

# CHICAGO TITLE INSURANCE COMPANY

RECEIVED  
OCT 05 2020

Policy No. 72156-47372005

Kittitas County CDS

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.


1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: September 14, 2020

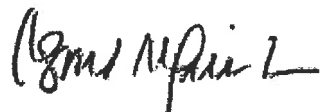
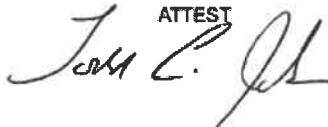
Issued by:

AmeriTitle, Inc.  
101 W Fifth Ave.  
Ellensburg, WA 98926  
(509)925-1477

  
Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By:   
President  
ATTEST  
  
Secretary

Received By: Encompass

SEP 21 2020

Engineering and Surveying

20110

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-47372005

# SUBDIVISION GUARANTEE

Order No.: 405016AM  
Guarantee No.: 72156-47372005  
Dated: September 14, 2020

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

Your Reference: 640 Domerie Bay Rd, Ronald, WA 98940

Assured: Encompass Engineering & Surveying

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract 1:

Lot 3, of WEIS SHORT PLAT, Kittitas County Short Plat No. SP-11-00016, as recorded June 20, 2012, in Book K of Short Plats, pages 245 and 246, under Auditor's File No. 201206200052, records of Kittitas County, State of Washington; being a portion of Lot 1 and Lot 10, DOMERIE BAY, as per plat thereof recorded in Book 8 of Plats, pages 197 through 200, in the County of Kittitas, State of Washington.

Tract 2:

Parcel B of that certain Survey as recorded November 7, 2011, in Book 37 of Surveys, page 204, under Auditor's File No. 201111070058, records of Kittitas County, Washington; being Lot 4 and a portion of Lot 10 of Domerie Bay, as per plat thereof recorded in Book 8 of Plats, pages 197 through 200, in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Stephen Lawler, also shown of record as Stephen L. Lawler and Ann Marie Lawler,  
husband and wife

**END OF SCHEDULE A**

**(SCHEDULE B)**

Order No: 405016AM  
Policy No: 72156-47372005

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$7,443.36  
Tax ID #: 15489  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$3,721.68  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$3,721.68  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2020  
Affects: Tract 2

7. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$2,419.35  
Tax ID #: 957736  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,209.68  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$1,209.67  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2020  
Affects: Tract 1
8. Liens, levies and assessments of the Domerie Bay Homeowners Association.
9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware corporation (formerly know as Plum Creek Timber Company Inc., and BN Timberlands.  
Recorded: June 30, 1989  
Instrument No.: [521473](#)  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. Agreement and the terms and conditions contained therein  
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.)  
And: Plum Creek Timber Company, L.P., Meridian Minerals Company, a Montana Corporation and Meridian Oil Inc., a Delaware corporation  
Purpose: Agreement regarding use of roads  
Recorded: May 31, 1991  
Instrument No.: [539737](#)
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Green Crow Properties, Inc., a Washington corporation, its heirs, successors and assigns  
Purpose: Ingress, Egress and Utilities  
Recorded: March 2, 2000 and re-recorded April 28, 2000  
Instrument No.: [200003020045](#) and [200004280008](#)
12. Supplemental Agreement to Settlement in furtherance of that January 2, 1999 unrecorded Settlement Agreement and the terms and conditions contained therein  
Between: Green Crow Properties, Inc. a Washington corporation  
And: Delaney and Dianna Hamberlin, husband and wife  
Purpose: Understanding regarding Domerie Bay Preliminary Plat File No. P-98-01  
Recorded: March 9, 2000 and re-recorded April 28, 2000  
Instrument No.: [200003090032](#) and re-recorded as instrument No. [200004280010](#)  
  
Amendment to Supplemental Agreement to Settlement recorded March 9, 2000, under Auditor's File No. [200003090033](#) and re-recorded April 28, 2000, under Auditor's File No. [200004280011](#)

13. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: September 29, 2000  
Instrument No.: [200009290041](#)
- Modification(s) of said covenants, conditions and restrictions  
Recorded: December 18, 2000  
Instrument No: [200012180004](#)
- Further modifications of said covenants, conditions and restrictions  
Recorded: March 4, 2002  
Instrument No.: [200203040065](#)
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by The Domerie Bay Plat,  
Recorded: September 13, 2000  
Book: 8 of plats Pages: 197 through 200  
Instrument No.: [200009130033](#)  
Matters shown:  
a) 100' building setback line  
b) Vegetation line  
c) Location of Domerie Bay Rd  
d) 100' R Well Protection Easements  
e) Other easements thereon  
f) Notes thereon
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc.  
Purpose: construct, operate, maintain, repair, replace, improve, remove and enlarge one or more utility systems for purposes of transmission, distribution and sale of gas and electricity  
Recorded: July 31, 2001  
Instrument No.: [200107310009](#)
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Domerie Bay Homeowner's Association  
Purpose: Grant of Declarant's right to easements referred to in Declaration  
Recorded: March 21, 2008  
Instrument No.: [200803210079](#)
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: June 20, 2012  
Book: K Page: 245 and 246  
Instrument No.: [201206200052](#)  
Matters shown:  
a) Building set back line  
b) Note 11, which states:  
"A public utility easement 10 feet in width is reserved all along 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. Said easement shall be also used for irrigation."  
c) All other notes contained thereon  
d) Dedication contained thereon
18. Any difference in the mean high water line of the Lake Cle Elum and the meander line as shown by government survey.

19. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Lake Cle Elum, if it is navigable.
20. Any question of location, boundary or area related to the Lake Cle Elum, including, but not limited to, any past or future changes in it.
21. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

#### **END OF EXCEPTIONS**

**Notes:**

- a. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lot 3, of WEIS SHORT PLAT, Book K of Short Plats, pgs 245-246; ptn of Lot 1 and Lot 10, DOMERIE BAY, Book 8 of Plats, pgs 197-200 AND Parcel B, Book 37 of Surveys, page 204; Lot 4 and ptn of Lot 10 of Domerie Bay, Book 8 of Plats, pages 197 through 200, in the County of Kittitas, State of Washington.
- b. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

#### **END OF GUARANTEE**



Address: Place or XY

747235 717235 707235

747235 957735

957735 157736

15487 15488 15450 15490 15492 15483

DOMERIE BAY RD.

WEIS SP 11-00016

100%

-121.07547266 Degrees

mental Systems Research Institute, Inc. (ESRI), U.S. Ge...

Print Map

Map title:

Layout:

Format:



SP-11-00016

CURVE	LENGTH	RADIUS	DELTA
C1	50.13	170.00'	302.10°
C2	50.13	170.00'	153.54°
C3	40.91'	170.00'	153.27°

# APPROVALS

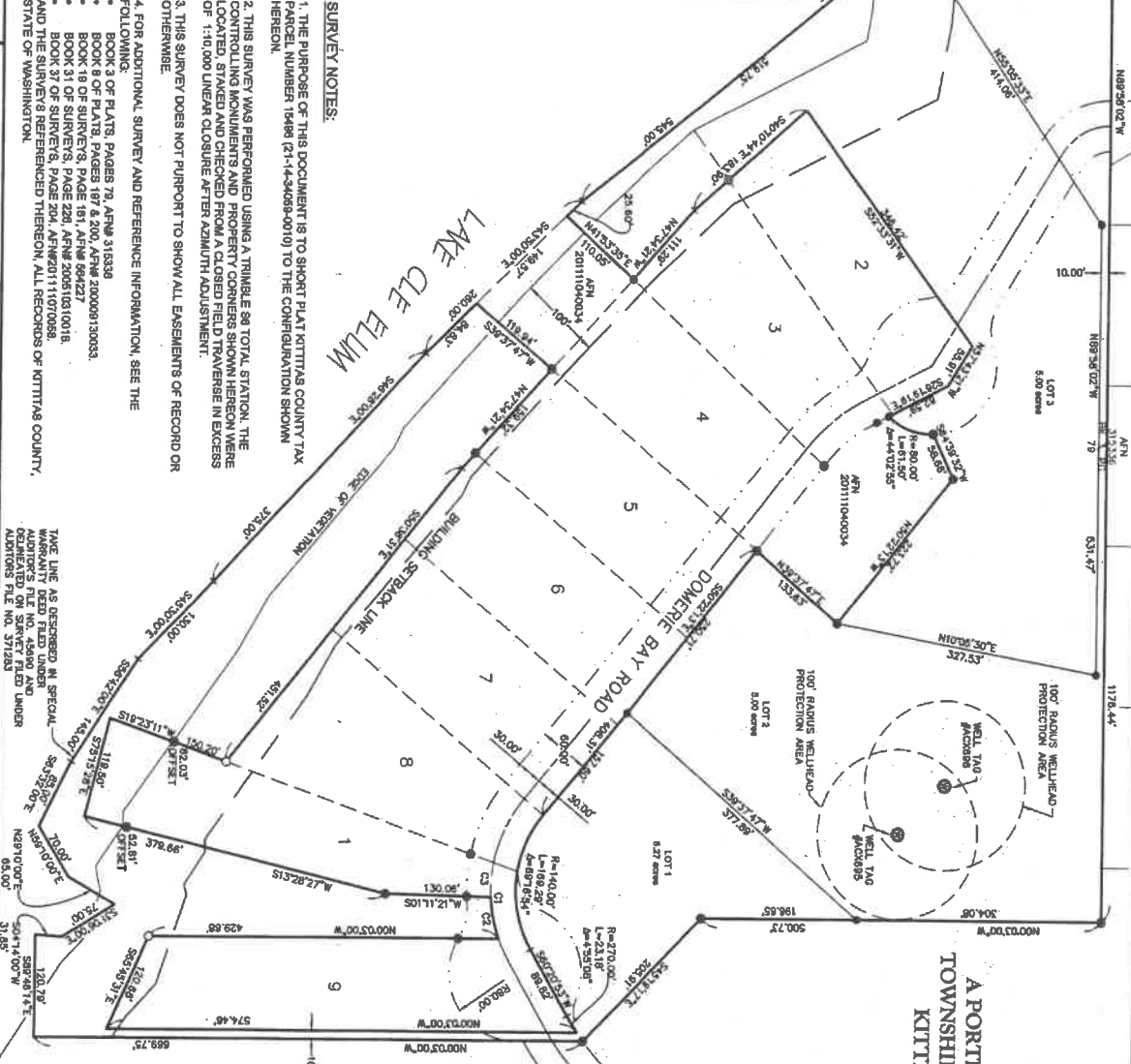
KITTITAS COUNTY PUBLIC WORKS  
 EXAMINED AND APPROVED THIS  
 PLAN  
 JUNE 12, 2012  
 KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE SHORT-TERM PLAT HAS BEEN REVIEWED AND APPROVED FOR RECORDATION UNDER THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS 12th DAY OF JUNE A.D. 2012  
 KITTITAS COUNTY PLANNING DIRECTOR OFFICE

KITTITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS TEMPORARY MEANS OF SEWAGE DISPOSAL FOR HOME, BUT NOT FOR PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE ADVISED TO HAVE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.  
 DATED THIS 5th DAY OF JUNE A.D. 2012  
 KITTITAS COUNTY HEALTH DEPARTMENT

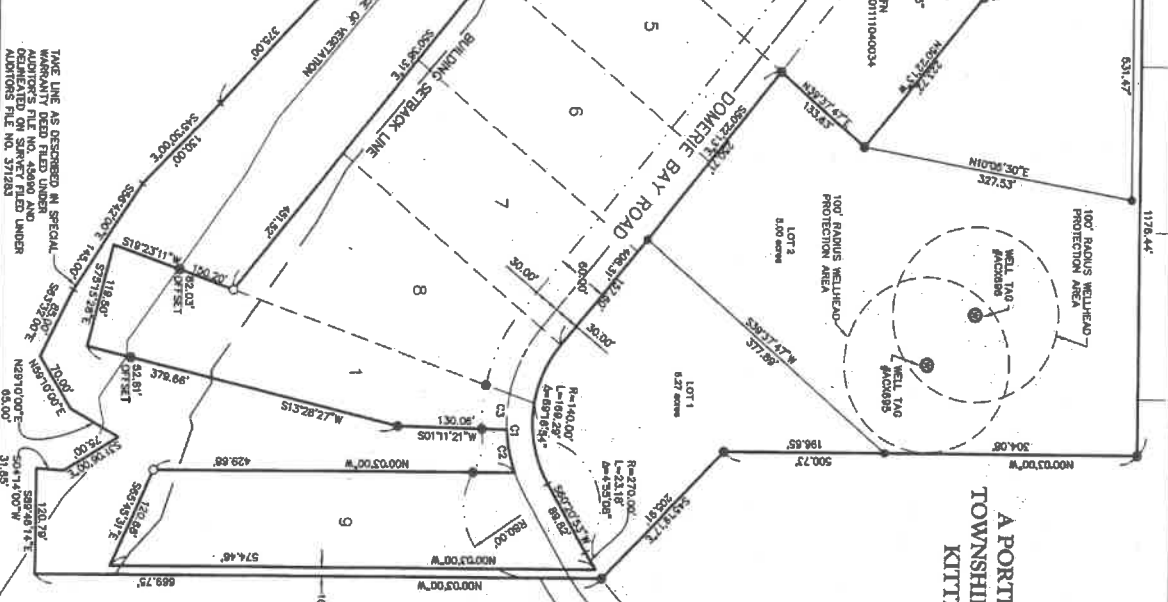
CERTIFICATE OF COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID OR PROVISIONALLY PAID FOR THIS PLAT. THE TAXES AND ASSESSMENTS ARE PAID OR PROVISIONALLY PAID FOR THIS PLAT.  
 DATED THIS 12th DAY OF JUNE A.D. 2012  
 KITTITAS COUNTY TREASURER

RECORDER'S CERTIFICATE: 201206220052  
 FILED FOR RECORD THIS 22nd DAY OF JUNE 2012 AT 1:57:04 PM IN BOOK 6 OF SPLIT PLATS AT PAGE 745 AT THE REGISTRY OF DEEDS AND RECORDS OF KITTITAS COUNTY, WASHINGTON.  
 DAVID P. NELSON  
 COUNTY AUDITOR



### SURVEY NOTES:

1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT KITTITAS COUNTY TAX PARCEL NUMBER 19488 (21-4-34088-0010) TO THE CONFIGURATION SHOWN HEREON.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 580 TOTAL STATION. THE CONTROL POINTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATIONS DETERMINED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
  3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
  4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
    - BOOK 3 OF PLATS, PAGES 79, 81, 83, 85
    - BOOK 3 OF PLATS, PAGES 187 & 200, APRIL 2000/09130033
    - BOOK 19 OF SURVEYS, PAGE 221, APRIL 2005/1610018
    - BOOK 37 OF SURVEYS, PAGE 204, APRIL 2011/11070088
- AND THE SURVEY IS REFERENCED THEREON. ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.



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 LISA M. WEIS, LLC  
 DAVID P. NELSON  
 CERTIFICATE NO. 180292

WEIS SHORT PLAT  
 A PORTION OF GOV'T LOT 3, SECTION 34  
 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

96/28/2012 04:57:43 PM V. K. P. 245 201283200922  
 11/11/11  
 11/11/11

INDEX LOCATION  
 SEC. 34 T. 21 N. R. 14 E. W.M.

LEGEND

- 9"ET 50" IRON ROD & CAP, LS 18082
- FOUND IRON ROD W/ CAP
- FOUND 6" IRON ROD, NO CAP.
- FOUND IRON PIPE W/ BRASS CAP
- ⊙ EXISTING WELL
- 1) RECORD INFORMATION

VICINITY MAP  
 NTS

GRAPHIC SCALE  
 1" = 100' F.

SHORT PLAT  
 PREPARED FOR  
 LISA M. WEIS, LLC  
 A PORTION OF GOV'T LOT 3, SECTION 34,  
 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

DATE: 05/20/12  
 SCALE: 1"=100'

JOB NO.: 11065  
 SHEET: 1 OF 2

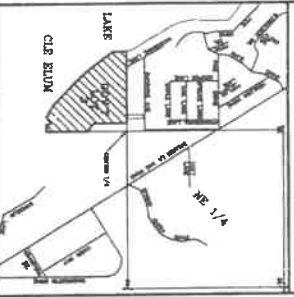
OWNER: T. ROLETTO  
 DWN BY: D. NELSON

DATE: 05/20/12  
 SCALE: 1"=100'





VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 12 DAY OF  
SEPTEMBER A.D. 2002  
*[Signature]*  
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

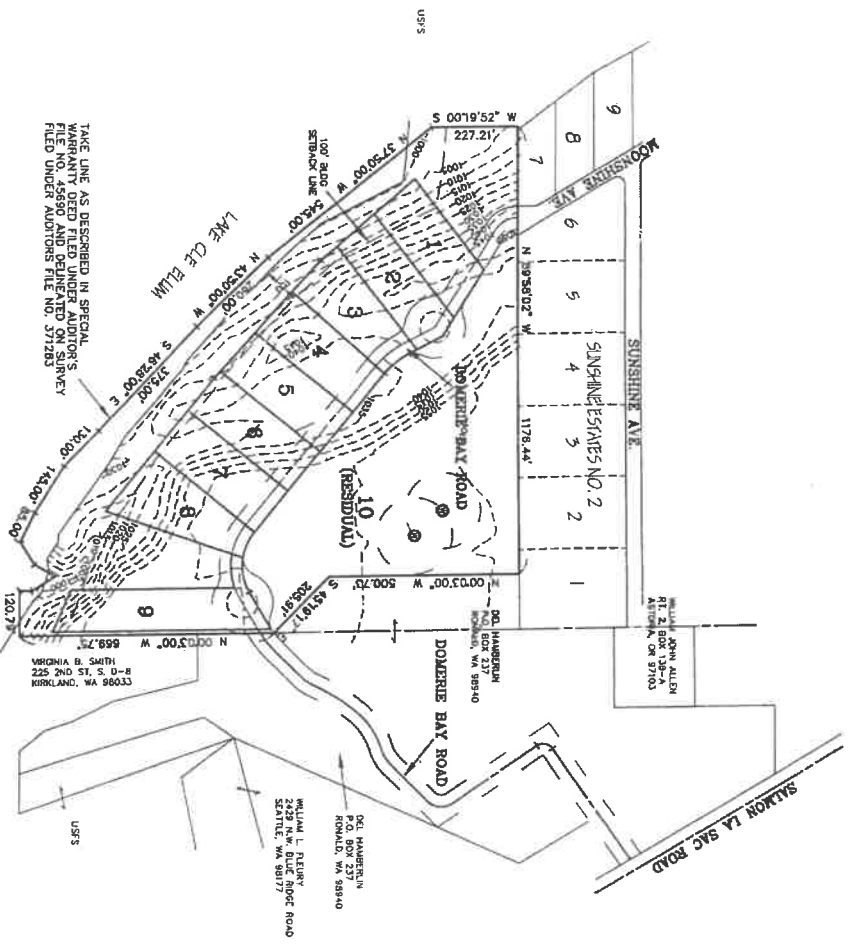
KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE DOMERIE BAY PLAT  
 MEETS THE REQUIREMENTS OF THE HEALTH AND WASTE SYSTEM DESIGN  
 AND CONSTRUCTION STANDARDS OF THE COUNTY HEALTH DEPARTMENT.  
 DATED THIS 12 DAY OF SEPTEMBER A.D. 2002  
*[Signature]*  
 KITTITAS COUNTY HEALTH OFFICER

KITTITAS COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE DOMERIE BAY PLAT HAS  
 BEEN EXAMINED BY ME AND THAT IT CONFORMS  
 WITH THE REQUIREMENTS OF THE KITTITAS COUNTY  
 PLANNING COMMISSION PLAN OF THE KITTITAS COUNTY  
 DATED THIS 12 DAY OF SEPTEMBER A.D. 2002  
*[Signature]*  
 KITTITAS COUNTY PLANNING DIRECTOR

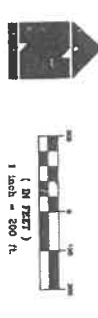
KITTITAS COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE DOMERIE BAY PLAT HAS  
 BEEN EXAMINED BY ME AND THAT IT CONFORMS  
 WITH THE REQUIREMENTS OF THE KITTITAS COUNTY  
 PLANNING COMMISSION PLAN OF THE KITTITAS COUNTY  
 DATED THIS 12 DAY OF SEPTEMBER A.D. 2002  
*[Signature]*  
 KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY BOARD OF COMMISSIONERS  
 AS COUNTY COMMISSIONER  
 I HEREBY CERTIFY THAT THE DOMERIE BAY PLAT  
 MEETS THE REQUIREMENTS OF THE KITTITAS COUNTY  
 PLANNING COMMISSION PLAN OF THE KITTITAS COUNTY  
 DATED THIS 12 DAY OF SEPTEMBER A.D. 2002  
*[Signature]*  
 KITTITAS COUNTY ASSESSOR

DOMERIE BAY  
 PART OF GOV'T LOT 3, SEC. 34, T. 21 N., R. 14 E., W.M.  
 KITTITAS COUNTY, WASHINGTON



TAKE LINE AS DESCRIBED IN SPECIAL  
 ORDER OF SURVEY AND DEPARTMENTAL  
 FILE NO. 15590 AND DELIVERED ON SURVEY  
 FILED UNDER AUDITORS FILE NO. 37283



RECEIVING NO. 2002-09120033  
 P-98-01

- SUNSHINE ESTATES NO. 2
- NORMAN A. HELLEY  
P.O. BOX 334  
RONALD, WA 98940
  - JAN VARE MOORE  
P.O. BOX 100  
CRENSHAW, WA 98923
  - THOMAS M. WILSON  
8511 235th St. SW  
Edmond, WA 98026
  - BRYAN W. WOODLEY  
2001 N. Hwy. 9  
Bellefleur, WA 98021
  - MURRY B. BARROLL  
15202 SE 121st  
Renton, WA 98039
  - RONALD S. ROZANE  
18871 S.E. 239th  
NORTH, WA 98942
  - THE OREGONIAN TRUST  
P.O. BOX 100  
Bellefleur, WA 98923
  - RONALD D. STURGEY  
8511 235th St. SW  
Edmond, WA 98026
  - JAMES W. MCGEEAN  
2001 N. Hwy. 9  
Bellefleur, WA 98021

AUDITOR'S CERTIFICATE  
 Find the record at the request of the Kittitas County Board  
 of Commissioners, this is the 12 day of September, A.D.  
 2002, at 12 minutes past 9 o'clock P.M., and  
 recorded in Volume 8 of Plats, at page(s) 187  
 Records of Kittitas County, Washington.

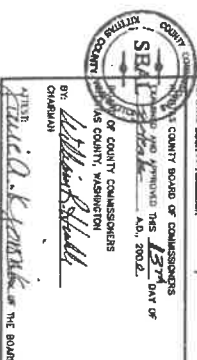
BRENDA M. ALLENBAUGH by *[Signature]*  
 KITTITAS COUNTY AUDITOR  
 RECEIVING NO. 200209120033

SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by  
 me or under my direction in conformance with  
 the requirements of the PROFESSIONAL LAND SURVEYOR  
 ACT OF 1992, and I am a duly licensed member of the  
 IN AUGUST OF 2000.

DAVID P. NELSON  
 Professional Land Surveyor  
 License No. 10992  
 DATE 9/10/02



CRUSE & NELSON  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St.  
 Ellensburg, WA 98926  
 (509) 925-4747

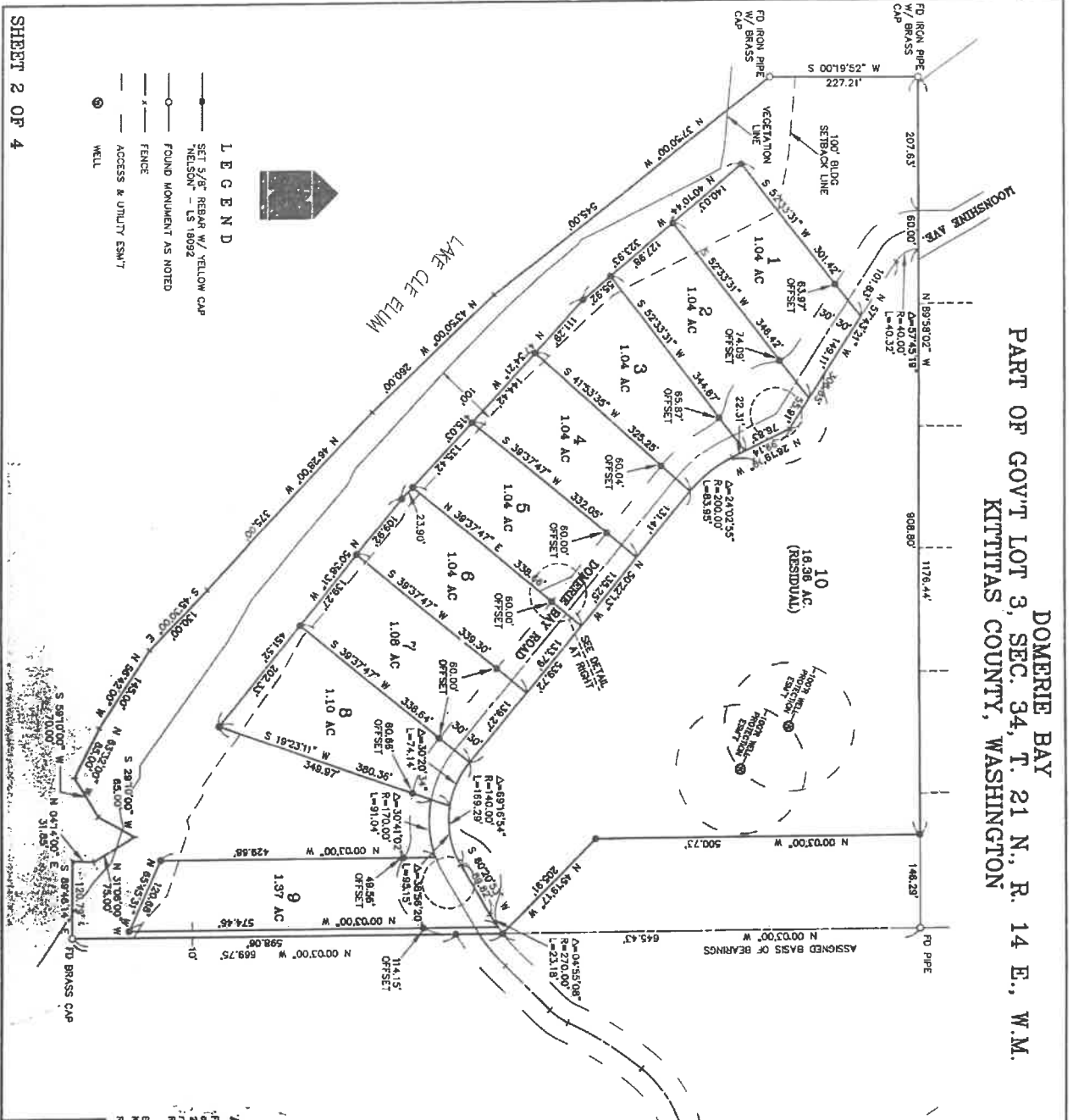
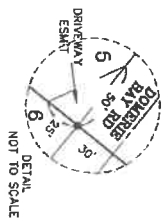
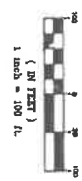


KITTITAS COUNTY BOARD OF COMMISSIONERS  
 AS COUNTY COMMISSIONER  
 I HEREBY CERTIFY THAT THE DOMERIE BAY PLAT  
 MEETS THE REQUIREMENTS OF THE KITTITAS COUNTY  
 PLANNING COMMISSION PLAN OF THE KITTITAS COUNTY  
 DATED THIS 12 DAY OF SEPTEMBER A.D. 2002  
*[Signature]*  
 KITTITAS COUNTY ASSESSOR

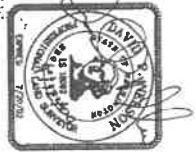
# DOMERIE BAY PART OF GOV'T LOT 3, SEC. 34, T. 21 N., R. 14 E., W.M. KITITAS COUNTY, WASHINGTON

RECEIVING NO. 200009720022

P-98-01



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP
  - NELSON - LS 19892
  - FOUND MONUMENT AS NOTED
  - FENCE
  - ACCESS & UTILITY ESM 'T
  - ⊙ WELL



**AUDITOR'S CERTIFICATE**  
I, David P. Nelson, Auditor of the Kititas County Board of Commissioners, do hereby certify that the foregoing plat of Domerie Bay, as shown on page 1 of the plat, and returned to me by the Surveyor of the County, at page 4 of the plat, is a true and correct copy of the original plat on file in my office, and is a true and correct copy of the original plat on file in the office of the Surveyor of the County.

DAVID P. NELSON  
Auditor  
RECEIVING NO. 200009720022

**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, VA 98928  
(509) 923-4787

**DOMERIE BAY**

**DOMERIE BAY  
PART OF GOV'T LOT 3, SEC. 34, T. 21 N., R. 14 E., W.M.  
KITITAS COUNTY, WASHINGTON**

RECEIVING NO. 2000 09130033  
P-98-01

**ORIGINAL PARCEL DESCRIPTIONS**

**PARCEL A**

GOVERNMENT LOT 3, SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON; EXCEPT THAT PORTION THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE ELEM OVERFLOW AREA BY WARRANTY DEED RECORDED APRIL 16, 1917 UNDER AUDITOR'S FILE NO. 46980, ALL AS DESCRIBED ON THAT CERTAIN CERTIFICATE OF SURVEY FILED FOR RECORD ON OCTOBER 12, 1993 IN BOOK 19 OF SURVEYS AT PAGE 181, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 584227;

AND EXCEPT THAT PORTION OF GOVERNMENT LOT 3, SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-EAST CORNER OF SAID GOVERNMENT LOT 3, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°08'00" WEST, 5007.73 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT REGION 3; THENCE SOUTH 89°49'02" EAST, ALONG SAID NORTH LINE, 146.29 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

**PARCEL B**

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, SUNSHINE ESTATES NO. 2, AS PER PLAT RECORDED IN VOLUME 3 OF PLAT PAGE 79 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH 00°08'00" WEST ALONG THE NORTH-SOUTH CENTRAL LINE OF SECTION 34 A DISTANCE OF 645.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°08'00" WEST ALONG THE CENTRAL LINE 71.89 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT BEARS NORTH 29°30'07" WEST 330.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°38'10" AN ARC LENGTH OF 89.80 FEET; THENCE NORTH 44°53'43" EAST ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°34'19" AN ARC LENGTH OF 44.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 147°22'27" AN ARC LENGTH OF 128.83 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET THROUGH A CENTRAL ANGLE OF 33°58'04" AN ARC LENGTH OF 57.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 64.80 FEET, THENCE NORTH 44°53'43" EAST 201.96 FEET TO THE EASTERLY BOUNDARY OF A TRACT OF LAND AS CONVEYED BY DEED FILED NOVEMBER 29, 1990 UNDER AUDITOR'S FILE NO. 535336; THENCE NORTH 33°01'12" WEST ALONG SAID EASTERLY BOUNDARY 333.24 FEET; THENCE NORTH 55°23'39" EAST ALONG SAID EASTERLY BOUNDARY 350.71 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF SALMON LA SAG COUNTY ROAD; THENCE NORTH 29°45'03" WEST ALONG SAID WESTERLY BOUNDARY LINE 80.21 FEET; THENCE SOUTH 58°29'39" WEST 34.99 FEET; THENCE SOUTH 44°53'43" WEST 133.13 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET THROUGH A CENTRAL ANGLE OF 28°35'07" AN ARC LENGTH OF 34.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 229.00 FEET THROUGH A CENTRAL ANGLE OF 141°12'22" AN ARC LENGTH OF 143.81 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE SOUTH 44°53'43" WEST 97.45 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE TRUE POINT OF BEGINNING.

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVELSE IN EXCESS OF 11,000.00 LINEAR CLOSURE AFTER ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER ROW 1710.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 19 OF SURVEYS, PAGE 181 AND THE SURVEYS REFERENCED THEREIN.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRAINAGE ACCESS OR REFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).
8. ACCORDING TO RCWS 17.50.30 MALIBOU(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE VEHICULAR STANDARD DRAWINGS H-12 SHEET 1-3.
9. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH STATE AND FEDERAL LAWS ARE NOT SUBJECT TO RESTRICTIONS OR LIMITATIONS ON THE QUANTITY AND ADJACENT RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
10. FURTHER SUBDIVISION OR DEVELOPMENT OF THE RESIDUAL PARCEL (LOT 10) IS PROHIBITED FOR A PERIOD OF TEN YEARS PURSUANT TO KITITAS COUNTY CLUSTER SUBDIVISION ORDINANCE, SECTION 17.65.04(4G).
11. PURSUANT TO KCC SECTION 17.65.04(4G), AND KCC CHAPTER 17.74, THE RESIDUAL PARCEL MAY BE FARMED.

SHEET 3 OF 4



**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926 (509) 925-4747

AUDITOR'S CERTIFICATE  
Filed for record at the request of the Kititas County Board of Commissioners, this 28th day of September, A.D. 2000, at Ellensburg, WA, in Volume 8 of Plats, at page(s) 189.  
Beverly L. Aldenbaugh by *Beverly L. Aldenbaugh*  
KITITAS COUNTY AUDITOR RECEIVING NO. 200009130033

RECEIVING NO. 140009136037

P-98-01

DOMERIE BAY  
PART OF GOV'T LOT 3, SEC. 34, T. 21 N., R. 14 E., W.M.  
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT GREEN CROW PROPERTIES, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 10<sup>th</sup> DAY OF September A.D., 2000.

DENNIS YAKOVICH  
PRESIDENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF CLALLAM } S.S.

THIS IS TO CERTIFY THAT ON THIS 10<sup>th</sup> DAY OF SEPTEMBER A.D. 2000, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND COMMISSIONER OF THE STATE OF WASHINGTON, DENNIS YAKOVICH, PRESIDENT OF GREEN CROW PROPERTIES, INC., PERSONALLY APPEARED DENNIS YAKOVICH, TO BE THE PRESIDENT OF GREEN CROW CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT PAET ANGLERES  
MY COMMISSION EXPIRES: 12/17/06



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT GREEN CROW CORPORATION, A WASHINGTON CORPORATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 10<sup>th</sup> DAY OF September A.D., 2000.

RANDALL S. JOHNSON  
PRESIDENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF CLALLAM } S.S.

THIS IS TO CERTIFY THAT ON THIS 10<sup>th</sup> DAY OF SEPTEMBER A.D. 2000, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND COMMISSIONER OF THE STATE OF WASHINGTON, RANDALL S. JOHNSON, TO BE THE PRESIDENT OF GREEN CROW CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT FOBET ANGLERES  
MY COMMISSION EXPIRES: 12/17/06



AUDITORS CERTIFICATE

Filed for record at the request of the Kititas County Board of Commissioners, this 21<sup>st</sup> day of September, A.D., 2000, at the office of the Auditor of the County of Kititas, in Volume 8 of Plats, at page(s) 260 Records of Kititas County, Washington.

RECEIVED BY: Shirley M. Allenbaugh  
KITITAS COUNTY AUDITOR  
RECORDING NO. 24990710432



CRUSE & NELSON  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926  
(509) 825-4747

DOMERIE BAY