



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee.

The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.

- ☒ Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- ☒ Signatures of all property owners.
- ☒ Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- ☒ Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- ☒ A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Recorded Survey.

APPLICATION FEES:

\$800.00 Kittitas County Community Development Services (KCCDS)

\$275.00 Kittitas County Department of Public Works

\$145.00 Kittitas County Fire Marshal

\$280.00 Kittitas County Public Health Department Environmental Health

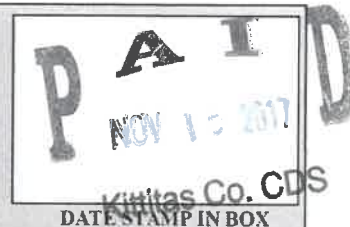
\$1,500.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

RECEIPT #



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 12-30-15

Page 1 of 3

OPTIONAL ATTACHMENTS

- ☐ An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- ☐ Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form

Name: Unionville Ranch LLC, c/o Pat Galloway

Mailing Address: 1750 Emerick Rd.

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-857-2235

Email Address: p.galloway@pegasus-global.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Encompass Engineering & Surveying-Dustin Pierce

Mailing Address: 407 Swiftwater Blvd.

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-674-7433

Email Address: dpierce@encompasses.net

4. Street address of property:

Address: 1750 & 2041 Emerick Road

City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property (attach additional sheets as necessary):

See attached subdivision guarantee

6. Property size: 47.88 Ac. (acres)

7. Land Use Information: Zoning: F&R & AG-20 Comp Plan Land Use Designation: Rural Working

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8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)

384236, 27.50 Ac. (40.44)

394236, 12.93 Ac.

607634, 4.87 Ac. (4.96 Ac. Assessed)

837634, 2.58 Ac. (2.49Ac. Assessed)

New Acreage
(Survey Vol. ____, Pg ____)

32.09 Ac.

10.71 Ac.

5.10 Ac.

APPLICANT IS: ☒ OWNER ☐ PURCHASER ☐ LESSEE ☐ OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

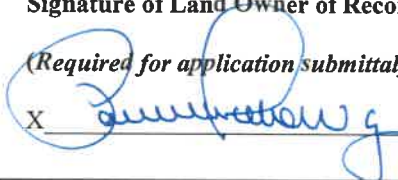
Signature of Authorized Agent:

(REQUIRED if indicated on application)

X _____ (date) _____

Signature of Land Owner of Record

(Required for application submittal):

X  (date) 10/16/2017

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

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Kittitas County CDS



**UNIONVILLE RANCH
BOUNDARY LINE ADJUSTMENT
PROJECT OVERVIEW**

Parcel No. and (Map Numbers)

384236 (19-17-06040-0009)
394236 (19-17-06040-0010)
607634 (19-17-06040-0006)
837634 (19-17-05030-0009)

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Kittitas County CDS

OVERVIEW:

The purpose of this application is to adjust the boundaries between Parcel No. 384236/394236, 607634 and 837634 as illustrated on the attached preliminary survey map. The subject property is located within the Forest & Range Zone (F&R) and the Agriculture 20 (AG-20) of Kittitas County. The parcels are located in the SE ¼ of Section 6 the SW ¼ of Section 5, all in Township 19 North, Range 17 East, W.M.

The intent is to alter the boundaries of parcel No. 607634 and combine the approximate westerly half of that parcel with a portion of parcel no. 384236/394236 lying easterly of the centerline of an existing gravel road resulting in a 10.71 acre parcel. The remainder of parcel no. 607634 will be combined with parcel no. 837634 resulting in a 5.10 acre parcel.

Sewage:

Sewage is disposed of via existing septic tank(s) and drain fields.

Water:

Water is supplied by existing ground water well(s).

TRANSPORTATION:

Access to county road(s) via existing private access easements.

COMMENTS:

Attached are copies of the preliminary boundary line adjustment survey for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.

Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

407 Swiftwater Blvd., Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



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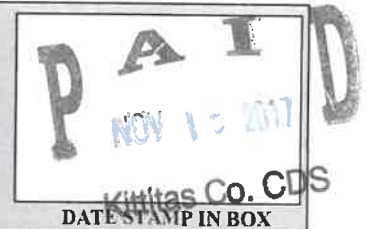
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Email Address: p.galloway@pegasus-global.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

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Agent Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Encompass Engineering & Surveying-Dustin Pierce

Mailing Address: 407 Swiftwater Blvd.

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-674-7433

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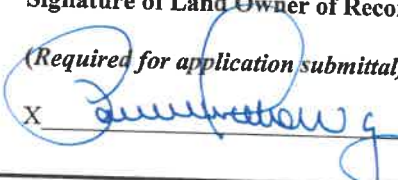
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14136-1 PARCEL 2A

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Point # 1	N 89 59 5 E	10000.000	878.650	10000.000
Point # 2	S 83 17 15 E	10000.234	300.000	10878.650
Radius Point # 3	Delta = 10 16 14	9965.168	Length = 53.777	11176.594
	N 73 1 1 W	300.000		Tangent = 26.960
Point # 4	N 16 58 59 E	10052.795	125.970	10889.676
Point # 5	N 73 1 1 W	10173.271	400.000	10926.471
Radius Point # 6	Delta = 3 58 9	10290.107	Length = 27.710	10543.914
	S 76 59 10 E	400.000		Tangent = 13.861
Point # 7	N 13 0 49 E	10200.032	252.240	10933.640
Point # 8	N 76 59 11 W	10445.794	800.000	10990.440
Radius Point # 9	Delta = 6 47 32	10625.940	Length = 94.837	10210.987
	S 83 46 43 E	800.000		Tangent = 47.474
Point # 10	N 6 13 17 E	10539.243	77.900	11006.276
Point # 11	S 83 46 43 E	10616.684	500.000	11014.718
Radius Point # 12	Delta = 6 45 15	10562.499	Length = 58.941	11511.773
	N 77 1 28 W	500.000		Tangent = 29.505
Point # 13	N 12 58 32 E	10674.767	102.200	11024.540
Point # 14	N 77 1 28 W	10774.357	600.000	11047.487
Radius Point # 15	Delta = 6 7 55	10909.079	Length = 64.214	10462.808
	S 83 9 23 E	600.000		Tangent = 32.137
Point # 16	N 6 50 37 E	10837.583	53.680	11058.533
Point # 17	S 83 9 23 E	10890.880	500.000	11064.929

11/15/2017

Radius Point # 18					10831.300	11561.367
Delta = 8 5 19					Length = 70.586	Tangent = 35.352
N	75	4	4	W	500.000	
Point # 19					10960.138	11078.251
N	14	55	56	E	264.370	
Point # 20					11215.581	11146.373
N	13	20	38	E	133.220	
Point # 21					11345.204	11177.120
S	89	58	24	W	86.290	
Point # 22					11345.164	11090.830
S	11	37	49	W	80.360	
Point # 23					11266.454	11074.629
N	84	8	23	W	119.620	
Point # 24					11278.668	10955.635
N	13	29	37	E	68.330	
Point # 25					11345.111	10971.579
S	89	21	46	W	309.140	
Point # 26					11341.673	10662.458
N	89	45	25	W	700.040	
Point # 27					11344.643	9962.424
S	1	36	2	E	1345.170	
Point # 28					9999.998	9999.996

AREA = 1,397,885.76 sf (32.0910 acres)

LENGTH = 4597.18

NORTHING ERROR = -0.002

EASTING ERROR = -0.004

LINEAR ERROR = S 59 41 3 W 0.004

11/15/2017

14136-1 PARCEL 2B

Point # 1	S	89	59	5	W	10000.000	257.510	10000.000
Point # 2	N	1	35	55	W	9999.931	482.180	9742.490
Point # 3	S	89	59	5	W	10481.924	24.780	9729.038
Point # 4	S	83	17	15	E	10481.917	300.000	9704.258
Radius Point # 5	N	73	1	1	W	10446.851	300.000	10002.202
						Delta = 10 16 14	Length = 53.777	Tangent = 26.960
Point # 6	N	16	58	59	E	10534.477	125.970	9715.285
Point # 7	N	73	1	1	W	10654.954	400.000	9752.079
Radius Point # 8	S	76	59	10	E	10771.790	400.000	9369.523
						Delta = 3 58 9	Length = 27.710	Tangent = 13.861
Point # 9	N	13	0	49	E	10681.715	252.240	9759.249
Point # 10	N	76	59	11	W	10927.476	800.000	9816.049
Radius Point # 11	S	83	46	43	E	11107.622	800.000	9036.596
						Delta = 6 47 32	Length = 94.837	Tangent = 47.474
Point # 12	N	6	13	17	E	11020.926	77.900	9831.884
Point # 13	S	83	46	43	E	11098.367	500.000	9840.326
Radius Point # 14	N	77	1	28	W	11044.182	500.000	10337.381
						Delta = 6 45 15	Length = 58.941	Tangent = 29.505
Point # 15	N	12	58	32	E	11156.450	102.200	9850.148
Point # 16	N	77	1	28	W	11256.040	600.000	9873.096
Radius Point # 17	S	83	9	23	E	11390.761	600.000	9288.416
						Delta = 6 7 55	Length = 64.214	Tangent = 32.137

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Kittitas County CDS

11/15/2017

Point # 18	N	6	50	37	E	11319.265	53.680	9884.141
Point # 19	S	83	9	23	E	11372.563	500.000	9890.538
Radius Point # 20	N	75	4	4	W	11312.983	500.000	10386.975
							Length = 70.586	Tangent = 35.352
Point # 21	N	14	55	56	E	11441.821	264.370	9903.860
Point # 22	N	13	20	38	E	11697.264	133.220	9971.982
Point # 23	N	89	58	24	E	11826.887	41.960	10002.728
Point # 24	S	14	44	47	E	11826.907	17.600	10044.688
Point # 25	S	6	46	13	W	11809.886	332.890	10049.168
Point # 26	S	1	37	57	E	11479.318	205.250	10009.924
Point # 27	S	12	37	57	E	11274.151	160.460	10015.771
Point # 28	S	22	47	47	E	11117.575	113.270	10050.863
Point # 29	S	35	22	27	E	11013.153	335.420	10094.751
Point # 30	S	39	12	27	E	10739.655	235.550	10288.930
Point # 31	S	74	26	46	W	10557.137	280.060	10437.828
Point # 32	S	89	59	5	W	10482.040	275.670	10168.025
Point # 33	S	22	48	5	E	10481.967	66.250	9892.355
Point # 34	S	16	3	24	E	10420.894	80.210	9918.029
Point # 35	S	14	29	49	E	10343.813	39.680	9940.214
Point # 36	S	3	24	10	W	10305.396	35.510	9950.147

11/15/2017

Point # 37						10269.949	9948.039
S	11	10	48	W		111.220	
Point # 38						10160.839	9926.475
S	46	53	40	E		94.800	
Point # 39						10096.058	9995.688
S	2	34	44	E		96.170	
Point # 40						9999.986	10000.015

AREA = 466,454.22 sf (10.7083 acres)

LENGTH = 4296.02

NORTHING ERROR = -0.014

EASTING ERROR = +0.015

LINEAR ERROR = S 46 33 25 E 0.021

11/15/2017

14136-1 PARCEL 2C

Point # 1	S	89	59	5	W	10000.000	10000.000
						184.280	
Point # 2	N	2	34	44	W	9999.951	9815.720
						96.170	
Point # 3	N	46	53	40	W	10096.023	9811.393
						94.800	
Point # 4	N	11	10	48	E	10160.805	9742.180
						111.220	
Point # 5	N	3	24	10	E	10269.914	9763.744
						35.510	
Point # 6	N	14	29	49	W	10305.361	9765.852
						39.680	
Point # 7	N	16	3	24	W	10343.778	9755.919
						80.210	
Point # 8	N	22	48	5	W	10420.859	9733.734
						66.250	
Point # 9	N	89	59	5	E	10481.932	9708.060
						275.670	
Point # 10	N	74	26	46	E	10482.005	9983.730
						280.060	
Point # 11	S	42	46	42	E	10557.102	10253.533
						161.670	
Point # 12	S	51	25	11	E	10438.438	10363.334
						105.000	
Point # 13	S	61	7	10	W	10372.959	10445.416
						513.510	
Point # 14	S	1	56	0	E	10124.941	9995.772
						125.000	
Point # 15						10000.012	9999.989

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AREA = 222,186.56 sf (5.1007 acres)

LENGTH = 2169.03

NORTHING ERROR = +0.012

EASTING ERROR = -0.011

LINEAR ERROR = N 41 28 8 W 0.016

11/15/2017



**PRELIMINARY LEGAL DESCRIPTION
PARCEL 2A**

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED IN BOOK 40, PAGES 95 AND 96, UNDER AUDITOR'S FILE NUMBER 201606130061, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., RECORDS OF SAID COUNTY;

EXCEPT THAT PORTION OF SAID PARCEL 2 WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, SAID CORNER BEING COMMON TO THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE SOUTH 89°59'05" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 6, 441.79 FEET;

THENCE NORTH 01°35'55" WEST, 482.18 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID PARCEL 2;

THENCE SOUTH 89°59'05" WEST ALONG SAID SOUTH BOUNDARY LINE 24.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF SAID CURVE BEARS SOUTH 83°17'15" EAST, 300.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 53.78 FEET, THROUGH A CENTRAL ANGLE OF 10°16'14";

THENCE NORTH 16°58'59" EAST, 125.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 27.71 FEET, THROUGH A CENTRAL ANGLE OF 03°58'09";

THENCE NORTH 13°00'49" EAST, 252.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 94.84 FEET, THROUGH A CENTRAL ANGLE OF 06°47'32";

THENCE NORTH 06°13'17" EAST, 77.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 58.94 FEET, THROUGH A CENTRAL ANGLE OF 06°45'15";

THENCE NORTH 12°58'32" EAST, 102.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 64.21 FEET, THROUGH A CENTRAL ANGLE OF 06°07'55";

THENCE NORTH 06°50'37" EAST, 53.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 70.59 FEET, THROUGH A CENTRAL ANGLE OF 08°05'19";

THENCE NORTH 14°55'56" EAST, 264.37 FEET;

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THENCE NORTH 13°20'38" EAST, 133.22 FEET;

THENCE NORTH 89°58'24" EAST, 41.96 FEET;

THENCE SOUTH 14°44'47" EAST, 17.60 FEET;

THENCE SOUTH 06°46'13" WEST, 332.89 FEET;

THENCE SOUTH 01°37'57" EAST, 205.25 FEET;

THENCE SOUTH 12°37'57" EAST, 160.46 FEET;

THENCE SOUTH 22°47'47" EAST, 113.27 FEET;

THENCE SOUTH 35°22'27" EAST, 335.42 FEET;

THENCE SOUTH 39°12'27" EAST, 235.55 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID PARCEL 2;

THENCE SOUTH 74°26'46" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 2, 280.06 FEET;

THENCE SOUTH 89°59'05" WEST ALONG SAID SOUTH BOUNDARY LINE OF SAID PARCEL 2, 438.98 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

RECEIVED
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PRELIMINARY LEGAL DESCRIPTION
PARCEL 2B

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, SAID CORNER BEING COMMON TO THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE SOUTH $89^{\circ}59'05''$ WEST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 6, 184.28 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE CONTINUING SOUTH $89^{\circ}59'05''$ WEST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 6, 257.51 FEET;

THENCE NORTH $01^{\circ}35'55''$ WEST, 482.18 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 40 OF SURVEYS, PAGES 95 AND 96, UNDER AUDITOR'S FILE NUMBER 201606130061, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

THENCE CONTINUING SOUTH $89^{\circ}59'05''$ WEST ALONG SAID SOUTH BOUNDARY LINE 24.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF SAID CURVE BEARS SOUTH $83^{\circ}17'15''$ EAST, 300.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 53.78 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}16'14''$;

THENCE NORTH $16^{\circ}58'59''$ EAST, 125.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 27.71 FEET, THROUGH A CENTRAL ANGLE OF $03^{\circ}58'09''$;

THENCE NORTH $13^{\circ}00'49''$ EAST, 252.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 94.84 FEET, THROUGH A CENTRAL ANGLE OF $06^{\circ}47'32''$;

THENCE NORTH $06^{\circ}13'17''$ EAST, 77.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 58.94 FEET, THROUGH A CENTRAL ANGLE OF $06^{\circ}45'15''$;

THENCE NORTH $12^{\circ}58'32''$ EAST, 102.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 64.21 FEET, THROUGH A CENTRAL ANGLE OF $06^{\circ}07'55''$;

THENCE NORTH $06^{\circ}50'37''$ EAST, 53.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 70.59 FEET, THROUGH A CENTRAL ANGLE OF $08^{\circ}05'19''$;

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THENCE NORTH 14°55'56" EAST, 264.37 FEET;
THENCE NORTH 13°20'38" EAST, 133.22 FEET;

THENCE NORTH 89°58'24" EAST, 41.96 FEET;

THENCE SOUTH 14°44'47" EAST, 17.60 FEET;

THENCE SOUTH 06°46'13" WEST, 332.89 FEET;

THENCE SOUTH 01°37'57" EAST, 205.25 FEET;

THENCE SOUTH 12°37'57" EAST, 160.46 FEET;

THENCE SOUTH 22°47'47" EAST, 113.27 FEET;

THENCE SOUTH 35°22'27" EAST, 335.42 FEET;

THENCE SOUTH 39°12'27" EAST, 235.55 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID PARCEL 2;

THENCE SOUTH 74°26'46" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 2, 280.06 FEET;

THENCE SOUTH 89°59'05" WEST ALONG SAID SOUTH BOUNDARY LINE OF SAID PARCEL 2, 275.67 FEET;

THENCE SOUTH 22°48'05" EAST, 66.25 FEET;

THENCE SOUTH 16°03'24" EAST, 80.21 FEET;

THENCE SOUTH 14°29'49" EAST, 39.68 FEET;

THENCE SOUTH 03°24'10" WEST, 35.51 FEET;

THENCE SOUTH 11°10'48" WEST, 111.22 FEET;

THENCE SOUTH 46°53'40" EAST, 94.80 FEET;

THENCE SOUTH 02°34'44" EAST TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 6, 96.17 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

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PRELIMINARY LEGAL DESCRIPTION
PARCEL 2C

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, SAID CORNER BEING COMMON TO THE SOUTHWEST CORNER OF SAID SECTION 5 AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 89°59'05" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 6, 184.28 FEET;

THENCE NORTH 02°34'44" WEST, 96.17 FEET;

THENCE NORTH 46°53'40" WEST, 94.80 FEET;

THENCE NORTH 11°10'48" EAST, 111.22 FEET;

THENCE NORTH 03°24'10" EAST, 35.51 FEET;

THENCE NORTH 14°29'49" WEST, 39.68 FEET;

THENCE NORTH 16°03'24" WEST, 80.21 FEET;

THENCE NORTH 22°48'05" WEST, 66.25 FEET;

THENCE NORTH 89°59'05" EAST, 275.67 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID SECTION 6;

THENCE NORTH 74°26'46" EAST, 280.06 FEET;

THENCE SOUTH 42°46'42" EAST, 161.67 FEET;

THENCE SOUTH 51°25'11" EAST, 105.00 FEET;

THENCE SOUTH 61°07'10" WEST, 513.51 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID SECTION 5;

THENCE SOUTH 01°56'00" EAST ALONG SAID WEST BOUNDARY LINE, 125.00 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

Western Washington Division

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CHICAGO TITLE INSURANCE COMPANY

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Policy No. 72156-46050634

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: July 31, 2017

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

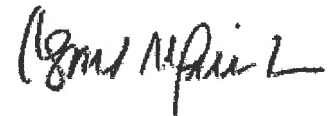
(509)925-1477



Authorized Signer

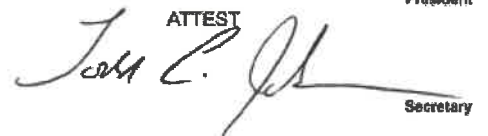
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary



Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46050634

SUBDIVISION GUARANTEE

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Order No.: 186707AM
Guarantee No.: 72156-46050634
Dated: September 18, 2017

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Kittitas County CDS

Your Reference:

Assured: Encompass Engineering and Surveying and Kim Coe

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:

Tract A:

Parcel 2 of that certain Survey as recorded June 13, 2016, in Book 40 of Surveys, pages 95 and 96, under Auditor's File No. 201606130061, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 6, Township 19 North, Range 17 East, W.M. and a portion of the Southwest Quarter of Section 5, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tract B:

A portion of the Southeast Quarter of the Southeast Quarter of Section 6, and a portion of the Southwest Quarter of the Southwest Quarter of Section 5, all being in Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Southeast corner of said Section 6 at which point is the true point of beginning;

Thence North 88°42'58" West, 1345.18 feet;

Thence North 0°17'41" West, 482.18 feet;

Thence South 88°42'58" East, 1342.21 feet;

Thence North 75°44'43" East, 280.07 feet;

Thence South 41°30'05" East, 161.62 feet;

Thence South 50°08'05" East, 105.00 feet;

Thence South 62°24'16" West, 513.51 feet;

Thence South 0°38'52" West, 125.00 feet to the true point of beginning;

EXCEPT that portion thereof described as follows:

Beginning at the Southeast corner of said Section 6;

Thence North 88°42'58" West along the South line of said subdivision 441.79 feet to the true point of beginning;

Thence continuing North 88°42'58" West along the South line of said subdivision 903.39 feet to the West line of the Southeast Quarter of the Southeast Quarter of said subdivision;

Subdivision Guarantee Policy Number: 72156-46050634

Thence North 00°17'41" West along the West line of the Southeast Quarter of the Southeast Quarter of said subdivision 482.18 feet;
Thence South 88°42'58" East parallel with the South line of said subdivision 903.39 feet;
Thence South 00°17'41" East parallel with the West line of the Southeast Quarter of the Southeast Quarter of said subdivision 482.18 feet to the true point of beginning;

Tract C:

That portion of the Southwest Quarter of the Southwest Quarter of Section 5, Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter, at which point is the true point of beginning;
Thence North 0°38'52" East along the West boundary of said Southwest Quarter of the Southwest Quarter, 125.00 feet;
Thence North 62°24'16" East, 513.51 feet;
Thence South 50°08'05" East, 140.97 feet;
Thence South 30°04'30" East, 296.67 feet;
Thence South 88°43'45" West, 710.73 feet to the true point of beginning.

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Title to said real property is vested in:

Unionville Ranch, L.L.C., a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 186707AM
Policy No: 72156-46050634

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

EXCEPTIONS:

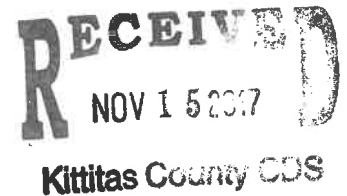
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; 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 and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2017
Tax Type: County
Total Annual Tax: \$1,576.55
Tax ID #: 384236
Taxing Entity: Kittitas County Treasurer
First Installment: \$784.72
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$791.83
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Portion of Tract A

7. Tax Year: 2017
Tax Type: County
Subdivision Guarantee Policy Number: 72156-46050634

Total Annual Tax: \$544.52
Tax ID #: 394236
Taxing Entity: Kittitas County Treasurer
First Installment: \$274.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$270.30
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Portion of Tract A



8. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$3,731.95
Tax ID #: 607634
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,865.98
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$1,865.97
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Portion of Tract B

9. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$3,527.15
Tax ID #: 837634
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,763.58
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$1,763.57
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Portion of Tracts B and C

10. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$57.16
Tax ID #: 817634
Taxing Entity: Kittitas County Treasurer
First Installment: \$28.58
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$28.58
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Portion of Tract A, B and C

11. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Subdivision Guarantee Policy Number: 72156-46050634

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Cascade Lumber Company.
Recorded: March 24, 1952
Instrument No.: 228984
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Joe Emerick, as his sole and separate property.
Recorded: December 26, 1969
Instrument No.: 358728
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company and Ellensburg Telephone Company
Purpose: Ingress, egress and utilities
Recorded: May 27, 1976
Instrument No.: 405003
Affects: Portions of said premises
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power and Light Company and Ellensburg Telephone Company
Purpose: Road and ingress and egress
Recorded: May 27, 1976
Instrument No.: 405004
Book 71, Page 630
Affects: A portion of said premises
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Access
Recorded: December 17, 1976
Instrument No.: 409919
Affects: Portion of said premises
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Boise Cascade Corporation, a Delaware corporation
Purpose: Road right of way 40 feet in width
Recorded: January 7, 1977
Instrument No.: 410335
Affects: Portion of said premises
18. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

Subdivision Guarantee Policy Number: 72156-46050634

19. The provisions contained in Deed,
Recorded: February 22, 1978,
Book: 95, Page: 307
Instrument No.: 420377.
As follows:

SUBJECT TO right of Mike Emerick to rent pasturage by meeting competitive pasturage offers as contained in contract recorded under Auditor's File Nos. 331000 and 330999.

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Public Utility District No. 1 for Kittitas County
Purpose: To install an Underground Feeder
Recorded: September 16, 1991
Instrument No.: 542954
Book 325, Page 416
Affects: Unable to determine exact location from legal description shown on the face of the document
21. Road Maintenance Agreement, and the terms and conditions contained therein
Between: Jo Anne Schmieder, James H. Schmieder, Bruce Holtzner, Kathleen A. Zimmerman, Frank F. Dowdell, Birohn Dowdell
Recorded: November 30, 1992
Instrument No.: 554915
22. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 28, 1997
Book: 22 of Surveys Page: 237
Instrument No.: 199708280043
Matters shown:
a) Location of fences in relation to property boundaries
Affects: Tract B
23. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 1, 1999
Instrument No.: 199907010014
Affects: 1750 Emerick Road

24. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: September 12, 2014
Book: 39 of Surveys Pages: 79 and 80
Instrument No.: 201409120015
Matters shown:
a) Location of existing gravel road

We note that the Kittitas County tax rolls do not reflect this survey.

Subdivision Guarantee Policy Number: 72156-46050634

25. Agreement and the terms and conditions contained therein
Between: Jack Dignum and Unionville Ranch, L.L.C., a Washington limited liability company
Purpose: Ingress, egress and utilities
Recorded: May 4, 2016
Instrument No.: 201605040002
Affects: Tract B
26. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by survey,
Recorded: June 13, 2016
Book: 40 of Surveys Pages: 95 and 96
Instrument No.: 201606130061
Matters shown:
a) Location of fencelines in relation to property boundaries
b) Location of existing gravel roads
c) Notes contained thereon
27. 2 Party Shared Well Water Users Agreement, and the terms and conditions contained therein
Executed by: Unionville Ranch, L.L.C., a Washington limited liability company
Purpose: Conveying water
Recorded: September 30, 2016
Instrument No.: 201609300013
Affects: Tracts A and B

END OF EXCEPTIONS

Notes:

- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents

Subdivision Guarantee Policy Number: 72156-46050634

and on the policy of title insurance, we require verification of the legal description used for this commitment.

- b. 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: Parcel 2 Book 40 of Surveys, pgs 95-96, ptn SE Quarter of Section 6, Township 19N, Range 17E, W.M., ptn SW Quarter of Section 5, Township 19N, Range 17E, W.M., and ptn SE Quarter SE Quarter of Section 6, ptn SW Quarter SW Quarter of Section 5, Township 19N, Range 17E, W.M.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational 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: 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



Letter of Transmittal

Kittitas County CDS

Encompass
ENGINEERING & SURVEYING



Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS
ELLENSBURG WA

Date: 11-15-2017

Job No. 141361

Attn:

Re: UNIONVILLE RANCH LLC BLA (PRELIMINARY)

WE ARE SENDING YOU

☐ Attached ☐ Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
5		1	BOUNDARY LINE ADJUSTMENT EXHIBIT
1			APPLICATION, NARRATIVE AND COUNTY FEE
1			CLOSURES
1			PROPOSED LEGAL DESCRIPTIONS
1			SUBDIVISION GUARANTEE

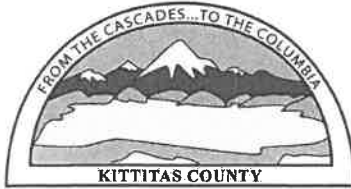
THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval ☐ For signature
- ☐ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
- ☐ As requested ☐ Returned for corrections ☐ Return ____ corrected prints
- ☒ For review and comment _____
- ☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature: Gregg Jensen Title: CAD TECHNICIAN

Copy to: File



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD17-01076

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/> /

Payer/Payee: UNIONVILLE RANCH LLC
1750 EMERICK RD
CLE ELUM WA 98922-9135

Cashier: RACHEL KANE
Payment Type: CHECK (22585)

Date: 11/15/2017

BL-17-00024 **Boundary Line Adjustment**

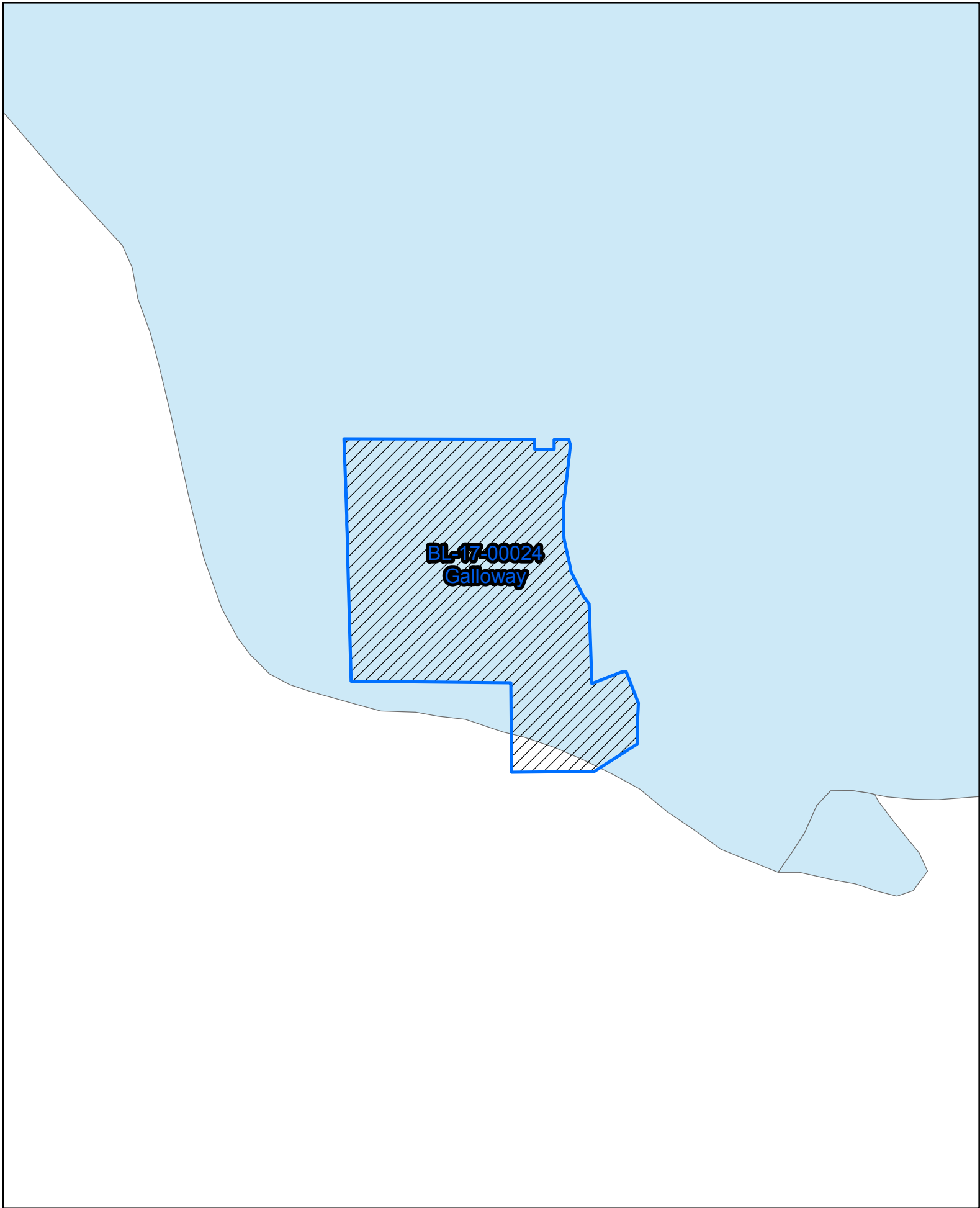
2041 EMERICK RD CLE ELUM

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Boundary Line Adjustment (Health)	\$280.00	\$280.00	\$0.00
Boundary Line Adjustment	\$800.00	\$800.00	\$0.00
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00
BL-17-00024 TOTALS:	\$1,500.00	\$1,500.00	\$0.00
TOTAL PAID:		\$1,500.00	



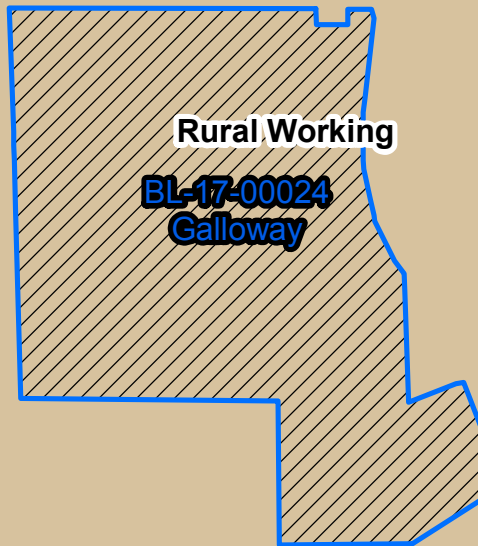
BL-17-00024

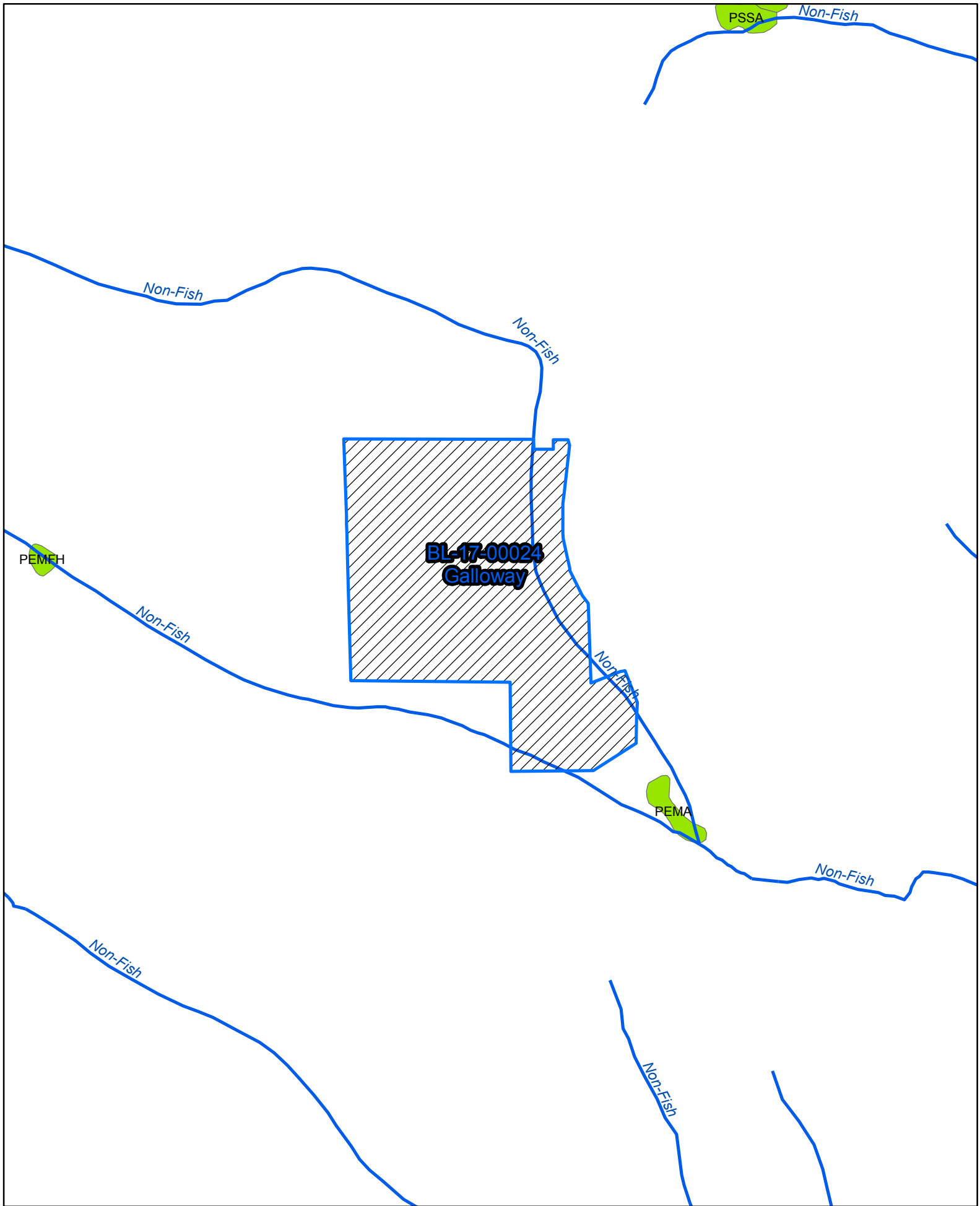
Aerial View



BL-17-00024

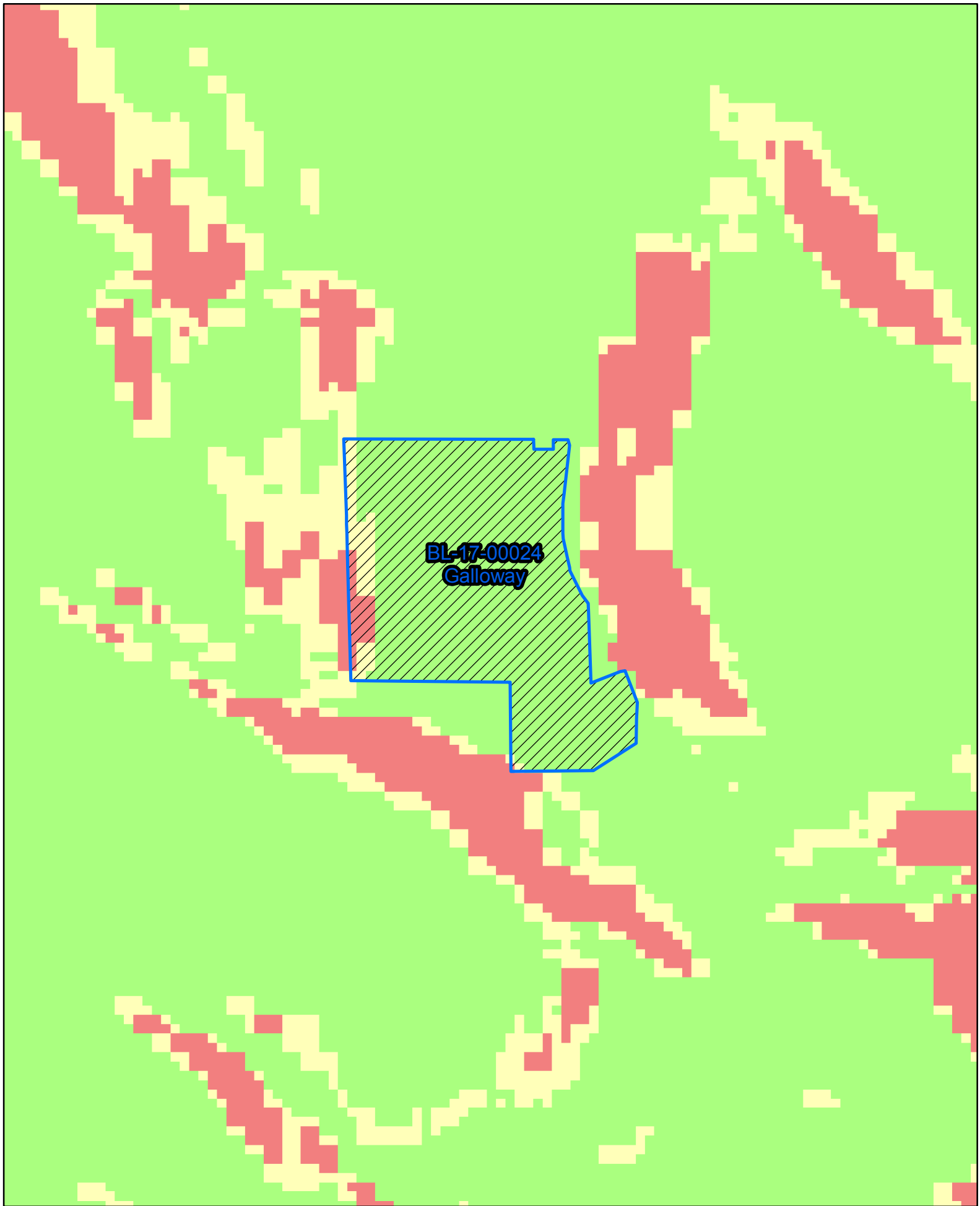
Coalmine Shafts & Landslides





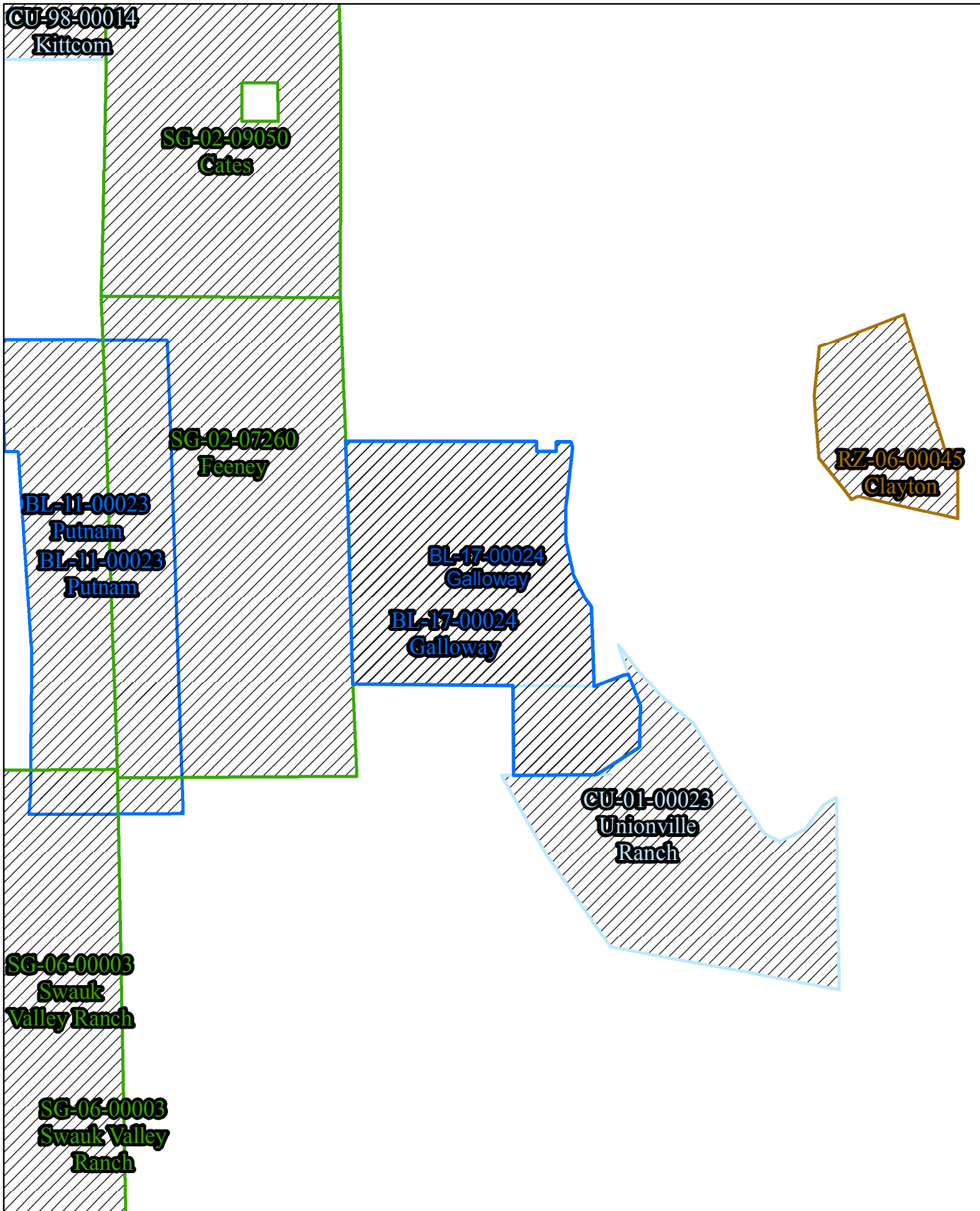
BL-17-00024

Critical Areas



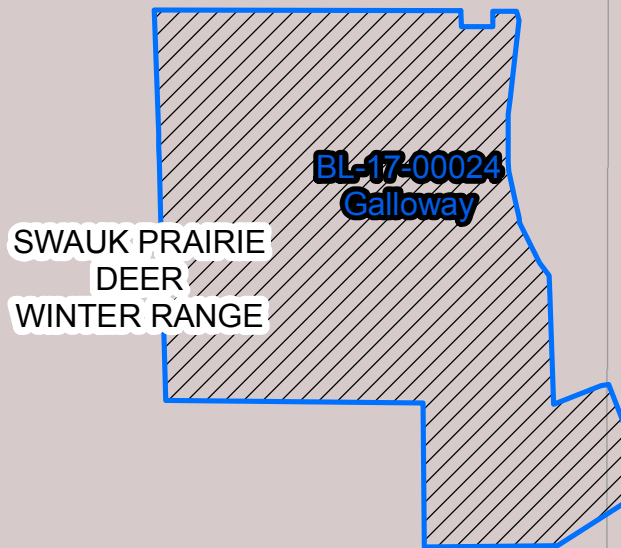
BL-17-00024

Hazardous Slopes



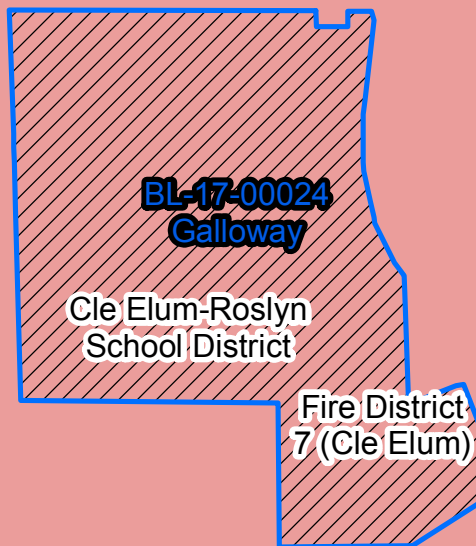
BL-17-00024

Land Use Projects



BL-17-00024

Priority Species Habitat

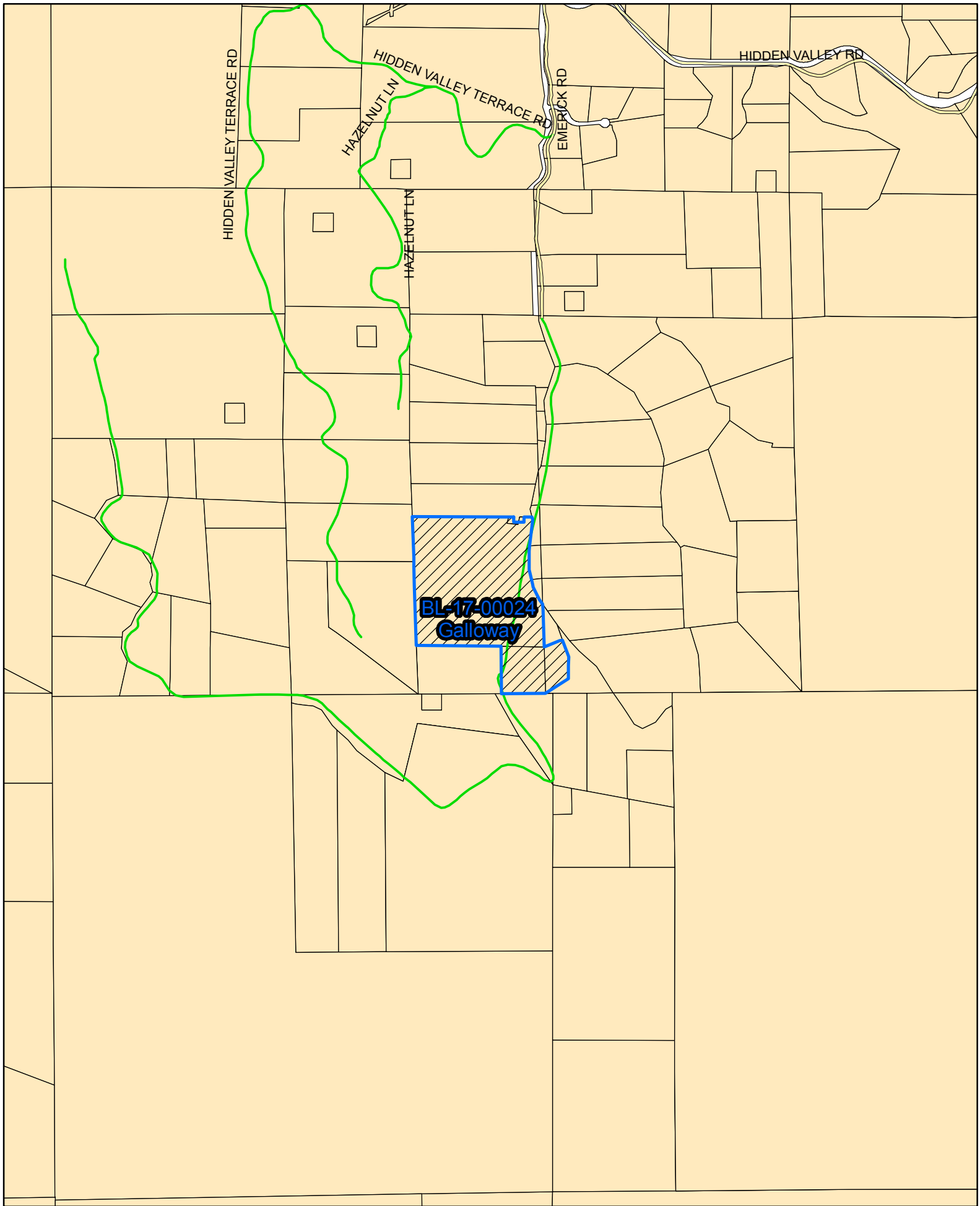


Thorp
School
District



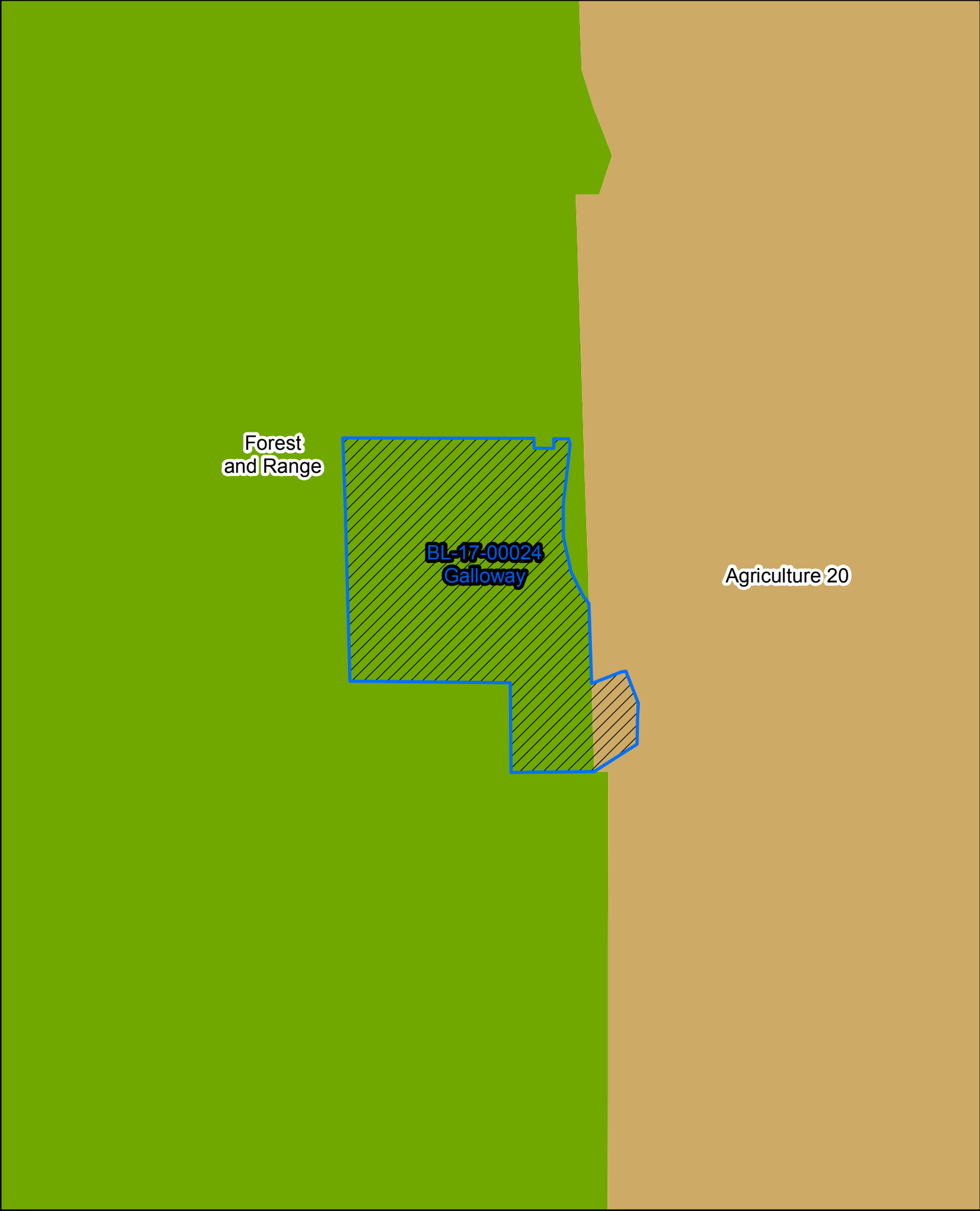
BL-17-00024

Seismic Category



BL-17-00024

Vicinity

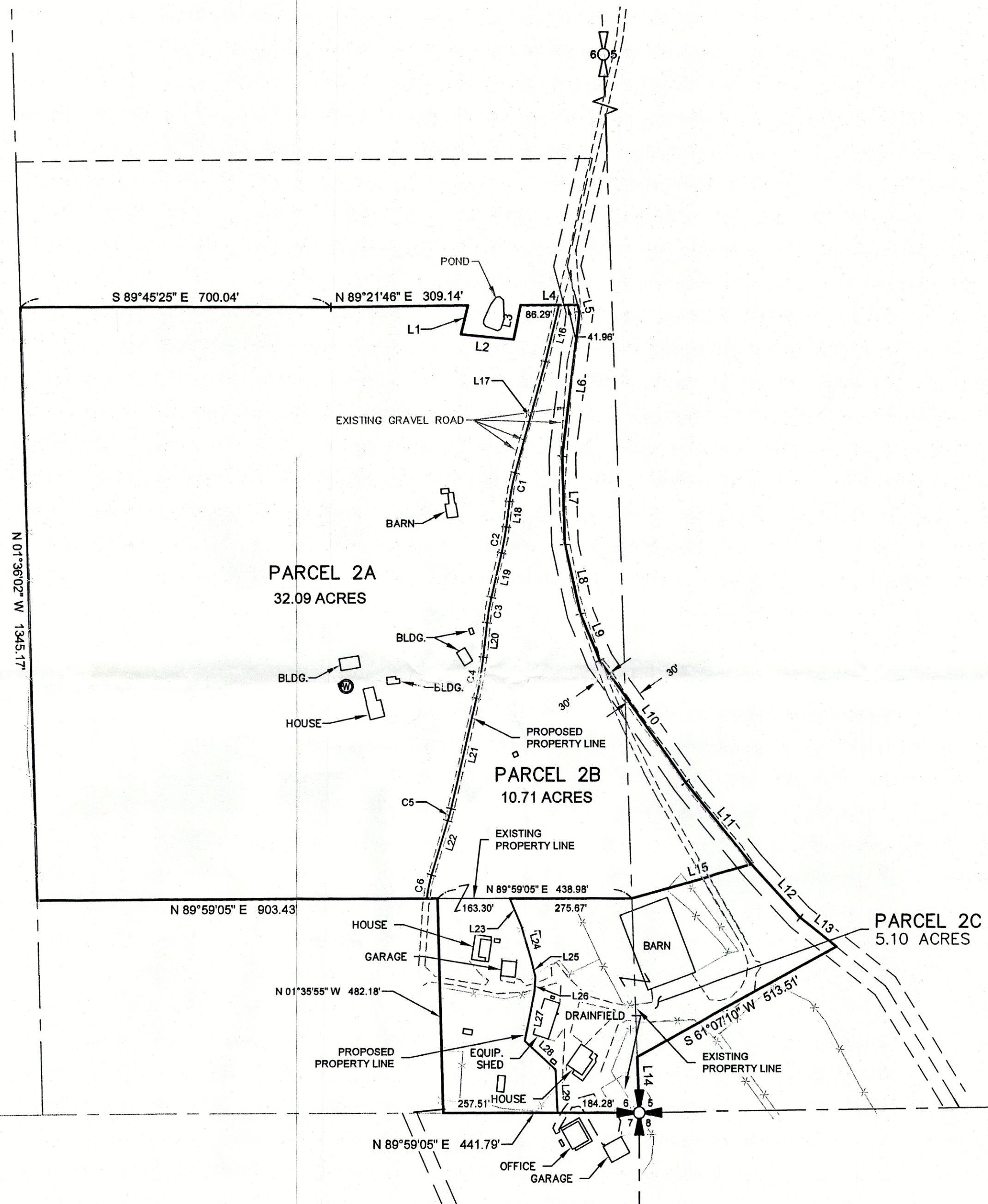


BL-17-00024

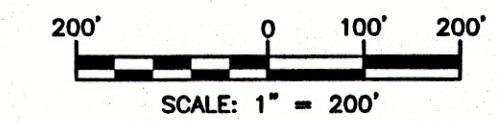
Zoning

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	500.00'	70.59'	8°05'19"
C2	800.00'	64.21'	6°07'55"
C3	500.00'	58.94'	6°45'15"
C4	800.00'	94.84'	6°47'32"
C5	400.00'	27.71'	3°58'09"
C6	300.00'	53.78'	10°16'14"

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S 13°29'37" W	68.33'
L2	S 84°08'23" E	119.62'
L3	N 11°37'49" E	80.36'
L4	N 89°58'24" E	128.25'
L5	S 14°44'47" E	17.60'
L6	S 6°46'13" W	332.89'
L7	S 1°37'57" E	205.25'
L8	S 12°37'57" E	160.46'
L9	S 22°47'47" E	113.27'
L10	S 35°22'27" E	335.42'
L11	S 39°12'27" E	235.55'
L12	S 42°46'42" E	161.67'
L13	S 51°25'11" E	105.00'
L14	N 1°56'00" W	125.00'
L15	N 74°26'46" E	280.06'
L16	S 13°20'38" W	133.22'
L17	S 14°55'56" W	264.37'
L18	S 6°50'37" W	53.68'
L19	S 12°58'32" W	102.20'
L20	S 6°13'17" W	77.90'
L21	S 13°00'49" W	252.24'
L22	S 16°58'59" W	125.97'
L23	S 22°48'05" E	66.25'
L24	S 16°03'24" E	80.21'
L25	S 14°29'49" E	39.68'
L26	S 3°24'10" W	35.51'
L27	S 11°10'48" W	111.22'
L28	S 46°53'40" E	94.80'
L29	S 2°34'44" E	96.17'



PAID
NOV 13 2017
Kittitas Co. CDS



OWNER:

UNIONVILLE RANCH, LLC
1750 EMERICK RD.
CLE ELUM, WA 98922

SURVEYOR:

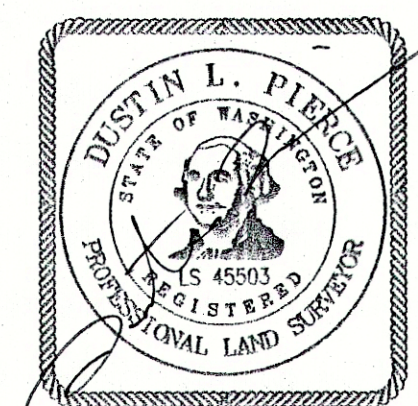
ENCOMPASS ENGINEERING & SURVEYING
407 SWIFTWATER BLVD.
CLE ELUM, WA 98922
509-674-7433

KITTITAS COUNTY PARCEL AND (MAP NUMBERS):

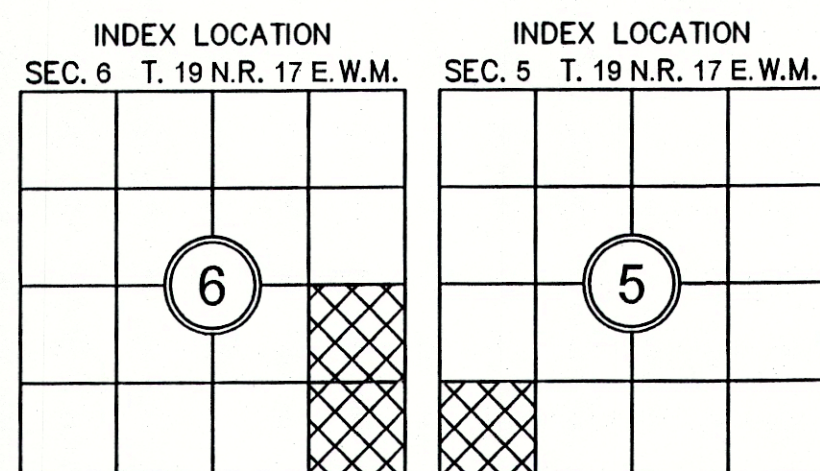
384236 (19-17-06040-0009)
394236 (19-17-06040-0010)
607634 (19-17-06040-0006)
837634 (19-17-05030-0009)

SITE ADDRESS (PER KITTITAS COUNTY ASSESSOR RECORDS):

PARCEL NO. 384236/394236: 2041 EMERICK RD., CLE ELUM
PARCEL NO. 607634: 1750 EMERICK RD., CLE ELUM
PARCEL NO. 837634: 1750 EMERICK RD., CLE ELUM



11/15/2017

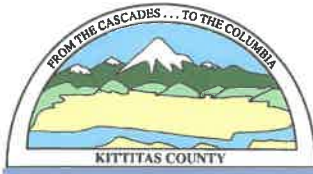


Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PRELIMINARY BOUNDARY LINE ADJUSTMENT EXHIBIT
PREPARED FOR
UNIONVILLE RANCH, LLC
A PORTION OF SECTIONS 5 AND 6,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY DLP/GW	DATE 11/2017	JOB NO. 141361
CHKD BY GW	SCALE 1" = 200"	SHEET 1 OF 1



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Unionville Ranch, LLC
1750 Emerick Rd
Cle Elum, WA
98922

RE: BL-17-000024 Galloway Boundary Line Adjustment

To whom it may concern,

Thank you for submitting the application for a Boundary Line Adjustment. As proposed, we cannot process the application. Kittitas County Code (KCC) 16.04.25 reads:

"No lot created through the provisions of this Title or adjusted through the boundary line adjustment process shall contain more than one land use zone classification. ([Ord. 2014-015](#), 2014;)"

Further, KCC 16.10 reads:

A boundary line adjustment is an acceptable means of transferring land between abutting legally created parcels, provided:

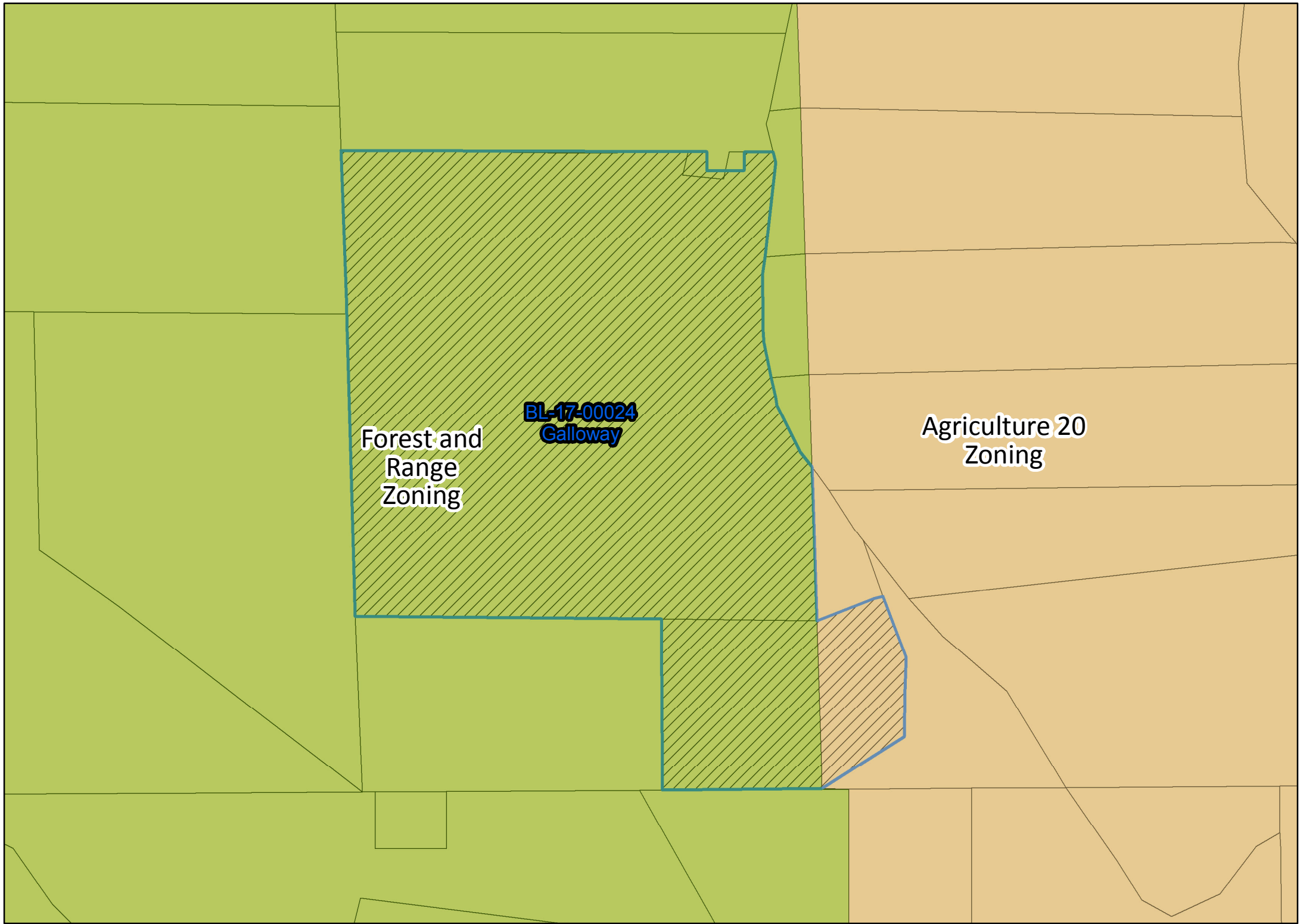
- 1. No additional lots, parcels or tracts are created as part of the transfer;*
- 2. No lot that currently conforms to minimum area and dimension regulations shall be adjusted so as to become nonconforming; and*
- 3. No nonconforming lot shall be adjusted in a manner that increases the nonconformity.*
- 4. No parcels with split zoning are created as a part of the transfer per KCC Chapter [16.04.025](#).*

As the attached map indicates, the boundary between parcels 384236 and 837634 runs along the border of the Agriculture 20 and Forest and Range zones. If the parcel boundaries were adjusted as depicted on the site plan submitted, the new parcel 2C would be a split zone parcel.

Please submit a revised site plan showing a parcel configuration consistent with these provisions, and Community Development Services can continue processing the application.

Sincerely,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us



BL-17-00024 Galloway

Zoning w/Parcels



AMENDED PROJECT OVERVIEW

UNIONVILLE RANCH BOUNDARY LINE ADJUSTMENT - BL-17-00024

Parcel No. and (Map Numbers)

384236	(19-17-06040-0009)
394236	(19-17-06040-0010)
607634	(19-17-06040-0006)
786436	(19-17-07010-0004)
127634	(19-17-08020-0003)

OVERVIEW:

The purpose of this application is to adjust the boundaries between Parcel No. 384236/394236, 607634 and 837634 as illustrated on the attached preliminary survey map. The subject property is located within the Forest & Range Zone (F&R) and the Agriculture 20 (AG-20) of Kittitas County. The parcels are located in the SE ¼ of Section 6 the SW ¼ of Section 5, the NE ¼ of Section 7 and the NW ¼ of Section 8, all in Township 19 North, Range 17 East, W.M.

The intent is to alter the boundaries of parcel No. 607634 and combine the approximate westerly half of that parcel with a portion of parcel no. 384236/394236 lying easterly of the westerly edge of an existing gravel road resulting in a 10.98 acre parcel. The remainder of parcel no. 607634 will be combined with parcel no. 786436 and 127634 resulting in a 16.53 acre parcel. The remaining portion of Parcel no. 384236/394236 will result in a 31.82 acre parcel.

Sewage:

Sewage is disposed of via existing septic tank(s) and drain fields.

Water:

Water is supplied by existing ground water well(s).

TRANSPORTATION:

Access to county road(s) via existing private access easements.

COMMENTS:

Attached are copies of the preliminary boundary line adjustment survey for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.

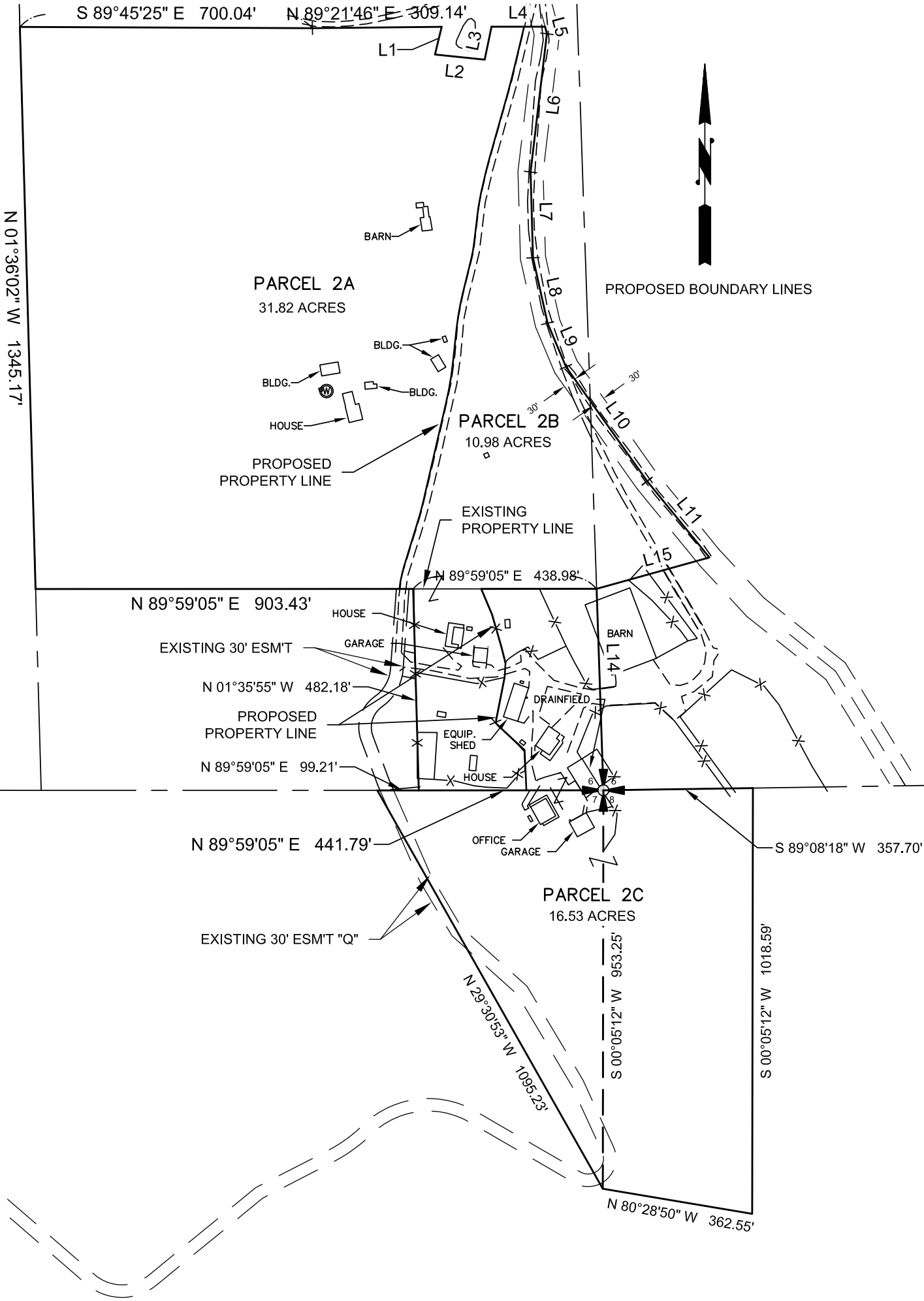
Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

407 Swiftwater Blvd., Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

LINE TABLE		
LINE #	DIRECTION	DISTANCE
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L29	S 2°34'44" E	96.17'





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee.

The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.

- ☐ Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- ☐ Signatures of all property owners.
- ☐ Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- ☐ Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- ☐ A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Recorded Survey.

APPLICATION FEES:

\$800.00 Kittitas County Community Development Services (KCCDS)

\$275.00 Kittitas County Department of Public Works

\$145.00 Kittitas County Fire Marshal

\$280.00 Kittitas County Public Health Department Environmental Health

\$1,500.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

RECEIPT #

DATE STAMP IN BOX

OPTIONAL ATTACHMENTS

- ☐ An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- ☐ Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form

Name: Unionville Ranch LLC, c/o Pat Galloway

Mailing Address: 1750 Emerick Rd.

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-857-2235

Email Address: p.galloway@pegasus-global.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Encompass Engineering & Surveying-Dustin Pierce

Mailing Address: 407 Swiftwater Blvd.

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-674-7433

Email Address: dpierce@encompasses.net

4. Street address of property:

Address: 1750 & 2041 Emerick Road

City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property (attach additional sheets as necessary):

See attached subdivision guarantee

6. Property size: 59.33 Ac. (acres)

7. Land Use Information: Zoning: F&R & AG-20 Comp Plan Land Use Designation: Rural Working

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)

384236, 27.50 Ac. (40.44)

394236, 12.93 Ac.

607634, 4.87 Ac. (4.96 Ac. Assessed)

786436, 5.92 Ac.

127634, 8.09 Ac. (9.99 Ac. Assessed)

New Acreage
(Survey Vol. ____, Pg ____)

31.82 Ac.

10.98 Ac.

16.53 Ac.

APPLICANT IS: ☒ OWNER ☐ PURCHASER ☐ LESSEE ☐ OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

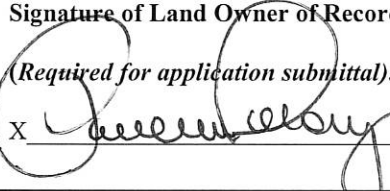
Signature of Authorized Agent:

(REQUIRED if indicated on application)

X _____ (date) _____

Signature of Land Owner of Record

(Required for application submittal):

X  (date) 3/16/2018

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46050634

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: July 31, 2017

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477

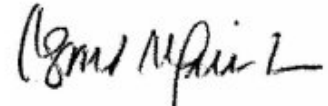


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:



President

ATTEST



Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46050634

SUBDIVISION GUARANTEE

Order No.: 186707AM
Guarantee No.: 72156-46050634
Dated: July 31, 2017

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference:

Assured: Encompass Engineering and Surveying and Kim Coe

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:

Tract A:

Parcel 2 of that certain Survey as recorded June 13, 2016, in Book 40 of Surveys, pages 95 and 96, under Auditor's File No. 201606130061, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 6, Township 19 North, Range 17 East, W.M. and a portion of the Southwest Quarter of Section 5, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tract B:

A portion of the Southeast Quarter of the Southeast Quarter of Section 6, and a portion of the Southwest Quarter of the Southwest Quarter of Section 5, all being in Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Southeast corner of said Section 6 at which point is the true point of beginning;

Thence North 88°42'58" West, 1345.18 feet;

Thence North 0°17'41" West, 482.18 feet;

Thence South 88°42'58" East, 1342.21 feet;

Thence North 75°44'43" East, 280.07 feet;

Thence South 41°30'05" East, 161.62 feet;

Thence South 50°08'05" East, 105.00 feet;

Thence South 62°24'16" West, 513.51 feet;

Thence South 0°38'52" West, 125.00 feet to the true point of beginning;

EXCEPT that portion thereof described as follows:

Beginning at the Southeast corner of said Section 6;

Thence North 88°42'58" West along the South line of said subdivision 441.79 feet to the true point of beginning;

Thence continuing North 88°42'58" West along the South line of said subdivision 903.39 feet to the West line of the Southeast Quarter of the Southeast Quarter of said subdivision;

Thence North 00°17'41" West along the West line of the Southeast Quarter of the Southeast Quarter of said subdivision 482.18 feet;

Thence South 88°42'58" East parallel with the South line of said subdivision 903.39 feet;

Subdivision Guarantee Policy Number: 72156-46050634

Thence South 00°17'41" East parallel with the West line of the Southeast Quarter of the Southeast Quarter of said subdivision 482.18 feet to the true point of beginning;

AND EXCEPT any portion lying within Section 5, Township 19 North, Range 17 East, W.M.

Tract C:

That portion of the Northeast Quarter of Section 7, Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington, described as follows:

Beginning at the Northeast corner of said subdivision;

Thence in a Southerly direction along the East line of said subdivision 953 feet to the true point of beginning;

Thence in a Northerly direction back along the East line of said subdivision 953 feet to the Northeast corner of said subdivision;

Thence North 88°42'58" West along the North line of said subdivision 541 feet;

Thence in a Southeasterly direction calculated to be South 29°34'58" East and 1106 feet to the true point of beginning.

Tract D:

The North 1811 feet of the West Half of the Northwest Quarter of Section 8, Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington;

EXCEPT that portion of said West Half of the Northwest Quarter of said Section 8, which is described as follows:

Beginning at the Northwest corner of said West Half of the Northwest Quarter;

Thence North 88°43'45" East, 710.73 feet to the true point of beginning;

Thence South 30°04'30" East, 22.45 feet;

Thence South 36°38'05" East, 263.82 feet;

Thence South 32°50'15" East, 122.48 feet;

Thence South 64°37'35" East, 96.95 feet;

Thence North 64°14'55" East, 155.88 feet;

Thence North 37°43'45" East, 181.27 feet;

Thence North 59°51'25" East, 78.91 feet more or less to the East boundary of said West Half of the Northwest Quarter;

Thence North 1°16'15" West, 139.07 feet to the Northeast corner of said West Half of the Northwest Quarter;

Thence South 88°43'45" West, 639.32 feet to the true point of beginning;

AND EXCEPT that portion of the North 1811 feet of the West One Half of the Northwest Quarter of said Section 8, described as follows:

Beginning at the Southwest corner of said parcel which is also the true point of beginning;

Thence Easterly parallel with the North boundary line of said parcel, 1372.50 feet to the East boundary line of said parcel;

Thence Northerly along the East boundary line of said parcel, 617.00 feet;

Thence North 81°07'23" West, 1365.10 feet to the West boundary line of said parcel;

Thence Southerly along the West boundary line of said parcel 858.00 feet to the true point of beginning.

Title to said real property is vested in:

Unionville Ranch, L.L.C., a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 186707AM
Policy No: 72156-46050634

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 and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2017
Tax Type: County
Total Annual Tax: \$1,576.55
Tax ID #: 384236
Taxing Entity: Kittitas County Treasurer
First Installment: \$784.72
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$791.83
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract A

7. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$544.52
Tax ID #: 394236
Taxing Entity: Kittitas County Treasurer
First Installment: \$274.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$270.30
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract A
8. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$3,731.95
Tax ID #: 607634
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,865.98
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$1,865.97
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract B
9. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$4,219.14
Tax ID #: 786436
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,109.57
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$2,109.57
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract C
10. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$158.25
Tax ID #: 127634
Taxing Entity: Kittitas County Treasurer
First Installment: \$79.13
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$79.12
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: A portion of Tract D

11. Tax Year: 2017
Tax Type: County
Subdivision Guarantee Policy Number: 72156-46050634

Total Annual Tax: \$304.87
Tax ID #: 307634
Taxing Entity: Kittitas County Treasurer
First Installment: \$154.44
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$152.43
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: A portion of Tract D

12. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$67.72
Tax ID #: 147634
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.86
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$33.86
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: A portion of Tract D
 13. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
 14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Cascade Lumber Company.
Recorded: March 24, 1952
Instrument No.: 228984
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
 15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Joe Emerick, as his sole and separate property.
Recorded: December 26, 1969
Instrument No.: 358728
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
 16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company and Ellensburg Telephone Company
Purpose: Ingress, egress and utilities
Recorded: May 27, 1976
Instrument No.: 405003
Affects: Portions of said premises
 17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power and Light Company and Ellensburg Telephone Company
Purpose: Road and ingress and egress
- Subdivision Guarantee Policy Number: 72156-46050634

Recorded: May 27, 1976
Instrument No.: 405004
Book 71, Page 630
Affects: A portion of said premises

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Purpose: Access
Recorded: December 17, 1976
Instrument No.: 409919
Affects: Portion of said premises

19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Boise Cascade Corporation, a Delaware corporation
Purpose: Road right of way 40 feet in width
Recorded: January 7, 1977
Instrument No.: 410335
Affects: Portion of said premises

20. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

21. The provisions contained in Deed,
Recorded: February 22, 1978,
Book: 95, Page: 307
Instrument No.: 420377.
As follows:

SUBJECT TO right of Mike Emerick to rent pasturage by meeting competitive pasturage offers as contained in contract recorded under Auditor's File Nos. 331000 and 330999.

22. Agreement and the terms and conditions contained therein
Between: Public Utility District No. 1 of Kittitas County and Bruce Holtzner
Recorded: December 10, 1987
Instrument No.: 507574

23. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Public Utility District No. 1 for Kittitas County
Purpose: To install an Underground Feeder
Recorded: September 16, 1991
Instrument No.: 542954
Book 325, Page 416
Affects: Unable to determine exact location from legal description shown on the face of the document

24. Road Maintenance Agreement, and the terms and conditions contained therein
Between: Jo Anne Schmieder, James H. Schmieder, Bruce Holtzner, Kathleen A. Zimmerman, Frank F. Dowdell, Birohn Dowdell
Recorded: November 30, 1992
Instrument No.: 554915

25. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 4, 1993
Book: 19 of Surveys Page: 114
Instrument No.: 562017
Matters shown:
a) 30' Easement "Q"
b) Notes contained thereon
26. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 28, 1997
Book: 22 of Surveys Page: 237
Instrument No.: 199708280043
Matters shown:
a) Location of fences in relation to property boundaries
Affects: Tract B
27. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 1, 1999
Instrument No.: 199907010014
Affects: 1750 Emerick Road
28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 11, 2011
Book: 37 of Surveys Page: 132
Instrument No.: 201104110031
Matters shown:
a) Location of a cemetery site
b) Notes contained thereon
Affects: Tract C
29. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: October 18, 2013
Book: 38 of Surveys Page: 239
Instrument No.: 201310180023
Matters shown:
a) 40' Easement "X" as affects Tracts C, D and other land
30. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Unionville Ranch, L.L.C., a Washington limited liability company
Purpose: Ingress and egress
Recorded: October 13, 2013
Instrument No.: 201310130034
Affects: Tracts C, D and other land
31. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: September 12, 2014
Book: 39 of Surveys Pages: 79 and 80
Instrument No.: 201409120015
Matters shown:
a) Location of fenceline along the Easterly boundary of Tract D in relation to property boundary.

We notes that the Kittitas County tax rolls do not reflect this survey.

32. Agreement and the terms and conditions contained therein
Between: Jack Dignum and Unionville Ranch, L.L.C., a Washington limited liability company
Purpose: Ingress, egress and utilities
Recorded: May 4, 2016
Instrument No.: 201605040002
Affects: Tract B
33. Any rights, interests, or claims which may exist or arise by reason of the following matters(s)
disclosed by survey,
Recorded: June 13, 2016
Book: 40 of Surveys Pages: 95 and 96
Instrument No.: 201606130061
Matters shown:
a) Location of fencelines in relation to property boundaries
b) Location of existing gravel roads
c) Notes contained thereon
34. 2 Party Shared Well Water Users Agreement, and the terms and conditions contained therein
Executed by: Unionville Ranch, L.L.C., a Washington limited liability company
Purpose: Conveying water
Recorded: September 30, 2016
Instrument No.: 201609300013
Affects: Tracts A and B

END OF EXCEPTIONS

Notes:

- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents
Subdivision Guarantee Policy Number: 72156-46050634

and on the policy of title insurance, we require verification of the legal description used for this commitment.

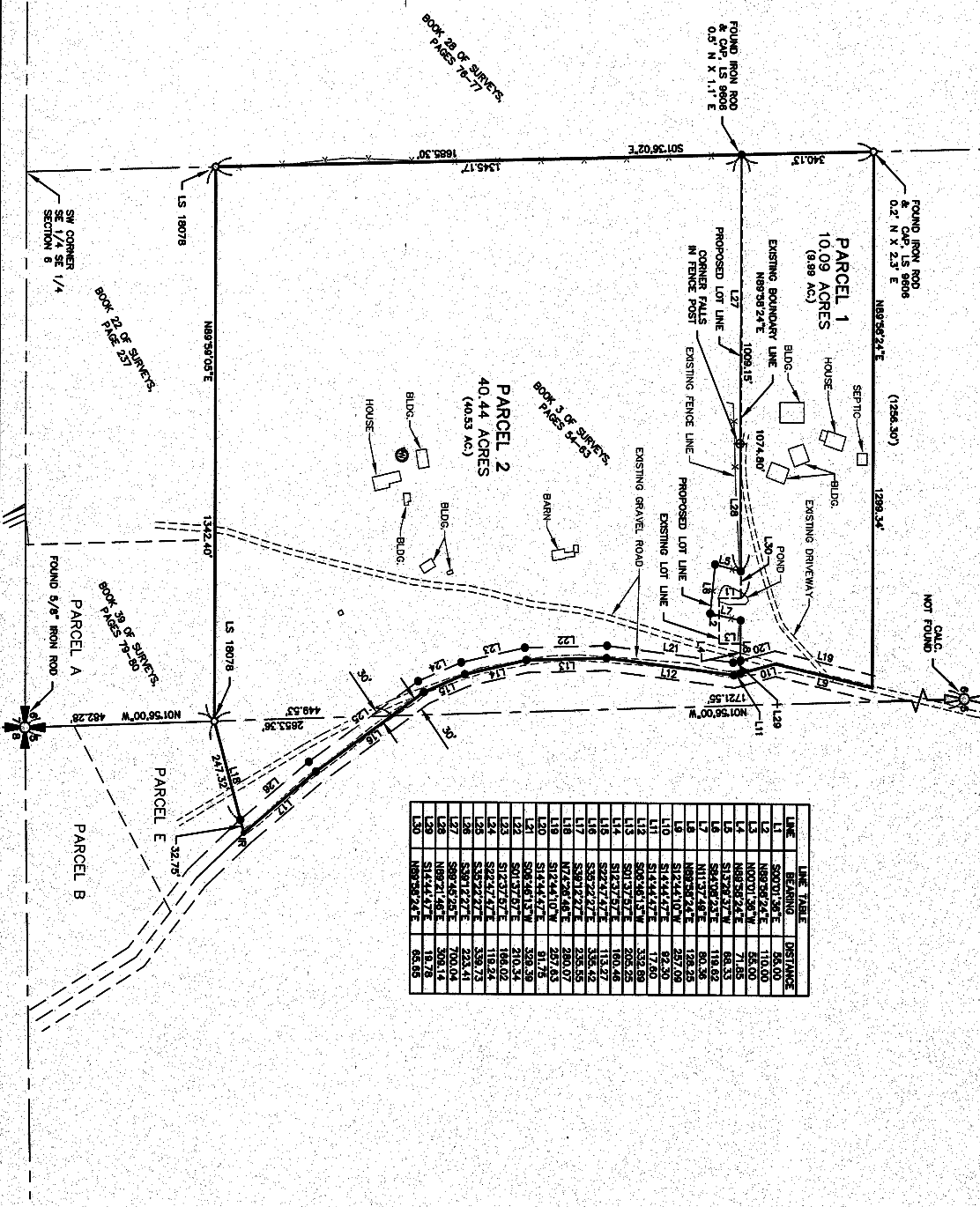
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcel 2 Book 40 of Surveys, pgs 95-96, ptn SE Quarter of Section 6, Township 19N, Range 17E, W.M., ptn SW Quarter of Section 5, Township 19N, Range 17E, W.M., and ptn SE Quarter SE Quarter of Section 6, ptn SW Quarter SW Quarter of Section 5, Township 19N, Range 17E, W.M., and ptn NE Quarter of Section 7, Township 19N, Range 17E, W.M., and ptn W Half NW Quarter of Section 8, Township 19N, Range 17E, W.M.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational 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.

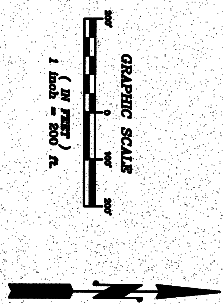
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such 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

RECORD OF SURVEY PORTIONS OF SECTIONS 5 AND 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON

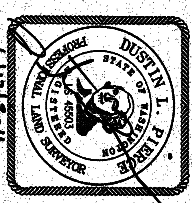


LINE	BEARING	DISTANCE
L1	S80°00'00"E	110.00
L2	N00°00'00"E	65.00
L3	N00°00'00"E	65.00
L4	N89°59'24"E	71.05
L5	S13°28'37"W	64.33
L6	S84°08'23"E	119.62
L7	N11°37'48"E	80.36
L8	N89°59'24"E	129.25
L9	S12°44'10"W	257.09
L10	S14°44'47"E	17.00
L11	S04°46'13"W	332.69
L12	S01°32'57"E	205.25
L13	S12°57'57"E	180.46
L14	S82°57'47"E	113.37
L15	S35°22'27"E	335.42
L16	S39°12'27"E	255.05
L17	N12°28'46"E	257.09
L18	S14°44'47"E	81.75
L19	S04°46'13"W	332.69
L20	S01°32'57"E	205.25
L21	S12°57'57"E	180.46
L22	S82°57'47"E	113.37
L23	S35°22'27"E	335.42
L24	S39°12'27"E	255.05
L25	N12°28'46"E	257.09
L26	S14°44'47"E	17.00
L27	S04°46'13"W	332.69
L28	S01°32'57"E	205.25
L29	S12°57'57"E	180.46
L30	S82°57'47"E	113.37
L31	S35°22'27"E	335.42
L32	S39°12'27"E	255.05
L33	N12°28'46"E	257.09
L34	S14°44'47"E	17.00
L35	S04°46'13"W	332.69
L36	S01°32'57"E	205.25
L37	S12°57'57"E	180.46
L38	S82°57'47"E	113.37
L39	S35°22'27"E	335.42
L40	S39°12'27"E	255.05
L41	N12°28'46"E	257.09
L42	S14°44'47"E	17.00
L43	S04°46'13"W	332.69
L44	S01°32'57"E	205.25
L45	S12°57'57"E	180.46
L46	S82°57'47"E	113.37
L47	S35°22'27"E	335.42
L48	S39°12'27"E	255.05
L49	N12°28'46"E	257.09
L50	S14°44'47"E	17.00
L51	S04°46'13"W	332.69
L52	S01°32'57"E	205.25
L53	S12°57'57"E	180.46
L54	S82°57'47"E	113.37
L55	S35°22'27"E	335.42
L56	S39°12'27"E	255.05
L57	N12°28'46"E	257.09
L58	S14°44'47"E	17.00
L59	S04°46'13"W	332.69
L60	S01°32'57"E	205.25
L61	S12°57'57"E	180.46
L62	S82°57'47"E	113.37
L63	S35°22'27"E	335.42
L64	S39°12'27"E	255.05
L65	N12°28'46"E	257.09
L66	S14°44'47"E	17.00
L67	S04°46'13"W	332.69
L68	S01°32'57"E	205.25
L69	S12°57'57"E	180.46
L70	S82°57'47"E	113.37
L71	S35°22'27"E	335.42
L72	S39°12'27"E	255.05
L73	N12°28'46"E	257.09
L74	S14°44'47"E	17.00
L75	S04°46'13"W	332.69
L76	S01°32'57"E	205.25
L77	S12°57'57"E	180.46
L78	S82°57'47"E	113.37
L79	S35°22'27"E	335.42
L80	S39°12'27"E	255.05
L81	N12°28'46"E	257.09
L82	S14°44'47"E	17.00
L83	S04°46'13"W	332.69
L84	S01°32'57"E	205.25
L85	S12°57'57"E	180.46
L86	S82°57'47"E	113.37
L87	S35°22'27"E	335.42
L88	S39°12'27"E	255.05
L89	N12°28'46"E	257.09
L90	S14°44'47"E	17.00
L91	S04°46'13"W	332.69
L92	S01°32'57"E	205.25
L93	S12°57'57"E	180.46
L94	S82°57'47"E	113.37
L95	S35°22'27"E	335.42
L96	S39°12'27"E	255.05
L97	N12°28'46"E	257.09
L98	S14°44'47"E	17.00
L99	S04°46'13"W	332.69
L100	S01°32'57"E	205.25



LEGEND

- SECTION CORNER, AS NOTED
- CALCULATED QUARTER CORNER
- FOUND IRON ROD & CAP, AS NOTED
- FOUND IRON ROD, NO CAP
- SET 6" IRON ROD & CAP, LS 45503
- FENCE LINE
- RECORD INFORMATION



SEC. 6	T. 19 N. R. 17 E. W.M. SEC. 5	T. 19 N. R. 17 E. W.M.
6	5	

BOUNDARY LINE ADJUSTMENT

PREPARED FOR
 UNIONVILLE RANCH
 PORTIONS OF SECTION 5 AND 6,
 TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

DATE	JOB NO.
6/20/2016	14136
SCALE	SHEET
1" = 200'	1 OF 2

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF UNIONVILLE RANCH

IN DATE 2016
 SURVEYOR'S NAME DUSTIN L. PIERCE
 COUNTY Auditor County Auditor

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 13 DAY OF JULY 2016 AT 4:11 P.M. IN BOOK 40 OF SURVEYS AT PAGE 95 AT THE REQUEST OF

DUSTIN L. PIERCE
 SURVEYOR'S NAME
 KITTITAS COUNTY Auditor

Encompass
 ENGINEERING & SURVEYING

165 NE Juniper Street, Suite 201 • Bismillah, WA 98027 • Phone: (425) 393-0250 • Fax: (425) 391-3053
 Eastern Washington Division
 407 Southwest Blvd. • Co. E. Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

RECORD OF SURVEY
PORTIONS OF SECTIONS 5 AND 6,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

EXISTING DESCRIPTIONS:

PARCEL 1 - PER CHICAGO TITLE GUARANTEE NO. 72156-44948184:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, THENCE NORTH 88°50'23" WEST, 1320.48 FEET; THENCE SOUTH 00°17'40" EAST, 1769.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°43'39" EAST, 107.80 FEET; THENCE SOUTH 88°43'39" EAST, 110.00 FEET; THENCE SOUTH 88°43'39" EAST, 110.00 FEET; THENCE SOUTH 88°43'39" EAST, 56.00 FEET; THENCE SOUTH 88°43'39" EAST, 78.00 FEET; THENCE SOUTH 88°43'39" EAST, 267.09 FEET; THENCE NORTH 14°02'07" WEST, 270.00 FEET; THENCE NORTH 88°43'39" WEST, 1256.30 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 - PER CHICAGO TITLE GUARANTEE NO. 72156-44948185:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, THENCE NORTH 88°50'23" WEST, 1320.48 FEET; THENCE SOUTH 01°17'40" EAST, 1809.08 FEET; THENCE SOUTH 88°43'39" EAST, 110.00 FEET; THENCE SOUTH 01°16'21" WEST, 55.00 FEET; THENCE SOUTH 01°16'21" WEST, 110.00 FEET; THENCE NORTH 01°15'21" EAST, 56.00 FEET; THENCE SOUTH 88°43'39" EAST, 78.00 FEET; THENCE SOUTH 88°43'39" EAST, 110.00 FEET; THENCE SOUTH 88°43'39" EAST, 110.00 FEET; THENCE SOUTH 88°43'39" EAST, 56.00 FEET; THENCE SOUTH 88°43'39" EAST, 78.00 FEET; THENCE SOUTH 88°43'39" EAST, 267.09 FEET; THENCE NORTH 14°02'07" WEST, 270.00 FEET; THENCE NORTH 88°43'39" WEST, 1256.30 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND DESCRIBE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE SUBMITTED TO KITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE 561 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 110,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 3 OF SURVEY, PAGES 54, 43
 - BOOK 22 OF SURVEY, PAGES 23
 - BOOK 38 OF SURVEY, PAGES 7, 77
 - BOOK 39 OF SURVEY, PAGES 78, 80
- RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), NAD 83 (11). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A MEAN ANNUAL SCALE FACTOR (CSF) OF 0.99994727273. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.
- THE DESCRIPTIONS OF RECORD FOR THE PARCELS SHOWN HEREON DO NOT MATHEMATICALLY CLOSE. THIS SURVEY WAS PERFORMED SO AS TO CORRECT THE RECORDING DESCRIPTIONS SHOWN HEREON MAY FACILITATE CORRECTIONS TO THE DESCRIPTIONS OF RECORD.

PROPOSED DESCRIPTIONS AS A RESULT OF SURVEY:

PARCEL 1:

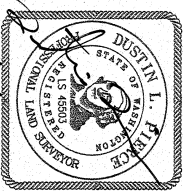
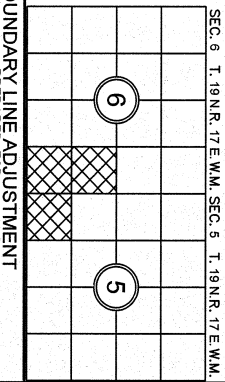
ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 6, THENCE NORTH 01°56'00" WEST, ALONG THE EAST BOUNDARY LINE SAID SOUTHEAST QUARTER, 482.28 FEET; THENCE SOUTH 88°50'23" WEST, 1320.48 FEET; THENCE SOUTH 00°17'40" EAST, 1769.04 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING NORTH 01°30'02" WEST, 340.13 FEET; THENCE SOUTH 88°43'39" WEST, 1256.30 FEET; THENCE SOUTH 88°43'39" WEST, 128.25 FEET; THENCE SOUTH 14°44'47" EAST, 62.30 FEET; THENCE SOUTH 88°43'39" WEST, 110.00 FEET; THENCE NORTH 84°09'23" WEST, 118.82 FEET; THENCE NORTH 13°29'37" EAST, 68.33 FEET; THENCE SOUTH 88°21'46" WEST, 700.14 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

PARCEL 2:

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 6, THENCE NORTH 01°56'00" WEST, ALONG THE EAST BOUNDARY LINE SAID SOUTHEAST QUARTER, 482.28 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING NORTH 01°30'02" WEST, 340.13 FEET; THENCE SOUTH 88°43'39" WEST, 1256.30 FEET; THENCE SOUTH 88°43'39" WEST, 128.25 FEET; THENCE SOUTH 14°44'47" EAST, 62.30 FEET; THENCE SOUTH 88°43'39" WEST, 110.00 FEET; THENCE NORTH 84°09'23" WEST, 118.82 FEET; THENCE NORTH 13°29'37" EAST, 68.33 FEET; THENCE SOUTH 88°21'46" WEST, 700.14 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.



BOUNDARY LINE ADJUSTMENT

UNIMPAIRED RANCH

PORTIONS OF SECTIONS 5 AND 6,

TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,

WASHINGTON

CHKD BY	DATE	JOB NO.
DLP	6/2016	14136
GW	SCALE	SHEET
	N/A	2 OF 2

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF UNIMPAIRED RANCH

IN JUNE, 2016, AT THE REQUEST OF UNIMPAIRED RANCH
DUSTIN L. PIERCE
DATE 6/13/2016
CERTIFICATE NO. 45503

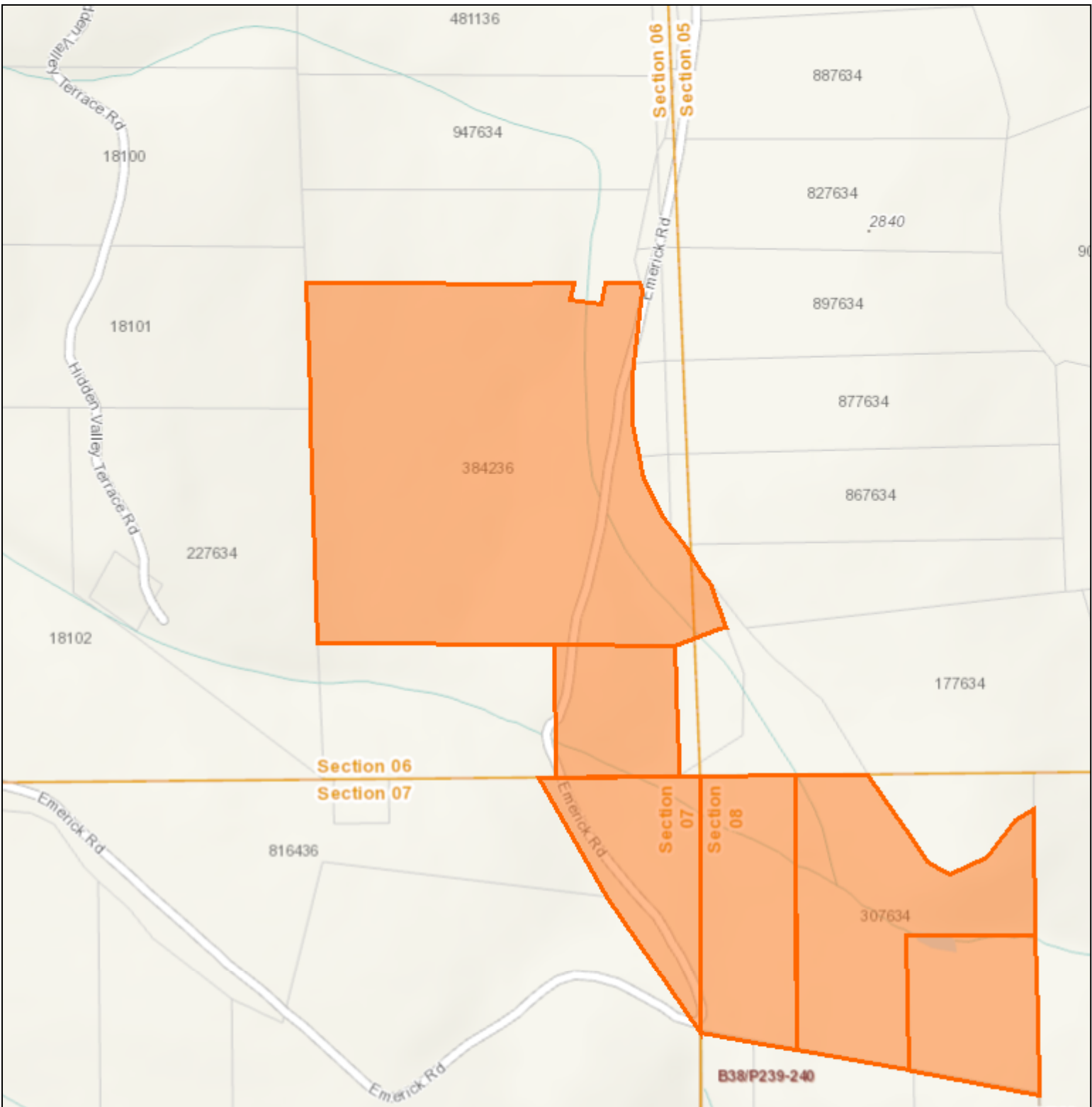
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 13 DAY OF June 2016 AT 11:41 P.M.
IN BOOK 40 OF SUBB 5 AT PAGE 96 AT THE REQUEST OF

SURVEYOR'S NAME
DUSTIN L. PIERCE
COUNTY Auditor
Kititas County Auditor

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

Kittitas County COMPAS Map



Date: 8/9/2017

1 inch = 752 feet
Relative Scale 1:9,028

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