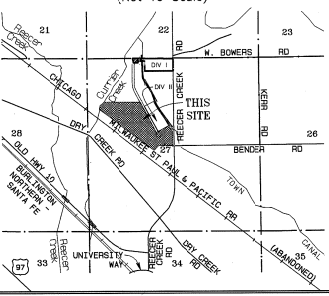


13/188

02/25/2020 01:21:38 PM V: 13 P: 88 202002250022
KITTITAS COUNTY PUBLIC WORKS DEPT
KITTITAS COUNTY ENGINEER

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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

Dated this 17th Day of February A.D., 2020.
M. J. Cook
Kittitas County Engineer

HEALTH DEPARTMENT

I HEREBY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I find that the sewage and water system herein shown does meet and comply with all requirements of the County Health Dept..

Dated this 17th Day of February A.D., 2020.
M. J. Cook
Kittitas County Health Officer

CERTIFICATE OF PLANNING DEPT.

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

Dated this 17th Day of February A.D., 2020.
Lindsay M. Spatz
Kittitas County Planning Official

CERTIFICATE OF TREASURER

I HEREBY CERTIFY that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed, Parcel No. 960975 and 960976.

Dated this 17th Day of February A.D., 2020.
Kathy Mackinell
Kittitas County Treasurer

CERTIFICATE OF ASSESSOR

I HEREBY 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, Parcel No's. 960975 and 960976.

Dated this 17th Day of February A.D., 2020.
Wally Mearns
Kittitas County Assessor

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED this 17th day of February A.D., 2020.

BOARD OF COUNTY COMMISSIONERS

By *[Signature]*
Chairperson
ATTEST:
[Signature]
Clerk of the Board

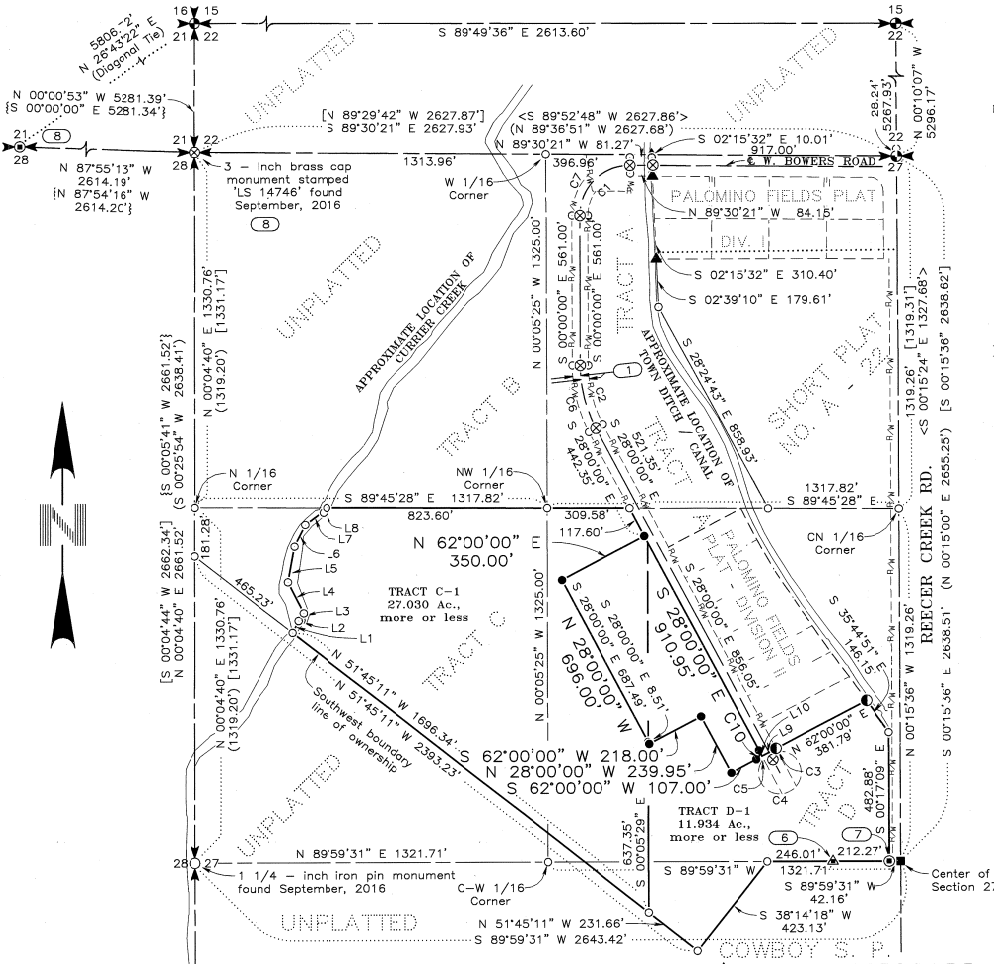
PALOMINO FIELDS PLAT - DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II
A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

Receiving No.

LPF-19-00004
LP-07-00031

181827



NOTICE

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

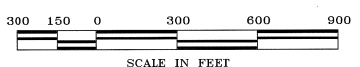
This survey was prepared for the exclusive use of the person, persons, or entity named in the Dedication hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor naming said person.

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 equal Cruse & Nelson's bearing of South 00°15'36" East for the same line as shown on the FHA, U.S.D.A. property survey found under Kittitas County's auditor File No. 199702200014

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°30'07" E	49.87'
L2	N 78°12'25" E	10.33'
L3	N 19°20'55" E	28.07'
L4	N 28°40'51" W	130.02'
L5	N 10°21'53" E	138.08'
L6	N 26°13'14" E	90.11'
L7	N 53°25'36" E	89.88'
L8	N 44°26'10" E	13.34'
L9	S 28°00'00" E	24.10'
L10	N 62°00'00" E	60.00'



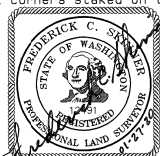
AUDITOR'S CERTIFICATE

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed, Parcel No. 960975 and 960976.
Filed for record this 25th day of February 2020, at 1:21 PM, in Book 13 of Plats at Page(s) 88 under Auditor's File Number 202002250022 at the request of Western Pacific Engineering & Survey, Inc.

Serald V. Peatt
County Auditor
[Signature]
Deputy County Auditor

SURVEYOR'S CERTIFICATE

I hereby certify that the Palomino Fields Plat - Division V plat is based on an actual survey and subdivision of Section 27, Township 18 North, Range 18 East, W.M.; 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. Skirner
Frederick C. Skirner, P.E./P.L.S.
Washington Land Surveyor No. 12491
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1328 Hunter Place
Moses Lake, Washington 98837

INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers	
Traverse Closure	527 118N R18E
Meas Standards Per WAC 332-130-090	



WESTERN PACIFIC ENGINEERING & SURVEY
A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
T:(509)765-1023 F:(509)765-1298
Services in Washington and Idaho

LCU, INC.
Surveyed by LMW Scale 1" = 300'
Drawn by Tml/FCS Sheet 1 of 4
Checked by FCS Project No. 18146

12/09

09/25/2020 01:21:38 PM V: 13 P: 08 20200250022
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Kittitas County Public Works Dept
Kittitas County Public Works Dept



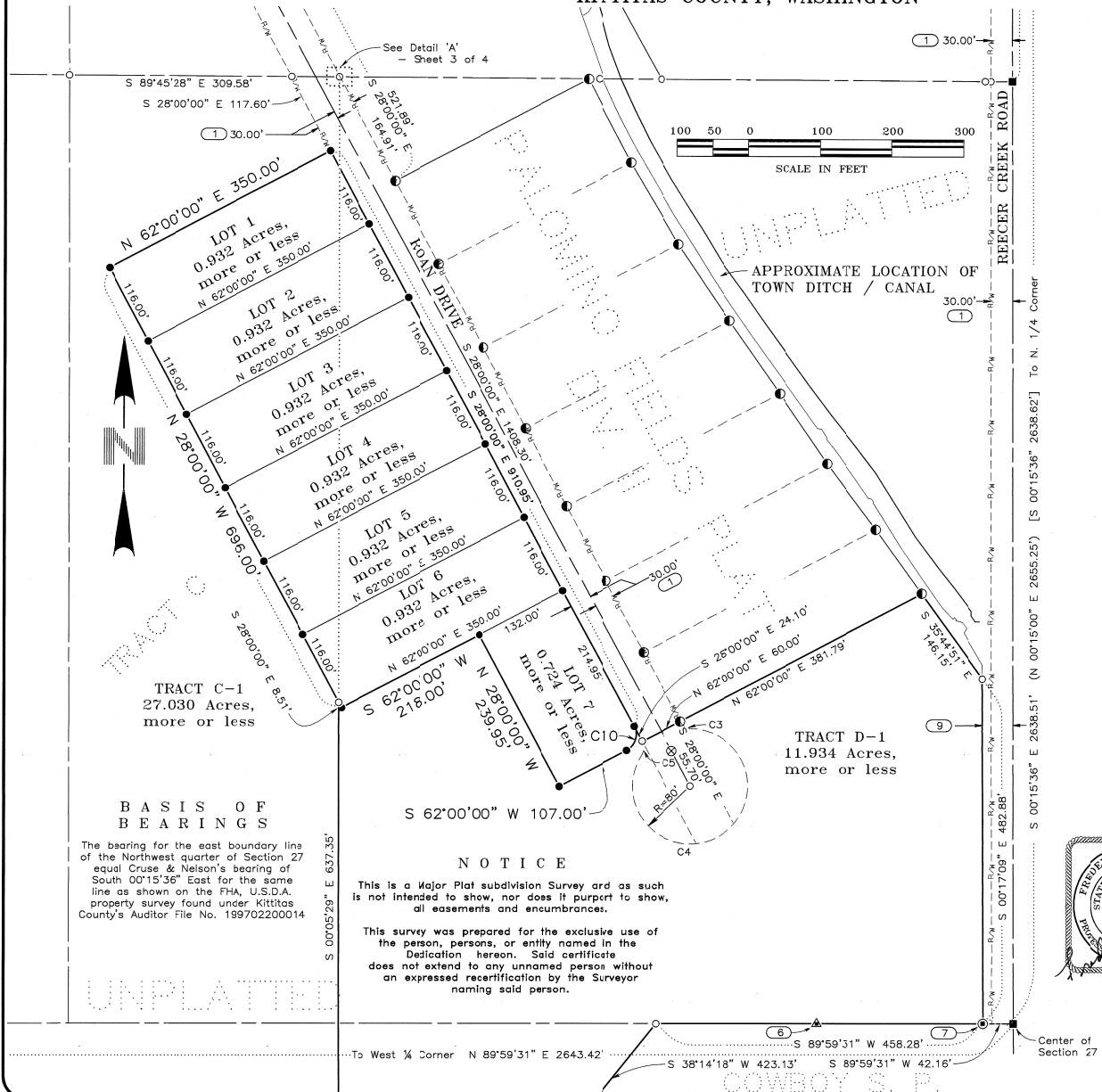
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PALOMINO FIELDS PLAT - DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II
A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

Receiving No.
LPF-19-00004
LP-07-00031

181827



LEGEND

- 5/8 - inch iron pin with surveyor's cap marked "LS 12461" monument set July, 2019
- 3 - inch brass cap monument found September, 2016
- 5/8 - inch aluminum surveyor's cap monument stamped "Kittitas County" found September, 2016
- ⊗ 2 - inch brass cap monument stamped "LS 12491" grouted in a 2-inch pipe set in a monument case, found July, 2019.
- △ 5/8 - inch iron pin with surveyor's cap stamped "12491" monument found September 2016
- ▲ 5/8 - inch iron pin with surveyor's cap stamped "18092" monument found September 2016
- ⊙ 5/8 - inch iron pin with no surveyor's cap monument found September 2016
- 1 - inch iron pin with no surveyor's cap monument found September 2016
- 5/8 - inch iron pin with surveyor's cap stamped "12491" property corner monument found July 2019
- Railroad spike monument found September 2016
- ◆ 5/8 - inch iron pin with surveyor's cap marked "LS 49273" monument set July 11, 2017
- ▲ 5/8 - inch 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 Preston 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 1997022000 4
- < > Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 1997022000 4
- [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 1997022000 4
- > < Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416766
- # Note - See Sheet 3 of 4

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 equal Cruse & Nelson's bearing of South 00°15'36" East for the same line as shown on the FHA, U.S.D.A. property survey found under Kittitas County's Auditor File No. 199702200014

NOTICE

This is a Major Plat subdivision 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 Dedication hereon. Said certificate does not extend to any unnamed persons without an expressed recertification by the Surveyor naming said person.



INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers	
Traverse Closure Meets Standards Per WAC 332-130-090	S27 T18N R18E
WESTERN PACIFIC ENGINEERING & SURVEY	
A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Place, Moses Lake, Washington T: (509)765-1023 F: (509)765-1298 Services in Washington and Idaho	
LCU, INC.	
Surveyed by LMH	Scale 1" = 100'
Drawn by Tml/FCS	Sheet 2 of 4
Checked by FCS	Project No. 18146

13/90

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 KITTITAS COUNTY AUDITOR
 Page 3 of 4



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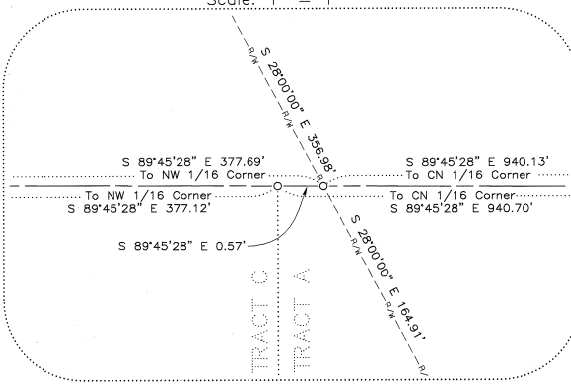
PALOMINO FIELDS PLAT - DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II
 A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

Receiving No.
 LPF-19-00004
 LP-07-00031

181827

DETAIL 'A'
 Scale: 1" = 1'



ORIGINAL PROPERTY DESCRIPTION

Tract C and Tract D of the Palomino Fields Plat - Division II as recorded in Book 13 of Plats, Pages 23 through 29, as recorded under the Kittitas County Auditor's File Number 201905210014.

NOTICE

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GENERAL NOTES

- As Per RCW 17.10.140, landowners are responsible for the controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed development to preclude the proliferation of noxious weeds.
- Construction of access improvements will require obtaining an access permit from the Department of Public Works. All access improvements shall be completed in accordance with current Kittitas County Road standards prior to issuance of a building occupancy permit for any proposed lots.
- An easement of ten feet in width is reserved along all parcel lot lines. The ten foot easement shall abut the exterior plat boundaries and shall be divided five feet each side of the interior lot lines. Said easement shall be for public utilities, gas, irrigation, and cable television.
- Subdivision Guarantee No. 72156-46640372, as provided by Chicago Title Insurance Company. All easements from said Subdivision Guarantee have been reviewed, those with a plottable location have been shown on face of plat.

PLAT NOTES

- Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
- Not used.
- Not used.
- Not used.
- Not used.
- Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.76' from the calculated position of the property corner.
- 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.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
- County road right-of-way as detailed on the Record of Survey drawing filed in Book 22 of Surveys, Page 174, Kittitas County Auditor's File No. 199702200014.

WATER NOTES

On February 8, 2017 Chicago Title and Ellensburg Water Company were contacted to find any information regarding the location and ownership of the "Town Ditch". At that time both entities were unable to provide any information to said ditch. The Ellensburg Water Company believes there is at least a prescriptive 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.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	157.04'	90°29'39"	248.03'	158.40'	S 45°14'49" W	223.04'
C2	470.00'	28°00'00"	229.69'	117.18'	S 14°00'00" E	227.41'
C3	20.00'	60°00'00"	20.94'	11.55'	S 58°00'00" E	20.00'
C4	80.00'	300°00'00"	418.88'		S 62°00'00" W	80.00'
C5	20.00'	60°00'00"	20.94'	11.55'	N 02°00'00" E	20.00'
C6	530.00'	28°00'00"	259.01'	132.14'	S 14°00'00" E	256.44'
C7	217.04'	90°29'39"	342.79'	218.92'	S 45°14'49" W	308.26'
C8	187.04'	90°29'39"	295.41'	188.66'	S 45°14'49" W	265.65'
C9	500.00'	28°00'00"	244.35'	124.66'	S 14°00'00" E	241.92'
C10	25.00'	90°00'00"	39.27'	25.00'	S 17°00'00" W	35.36'



INSTRUMENT USED Trimble R10 GPS Receivers	INDEXING DATA S27 T18N R18E
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WESTERN PACIFIC ENGINEERING & SURVEY
 A TERRA DEVELOPMENT SERVICES CORPORATION
 1328 E. Hunter Place, Moses Lake, Washington
 T:(509)765-1023 F:(509)765-1298
 Services in Washington and Idaho

LCU, INC.
 Surveyed by LWH Scale 1" = N/A
 Drawn by Tml/ FCS Sheet 3 of 4
 Checked by FCS Project No. 18146

19/11

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FILED BY CLE ELUM PINES WEST, LLC
KITTITAS COUNTY, WASHINGTON
Page 4 of 7



File: \\s:\proj\02-25-20\02-25-20\02-25-20.dwg, S:\M45\02-25-20.dwg (Printed) - Jan 15, 2020

PALOMINO FIELDS PLAT - DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II
A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

Receiving No.
LPF-19-00004
LP-07-00031

181827

SURVEYOR'S NARRATIVE

- Historically two different locations 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 Kittitas 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 Kittitas Co. Auditor's File Number 539177, a nail and washer was set with a note that Kittitas Co. Public Works will set a monument in a monument case with future road maintenance in the vicinity. The location of these two monuments differ by 28.24 feet.
- The 3-inch brass cap monument found at the intersection of Reecer Creek Road and Bowers Road was held to establish the north boundary of the northwest quarter of said section 27. By holding this monument property on the north side of this line had the fewest apparent negative impacts, while the property immediately on the south side absorbed all the decrease in size. In addition, most performed subsequent to 1991 have relied on this monument as the location of the north quarter corner.
- However, the 1977 monument location was held for the purposes of locating the following three parcels:
 Kittitas Co. Short Plat No. A-22 recorded under AFN 418140
 Tract 1 of Statutory Warranty Deed recorded under AFN 201410160051
 Tract 2 of Statutory Warranty Deed recorded under AFN 201410160051
 In addition, other monuments and fence lines were used to help confirm the boundaries of said Short Plat.
- 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 pipe was found and accepted as said west quarter corner. During this survey said 1-1/4 inch iron pipe was found and accepted as said west quarter corner.
- The county road right of way for Reecer Creek Road has been defined differently by various plats along Reecer Creek Road. After contacting Kittitas County and doing independent records research we found no specific description of said right of way other than the previously recorded plats. Therefore with no other evidence, for this survey, the centerline of the county road known as Reecer Creek was defined in the northeast quarter of the northwest quarter of said Section 27 as coincident with the east boundary of the northwest quarter of said section. The said centerline matches that of said Auditor's File Number 418140.
- The remaining exterior property boundary lines are identified on Sheet 1 of 4 as per the property description contained herein. However, the owner of said property owns addition adjoining property in this general area.

DEDICATIONS

DEDICATION KNOW ALL MEN by these presents, CLE ELUM PINES WEST, LLC, a Washington Limited Liability Company, do hereby declare this plat and dedicate to the public forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this _____ day of _____, A.D., 2020, CLE ELUM PINE WEST, LLC., A Washington Limited Liability Company

 President
 CLE ELUM PINES WEST, LLC

DEDICATION KNOW ALL MEN by these presents, CLE ELUM PINES EAST, LLC, a Washington Limited Liability Company, do hereby declare this plat and dedicate to the public forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this _____ day of _____, A.D., 2020, CLE ELUM PINE EAST, LLC., A Washington Limited Liability Company

 President
 CLE ELUM PINES EAST, LLC

NOTICE

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

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS
 COUNTY OF _____)

On this day _____ of _____, A.D., 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the president of CLE ELUM PINE WEST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of Said Corporation.

WITNESS My hand and official seal the day and year first written.

 Notary Public in and for the State of Washington,

residing at _____



STATE OF WASHINGTON)
) SS
 COUNTY OF _____)

On this day _____ of _____, A.D., 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the president of CLE ELUM PINE EAST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of Said Corporation.

WITNESS My hand and official seal the day and year first written.

 Notary Public in and for the State of Washington,

residing at _____

INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	INDEXING DATA  S27 T18N R18E
 WESTERN PACIFIC ENGINEERING & SURVEY A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Place, Moses Lake, Washington T: (509) 765-1023 F: (509) 765-1298 Services in Washington and Idaho	
LCU, INC. Surveyed by LMI Scale 1" = N/A Drawn by Tm/ FCS Sheet 4 of 4 Checked by FCS Project No. 18146	

