



PART OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

LEGAL DESCRIPTIONS

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED MAY 4, 1998 IN BOOK 23 OF SURVEYS AT PAGES 133-135, UNDER AUDITOR'S FILE NO. 19980504-0018, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED MAY 4, 1998 IN BOOK 23 OF SURVEYS AT PAGES 133-135, UNDER AUDITOR'S FILE NO. 19980504-0018, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL C

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PARCEL D

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PARCEL E

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PARCEL F

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PARCEL G

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PARCEL H

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PARCEL J

PARCEL J OF THAT CERTAIN SURVEY AS RECORDED MAY 4, 1998 IN BOOK 23 OF SURVEYS AT PAGES 133-135, UNDER AUDITOR'S FILE NO. 19980504-0018, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MAY 4, 1998 IN BOOK 23 OF SURVEYS AT PAGES 133-135, UNDER AUDITOR'S FILE NO. 19980504-0018, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 6-11 OF SAID SURVEY.

TOTAL PARCEL

THAT PORTION OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH LIES SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF PASSMORE (COUNTY) ROAD, AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 00°11'53" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1675.48 FEET TO THE TRUE POINT OF BEGINNING FOR THE LINE BEING DESCRIBED; THENCE NORTH 22°03'33" EAST, 45.95 FEET; THENCE NORTH 86°43'43" EAST, 44.84 FEET, MORE OR LESS, TO SAID SOUTHERLY RIGHT OF WAY OF PASSMORE (COUNTY) ROAD; EXCEPT:

- 1. THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
- 2. RIGHT OF WAY OF CASCADE IRRIGATION DISTRICT CANAL;
- 3. RIGHT OF WAY OF KITTITAS RECLAMATION DISTRICT CANAL;

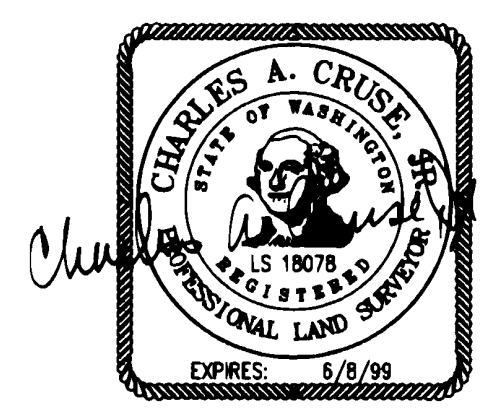
AND

THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, LYING NORTH OF THE NORTH LINE OF TOWN DITCH; EXCEPT THAT PORTION THEREOF, CONVEYED TO THE KITTITAS RECLAMATION DISTRICT BY DEED RECORDED APRIL 9, 1931 UNDER AUDITOR'S FILE NO. 104749.

AUDITOR'S CERTIFICATE

Filed for record this 4TH day of MAY, 1998, at 2:29 P.M., in Book 23 of Surveys at page(s) 134 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: S. D. ... KITTITAS COUNTY AUDITOR



**CRUSE & NELSON**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (509) 925-4747

**McBRIDE PROPERTY**

# PART OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

### NOTES:

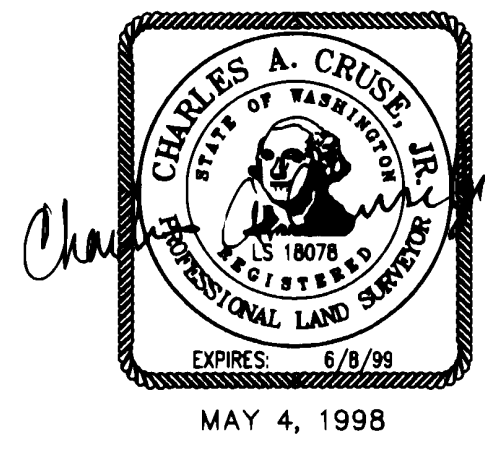
- THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- THE SECTION AND QUARTER SECTION CORNERS ON THE WEST LINE OF SECTION 7 WERE ORIGINALLY SET BY THE GLO IN 1871. THE NORTHWEST CORNER AND WEST QUARTER CORNER WERE SET AS "CHARRED STAKE IN MOUND OF EARTH AND STONE WITH TRENCH AND PITS..." THE SOUTHWEST SECTION CORNER FELL IN "A COTTONWOOD TREE 8 INS. DIA. FROM WHICH..." THREE COTTONWOOD TREES WERE USED AS BEARING TREES. THE REMAINING CORNERS WERE SET IN 1872 AS "SET (DROVE) CHARRED STAKE & POST IN MOUND FOR COR..."  
NO ORIGINAL EVIDENCE REMAINS. THE MONUMENTS FOUND OR SET IN THE FIELD ARE AS FOLLOWS:  
NW COR - FOUND 1932 GLO BRASS CAP SET AS A RESULT OF USBR ACTIVITIES IN THE AREA.  
N 1/4 COR - FOUND 1932 GLO BRASS CAP SET AS A RESULT OF USBR ACTIVITIES IN THE AREA.  
SW COR - FOUND BRASS CAP SET BY MCKIDDY & ASSOCIATES DECEMBER 1, 1966 AT THE LOCATION OF A 2" IRON PIPE IN A COTTONWOOD STUMP. CORRESPONDENCE AND FIELD NOTES ON FILE AT THE KITTITAS COUNTY DEPT. OF PUBLIC WORKS. SEE LCR, BOOK 5, PAGE 322.  
S 1/4 COR - CALCULATED BY SINGLE PROPORTION. SET REBAR WITH ALUMINUM CAP.  
SE COR - FOUND 1/2" IRON PIN. USED FOR THE FOLLOWING SURVEYS OF RECORD: BOOK 4 OF SURVEYS, PAGES 2-3; BOOK 10 OF SURVEYS, PAGE 41; AND BOOK 15 OF SURVEYS, PAGE 126.  
E 1/4 COR - FOUND PIN AND CAP LS 12491, SET AS A RESULT OF THE SURVEY FILED IN BOOK 4 OF SURVEYS, PAGES 2-3.  
W 1/4 CORNER: THE GLO PLAT FOR TOWNSHIP 18-18 INDICATES THE WEST LINE OF SUBJECT SECTION 7 IS 80.00 CHAINS IN LENGTH. THE GLO PLAT AND NOTES FOR TOWNSHIP 18-17 INDICATES AN ERROR WAS MADE IN THE SURVEY OF TOWNSHIP 18-18 AND THE LENGTH OF THE WEST LINE OF SECTION 7 IS 87.54 CHAINS. A QUARTER CORNER WAS ESTABLISHED BY SKINNER (LS 12491) IN 1981 (BK. 9, PG. 28) BY PROPORTIONATE METHODS (40.00 CH. AND 47.54 CH.) LEAVING THE EXCESS IN THE NORTHERLY PORTION OF THE LINE. THIS LOCATION WAS LATER USED BY COKER (LS 21410 - BK. 14, PGS. 67 & 68). I CONSULTED BLM REGARDING THIS PROCEDURE. ACCORDING TO THEIR LETTER OF RESPONSE, THIS TECHNIQUE IS INCORRECT AND FOLLOWING THEIR COMMENTS I REESTABLISHED THE CORNER AT THE SECTION LINE MIDPOINT. THE SKINNER LOCATION IS S 2'26" E, 246.0' FROM THIS LOCATION. THE MIDPOINT LOCATION SEEMS TO FIT THE USBR R/W PLAT INFORMATION GENERATED IN THE 1920'S AND 30'S. FOUND REBAR WITH ALUMINUM CAP AT MIDPOINT.
- THE LOCATION SHOWN HEREON FOR THE PASSMORE ROAD RIGHT OF WAY IS BASED ON THE PHYSICAL CENTERLINE THEREOF AND PLANS ON FILE AT THE KITTITAS COUNTY DEPT. OF PUBLIC WORKS.
- THE LOCATION SHOWN HEREON FOR THE CASCADE IRRIGATION DISTRICT CANAL RIGHT OF WAY IS BASED ON THE PHYSICAL CENTERLINE OF REMAINING FLUME SUPPORTS. NO CONVEYANCE WAS FOUND FOR CASCADE CANAL RIGHT OF WAY THROUGH GOVERNMENT LOT 4.
- THE LOCATION SHOWN HEREON FOR THE KITTITAS RECLAMATION DISTRICT LATERAL N.B.4.1-4.6 RIGHT OF WAY IS BASED ON THE INSTRUMENT FILED IN BOOK 49 OF DEEDS, PAGE 346, RECORDS OF KITTITAS COUNTY, WASHINGTON. IT IS APPARENT FROM AERIAL PHOTOGRAPHS DATED JUNE, 1977 THAT THE EXISTING IRRIGATION PIPE SHOWN DOES NOT REPRESENT THE ORIGINAL LOCATION FOR LATERAL N.B.4.1-4.6.
- THE SECTION AND QUARTER SECTION CORNERS SHOWN ON THE EAST AND SOUTH LINES OF SECTION 7 ARE IDENTICAL TO THOSE SHOWN ON SURVEYS FILED IN BOOK 10 OF SURVEYS, PAGE 41 AND BOOK 15 OF SURVEYS, PAGE 126. THE SLIGHT DIFFERENCE IN DISTANCES SHOWN HEREON REFLECT A PHYSICAL AND MATHEMATICAL RECLOSURE OF SECTION 7 AND REPRESENT NO SIGNIFICANT CHANGE TO THE LINES INVOLVED.
- THE LOCATION SHOWN HEREON FOR ELLENSBURG WATER COMPANY'S TOWN DITCH RIGHT OF WAY IS BASED ON THE PHYSICAL CENTERLINE THEREOF. THE ELLENSBURG WATER COMPANY REPUTEDLY CLAIMS 33 FEET (2 RODS) EACH SIDE OF THEIR DITCH CENTERLINE UNLESS ADDITIONAL WIDTH OR ALIGNMENT IS SPECIFIED.
- CORNERS LAST VISITED 4/97 UNLESS OTHERWISE NOTED HEREON.

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L34	N 65°58'07" W	16.57'	L35	N 65°58'07" W	103.61'
L35	N 65°58'07" W	103.61'	L36	S 74°38'07" E	196.80'
L36	S 74°38'07" E	196.80'	L37	N 64°38'07" W	142.93'
L37	N 64°38'07" W	142.93'	L38	N 60°43'07" W	317.71'
L38	N 60°43'07" W	317.71'	L39	N 49°13'07" W	71.03'
L39	N 49°13'07" W	71.03'	L40	S 60°55'07" E	414.73'
L40	S 60°55'07" E	414.73'	L41	S 60°55'07" E	52.63'
L41	S 60°55'07" E	52.63'	L42	N 65°06'07" W	323.96'
L42	N 65°06'07" W	323.96'	L43	N 67°22'07" W	233.87'
L43	N 67°22'07" W	233.87'	L44	N 70°56'07" W	142.08'
L44	N 70°56'07" W	142.08'	L45	N 61°12'07" W	83.14'
L45	N 61°12'07" W	83.14'	L46	N 61°12'07" W	214.61'
L46	N 61°12'07" W	214.61'	L47	N 55°51'07" W	121.16'
L47	N 55°51'07" W	121.16'	L48	N 62°15'07" W	177.30'
L48	N 62°15'07" W	177.30'	L49	N 57°52'07" W	112.25'
L49	N 57°52'07" W	112.25'	L50	S 14°52'07" E	113.50'
L50	S 14°52'07" E	113.50'	L51	N 17°02'53" E	457.00'
L51	N 17°02'53" E	457.00'	L52	S 27°27'07" E	181.04'
L52	S 27°27'07" E	181.04'	L53	N 50°18'07" W	245.45'
L53	N 50°18'07" W	245.45'	L54	S 86°43'43" W	44.84'
L54	S 86°43'43" W	44.84'	L55	N 13°48'20" W	272.78'
L55	N 13°48'20" W	272.78'	L56	N 74°14'02" W	241.28'
L56	N 74°14'02" W	241.28'	L57	S 74°14'02" E	128.10'
L57	S 74°14'02" E	128.10'	L58	N 44°36'01" W	281.77'
L58	N 44°36'01" W	281.77'	L59	S 28°48'32" E	150.52'
L59	S 28°48'32" E	150.52'	L60	S 45°41'27" E	171.46'
L60	S 45°41'27" E	171.46'	L61	N 45°41'27" W	50.00'
L61	N 45°41'27" W	50.00'	L62	N 49°56'17" W	183.81'
L62	N 49°56'17" W	183.81'	L63	N 43°33'08" W	348.92'
L63	N 43°33'08" W	348.92'	L64	N 85°35'25" E	135.36'
L64	N 85°35'25" E	135.36'	L65	N 82°13'10" W	101.45'
L65	N 82°13'10" W	101.45'	L66	S 73°38'02" E	366.62'
L66	S 73°38'02" E	366.62'			

CURVE	RADIUS	LENGTH	DELTA
C2	713.00'	462.54'	37°10'08"
C3	1448.00'	444.87'	17°36'11"
C4	1448.00'	105.14'	04°09'37"
C5	212.00'	107.27'	28°59'31"
C6	422.00'	284.77'	38°39'52"
C7	49.30'	38.29'	44°30'00"
C8	199.00'	110.85'	31°55'00"
C9	151.30'	113.55'	43°00'00"
C10	126.30'	94.79'	43°00'00"
C11	174.00'	96.93'	31°55'00"
C12	74.30'	57.71'	44°30'00"
C13	30.00'	23.54'	44°57'43"
C14	695.00'	184.01'	15°10'11"
C15	310.00'	244.87'	45°15'31"
C16	500.00'	258.60'	29°38'01"
C17	1220.00'	336.25'	15°47'29"
C18	670.00'	197.41'	16°52'55"
C19	280.00'	248.54'	50°51'27"
C20	60.00'	31.32'	29°54'43"
C21	645.00'	230.95'	20°30'55"
C22	90.00'	112.10'	71°21'45"

AUDITOR'S CERTIFICATE  
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BEVERLY M. ALLENBAUGH BY: S. Nankin  
 KITTITAS COUNTY AUDITOR



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