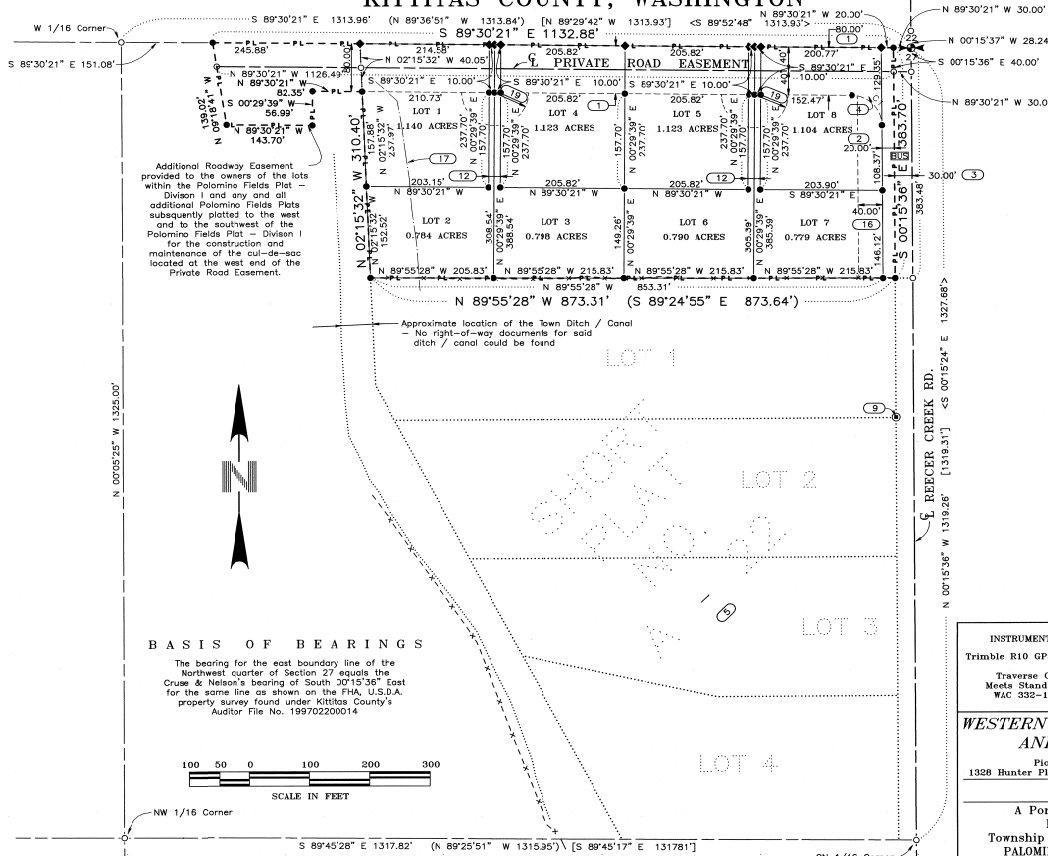




# PALOMINO FIELDS PLAT - DIVISION I

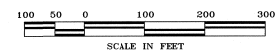
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27,  
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON



Additional Roadway Easement provided to the owners of the lots within the Palomino Fields Plat - Division I and any and all additional Palomino Fields Plots 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 Cruise & Nelson's bearing of South 30°15'39" East for the same line as shown on the FIA, U.S.G.A. property survey found under Kittitas County's Auditor File No. 199702200014



CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING	CHORD
C1	50.00'	B9°14'45"	77.88'	49.35'	N44°52'39" W	70.24'	



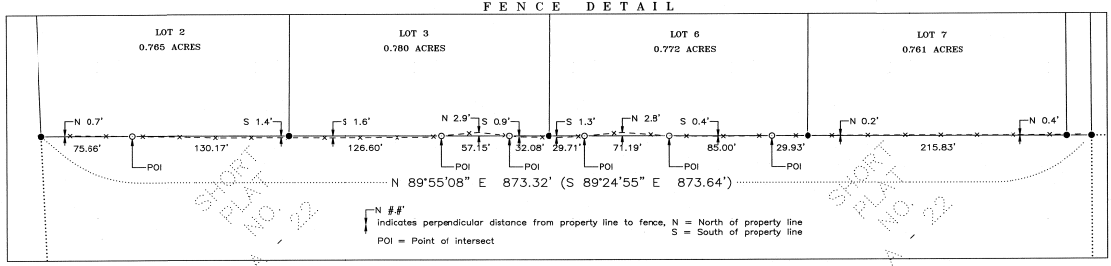
<b>INSTRUMENT USED</b> Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-159-090	<b>INDEXING DATA</b> <table border="1"><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table> S27 T18N R18E																
<b>WESTERN PACIFIC ENGINEERING AND SURVEY, INC.</b> Pioneer Way Professional Center 1328 Hunter Place (608765-1023) Moses Lake, Wash.																	
<b>LCU</b> A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. PALOMINO FIELDS PLAT - DIVISION I Kittitas County Washington																	
Surveyed by LMH Date 04-18 Scale 1" = 100' Drawn by Tml/FCS Date 05-18 Sheet 3 of 5 Checked by FCS Date 06-18 Project No. 15189																	

File: \\p1\proj\2018\20180625042\20180625042.dwg  
 Project Name: S:\2018\20180625042\20180625042.dwg  
 Project No. 15189  
 Date: 06/18/2018  
 Time: 10:00:00 AM  
 User: fcs  
 Plot Date: 06/18/2018  
 Plot Time: 10:00:00 AM  
 Plot User: fcs  
 Plot Scale: 1" = 100'  
 Plot Sheet: 3 of 5  
 Plot Project: 15189

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 20180822 03:12:07 PM V. 12 P. 239 20180822  
 20180822 03:12:07 PM V. 12 P. 239 20180822

# 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. KITKITAS COUNTY, WASHINGTON



- ### LEGEND
- ◆ 5/8 - inch iron pin with surveyor's cap marked "LS 49273" monument set December, 2017
  - 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 "Kitkitas 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 stop location

- ### LEGEND (continued)
- ( ) Previously recorded information from Preston Short Plat, Short Plat A-22, and shown on drawing as "Kitkitas Co. Short Plat No. 77-12", as found under Kitkitas County's AFN 418140
  - [ ] Previously recorded information from Record of Survey drawing as found under Kitkitas County's AFN 19972220014
  - < > Previously recorded information from Record of Survey drawing as found under Kitkitas County's AFN 19972220014
  - [ ] Previously recorded information from Record of Survey drawing as found under Kitkitas County's AFN 19972220014
  - > < Previously recorded information from Statutory Warranty Deed found under Kitkitas County's AFN 416786
  - Ⓢ Note - See Sheet 4 of 5
  - PL --- Parent Parcel - Parcel boundary as contained in "PROPERTY DESCRIPTION AS RESULT OF SURVEY"



<b>INSTRUMENT USED</b> Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 335-130-006	<b>INDEXING DATA</b> <table border="1" style="width: 100%; text-align: center;"> <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																		
<b>WESTERN PACIFIC ENGINEERING AND SURVEY, INC.</b> Pioneer Way Professional Center 1328 Hunter Place (509)765-1025 Moses Lake, Wash.																			
<b>LCU</b> A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. PALOMINO FIELDS PLAT - DIVISION I Kitkitas County Washington																			
<table style="width: 100%; font-size: small;"> <tr> <td>Surveyed by</td> <td>LMH</td> <td>Date</td> <td>04-16</td> <td>Scale</td> <td>1" = N/A</td> </tr> <tr> <td>Drawn by</td> <td>Tml/FCS</td> <td>Date</td> <td>05-18</td> <td>Sheet</td> <td>3 of 5</td> </tr> <tr> <td>Checked by</td> <td>FCS</td> <td>Date</td> <td>06-18</td> <td>Project No.</td> <td>15169</td> </tr> </table>		Surveyed by	LMH	Date	04-16	Scale	1" = N/A	Drawn by	Tml/FCS	Date	05-18	Sheet	3 of 5	Checked by	FCS	Date	06-18	Project No.	15169
Surveyed by	LMH	Date	04-16	Scale	1" = N/A														
Drawn by	Tml/FCS	Date	05-18	Sheet	3 of 5														
Checked by	FCS	Date	06-18	Project No.	15169														

# 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.  
KITKITAS COUNTY, WASHINGTON

### PLAT NOTES :

- Eighty-foot (80.00') wide Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of 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.
- This fillet area for the fifty-foot (50.00') radius curve shall be included with the eighty-foot (80.00') wide Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of this plat.
- The short plat name is shown on top of the short plat developed by Mr. Leroy J. Preston in November, 1977, to be "KITKITAS 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 "12481" a distance of 0.2' south of the calculated position of the property line.
- Twenty-foot (20.00') wide Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of this plat. The twenty-foot (20.00') wide Private Road Easement strip shall also provide a common joint use for adjacent property owners to be used as a common access driveway.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 336424.
- 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 Bern Maintenance Easement.
- East boundary line of the wetlands designated area.
- The Palomino Fields Division I plat was originally recorded under Receiving No. 201707090006. This plat division is being recorded again to correct scrivener errors that were discovered after the original recording.
- A 95.00-foot radius Private Road Easement provided to the property owners of the lots within the Palomino Fields Plat - Division I, and any and all lot owners of additional Palomino Fields Plats to be located to the west and southwest of this plat.

### SURVEYOR'S NARRATIVE

- Historically two different locations 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 due to road reconstruction. In 1991 via the survey recorded under Kittitas Co. Auditor's File Number 539377, 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.

4. 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.

5. 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.

### 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.

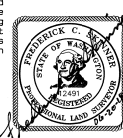
### GENERAL NOTES

- 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 Guarantees No. 72156-44948147, as provided by Chicago Title Insurance Company. All easements from said Subdivision Guarantees 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 35.70A.050). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances (RCW 7.48.300).

INSTRUMENT USED		INDEXING DATA	
Trimble R10 GPS Receivers		<input checked="" type="checkbox"/>	
Traverse Closure Meets Standards Per WAC 335-130-030		<input type="checkbox"/>	
		S27 T18N R18E	
<b>WESTERN PACIFIC ENGINEERING AND SURVEY, INC.</b>			
Pioneer Way Professional Center 1328 Hunter Place (609)765-1023 Moses Lake, Wash.			
<b>LCU</b>			
A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. <b>PALOMINO FIELDS PLAT - DIVISION I</b> Kittitas County Washington			
Surveyed by	DMH	Date 04-16	Scale 1" = N/A
Drawn by	Tml/FCS	Date 05-18	Sheet 4 of 5
Checked by	FCS	Date 06-18	Project No. 15189



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 File --- Project Name: S:\Users\DMH\MPJ\Jen\Bones - Jun 25, 2018 --- PROJ. NO. IERSA --- AMENDED PALOMINO - DIV. 1

# 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

06/20/2018 08:12:47 PM V. 12 P. 241 PALOMINO FIELDS PLAT - DIVISION I  
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Page 8 of 8

### 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, 638 feet; thence North 0°2' West, 879 feet; thence North 59°50' East, 79.8 feet; thence East 855.76 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 304.7 feet; thence North 2°02' West 377.5 feet to the North boundary line of said section; and thence South 39.39 East along said North boundary line 317.0 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°11'30" West a distance of 25.19 feet; thence South 80°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.

### 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°15'30" East, coincident with the west right-of-way boundary line of said County Road, a distance of 383.70 feet, said course being

### PROPERTY DESCRIPTION AS RESULT OF SURVEY (continued)

parallel with and 30.00 West of the west boundary line of the Northwest quarter of said Section; thence North 89°58'58" 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 56.69 feet; thence North 89°30'21" West a distance of 143.70 feet; thence North 09°18'41" West a distance of 133.02 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.

### DEDICATION

The owners of the land described herein in fee simple are CLE ELUM PINES EAST, LLC, a Washington Limited Liability Company, CLE ELUM PINES WEST LLC, a Washington Limited Liability Company, and SHL, LLC, a Delaware Limited Liability Company, dba D. S. Horton, by: SHLR of Washington, a Washington Corporation, its Manager. The owners hereby declares this major 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 encroachment 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.

*Patrick Deneen, Manager* Date *6-21-18*  
CLE ELUM PINES EAST, LLC

*Patrick Deneen, Manager* Date *6-21-18*  
CLE ELUM PINES WEST, LLC

*Kevin A. Peffer, President* Date *6-21-18*  
By: Kevin A. Peffer, President, SHLR of Washington, Inc.

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON ) SS  
COUNTY OF King )

On this day *21st* of *June*, A.D. 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the secretary of CLE ELUM PINE EAST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of said Corporation.

WITNESS My hand and official seal the day and year first written.  
NOTARY PUBLIC STATE OF WASHINGTON  
*JENNIFER ANN REINER*  
My Appointment Expires July 20, 2019  
Notary Public in and for the State of Washington,  
residing at *Mounce, WA*

STATE OF WASHINGTON ) SS  
COUNTY OF King )

On this day *21st* of *June*, A.D. 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the secretary of CLE ELUM PINE WEST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of said Corporation.

WITNESS My hand and official seal the day and year first written.  
NOTARY PUBLIC STATE OF WASHINGTON  
*JENNIFER ANN REINER*  
My Appointment Expires July 20, 2019  
Notary Public in and for the State of Washington,  
residing at *Mounce, WA*

STATE OF Washington ) SS  
COUNTY OF King )

On this day *21st* of *June*, A.D. 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the Division President of SHLR OF WASHINGTON, a Washington Corporation, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of said Corporation.

WITNESS My hand and official seal the day and year first written.  
NOTARY PUBLIC STATE OF WASHINGTON  
*JENNIFER ANN REINER*  
My Appointment Expires July 20, 2019  
Notary Public in and for the State of Washington,  
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INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers	<input type="checkbox"/>
Traverse Closure Meets Standards Per WAC 332-130-090	<input type="checkbox"/>
	S27 T18N E18E

**WESTERN PACIFIC ENGINEERING AND SURVEY, INC.**  
Pioneer Way Professional Center  
1323 Hunter Place (509)765-1823 Mounce 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. PALOMINO FIELDS PLAT - DIVISION I Grant County Washington  
Surveyed by LMH Date 04-16 Scale 1" = N/A  
Drawn by Tml/FCS Date 05-18 Sheet 5 of 5  
Checked by FCS Date 06-18 Project No. 15169