

**RECORD OF SURVEY**  
**A PORTION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,**  
**KITKITAS COUNTY, 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 KITKITAS COUNTY UNDER APPLICATION NO. BL-23-00009.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER 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 11 OF SURVEYS, PAGE 76, AFN: 471416
  - BOOK 16 OF SURVEYS, PAGES 83 & 84, AFN: 524747
  - BOOK 26 OF SURVEYS, PAGES 51-58, AFN: 200104250007
  - BOOK 29 OF SURVEYS, PAGE 123, AFN: 200212110039
  - BOOK 37 OF SURVEYS, PAGES 7-9, AFN: 201004130016
  - BOOK 39 OF SURVEYS, PAGE 89, AFN: 201410130022
  - ROAD PLANS ON FILE AT KITKITAS COUNTY PUBLIC WORKS, PLAT OF DIENER-ADAMS ROAD (TALWADGE ROAD), SEPT. 6, 1911
5. AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITKITAS COUNTY, STATE OF WASHINGTON.
6. ACCESS TO LOT 1-A IS VIA PRIVATE EASEMENT, PER DEED, OFF OF PIONEER TRAIL ROAD.
7. THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EPOCH 2010, SOUTH ZONE, DERIVED FROM RTK GPS OBSERVATIONS FROM THE WSRN USING THE FOLLOWING STATION:

STATION DESIGNATION	LATITUDE	LONGITUDE
GLEN	N 47° 12' 17.72020"	W 120° 58' 11.21394"
8. DISTANCES ON THIS SURVEY ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999976351. MULTIPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCES.

**EXISTING LEGAL DESCRIPTION PER NEXTITLE PLAT CERTIFICATE PRELIMINARY COMMITMENT**  
**-ORDER NO. NXWA-0542145-**

**PARCEL 1:**

PARCEL A

THE EAST HALF IN AREA OF THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST, W.M., KITKITAS COUNTY, STATE OF WASHINGTON, LYING SOUTH OF THE SOUTH BOUNDARY LINE OF THE FORMER RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY.

AND

PARCEL B OF THAT CERTAIN SURVEY RECORDED APRIL 13, 2010, IN BOOK 37 OF SURVEYS, PAGE 7-9, UNDER AUDITOR'S FILE NO. 201004130016, RECORDS OF KITKITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITKITAS COUNTY, STATE OF WASHINGTON.

**PARCEL B**

AN EASEMENT SIXTY (60) FEET WIDE, THIRTY (30) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: SAID CENTERLINE IS IN THE SOUTHWEST QUARTER OF SECTION TWENTY (20), TOWNSHIP TWENTY (20), RANGE FOURTEEN (14) EAST, W.M., KITKITAS COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING IS AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 45°22'55" WEST, 1,681.54 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE NELSON SIDING COUNTY ROAD, THE END OF THIS PARTICULAR EASEMENT; AND, AN EASEMENT IN SAID SOUTHWEST QUARTER DESCRIBED AS FOLLOWS:

THE NORTH SIXTY (60) FEET OF THE EAST SIXTY (60) FEET THEREOF.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT ACROSS THE SOUTH SIXTY (60) FEET OF THE WEST HALF IN AREA OF THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), TOWNSHIP (20) NORTH, RANGE FOURTEEN (14) EAST, W.M., KITKITAS COUNTY, WASHINGTON, LYING SOUTH OF THE SOUTH BOUNDARY LINE OF THE FORMER RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY.

**PARCEL 2:**

LOT 9 OF THAT CERTAIN SURVEY RECORDED APRIL 13, 2010, IN BOOK 37 OF SURVEYS, PAGES 7 - 9, UNDER AUDITOR'S FILE NO. 201004130016 RECORDS OF KITKITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 20, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITKITAS COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITKITAS, STATE OF WASHINGTON.

**LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:**

**LOT 1-A**

A PORTION OF THE EAST HALF OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITKITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF IN AREA OF THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITKITAS COUNTY, STATE OF WASHINGTON, LYING SOUTH OF THE BOUNDARY LINE OF THE FORMER RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY SHOWN AS LOT 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 11, 2002, IN BOOK 28 OF SURVEYS, PAGE 123, UNDER AUDITOR'S FILE NUMBER 200212110039, RECORDS OF SAID COUNTY;

AND PARCEL B OF THAT CERTAIN SURVEY AS RECORDED APRIL 13, 2010, IN BOOK 37 OF SURVEYS, PAGES 7 THROUGH 9, UNDER AUDITOR'S FILE NUMBER 201004130016, RECORDS OF SAID COUNTY;

TOGETHER WITH THAT PORTION OF LOT 9 OF SAID BOOK 37 OF SURVEYS, PAGES 7 THROUGH 9 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH 00°33'27" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST QUARTER OF SAID SECTION 20, 2,284.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°30'10" WEST, 375.29 FEET;

THENCE NORTH 00°33'55" EAST, 222.44 FEET;

THENCE NORTH 89°30'10" WEST, 593.12 FEET;

THENCE SOUTH 45°56'00" WEST, 279.89 FEET, TO THE WEST BOUNDARY OF SAID LOT 9;

THENCE NORTH 00°33'42" EAST, ALONG SAID WEST BOUNDARY, 337.97 FEET TO THE NORTH BOUNDARY OF SAID LOT 9;

THENCE SOUTH 89°49'51" EAST, ALONG SAID NORTH BOUNDARY, 202.82 FEET;

THENCE NORTH 89°05'41" EAST, ALONG SAID NORTH BOUNDARY, 322.87 FEET;

THENCE NORTH 88°41'59" EAST, ALONG SAID NORTH BOUNDARY, 130.15 FEET;

THENCE SOUTH 89°30'10" EAST, ALONG SAID NORTH BOUNDARY, 511.91 FEET TO THE EAST BOUNDARY OF SAID SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH 00°33'27" WEST, ALONG SAID EAST BOUNDARY, 377.16 FEET TO THE TRUE POINT OF BEGINNING.

**LOT 9-A**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITKITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 9 OF THAT CERTAIN SURVEY AS RECORDED APRIL 13, 2010, IN BOOK 37 OF SURVEYS, PAGES 7 THROUGH 9, UNDER AUDITOR'S FILE NUMBER 201004130016, RECORDS OF SAID COUNTY;

EXCEPT THAT PORTION OF SAID LOT 9 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH 00°33'27" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST QUARTER OF SAID SECTION 20, 2,284.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°30'10" WEST, 375.29 FEET;

THENCE NORTH 00°33'55" EAST, 222.44 FEET;

THENCE NORTH 89°30'10" WEST, 593.12 FEET;

THENCE SOUTH 45°56'00" WEST, 279.89 FEET, TO THE WEST BOUNDARY OF SAID LOT 9;

THENCE NORTH 00°33'42" EAST, ALONG SAID WEST BOUNDARY, 337.97 FEET TO THE NORTH BOUNDARY OF SAID LOT 9;

THENCE SOUTH 89°49'51" EAST, ALONG SAID NORTH BOUNDARY, 202.82 FEET;

THENCE NORTH 89°05'41" EAST, ALONG SAID NORTH BOUNDARY, 322.87 FEET;

THENCE NORTH 88°41'59" EAST, ALONG SAID NORTH BOUNDARY, 130.15 FEET;

THENCE SOUTH 89°30'10" EAST, ALONG SAID NORTH BOUNDARY, 511.91 FEET TO THE EAST BOUNDARY OF SAID SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH 00°33'27" WEST, ALONG SAID EAST BOUNDARY, 377.16 FEET TO THE TRUE POINT OF BEGINNING.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
 \_\_\_\_\_  
 BRYAN ELLIOT,  
 County Auditor Deputy County Auditor



Western Washington Division  
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**BOUNDARY LINE ADJUSTMENT BL-23-00009**

PREPARED FOR  
 H & J DEVELOPMENT, LLC  
 A PORTION OF THE EAST HALF OF SECTION 20  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITKITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	07/2023	23016-1
CHKD BY	SCALE	SHEET
M.K./D.L.P.	N/A	2 OF 2

