

RECORD OF SURVEY

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



SURVEY 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 KITTITAS COUNTY UNDER APPLICATION NO. BL-23-_____.
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. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 9 OF PLATS, PAGES 245-251, AFN: 200512070002
 - BOOK 10 OF PLATS, PAGES 121-126, AFN: 200608020001
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.

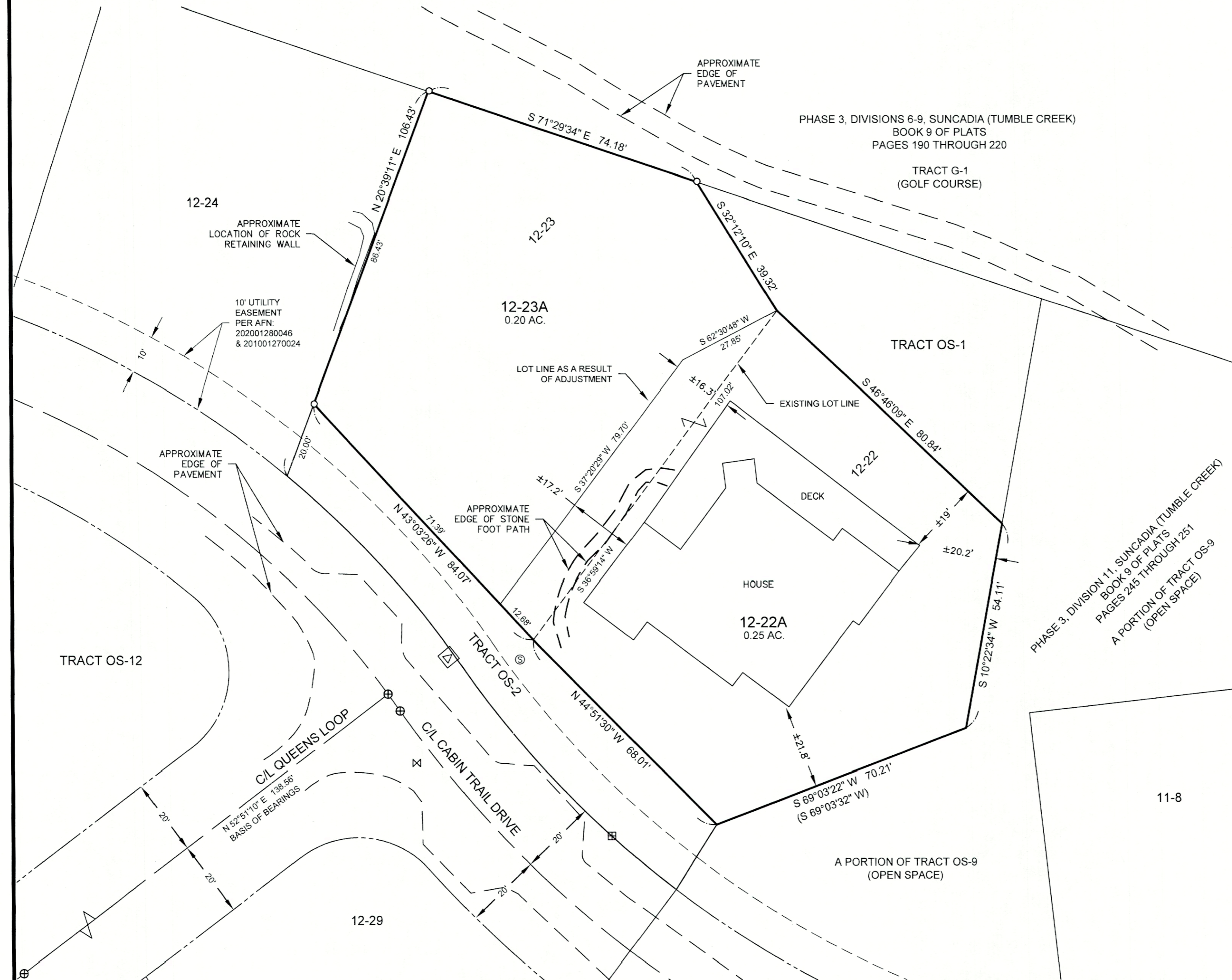
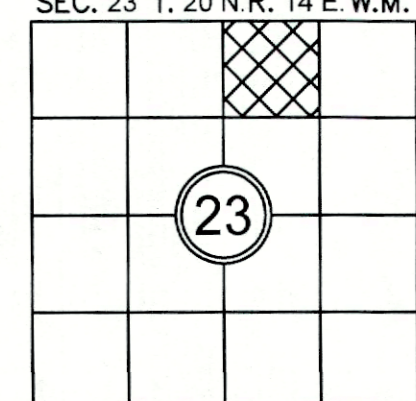
LEGEND

- ⊕ FOUND MONUMENT IN CASE
- FOUND 5/8" REBAR & CAP
- () RECORD INFORMATION
- △ POWER TRANSFORMER
- ⊞ WATER METER
- ⊙ SANITARY SEWER MANHOLE

RECEIVED
DEC 06 2023

Kittitas County CDS

INDEX LOCATION
SEC. 23 T. 20 N.R. 14 E. W.M.



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 BRIAN LENT IN DEC. 2023.
DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503

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 ELLIOTT Deputy County Auditor
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 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

BOUNDARY LINE ADJUSTMENT

PREPARED FOR
BRIAN LENT
A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D.L.P./G.W.	12/2023	23126	
CHKD BY	SCALE	SHEET	
D.L.P.	1" = 20'	1 OF 2	

RECORD OF SURVEY

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS PER STEWART TITLE GUARANTY COMPANY - GUARANTEE NO. G-G-6329-000013761:

TRACT 1:

LOT 12-22, OF SUNCADIA-PHASE 3, DIVISION 12 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 121 THROUGH 126, RECORDS OF SAID COUNTY.

AND

THAT PORTION OF TRACT OS-9, PHASE 3, DIVISION 11 OF THE PLAT OF SUNCADIA (TUMBLE CREEK), RECORDED IN BOOK 9 OF PLATS, PAGES 245 THROUGH 251, UNDER AUDITOR'S FILE NO. 200512070002, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 12-22, PHASE 3, DIVISION 12 OF THE PLAT OF SUNCADIA (TUMBLE CREEK), RECORDED IN BOOK 10 OF PLATS, PAGES 121 THROUGH 126, UNDER AUDITOR'S FILE NO. 200608020001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE NORTH 32°37'15" EAST ALONG THE SOUTH LINE OF SAID LOT 12-22, 35.17 FEET;
THENCE SOUTH 84°26'58" EAST ALONG THE SOUTH LINE OF SAID LOT 12-22, 46.83 FEET;
THENCE SOUTH 69°03'32" WEST, 70.21 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

TRACT 2:

LOT 12-23, OF SUNCADIA-PHASE 3, DIVISION 12 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 121 THROUGH 126, RECORDS OF SAID COUNTY.

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 12-22A:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON BEING DESCRIBED AS FOLLOWS:
ALL OF LOT 12-22, PLAT OF SUNCADIA - PHASE 3, DIVISION 12 (TUMBLE CREEK), AS RECORDED IN VOLUME 10 OF PLATS, PAGES 121 THROUGH 126, UNDER AUDITOR'S FILE NO. 200608020001, RECORDS OF SAID KITTITAS COUNTY;

AND THAT PORTION OF TRACT OS-9 PLAT OF SUNCADIA - PHASE 3, DIVISION 11 (TUMBLE CREEK), AS RECORDED IN VOLUME 9 OF PLATS, PAGES 245 THROUGH 251, UNDER AUDITOR'S FILE NO. 200512070002, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID LOT 12-22, PLAT OF SUNCADIA - PHASE 3, DIVISION 12 (TUMBLE CREEK), AS RECORDED IN SAID PLAT, WHICH IS THE TRUE POINT OF BEGINNING:
THENCE NORTH 32°37'15" EAST, ALONG THE SOUTH LINE OF SAID LOT 12-22, 35.17 FEET;
THENCE SOUTH 84°26'58" EAST, ALONG THE SOUTH LINE OF SAID LOT 12-22, 46.83 FEET;
THENCE SOUTH 69°03'32" WEST, 70.21 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 12-23 PLAT OF SUNCADIA - PHASE 3, DIVISION 12 (TUMBLE CREEK), AS RECORDED IN VOLUME 10 OF PLATS, PAGES 121 THROUGH 126, UNDER AUDITOR'S FILE NO. 200608020001, RECORDS OF SAID KITTITAS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERNMOST CORNER OF THE HEREINABOVE DESCRIBED LOT 12-23, SAID CORNER BEING THE TRUE POINT OF BEGINNING,
THENCE SOUTH 36°59'14" WEST, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 12-23, SAID BOUNDARY BEING COMMON WITH THE NORTHWESTERLY BOUNDARY OF LOT 12-22 OF THE HEREINABOVE DESCRIBED PLAT, 107.02 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 12-23;
THENCE NORTH 43°03'26" WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 12-23, 12.68 FEET;
THENCE NORTH 37°20'29" EAST, 79.70 FEET;
THENCE NORTH 62°30'48" EAST, 27.85 FEET TO THE TRUE POINT OF BEGINNING.

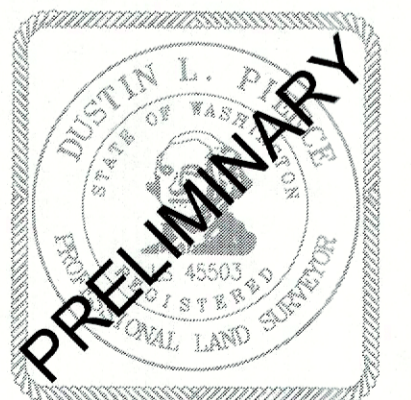
LOT 12-23A:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON BEING DESCRIBED AS FOLLOWS:
ALL OF LOT 12-23, PLAT OF SUNCADIA - PHASE 3, DIVISION 12 (TUMBLE CREEK), AS RECORDED IN VOLUME 10 OF PLATS, PAGES 121 THROUGH 126, UNDER AUDITOR'S FILE NO. 200608020001, RECORDS OF SAID KITTITAS COUNTY;

EXCEPT THAT PORTION OF SAID LOT 12-23, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EASTERNMOST CORNER OF THE HEREINABOVE DESCRIBED LOT 12-23, SAID CORNER BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 36°59'14" WEST, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 12-23, SAID BOUNDARY BEING COMMON WITH THE NORTHWESTERLY BOUNDARY OF LOT 12-22 OF THE HEREINABOVE DESCRIBED PLAT, 107.02 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 12-23;
THENCE NORTH 43°03'26" WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 12-23, 12.68 FEET;
THENCE NORTH 37°20'29" EAST, 79.70 FEET;
THENCE NORTH 62°30'48" EAST, 27.85 FEET TO THE TRUE POINT OF BEGINNING.

RECEIVED
DEC 06 2023

Kittitas County CDS



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 ELLIOTT
County Auditor Deputy County Auditor

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KITTITAS COUNTY WASHINGTON

DWN BY D.L.P./G.W.	DATE 12/2023	JOB NO. 23126
CHKD BY D.L.P.	SCALE N/A	SHEET 2 OF 2