

200307030014

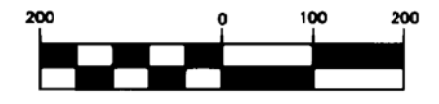
PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.



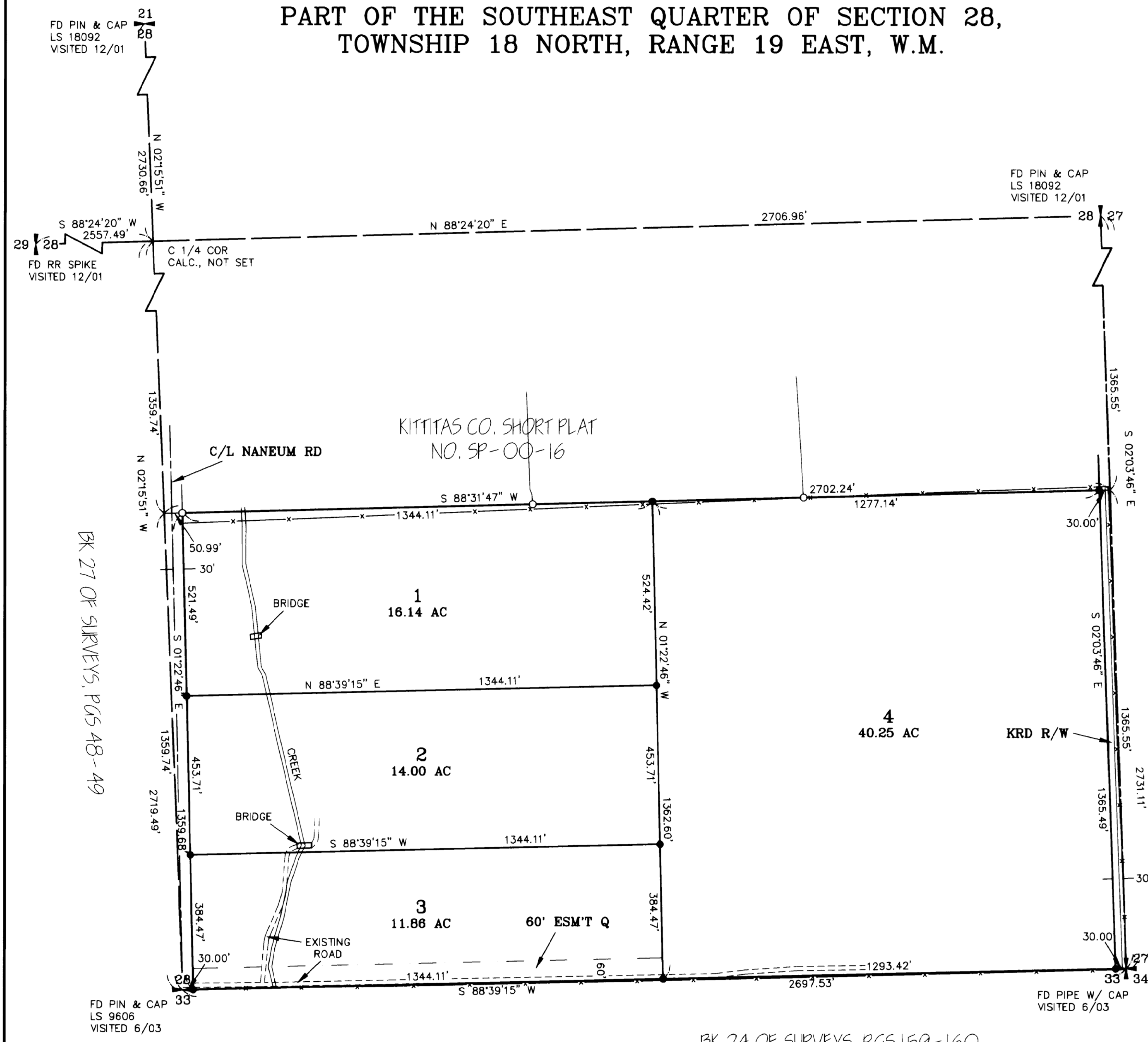
LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



BK 27 OF SURVEYS, PGS 48-49

BK 21 OF SURVEYS, PGS 91-92

BK 24 OF SURVEYS, PGS 159-160

AUDITOR'S CERTIFICATE

Filed for record this 3RD day of JULY,
2003, at 12:53 P.M., in Book 29 of Surveys at
page(s) 24 at the request of Cruse & Associates.

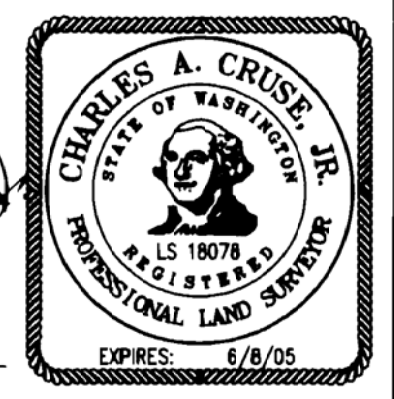
DAVID B. BOWEN BY: *S. Haggitt*
KITTITAS COUNTY AUDITOR *deputy*

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
me or under my direction in conformance with
the requirements of the Survey Recording Act
at the request of SCOTT REPP
in JUNE of 2003.

Charles A. Cruse, Jr.

CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078



JULY 3, 2003
DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

REPP PROPERTY

	X	X

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 1 HAS 16 IRRIGABLE ACRES; PARCEL 2 HAS 14 IRRIGABLE ACRES; PARCEL 3 HAS 12 IRRIGABLE ACRES; PARCEL 4 HAS 34 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. FOR CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 21 OF SURVEYS, PAGES 50-51.
10. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(1) AND (5).
11. RIGHT OF WAY OF NANEUM ROAD IS BASED ON BOOK 27 OF SURVEYS, PAGES 48-49.

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 200211260009

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED JULY 3, 2003 IN BOOK 29 OF SURVEYS AT PAGES 24-25, UNDER AUDITOR'S FILE NO. 20030703-0014, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED JULY 3, 2003 IN BOOK 29 OF SURVEYS AT PAGES 24-25, UNDER AUDITOR'S FILE NO. 20030703-0014, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED JULY 3, 2003 IN BOOK 29 OF SURVEYS AT PAGES 24-25, UNDER AUDITOR'S FILE NO. 20030703-0014, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED JULY 3, 2003 IN BOOK 29 OF SURVEYS AT PAGES 24-25, UNDER AUDITOR'S FILE NO. 20030703-0014, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

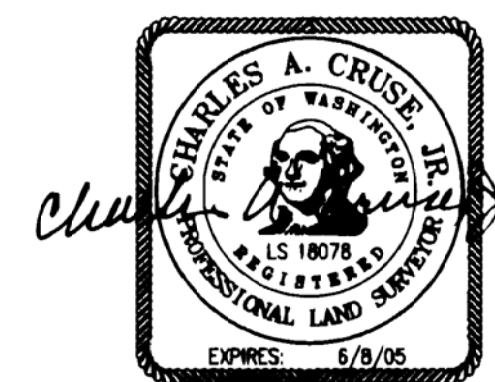
EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED JULY 3, 2003 IN BOOK 29 OF SURVEYS AT PAGES 24-25, UNDER AUDITOR'S FILE NO. 20030703-0014, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL 3 OF SAID SURVEY.

AUDITOR'S CERTIFICATE

Filed for record this 3RD day of JULY,
2003, at 12:53 P.M., in Book 29 of Surveys
at page(s) 25 at the request of Cruse & Associates.

DAVID B. BOWEN BY: S. Higginbotham
KITTITAS COUNTY AUDITOR



JULY 3, 2003

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