

# VICINITY MAP

(Not to Scale)



# APPROVALS

**KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS**  
 EXAMINED AND APPROVED  
 This ..... day of ....., A.D., 2021  
 Kittitas County Engineer

**HEALTH DEPARTMENT**  
 I HEREBY CERTIFY that the Palomino Fields Plat - Division VI, has been examined by me and I find that it conforms to all health requirements of the County Health Dept.  
 Dated this ..... Day of ....., A.D., 2021.  
 Kittitas County Health Officer

**CERTIFICATE OF PLANNING DEPT.**  
 I HEREBY CERTIFY that the Palomino Fields Plat - Division VI, 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., 2021.  
 Kittitas County Planning Official

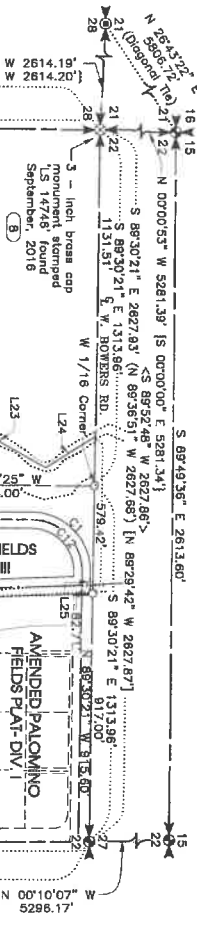
**CERTIFICATE OF TREASURER**  
 I HEREBY CERTIFY that the taxes and assessments are paid for the preceding year and for this year in which the plat is now to be filed. Parcel 981802.  
 Dated this ..... Day of ....., A.D., 2021.  
 Kittitas County Treasurer

**CERTIFICATE OF ASSESSOR**  
 I HEREBY CERTIFY that the Palomino Fields Plat - Division VI, has been examined by me and I find that the property to be in an Parcel 981802.  
 Dated this ..... Day of ....., A.D., 2021.  
 Kittitas County Assessor

**KITTITAS COUNTY BOARD OF COMMISSIONERS**  
 EXAMINED AND APPROVED this ..... day of ....., A.D., 2021.  
 BOARD OF COUNTY COMMISSIONERS  
 By ..... Chairperson  
 ATTEST:  
 Clerk of the Board

# PALOMINO FIELDS PLAT - DIVISION VI

A REPLAT OF TRACTS 'E', AND 'H', PALOMINO FIELDS PLAT - DIVISION IV  
 A PORTION OF THE S 1/2 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON



**BASIS OF BEARINGS**

The bearing for the East boundary line of the Northwest quarter of Section 27 is based on the bearing of South 00°15'36" East for the same line as shown on the F.H.A. U.S.D.A. property survey found under Kittitas County Auditor File No. 159702200014.

LINE	BEARING	DISTANCE
L1	N 85°00'00" E	107.47
L2	N 85°00'00" E	112.06
L3	S 63°21'32" E	97.83
L4	N 51°45'11" W	154.50
L5	S 55°03'08" E	58.40
L6	S 51°45'11" E	48.86
L7	N 38°14'48" E	295.00
L8	S 45°00'00" W	192.04
L9	S 14°53'12" E	68.24
L10	S 31°45'23" W	30.55
L11	N 25°18'03" E	48.93
L12	S 76°09'30" W	10.33
L13	S 18°19'02" W	28.08
L14	S 26°41'48" E	130.08
L15	S 10°20'12" W	135.16
L16	N 28°11'12" E	90.16
L17	S 52°33'02" W	88.93
L18	S 44°23'45" W	13.34
L19	S 27°21'48" W	108.84
L20	N 30°23'02" E	184.78
L21	N 15°59'04" E	215.38
L22	S 42°00'30" W	550.95
L23	N 25°03'10" E	357.50
L24	S 32°40'41" E	214.38
L25	N 88°30'21" W	81.27
L26	N 00°00'00" W	554.35
L27	N 26°00'00" W	442.55
L28	S 26°00'00" E	125.00
L29	S 26°00'00" E	454.00
L30	N 88°22'25" E	180.39
L31	N 35°00'00" E	539.88
L32	N 35°00'00" E	632.11
L33	S 35°00'00" W	632.11
L34	S 00°00'00" E	6.65
L35	N 85°00'00" E	159.78

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY that the Palomino Fields Plat - Division VI is based on an actual survey and that the distance between the monuments are shown thereon correctly. The monuments have been set; and lot and block corners staked on the ground.

**WESTERN PACIFIC ENGINEERING & SURVEY**  
 A TRIGA DEVELOPMENT SERVICE CORPORATION  
 1328 E. Hunter Place, Moses Lake, Washington  
 T(509)765-1023 F(509)765-1299  
 Services in Washington and Idaho

**LCU, INC.**  
 Scale 1" = 300'  
 Drawn by Tm/FCS  
 Checked by RNS  
 Project No. 18146

**INSTRUMENT USED**  
 Trimble R10 GPS  
 Receivers  
 Trovexa Closure  
 Meade Standoffs Per  
 VMC 532-130-080

**INDEXING DATA**

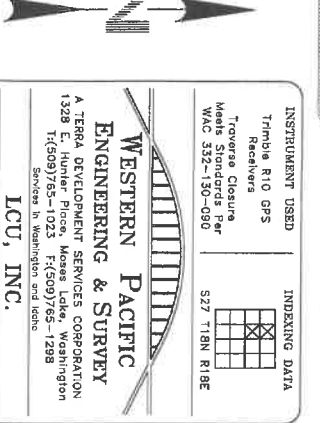
**RICK NORMAN SKINNER, P.L.S.**  
 WASHINGTON LEAD SURVEYOR NO. 43619  
 MEMBER OF THE NATIONAL SURVEYING AND MAPPING SOCIETY OF AMERICA  
 PIONEER NEW PROFESSIONAL CENTER  
 1328 Hunter Place  
 Moses Lake, Washington 98837

**AUDITOR'S CERTIFICATE**

Filed for record this ..... day of ....., 2021, at .....  
 under Auditor's File Number ..... at the request of Western Pacific Engineering & Survey, Inc.  
 County Auditor  
 Deputy County Auditor

**COWBOY S. P.**  
 Monument found September, 2016  
 Railroad spike monument found September, 2016

**1 - 1/4 - inch iron pin**  
 monument found September, 2016  
 S 89°31'51" E 2644.52'  
 S 89°31'45" W 2644.53'



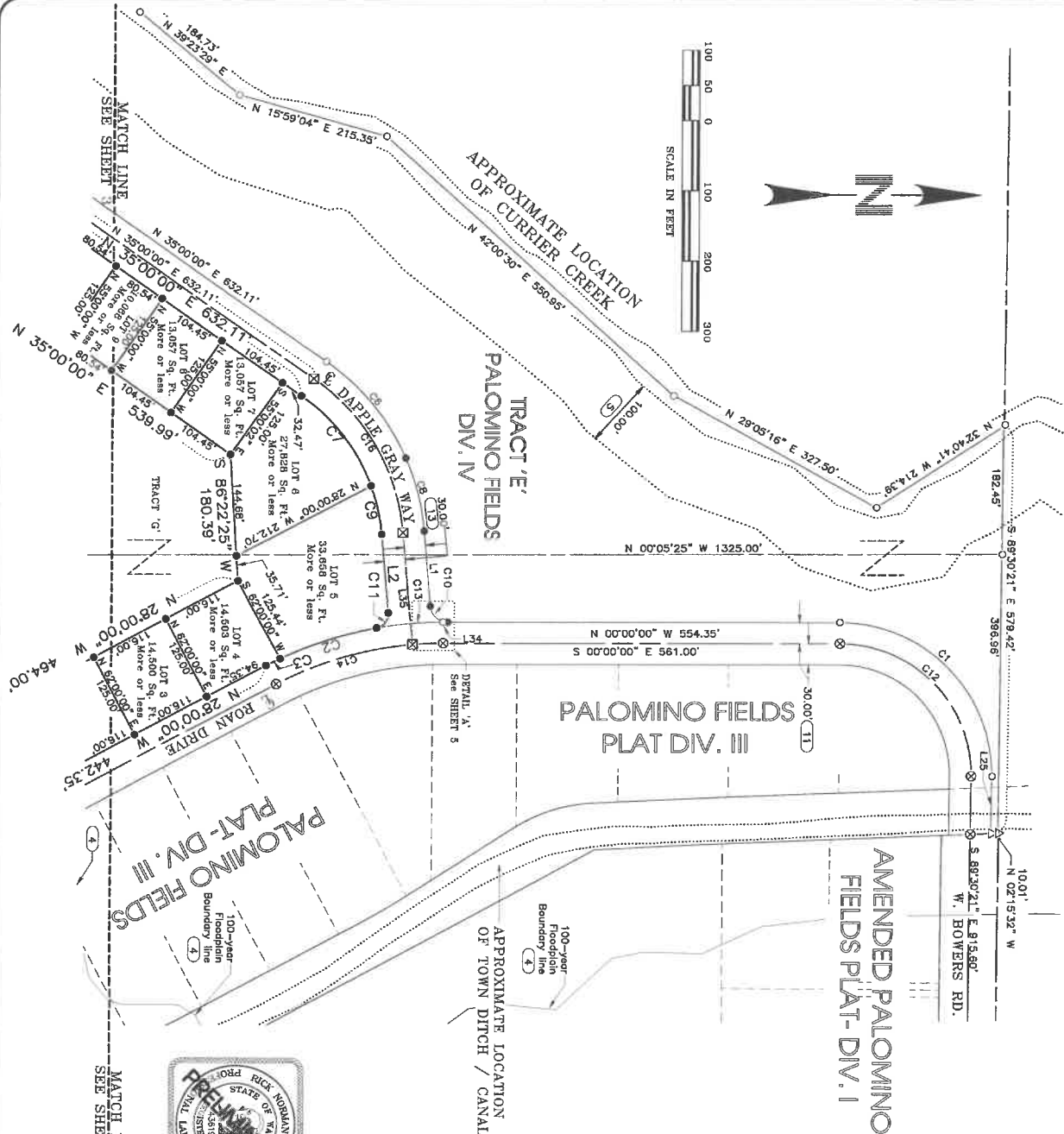
File -- Project Desc.: S:\Data transfer\18146 B08\18146 MP6rev1.pro (Plotted - Mar 11, 2021)

# PALOMINO FIELDS PLAT - DIVISION VI

## A REPLAT OF TRACTS 'E', AND 'H', PALOMINO FIELDS PLAT - DIVISION IV A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M. KITITAS COUNTY, WASHINGTON

Receiving No. ....  
LPF-21-72222  
LP-07-00031

181827



### LEGEND

- 5/8 - inch iron pin with surveyor's cap marked LS 12491' monument set October 10, 2020 September, 2016
- 3 - inch brass cap monument found
- 5/8 - inch aluminum surveyor's cap monument stonipe Kittitas County found September, 2016
- 2 - inch brass cap monument stonipe LS 12491' grouted in a 2-inch pipe set in a monument case November 12, 2020
- ⊗ 2 - inch brass cap monument stonipe LS 12491' grouted in a 2-inch pipe found in a monument case September, 2016
- △ 5/8 - inch iron pin with surveyor's cap marked LS 12491' monument found September, 2020
- ⊙ 5/8 - inch iron pin with no surveyor's cap monument found September, 2016
- 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 199702200014
- < > Previously recorded information from Record of AFN 199702200014
- [ ] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- [ ] Previously recorded information from Palomino Fields Plat - Div. II drawing as found under Kittitas County's AFN 201805210014
- [ ] Previously recorded information from Staklary Wernery/Jaeel found under Kittitas County's AFN 416766
- Ⓢ Note - See PLAT NOTES - Sheet 4 of 5

### NOTICE

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



INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS	
Receivers	
Tolerance Closure	
Mean Standard Error	
VMC 352-150-050	527 1181 R15E

### WESTERN PACIFIC ENGINEERING & SURVEY

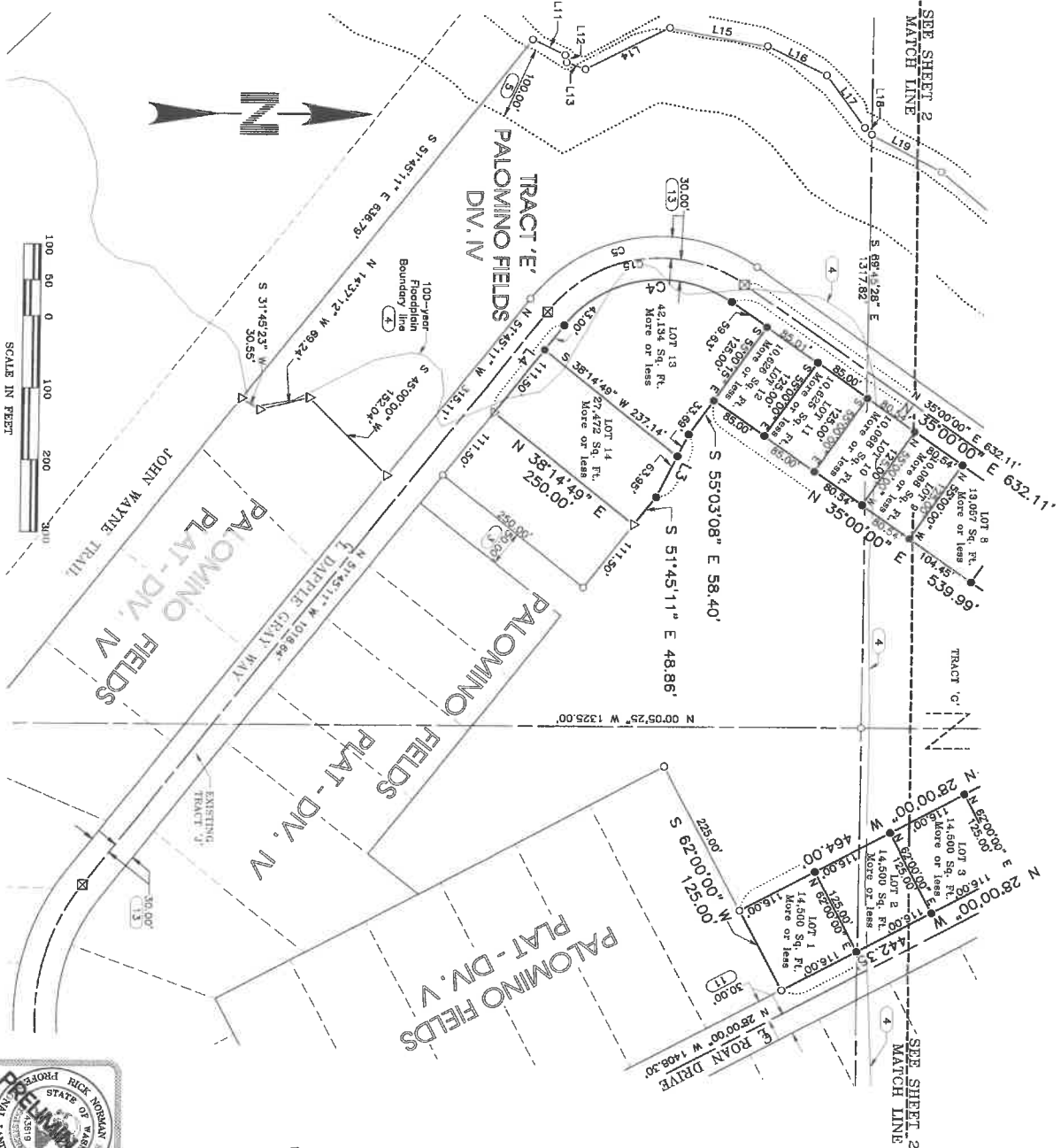
A TERESA DEVELOPMENT SERVICES CORPORATION  
1328 E. Hunter Plaza, Moses Lake, Washington  
T:(509)765-1025 F:(509)765-1298  
Services in Washington and Idaho

LCU, INC.  
Surveyed by LHM Scale 1" = 100'  
Drawn by Tml/FCS Sheet 2 of 5  
Checked by RNS Project No. 18146

# PALOMINO FIELDS PLAT - DIVISION VI

## A REPLAT OF TRACTS 'E', AND 'H', PALOMINO FIELDS PLAT - DIVISION IV A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON

Receiving No. ....  
LPF-21-22222  
LP-07-00031

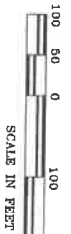


### LEGEND

- 5/8" - high iron pin with surveyor's cap marked 'LS 12491' monument set October 10, 2020
  - 3" - high brass cap monument found September, 2016
  - 5/8" - high aluminum surveyor's cap monument stamped 'Kititas County' found September, 2016
  - ⊠ 2" - high brass cap monument stamped 'LS 12491' grouted in a 2-inch pipe set in a monument case November 12, 2020
  - ⊗ 2" - high brass cap monument stamped 'LS 12491' grouted in a 2-inch pipe found in a monument case September, 2016
  - △ 5/8" - high iron pin with surveyor's cap marked 'LS 12491' monument found September, 2020
  - 5/8" - high iron pin with no surveyor's cap monument found September, 2016
  - Calculated point only  
- no monument found or set
  - ( ) Previously recorded information from Preston Short Plat, Survey of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M., as found under Kititas County's ARN 418140
  - [ ] Previously recorded information from Record of ARN 199702200014
  - << Previously recorded information from Record of Survey drawing as found under Kititas County's ARN 199702200014
  - | | Previously recorded information from Palomino Fields Plat, Survey of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M., as found under Kititas County's ARN 201902210014
  - >> Previously recorded information from Statutory Warranty Deed found under Kititas County's ARN 419198
- Note - See PLAT NOTES - Sheet 4 of 5

### NOTICE

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**WESTERN PACIFIC**  
**ENGINEERING & SURVEY**

A TERRA DEVELOPMENT SERVICES CORPORATION  
1328 T-1(509)765-1000, Moses Lake, Washington  
T-1(509)765-1288  
Services in Washington and Oregon

**LCU, INC.**

Surveyed by: LHM Scale 1" = 100'  
Drawn by: Tml/FCS Sheet 5 of 5  
Checked by: RNS Project No. 18146

INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS	
Receivers	
Traverse Closure	
Meets Standards Per WAC 352-130-080	
	S27 T18N R18E

# PALOMINO FIELDS PLAT -- DIVISION VI

## A REPLAT OF TRACTS 'E', AND 'H', PALOMINO FIELDS PLAT -- DIVISION IV A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON

Receiving No. ....  
 LPF-21-29292  
 LP-07-00031  
 181827

### GENERAL NOTES

1. As per RCW 17.10.140, landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by 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. Maintenance of the access is the responsibility of the property owners who benefit from its use.
4. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
6. A public utility easement 10 feet (10.00') in width is reserved along all lot lines. The 10 foot easement shall be on each side of interior lines. Said easement shall also be used for irrigation.
7. The entire private road shall achieve ninety-five percent (95%) compaction based upon the standard test method for laboratory compaction method ASTM Designation D1557 using the standard test method for in-place density and water content of soils and aggregates by the nuclear method ASTM D6938 and shall be managed by the nuclear method ASTM D6938 and licensed in the State of Washington specifying that engineer meets or exceeds current Kittitas County Road Standards prior to the issuance of building permits for this plat.

### WATER NOTES

On February 8, 2017 Chicago Title and Eilersburg Water Company was contacted to find any information regarding the location and ownership of the water main in the area of the Eilersburg Water. Eilersburg 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.

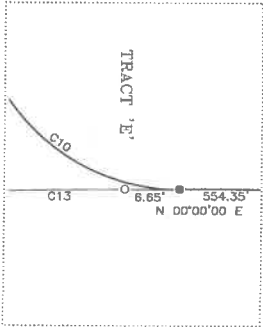
### SURVEY NARRATIVE

This survey is based upon field survey work done by this office in 2016. The survey included the various solutions to the boundary issues described above and the various solutions Palomino Fields Plat - Division 4 as recorded in Volume 12, Page 105 - 110, records of Kittitas County, WA.

Item 41 of the Chicago Title Insurance Company title policy number 7256-47265119 of record is recorded under instrument number 39134. Said easement is recorded under a water pipe line granted to the City of Eilersburg 20 foot wide easement, is center on the existing location of the pipeline. The pipeline itself was not able to be located as a result of this survey.

### DETAIL 'A'

(Scale 1" = 10')



### ORIGINAL PROPERTY DESCRIPTION

Tract 'H' of the Palomino Fields Plat - Division IV as recorded in Book 13 of plates, Page 105 through 110 as recorded under the Kittitas County Auditor's File Number 202101210012.

### PLAT NOTES

1. Existing thirty-foot (30.00') wide Kittitas County Road Right-of-Way.
2. The short plat name is shown on top of the short plat developed by Mr. Leroy J. Preston in November, 1977, this KITTITAS CO. SHORT PLAT NO. 77-12, but the County refers to this same short plat as "SHORT PLAT A-22". Said plat is 1380' under the Kittitas County Auditor's File Number as 439340.
3. A fifty-foot (50.00') wide access strip - a part of Tract "G".
4. The 100-year flood plain boundary line as shown herein.
5. One hundred-foot (100.00') flood plain setback.
6. Found a 5/8-inch iron pin N 17°22'28" E a distance of 0.75' from the calculated position of the property corner.
7. Found a 5/8-inch iron pin without surveyor's cap south a distance of 0.15' from the calculated position of the property line.
8. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 958454.
9. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150012.
10. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150013.
11. A thirty-foot (30.00') wide County Road Right-of-Way Easement deleted via Palomino Field Plat - Division II as recorded.
12. 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. 189702500014
13. Thirty-foot (30.00') wide Right-of-Way Easement to be owned by Palomino Fields Utilities Inc.
14. Thirty-foot (30.00') wide Right-of-Way Easement to be owned by Palomino Fields Utilities Inc.

### NOTICE

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

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



**WESTERN PACIFIC**  
ENGINEERING & SURVEY

A TERRA DEVELOPMENT SERVICES CORPORATION  
 1328 E. Hurley - 1023 FT. SHERIDAN  
 T:(509)755-1223 F:(509)755-1256  
 Services in Washington and Idaho

**LCU, INC.**

Surveyed by LHM Scale 1" = N/A  
 Drawn by TmJ/FCS Sheet 4 of 5  
 Checked by RNS Project No. 18146

INSTRUMENT USED	INDEXING DATA
Tribble R10 GPS	
Receivers	
Trougher Closure	
Means Standards Per	
WAC 522-150-090	527 118N R18E

# PALOMINO FIELDS PLAT - DIVISION VI

## A REPLAT OF FRACTS 'E', AND 'H', PALOMINO FIELDS PLAT - DIVISION IV

### 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-21-99999  
 IP-07-00031  
 181827

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

DEDICATION KNOW ALL MEN BY THESE PRESENTS that CLE ELUM PINES WEST, LLC, a Washington Limited Liability Company, do hereby dedicate this plat and delineated 180' wide, gravel, all roads and ways hereon with the right to make all necessary repairs, cuts and fills, and the right to continue to drain said roads, ditches, and ways over and across any lot or lots, where water might take a course in the following or against reasonable grading of the roads and ways hereon, not to obstruct any lot or lots shall be discharged upon any public road right-of-way, or to hamper or impede the drainage 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., 2021, CLE ELUM PINE WEST, LLC, a Washington Limited Liability Company

.....  
 CLE ELUM PINES WEST, LLC  
 CLE ELUM PINES WEST, LLC

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

LINE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	217.04'	60°29'39"	342.79'	218.82'	N 45°14'40" E	308.28'
C2	530.00'	13°26'33"	142.88'	71.86'	S 17°56'14" E	142.82'
C3	530.00'	07°20'30"	21.86'	10.83'	S 26°39'45" E	142.82'
C4	170.00'	66°45'11"	252.40'	160.83'	S 06°22'35" E	233.51'
C5	330.00'	66°45'11"	348.25'	217.29'	S 06°22'35" E	315.92'
C6	330.00'	31°18'44"	180.35'	92.49'	N 50°39'27" E	178.11'
C7	270.00'	34°59'51"	184.32'	81.87'	N 52°26'27" E	161.88'
C8	330.00'	16°41'16"	197.63'	54.30'	N 75°39'27" E	107.18'
C9	270.00'	15°07'09"	171.25'	35.83'	N 77°26'25" E	71.04'
C10	25.00'	87°00'00"	37.09'	22.91'	S 47°30'00" W	33.78'
C11	20.00'	84°47'03"	29.60'	18.26'	N 52°36'29" W	28.97'
C12	167.04'	90°29'39"	188.68'	47.28'	N 45°14'40" E	285.68'
C13	530.00'	10°12'57"	94.40'	47.28'	S 05°06'18" E	94.57'
C14	500.00'	28°10'00"	244.35'	124.86'	N 14°50'00" W	241.92'
C15	200.00'	86°45'11"	302.83'	188.98'	N 08°22'35" W	274.72'
C16	300.00'	50°00'00"	201.80'	139.89'	N 60°00'00" E	253.57'

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

STATE OF WASHINGTON )  
 COUNTY OF ..... )  
 SS  
 On this day ..... of ..... A.D., 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and acknowledged the ss, the president of CLE ELUM PINES WEST, LLC, and deed of said Corporation for the ss, the president of said Corporation, and on oath stated that he (she) was 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 Major Plat and as such is not intended to show, nor does it purport to show, all easements and encumbrances.  
 This survey was prepared for the exclusive use of the person, persons or entity named in the Surveyor's Certificate hereon. Said certificate does not extend to any unnamed person without an expressed reservation by the Surveyor naming said person.



**WESTERN PACIFIC ENGINEERING & SURVEY**

A TERRA DEVELOPMENT SERVICES CORPORATION  
 1328 E. Hunter Place, Moses Lake, Washington  
 14309765-1023 F:509765-1298  
 Services in Washington and Idaho

INSTRUMENT USED

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

INDEXING DATA


527 118N 118E

Surveyed by: **LCU, INC.**  
 Drawn by: **LCU, INC.**  
 Checked by: **RMS**

Scale: 1" = N/A  
 Sheet: 5 of 18146  
 Project No.: 18146