



VICINITY MAP

Scale: Not to Scale

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. Clark
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 sewage 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

Phyllis [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. 471083.

Dated this 14th day of August, A.D., 2017

Debra [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 the property to be in an assessable condition for platting.

Parcel No. 471083.

Dated this 14th day of August, A.D., 2017

Darrah [Signature]
Kittitas County Assessor

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED this 15th day of August, A.D., 2017.

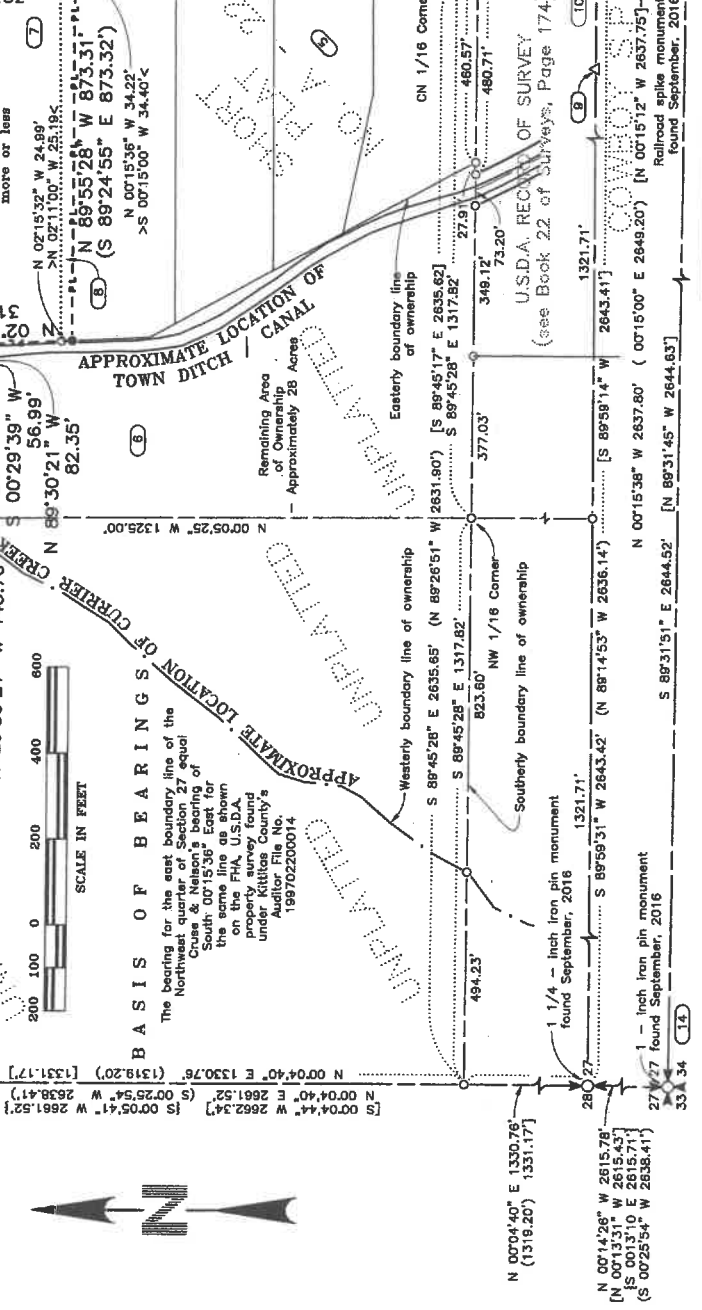
BOARD OF COUNTY COMMISSIONERS

By: *[Signature]*
Chairman

ATTEST: *[Signature]*
Clerk the Board

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

Receiving No. 2017-15016
LP - 07 - 31
271818



INDEXING DATA

Trimble R10 GPS Receivers
Traverse Closure
Meade Standards Per
WAC 359-130-090

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1328 Hunter Place (509)768-1083 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: IME Date 04-16 Scale 1" = 200'
Drawn by: Tam/FCS Date 01-17 Sheet 1 of 6
Checked by: EDB Date 07-17 Project No. 15169

AUDITOR'S CERTIFICATE

Filled for record at the request of the Kittitas County Board of Commissioners this 15th day of August, 2017, at 37 minutes past 11 o'clock P.M., and recorded in Volume 200 of Plats, at Page(s) 201-205 of Kittitas County, Washington.

RECEIVING NO. 2017-15016
Sarah V. Pelt
Kittitas County Auditor
By: *[Signature]* Deputy Auditor

SURVEYOR'S CERTIFICATE

I hereby certify that the Palomino Fields Plat - Division I plat is based on an actual survey and subdivision of Section 27, Township 18 North, Range 18 East, W.M.; that the distances and courses in the plat are in agreement correctly; that the monuments have been set; and 1st and block corners staked on the ground.

Bradley J. Jones
Bradley J. Jones, P.L.S.
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1328 Hunter Place
Moses Lake, Washington 98837

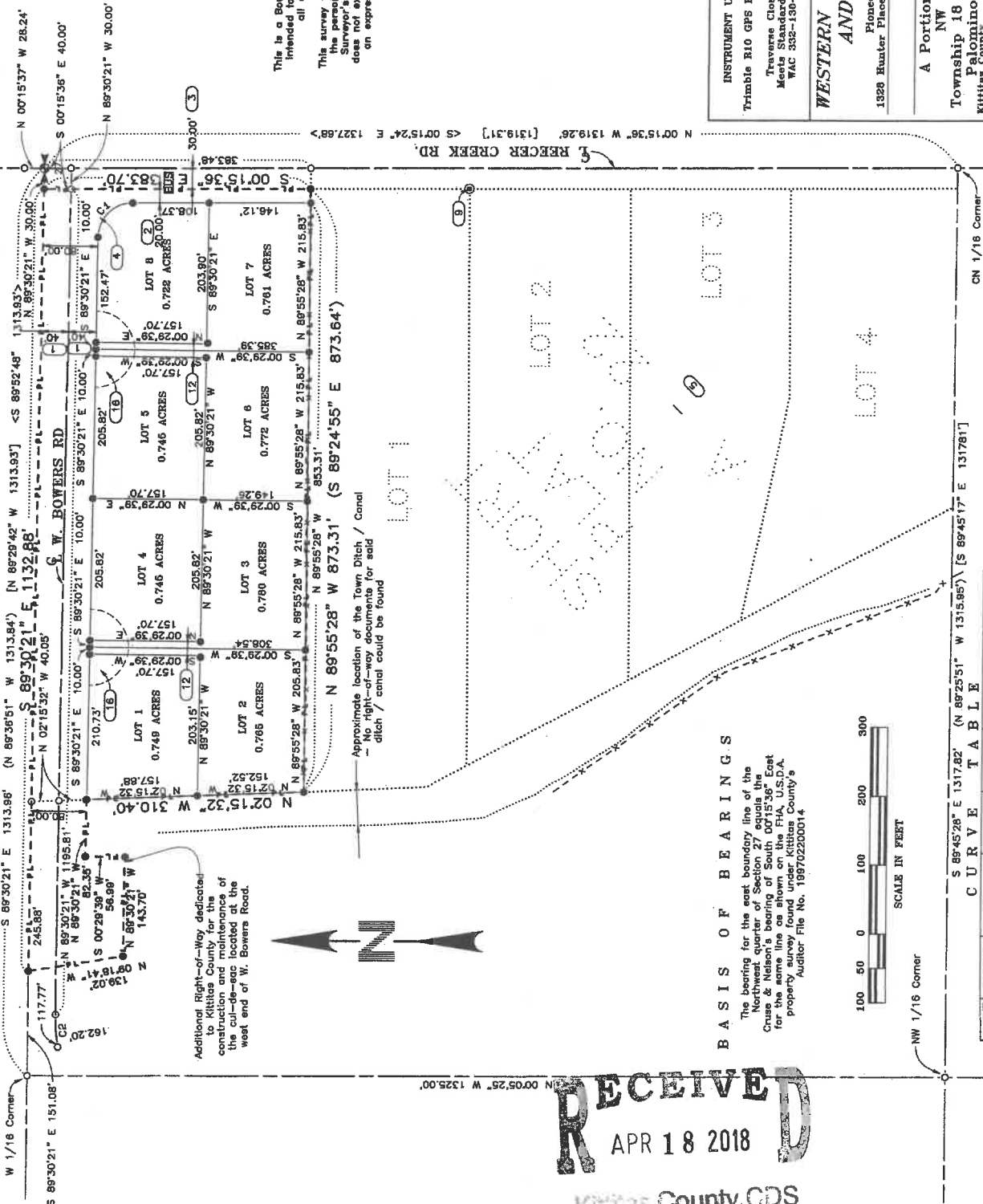
98/18/2017 11:39:02 AM V: 12 P: 201 2017015016
Kittitas County Auditor

APR 18 2018

CDS Kittitas County CDS

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



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, 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
Trimble R10 GPS Receivers
Traverse Closure
Meets Standards For
WAC 332-130-090

INDEXING DATA

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way 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
Surveyed by LMH Date 04-16 Scale 1" = 100'
Drawn by Tml/FCS Date 01-17 Sheet 2 of 5
Checked by BJR Date 07-17 Project No. 15189

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 equals the Cruise & 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. 199702200014.

CURVE TABLE

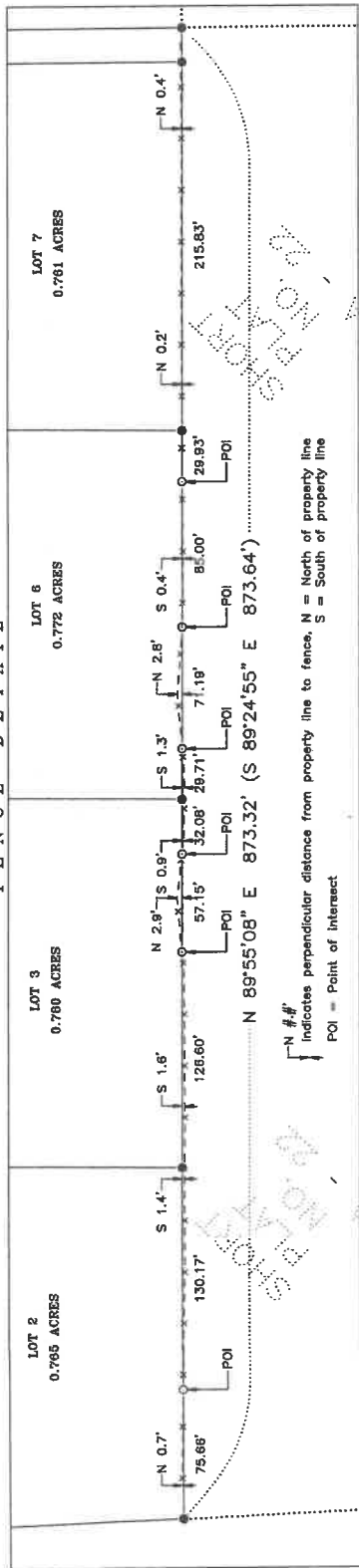
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING	CHORD
C1	50.00'	89°44'.45"	77.88'	49.35'	N44°52'.39"W	70.24'	
C2	275.00'	9°48'.14"	47.06'	23.59'	N85°35'.32"E	47.00'	

NW 1/16 Corner

RECEIVED
APR 18 2018
Kittitas County CDS

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



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

NOTICE
This is a Boundary Line Survey and as such is not intended for use in determining title to land, 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 specification by the Surveyor naming said person.

LEGEND
(continued)

- 5/8 - inch iron pin with surveyor's cap marked "LS 49275" monument set July 11, 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
- () Previously recorded information from Preston 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
- Ⓜ Note - See Sheet 3 of 5
- - - - - Parent Parcel - Parcel boundary as contained in PROPERTY DESCRIPTION AS RESULT OF SURVEY

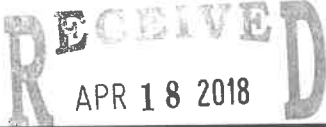
INSTRUMENT USED
Trimble R10 GPS Receivers
Traverse Closure
Meets Standards Per
WAC 532-130-090

INDEXING DATA

527 T16N R18E

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
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.
Palomino Fields Plat - Division I
Kititas County
Surveys by: IMH Date 04-16 Scale 1" = N/A
Drawn by: Tml/RCS Date 01-17 Sheet 3 of 6
Checked by: EJB Date 07-17 Project No. 15169



Kititas County CDS

09/15/2017 11:38:02 AM V: 12 P: 203 20170150816
Kititas County Auditor
Page 3 of 6

Palomino Fields Plat - Division I, Range 18 East, Township 18 North, Kittitas County, Washington

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
 1505 Executive Plaza, Suite 100, Moses Lake, WA
 Phone: 509-775-0900
 Fax: 509-775-0900

INSTRUMENT USED
 TYPICAL 810 GPS RECEIVER
 Model Standard For
 NAD 83 - 100-000
 SET UP BY: []

RECORDING NO. 271818

Receiving No. 271818
 LP - 07-31

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

Checked by: [] Date: 07-17 Project No. 15189
 Drawn by: [] Date: 07-17 Sheet: 4 of 5
 Surveyed by: [] Date: 04-16 Scale: 1" = 1/4" Mile
 Kittitas County

PALOMINO FIELDS PLAT - DIVISION I
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

GENERAL NOTES

1. Forty-foot (40.00') wide 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 Right-of-Way for the fifty-foot (50.00') median curve delineated to Kittitas County for County Road Right-of-Way.
5. The Right-of-Way for the fifty-foot (50.00') median curve delineated to Kittitas County via this plat.
6. The plat name is shown on top of the right-of-way boundary as shown on sheet 5 of 5, but the County Right-of-Way boundary shall be delineated five feet each side of the lot lines. The ten-foot easement shall be the exterior line.
7. An easement for ten feet in width is reserved along all parcel boundaries and shall be delineated as follows:
 - a. A subdivision guarantee No. 72166-488417, as provided by Kittitas Title Insurance Company. All easements from said subdivision guarantee have been reviewed, shown with a detachable map, irrevocable, and shall be for public utilization.
 - b. A subdivision guarantee No. 72166-488417, as provided by Kittitas Title Insurance Company. All easements from said subdivision guarantee have been reviewed, shown with a detachable map, irrevocable, and shall be for public utilization.
8. Construction of access easements will require obtaining an occupancy permit from the Department of Public Works. All access easements shall be completed in accordance with current Kittitas County Road Right-of-Way Ordinance prior to commencement of construction of roadway. The public use of roadway shall be the primary purpose of all roadway development to preclude any other use of roadway.
9. Construction of access easements will require obtaining an occupancy permit from the Department of Public Works. All access easements shall be completed in accordance with current Kittitas County Road Right-of-Way Ordinance prior to commencement of construction of roadway. The public use of roadway shall be the primary purpose of all roadway development to preclude any other use of roadway.

SURVEYOR'S NARRATIVE

1. Forty-foot (40.00') wide County Road Right-of-Way dedicated to Kittitas County via this plat.
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PLAT NOTES

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WATER NOTES

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RIGHT TO FARM NOTICE

The subject property is within or near a designated agricultural area as shown on the Kittitas County Agricultural Land Use Map. The purpose of this notice is to inform the public of the agricultural nature of the property and to advise that the property is not subject to legal action as public nuisances (RCW 7A.60.020).

It is the policy of the Kittitas County Board of Commissioners to encourage and protect agricultural uses on agricultural lands. The Board of Commissioners has designated certain areas as agricultural lands and has established agricultural land use maps. The Board of Commissioners has also established a process for reviewing and approving agricultural uses on agricultural lands. The Board of Commissioners has also established a process for reviewing and approving agricultural uses on agricultural lands.

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. 201708150818
LP - 07-31

ORIGINAL PROPERTY DESCRIPTION
TRACT 4:
That portion of the Northwest Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, located in October 3, 1957, in Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

AND
The Northeast Quarter of the Northwest Quarter of Section 27, in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; EXCEPTING THEREFROM:

A tract of land bounded by a line described as follows:
Commencing at the Northeast corner of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, thence South 90°00'00" West 377.5 feet; thence North 89°30'21" West 504.17 feet; thence East 2°02' West 377.5 feet to the North boundary line of said section; and thence South 89°30'21" East along said North boundary line 917.0 feet to the point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

TRACT 5:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:
A tract of land bounded by a line beginning at the Northeast corner of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, thence South 90°00'00" West 377.5 feet; thence North 89°30'21" West 504.17 feet; thence East 2°02' West 377.5 feet to the North boundary line of said section; and thence South 89°30'21" East along said North boundary line 917.0 feet to the point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

TRACT 6:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:
A tract of land bounded by a line beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said section; thence South 00°15'00" West along the East boundary line of said quarter section a distance of 377.5 feet to the true point of beginning; thence South 00°15'00" West along the East boundary line of said quarter section a distance of 34.40 feet; thence North 89°24'55" West a distance of 34.40 feet; thence North 02°11'00" East a distance of 25.19 feet; thence South 90°00'00" East a distance of 304.70 feet to the true point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.



PROPERTY DESCRIPTION AS RESULT OF SURVEY

That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, as delineated and described on the PALOMINO FIELDS PLAT - DIVISION I drawing prepared by Western Pacific Engineering and Survey, Inc., dated August, 2017, and as described as follows:

Commencing at the 3 - inch brass cap monument found in a monument case marking the northeast corner of the Northwest Quarter of said Section 27; thence North 89°30'21" West along the north boundary line of the Northwest Quarter of said Section 27, a distance of 30.00 feet to the west right-of-way boundary line of the county road known as Reecer Creek Road; thence West 30.00 feet to the true point of beginning; thence South 00°15'35" East, coincident with the west boundary line of said County Road, a distance of 283.70 feet; thence North 89°24'55" West a distance of 34.40 feet to the true point of beginning; thence North 02°11'00" East a distance of 25.19 feet; thence South 90°00'00" East a distance of 304.70 feet; thence North 89°30'21" West a distance of 56.99 feet; thence North 00°29'39" East a distance of 143.70 feet; thence North 09°18'41" West a distance of 143.70 feet to the north boundary line of the Northwest Quarter of said Section 27; thence South 89°30'21" East, coincident with the north boundary line of the Northwest Quarter of said Section 27, a distance of 1132.88 feet to the POINT OF BEGINNING;

Containing 8.454 ACRES, more or less.

DEDICATION

The owner of the land described herein in fee simple is CLE ELUM PINES EAST, LLC, a Washington Limited Liability Company. The owner hereby declares this plat and dedicates to the public forever all roads for cuts and fills, with the right to make all necessary slopes for cuts and fills, with the right to place, water drains 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 roads and ways hereon 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 in culverts or drains on or about the property, or across any lot or lots, or to hangar proper road construction and public road rights-of-way, or 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 August, A.D., 2017.

Patrick Deneen, Manager
CLE ELUM PINES EAST, LLC

DEDICATION

The owner of the land described herein in fee simple is CLE ELUM PINES WEST, LLC, a Washington Limited Liability Company. The owner hereby declares this plat and dedicates to the public forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to place, water drains 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 roads and ways hereon 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 in culverts or drains on or about the property, or across any lot or lots, or to hangar proper road construction and public road rights-of-way, or 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 August, A.D., 2017.

Patrick Deneen, Manager
CLE ELUM PINES WEST, LLC

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF KITTITAS) SS

On this day, 10th of August, A.D., 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the secretary of CLE ELUM PINE EAST, LLC, and acknowledged the said instrument, 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 is the corporate seal of Said Corporation.



WITNESS My hand and official seal the day and year first written above.
Notary Public in and for the State of Washington,
Kristina M. ...
residing at ... Okelum, WA

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF KITTITAS) SS

On this day, 10th of August, A.D., 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the secretary of CLE ELUM PINE WEST, LLC, and acknowledged the said instrument, 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 is the corporate seal of Said Corporation.



WITNESS My hand and official seal the day and year first written above.
Notary Public in and for the State of Washington,
Kristina M. ...
residing at ... Okelum, WA

INDEXING DATA

INSTRUMENT USED
Trimble R10 GPS Receivers
Traverse Closure
Meets Standards For
WAC 392-180-090

SE7 T18N R18E

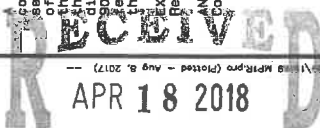
WESTERN PACIFIC ENGINEERING
AND SURVEY, INC.

Pioneer Professional Center
1328 Hunter Place (509)786-1023 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
Grant County Washington

Surveyed by LMH Date 04-16 Scale 1" = N/A
Drawn by Tml/FCS Date 01-17 Sheet 5 of 5
Checked by BJB Date 07-17 Project No. 15169



Kittitas County CDS