

NW 1/4, SE 1/4 SEC. 35, T.20 N, R.17 E, W.M.

BASIS OF BEARINGS

THE WEST PROPERTY LINE OF PARCEL 7–D, VOLUME 10, PAGE 36, RECORDS OF KITTITAS COUNTY: N 22° 45’ 23” E

ADJOINER LEGAL DESCRIPTION

ORIGINAL LEGAL DESCRIPTION:
LOT 3 OF BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 17, 2014 IN BOOK 39 OF SURVEYS, PAGE 92 UNDER RECORDING NUMBER 201410170039

REVISED LEGAL DESCRIPTION:
LOT 3 OF BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 17, 2014 IN BOOK 39 OF SURVEYS, PAGE 92 UNDER RECORDING NUMBER 201410170039

EXCLUDING:
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL, THENCE ALONG THE EASTERLY LINE OF SAID PARCEL N 22° 45’ 23” E A DISTANCE OF 146.53 FEET TO THE POINT OF BEGINNING;
THENCE N 67° 14’ 37” W A DISTANCE OF 30.00 FEET;
THENCE N 22° 45’ 23” E A DISTANCE OF 150.00 FEET;
THENCE S 67° 14’ 23” E A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF SAID PARCEL;
THENCE S 22° 45’ 23” W A DISTANCE OF 150.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

MIKE BACH LEGAL DESCRIPTION

ORIGINAL LEGAL DESCRIPTION:

THAT PORTION OF THE NW 1/4, SE 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 35, THENCE S 00° 32’ 18” E, 1975.58;
THENCE S 89° 57’ 19” E, 1318.73;
THENCE S 00° 40’ 36” W, 657.66;
THENCE S 00° 30’ 51” W, 443.81 TO THE TRUE POINT OF BEGINNING;
THENCE S 00° 30’ 51” W, 864.69;
THENCE N 89° 59’ 48” W, 667.70;
THENCE N 22° 45’ 23” E, 1056.07;
THENCE S 67° 44’ 37” E, 288.45 TO THE TRUE POINT OF BEGINNING

REVISED LEGAL DESCRIPTION:

THAT PORTION OF THE NW ¼, SE 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 35, THENCE S 00° 32’ 18” E, 1975.58;
THENCE S 89° 57’ 19” E, 1318.73;
THENCE S 00° 40’ 36” W, 657.66;
THENCE S 00° 30’ 51” W, 443.81 TO THE TRUE POINT OF BEGINNING;
THENCE S 00° 30’ 51” W, 864.69;
THENCE N 89° 59’ 48” W, 667.70;
THENCE N 22° 45’ 23” E, 1056.07;
THENCE S 67° 44’ 37” E, 288.45 TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL, THENCE ALONG THE WESTERLY LINE OF SAID PARCEL N 22° 45’ 23” E A DISTANCE OF 146.53 FEET TO THE POINT OF BEGINNING;
THENCE N 67° 14’ 37” W A DISTANCE OF 30.00 FEET;
THENCE N 22° 45’ 23” E A DISTANCE OF 150.00 FEET;
THENCE S 67° 14’ 23” E A DISTANCE OF 30.00 FEET TO THE WESTERLY LINE OF SAID PARCEL;
THENCE S 22° 45’ 23” W A DISTANCE OF 150.00 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

SURVEYOR’S NOTES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1–800–424–5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 635436
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 440,973 S.F. (10.12 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5–SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332–130–090.

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO SHOW AND DESCRIBE NEW PROPERTY BOUNDARIES IN ORDER TO SATISFY THE REQUIREMENTS OF KITTITAS COUNTY BOUNDARY LINE ADJUSTMENT BL–21–00023

INDEXING INFORMATION

NW⁴

NE⁴

SW⁴

SE⁴

NW 1/4 SE 1/4

SECTION: 35

TOWNSHIP: 20 N

RANGE: 17 E W.M.

COUNTY: KITTITAS

RECORDER’S CERTIFICATE

FILED FOR RECORD THIS_____ DAY OF_____, 20____, AT _____ M.
IN BOOK_____ OF SURVEYS. AT PAGE_____, AT THE REQUEST
OF TERRANE, INC.

JERALD V. PETTIT
COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

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

MICHAEL ROBERT MERRITT CERTIFICATE NO. 48761 DATE _____

REFERENCES

- R1. RECORD OF SURVEY, VOL. 10, PG. 36, RECORDS OF KITTITAS COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 39, PG. 92–93, UNDER AUDITORS FILE NO. 201410170039 RECORDS OF KITTITAS COUNTY, WASHINGTON.

RECORD OF SURVEY

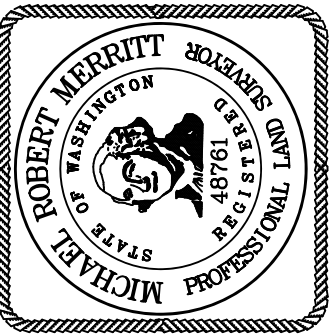
MIKE BACH

NW 1/4, SE 1/4 SEC 35, T. 20 N., R. 17 E., W.M.
ELK SPRINGS RD.

PARCEL NO. 635436

ELLENSBURG

WA



10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NO.: N/A

DATE: 12/1/2021

DRAFTED BY: LMR

CHECKED BY: MRM

SCALE: 1" = 100'

1 OF 2

LEGEND

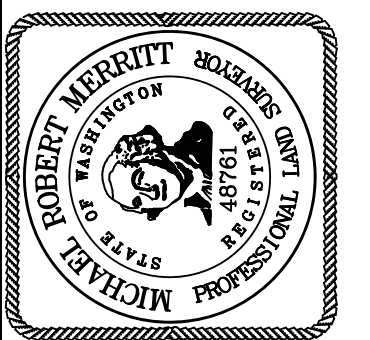
○ REBAR AS NOTED (FOUND)

● REBAR & CAP (SET) PLS 48761



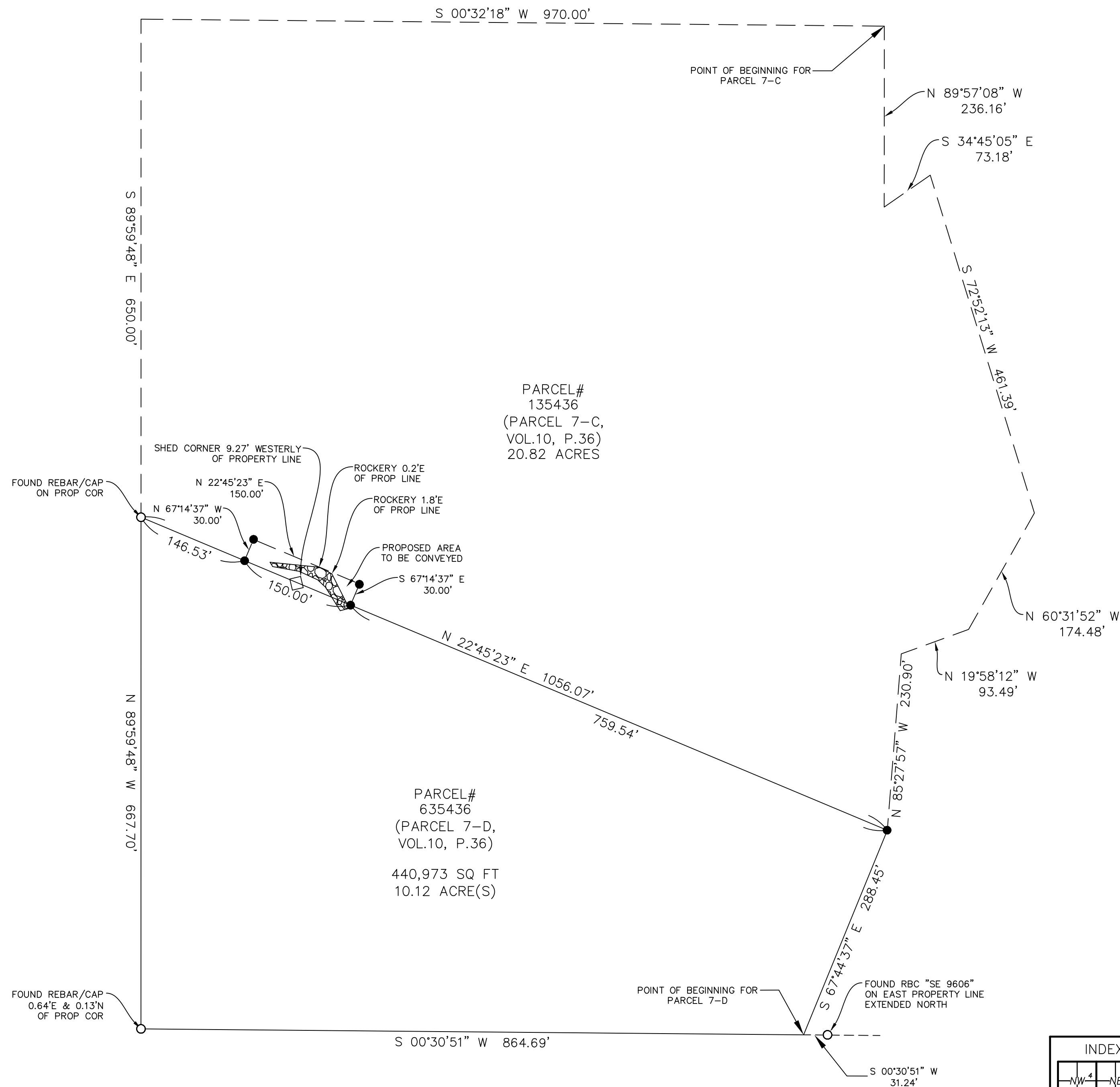
Terrane

10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
www.terrane.net



RECORD OF SURVEY
MIKE BACH
NW 1/4, SE 1/4 SEC 35, T. 20 N., R
ELK SPRINGS RD.
ELLENSBURG PARCEL NO. 635436

JOB NO.:	N/A
DATE:	12/1/2021
DRAFTED BY:	LMR
CHECKED BY:	MRM
SCALE:	1" = 100'
	2 OF 2



INDEXING INFORMATION

NW ⁴		NE ⁴	
SW ⁴		SE ⁴	

NW 1/4 SE 1/4
SECTION: 35
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RANGE: 17 E W.M.
COUNTY: KITTITAS