

# AMENDED PALOMINO FIELDS PLAT-DIVISION I

Receiving No. ....

LP - 07-31

271818

## A REPLAT OF PALOMINO FIELDS PLAT-DIVISION I A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITTTAS COUNTY, WASHINGTON

### PLAT NOTES :

1. Eighty-foot (80.00') wide, forty feet (40.00') each side of the centerline, County Road Right-of-Way dedicated to Kittitas County via this plat.
2. Twenty-foot (20.00') wide additional County Road Right-of-Way dedicated to Kittitas County via this plat.
3. Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
4. The fillet for the fifty-foot (50.00') radius curve dedicated to Kittitas County for County Road Right-of-Way.
5. The short plat name is shown on top of the short plat developed by Mr. Leroy J. Preston in November, 1977, to be "KITTTAS 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 418140.
6. Tract 1 as described in the property description as listed as being a portion of Tract 1 of the Original Property Description as shown on Sheet 5 of 5.
7. Tract 4 as described in the property description as listed as being a portion of Tract 4 of the Original Property Description as shown on Sheet 5 of 5.
8. Tract 5 as described in the property description as listed as being a portion of Tract 5 of the Original Property Description as shown on Sheet 5 of 5.
9. 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.
10. 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.
11. Found a 5/8-inch iron pin with surveyor's cap monument stamped '12491' a distance of 0.2' south of the calculated position of the property line.
12. A twenty-foot (20.00') wide Private Driveway Easement. Said strip of property shall be used as a common driveway shared with adjacent property owners.
13. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
14. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150012.
15. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150013.
16. Forty-foot (40.00') wide Berm Maintenance Easement.
17. East boundary line of the wetlands designated area.

### SURVEYOR'S NARRATIVE

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 Kittitas Co. Auditor's File Number 418140, a monument was set. Subsequently the monument was removed possibly do to road reconstruction. In 1991 via the survey recorded under Kittitas Co. Auditor's File Number 539177, a nail and washer was set with a note that Kittitas Co. Public Works will set a monument in a 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 decrease in size. In addition, most performed subsequent to 1991, have relied on this monument as the location of the north quarter corner.
3. However the 1977. monument location was held for the purposes of locating the following three parcels:  
 Kittitas Co. Short Plat No. A-22 recorded under 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 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. Therefore with no other evidence, for this survey, the 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.

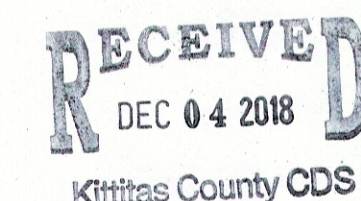
6. Palomino Fields Plat - Division I, as recorded in Volume 12 of Plats, Pages 201 through 205 under Kittitas County's AFN 201708150016 dedicated a county road right-of-way along the north boundary line of said plat. After considering the dedication, the County and the Developer decided that it would be preferable to keep said access a private road, necessitating a re-plat, which was attempted with the filing of the Palomino Fields Plat - Division I, as recorded in Volume 12 of Plats, Pages 237 through 241, under Kittitas County's AFN 201806250042. After further consideration and the filing of the version of Palomino Fields Plat showing the private road access, it was decided that a county road dedicated to Kittitas County would better service the area west and southwest of this area, so this platting process was necessary.

### GENERAL NOTES

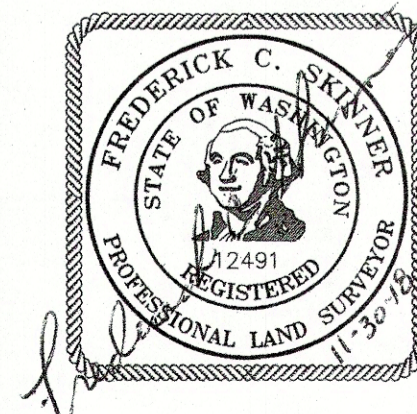
1. As Per RCW 17.10.140, landowners are responsible for the controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed development to preclude the proliferation of noxious weeds.
2. Construction of access 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. 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.
4. Subdivision Guarantee No. 72156-44948147, 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.

### RIGHT TO FARM NOTICE

The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances (RCW 7.48.305).



<b>INSTRUMENT USED</b> Trimble R10 GPS Receivers  Traverse Closure Meets Standards Per WAC 332-130-090	<b>INDEXING DATA</b> <table border="1"> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td>X</td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </table> S27 T18N R18E								X																	
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<b>WESTERN PACIFIC ENGINEERING AND SURVEY, INC.</b> Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.																										
LCU A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. AMENDED PALOMINO FIELDS PLAT - DIVISION I Kittitas County Washington Surveyed by LMH Date 04-16 Scale 1" = N/A Drawn by Tml/FCS Date 10-18 Sheet 4 of 6 Checked by FCS Date 10-18 Project No. 15169																										



File --- Project Desc.: S:\15169\15169 AMP.pro (Plotted - Nov. 30, 2018) --- PROJ. NO. 15169 - AMENDED PALOMINO - DIV.