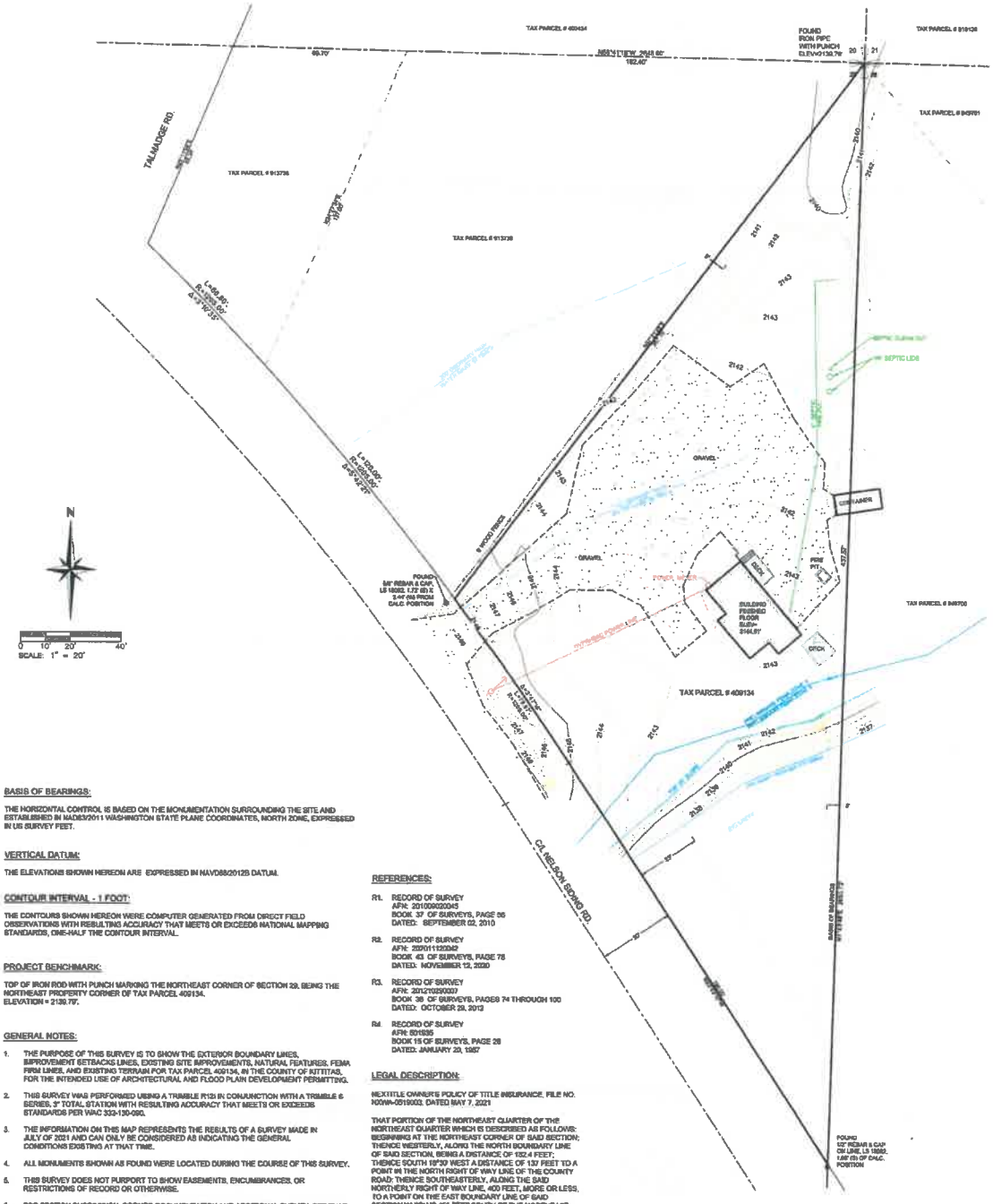
TOPOGRAPHIC SURVEY
WITHIN THE NE1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITTITAS COUNTY, WASHINGTON



BASIS OF BEARINGS:

THE HORIZONTAL CONTROL IS BASED ON THE MONUMENTATION SURROUNDING THE SITE AND ESTABLISHED IN NAD83/2011 WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, EXPRESSED IN US SURVEY FEET.

VERTICAL DATUM:

THE ELEVATIONS SHOWN HEREON ARE EXPRESSED IN NAVD88/2012S DATUM.

CONTOUR INTERVAL - 1 FOOT:

THE CONTOURS SHOWN HEREON WERE COMPUTER GENERATED FROM DIRECT FIELD OBSERVATIONS WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS NATIONAL MAPPING STANDARDS, ONE-HALF THE CONTOUR INTERVAL.

PROJECT BENCHMARK:

TOP OF IRON ROD WITH PUNCH MARKING THE NORTHEAST CORNER OF SECTION 29, BEING THE NORTHEAST PROPERTY CORNER OF TAX PARCEL 409134.
ELEVATION = 2139.79'.

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXTERIOR BOUNDARY LINES, IMPROVEMENT SETBACKS LINES, EXISTING SITE IMPROVEMENTS, NATURAL FEATURES, FEMA FIRM LINES, AND EXISTING TERRAIN FOR TAX PARCEL 409134, IN THE COUNTY OF KITTITAS, FOR THE INTENDED USE OF ARCHITECTURAL AND FLOOD PLAIN DEVELOPMENT PERMITTING.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R12i IN CONJUNCTION WITH A TRIMBLE S SERIES, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY OF 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
5. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS, ENCUMBRANCES, OR RESTRICTIONS OF RECORD OR OTHERWISE.
6. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY, SEE THAT CERTAIN SURVEY AS RECORDED IN BOOK 37 OF SURVEYS, PAGE 98, RECORDS OF SAID COUNTY. THE FOUND IRON ROD AT THE NORTHEAST CORNER OF SECTION 29 WAS USED AS THE BASIS OF POSITION AND THE FOUND REBAR AND CAP MARKING THE SOUTHERN MOST CORNER OF PARCEL NUMBER 409134 WAS USED AS THE BASIS OF ROTATION FOR ORIENTATION SAID SURVEY TO THE BASIS OF BEARINGS AS SHOWN HEREON.
7. UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE.
8. THE ORDINARY HIGH WATER MARK SHOWN HEREON IS BASED UPON DIRECT FIELD OBSERVATIONS USING WETLAND VEGETATION INDICATORS ON JULY 22, 2021. FURTHER INVESTIGATION MAY BE NEEDED TO VERIFY THE LOCATION AS SHOWN HEREON.
9. THE FEMA FLOOD ZONES AND FLOODWAY/FLOODPLAIN DELINEATIONS WERE DERIVED FROM THE FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 53037C0865D, DATED PRELIMINARY 3/28/2018.

REFERENCES:

R1. RECORD OF SURVEY
AFN: 201009020045
BOOK 37 OF SURVEYS, PAGE 98
DATED: SEPTEMBER 02, 2010

R2. RECORD OF SURVEY
AFN: 202011120042
BOOK 43 OF SURVEYS, PAGE 78
DATED: NOVEMBER 12, 2020

R3. RECORD OF SURVEY
AFN: 201210290007
BOOK 38 OF SURVEYS, PAGES 74 THROUGH 100
DATED: OCTOBER 29, 2012

R4. RECORD OF SURVEY
AFN: 801935
BOOK 15 OF SURVEYS, PAGE 28
DATED: JANUARY 29, 1987

LEGAL DESCRIPTION:

NEXTITLE OWNER'S POLICY OF TITLE INSURANCE, FILE NO. NXNW-0519003, DATED MAY 7, 2021

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE WESTERLY, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION, BEING A DISTANCE OF 132.4 FEET; THENCE SOUTH 19°30' WEST A DISTANCE OF 137 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTHEASTERLY, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, 400 FEET, MORE OR LESS, TO A POINT ON THE EAST BOUNDARY LINE OF SAID SECTION WHICH IS 451 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY, ALONG SAID EAST BOUNDARY LINE OF SAID SECTION, A DISTANCE OF 451 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM SAID TRACT, ABOVE DESCRIBED, THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE WESTERLY, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION, A DISTANCE OF 182.4 FEET; THENCE SOUTH 19°30' WEST A DISTANCE OF 137 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTHEASTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 123 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

ALL IN SECTION 29, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN COUNTY OF KITTITAS, STATE OF WASHINGTON.

LEGEND

- FOUND SECTION CORNER, AS NOTED
- FOUND REBAR AND CAP, AS NOTED
- POWER POLE
- GUY ANCHOR
- POWER METER
- SEPTIC CLEAN-OUT
- SEPTIC LIDS

TAX PARCEL
409134

TOTAL LOT AREA
33,538 SQ. FT.
0.777 ACRES

INDEX LOCATION
SEC. 29, T.20N., R.14E., W.M.

SHEET	SURVEYED BY: BN/AS	CHECKED BY: YW	TOPOGRAPHIC SURVEY	
1	DRAWN BY: SM	APPROVED BY: SW	TAX PARCEL NUMBER 409134 - 4761 NELSON SIDING ROAD, CLE ELUM, WASHINGTON	
OF	DATE / BY / REVISION / CK'D / APPR.		NE1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.	
1			FOR	
			KITTITAS COUNTY — VINCENT AND ERIKA ORTADO — WASHINGTON	
			SCALE: 1"=20' / DATE: 6/05/21 / APSSM PROJECT NO.: 3132.002 / ACAD NAME: 3132002T.dwg	

APS SURVEY & MAPPING