

VICINITY MAP

(Not To Scale)



PALOMINO FIELDS PLAT - DIVISION VI

Receiving No.

LPF-21-00003
LP-07-00031

A REPLAT OF TRACT 'H', PALOMINO FIELDS PLAT - DIVISION IV
A PORTION OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITAS COUNTY, WASHINGTON

181827

BASIS OF BEARINGS

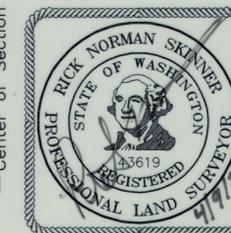
The bearing for the East boundary line of the Northwest quarter of Section 27 equal Cruse & Nelson's bearing of South 00°15'36" East for the same line as shown on the FHA, U.S.D.A. property survey found under Kittitas County's Auditor File No. 199702200014

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 85°00'00" E	107.47'	L18	S 44°23'45" W	13.34'
L2	N 85°00'00" E	112.06'	L19	S 27°21'48" W	109.54'
L3	S 63°21'32" E	97.63'	L20	N 39°23'29" E	184.73'
L4	N 51°45'11" W	154.50'	L21	N 15°59'04" E	215.35'
L5	S 55°03'08" E	58.40'	L22	S 42°00'30" W	550.95'
L6	S 51°45'11" E	48.86'	L23	N 29°05'16" E	327.50'
L7	N 38°14'49" E	250.00'	L24	S 32°40'41" E	214.39'
L8	S 45°00'00" W	152.04'	L25	N 89°30'21" W	81.27'
L9	S 14°37'12" E	69.24'	L26	N 00°00'00" W	554.35'
L10	S 31°45'23" W	30.55'	L27	N 28°00'00" W	442.35'
L11	N 25°19'03" E	49.93'	L28	N 62°00'00" E	125.00'
L12	S 78°09'30" W	10.33'	L29	S 28°00'00" E	464.00'
L13	S 19°19'02" W	28.09'	L30	N 86°22'25" E	180.39'
L14	S 26°41'48" E	130.09'	L31	N 35°00'00" E	539.99'
L15	S 10°20'12" W	136.16'	L32	N 35°00'00" E	632.11'
L16	N 26°11'12" E	90.16'	L33	S 35°00'00" W	632.11'
L17	S 53°23'02" W	89.93'	L34	S 00°00'00" E	6.65'
			L35	N 85°00'00" E	159.78'

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 Mr. Pat Deneen, in January, 2021.



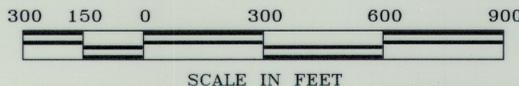
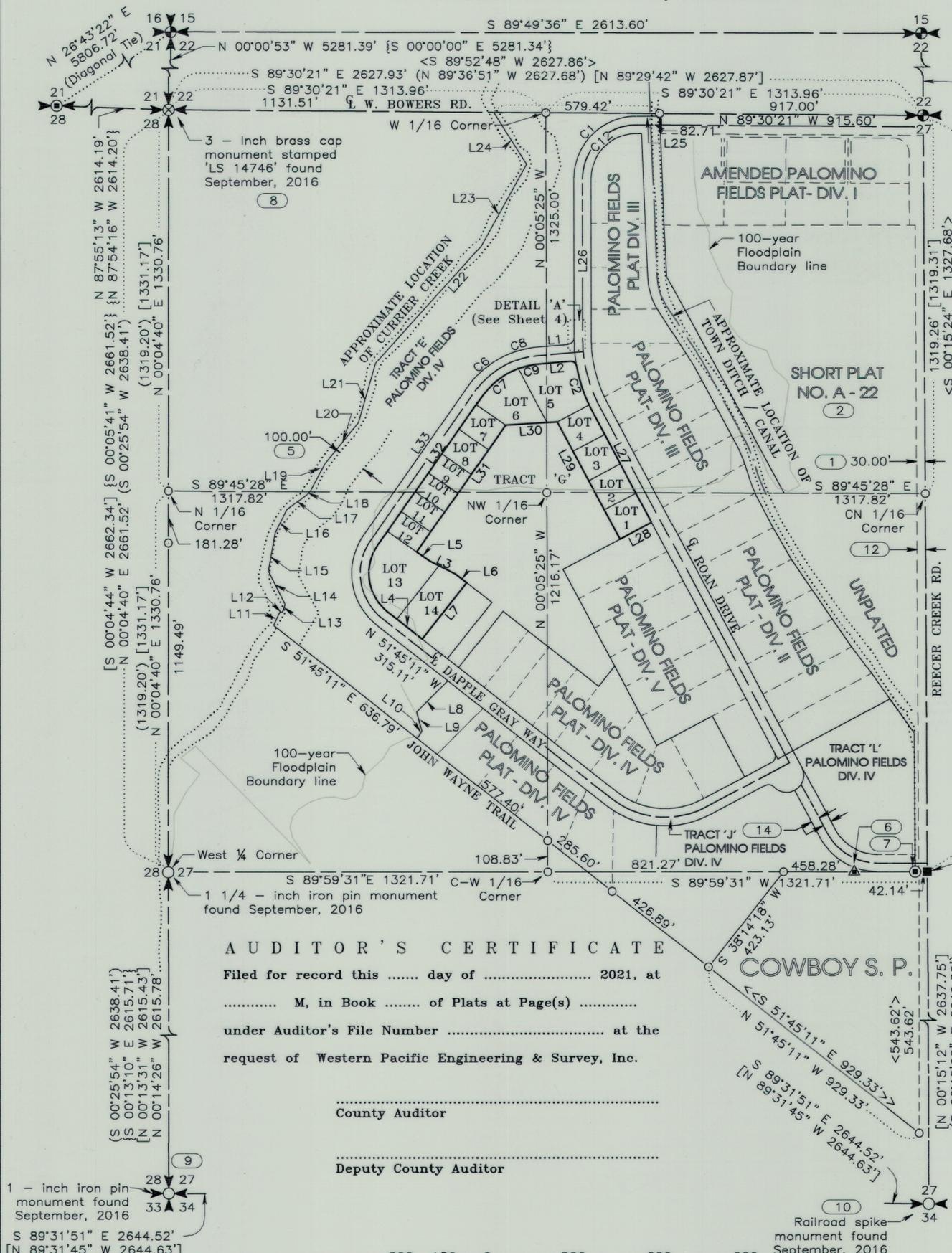
Rick Norman Skinner
RICK NORMAN SKINNER, P.L.S.
Washington Land Surveyor No. 43619
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1328 Hunter Place
Moses Lake, Washington 98837

AUDITOR'S CERTIFICATE

Filed for record this day of 2021, at M, in Book of Plats at Page(s) under Auditor's File Number at the request of Western Pacific Engineering & Survey, Inc.

County Auditor

Deputy County Auditor



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

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" = 300'
Drawn by Tml/FCS Sheet 1 of 5
Checked by RNS Project No. 18146

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED
This day of , A.D., 2021
Kittitas County Engineer

HEALTH DEPARTMENT

I HEREBY CERTIFY that the Palomino Fields Plat - Division VI, has been examined by me and I find that the sewage and water system herein shown does meet and comply with all requirements of the County Health Dept.
Dated this Day of A.D., 2021.

Kittitas County Health Officer

CERTIFICATE OF PLANNING DEPT.

I HEREBY CERTIFY that the Palomino Fields Plat - Division VI, has been examined by me and find that it conforms to the Comprehensive Plan of the Kittitas County Planning Commission.
Dated this Day of A.D., 2021.

Kittitas County Planning Official

CERTIFICATE OF TREASURER

I HEREBY CERTIFY that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed. Parcel 961602.
Dated this Day of A.D., 2021.

Kittitas County Treasurer

CERTIFICATE OF ASSESSOR

I HEREBY CERTIFY that the Palomino Fields Plat - Division VI, has been examined by me and I find the property to be in an acceptable condition for plating. Parcel 961602.
Dated this Day of A.D., 2021.

Kittitas County Assessor

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED this day of A.D., 2021.

BOARD OF COUNTY COMMISSIONERS

By
Chairperson

ATTEST:
Clerk of the Board

1 - inch iron pin monument found September, 2016
S 89°31'51" E 2644.52'
N 89°31'45" W 2644.63'

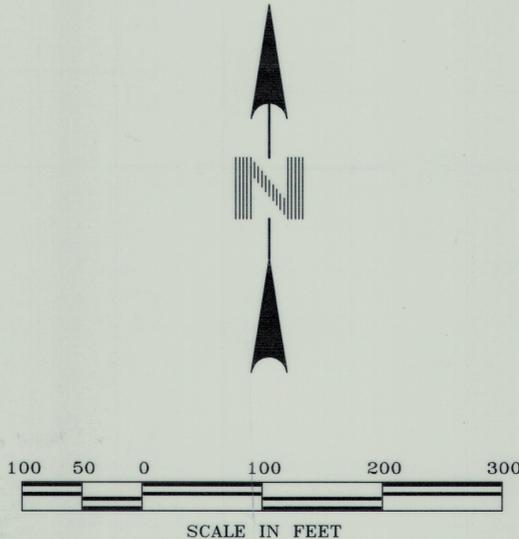
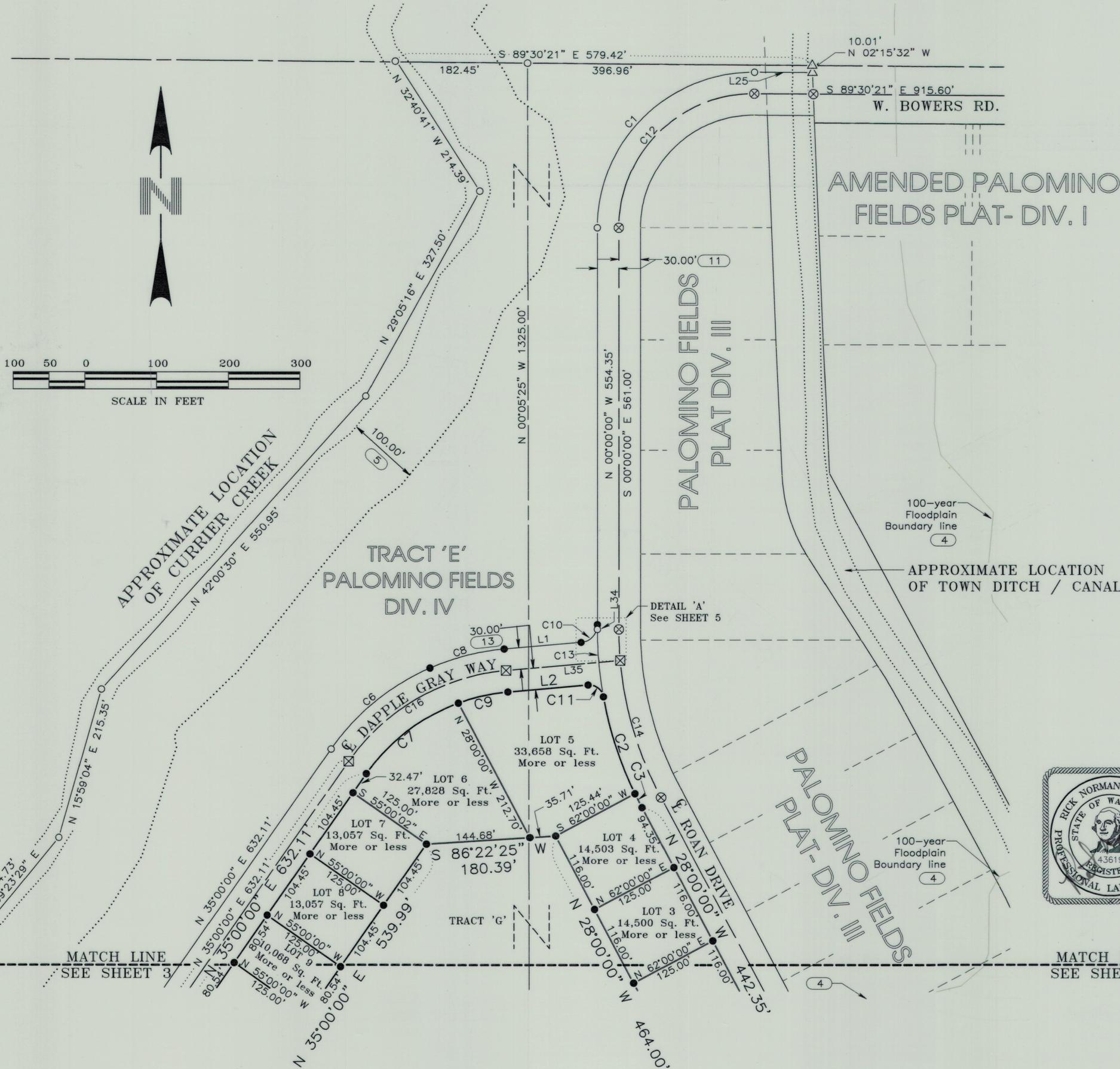
File --- Project Desc.: S:\Data transfer\18146 BCG\18146 MP6rev1.pro (Plotted - Apr 9, 2021)

PALOMINO FIELDS PLAT - DIVISION VI

A REPLAT OF TRACT 'H', PALOMINO FIELDS PLAT - DIVISION IV
 A PORTION OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
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- ### LEGEND
- 5/8 - inch iron pin with surveyor's cap marked "LS 43619" monument set October 10, 2020
 - ⊕ 3 - inch brass cap monument found September, 2016
 - 5/8 - inch aluminum surveyor's cap monument stamped 'Kittitas County' found September, 2016
 - ⊗ 2 - inch brass cap monument stamped 'LS 12491' grouted in a 2-inch pipe set in a monument case November 12, 2020
 - ⊗ 2 - inch brass cap monument stamped 'LS 12491' grouted in a 2-inch pipe found in a monument case September, 2016
 - △ 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument found September, 2020
 - ⊙ 5/8 - inch iron pin with no surveyor's cap monument found September, 2016
 - Calculated point only - no monument found or set
 - () Previously recorded information from Preston Short Plat, Short Plat A-22, and shown on drawing as 'Kittitas Co. Short Plat No. 77-12', as found under Kittitas County's AFN 418140
 - [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
 - < > Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
 -] [Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
 - { } Previously recorded information from Palomino Fields Plat - Div. II drawing as found under Kittitas County's AFN 201905210014
 - > < Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416766
 - # Note - See PLAT NOTES - Sheet 4 of 5

NOTICE

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



INSTRUMENT USED		INDEXING DATA	
Trimble R10 GPS Receivers			
Traverse Closure Meets Standards Per WAC 332-130-090		S27 T18N R18E	
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" = 100'		
Drawn by Tml/FCS	Sheet 2 of 5		
Checked by RNS	Project No. 18146		

File -- Project Desc.: S:\Data transfer\181827\181827.MP6rev1.pro (Plotted - Apr 9, 2021)

PALOMINO FIELDS PLAT - DIVISION VI

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A REPLAT OF TRACT 'H', PALOMINO FIELDS PLAT - DIVISION IV A PORTION OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITTTAS COUNTY, WASHINGTON

GENERAL NOTES

- 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 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.

KCC 12.09.040 entitled Embankment Construction Control in Developments allows the approved WSDOT Standard Specifications compaction test and/or other ASTM tests approved by the Kittitas County Engineer.
- 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.
- No building permits will be issued until the road(s) have been certified by the Kittitas County Public Works Authorized Representative upon completion of the Final Plat.

WATER NOTES

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.

ORIGINAL PROPERTY DESCRIPTION

Tract 'H' of the Palomino Fields Plat - Division IV as recorded in Book 13 of Plats, Pages 105 through 110 as recorded under the Kittitas County Auditor's File Number 202101210012.

SURVEY NARRATIVE

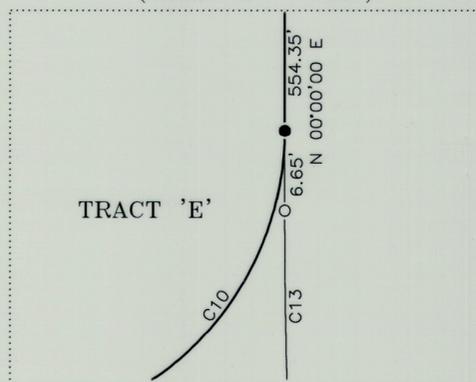
This survey is based upon field survey work done by this office in 2016. This survey followed the various solutions to the boundary issues described in the survey narrative for Palomino Fields Plat - Division 4 as recorded in Volume 13, Pages 105 - 110, records of Kittitas County, WA.

Item 11 of the Chicago Title Insurance Company title policy number 72156-47478511, refers to an easement recorded under instrument number 39134. Said easement is for the purposes of a water pipe line granted to the City of Ellensburg. The 20 foot wide easement, is center on the existing location of the pipeline. The pipeline itself was not able to be located as a result of this survey.

PLAT NOTES

- 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 "KITTTAS 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".
- The 100-year Flood Plain boundary line as shown hereon.
- One hundred-foot (100.00') flood plain setback.
- 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. Roads within R.O.W. are asphalt.
- 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. Roads within R.O.W. are asphalt.
- Thirty-foot (30.00') wide Right-of-Way Easement to be owned by Palomino Fields Utilities Inc. Roads within R.O.W. are asphalt.
- Thirty-foot (30.00') wide Right-of-Way Easement to be owned by Palomino Fields Utilities Inc. Roads within R.O.W. are asphalt.
- Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.
- The approval of this division of land provides no guarantee that use of water under the ground water exemptions (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.

DETAIL 'A' (Scale 1" = 10')



NOTICE

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.



INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers	
Traverse Closure Meets Standards Per WAC 332-130-090	
S27 T18N R18E	
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 RNS Project No. 18146	

