

4/17/26



RECORD OF SURVEY PART OF SECTIONS 26 & 35, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUSE 36815"
- FOUND AS NOTED
- x— FENCE REMNANTS
- () RECORD INFORMATION

BK 4 OF SURVEYS, PGS 10-14

15

A
66.66 AC

14

EXIST. 60' ESM'TS
PER AFN 421737
(PRIVATE RD - DIRT)

BOTTOM OF DRAW
NO STREAM OBSERVED
(TYPE 2 STREAM PER
G.T. CO. MAPPING)

ADJUSTED
BOUNDARY

PREVIOUS
BOUNDARIES

B
8.15 AC

C
8.54 AC

TRACT 20-D

TRACT 20-C

TRACT 20-B

TRACT 20-A

EAGLES REST RD
EXIST. 60' ESM'TS
PER AFN 421737
(PRIVATE RD - GRAVEL)

20

ELLENSBURG RANCHES

00' ESM'T Z
BK 45 OF SURVEYS
PG 104

A

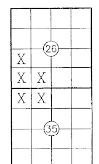
BK 45 OF SURVEYS, PG 104

BK 18 OF SURVEYS, PG 32

TRACT 22-C

TRACT 22-D

TRACT 22-B



SHEET 1 OF 2

AUDITOR'S CERTIFICATE 202603020009

Filed for record this 2ND day of MARCH,
2026, at 9:17 A.M., in Book 47 of Surveys at
page(s) 178 at the request of Cruse & Associates.

BRYAN ELLIOTT BY *[Signature]*
KITITAS 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
ALLAN ANDERSEN in JUNE of 2025.

[Signature]
CHRISTOPHER C. CRUSE
Professional Land Surveyor

DATE 3/2/2026
License No. 36815



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

ANDERSEN PROPERTY

41179

DATE OF SURVEY: CRUSE & ASSOCIATES, KITTITAS COUNTY SURVEYORS



RECORD OF SURVEY PART OF SECTIONS 26 & 35, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE OPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THE PURPOSE OF THIS SURVEY IS TO DELINEATE NEW PROPERTY BOUNDARIES AND PROVIDE DESCRIPTIONS FOR KITTITAS COUNTY BOUNDARY LINE ADJUSTMENT APPLICATION BL-25-00016.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BK 4 OF SURVEYS, PGS 10-14 AND THE SURVEYS REFERENCED HEREON.
5. SOME CORNERS FOUND APPEAR TO HAVE BEEN SET IN 1977 FOR BK 4 OF SURVEYS, PGS 10-14, AND ARE LEANING OR UNSTABLE. SEE SHEET 1 FOR DIMENSIONS FROM CALCULATED LOCATION.
6. I HELD THE SW CORNER OF SECTION 26 AND MONUMENTS FOUND FROM BK 4 OF SURVEYS, PAGE 104 AS THE BASIS OF CONTROL FOR THIS SURVEY. DUE TO THE DISTORTION BETWEEN THE FOUND MONUMENTS IN ELLENSBURG RANCHES THE POB FOR THESE PROPERTIES WAS HELD FROM ADJACENT MONUMENTS.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS PER CHICAGO TITLE REPORT NO. 1029086

TRACT A

TRACT 14 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 21, 1977 IN BOOK 4 OF SURVEYS, PAGES 10 THROUGH 14, UNDER AUDITOR'S FILE NO. 416570, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT B

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35; THENCE SOUTH 0°29'07" EAST ALONG THE EAST LINE THEREOF 791.03 FEET; THENCE SOUTH 89°23'02" WEST, 2354.25 FEET; THENCE NORTH 17°00'00" WEST, 963.46 FEET; THENCE NORTH 41°46'30" WEST, 251.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 41°46'30" WEST, 838.02 FEET; THENCE SOUTH 47°39'59" WEST, 653.15 FEET; THENCE SOUTH 18°33'08" EAST, 879.27 FEET; THENCE NORTH 49°34'42" EAST, 1000.10 FEET, TO THE TRUE POINT OF BEGINNING.

BEING A PORTION OF LOT 20, ELLENSBURG RANCHES (UNRECORDED), ACCORDING TO THE SURVEY RECORDED IN BOOK 4 OF SURVEYS, PAGES 10 THROUGH 14, UNDER AUDITOR'S FILE NO. 416570.

TRACT C

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35; THENCE SOUTH 0°29'07" EAST ALONG THE EAST LINE THEREOF 791.03 FEET; THENCE SOUTH 89°23'02" WEST, 2354.25 FEET; THENCE NORTH 17°00'00" WEST, 963.46 FEET; THENCE NORTH 41°46'30" WEST, 1,089.31 FEET; THENCE SOUTH 47°39'59" WEST 653.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 47°39'59" WEST, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 88°10'17" WEST ALONG SAID NORTH LINE 148.43 FEET; THENCE SOUTH 19°19'30" EAST 951.24 FEET; THENCE NORTH 49°34'42" EAST 763.12 FEET; THENCE NORTH 18°33'08" WEST 879.27 FEET TO THE TRUE POINT OF BEGINNING.

BEING A PORTION OF TRACT 20 OF THAT CERTAIN SURVEY RECORDED IN BOOK 4 OF SURVEYS, PAGES 10 THROUGH 14, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

REVISED LEGAL DESCRIPTIONS

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY RECORDED MARCH 2, 2026, IN BOOK 47 OF SURVEYS AT PAGES ~~128-129~~, UNDER AUDITOR'S FILE NO. 202603020009, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY RECORDED MARCH 2, 2026, IN BOOK 47 OF SURVEYS AT PAGES ~~128-129~~, UNDER AUDITOR'S FILE NO. 202603020009, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY RECORDED MARCH 2, 2026, IN BOOK 47 OF SURVEYS AT PAGES ~~128-129~~, UNDER AUDITOR'S FILE NO. 202603020009, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE 202603020009

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