

EASTON RANCHETTES

SECTION 13, TWP. 20 N., R. 13 E., W.M., AND SECTIONS 18, 19, TWP. 20 N., R. 14 E., W.M. KITKITAS COUNTY, WASHINGTON

RECEIVING NO. 379671

DESCRIPTION

This plat of Easton Ranchettes embraces that portion of Government Lot 4, Section 18 and Government Lot 1, Section 19 and the NE 1/4 of the NW 1/4 of Section 19, all in Township 20, Range 14 E. W.M. together with that portion of Section 13, Township 20 N., Range 13 E. W.M. lying Southwesterly of and adjacent to the Southwesterly boundary line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company of Washington situate in Kittitas County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Section 19; thence S 0°24'51" W, along the West line of said section, a distance of 1329.38 feet; thence S 89°53'16" E along the South line of said government Lot 1 and said NE 1/4 of the NW 1/4 of Section 19, to the East line of the NE 1/4 of the NW 1/4 of said Section 19; thence N 0°19'48" E, along said East line 703.81 feet to the Southwesterly boundary of the aforementioned Railroad right of way; thence along said right of way the following courses and distances. N 76°18'00" W 591.38 feet; thence N 75°45'52" W, along the long chord of a spiral, 161.39 feet to the beginning of a curve to the right from which the center bears N 15°18'00" E 2914.93 feet distant; thence Westerly along said curve through a central angle of 21°22'00" an arc distance of 1087.03 feet; thence S 52°16'06" W, along the long chord of a spiral, 161.39 feet; thence N 51°44'00" W 4038.60 feet to the North line of the South 1/2 of said Section 13; thence S 89°16'51" W, along said line, 79.48 feet; thence N 51°44'00" W 1166.82 feet to the beginning of a curve to the left having a radius of 428.30 feet; thence Westerly and Southwesterly along said curve through a central angle of 90°00'00" an arc distance of 672.77 feet to a point of tangency; thence S 38°16'00" W 320.00 feet; thence N 51°44'00" W 100.00 feet; thence N 38°16'00" E 225.00 feet to the beginning of a curve to the left having a radius of 523.70 feet; thence Northerly along said curve through a central angle of 64°39'25" an arc distance of 590.98 feet; thence N 51°44'00" W 1313.89 feet to the West line of the NW 1/4 of said Section 13; thence leaving said railroad right of way boundary S 0°19'36" W, along said West line of Section 13, a distance of 1693.18 feet to the Northeastly boundary of the Kittitas Reclamation District Main Canal Right of Way; thence along said boundary S 52°42'00" E 97.53 feet to the beginning of curve to the right having a radius of 617.50 feet; thence Southeastly along said curve through a central angle of 7°45'00" an arc distance of 745.00 feet to a point of tangency; thence S 44°57'00" E 338.40 feet to the beginning of curve to the left having a radius of 815.00 feet; thence Southeastly along said curve through a central angle of 4°19'00" an arc distance of 61.40 feet to a point of tangency; thence S 49°16'00" E 229.50 feet to the beginning of a curve to the right having a radius of 1572.50 feet; thence Southeastly along said curve through a central angle of 8°48'00" an arc distance of 241.52 feet to a point of tangency; thence S 40°28'00" E 503.70 feet to the beginning of a curve to the left having a radius of 98.80 feet; thence Southeastly along said curve through a central angle of 14°56'00" an arc distance of 25.75 feet to a point of tangency; thence S 55°24'00" E 59.10 feet to the beginning of a curve to the right having a radius of 426.50 feet; thence Southeastly along said curve through a central angle of 38°56'00" an arc distance of 289.81 feet to a point of tangency; thence S 16°28'00" E 82.70 feet to the beginning of a curve to the left having a radius of 3.21 feet; thence Southeastly along said curve through a central angle of 33°14'00" an arc distance of 1.86 feet to a point of tangency; thence S 49°42'00" E 15.70 feet to the beginning of a curve to the right having a radius of 283.20 feet; thence Southeastly along said curve through a central angle of 31°14'00" an arc distance of 154.38 feet to a point of tangency; thence S 18°28'00" E 279.00 feet to the beginning of a curve to the left having a radius of 98.80 feet; thence Southeastly along said curve through a central angle of 38°45'00" an arc distance of 66.82 feet to a point of tangency; thence S 57°13'00" E 158.90 feet to the beginning of a curve to the left having a radius of 576.30 feet; thence Southeastly along said curve through a central angle of 4°39'00" an arc distance of 46.77 feet to a point of tangency; thence S 61°52'00" E 555.60 feet to the beginning of a curve to the right having a radius of 856.30 feet; thence Southeastly along said curve through a central angle of 6°03'39" an arc distance of 90.58 feet to a point of tangency; thence S 59°48'21" E 306.21 feet; thence S 49°41'08" E 564.65 feet; thence to the South line of the SE 1/4 of said Section 13; thence leaving said canal right of way boundary S 89°24'28" E along the South line of the SE 1/4 of said Section 13 a distance of 2174.50 feet to the point of beginning.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT CO. and CASCADE TELEPHONE CO. and their respective successors and assigns under and upon the exterior 5 feet parallel and adjacent to the street frontage of all lots EXCEPT for lots 22 through 31 inclusive, of which a 10' easement, as shown on the face of the plat, is reserved for and granted to the above, in which to install, lay, construct, renew, operate and maintain cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the plat of EASTON RANCHETTES is based on actual survey and subdivision of Sections 13, 18, 19 Township 20 N., Ranges 13, 14, W.M.; that the distances and courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners staked on the ground.



Derwin K. Rouse
Certificate No. 9435

Dated this 19 day of Oct. 1972.

APPROVALS

EXAMINED AND APPROVED this 4 day of December, A.D., 1972.

[Signature]
Kittitas County Planning Director

I hereby certify that the plat of Easton Ranchettes examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 18 day of December, A.D., 1972.

[Signature]
Kittitas County Planning Director

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.

Dated this 19th day of December, A.D., 1972

[Signature]
Kittitas County Treasurer

EXAMINED AND APPROVED this 18 day of December, A.D., 1972.

BOARD OF COUNTY COMMISSIONERS
KITKITAS COUNTY, WASHINGTON

ATTEST:

By [Signature]
Chairman

[Signature]
Clerk of the Board

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, owners in fee simple of the described real property, do hereby declare this plat and description and in lieu of dedication of roads hereby grants forever unto all lessees of lots in this plat and all future plats in EASTON RANCHETTES, an undivided interest in all roads shown as private roads.

The costs of construction, maintaining and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the County Road System, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

IN WITNESS THEREOF we have set our hands and seals this 30th day of OCTOBER, A.D., 1972.

[Signatures]
BANK OF EVERETT
SEATTLE FIRST NATIONAL BANK
by [Signature], President

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SANJUAN) ss.

This is to certify that on this 27th day of OCTOBER, 1972, before me, the undersigned, a Notary Public personally appeared FRED HANDLEY and ELSIE V. HANDLEY, his wife to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

[Signature]
Notary Public in and for the State of Washington residing at Monroe

STATE OF WASHINGTON)
COUNTY OF SANJUAN) ss.

This is to certify that on this 20th day of OCTOBER, 1972, before me, the undersigned, a Notary Public personally appeared DON G. TAYLOR to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

[Signature]
Notary Public in and for the State of Washington residing at LYNNWOOD

STATE OF WASHINGTON)
COUNTY OF SANJUAN) ss.

This is to certify that on this 21st day of OCTOBER, 1972, before me, the undersigned, a Notary Public personally appeared GROVER G. AHMANN, SR. VICE PRESIDENT

respectively, of BANK OF EVERETT a corporation, to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute 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 above written.

[Signature]
Notary Public in and for the State of Washington residing at LYNNWOOD

STATE OF WASHINGTON)
COUNTY OF SANJUAN) ss.

This is to certify that on this 30th day of October, 1972, before me, the undersigned, a Notary Public personally appeared AL ROY YATES and [Signature], ASSISTANT VICE PRESIDENT, and [Signature] respectively, of SEATTLE FIRST NATIONAL BANK

a Washington corporation, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute 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 above written.

[Signature]
Notary Public in and for the State of Washington residing at Everett

RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That this plat of EASTON RANCHETTES Kittitas County, Washington is subject to additional restrictions entitled COVENANTS which are filed with the Kittitas County Auditor and which are hereby made a part of this plat.

PLATTOR Don G. Taylor COUNTY AUDITOR Marion Darter
This is to certify that the above mentioned restrictions have been filed this 18 day of December, 1972, at 15 minutes past 10:00 o'clock A.M., in Volume 35 of Deeds, Page 701 Records of Kittitas County, Washington. A.F.M. 379655

[Signature]
Kittitas County Auditor

RECORDING CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this 18 day of December, A.D., 1972, at 21 minutes past 2:00 o'clock P.M., and recorded in Volume 5 of Plats, on page 94, 93, Records of Kittitas County, Wash. 94-93

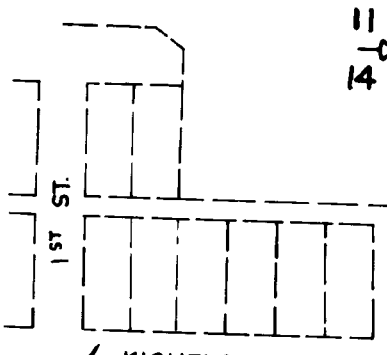
[Signature]
Kittitas County Auditor
Receiving No. 379671

By [Signature]
Deputy County Auditor

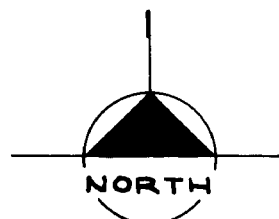
EASTON RANCHETTES

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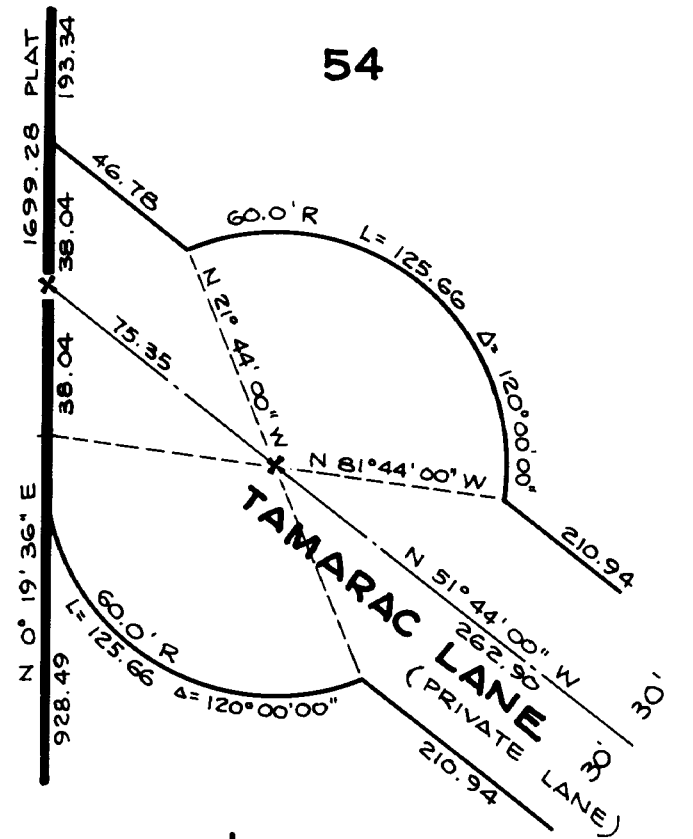
SECTION CORNER OBSERVED BY
FREEWAY CONSTRUCTION.
NOT RE-ESTABLISHED (LOCATION
BY CHICAGO, MILWAUKEE, ST PAUL
AND PACIFIC RAILROAD CO.)



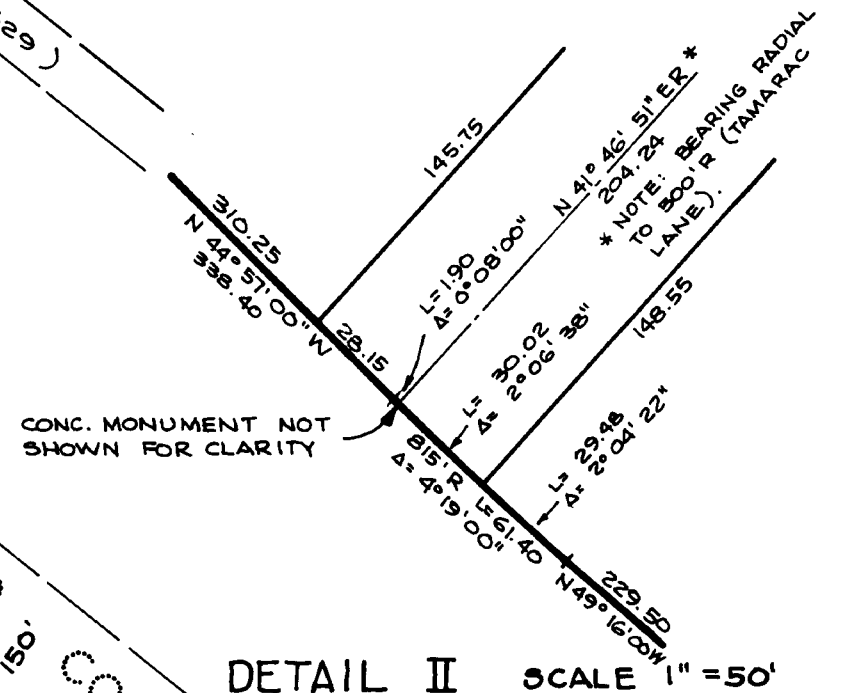
SCALE: 1" = 200'

+ CONCRETE MONUMENT IN PLACE
NOTE: ALL LOT CORNERS HAVE 1/2"
REBAR IN PLACE.

SURVEY MERIDIAN - CHICAGO,
MILWAUKEE, ST. PAUL, AND
PACIFIC RAILROAD CO.



DETAIL I SCALE 1" = 50'



DETAIL II SCALE 1" = 50'

EASTON, WASH.

UNPLATTED

B.P.A.

U.S.B.R.

RECLAMATION DISTRICT

YAKIMA

RIGHT OF WAY

PROJECT

ESMT.

ESMT.

ESMT.

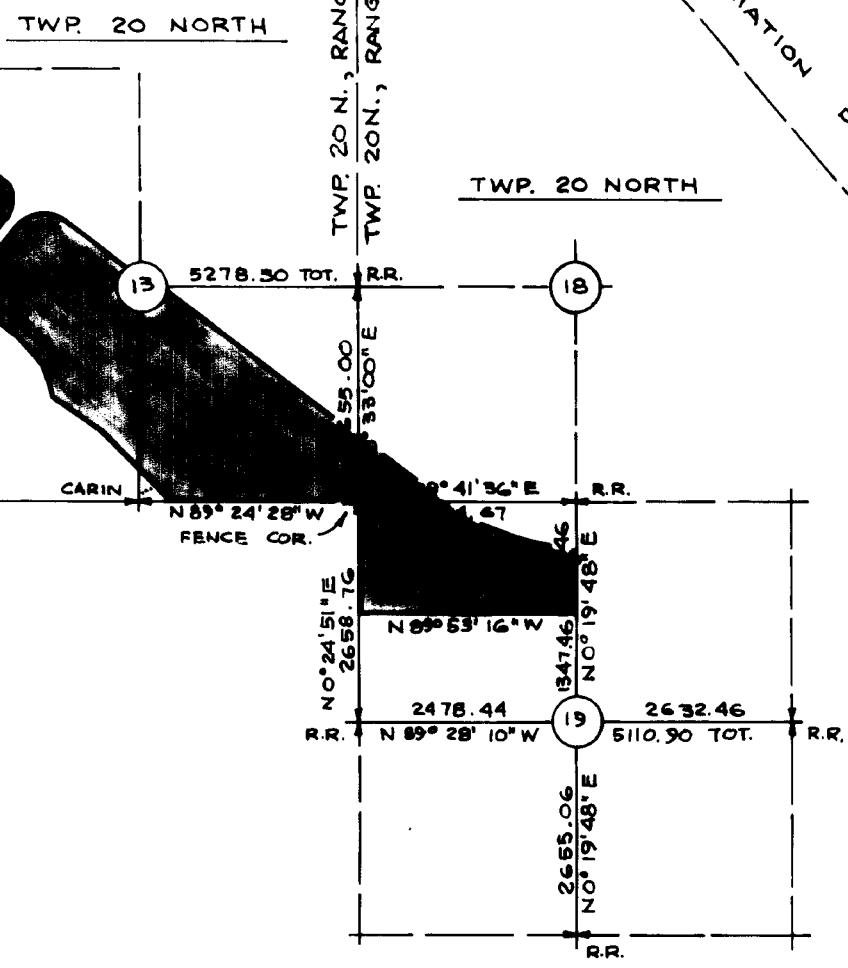
ESMT.

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ESMT.

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ESMT.



VICINITY MAP No SCALE

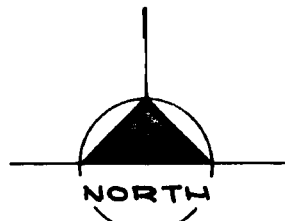
UNPLATTED

EASTON RANCHETTES

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KITITAS COUNTY, WASHINGTON

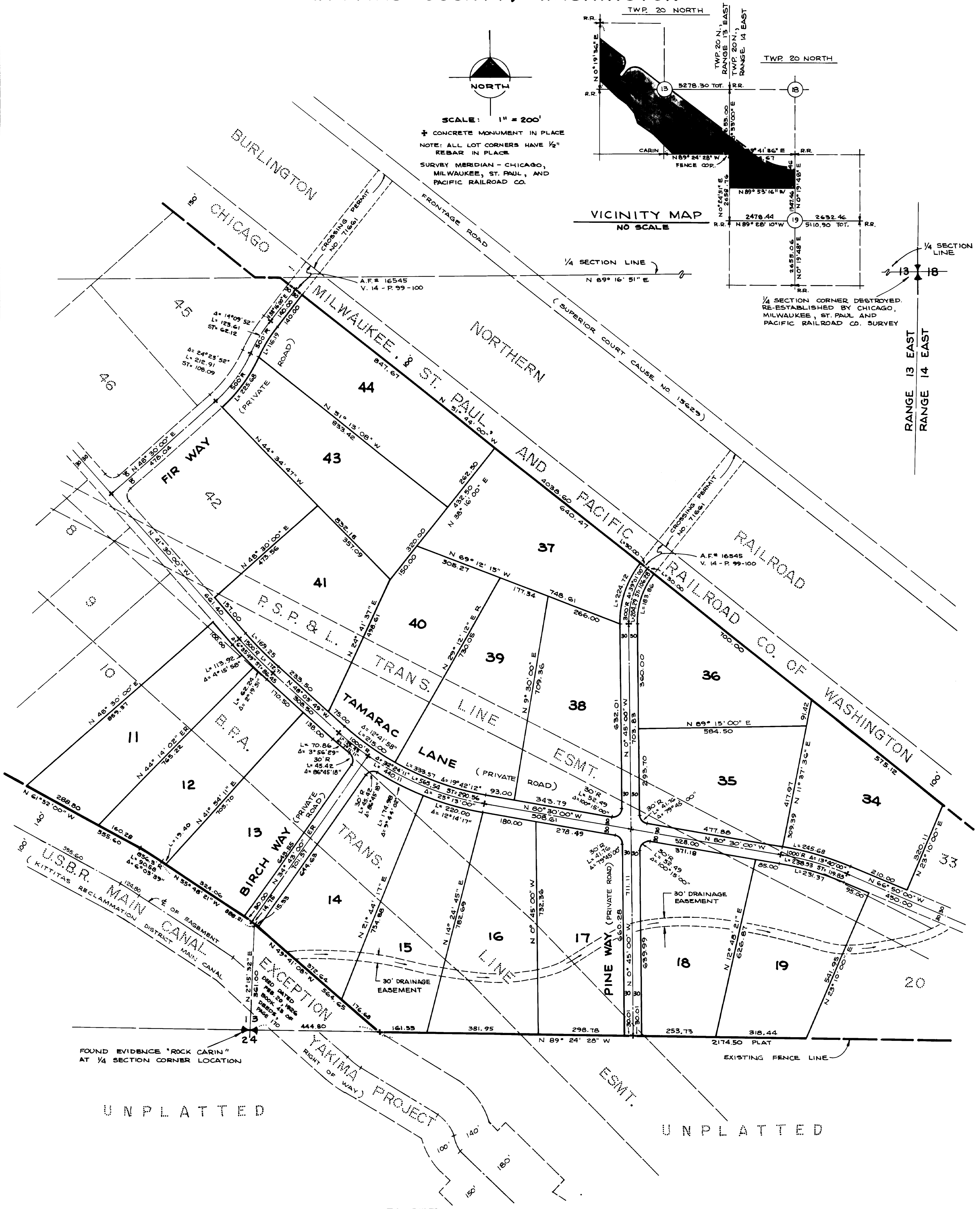
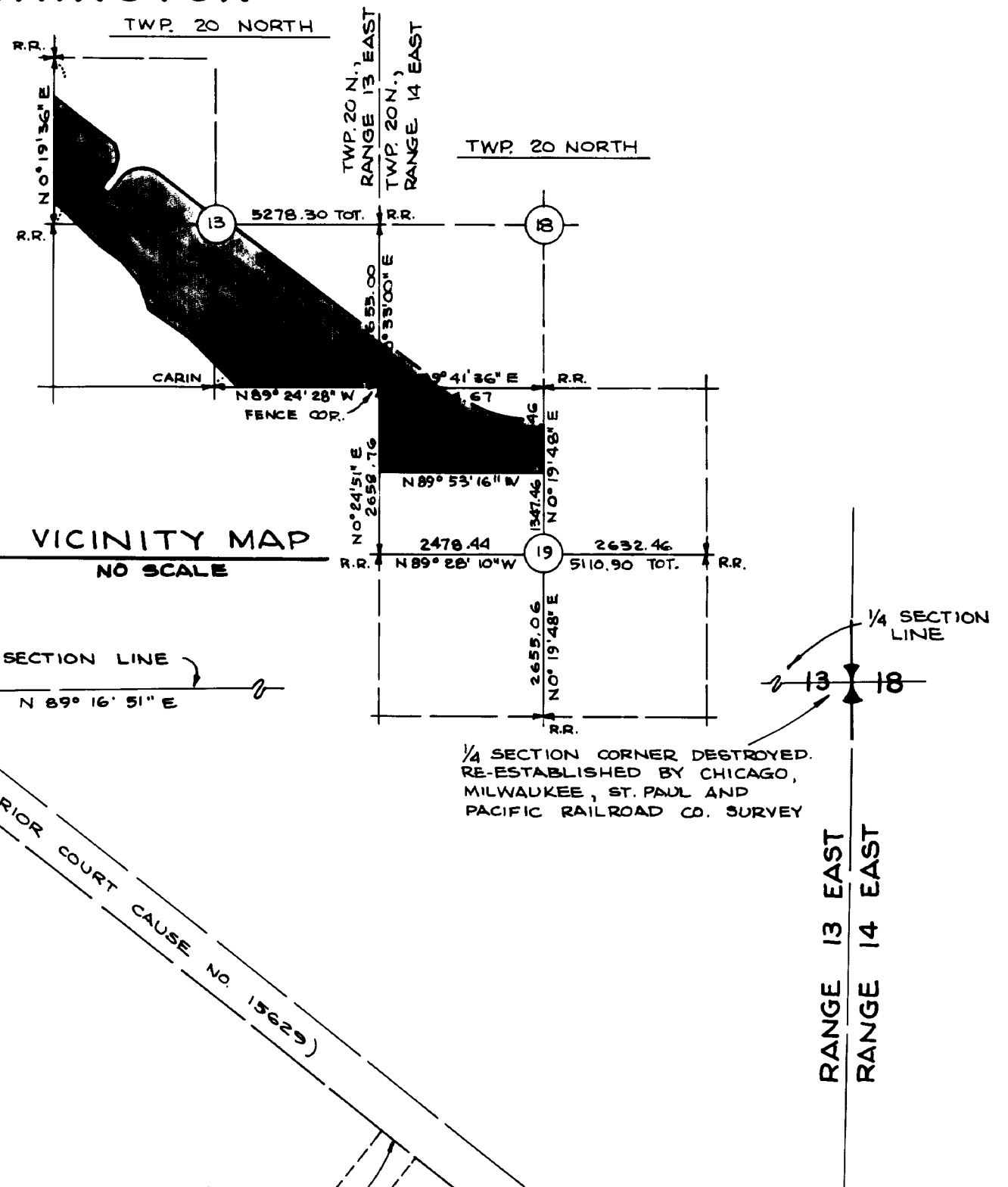
RECEIVING NO. 372671



SCALE: 1" = 200'

± CONCRETE MONUMENT IN PLACE
NOTE: ALL LOT CORNERS HAVE 1/2" REBAR IN PLACE

SURVEY MERIDIAN - CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD CO.



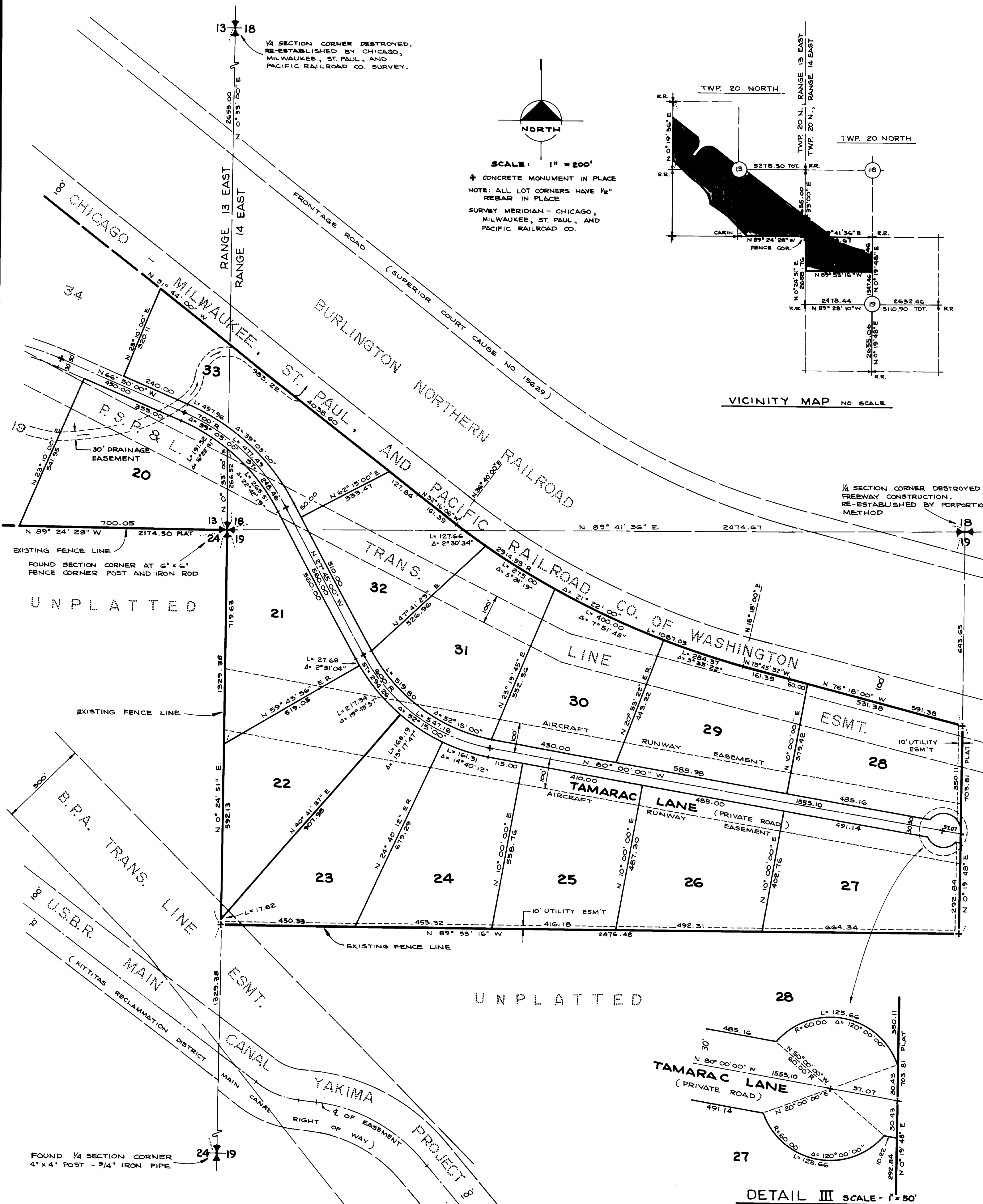
5-94

EASTON RANCHETTES

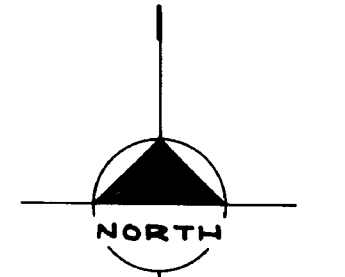
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KITITAS COUNTY, WASHINGTON

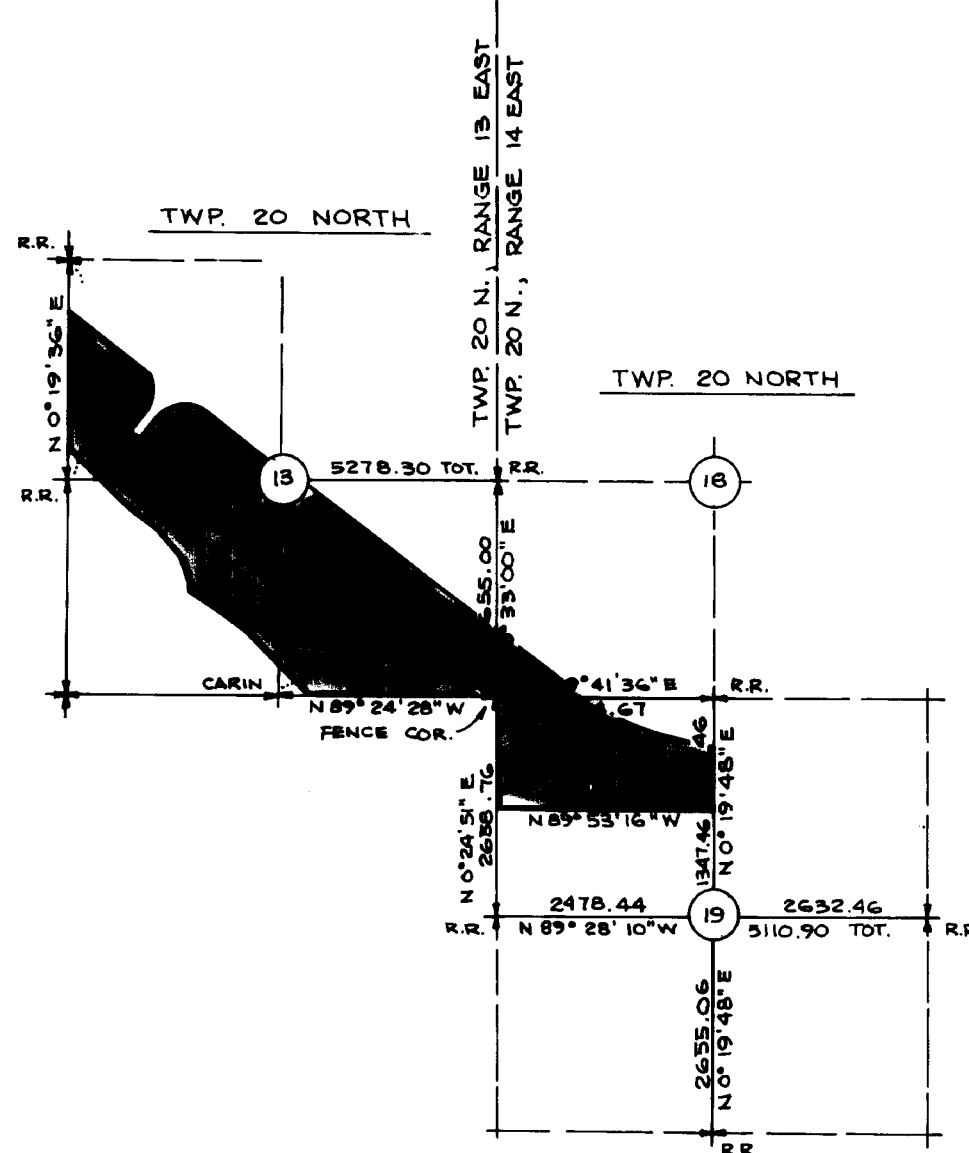
RECEIVING NO. 379671



1/4 SECTION CORNER DESTROYED, RE-ESTABLISHED BY CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD CO. SURVEY.



SCALE: 1" = 200'
 † CONCRETE MONUMENT IN PLACE
 NOTE: ALL LOT CORNERS HAVE 1/2" REBAR IN PLACE
 SURVEY MERIDIAN - CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD CO.



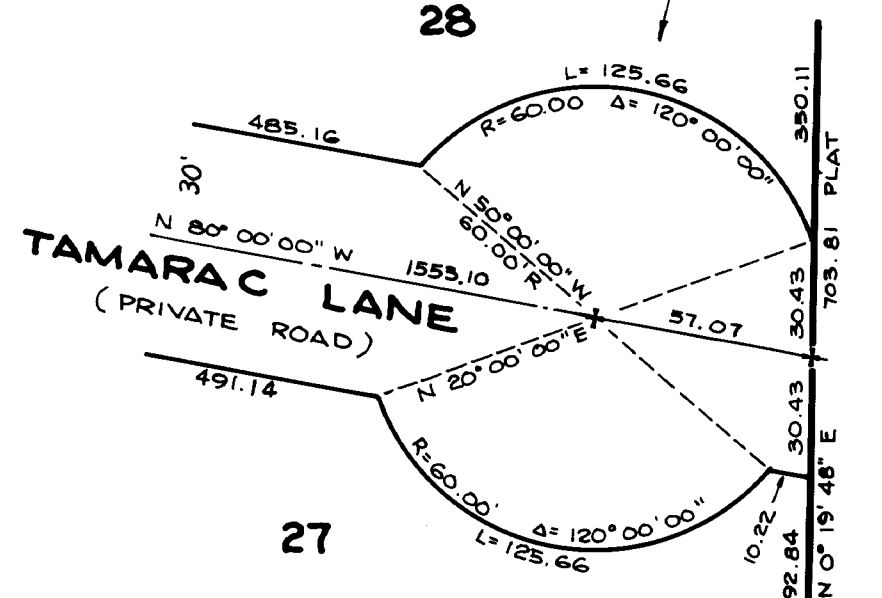
VICINITY MAP NO SCALE

1/4 SECTION CORNER DESTROYED BY FREEWAY CONSTRUCTION, RE-ESTABLISHED BY PROPORTIONAL METHOD

UNPLATTED

UNPLATTED

FOUND 1/4 SECTION CORNER 4" x 4" POST - 3/4" IRON PIPE



DETAIL III SCALE - 1" = 50'

5-95