

# PALOMINO FIELDS PLAT - DIVISION V

## A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II 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

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

181827

### 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., Kititas Co., Auditor's File Number 43068, a monument was set. Subsequently the monument was removed and a monument was set. Subsequently the monument was removed and a monument was set. Subsequently the monument was removed and a monument was set with a note that Kititas Co. Public Works will set a monument in a monument case with future road maintenance in vicinity. The location of these two monuments differ by 28.24 feet.
2. 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 monument immediately on the south side absorbed all the decrease in size, the monument 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:  
Kititas 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 201440160051
4. In addition, other monuments and fence lines were used to help confirm the boundaries of said Short Plat.
5. The west quarter corner of Section 27 recorded on said Auditor's File Number 43068 was calculated. However, on an adjacent survey to west a 3-1/4 inch iron pipe was found and accepted as said west quarter corner. During this survey, said 3-1/4 inch iron pipe was found and accepted as said west quarter corner.
6. The county road right of way for Reecer Creek Road has been defined differently by various plats along Reecer Creek Road. After contacting Kititas County and doing independent records research we found no specific description of said right of way other than the previously recorded plat. Therefore with no other evidence, for this survey, the centerline of the county road known as Reecer Creek was used to establish the east boundary of the northwest quarter of said Section 27 as indicated on the east boundary of the northwest quarter of said section. The said centerline matches that of said Auditor's File Number 418140.
6. The remaining exterior property boundary lines are identified on sheet 1 of 4 as per the property description contained herein. The center of the property owns addition adjoining property in this general area.

### D E D I C A T I O N

DEDICATION KNOW ALL MEN by these presents, CLE ELUM PTINES WEST LLC, a Washington Limited Liability Company, and CLE ELUM PTINES 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 our lots, and the right to continue to drain said roads and ways over said lots, and the right to make all necessary grading of the roads and ways hereon. Following water on any lot or parcel shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or 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 20th day of ..... A.D., 2019, CLE ELUM PTINES WEST, LLC., A Washington Limited Liability Company

.....  
President

### A C K N O W L E D G E M E N T

STATE OF WASHINGTON )  
COUNTY OF ..... ) SS

On this day ..... of ..... A.D., 2019, 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 PTINES 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 this day ..... the seal 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 .....

### A C K N O W L E D G E M E N T

STATE OF WASHINGTON )  
COUNTY OF ..... ) SS

On this day ..... of ..... A.D., 2019, 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 PTINES 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 this day ..... the seal 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 .....

### N O T I C E

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 Dedication Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recitification by the Surveyor naming said person.

<b>INSTRUMENT USED</b> Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	<b>INDEXING DATA</b> <table style="width: 100%; text-align: center;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table> S27 T18N R18E																
<b>WESTERN PACIFIC</b> <b>ENGINEERING &amp; SURVEY</b> A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Place, Moses Lake, Washington T:(509)765-1023 F:(509)765-1235 Services in Washington and Idaho																	
<b>LCU, INC.</b> Surveyed by LMH Scale 1" = N/A Drawn by Tml/ FCS Sheet 4 of 4 Checked by FCS Project No. 18146																	

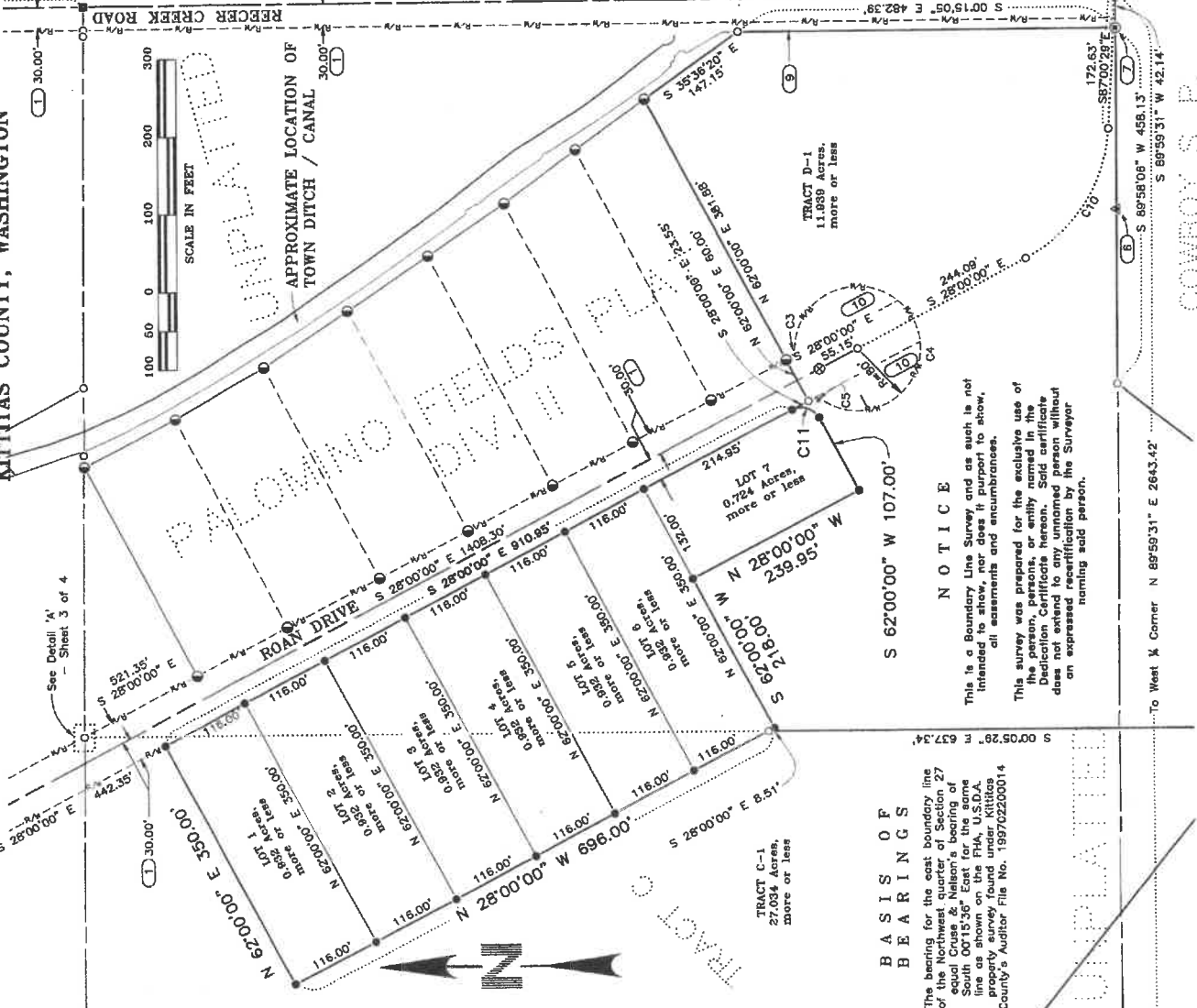


# PALOMINO FIELDS PLAT - DIVISION V

## A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II A PORTION OF THE SE ¼ OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITIAS COUNTY, WASHINGTON

Receiving No. 1PF-19-00004  
LP-07-00031

**L E G E N D**  
 5/8" - inch iron pin with surveyor's cap marked "LS 12491" monument set July, 2019  
 3" - inch brass cap monument found September, 2016  
 5/8" - inch aluminum surveyor's cap monument stamped "Kititias 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 Kititias Co. Plat No. 199702200014 as found under Kititias County's AFN 418140  
 [ ] Previously recorded information from Record of Survey drawing as found under Kititias County's AFN 199702200014  
 < > Previously recorded information from Record of Survey drawings as found under Kititias County's AFN 188702200014  
 [ ] Previously recorded information from Record of Survey drawing as found under Kititias County's AFN 199702200014  
 > < Previously recorded information from Statutory Warranty Deed found under Kititias County's AFN 416786  
 ( ) Note - See Sheet 3 of 4



**B A S I S O F B E A R I N G S**  
 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 1181.45 feet. The property survey found under Kititias County's Auditor File No. 199702200014

**N O T I C E**  
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**INSTRUMENT USED**  
 Trimble R10 GPS Receivers  
 Traverse Closure  
 Meets Standards Per  
 WAC 352-130-090  
 S27 T18N R18E

**INDEXING DATA**

**WESTERN PACIFIC ENGINEERING & SURVEY**  
 A TESRA 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 Trm/FCS Sheet 2 of 4  
 Checked by FCS Project No. 18146



181827

COWBOY S.P.

Center of Section 27

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

S 89°59'31" W 42.14'

N 00°15'36" W 1.82'

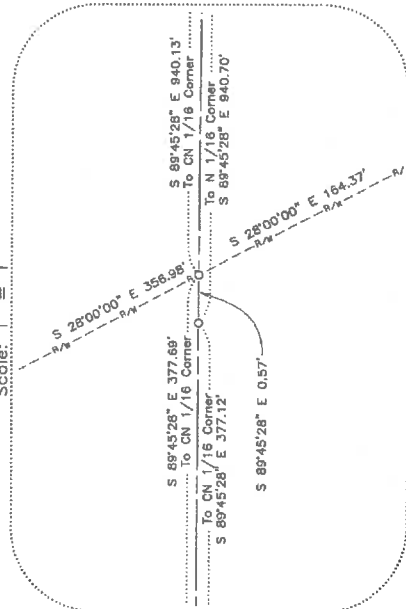
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181827

DETAILED  
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 25, as recorded under the Kittitas County Auditor's File Number 20150210014.

### GENERAL NOTES

- As per RCW 17.40.140, landowner are responsible for the control and proper use of the spread of noxious weeds. Accordingly, the Kittitas County 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. 72156-46840372, 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.

### 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 Dedication Certificate hereon. Said certificate does not extend to any unnamed person without an expressed re-identification by the Surveyor naming said person.

### 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 535434.
- 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. 19970220014.
- Bearing and distance from the Center of Section 27 monument to the centerline of the proposed road extension a extension.

### WATER NOTES

On February 8, 2017 Chicago Title and Ellensburg Water Company contacted to find any information regarding the location and ownership of the water lines. At this time, the water company was unable to provide any information to the plat. Chicago Title Insurance 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°29'59"	248.03'	159.40'	S 45°14'49" W	223.04'
C2	470.00'	25°21'34"	208.02'	105.74'	S 12°40'47" E	206.33'
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'	11.55'	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'	26°00'00"	259.01'	132.14'	S 14°00'00" E	256.44'
C7	217.04'	90°29'38"	342.79'	218.92'	S 45°14'49" W	308.25'
C8	187.04'	90°29'38"	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	200.00'	59°00'26"	205.98'	113.17'	S 57°30'14" E	196.99'
C11	25.00'	90°00'00"	39.27'	25.00'	S 17°00'00" W	35.36'

### INSTRUMENT USED

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  
T:(509)765-1023 F:(509)765-1298  
Services in Washington and Idaho

LCU, INC.

Surveyed by LMH Scale 1" = N/A  
Drawn by Tm/ FCS Sheet 3 of 4  
Checked by FCS Project No. 18146

# PALOMINO FIELDS PLAT -- DIVISION V

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

18:827

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

1. Historically two 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 the name of the North Quarter, the 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 939177, 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.
2. 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 the property immediately on the south, the area absorbed all the decrease in size. In addition, the monument was subsequently 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 AFN 448140  
Tract 1 of Statutory Warranty Deed recorded under AFN 201410150051  
Tract 2 of Statutory Warranty Deed recorded under AFN 201410150051
4. 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.
5. 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. 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.
6. 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.

### D E D I C A T I O N

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 use of the State of Washington, and ways hereon with the right to break all necessary stone 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 the roads and ways hereon no drainage water on any lot or lots shall be discharged upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or 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 hereunto set our hands and seal this ..... day of ....., A.D., 2019, CLE ELUM PINE WEST, LLC, a Washington Limited Liability Company

.....  
President

### A C K N O W L E D G E M E N T

STATE OF WASHINGTON )  
COUNTY OF ..... )  
On this day ..... of ..... A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and acknowledged the said instrument to be the free and voluntary act and deed of the Corporation mentioned and on each stated that he/she mentioned and on each stated that he/she executed 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 .....

### A C K N O W L E D G E M E N T

STATE OF WASHINGTON )  
COUNTY OF ..... )  
On this day ..... of ..... A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and acknowledged the said instrument to be the free and voluntary act and deed of the Corporation mentioned and on each stated that he/she mentioned and on each stated that he/she executed 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 .....

### N O T I C E

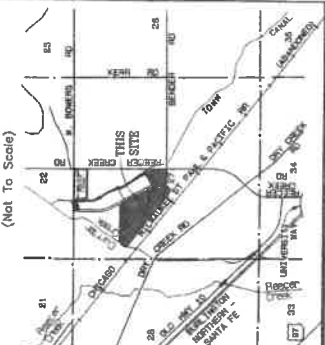
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<b>INSTRUMENT USED</b> Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 532-150-090	<b>INDEXING DATA</b> <table border="1" style="width: 100%; height: 40px; border-collapse: collapse;"> <tr><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td></tr> <tr><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td></tr> </table> 527 T18N R18E								
<p><b>WESTERN PACIFIC</b> <b>ENGINEERING &amp; SURVEY</b></p> <p>A TERRA DEVELOPMENT SERVICES CORPORATION                  1328 E. Hunter Place, Meads Lake, Washington                  T(509)765-1023 F(509)765-1298                  Success in Washington and Idaho</p>									
Surveyed by LCU, INC.      Scale 1" = N/A Drawn by Tm/ FCS      Sheet 4 of 4 Checked by .....      Project No. 181146									

**VICINITY MAP**  
(Not To Scale)



**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 ..... Day of ..... A.D., 2019.  
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 ..... Day of ..... A.D., 2019.  
Kittitas County Health Officer

**CERTIFICATE OF PLANNING DEPT.**

I HEREBY 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.  
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. 980975 and 980978.

Dated this ..... Day of ..... A.D., 2019.  
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 assessable condition for platting. Parcel No. 980975 and 980978.

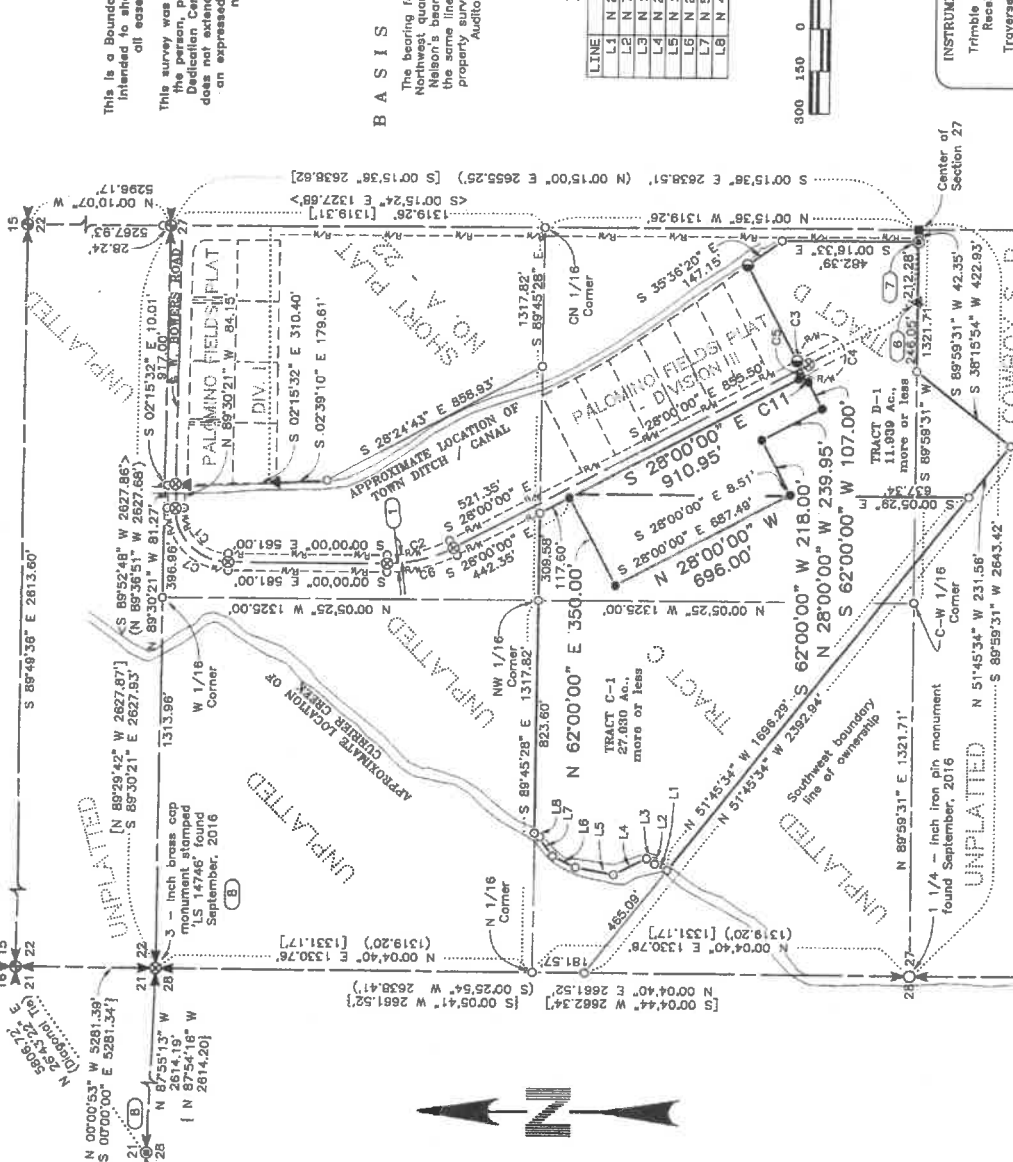
Dated this ..... Day of ..... A.D., 2019.  
Kittitas County Assessor

**KITTITAS COUNTY BOARD OF COMMISSIONERS**

EXAMINED AND APPROVED this ..... day of ..... A.D., 2019.  
BOARD OF COUNTY COMMISSIONERS

By .....  
Chairperson  
ATTEST:  
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 SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.  
KITTITAS COUNTY, WASHINGTON



**AUDITOR'S CERTIFICATE**

I hereby certify that the Palomino Fields Plat - Division V plat is based on an actual survey of the plat, and 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.

Filed 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.  
County Auditor .....  
Deputy County Auditor .....



Frederick C. Skinner, P.E., P.L.S.  
Washington Land Surveyor No. 12481  
WESTERN PACIFIC ENGINEERING  
AND SURVEY, INC.  
1328 Hunter Place, Professional Center  
Moses Lake, Washington 98837

**NOTICE**

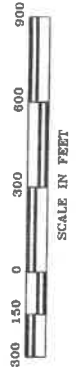
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**BASIS OF BEARINGS**

The bearing for the east boundary line of the west quarter of Section 27 is equal to the bearing of the east boundary line of the Palomino Fields Plat - Division II, on the same line as shown on the F.M.A. U.S. Department of the Interior, Bureau of Land Management property survey filed under Kittitas County's Auditor File No. 199702200014.

**LINE TABLE**

LINE	BEARINGS	DISTANCE
L1	N 26°50'07" E	49.87
L2	N 78°12'26" E	40.35
L3	N 19°20'56" E	28.07
L4	N 26°40'51" W	43.02
L5	N 10°21'53" E	136.02
L6	N 28°12'14" E	80.11
L7	N 53°25'38" E	89.88
L8	N 44°28'10" E	13.34



**INSTRUMENT USED**

Trimble R10 GPS Receivers  
Traverse Closure  
Meets Standards Per WAC 532-130-090

INDEXING DATA  
527 T18N R18E

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

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

# PALOMINO FIELDS PLAT - DIVISION V

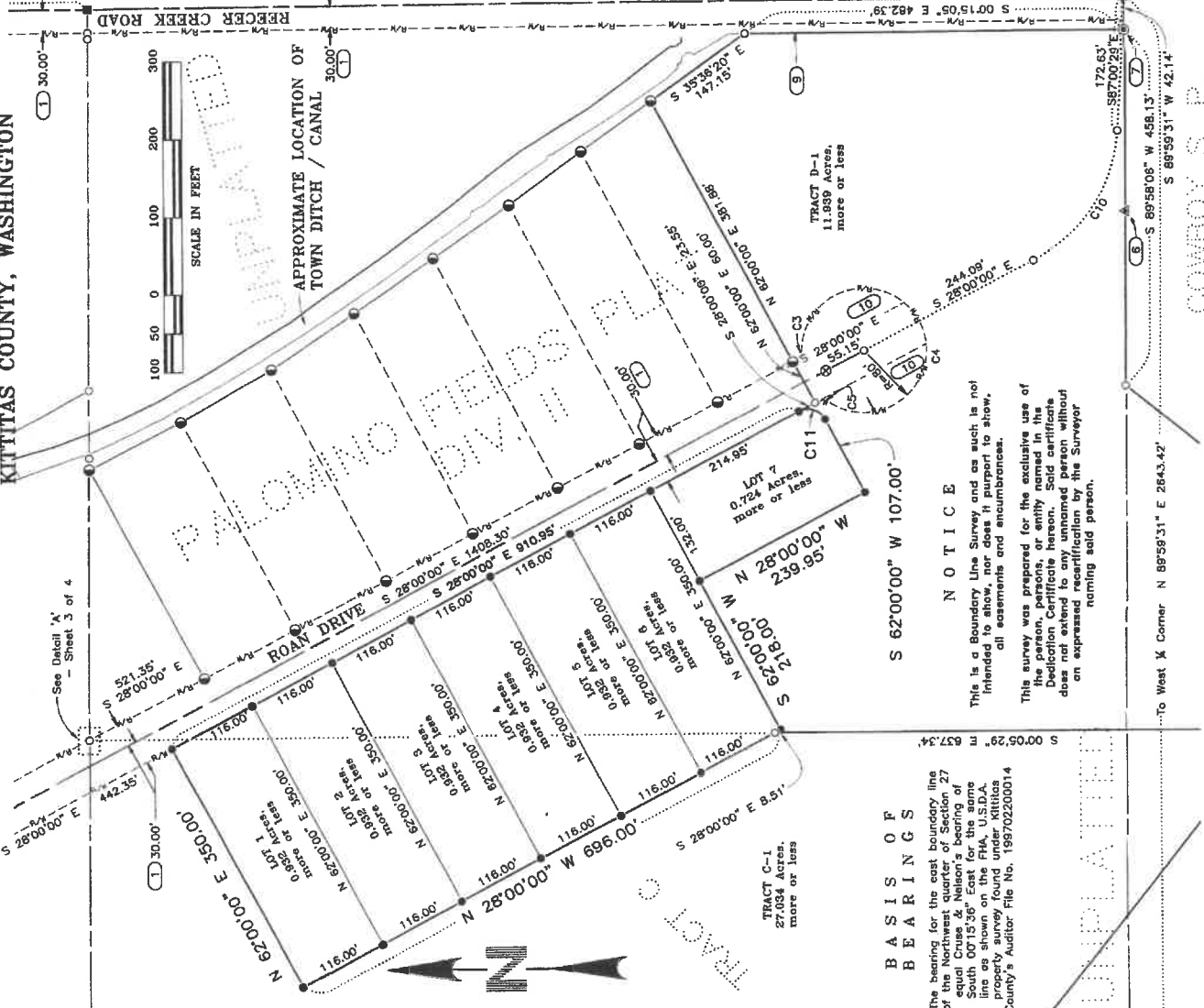
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Receiving No. ....  
LPF-19-00004  
LP-07-00031

### L E G E N D

- 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument set July, 2019
- 3 - inch brass cap monument found September, 2016
- 5/8 - inch aluminum surveyor's cap monument stamped "Kititas County found September, 2016"
- ⊗ 2 - inch brass cap monument stamped "LS 12491" ground 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 Shorrock at Kititas County Auditor's Office, Kititas County, Washington, Plat No. 77-12, as found under Kititas County's AFN 418140
- [ ] Previously recorded information from Record of Survey drawing as found under Kititas County's AFN 199702200014
- < > Previously recorded information from Record of Survey drawing as found under Kititas County's AFN 199702200014
- [ ] Previously recorded information from Record of Survey drawing as found under Kititas County's AFN 199702200014
- > < Previously recorded information from Statutory Warranty Deed found under Kititas County's AFN 416766

Note - See Sheet 3 of 4



### B A S I S O F B E A R I N G S

The bearing for the east boundary line of the Northwest quarter of Section 27 equal Chase Nelson's bearing of the same line as shown on the F.M.A. U.S.D.A. property survey found under Kititas County's Auditor File No. 199702200014

### N O T I C E

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all encumbrances and accumulations.  
This survey was prepared for the exclusive use of the person, persons, or entity named in the Dedication Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor running said person.

**INSTRUMENT USED**  
Trimble R10 GPS Receivers  
Traverse Closure  
Meets Standards Per  
WAC 332-130-090 527 T18N R18E

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

**LCU, INC.**  
Surveyed by LMH  
Drawn by Tml/FCS  
Checked by FCS  
Scale 1" = 100'  
Sheet 2 of 4  
Project No. 18148



181827

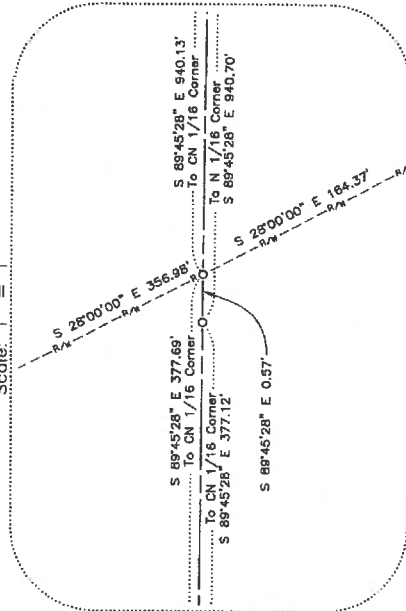
# PALOMINO FIELDS PLAT - DIVISION V

## A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II 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

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

181827

**D E T A I L ' A '**  
Scale: 1" = 1'



**P R O P E R T Y D E S C R I P T I O N**

Tract C and Tract D of the Palomino Fields Plat - Division II as recorded in Book 13 of Plats, Pages 23 through 25, as recorded under the Kittitas County Auditor's File Number 201905210014.

**N O T I C E**

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 Dedication, Return, or other valid certificate does not extend to any unrecorded interest on an expressed recertification by the Surveyor naming said person.

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

- As Per RCW 17.10.140, landowner are responsible for the controlling and preventing the spread of noxious weeds. The Kittitas County Noxious Weed Board recommends immediate action to be taken to prevent 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 about 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. 72455-46940372, as provided by Chicago Title Insurance Company. All easements from said Subdivision Guarantee have been reviewed, those with a platable location have been shown on face of plat.

**P L A T N O T E S**

- 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 0.75' 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.

**W A T E R N O T E S**

On February 8, 2017 Chicago Title and Ellensburg Meter Company were contacted to find any information regarding the location and ownership of the "Town Ditch". At that time both entities were contacted to provide any information to said ditch. The Ellensburg Meter Company believes there is a prescriptive easement for said ditch but we do not have any documents to prove this or even define said ditch other than the surveyed location shown on this survey.

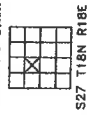
**C U R V E T A B L E**

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	157.04'	50°29'39"	248.03'	S 45°14'48" W	223.04'	
C2	470.00'	25°21'34"	208.02'	S 12°40'47" E	205.33'	
C3	20.00'	50°00'00"	20.94'	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'	50°00'00"	20.94'	N 02°00'00" E	20.00'	
C6	530.00'	28°00'00"	259.01'	S 14°00'00" E	255.44'	
C7	217.04'	90°29'39"	342.79'	S 45°14'48" N	308.25'	
C8	187.04'	90°29'39"	295.41'	S 45°14'48" N	265.65'	
C9	500.00'	28°00'00"	244.35'	S 14°00'00" E	241.92'	
C10	200.00'	59°00'29"	205.98'	S 57°30'14" E	196.95'	
C11	25.00'	50°00'00"	39.27'	S 17°00'00" W	35.36'	

**I N S T R U M E N T U S E D**

Trimble R10 GPS  
Receivers  
Transverse Closure  
Mean Stationing of  
WAC 332-130-080

**I N D E X I N G D A T A**



**WESTERN PACIFIC  
ENGINEERING & SURVEY**

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

**LCU, INC.**

Surveyed by LHM Scale 1" = N/A  
Drawn by Jmi/ FCS Sheet 3 of 4  
Checked by FCS Project No. 18146

# PALOMINO FIELDS PLAT - DIVISION V

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

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

181827

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

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 Kititas Co. Auditor's File Number 418140, a monument was set. Subsequently in 1981 via the survey possibly do to road reconstruction in 1981 via the survey possibly do to Kititas Co. Auditor's File Number 539177 a nail and wedge 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 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 impacts. 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:  
 Kititas 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.

4. The west quarter corner of Section 27 recorded on said adjacent survey number 418140 was calculated. However, on an accepted as said west quarter corner of 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 Reecer Creek Road has been defined differently by various plats along Reecer Creek Road. After contacting Kititas County and doing independent records research we found no specific description of the right of way other than the previously recorded plat. Therefore with no other evidence, for this survey, the centerline of the county road known as Reecer Creek was set in the northeast quarter of the northwest quarter of said section 27, coincident with the east boundary of the northwest quarter of said section 27. The said centerline matches that of said Auditor's File Number 418140.

6. The remaining exterior property boundary lines are identified on Sheet 3 of 4 as per the property description contained herein. However, the owner of said property owns addition adjoining property in this general area.

### D E D I C A T I O N

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 declare this plat and dedicate to the public forever all roads, cuts and fills, and the right to continue to drain said roads and ways hereon with the right to make all necessary slopes for maintenance and across any lot or lots, where water might take a natural course, or original, reasonable grading of the roads and ways shown hereon no drainage way, and any lots shall be diverted or blocked from their natural course, or shall discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or basins 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 11th day of ..... A.D., 2019, CLE ELUM PINE WEST, LLC., A Washington Limited Liability Company  
 .....  
 President

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 11th day of ..... A.D., 2019, CLE ELUM PINE EAST, LLC., A Washington Limited Liability Company  
 .....  
 President

### A C K N O W L E D G E M E N T


STATE OF WASHINGTON }  
 COUNTY OF ..... } SS  
 On this day ..... of ..... 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 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 set forth, 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 .....

### A C K N O W L E D G E M E N T

STATE OF WASHINGTON }  
 COUNTY OF ..... } SS  
 On this day ..... of ..... 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 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 set forth, 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 .....

<b>INSTRUMENT USED</b> Trimble R10 GPS Receivers Trovarese Closura Meets Standards Part WAC 332-130-090	<b>INDEXING DATA</b>  S27 T18N R18E
<b>WESTERN PACIFIC ENGINEERING &amp; SURVEY</b> A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Pike, Walla Walla, Washington T: (509)765-1023 F: (509)765-1296 Sedalia in Washington and Idaho	
Surveyed by <b>LCU INC.</b> Scale * = N/A Drawn by <b>LCU INC.</b> Sheet 4 of 4 Checked by <b>LCU INC.</b> Project No. 181146	



**N O T I C E**

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

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