

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46709752

UPDATED GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: March 1, 2019


Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 

President

ATTEST


Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46709752

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46709752

2nd UPDATED GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

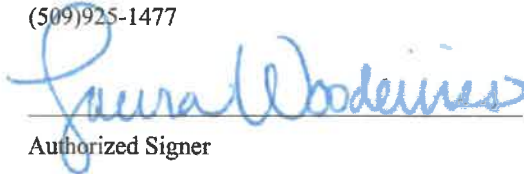
1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: March 1, 2019


Issued by:

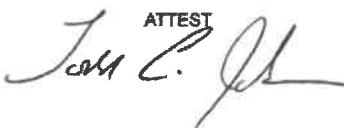
AmeriTitle, Inc.
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 
President

ATTEST

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Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46709752

SUBDIVISION GUARANTEE

Order No.: 284372AM
Guarantee No.: 72156-46709752
Dated: July 23, 2019

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Assured: Pat Deneen

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

TRACT 1:

Tract B, PALOMINO FIELDS PLAT - DIVISION II, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 23 through 29, records of said County.

TRACT 2:

Tracts C and D, PALOMINO FIELDS PLAT DIVISION II, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 23 through 29, records of said County.

Title to said real property is vested in:

Tract 1: Cle Elum Pines East, LLC, a Washington Limited Liability Company and Tract 2:
Cle Elum Pines West, LLC, a Washington Limited Liability Company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46709752

(SCHEDULE B)

Order No: 284372AM
Policy No: 72156-46709752

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. Taxes, including any assessments collected therewith, for the prior years, are paid. A new Parcel Number has been assigned as shown:
Year: 2019
New Parcel No.: 960974
Affects: Tract B
7. Taxes, including any assessments collected therewith, for the prior years, are paid. A new Parcel Number has been assigned as shown:
Year: 2019
New Parcel No.: 960975
Affects: Tract C
8. Taxes, including any assessments collected therewith, for the prior years, are paid. A new Parcel Number has been assigned as shown:
Year: 2019
New Parcel No.: 960976
Affects: Tract D
9. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferrer.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

Subdivision Guarantee Policy Number: 72156-46709752

10. Notice of possible (present and future) tap or connection charges levied, or to be levied, by the City of Ellensburg, notice of which is given by instrument recorded February 3, 1978, under Kittitas County Auditor's File No. 420037.
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Chicago, Milwaukee and St Paul Railway Company of Washington
Purpose: Portable snow fences
Recorded: March 20, 1907
Instrument No.: 18106
Book 14 of Deeds, Page 482
Affects: Tract 2 and other land
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: H W Eldred
Purpose: A right of way for certain ditch, creek and underground box, together with the right to go upon said premises for the purpose of maintaining, repairing and renewing said ditch, creek course and box
Recorded: February 27, 1907
Instrument No.: 17929
Book 15 of Deeds, Page 118
Affects: The South Half of the Northwest Quarter and the North Half of the Southwest Quarter of said Section 27, lying North of the County Road (Tract 2)

Together with the effect of Agreement executed by Simon P. Wippel and Gertrude E. Wippel, his wife, and H. W. Eldred and Julia R. Eldred, his wife, and recorded October 25, 1918, in Volume 32 of Deeds, page 546, under Auditor's File No. 50046.
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: City of Ellensburg
Purpose: Water pipe line
Dated: December 14, 1914
Instrument No.: 39134
Book 28 of Deeds, Page 338
Affects: Tract 2 and other land

14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: The right to erect and maintain poles with the necessary wires and fixtures thereon and to keep the same free from foliage, together with the right of way for purposes of repairs. "The right is also hereby granted the Telephone Company to place and maintain gates in fences at the point or points where the right of way intersects said fences.

"Grantor agrees not to grant any right or permit for erection or maintenance of any electric power transmission lines or lines upon or over said property, parallel with and within 200 feet of lines placed by the Telephone Company, or for erection and maintenance of any such line or lines across the Telephone Company's lines placed upon said right of way at an angle of less than 35°."

Recorded: January 9, 1926
Instrument No.: 80185
Book 43, Page 98
Affects: Tract 1 and other land

Said easement was assigned to Ellensburg Telephone Company by assignment filed for record September 21, 1959, recorded in Book 105 of Deeds, page 33, under Auditor's File No. 278670.

15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: The right to erect and maintain poles, with the necessary wires and fixtures thereon and to keep same free from foliage. The right is also hereby granted the Telephone Company to place and maintain gates in fences at the point or points where the right-of-way intersects said fences. The grantor agrees not to grant any right or permit for the erection or maintenance of any electric power transmission line or lines upon or over said property, parallel with and within 200 feet of the lines placed by the Telephone Company, or for the erection and maintenance of any such line or lines across the Telephone Company's lines placed upon said right of way at an angle of less than thirty-five (35) degrees. It is understood that the employees of said Telephone Company shall, at any time when necessary, have access to said right of way and the poles and wires thereon, for purposes of repair, etc., provided always that said Telephone Company shall be responsible for any damage which may be necessarily done to the property above described.

Recorded: January 9, 1926
Instrument No.: 80187
Book 43, Page 100
Affects: Tract 1 and other land (NE Quarter of NW Quarter)

Assignment of right of way recorded September 21, 1959, under Kittitas County Auditor's File No. 278670.

16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Northwest Pipeline Corporation, a corporation
Purpose: Pipe line or pipelines for the transportation of oil, gas and the products thereof
Dated: September 27, 1955
Instrument No.: 254871
Book 97 of Deeds, Page 74
Affects: Tract 2 and other land

17. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, Subdivision Guarantee Policy Number: 72156-46709752

insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

18. Any rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Kittitas County Short Plat No. 77-12,
Recorded: November 15, 1977
Book: A of Short Plats, Page: 22
Instrument No.: 418140
Fact(s): Surveyor's Note: "Legal description for the Don Herr property doesn't close by 3"
19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Preston & O'Neill Short Plat,
Recorded: November 15, 1977
Book: A of Short Plats Page: 22
Instrument No.: 418140
Matters shown:
 - a) Location of fence line in relation of the common boundary line
 - b) Location of Town Ditch canal in relation to boundary lineAffects: Tract 1
20. Discrepancies in the dimensions of said Section 27, and in the location of section corners and quarter corners thereof, as shown on the following documents:
Short Plat recorded November 15, 1977, in Book A of Short Plats, Page 22, Auditor's File No. 418140;
Survey recorded October 30, 1981, in Book 9 of Surveys, Page 54, Auditor's File No. 456785;
Survey recorded February 20, 1997, in Book 22 of Surveys, Pages 174 and 175, Auditor's File No. 199702200014.
21. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: February 20, 1997
Book: 22 of Surveys Pages: 174 and 175
Instrument No.: 199702200014
Matters shown:
 - a) Easement "R"
 - b) Concrete ditch
 - c) Notes contained thereon
 - d) Location of fencelines in relation to property boundaries
 - e) Existing crossing
22. Any question which may arise due to apparent conflict in the name(s) of the creek(s) creating the boundaries of a portion of said premises. We note that the creek referenced in legal description of the Northwest Quarter of the Northwest Quarter of said Section 27 is "Reecer Creek", and that the creek delineated on survey recorded October 15, 1997, in Book 23 of Surveys, Pages 4 and 5, under Auditor's File No. 199710150001 in Section 22 is "Currier Creek". It would appear from information available to this Company that the said creek(s) is/are in fact one and the same, and is in fact "Currier Creek".

23. Agreement for Purchase of Power and the terms and conditions contained therein
Between: Public Utility District No. 1 for Kittitas County, a Washington corporation
And: The Great Round-up Cowboy Church
Recorded: October 16, 1998
Instrument No.: 199810160013
Affects: Tract 2
24. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by Cowboy Short Plat,
Recorded: October 4, 2004
Book: G of Short Plats Pages: 202 and 203
Instrument No.: 200410040031
Matters shown:
a) Location of existing driveway
25. Contract for Reimbursement for Water/Sewer Facilities and the terms and conditions contained
therein
Between: SSHI, LLC
And: City of Ellensburg
Recorded: August 5, 2008
Instrument No.: 200808050001
Affects: A portion of Tract 2
26. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions,
contained in Declaration Palomino Fields Drainfield Restrictive Covenant
Recorded: March 29, 2016
Instrument No.: 201603290030
27. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by Palomino Fields Plat - Division I,
Recorded: August 15, 2017
Book: 12 of Plats, Pages: 201 through 205
Instrument No.: 201708150016
Matters shown:
a) Approximate location of Currier Creek
b) Approximate location of Town Ditch/canal
c) Additional right-of-way dedicated to Kittitas County for the construction and maintenance of the
cul-de-sac located at the West end of W. Bowers Road.
d) Location of fenceline in relation to property boundary
e) Dedications contained thereon
f) Notes contained thereon
28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by Palomino Fields Plat - Division II,
Recorded: May 21, 2019
Book: 13 Page: 23 through 29
Instrument No.: 201905210014
Matters shown:
a) Approximate location of Currier Creek
b) Notes contained thereon
c) Dedication contained thereon
29. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed
or former bed of the Currier Creek, if it is navigable.
30. Any question of location, boundary or area related to the Currier Creek, including, but not limited
to, any past or future changes in it.
31. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from
the rights of the public, appropriators, or riparian owners to use any waters, which may now cover

Subdivision Guarantee Policy Number: 72156-46709752

the Land or to use any portion of the Land which is now or may formerly have been covered by water.

END OF EXCEPTIONS

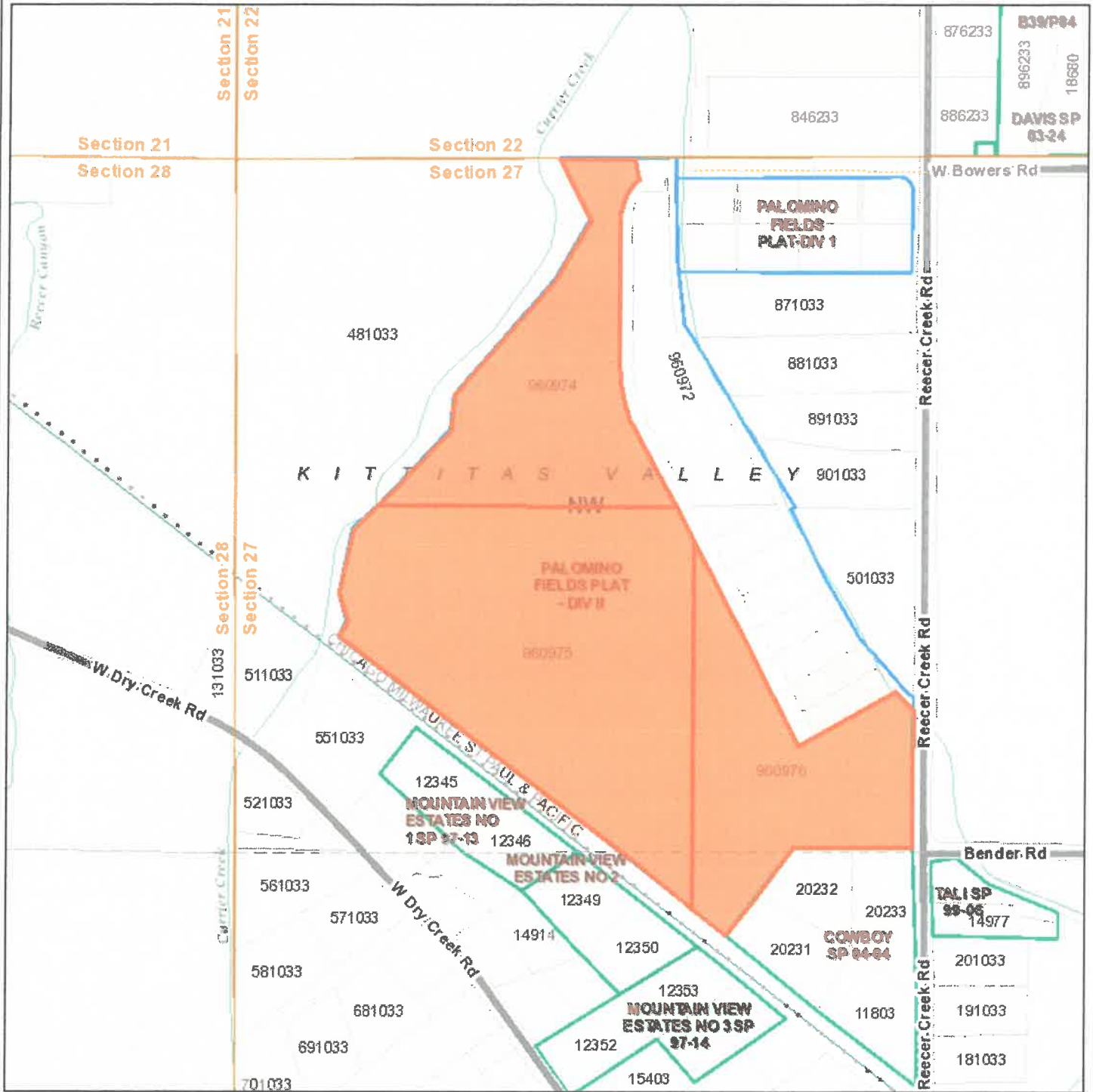
Notes:

- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tracts B, C and D, PALOMINO FIELDS PLAT DIVISION II, Book 13 of Plats, pages 23-29
- c. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

New Tax Map



1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:
Kititas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kititas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



File -- Project Desc: \\18146\18146 Div 2\18146 MP2.pro (Plotted -- May 9, 2019)

VICINITY MAP



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
I HEREBY CERTIFY that the Palomino Fields Plat - Division II, has been examined by me and I approve this plat.
Dated this 15th day of May, A.D., 2019.
Mark E. Cook
Kittitas County Engineer

HEALTH DEPARTMENT
I HEREBY CERTIFY that the Palomino Fields Plat - Division II, has been examined by me and I find that the sewage and water system has been approved and complies with all requirements of the County Health Dept.
Dated this 15th day of May, A.D., 2019.
Mark E. Cook
Kittitas County Auditor

CERTIFICATE OF PLANNING DEPT.
I HEREBY CERTIFY that the Palomino Fields Plat - Division II, has been examined by me and I find that the plat complies with the Comprehensive Plan of the Kittitas County Planning Commission.
Dated this 15th day of May, A.D., 2019.
Mark E. Cook
Kittitas County Auditor

CERTIFICATE OF TREASURER
I HEREBY CERTIFY that the taxes and assessments for the Palomino Fields Plat - Division II, have been examined and found to be correct. The plat is now to be filed for record in the Public Records Office.
Dated this 15th day of May, A.D., 2019.
Mark E. Cook
Kittitas County Auditor

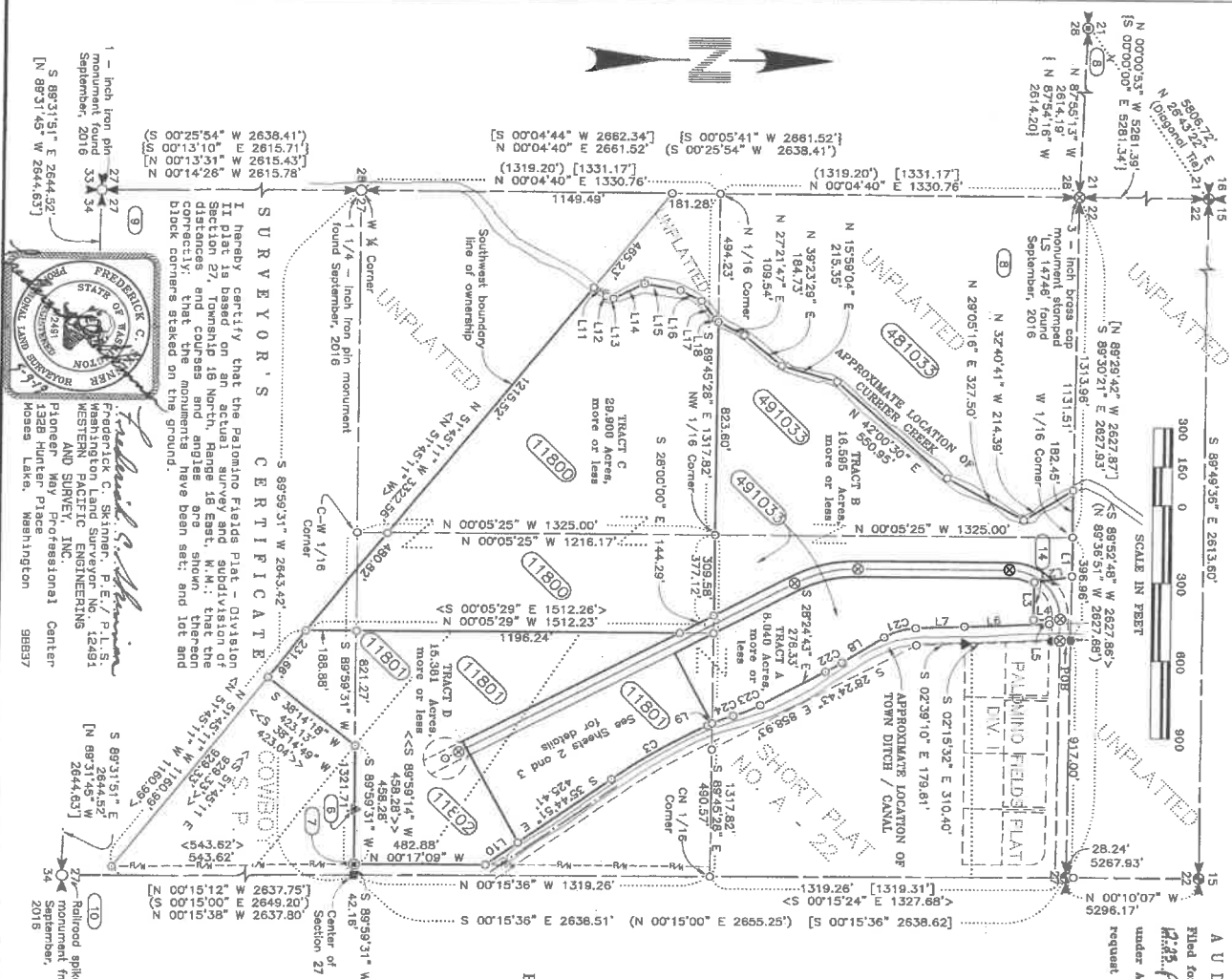
CERTIFICATE OF ASSESSOR
I HEREBY CERTIFY that the Palomino Fields Plat - Division II, has been examined by me and I find the property to be in an acceptable condition for platting. Parcel No. 98160, 11801, and 11802.
Dated this 15th day of May, A.D., 2019.
Mark E. Cook
Kittitas County Auditor

BOARD OF COUNTY COMMISSIONERS
I HEREBY APPROVE this plat.
Dated this 15th day of May, A.D., 2019.
Mark E. Cook
Kittitas County Auditor

BOARD OF COUNTY COMMISSIONERS
I HEREBY APPROVE this plat.
Dated this 15th day of May, A.D., 2019.
Mark E. Cook
Kittitas County Auditor

PALOMINO FIELDS PLAT - DIVISION II

A PTN. OF THE E 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITAS COUNTY, WASHINGTON
ENTIRE PLAT MAP



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

LCU, INC.
Surveyed by LHM Scale 1" = 300'
Drawn by Tml/FCS Sheet 1 of 7
Checked by FCS Project No. 18146

INSTRUMENT USED
Trimble R10 GPS
Receivers
Tougeau Closure
Meigs Stonedata Per
MAC 332-130-080

INDEXING DATA
S 27 18N R18E

BASIS OF BEARINGS
The bearing for the east boundary line of the Northern bearing of South 00°15'36" East and Nelson's bearing of South 00°15'36" East and the same line as shown on the FIA, U.S.D.A. property survey found under Kittitas County's Auditor File No. 189702200014

NOTICE
This is a Major Plat and as such is not intended to show encroachments or show all easements and encroachments.

AUDITOR'S CERTIFICATE
Filed for record this 15th day of May, 2019, at 12:23 P.M. in Book 13 of Sections at Page(s) 25 under Auditor's File Number 201905210014 at the request of Western Pacific Engineering & Survey, Inc.
Mark E. Cook
County Auditor

RECEIVING NO. LPF - 19-00003
LP - 07-00031
181827

13/24

File -- Project Desc.: S:\16146\16146.DWG 2\16146.MP2.pro (Plotted - May 9, 2019)

PALOMINO FIELDS PLAT - DIVISION II

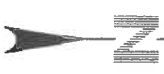
A PTN. OF THE E 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 18 EAST, W.M.

KITITAS COUNTY, WASHINGTON

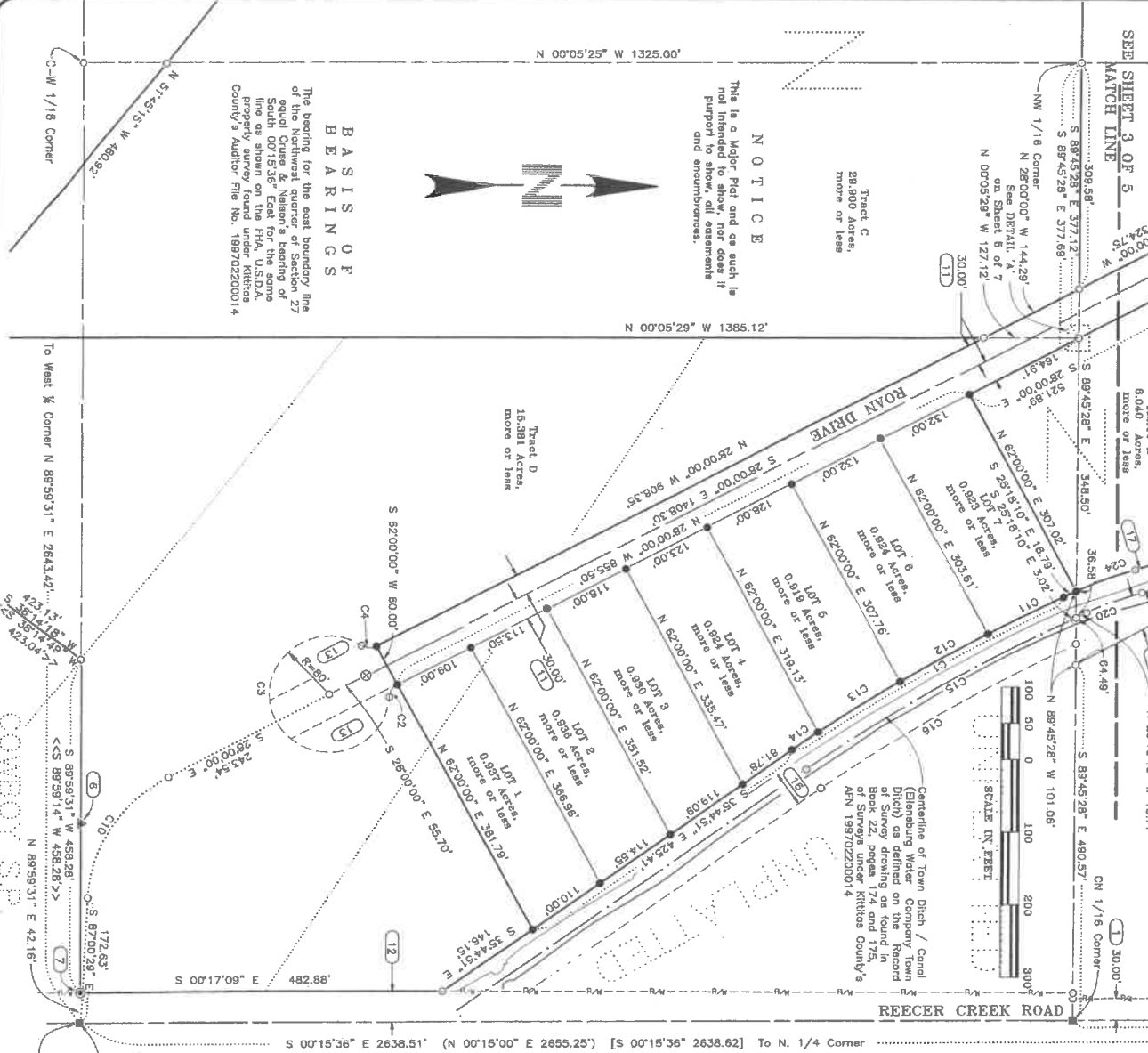
Receiving No.
LPF - 19-00003
LP - 07-00031

181827

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



BASIS OF BEARINGS
The bearing for the east boundary line of the Northwest quarter of Section 27 of Township 16 North, Range 18 East, W.M. is shown on the PIA, U.S.D.A. property survey found under Kittitas County's Auditor's File No. 198702200014



Centerline of Town Ditch / Canal
Ditching and Irrigation Company, Town of Survey drawing on found in Book 22, pages 174 and 175, of Surveys under Kittitas County's AFN 199702200014

SCALE IN FEET
0 50 100 200 300

- LEGEND**
- 5/8" - inch iron pin with surveyor's cap marked "LS 12491" monument set April, 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" granted in a 2-inch pipe set in a monument case April, 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 "16992" 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 marked "US 49273" monument set July 11, 2017
 - ▲ 5/8" - inch iron pin with surveyor's cap marked "LS 12491" monument found April 10, 2019 and verified
 - Calculated point only
 - - no monument found or set
 - () Previously recorded information from Freagon Short Plat, Short Plat A-22, and shown on drawing as found under Kittitas County's AFN 418140
 - [] Previously recorded information from Record of Survey under Kittitas County's AFN 199702200014 and 175, of Surveys 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 Record of Survey drawing as found under Kittitas County's AFN 199702200014
 - >< Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416786
 - | } Previously recorded information from Palomino Fields Plat - Div. I, as found in Volume 12 of Plats, pages 201 through 205, under Kittitas County's AFN 201708150016
 - <<>> Previously recorded information from the Centerline of proposed Roan Drive extension found under Kittitas County's AFN 200410040031
 - [] Note - See Sheet 5 of 7



WESTERN PACIFIC ENGINEERING & SURVEY
A TRBA DEVELOPMENT SERVICES CORPORATION
1328 E. Hudson Street, P.O. Box 1022, Ellensburg, WA 98926
Tel: (509) 725-1022, Fax: (509) 725-1288
Services in Washington and Idaho

LCU, INC.
Scale 1" = 100'
Drawn by TML/FCS
Checked by FCS
Project No. 16146

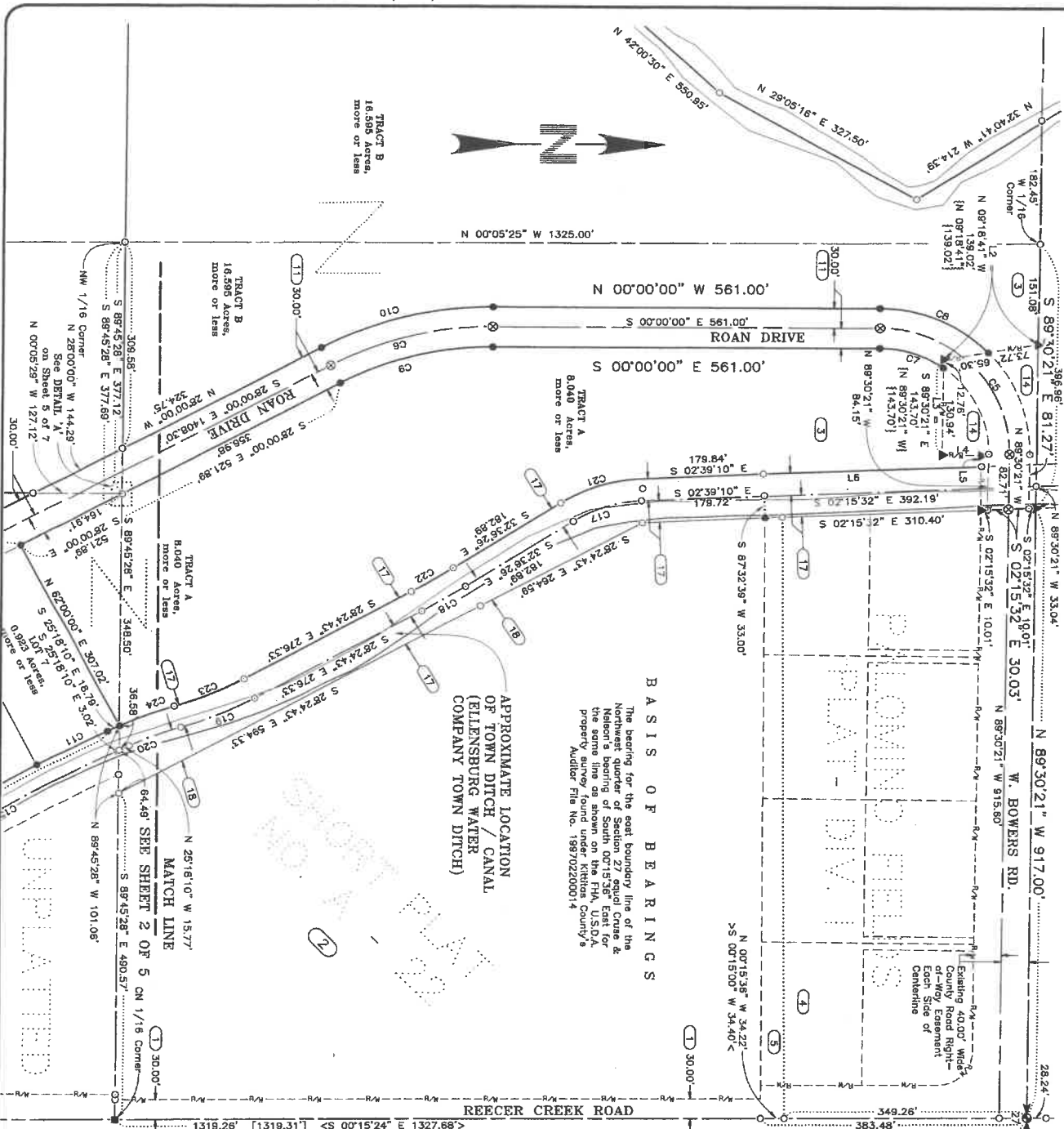
INSTRUMENT USED	INDEXING DATA
Tribble R10 GPS	
Trimble	
Traverse Closure	
WAC 332-130-090	S27 T18N R18E

13/25

File -- Project Desc.: S:\18146\18146 DIV 2\18146 MP2.pro (Plotted -- May 9, 2019)

PALOMINO FIELDS PLAT - DIVISION II
 A PTN. OF THE E 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

Receiving No. _____
 LPF - 19-00003
 LP - 07-00031



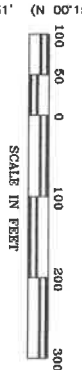
UNPLATTED

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 FIA, USDA, property survey under Kittitas County's Auditor File No. 18970250014

APPROXIMATE LOCATION
 OF TOWN DITCH / CANAL
 (EILENSBURG WATER
 COMPANY TOWN DITCH)

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

INSTRUMENT USED Trimble R10 GPS Receivers Trovora Closure Meas Standaards Per WAC 352-130-090	INDEXING DATA 527 T18N R18E
WESTERN PACIFIC ENGINEERING & SURVEY A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Place, Moses Lake, Washington TR(509)765-1023 F(509)765-1298 Services in Washington and Idaho	
Surveyed by LMH Drawn by Tm/ FCS Checked by FCS Scale 1" = 100' Sheet 5 of 7 Project No. 18146	



181827

13/26

File --- Project Desc: S:\18146\18146 DIV 2\18146 MP2.plt (Plotted - May 9, 2019)

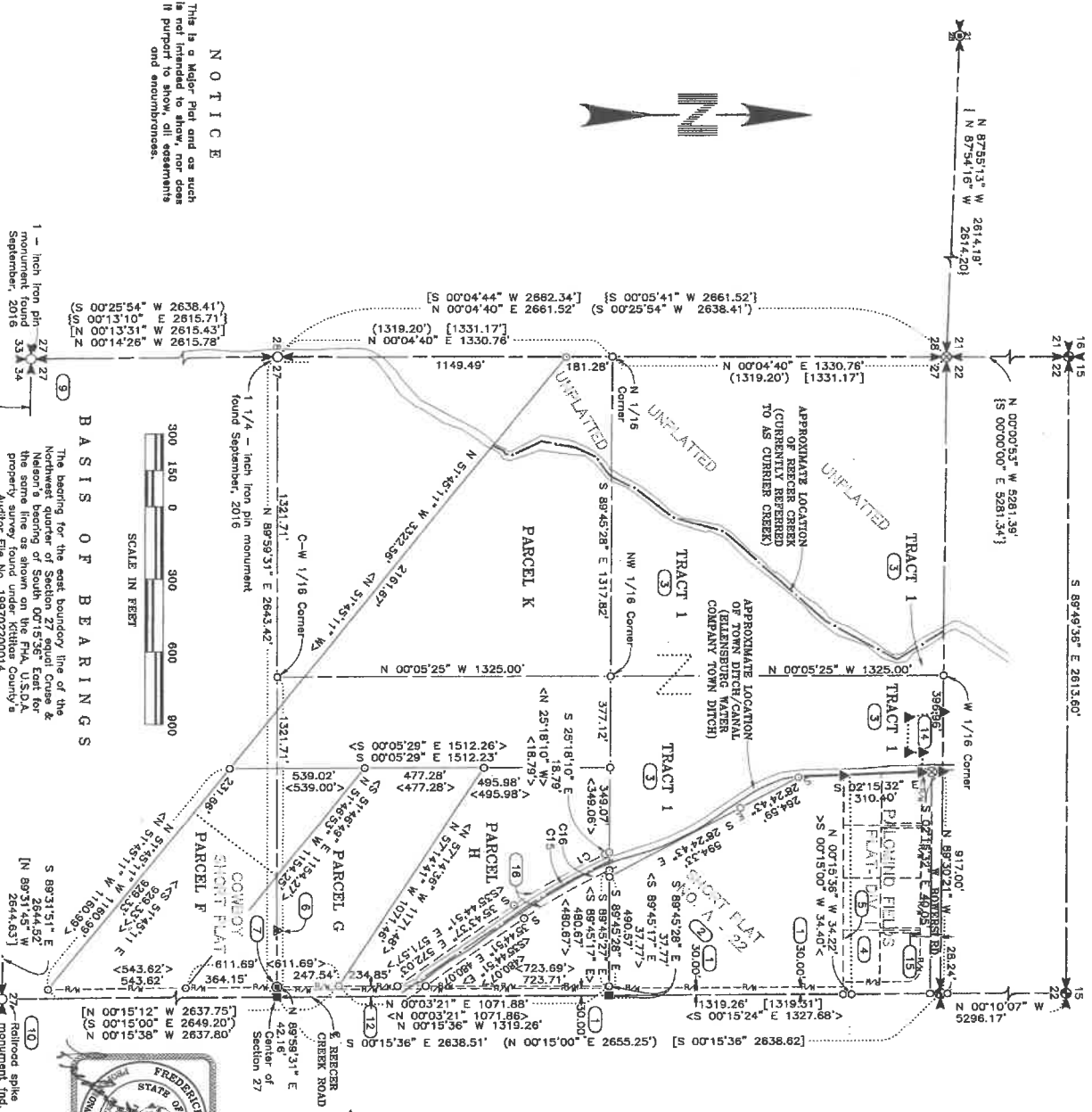
PALOMINO FIELDS PLAT - DIVISION II

A PTN. OF THE E 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

KITITAS COUNTY, WASHINGTON ORIGINAL OWNERSHIP PARCEL MAP

Receiving No.
 LPF - 19-00003
 LP - 07-00031

181827



NOTICE

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

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 equal to Nelson's bearing of South 00°15'36" East for the same line as shown on the FPA, U.S.D.A. Property Record File No. 198702200014. Aerial File No. 198702200014.

1 - inch iron pin monument found September, 2016
 S 89°31'45" W 2644.53'



- 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument set April, 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" found in a 2 - inch pipe set in a monument case April, 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
 - 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 April 10, 2018 and verified
 - Calculated point only
 - no monument found or set
 - () Previously recorded information from Preston Shreve & Co. Survey on drawing as found under Kittitas County's AFN 418140
 - [] Previously recorded information from Record of Survey drawing as found in Book 22, pages 174 and 175, under Kittitas County's AFN 198702200014
 - < > Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
 - > < Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416766
 - { } Previously recorded information from Palomino Fields Plat with Warranty Deed found under Kittitas County's AFN 201708150016
 - {} Previously recorded information from the Common Short Plat as found in Book 6 of Kittitas County's AFN 200410640031
- Note - See Sheet 5 of 7

INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS	
Receiver	
Traverse Closure	
Meets Standards Per WAC 352-130-090	
	S27 T18N R18E

WESTERN PACIFIC ENGINEERING & SURVEY

A TERRA DEVELOPMENT SERVICES CORPORATION
 1328 E. Hunter Place, Moses Lake, Washington
 T1(509)765-1023 F1(509)765-1288
 Services in Washington and Idaho

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

PALOMINO FIELDS PLAT - DIVISION II

A PTN. OF THE E 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON

Receiving No.
LP# - 19-00003
LP - 07-00031

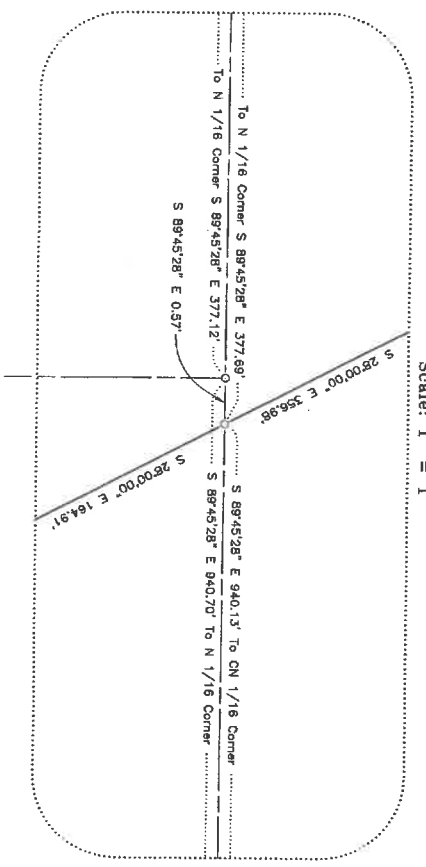
181827

PLAT NOTES

- Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
- The short plat name is shown on top of the short plat developed by Mr. Lemay J. Preston in Volume 4877, to be Kittitas Co. Short Plat No. 77-18', but the County refers to this same short plat as "SHORT PLAT A-22". Said plat is filed under the Kittitas County Auditor's File Number as 418140.
- Tract 1 as described in the property description as listed as being a portion of Tract 1 of the Original Property Description as shown on Sheet 5 of 5.
- Tract 4 as described in the property description as listed as being a portion of Tract 4 of the Original Property Description as shown on Sheet 5 of 5.
- Tract 5 as described in the property description as listed as being a portion of Tract 5 of the Original Property Description as shown on Sheet 5 of 5.
- Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.75' from the calculated position of the property line.
- Found a 5/8-inch iron pin without surveyor's cap south a distance of 0.3' from the calculated position of the property corner.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 159912150012.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 198912150013.
- A thirty - foot (30.00') wide County Road Right-of-Way dedicated via this plat.
- 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
- Kittitas County Temporary Road Access Easement - to be vacated upon road being extended to Rescan Creek.
- Area platted on the Palomino Fields Plat - Division I, as recorded in Volume 42 of Plats, Pages 201 through 205, under the Kittitas County Auditor's File Number 201708150016.
- Existing forty-foot (40.00') Kittitas County Road Right-of-Way (40.00' each side of centerline).
- Existing six-six - foot (66.00') Town Ditch Right-of-Way Easement (33.00' each side of centerline) as defined on the Record of Survey drawing found under Kittitas County's Auditor's File Number 199702200014.
- A thirty-three - foot (33.00') wide Town Ditch Irrigation Canal Easement (33.00' each side of centerline) dedicated via this plat.
- A variable wide Town Ditch Irrigation Canal Easement (dedicated via this plat; Ditch right-of-way easement extends from the centerline of the ditch to the property line that lies immediately east of said Town Ditch).

DETAILED

Scale: 1" = 1'



WATER NOTES

On February 8, 2017 Chicago, Little and Ellensburg Water Company were contacted to find any information on the location and ownership of the "Town Ditch". At that time both utilities 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 claim. We define said ditch other than the surveyed location shown on this survey.

NOTICE

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CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	2283.00' >	10.26.41"	416.19' >	209.67'	S 30.31.34" E	415.60'
C2	20.00'	80.00.00"	20.94'	11.55'	S 86.00.00" E	20.00'
C3	80.00'	300.00.00"	419.88'	11.55'	N 02.00.00" W	80.00'
C4	20.00'	60.00.00"	20.94'	11.55'	N 02.00.00" E	20.00'
C5	167.04'	90.29.39"	295.41'	189.86'	S 45.14.49" W	265.65'
C6	500.00'	28.00.00"	244.35'	124.56'	S 14.00.00" E	241.92'
C7	157.04'	35.28.58"	97.25'	50.24'	S 17.44.29" W	95.70'
C8	217.04'	45.50.24"	173.54'	91.77'	S 22.55.12" W	169.05'
C9	470.00'	28.00.00"	228.69'	117.18'	S 14.00.00" E	227.41'
C10	530.00'	28.00.00"	289.01'	132.14'	S 14.00.00" E	285.44'
C11	2283.00'	3.18.54"	113.27'	58.65'	S 26.43.27" E	113.26'
C12	2283.00'	3.18.54"	113.27'	58.65'	S 29.48.11" E	113.27'
C13	2283.00'	1.03.42"	128.52'	64.29'	S 33.04.23" E	128.50'
C14	2283.00'	10.26.41"	42.30'	21.15'	S 35.13.00" E	42.30'
C15	2283.00'	10.26.41"	410.16'	205.69'	S 30.31.30" E	409.80'
C16	2283.00'	10.26.41"	391.39'	186.20'	S 30.41.25" E	390.97'
C17	2283.00'	10.26.41"	391.38'	186.20'	S 17.37.48" E	390.97'
C18	1000.00'	49.17.16"	704.55'	35.63'	S 30.30.34" E	703.21'
C19	545.52'	12.03.47"	115.80'	59.12'	S 22.18.49" E	115.99'
C20	500.00'	16.02.47"	142.01'	39.59'	S 20.48.33" E	78.93'
C21	233.00'	28.57.16"	142.01'	52.32'	S 17.37.48" E	120.73'
C22	567.00'	4.11.43"	70.81'	36.56'	S 21.39.24" W	109.59'
C23	512.52'	12.09.47"	106.80'	53.66'	S 20.48.33" W	109.59'
C24	532.00'	9.03.14"	64.22'	42.20'	S 20.48.33" E	64.14'



INSTRUMENT USED
Trimble R10 GPS
Receiver
Traverse Closure
Method
WAC 322-130-090
SD7 115N R1BE

**WESTERN PACIFIC
ENGINEERING & SURVEY**

A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Huron, P.O. Box 1023, Puyallup, WA 98901
T: (509) 765-1023 F: (509) 765-1289
Services in Washington and Idaho

LCU INC.

Surveyed by LMH Scale 1" = N/A
Drawn by Tml/FCS Sheet 5 of 7
Checked by FCS Project No. 18146

13/28

PALOMINO FIELDS PLAT - DIVISION II

A PTN. OF THE E 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

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

1. Historically two different locations of the north quarter corner of Section 27 Township 18 North, Range 18 East, W.M., Kittitas County, Washington, were recorded under the name of Section 27, Township 18 North, Range 18 East, W.M. 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 mound case with future road maintenance in mind. The location of these two monuments differ by 28.24 feet.

2. The 3-inch brass cap monument found at the intersection of Resear Creek Road and Bowers Road was held to establish the north boundary of the northwest quarter of said section 27. In 1991 this monument property on the north side of this property immediately on the south side impacted the decrease in size. In addition, most performed subsequent to 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:
Kittitas Co. Short Plat No. A-22 recorded under APN 418140
Tract 1 of Statutory Warranty Deed recorded under APN E0410160051
Tract 2 of Statutory Warranty Deed recorded under APN 201410160051

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 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.

5. The county road right of way for Resear Creek Road has been defined differently by various plats along Resear Creek Road. After contacting Kittitas County and doing independent record research we found no specific description of said Resear Creek Road. We have previously recorded plats centered on the county road known as Resear Creek which 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 center line matches that of said Auditor's File Number 418140.

6. The remaining property is identified on Sheet 1 of 7 of this plat as per the property description contained herein. However, the owner of said property owns additional adjoining property in this general area.

7. The Kittitas County Auditor combined Parcel F, Parcel G, and Parcel H into one County Tax Parcel - Tax Parcel 11802.

8. Areas denoted with Note 14 should be vacated by the Kittitas County Commissioners because it is excess property relative to the road right-of-way needs. In order to accomplish this vacation, an applicant is required to complete a "Vacation Application for Review" by the Kittitas County Commissioners and approved by said County Commissioners.

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

TRACT 1:
That portion of the Northwest Quarter of the Northwest Quarter 1/4 of the center line of the channel of Resear Creek, as located in October 3, 1887, in Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

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 Kittitas, 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, 1,321.5 feet; thence North 83°35' West, 500 feet; thence North 27°47' West, 838 feet; thence North 27°47' West, 1,321.5 feet; thence North 83°35' East, 79.6 feet; thence East 89°76' West, thence South 35°09' East to the point of commencement.

The right of way of the canal of the Eljensburg Water Company (Town Ditch).
TRACT 2
The Northwest Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, EXCEPT that portion thereof lying East of the center line of the channel of Resear Creek as located on October 3, 1887.

AND
All that portion of the Southwest Quarter of the Northwest Quarter of Section 17, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying North and West of the center line of the channel of Resear Creek as located on October 3, 1887, and the Northwest Quarter of the Northwest Quarter of Section 17, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, EXCEPT that portion thereof lying East of the center line of the channel of Resear Creek as located on October 3, 1887.

TRACT 3:
Parcel F, G, H and K of that certain Survey as recorded February 20, 1927, in Book 22 of Survey Maps of Kittitas County, Auditor's File No. 19370200014, records of Kittitas County, Washington, EXCEPTING any portion of said Parcels F and G, lying within the COMBOD SHORT PLAT, Kittitas County Short Plat No. 03-04, 288 recorded October 4, 2004, in Book 6 of Short Plats, Auditor's File No. 200410040031, records of Kittitas County, State of Washington.

N O T I C E

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

LINE	BEARING	DISTANCE
L1	S 89°30'21" E	116.84
L2	N 09°18'41" E	139.02
L3	S 89°30'21" E	151.09
L4	N 00°29'39" W	161.99
L5	S 89°30'21" E	161.28
L6	S 02°15'32" E	313.80
L7	S 02°39'10" E	179.84
L8	S 32°36'28" E	182.89
L9	S 25°18'10" W	118.79
L10	S 35°14'51" E	145.15
L11	N 26°30'07" E	49.87
L12	N 78°12'25" E	40.33
L13	N 19°20'55" E	28.08
L14	N 26°40'48" N	130.05
L15	N 10°21'59" E	136.08
L16	N 26°13'17" E	80.15
L17	N 53°25'36" E	89.88
L18	N 44°26'10" E	13.34
L18	N 44°26'13" E	813.34



WESTERN PACIFIC ENGINEERING & SURVEY
A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
Tel: (509) 765-1023 Fax: (509) 765-1288
Services in Washington and Idaho

LCU, INC.
Surveyed by: LHM Scale 1" = N/A
Drawn by: TML/FCS Sheet 5 of 7
Checked by: FCS Project No. 18146

INSTRUMENTS USED
Trimble R10 GPS
Receivers
Troyense Closure
Meala Standards Per
WAC 332-130-090

INDEXING DATA
S27 T18N R18E

PALOMINO FIELDS PLAT - DIVISION II

A PTN. OF THE E 1/2 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITAS COUNTY, WASHINGTON

GENERAL NOTES

1. As Per RCW 17.10.140, landowner are responsible for the controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends the clearing of areas disturbed development to preclude the proliferation of noxious weeds.
2. 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.
3. An assessment of ten feet in width is reserved along all parcel lot lines. The ten foot assessment shall about the exterior "plat boundaries" and shall be divided five feet each side of the interior lot lines. Said assessment shall be for public utilities, gas, irrigation, and cable television.
4. Subdivision Guarantee No. 72155-46709752, as provided by Chicago Title Insurance Company, All easements from said Subdivision Guarantee have been reviewed, those with a plat/ette location have been shown on face of plat.

IRRIGATION WATER NOTES

1. The Ellensburg Water Company's canal and canal road runs on the eastern edge of this Palomino Fields Plat. Division II Subdivision. There shall be no trespassing on the Ellensburg Water Company's canal road or within the right of way of the Ellensburg Water Company's canal.
2. The Ellensburg Water Company supplies irrigation water to the Palomino Fields Water System. The water is delivered to the end users and delivers the irrigation water to the individual parcels within the Palomino Fields Plat - Division II Subdivision. The Palomino Fields Water System, Inc. owns the share of the Palomino Fields Water System. The water is delivered to the Palomino Fields Water System, Inc. All questions relating to irrigation shall be directed to the Palomino Fields Water System, Inc. and the Water Master.

NOTICE

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

DEDICATION

DEDICATION KNOW ALL MEN by these presents, CLE ELUM PINES WEST LLC, a Washington Limited Liability Company, and CLE ELUM PINES EAST LLC, a Washington Limited Liability Company, do hereby dedicate to the public forever all roads and ways shown hereon, including all easements, rights of way, 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 discharge upon any public road, right-of-way or easement or road drainage. Any enclosing of drainage waters in culverts or drains or re-routing 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 hereto set our hands and seal this 8th day of May, A.D., 2019, CLE ELUM PINES WEST, LLC, a Washington Limited Liability Company
[Signature]
Manager

IN WITNESS WHEREOF, we have hereto set our hands and seal this 8th day of May, A.D., 2019, CLE ELUM PINE EAST, LLC, a Washington Limited Liability Company
[Signature]
Manager

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF Kittitas) SS

On this day, 8th of May, A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the manager of CLE ELUM PINE WEST, LLC and acknowledged the said instrument, for 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 to 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
[Signature]
residing at Ellensburg

STATE OF WASHINGTON)
COUNTY OF Kittitas) SS

On this day, 8th of May, A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the manager of CLE ELUM PINE EAST, LLC, and acknowledged that instrument, 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 to 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
[Signature]
residing at Ellensburg



INSTRUMENT USED		INDEXING DATA	
Trimble RIO GPS	Receiver	Maile Standards Per WAC 352-130-090	\$27 118N 1818E
WESTERN PACIFIC ENGINEERING & SURVEY			
A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Place, Moses Lake, Washington 1(509)765-1029 1(509)765-1298 Services in Washington and Idaho			
LCTU INC.		Seal 7 of N/A Checked by /m/ / fcs Project No. 18146	