

PALOMINO FIELDS PLAT - DIVISION V

Receiving No.

LPF-19-00004

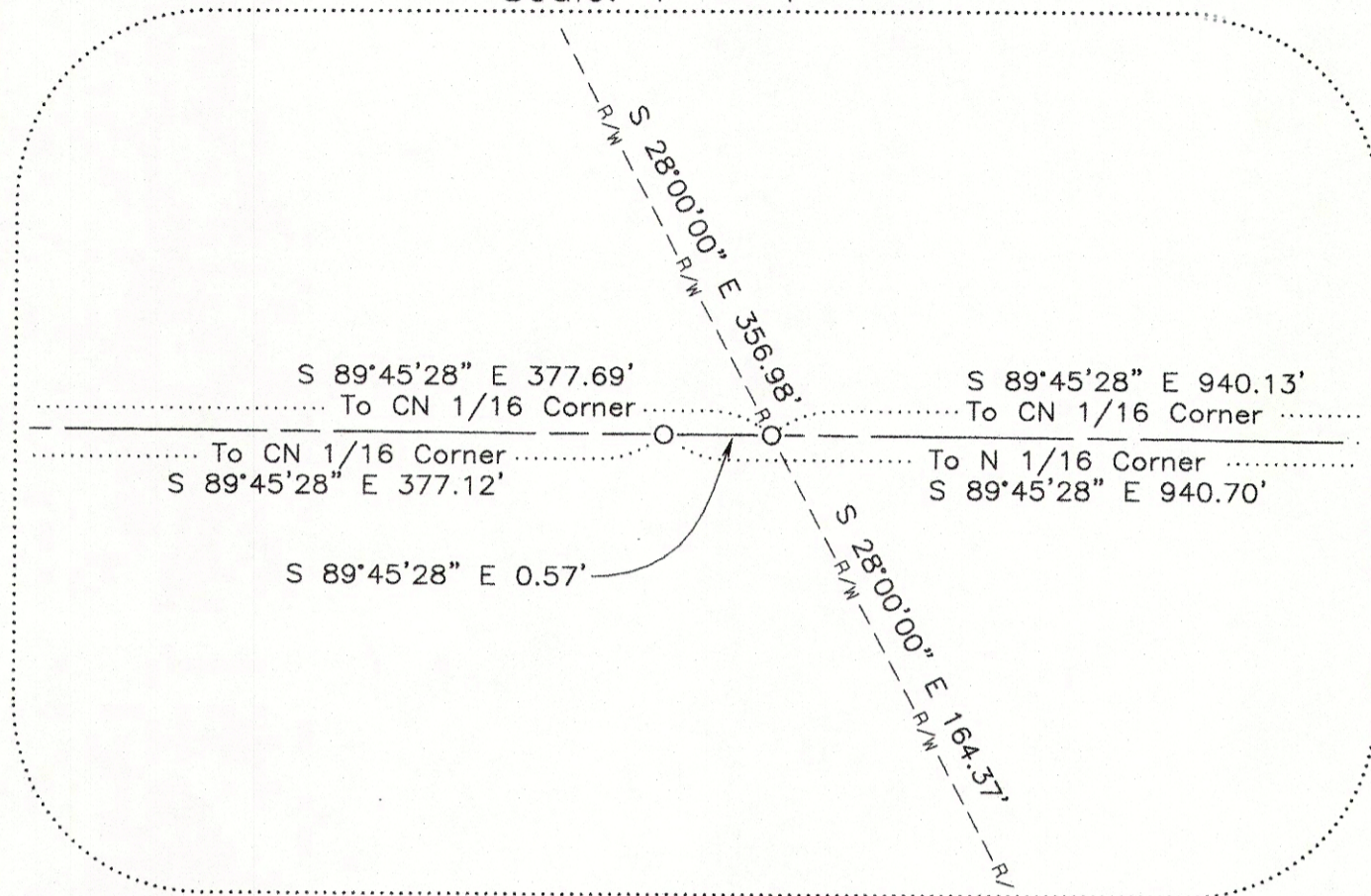
LP-07-00031

181827

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II
 A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

DETAIL 'A'

Scale: 1" = 1'



ORIGINAL PROPERTY DESCRIPTION

Tract C and Tract D of the Palomino Fields Plat - Division II as recorded in Book 13 of Plats, Pages 23 through 29, as recorded under the Kittitas County Auditor's File Number 201905210014.

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 Dedication Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor naming said person.

GENERAL NOTES

- As Per RCW 17.10.140..landowner 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 development to preclude the proliferation of noxious weeds.
- 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 current Kittitas County Road standards prior to issuance of a building occupancy permit for any proposed lots.
- An easement of ten feet in width is reserved along all parcel lot lines. The ten foot easement shall abut the exterior plat boundaries and shall be divided five feet each side of the interior lot lines. Said easement shall be for public utilities, gas, irrigation, and cable television.
- Subdivision Guarantee No. 72156-46840372, as provided by Chicago Title Insurance Company. All easements from said Subdivision Guarantee have been reviewed, those with a plottable location have been shown on face of plat.

PLAT NOTES

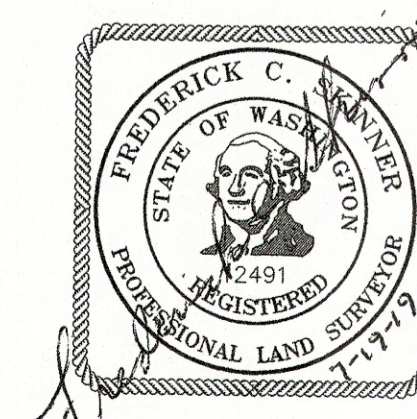
- Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
- Not used.
- Not used.
- Not used.
- Not used.
- Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.76' from the calculated position of the property corner.
- Found a 5/8-inch iron pin without surveyor's cap south a distance of 0.3' from the calculated position of the property line.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
- County road right-of-way as detailed on the Record of Survey drawing filed in Book 22 of Surveys, Page 174, Kittitas County Auditor's File No. 199702200014.
- Bearing and distance from the Center of Section 27 monument to the centerline of the proposed road extension.d extension.

WATER NOTES

On February 8, 2017 Chicago Title and Ellensburg Water Company were contacted to find any information regarding the location and ownership of the "Town Ditch". At that time both entities were unable to provide any information to said ditch. The Ellensburg 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.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	157.04'	90°29'39"	248.03'	158.40'	S 45°14'49" W	223.04'
C2	470.00'	25°21'34"	208.02'	105.74'	S 12°40'47" E	206.33'
C3	20.00'	60°00'00"	20.94'	11.55'	S 58°00'00" E	20.00'
C4	80.00'	300°00'00"	418.88'		S 62°00'00" W	80.00'
C5	20.00'	60°00'00"	20.94'	11.55'	N 02°00'00" E	20.00'
C6	530.00'	28°00'00"	259.01'	132.14'	S 14°00'00" E	256.44'
C7	217.04'	90°29'39"	342.79'	218.92'	S 45°14'49" W	308.26'
C8	187.04'	90°29'39"	295.41'	188.66'	S 45°14'49" W	265.65'
C9	500.00'	28°00'00"	244.35'	124.66'	S 14°00'00" E	241.92'
C10	200.00'	59°00'29"	205.98'	113.17'	S 57°30'14" E	196.99'
C11	25.00'	90°00'00"	39.27'	25.00'	S 17°00'00" W	35.36'



INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers	
Traverse Closure Meets Standards Per WAC 332-130-090	S27 T18N R18E
WESTERN PACIFIC ENGINEERING & SURVEY	
A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Place, Moses Lake, Washington T:(509)765-1023 F:(509)765-1298 Services in Washington and Idaho	
LCU, INC.	
Surveyed by LMH	Scale 1" = N/A
Drawn by Tml/FCS	Sheet 3 of 4
Checked by FCS	Project No. 18146

File --- Project Desc.: S:\18146\18146 DIV 5\18146 MP5.pro (Plotted - Jul 19, 2019)