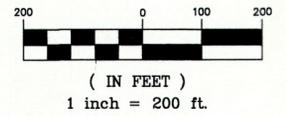


**THORP LANDING**  
**PART OF SECTION 11, T. 18 N., R. 17 E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**  
**- PRELIMINARY PLAT -**



P-22-0?



**LEGEND**

- x — FENCE
- ⊙ WELL
- ⊕ POINT OF DIVERSION

OWNER:

THORP LANDING LLC  
 1401 W DOLARWAY RD STE 301  
 ELLENSBURG, WA 98926  
 (509) 929-3980

TOTAL ACREAGE: 54.39 ACRES  
 NO. OF LOTS: 10  
 ZONE: AG 5  
 ASSESSOR'S NO. 493233 & 443233

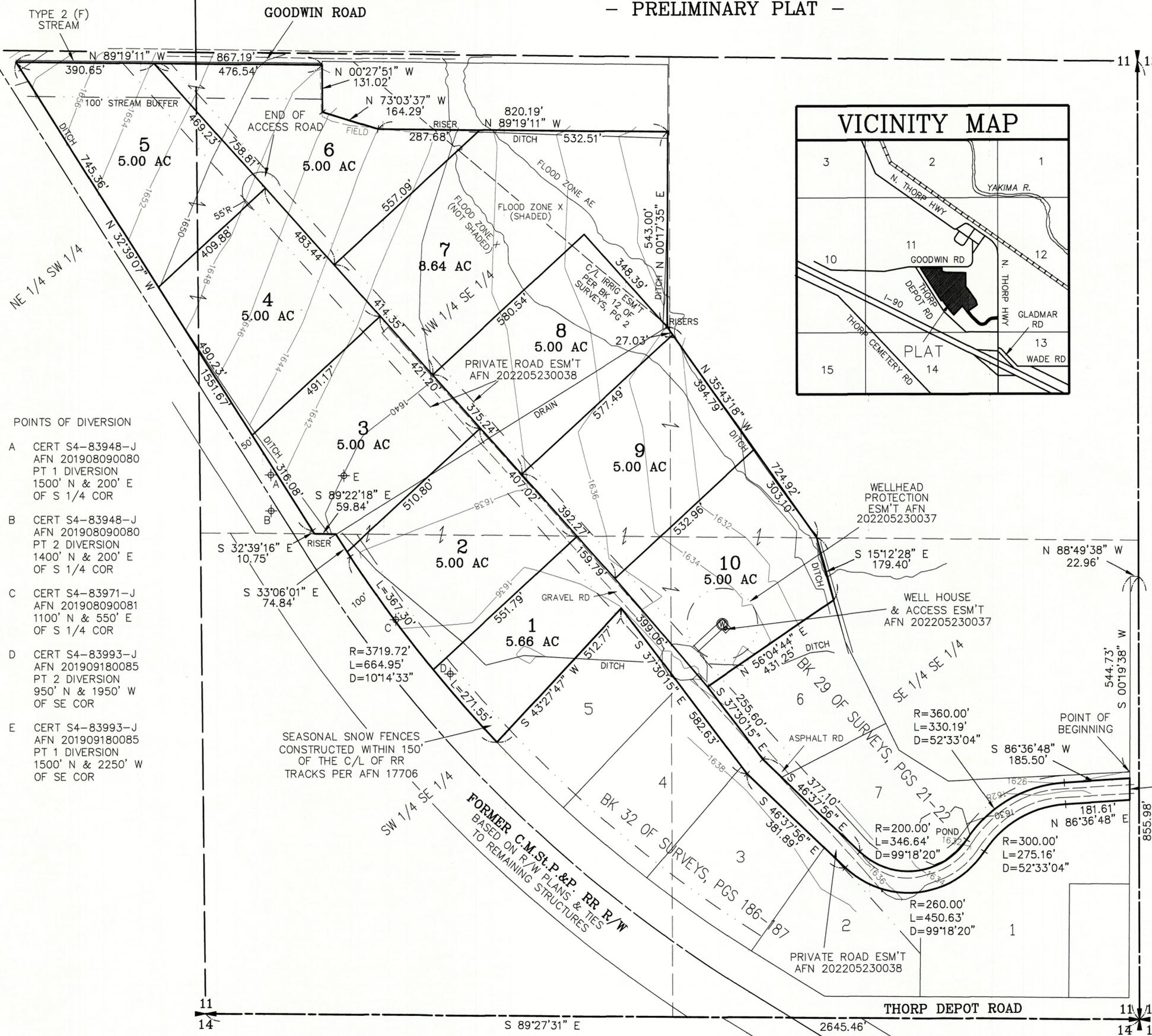
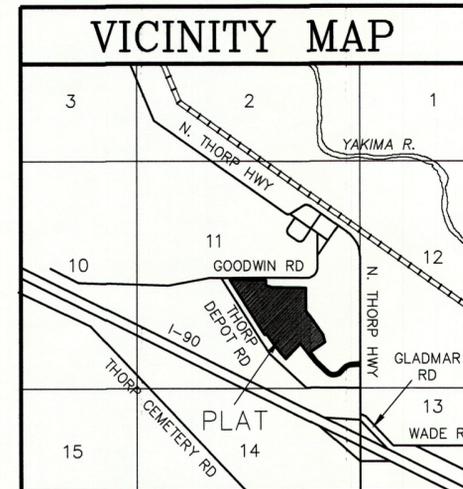
SOURCE OF WATER: GROUP B WATER SYSTEM

SEWER SYSTEM: SEPTIC TANKS  
 DRAINAGE: AS PER KITTITAS CO. STANDARDS  
 ACCESS: PRIVATE ACCESS ROAD &  
 COUNTY ROAD R/W

FLOOD ZONES SHOWN HEREON BASED ON FEMA  
 FIRM PANELS 53037C 1033D & 1041D.

VERT. DATUM = NAVD88 BASED ON TIES TO  
 NGS MONUMENT AA5991.

CONTOURS BASED ON FIELD LOCATES COMPLETED  
 11/17/22 AND ARE ACCURATE TO 1' CONTOUR  
 INTERVAL.



- POINTS OF DIVERSION**
- A CERT S4-83948-J  
 AFN 201908090080  
 PT 1 DIVERSION  
 1500' N & 200' E  
 OF S 1/4 COR
  - B CERT S4-83948-J  
 AFN 201908090080  
 PT 2 DIVERSION  
 1400' N & 200' E  
 OF S 1/4 COR
  - C CERT S4-83971-J  
 AFN 201908090081  
 1100' N & 550' E  
 OF S 1/4 COR
  - D CERT S4-83993-J  
 AFN 201909180085  
 PT 2 DIVERSION  
 950' N & 1950' W  
 OF SE COR
  - E CERT S4-83993-J  
 AFN 201909180085  
 PT 1 DIVERSION  
 1500' N & 2250' W  
 OF SE COR

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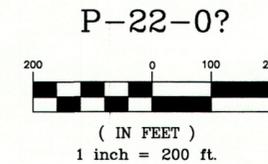
**PRELIMINARY ONLY**

1/25/2023

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

**THORP LANDING**

**THORP LANDING**  
**PART OF SECTION 11, T. 18 N., R. 17 E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**  
**- PRELIMINARY PLAT -**



LEGAL DESCRIPTIONS

TRACT A:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE CENTER OF THE SOUTHEAST QUARTER OF SAID SECTION; AND RUNNING THENCE NORTH 684.0 FEET OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89°57' EAST, 80.0 FEET; THENCE SOUTH 38°06' EAST, 545.6 FEET; THENCE SOUTH 0°30' EAST, 260.8 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THENCE NORTH 89°06' WEST, 420.00 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH LIES NORTH AND EAST OF THE NORTH AND EAST BOUNDARY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY;

EXCEPT

1. THAT PORTION OF SAID PARCELS OF LAND LYING NORTH AND NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:  
 BEGINNING AT A RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID SECTION 11, WHICH IS SOUTH 00°00'00" WEST, A DISTANCE OF 2,667.17 FEET FROM A 5/8 INCH STEEL PIN AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 00°00'00" EAST, ON THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1,233.00 FEET TO A POINT; THENCE NORTH 88°49'38" WEST, A DISTANCE OF 2,296.00 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY BOUNDARY LINE OF THE COUNTY ROAD KNOWN AS THORP HIGHWAY; THENCE SOUTH 00°19'38" WEST ON SAID ROAD WEST BOUNDARY LINE A DISTANCE OF 544.73 FEET TO A POINT ON THE CENTERLINE OF AN IRRIGATION DITCH AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE ON THE CENTERLINE OF SAID IRRIGATION DITCH THE FOLLOWING COURSES AND DISTANCES; SOUTH 87°24'43" WEST, A DISTANCE OF 514.18 FEET TO A POINT; NORTH 58°07'21" WEST, A DISTANCE OF 164.70 FEET TO A POINT; NORTH 26°42'53" WEST, A DISTANCE OF 337.83 FEET TO A POINT; NORTH 15°12'28" WEST, A DISTANCE OF 300.55 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 35°43'18" WEST, A DISTANCE OF 724.92 FEET TO A 5/8 INCH STEEL PIN AND THE TERMINUS OF SAID LINE;

2. A TRACT OF LAND BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE WEST 201 FEET ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 377 FEET PERPENDICULARLY FROM SAID SOUTH LINE; THENCE EAST 201 FEET IN A LINE PARALLEL WITH SAID SOUTH LINE TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 377 FEET TO THE POINT OF BEGINNING;

3. RIGHT OF WAY OF THORP HIGHWAY ALONG THE EAST LINE OF SAID PREMISES.

4. PARCELS 6 AND 7 OF THAT CERTAIN SURVEY AS RECORDED JUNE 30, 2003, IN BOOK 29 OF SURVEYS, PAGES 21 AND 22, UNDER AUDITOR'S FILE NO. 200306300070, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

5. PARCELS 1, 2, 3, 4 AND 5 OF THAT CERTAIN SURVEY AS RECORDED MAY 24, 2006, IN BOOK 32 OF SURVEYS, PAGES 186 AND 187, UNDER AUDITOR'S FILE NO. 200605240019, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT B:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH LIES NORTH AND EAST OF THE NORTHEAST BOUNDARY LINE OF THE FORMER RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY;

EXCEPT

1. THE RIGHT OF WAY OF COUNTY ROAD, KNOWN AS GOODWIN ROAD, ALONG THE NORTH BOUNDARY THEREOF; AND

2. THAT PORTION, THEREOF, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 5/8 INCH STEEL PIN AT THE EAST QUARTER CORNER OF SAID SECTION 11, WHICH IS NORTH 00°00'00" EAST, A DISTANCE OF 2,667.17 FEET FROM A RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89°19'11" WEST, A DISTANCE OF 1,329.81 FEET TO A 5/8 INCH STEEL PIN AT A POINT OF CENTERLINE INTERSECTION OF A COUNTY ROAD KNOWN AS GOODWIN ROAD, WHICH POINT IS THE APPROXIMATE CENTER EAST ONE-SIXTEENTH CORNER OF SAID SECTION 11; THENCE SOUTH 00°17'19" WEST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH STEEL PIN ON THE SOUTH RIGHT OF WAY BOUNDARY LINE OF SAID COUNTY ROAD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°17'19" WEST, A DISTANCE OF 187.00 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 89°19'11" WEST, PARALLEL WITH THE SOUTH RIGHT OF WAY BOUNDARY LINE OF SAID COUNTY ROAD A DISTANCE OF 820.19 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 73°03'37" WEST, A DISTANCE OF 164.29 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 00°27'51" WEST, A DISTANCE OF 131.02 FEET TO A 5/8" STEEL PIN; THENCE CONTINUING NORTH 00°27'51" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY BOUNDARY LINE OF SAID COUNTY ROAD; THENCE SOUTH 89°19'11" EAST ON SAID ROAD SOUTH BOUNDARY LINE A DISTANCE OF 979.45 FEET TO THE TRUE POINT OF BEGINNING.

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Kittitas County CDS

SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DERIVATION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN NOVEMBER OF 2022.

*Chris Cruse*  
 CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 License No. 36815  
 1/25/2023  
 DATE



**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St. P.O. Box 959  
 Ellensburg, WA 98926 (509) 962-8242  
**THORP LANDING**