

RECORD OF SURVEY

WITHIN THE S1/2 OF THE NE1/4 OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

PARCEL NUMBER 246935 OWNER:

RICHARD OZANICH
364 WRIGHT AVENUE
RICHLAND, WASHINGTON 99352-3936

KITTITAS COUNTY PARCEL AND MAP NUMBER:

246935 21-14-34010-0008

PREVIOUS LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON LYING NORTHERLY OF THE SPRING CREEK ROAD AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION,
THENCE ALONG THE EAST BOUNDARY OF SAID QUARTER-QUARTER SECTION NORTH 0°06' EAST, 348.4 FEET TO THE CENTER LINE OF SPRING CREEK ROAD AND THE TRUE POINT OF BEGINNING;
THENCE ALONG THE CENTER LINE OF SAID ROAD SOUTH 61°53' WEST, 184.6 FEET;
THENCE LEAVING THE CENTER LINE OF SAID ROAD AND PROCEEDING NORTH 30°17' WEST, 232.1 FEET;
THENCE NORTH 0°06' EAST, 50.0 FEET;
THENCE SOUTH 89°45' EAST, 280.1 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 0°06' WEST, 162.2 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM A STRIP OF LAND 30 FEET IN WIDTH LYING NORTHWESTERLY OF THE CENTER LINE OF THE FOREST DEVELOPMENT ROAD KNOWN AS THE SPRING CREEK ROAD.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

REVISED LEGAL DESCRIPTION:

LOT A

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE MARKING THE NORTHERN MARGIN OF SPRING CREEK ROAD AND THE NORTH-SOUTH CENTERLINE OF SAID SOUTH HALF, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE S62°12'04"W ALONG SAID NORTHERN MARGIN, 202.23 FEET TO A 5/8 INCH REBAR AND CAP, LS 29294/29281;
THENCE LEAVING SAID NORTHERN MARGIN N30°09'31"W, 201.98 FEET TO A 5/8 INCH REBAR AND CAP, LS 29294/29281;
THENCE N0°03'16"E, 50.39 FEET TO A 5/8 INCH REBAR AND CAP, LS 18092;
THENCE S89°31'21"E, 280.36 FEET TO A 5/8 INCH REBAR AND CAP, LS 18092;
THENCE N0°17'10"E, 41.72 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE S89°59'15"E, 22.84 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE S0°17'10"W, 50.21 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE S85°59'04"W, 45.71 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE S2°32'42"E, 53.61 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE N87°15'35"E, 20.43 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE S0°00'45"W, 64.09 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL NUMBER 027035 OWNER:

RICHARD OZANICH
364 WRIGHT AVENUE
RICHLAND, WASHINGTON 99352-3936

KITTITAS COUNTY PARCEL AND MAP NUMBER:

027035 21-14-34050-0076

PREVIOUS LEGAL DESCRIPTION:

LOT 76, SUNSHINE ESTATES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGES 72 AND 73, RECORDS OF SAID COUNTY.

REVISED LEGAL DESCRIPTION:

LOT B

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE MARKING THE NORTHERN MARGIN OF SPRING CREEK ROAD AND THE NORTH-SOUTH CENTERLINE OF SAID SOUTH HALF, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE N0°00'45"E, 64.09 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE S87°15'35"W, 20.43 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE N2°32'42"W, 53.61 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE N85°59'04"E, 45.71 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE N0°17'10"E, 50.21 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE N89°59'15"W, 22.84 FEET TO A 5/8" INCH REBAR AND CAP, LS 52843;
THENCE N0°17'10"E, 211.62 FEET TO A 1 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 76, PLAT OF SUNSHINE ESTATES, AS RECORDED IN BOOK 3 OF PLATS, PAGES 72 AND 73, RECORDS OF SAID COUNTY;
THENCE N89°48'00"E ALONG THE NORTH LINE OF SAID LOT 76, 29.52 FEET TO A 1 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 76;
THENCE S25°24'44"E ALONG THE EAST LINE OF SAID LOT 76, 346.76 FEET TO A 1 INCH IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT 76 AND SAID NORTHERN MARGIN;
THENCE S61°59'54"W ALONG SAID NORTHERN MARGIN, 87.34 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 70.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERN MARGIN, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°12'51", FOR AN ARC LENGTH OF 34.47 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 130.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERN MARGIN, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°12'57", FOR AN ARC LENGTH OF 64.02 FEET;
THENCE CONTINUING ALONG SAID NORTHERN MARGIN S61°59'47"W, 8.90 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

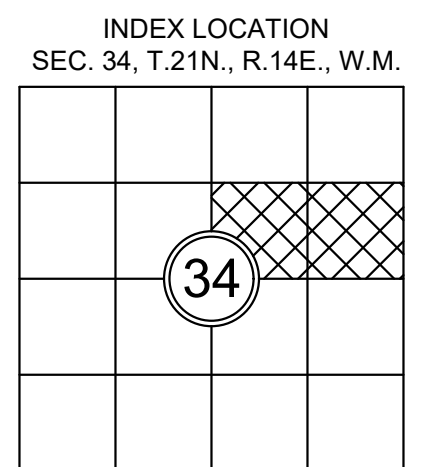
SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR BOUNDARY LINE ADJUSTMENT NO. BL-22-00003 SUBMITTED SEPARATELY TO KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S SERIES, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN NOVEMBER AND DECEMBER OF 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES, OR RESTRICTIONS OF RECORD OR OTHERWISE.
6. THE BASIS OF BEARINGS FOR THIS SURVEY IS N30°09'31"W BETWEEN THE FOUND REBAR AND CAPS MARKING THE WEST LINE OF LOT A, AS SHOWN HEREON, AS SHOWN ON THAT CERTAIN SURVEY AS RECORDED IN BOOK 36 OF SURVEYS, PAGE 40, RECORDS OF KITTITAS COUNTY.

REFERENCES:

- R1. SUNSHINE ESTATES
AFN: 306279
BOOK 3 OF PLATS, PAGES 72 AND 73
DATE: AUGUST 5, 1963
- R2. SPRING CREEK
AFN: 369824
BOOK 5 OF PLATS, PAGE 73
DATE: AUGUST 18, 1971
- R3. RECORD OF SURVEY
AFN: 200903040005
BOOK 36 OF SURVEYS, PAGE 40
DATE: MARCH 4, 2009

REVIEW
DRAFT



AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS _____ DAY OF _____, 2022,
AT _____ M., IN BOOK _____ OF SURVEYS AT PAGE _____
AT THE REQUEST OF APS SURVEY & MAPPING, INC.

JERALD V. PETTIT _____
COUNTY AUDITOR DEPUTY AUDITOR



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 RICH OZANICH, IN DECEMBER OF 2021.

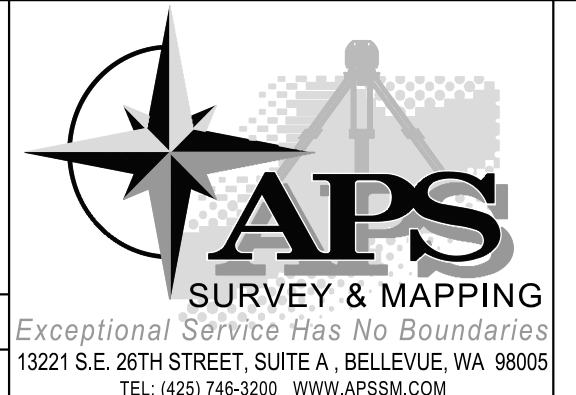
Sam Ward 2/25/2022
SAMUEL R. WARD, PLS DATE

STATE OF WASHINGTON CERTIFICATE NO. 52843

BOUNDARY LINE ADJUSTMENT NO. BL-22-00003

TAX PARCEL NUMBERS 246935 AND 027035
NHN AND 201 SPRING CREEK ROAD, RONALD, WASHINGTON 98940
FOR
RICH OZANICH

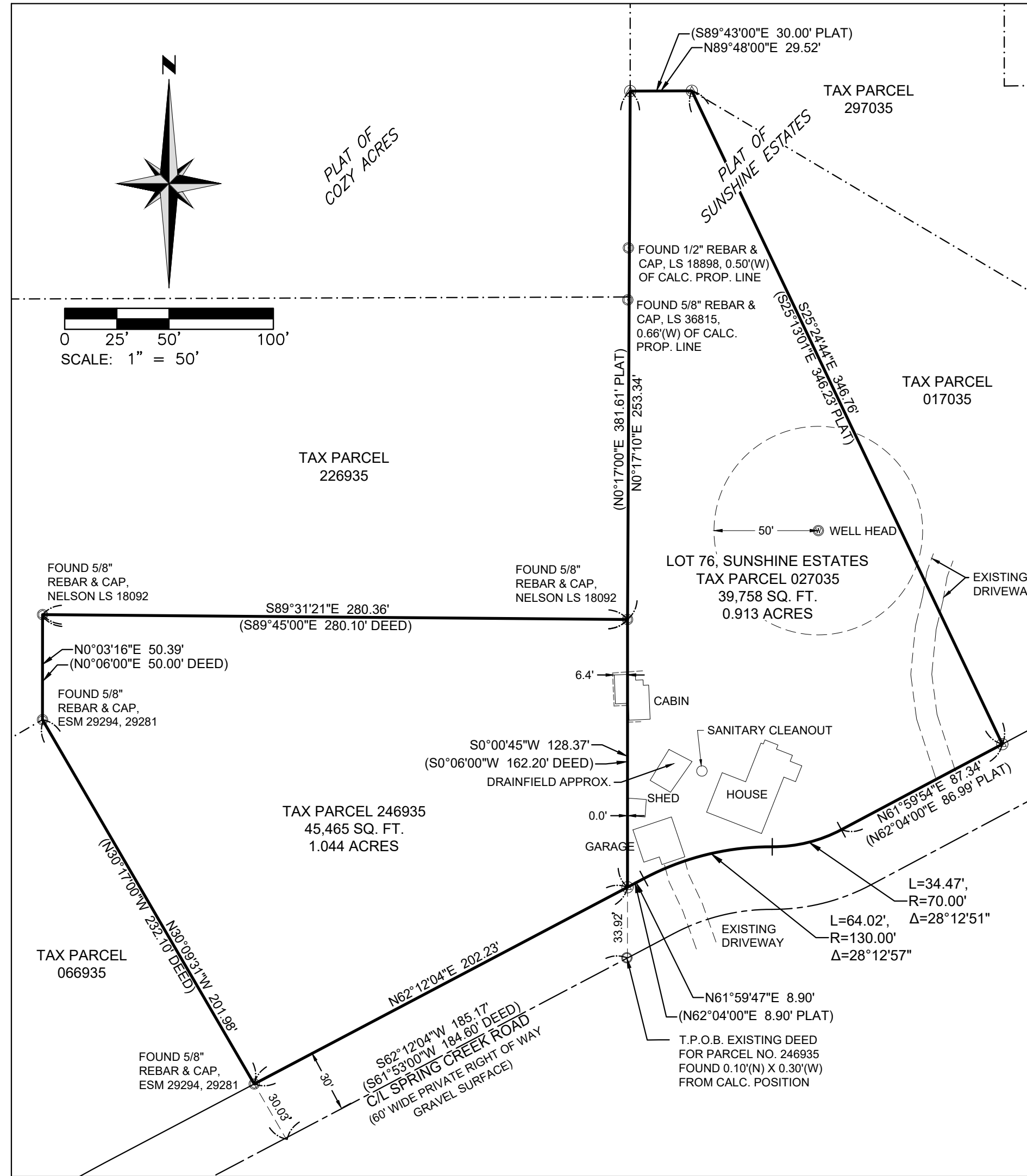
SURVEYED BY: JC	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW
DATE: JAN. 2022	APSSM JOB NO.: 3214.002	ACAD NAME: 3214002R.DWG	



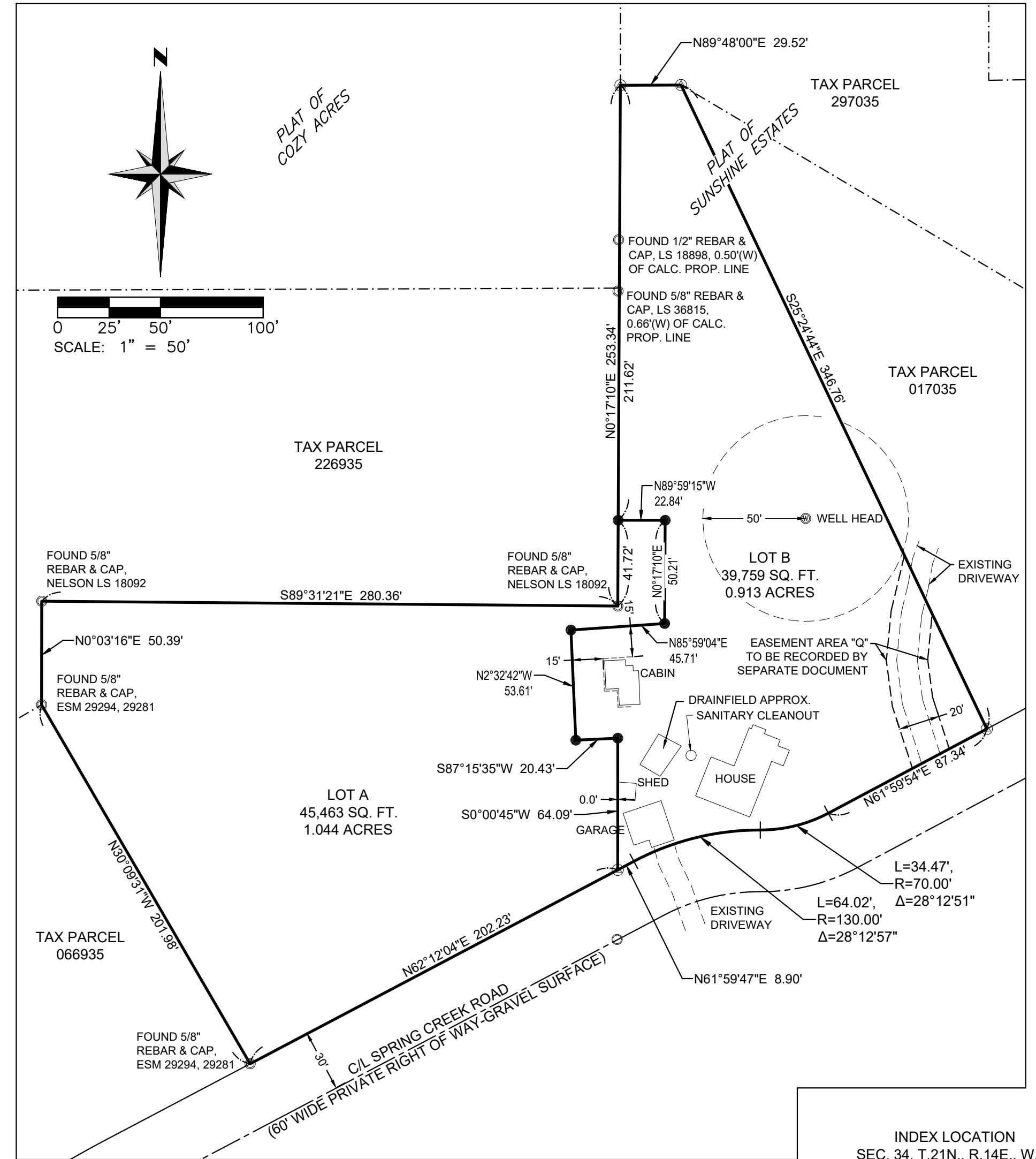
SHEET

1
OF
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RECORD OF SURVEY
 WITHIN THE S1/2 OF THE NE1/4 OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



BEFORE BLA



AFTER BLA

EASEMENT AREA "Q" TO BE CREATED BY SEPARATE DOCUMENT:

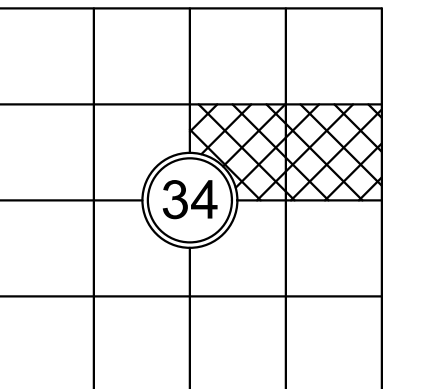
EASEMENT AREA "Q", AS SHOWN HEREON, IS FOR THE BENEFIT OF PARCEL NUMBER 017035 AND RESERVED FOR INGRESS, EGRESS, AND UTILITIES.

LEGEND

- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND REBAR AND CAP, AS NOTED
- ⊙ FOUND 1/2" REBAR
- SET 5/8" REBAR AND CAP, LS52843 UPON FINAL BLA APPROVAL

**REVIEW
DRAFT**

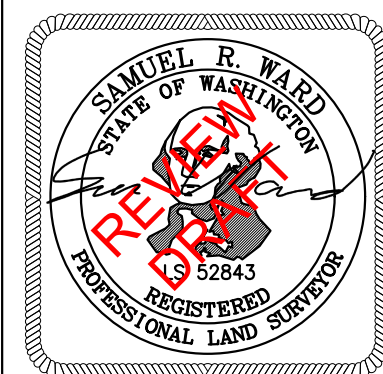
INDEX LOCATION
 SEC. 34, T.21N., R.14E., W.M.



AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS _____ DAY OF _____, 2022,
 AT _____ M., IN BOOK _____ OF SURVEYS AT PAGE _____
 AT THE REQUEST OF APS SURVEY & MAPPING, INC.

JERALD V. PETTIT _____
 COUNTY AUDITOR DEPUTY AUDITOR



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 RICH OZANICH, IN DECEMBER OF 2021.

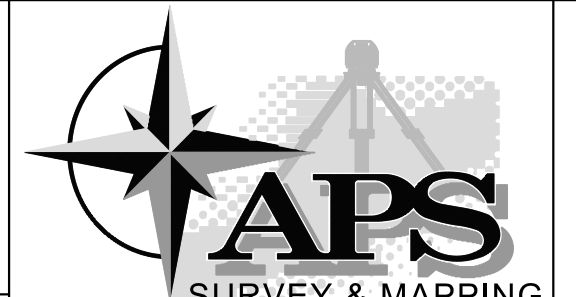
Samuel R. Ward 2/25/2022
 SAMUEL R. WARD, PLS DATE

STATE OF WASHINGTON CERTIFICATE NO. 52843

BOUNDARY LINE ADJUSTMENT NO. BL-22-00003

TAX PARCEL NUMBERS 246935 AND 027035
 NHN AND 201 SPRING CREEK ROAD, RONALD, WASHINGTON 98940
 FOR
 RICH OZANICH

SURVEYED BY: JC	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW
DATE: JAN. 2022	APSSM JOB NO.: 3214.002	ACAD NAME: 3214002R.DWG	



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 13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005
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SHEET

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OF
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