



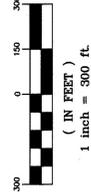
**PART OF THE WEST HALF OF SECTION 4,  
 TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.**



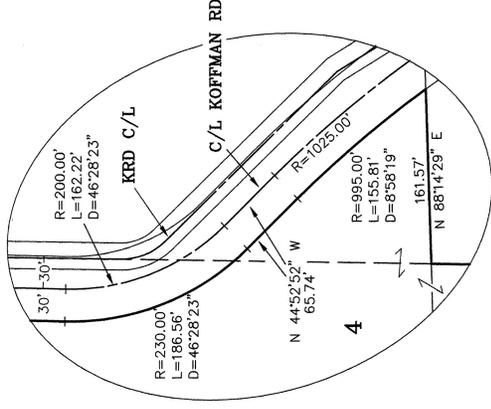
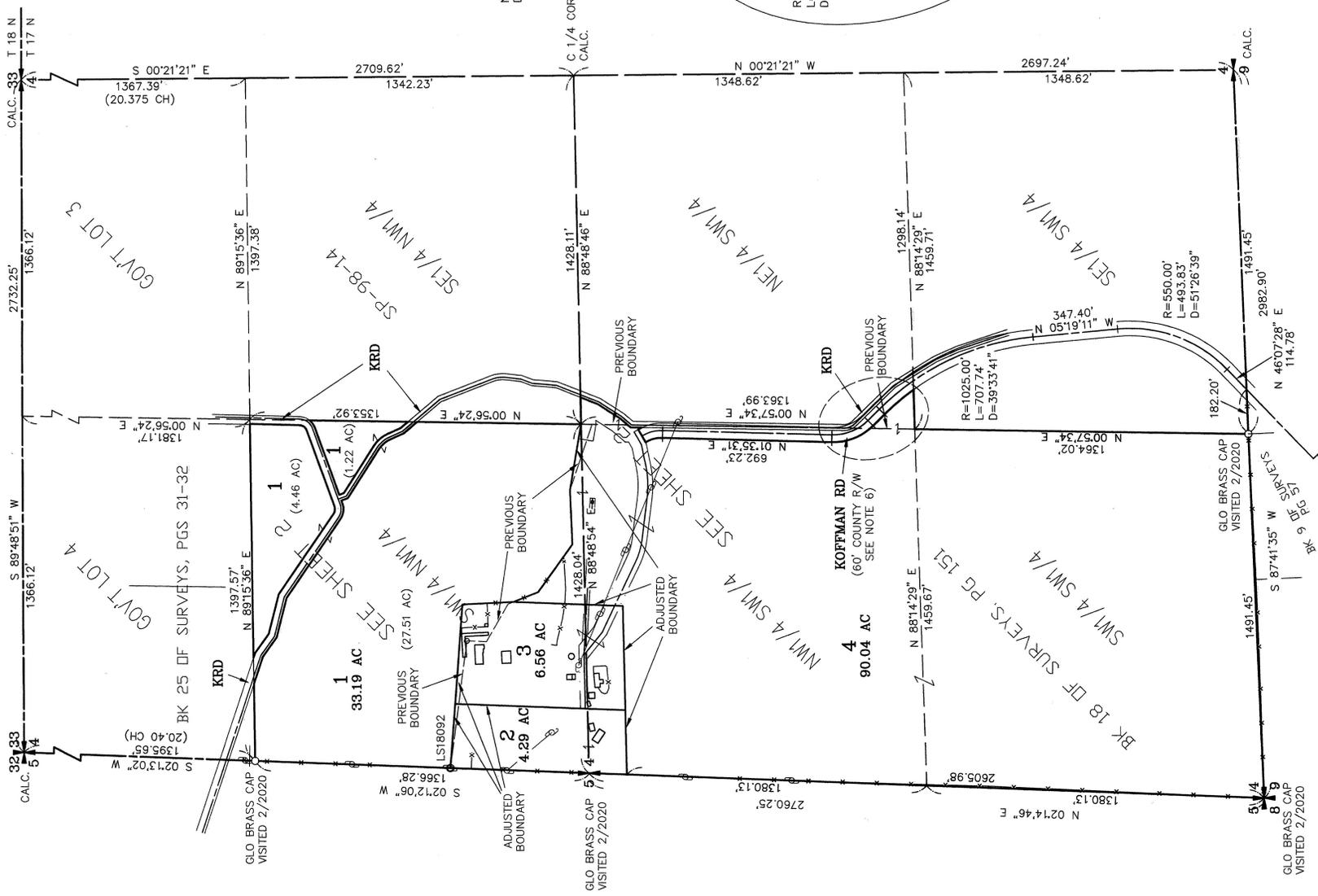
**LEGEND**

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE" 36815"
- FOUND AS NOTED
- x— FENCE
- ( ) RECORD INFORMATION

**GRAPHIC SCALE**

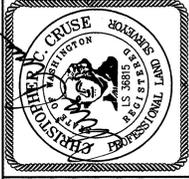


NOTE: NO CORNERS WERE SET FOR THIS SURVEY  
 DUE TO FALLING IN AGRICULTURAL FIELDS.



	X	X	X
	X	X	X

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



**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 SHOPBELL RANCH LLC in FEBRUARY of 2020.

*Chris Cruse*  
 CHRISTOPHER C. CRUSE  
 Professional Land Surveyor

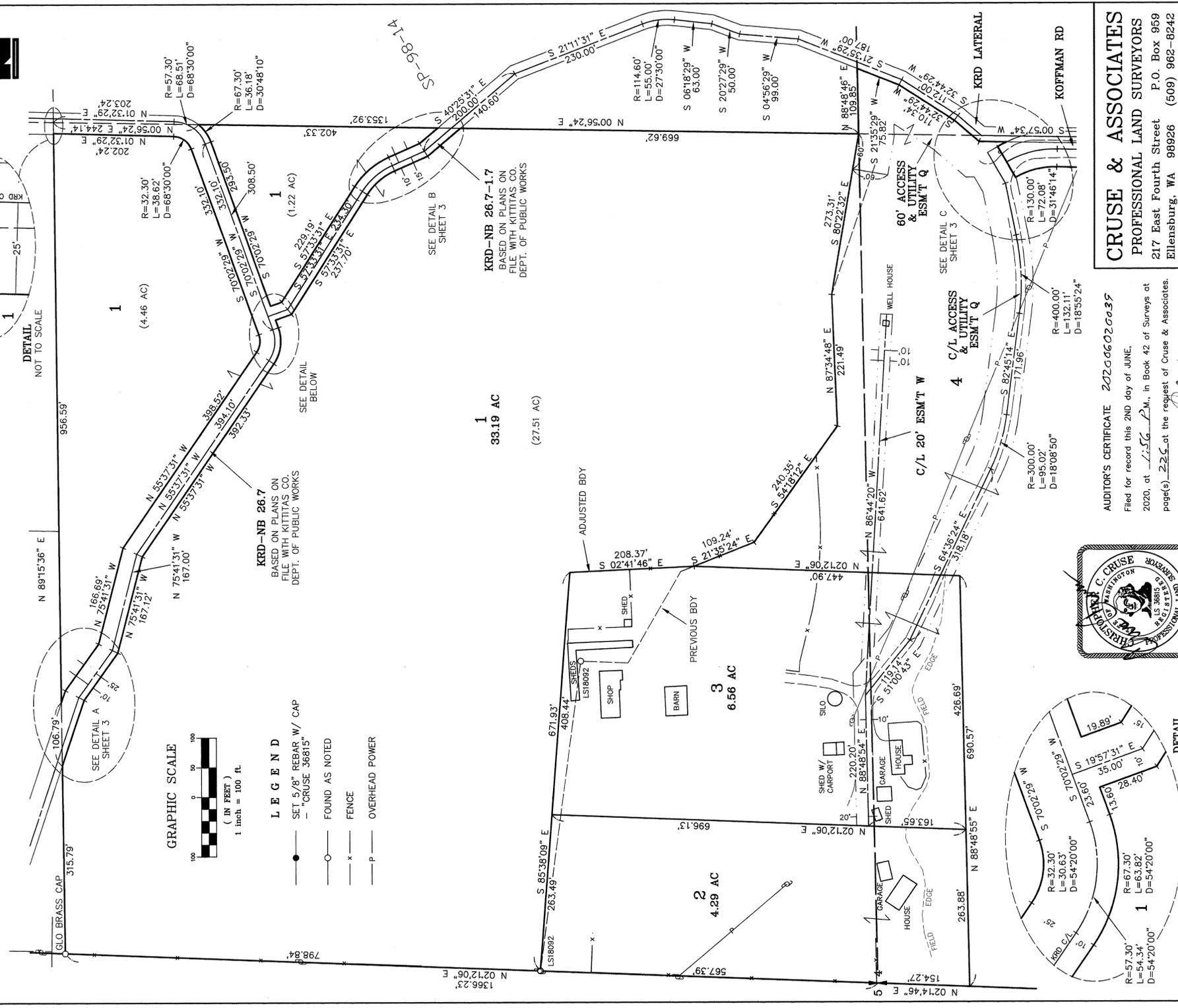
DATE: 6/2/2020  
 License No. 36815

**AUDITOR'S CERTIFICATE**  
 202006020039  
 Filed for record this 2ND day of JUNE, 2020, at 1:56 P.M. in Book 42 of Surveys at page(s) 225 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *Ju. Kingston, Deputy*  
 KITTITAS COUNTY AUDITOR

# PART OF THE WEST HALF OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.

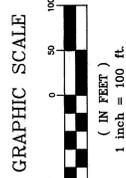
06/02/2020 01:56:01 PM V: 42 P: 226 202006020039  
 CRUISE  
 SURVEYING & CONSULTING, INC.  
 Page 2 of 3



**DETAIL A**  
NOT TO SCALE

**DETAIL B**  
NOT TO SCALE

**DETAIL C**  
NOT TO SCALE



- LEGEND**
- SET 5/8" REBAR W/ CAP
  - "CRUISE 36815"
  - FOUND AS NOTED
  - FENCE
  - OVERHEAD POWER

**KRD-NB 26.7**  
BASED ON PLANS ON FILE WITH KITTITAS CO. DEPT. OF PUBLIC WORKS

**KRD-NB 26.7-1.7**  
BASED ON PLANS ON FILE WITH KITTITAS CO. DEPT. OF PUBLIC WORKS



AUDITOR'S CERTIFICATE 202006020039  
 Filed for record this 2ND day of JUNE,  
 2020, at Ellensburg, W.M., in Book 42 of Surveys at  
 page(s) 225, at the request of Cruse & Associates.

**DETAIL**  
NOT TO SCALE

**CRUISE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (509) 962-8242

**SHOPBELL RANCH PROP**

JERALD V. PETTIT BY: Christopher C. Cruise, Deputy  
 KITTITAS COUNTY AUDITOR

6/7/2020



# PART OF THE WEST HALF OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 1 HAS 24 IRRIGABLE ACRES; PARCEL 2 HAS 2 IRRIGABLE ACRES; PARCEL 3 HAS 2 IRRIGABLE ACRES; PARCEL 4 HAS 27 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
5. FOR BASIS OF BEARINGS, SECTION SUBDIVISION AND ADDITIONAL INFORMATION, SEE BOOK 18 OF SURVEYS, PAGE 151.
6. KOFFMAN ROAD IS SHOWN IN VARIOUS LOCATIONS IN COUNTY RECORDS. THE LOCATION HELD FOR THIS SURVEY IS BASED ON THE PHYSICAL ROAD LOCATION AND THE EXISTING END OF COUNTY ROAD SIGN.
7. THE PURPOSE OF THIS SURVEY IS TO DELINEATE NEW PROPERTY BOUNDARIES AND PROVIDE DESCRIPTIONS FOR KITTITAS CO. BOUNDARY LINE ADJUSTMENT APPLICATION BL-20-00010.

**LEGAL DESCRIPTIONS**

ORIGINAL PARCELS - PORTIONS OF DEEDS RECORDED UNDER AFN'S 587821 & 200010310005  
 ADJUSTED PARCEL DESCRIPTIONS -

**PARCEL 1**

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED JUNE 2, 2020, IN BOOK 42 OF SURVEYS AT PAGES 227-232, UNDER AUDITOR'S RECORDING NO. 202006020039, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 2**

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED JUNE 2, 2020, IN BOOK 42 OF SURVEYS AT PAGES 227-232, UNDER AUDITOR'S RECORDING NO. 202006020039, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 3**

PARCEL 3 OF THAT CERTAIN SURVEY RECORDED JUNE 2, 2020, IN BOOK 42 OF SURVEYS AT PAGES 227-232, UNDER AUDITOR'S RECORDING NO. 202006020039, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 4**

PARCEL 4 OF THAT CERTAIN SURVEY RECORDED JUNE 2, 2020, IN BOOK 42 OF SURVEYS AT PAGES 227-232, UNDER AUDITOR'S RECORDING NO. 202006020039, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST, NORTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q (TO BE ESTABLISHED BY SEPARATE DOCUMENT)

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JUNE 2, 2020, IN BOOK 42 OF SURVEYS AT PAGES 227-232, UNDER AUDITOR'S FILE NO. 202006020039, IN RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 3 AND 4 OF SAID SURVEY.

EASEMENT W (TO BE ESTABLISHED BY SEPARATE DOCUMENT)

EASEMENT W AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JUNE 2, 2020, IN BOOK 42 OF SURVEYS AT PAGES 227-232, UNDER AUDITOR'S FILE NO. 202006020039, IN RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 3 AND 4 OF SAID SURVEY.

