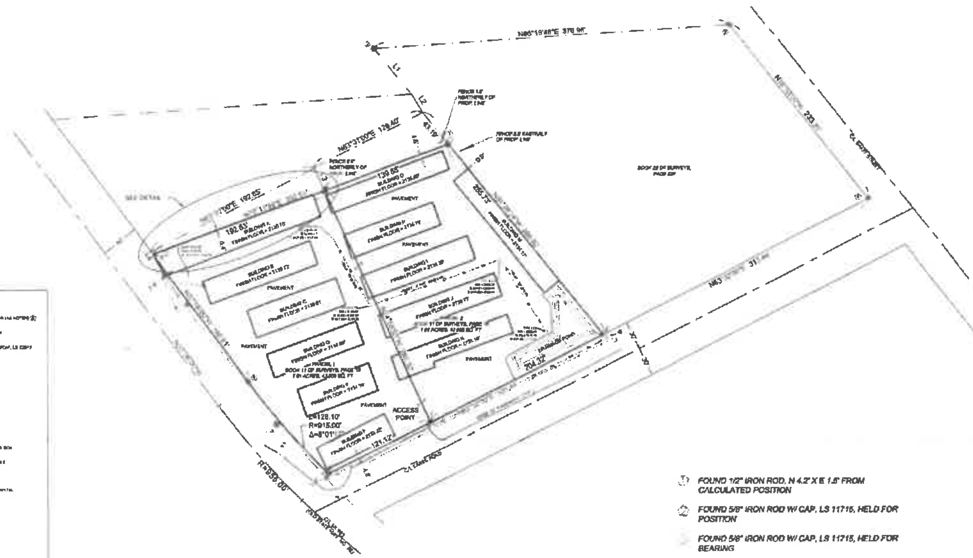
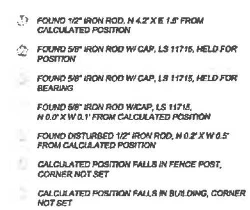
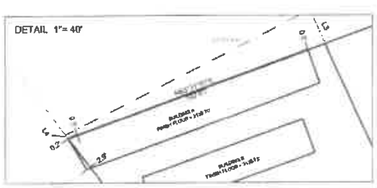
SITE PLAN

WITHIN THE W1/2 OF THE SW1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON



NUM	BEARING	DISTANCE
L1	N39°50'06"W	81.93'
L2	N31°06'12"W	22.47'
L3	S24°55'53"E	25.79'
L4	S37°06'00"E	3.43'





NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE THE EXISTING CONDITIONS FOR PARCEL NUMBERS 773034 AND 763034.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S5, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THE COMMITMENT FOR TITLE INSURANCE FOR PARCEL NUMBER 763034 WAS PROVIDED BY AMERITITLE UNDER ISSUING OFFICE FILE NUMBER 219018AM, DATED FEBRUARY 27, 2018. TITLE INSURANCE FOR PARCEL NUMBER 773034 WAS PROVIDED BY STEWART TITLE UNDER FILE NUMBER 39982, DATED MARCH 29, 2018. NO LIABILITY IS ASSUMED FOR MATTERS NOT STATED IN SAID REPORTS THAT MAY AFFECT TITLE LINES, EXCEPTIONS, OR EASEMENTS ON THE PROPERTY.
4. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED DURING JULY OF 2022. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
5. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
6. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
   - BOOK 11 OF SURVEYS, PAGE 18
   - BOOK 22 OF SURVEYS, PAGE 227
   - BOOK 41 OF SURVEYS, PAGE 170

   RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 903 (OLD STATE HIGHWAY NO. 2E) WITH THE SOUTHEASTERLY BOUNDARY OF THE TRACT OF LAND HERETOFORE CONVEYED BY THE NORTHWESTERN IMPROVEMENT COMPANY TO GEORGE CHEPODA BY DEED DATED AUGUST 21, 1942, WHICH POINT BEARS SOUTH 36°00'28" EAST, 1,417.51 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 63°31'00" EAST, ALONG THE SOUTHEASTERLY BOUNDARY OF THE TRACT OF LAND CONVEYED TO GEORGE CHEPODA, 192.65 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 63°31'00" EAST, ALONG SAID BOUNDARY LINE, 128.40 FEET TO THE EASTERLY CORNER THEREOF;
THENCE SOUTH 39°38'28"EAST, 298.92 FEET;
THENCE SOUTH 63°32'00" WEST, 204.32 FEET;
THENCE NORTH 24°55'53" WEST, 291.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING NORTHERLY OF A BOUNDARY LINE AS ORDERED, ADJUDGED AND DECREED IN THE SUPERIOR COURT CAUSE NO. 18451 ON THE ORDER APPROVING REPORT OF SPECIAL MASTERS AND DISMISSING CERTAIN CAUSES OF ACTION, FILED JUNE 28, 1974, ALSO FILED UNDER AUDITOR'S FILE NO 391621 IN VOLUME 52, PAGE 674, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

EXCEPT RIGHT OF WAY OF CAREK COUNTY ROAD.

AND

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 21, 1982 IN BOOK 11 OF SURVEYS AT PAGE 18, UNDER AUDITOR'S FILE NO. 464546, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 903 (OLD STATE HIGHWAY NO. 2-E) WITH THE SOUTHEASTERLY BOUNDARY OF THE TRACT OF LAND HERETOFORE CONVEYED BY THE NORTHWESTERN IMPROVEMENT COMPANY TO GEORGE CHEPODA BY DEED DATED AUGUST 21, 1942, WHICH POINT BEARS SOUTH 36°00'28" EAST, 1,417.51 FEET FROM THE WEST QUARTER CORNER OF SAID SECION 21;
THENCE NORTH 63°31'00" EAST, ALONG THE SOUTHEASTERLY BOUNDARY OF THE TRACT OF LAND CONVEYED TO GEORGE CHEPODA, 192.65 FEET;
THENCE SOUTH 24°55'53" EAST, 291.12 FEET;
THENCE SOUTH 63°32'00" WEST, 121.12 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 903;
THENCE ALONG A CURVE OF RADIUS 915.00 FEET TO THE RIGHT, AN ARC LENGTH OF 128.10 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE NORTH 37°06'00" WEST, 166.61 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

EXCEPT: THAT PORTION LYING NORTHERLY OF A BOUNDARY LINE AS ORDERED, ADJUDGED AND DECREED IN THE SUPERIOR COURT CAUSE NO. 18451 ON THE ORDER APPROVING REPORT OF SPECIAL MASTERS AND DISMISSING CERTAIN CAUSES OF ACTION, FILED JUNE 28, 1974, ALSO FILED UNDER AUDITOR'S FILE NO. 391621 IN VOLUME 52, PAGE 674, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

AND EXCEPT: RIGHT OF WAY OF STATE HIGHWAY NO. 903 (OLD STATE HIGHWAY NO. 2-E)

RECEIVED
SEP 0 2 2022
Kittitas County CDS

ADDRESS:
81 CAREK ROAD &
3131 SR 903
ROSLYN, WA 98941

TAX PARCEL NUMBERS:
773034 & 763034

INDEX LOCATION
SEC.21, T.20N., R.15E., W.M.

APS SURVEY & MAPPING

CLE ELUM SELF STORAGE

81 C AREK ROAD & 3131 SR 903
ROSLYN, WA 98941
FOR
MATT WATSON

KITTITAS COUNTY — WASHINGTON

SCALE: 1"=60' | DATE: 9/01/22 | APSSM PROJECT NO.: 3047.002 | ACAD NAME: 3047002-PC.dwg

SURVEYED BY: BN | CHECKED BY: SW
DRAWN BY: SBM | APPROVED BY: SW

DATE	BY	REVISION	CK'D	APPR.

SHEET 1 OF 1