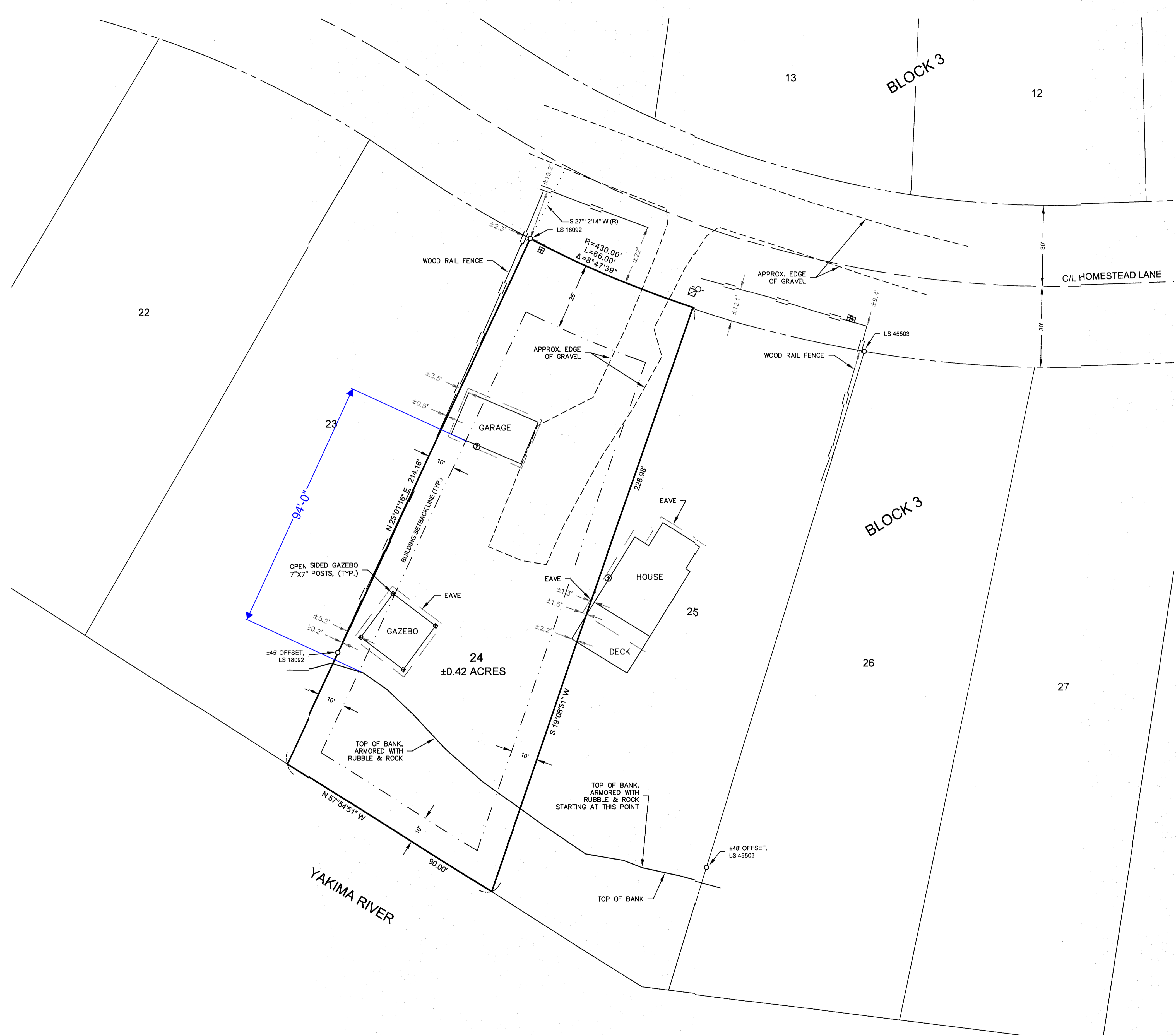
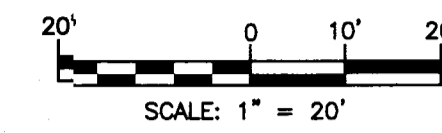


# LOT 24, BLOCK 3, SUN ISLAND PARK DIVISION NO. 2

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 13, T. 20 N., R. 13 E., W.M.  
KITITITAS COUNTY, STATE OF WASHINGTON



### NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE BOUNDARY LINES AND IMPROVEMENTS ON LOT 24, BLOCK 3, SUN ISLAND PARK, DIVISION NO. 2 PLAT.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNSS AND A ST, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT; THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 5 OF PLATS AT PAGES 44 THROUGH 46, UNDER AUDITOR'S FILE NO. 359450 AND BOOK 42 OF SURVEYS, PAGE 230, UNDER AUDITOR'S FILE NO. 202206050003 AND THE SURVEYS REFERENCED THEREON.
5. LOCATION OF EXISTING AND OBSERVABLE UTILITIES ARE FROM DIRECT FIELD OBSERVATIONS.
6. AGREED UPON SCOPE OF UTILITY INVESTIGATION BETWEEN THE PROJECT OWNER/AGENT AND SURVEYOR IS TO CAPTURE THE LOCATION OF EXISTING AND OBSERVABLE UTILITIES.
7. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 30, 2025.
8. THE LOT AREA SHOWN HEREON IS PER KITITITAS COUNTY ASSESSOR'S RECORDS.

LEGAL DESCRIPTION PER STATUTORY WARRANTY DEED - AUDITOR'S FILE NO. 199610180007:

LOT 24, BLOCK 3, SUN ISLAND PARK, DIVISION NO. 2, AS PER PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGES 44, 45, AND 46, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.

### PARCEL INFORMATION:

PARCEL NO.: 351834 MAP NO.: 20-13-13050-0324

### ADDRESS:

112 HOMESTEAD LANE  
EASTON, WA 98925

### ZONING:

FOREST & RANGE

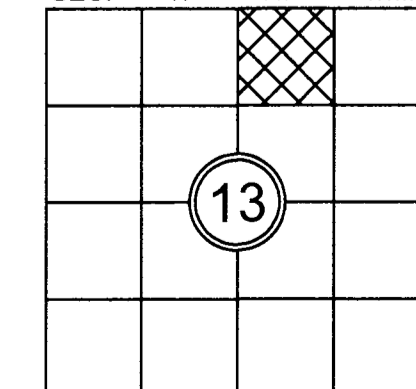
### TITLE 17 ZONING - 17.56 F-R FOREST & RANGE ZONE - CHAPTER 17.56.060 YARD SETBACKS:

1. FRONT YARD: THERE SHALL BE A MINIMUM FRONT YARD OF TWENTY-FIVE (25) FEET.
2. SIDE YARD: SIDE YARD SHALL BE TEN (10) FEET.
3. REAR YARD: THERE SHALL BE A REAR YARD WITH A MINIMUM DEPTH OF TEN (10) FEET.
4. SIDE AND REAR YARD SETBACKS MAY BE MODIFIED IN ACCORDANCE WITH KCC 16.10.065.

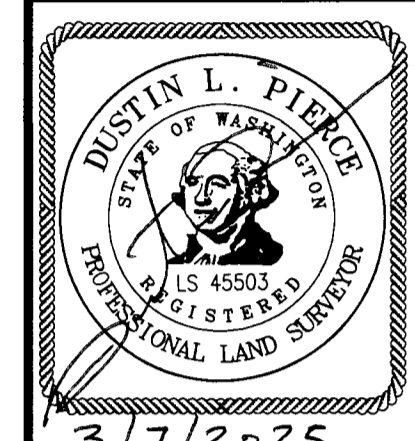
### LEGEND

- FOUND 5/8" REBAR & CAP, AS NOTED
- ⊙ POWER METER
- ⊞ POWER JUNCTION BOX
- POWER POLE
- ⊞ WATER METER
- (R) RADIAL BEARING

INDEX LOCATION  
SEC. 13 T. 20 N. R. 13 E. W.M.



REVISIONS	DESCRIPTION	BY	DATE



3/7/2025

STEVEN ROE  
TOPOGRAPHIC SURVEY

**Compass**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 397-0250  
Eastern Washington Division  
110 South Oakes Ave., Suite 250 • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	201751
DATE	03/2025
SCALE	1"=20'
DESIGNED	N/A
DRAWN	E.Z./G.W.
CHECKED	D.L.P.
APPROVED	D.L.P.
SHEET	1 of 1