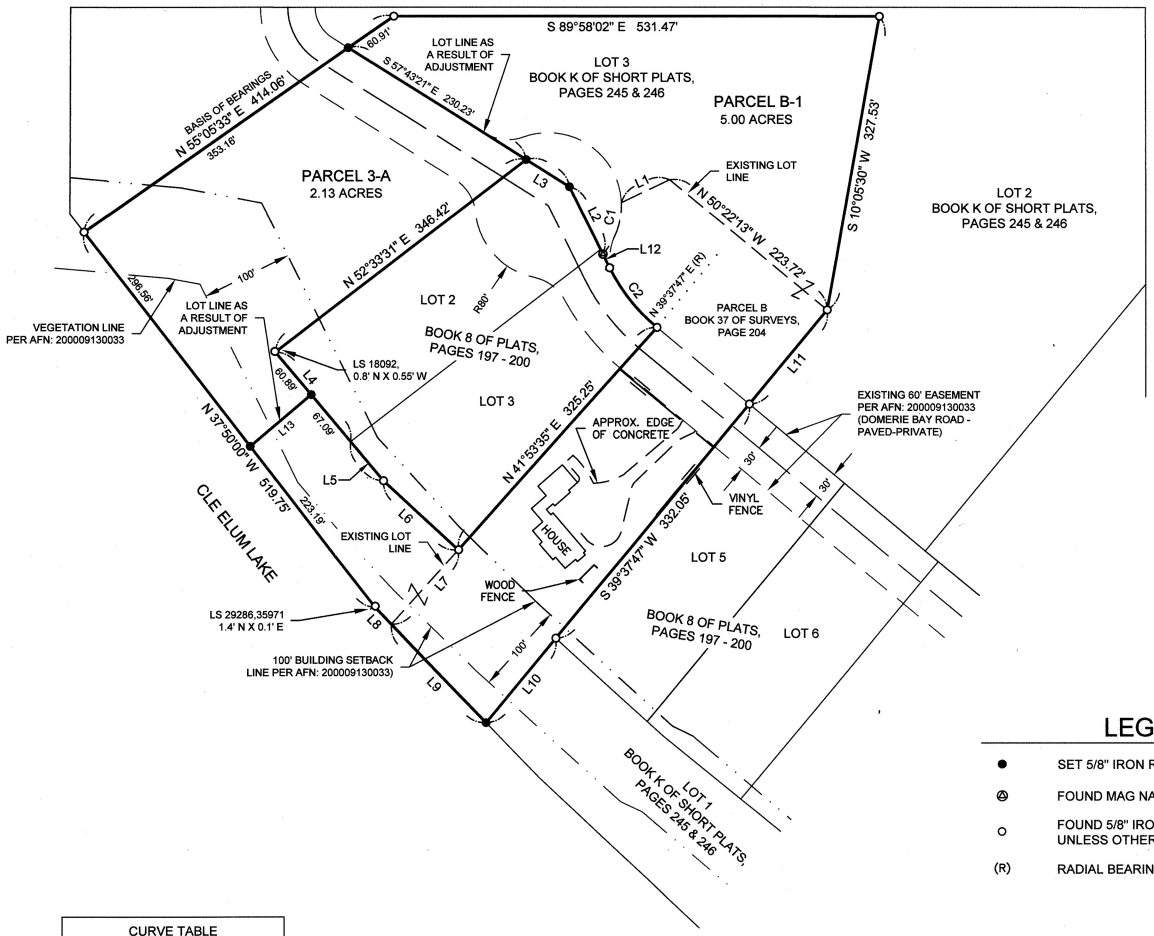
12/18/2020 04:52:36 PM V: 43 P: 99 202012180066
Page 1 of 2
Boundary Line Adjustment
Kittitas County Auditor
ENCOMPASS

RECORD OF SURVEY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



100' 0 50' 100'
SCALE: 1" = 100'

N

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 64°39'32" E	58.66'
L2	S 26°19'19" E	82.59'
L3	S 57°43'21" E	55.91'
L4	N 40°10'44" W	127.98'
L5	N 40°10'44" W	55.92'
L6	N 47°34'21" W	111.29'
L7	N 41°53'35" E	110.05'
L8	S 43°50'00" E	25.60'
L9	S 43°50'00" E	149.57'
L10	S 39°37'47" W	119.94'
L11	S 39°37'47" W	133.63'
L12	S 26°19'19" E	16.55'
L13	N 49°49'16" E	87.18'

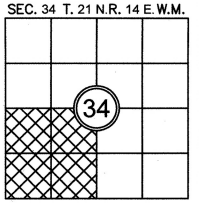
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	80.00'	61.50'	44°02'55"
C2	200.00'	83.95'	24°02'55"

LEGEND

- ● SET 5/8" IRON ROD & CAP, LS 45503
- ⊙ FOUND MAG NAIL WITH WASHER, LS 18092
- ○ FOUND 5/8" IRON ROD & CAP, LS 18092 UNLESS OTHERWISE NOTED
- (R) RADIAL BEARING

DUSTIN L. PIERCE
STATE OF WASHINGTON
LS 45503
REGISTERED PROFESSIONAL LAND SURVEYOR
12/18/2020

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



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 STEPHEN & ANN MARIE LAWLER IN DEC. 2020

DUSTIN L. PIERCE — 12/18/2020 DATE

CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE 202012180066

FILED FOR RECORD THIS 18th DAY OF DEC 20 20 AT 4:52 PM.
IN BOOK 43 OF Surveys AT PAGE 99 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME

JERALD V. PETTIT
County Auditor

Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433

BOUNDARY LINE ADJUSTMENT BL-20-00023

PREPARED FOR
STEPHEN & ANN MARIE LAWLER
A PORTION OF THE SW 1/4 OF SECTION 34,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
C.R./G.W.	12/2020	20110
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	1 OF 2

12/18/2020 04:52:36 PM V: 43 P: 100 202012180066
Page 2 of 2
Surveyor's Line Adjustment
Encompass
Kittitas County Auditor

RECORD OF SURVEY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTIONS PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-47372005 :

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.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION NO. BL-20-00023.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
   - BOOK 8 OF PLATS, PAGES 197-200, AFN: 200009130033
   - BOOK K OF SHORT PLATS, PAGES 245 & 246, AFN: 201206200052
   - BOOK 37 OF SURVEYS, PAGE 204, AFN: 201111070058

   AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

PARCEL B-1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, STATE OF 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.

AND

THAT PORTION OF LOT 3 OF THE WEIS SHORT PLAT, SHORT PLAT NO. 11-00016, RECORDED JUNE 20, 2012, IN BOOK K OF SHORT PLATS AT PAGES 245 & 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE SOUTH 37°50'00" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 3, 296.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 49°49'16" EAST, 87.18 FEET;

THENCE SOUTH 40°10'44" EAST, 123.01 FEET;

THENCE SOUTH 47°34'21" EAST, 111.29 FEET;

THENCE SOUTH 41°53'35" WEST, 110.05 FEET TO THE SOUTH BOUNDARY LINE OF SAID LOT 3;

THENCE NORTH 43°50'00" WEST ALONG SAID SOUTH BOUNDARY LINE OF SAID LOT 3, 25.60 FEET;

THENCE NORTH 37°50'00" WEST ALONG SAID SOUTH BOUNDARY LINE, 223.19 FEET TO THE TRUE POINT OF BEGINNING.

AND

THAT PORTION OF SAID LOT 3 OF SAID SHORT PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°58'02" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 3, 531.47 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 3;

THENCE SOUTH 10°05'30" WEST ALONG SAID EAST BOUNDARY LINE, 327.53 FEET;

THENCE NORTH 50°22'13" WEST, 223.72 FEET;

THENCE SOUTH 64°39'32" WEST, 58.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE SOUTHWEST, THE CENTER OF SAID CURVE BEARS SOUTH 87°36'19" WEST, 80.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 61.50 FEET THROUGH A CENTRAL ANGLE OF 44°02'55";

THENCE NORTH 26°19'19" WEST, 82.59 FEET;

THENCE NORTH 57°43'21" WEST, 286.14 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 3;

THENCE NORTH 55°05'33" EAST ALONG SAID WEST BOUNDARY LINE, 60.91 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3-A

THAT PORTION OF LOT 3 OF THE WEIS SHORT PLAT, SHORT PLAT NO. 11-00016, RECORDED JUNE 20, 2012, IN BOOK K OF SHORT PLATS AT PAGES 245 & 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, SAID LOT 3 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3 OF SAID SHORT PLAT, SAID CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 55°05'33" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 3, 353.16 FEET;

THENCE SOUTH 57°43'21" EAST, 230.23 FEET;

THENCE SOUTH 52°33'31" WEST, 346.42 FEET;

THENCE SOUTH 40°10'44" EAST, 60.89 FEET;

THENCE SOUTH 49°49'16" WEST, 87.18 FEET TO THE SOUTHERN MOST BOUNDARY LINE OF SAID LOT 3;

THENCE NORTH 37°50'00" WEST ALONG SAID SOUTHERN MOST BOUNDARY LINE, 296.56 FEET TO THE TRUE POINT OF BEGINNING.

12/18/2020

DUSTIN L. PIERCE
STATE OF WASHINGTON
LS 45503
REGISTERED
PROFESSIONAL LAND SURVEYOR

AUDITOR'S CERTIFICATE 202012180066

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C.R./G.W.	12/2020	20110
CHKD BY	SCALE	SHEET
D.L.P.	N/A	2 OF 2