

Attachment B.

Updated Subdivision Guarantee includes previously recorded plat maps.

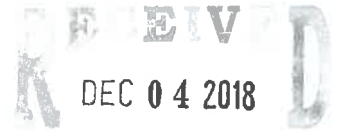
RECEIVED
DEC 04 2018

Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568917

Updated GUARANTEE



Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: October 16, 2018

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

President

ATTEST

Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46568917

SUBDIVISION GUARANTEE

Order No.: 265324AM
Guarantee No.: 72156-46568917
Dated: November 13, 2018

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Your Reference: Palomino Fields

Assured: Pat Deneen

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lots 1 through 8, PALOMINO FIELDS PLAT - DIVISION 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 201 through 205 and amended under Book 12 of Plats, pages 237 through 241, records of said County.

Title to said real property is vested in:

Frederick J. Niemi and Carrie L. Niemi, husband and wife, as to Lot 1, Randall W. Larsen, a single man and Tiffany M.W. Love, a single woman, who are described as joint tenancy with rights of survivorship on the document in which title vests, as to Lot 2, SSHI LLC, a Delaware limited liability company, as to Lot 3, Monty Balcom and Betty Balcom, husband and wife, as to Lot 4, Ethan Sterkel and Mackenzie Sterkel, husband and wife, as to Lot 5, Joseph McNeil and Erin McNeil, husband and wife, as to Lot 6, William S. Finch and Sherry J. Finch, husband and wife, as to Lot 7 and Wendy Kernan, an unmarried woman, as to Lot 8

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46568917

(SCHEDULE B)

Order No: 265324AM
Policy No: 72156-46568917

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018
Tax Type: County
Total Annual Tax: \$124.43
Tax ID #: 960258 (Lot 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$62.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$62.21
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

7. Tax Year: 2018
Tax Type: Irrigation
Subdivision Guarantee Policy Number: 72156-46568917

Total Annual Tax: \$55.00
Tax ID #: 960258 (Lot 1)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

8. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$127.76
Tax ID #: 960259 (Lot 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$63.88
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$63.88
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
9. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960259 (Lot 2)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 30, 2018
10. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$129.24
Tax ID #: 960260 (Lot 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$64.62
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$64.62
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

11. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00

Subdivision Guarantee Policy Number: 72156-46568917

Tax ID #: 960260 (Lot 3)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

12. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$124.43
Tax ID #: 960261 (Lot 4)
Taxing Entity: Kittitas County Treasurer
First Installment: \$62.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$62.21
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

13. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960261 (Lot 4)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

14. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$124.43
Tax ID #: 960262 (Lot 5)
Taxing Entity: Kittitas County Treasurer
First Installment: \$62.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$62.21
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

15. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960262 (Lot 5)
Taxing Entity: Kittitas County Treasurer

Subdivision Guarantee Policy Number: 72156-46568917

First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

16. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$127.76
Tax ID #: 960263 (Lot 6)
Taxing Entity: Kittitas County Treasurer
First Installment: \$63.88
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$63.88
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
17. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960263 (Lot 6)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
18. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$126.03
Tax ID #: 960264 (Lot 7)
Taxing Entity: Kittitas County Treasurer
First Installment: \$63.02
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$63.01
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
19. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960264 (Lot 7)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid

Subdivision Guarantee Policy Number: 72156-46568917

First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018

20. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$119.72
Tax ID #: 960265 (Lot 8)
Taxing Entity: Kittitas County Treasurer
First Installment: \$59.86
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$59.86
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
21. Tax Year: 2018
Tax Type: Irrigation
Total Annual Tax: \$55.00
Tax ID #: 960265 (Lot 8)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.50
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$27.50
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
22. Liens, levies and assessments of the Palomino Fields Homeowners Association.
23. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
24. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Kittitas County Short Plat No. 77-12
Recorded: November 15, 1977
Book: A of Short Plats Page: 22
Instrument No.: 418140
Fact(s): Surveyor's Note: "Legal description for the Don Herr property doesn't close by 3"
25. Agreement and the terms and conditions contained therein
Between: Kittitas County
And: Don Herr by Executor Lanaya R. Herr
Purpose: Irrigation Franchise
Recorded: March 14, 2003
Instrument No.: 200303140034
26. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Subdivision Guarantee Policy Number: 72156-46568917

Purpose: Irrigation
Recorded: January 16, 2004
Instrument No.: 200401160010
Affects: Portion of said premises

27. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in Declaration Palomino Fields Drainfield Restrictive Covenant
Recorded: March 29, 2016
Instrument No.: 201603290030
28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Palomino Fields Plat - Division 1,
Recorded: August 15, 2017 and June 25, 2018
Volume: 12 of Plats Page: 201 through 205 and 12 of Plats, pages 237 through 241
Instrument No.: 201708150016 and 201806250042
Matters shown:
 - a) Location of fencelines in relation to property boundaries
 - b) All notes contained thereon
 - c) Surveyor's Narrative contained thereon
 - d) Dedication contained thereon
 - e) Easements contained thereon
29. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: January 10, 2018
Instrument No.: 201801100036
30. Bargain & Sale Mineral Deed:
Grantor: SSHI LLC, a Delaware limited liability company
Grantee: DRH Energy, Inc., a Colorado corporation
Recorded: January 10, 2018
Auditor's File No.: 20180100038
31. Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Palomino Fields, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: June 14, 2018
Instrument No.: 201806140040
32. Declaration of Drainfield and Drainfield Reserve Area Easements including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Declarant: SSHI LLC, a Delaware limited liability company (dba D.R. Horton)
Recorded: June 27, 2018
Instrument No.: 201806270016
Affects: Lots 7 and 8
33. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$200,000.00

Subdivision Guarantee Policy Number: 72156-46568917

Trustor/Grantor: Wendy Kernan, an unmarried woman
Trustee: Nextitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DHI Mortgage Company, Ltd. Limited Partnership
Dated: June 20, 2018
Recorded: June 29, 2018
Instrument No.: 201806290029
Affects: Lot 8

34. Declaration of Drainfield and Drainfield Reserve Area Easements including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Declarant: SSHI LLC, a Delaware limited liability company (dba D.R. Horton)
Recorded: August 24, 2018
Instrument No.: 201808240020
Affects: Lots 1 and 2
35. Agreement and the terms and conditions contained therein
Between: SSHI LLC, a Delaware limited liability company (dba, D.R. Horton)
And: Ronald D. and Deborah L. Kuhn
Purpose: Revocable License
Recorded: August 28, 2018
Instrument No.: 201808280037
Affects: Lots 2, 3, 6 and 7
36. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$441,745.00
Trustor/Grantor: Randall W. Larsen, a single man and Tiffany M.W. Love, a single woman as joint tenancy with rights of survivorship
Trustee: Scott R. Valby
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Cornerstone Home Lending, Inc.
Dated: August 27, 2018
Recorded: September 4, 2018
Instrument No.: 201809040036
Affects: Lot 2
37. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$384,995.00
Trustor/Grantor: Frederick J. Niemi and Carrie L. Niemi, husband and wife
Trustee: Nextitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DHI Mortgage Company, Ltd. Limited Partnership
Dated: September 7, 2018
Recorded: September 10, 2018
Instrument No.: 201809100025
Affects: Lot 1

Subdivision Guarantee Policy Number: 72156-46568917

38. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$419,995.00
Trustor/Grantor: William S. Finch Sr and Sherry J. Finch, husband and wife
Trustee: Nextitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DHI Mortgage Company, Ltd. Limited Partnership
Dated: September 20, 2018
Recorded: September 21, 2018
Instrument No.: 201809210035
Affects: Lot 7
39. Declaration of Drainfield and Drainfield Reserve Area Easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Declarant: SSHI LLC, a Delaware limited liability company (dba D.R. Horton)
Recorded: October 4, 2018
Instrument No.: 201810040015
Affects: Lots 3 and 4
40. Declaration of Drainfield and Drainfield Reserve Area Easements including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Declarant: SSHI LLC, a Delaware limited liability company (dba D.R. Horton)
Recorded: October 4, 2018
Instrument No.: 201810040016
Affects: Lots 5 and 6
41. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$308,699.00
Trustor/Grantor: Monty Balcom and Betty Balcom, husband and wife
Trustee: Nextitle, a Title and Escrow Co.
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Bay Equity LLC
Dated: October 3, 2018
Recorded: October 4, 2018
Instrument No.: 201810040036
Affects: Lot 4
42. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Subdivision Guarantee Policy Number: 72156-46568917

Amount: \$339,996.00
Trustor/Grantor: Ethan Sterkel and Mackenzie Sterkel, husband and wife
Trustee: NexTitle, a Title and Escrow Co.
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DHI Mortgage Company, Ltd. Limited Partnership
Dated: October 1, 2018
Recorded: October 12, 2018
Instrument No.: 201810120041
Affects: Lot 5

43. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$339,495.00
Trustor/Grantor: Joseph McNeil and Erin McNeil, husband and wife
Trustee: NexTitle, a Title and Escrow Company
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for DHI Mortgage Company, Ltd, Limited Partnership
Dated: October 26, 2018
Recorded: October 30, 2018
Instrument No.: 201810300030
Affects: Lot 6

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

Subdivision Guarantee Policy Number: 72156-46568917

All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lots 1 through 8, PALOMINO FIELDS PLAT - DIVISION 1, Book 12 of Plats, pgs 201-205 amended under Book 12 of Plats, pages 237-241.

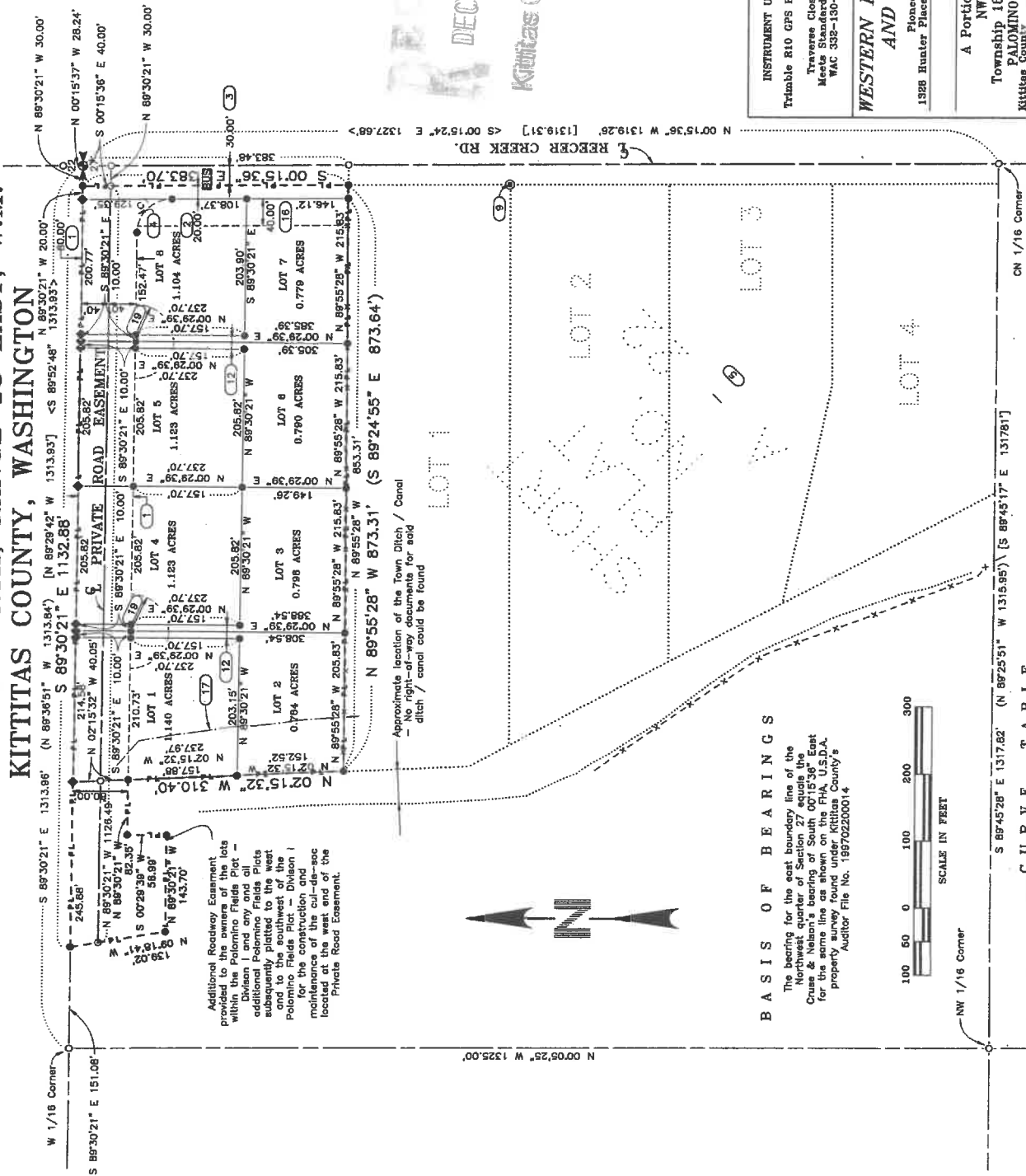
Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

Subdivision Guarantee Policy Number: 72156-46568917

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. KITITAS COUNTY, WASHINGTON



BASIS OF BEARINGS
The bearing for the east boundary line of the Northwest quarter of Section 27 equals the Cruss & Nelson's 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's Auditor File No. 198702200014

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

INDEXING DATA

827 T18N R18E

**WESTERN PACIFIC ENGINEERING
AND SURVEY, INC.**
Pioneer Way Professional Center
1328 Hunter Place (509)766-1023 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.
PALOMINO FIELDS PLAT - DIVISION I,
Kittitas County, Washington

Surveyed by JMF Date 04-18 Scale 1" = 100'
Drawn by Tml/PCS Date 06-18 Sheet 2 of 5
Checked by PCS Date 08-18 Project No. 18169

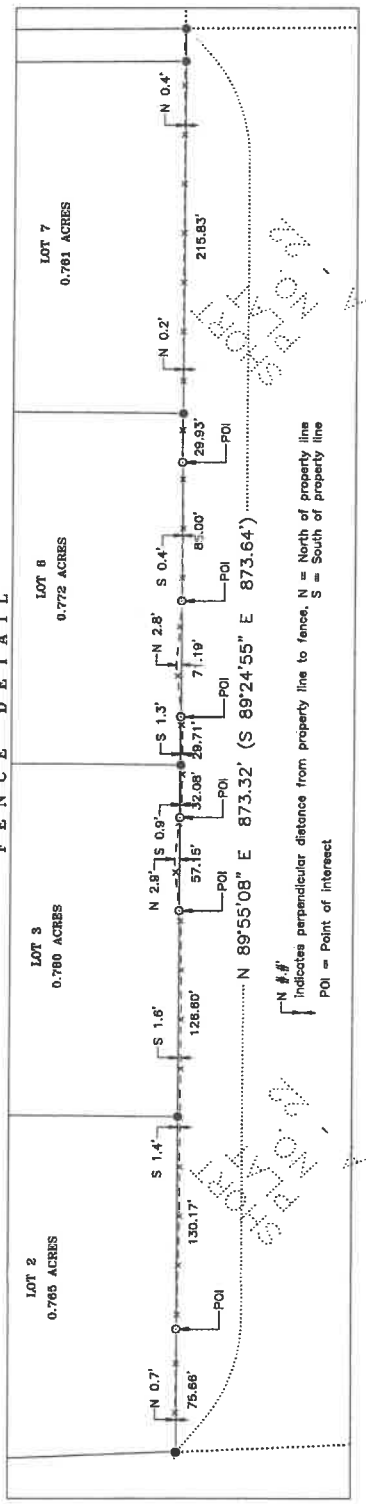
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING	CHORD
C1	50.00	89°14'45"	77.98'	49.35'	N44°52'39"W	70.24'	

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. KITITAS COUNTY, WASHINGTON

FENCE DETAIL



- LEGEND**
- ◆ 5/8 - inch iron pin with surveyor's cap marked 'LS 49273' monument set December, 2017
 - 5/8 - inch iron pin with surveyor's cap marked 'LS 49275' monument set July 11, 2017 and visited December, 2017
 - ⊙ 3 - inch brass cap monument found September, 2016
 - 5/8 - inch aluminum surveyor's cap monument stamped Kititas County found September, 2016
 - ⊗ 3 - inch brass cap monument stamped 'LS 14746' found September, 2016
 - △ 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
 - Railroad spike monument found September 2016
 - Calculated point only
 - - - no monument found or set
 - ⊠ Approx. bus stop location

- LEGEND (continued)**
- () Previously recorded information from Pireton Short Plat, Short Plat A-22, and shown on drawing as Kititas Co. Short 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 4 of 5
 - - - PL - Parcel boundary as contained in PROPERTY DESCRIPTION AS RESULT OF SURVEY

DEC 04 2018
 Kititas County CDS



<p>INSTRUMENT USED</p> <p>Trimble R10 GPS Receivers Traverse Closure Method: Single Trip WAC 332-130-080</p>	<p>INDEXING DATA</p> <table border="1" style="width: 100%; height: 40px;"> <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> <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> <p style="text-align: right;">S27 T18N R18E</p>																										<p style="text-align: center;">WESTERN PACIFIC ENGINEERING AND SURVEY, INC.</p> <p style="text-align: center;">Planner, Map Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.</p> <p style="text-align: center;">LCU</p> <p>A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. PALOMINO FIELDS PLAT - DIVISION I Kititas County Washington</p> <p>Surveyed by LME Date 04-18 Scale 1" = N/A Drawn by Tml/KCS Date 04-18 Sheets 3 of 5 Checked by FCS Date 09-18 Project No. 15168</p>

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. KITITAS COUNTY, WASHINGTON

Receiving No. 2017081500042
LP - 07-31

Kititas County Public Works Dept.
20170815 08:12:07 PM V: 12 P: 248 20160523002
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P L A T N O T E S :

1. Eighty-foot (80.00') wide Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of 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. This fillet area for the fifty-foot (50.00') radius curve shall be included with the eighty-foot (80.00') wide Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of this plat.
5. The short plat name is shown on top of the short plat developed by Mr. Leroy J. Preston in November, 1977, to be "KITITAS CO. SHORT PLAT NO. 77-22", but the County refers to this same short plat as "SHORT PLAT A-22". Said plat is to be under the Kittitas County Auditor's File Number as 448140.
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 7°22'22" E a distance of 0.75' 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 "42481" a distance of 0.2' south of the calculated position of the property line.
12. Twenty-foot (20.00') wide Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of this plat. The twenty-foot (20.00') wide Private Road Easement strip shall also provide a common joint use for adjacent property owners to be used as a common access driveway.
13. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 535434.
14. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 495912150012.
15. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 495912150013.
16. Forty-foot (40.00') wide Berm Maintenance Easement.
17. East boundary line of the wetlands designated area.
18. The Palomino Fields Division I plat was originally recorded under Receiving No. 201708150005. This plat division is being recorded again to correct scrivener errors that were discovered after the original recording.
19. A 55.00-foot radius Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of this plat.

S U R V E Y O R ' S N A R R I 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 Kittitas Co. Auditor's File Number 418140, a monument was placed to indicate the monument was removed possibly do to road reconstruction. The monument recorded under Kittitas Co. Auditor's File Number 539177, recorded under the name of "Palomino Fields Plat - Division I" 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 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 property immediately on this monument. Most performed subsequent to 1981 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 458140
 Tract 1 of Statutory Warranty Deed recorded under AFN 201410450051
 Tract 2 of Statutory Warranty Deed recorded under AFN 201410460051

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 identified as a quarter corner. During this survey said 1-1/4 inch iron pipe was found and accepted as said west quarter corner.

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 records on 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 defined in the northeast quarter of the northwest quarter of the west lot 1/4 as coincident with the east boundary of the north quarter of section 27. The 2740 centerline matches that of said Auditor's File Number 418140.

W A T E R N O T E S


On February 8, 2017 Chicago Title and Eliensburg Meter Company was engaged to file any information regarding the location and ownership of the water line. As a result of this engagement, the 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.

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

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 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 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 boundaries and ten foot easement shall about the exterior plat boundaries and adjacent easements. All easements shall be for public utilities, gas, irrigation, and cable television.
4. Subdivision Surety No. 72456-44948147, as provided by Shagor Title Insurance Company. All easements from said location have been shown on face of plat.

R I G H T T O F A R M N O T I C E

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).

INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Merit Standards Per NAC 308-130-090	INDEXING DATA <table border="1" style="width: 100%; height: 40px; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px; text-align: center;">X</td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> </table> 527 T18N R18E	X															
X																	
WESTERN PACIFIC ENGINEERING AND SURVEY, INC. Pioneer Way Professional Center 1328 Hunter Place (609)768-1023 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. PALOMINO FIELDS PLAT - DIVISION I Kittitas County																	
Surveyed by LMH Date 04-16 Scale 1" = N/A Drawn by Tm/FCS Date 05-18 Sheet 4 of 5 Checked by FCS Date 06-18 Project No. 15169																	

Red 21

File - Project Desc: S:\15169\15169 MP1R-pr (Plotted - Aug 8, 2017)



APPROVALS
KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
I HEREBY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I approve this plat.
Dated this 16th Day of August, A.D., 2017
James A. Dyer
Kittitas County Engineer

HEALTH DEPARTMENT
I HEREBY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I find that the sewer and water system herein shown does meet and comply with all requirements of the County Health Dept.
Dated this 14th Day of August, A.D., 2017
M. J. [Signature]
Kittitas County Health Officer

CERTIFICATE OF PLANNING DEPT.
I HEREBY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I find that it conforms to the Comprehensive Plan of the Kittitas County Planning Commission.
Dated this 14th Day of August, A.D., 2017
M. J. [Signature]
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. 4710383.
Dated this 16th Day of August, A.D., 2017
D. A. [Signature]
Kittitas County Treasurer

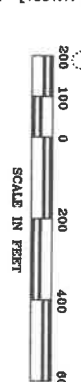
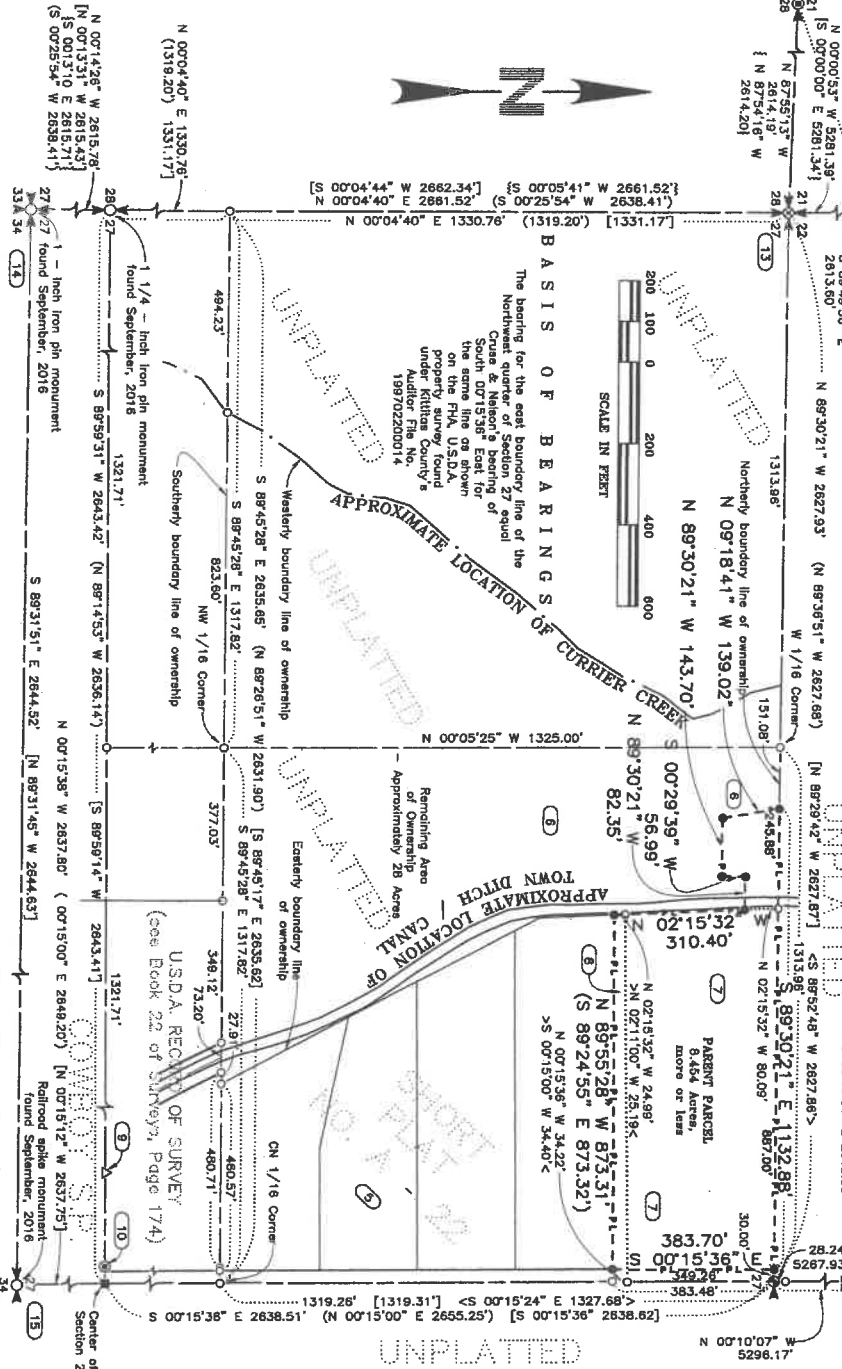
CERTIFICATE OF ASSESSOR
I HEREBY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I find that the property is in an acceptable condition for platting.
Parcel No. 4710383.
Dated this 14th Day of August, A.D., 2017
D. A. [Signature]
Kittitas County Assessor

KITTITAS COUNTY BOARD OF COMMISSIONERS
I HEREBY APPROVE this 15th Day of August, A.D., 2017.
D. A. [Signature]
Chairman
Kittitas County Board of Commissioners

ATTORNEY
D. A. [Signature]
Clerk of the Board

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. KITTITAS COUNTY, WASHINGTON



BASIS OF BEARINGS
The bearing for the east boundary line of the Northwest quarter of Section 27 equal to the bearing of the Easting of South 0071536' Easting of the same line as shown on the P.M.A. U.S.D.A. property survey, found under Kittitas County's Auditor File No. 15970220014

SURVEYOR'S CERTIFICATE

I hereby certify that the Palomino Fields Plat - Division I plat is based on an actual survey and that the monumentation shown thereon, courses and angles are shown thereon as they were measured and set, and that the monumentation shown thereon are shown as they were measured and set, and that the monumentation shown thereon are shown as they were measured and set.

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners this 15th day of August, 2017, at 8:11 minutes past 11 o'clock A.M., and recorded in Volume 2017, at of Plate, at Page (s) 201-205, records of Kittitas County, Washington.

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1598 Hunter Place (609)766-1023 Moses Lake, Wash.
LCU

Bradley E. Bowers, P.L.S.
Washington Land Surveyor No. 48273
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1598 Hunter Place, Washington 98937

Seid V. Roth
Kittitas County Auditor
Receiving No. 201708150014
Deputy Auditor

INSTRUMENT USED
Trimble R10 GPS Receivers
Trimble SPP
MAGNETIC COMPASS
VAC 382-180-980

INDEXING DATA

2017

File -- Project Desc.: S:\15169\15169 MP1.pro (Plotted -- Aug 11, 2017) --

PALOMINO FIELDS PLAT - DIVISION I

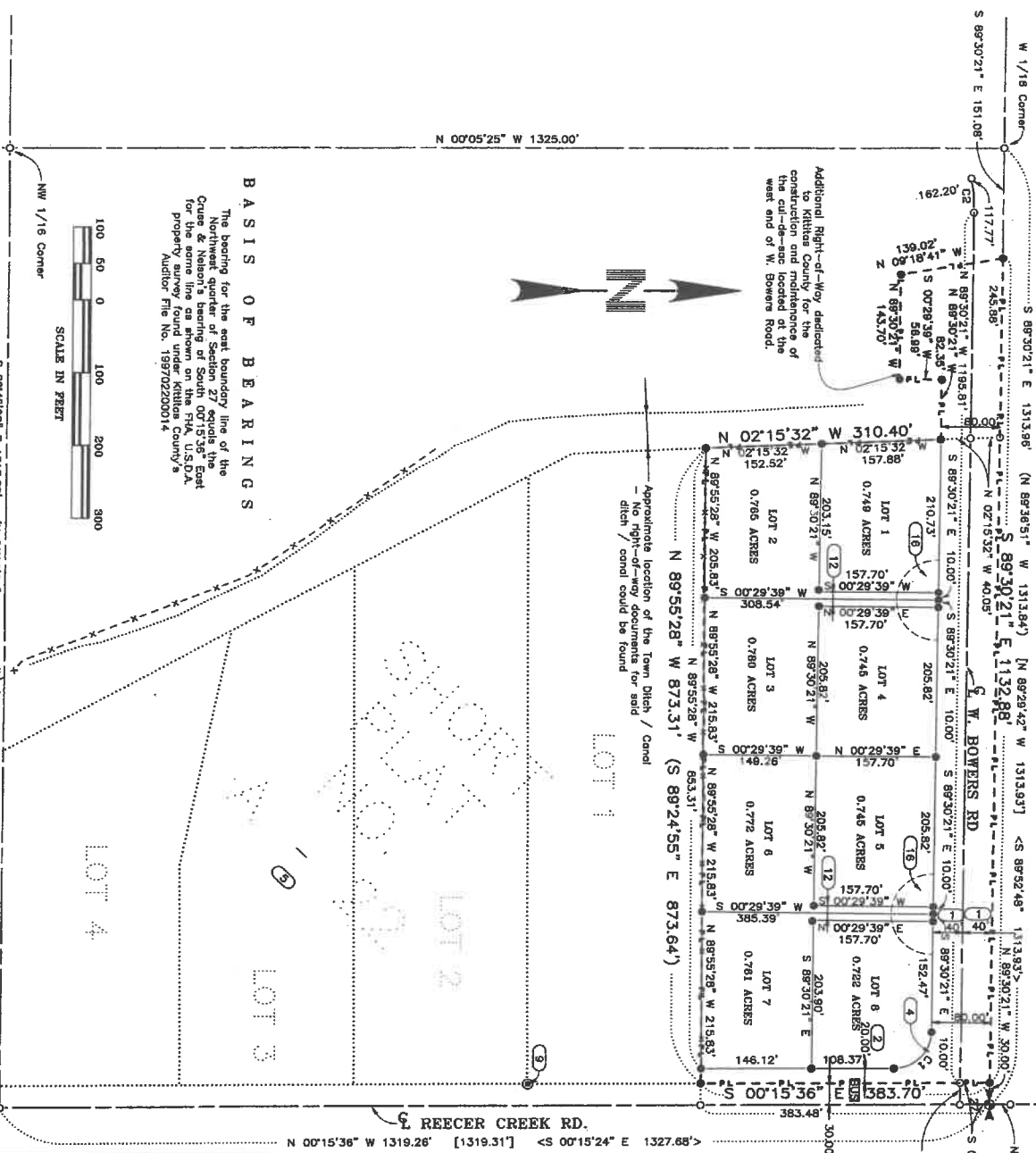
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, WASHINGTON

Receiving No. 201708150016
LP - 07-31

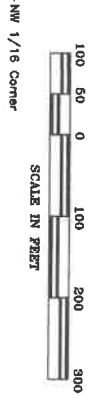
271818

Additional Right-of-Way dedicated to Kittitas County for the construction and maintenance of the cul-de-sac located at the west end of W. Bowers Road.

Approximate location of the Town Ditch / Canal - No right-of-way documents for said ditch / canal could be found



BASIS OF BEARINGS
The bearing for the east boundary line of the Northwest quarter of Section 27 equals the Quare & Nelson's bearing of South 00°15'36" East for the corner line as shown on the RA, U.S.D.A. property survey found under Kittitas County's Auditor file No. 15970220014.



CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	50.00'	89.14.45"	77.89'	49.36'	N44°52.39'W	70.24'
C2	275.00'	9.48.14"	47.06'	23.59'	N85°35.32'E	47.00'

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 or persons named herein. Said certificate does not extend to any unnamed person without an expressed reclassification by the Surveyor naming said person.



INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers	<input checked="" type="checkbox"/>
Trevaux Closure	<input checked="" type="checkbox"/>
Kentz Standards Per WAC 522-150-060	<input checked="" type="checkbox"/>
SET TERN RISE	<input type="checkbox"/>

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Planner: Map Professional Center
1928 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., Palomino Fields Plat - Division I, Kittitas County, Washington
Surveyed by: LHM Date: 04-18
Drawn by: TML/KCS Date: 01-17
Checked by: BMB Date: 07-17
Scale: 1" = 100'
Project No.: 16189

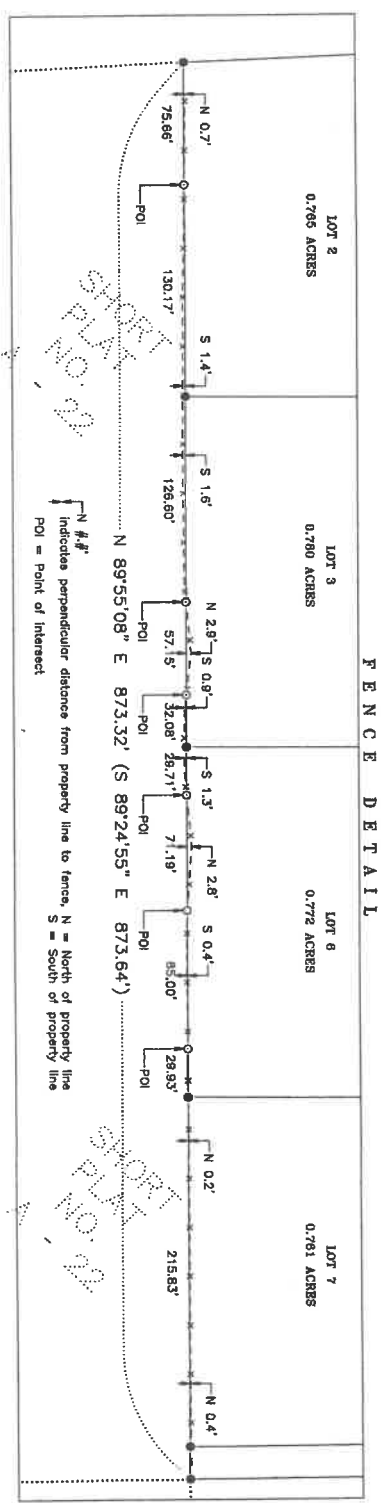
112 P203

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. KITITAS COUNTY, WASHINGTON

Receiving No. 201708150016
LP - 07-31

271818



N #/# indicates perpendicular distance from property line to fence, N = North of property line
S = South of property line
POI = Point of Interest

LEGEND

- 5/8 - inch iron pin with surveyor's cap marked "LS 48273" monument set July 11, 2017
- ⊙ 3 - inch brass cap monument found September, 2016
- 5/8 - inch aluminum surveyor's cap monument stamped Kittitas County found September, 2016
- ⊗ 3 - inch brass cap monument stamped "LS 14748" found September, 2016
- △ 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
- Railroad spike monument found September 2016
- Calculated point only
- no monument found or set

LEGEND (continued)

- <> Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- > Previously recorded information from Stetler's Warranty Deed found under Kittitas County's AFN 416786
- (D) Note - See Sheet 3 of 5
- - - - - P.L. - - - - - Parent Parcel - Parcel boundary as contained in PROPERTY DESCRIPTION AS RESULT OF SURVEY

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it 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 intention by the Surveyor naming said person.

INSTRUMENT USED
Trimble R10 GPS Receivers
Treasure Closure
Meeks Standards Per
WAC 352-130-090

INDEXING DATA																																				
<table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																																				

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
927 718N R18E

Pioneer Way Professional Center
1328 Hunter Place (609)705-1025
LCU

A Portion of the NE 1/4 of the
NW 1/4 of Section 27,
Township 18 North, Range 18 East, W.M.
Palomino Fields Plat - Division I
Kittitas County

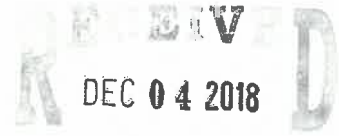
Surveyed by LME Date 04-16 Scale 1" = N/A
Drawn by Tml/RCS Date 01-17 Sheet 3 of 5
Checked by BB Date 07-17 Project No. 15169



Lots 1-8 Palomino Fields Plat

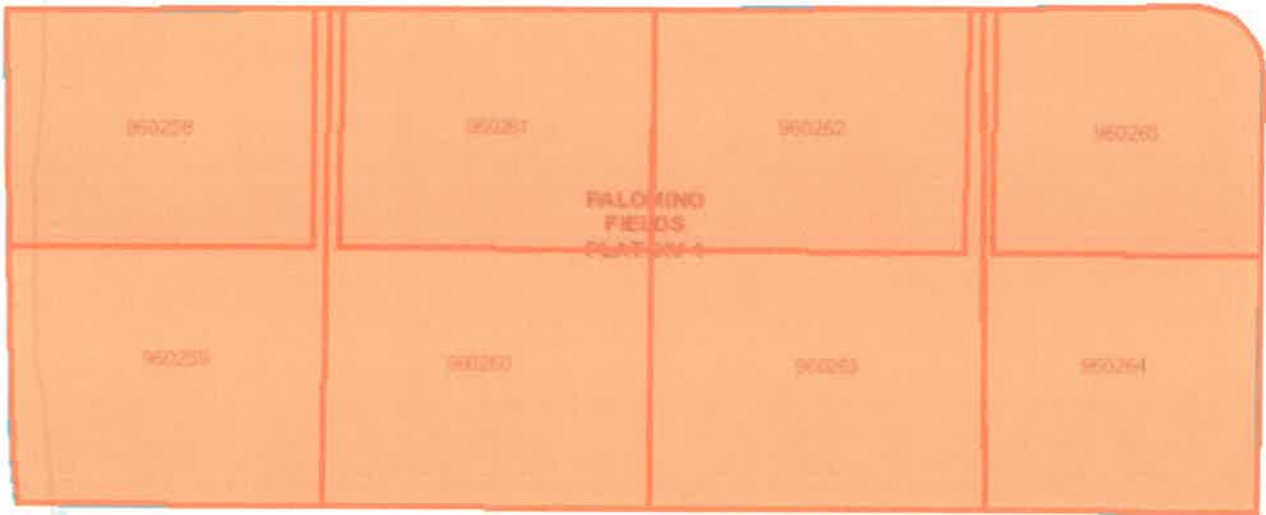
12630

846233



Kittitas County CDS

REECER CREEK



871033

881033

REECER CREEK RD

REECER CREEK RD

Date: 10/23/2018

1 inch = 188 feet
Relative Scale 1:2,257

Disclaimer:
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