

VICINITY MAP
(Not to Scale)



PALOMINO FIELDS PLAT - DIVISION VII
 A REPLAT OF TRACT 'E', PALOMINO FIELDS PLAT - DIVISION IV
 A PORTION OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

Receiving No.
 LPF-21-00***
 LP-07-000**

APPROVALS

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

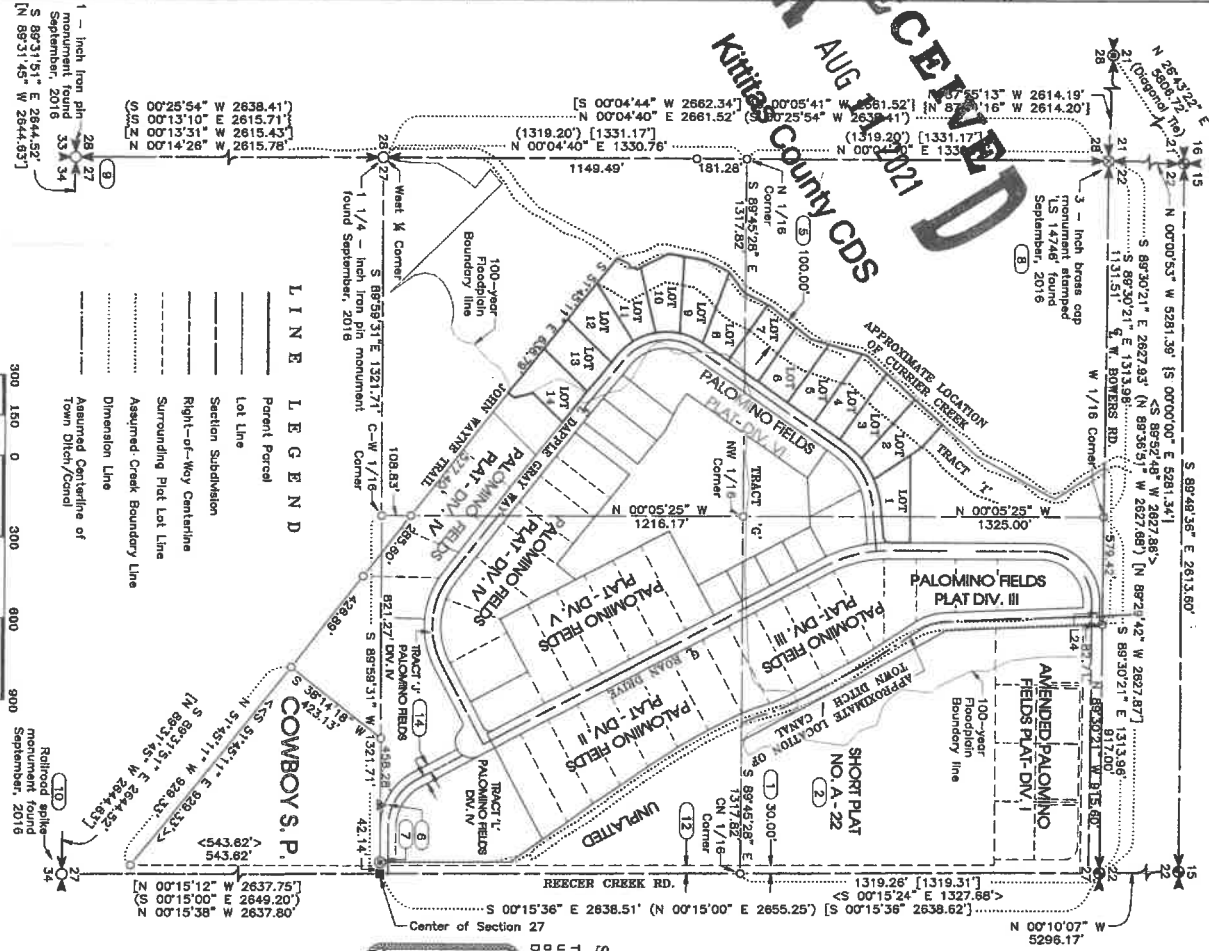
HEALTH DEPARTMENT
 I HEREBY CERTIFY that the Palomino Fields Plat - Division VII has been examined by me and I find that the sewage and water system herein shown does meet and comply with all requirements of the County Health Dept.
 Dated this Day of A.D. 2021.
 Kittitas County Health Officer

CERTIFICATE OF PLANNING DEPT.
 I HEREBY CERTIFY that the Palomino Fields Plat - Division VII, has been examined by me and I find that it conforms to the 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 years and for this year in which the plat is now to be filed. Parcel 981099.
 Dated this Day of A.D. 2021.
 Kittitas County Treasurer

CERTIFICATE OF ASSESSOR
 I HEREBY CERTIFY that the Palomino Fields Plat - Division VII has been examined by me and I find that it is in an acceptable condition for platting.
 Parcel 981099.
 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



LINE LEGEND

Parent Parcel
Lot Line
Section Subdivision
Right-of-Way Centerline
Surrounding Plat Lot Line
Assumed-Creek Boundary Line
Dimension Line
Assumed Centerline of Town Ditch/Canal



Revised plat from September, 2016

BASIS OF BEARINGS
 The bearing for the East boundary line of the Northwest quarter of Section 27 equal Cause & Nelson's bearing of South 0°15'36" East for the same line on shower KITTITAS COUNTY, U.S.D.A. property survey, found No. 189702200014

AUDITOR'S CERTIFICATE
 Filed for record this day of 2021, at
 M. In Book of Plats at Page(s)
 under Auditor's File Number at the request of Western Pacific Engineering & Survey, Inc.
 County Auditor
 Deputy County Auditor

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mr. Pat Danese, in January, 2021.



RICK NORMAN SKINNER, P.L.S.
 WESTINGHOUSE LAND SURVEYOR NO. 42618
 WESTINGHOUSE LAND SURVEYING AND SURVEYING INC.
 Pioneer Way Professional Center
 1328 Hunter Place
 Moses Lake, Washington 98837

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

ICU, INC.
 Surveyed by LMH Scale 1" = 300'
 Drawn by JH/rl/ RNS Sheet 1 of 18146
 Checked by RNS Project No. 18146

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

INDEXING DATA
 527 T18N R18E

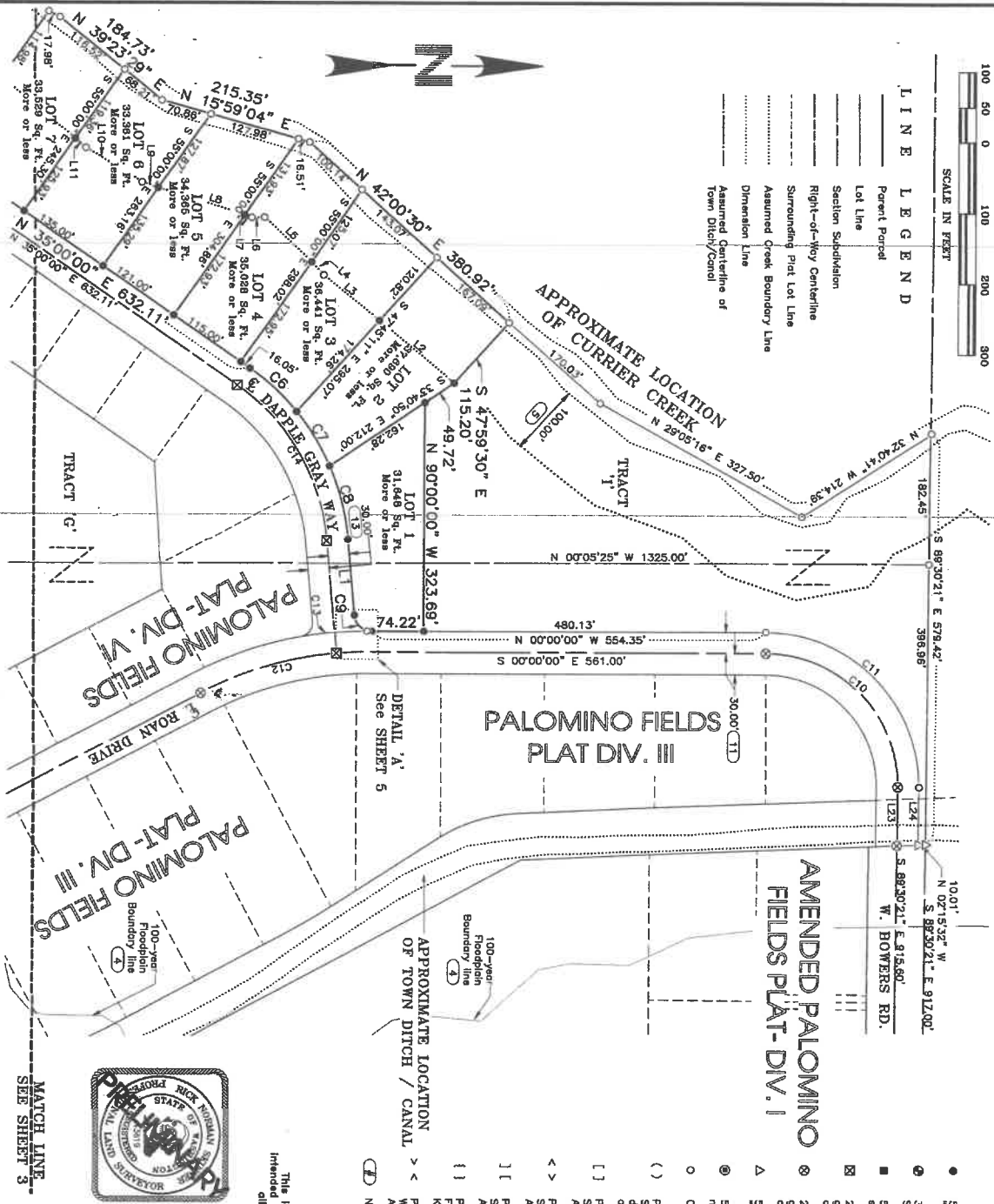
PALOMINO FIELDS PLAT - DIVISION VII

A REPLAT OF TRACT 'E', PALOMINO FIELDS PLAT - DIVISION IV A PORTION OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON



LEGEND

- Parent Parcel
- Lot Line
- Section Subdivision
- Right-of-Way Centerline
- Surrounding Plat Lot Line
- Assumed Creek Boundary Line
- Dimension Line
- Assumed Centerline of Town Ditch/Canal



LEGEND

- 5/8" - inch iron pin with surveyor's cap marked 'LS 45618' monument set October 10, 2020
 - ⊙ 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 November 12, 2016
 - ⊕ 2" - inch brass cap monument stamped 'LS 12491' found 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
 - () Previously recorded information from Preston Survey plat 'A' showing a 2-inch pipe set in a monument drawing on Kittitas Co. Short Plat No. '77-12', as found under Kittitas County's ARN 418140
 - [] Previously recorded information from Record of Survey drawing on found under Kittitas County's ARN 199702200014
 - <> Previously recorded information from Record of Survey drawing on found under Kittitas County's ARN 199702200014
 -] [Previously recorded information from Record of Survey drawing on found under Kittitas County's ARN 199702200014
 - { } Previously recorded information from Palomino Fields Plat Div. III drawing on found under Kittitas County's ARN 201802010014
 - [] Previously recorded information from Statutory Warranty Deed found under Kittitas County's ARN 418168
- Note - See PLAT NOTES - Sheet 4 of 5

NOTICE

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



MATCH LINE
SEE SHEET 3

WESTERN PACIFIC
ENGINEERING & SURVEY

A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
1-(509)-765-1023 F1(509)-765-1288
Service in Washington and Idaho

LCU INC.

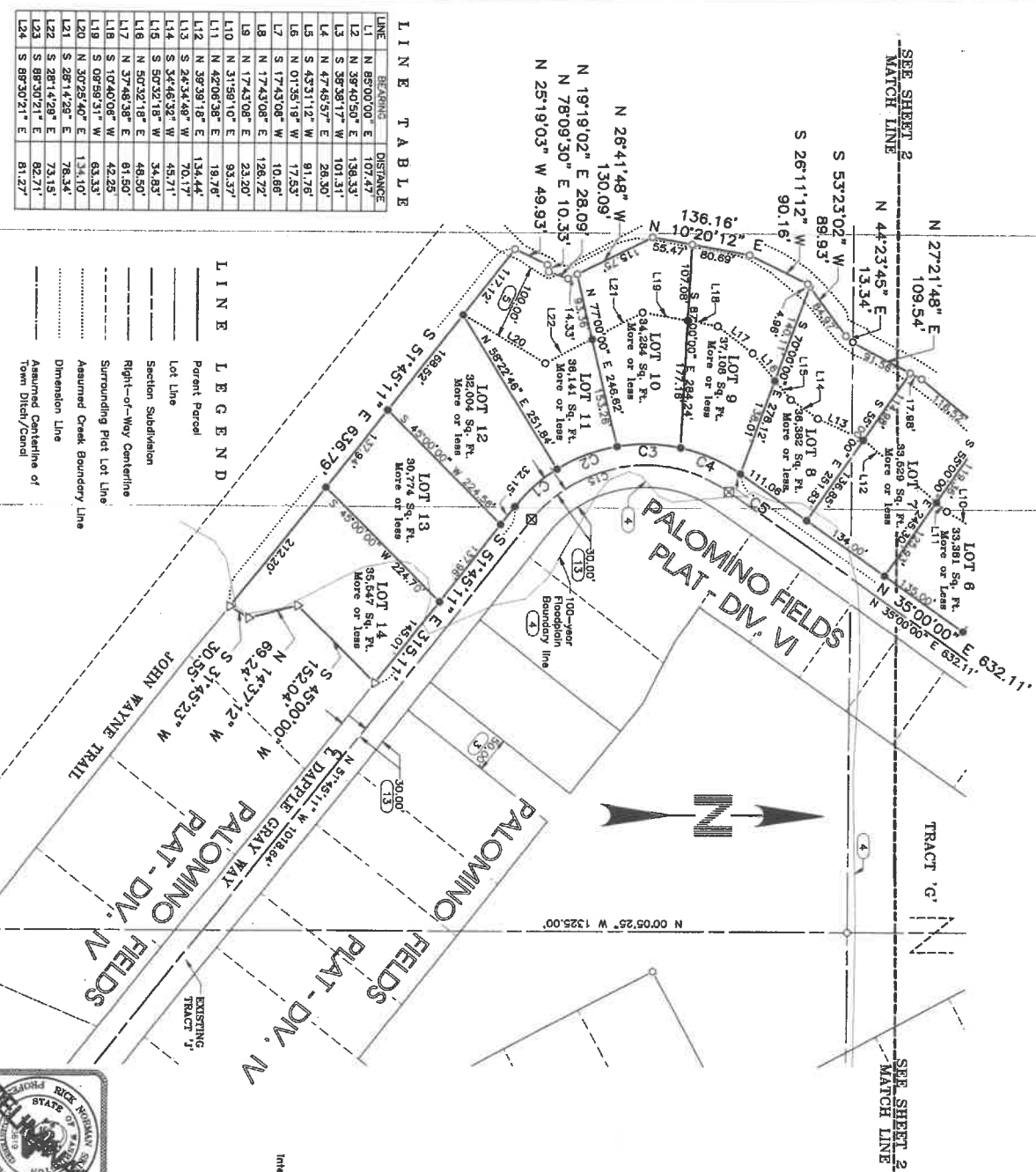
Surveyed by: LMH Scale 1" = 100'
Drawn by: Tml/FCS Sheet 2 of 5
Checked by: RNS Plotted No. 18146

INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers	
Trevas Closure	
Meade Standards Par WAC 332-130-090	
	527 T18N R18E

PALOMINO FIELDS PLAT - DIVISION VII

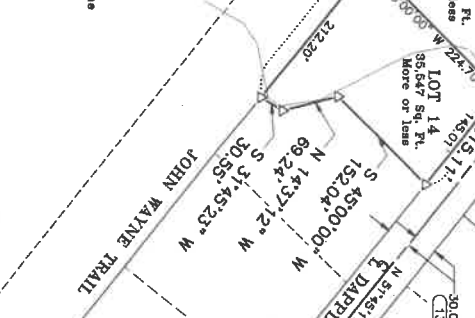
A REPIAT OF TRACT 'E', PALOMINO FIELDS PLAT - DIVISION IV A PORTION OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITIAS COUNTY, WASHINGTON

Receiving No.
LPF-21-00***
LP-07-000**
181827



LINE	BEARING	DISTANCE
L1	N 89°00'00" E	107.47
L2	N 39°45'50" E	138.33
L3	S 39°36'17" W	101.31
L4	N 47°45'57" E	28.30
L5	S 43°31'12" W	81.78
L6	N 01°38'18" W	17.53
L7	S 17°43'08" W	10.86
L8	N 17°43'08" E	10.86
L9	N 17°43'08" E	23.20
L10	N 31°59'10" E	93.37
L11	N 42°08'38" E	13.78
L12	N 39°39'18" E	134.44
L13	S 34°34'32" W	70.17
L14	S 50°32'18" W	34.83
L15	N 50°32'18" E	48.80
L16	N 37°48'38" E	61.50
L17	S 10°44'08" W	42.25
L18	S 09°58'31" W	63.33
L19	N 30°28'40" E	134.10
L20	N 28°14'29" E	78.34
L21	S 28°14'29" E	73.15
L22	S 89°30'21" E	82.71
L23	S 89°30'21" E	81.27

LINE	LEGEND
---	Parent Parcel
---	Lot Line
---	Section Subdivision
---	Right-of-Way Centerline
---	Surrounding Plat Lot Line
---	Assumed Creek Boundary Line
---	Dimension Line
---	Assumed Centerline of Town Ditch/Canal



LEGEND

- 5/8" - high iron pin with surveyor's cap marked "S 43819" monument set October 10, 2020
- 3" - high brass cap monument found September, 2016
- 5/8" - high aluminum surveyor's cap monument stamped Kititias County found September, 2016
- ⊗ 2" - high brass cap monument stamped "S 12491" grouted in a 2-inch pipe set in a monument case November 12, 2020
- ⊗ 2" - high brass cap monument stamped "S 12491" grouted in a 2-inch pipe found in a monument case September, 2016
- ⊗ 5/8" - high iron pin with surveyor's cap marked "S 12481" monument found September, 2020
- ⊗ 5/8" - high iron pin with no surveyor's cap monument found September, 2016
- - no monument found or set
- () Previously recorded information from Preston Short Plat - Plat A-22, and shown on the plat. See record of AFN 418140 as found under Kititias County's AFN 418140
- [] Previously recorded information from Record of Survey drawing as found under Kititias County's AFN 198702200014
- <> Previously recorded information from Record of Survey drawing as found under Kititias County's AFN 198702200014
- [] Previously recorded information from Record of Survey drawing as found under Kititias County's AFN 198702200014
- > < Previously recorded information from Palomino Fields Plat - Div. II drawing as found under Kititias County's AFN 201805210014
- > < Previously recorded information from Statutory Warranty Deed found under Kititias County's AFN 418788
- Ⓧ Note - See PLAT NOTES - Sheet 4 of 5

NOTICE

This is a Motor Plat and as such is not intended to show all easements and encroachments.

INDEXING DATA

INSTRUMENT USED

Trimble R10 GPS
Receivers
Trimble Sine
Meters Standards Per
WAC 332-130-090

227 118N R18E

WESTERN PACIFIC ENGINEERING & SURVEY

A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
1(509)785-1025 F(509)785-1288
Services in Washington and Idaho

ICU, INC.

Scale 1" = 100'
Drawn by: RNS
Checked by: RNS
Project No. 18148



PALOMINO FIELDS PLAT - DIVISION VII

A REPLAT OF TRACT 'E', PALOMINO FIELDS PLAT - DIVISION IV A PORTION OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON

Receiving No.
LPF-21-00****
LP-07-000**

181827

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 Knight, Hoy, and Preston in November, 1977, to be to this same short plat as "SHORT PLAT #22, the Survey refers filed under the Kittitas County Auditor's File Number as 418140.
3. A fifty-foot (50.00') wide access strip - a part of Tract 'G'.
4. The 100-year Flood Plain boundary line as shown hereon.
5. One hundred-foot (100.00') flood plain setback.
6. Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.78' from the calculated position of the property corner.
7. Found a 5/8-inch iron pin without surveyor's cap south a distance of 0.3' from the calculated position of the property line.
8. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
9. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199812150012.
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 dedicated via Palomino Field Plat - Division II as recorded. Roads within R.O.W. are asphalt.
12. County Road Right-of-Way as detailed on the Record of Survey drawing filed in Book 221 of Surveys, Page 1741, Kittitas County Auditor's File No. 199702200014. Roads within R.O.W. are asphalt.
13. Thirty-foot (30.00') wide Right-of-Way Easement to be owned by Palomino Fields Utilites Inc. Roads within R.O.W. are asphalt.
14. Thirty-foot (30.00') wide Right-of-Way Easement to be owned by Palomino Fields Utilites Inc. Roads within R.O.W. are asphalt.
15. Metering is required for all new usage of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.
16. The approval of this division of land provides no guarantee that use of water under the ground water exemptions (RCM 50.44.050) for this plat or the portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.

W A T E R N O T E S

On February 8, 2017 Chicago Title and Eisenberg Water Company were contacted to find any information regarding the location and ownership of the "Tom Ditch". At that time both entities were advised that they had no records of a ditch in the Eisenberg Water Company's jurisdiction. The location of the ditch is shown on the plat but we do not have any documentation to prove this or even define the said ditch other than the surveyed location shown on this survey.

S U R V E Y N A R R A T I V E

This survey is based upon field survey work done by this office in 2016. This survey followed the various solutions to the boundary issues described in the survey narrative for Palomino Fields Plat - Division 4 as recorded in Volume 13, Pages 105 - 110, Records of Kittitas County, WA.

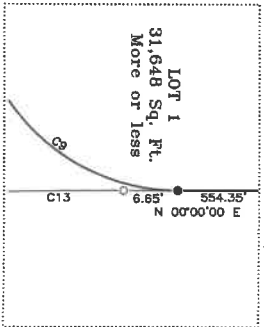
Item 9 of the Chicago Title Insurance Company title policy number 72156-47509014, refers to an easement recorded under instrument number 39134. Said easement is for the purpose of a water pipe line granted to the City of Eisenburg. The easement is centered on the existing location of the pipe line easement. Said easement was not able to be located as a result of this survey.

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 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 for any public utility or other agency access on performing work within the County Road Right-of-Way. See Kittitas County Road Standards.
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 but the exterior plat boundary and shall be divided 5 feet 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 moist unit weight method. The soil shall be tested for moisture content and shall be inspected and certified by a licensed engineer licensed in the State of Washington specifying that the road meets or exceeds current Kittitas County Road Standards prior to the issuance of building permits for the plat.
8. KCC 16.09.040 entitled Embankment Construction Control in Developments allows the approved NSDM Standard Specifications in conjunction with and/or other NSDM tests approved by the Kittitas County Engineer.
9. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. The requirement will include the hard surface paving of any street or road surfaced with gravel.
10. No building permits will be issued until the road(s) have been certified by the Kittitas County Public Works Authorized Representative upon completion of the Final Plat.

D E T A I L ' A

(Scale 1" = 10')



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 the written consent of the Surveyor including said person.



INSTRUMENT USED		INDEXING DATA	
Trimble R10 GPS	Receivers		S27 T18N R18E
Townsend Clerence	Metal Standards Per		
WAC 332-130-090			

WESTERN PACIFIC
ENGINEERING & SURVEY

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

LCU INC.

Surveyed by: [Signature] Scale: 1" = N/A
Checked by: RNS Plored No.: 18146

PALOMINO FIELDS PLAT - DIVISION VII

A REPLAT OF TRACT 'E', PALOMINO FIELDS PLAT - DIVISION IV A PORTION OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON

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 to the public use of the public forever, all roads, 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 shown hereon, on any lot or lots shall be diverted or blocked from said water on any lot or lots by discharge upon any public road right-of-way, or to hamper proper road drainage. Any encroaching of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this _____ day of _____, A.D., 2021, CLE ELUM PINES WEST, LLC, a Washington Limited Liability Company

PAT DENBERK, President
CLE ELUM PINES WEST, LLC

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, _____, A.D., 2021, 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 PINES WEST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the use and purposes therein expressed, and testified that the (S) was authorized to execute the said instrument, that the said (S) 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,
residing at _____

Receiving No.
LPF-21-00***
LP-07-000***
181827

L I N E T A B L E

LINE	BEARING	DISTANCE
L1	N 89°00'00" E	107.47'
L2	N 39°40'50" E	136.33'
L3	S 36°38'17" W	101.31'
L4	N 47°45'57" E	28.30'
L5	S 43°11'01" W	81.76'
L6	N 01°35'16" W	17.53'
L7	S 17°43'08" W	10.86'
L8	N 17°43'08" E	126.72'
L9	N 17°43'08" E	23.20'
L10	N 31°59'10" E	93.37'
L11	N 42°06'38" E	19.76'
L12	N 38°39'18" E	134.44'
L13	S 2°34'48" W	70.17'
L14	S 3°44'32" W	45.71'
L15	S 50°32'18" W	34.83'
L16	N 50°32'18" E	48.50'
L17	N 37°48'38" E	61.50'
L18	S 10°40'06" W	42.25'
L19	S 08°59'31" W	63.33'
L20	N 30°28'40" E	138.10'
L21	S 28°14'28" E	78.34'
L22	S 28°14'29" E	73.15'
L23	S 89°30'21" E	82.71'
L24	S 89°30'21" E	81.27'

C U R V E T A B L E

LINE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	230.00'	18°35'08"	78.82'	39.70'	S 41°57'37" E	78.24'
C2	230.00'	22°10'08"	88.66'	43.00'	S 21°04'59" W	88.44'
C3	230.00'	21°18'05"	88.18'	44.64'	S 00°59'07" W	87.85'
C4	230.00'	22°38'27"	90.95'	46.08'	S 23°17'53" W	90.38'
C5	230.00'	00°22'24"	1.50'	0.75'	S 34°48'48" W	1.50'
C6	330.00'	15°35'52"	89.84'	45.20'	N 42°47'56" E	89.58'
C7	330.00'	15°42'52"	90.51'	45.94'	S 58°27'18" W	90.22'
C8	330.00'	15°41'16"	107.63'	54.30'	S 75°39'22" W	107.16'
C9	25.00'	85°00'00"	37.08'	22.51'	S 42°30'00" W	33.78'
C10	187.04'	80°28'39"	295.41'	188.66'	N 45°14'48" E	308.26'
C11	217.04'	80°28'39"	342.79'	218.92'	N 45°14'48" E	265.65'
C12	500.00'	28°00'00"	244.35'	124.66'	S 14°00'00" E	241.82'
C13	530.00'	10°12'57"	94.50'	47.28'	S 05°06'29" E	94.37'
C14	300.00'	50°00'00"	261.80'	139.88'	N 80°00'00" E	253.57'
C15	200.00'	89°45'11"	302.83'	188.98'	S 08°22'35" E	274.72'

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

ICU, INC.

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