

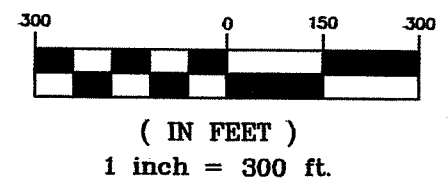
**PART OF THE WEST HALF OF SECTION 4,
TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.**



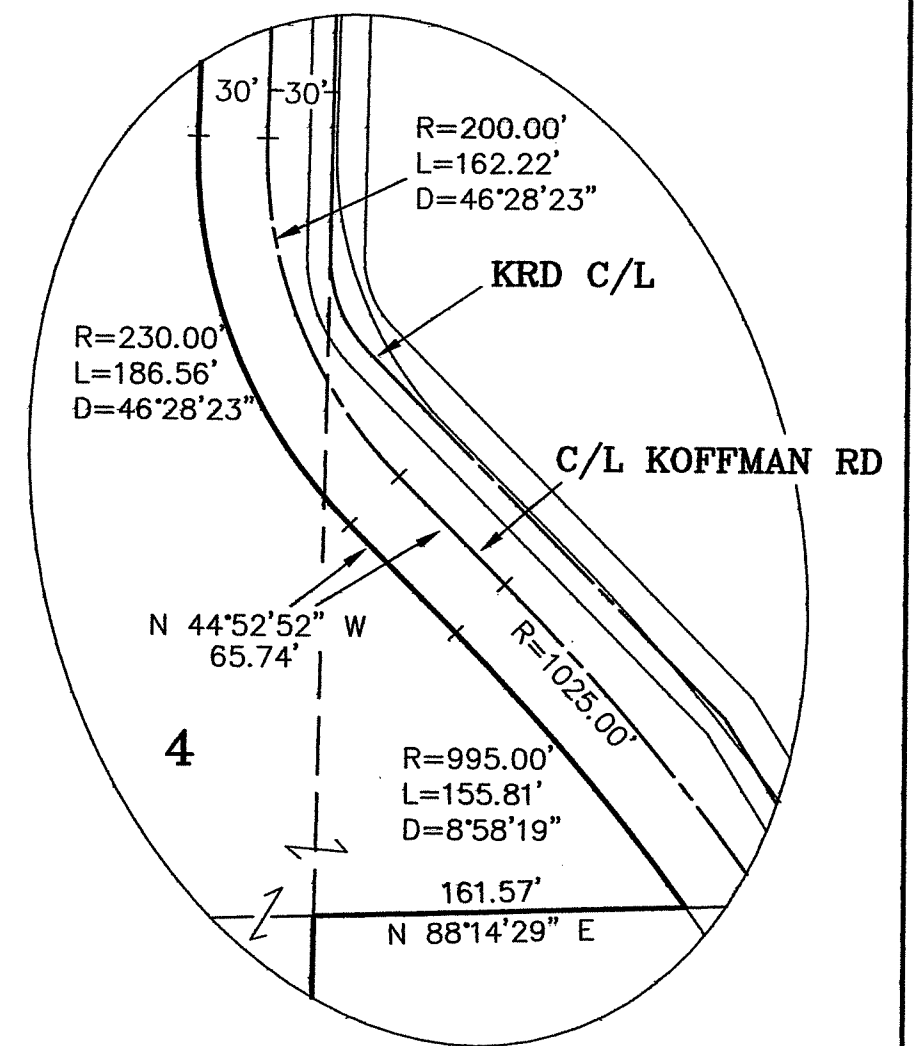
LEGEND

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

GRAPHIC SCALE



NOTE: NO CORNERS WERE SET FOR THIS SURVEY DUE TO FALLING IN AGRICULTURAL FIELDS.



DETAIL
NOT TO SCALE

X		
X	X	
X		

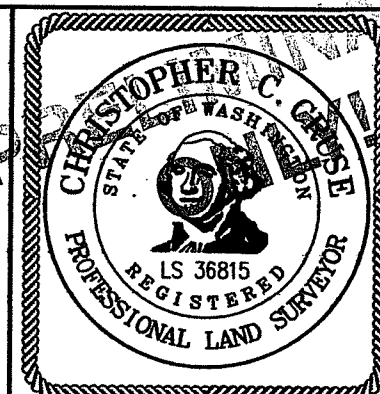
SHEET 1 OF 3

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2020, at _____ M., in Book 42 of Surveys at
page(s) _____ at the request of Cruse & Associates.

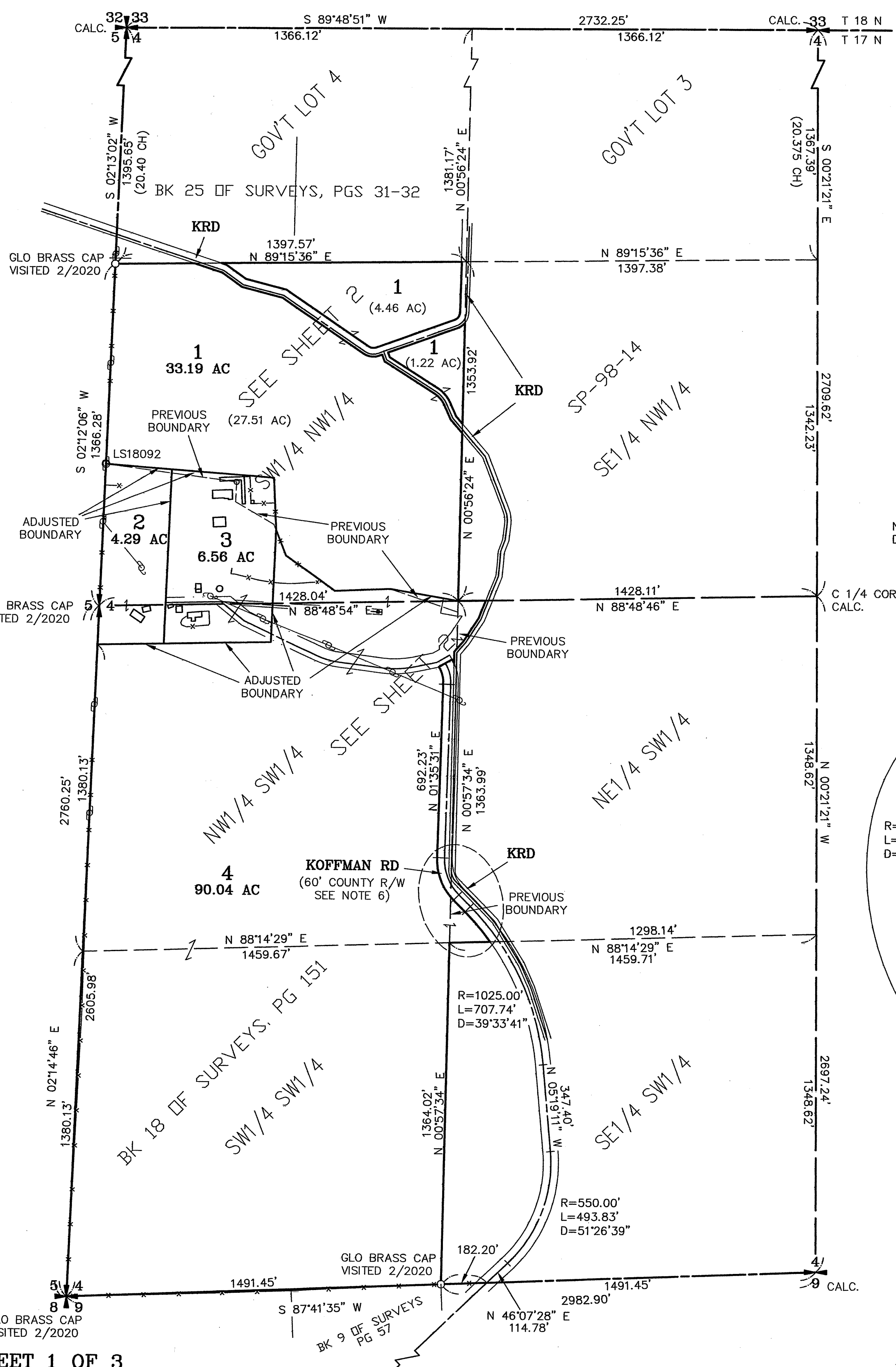
JERALD V. PETTIT BY: _____
KITITAS COUNTY AUDITOR

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
SHOPBELL RANCH LLC in FEBRUARY of 2020.

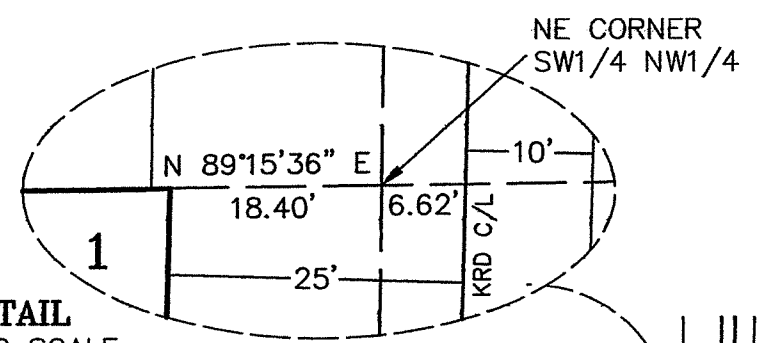
CHRISTOPHER C. CRUSE _____ DATE _____
Professional Land Surveyor License No. 36815



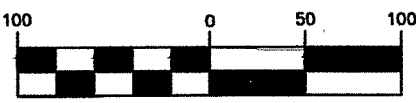
CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
SHOPBELL RANCH PROP.



PART OF THE WEST HALF OF SECTION 4,
TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

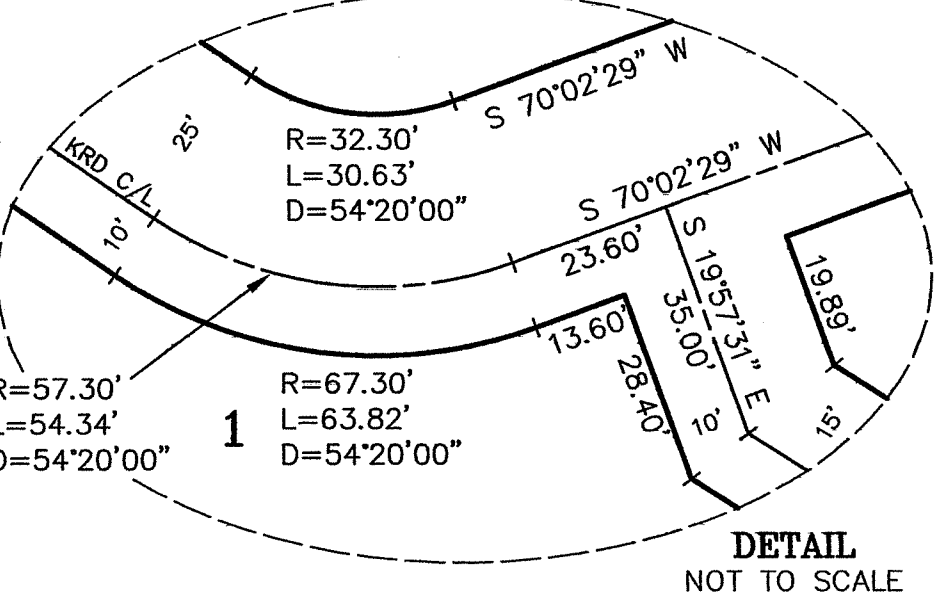
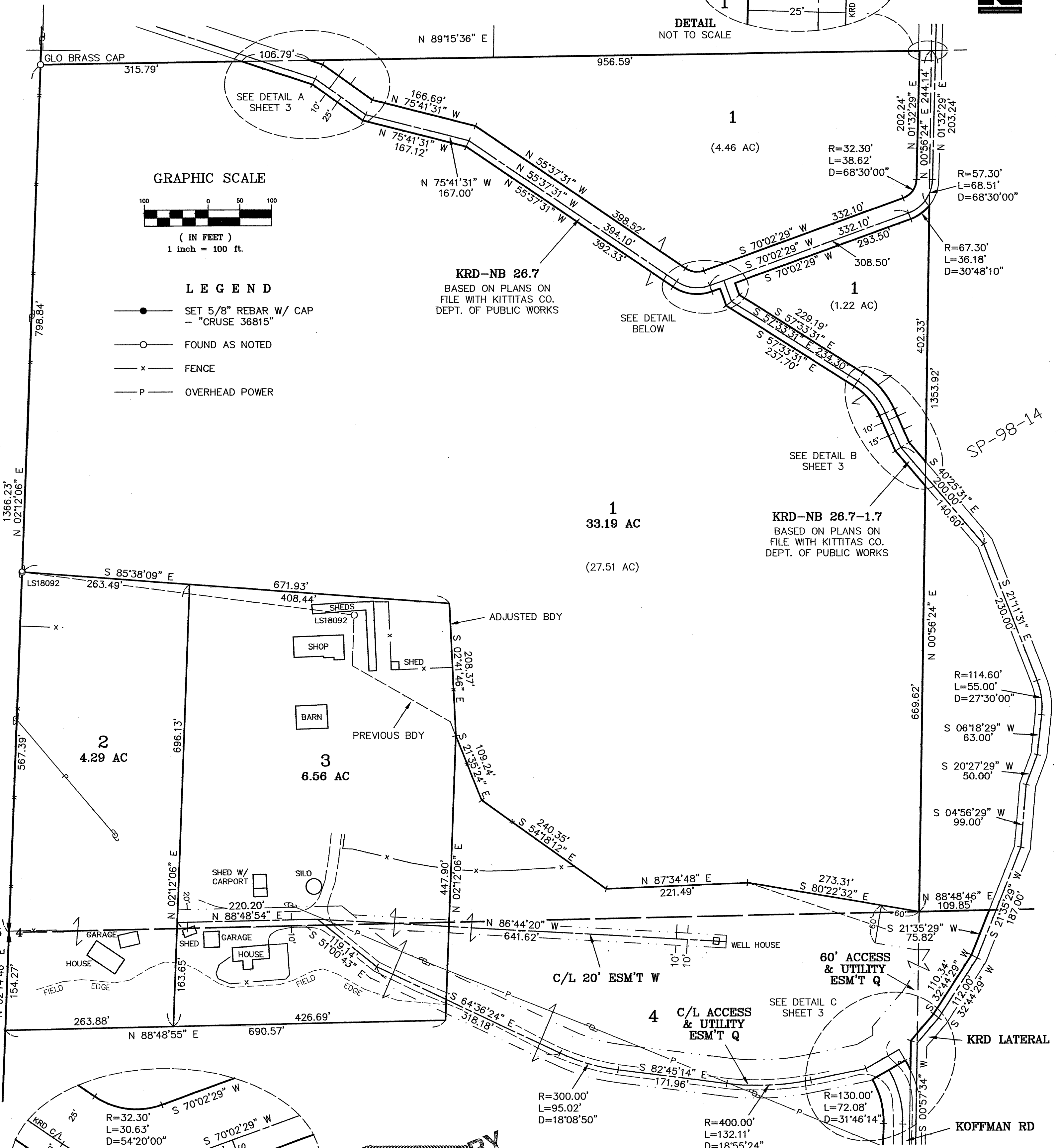
- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND AS NOTED
- x FENCE
- P OVERHEAD POWER

KRD-NB 26.7
BASED ON PLANS ON FILE WITH KITTITAS CO. DEPT. OF PUBLIC WORKS

1
33.19 AC

(27.51 AC)

KRD-NB 26.7-1.7
BASED ON PLANS ON FILE WITH KITTITAS CO. DEPT. OF PUBLIC WORKS



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KITTITAS COUNTY AUDITOR

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

SHOPBELL RANCH PROP

PART OF THE WEST HALF OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR 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 IRRIGABLE ACRES; PARCEL 2 HAS IRRIGABLE ACRES; PARCEL 3 HAS IRRIGABLE ACRES; PARCEL 4 HAS IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. 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.
5. FOR BASIS OF BEARINGS, SECTION SUBDIVISION AND ADDITIONAL INFORMATION, SEE BOOK 18 OF SURVEYS, PAGE 151.
6. KOFFMAN ROAD IS SHOWN IN VARIOUS LOCATIONS IN COUNTY RECORDS. THE LOCATION HELD FOR THIS SURVEY IS BASED ON THE PHYSICAL ROAD LOCATION AND THE EXISTING END OF COUNTY ROAD SIGN.
7. THE PURPOSE OF THIS SURVEY IS TO DELINEATE NEW PROPERTY BOUNDARIES AND PROVIDE DESCRIPTIONS FOR KITTITAS CO. BOUNDARY LINE ADJUSTMENT APPLICATION BL-20-00010.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - PORTIONS OF DEEDS RECORDED UNDER AFN'S 587821 & 200010310005

ADJUSTED PARCEL DESCRIPTIONS -

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED MAY , 2020, IN BOOK 42 OF SURVEYS AT PAGES , UNDER AUDITOR'S RECORDING NO. 202005 , RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED MAY , 2020, IN BOOK 42 OF SURVEYS AT PAGES , UNDER AUDITOR'S RECORDING NO. 202005 , RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY RECORDED MAY , 2020, IN BOOK 42 OF SURVEYS AT PAGES , UNDER AUDITOR'S RECORDING NO. 202005 , RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4

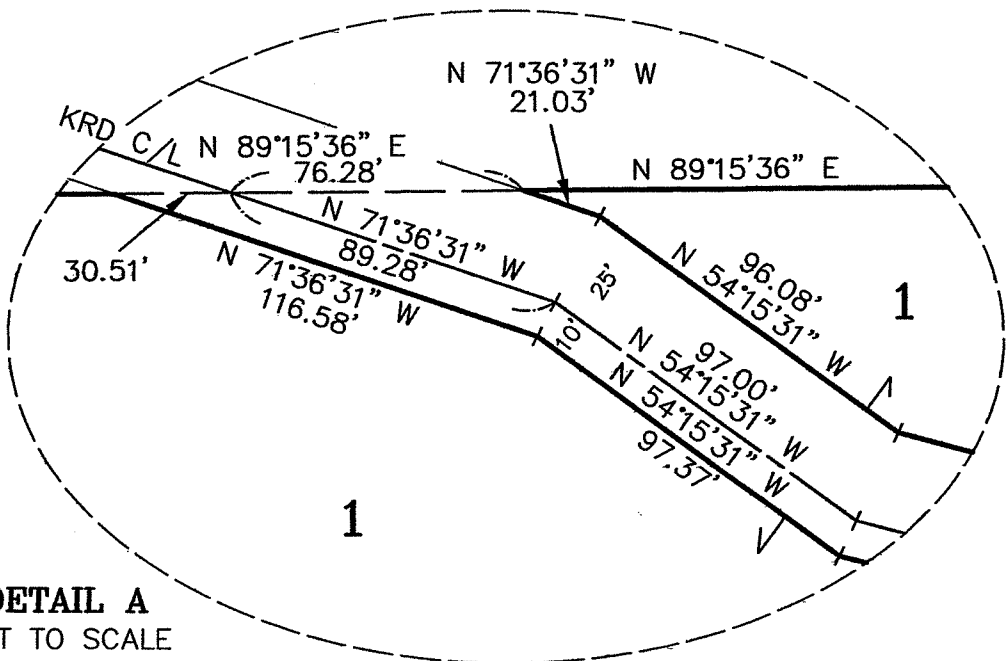
PARCEL 4 OF THAT CERTAIN SURVEY RECORDED MAY , 2020, IN BOOK 42 OF SURVEYS AT PAGES , UNDER AUDITOR'S RECORDING NO. 202005 , RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST, NORTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q (TO BE ESTABLISHED BY SEPARATE DOCUMENT)

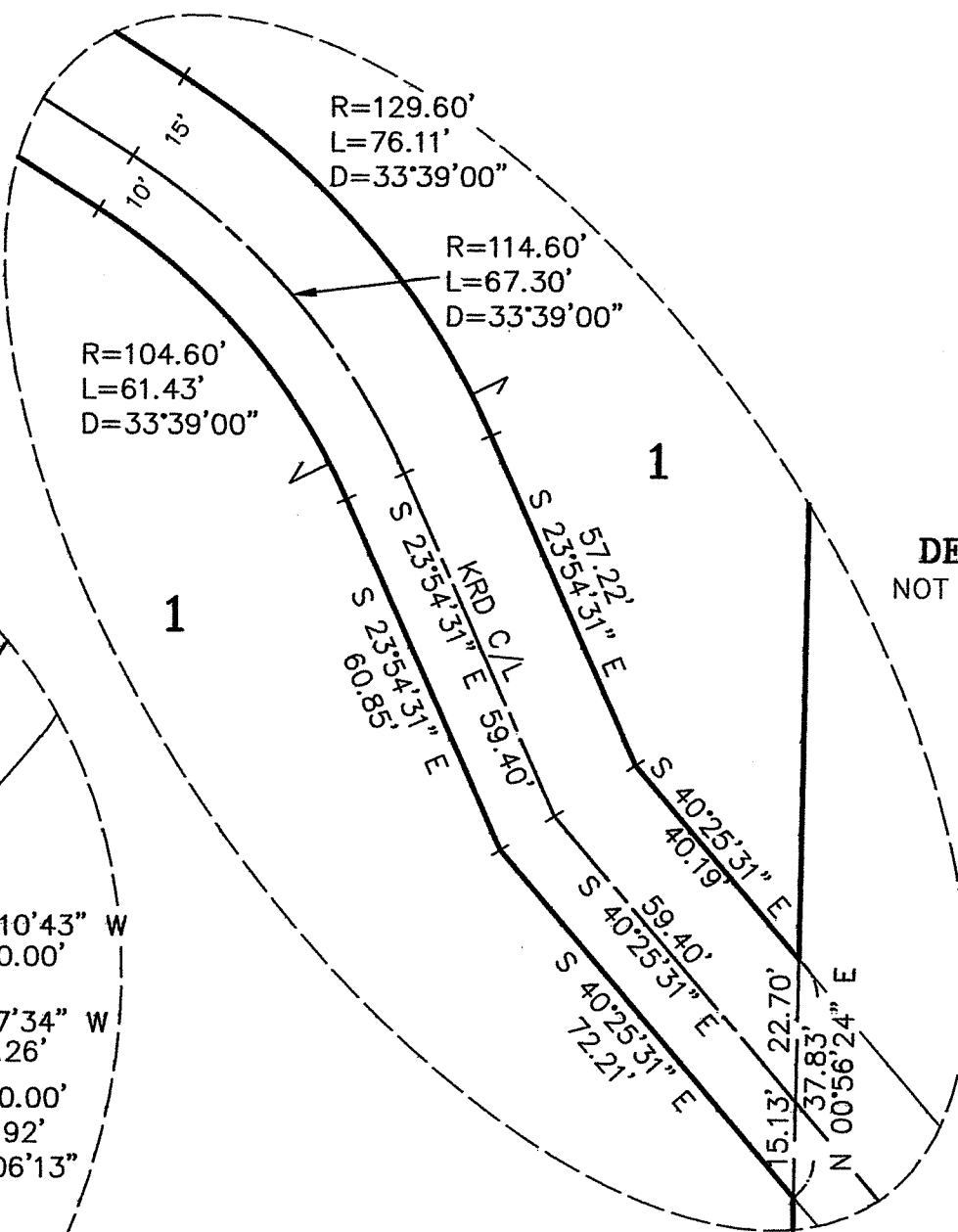
EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MAY , 2020, IN BOOK 42 OF SURVEYS AT PAGES , UNDER AUDITOR'S FILE NO. 202005 , RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 3 AND 4 OF SAID SURVEY.

EASEMENT W (TO BE ESTABLISHED BY SEPARATE DOCUMENT)

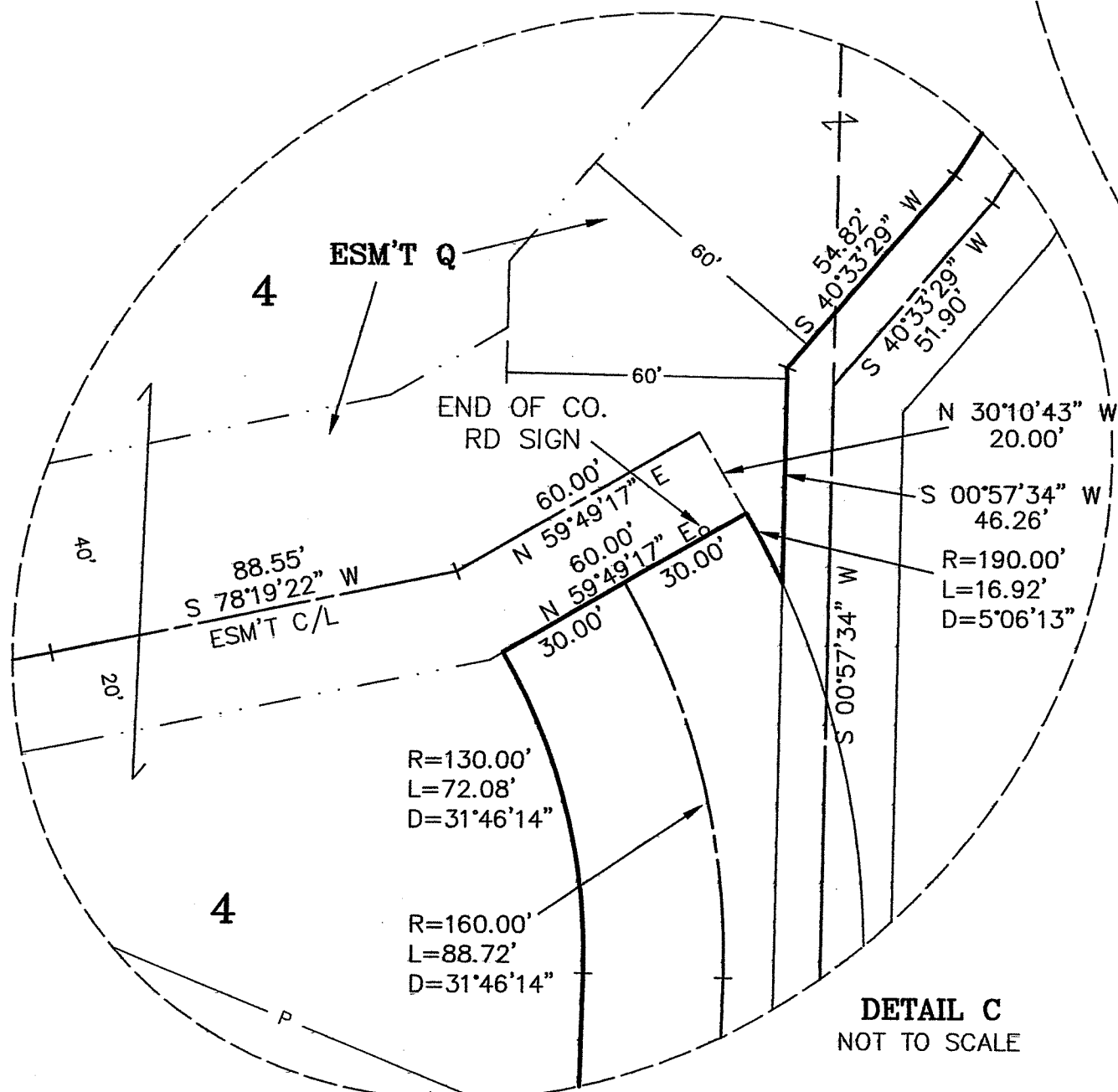
EASEMENT W AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MAY , 2020, IN BOOK 42 OF SURVEYS AT PAGES , UNDER AUDITOR'S FILE NO. 202005 , RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 3 AND 4 OF SAID SURVEY.



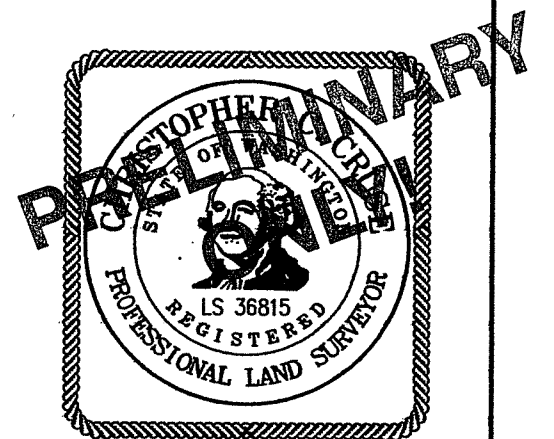
DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE



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