

13/07



PALOMINO FIELDS PLAT - DIVISION VIII

A REPIAT OF TRACT 1', PALOMINO FIELDS PLAT - DIVISION VII
A PORTION OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITTTAS COUNTY, WASHINGTON

Receiving No. 202112090038
LPF-21-00012
LP-07-00031
181827

APPROVALS

KITTTAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED
This is the day of November, A.D., 2021
Kittitas County Engineer

HEALTH DEPARTMENT

I HEREBY CERTIFY that the Palomino Fields Plat - Division VIII has been examined by me and I find that the same complies with the health laws of the County Health Dept. requirements of the County Health Dept.
Dated this 19th day of November, A.D., 2021.
Kittitas County Health Officer

CERTIFICATE OF PLANNING DEPT.

I HEREBY CERTIFY that the Palomino Fields Plat - Division VIII, has been examined by me and I find that it conforms to the Comprehensive Plan of the Kittitas County Planning Commission.
Dated this 24th day of November, A.D., 2021.
Kittitas County Planning Official

CERTIFICATE OF TREASURER

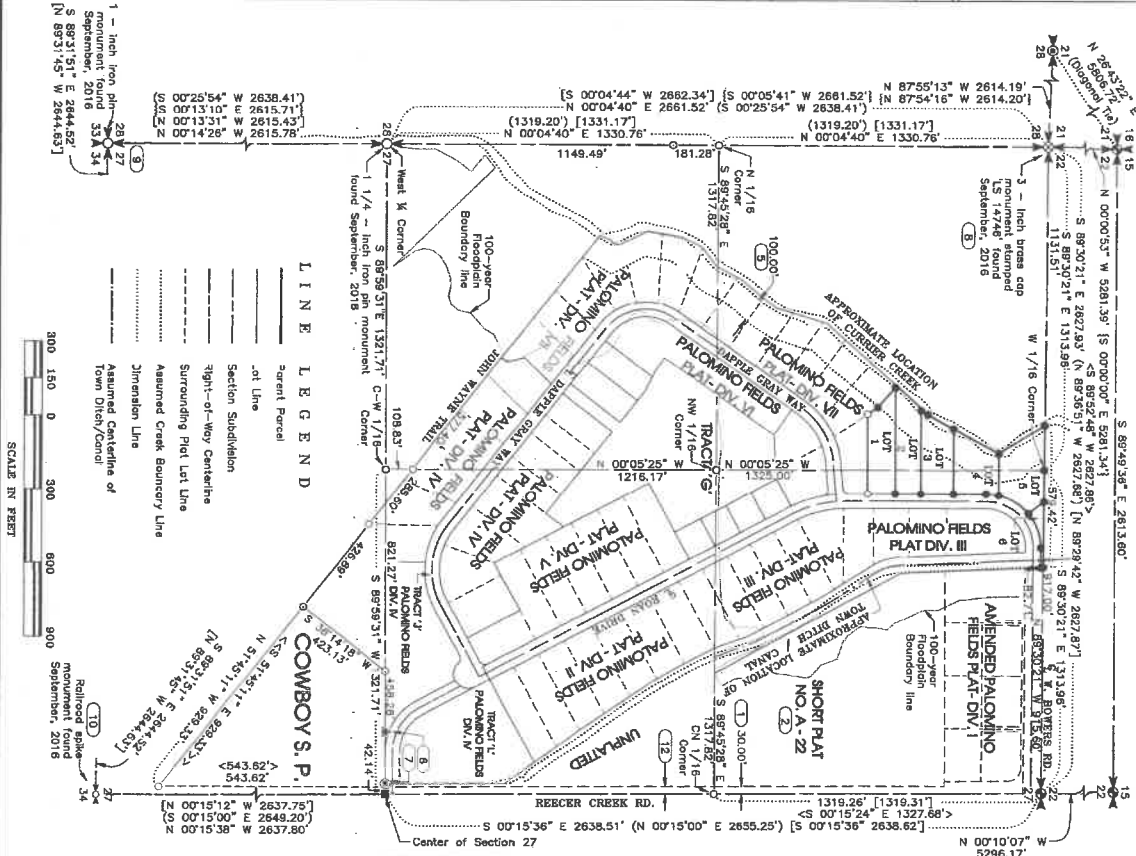
I HEREBY CERTIFY that the taxes and assessments levied for the preceding years on the property shown on this plat in accordance with the laws of the State of Washington are correct.
Dated this 9th day of December, A.D., 2021.
Kittitas County Treasurer

CERTIFICATE OF ASSESSOR

I HEREBY CERTIFY that the Palomino Fields Plat - Division VIII, has been examined by me and I find the property to be in an acceptable condition for platting.
Dated this 2nd day of November, A.D., 2021.
Kittitas County Assessor

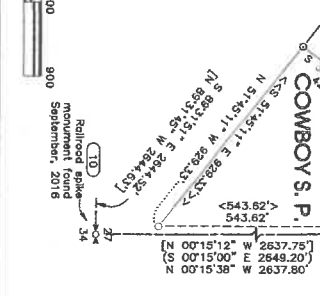
KITTTAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED this 7th day of November, A.D., 2021.
By John M. Mankin, Chairman
Kittitas County Board of Commissioners



LINE LEGEND

Section Boundary	1/4 - inch iron pin
Right-of-Way Centerline	3/4 - inch iron pin
Surrounding Plat Lot Line	1/2 - inch iron pin
Assumed Creek Boundary Line	1/4 - inch iron pin
Dimension Line	1/8 - inch iron pin
Assumed Centerline of Town Ditch/Canal	1/4 - inch iron pin



BASIS OF BEARINGS

The bearing for the East boundary line of the Northwest quarter of Section 27 equal Cause and Nelson's bearing of South 00°15'36" East for the same line on the T18N, R18E, property survey (Acres No. 18972200017)

AUDITOR'S CERTIFICATE

I have examined the records of the County Auditor and find that the same are correct and conform to the laws of the State of Washington.
Dated this 13th day of December, 2021, at Spokane, Washington.
Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my supervision in accordance with the laws of the State of Washington.
Dated this 10th day of December, 2021.
Surveyor

WESTERN PACIFIC ENGINEERING & SURVEY
A TRSRA REGISTERED SERVICE CORPORATION
1320 E. Hunter Place, Moses Lake, Washington
T(509)765-1023 F(509)765-1288
Services in Washington and Idaho

LCU, INC.
Checked by: [Signature]
Scale 1" = 300'
Project No. 18146

Legal's Description

15/104

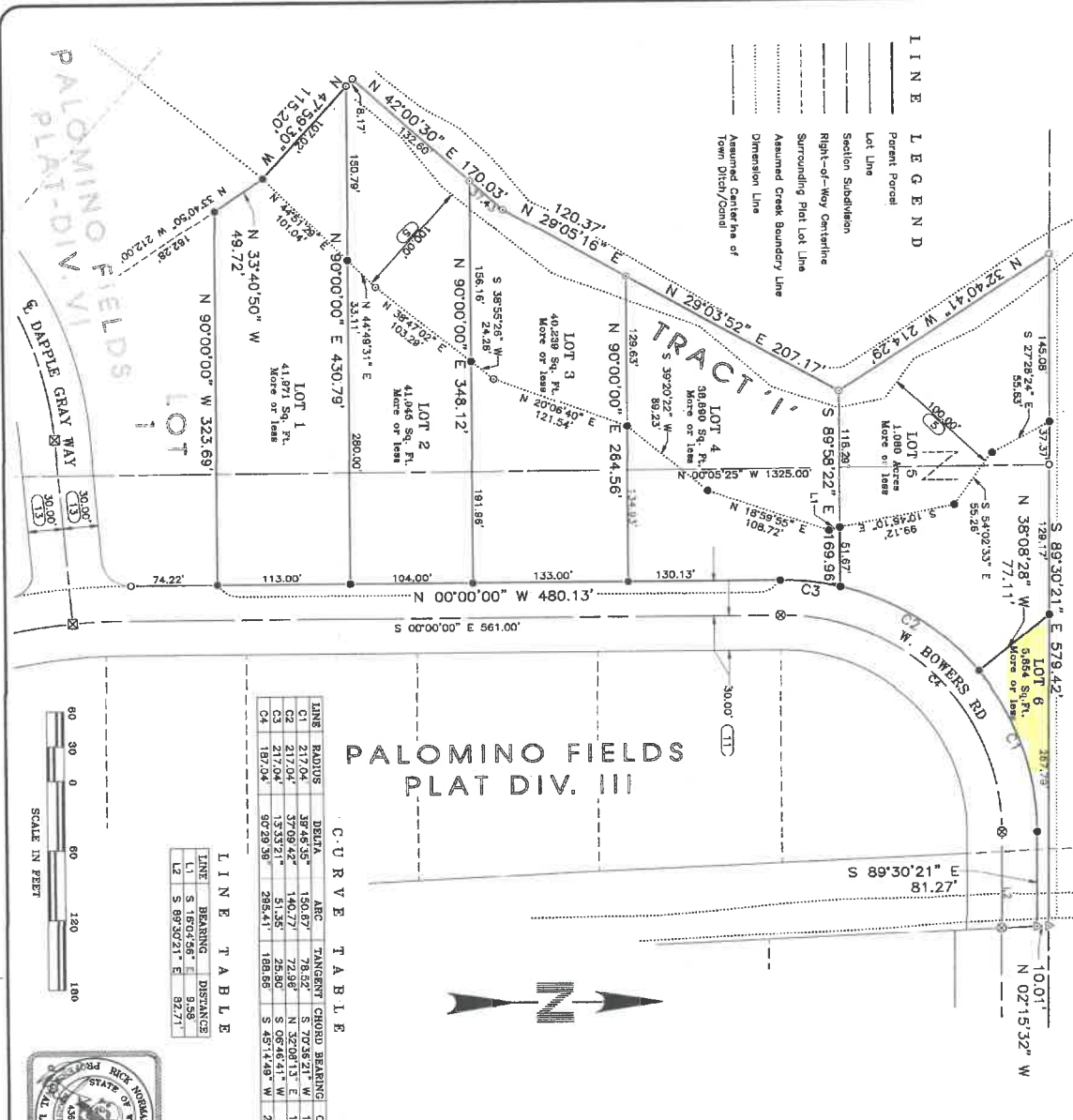
File --- Project Desc: S:\Data Transfer\101-46 BSA\10146 MP&P.plt (Plotted - Nov 10, 2021)

PALOMINO FIELDS PLAT - DIVISION VIII

A REPLAT OF TRACT 'I', PALOMINO FIELDS PLAT - DIVISION VII

A PORTION OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

KITTITAS COUNTY, WASHINGTON



LINE LEGEND

- Lot Line
- Section Subdivision
- Right-of-Way Centerline
- Surrounding Plat Lot Line
- Assumed Creek Boundary Line
- Dimension Line
- Assumed Centerline of Town Ditch/Canal

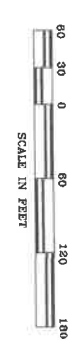
PALOMINO FIELDS PLAT DIV. III

C U R V E T A B L E

LINE	POINTS	DELTA	ARC	TANGENT CHORD BEARING	CHORD
C1	217.04'	38.84535°	150.87'	S 70.35 21° W	147.67'
C2	217.04'	37.09 42°	140.77'	S 72.98 13° E	138.31'
C3	217.04'	1.3535 21°	51.35'	S 08.46 41° W	51.23'
C4	187.04'	90.09 38°	285.41'	S 45.14 48° W	285.63'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 16.04 26° E	9.59'
L2	S 69.30 21° E	82.71'



- LEGEND**
- 5/8 - inch iron pin with surveyor's cap marked "S 12491" monument set July 2021
 - 1 - inch brass cap monument found September, 2016
 - 5/8 - inch aluminum surveyor's cap monument stamped Kittitas County found September, 2016
 - 2 - inch brass cap monument stamped "S 12491" found in a 2-inch pipe set in a monument case November 12, 2020
 - ⊗ 2 - inch brass cap monument stamped "S 12491" ground in a 2-inch pipe found in a monument case September, 2016
 - △ 5/8 - inch iron pin with surveyor's cap marked "S 12491" monument found September, 2020
 - ⊙ 5/8 - inch iron pin with no surveyor's cap monument found September, 2016
 - Calculated point only - no monument found or set
 - () Previously recorded information from Precision Short Plat, Kittitas Co., Short Plat No. 72-12, as found under Kittitas County's AFN 418140
 - [] Previously recorded information from Record of Survey found under Kittitas County's AFN 199702200014
 - <> Previously recorded information from Record of Survey found under Kittitas County's AFN 199702200014
 - [] Previously recorded information from Record of Survey found under Kittitas County's AFN 199702200014
 - [] Previously recorded information from Palomino Fields Plat, Division VII, as found under Kittitas County's AFN 201802210014
 - < > Previously recorded information from Statutory Writings found under Kittitas County's AFN 416786
- Note - See PLAT NOTES - Sheet 3 of 4

NOTICE

This is a Major Plat and as such it is not intended to show, nor does it purport to show, all easements and encroachments.

WESTERN PACIFIC ENGINEERING & SURVEY

A TERRA DEVELOPMENT SERVICES CORPORATION
 1328 E. Hunter Place, Moses Lake, Washington
 1-(509)765-1023 F15093765-1288
Surveyors in Washington, License No. 15378

LCU, INC.

Surveyed by: LHM
 Drawn by: Tml/PCS
 Checked by: RNS

Scale 1" = 60'
 Sheet 2 of 4
 Project No. 18146

INSTRUMENT USED

Tribrach RTD GPS
 Receivers

INDEXING DATA

Trapeze Closure			
Meters Standardized Per WAC 332-130-090	527	T8N	R18E

1/1/05

PALOMINO FIELDS PLAT - DIVISION VIII

A REPLAT OF TRACT 'I', PALOMINO FIELDS PLAT - DIVISION VII
A PORTION OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

Receiving No. 202112090038
IPF-21-00012
LP-07-00031

PLAT NOTES

1. Existing thirty-foot (30.00') wide Kittitas County Road Right-of-Way.
2. The short plat name is shown on top of the short plat developed by Melvin Leroy Johnson in November, 1977, to be KITTITAS COUNTY ROAD STANDARDS PLAT - DIVISION VIII filed under the Kittitas County Auditor's file number as 418140.
3. A fifty-foot (50.00') wide access strip - a part of Tract 'G'.
4. The 100-year Flood Plain boundary line as shown hereon.
5. One hundred-foot (100.00') flood plain setback.
6. Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.76' from the calculated position of the property corner.
7. Found a 5/8-inch iron pin without surveyor's cap south a distance of 0.3' from the calculated position of the property line.
8. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's file Number 058454.
9. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's file Number 159924150012.
10. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's file Number 159924150013.
11. A thirty-foot (30.00') wide County Road Right-of-Way Easement dedicated via Palomino Field Plat - Division II as recorded. Reason within R.O.W. are asphalt.
12. County Road Right-of-Way as detailed on the Record of Survey Drawing filed in Book 22 of Surveys, Page 174, Kittitas County Auditor's file No. 1597020014. Roads within R.O.W. are asphalt.
13. Thirty-foot (30.00') wide Right-of-Way Easement is owned by Palomino Fields Utilites Inc. Roads within R.O.W. are asphalt.
14. Metering is required for all new use of domestic water for a residential connection and users must be recorded on a separate connection with Kittitas County Code Chapter 13.38.027and Ecology regulations.
15. The approval of this division of land provides no guarantee that use of water under the plat and therefor will not be subject to curtailment by the Department of Ecology or a court of law.

SURVEY NARRATIVE

This survey is based upon field survey work done by this office. The survey was conducted on the Palomino Fields Plat - Division 4 as recorded in Volume 13 Pages 105 - 110, records of Kittitas County, WA.

Item 9 of the Chicago Title Insurance Company title policy number 72158-4760014, refers to an easement recorded under instrument number 38134. Said easement is for the purpose of a water pipeline easement on the 20 foot wide flood plain. The pipeline itself was not able to be located as a result of this survey.

WATER NOTES

On February 8, 2017 Chicago Title and Ebersburg Water Company were contacted to find any information regarding the location and ownership of the water pipeline. At that time both entities were unable to provide any information. It was determined that the water company pipeline there is at least a prescriptive easement for said ditch but we do not have any documentation to prove this on this survey.

GENERAL NOTES

1. As per RCW 17.10.140, landowners are responsible for controlling and preventing the spread of noxious weeds. Immediate reseedling of areas disturbed by development to preclude the proliferation of noxious weeds.
2. Construction of access improvements will require obtaining an access permit from the Department of Public Works. All access improvements shall be completed in accordance with current Kittitas County Road Standards prior to issuance of a building occupancy permit for any proposed work.
3. Maintenance of the access is the responsibility of the property owners who benefit from its use.
4. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access on performing work within the county road right-of-way.
5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
6. A public utility easement 10 feet (10.00') in width is reserved along all lot lines. The 10 foot easement shall be used for the extension of all lines. Said easement shall also be used for irrigation.
7. The entire private road shall receive twenty-five percent (25%) compacted gravel road surface. The gravel shall be placed in a laboratory compaction method ASTM Designation D1557 using the standard test method for in-place density and water content of soil and soil-aggregates by the nuclear method ASTM D6938 and shall be placed in the State of Washington specifying that the road meets or exceeds current Kittitas County Road Standards prior to the issuance of building permits for this plat.
8. KCC 16.09.040 entitled Employment Construction Control in Development allows the approved NBDOT Standard Specifications for construction of roads and/or other ASTM tests approved by the Kittitas County Engineer.
9. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are improved to meet the standards of the Kittitas County Engineer. The requirement will include the hard surface paving of any street or road surfaced with gravel.
10. No building permits will be issued until the road(s) have been certified by the Kittitas County Public Works Authorized Representative upon completion of the Final Plat.

ORIGINAL PROPERTY DESCRIPTION

Tract 'I' of the Palomino Fields Plat - Division VII as recorded in Book 13 of Plats, Pages 171 through 175 as recorded under the Kittitas County Auditor's file Number 20211505074.

NOTICE

This is a Major Plat and as such it not intended to allow, nor does it purport to show, all easements and encumbrances. This survey was prepared for the exclusive use of the person, persons, or entity named in the plat and does not extend to any unnamed persons without an expressed recertification by the Surveyor naming said person.



INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS	
Receivers	
Northings Closure	
WMC 332-1470-090	527 TIBN R18E

WESTERN PACIFIC ENGINEERING & SURVEY

A TERRA DEVELOPMENT SERVICES CORPORATION
13201 Tully Road, Suite 100
Spokane, WA 99216
T: (509)765-1021 F: (509)765-1288
Surveyors in Washington and Idaho

LCU, INC.

Surveyed by: LKH Scale 1" = N/A
Checked by: tmh/ RNS
Project No. of 18146

12/1/2021

12/09/2021 09:46:37 AM V: 13 P: 186 282112890638

File --- Project Desc.: S:\Data transfer\18148 B06\18146 MP&pre (Plotted - Nov 10, 2021)

PALOMINO FIELDS PLAT - DIVISION VIII

A REPIAT OF TRACT 1, PALOMINO FIELDS PLAT - DIVISION VII
A PORTION OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITAS COUNTY, WASHINGTON

Receiving No. **242127100318**
LPF-21-00012
IP-07-00031

181827

D E D I C A T I O N S

DEDICATION KNOW ALL MEN by these presents that CLE ELUM PINES WEST, LLC, a Washington Limited Liability Company, do hereby dedicate this plat and dedicate to the public forever all roads, easements and rights, and the right to make all necessary alterations, improvements, and repairs, and the right to use and maintain the same for a natural course, in the original reasonable grading of the roads and ways shown hereon, following original reasonable grading of the roads and ways shown hereon, from their natural courses so as to discharge upon any public road rights-of-way, or to hamper, obstruct, or impede the same, or to interfere in any way with the proper use of any public road, or to cause or contribute to the expense of such owner.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this

30th day of November, A.D. 2021, CLE ELUM PINE WEST, LLC, A Washington Limited Liability Company

CLE ELUM PINES WEST, LLC

A C K N O W L E D G E M E N T S

STATE OF WASHINGTON }
COUNTY OF KITITAS }

On this day, 30th of November, A.D. 2021, before me, the undersigned authority, known to be the State of Washington duly commissioned and sworn, personally appeared and to me known to be the President of CLE ELUM PINE WEST, LLC, and acknowledged the said instrument to be that of and in the name of the said corporation, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed to the corporate seal of said Corporation.

WITNESS My hand and official seal the day and year first written.



[Signature]
Notary Public in and for the State of
Washington,
residing at Oreburn, WA

N O T I C E

This is a Major Plat and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate hereon. Said certificate does not constitute a warranty or endorsement on the part of the Surveyor in respect of the correctness of the information furnished by the Surveyor naming said person.



INSTRUMENT USED	INDEXING DATA
Tribble R10 GPS	
Receiver	
Trovas Chaire	
Meals Standards Par	
WAC 332-130-080	
	527 T18N R18E

WESTERN PACIFIC
ENGINEERING & SURVEY
A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Mesa Lake, Washington
T:(206)785-1023 F:(206)785-1289
Services in Washington and Idaho

ICU, INC.
Scale 1" = N/A
Sheet 4 of 18146
Surveyed by LHM
Drawn by Tml/FCS
Checked by KMS
Project No.