

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

PARCEL NUMBER 2469335 OWNER:

RICHARD OZANICH
 384 WRIGHT AVENUE
 RICHLAND, WASHINGTON 99342-3938

KITITAS COUNTY PARCEL AND MAP NUMBER:

2468385 21-14-34010-0008

PREVIOUS LEGAL DESCRIPTION:

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

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 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, 194.6 FEET; THENCE LEAVING THE CENTER LINE OF SAID ROAD AND PROCEEDING NORTH 71°00' WEST, 228.1 FEET; THENCE EAST, 50.0 FEET; THENCE SOUTH 89°45' EAST, 200.1 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 0°06' WEST, 182.2 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 KITITAS, STATE OF WASHINGTON.

REVISED LEGAL DESCRIPTION:

LOT A
 THAT PORTION OF THE NORTH-HALF OF THE NORTH-EAST QUARTER OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF KITITAS, 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 S82°12'04"E ALONG SAID NORTHERN MARGIN, 202.23 FEET TO A 5/8 INCH REBAR AND CAP, LS 2929429281; THENCE LEAVING SAID NORTHERN MARGIN N57°06'51"W, 201.88 FEET TO A 5/8 INCH REBAR AND CAP, LS 2929429281; THENCE S89°31'21"E, 280.38 FEET TO A 5/8 INCH REBAR AND CAP, LS 18092; THENCE S81°17'10"E, 41.72 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE S89°59'15"E, 22.84 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE S91°17'10"W, 50.21 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE S85°59'04"W, 45.71 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE S2°32'42"E, 53.61 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE N87°15'35"E, 20.43 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE S90°04'45"W, 64.09 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL NUMBER 027035 OWNER:

RICHARD OZANICH
 384 WRIGHT AVENUE
 RICHLAND, WASHINGTON 99342-3938

KITITAS COUNTY PARCEL AND MAP NUMBER:

027035 21-14-34050-0076

PREVIOUS LEGAL DESCRIPTION:

LOT 78, SUNSHINE ESTATES, IN THE COUNTY OF KITITAS, 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 KITITAS, 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 N7°00'45"E, 64.09 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE S87°15'35"W, 20.43 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE N2°32'42"W, 53.61 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE N85°59'04"E, 45.71 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE N89°59'15"W, 22.84 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE N87°15'35"E, 50.21 FEET TO A 5/8 INCH REBAR AND CAP, LS 529843; THENCE S90°04'45"W, 64.09 FEET TO THE TRUE POINT OF BEGINNING, 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 78, 29.52 FEET TO A 1 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 78; THENCE S25°24'44"E ALONG THE EAST LINE OF SAID LOT 78, 346.78 FEET TO A 1 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 78 AND SAID NORTHERN MARGIN; THENCE S89°31'21"E ALONG SAID NORTHERN MARGIN, 201.88 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 70.00 FEET; THENCE CONTINUING ALONG SAID NORTHERN MARGIN, 10.00 FEET 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°12'51", FOR AN ARC LENGTH OF 64.02 FEET; THENCE CONTINUING ALONG SAID NORTHERN MARGIN S61°59'47"W, 8.50 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SURVEY NOTES:

- 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 SUBMITTED SEPARATELY TO KITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE 9 SERIES, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-139-090.
- 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.
- ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES, OR RESTRICTIONS OF RECORD OR OTHERWISE.
- 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 38 OF SURVEYS, PAGE 40, RECORDS OF KITITAS COUNTY.

REFERENCES:

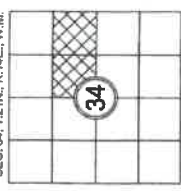
- R1: SUNSHINE ESTATES
 APN: 306079
 BOOK 38 OF SURVEYS, PAGES 72 AND 73
 DATE: AUGUST 5, 1983
- R2: SPRING CREEK
 APN: 389824
 BOOK 5 OF PLATS, PAGE 73
 DATE: AUGUST 15, 1971
- R3: RECORD OF SURVEY
 APN: 200903M005
 BOOK 38 OF SURVEYS, PAGE 40
 DATE: MARCH 4, 2009

REVIEW DRAFT

RECEIVED
 JAN 28 2022

Kititas County CDS

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



SHEET 1 OF 2

SURVEY & MAPPING
 13221 B.E. 20TH STREET, SUITE A, BELLEVUE, WA 98005
 TEL: (206) 746-3200 WWW.APSM.COM

BOUNDARY LINE ADJUSTMENT NO.
 TAX PARCEL NUMBERS 2469335 AND 027035
 N1N AND 201 SPRING CREEK ROAD, RONALD, WASHINGTON 98840
 FOR
 RICH OZANICH

SURVEYED BY: JC
 DATE: JAN. 2022

DRAWN BY: SW
 CHECKED BY: VW
 APPROVED BY: SW

APSSM JOB NO.: 3314.002
 ACAD NAME: 3314002BLDWG

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT IN THE REQUEST OF RICH OZANICH, IN DECEMBER OF 2021.

DATE: 1/28/2022

SAMUEL R. WARD, PLS

STATE OF WASHINGTON CERTIFICATE NO. 52843



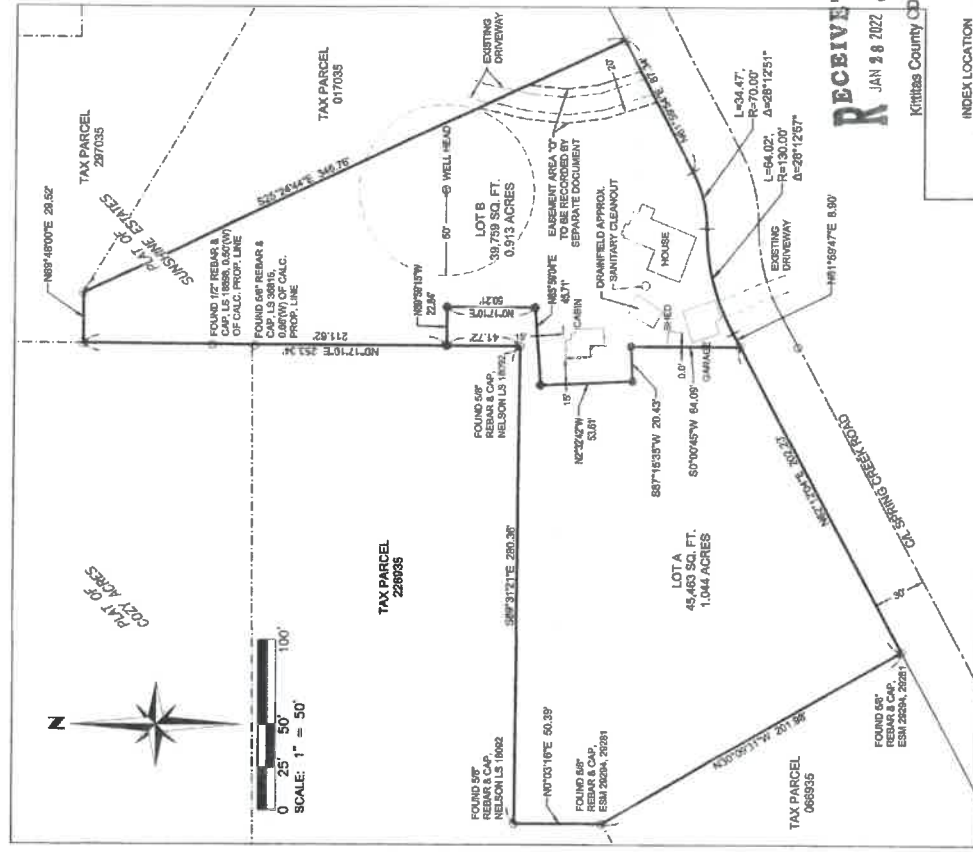
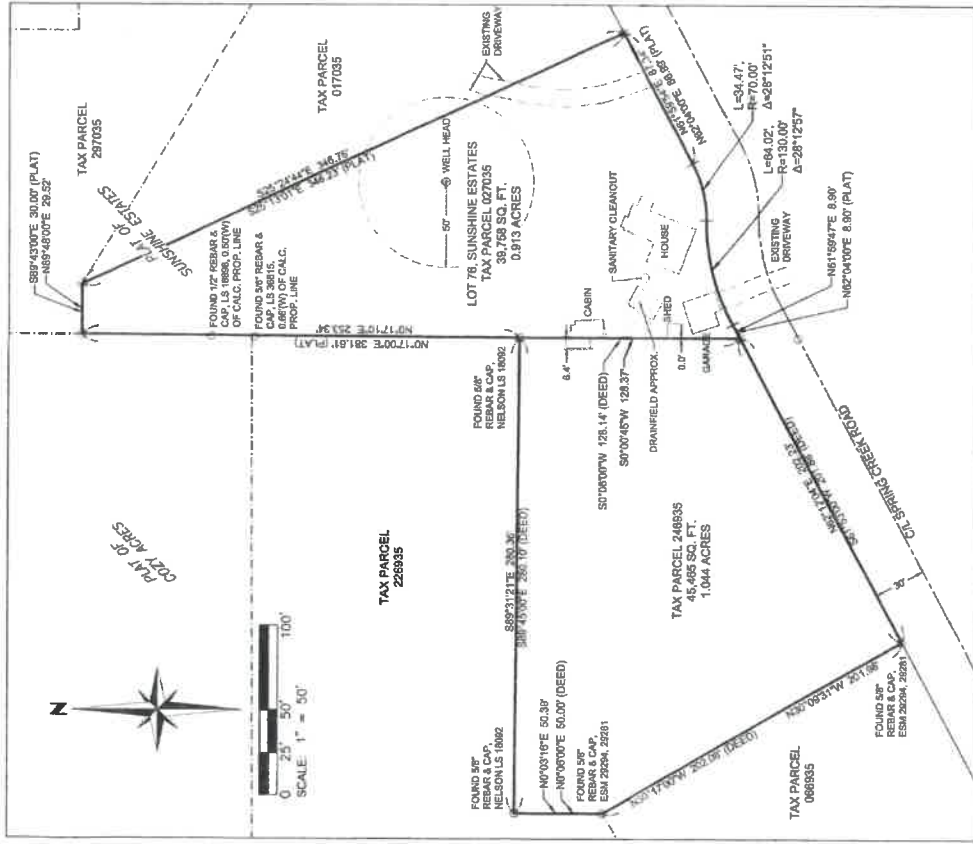
AUDITOR'S CERTIFICATE

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

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



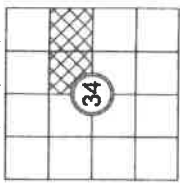
BEFORE BLA

AFTER BLA

- LEGEND**
- ⊗ FOUND 1" IRON PIPE
 - ⊙ FOUND REBAR AND CAP, AS NOTED
 - FOUND 1/2" REBAR
 - SET 5/8" REBAR AND CAP, L15C2843 UPON FINAL BILA APPROVAL

REVIEW DRAFT

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



RECEIVED
 JAN 9 2022
 Kittitas County ODS

APSS SURVEY & MAPPING
 13231 S.E. 20TH STREET, SUITE A, BELLEVUE, WA 98005
 TEL: (206) 745-5000 WWW.APSS.COM

BOUNDARY LINE ADJUSTMENT NO. _____	
TAX PARCEL NUMBERS 248935 AND 027035	
NHN AND 201 SPRING CREEK ROAD, RONALD, WASHINGTON 98940	
FOR RICH OZANICH	
SURVEYED BY: JC	DRAWN BY: SW
CHECKED BY: VM	APPROVED BY: SW
DATE: JAN. 2022	APSS JOB NO.: 3214.002
ACAD NAME: 3214002R.DWG	

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF RCW 41.05.010. I, THE SURVEYOR, RICH OZANICH, DATE 1/8/22
 SAMUEL L. HARRIS, L.S.
 STATE OF WASHINGTON CERTIFICATE NO. 82843



AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____, 2022,
 AT _____ IN BOOK _____ OF SURVEYS AT PAGE _____
 AT THE REQUEST OF APSS SURVEY & MAPPING, INC.
 JERALD V. PETTIT COUNTY AUDITOR
 DEPUTY AUDITOR