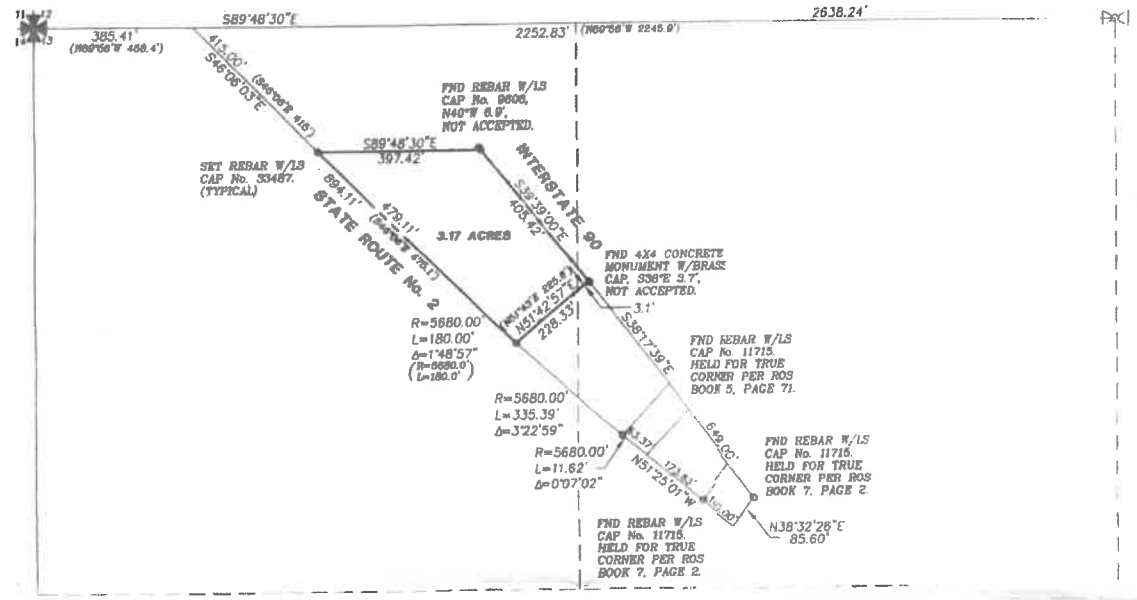
RECORD OF SURVEY



LEGAL DESCRIPTION

THAT PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., IN THE COUNTY OF KITTITAS COUNTY, STATE OF WASHINGTON.

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 2, AS IT EXISTED AUGUST 1, 1958, WITH THE NORTH BOUNDARY LINE OF SAID SECTION WHICH IS A FENCE IN COMMON TO BOTH SAID SECTION 13 AND SECTION 18, OF SAID TOWNSHIP AND RANGE; SAID POINT OF INTERSECTION BEING NORTH 89°56' WEST 2,245.9 FEET OF THE NORTH QUARTER SECTION CORNER OF SAID SECTION 13, THIS POINT PREVIOUSLY DESCRIBED AS BEING 458.4 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 13, IN BOOK 105 OF DEEDS, PAGE 276; THENCE SOUTH 48°06' EAST ALONG SAID BOUNDARY LINE OF STATE ROAD NO. 2, A DISTANCE OF 415 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING AND CONTINUING SOUTH 48°06' EAST ALONG SAID BOUNDARY LINE OF STATE ROAD NO. 2, A DISTANCE OF 479.11 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 5680.0 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 180.00 FEET; THENCE LEAVING SAID CURVE AND RUNNING NORTH 51°43' EAST, 225.8 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 90; THENCE RUNNING ALONG SAID SOUTHWESTERLY BOUNDARY, NORTH 38°17' WEST, 97.8 FEET; THENCE LEAVING SAID BOUNDARY AND RUNNING SOUTH 89°23' EAST, 572 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED AS EXCEPTION NO. 1, IN DEED RECORDED DECEMBER 18, 1963 IN BOOK 114 OF DEEDS, PAGE 140; THENCE NORTHWESTERLY ALONG THE NORTHEAST BOUNDARY OF SAID EXCEPTION 415; THENCE WESTERLY PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID SECTION 13, 872 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 16, 1937 IN BOOK 101 OF DEEDS, PAGE 15 AND EXCEPTING THERE FROM ALL THAT PORTION THEREOF LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

"BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEERS STATION (HEREINAFTER REFERRED TO AS HES) LE 1017+00 AND 95 FEET SOUTHWESTERLY WHEN MEASURED AT RIGHT ANGLES, FROM THE LE CENTERLINE OF SR 90, EASTON HILL TO EASTON; THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES LE 1024+50 AND 75 FEET SOUTHWESTERLY THEREFROM; THENCE SOUTHEASTERLY PARALLEL WITH SAID CENTERLINE TO A POINT OPPOSITE HES LE 1030+00 AND TERMINUS OF SAID LINE."

SURVEYORS NOTE:
IT IS THIS SURVEYORS OPINION THAT THIS LEGAL DESCRIPTION CONTAINS CONFLICTING INFORMATION THAT MAY LEAD OTHERS TO DERIVE A DIFFERENT DESCRIPTION FOR THE PARCEL AS DESCRIBED.

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MONUMENT THE EXTERIOR BOUNDARY OF THAT PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION PROVIDED.
2. INSTRUMENT: USING A NIKON DTM 350 FIVE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE LEGAL DESCRIPTION AS SHOWN HEREON IS AS PROVIDED BY STEWART TITLE ON KITTITAS COUNTY.
4. DURING THE COURSE OF THIS SURVEY MANY DISCREPANCIES WERE FOUND IN RELATION TO THE CALLED OUT DISTANCES ALONG THE NORTH LINE OF THE SECTION AND THE REFERENCE TO THE EAST-WEST FENCE LINE AT THE INTERSECTION WITH STATE ROAD No. 2. EVERY ATTEMPT WAS MADE TO ASCERTAIN THE TRUE INTENT OF THE LEGAL DESCRIPTION. IT WAS DECIDED BY THIS OFFICE TO HOLD THE GEOMETRY OF STATE ROAD No.2 AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 5 OF SURVEYS ON PAGE 71. THIS SURVEY HOLDS THE EXISTING MONUMENTS ALONG STATE ROAD 2 AS THE BEST EVIDENCE OF THE INTENT OF CONVEYANCE. IT APPEARS THAT THE 60 FEET DISCREPANCY ALONG THE NORTH LINE OF THE SECTION WAS NEVER MADE RECORD BY A LICENSED LAND SURVEYOR AND IS THEREFORE SUSPECT.
5. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OR ENCUMBRANCES OF RECORD.
6. THE ACREAGE AS SHOWN FOR THE PARCEL DIFFERS BY 0.66 ACRES. THIS ISSUE WAS DISCUSSED WITH THE TILE COMPANY AND THE PRESENT LANDOWNER WITH NO EXPLANATION FOR THIS DIFFERENCE.
7. REFERENCE IS MADE TO THE FOLLOWING RECORDS OF SURVEY WHICH WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...
   I-90 HIGHWAY PLANS
   KITTITAS COUNTY ASSESSORS MAPS
   1984 INGRAM/HILL SURVEY
   ROS BOOK 7, PAGE 2
   ROS BOOK 5, PAGE 71
   ROS BOOK 24, PAGE 3.

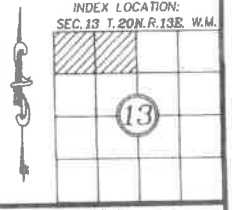
ROBERT J. BOGDON — STATE OF WASHINGTON — 11715 — REGISTERED LAND SURVEYOR
EXPIRES: MAR. 27 2004
8/08/02

LEGEND
- A SECTION CORNER
- A QUARTER CORNER
- A FND MONUMENT
- A SET REBAR
- (DEED) DEED MEASUREMENT

BASIS OF BEARING
THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD 83 (91) PER THAT RECORD OF SURVEY FILED IN BOOK 21 OF SURVEYS ON PAGE 71 RECORDS OF KITTITAS COUNTY.

GRAPHIC SCALE
200' 0 200'
1"=200'

INDEX LOCATION: SEC.13 T.20N.R.13E. W.M.



RECEIVED
JAN 21 2021
Kittitas Co. CDS

RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 200.....at.....M in book.....of.....at page.....at the request of .....ROBERT J. BOGDON.....
Surveyor's Name

.....
County Auditor

.....
Deputy County Auditor

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...RAY SIDERITS..... in AUGUST 2002.

.....ROBERT J. BOGDON.....

Certificate No.....33487.....

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
510 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: (509)674-7439

RECORD OF SURVEY
PREPARED FOR
MR. RAY SIDERITS
SECTION 13, T.20N.,R.13E.,W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
R.BOGDON	8/02	02578
CHKD BY	SCALE	SHEET
R. KITZ	1"=200'	1 OF 1