

Existing Survey

40-189
 1 of 3

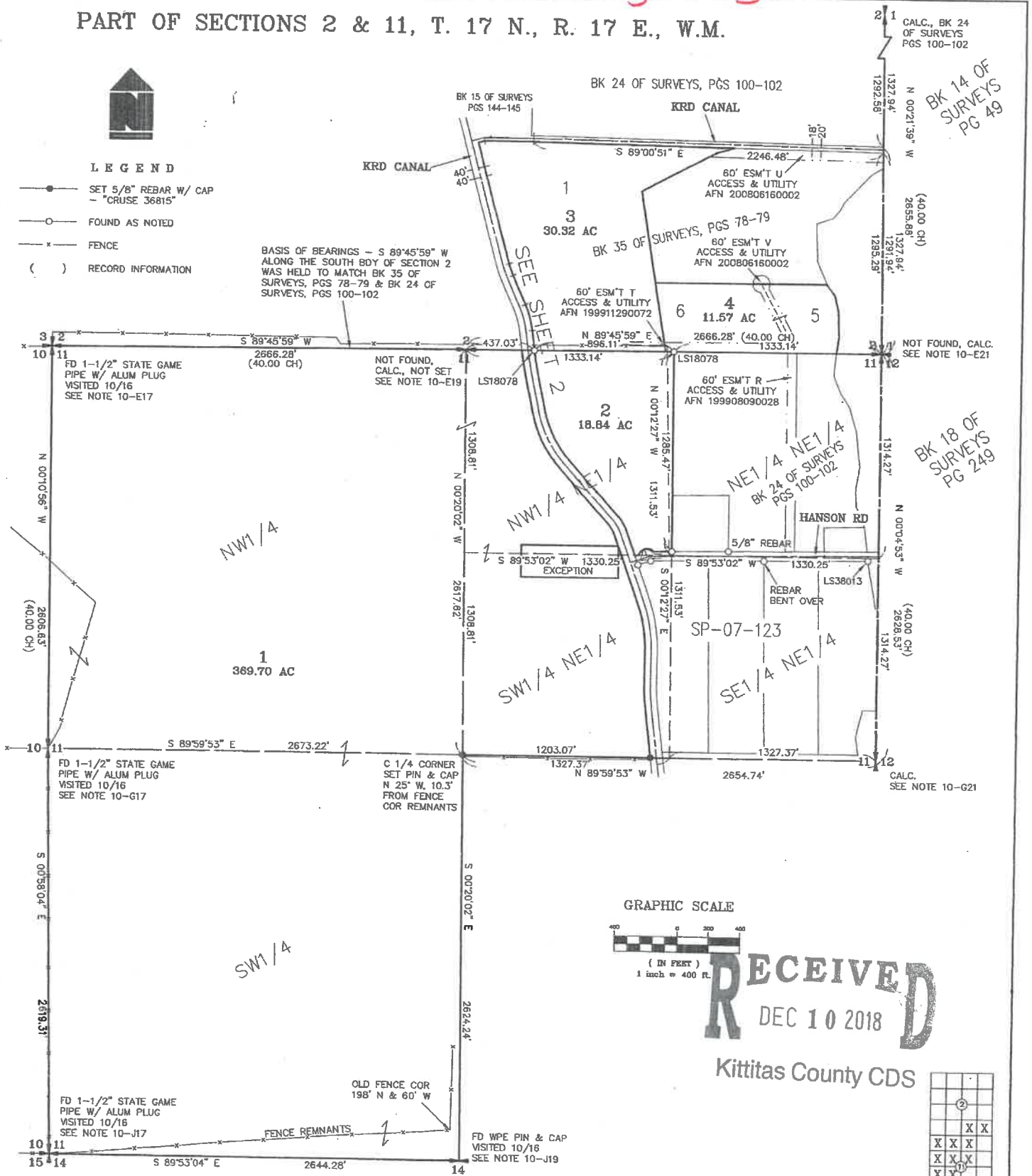
PART OF SECTIONS 2 & 11, T. 17 N., R. 17 E., W.M.



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND AS NOTED
- FENCE
- () RECORD INFORMATION

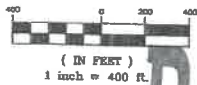
BASIS OF BEARINGS - S 89°45'59" W
 ALONG THE SOUTH BDY OF SECTION 2
 WAS HELD TO MATCH BK 35 OF
 SURVEYS, PGS 78-79 & BK 24 OF
 SURVEYS, PGS 100-102



BK 14 OF SURVEYS PG 49

BK 18 OF SURVEYS PG 249

GRAPHIC SCALE



RECEIVED
 DEC 10 2018

Kittitas County CDS

SHEET 1 OF 3

AUDITOR'S CERTIFICATE 201701050028
 Filed for record this 5TH day of JANUARY,
 2017, at 2:13 P.M., in Book 40 of Surveys at
 page(s) 189 at the request of Cruse & Associates.
 JERALD V. PETTIT BY: [Signature]
 KITTITAS COUNTY AUDITOR

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
 ERNIE PATTY & BART BRADSHAW in OCTOBER of 2016.
 [Signature]
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 DATE 1/5/2017
 License No. 36815



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
PATTY/BRADSHAW PROP

4-170
 2 of 3

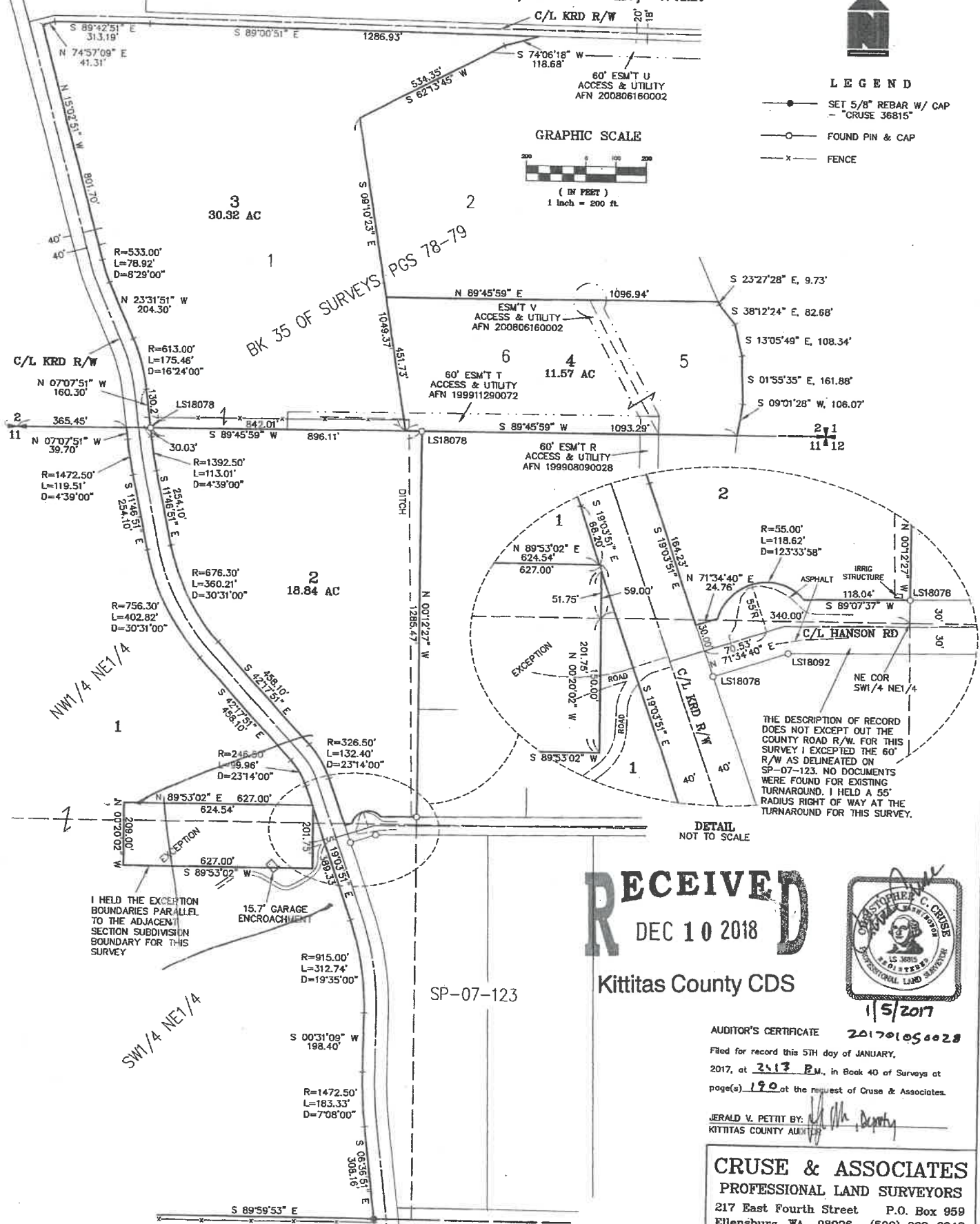
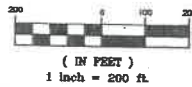
PART OF SECTIONS 2 & 11, T. 17 N., R. 17 E., W.M.



LEGEND

- SET 5/8" REBAR W/ CAP
- CRUSE 36815
- FOUND PIN & CAP
- x FENCE

GRAPHIC SCALE



BK 35 OF SURVEYS PGS 78-79

DITCH

15.7' GARAGE ENCROACHMENT

EXCEPTION

EXCEPTION

DETAIL NOT TO SCALE

RECEIVED
 DEC 10 2018



1/5/2017

AUDITOR'S CERTIFICATE 201701050028
 Filed for record this 5TH day of JANUARY,
 2017, at 2:13 P.M., in Book 40 of Surveys at
 page(s) 190 at the request of Cruse & Associates.

JERALD V. PETTIT BY: [Signature]
 KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242

PATTY/BRADSHAW PROP

PART OF SECTIONS 2 & 11, T. 17 N., R. 17 E., 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 0 IRRIGABLE ACRES; PARCEL 2 HAS 18 IRRIGABLE ACRES; PARCEL 3 HAS 28 IRRIGABLE ACRES; PARCEL 4 HAS 11 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 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. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. FOR SECTION 11 SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL INFORMATION, SEE BOOK 24 OF SURVEYS, PAGES 100-102. CORNER DOCUMENTATION AS FOLLOWS:
 - E-17 FOUND 1-1/2" WA STATE GAME DEPT. PIPE W/ ALUM PLUG AT PROJECTED FENCE CORNER. ACCEPTED.
 1871 - GLO SURVEY SET POST IN MOUND
 1999 - BK 24 OF SURVEYS, PGS 100-102 FOUND CURRENT MONUMENT AND NOTES MONUMENTS WERE INSTALLED BY THE GAME DEPT. L.T. MURRAY SURVEY.
 - E-19 - CALCULATED, NOT FOUND.
 - E-21 - CALCULATED, NOT FOUND.
- G-17 FOUND 1-1/2" WA STATE GAME DEPT. PIPE W/ ALUM PLUG AT PROJECTED FENCE CORNER. ACCEPTED.
 1871 - GLO SURVEY SET POST IN MOUND
 1999 - BK 24 OF SURVEYS, PGS 100-102 FOUND CURRENT MONUMENT AND NOTES MONUMENTS WERE INSTALLED BY THE GAME DEPT. L.T. MURRAY SURVEY.
- G-21 HELD CALC. POSITION. FOUND 1/2" PIN S 39' W, 0.4' FROM HELD CALC. POSITION. CYCLONE FENCE RUNS THROUGH CORNER.
 1871 - GLO SET POST IN MOUND.
 2008 - BK J OF SHORT PLATS, PGS 179-180 FOUND CURRENT MONUMENT WITH CONFLICTS.
- J-17 FOUND 1-1/2" WA STATE GAME DEPT. PIPE W/ ALUM PLUG AT PROJECTED FENCE CORNER. ACCEPTED.
 1871 - GLO SURVEY SET POST IN MOUND
 1984 - BK 12 OF SURVEYS, PG 82 FOUND CURRENT MONUMENT.
- J-19 FOUND PIN & CAP LS 21410, S 17'18" E, 207' FROM OLD FENCE CORNER.
 1871 - GLO SURVEY SET POST IN MOUND
 1984 - BK 12 OF SURVEYS, PG 82 SET CURRENT MONUMENT.

11. THE PURPOSE OF THIS SURVEY IS TO PROVIDE NEW PARCEL DESCRIPTIONS FOR KITTITAS COUNTY BOUNDARY LINE ADJUSTMENT APPLICATION BL-16-00011.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS (PATTY)

PARCELS 1, 5 AND 6 OF THAT CERTAIN SURVEY AS RECORDED JUNE 16, 2008, IN BOOK 35 OF SURVEYS, PAGES 78 AND 79, UNDER AUDITOR'S FILE NO. 20080160002, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF LOTS 1 AND 4, OF FLAMING HEART SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-06-92, AS RECORDED DECEMBER 21, 2007, IN BOOK J OF SHORT PLATS, PAGES 56 AND 57, UNDER AUDITOR'S FILE NO. 200712210006, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; AND LOTS 1 AND 2, OF PATTY SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-07-30, AS RECORDED JANUARY 2, 2008, IN BOOK J OF SHORT PLATS, PAGES 65 AND 66, UNDER AUDITOR'S FILE NO. 200801020009, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ORIGINAL PARCELS (BRADSHAW)

THE WEST HALF OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EXCEPT:

1. RIGHT OF WAY FOR IRRIGATION CANAL CONVEYED TO THE KITTITAS RECLAMATION DISTRICT BY DEED DATED SEPTEMBER 29, 1928 RECORDED IN BOOK 47 OF DEEDS, PAGE 124.
2. THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH LIES EAST OF THE EAST BOUNDARY OF THE RIGHT OF WAY OF THE KITTITAS RECLAMATION DISTRICT.
3. THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 340 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 150 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 627 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 209 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 627 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 59 FEET TO THE TRUE POINT OF BEGINNING.

AND

THE NORTH 30 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH LIES EAST OF THE EAST BOUNDARY OF THE RIGHT OF WAY OF THE KITTITAS RECLAMATION DISTRICT.

NEW DESCRIPTIONS

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED JANUARY 5, 2017, IN BOOK 40 OF SURVEYS AT PAGES ~~187-191~~, UNDER AUDITOR'S FILE NO. 20170105 ~~0028~~, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST HALF, THE NORTHWEST QUARTER OF THE SECTION 11, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED JANUARY 5, 2017, IN BOOK 40 OF SURVEYS AT PAGES ~~187-191~~, UNDER AUDITOR'S FILE NO. 20170105 ~~0028~~, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY RECORDED JANUARY 5, 2017, IN BOOK 40 OF SURVEYS AT PAGES ~~187-191~~, UNDER AUDITOR'S FILE NO. 20170105 ~~0028~~, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY RECORDED JANUARY 5, 2017, IN BOOK 40 OF SURVEYS AT PAGES ~~187-191~~, UNDER AUDITOR'S FILE NO. 20170105 ~~0028~~, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



AUDITOR'S CERTIFICATE 201701050028
 Filed for record this 5TH day of JANUARY,
 2017, at 2:13 P.M., in Book 40 of Surveys at
 page(s) 191 at the request of Cruse & Associates.
 JERALD V. PETRI BY: *[Signature]*
 KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
PATTY/BRADSHAW PROP