

Legal Descriptions, Parcels to be Combined

Parcel 860336, 16.35 acres:

That portion of Tract 17 of that certain survey recorded in Book 4 of Surveys, pages 10 through 14, records of Kittitas County, State of Washington, being a portion of the Southeast Quarter of Section 26, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the most Southerly corner of said Tract 17; thence North 27°12'34" East along the Southerly line of said Tract 17, 673.28 feet to the true point of beginning; thence South 27°12'34" West 673.28 feet; thence North 49°41'11" West along the Southwesterly line of said Tract 17, 639.70 feet; thence North 42°37'54" East 826.16 feet; thence South 49°41'11" East 424.35 feet to a line bearing North 30°31'19" East from the true point of beginning; thence South 30°31'19" 172.24 feet to the true point of beginning. (Also known as Tract 17C, Ellensburg Ranches.)

AND

The North 846.50 feet of the West 334.50 feet of Tract 18 of that certain survey recorded in Book 4 of Surveys, Pages 10 through 14, records of Kittitas County, State of Washington, being a portion of the Southeast Quarter of Section 26 and of the Northeast Quarter of Section 35, all in Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 35; thence South 0°29'07" East, along the East line of said subdivision 791.03 feet; thence South 89°23'02" West, 1856.20 feet; thence North 27°12'34" East, 1011.77 feet to the true point of beginning; thence continuing North 27°12'34" East, 846.50 feet; thence South 75°18'16" East, 334.50 feet; thence South 27°12'34" West, 846.50 feet; thence North 75°18'16" West, 334.50 feet to the true point of beginning. (Also known as a portion of Tract 18, Ellensburg Ranches.)

Parcel 19423, 22.03 acres: That portion of the following described parcel lying Northeasterly of the centerline of Ellensburg Ranches Road:

That part of the South Half of Section 26 and the North Half of Section 35, both in Township 19 North, Range 17 East W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Northeast corner of the North Half of said Section 35; thence South 0°29'07" East, along the East line thereof, 791.03 feet; thence South 89°23'02" West, 1,852.20 feet to the true point of beginning; thence North 27°12'34" East, 1,184.99 feet; thence North 49°41'11" West, 1732.98 feet, thence South 58°23'30" West, 852.24 feet; thence South 41°46'30" East, 1089.31 feet; thence South 17°00'00" East, 963.46 feet to a point South 89°23'02" West, 498.05 feet from the true point of beginning; thence North 89°23'02" East, 498.05 feet to the true point of beginning.

(Also known as a portion of Tract 19 of that certain Survey recorded in Book 4 of Surveys, pages 10 through 14, known as Ellensburg Ranches, records of Kittitas County, State of Washington).

Parcel 237934, 44.73 acres: That portion of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, both in Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 35; thence South $0^{\circ}29'07''$ East along the East line of the said subdivision, 791.03 feet; thence South $89^{\circ}23'02''$ West, 1856.20 feet; thence North $27^{\circ}12'34''$ East, 1858.27 feet; thence South $75^{\circ}18'16''$ East, 790.91 feet to the Westerly line of the Bureau of Reclamation's NB-41 lateral; thence Southeasterly along said Westerly line to the East line of the Southeast Quarter of said Section 26; thence South $0^{\circ}43'24''$ East along the said East line, 214.83 feet to the point of beginning. (Also known as Tract 18 of that certain survey recorded in Book 4 of Surveys, pages 10-14, records of Kittitas County, Washington.)

EXCEPTING THEREFROM that part of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, both in Township 19 North, Range 17 East, W.M., records of Kittitas County, State of Washington, which is described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 35; thence South $0^{\circ}29'07''$ East, along the East line of said subdivision 791.03 feet; thence South $89^{\circ}23'02''$ West, 1856.20 feet; thence North $27^{\circ}12'34''$ East, 1011.77 feet to the true point of beginning; thence continuing North $27^{\circ}12'34''$ East, 846.50 feet; thence South $75^{\circ}18'16''$ East, 334.50 feet; thence South $27^{\circ}12'34''$ West, 846.50 feet; thence North $75^{\circ}18'16''$ West, 334.50 feet to the true point of beginning. (Also known as The North 846.50 feet of the West 334.50 feet of Tract 18 of that certain survey recorded in Book 4 of Surveys, Pages 10 through 14, records of Kittitas County, State of Washington.)

Proposed Legal Description of the Combined Parcels:

That portion of Tract 17 of that certain survey recorded in Book 4 of Surveys, pages 10 through 14, records of Kittitas County, State of Washington, being a portion of the Southeast Quarter of Section 26, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the most Southerly corner of said Tract 17; thence North $27^{\circ}12'34''$ East along the Southerly line of said Tract 17, 673.28 feet to the true point of beginning; thence South $27^{\circ}12'34''$ West 673.28 feet; thence North $49^{\circ}41'11''$ West along the Southwesterly line of said Tract 17, 639.70 feet; thence North $42^{\circ}37'54''$ East 826.16 feet; thence South $49^{\circ}41'11''$ East 424.35 feet to a line bearing North $30^{\circ}31'19''$ East from the true point of beginning; thence South $30^{\circ}31'19''$ 172.24 feet to the true point of beginning. (Also known as Tract 17C, Ellensburg Ranches.)

AND

That portion of the following described parcel lying Northeasterly of the centerline of Ellensburg Ranches Road:

That part of the South Half of Section 26 and the North Half of Section 35, both in Township 19 North, Range 17 East W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Northeast corner of the North Half of said Section 35; thence South 0°29'07" East, along the East line thereof, 791.03 feet; thence South 89°23'02" West, 1,852.20 feet to the true point of beginning; thence North 27°12'34" East, 1,184.99 feet; thence North 49°41'11" West, 1,732.98 feet, thence South 58°23'30" West, 852.24 feet; thence South 41°46'30" East, 1,089.31 feet; thence South 17°00'00" East, 963.46 feet to a point South 89°23'02" West, 498.05 feet from the true point of beginning; thence North 89°23'02" East, 498.05 feet to the true point of beginning.

(Also known as a portion of Tract 19 of that certain Survey recorded in Book 4 of Surveys, pages 10 through 14, known as Ellensburg Ranches, records of Kittitas County, State of Washington).

AND

That portion of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, both in Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 35; thence South 0°29'07" East along the East line of the said subdivision, 791.03 feet; thence South 89°23'02" West, 1,856.20 feet; thence North 27°12'34" East, 1,858.27 feet; thence South 75°18'16" East, 790.91 feet to the Westerly line of the Bureau of Reclamation's NB-41 lateral; thence Southeasterly along said Westerly line to the East line of the Southeast Quarter of said Section 26; thence South 0°43'24" East along the said East line, 214.83 feet to the point of beginning. (Also known as Tract 18 of that certain survey recorded in Book 4 of Surveys, pages 10-14, records of Kittitas County, Washington.)

Project Narrative Description: I am planning significant changes to the developed area of Parcel 860336, detailed building permit application(s) for which will be submitted after approval of this parcel combination application. Major elements of the planned changes include:

1. Construction of a new building which will enclose the existing manufactured house and the existing site-built garage. (Discussions of the design concept and its critical details of this building have been held with Mr. Mike Flory of Community Development Services, four representatives of the WA Dept of L&I who are responsible for approving designs and modifications to manufactured housing, the chief of engineering of Valley Quality Homes (which built the existing manufactured house), and a licensed professional engineer who is under contract to me for the design work. None of these people identified any issues with the proposed new building or the proposed modifications to the existing manufactured house. Detailed design drawings for the new building are being developed as this parcel combination application is being written.)

2. Construction of a 16' x 20' "power and water shed" just south of the existing 60' x 40' concrete pad from a shop which was burned in the 2012 Taylor Bridge fire.
3. Construction of a new 40' x 48' "machine shed" on the location of the existing 60' x 40' concrete pad.
4. Replacement of the (failed) septic tank and drain field which are currently connected to the existing manufactured house, and were installed in 1986.
5. Construction of fencing around the developed area of what is now Parcels 860336, 237934, and 19423.
6. Construction of a fire protection system for the developed area of the property.

The attached aerial photographs (from Google Earth) show the existing and proposed parcel boundaries, the driveway which accesses the property, all of the existing buildings, and the approximate locations of the well and septic system, together with the distance scales of the photographs and the direction of north.

The attached 1" to 20' scale drawing shows the locations of current buildings, the proposed new buildings, the well, and the current and proposed septic systems, along with the approximate boundary lines of Parcel 860336.

Unfortunately, Parcel 860336, which contains the most of the developed area in the parcels referenced above, was created through subdivision of two other parcels without the benefit of a survey. After I bought parcels 860336, 237934 in 2015, I had them surveyed, and discovered that the property lines were not where the previous owners had thought, which creates obstacles to the changes I am planning:

1. The existing well, which will be the water source for the dwelling consisting of the manufactured house enclosed in the new building, is at most 10 feet from the easterly boundary of Parcel 860336.
2. The existing drain field is on, or perhaps even partially across the southerly boundary of Parcel 860336.
3. There is no room for a replacement septic tank and drain field on Parcel 860336 unless I locate it on the opposite (north) side of the house. That would entail trenching between the existing house and garage, and then trenching across the parking lot and rock garden/tree line, which would be expensive and disruptive. That would also make the drain field part of the major view from the living and dining rooms of my house, which is undesirable. Finally, the soil on the north side of the house is very poorly drained, with caliche roughly 2 feet below the surface, so it's likely that locating the drain field north of the house isn't feasible anyway. While there is a

suitable area of well-drained soil not far from the existing drain field on the south side of the house, that location is on Parcel 237934.

4. The desired location for a fence around the developed area of the property cuts across parts of all three parcels.

5. The water source for the fire protection system is on Parcel 19423, while most of the structures to be protected are on Parcel 860336.

Combining the three parcels of land is the easiest solution to these problems.