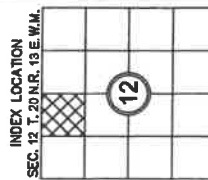
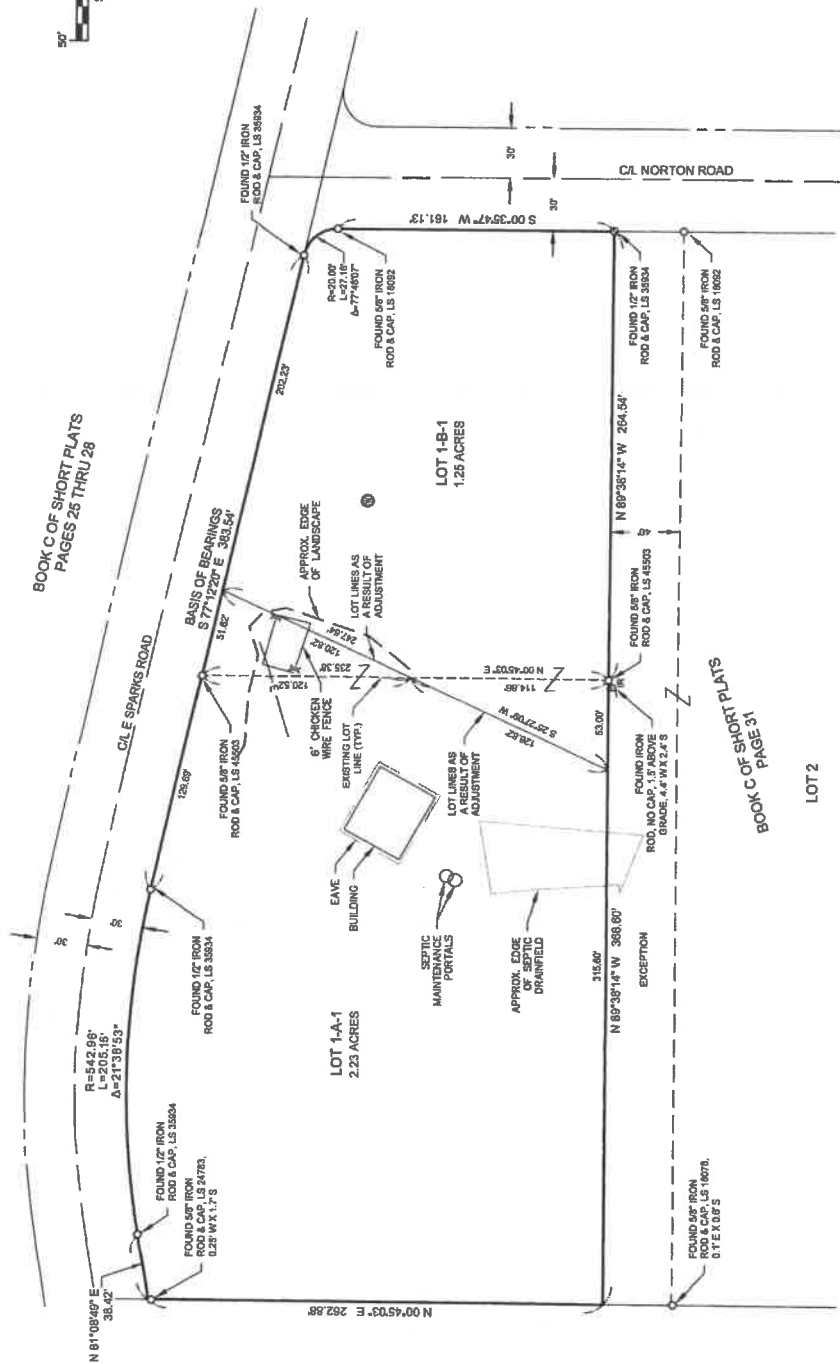


BOOK C OF SHORT PLATS
PAGES 25 THRU 28



PARCEL OWNERS:

PARCEL 11770:
CLAUDETTE A. RITTER
TIMOTHY KARL RITTER
PO BOX 662
EASTON VA 9825

PARCEL 98322:
JAMES & DEBBIE DANLOUST
PO BOX 521
EASTON VA 9825-0521

SURVEYOR:

ENCOMPASS ENGINEERING & SURVEYING
407 SWIFTWATER BLVD.
EASTON VA 98022
505-874-7433

KITTITAS COUNTY PARCEL AND MAP NUMBERS:

847736 (20-13-1205-0001)
943282 (20-13-1205-0002)

SITE ADDRESS (PER KITTITAS COUNTY ASSESSOR RECORDS):

407 E SPARKS ROAD, EASTON, VA 98255
31 NORTON ROAD, EASTON, VA 98253

LEGEND

- FOUND 5/8" IRON ROD, NO CAP
- FOUND IRON ROD & CAP, AS NOTED
- WELL



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0030
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

PRELIMINARY BOUNDARY LINE ADJUSTMENT

JIM & DEBBIE DANLOUST
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.

KITTITAS COUNTY
DWN BY L.J.G.W. DATE 06/2021 JOB NO. 21085

CHKD BY D.L.P. SCALE 1" = 50' SHEET 1 OF 2

LEGAL DESCRIPTION PER KITTITAS TITLE AND ESCROW GUARANTEE NO. 0-6326-12265:

KITTITAS COUNTY PARCEL NO. 953292.

LOT 1 OF COLABURDO SHORT PLAT, SP 86-03, RECORDED DECEMBER 31, 1986, IN BOOK C OF SHORT PLATS AT PAGES 31, UNDER RECORDING NO. 891484, BEING A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THE SOUTH 40 FEET THEREOF.

ALSO EXCEPT THAT PORTION OF LAND LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 0°45'00" WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 282.88 FEET, MORE OR LESS, TO A POINT BEING 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, THENCE LEAVING THE WEST LINE OF SAID LOT 1, SOUTH 89°39'14" EAST, A DISTANCE OF 380.60 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIBED LINE; THENCE NORTH 0°45'00" EAST, A DISTANCE OF 253.38 FEET TO THE NORTH LINE OF SAID LOT 1 AND THE END OF THIS DESCRIPTION.

LEGAL DESCRIPTION PER KITTITAS TITLE AND ESCROW GUARANTEE NO. 0-6326-12267:

KITTITAS COUNTY PARCEL NO. 887280.

LOT 1, COLABURDO SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP 86-03, AS RECORDED DECEMBER 31, 1986, IN BOOK C OF SHORT PLATS, PAGE 31, UNDER AUDITOR'S FILE NO. 891484, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EXCEPT THE SOUTH 40 FEET THEREOF.

AND EXCEPT THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 00°45'00" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 382.88 FEET TO A POINT BEING 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, THENCE LEAVING THE WEST LINE OF SAID LOT 1, SOUTH 89°39'14" EAST, A DISTANCE OF 380.60 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIBED LINE; THENCE NORTH 0°45'00" EAST, A DISTANCE OF 253.38 FEET TO THE NORTH LINE OF SAID LOT 1 AND THE TERMINUS OF SAID LINE.

PRELIMINARY LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 1A-1.

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1 OF THE COLABURDO SHORT PLAT SP 86-03 AS RECORDED DECEMBER 31, 1986, IN BOOK C OF SHORT PLATS, PAGE 31, UNDER AUDITOR'S FILE NO. 891484, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, SAID PORTION OF SAID LOT 1 BEING ALSO KNOWN AS LOT 1A OF COURT CAUSE NO. 07-9-00558-4, FILED SEPTEMBER 4, 2007.

AND

THAT PORTION OF LOT 1B OF THE AFORESAID COURT CAUSE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1B OF SAID COURT CAUSE, SAID CORNER BEING COMMON TO THE NORTHWEST CORNER OF SAID LOT 1A OF SAID COURT CAUSE;

THENCE SOUTH 00°45'00" WEST ALONG THE WEST BOUNDARY OF SAID LOT 1B, SAID LINE BEING COMMON TO THE EAST BOUNDARY OF SAID LOT 1A, 120.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 25°27'00" EAST, 103.82 FEET TO THE NORTH BOUNDARY OF SAID LOT 1B;

THENCE NORTH 77°12'00" WEST ALONG SAID NORTH BOUNDARY OF SAID LOT 1B, 51.82 FEET;

THENCE SOUTH 00°45'00" WEST ALONG SAID WEST BOUNDARY LINE OF SAID LOT 1B, 120.51 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT

THAT PORTION OF SAID LOT 1A OF THE AFORESAID COURT CAUSE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1B OF SAID COURT CAUSE, SAID CORNER BEING COMMON TO THE NORTHWEST CORNER OF SAID LOT 1A OF SAID COURT CAUSE;

THENCE SOUTH 00°45'00" WEST ALONG THE WEST BOUNDARY OF SAID LOT 1B, SAID LINE BEING COMMON TO THE EAST BOUNDARY OF SAID LOT 1A, 120.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 25°27'00" WEST, 128.82 FEET TO THE SOUTH BOUNDARY OF SAID LOT 1A;

THENCE SOUTH 89°39'14" EAST ALONG SAID SOUTH BOUNDARY LINE, 83.00 FEET TO THE EAST BOUNDARY OF SAID LOT 1A;

SAID LINE BEING COMMON TO THE WEST BOUNDARY OF SAID LOT 1B;

THENCE NORTH 00°45'00" EAST ALONG SAID EAST BOUNDARY LINE OF SAID LOT 1A, 114.88 FEET TO THE TRUE POINT OF BEGINNING.

LOT 1B-1.

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1 OF THE COLABURDO SHORT PLAT SP 86-03 AS RECORDED DECEMBER 31, 1986, IN BOOK C OF SHORT PLATS, PAGE 31, UNDER AUDITOR'S FILE NO. 891484, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, SAID PORTION OF SAID LOT 1 BEING ALSO KNOWN AS LOT 1B OF COURT CAUSE NO. 07-9-00558-4, FILED SEPTEMBER 4, 2007.

AND

THAT PORTION OF SAID LOT 1A OF THE AFORESAID COURT CAUSE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1B OF SAID COURT CAUSE, SAID CORNER BEING COMMON TO THE NORTHWEST CORNER OF SAID LOT 1A OF SAID COURT CAUSE;

THENCE SOUTH 00°45'00" WEST ALONG THE WEST BOUNDARY OF SAID LOT 1B, SAID LINE BEING COMMON TO THE EAST BOUNDARY OF SAID LOT 1A, 120.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 25°27'00" WEST, 128.82 FEET TO THE SOUTH BOUNDARY OF SAID LOT 1A;

THENCE SOUTH 89°39'14" EAST ALONG SAID SOUTH BOUNDARY LINE, 83.00 FEET TO THE EAST BOUNDARY OF SAID LOT 1A;

SAID LINE BEING COMMON TO THE WEST BOUNDARY OF SAID LOT 1B;

THENCE NORTH 00°45'00" EAST ALONG SAID EAST BOUNDARY LINE OF SAID LOT 1A, 114.88 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT

THAT PORTION OF LOT 1B OF THE AFORESAID COURT CAUSE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1B OF SAID COURT CAUSE, SAID CORNER BEING COMMON TO THE NORTHWEST CORNER OF SAID LOT 1A OF SAID COURT CAUSE;

THENCE SOUTH 00°45'00" WEST ALONG THE WEST BOUNDARY OF SAID LOT 1B, SAID LINE BEING COMMON TO THE EAST BOUNDARY OF SAID LOT 1A, 120.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 25°27'00" WEST, 128.82 FEET TO THE SOUTH BOUNDARY OF SAID LOT 1B;

THENCE SOUTH 89°39'14" EAST ALONG SAID SOUTH BOUNDARY LINE, 83.00 FEET TO THE EAST BOUNDARY OF SAID LOT 1A;

SAID LINE BEING COMMON TO THE WEST BOUNDARY OF SAID LOT 1B;

THENCE NORTH 00°45'00" EAST, 103.82 FEET TO THE NORTH BOUNDARY OF SAID LOT 1B;

THENCE NORTH 77°12'00" WEST ALONG SAID NORTH BOUNDARY OF SAID LOT 1B, 51.82 FEET;

THENCE SOUTH 00°45'00" WEST ALONG SAID WEST BOUNDARY LINE OF SAID LOT 1B, 120.51 FEET TO THE TRUE POINT OF BEGINNING.

Encompass
ENGINEERING & SURVEYING

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PRELIMINARY BOUNDARY LINE ADJUSTMENT	
PREPARED FOR JIM DUNN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., WASHINGTON	
DATE	06/20/21
JOB NO.	21085
DWN BY	L.J./G.W.
SCALE	N/A
CHECK BY	
SHEET	2
OF	2