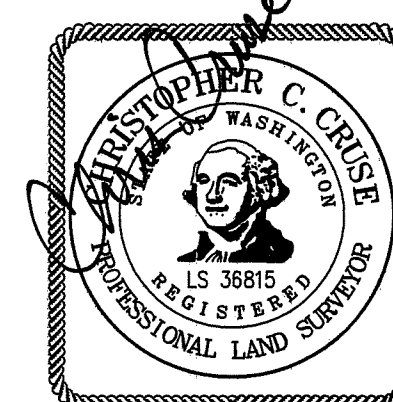
SECTION SUBDIVISION IS BASED ON
BK B OF SHORT PLATS, PG 27

201608220003

AUDITOR'S CERTIFICATE

Filed for record this 22ND day of AUGUST,
2016, at 9:21 A M., in Book 40 of Surveys at
page(s) 127 at the request of Cruse & Associates.

JERALD V. PETTIT BY: Jen Cruse
KITTITAS COUNTY AUDITOR



8/22/2016

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