

OWNER:

HAWKMEADOW RANCH LLC
1805 E LAKE SAMMAMISH PARKWAY NE
SAMMAMISH, WA 98074-4510

SURVEYOR:

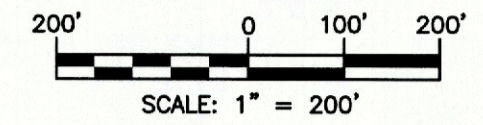
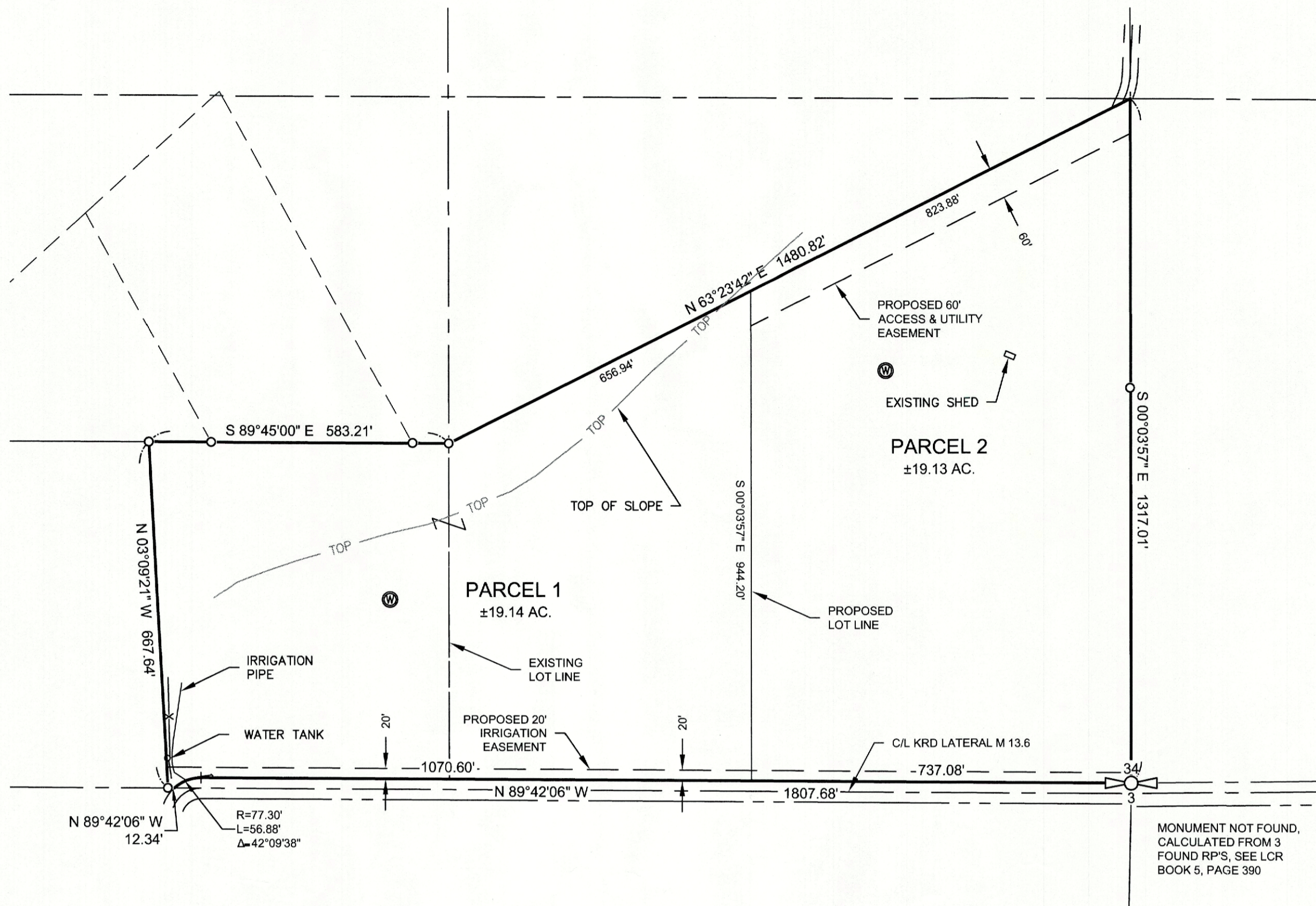
ENCOMPASS ENGINEERING & SURVEYING
407 SWIFTWATER BLVD
CLE ELUM WA 98922
509-674-7433

KITTITAS COUNTY PARCEL AND (MAP NUMBER):

374335 (20-15-34030-0016)
394335 (20-15-34030-0018)

ZONING:

AGRICULTURE 5



LEGEND

- QUARTER CORNER, AS NOTED
- FOUND IRON ROD & CAP, AS NOTED
- FOUND IRON ROD, NO CAP, AS NOTED
- EXISTING WELL

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 72156-48275616:

PARCEL 1:

THE FOLLOWING DESCRIBED TRACTS OF LAND SITUATE IN KITTITAS COUNTY, STATE OF WASHINGTON:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 34; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER 660 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES DEEDED TO KITTITAS RECLAMATION DISTRICT FOR A CANAL RIGHT OF WAY ON DOCUMENT RECORDED APRIL 12, 1928, UNDER AUDITOR'S FILE NO. 90010.

AND

THAT PART BEGINNING AT A POINT 547 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., AND ON THE SOUTH BOUNDARY LINE THEREOF; THENCE PROCEEDING IN AN EASTERLY DIRECTION, ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION A DISTANCE OF 547 FEET; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST BOUNDARY LINE OF SAID QUARTER OF QUARTER SECTION A DISTANCE OF 660 FEET; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY LINE OF THE SOUTH HALF OF SAID QUARTER OF QUARTER SECTION A DISTANCE OF 583 FEET; AND THENCE IN A SOUTHERLY DIRECTION, AND AT APPROXIMATE RIGHT ANGLE AND IN A DIRECT LINE A DISTANCE OF 681 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES DEEDED TO THE KITTITAS RECLAMATION DISTRICT FOR A CANAL RIGHT OF WAY ON DOCUMENT RECORDED APRIL 12, 1928, UNDER AUDITOR'S FILE NO. 90010.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING ROADWAY, COMMONLY CALLED DUNNAGAN ROAD, AFFECTING PORTIONS OF THE WEST 30 FEET MORE OR LESS OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEASTERLY 30 FEET MORE OR LESS OF PROPERTY CONVEYED TO JOHN W. BARRY AND HELEN J. BARRY, HUSBAND AND WIFE BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 392462, VOLUME 53, PAGE 625 AND THE NORTH 30 FEET MORE OR LESS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 34, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AS GRANTED BY INSTRUMENTS RECORDED MARCH 26, 1976, UNDER AUDITOR'S FILE NOS. 403697, 403698 AND 403699, AND AMENDED BY INSTRUMENTS RECORDED OCTOBER 21, 1980, UNDER AUDITOR'S FILE NO. 446616 AND JULY 29, 1981, UNDER AUDITOR'S FILE NO. 454023.

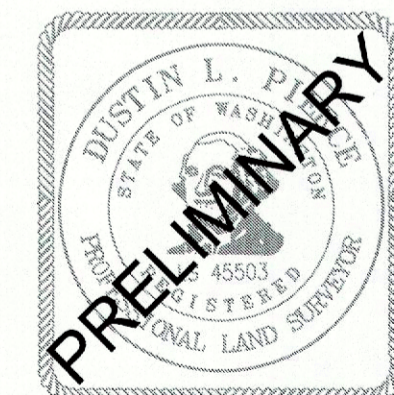
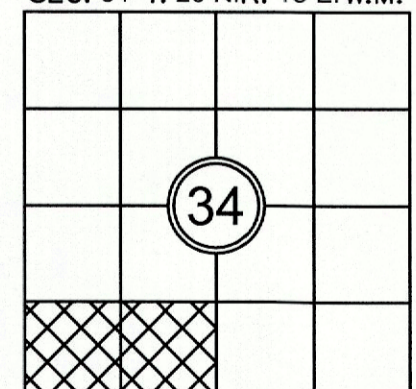
LEGAL DESCRIPTION AS A RESULT OF PARCEL ADJUSTMENT:

FINAL DESCRIPTIONS TO BE PROVIDED UPON CONDITIONAL APPROVAL

RECEIVED
JUL 10 2023

Kittitas County CDS

INDEX LOCATION
SEC. 34 T. 20 N.R. 15 E. W.M.



Encompass
ENGINEERING & SURVEYING

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

PRELIMINARY BOUNDARY LINE ADJUSTMENT

PREPARED FOR
HAWKMEADOW RANCH LLC
A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 34,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	07/2023	221181
CHKD BY	SCALE	SHEET
D.L.P.	1" = 200'	1 OF 1