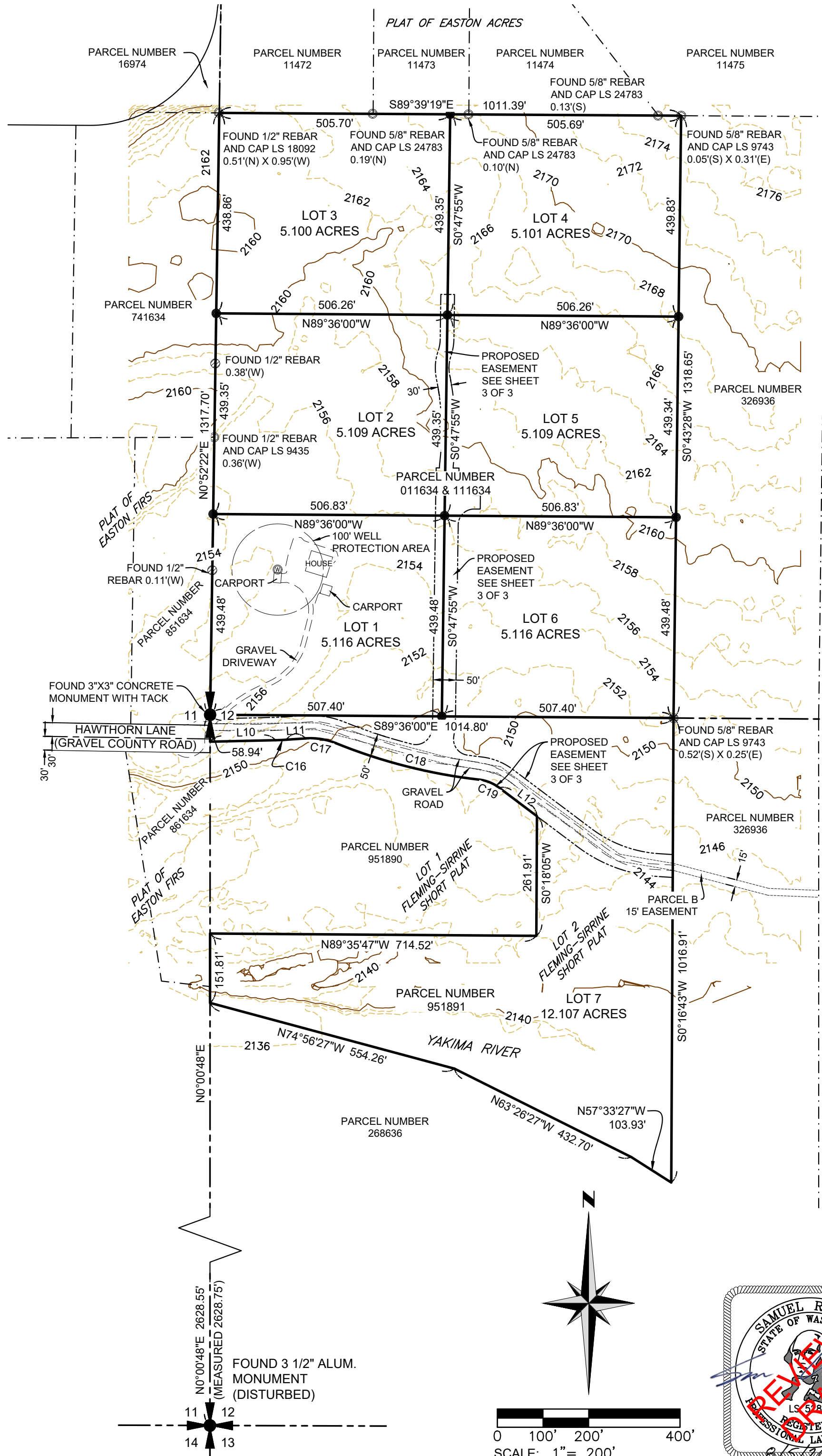


PNW ACRES PLAT, LP-26-XXXXX

LPF-26-XXXXX

WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., KITTITAS COUNTY, WASHINGTON



SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R980 GNSS RECEIVER AND A TRIMBLE S SERIES, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL AND MAY 2026 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES, OR RESTRICTIONS OF RECORD OR OTHERWISE.
6. THE SECTION SUBDIVISION FOR SECTION 12, AS SHOWN HEREON, WAS CALCULATED FROM THAT CERTAIN SURVEY AS RECORDED IN BOOK 46 OF SURVEYS, PAGES 217 AND 218, RECORDS OF KITTITAS COUNTY.
7. THE BASIS OF BEARINGS IS PER WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 83/2011, EPOCH 2010, SOUTH ZONE, AS DETERMINED BY TIES TO THE WASHINGTON STATE REFERENCE NETWORK USING THE OBSERVED BEARINGS OF NORTH 0°00'48" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, AS SHOWN HEREON.
8. DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (C.S.F.) OF 0.99998803, MULTIPLY GROUND DISTANCES BY C.S.F. TO OBTAIN GRID DISTANCES.

EXISTING LEGAL DESCRIPTION:

PER SUBDIVISION GUARANTEE PRELIMINARY TITLE COMMITMENT
NEXTITLE WASHINGTON, ORDER NUMBER NTWA-0575164, DATED JULY 31, 2026

PARCEL A

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, EXCEPT:

1. A TRACT OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) CONVEYED TO THE STATE OF WASHINGTON FOR PIT SITE, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4);
THENCE NORTH 0°10' WEST A DISTANCE OF 96 FEET;
THENCE NORTH 58°01' WEST 479.1 FEET;
THENCE NORTH 63°54' WEST 432.7 FEET;
THENCE NORTH 75°24' WEST 540 FEET;
THENCE SOUTH 0°10' EAST 174 FEET;
THENCE SOUTH 71°02' EAST 353 FEET;
THENCE SOUTH 30°52' EAST 433 FEET TO THE SOUTHERLY LINE OF THE AFORESAID SUBDIVISION;
THENCE EASTERLY ALONG SAID SOUTHERLY LINE 762 FEET TO THE POINT OF BEGINNING.

2. THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTH RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 2, RUSTIC INN TO EASTON, CONVEYED TO STATE OF WASHINGTON, BY DEED DATED NOVEMBER 4, 1957, RECORDED IN BOOK 101 OF DEEDS, PAGE 364.

3. A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST, W.M., KITTITAS COUNTY, WASHINGTON. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION, AN IRON PIN ONE-HALF (1/2) INCH IN DIAMETER, TWENTY-FOUR (24) INCHES IN LENGTH, MARKED WITH YELLOW CAP L.S. 11715, WHICH IS THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°45'57" WEST, 1319.21 FEET;
THENCE SOUTH 00°30'23" WEST, 1213.41 FEET;
THENCE NORTH 57°20'37" WEST, 375.17 FEET;
THENCE NORTH 00°28'21" EAST, 1013.57 FEET;
THENCE NORTH 00°47'58" EAST, 1319.10 FEET;
THENCE SOUTH 89°33'02" EAST, 317.47 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

AN EASEMENT 15 FEET IN WIDTH, BEING 7 1/2 FEET ON EACH SIDE OF THE CENTERLINE OVER AND ACROSS THE FOLLOWING DESCRIBED RIGHT OF WAY:
THE CENTERLINE OF AN EXISTING ROAD IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST, W.M., KITTITAS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4);
THENCE SOUTH 0°00'25" EAST, 27.00 FEET ALONG THE WEST LINE OF SAID SECTION TWELVE (12) TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°33'15" EAST, 233.50 FEET;
THENCE SOUTH 75°12'20" EAST, 288.10 FEET;
THENCE SOUTH 79°48'15" EAST, 123.00 FEET;
THENCE SOUTH 53°41'30" EAST, 323.80 FEET;
THENCE SOUTH 80°20'20" EAST, 121.00 FEET;
THENCE SOUTH 75°20'10" EAST, 216.30 FEET;
THENCE SOUTH 87°44'30" EAST, 108 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), THE END OF THIS DESCRIPTION.

PARCEL C

LOT 2 OF THE FLEMING-SIRRIE SHORT PLAT NO. 06-59, AS RECORDED ON NOVEMBER 14, 2006 IN BOOK I OF SHORT PLATS, PAGES 64 AND 65, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200611140032, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., RECORDS OF SAID COUNTY.

PNW ACRES PLAT

LP-26-XXXXX

LPF-26-XXXXX

FOR

JACKSON PURCELL

SURVEYED BY: JC

DRAWN BY: DA

CHECKED BY: SW

APPROVED BY: SW

DATE: JULY 2026

APSSM JOB NO.: 3959.002

ACAD NAME: 3959002 PLAT



Exceptional Service Has No Boundaries
13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005
TEL: (425) 746-3200 WWW.APSSM.COM

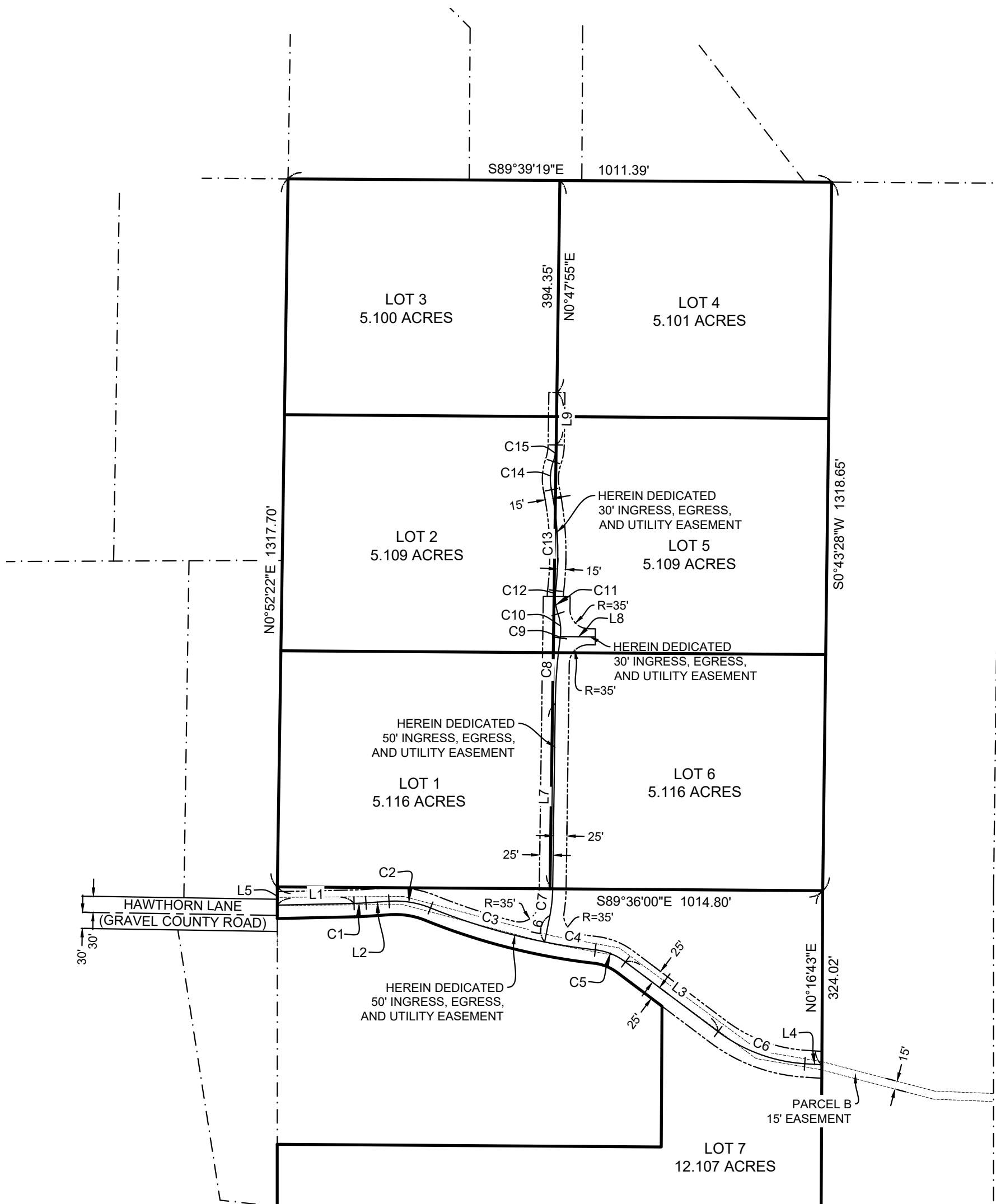
SHEET

2
OF
3

PNW ACRES PLAT, LP-26-XXXXX

LPF-26-XXXXX

WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., KITTITAS COUNTY, WASHINGTON



REVIEW
DRAFT

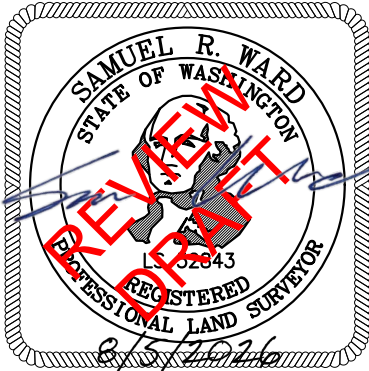
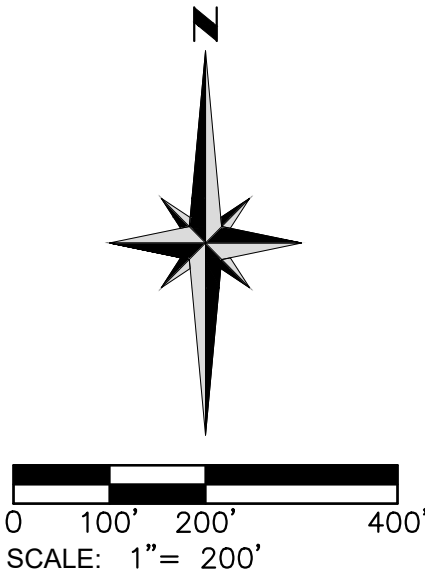
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°41'28"E	142.92'
L2	N86°10'54"E	43.01'
L3	S53°01'45"E	215.84'
L4	S86°19'47"E	31.90'
L5	S0°00'48"W	33.93'
L6	N11°11'30"E	50.09'
L7	N0°47'55"E	344.78'
L8	S89°36'00"E	65.00'
L9	S0°47'55"W	97.66'
L10	N88°41'28"E	143.50'
L11	N86°10'54"E	43.01'
L12	S53°01'45"E	104.01'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	505.00'	22.12'	2°30'34"
C2	175.00'	78.89'	25°49'45"
C3	1175.00'	221.87'	10°49'09"
C4	1175.00'	95.37'	4°39'02"
C5	115.00'	61.08'	30°25'47"
C6	300.00'	174.36'	33°18'02"
C7	276.25'	50.11'	10°23'35"
C8	1000.00'	122.54'	7°01'16"
C9	100.00'	2.54'	1°27'13"
C10	100.00'	43.01'	24°38'27"
C11	100.00'	32.59'	18°40'30"
C12	100.00'	11.09'	6°21'08"
C13	592.55'	188.80'	18°15'22"
C14	100.00'	53.07'	30°24'16"
C15	100.00'	31.59'	18°06'07"
C16	530.00'	23.21'	2°30'34"
C17	150.00'	67.62'	25°49'45"
C18	1200.00'	324.00'	15°28'11"
C19	90.00'	47.80'	30°25'47"

LEGEND:	
	SECTION CORNER (AS NOTED)
	QUARTER CORNER (AS NOTED)
	FOUND REBAR AND CAP (AS NOTED)
	FOUND REBAR (AS NOTED)
	SET 5/8" REBAR AND CAP, LS 52843
	WELL

SURVEY REFERENCES:

- R1. EASTON ACRES
BOOK 8 OF PLATS, PAGES 115 & 116
- R2. EASTON FIRS
BOOK 7 OF PLATS, PAGES 58 & 59
- R3. FLEMING-SIRRINE SHORT PLAT
BOOK I OF SHORT PLATS, PAGES 64 & 65
- R4. RECORD OF SURVEY
BOOK 46 OF SURVEYS, PAGES 217 & 218



PNW ACRES PLAT LP-26-XXXXX LPF-26-XXXXX FOR JACKSON PURCELL				 Exceptional Service Has No Boundaries 13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005 TEL: (425) 746-3200 WWW.APSSM.COM	SHEET 3 OF 3
SURVEYED BY: JC	DRAWN BY: DA	CHECKED BY: SW	APPROVED BY: SW		
DATE: JULY 2026	APSSM JOB NO.: 3959.002	ACAD NAME:	3959002 PLAT		