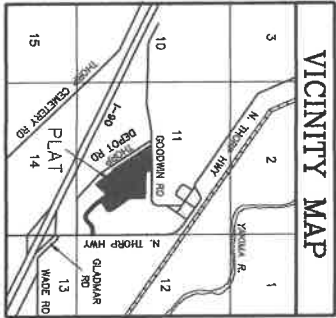


THORP LANDING
PART OF SECTION 11, T. 18 N., R. 17 E., W.M.
KITTITAS COUNTY, WASHINGTON
 - PRELIMINARY PLAT -



— x — FENCE
 ● WELL
 + POINT OF DIVERSION

OWNER:
 THORP LANDING LLC
 1401 W DOLARWAY RD STE 301
 ELLENSBURG, WA 98926
 (509) 825-3580

TOTAL ACREAGE: 54.39 ACRES
 NO. OF LOTS: 10
 ZONE: AG 5
 ASSessor'S NO: 14217 & 10729

SOURCE OF WATER: GROUP B WATER SYSTEM
 SEWER SYSTEM: SEPTIC TANKS
 BEARING STANDARDS: PER WASHINGTON STANDARDS
 ACCESS: PRIVATE ACCESS ROAD & COUNTY ROAD R/W

FLOOD ZONES SHOWN HEREON BASED ON FEMA FIRM PANELS 53037C 1033D & 1041D.
 VERT. DATUM = NAVD88 BASED ON TIES TO NESS MONUMENT KAO991.

CONTOURS BASED ON FIELD LOCATES COMPLETED 11/17/22 AND ARE ACCURATE TO 1' CONTOUR INTERVAL.

N 00°00'00" E
 ASSIGNED BASIS OF BEARINGS

THORP HIGHWAY

S 00°19'39" W
 601.13'



PRELIMINARY ONLY!

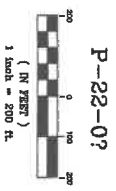
CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Elleensburg, WA 98926 (509) 982-8242

THORP LANDING

- POINTS OF DIVERSION
- A CERT 94-83948-J
 APT 1 DIVERSION
 1500' N & 200' E
 OF S 1/4 COR
 - B CERT 94-83948-J
 APT 2 DIVERSION
 1400' N & 200' E
 OF S 1/4 COR
 - C CERT 94-83971-J
 APT 1 DIVERSION
 1100' N & 550' E
 OF S 1/4 COR
 - D CERT 94-83993-J
 APT 2 DIVERSION
 950' N & 1950' W
 OF SE COR
 - E CERT 84-83993-J
 APT 1 DIVERSION
 1500' N & 2250' W
 OF SE COR

SHEET 1 OF 2

THORP LANDING
PART OF SECTION 11, T. 18 N., R. 17 E., W.M.
KITITAS COUNTY, WASHINGTON
 - PRELIMINARY PLAT -



LEGAL DESCRIPTIONS

TRACT A:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS: THENCE NORTH 88.40 FEET OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; AND RUNNING THENCE NORTH 89.57° EAST, 60.0 FEET; THENCE SOUTH 35.08° EAST, 545.6 FEET; THENCE SOUTH 07.30° EAST, 280.8 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THENCE NORTH 89.08° WEST, 420.00 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES NORTH AND EAST OF THE NORTH AND EAST BOUNDARY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY;

EXCEPT

1. THAT PORTION OF SAID PARCELS OF LAND LYING NORTH AND NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID SECTION 11, WHICH IS SOUTH 00°00'00" WEST, A DISTANCE OF 2,687.17 FEET FROM A 5/8 INCH STEEL PIN AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 00°00'00" EAST, ON THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1,233.00 FEET TO A POINT; THENCE NORTH 89°49'38" WEST, A DISTANCE OF 2,298.00 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY BOUNDARY LINE OF THE COUNTY ROAD KNOWN AS THORP HIGHWAY; THENCE SOUTH 00°19'38" WEST ON SAID ROAD WEST BOUNDARY LINE A DISTANCE OF 544.73 FEET TO A POINT ON THE CENTERLINE OF SAID IRRIGATION DITCH AND DISTANCES: SOUTH 87°24'43" WEST, A DISTANCE OF 514.16 FEET TO A POINT; NORTH 55°07'21" WEST, A DISTANCE OF 184.70 FEET TO A POINT; NORTH 28°42'53" WEST, A DISTANCE OF 337.89 FEET TO A POINT; NORTH 15°12'28" WEST, A DISTANCE OF 300.55 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 35°43'18" WEST, A DISTANCE OF 724.92 FEET TO A 5/8 INCH STEEL PIN AND THE TERMINUS OF SAID LINE;

2. A TRACT OF LAND BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE WEST 201 FEET ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 377 FEET PERPENDICULARLY FROM SAID SOUTH LINE; THENCE EAST 201 FEET IN A LINE PARALLEL WITH SAID SOUTH LINE TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 377 FEET TO THE POINT OF BEGINNING;

3. RIGHT OF WAY OF THORP HIGHWAY ALONG THE EAST LINE OF SAID PREMISES.

4. PARCELS 6 AND 7 OF THAT CERTAIN SURVEY AS RECORDED JUNE 30, 2003, IN BOOK 29 OF SURVEYS, PAGES 21 AND 22, UNDER AUDITOR'S FILE NO. 200303030070, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

5. PARCELS 1, 2, 3, 4 AND 5 OF THAT CERTAIN SURVEY AS RECORDED MAY 24, 2008, IN BOOK 33 OF SURVEYS, PAGES 186 AND 187 UNDER AUDITOR'S FILE NO. 200805240018, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

TRACT B:
 THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES NORTH AND EAST OF THE NORTHEAST BOUNDARY LINE OF THE FORMER RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY;

EXCEPT

1. THE RIGHT OF WAY OF COUNTY ROAD, KNOWN AS GOODWIN ROAD, ALONG THE NORTH BOUNDARY THEREOF; AND
 2. THAT PORTION, THEREOF, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 11, WHICH IS NORTH 00°00'00" EAST, A DISTANCE OF 3,687.17 FEET FROM A 5/8 INCH STEEL PIN AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 89°19'11" WEST, A DISTANCE OF 320.8 FEET TO A 5/8 INCH STEEL PIN AT THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, ON THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 1,233.00 FEET TO A POINT; THENCE NORTH 89°49'38" WEST, A DISTANCE OF 2,298.00 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY BOUNDARY LINE OF THE COUNTY ROAD KNOWN AS THORP HIGHWAY; THENCE SOUTH 00°19'38" WEST ON SAID ROAD WEST BOUNDARY LINE A DISTANCE OF 544.73 FEET TO A POINT ON THE CENTERLINE OF SAID IRRIGATION DITCH AND DISTANCES: SOUTH 87°24'43" WEST, A DISTANCE OF 514.16 FEET TO A POINT; NORTH 55°07'21" WEST, A DISTANCE OF 184.70 FEET TO A POINT; NORTH 28°42'53" WEST, A DISTANCE OF 337.89 FEET TO A POINT; NORTH 15°12'28" WEST, A DISTANCE OF 300.55 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 35°43'18" WEST, A DISTANCE OF 724.92 FEET TO A 5/8 INCH STEEL PIN AND THE TERMINUS OF SAID LINE;

SURVEYOR'S CERTIFICATE
 THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON, TOPOGRAPHIC INFORMATION OF PRELIMINARY NATURE.
 NOVEMBER 19, 2025

Christopher C. Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 DATE 11/19/2025



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98928
 P.O. Box 959
 (509) 983-8242