

VICINITY MAP

(Not To Scale)



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

I HERBERY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I approve this plat.

Dated this Day of A.D., 2019.

HEALTH DEPARTMENT

I HERBERY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I find that the same complies with the health requirements of the County Health Dept.

Dated this Day of A.D., 2019.

CERTIFICATE OF PLANNING DEPT.

I HERBERY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I find that it conforms to the Comprehensive Plan of the Kittitas County Planning Commission.

Dated this Day of A.D., 2019.

CERTIFICATE OF TREASURER

I HERBERY CERTIFY that the taxes and assessments levied for the year in which the plat is now to be filed. Parcel No. 471093.

Dated this Day of A.D., 2019.

CERTIFICATE OF ASSESSOR

I HERBERY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I find the property to be in an acceptable condition for platting.

Dated this Day of A.D., 2019.

BOARD OF COMMISSIONERS

EXAMINED AND APPROVED this A.D., 2019.

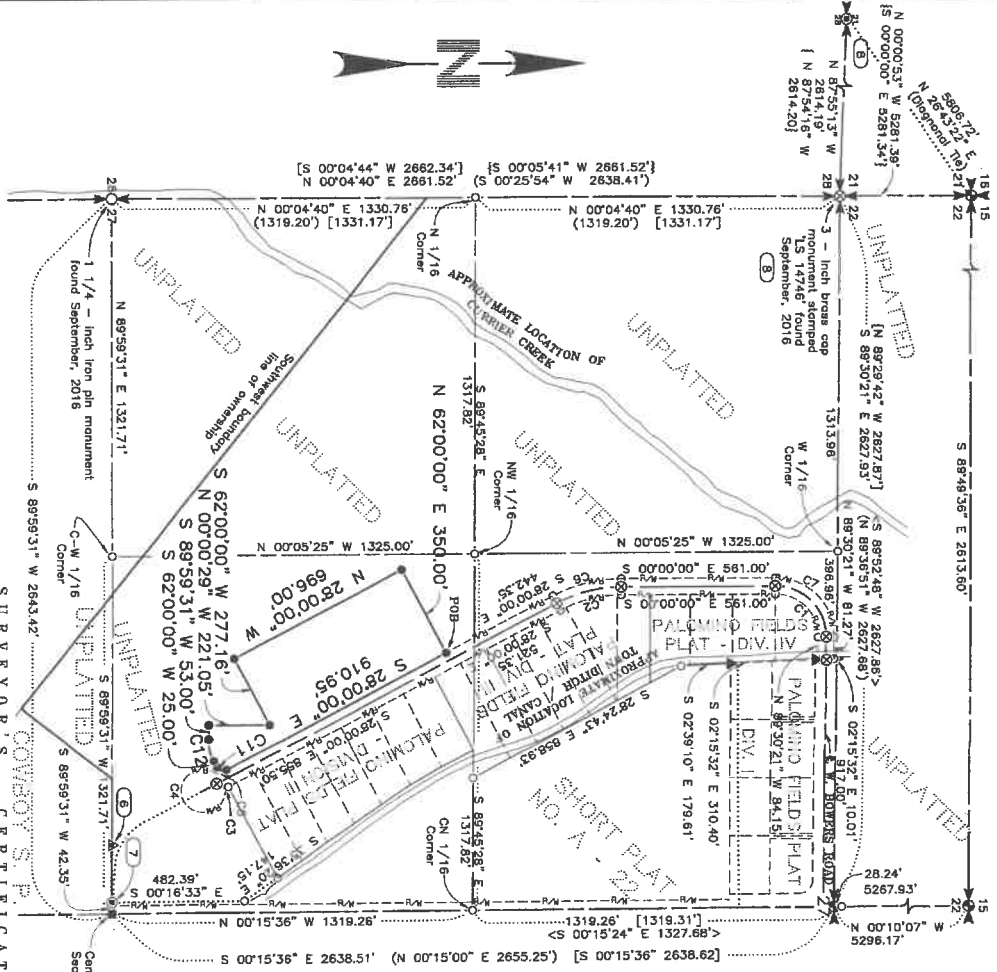
BOARD OF COUNTY COMMISSIONERS

By
Chairperson

.....
Clerk of the Board

PALOMINO FIELDS PLAT - DIVISION V

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON



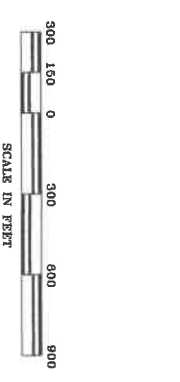
NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor naming said person.

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 equal Cruise & Nelson's bearing of South 00°15'36" East for the same line as shown on the file, USDA Proper Auditor file No. 199702200014



AUDITOR'S CERTIFICATE

I HERBERY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I find that the distances and courses and angles are shown thereon correctly; that the monuments have been set; and lot and block corners staked on the ground.

Dated for record this day of 2019, at M. In Book of Surveys at Page(s) under Auditor's File Number at the request of Western Pacific Engineering & Survey, Inc.

SURVEYOR'S CERTIFICATE

I HERBERY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I find that the distances and courses and angles are shown thereon correctly; that the monuments have been set; and lot and block corners staked on the ground.



Frederick C. Skinner
P.E., P.L.S.
WESTERN PACIFIC ENGINEERING & SURVEY, INC.
1328 E. Hunter Place, Moses Lake, Washington 98837

WESTERN PACIFIC ENGINEERING & SURVEY

A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
14309/1506 - Fax: (509) 7259

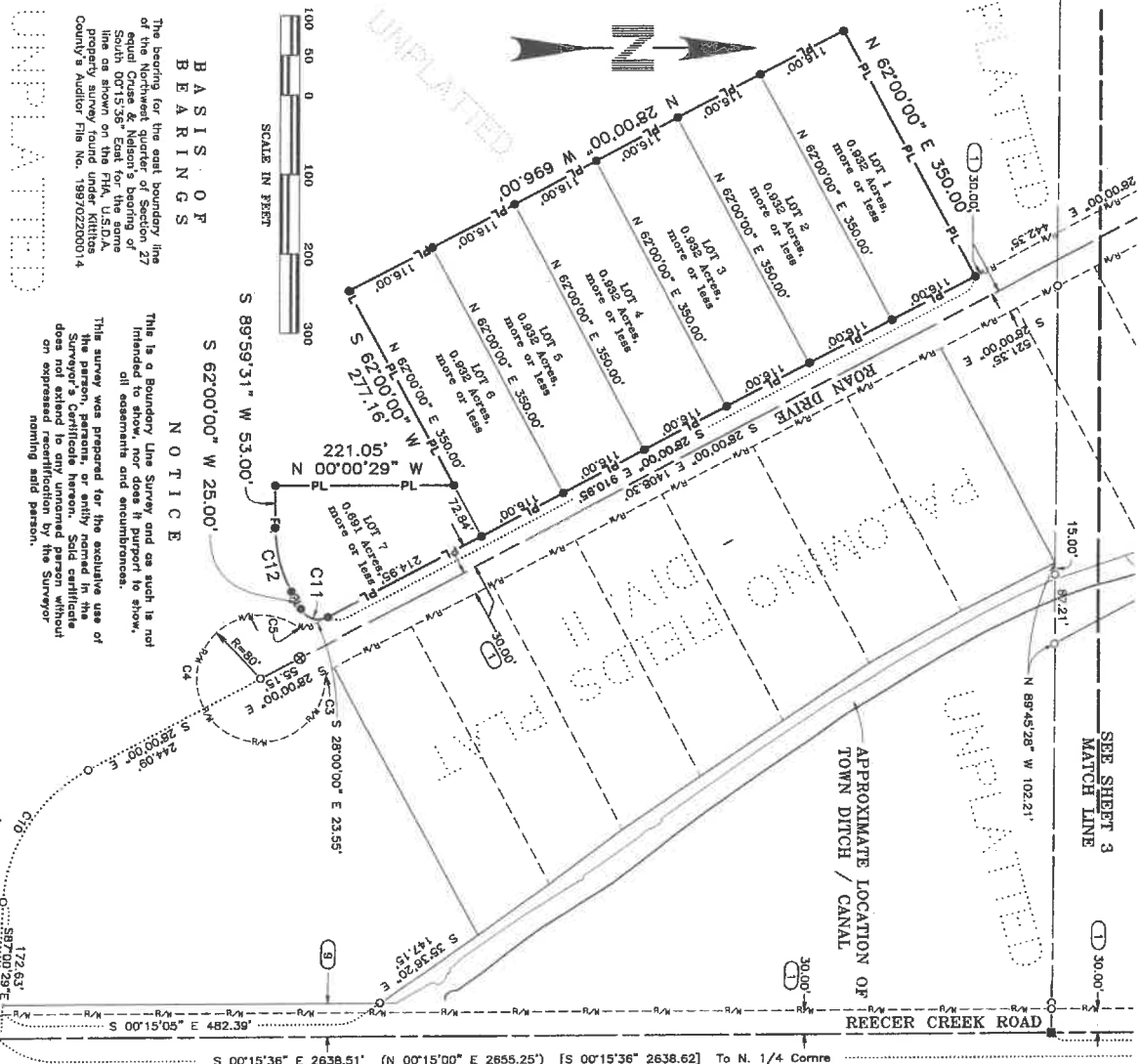
LCU, INC.

Surveyed by LHM Scale 1" = 300'
Drawn by Tml/FCS Sheet 1 of 18146
Checked by FCS Project No. 18146

INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS	
Receivers	
Towhee Closure	
Meade Standaards Per WAC 332-130-080	
	527 TERN R18C

PALOMINO FIELDS PLAT - DIVISION V

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON



BASIS OF BEARINGS

The bearing for the east boundary line of the Survey is based on the bearing of equal Corner & Marker, Section 27 South 00°15'36" East for the same line as shown on the FIA, U.S.D.A. property survey found under Kittitas County's Auditor File No. 199702200014

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To West X Corner N 89°59'31" E 2643.42'

COWBOY SHORT PLAT

Section 27



- LEGEND**
- 5/8" - 1/4" iron pin with surveyor's cap 2018 marked "LS 12491" monument set May, September, 2016
 - 3" - 1/4" brass cap monument found September, 2016
 - 5/8" - 1/4" aluminum surveyor's cap monument stamped Kittitas County found September, 2016
 - ⊗ 2" - 1/4" brass cap monument stamped "LS 12491" gouted in a 2-1/2" pipe set in a monument case 7/1, 2018
 - △ 5/8" - 1/4" iron pin with surveyor's cap stamped "12491" monument found September, 2016
 - ▲ 5/8" - 1/4" iron pin with surveyor's cap stamped "18002" monument found September, 2016
 - ⊙ 5/8" - 1/4" iron pin with no surveyor's cap monument found September, 2016
 - 1" - 1/4" iron pin with no surveyor's cap monument found September, 2016
 - Railroad spike monument found September, 2016
 - ◆ 5/8" - 1/4" iron pin with surveyor's cap marked "LS 49273" monument set July 11, 2017
 - ▲ 5/8" - 1/4" iron pin with surveyor's cap marked "LS 12491" monument found February, 2019
 - Calculated point only
 - no monument found or set
 - () Previously recorded information from Priston Short Plat, Short Plat A-22, and shown on drawing as Kittitas Co. Short Plat No. 77-12, as found under Kittitas County's AFN 418140
 - [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
 - <> Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
 - > < Previously recorded information from Stubbly Worrenty Deed found under Kittitas County's AFN 418786
 - Ⓡ Note - See Sheet 4 of 5
 - Parent Parcel - Easement boundary line as contained in "PROPERTY DESCRIPTION" AS RESULT OF SURVEY

WESTERN PACIFIC ENGINEERING & SURVEY

A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
1(509)765-1023 F:(509)765-1298
Services in Washington and Idaho

ICU, INC.

Surveyed by: LKH Scale 1" = 100'
Checked by: Jm/f/FCS Scale 2" = 50'
Project No. 18146

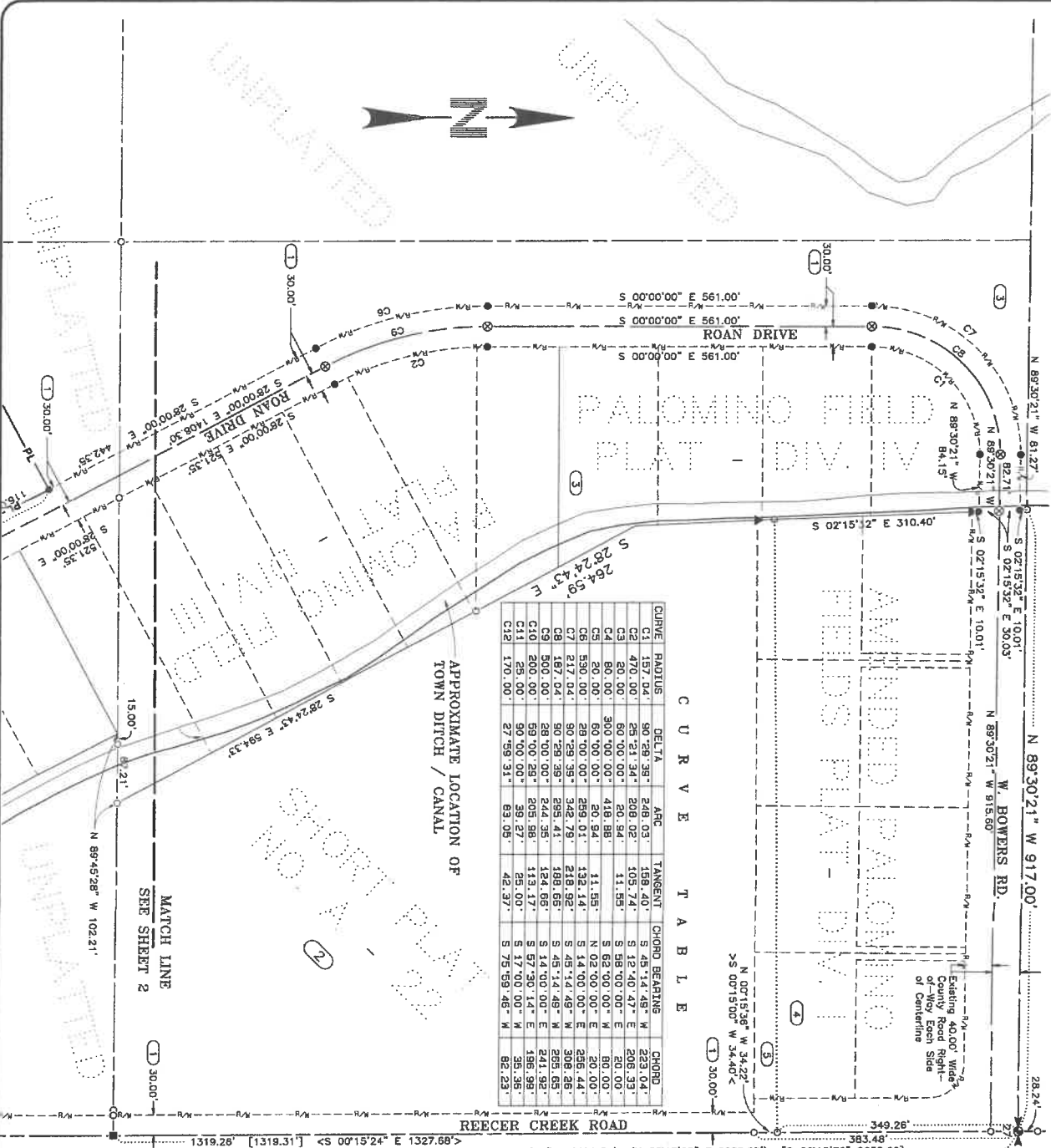
INSTRUMENT USED

Trimble R10 GPS Receivers
Tromms Clojure Meas Standards Par WAC 332-130-090

INDEXING DATA

S27 T18N R18E

PALOMINO FIELDS PLAT - DIVISION V
 A PORTION OF THE SE ¼ OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



C U R V E T A B L E

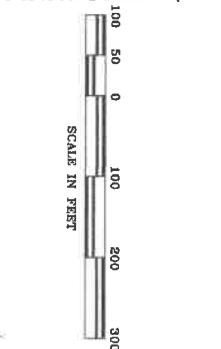
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	157.04	90.29.39"	248.03	158.40	S 45° 14' 48" W	223.04
C2	476.00	69.21.34"	105.74	S 12° 40' 47" E	206.33	
C3	50.00	90.00.00"	20.84	S 89° 00' 00" E	20.00	
C4	50.00	90.00.00"	49.94	S 89° 00' 00" E	50.00	
C5	20.00	90.00.00"	9.94	S 89° 00' 00" E	10.00	
C6	550.00	28.00.00"	258.01	S 62° 00' 00" E	50.00	
C7	217.04	90.29.39"	342.79	S 45° 14' 48" W	258.48	
C8	187.04	90.29.39"	295.41	S 45° 14' 48" W	225.65	
C9	500.00	28.00.00"	244.35	S 14° 00' 00" E	241.92	
C10	200.00	59.00.28"	205.98	S 17° 00' 14" E	156.98	
C11	25.00	90.00.00"	39.27	S 89° 00' 00" W	35.95	
C12	170.00	27.59.31"	83.05	S 75° 59' 48" W	92.23	

WESTERN PACIFIC ENGINEERING & SURVEY
 A TERRA DEVELOPMENT SERVICES CORPORATION
 1328 E. Hunter Place, Mesa Lake, Washington
 (509)765-1043 F:(509)765-1285
 Services in Washington and Idaho

ICU, INC.
 Scale 1" = 100'
 Date 3 of 5
 Project No. 18148

INSTRUMENT USED
 Trimble R10 GPS
 Receivers
 Traverse Closure
 Meets Standards Per
 WAC 332-130-090

INDEXING DATA
 527 118N R18E



OF BEARINGS

The bearing for the east boundary line of the Northern Section of the Palomino Fields Plat & Nelson's bearing of South 00°15'36" East for the same line as shown on the F.H.A. U.S.D.A. Property survey found under Kittitas County's Auditor File No. 189702200014

NOTICE

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PALOMINO FIELDS PLAT - DIVISION V
A PORTION OF THE SE ¼ OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITAS COUNTY, WASHINGTON

P L A T N O T E S

1. Existing thirty-foot (30.00') Kitittas County Road Right-of-Way.
2. The short plat name is shown on top of the short plat "KITITAS CO. SHORT PLAT NO. 77-1211 IN NOVEMBER 1977, CASE TO THIS SAME SHORT PLAT AS "SHORT PLAT A-22" FILED PLAT IS FILED UNDER THE KITITTAS COUNTY AUDITOR'S FILE NUMBER AS 418140.
3. Tract 1 as described in the property description as listed as being a portion of Tract 5 of 5.
4. Tract 4 as described in the property description as listed as being a portion of Tract 5 of 5.
5. Tract 5 as described in the property description as listed as being a portion of Tract 5 of 5.
6. Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.75' from the calculated position of the property corner.
7. Found a 5/8-inch iron pin without surveyor's cap south a distance of 0.3' from the calculated position of the property line.
8. Land Corner Record for Section Corner is filed with the Kitittas County Auditor's Office under the Auditor's File Number 556434.
9. County road right-of-way as detailed on the Record of Survey drawing filed in Book 22 of Surveys, Page 174, Kitittas County Auditor's File No. 19970220014.

G E N E R A L N O T E S

1. As per RCW 17.10.140, landowner are responsible for the controlling and preventing the spread of noxious weeds. Immediate reseeding of areas disturbed during development to preclude the proliferation of noxious weeds.
2. Construction of access improvements will require obtaining an authorization from the Department of Public Works. All access improvements shall be completed in public works. All access improvements shall be completed prior to issuance of a building occupancy permit for any proposed lots.
3. An easement of ten feet in width is reserved along all parcel boundaries and shall be divided five feet each side of plat interior lot lines. Said easement shall be for public utilities, gas, irrigation, and cable television.
4. Subdivision Guarantee No. 777777777777, as provided by Chicago Title Insurance Company, is in full force and effect. Subdivision Guarantees have been reviewed, those with a Plotable Iccation have been shown on face of Plat.

W A T E R N O T E S

On February 8, 2017 Chicago Title and Ellensburg Water Company were contacted to find any information regarding the location and boundaries of the water line. The water line was located and Ellensburg Water Company believes there is at least a precautionary easement for said ditch but we do not have any documentation to prove this or even define said ditch other than the surveyed location shown on this survey.

P R O P E R T Y O R I G I N A L
D E S C R I P T I O N

TRACT 1:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kitittas, State of Washington, EXCEPTING THEREFROM:
 A tract of land bounded by a line beginning at the Northeast corner of said quarter section and running thence South 0°15' West along the East boundary line of said quarter section 377.5 feet; thence North 0°15' East along the North boundary line of said quarter section 79.8 feet; thence East 653.76 feet; thence South 334.09 feet to the point of commencement.

TRACT 2:
The Northeast Quarter of the Northwest Quarter of Section 27, in Township 18 North, Range 18 East, W.M., in the County of Kitittas, State of Washington, EXCEPTING THEREFROM:
 A tract of land bounded by a line described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 27, and running thence South 15° West; 4,321.5 feet; thence North 86°25' 0" East; 500 feet; thence North 27°42' West; 838 feet; thence North 62°0' East; 500 feet; thence North 65°30' East; 79.8 feet; thence East 653.76 feet; thence South 334.09 feet to the point of commencement.

TRACT 3:
The right-of-way of the canal of the Ellensburg Water Company (Town Ditch).
 TRACT 4:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East W.M., County of Kitittas, State of Washington, described as follows:
 A tract of land bounded by a line beginning at the Northeast corner of said quarter section and running thence South 0°15' West along the East boundary line of said quarter section 377.5 feet; thence North 0°15' East along the North boundary line of said quarter section 79.8 feet; thence East 653.76 feet; thence South 334.09 feet to the point of commencement.

TRACT 5:
The right-of-way for the County Road known as Reecer Creek Road.
 AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

TRACT 6:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kitittas, State of Washington, described as follows:
 A tract of land bounded by a line beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said section, thence South 0°15' West along the East boundary line of said quarter section 377.5 feet; thence North 0°15' East along the North boundary line of said quarter section 79.8 feet; thence East 653.76 feet; thence South 334.09 feet to the point of commencement.

TRACT 7:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kitittas, State of Washington, described as follows:
 A tract of land bounded by a line beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said section, thence South 0°15' West along the East boundary line of said quarter section 377.5 feet; thence North 0°15' East along the North boundary line of said quarter section 79.8 feet; thence East 653.76 feet; thence South 334.09 feet to the point of commencement.

S U R V E Y O R ' S N A R R A T I V E

1. Historically, the different location of the north quarter corner of Section 27 Township 18 North, Range 18 East, W.M. have been used. In 1977 via the short plat recorded under Kitittas Co. Auditor's File Number 418140, a monument was set. Subsequently the monument was removed possibly due to road reconstruction. In 1991 via the survey recorded under Kitittas Co. Auditor's File Number 556434, a nail and washer monument was set with a notice corner Kitittas Co. Public monument in a monument case with future road maintenance in the vicinity. The location of these two monuments differ by 28.24 feet.

2. The 2-inch brass cap monument found at the intersection of Reecer Creek Road and Dunsmuir Road is the north quarter corner of the northeast quarter of said section 27 by holding this monument property on the north side of this line had the west apparent negative impacts while the property immediately on the south side absorbed all the property immediately on this monument as the monument of 1991 have relied on this monument as the location of the north quarter corner.

3. However, the 1977 monument location was held for the purposes of locating the following three parcels:
 Kitittas Co. Short Plat No. A-22 recorded under AFN 418140
 Tract 1 of Statutory Warranty Deed recorded under AFN 201410180051
 Tract 2 of Statutory Warranty Deed recorded under AFN 201410180051

4. The west quarter corner of Section 27 recorded on said Auditor's File Number 418140 was calculated. However, on an adjacent survey to west, a 1-1/4 inch iron pin was found and applied as a nail and washer monument. During the survey and 1/4" iron pipe was found and described as said west quarter corner.
 In addition, other monuments and fence lines were used to help confirm the boundary line of said Short Plat.

5. The county road right of way for Reecer Creek Road has been defined differently by various plats along Reecer Creek Road. After contacting Kitittas County and doing independent records research we found no satisfactory description of said right of way other than the prevalently recorded plat. Therefore with no other evidence, for this survey, the centerline of the county road known as Reecer Creek was established. The centerline of the county road known as Reecer Creek was established with the same procedure with the same monument for north-west quarter of said section. The said centerline matches that of said Auditor's File Number 418140.

6. The remaining exterior boundary lines are identified on the plat. However, the corner of said property was addition adjoining property in this general

N O T I C E

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LCU, INC.

Surveyed by: LHM Scale: 1" = N/A
 Drawn by: Tml/FCS Sheet: 4 of 5
 Checked by: FCS Project No.: 18148

