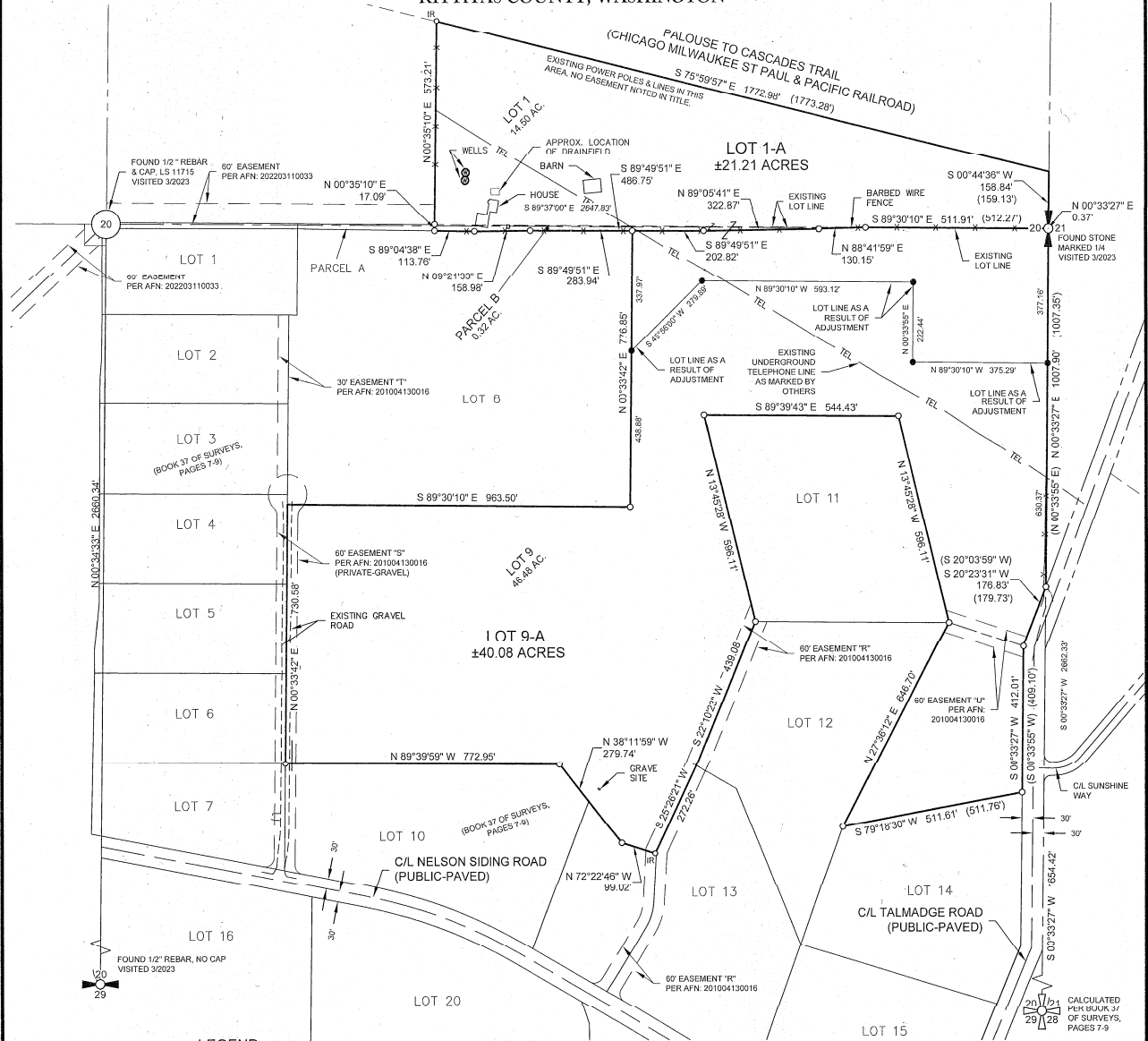


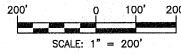


45/212

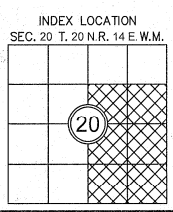
RECORD OF SURVEY
 A PORTION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITKITAS COUNTY, WASHINGTON



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - SECTION CENTER, AS NOTED
 - FOUND IRON ROD & CAP, AS NOTED
 - FOUND IRON ROD, NO CAP
 - SET 5/8" IRON ROD & CAP, LS 45503
 - RECORD INFORMATION
 - AFN AUDITOR'S FILE NUMBER



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 H & J DEVELOPMENT, LLC
 IN SEP 2023
 DUSTIN L. PIERCE DATE 9/7/2023
 CERTIFICATE NO. 45503



AUDITOR'S CERTIFICATE 202309080037
 FILED FOR RECORD THIS 8 DAY OF Sept 2023 AT 2:37 P.M.
 IN BOOK 45 OF Surveys AT PAGE 212 AT THE REQUEST OF
 DUSTIN L. PIERCE
 SURVEYOR'S NAME
 BRYAN ELLIOTT
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
 Eastern Washington Division
 407 Swilwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

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 D.L.P./G.W.	DATE 09/2023	JOB NO. 23016-1
CHKD BY M.K.K./D.L.P.	SCALE 1" = 200'	SHEET 1 OF 3

u/s/l/s

RECORD OF SURVEY

A PORTION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITITAS COUNTY, WASHINGTON

NOTES:

- 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 KITITITAS COUNTY UNDER APPLICATION NO. BL-23-00009.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 11 OF SURVEYS, PAGE 70, AFIN: 471416
 - BOOK 18 OF SURVEYS, PAGES 83 & 84, AFIN: 524747
 - BOOK 26 OF SURVEYS, PAGES 51-58, AFIN: 200104250007
 - BOOK 28 OF SURVEYS, PAGE 123, AFIN: 200212110039
 - BOOK 37 OF SURVEYS, PAGES 7-9, AFIN: 201004130016
 - BOOK 39 OF SURVEYS, PAGE 89, AFIN: 201410130022
 - ROAD PLANS ON FILE AT KITITITAS COUNTY PUBLIC WORKS, PLAT OF DIENER-ADAMS ROAD (TALMADGE ROAD), SEPT. 6, 1911

AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON

- ACCESS TO LOT 1-A IS VIA PRIVATE EASEMENT, PER DEED, OFF OF PIONEER TRAIL ROAD.
- 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
CLEM	N 47° 12' 17.72020"	W 120° 58' 11.21394"

- DISTANCES ON THIS SURVEY ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999876351. MULTIPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCES.
- THE BASIS OF BEARINGS FOR THE PARENT LOT 9 IS NORTH 00°33'55" EAST, ALONG THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 20, PER BOOK 37 OF SURVEYS PAGES 7-9 WITH THE EXCESS OR DEFICIENCY IN DISTANCES NOTED HEREON BASED ON MONUMENTS HELD FOR THIS SURVEY.
- THE BASIS OF BEARINGS FOR PARENT LOT 1 AND PARCEL B IS ESTABLISHED HOLDING THE HISTORIC POSITION OF THE EAST QUARTER CORNER OF SECTION 20 AND THE BEARING OF NORTH 89° 30'10" WEST ALONG THE NORTH BOUNDARY OF THE SOUTH EAST QUARTER PER BOOK 37 OF SURVEYS, PAGES 7-9.
- THE RIGHT OF WAY BOUNDARIES FOR TALMADGE COUNTY ROAD WERE CALCULATED FROM ROAD PLAN ON FILE WITH KITITITAS COUNTY PUBLIC WORKS, PLAT OF DIENER-ADAMS ROAD (TALMADGE ROAD), SEPT. 6, 1911.

EXISTING LEGAL DESCRIPTION PER NEXT TITLE 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., KITITITAS 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 KITITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITITAS 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., KITITITAS 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., KITITITAS 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 KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 20, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITITITAS, 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., KITITITAS 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., KITITITAS 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 SHOWN AS LOT 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 11, 2006, IN BOOK 29 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., KITITITAS 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;

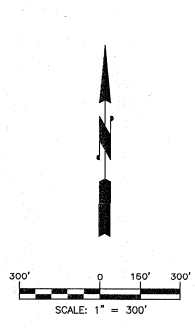
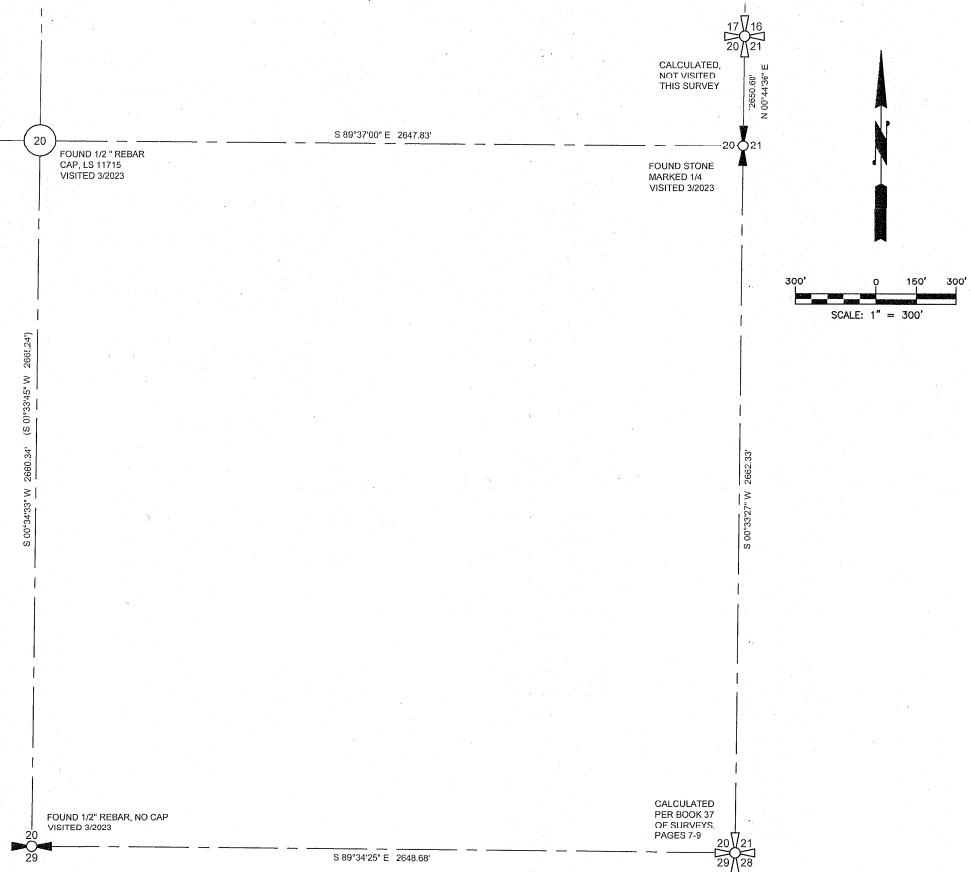
THENCE SOUTH 00°33'27" WEST, ALONG SAID EAST BOUNDARY, 377.16 FEET TO THE TRUE POINT OF BEGINNING.

AUDITOR'S CERTIFICATE <u>202309080037</u>		
FILED FOR RECORD THIS <u>8</u> DAY OF <u>Sept</u> 20 <u>23</u> AT <u>2:37</u> P.M.		
IN BOOK <u>45</u> OF <u>Surveys</u> AT PAGE <u>213</u> , AT THE REQUEST OF		
DUSTIN L. PIERCE SURVEYOR'S NAME BRYAN ELLIOTT County Auditor Deputy County Auditor		
 Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 Eastern Washington Division 407 Stillwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433		
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. KITITITAS COUNTY - WASHINGTON		
DWN BY	DATE	JOB NO.
D.L.P./G.W.	09/2023	23016-1
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	N/A	2 OF 3



4/5/2024

RECORD OF SURVEY
 A PORTION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



SECTION CORNER NOTFS

SOUTHEAST CORNER OF SECTION 20

RECOVERED A 5/8\"/>

NORTHEAST CORNER OF SECTION 20

RECOVERED A D.N.R. 3\"/>

EAST ONE-QUARTER CORNER, SECTION 20

FOUND CARRIAGE BOLT AT FENCE POST IN 2010 FOR BOOK 37 OF SURVEYS, PAGES 7-9.

MULTIPLE SURVEYS REFERENCE A FENCE POST FOR EAST 1/4 CORNER OF SECTION 20.

DAVID EVANS AND ASSOCIATES FOUND 1\"/>

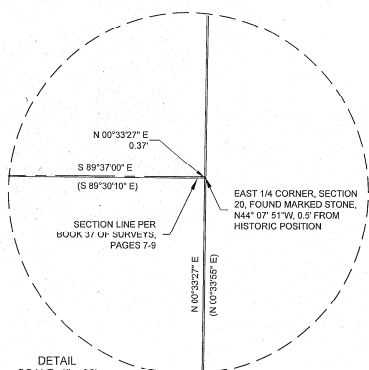
CARRIAGE BOLT AND FENCE POST HAVE BEEN DESTROYED. RECOVERED A STONE MARKED 1/4 ON WEST FACE, UNDER A PILE OF STONES, ACCEPTED AS CORNER IN 1891 MOSES EMERSON SET 4 1/4 IN. SQUARE IRON POST WITH A MARKED STONE 12 INCHES IN THE GROUND, MARKED 1/4 S ON WEST FACE. G.L.U. DISTANCE FROM 1/4 CORNER TO TO NORTHERN PACIFIC RAILROAD, 7 CHAINS. MEASURED DISTANCE FROM FOUND STONE TO SOUTHERLY RAIL OF B.N.S.F. RAILROAD TRACKS, 465 FEET.

CENTER 1/4 CORNER SECTION 20

RECOVERED 1/2\"/>

SOUTH 1/4 CORNER OF SECTION 20

FOUND 1/2\"/>



AUDITOR'S CERTIFICATE <u>202309080037</u>		
FILED FOR RECORD THIS <u>8</u> DAY OF <u>Sept</u> 20 <u>23</u> AT <u>2:37 P.M.</u>		
IN BOOK <u>45</u> OF <u>surveys</u> AT PAGE <u>214</u> AT THE REQUEST OF		
_____ DUSTIN L. PIERCE SURVEYOR'S NAME _____ BRYAN ELLIOTT County Auditor Deputy County Auditor		
Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 Eastern Washington Division 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433		
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. KITTITAS COUNTY - WASHINGTON		
DWN BY	DATE	JOB NO.
D.L.P./G.W.	09/2023	23016-1
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	AS NOTED	3 OF 3