

220 SEATON ROAD

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 34, T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

RECEIVED
AUG 03 2026

Kittitas County CDS

DESIGN/IMPROVEMENTS NOTE:

THE FEATURES SHOWN HEREON AS "PROPOSED" IS BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ENCOMPASS ENGINEERING AND SURVEYING CANNOT ENSURE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO THIS DRAWING(S) AS A RESULT.

APPROXIMATE LIMITS OF
"PROPOSED" BANK
RESTORATION DESIGN

HOUSE

DECK

GARAGE

BOARD FENCE

POWER POLE WITH POWER METER

OUTBUILDING

WELL: TAG ID NO. AFE225

APPROXIMATE EDGE OF GRAVEL DRIVEWAY

APPROXIMATE EDGE OF PAVEMENT

APPROXIMATE SETBACK LINE (TYP.)

APPROXIMATE LIMITS OF REGULATORY FLOODPLAIN (ZONE AS)

ORDINARY HIGH WATER LINE, AS MARKED BY OTHERS

APPROXIMATE LIMITS OF REGULATORY FLOODWAY

TEANAWAY RIVER

CL SEATON ROAD

FOUND 1/2" BENT REBAR, NO CAP, 0.06" (S) X 0.23" (E)

FOUND 1/2" BENT REBAR, NO CAP, 0.37" (N) X 0.39" (E)

FOUND 1/2" BENT REBAR, NO CAP, 0.06" (S) X 0.23" (E)

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LEGEND

- FOUND 5/8" REBAR & CAP, LS 18092
- FOUND 1/2" REBAR, NO CAP, AS NOTED
- FROST FREE HYDRANT
- IRRIGATION CONTROL VALVE
- WELL, AS NOTED
- SEWER CLEANOUT
- POWER POLE
- FINISHED FLOOR ELEVATION
- OVERHEAD POWER LINES

PARCEL INFORMATION:

PARCEL NO.: 382136 AND 865236
MAP NO.: 20-16-33040-0017 AND 20-16-34030-0010

ADDRESS:

220 SEATON ROAD
CLE ELUM, WA 98922

SURVEY NOTES AND STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145):

- THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE BOUNDARY LINES, BUILDING SETBACKS AND THE TOPOGRAPHY ON A PORTION OF ASSESSOR'S PARCEL NO. 382136 AND 865236 FOR DESIGN.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNSS AND A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 332-130-090.
- HIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 37 OF SURVEYS, PAGE 173, UNDER AUDITOR'S FILE NO. 201108010137 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.
- THE CONTOURS SHOWN HEREON ARE BASED ON DIRECT FIELD OBSERVATIONS COMPLETED ON APRIL 16, 2025.
- THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE ACCURATE TO ONE-HALF OF THE CONTOUR INTERVAL.
- LOCATION OF EXISTING AND OBSERVABLE UTILITIES ARE FROM DIRECT FIELD OBSERVATIONS.
- AGREED UPON SCOPE OF UTILITY INVESTIGATION BETWEEN THE PROJECT OWNER/AGENT AND SURVEYOR IS TO CAPTURE THE LOCATION OF EXISTING AND OBSERVABLE UTILITIES.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON APRIL 16, 2025.
- THE BUILDING SETBACKS SHOWN HEREON ARE PER KITITAS COUNTY ZONING CODE CHAPTER 17.58, FOREST & RANGE ZONE.
- THERE ARE AMBIGUITIES WITHIN THE DEED NOTED ON THE LEGAL DESCRIPTION(S) AS SHOWN ON THIS SURVEY. IT IS NOT WITHIN THE SCOPE OF THIS SURVEY TO REMEDY ANY BOUNDARY DISCREPANCIES, IF ANY, THIS MAY CAUSE

LEGAL DESCRIPTION PER STATUTORY WARRANTY DEED - AUDITOR'S FILE NO. 201105240005:

- PARCEL 1:
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF LAMBERT ROAD AND EAST OF THE EAST RIGHT OF WAY LINE OF SEATON COUNTY ROAD;
EXCEPT THE SOUTH 325 FEET OF EVEN WIDTH THEREOF AS MEASURED ALONG THE EAST LINE OF SAID SECTION 33.
- PARCEL 2:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING WESTERLY AND NORTHERLY OF THE TEANAWAY RIVER; EXCEPT THEREFROM THE FOLLOWING: 1. THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER SECTION; THENCE NORTH 01°55' WEST ALONG THE WEST LINE OF SAID QUARTER OF QUARTER SECTION, 320.79 FEET; THENCE NORTH 88°56'43" EAST, 268.3 FEET, MORE OR LESS, TO THE WEST BANK OF THE TEANAWAY RIVER AND THE TERMINUS OF SAID LINE; 2. THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER SECTION; THENCE NORTH 01°55' WEST ALONG THE WEST BOUNDARY OF SAID QUARTER OF QUARTER SECTION, 320.79 FEET; THENCE NORTH 88°56'43" EAST, 134.16 FEET TO THE TRUE POINT OF BEGINNING; 3. THE SOUTH 325 FEET OF EVEN WIDTH THEREOF AS MEASURED ALONG THE WEST LINE OF SAID SECTION 34. 4. RIGHT OF WAY FOR SEATON COUNTY ROAD;
- AND
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER SECTION; THENCE NORTH 01°55' WEST ALONG THE WEST BOUNDARY OF SAID QUARTER OF QUARTER SECTION, 320.79 FEET; THENCE NORTH 88°56'43" EAST, 134.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°56'43" EAST, 134.16 FEET, MORE OR LESS, TO THE WEST BANK OF THE TEANAWAY RIVER; THENCE SOUTH 0°15'55" EAST, 3.00 FEET ALONG SAID WEST BANK; THENCE NORTH 9°49'20" WEST, 134.16 FEET TO THE TRUE POINT OF BEGINNING.

KITITAS CO CDS
RECEIVED
07/28/2026

INDEX LOCATION SEC. 33 T. 20 N. R. 16 E. W.M.	INDEX LOCATION SEC. 34 T. 20 N. R. 16 E. W.M.
33	34

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 397-0250
Eastern Washington Division
110 South Olney Ave., #210 • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	26026
DATE	07/2026
SCALE	AS NOTED
DESIGNED	N/A
DRAWN	D.L.P./G.W.
CHECKED	D.L.P.
APPROVED	D.L.P.
SHEET	1 of 1

PETER BELOUSKAS
TOPOGRAPHIC SURVEY



REVISIONS	BY	DATE

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING