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MAP

VICINITY

PALOMINO FIELDS PLAT - DIVISION III

Receiving No. 20201203007 LPF - 20-00002

LP - 07-00031

INDEXING DATA

S27 T18N R18E

Scale 1" = Sheet 1 of

Project No.

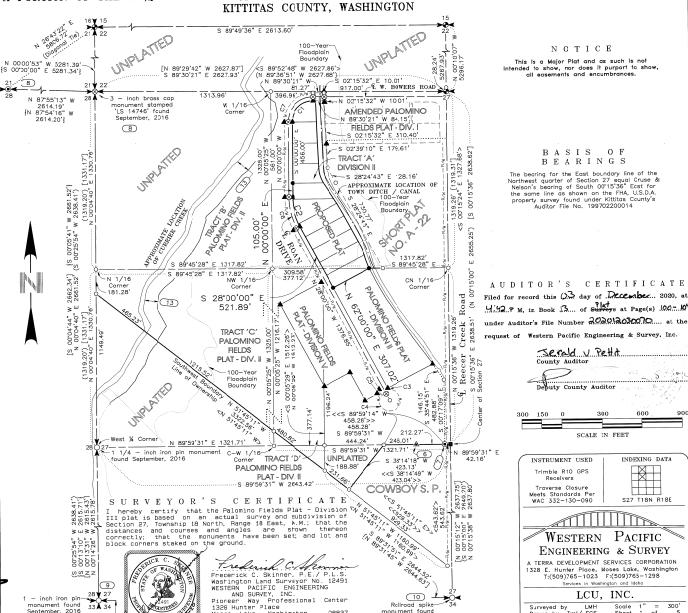
18:46

Surveyed by LMH Drawn by Tml/FCS

FCS

Checked by

A REPLAT OF TRACT 'A', PALOMINO FIELDS PLAT - DIVISION III A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.



Moses Lake, Washington

Reilroad spike-

monument found

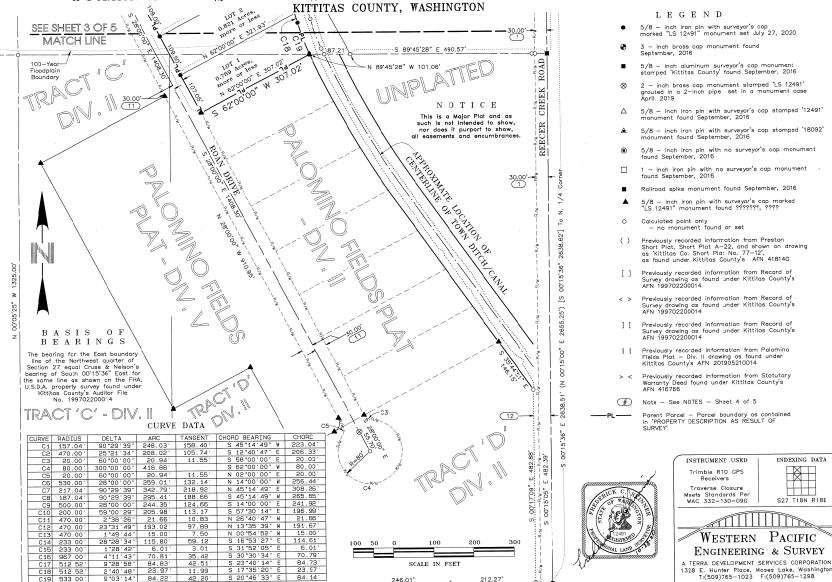
September, 2016

PALOMINO FIELDS PLAT - DIVISION III

Receiving No. 202ലുക്കുറ LPF - 20-00002

LP - 07-00031

A REPLAT OF TRACT 'A', PALOMINO FIELDS PLAT - DIVISION III A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.



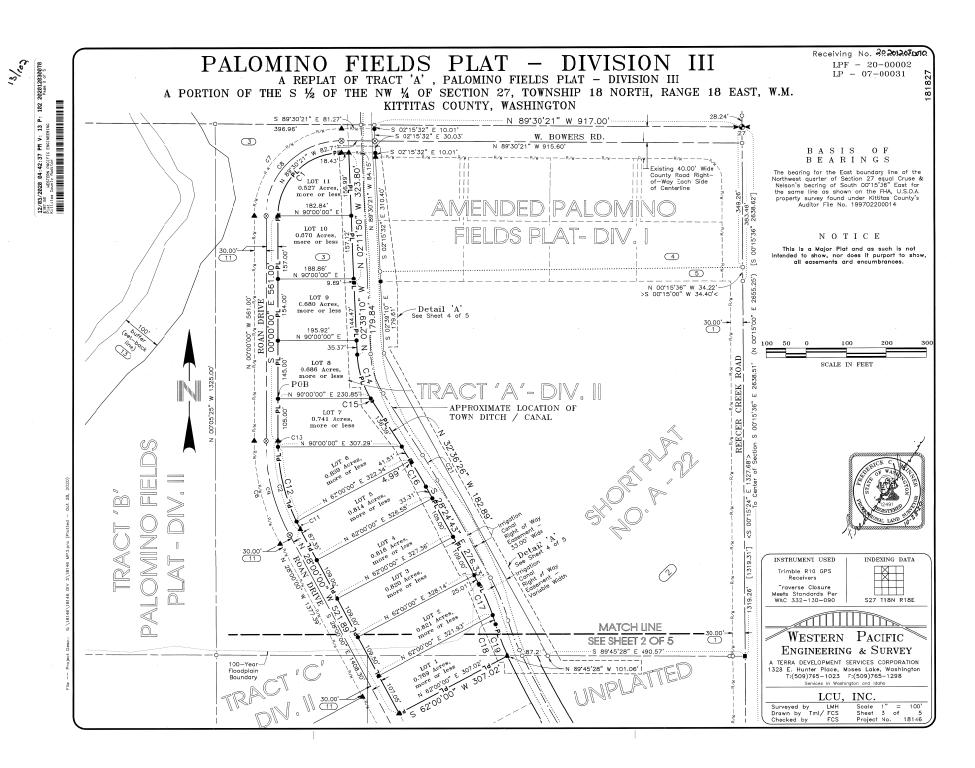
COWBOY SHORT PLAT

To West 1/4 Corner N 89*59'31" E 2643.42'

1328 E. Hunter Place, Moses Lake, Washington T:(509)765-1023 F:(509)765-1298 Services in Washington and Idaho

Center of

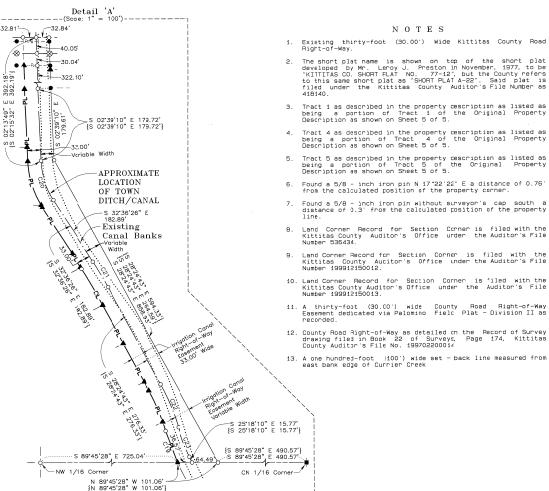
LCU,	INC.			
LMH	Scale	1"	=	100'
/ FCS	Sheet	2	of	5
FCS	Project	No.		18146
	LMH / FCS	/ FCS Sheet	LMH Scale 1" / FCS Sheet 2	LMH Scale 1" = FCS Sheet 2 of



PALOMINO FIELDS PLAT - DIVISION III

Receiving No. 2020120000 LPF - 20-00002 LP - 07-00031

A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITTITAS COUNTY. WASHINGTON



- 1. Existing thirty-foot (30.00') Wide Kittitas County Road
- The short plat name is shown on top of the short plat developed by Mr. Leroy J. Preston in November. 1977, to be KITITIAS CO. SHORT FLAT NO. 77-12°, but the County refers to this same short plat as "SHORT PLAT A-22°. Said plat is filled under the Kittitas County Auditor's File Number as
- 3. Tract 1 as described in the property description as listed as being a portion of Tract 1 of the Original Property Description as shown on Sheet 5 of 5.
- 4. Tract 4 as described in the property description as listed as
- from the calculated position of the property corner
- Found a 5/8 inch iron pin without surveyor's cap south a distance of 0.3' from the calculated position of the property
- 8. Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office urder the Auditor's File
- Land Corner Record for Section Corner is filed with the Kittitas County Aucitor's Office under the Auditor's File Number 199912150012.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File

- 13. A one hundred-foot (100') wide set back line measured from

SURVEYOR'S NARRATIVE

- 1. Historically two different location of the north quarter corner of Section 27 Township 18 North, Range 18 East. W. M. have been used. In 1977 via the short plat recorded under Kittitas Co. Auditor's File Number 418140, a monument was set. Subsequently the monument was remove possibly do to road reconstruction. In 1992 via the survey recorded under Kittitas Co. Auditor's File Number 393177. anil and washer was set with a note that Kittitas Co. Public Works will set a ument in a monument case with future road maintenance in vicinity. The location of these two monuments differ by
- The 3-inch brass cap monument found at the intersection of Reecer Creek Road and Bowers Road was held to establish the north boundary of the northwest quarter of said section 27. By holding this monument property on the north side of this by notating this morning property on the not size of the line had the fewest apparent negative impacts, while the property inmediately on the south side absorbed all the decrease in size. In addition, most performed subsequent to 1991 have relied on this monument as the location of the north quarter corner.
- However, the 1977 monument location was held for the purposes of locating the following three parcels:

Kittitas Co. Short Plat No. A-22 recorded under AFN

Tract 1 of Statutory Warranty Deed recorded under AFN 201410160051

Tract 2 of Statutory Warranty Deed recorded under AFN 201410160051

In addition, other monuments and fence lines were used to help confirm the boundaries of said Short Plat.

- The west quarter corner of Section 27 recorded on said Auditor's File Number 418140 was calculated. However, on an adjacent survey to west, a 1-1/4 inch iron pipe was found and accepted as said west quarter corner. During this survey said 1-1/4 inch iron pipe was found and accepted as said west
- The county road right of way for Reecer Creek Road has been defined differently by various plats along Reecer Creek Road.

After contacting Kittitas County and doing After contacting Kittitas County and doing independent records research we found no specific description of Said right of way other than the previously recorded plats. Therefore with no other evidence, for this survey, the centerline of the county road known as Recer Creek was defined in the northeast quarter of the northwest quarter of said Section 27 as coincident with the east boundary of the morthwest quarter of said section. The said centerline matches that of said Auditor's File Number 418140.

The remaining exterior property boundary lines are identified on Sheet 1 of 5 as per the property description contained herein. However, the owner of said property owns addition adjoining property in this general area.

INSTRUMENT USED

Trimble R10 GPS



Receivers	
Traverse Closure Meets Standards Per WAC 332—130—090	S27 T18N R18E
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INDEXING DATA

M

Western Pacific Engineering & Survey

A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Place, Moses Lake, Washington T:(509)765-1023 F:(509)765-1298 Services in Washington and Idaho

LCU,	INC.			
Surveyed by LMH	Scale	1"	==	N/A
Drawn by Tml/FCS	Sheet	4	of	5
Checked by FCS	Project	No.		18146

CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C19	533.00'	9'03'14"	84.22'	42.20'	S 20'46'33" E	84.14
C20	200.00'	29'57'16"		53.50'	S 17°37'48" E	103.37
	{200.00'}	{29*57'16"}	{104.56'}	{53.50'}	{S 17'37'48" E}	{103.37'}
C21	1000.00	4'11'43"	73.22'	36.63	5 30'30'34" E	73.21
	{1000.00'}	{4*11'43"}	{73.22'}	{36.63'}	{S 30'30'34" E}	{73.21'}
C22	545.52	12'09'47"		58.12		115.59
	{545.52'}	{12'09'47"}	{115.80'}	{58.12'}	{S 22*19'49" E}	{115.59'}
C23	500.CO'	9'03'14"	79.01	39.59	S 20'46'33" E	78.93
	{500.00'}	{9°03'14"}	{79.01'}	{39.59'}	§5 20°46'33" E	{78.93'}

NOTICE

This is a Major Plat and as such is not intended to show, nor does it purport to show, all easements and encumbrances. PALOMINO FIELDS PLAT - DIVISION III

A REPLAT OF TRACT 'A', PALOMINO FIELDS PLAT - DIVISION III

A PORTION OF THE S ½ OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITTITAS COUNTY, WASHINGTON

ORIGINAL PROPERTY DESCRIPTION

Tract 'A' of the Falomino Fields Plat - Division II as recorded in Book 13 of Plats, Pages 23 through 29. as recorded under the kittitas County Auditon's File Number 201905210014.

GENERAL NOTES

- 1. As per RCW 17.10.140. landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseading of areas disturbed development to preclude the proliferation of noxious weeds.
- 2. Construction of access improvements will require obtaining an access permit from the Department of Public Works. All access improvements shall be completed in accordance with current Kittitas County Road standards prior to .ssuance of a building occupancy permit for any proposed lots.

The maximum grade for the driveway approach(s) shall not exceed ten percent (10%). Grades exceeding ten percent (10%) will be subject to additional mitigation requirements (Refer to KCC 12.04.060 Table 4-4b).

- Maintenance of the access is the responsibility of the property owners who benefit from its use
- 4. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or perforing work within the county road right-of-way.
- 5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- 6. A public utility easement 10 feet (10.00') in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lines. Said easement shall also be used for irrigation.
- 7. The entire private road shall achieve ninety-five percent (95%) compaction based upon the standard test method for laboratory compaction nethod ASTM Designation D1657 Using the standard test method for in-place density and water content of soil and soil-aggregate by the nuclear method ASTM D6938 and shall be inspected and certified by a qualified technician working under the direct super vision of a licensed engineer licensed in the State of Washington specifying that the road meets or exceeds current Kittitas County Road Standards prior to the issuance of building permits for this plat.
- 8. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. The requirement will include the hard surface paving of any street or road surfaced with gravel.

WATER NOTES

On February 8, 2017 Chicago Title and Ellensburg Water Company were contacted to find any information regarding the location and were contacted to "Town Ditch". At that time both entities were unable to provide any information to said ditch. The Ellensburd Water Company believes there is at least a prescriptive easement for said ditch but we do not have any documentation to prove this or even define said ditch other than the surveyed location shown or even derine on this survey.

DEDICATIONS

DEDICATION KNOW ALL MEN by these presents that CLE ELUM PINES WEST. LLC, a Washington Limited Liability Company, do hereby declare this plat and dedicate to the rublic forever all roads and ways hereon with the right to make all necessary slopes for and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following priginal reasonable grading of oroads and ways hereon no drainage water or any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of frainage waters in culverts or or hamper proper across any lot as may be undertaken by or for the owner of any lot. Shall be done by and at the expense of such owner.

IN WITNESS WHEREOF we have hereunto set our hands and seal this

A5

President CLE ELUM PINES WEST, LLC

DEDICATION KNOW ALL MEN by these presents that CLE ELUM PINES EAST, LLC, a Washington Limited Liability Company, do hereby declare this plat and dedicate to the rubblic forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon no drainage water or any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-vay, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF we have hereunto set our hands and seal this . 3 day of NOUS ma & P. ... A.D., 2020, CLE ELUM PINE EAST, LLC... A Weshington Limited Liability Company

President CLE ELEM PINES EAST, LLC

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) COUNTY OF KIHITYS.

corporate seal of Said Corporation.

> WITNESS My hand and official seal the day and year first written.
>
> Notany Public in and for t for the State of Washington. residing at Elens Bun 6

Receiving No. 202010 3007

LPF - 20-00002

LP - 07-00031

STATE OF WASHINGTON) COUNTY OF KITHING

LEE M

NOTARY

PUBLIC

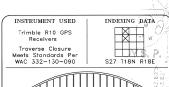
On this day 314 corporate seal of Said Corporation.

WITNESS My hand and official seal the day and year first written. Notary Public in and for the State of Washington, NOTARY UBLIC residing at ... Ellens Gung

NOTICE

This is a Major Plat and as such is not intended to show, nor does it purport to show. all casements and encumbrances.





Western Pacific Engineering & Survey A TERRA DEVELOPMENT SERVICES CORPORATION

1328 E. Hunter Place, Moses Lake, Washington T:(509)765-1023 F:(509)765-1298 Services in Washington and Idaho

	LCU,	INC.				
Г	Surveyed by LMH	Scale	1"	=	N/A	
ı	Drawn by Tml/FCS	Sheet	5	of	5	
/	Checked by FCS	Project	No.		18146	