

AMENDED PALOMINO FIELDS PLAT-DIVISION I

A REPLAT OF PALOMINO FIELDS PLAT-DIVISION I

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

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and I approve this plat.
Dated this Day of A.D., 2018
Kittitas County Engineer

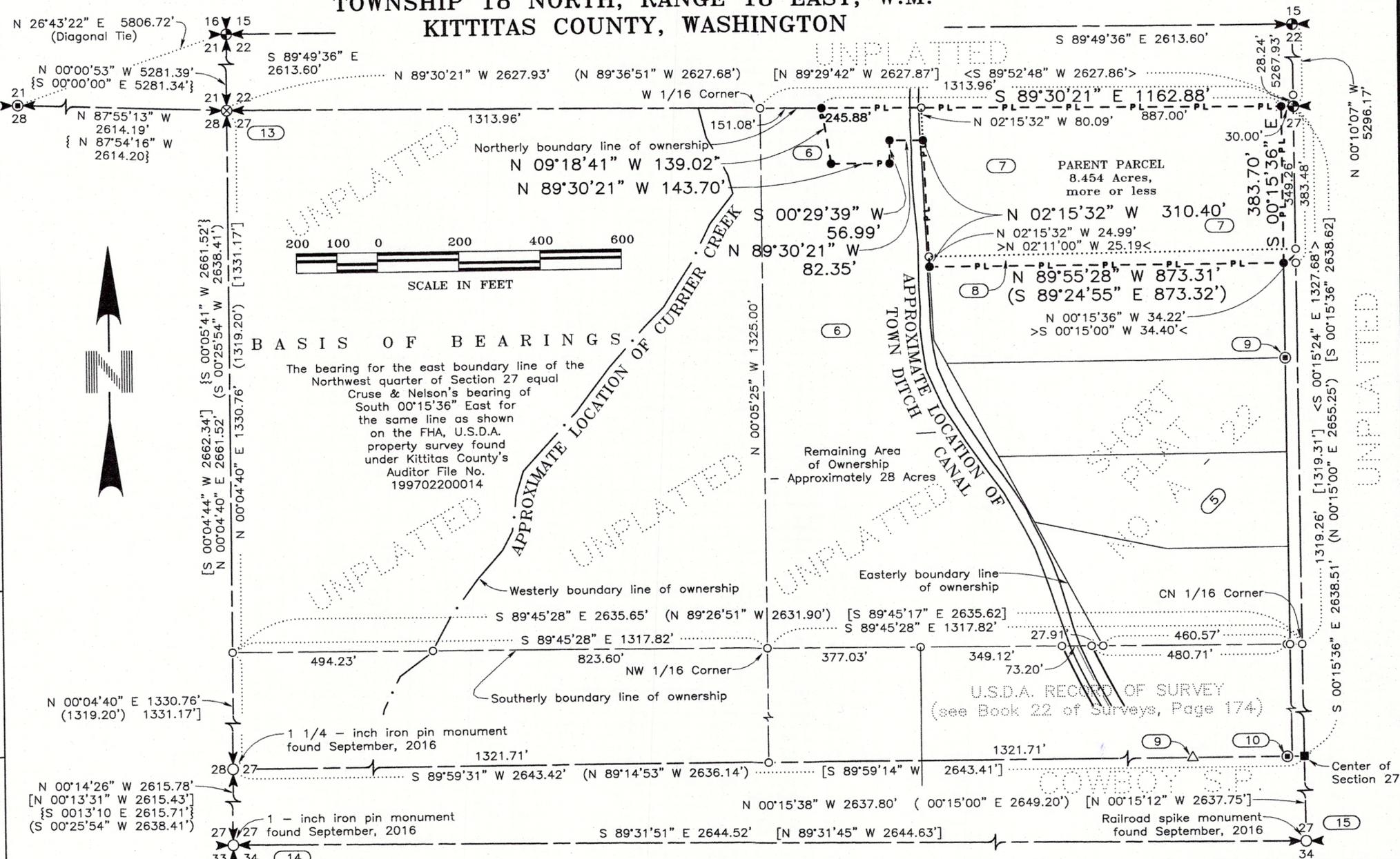
HEALTH DEPARTMENT
I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and I find that the sewage and water system herein shown does meet and comply with all requirements of the County Health Department.
Dated this Day of A.D., 2018
Kittitas County Health Officer

CERTIFICATE OF PLANNING DEPT.
I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, 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., 2018
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 No. 471033.
Dated this Day of A.D., 2018
Kittitas County Treasurer

CERTIFICATE OF ASSESSOR
I HEREBY CERTIFY that the Amended Palomino Fields Plat - Division I, has been examined by me and I find the property to be in an acceptable condition for platting. Parcel No. 471033.
Dated this Day of A.D., 2018
Kittitas County Assessor

KITTITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED this day of A.D., 2018.
BOARD OF COUNTY COMMISSIONERS
By
Chairperson
ATTEST:
Clerk of the Board



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

SURVEYOR'S CERTIFICATE
I hereby certify that the plat of Palomino Fields Plat - Division I is based on an actual survey and subdivision of Section 27, Township 18 North, Range 18 East, W.M.; that the distances and courses and angles are shown thereon correctly; that the monuments have been set; and lot and block corners staked on the ground.
Dated this day of *November 30*, A.D., 2018.

Frederick C. Skinner
Frederick C. Skinner, P.E./P.L.S.
Washington Land Surveyor No. 12491
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1328 Hunter Place
Moses Lake, Washington 98837

AUDITOR'S CERTIFICATE
Filed for record at the request of the Kittitas County Board of Commissioners this day of 2018, at minutes past o'clock M., and recorded in Volume of Plats, at Page (s) records of Kittitas County, Washington.
RECEIVING NO.
Kittitas County Auditor
By Deputy Auditor

INSTRUMENT USED Trimble R10 GPS Receivers	INDEXING DATA S27 T18N R18E
WESTERN PACIFIC ENGINEERING AND SURVEY, INC. Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.	
LCU A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. AMENDED PALOMINO FIELDS PLAT - DIVISION I Kittitas County Washington	
Surveyed by LMH Date 04-16 Scale 1" = 200' Drawn by Tml/FCS Date 10-18 Sheet 1 of 6 Checked by FCS Date 10-18 Project No. 15169	

File --- Project Desc: S:\15169\15169 AMP.pro (Plotted - Nov 30, 2018) --- PROJ. NO. 15169 - AMENDED PALOMINO - DIV.

271818

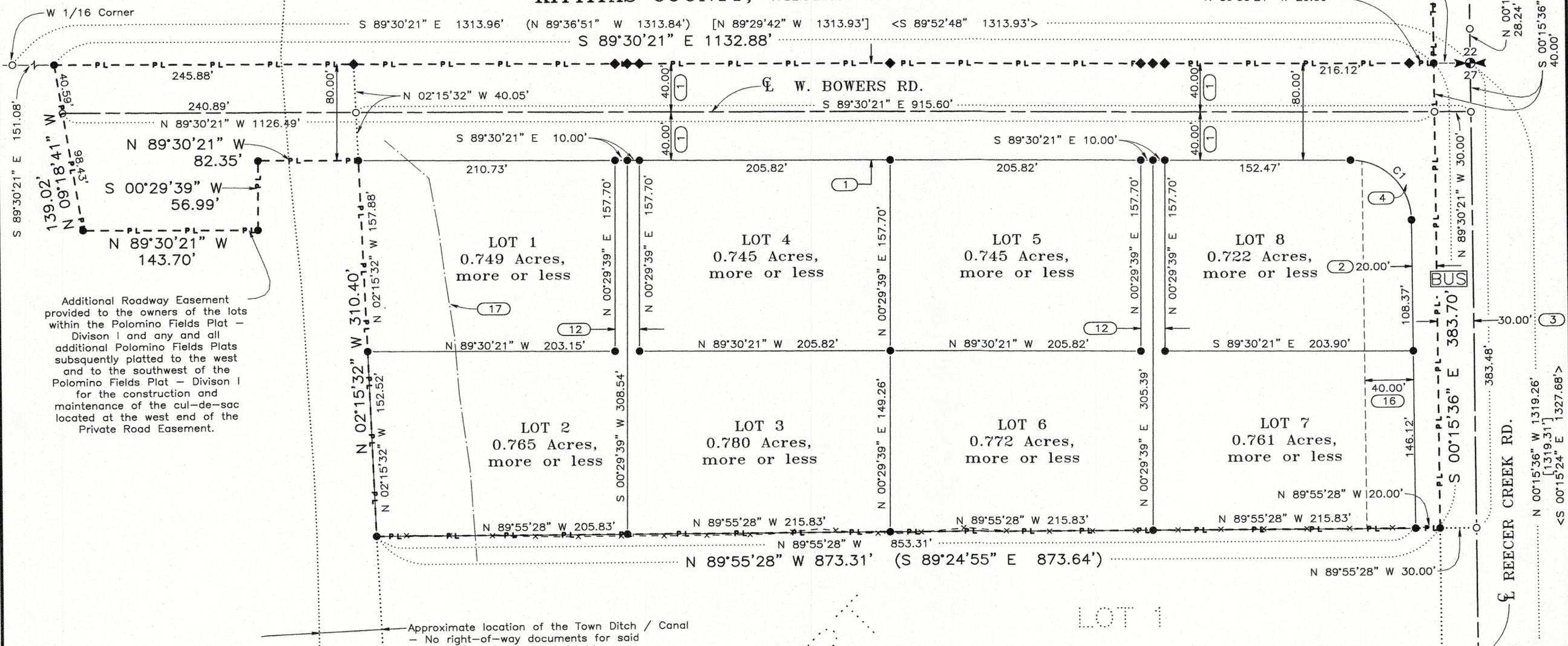
AMENDED PALOMINO FIELDS PLAT-DIVISION I

Receiving No.

LP - 07-31

271818

A REPLAT OF PALOMINO FIELDS PLAT-DIVISION I
 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



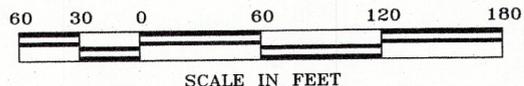
Additional Roadway Easement provided to the owners of the lots within the Palomino Fields Plat - Division I and any and all additional Palomino Fields Plats subsequently platted to the west and to the southwest of the Palomino Fields Plat - Division I for the construction and maintenance of the cul-de-sac located at the west end of the Private Road Easement.

Approximate location of the Town Ditch / Canal
 - No right-of-way documents for said ditch / canal could be found

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 equals the 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

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	50.00'	89°14'45"	77.88'	49.35'	N44°52'39"W	70.24'



RECEIVED
 DEC 04 2018
 Kittitas County CDS



INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	INDEXING DATA S27 T18N R18E
WESTERN PACIFIC ENGINEERING AND SURVEY, INC. Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.	
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Surveyed by LMH Date 04-16 Drawn by Tml/FCS Date 10-18 Checked by FCS Date 10-18	Scale 1" = 60' Sheet 2 of 6 Project No. 15169

File --- Project Desc.: S:\15169\15169 AMP.pro (Plotted - Nov 30, 2018) --- PROJ. NO. 15169 - AMENDED PALOMINO - DIV.

AMENDED PALOMINO FIELDS PLAT-DIVISION I

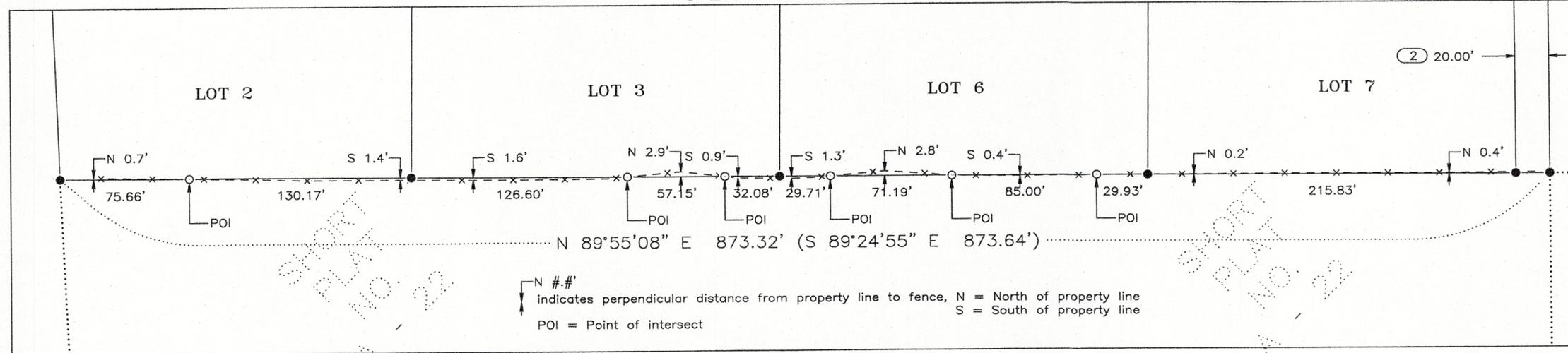
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LP - 07-31

181827

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

FENCE DETAIL



LEGEND

- ◆ 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument set December, 2017 for the Palomino Fields Plat - Division I filed June, 2018, as found under Kittitas County's AFN 2018065250042, but removed October 2018 in conformance with this plat
- 5/8 - inch iron pin with surveyor's cap marked "LS 49273" monument set July 11, 2017 and visited December, 2017
- ⊕ 3 - inch brass cap monument found September, 2016
- 5/8 - inch aluminum surveyor's cap monument stamped 'Kittitas County' found September, 2016
- ⊗ 3 - inch brass cap monument stamped 'LS 14746' found September, 2016
- △ 5/8 - inch iron pin with surveyor's cap stamped '12491' monument found September 2016
- ▲ 5/8 - inch iron pin with surveyor's cap stamped '18092' monument found September 2016
- ⊙ 5/8 - inch iron pin with no surveyor's cap monument found September 2016
- 1 - inch iron pin with no surveyor's cap monument found September 2016
- Railroad spike monument found September 2016
- Calculated point only - no monument found or set
- BUS** Approx. bus stop location

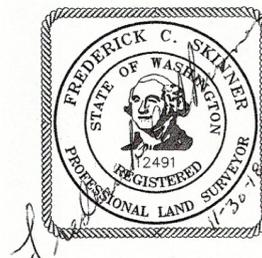
LEGEND (continued)

- () 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 Statutory Warranty Deed found under Kittitas County's AFN 416766
- # Note - See Sheet 4 of 6
- PL --- Parent Parcel - Parcel boundary as contained in 'PROPERTY DESCRIPTION AS RESULT OF SURVEY'

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.

INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	INDEXING DATA S27 T18N R18E
RECEIVED DEC 04 2018 Kittitas County CDS	
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Surveyed by LMH Date 04-16 Drawn by Tml/FCS Date 10-18 Checked by FCS Date 10-18	Scale 1" = N/A Sheet 3 of 6 Project No. 15169



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AMENDED PALOMINO FIELDS PLAT-DIVISION I

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271818

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

PLAT NOTES :

- Eighty-foot (80.00') wide, forty feet (40.00') each side of the centerline, County Road Right-of-Way dedicated to Kittitas County via this plat.
- Twenty-foot (20.00') wide additional County Road Right-of-Way dedicated to Kittitas County via this plat.
- Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
- The fillet for the fifty-foot (50.00') radius curve dedicated to Kittitas County for 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.
- 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.
- Tract 4 as described in the property description as listed as being a portion of Tract 4 of the Original Property Description as shown on Sheet 5 of 5.
- Tract 5 as described in the property description as listed as being a portion of Tract 5 of the Original Property Description as shown on Sheet 5 of 5.
- 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.
- Found a 5/8-inch iron pin with surveyor's cap monument stamped '12491' a distance of 0.2' south of the calculated position of the property line.
- A twenty-foot (20.00') wide Private Driveway Easement. Said strip of property shall be used as a common driveway shared with adjacent property owners.
- 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.
- Forty-foot (40.00') wide Berm Maintenance Easement.
- East boundary line of the wetlands designated area.

SURVEYOR'S NARRATIVE

- 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.
- Palomino Fields Plat - Division I, as recorded in Volume 12 of Plats, Pages 201 through 205 under Kittitas County's AFN 201708150016 dedicated a county road right-of-way along the north boundary line of said plat. After considering the dedication, the County and the Developer decided that it would be preferable to keep said access a private road, necessitating a re-plat, which was attempted with the filing of the Palomino Fields Plat - Division I, as recorded in Volume 12 of Plats, Pages 237 through 241, under Kittitas County's AFN 201806250042. After further consideration and the filing of the version of Palomino Fields Plat showing the private road access, it was decided that a county road dedicated to Kittitas County would better service the area west and southwest of this area, so this platting process was necessary.

GENERAL NOTES

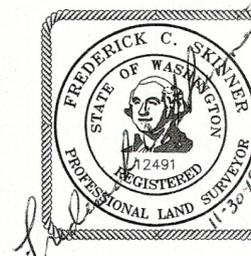
- As Per RCW 17.10.140, landowners are responsible for the controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed development to preclude the proliferation of noxious weeds.
- Construction of access 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.
- An easement of ten feet in width is reserved along all parcel lot lines. The ten foot easement shall abut the exterior plat boundaries and shall be divided five feet each side of the interior lot lines. Said easement shall be for public utilities, gas, irrigation, and cable television.
- Subdivision Guarantee No. 72156-44948147, as provided by Chicago Title Insurance Company. All easements from said Subdivision Guarantee have been reviewed, those with a plottable location have been shown on face of plat.

RIGHT TO FARM NOTICE

The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances (RCW 7.48.305).



INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	INDEXING DATA <table border="1"> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> </table> S27 T18N R18E																
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AMENDED PALOMINO FIELDS PLAT-DIVISION I

Receiving No.

LP - 07-31

271818

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that do hereby declare this plat and dedicate to the public 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 on 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 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.

The owners of the land described herein in fee simple are Frederick J. Niemi and Carrie L. Niemi, husband and wife, as to Lot 1, Randall W. Larsen, a single man and Tiffany M.W. Love, a single woman, who are described as joint tenancy with rights of survivorship on the documents in which title vests, as to Lot 2, SSSI, LLC, a Delaware limited liability company, as to Lot 3, Monty Balcom and Betty Balcom, husband and wife, as to Lot 4, Ethan Sterkel and Mackenzie Sterkel, husband and wife, as to Lot 5, Joseph McNeil and Erin McNeil, husband and wife, as to Lot 6, William S. Finch and Sherry J. Finch, husband and wife, as to Lot 7, and Wendy Kernan, an unmarried woman, as to Lot 8.

IN WITNESS WHEREOF, we have hereunto set our hands and seal.

.....	Date
Frederick J. Niemi	.....
.....	Date
Carrie L. Niemi	.....
.....	Date
Randall W. Larsen	.....
.....	Date
Tiffany M.W. Love	.....
.....	Date
Manager, SSSI LLC	.....
.....	Date
Monty Balcom	.....
.....	Date
Betty Balcom	.....
.....	Date
Ethan Sterkel	.....
.....	Date
Mackenzie Sterkel	.....
.....	Date
Joseph McNeil	.....
.....	Date
Erin McNeil	.....
.....	Date
William S Finch	.....
.....	Date
Sherry J. Finch	.....
.....	Date
Wendy Kernan	.....

ORIGINAL PROPERTY DESCRIPTION

TRACT 1:
That portion of the Northwest Quarter of the Northwest Quarter lying East of the center line of the channel of Reecer Creek, as located in October 3, 1967, in Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington:

AND

The Northeast Quarter of the Northwest Quarter of Section 27, in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; EXCEPTING THEREFROM:

A tract of land bounded by a line described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 27; and running thence South 15' West, 1,321.5 feet; thence North 89°35' West, 500 feet; thence North 27°47' West, 838 feet; thence North 0°2' West, 879 feet; thence North 59°50' East, 79.8 feet; thence East 853.76 feet; thence South 334.09 feet to the point of commencement.

The right of way of the canal of the Ellensburg Water Company (Town Ditch).

TRACT 4:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Northeast corner of said quarter of quarter section and running thence South 0°15' West along the East boundary line of said quarter of quarter section 377.5 feet; thence West 904.7 feet; thence North 2°02' West 377.5 feet to the North boundary line of said section; and thence South 89.39' East along said North boundary line 917.0 feet to the point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

TRACT 5:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said section; thence South 00°15'00" West along the East boundary line of said quarter of quarter section a distance of 377.5 feet to the true point of beginning; thence South 00°15'00" West along the East boundary line of said quarter of quarter section a distance of 34.40 feet; thence North 89°24'55" West a distance of 903.64 feet; thence North 02°11'00" West a distance of 25.19 feet; thence South 90°00'00" East a distance of 904.70 feet to the true point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road,

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

ACKNOWLEDGEMENTS

For Acknowledgements Refer to Sheet 6 of 6

PROPERTY DESCRIPTION AS RESULT OF SURVEY

That portion of the Northeast quarter of the Northwest quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, as delineated and described on the PALOMINO FIELDS PLAT - DIVISION I drawing prepared by Western Pacific Engineering and Survey, Inc., dated August, 2017, and as described as follows:

Commencing at the a 3 - inch brass cap monument found in a monument case marking the northeast corner of the Northwest quarter of said Section 27; thence North 89°30'21" West, coincident with the north boundary line of the Northwest quarter of said Section 27, a distance of 30.00 feet to the west right-of-way boundary line of the county road known as Reecer Creek Road and to the POINT OF BEGINNING; thence South 00°15'36" East, coincident with the west right-of-way boundary line of said County Road, a distance of 383.70 feet, said course being parallel with and 30.00' west of the west boundary line of the Northwest quarter of said Section; thence North 89°55'28" West a distance of 873.31 feet; thence North 02°15'32" West a distance of 310.40 feet; thence North 89°30'21" West a distance of 82.35 feet; thence South 00°29'39" West a distance of 56.99 feet; thence North 89°30'21" West a distance of 143.70 feet; thence North 09°18'41" West a distance of 139.02 feet to the north boundary line of the Northwest quarter of said Section 17; thence South 89°30'21" East, coincident with the north boundary line of the Northwest quarter of said Section 27, a distance of 1132.88 feet to the POINT OF BEGINNING;

Containing 8.454 ACRES, more or less.

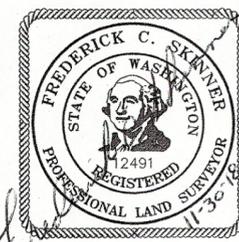
Said parcel also being described as follows:

Lots 1 through 8, Palomino Fields Plat - Division I, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 201 through 205 and amended under Book 12 of Plats, pages 237 through 241, records of said County.

NOTICE

This is a Boundary Line Survey 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.



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LCU	
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Surveyed by LMH Date 04-16 Scale 1" = N/A	Drawn by Tml/FCS Date 10-18 Sheet 5 of 6
Checked by FCS Date 10-18 Project No. 15169	