

# RECORD-OF-SURVEY FOR BOUNDARY LINE ADJUSTMENT

## EXISTING LEGAL DESCRIPTIONS

PARCEL 1 - SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 08-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON.

PARCEL 2 - SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 08-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON.

PARCEL 3 - SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 08-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON.

PARCEL 4 - SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 08-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON.

EXISTING AREAS

PARCEL 1 - 140,584± S.F. (3.145 ACRES)

PARCEL 2 - 140,584± S.F. (3.145 ACRES)

PARCEL 3 - 150,374± S.F. (3.432 ACRES)

PARCEL 4 - 141,897± S.F. (3.243 ACRES)

## ADJUSTED LEGAL DESCRIPTIONS

ADJUSTED LOT 1 - LOTS 1, 2 AND 3 OF 7L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 08-17, UNDER AUDITORS FILE NUMBER 200704110029, RECORDS OF KITTITAS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAO LOT 3;

THENCE NORTH 02°36'45" EAST, 308.19 FEET ALONG THE WEST LINE OF SAO LOT 3;

THENCE CONTAINING NORTH 02°36'45" EAST, 875.61 FEET ALONG THE WEST LINE OF SAO SHORT PLAT TO THE NORTHWEST CORNER OF SAO SHORT PLAT;

THENCE NORTH 87°13'37" EAST, 268.09 FEET ALONG SAO NORTH LINE TO A POINT OF TRAVEL;

THENCE SOUTHEASTERLY ALONG SAO NORTH LINE, BEING THE ARC OF A CIRCLE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 14°33'17", AND AN ARC LENGTH OF 111.44 FEET;

THENCE SOUTH 87°22'52" EAST, 310.58 FEET TO A POINT BEING BEGINNING;

THENCE SOUTH 02°20'00" WEST, 804.49 FEET TO A POINT BEING BEGINNING;

THENCE NORTH 87°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 08-17, 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 20071110001, RECORDS OF KITTITAS COUNTY, WASHINGTON;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 02°36'45" EAST, 308.19 FEET ALONG THE WEST LINE OF SAO LOT 3;

THENCE SOUTH 87°13'37" EAST, 318.58 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTAINING SOUTH 87°13'37" EAST, 558.00 FEET TO THE EAST LINE OF SAO LOT 1;

THENCE NORTH 02°20'00" EAST, 414.91 FEET ALONG SAO EAST LINE TO THE NORTH CORNER OF SAO LOT 2 AND LOT 3;

THENCE NORTH 84°32'34" WEST, 777 FEET ALONG SAO NORTH LINE TO A POINT OF TRAVEL;

THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAO LOT 2 AND LOT 3, BEING THE ARC OF A CIRCLE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET THROUGH A CENTRAL ANGLE OF 46°20'05", AND AN ARC LENGTH OF 397.25 FEET;

THENCE NORTH 30°22'52" WEST, 70.95 FEET ALONG THE NORTH LINE OF SAO LOT 2 AND LOT 3 TO A POINT BEING BEGINNING;

THENCE SOUTH 02°22'00" WEST, 664.48 FEET TO THE TERMINUS.

ADJUSTED LOT 3

LOTS 3 OF 7L SHORT PLAT, FILED UNDER KITTITAS COUNTY SHORT PLAT NUMBER 08-17, 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 20071110001, RECORDS OF KITTITAS COUNTY, WASHINGTON,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAO LOT 3;

THENCE NORTH 02°36'45" EAST, 359.19 FEET ALONG THE WEST LINE OF SAO LOT 3;

THENCE SOUTH 87°13'37" EAST, 597.58 FEET TO THE EAST LINE OF SAO LOT 1;

THENCE SOUTH 09°20'00" WEST, 304.20 FEET ALONG SAO EAST LINE TO THE SOUTHWEST CORNER OF SAO LOT 2;

THENCE SOUTH 78°03'37" WEST, 233.02 FEET ALONG THE SOUTH LINE OF SAO LOT 1 TO THE SOUTHWEST CORNER OF SAO LOT 1;

THENCE NORTH 89°13'34" WEST, 327.71 FEET ALONG THE SOUTH LINE OF SAO LOT 3 TO THE POINT OF BEGINNING.

ADJUSTED AREAS

ADJUSTED LOT 1 - 236,086± S.F. (5.397 ACRES)

ADJUSTED LOT 2 - 141,686± S.F. (3.252 ACRES)

ADJUSTED LOT 3 - 194,195± S.F. (4.510 ACRES)

## SURVEY INFORMATION

DATE OF SURVEY: DECEMBER 12, 2019

BASIS OF BEARINGS: MEASURED BY MEANS OF A TRIMBLE TSC2 TOTAL STATION COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R10 NETWORK RTN GPS ROVER, WAS PERFORMED, AND BEING THE UNADJUSTED PROPERTY LINES AND IMPROVEMENTS, THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 33-130-090.

PROCEDURE / NARRATIVE: THE SURVEY WAS CONDUCTED USING A TRIMBLE TSC2 TOTAL STATION COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R10 NETWORK RTN GPS ROVER, WAS PERFORMED, AND BEING THE UNADJUSTED PROPERTY LINES AND IMPROVEMENTS, THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 33-130-090.

SURVEYOR'S NOTES:

1. TITLE REPORT PROVIDED BY NEXTILE ORDER NUMBER NWA-1500767, 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 DECEASED 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.

REFERENCE SURVEYS:

R1) 7L SHORT PLAT, KITTITAS SHPL NO. 06-17, APN 200704110029

R2) 7L SHORT PLAT, KITTITAS SHPL NO. 07-40, APN 20071110001

R3) 5L SHORT PLAT, KITTITAS SHPL NO. 04-01, APN 200704110028

EASEMENTS OF RECORD:

10' UTILITY EASEMENT TO PUKET SOUND ENERGY, INC. 5' ON BOTH SIDES OF THE CENTERLINE OF GRANITE SYSTEMS, APN ROAD USE AGREEMENT AND EASEMENT EXCHANGE, EASEMENT FOR STONE RIDGE DRIVE, APN 491489

WATER LINE EASEMENT FOR THE OFFSITE WELL, APN 200000300003

ROAD EASEMENT AND MAINTENANCE OBLIGATIONS, APN 200000300004

ROAD EASEMENT AND MAINTENANCE OBLIGATIONS, APN 200000300005

A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTENSION OF THE CENTERLINE OF THE UTILITY LINE. THE CENTERLINE OF ALL INTERIOR LOT LINES PER APN 200704110029 AND 20071110001. (EASEMENTS NOT SHOWN HEREIN)


INDEXING SIZE T18N R14E

**AUDITOR'S CERTIFICATE:**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECONSTRUCTION ACT AT THE REQUEST OF BRYAN STONE

DATE OF RECORD: \_\_\_\_\_, 2020

FILED FOR RECORD IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF LANKTREE LAND SURVEYING, INC.

WARRANTY \_\_\_\_\_ SUFF. 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 RECONSTRUCTION ACT AT THE REQUEST OF BRYAN STONE

TREASURER: 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: \_\_\_\_\_ TEL: \_\_\_\_\_

DATE: 7/15/20

SCALE: 1"=100'

CHECKED BY: \_\_\_\_\_ TEL: \_\_\_\_\_

JOB NO.: 4289

PROJECT NO.: \_\_\_\_\_

NEED DATA

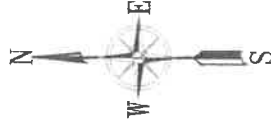
PTN. NE1/4 & NW1/4 OF NE1/4 SEC. 02, T18N, R14E, W.M.

SURVEY FOR: BRYAN STONE

KITTITAS COUNTY, WASHINGTON

SHT 1 OF X

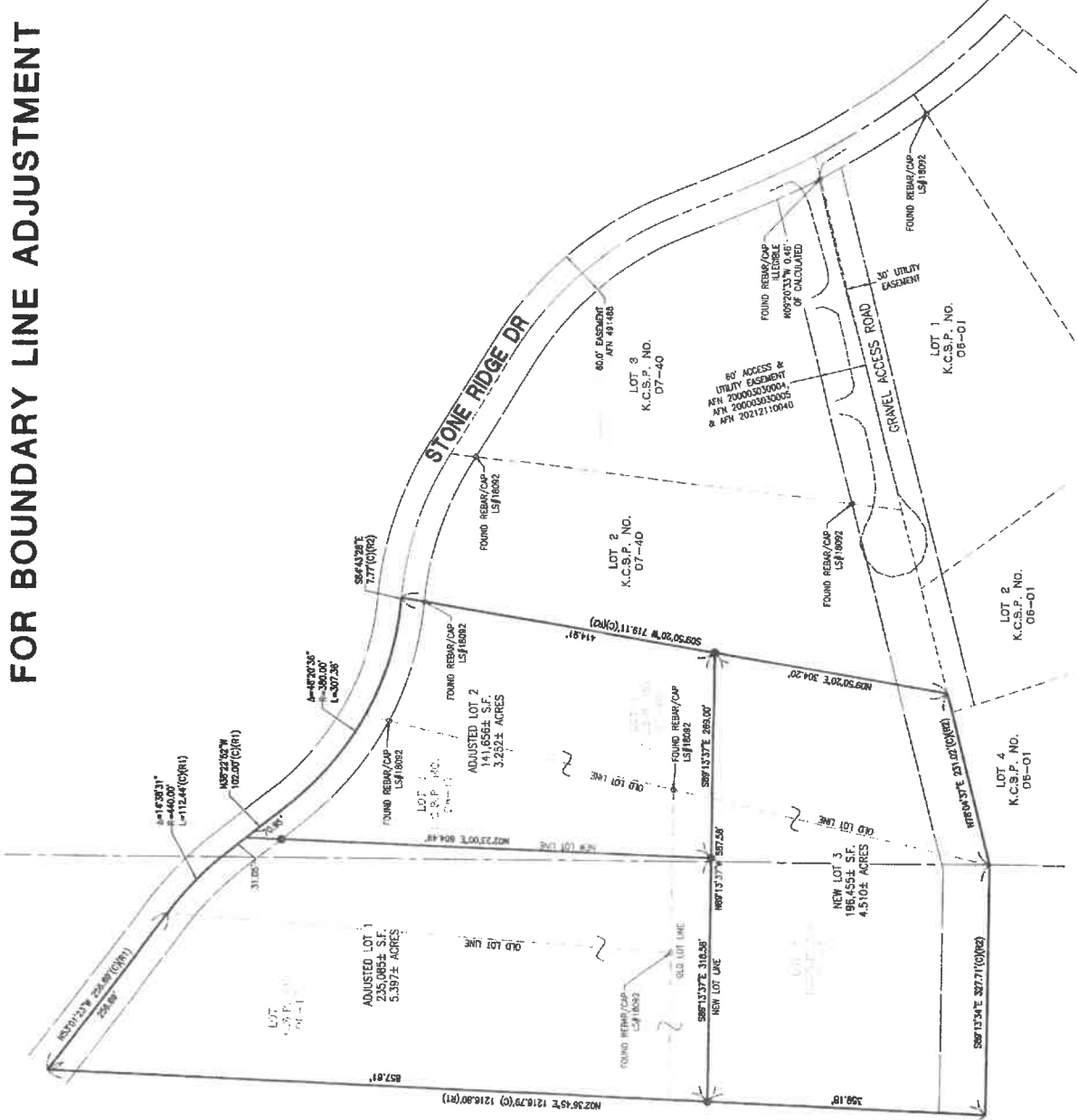
# RECORD-OF-SURVEY FOR BOUNDARY LINE ADJUSTMENT



0 50 100 200  
SCALE: 1"=100'

### LEGEND

- = SET REBAR/CAP L5 #45789 OR #41282
- = FOUND REBAR/CAP (AS NOTED)




INDEXING S02 T19N R14E

**LANKTREE  
LAND SURVEYING, INC.**  
25510 74TH AVENUE SOUTH  
KENT, WA 98032  
PHONE: (253) 853-6423  
FAX: (253) 793-1616  
WWW.LANKTREELANDSURVEYING.COM



OWNER BY: TSL  
DATE: 7/15/20  
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**  
KITITAS COUNTY, WASHINGTON

SHT **2** OF **2**

File: C:\Users\Jeff Kissewater\AppData\Local\Temp\AcFubsh.2632\4299BL01.dwg Date/Time: Jul 15, 2020 - 1:21pm 4299CHK02-Aerial.dwg