

47/10

RECORD OF SURVEY
A PORTION OF THE W 1/2 OF THE E 1/2 OF SECTION 32,
TOWNSHIP 20 N., RANGE 17 E., W.M., KITTITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-48601820:

TRACT A:
LOT B OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 29 OF SURVEYS, AT PAGE 80, RECORDED UNDER AUDITOR'S FILE NO. 200310100060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THAT PORTION OF LOT B OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY AS RECORDED IN BOOK 29 OF SURVEYS, AT PAGE 80, RECORDED UNDER AUDITOR'S FILE NO. 200310100060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT B WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 00°34'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT B, 337.25 FEET;
THENCE NORTH 00°34'22" EAST, 335.97 FEET;
THENCE NORTH 89°47'21" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT B, 84.94 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE;
AND EXCEPTING THAT PORTION OF LOT B OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY AS RECORDED IN BOOK 29 OF SURVEYS, AT PAGE 80, RECORDED UNDER AUDITOR'S FILE NO. 200310100060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT B;
THENCE SOUTH 00°34'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT B, 337.25 FEET WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, 87.61 FEET;
THENCE NORTH 89°20'45" WEST, 84.93 FEET;
THENCE NORTH 00°34'22" EAST, 87.61 FEET;
THENCE SOUTH 89°20'45" EAST, 84.93 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.
ALL SITUATED IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT B:
LOT C OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY AS RECORDED IN BOOK 29 OF SURVEYS, AT PAGE 80, RECORDED UNDER AUDITOR'S FILE NO. 200310100060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THAT PORTION OF LOT C DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT C WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 89°20'45" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT C, 84.93 FEET;
THENCE NORTH 00°34'22" EAST, 166.63 FEET;
THENCE SOUTH 89°20'45" EAST, 84.93 FEET;
THENCE SOUTH 00°34'22" WEST ALONG THE EAST BOUNDARY LINE OF SAID LOT C, 166.63 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE;

AND EXCEPTING THAT PORTION OF LOT C OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY AS RECORDED IN BOOK 29 OF SURVEYS, AT PAGE 80, RECORDED UNDER AUDITOR'S FILE NO. 200310100060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT C AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 00°34'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT C, 249.65 FEET;
THENCE NORTH 00°34'22" EAST, 84.93 FEET;
THENCE SOUTH 89°20'45" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT C, 84.93 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.
ALL SITUATED IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT B:

A TRACT OF LAND, SITUATE IN THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, FROM MATTHEW D. COE AND PAMELA A. COE TO CLAY SZELEIGA, RECORDED MAY 15, 2020, UNDER AUDITOR'S FILE NUMBER 202005150051, AND THAT CERTAIN PARCEL OF LAND, AS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, FROM MATTHEW D. COE AND PAMELA A. COE TO CLAY SZELEIGA, RECORDED MAY 28, 2020, UNDER AUDITOR'S FILE NUMBER 202005280050, ALL BEING PORTIONS OF LOTS B AND C OF THAT CERTAIN SURVEY, RECORDED OCTOBER 10, 2003, IN BOOK 29 OF SURVEYS, PAGE 80, UNDER AUDITOR'S FILE NUMBER 200310100060 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT B, SAID CORNER BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°47'21" EAST, ALONG THE NORTH BOUNDARY OF SAID LOT B, 1,024.60 FEET TO THE NORTHEAST CORNER OF SAID LOT B;
THENCE SOUTH 00°34'22" WEST, ALONG THE EAST BOUNDARY OF SAID LOT B, 276.69 FEET;
THENCE NORTH 89°25'38" WEST, 78.83 FEET;
THENCE NORTH 16°32'17" WEST, 217.57 FEET;
THENCE NORTH 65°30'51" WEST, 74.93 FEET;
THENCE NORTHWEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 24°41'48", AN ARC LENGTH OF 25.86 FEET;
THENCE SOUTH 89°47'21" WEST, 120.94 FEET;
THENCE SOUTH 75°05'42" WEST, 51.82 FEET;
THENCE SOUTH 29°00'55" WEST, 46.10 FEET;
THENCE SOUTH 11°43'04" EAST, 176.74 FEET;
THENCE SOUTHEAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'07", AN ARC LENGTH OF 48.57 FEET;
THENCE SOUTH 30°16'11" EAST, 43.06 FEET;
THENCE SOUTHWEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 59°17'05", AN ARC LENGTH OF 62.08 FEET;
THENCE SOUTH 03°24'28" WEST, 216.41 FEET TO THE SOUTH BOUNDARY OF SAID LOT C;
THENCE NORTH 89°20'45" WEST, 459.88 FEET TO THE WEST BOUNDARY OF SAID LOT C;
THENCE NORTH 00°38'55" EAST, ALONG SAID WEST BOUNDARY OF SAID LOT C, 416.28 FEET;
THENCE CONTINUING NORTH 00°38'55" EAST, ALONG THE WEST BOUNDARY OF SAID LOT B, 408.11 FEET TO THE TRUE POINT OF BEGINNING.

LOT C:

A TRACT OF LAND, SITUATE IN THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, FROM MATTHEW D. COE AND PAMELA A. COE TO CLAY SZELEIGA, RECORDED MAY 28, 2020, UNDER AUDITOR'S FILE NUMBER 202005280050 AND THAT CERTAIN PARCEL OF LAND, AS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, FROM MATTHEW D. COE AND PAMELA A. COE TO CLAY SZELEIGA, RECORDED MAY 15, 2020, UNDER AUDITOR'S FILE NUMBER 202005150051, ALL BEING PORTIONS OF LOTS B AND C OF THAT CERTAIN SURVEY, RECORDED OCTOBER 10, 2003, IN BOOK 29 OF SURVEYS, PAGE 80, UNDER AUDITOR'S FILE NUMBER 200310100060 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT B;
THENCE NORTH 89°47'21" EAST, ALONG THE NORTH BOUNDARY OF SAID LOT B, 1,024.60 FEET TO THE NORTHEAST CORNER OF SAID LOT B;
THENCE SOUTH 00°34'22" WEST, ALONG THE EAST BOUNDARY OF SAID LOT B, 276.69 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°25'38" WEST, 78.83 FEET;
THENCE NORTH 16°32'17" WEST, 217.57 FEET;
THENCE NORTH 65°30'51" WEST, 74.93 FEET;
THENCE NORTHWEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 24°41'48", AN ARC LENGTH OF 25.86 FEET;
THENCE SOUTH 89°47'21" WEST, 120.94 FEET;
THENCE SOUTH 75°05'42" WEST, 51.82 FEET;
THENCE SOUTH 29°00'55" WEST, 46.10 FEET;
THENCE SOUTH 11°43'04" EAST, 176.74 FEET;
THENCE SOUTHEAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'07", AN ARC LENGTH OF 48.57 FEET;
THENCE SOUTH 30°16'11" EAST, 43.06 FEET;
THENCE SOUTHWEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 59°17'05", AN ARC LENGTH OF 62.08 FEET;
THENCE SOUTH 03°24'28" WEST, 216.41 FEET TO THE SOUTH BOUNDARY OF SAID LOT C;
THENCE NORTH 89°20'45" EAST, ALONG SAID SOUTH BOUNDARY, 565.71 FEET TO THE EAST BOUNDARY OF SAID LOT C;
THENCE NORTH 00°34'22" EAST, ALONG SAID EAST BOUNDARY OF SAID LOT C, 416.28 FEET;
THENCE CONTINUING NORTH 00°34'22" EAST, ALONG THE EAST BOUNDARY OF SAID LOT B, 146.89 FEET TO THE TRUE POINT OF BEGINNING.



AUDITOR'S CERTIFICATE 202505060024
FILED FOR RECORD THIS 6th DAY OF MAY 2025 AT 11:06 AM
IN BOOK 47 OF SURVEYS AT PAGE 5 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
BRYAN ELLIOTT
County Auditor

Encompass
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BOUNDARY LINE ADJUSTMENT BL-25-00005
PREPARED FOR
CLAY SZELEIGA
A PORTION OF THE WEST HALF OF THE EAST HALF OF SECTION 32,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITTITAS COUNTY WASHINGTON
DWN BY E.Z./G.W. DATE 05/2025 JOB NO. 24142
CHKD BY D.L.P. SCALE N/A SHEET 2 OF 2