

Receiving No.
LP - ##-####

181827

PALOMINO FIELDS PLAT - DIVISION IV
A REPLAT OF TRACTS 'B', 'C', AND 'D', PALOMINO FIELDS PLAT - DIVISION IV
A PORTION OF THE S ½ OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

O R I G I N A L
P R O P E R T Y D E S C R I P T I O N

Tract 'B', Tract 'C', and Tract 'D' of the Palomino Fields Plat - Division II as recorded in Book 13 of Plats, Pages 23 through 29, as recorded under the Kittitas County Auditor's File Number 201905210014.

G E N E R A L N O T E S

- 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 reseeding of areas disturbed development to preclude the proliferation of noxious weeds.
- 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 issuance of a building occupancy permit for any proposed lots.
- Maintenance of the access is the responsibility of the property owners who benefit from its use.
- An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- 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.
- The entire private road shall achieve ninety-five percent (95%) compaction based upon the standard test method for laboratory compaction method ASTM Designation D1557 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 supervision 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.
- 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.

L I N E D A T A

LINE	BEARING	DISTANCE
L1	N 25°19'03" E	49.93'
L2	N 78°09'30" E	10.33'
L3	N 19°19'02" E	28.09'
L4	N 26°41'48" W	130.09'
L5	N 10°20'12" E	136.16'
L6	N 26°11'12" E	90.16'
L7	N 53°23'02" E	89.93'
L8	N 44°23'45" E	13.34'
L9	S 89°45'28" E	1133.18'
L10	S 28°00'00" E	117.60'
L11	S 62°00'00" W	350.00'
L12	S 28°00'00" E	696.00'
L13	N 62°00'00" E	218.00'
L14	N 28°00'00" W	239.95'
L15	N 62°00'00" E	107.00'
L16	S 28°00'00" E	110.00'
L17	N 62°00'00" E	60.00'
L18	N 28°00'00" W	86.45'
L19	N 62°00'00" E	381.88'
L20	S 35°44'51" W	146.15'
L21	S 00°17'09" E	482.88'
L22	S 89°59'31" W	458.28'
L23	S 38°14'18" W	423.13'
L24	N 51°45'11" W	1926.66'

L I N E D A T A (C O N T .)

LINE	BEARING	DISTANCE
L25	N 27°21'48" E	109.54'
L26	N 39°23'29" E	184.73'
L27	N 15°59'04" E	215.35'
L28	N 42°00'30" E	550.95'
L29	S 29°05'16" W	327.50'
L30	N 32°40'41" W	214.39'
L31	N 89°30'21" W	579.42'
L32	N 02°15'32" W	10.01'
L33	S 89°30'21" E	81.27'
L34	N 00°00'00" E	554.35'
L35	N 28°00'00" W	324.75'

S U R V E Y O R ' S N A R R A T I V E

- 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 removed possibly do to road reconstruction. In 1991 via the survey recorded under Kittitas Co. Auditor's File Number 539177, a nail and washer was set with a note that Kittitas Co. Public Works will set a monument in a monument case with future road maintenance in the vicinity. The location of these two monuments differ by 28.24 feet.
- 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 line had the fewest apparent negative impacts, while the property immediately 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 418140

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 quarter corner.
 - 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 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 Reecer Creek was defined in the northeast quarter of the northwest quarter of said Section 27 as coincident with the east boundary of the northwest 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

W A T E R N O T E S

On February 8, 2017 Chicago Title and Ellensburg Water Company were contacted to find any information regarding the location and ownership of the "Town Ditch". At that time both entities were unable to provide any information to said ditch. The Ellensburg 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 on this survey.

P L A T N O T E S

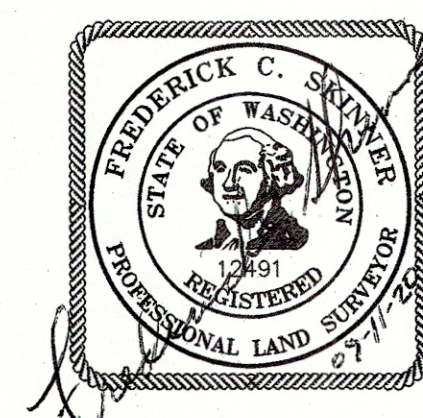
- Existing thirty-foot (30.00') wide Kittitas County Road Right-of-Way.
- The short plat name is shown on top of the short plat developed by Mr. Leroy J. Preston in November, 1977, to be "KITTITAS CO. SHORT PLAT NO. 77-12", but the County refers to this same short plat as "SHORT PLAT A-22". Said plat is filed under the Kittitas County Auditor's File Number as 418140.
- A fifty-foot (50.00') wide access strip - a part of Tract "G".
- Not Used
- Not Used
- Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.76' 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 line.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor'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 Number 199912150013.
- A thirty-foot (30.00') wide County Road Right-of-Way Easement dedicated via Palomino Field Plat - Division II as recorded.
- County Road Right-of-Way as detailed on the Record of Survey drawing filed in Book 22 of Surveys, Page 174, Kittitas County Auditor's File No. 199702200014
- Thirty-foot (30.00') wide Emergency Right-of-Way Easement dedicated to Kittitas County for road proposed via this plat.
- Flood Plain set-back line.

N O T I C E

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

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor naming said person.

RECEIVED
SEP 16 2020
Kittitas County CDS



INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers	
Traverse Closure Meets Standards Per WAC 332-130-090	S27 T18N R18E

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A TERRA DEVELOPMENT SERVICES CORPORATION
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LCU, INC.

Surveyed by	LMH	Scale	1" = N/A
Drawn by	Tml/ FCS	Sheet	5 of 6
Checked by	FCS	Project No.	18146