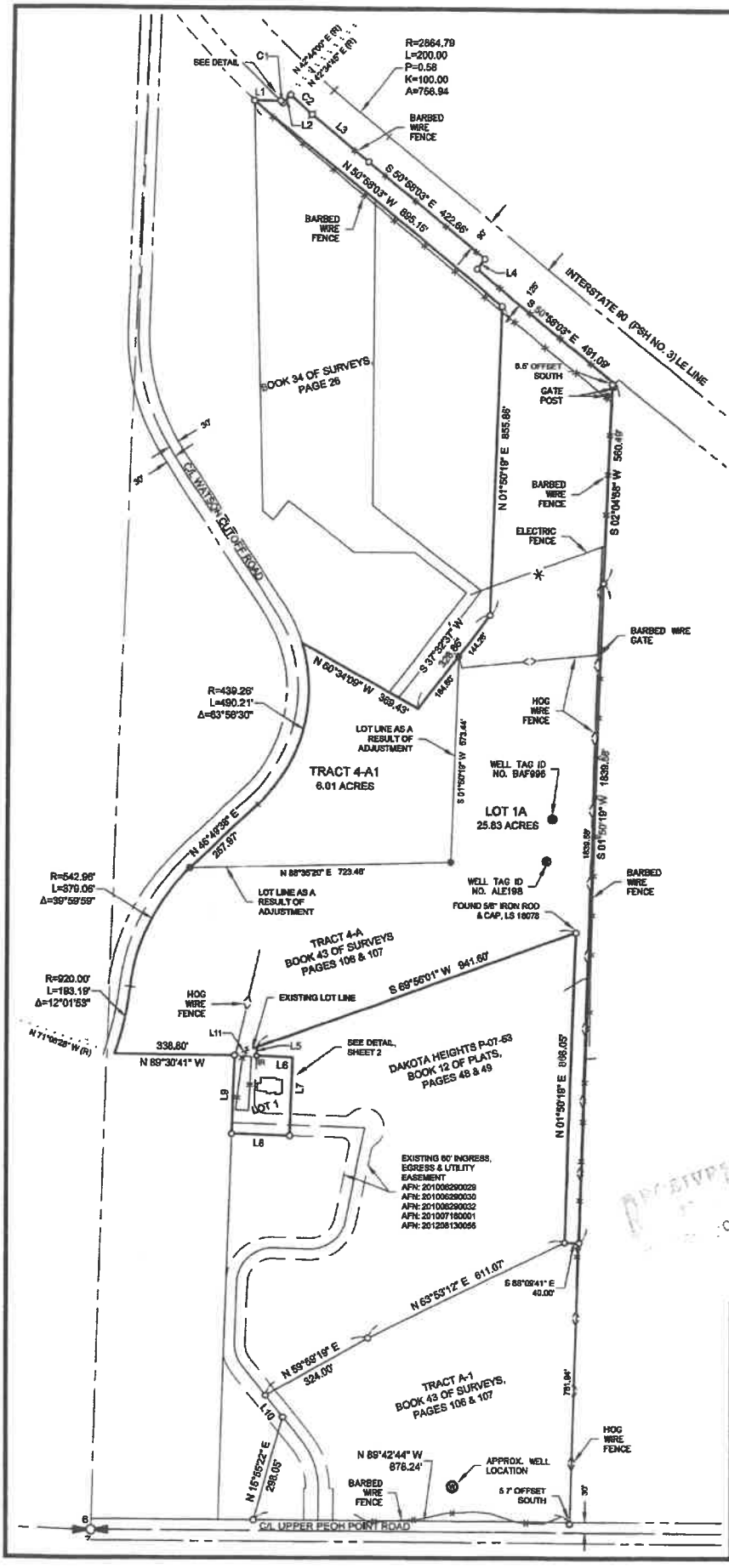


200' 0 100' 200'
SCALE: 1" = 200'

PARCEL OWNER:

JASON D. HARMS
PO BOX 1301
ENUMCLAW, WA 98022-1301

VAQUERO VALLEY LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
PO BOX 760
ROSLYN WA 98941

SURVEYOR:

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

KITTITAS COUNTY PARCEL AND (MAP NUMBERS):

957817 (19-16-08052-0001)
950356 (19-16-08010-0021)

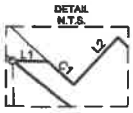
SITE ADDRESS (PER KITTITAS COUNTY ASSESSOR RECORDS):

455 DAKOTA HEIGHTS DRIVE, CLE ELUM, WA 98922
1330 WATSON CUTOFF ROAD, CLE ELUM, WA 98922

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S 89°24'10" E	73.79'
L2	N 42°34'48" E	50.00'
L3	S 50°17'44" E	203.13'
L4	S 30°01'57" W	35.00'
L5	N 1°58'48" E	24.00'
L6	N 88°01'12" W	100.00'
L7	N 1°58'48" E	219.80'
L8	S 88°01'12" E	160.00'
L9	N 1°58'48" E	219.00'
L10	S 36°06'24" E	77.25'
L11	S 69°56'01" W	84.73'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	2985.00'	6.02'	0°09'14"
C2	2955.00'	79.77'	1°32'46"

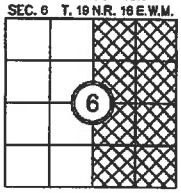
DETAIL
N.T.S.



LEGEND

	QUARTER CORNER
	FOUND 1/2" IRON ROD & CAP, LS 18092, UNLESS OTHERWISE NOTED
IR	SET 5/8" IRON ROD, NO CAP
	SET 5/8" IRON ROD & CAP, LS 45503
(R)	RADIAL BEARING
	WELL
AFN	AUDITOR'S FILE NUMBER

INDEX LOCATION
SEC. 6 T. 19 N.R. 16 E.W.M.



DUSTIN L. PIERCE
STATE OF WASHINGTON
45503
REGISTERED
PROFESSIONAL LAND SURVEYOR

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

PRELIMINARY BOUNDARY LINE ADJUSTMENT
PREPARED FOR
JASON HARMS
A PORTION OF THE EAST 1/2 OF SECTION 6,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.
KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
G.W./D.L.P.	10/2021	21183
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 200'	1 OF 2

EXISTING LEGAL DESCRIPTIONS PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE - GUARANTEE NO. 72156-47739089:

TRACT 1:

TRACT 4-A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 28, 2020, IN BOOK 43 OF SURVEYS, PAGES 106 AND 107, UNDER AUDITOR'S FILE NO. 202012280079, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT 2:

LOT 1, DAKOTA HEIGHTS PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 48 AND 49, RECORDS OF SAID COUNTY

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 1A

A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING TRACT 4-A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 28, 2020, IN BOOK 43 OF SURVEYS, PAGES 106 AND 107, UNDER AUDITOR'S FILE NUMBER 202012280079, RECORDS OF SAID COUNTY;

EXCEPT THAT PORTION OF SAID TRACT 4-A OF SAID SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERNMOST CORNER OF SAID TRACT 4-A, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 920.00 FEET, THE CENTER OF SAID CURVE BEARS NORTH 71°08'28" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°01'53", AN ARC LENGTH OF 193.19 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE TO THE RIGHT, HAVING A RADIUS OF 542.98, THROUGH A CENTRAL ANGLE OF 39°59'59", AND ARC LENGTH OF 379.08 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 46°49'36" EAST, 257.97 FEET;

THENCE NORTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 439.26 FEET, THROUGH A CENTRAL ANGLE OF 63°56'30", AN ARC LENGTH OF 490.21 FEET;

THENCE SOUTH 60°34'09" EAST, 389.43 FEET;

THENCE NORTH 37°32'37" EAST, 184.50 FEET;

THENCE SOUTH 01°50'19" WEST, 573.44 FEET;

THENCE SOUTH 88°35'20" WEST, 723.46 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH LOT 1 OF THE DAKOTA HEIGHTS PERFORMANCE BASED CLUSTER PLAT P-07-53 AS RECORDED AUGUST 13, 2012, IN BOOK 12 OF PLATS, PAGES 48 AND 49, UNDER AUDITOR'S FILE NUMBER 201208130058, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

TRACT 4-A1

A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF TRACT 4-A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 28, 2020, IN BOOK 43 OF SURVEYS, PAGES 106 AND 107, UNDER AUDITOR'S FILE NUMBER 202012280079, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERNMOST CORNER OF SAID TRACT 4-A, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 920.00 FEET, THE CENTER OF SAID CURVE BEARS NORTH 71°08'28" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°01'53", AN ARC LENGTH OF 193.19 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE TO THE RIGHT, HAVING A RADIUS OF 542.98, THROUGH A CENTRAL ANGLE OF 39°59'59", AND ARC LENGTH OF 379.08 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 46°49'36" EAST, 257.97 FEET;

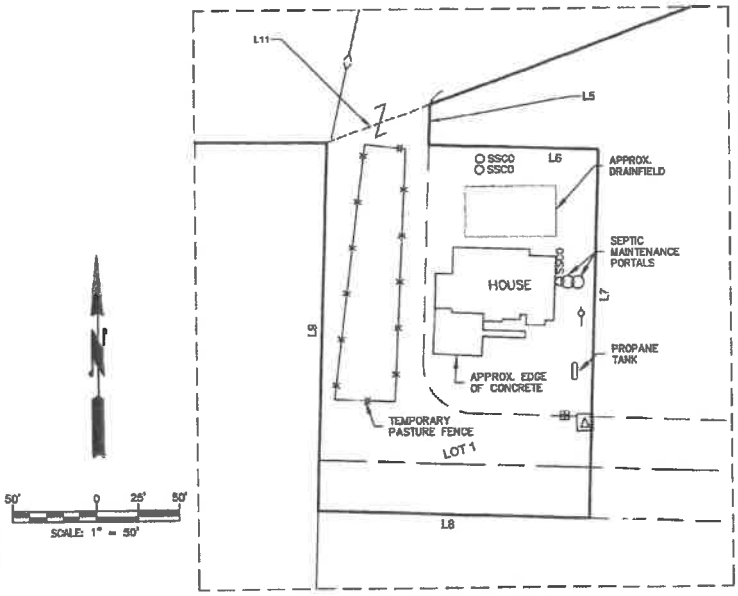
THENCE NORTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 439.26 FEET, THROUGH A CENTRAL ANGLE OF 63°56'30", AN ARC LENGTH OF 490.21 FEET;

THENCE SOUTH 60°34'09" EAST, 389.43 FEET;

THENCE NORTH 37°32'37" EAST, 184.50 FEET;

THENCE SOUTH 01°50'19" WEST, 573.44 FEET;

THENCE SOUTH 88°35'20" WEST, 723.46 FEET TO THE TRUE POINT OF BEGINNING.



DETAIL - LOT 1
1"=50'

LEGEND

⊞	WATER METER
△	ELEC. TRANSFORMER
SSCO	SEWER CLEAN OUT
	FROST FREE HYDRANT

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

PRELIMINARY BOUNDARY LINE ADJUSTMENT
PREPARED FOR
JASON HARMS
A PORTION OF THE EAST 1/2 OF SECTION 6,
TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M.
KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
G.W.	10/2021	21183
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	AS NOTED	2 OF 2