

# RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

IN SECTION 17 AND SECTION 20,  
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.  
TAX PARCELS 717734 AND 207734

## EXISTING LEGAL DESCRIPTIONS

(PARCEL NO. 717734)  
TRACT 1

ALL of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

(PARCEL NO. 207734)  
TRACT 2

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

### EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;

2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 549, under Auditor's file No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, which point is South 37°38' West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3°40' East, 398.0 feet; thence North 86°20' West, 198.6 feet; thence South 12°20' West, 275.0 feet; thence South 32°03' East, 173.0 feet; thence South 88°43' East, 126.1 feet to the point of beginning.

4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively

5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

## BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007) DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR(CSF) OF 0.99983925. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

## NARRATIVE

THE PUROPOSE OF THIS SURVEY IS TO DELINEATE THE NEW PARCEL BOUNDARIES FOR PARCELS 717734 AND 207734 AS SHOWN ON THE FACE OF THE SURVEY HEREON.

## NEW LEGAL DESCRIPTIONS

### TRACT 1

ALL of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

### EXCEPT:

The South 895.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest Quarter of thereof.

### TRACT 2

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

### TOGETHER WITH:

The South 895.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

### EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;

2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 549, under Auditor's file No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, which point is South 37°38' West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3°40' East, 398.0 feet; thence North 86°20' West, 198.6 feet; thence South 12°20' West, 275.0 feet; thence South 32°03' East, 173.0 feet; thence South 88°43' East, 126.1 feet to the point of beginning.

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5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

## SURVEY REFERENCES

### AUDITOR FILE NUMBERS:

BOOK	PAGE
27	194
6	39
27	195
29	208
23	22
19	97
J	201
30	171
17	167

GLO, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT OF SUNLIGHT WATERS, LAND CORNER RECORDS: 538257, 536672, 536667, 536669, 536674, 536670, 1959 HAUGE LCR'S, SAGEBRUSH POWER LLC RECORD OF SURVEY. AUDITOR FILE NO 201502260007, 201209190010



### Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SWAUK VALLEY RANCH LLC in 08-16.

Jesse P. Garner, PLS 42687 Date

### Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

### Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 12-16-16

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 3 Of 3

Job Number: 2016-SWK

Survey For

**SWAUK VALLEY RANCH, LLC.**

Sections 17, 20, T. 19 N, R. 17 E, W.M.  
Kittitas, County, Washington

**PSE Pioneer Surveying & Engineering, Inc.**  
Civil Engineering and Land Planning  
125 Simcoe Drive  
Goldendale, Washington 98620  
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

### Auditor's Certificate

Filed For Record This \_\_\_\_ Day of \_\_\_\_\_ 20\_\_.

At \_\_\_\_\_ M.

In Book \_\_\_\_ Of Surveys At Page \_\_\_\_

At The Request Of Pioneer Surveying and Engineering, Inc.

**SHEET 3**

KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR