

Boat Ramp Short Plat

| FROM | ANGLE | | | DIST | NORTH | EAST | TO |
|---|-------|---|----------|------|--------------|---------------|----|
| ===== | | | | | | | |
| PT/PT INVERSE (1) | | | | | | | |
| ***** START | | | | | 587025.60248 | 1768725.60649 | 57 |
| 57 | INV | N | 89 17 43 | E | 180.21 | 587027.81913 | 56 |
| 56 | INV | S | 0 00 53 | W | 120.00 | 586907.82149 | 8 |
| 8 | INV | S | 45 30 53 | W | 182.19 | 586794.17218 | 59 |
| 59 | INV | N | 78 45 18 | W | 65.78 | 586806.99903 | 58 |
| 58 | INV | N | 0 00 53 | E | 218.60 | 587025.60248 | 57 |
| ===== | | | | | | | |
| NO CLOSURE ERROR Area = 34915.63 sq ft 0.80155 ac | | | | | | | |
| FROM | ANGLE | | | DIST | NORTH | EAST | TO |
| ===== | | | | | | | |

| | | | | | | | |
|--|-------|---|----------|------|--------------|---------------|----|
| PT/PT INVERSE (2) | | | | | | | |
| ***** START | | | | | 586656.71804 | 1768716.04500 | 74 |
| 74 | INV | S | 77 36 41 | E | 39.82 | 586648.17409 | 75 |
| 75 | INV | N | 73 49 31 | E | 62.04 | 586665.45694 | 76 |
| 76 | INV | S | 5 34 48 | W | 90.14 | 586575.74748 | 77 |
| 77 | INV | N | 80 25 35 | W | 105.13 | 586593.23160 | 78 |
| 78 | INV | N | 12 23 19 | E | 65.00 | 586656.71804 | 74 |
| ===== | | | | | | | |
| NO CLOSURE ERROR Area = 7201.00 sq ft 0.16531 ac | | | | | | | |
| FROM | ANGLE | | | DIST | NORTH | EAST | TO |
| ===== | | | | | | | |



| FROM | | ANGLE | | DIST | NORTH | EAST | TO | |
|------------------|---------------|-----------------------------|----------|------|------------------------|---------------|----------------|----|
| ===== | | | | | | | | |
| | PT/PT INVERSE | <i>S ptn 3 - includes 2</i> | | | | | | |
| ***** | START | | | | 587049.17915 | 1768203.24753 | 55 KITCO | |
| 55 | INV | N | 89 17 43 | E | 203.32 | 587051.68007 | 82 r/w | |
| 82 | INV | S | 0 36 26 | E | 104.93 | 586946.75473 | 83 r/w | |
| | RADIAL | S | 89 23 34 | W | | | | |
| | DELTA | | 78 08 52 | LT | | | | |
| | RADIUS | | | | 170.00 | | | |
| | TAN | | | | 108.03 | | | |
| | L-ARC | | | | 231.87 | | | |
| | RADIAL | S | 91 14 42 | W | | | | |
| | RP | | | | 586948.55646 | 1768577.65878 | 71 C-L ESMT | |
| 83 | CHORD | S | 39 40 52 | F | 214.31 | 586781.82012 | 84 r/w | |
| | TAN@PT | S | 78 45 18 | F | | | | |
| 84 | INV | S | 78 45 18 | E | 225.07 | 586737.92994 | 85 r/w | |
| 85 | INV | S | 35 03 27 | E | 244.47 | 586537.81492 | 10 CALC | |
| 10 | INV | S | 0 00 53 | W | 64.35 | 586473.46013 | 35 I-90 R-W | |
| | RADIAL | S | 0 15 35 | E | | | | |
| | DELTA | | 4 31 12 | RT | | | | |
| | RADIUS | | | | 5629.58 | | | |
| | TAN | | | | 222.16 | | | |
| | L-ARC | | | | 444.10 | | | |
| | RADIAL | S | 4 15 37 | W | | | | |
| | RP | | | | 592102.98028 | 1768880.15192 | 21 Lw CALC | |
| 35 | CHORD | N | 87 59 59 | W | 443.98 | 586488.95717 | 34 I-90 R-W | |
| | TAN@PT | N | 85 44 23 | W | | | | |
| 34 | INV | N | 85 24 21 | W | 99.13 | 586136.89720 | 33 I-90 R-W | |
| 33 | INV | N | 85 14 23 | W | 292.78 | 586521.19415 | 32 I-90 R-W | |
| 32 | INV | N | 14 01 27 | E | 544.21 | 587049.17915 | 55 KITCO | |
| ===== | | | | | | | | |
| NO CLOSURE ERROR | | | | | Area = 278775.57 sq ft | 587049.17915 | 1768203.24753 | 55 |
| | | | | | 6.39981 ac | | | |

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| FROM | | ANGLE | | DIST | NORTH | EAST | TO |
|-------|---------------|--------------------|---------|------|--------------|---------------|-------------|
| ===== | | | | | | | |
| | PT/PT INVERSE | <i>N. ptn of 3</i> | | | | | |
| ***** | START | | | | 587025.60248 | 1768725.60649 | 57 LEASE |
| 57 | INV | S | 0 00 53 | W | 218.60 | 586806.99903 | 58 LEASE |



| FROM | | ANGLE | | DIST | NORTH | EAST | TO |
|------------------|---------------|--------------------|-----------|------|--------------|---------------|---------------|
| ===== | | | | | | | |
| | PT/PT INVERSE | <i>N. Pth of 3</i> | | | | | |
| ***** | START | | | | 587025.60248 | 1768725.60649 | 57 |
| | | | | | | | LEASE |
| 57 | INV | S | 0 00 53 | W | 218.60 | 588806.99309 | 1768725.55049 |
| | | | | | | | 58 |
| | | | | | | | LEASE |
| 58 | INV | N | 78 45 18 | W | 172.68 | 588840.66824 | 1768556.20309 |
| | | | | | | | 86 |
| | | | | | | | r/w |
| | RADIAL | S | 11 14 42 | W | | | |
| | DELTA | | 78 08 52 | RT | | | |
| | RADIUS | | | | 110.00 | | |
| | TAN | | | | 89.31 | | |
| | L-ARC | | | | 150.03 | | |
| | RADIAL | S | 89 23 34 | W | | | |
| | RP | | | | 586948.55646 | 1768577.65878 | 71 |
| | | | | | | | C-L ESMT |
| 86 | CHORD | N | 39 40 52 | W | 138.67 | 586947.39063 | 1768467.66495 |
| | | | | | | | 87 |
| | | | | | | | r/w |
| | TAN@PT | N | 0 36 26 | W | | | |
| 87 | INV | N | 0 36 26 | W | 50.16 | 586997.55098 | 1768467.13331 |
| | | | | | | | 90 |
| | | | | | | | r/w |
| | RADIAL | S | 89 23 34 | W | | | |
| | DELTA | | 100 59 16 | RT | | | |
| | RADIUS | | | | 30.00 | | |
| | TAN | | | | 38.39 | | |
| | L-ARC | | | | 52.88 | | |
| | RADIAL | N | 10 22 50 | E | | | |
| | RP | | | | 586897.86883 | 1768497.13162 | 91 |
| | | | | | | | rad |
| 90 | CHORD | N | 49 53 12 | E | 46.29 | 587027.37791 | 1768502.53717 |
| | | | | | | | 92 |
| | | | | | | | r/w |
| | TAN@PT | S | 79 37 10 | E | | | |
| | RADIAL | S | 10 22 50 | W | | | |
| | DELTA | | 11 05 07 | LT | | | |
| | RADIUS | | | | 242.21 | | |
| | TAN | | | | 23.50 | | |
| | L-ARC | | | | 46.86 | | |
| | RADIAL | S | 0 42 17 | E | | | |
| | RP | | | | 587265.62065 | 1768546.17922 | 46 |
| | | | | | | | RD CALC |
| 92 | CHORD | S | 85 09 44 | E | 46.79 | 587023.43197 | 1768549.15842 |
| | | | | | | | 53 |
| | | | | | | | KITCO |
| | TAN@PT | N | 89 17 43 | E | | | |
| 53 | INV | N | 89 17 43 | E | 176.46 | 587025.60248 | 1768725.60649 |
| | | | | | | | 57 |
| | | | | | | | LEASE |
| ===== | | | | | | | |
| | | | | | 587025.60248 | 1768725.60649 | 57 |
| NO CLOSURE ERROR | Area = | 47833.29 | sq ft | | 1.09810 | ac | |

| FROM | | ANGLE | | DIST | | NORTH | | EAST | | TO |
|------------------|--------|------------------------|--------------|--------|--|--------------|--|---------------|--|-------------|
| ===== | | | | | | | | | | |
| | PT/PT | INVERSE | <i>Total</i> | | | | | | | |
| ***** | START | | | | | 587049.17915 | | 1768203.24753 | | 55 |
| 55 | INV | N 89 17 43 | E | 228.81 | | 587051.99356 | | 1768432.04029 | | KITCO 54 |
| | RADIAL | S 28 06 55 | W | | | | | | | KITCO |
| | DELTA | 28 49 12 | LT | | | | | | | |
| | RADIUS | | | | | 242.21 | | | | |
| | TAN | | | | | 62.23 | | | | |
| | L-ARC | | | | | 121.83 | | | | |
| | RADIAL | S 0 42 17 | E | | | | | | | |
| | RP | | | | | 587265.62065 | | 1768546.17922 | | 46 |
| 54 | CHORD | S 76 17 41 | E | 120.55 | | 587023.43197 | | 1768549.15842 | | RD CALC 53 |
| | TAN@PT | N 89 17 43 | E | | | | | | | KITCO |
| 53 | INV | N 89 17 43 | E | 356.67 | | 587027.81913 | | 1768905.80471 | | 56 |
| 56 | INV | S 0 00 53 | W | 120.00 | | 586907.82149 | | 1768905.77398 | | KITCO 8 |
| 8 | INV | S 45 30 53 | W | 215.52 | | 586756.80091 | | 1768752.01555 | | CALC 9 |
| 9 | INV | S 35 03 27 | F | 267.52 | | 586537.81492 | | 1768905.67919 | | CALC 10 |
| 10 | INV | S 0 00 53 | W | 64.35 | | 586473.46013 | | 1768905.66271 | | CALC 35 |
| | RADIAL | S 0 15 35 | E | | | | | | | I-90 R-W |
| | DELTA | 4 31 12 | RT | | | | | | | |
| | RADIUS | | | | | 5629.58 | | | | |
| | TAN | | | | | 222.16 | | | | |
| | L-ARC | | | | | 444.10 | | | | |
| | RADIAL | S 4 15 37 | W | | | | | | | |
| | RP | | | | | 592102.98028 | | 1768880.15192 | | 21 |
| 35 | CHORD | N 87 59 59 | W | 443.98 | | 586488.95717 | | 1768461.95052 | | Lw CALC 34 |
| | TAN@PT | N 85 44 23 | W | | | | | | | I-90 R-W |
| 34 | INV | N 85 24 21 | W | 99.13 | | 586486.89720 | | 1768363.14202 | | 33 |
| 33 | INV | N 85 14 23 | W | 292.78 | | 586521.19415 | | 1768071.36848 | | I-90 R-W 32 |
| 32 | INV | N 14 01 27 | F | 544.21 | | 587049.17915 | | 1768203.24753 | | I-90 R-W 55 |
| | | | | | | | | | | KITCO |
| ===== | | | | | | | | | | |
| | | | | | | 587049.17915 | | 1768203.24753 | | 55 |
| NO CLOSURE ERROR | | Area = 392623.68 sq ft | | | | 9.01340 ac | | | | |

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SUBDIVISION GUARANTEE

Order No.: 15728AM
Guarantee No.: 7386-12-15728AM-2014.72156-
91607748
Dated: July 14, 2014

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00



Your Reference: 160 Boat Ramp Rd / Kittitas Co PUD

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

The Northeast Quarter of the Northeast Quarter of Section 30, Township 17 North, Range 23 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT:

1. Public road as conveyed in Right of Way Deed recorded September 19, 1916 under Auditor's File No.: 44062.
2. Public Road as conveyed in Right of Way Deed recorded July 1, 1921 under Auditor's File No.: 63032.
3. Property as conveyed in Deed recorded July 26, 1940, under Auditor's File No.: 155466.
4. Property as conveyed in Deed recorded January 29, 1960 under Auditor's File No.: 280710.
5. Property as conveyed in Deed recorded September 21, 1960 under Auditor's File No.: 285017.
6. Property as conveyed in Deed recorded April 5, 1966 under Auditor's File No.: 328780.
7. Property as conveyed in Deed recorded September 28, 1982 under Auditor's File No.: 464704.
8. Property as conveyed in Deed recorded October 25, 1982 under Auditor's File No.: 465280.

Title to said real property is vested in:

Kittitas County, a Municipal Corporation

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 7386-12-15728AM-2014.72156-91607748

(SCHEDULE B)

Order No: 15728AM
Policy No: 7386-12-15728AM-2014.72156-91607748



Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes for the year 2014 are paid
Parcel No.: 17-20-30010-0011 (634136)
7. The fact that the ownership of said land does not include rights of access to or from the street or highway abutting said land, such rights having been severed from said land by the document.
Recorded: January 29, 1960
Instrument No.: 280710
Affects: Portion said premises
8. The fact that the ownership of said land does not include rights of access to or from the street or highway abutting said land, such rights having been severed from said land by the document.
Recorded: February 28, 1966
Instrument No.: 328780
Affects: Portion said premises
9. A lease with certain terms, covenants, conditions and provisions set forth therein.
Lessor: County of Kittitas, Washington
Lessee: Kittitas County Water District No. 6
Recorded: May 24, 1976
Instrument No.: 405194
10. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is

Subdivision Guarantee Policy Number: 7386-12-15728AM-2014.72156-91607748



given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.

(Attorney for Plaintiff: Charles B. Rose, Jr., Senior Assistant Attorney General)

11. A lease with certain terms, covenants, conditions and provisions set forth therein.
Lessor: County of Kittitas, Washington
Lessee: Kittitas County Water District No. 6
Recorded: January 10, 1979
Instrument No.: 429222
12. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Book 37 of Surveys, pages 13 and 14
Dated: May 4, 2010
Prepared by: Norman D. Nelson
Recorded: May 4, 2010
Instrument No.:
Fact(s):
 - a) Lawn encroachment
 - b) Location of Holiday Avenue and Boat Ramp Road

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 2: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn NE Quarter NE Quarter Section 30, Township 17N, Range 23E, W.M.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE