

SUN COUNTRY ESTATES - 3RD ADDITION

RECORDING NO. 362422

LOCATED IN SECTION 35, T 20 N, 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. 562111

LEGEND

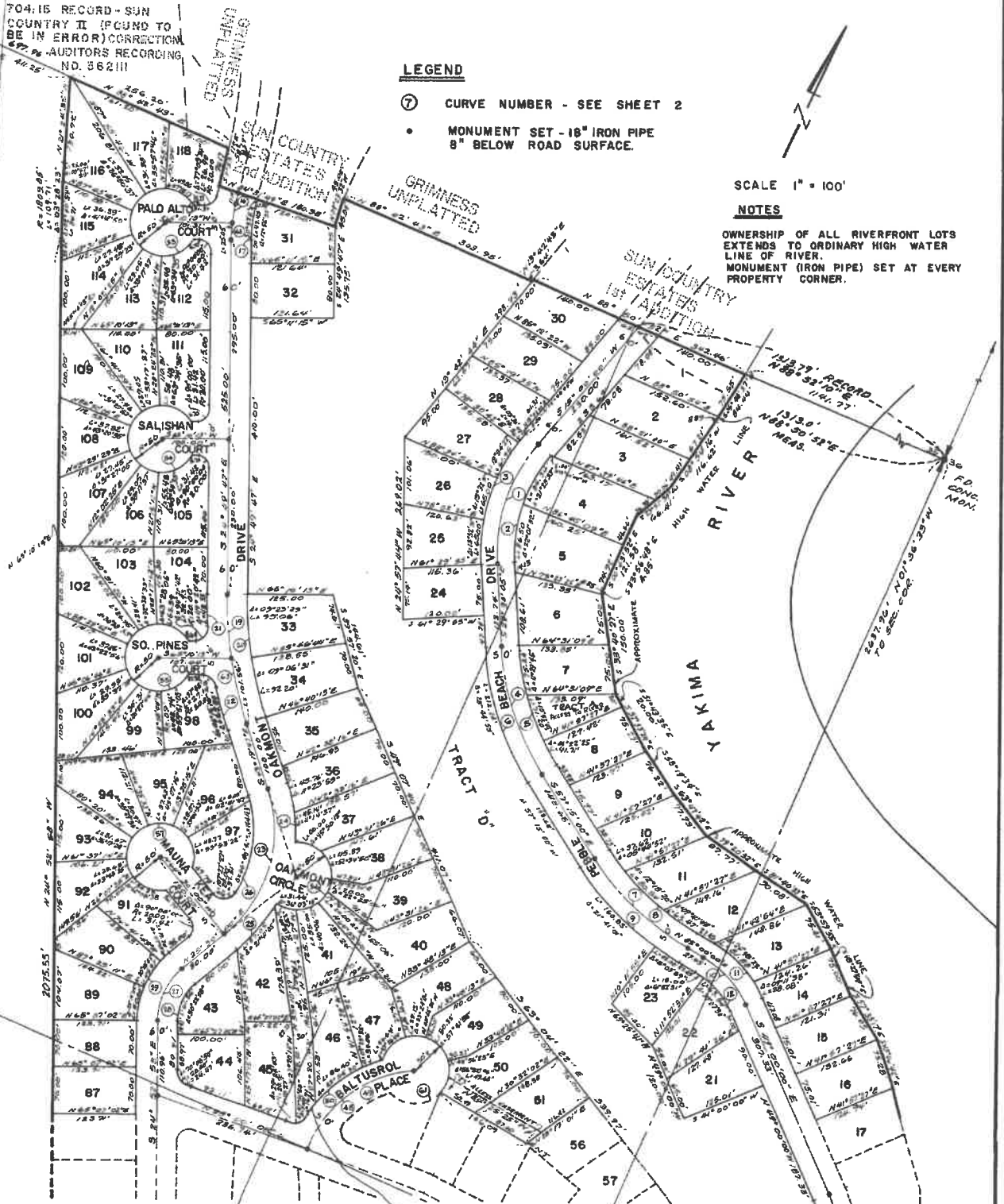
- ⑦ CURVE NUMBER - SEE SHEET 2
- MONUMENT SET - 18" IRON PIPE
8" BELOW ROAD SURFACE.

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

5-23

SUN COUNTRY ESTATES - 3RD ADDITION

A PORTION OF SEC. 35, T20 N, R14E, WM - KITTITAS COUNTY, WASHINGTON

RECORDING NO. 64424

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 S88°50'52"W 1141.77 feet to a point on the Westernly river bank of the Yakima River, said point being the True Point of Beginning; thence along said river bank as follows; S05°46'37"W 844.4 feet, thence S08°54'16"W 116.62 feet, thence S23°51'33"W 66.41 feet; thence S 00° 43' 52" E 121.50 feet; thence S 33° 56' 48" E 4.65 feet; thence S33° 40' 27" E 150.00 feet; thence S 51° 43' 35" E 80.00 feet; thence S 52° 43' 46" E 75.27 feet; thence S 58° 19' 34" E 76.22 feet; thence S 63° 47' 42" E 77.93 feet; thence S 79° 20' 32" E 87.77 feet; thence S 61° 40' 33" E 90.08 feet; thence S 53° 09' 58" E 75.61 feet; thence S 69° 27' 49" E 73.00 feet; thence S 57° 33' 17" E 76.08 feet; thence S 43° 06' 42" E 75.28 feet; thence S 36° 11' 35" E 52.56 feet; thence S 41° 03' 27" E 104.89 feet; thence S 27° 59' 46" E 181.18 feet; thence S 11° 33' 36" E 224.56 feet; thence S 41° 16' 11" 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 83.33 feet; to the intersection of the Westernly river bank of the Yakima 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;
thence S 67° 02' 14" W 89.78 feet; thence S 65° 16' 13" W 49.21 feet;
thence S 69° 16' 37" W 93.81 feet; thence S 64° 53' 57" W 42.33 feet;
thence S 45° 46' 13" W 235.69 feet; thence S 74° 08' 37" W 121.67 feet;
thence S 44° 53' 14" W 112.48 feet; thence S 69° 00' 41" W 213.50 feet;
thence S 69° 46' 54" W 137.12 feet; thence N 71° 33' 24" W 62.17 feet;
thence S 81° 43' 41" W 41.16 feet; more or less; to the centerline of the Peterson Creek Spillway; thence N 75° 53' 46" W 182.41 feet along the centerline of said Spillway to a point 100 feet Easterly of the centerline of the Kittitas County Reclamation District Irrigation Canal, as measured at right angles from said Canal centerline; thence N 24° 35' 38" W 207.55 feet; thence along a curve to the left having a radius of 1809.89 feet and a central angle of 03° 28' 23", an arc distance of 103.71 feet; thence N 21° 24' 35" W 130.72 feet; thence N 68° 42' 43" E 236.50 feet; thence S 11° 53' 11" E 58.79 feet; thence N 68° 31' 49" E 180.39 feet; thence N 09° 43' 32" W 42.05 feet; thence N 88° 42' 43" E 303.95 feet; thence N 13° 42' 43" E 3.64 feet; thence N 88° 50' 52" E 342.46 feet to the True Point of Beginning.

Except a strip of land along the South line 200 feet wide measured from the centerline of Peterson Creek as recorded in the Kittitas County Office under File No. 90010 of Page 328, Volume 46 of deets. Subject to all easements of record. Subject to an easement along platted roads for ingress and egress to properties within the Northwest quarter of the Southeast quarter of Section 35, Township 20 North, Range 14 East, Willamette Meridian, 1949 North and East of the Yakima River as recorded in the Kittitas County Auditor's Office at Pages 317, 318, 319, and 320, Volume 113 of deets.

DEDICATION

Know all Men by These Presents, That we, James O. Wallace and Helen Wallace, owners in the simple of the above described real property, do hereby declare this Real and Dedication and dedicate to the use of the public forever as highways of roads, streets, and alleys hereon.

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

REQUIREMENTS

1. The costs of constructing, maintaining, snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all of the owners of the lots of the plat and of any additional plots that may be served by these roads streets and alleys.
2. In the event that the owners of any of the lots of this plat or of any additional plots shall petition 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 dedicate to the use of the public forever as highways all roads, streets, and alleys hereon.

In Witness Whereof, we have hereunto set our hand and seal this 15th day of Sept., 1969, A.D.
Harold G. Grimes, Treasurer
Robert R. Grimes, President

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF _____
This is to certify that on this 15th 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 uses and purposes therein mentioned.
Witness my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

ENGINEERS CERTIFICATE

I hereby certify that the plat of Sun Country Estates - 3rd Addition is based upon an actual survey and subdivision of Section 35, Township 20 North, Range 14 East, WM, that the distances and courses are shown thereon correctly, that the measurements have been set and lot and block corners staked on the ground.
J. E. Carter
Registered Professional Engineer and
Lead Surveyor, No. 8195

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.
Dorothy Beckler
Kittitas County Treasurer
Examined and approved this 27th day of July, 1970, A.D.
Harold G. Grimes
Kittitas County Road Engineer
Examined and approved this 27th day of July, 1970, A.D.
Board of County Commissioners,
Kittitas County, Washington
By: _____
Chairman

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 dedicate to the use of the public forever as highways all roads, streets and alleys hereon.
IN Witness Whereof, we have hereunto set our hand and seal this 26th day of June, 1970, A.D.
Donald W. Seifert
Arthur G. Forbes
Harry W. Berry

Notary Public in and for the State of Washington, residing at _____

ACKNOWLEDGEMENT

This is to certify that on this 26th day of June, 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.
Witness my hand and official seal the day and year first above written.

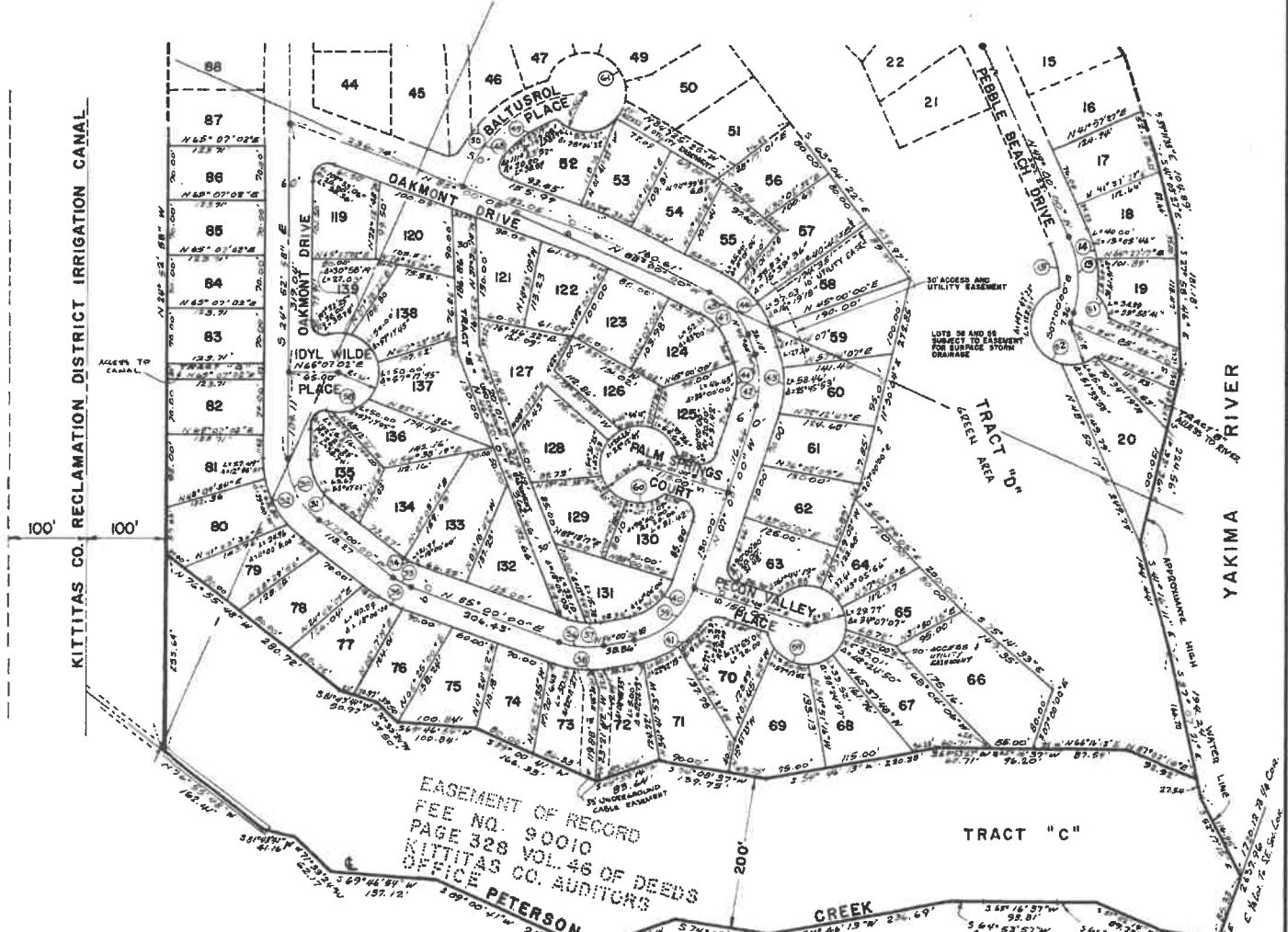
Notary Public in and for the State of Washington, residing at _____

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

SUN COUNTRY ESTATES - 3RD ADDITION

RECORDING NO. 362422

LOCATED IN SECTION 35, T 20N, 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	290.02	189.82	43°30'05"	99.75	185.30
2	225.02	170.84	43°30'05"	89.78	166.75
3	275.02	208.80	43°30'05"	109.72	203.80
4	400.00	200.70	28°44'35"	102.51	198.60
5	375.00	188.16	28°44'35"	96.10	186.19
6	425.00	213.24	28°44'35"	108.92	211.01
7	400.02	193.74	27°45'00"	98.81	191.85
8	375.02	181.63	27°45'00"	92.63	179.86
9	425.02	203.85	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	109.36	42°00'00"	57.58	107.51
14	175.00	89.87	29°25'21"	45.95	88.88
15	125.00	58.18	26°40'11"	29.63	57.66
16	239.96	29.18	06°57'48"	14.60	29.14
17	209.96	47.33	12°56'36"	23.82	47.33
19	610.00	196.3	16°30'00"	99.34	196.10
20	609.97	187.26	16°30'00"	94.45	186.45
21	639.97	48.33	04°20'42"	24.28	48.32
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"	78.90	140.13
27	100.00	87.93	50°22'58"	47.04	85.13
28	70.00	61.56	50°22'58"	32.93	59.59
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	81.42	18°00'00"	15.84	81.29
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	108.47	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	43.99
42	100.00	66.32	38°00'00"	34.43	65.11
43	130.00	86.22	38°00'00"	44.76	84.65
44	70.00	46.43	38°00'00"	24.10	45.58
45	100.00	75.05	43°00'00"	39.39	73.30
46	130.00	97.86	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"	87.89	108.13
50	207.05	120.46	33°20'05"	61.99	118.77
51	50.00	34.89	39°36'41"	18.19	34.18
52	50.00	173.97	199°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°48'30"	---	---
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 WITNESS
 CORNER 4 PK NAIL
 IN PAVEMENT AS
 SECTION CORNER.
 SET MON. AT 3:30
 CORNER.

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

45-5