

SUN COUNTRY ESTATES - 3RD ADDITION

RECORDING NO. 362422

LOCATED IN SECTION 35, T 20N, R 14 E, W.M., KITTITAS COUNTY, WASHINGTON

KITTITAS COUNTY
RECLAMATION
DISTRICT

MON. NOT FOUND
(CALC.)

704.15 RECORD - SUN
COUNTRY II (FOUND TO
BE IN ERROR) CORRECTION
BY AUDITORS RECORDING
NO. 362111

RECEIVED
SEP 17 2019
Kittitas County CDS

LEGEND

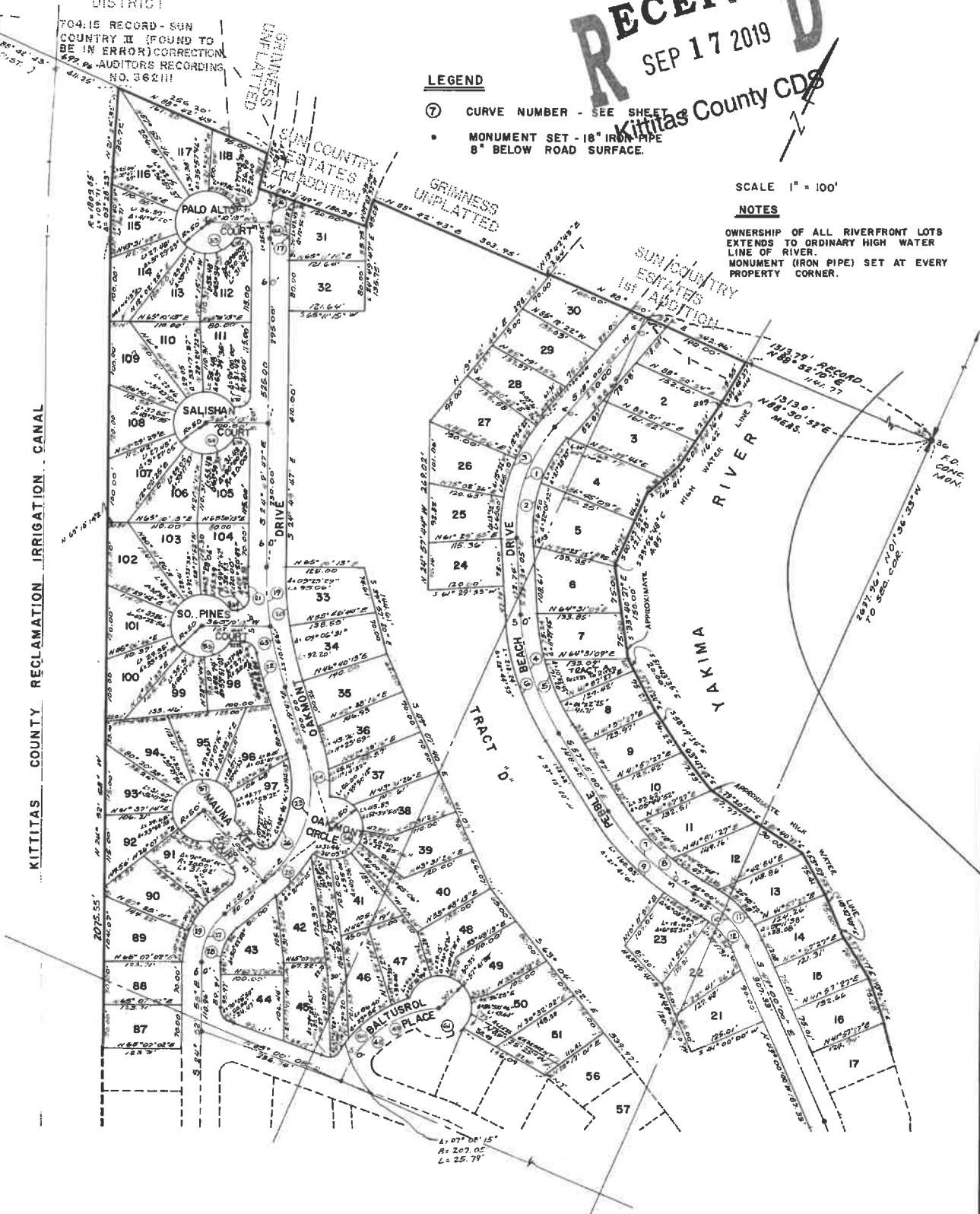
- ⑦ CURVE NUMBER - SEE SHEET
- MONUMENT SET - 18" IRON PIPE
8" BELOW ROAD SURFACE.

SCALE 1" = 100'

NOTES

OWNERSHIP OF ALL RIVERFRONT LOTS
EXTENDS TO ORDINARY HIGH WATER
LINE OF RIVER.
MONUMENT (IRON PIPE) SET AT EVERY
PROPERTY CORNER.

KITTITAS COUNTY RECLAMATION IRRIGATION CANAL



SEIFERT, FORBES & BERRY
ARCHITECTS & ENGINEERS · TACOMA, WASHINGTON

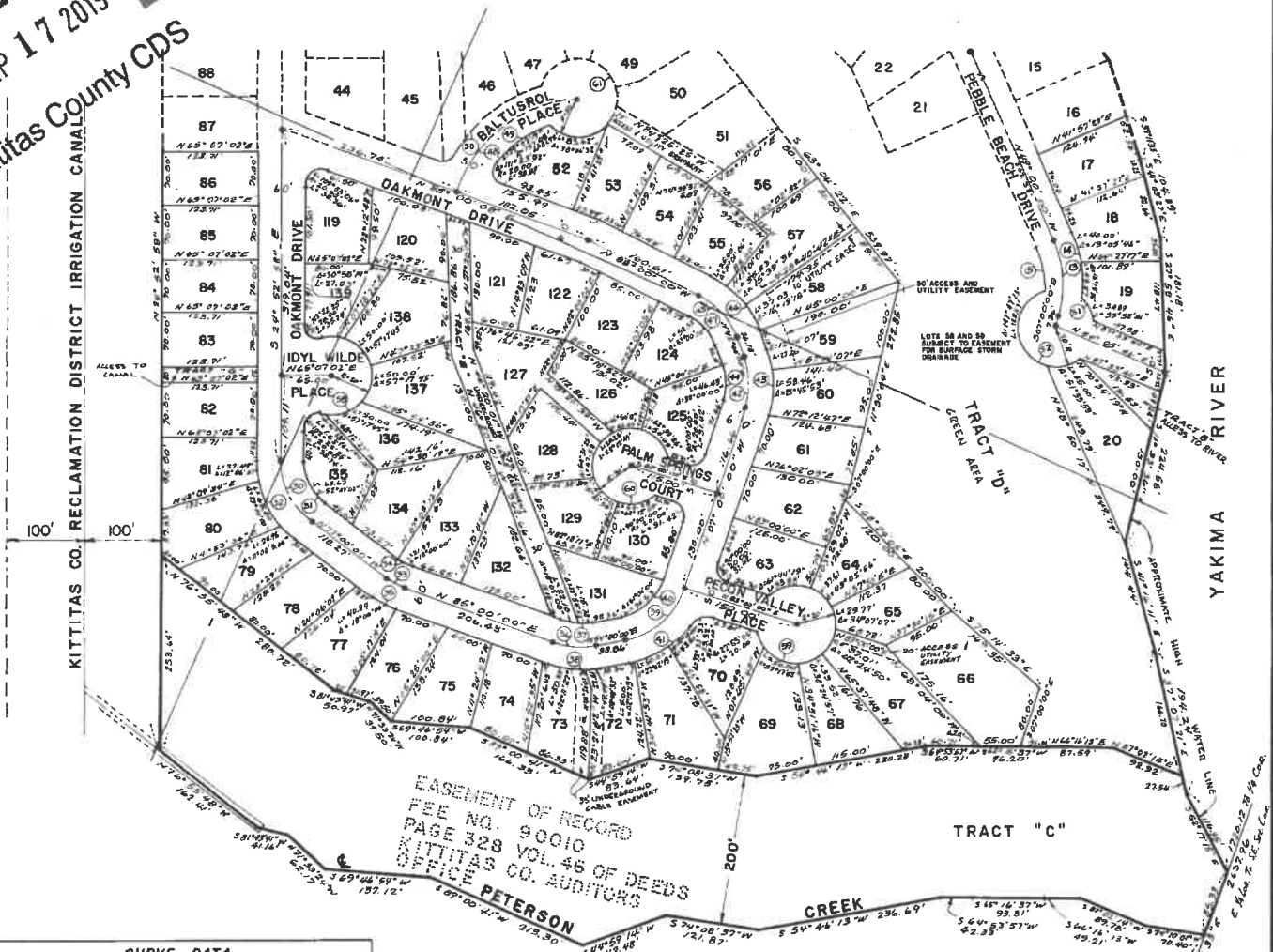
5-53

RECEIVED
 SEP 17 2019
 Kittitas County CDS

SUN COUNTRY ESTATES - 3RD ADDITION

RECORDING NO. 962422

LOCATED IN SECTION 35, T 20 N, R 14 E, W. M., KITTITAS COUNTY, WASHINGTON



EASEMENT OF RECORD
 FEE NO. 90010
 PAGE 328 VOL. 46 OF DEEDS
 KITTITAS CO. AUDITORS
 PETERSON

CURVE DATA

No.	Radius	Arc	Δ	Tangent	Chord
1	250.02	189.82	43°30'05"	99.75	189.30
2	225.02	170.84	43°30'05"	89.79	166.75
3	275.02	208.80	43°30'05"	109.72	203.80
4	400.00	200.70	28°44'55"	102.51	198.60
5	375.00	188.16	28°44'55"	96.10	186.19
6	425.00	213.24	28°44'55"	108.92	211.01
7	400.02	183.74	27°45'00"	98.81	191.85
8	375.02	181.63	27°45'00"	92.65	179.86
9	425.02	205.85	27°45'00"	104.99	203.84
10	150.00	94.25	36°00'00"	48.74	92.71
11	175.00	109.96	36°00'00"	56.86	108.16
12	125.00	78.54	36°00'00"	40.62	77.26
13	150.00	109.96	42°00'00"	57.58	107.51
14	175.00	89.87	29°25'21"	45.93	88.88
15	125.00	58.18	26°40'11"	29.63	57.66
16	239.96	29.16	06°57'48"	14.60	29.14
17	209.96	47.33	12°56'36"	23.82	47.33
18	239.96	47.33	12°56'36"	23.82	47.33
19	610.00	196.9	18°30'00"	99.34	196.10
20	609.97	187.26	18°30'00"	94.45	186.45
21	639.97	48.53	04°20'42"	24.28	48.52
22	639.97	69.81	06°15'10"	34.95	69.81
23	200.00	240.26	68°49'47"	137.02	226.07
24	230.00	90.90	22°38'36"	46.05	90.31
25	230.00	90.31	22°38'36"	46.05	90.31
26	170.00	144.43	48°40'40"	76.90	140.13
27	100.00	87.93	50°22'58"	47.04	83.13
28	70.00	61.56	50°22'58"	32.93	58.59
29	130.00	114.32	50°22'58"	61.15	110.67
30	100.00	90.96	52°07'02"	48.90	87.86
31	70.00	63.67	52°07'02"	34.23	61.50
32	130.00	118.25	52°07'02"	63.57	114.22
33	100.00	31.42	18°00'00"	15.84	31.29
34	70.00	21.99	18°00'00"	11.09	21.90
35	130.00	40.84	18°00'00"	20.59	40.67
36	100.00	54.11	31°00'00"	27.73	53.45
37	70.00	37.87	31°00'00"	19.41	37.41
38	130.00	70.34	31°00'00"	36.05	69.48
39	100.00	106.47	61°00'00"	58.91	101.51
40	70.00	74.53	61°00'00"	41.23	71.06
41	130.00	43.80	19°18'07"	22.11	43.39
42	100.00	68.32	38°00'00"	34.43	65.11
43	130.00	86.22	38°00'00"	44.76	84.55
44	70.00	46.43	38°00'00"	24.10	45.38
45	100.00	75.05	43°00'00"	39.39	73.30
46	130.00	97.56	43°00'00"	51.21	95.29
47	70.00	52.53	43°00'00"	27.57	51.31
48	182.05	209.70	66°00'00"	118.22	198.30
49	157.05	110.39	40°16'26"	57.59	108.15
50	207.05	120.46	33°20'05"	61.99	118.77
51	50.00	34.89	38°58'41"	18.19	34.18
52	50.00	173.97	198°21'21"	---	---
53	50.00	261.80	300°00'00"	---	---
54	50.00	261.80	300°00'00"	---	---
55	50.00	261.80	300°00'00"	---	---
56	50.00	192.35	220°24'57"	---	---
57	50.00	261.80	300°00'00"	---	---
58	50.00	178.68	204°44'50"	---	---
59	50.00	261.80	300°00'00"	---	---
60	50.00	261.80	300°00'00"	---	---
61	50.00	270.11	309°31'27"	---	---
62	239.96	25.05	05°58'48"	12.53	25.03
63	609.97	101.56	09°32'24"	50.90	101.45

SCALE 1" = 100'

FD 4"x4" CONCRETE
 MON. AS UTILITIES
 CORNER 4 PK NAIL
 IN PAVEMENT AS
 SECTION CORNER.
 SET MON. AT 33'
 CORNER.

SEIFERT, FORBES & BERRY
 ARCHITECTS & ENGINEERS · TACOMA, WASHINGTON

45-5

SUN COUNTRY ESTATES - 3RD ADDITION
 A PORTION OF SEC. 35, T20N, R14E, WM - KITTITAS COUNTY, WASHINGTON

RECORDING NO. 262422A

DESCRIPTION

A portion of Section 35, Township 20 North, Range 14 East, Willamette Meridian, Kittitas County, Washington, more particularly described as follows:
 Beginning at the East quarter corner of said Section 35, thence S89°50'32"W 1141.77 feet to a point on the Westleyly river bank of the Yaltona River, said point being the True Point of Beginning; thence along said river bank as follows; S05°46'37"W 8444 feet, thence S08°54'16"W 116.62 feet, thence S23°41'39"W 66.41 feet, thence S 00° 43' 52" E 121.58 feet, thence S33° 56' 48" E 4.85 feet, thence S33° 40' 22" E 150.00 feet, thence S 51° 43' 35" E 200.00 feet, thence S 52° 35' 54" E 75.20 feet, thence S 59° 19' 34" E 76.22 feet, thence S 63° 47' 42" E 72.93 feet, thence S 79° 20' 30" E 87.77 feet, thence S 81° 40' 33" E 90.08 feet, thence S 83° 59' 53" E 73.41 feet, thence S 40° 27' 49" E 73.00 feet, thence S 57° 35' 17" E 76.05 feet, thence S 43° 08' 42" E 75.28 feet, thence S 39° 11' 35" E 52.56 feet, thence S 41° 03' 27" E 104.29 feet, thence S 27° 58' 46" E 181.18 feet, thence S 11° 33' 36" E 224.56 feet, thence S 41° 16' 17" E 144.44 feet, thence S 37° 07' 21" E 194.24 feet, thence S 52° 17' 15" E 116.95 feet, thence S 01° 36' 33" E 85.33 feet; to the intersection of the Westleyly river bank of the Yaltona River and the centerline of Peterson Creek, thence continuing along the centerline of Peterson Creek as follows:
 S 74° 10' 01" W 70.40 feet;

REQUIREMENTS

- The costs of constructing, maintaining, snow removal of all roads, streets, and ditches within this plot and all access roads to this plot shall be the obligation of a non-profit corporation composed of all of the owners of the lots of the plot and of any additional plots that may be served by these roads streets and ditches.
- In the event that the owners of any of the lots of this plot or of any additional plots shall partition the County Commissioners to include the roads in the County Road System it is understood that the roads shall first be built up to a minimum County Standards by said non-profit corporation.

DEDICATION

Know all Men by These Presents, That we, Harold G. Grimes, Treasurer, and Robert R. Grimes, President, of Sun Country Estates, Inc., a corporation existing under and by virtue of the laws of the State of Washington, the contract purchaser of the above described real property, do hereby declare this Plat and Description and dedications to the use of the public forever as highways all roads, streets, and ditches thereon.

In Witness Whereof, we have hereunto set our hand and seal this 15th day of SEPT, 1969, A.D.

Harold G. Grimes, President
 Harold G. Grimes, President

ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF WASHINGT
 This is to certify that on this 17th day of Sept, 1969, A.D., before me, the undersigned, a Notary Public, personally appeared Harold G. Grimes, Treasurer, and Robert R. Grimes, President, of Sun Country Estates, Inc., to me known to be the persons who executed the foregoing Dedication and Acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the use and purpose therein mentioned.

In Witness Whereof, we have hereunto set our hand and seal this 26th day of Sept, 1969, A.D.
Notary Public in and for the State of Washington, residing at Washington, residing at Washington

ENGINEERS CERTIFICATE

I hereby certify that the plot of Sun Country Estates - 3rd Addition is based upon an actual survey and subdivision of Section 35, Township 20 North, Range 14 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.



J.C. Carter
 Registered Professional Engineer and
 Land Surveyor, No. 8199

APPROVALS

I hereby certify that all State and County taxes on the property described hereon have been paid. Dated this 23rd day of July, 1970, A.D.
Robert R. Grimes
 Kittitas County Treasurer
 Examined and approved this 27 day of July, 1970, A.D.
Michael L. Blumstein
 Kittitas County Road Engineer

Examined and approved this 21 day of July, 1970, A.D.
 Board of County Commissioners,
 Kittitas County, Washington
 By Donna Berry
 Chairperson

DEDICATION

Know all Men by These Presents; That we, Donald W. Seifert, Arthur G. Forbes and Harry W. Berry, of a partnership existing as Seifert, Forbes & Berry, a mortgagee of the above described real property, do hereby declare this Plat and Description and dedications to the use of the public forever as highways all roads, streets and ditches thereon.

In Witness Whereof, we have hereunto set our hand and seal this 26th day of Sept, 1970, A.D.
Donald W. Seifert
 Donald W. Seifert, Partner
Arthur G. Forbes
 A.G. Forbes, Partner
Harry W. Berry
 H.W. Berry, Partner

ACKNOWLEDGEMENT

This is to certify that on this 27th day of Sept, 1970, before me, the undersigned, a Notary Public, personally appeared Donald W. Seifert, Arthur G. Forbes, and Harry W. Berry to me known to be the persons who executed the foregoing Dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

In Witness Whereof, we have hereunto set our hand and seal this 26th day of Sept, 1970, A.D.
Notary Public in and for the State of Washington, residing at Washington, residing at Washington

SEIFERT FORBES & BERRY
 ARCHITECTS & ENGINEERS
 TACOMA, WASHINGTON
 Sheet 3 of 3 sheets
 J-2257

Now all Men by These Presents; That we, James Q. Wallace and Helen Wallace, owners in fee simple of the above described real property, do hereby declare this Plat and Description and dedications to the use of the public forever as highways all roads, streets, and ditches thereon.
 In Witness Whereof, we have hereunto set our hand and seal this 15th day of Sept, 1969.
James Q. Wallace
 James Q. Wallace
Helen Wallace
 Helen Wallace

ACKNOWLEDGEMENT

This is to certify that on this 15th day of Sept, 1969, before me, the undersigned, a Notary Public, personally appeared James Q. Wallace and Helen Wallace to me known to be the persons who received the foregoing Dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

In Witness Whereof, we have hereunto set our hand and seal this 15th day of Sept, 1969.
James Q. Wallace
 James Q. Wallace
Helen Wallace
 Helen Wallace