

A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

GENERAL NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S SERIES, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY OF 2020 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
- THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE RECORD OF SURVEYS IN BOOK 16 OF SURVEYS, PAGE 154 AND 155, RECORDS OF KITTITAS COUNTY, WASHINGTON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEYS OF RECORD.
- UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE.

LOT A

OWNER:

BENJAMIN AND LINDSEY FLOWERS
PO BOX 384
ROSLYN, WA 98941

KITTITAS COUNTY PARCEL AND MAP NUMBER:

832534 20-14-12040-0001

ORIGINAL LEGAL DESCRIPTION:

PER STEWART TITLE GUARANTEE COMPANY

PARCEL Z OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 1990 IN BOOK 16 OF SURVEYS AT PAGE(S) 155, UNDER AUDITOR'S FILE NO. 531390, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCEL A OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 21, 1989, IN BOOK 16 OF SURVEYS AT PAGES 66 & 67, UNDER AUDITOR'S FILE NO. 523717, RECORDS OF KITTITAS COUNTY, WASHINGTON; LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PROPOSED LEGAL DESCRIPTION:

PARCEL Z OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 1990 IN BOOK 16 OF SURVEYS AT PAGE(S) 155, UNDER AUDITOR'S FILE NO. 531390, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCEL B OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 21, 1989, IN BOOK 16 OF SURVEYS AT PAGES 66 & 67, UNDER AUDITOR'S FILE NO. 523717, RECORDS OF KITTITAS COUNTY, WASHINGTON; LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

AND

THAT PORTION OF PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 1990 IN BOOK 16 OF SURVEYS AT PAGE 154 UNDER AUDITOR'S FILE NO. 531389, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCEL B OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 21, 1989, IN BOOK 16 OF SURVEYS AT PAGES 66 AND 67, UNDER AUDITOR'S FILE NO. 523717, RECORDS OF KITTITAS COUNTY, WASHINGTON, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE S0°01'57"W ALONG THE EAST LINE OF SAID LOT 3, FOR 25.33 FEET;
THENCE N89°42'25"W, FOR 500.20 FEET;
THENCE N0°02'46"E TO THE NORTH LINE OF SAID LOT 3, FOR 25.33 FEET;
THENCE S89°42'25"E ALONG SAID NORTH LINE, FOR 500.19 FEET, TO THE TRUE POINT OF BEGINNING.

LOT B

OWNER:

GERALD D. GEORGE AND THE HEIRS AND DEVISEES OF SUSAN G. GEORGE, DECEASED
PO BOX 487
ROSLYN, WA 98941

KITTITAS COUNTY PARCEL AND MAP NUMBER:

221136 20-14-12040-0004

ORIGINAL LEGAL DESCRIPTION:

PER STEWART TITLE GUARANTEE COMPANY

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 1990 IN BOOK 16 OF SURVEYS AT PAGE 154 UNDER AUDITOR'S FILE NO. 531389, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCEL B OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 21, 1989, IN BOOK 16 OF SURVEYS AT PAGES 66 AND 67, UNDER AUDITOR'S FILE NO. 523717, RECORDS OF KITTITAS COUNTY, WASHINGTON, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PROPOSED LEGAL DESCRIPTION:

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 1990 IN BOOK 16 OF SURVEYS AT PAGE 154 UNDER AUDITOR'S FILE NO. 531389, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCEL B OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 21, 1989, IN BOOK 16 OF SURVEYS AT PAGES 66 AND 67, UNDER AUDITOR'S FILE NO. 523717, RECORDS OF KITTITAS COUNTY, WASHINGTON, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

EXCEPT

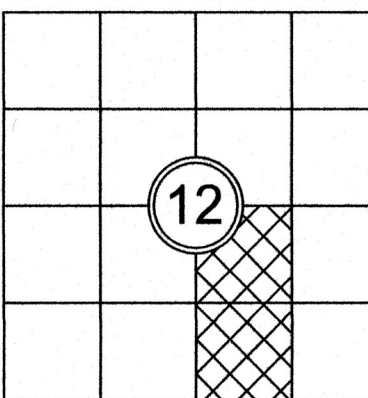
THAT PORTION OF SAID PARCEL 3, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE S0°01'57"W ALONG THE EAST LINE OF SAID LOT 3, FOR 25.33 FEET;
THENCE N89°42'25"W, FOR 500.20 FEET;
THENCE N0°02'46"E TO THE NORTH LINE OF SAID LOT 3, FOR 25.33 FEET;
THENCE S89°42'25"E ALONG SAID NORTH LINE, FOR 500.19 FEET, TO THE TRUE POINT OF BEGINNING.

REFERENCES:

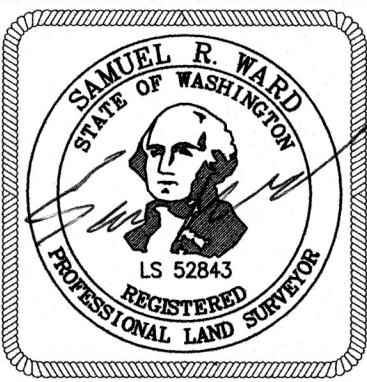
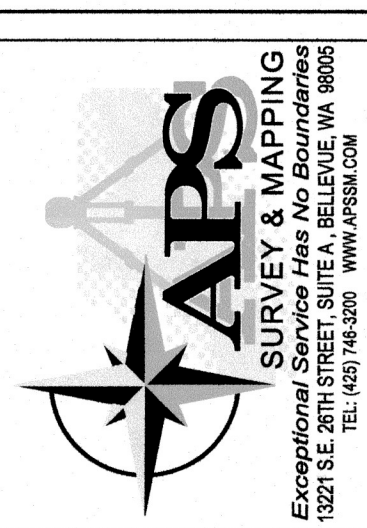
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| R1. RECORD OF SURVEY
AFN: 531389
BOOK 16 OF SURVEYS, PAGE 154
DATE: JULY 23, 1990 | R3. RICHARD GRANT FINAL SHORT PLAT NO. 2
AFN: 199907010013
BOOK F OF SHORT PLATS, PAGES 38 AND 39
DATE: JULY 1, 1999 |
| R2. RECORD OF SURVEY
AFN: 531390
BOOK 16 OF SURVEYS, PAGE 155
DATE: JULY 23, 1990 | |

INDEX LOCATION
SEC. 12, T.20N., R.14E., W.M.



UNIFIED SITE PLAN
TAX PARCEL NUMBERS 832534 AND 221136
FOR
BEN & LINDSEY FLOWERS

WASHINGTON
KITTITAS COUNTY
AFSSM PROJECT NO.: 1377005
DATE: 10/02/20
ACAD NAME: 1377005 (2018).dwg
SCALE: 1"=100'



10/2/2020

SURVEYED BY: JC/DA	CHECKED BY: VW	APPROVED BY: SRW	DATE	BY	REVISION	CK'D	APPR.
DRAWN BY: MAGG							

SHEET
1 OF 1