

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, WM.,
KITITAS COUNTY, WASHINGTON

RECORDING NO.
202409260040

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Survey Line Adjustment
GREGERSEN
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EXISTING LEGAL DESCRIPTIONS:

PARCEL A. (LAX PARCEL 2003)
LOT 2 OF DEPPER SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. 04-46, AS RECORDED JUNE 20, 2008, IN BOOK H OF SHORT PLATS, PAGES 66 AND 67, UNDER AUDITOR'S FILE NO. 200806200020, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 21 AND 28, TOWNSHIP 20 NORTH, RANGE 14 EAST WM., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.
PARCEL B. (LAX PARCEL 962110)
LOT 3 OF DEPPER SHORT PLAT, SP-20-00005, RECORDED IN BOOK L OF SHORT PLATS, PAGES 226 AND 227, UNDER AUDITOR'S FILE NO. 202109010072, BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 20 NORTH, RANGE 14 EAST WM., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS:

LOT 1. (OLD PARCEL B)
LOT 3 OF DEPPER SHORT PLAT, SP-20-00005, RECORDED IN BOOK L OF SHORT PLATS, PAGES 226 AND 227, UNDER AUDITOR'S FILE NO. 202109010072, BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 20 NORTH, RANGE 14 EAST WM., RECORDS OF KITITAS COUNTY, WASHINGTON.
EXCEPT THAT PORTION THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERN MOST CORNER OF SAID LOT 3;
THENCE SOUTH 03°45'24" WEST, ALONG THE EAST LINE THEREOF (SHORT PLAT BEARING NOTED COUNTER-CLOCKWISE), 501.99 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHERLY LINE OF SAID LOT 3;
THENCE NORTH 00°24'57" EAST, 285.69 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 3;
THENCE SOUTH 89°42'04" EAST, 531.59 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

LOT 2. (OLD PARCEL A)
LOT 2 OF EAR, GENTRY SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. 04-46, AS RECORDED JUNE 20, 2008, IN BOOK H OF SHORT PLATS, PAGES 66 AND 67, UNDER AUDITOR'S FILE NO. 200806200020, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 20 NORTH, RANGE 14 EAST WM., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.
TOGETHER WITH THAT PORTION OF LOT 3 OF DEPPER SHORT PLAT, SP-20-00005, RECORDED IN BOOK L OF SHORT PLATS, PAGES 226 AND 227, UNDER AUDITOR'S FILE NO. 202109010072, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERN MOST CORNER OF SAID LOT 3;
THENCE SOUTH 03°45'24" WEST, ALONG THE EAST LINE THEREOF (SHORT PLAT BEARING NOTED COUNTER-CLOCKWISE), 501.99 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHERLY LINE OF SAID LOT 3;
THENCE NORTH 00°24'57" EAST, 285.69 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 3;
THENCE SOUTH 89°42'04" EAST, 531.59 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

SURVEYOR'S NOTES

THIS SURVEY WAS NOT PERFORMED TO SHOW ALL EASEMENTS, RESTRICTIONS, COVENANTS, ETC. THAT MAY BE BROKEN OR BENEFIT THE SUBJECT PARCELS. ANY TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM THE TITLE SUBMISSION, UNLESS COMMENTED OTHERWISE. THIS SURVEY IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREON. CONSULTING ENGINEERS HAVE CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY. D.R. STRONG CONSULTING ENGINEERS HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND NO EVIDENCE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY. D.R. STRONG CONSULTING ENGINEERS HAS FIELDED WHOLLY ON THE TITLE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE, D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THE EXTENT:

- IMPROVEMENTS DEPICTED HEREON REPRESENT VISIBLE PHYSICAL CONDITIONS EXISTING ON 7/11/2024.
- PROPERTY AREA:
EXISTING PARCEL A = 212,265± SQUARE FEET (4.87± ACRES)
EXISTING PARCEL B = 365,591± SQUARE FEET (8.39± ACRES)
NEW LOT 1 = 217,821± SQUARE FEET (5.00± ACRES)
NEW LOT 2 = 360,024± SQUARE FEET (8.26± ACRES)
AREA TRANSFERRED FROM PARCEL B TO PARCEL A = 147,760± S.F. (3.39± ACRES).
- ALL DISTANCES ARE IN U.S. SURVEY FEET.

- THIS IS A FIELD TRAVERSE SURVEY. A TRIANGLE THREE SECOND COINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGLE AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. COUSINE RATIOS OF INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- THE BEARINGS OF SHORT PLAT NO. SP-20-00005 (DEPPER) HAVE BEEN ROTATED COUNTER-CLOCKWISE 00°27'42" TO MATCH THE BEARING SYSTEM OF SHORT PLAT NO. SP-04-46 (GENTRY).
- THERE ARE DIMENSION AND BEARING RELATIONSHIP DIFFERENCES BETWEEN SHORT PLAT NO. SP-20-00005 AND SHORT PLAT NO. SP-04-46. AS THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO TRANSFER THE EASTERN PORTION OF LOT 3 OF SHORT PLAT NO. SP-04-46 TO LOT 2 OF SHORT PLAT NO. SP-20-00005, THE DIMENSIONS USED TO CALCULATE THE NEW LOT LINE AND THE AREA BEING TRANSFERRED.
- EXISTING PROPERTY CORNER MONUMENTS WERE USED AS THE SURVEY CONTROL AND BASIS OF BEARINGS FOR THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITITAS COUNTY UNDER APPLICATION BE-24-00015, AIT TO DELINEATE HEREON THOSE PARCELS AFFECTED BY SAID BOUNDARY LINE ADJUSTMENT.

REFERENCES:

- DEPPER SHORT PLAT NO. SP-20-00005, REC. NO. 222109010072
- EAR, GENTRY SHORT PLAT NO. SP-04-46, REC. NO. 200506200020
- RECORD OF SURVEY - RECORDING NO. 202008130003
- RECORD OF SURVEY - RECORDING NO. 199812110046

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26 DAY OF Sept., 2024
AT 3:28 P.M. IN BOOK 46 OF Survey AT PAGE(S) 104
AT THE REQUEST OF DOUGLAS J. COOMBS, P.L.S.
KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CHRISTOPHER GREGERSEN IN JULY, 2024.
DOUGLAS J. COOMBS
CERTIFICATE NO. 35974



A PORTION OF NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4
SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, WM.
DATE 08/27/2024 SCALE N/A DRAWN DUC JOB NO. 24074

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