

RECORD-OF-SURVEY FOR BOUNDARY LINE ADJUSTMENT PORTION OF THE NORTHEAST QUARTER, SECTION 02, TOWNSHIP 19N, RANGE 14E, W.M.

EXISTING LEGAL DESCRIPTIONS

PARCEL 1
LOT 1 OF 7L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 06-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON.

PARCEL 2
LOT 2 OF 7L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 06-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON.

PARCEL 3
LOT 3 OF 7L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 06-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON.

PARCEL 4
LOT 1 OF 6L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 07-40, UNDER AUDITORS FILE NUMBER 200911180001, RECORDS OF KITTITAS COUNTY, WASHINGTON.

EXISTING AREAS

PARCEL 1 - 148,550± S.F. (3.410 ACRES±)
PARCEL 2 - 132,583± S.F. (3.044 ACRES±)
PARCEL 3 - 150,376± S.F. (3.452 ACRES±)
PARCEL 4 - 141,687± S.F. (3.253 ACRES±)

ADJUSTED LEGAL DESCRIPTIONS

ADJUSTED LOT 1
THAT PORTION OF LOTS 1, 2 AND 3 OF 7L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 06-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE NORTH 02°36'45" EAST, 359.18 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 02°36'45" EAST, 857.61 FEET ALONG THE WEST LINE OF SAID SHORT PLAT TO THE NORTHWEST CORNER OF SAID SHORT PLAT;
THENCE SOUTH 53°01'23" EAST, 256.69 FEET ALONG SAID NORTH LINE TO A POINT OF TANGENCY;
THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, BEING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 14°38'31", AND AN ARC LENGTH OF 112.44 FEET;
THENCE SOUTH 38°22'52" EAST, 31.05 FEET ALONG SAID NORTH LINE;
THENCE SOUTH 02°23'00" WEST, 604.49 FEET TO A POINT BEING SOUTH 89°13'37" EAST, 318.58 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°13'37" WEST, 318.58 FEET TO THE TRUE POINT OF BEGINNING.

ADJUSTED LOT 2

THAT PORTION OF LOTS 2 AND 3 OF 7L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 06-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON;

AND

THAT PORTION LOT 1 OF 6L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 07-40, UNDER AUDITORS FILE NUMBER 200911180001, RECORDS OF KITTITAS COUNTY, WASHINGTON;

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE NORTH 02°36'45" EAST, 359.18 FEET ALONG THE WEST LINE OF SAID LOT 3;
THENCE SOUTH 89°13'37" EAST, 318.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°13'37" EAST, 269.00 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE NORTH 09°50'20" EAST, 414.91 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 1;
THENCE NORTH 84°43'28" WEST, 7.77 FEET ALONG SAID NORTH LINE TO A POINT OF TANGENCY;
THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 1 AND OF SAID LOT 2, BEING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 46°20'36", AND AN ARC LENGTH OF 307.36 FEET;
THENCE NORTH 38°22'52" WEST, 70.95 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO A POINT BEING NORTH 02°23'00" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 02°23'00" WEST, 604.49 FEET TO THE TERMINUS.

ADJUSTED LOT 3

THAT PORTION OF LOTS 3 OF 7L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 06-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON;

AND

THAT PORTION LOT 1 OF 6L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 07-40, UNDER AUDITORS FILE NUMBER 200911180001, RECORDS OF KITTITAS COUNTY, WASHINGTON;

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE NORTH 02°36'45" EAST, 359.18 FEET ALONG THE WEST LINE OF SAID LOT 3;
THENCE SOUTH 89°13'37" EAST, 587.58 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE SOUTH 09°50'20" WEST, 304.20 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 76°04'37" WEST, 231.02 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 89°13'34" WEST, 327.71 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

ADJUSTED AREAS

ADJUSTED LOT 1 - 235,085± S.F. (5.397 ACRES±)
ADJUSTED LOT 2 - 141,656± S.F. (3.252 ACRES±)
ADJUSTED LOT 3 - 196,455± S.F. (4.510 ACRES±)

SURVEY INFORMATION

DATE OF SURVEY:
DECEMBER 12, 2019

BASIS OF BEARINGS

SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 06-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON.

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A TRIMBLE SX10 ROBOTIC TOTAL STATION AND A TRIMBLE TSC7 DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R10 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

SURVEYOR'S NOTES:

1. TITLE REPORT PROVIDED BY NEXTITLE ORDER NUMBER NXWA-0506767, DATED JUNE 10, 2020.

2. SURVEY WAS PERFORMED IN DECEMBER 2019 AND ALL CONTROL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME.

3. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.

4. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN U.S. SURVEY FEET.

5. STONE RIDGE DRIVE IS A "PRIVATE PAVED ROAD IN 60' EASEMENT"

6. THE PURPOSE OF THIS SURVEY IS TO FACILITATE A BOUNDARY LINE ADJUSTMENT WITHIN KITTITAS COUNTY, UNDER APPLICATION NO. BL-20-00019.

REFERENCE SURVEYS:

R1) 7L SHORT PLAT, KITTITAS SHPL NO. 06-17, AFN 200704110029
R2) 6L SHORT PLAT, KITTITAS SHPL NO. 07-40, AFN 200911180001
R3) 5L SHORT PLAT, KITTITAS SHPL NO. 06-01, AFN 200704110028

EASEMENTS OF RECORD:

10' UTILITY EASEMENT TO PUGET SOUND ENERGY, INC. 5' ON BOTH SIDED OF THE CENTERLINE OF GRANTEES SYSTEMS, AFN

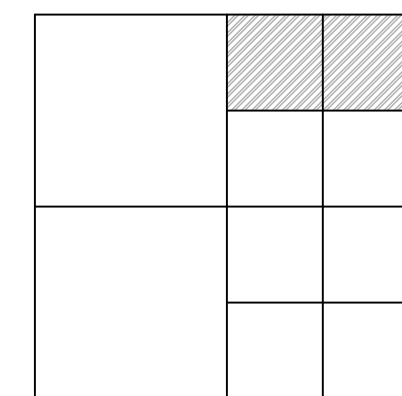
ROAD USE AGREEMENT AND EASEMENT EXCHANGE, EASEMENT FOR STONE RIDGE DRIVE, AFN 491488

WATER LINE EASEMENT FOR THE OFFSITE WELL, AFN 200003030003

ROAD EASEMENT AND MAINTENANCE OBLIGATIONS, AFN 2000003030004

ROAD EASEMENT AND MAINTENANCE OBLIGATIONS, AFN 2000003030005

A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. PER AFN 200704110029 AND 200911180001. (EASEMENTS NOT SHOWN HEREON)



INDEXING S02 T19N R14E

AUDITOR'S CERTIFICATE:

AUDITOR'S FILE NO. _____, 2020
FILED FOR RECORD THIS _____ DAY OF _____,
AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT
THE REQUEST OF LANKTREE LAND SURVEYING, INC.

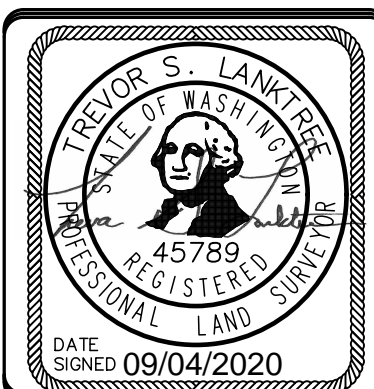
MANAGER

SUPT. OF RECORDS

LAND 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 BRYAN STOWE

Trevor S. Lanktree
TREVOR S. LANKTREE, PLS
CERTIFICATE NO. 45789





LANKTREE LAND SURVEYING, INC.

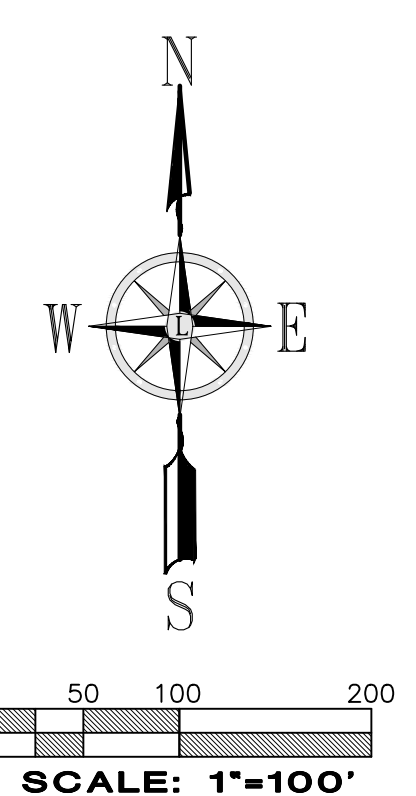
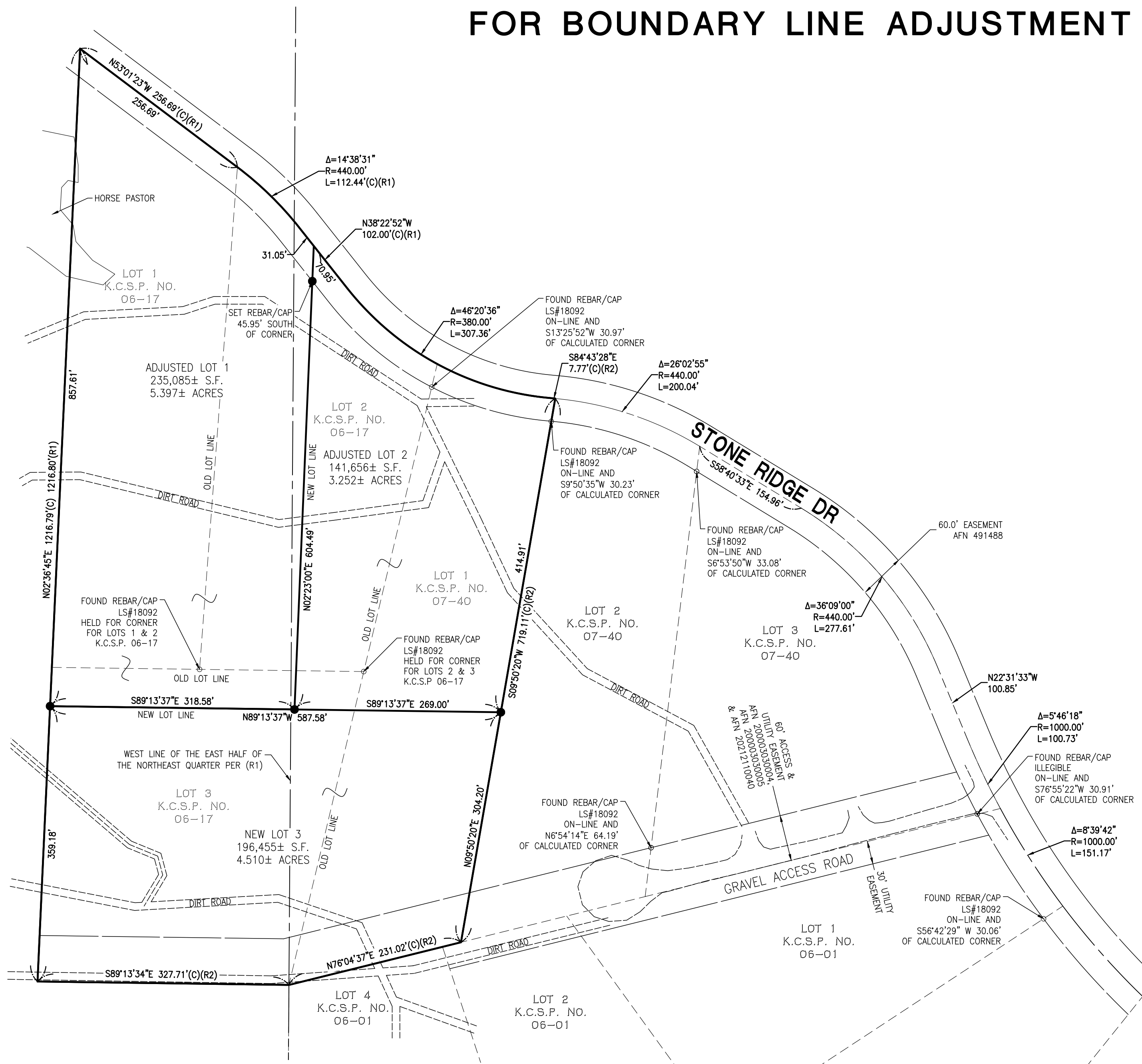
25510 74TH AVENUE SOUTH
KENT, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM

DRAWN BY	TSL
DATE	9/4/20
SCALE:	1"=100'
CHECKED BY:	TSL
JOB NO.:	4299
PROJECT NO.:	

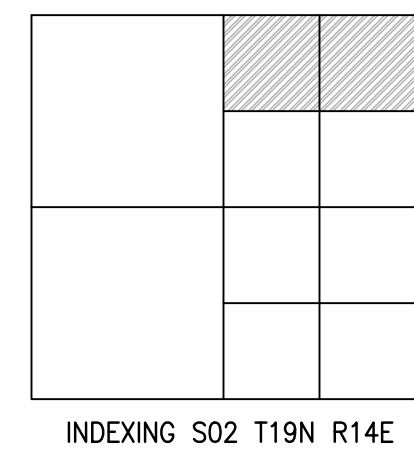
INDEX DATA	
PTN. NE1/4 & NW1/4 OF NE1/4 SEC. 02, T19N, R14E, W.M.	
SURVEY FOR	BRYAN STOWE
KITTITAS COUNTY, WASHINGTON	

SHT
1
OF
2

RECORD-OF-SURVEY FOR BOUNDARY LINE ADJUSTMENT



- LEGEND**
- = SET REBAR/CAP LS #45789 OR #41282
 - = FOUND REBAR/CAP (AS NOTED)
 - (C) = CALCULATED



AUDITOR'S CERTIFICATE:
 AUDITOR'S FILE NO. _____
 FILED FOR RECORD THIS _____ DAY OF _____, 2020
 AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT
 THE REQUEST OF LANKTREE LAND SURVEYING, INC.

MANAGER _____ SUPT. OF RECORDS _____

LAND 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 BRYAN
 STOWE

T. S. Lanktree
 TREVOR S. LANKTREE, PLS
 CERTIFICATE NO. 45789



**LANKTREE
LAND SURVEYING, INC.**

25510 74TH AVENUE SOUTH
 KENT, WA 98032
 PHONE: (253) 653-6423
 FAX: (253) 793-1616
 WWW.LANKTREELANDSURVEYING.COM

DRAWN BY: TSL/JSK
 DATE: 9/4/20
 SCALE: 1"=100'
 CHECKED BY: TSL
 JOB NO.: 4299
 PROJECT NO.:

INDEX DATA
**PTN. NE1/4 & NW1/4 OF NE1/4
 SEC. 02, T19N, R14E, W.M.**

SURVEY FOR **BRYAN STOWE**

KITTITAS COUNTY, WASHINGTON

SHT
2
 OF
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