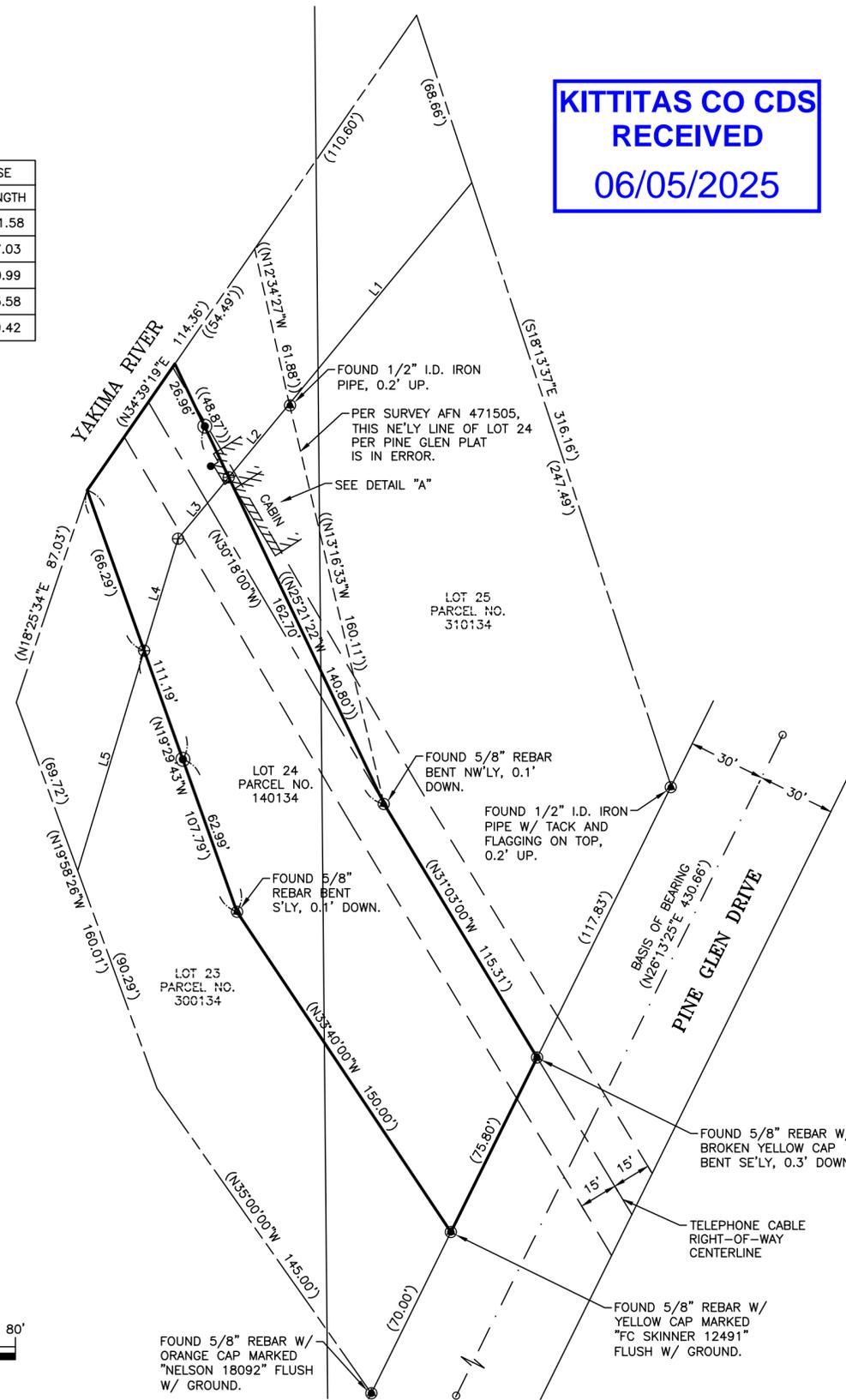


RECORD OF SURVEY LOT 24, BLOCK 3 OF PINE GLEN PLAT KITITAS COUNTY, WASHINGTON

KITITAS CO CDS
RECEIVED
06/05/2025

BANK & FIELD TRAVERSE		
LINE	BEARING	LENGTH
L1	N39°27'00"E	111.58
L2	S39°27'00"W	37.03
L3	S39°27'00"W	30.99
L4	S16°46'45"W	45.58
L5	N16°46'45"E	89.42



SURVEY NARRATIVE

BASIS OF BEARING ESTABLISHED VIA BEST FIT LINE FROM MONUMENTS FOUND ALONG NWLY RIGHT-OF-WAY LINE OF PINE GLEN DRIVE AND SOUTHWEST CORNER OF LOT 24 HELD.

LOT 24 IS SUBJECT TO 1982 COURT CASE, SURVEY REFERENCE NO. 4, WHICH GRANTED VIA QUIET TITLE A PORTION OF LOT 24 TO ADJACENT LOT 25 FOR ENCROACHING CABIN (+3 FEET ADDITIONAL), WHICH ENCROACHED ON LOT 24. A TITLE SEARCH FOR THE SUBJECT PARCEL PROVIDED PORTIONS OF THIS 1982 RULING, BUT AFTER A DILIGENT SEARCH EXHIBIT 15 REFERENCED IN RULING AND SAID TO DESCRIBE THE PORTIONS CONVEYED WAS NOT FOUND.

THE BEST EVIDENCE AVAILABLE AT THIS TIME TO RE-MONUMENT LOT 24 IS SURVEY REFERENCE NO. 3 WHICH WAS FILED THE YEAR FOLLOWING THE RULING AND INTERPRETED AS MARKING LOT 24 BASED ON THE OUTCOME OF THE COURT CASE.

CABIN SHOWN ON THE FACE OF THIS SURVEY APPEARS TO HAVE BEEN ORIGINAL AND PRIOR TO COURT CASE, HOWEVER CHIMNEY AND ADDITIONAL IMPROVEMENTS WHICH MAY ENCROACH APPEAR TO HAVE BEEN MORE RECENTLY CONSTRUCTED.

LEGAL DESCRIPTION

LOT 24, BLOCK 3 OF PINE GLEN PLAT AS FILED IN VOLUME 3 OF PLATS, PAGE 51, RECORDS OF KITITAS COUNTY, WA,

EXCEPT THAT PORTION DESCRIBED IN THAT COURT CASE OF THE SUPERIOR COURT OF WASHINGTON FOR KITITAS COUNTY, CASE NO. 22589, FILED ON MAY 3, 1982, RECORDS OF KITITAS COUNTY.

REFERENCES

- REFERENCE FILE NO. 72156-48153905, DATED AUGUST 24, 2022 BY CHICAGO TITLE INSURANCE COMPANY
- () PLAT OF PINE GLEN RECORDED ON PAGE 51 OF VOLUME 3 OF PLATS, RECORDS OF KITITAS COUNTY, WA.
- (()) SURVEY RECORDED UNDER AFN 471505 IN VOLUME 12 OF SURVEYS, PAGE 1, RECORDS OF KITITAS COUNTY, WA.
- COURT CASE NO. 22589, FILED ON MAY 3, 1982, SUPERIOR COURT OF WASHINGTON FOR KITITAS COUNTY, RECORDS OF KITITAS COUNTY.

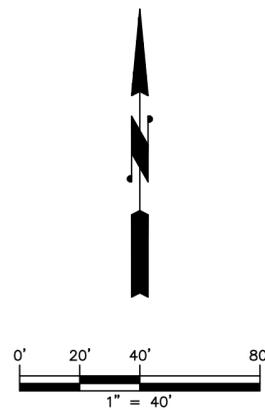
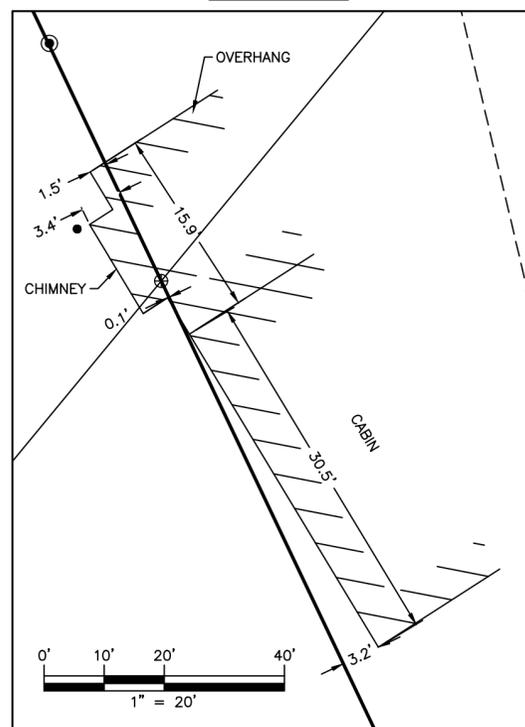
METHODOLOGY

- BASIS OF BEARING PER PLAT AS SHOWN HEREON. ALL DISTANCES SHOWN ARE GROUND.
- SURVEY PERFORMED USING A COMBINATION OF A TRIMBLE R12I GPS RECEIVING REAL-TIME KINEMATIC CORRECTIONS VIA THE WA STATE REFERENCE NETWORK IN CONJUNCTION WITH A TRIMBLE S5 3" TOTAL STATION USING TRAVERSE AND RADIAL SURVEY METHODS. THIS SURVEY MEETS AND/OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.
- FIELD WORK TO LOCATE FOUND CORNERS WAS PERFORMED IN OCTOBER, 2022 AND CORNERS SET IN OCTOBER 2022.

SURVEY NOTES

- THIS SURVEY WAS PERFORMED AT THE REQUEST OF OWNERS FOR THE PURPOSES OF IDENTIFYING THE BOUNDARIES OF THE SUBJECT PARCEL.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE. BOUNDARY LINES, AS ESTABLISHED HEREON FOR THIS SURVEY ARE FROM DEED DESCRIPTION AND MAY NOT CONFORM TO EXISTING LINES OF OCCUPATION AND/OR FENCE LINES AND COULD RESULT IN POSSIBLE BOUNDARY DISPUTES.

DETAIL "A"

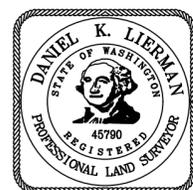


LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED CENTERLINE MONUMENT POSITION
- ⊙ SET POINT ON LINE. SET 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED "CYPHER SURVEY - PLS 45790"
- ⊕ CALCULATED POSITION. MONUMENT IS DESTROYED EITHER BY BANK EROSION OR CHIMNEY CONSTRUCTION.
- FOUND 5/8" REBAR W/ YELLOW CAP MARKED "FC SKINNER 12491", OUT OF POSITION NORTH 4.32' AND WEST 7.00' OF RECORD CORNER.
- ROAD CENTERLINE
- ADJACENT BOUNDARY LINE
- EASEMENT



CYPHER LAND SURVEYING, LLC
502 N. 40TH AVENUE, SUITE #3
YAKIMA WA, 98908
(509) 571-1150
WWW.CYPHERSURVEYING.COM



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 SUE MERK OF PINE GLEN MAINTENANCE CORP., IN OCTOBER, 2022.

CERTIFICATE NO. 45790

RECORD OF SURVEY for PINE GLEN MAINTENANCE CORP.

KITITAS COUNTY TAX PARCEL:
NO. 140134

INDEX: SW 1/4 and SE 1/4 OF SW 1/4, SECTION 17, T20N, R14E, W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____
AT ____ M. IN BOOK ____ OF SURVEYS AT PAGE ____
AT THE REQUEST OF CYPHER LAND SURVEYING.

DEPUTY _____ COUNTY AUDITOR

AUDITOR'S FEE NO. _____ FEE: \$ _____

DWN BY: P.J.N. SCALE: 1" = 40' PAGE 1 OF 1

CHK'D BY: D.L. DATE: 10-11-2022 JOB # 22-54