

PALOMINO FIELDS PLAT – DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT – DIVISION II
 A PORTION OF THE SE ¼ OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

Receiving No.
 LPF-19-00004
 LP-07-00031

181827

SURVEYOR'S NARRATIVE

1. Historically two different location of the north quarter corner of Section 27 Township 18 North, Range 18 East, W.M. have been used. In 1977 via the short plat recorded under Kittitas Co. Auditor's File Number 418140, a monument was set. Subsequently the monument was removed possibly do to road reconstruction. In 1991 via the survey recorded under Kittitas Co. Auditor's File Number 539177, a nail and washer was set with a note that Kittitas Co. Public Works will set a monument in a monument case with future road maintenance in the vicinity. The location of these two monuments differ by 28.24 feet.
2. The 3-inch brass cap monument found at the intersection of Reecer Creek Road and Bowers Road was held to establish the north boundary of the northwest quarter of said section 27. By holding this monument property on the north side of this line had the fewest apparent negative impacts, while the property immediately on the south side absorbed all the decrease in size. In addition, most performed subsequent to 1991 have relied on this monument as the location of the north quarter corner.
3. However, the 1977 monument location was held for the purposes of locating the following three parcels:
 - Kittitas Co. Short Plat No. A-22 recorded under AFN 418140
 - Tract 1 of Statutory Warranty Deed recorded under AFN 2014410160051
 - Tract 2 of Statutory Warranty Deed recorded under AFN 2014410160051

In addition, other monuments and fence lines were used to help confirm the boundaries of said Short Plat.
4. The west quarter corner of Section 27 recorded on said Auditor's File Number 418140 was calculated. However, on an adjacent survey to west, a 1-1/4 inch iron pipe was found and accepted as said west quarter corner. During this survey said 1-1/4 inch iron pipe was found and accepted as said west quarter corner.
5. The county road right of way for Reecer Creek Road has been defined differently by various plats along Reecer Creek Road.

After contacting Kittitas County and doing independent records research we found no specific description of said right of way other than the previously recorded plats. Therefore with no other evidence, for this survey, the centerline of the county road known as Reecer Creek was defined in the northeast quarter of the northwest quarter of said Section 27 as coincident with the east boundary of the northwest quarter of said section. The said centerline matches that of said Auditor's File Number 418140.
6. The remaining exterior property boundary lines are identified on Sheet 1 of 4 as per the property description contained herein. However, the owner of said property owns addition adjoining property in this general area.

DEDICATION

DEDICATION KNOW ALL MEN by these presents, CLE ELUM PINES WEST LLC, a Washington Limited Liability Company, and CLE ELUM PINES East LLC, a Washington Limited Liability Company, do hereby declare this plat and dedicate 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 drain 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 to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may 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..... A.D., 2019, CLE ELUM PINE WEST, LLC., A Washington Limited Liability Company

 President

IN WITNESS WHEREOF, we have hereunto set our hands and seal this day of..... A.D., 2019, CLE ELUM PINE EAST, LLC., A Washington Limited Liability Company

 President..

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
 COUNTY OF

On this day of A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the president of CLE ELUM PINE WEST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, 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.

.....
 Notary Public in and for the State of Washington,

residing at

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
 COUNTY OF

On this day of A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the president of CLE ELUM PINE EAST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, 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.

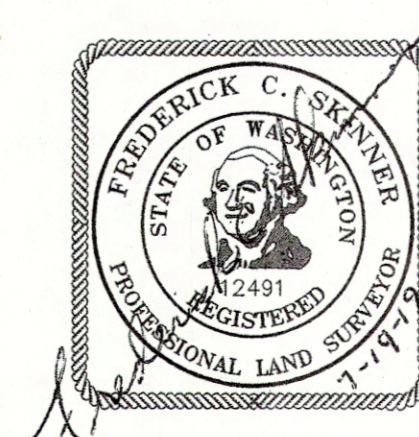
.....
 Notary Public in and for the State of Washington,

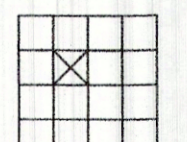
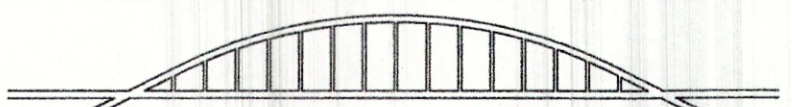
residing at

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.



INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	INDEXING DATA  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 Drawn by Tml/FCS Checked by FCS	Scale 1" = N/A Sheet 4 of 4 Project No. 18146