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Kittitas County CDS

THOMAS AYRES

BOUNDARY LINE ADJUSTMENT

LOT 21A

LOT 21 OF THE PLAT OF GOAT PEAK RANCH, DIVISION II, AS RECORDED JUNE 4, 1979, IN BOOK 7 OF PLATS AT PAGES 38 & 39, UNDER AUDITOR'S FILE NO. 433005, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 21 OF SAID PLAT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 21 OF SAID PLAT, SAID CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 08°31'33" EAST ALONG THE EAST BOUNDARY OF SAID LOT 21, SAID EAST BOUNDARY BEING COMMON WITH THE WEST BOUNDARY OF PARCEL A, AS RECORDED IN BOOK 34 OF SURVEYS, PAGE 177, UNDER AUDITOR'S FILE NUMBER 200712030016, RECORDS OF SAID COUNTY, 225.40 FEET;

THENCE NORTH 41°57'14" WEST, 158.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF SAID CURVE BEARS NORTH 55°53'13" WEST, 45.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°47'43", AN ARC LENGTH OF 34.40 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 57°24'37", AN ARC LENGTH OF 20.04 FEET;

THENCE NORTH 47°44'56" EAST, ALONG THE NORTH BOUNDARY OF SAID LOT 21, 80.15 FEET TO THE TRUE POINT OF BEGINNING.



TOGETHER WITH THAT PORTION OF SAID PARCEL A OF SAID SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A OF SAID SURVEY;

THENCE SOUTH 08°31'33" EAST ALONG THE WEST BOUNDARY OF SAID PARCEL A, SAID BOUNDARY BEING COMMON WITH THE EAST BOUNDARY OF SAID LOT 21, 225.40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 58°44'38" EAST, 85.63 FEET;

THENCE SOUTH 08°31'32" EAST, 134.82 FEET TO THE SOUTH BOUNDARY OF SAID PARCEL A;

THENCE SOUTH 72°50'30" WEST ALONG SAID SOUTH BOUNDARY, 66.56 FEET TO THE WEST BOUNDARY OF SAID PARCEL A;

THENCE NORTH 08°31'33" WEST ALONG SAID WEST BOUNDARY, 199.60 FEET TO THE TRUE POINT OF BEGINNING.

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