

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 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 VIII, as shown and approved by 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 years and for this year in which the plat is now to be filed. Filed 08/16/2021.

Dated this Day of, A.D., 2021.

KITTITAS COUNTY TREASURER

CERTIFICATE OF ASSESSOR

I HEREBY CERTIFY that the Palomino Fields Plat - Division VIII, has been examined by me and I find the property to be in an acceptable condition for platting.

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

Charly Peterson

ATTYEST:

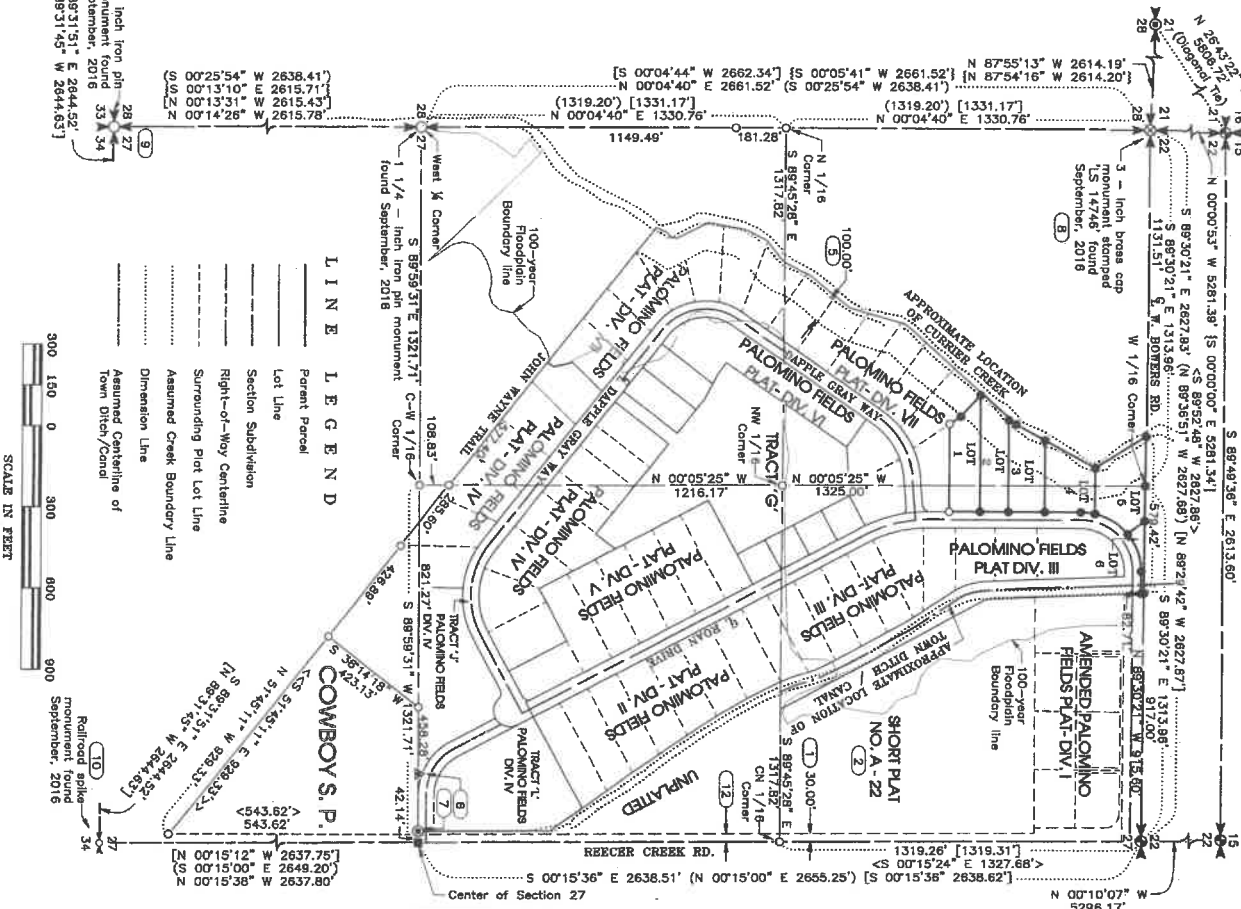
Clerk of the Board

PALOMINO FIELDS PLAT - DIVISION VIII

A REPEAT OF TRACT 'I', PALOMINO FIELDS PLAT - DIVISION VI

A PORTION OF THE NW 1/4 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, T18N, R18E, and Nelson's bearing of South 0°15'36" East for the same line as shown on the P.M.A. U.S.D.A. property survey found under Kittitas County Auditor File No. 199702200014

AUDITOR'S CERTIFICATE

Filed for record this day of, 2021, at M. in Book of Plats at (page#) 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 regulations of the Survey Recording Act at the request of Mr. Pat Dembry, in January, 2021.



RIK NORMAN, LICENSED SURVEYOR
 WESTERN PACIFIC ENGINEERING
 AND SURVEY, INC.
 Pioneer Way - Professional Center
 1328 Hunter Place
 Moses Lake, Washington 98827

INSTRUMENT USED	INDEXING DATA
Tribble R10 GPS	
Receivers	
Traverse Closure	
Meas Standards Per WAC 352-150-090	527 118N R18E

WESTERN PACIFIC ENGINEERING & SURVEY

A TERRA DEVELOPMENT SERVICES CORPORATION
 1328 E. Hunter Place, Moses Lake, Washington
 T: (509) 765-8333 F: (509) 765-1288
 www.westernpacific.com

Surveyed by LKH Scale 1" = 300'
 Drawn by Tml/FCS Sheet 1 of 4
 Checked by RNS Project No. 18146

LCU, INC.

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

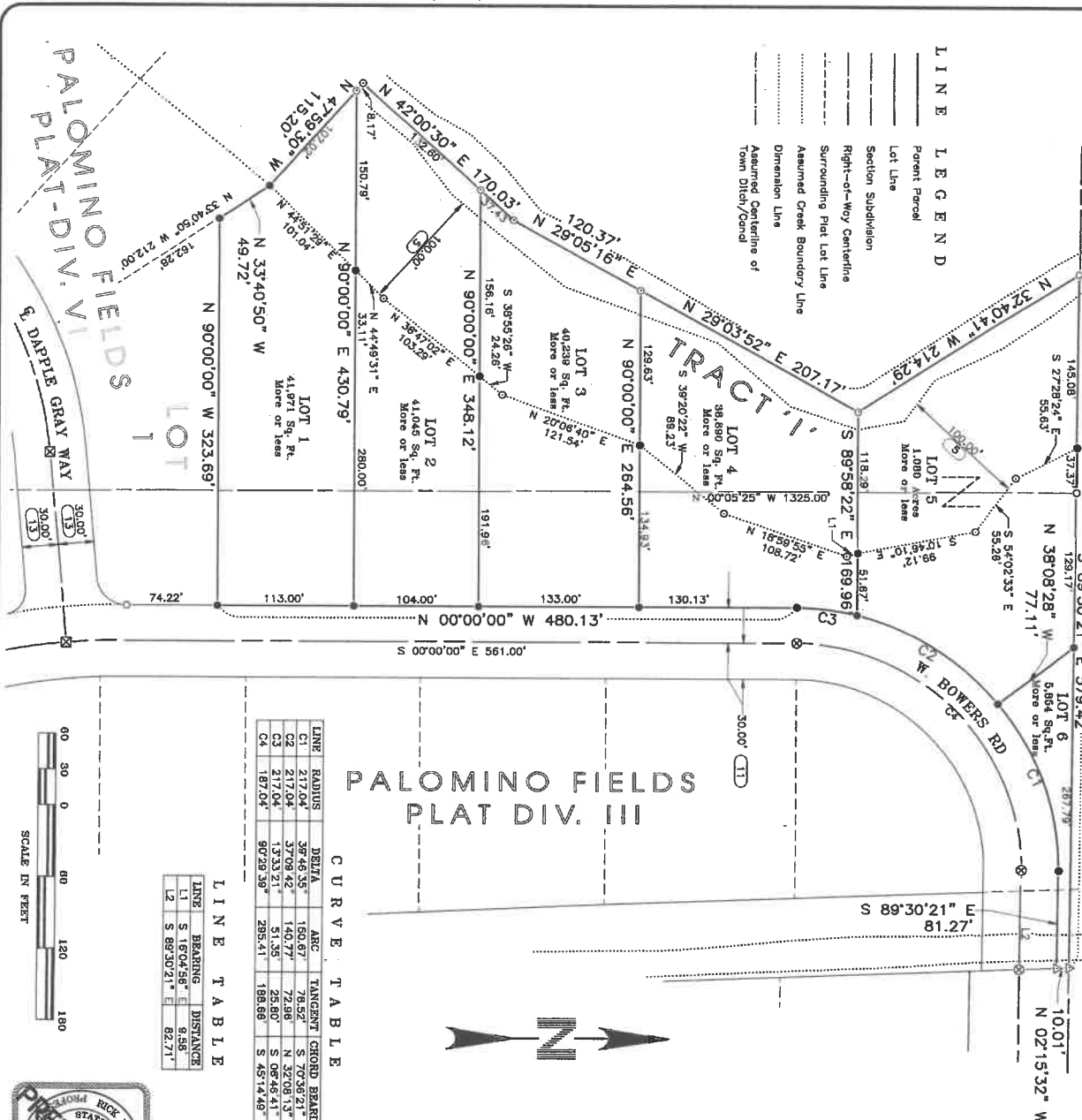
PALOMINO FIELDS PLAT - DIVISION VIII

A REPIAT OF TRACT 1', PALOMINO FIELDS PLAT - DIVISION VI

A PORTION OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS 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

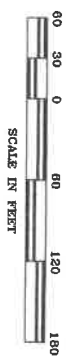


CURVE TABLE

LINE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	217.04'	39°46'35"	150.67'	S 70°36'21" W	147.67'	
C2	217.04'	37°09'42"	140.77'	S 72°08'13" E	138.31'	
C3	217.04'	1°33'21"	51.35'	S 08°45'41" W	51.23'	
C4	187.04'	90°29'38"	285.41'	S 45°14'49" W	265.65'	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°58'58" E	81.55'
L2	S 89°30'21" E	82.71'



- #### LEGEND
- 5/8" - high iron pin with surveyor's cap marked "LS 42619" monument set July, 2021
 - 1" - high brass cap monument found September, 2016
 - 5/8" - high aluminum surveyor's cap monument stamped Kittitas County found September, 2016
 - ⊠ 2" - high brass cap monument stamped "LS 12491" grouted in concrete 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 Pratten Short Plat, Short Plat A-22, and subsequent drawing as Kittitas Co. Short Plat No. 77-12, as found under Kittitas County's ARN 418140
 - [] Previously recorded information from Palomino Fields Plat under Kittitas County's ARN 20195210014
 - [] Previously recorded information from Statutory Warranty Deed found under Kittitas County's ARN 419758
 - [] 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.

WESTERN PACIFIC ENGINEERING & SURVEY

A TERRA DEVELOPMENT SERVICES CORPORATION

1326 E. Hunter Place, Moses Lake, Washington
 14(360)766-1023 F(360)766-1288
 Services in Washington and Idaho

ICU INC.

Surveyed by LHM Scale 1" = 60'
 Drawn by Tml/FCS Sheet 2 of 4
 Checked by RNS Projed No. 18146

INSTRUMENT USED

Tribble RIO GPS Receivers

Trapezoid Closure

Mean Standards Per WAC 352-150-080

SZ7 T18N R18E

PALOMINO FIELDS PLAT -- DIVISION VIII

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

P L A T N O T E S

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. Lenny J. Preston in November, 1977, to be KITITAS CO. SHORT PLAT NO. 77-12", 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 418340.
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 0.76' 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 359454.
9. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199312150012.
10. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199312150013.
11. A thirty-foot (30.00') wide County Road Right-of-Way Easement dedicated via Palomino Field Plat - Division II as recorded, shows within R.O.W. are asphalt.
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. 19970200014, Roads within R.O.W. are asphalt.
13. Thirty-foot (30.00') wide Right-of-Way Easement is owned by Palomino Fields Utilites Inc. Roads within R.O.W. are asphalt.
14. Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Chapter 13.35 027th Ecology Regulations.
15. The approval of this division of land provides no guarantee that use of water under the action of the Department of Ecology (90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.

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 2015. This survey followed the various notations on the plat, including the survey conducted by the Palomino Fields Plat Division 4 as recorded in Volume 151, Page 105 - 110, records of Kittitas County, WA.

Item 9 of the Chicago Title Insurance Company title policy number 2E58056294 refers to an easement recorded under instrument number 20090200014, which is a 20-foot wide easement of a water pipe line granted to the City of Ellensburg, the pipeline itself was not able to be located as a result of this survey.

W A T E R N O T E S

On February 9, 2017 Chicago Title and Ellensburg Water Company were contacted to find out if the easement recorded under ownership of the "Town Ditch" at that time both entities were unable to provide any information to said ditch. The Ellensburg Water Company believes there is at least a prescriptive easement for said ditch but we do not have any documentation to prove this. The surveyor said ditch other than the surveyed location shown on this survey.

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

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 that the landowner take the following steps to prevent 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 within 90 days of the date of occupancy permit for any proposed lots.
 3. Maintenance of the access is the responsibility of the property owner who benefits 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 Kittitas County Road Standards. See
6. A public utility easement 10 feet (10.00') in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of the center line. 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 soil and soil-appropriate by the nuclear method ASTM D6938 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 this plat.
8. KCC 12.09.040 entitled Embankment Construction Control in Development allows the approved MSDOT Standard Specifications compaction test and/or other ASTM 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.

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 'I' of the Palomino Fields Plat - Division IV as recorded in Book 13 of Plats, Pages 105 through 110 as recorded under the Kittitas County Auditor's File Number 202101210012.

N O T I C E

This is a Motor 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 plat. It is not intended to be construed as a deed and does not extend to any unnamed person without an expressed reaffirmation by the Surveyor naming said person.

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



<p>WESTERN PACIFIC ENGINEERING & SURVEY</p> <p>A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Washington Avenue, Spokane, WA 99201 Tel: (509) 765-1023 Fax: (509) 765-1286 Services in Washington and Idaho</p>	<p>INSTRUMENT USED</p> <p>Trimble R10 GPS Receiver Traverse Closure Meade Standards Per MAC 332-130-090</p>																
<p>ICU, INC.</p> <p>Surveyed by LHM Scale 1" = N/A Drawn by Tml/FCS Sheet 3 of 4 Checked by RNS Projct No. 18146</p>	<p>INDEXING DATA</p> <table border="1" 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> <p>527 119N R18E</p>																

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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**
 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 declare this plat and dedicate to the public forever all roads and ways herein with the right to make all necessary stops for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a course over the same. Following original reasonable grading roads and ways herein no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper drainage of any public road. All easements and covenants on any lot or lots hereon 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., 2024, CLE ELUM PINE WEST, LLC, A Washington Limited Liability Company

PAUL JENSEN, 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)
) SS
 COUNTY OF

On this day of A.D., 2024, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument, and that the seal affixed to the corporate seal of said Corporation.

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

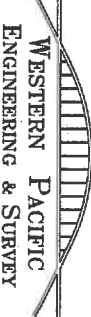
Notary Public in and for the State of Washington,
 residing at

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 recertification by the Surveyor naming said person.

INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS	
Receivers	
Towerse Closures	
Maede Stenofords Per WAC 332-130-090	
\$27 118N R18E	



A TERA DEVELOPMENT SERVICES CORPORATION
 1328 Hillside Drive, Walla Walla, Washington
 T(509)765-1023 F(509)765-1298
 Services in Washington and Idaho

LCU, INC.
 Surveyed by LWH Scale 1" = N/A
 Drawn by Tml/FCS Sheet 4 of 4
 Checked by RNS Project No. 18148

