

PALOMINO FIELDS PLAT - DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON

Receiving No.
LPF-19-00004
LP-07-00031

181827

S U R V E Y O R ' S N A R R A T I V E

1. 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 File Number 418140, a monument was set. Subsequently, in 1991 via the removed plat recorded under File Number 539177, a nail and washer monument 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.
2. 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 monument located on the south side absorbed all the decrease in size. Additionally, the monument set subsequent to 1991 have relied on this monument as the location of the north quarter corner.
3. 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
4. In addition, other monuments and fence lines were used to help confirm the boundaries of said Short Plat.
The west quarter corner of Section 27 recorded on said plat File Number 418140 was calculated. However, on an adjacent survey plat, corner iron pipe was found and accepted as said west quarter corner. This survey plat File Number 418140 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 plat. Therefore with no other evidence, for this survey, the centerline of the county road known as Reecer Creek was defined to be coincident with the northwest quarter of said Section 27 as coincident with the southeast corner of the northwest quarter of said section. The said centerline matches that of said Auditor's File Number 418140.
6. The remaining exterior property boundary lines are identified by the plat File Number 418140. However, the property description contained therein does not include the entire of said property owns addition adjoining property in this general area.

D E D I C A T I O N

DEDICATION KNOW ALL MEN BY THESE PRESENTS, CLE ELUM PINES WEST LLC, a Washington Limited Liability Company, and CLE ELUM PINES EAST LLC, a Washington Limited Liability Company, jointly and severally, do hereby declare this 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 easements across any lot or lots, where water might take a natural course, and the right to make all necessary grading of roads and ways hereon following existing water on any lot or lots that be diverted or blocked from their natural course, so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or ditches, or the placing 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this _____ day of _____, A.D., 2019, CLE ELUM PINES WEST, LLC, a Washington Limited Liability Company
President

IN WITNESS WHEREOF, we have hereunto set our hands and seal this _____ day of _____, A.D., 2019, CLE ELUM PINES EAST, LLC, a Washington Limited Liability Company
President

A C K N O W L E D G E M E N T

STATE OF WASHINGTON }
COUNTY OF _____ } SS
On this day _____ of _____ A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared 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 this day _____ the said instrument 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 in and for the State of Washington,
residing at _____

A C K N O W L E D G E M E N T

STATE OF WASHINGTON }
COUNTY OF _____ } SS
On this day _____ of _____ A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared 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 this day _____ the said instrument 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 in and for the State of Washington,
residing at _____

INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	INDEXING DATA <table border="1" style="width: 100%; height: 40px; border-collapse: collapse;"> <tr><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td></tr> <tr><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td><td style="width: 25px; height: 20px;"></td></tr> </table> S27 T18N R18E								
WESTERN PACIFIC ENGINEERING & SURVEY A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Place, Moses Lake, Washington T:(509)765-1023 F:(509)765-1288 <small>Services in Washington and Idaho</small>									
LCU, INC. Surveyed by LMH Scale 1" = N/A Drawn by Tml/ FCS Sheet 4 of 4 Checked by FCS Project No. 18146									



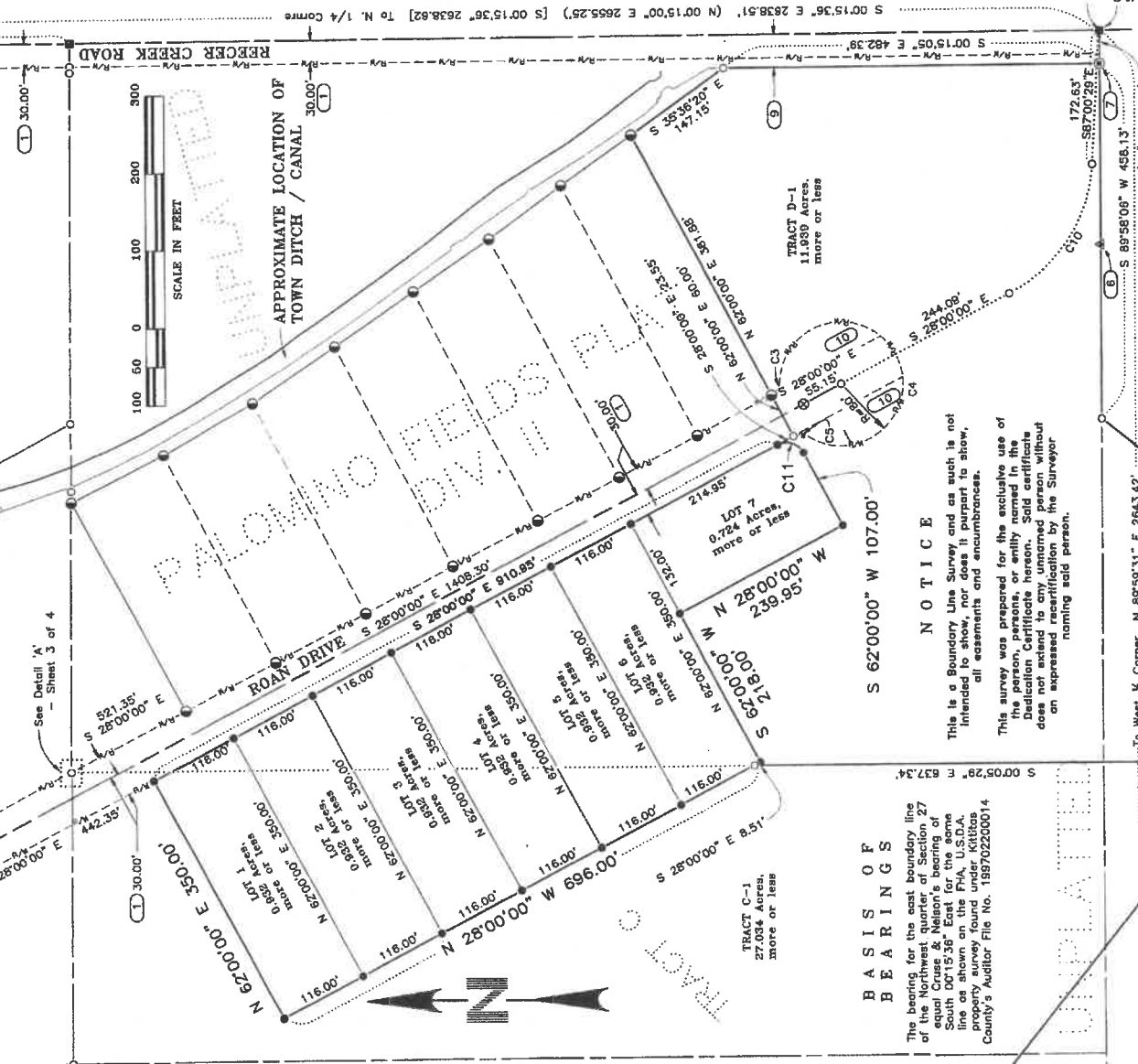
N O T I C E

This is a Boundary Line Survey and as such is not intended to show nor justify in part to show, all easements and encumbrances.
This survey was prepared for the exclusive use of the person, persons, or entity named in the Dedication Certificate hereon. Said certificate does not extend to any unnamed person without the authorization of the Surveyor naming said person.

PALOMINO FIELDS PLAT - DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II
A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

Receiving No.
LFF-19-00004
LP-07-00031
181827



- L E G E N D**
- 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument set July, 2019
 - ◉ 3 - inch brass cap monument found September, 2016
 - 5/8 - inch aluminum surveyor's cap monument stamped 'Kitititas County' found September, 2016
 - ⊗ 2 - inch brass cap monument stamped 'LS 12491' grouted in a 2-inch pipe set in a monument case, found July, 2019.
 - △ 5/8 - inch iron pin with surveyor's cap stamped '12481' 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
 - 5/8 - inch iron pin with surveyor's cap stamped '12491' property corner monument found July 2019
 - Railroad spike monument found September 2016
 - ◆ 5/8 - inch iron pin with surveyor's cap marked "LS 49273" monument set July 11, 2017
 - ▲ 5/8 - inch iron pin with surveyor's cap marked "LS 12481" monument found February, 2019
 - Calculated point only
 - () - no monument found or set
 - () Previously recorded information from Preston Shovel, Sheet 127 shown on drawing 'Kitititas County' Stock Plat No. 17-12' as found under Kitititas County's AFN 418140
 - [] Previously recorded information from Record of Survey drawing as found under Kitititas County's AFN 198702200014
 - < > Previously recorded information from Record of Survey drawing as found under Kitititas County's AFN 198702200014
 - [] Previously recorded information from Record of Survey drawing as found under Kitititas County's AFN 198702200014
 - > < Previously recorded information from Statutory Warranty Deed found under Kitititas County's AFN 416786
- Note - See Sheet 3 of 4

INDEXING DATA

Trimble R10 GPS Receivers
Traverse Closure
Meets Standards Per
WAC 332-130-080 527 T16N R18E

WESTERN PACIFIC ENGINEERING & SURVEY
A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
T:(509)765-1023 F:(509)765-1288
Services in Washington and Idaho

LCU, INC.
Surveyed by LMH Scale 1" = 100'
Drawn by Tm/FCS Sheet 2 of 4
Checked by FCS Project No. 181446



NOTICE

This is a Boundary Line Survey and as such is not intended to be used for purposes to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Dedication Certificate hereon. Said certificate does not extend to any unnamed person without an expressed consent of the Surveyor naming said person.

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 is equal to the bearing of the section line as shown on the F.M.A. U.S.D.A. property survey found under Kitititas County's Auditor File No. 198702200014

Center of Section 27
N 00°15'36" W 1.82' (10)
S 89°56'08" W 455.13' (10)
S 88°59'31" W 421.14'

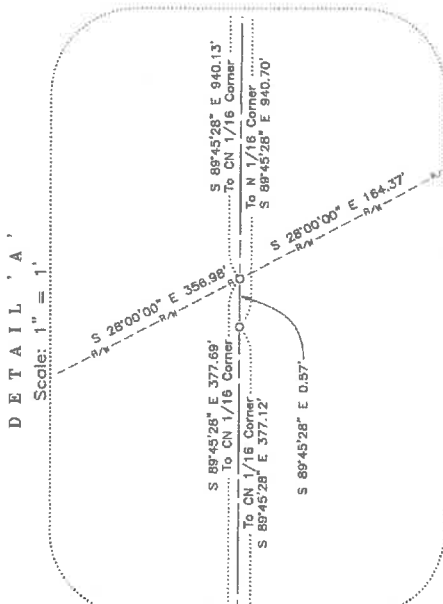
To West 1/4 Corner N 89°59'31" E 2643.42'
S 00°05'28" E 637.34'

COWBOY S.P.

PALOMINO FIELDS PLAT - DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II A PORTION OF THE SE 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON

Receiving No.
LPF-19-00004
LP-07-00031



DETAILED
Scale: 1" = 1'

ORIGINAL PROPERTY DESCRIPTION

Tract C and Tract D of the Palomino Fields Plat - Division II as recorded in Book 33 of plats, page 25, and Book 25 of plats recorded under the Kittitas County Auditor's File Number 201905210014.

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Dedication Certificate hereon. Said certificate does not extend to any unnamed person without an expressed re-certification by the Surveyor naming said person.

GENERAL NOTES

- As per RCW 47.10.140, landowner are responsible for the controlling and providing access to public roads. Accordingly, the Kittitas County Public Road Board has immediate re-zoning 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 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 about the exterior plat boundaries and shall include a five foot each side of the interior lot lines. Said easement shall be for public utilities, gas, irrigation, and cable television.
- Subdivision Guarantee No. 72156-46840372, as provided by Chicago Title Insurance Company. All easements from said Subdivision Guarantee have been reviewed, those with a plottable location have been shown on face of plat.

PLAT NOTES

- Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
- Not used.
- Not used.
- Not used.
- Not used.
- Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.76' from the calculated position of this 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.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
- County road right-of-way as detailed on the Record of Survey drawing filed in Book 22 of Surveys, Page 174, Kittitas County Auditor's File No. 19870220014.
- Bearing and distance from the Center of Section 27 monument to the centerline of the proposed road extension, d extension.

WATER NOTES

On February 8, 2017 Chicago Title and Elenburg Water Company were contacted for any information regarding the location and ownership of the "To Ditch" shown on this plat. The Elenburg 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.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	157.04'	90°29'39"	246.03'	158.40'	S 45°14'49" W	223.04'
C2	476.00'	25°21'34"	208.05'	105.74'	S 12°40'47" E	206.33'
C3	26.00'	60°00'00"	20.94'	11.55'	S 58°00'00" E	20.00'
C4	80.00'	300°00'00"	418.88'	11.55'	S 62°00'00" W	80.00'
C5	80.00'	90°00'00"	20.94'	11.55'	N 02°00'00" E	20.00'
C6	550.00'	25°00'00"	259.01'	132.14'	S 14°00'00" E	256.44'
C7	117.04'	90°29'39"	342.79'	218.92'	S 45°14'49" W	306.26'
C8	197.04'	90°29'39"	295.41'	189.66'	S 45°14'49" W	265.85'
C9	500.00'	25°00'00"	244.35'	124.66'	S 14°00'00" E	241.92'
C10	200.00'	55°00'29"	205.98'	113.17'	S 57°30'14" E	195.99'
C11	25.00'	90°00'00"	39.27'	25.00'	S 17°00'00" W	35.36'

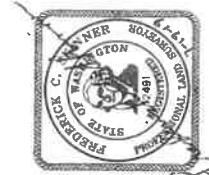
INSTRUMENT USED

Trimble R10 GPS
Receivers
Troverase Closure
Meets Standards Per
WAC 532-150-050

INDEXING DATA

X	X	X
X	X	X
X	X	X

S27 T18N R18E



WESTERN PACIFIC
ENGINEERING & SURVEY
A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
T: (509) 765-1023 F: (509) 765-1298
Services in Washington and Idaho

LCU, INC.

Surveyed by: LMH Scale 1" = N/A
Drawn by: Tml/FCS Sheet 3 of 4
Checked by: FCS Project No. 18146

PALOMINO FIELDS PLAT - DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II A PORTION OF THE SE ¼ OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON

Receiving No.
LPP-19-00004
LP-07-00031

191827

SURVEYOR'S NARRATIVE

- Historically the different location of the north quarter corner of Section 27 as shown on the plat recorded under Kititas Co. Auditor's File Number 418140, a monument was set. Subsequently the monument was removed possibly do to road reconstruction. In 1991 via the survey recorded under Kititas Co. Auditor's File Number 598177, a nail and washer monument in a monument case with a concrete roadrunner in proximity. The location of these 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 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:
 Kititas Co. Short Plat No. A-22 recorded under AFN 418140
 Tract 1 of Statutory Warranty Deed recorded under AFN 201410150093
 Tract 2 of Statutory Warranty Deed recorded under AFN 201410150051
- In addition, other monuments and fence lines were used to help confirm the boundaries of said Short Plat.
- 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.
- The county road right of way for Reecer Creek Road has been defined differently by various plats along Reecer Creek Road. After contacting Kititas County and doing independent records research we found no specific description of said Reecer Creek Road right of way previously recorded in 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.
- The remaining exterior property boundary lines are identified on Sheet 1 of 4 as per the property description contained herein. However, the owner of said property owns addition adjoining property in this general area.

DEDICATION

DEDICATION KNOW ALL MEN BY THESE PRESENTS, CLE ELUM PINES WEST EAST LLC, Washington Limited Liability Company, commonly known as East LLC, Washington Limited Liability Company, do hereby declare this 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 hereon, including any original, reasonable grading of the roads and ways hereon, drainage on any lot or lots, and all other roads be diverted or blocked from their natural course, so as to discharge upon any public road right-of-way, or to temper proper road drainage. Any encroaching of drainage waters in culverts or drains or routing 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this day of A.D., 2019, CLE ELUM PINES WEST, LLC, A Washington Limited Liability Company

 President

IN WITNESS WHEREOF, we have hereunto set our hands and seal this day of A.D., 2019, CLE ELUM PINES EAST, LLC, A Washington Limited Liability Company

 President

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF)
 On this day of A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and acknowledged to be the president of CLE ELUM PINES WEST, LLC and to have executed the foregoing instrument for the 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 in and for the State of Washington,
 residing at

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF)

On this day of A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and acknowledged to be the president of CLE ELUM PINES EAST, LLC and to have executed the foregoing instrument for the 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 in and for the State of Washington,
 residing at

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Subsequent to Survey clause hereof. The survey does not extend to any unnamed person without an expressed reauthorization by the Surveyor naming said person.

INSTRUMENT USED
Trimble R10 GPS Receivers
Traverse Closure
Meets Standards Per
WAC 332-130-090

INDEXING DATA

527 T18N R18E

**WESTERN PACIFIC
ENGINEERING & SURVEY**

A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
T: (509) 765-1023 F: (509) 765-1298
Services in Washington and Idaho

LCU, INC.

Surveyed by LMH Scale 1" = N/A
 Drawn by Tm/ FCS Sheet 4 of 4
 Checked by FCS Project No. 18146



VICINITY MAP
(Not To Scale)



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
I HEREBY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I approve this plat.
Dated this Day of A.D., 2019.
.....
Kititas County Engineer

HEALTH DEPARTMENT
I HEREBY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I find that the sewage and water system herein shown does meet and comply with all requirements of the County Health Dept.
Dated this Day of A.D., 2019.
.....
Kititas County Health Officer

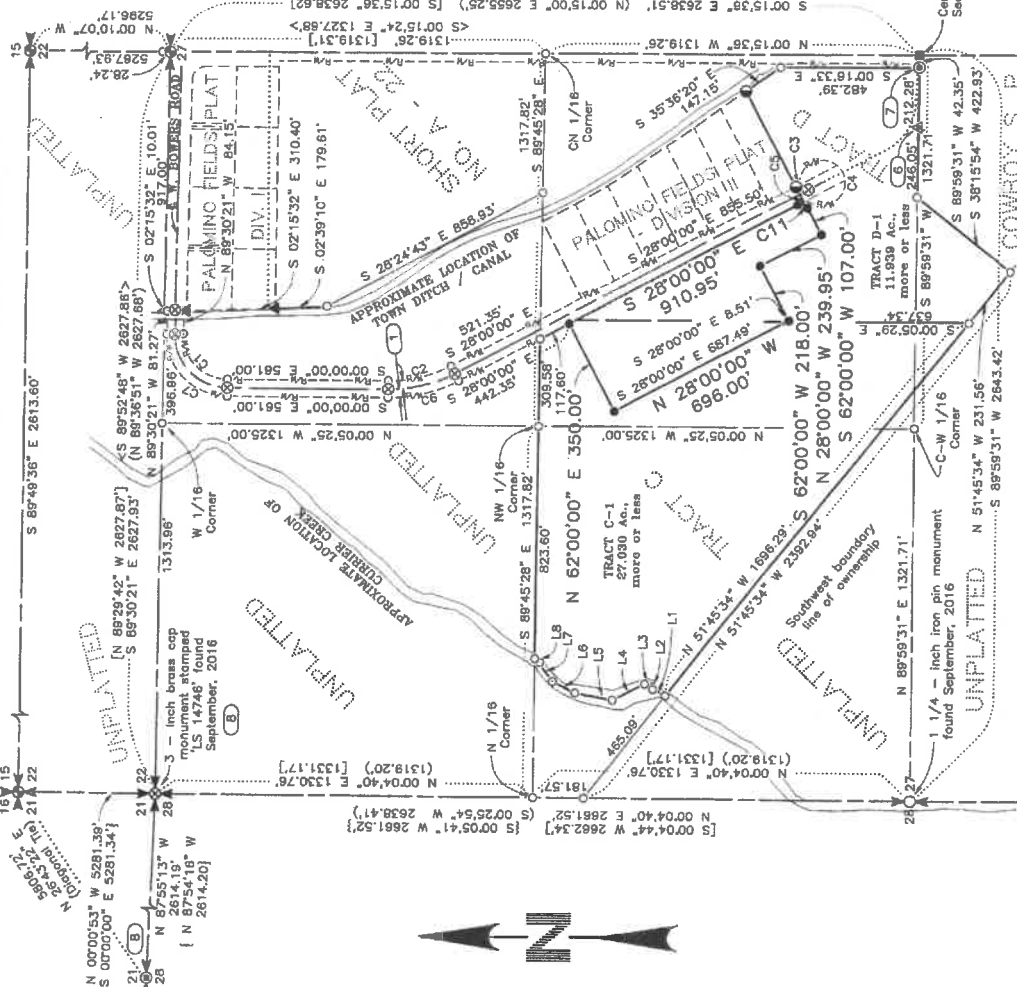
CERTIFICATE OF PLANNING DEPT.
I HEREBY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I find that it conforms to the Comprehensive Plan of the Kititas County Planning Commission.
Dated this Day of A.D., 2019.
.....
Kititas County Planning Official

CERTIFICATE OF TREASURER
I HEREBY CERTIFY that the taxes and assessments are paid for the preceding years and that no delinquent taxes are due on the land to be filed. Parcel No. 960975 and 960976.
Dated this Day of A.D., 2019.
.....
Kititas County Treasurer

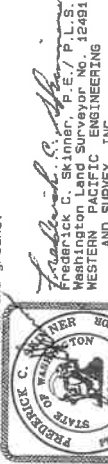
CERTIFICATE OF ASSESSOR
I HEREBY CERTIFY that the Palomino Fields Plat - Division V, has been examined by me and I find that the property is in an acceptable condition for plating. Parcel No. 960975 and 960976.
Dated this Day of A.D., 2019.
.....
Kititas County Assessor

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED this day of A.D., 2019.
BOARD OF COUNTY COMMISSIONERS
By
Chairperson
ATTEST:
Clerk of the Board

PALOMINO FIELDS PLAT - DIVISION V
A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II
A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITAS COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE
Filed for record this day of 2019, at M, in Book of Surveys at Page(s)
under Auditor's File Number at the request of Western Pacific Engineering & Survey, Inc.
.....
County Auditor
.....
Deputy County Auditor



SURVEYOR'S CERTIFICATE
I hereby certify that the Palomino Fields Plat - Division V plat is based on an actual survey and subdivision of Section 27, Township 18 North, Range 18 East, W.M.; that the distances and courses and angles are shown thereon and that the monuments have been set; and lot and block corners staked on the ground.
.....
Surveyor

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
T: (509) 765-1233 F: (509) 765-1288
Services in Washington and Idaho
LCU, INC.
Surveyed by LMH Scale 1" = 300'
Drawn by Tm/ FCS Sheet 1 of 4
Checked by FCS Project No. 18145

Receiving No.
LPF-19-00004
LP-07-00081

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Dedication Certificate hereon. Said certificate does not extend to any unnamed person without an expressed re-identification by the Surveyor naming said person.

BASIS OF BEARINGS

The bearing for the east boundary line of the North 1/16 Section 27, Palomino Fields Plat & Nelson's bearing of S 02°15'32" E 310.40' on the same line as shown on the P.M.A. U.S.D.A. property survey found under Kititas County's Auditor File No. 199702200014.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°30'07" E	49.87'
L2	N 78°42'25" E	10.33'
L3	N 19°20'55" E	28.07'
L4	N 26°40'51" N	430.02'
L5	N 10°21'53" E	136.08'
L6	N 28°13'14" E	90.11'
L7	N 53°25'36" E	89.88'
L8	N 44°26'10" E	13.34'



INSTRUMENT USED
Trimble R10 GPS
Receivers
Traverse Closure
Meets Standards Per
WAC 332-130-090

INDEXING DATA
527 T18N R18E

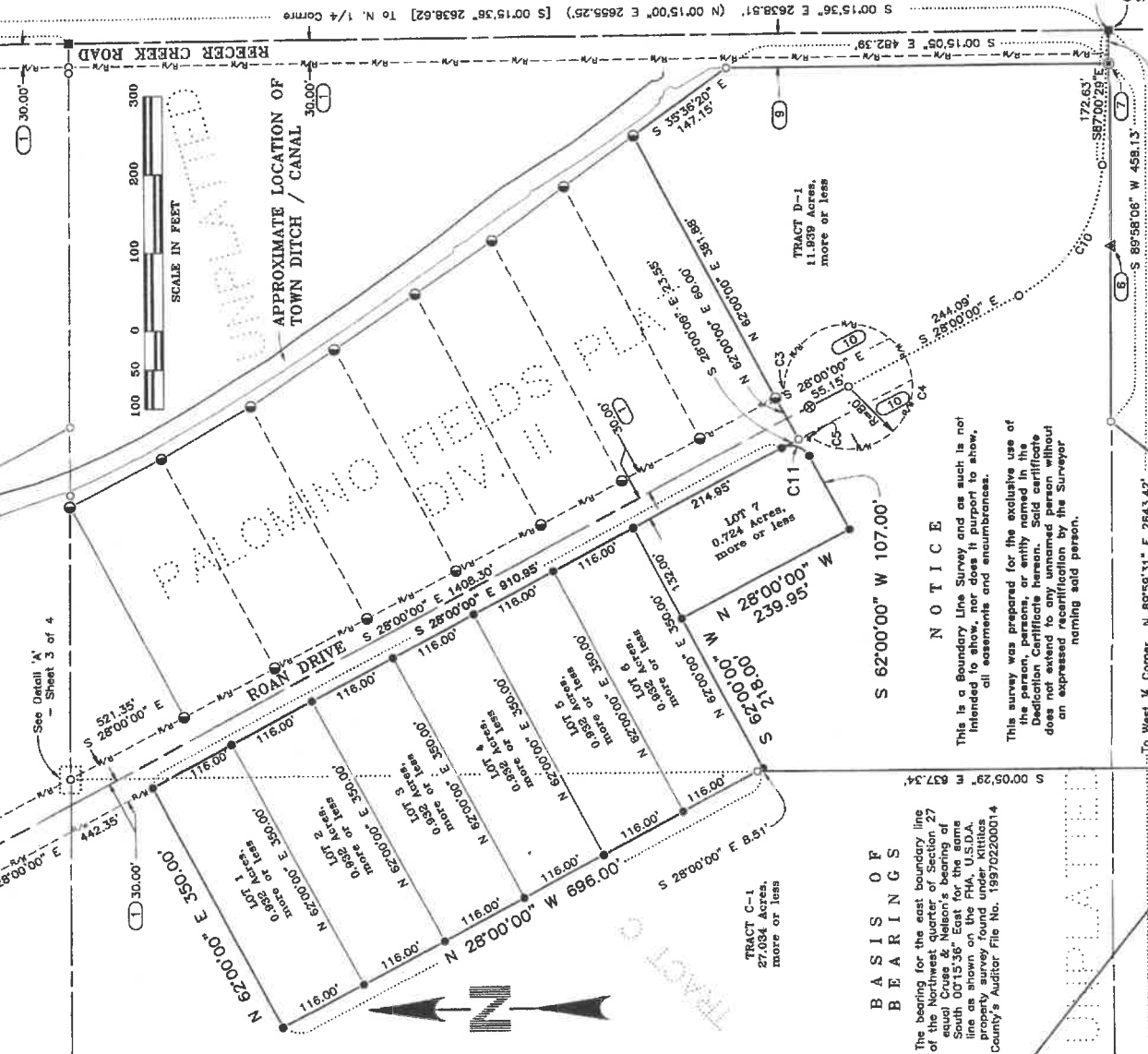
WESTERN PACIFIC ENGINEERING & SURVEY
A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
T: (509) 765-1233 F: (509) 765-1288
Services in Washington and Idaho

Surveyed by LMH Scale 1" = 300'
Drawn by Tm/ FCS Sheet 1 of 4
Checked by FCS Project No. 18145

PALOMINO FIELDS PLAT -- DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT -- DIVISION II A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITITAS COUNTY, WASHINGTON

Receiving No.
LPF-19-00004
LP-07-00031



- L E G E N D**
- 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument set July, 2019
 - 3 - inch brass cap monument found September, 2016
 - 5/8 - inch aluminum surveyor's cap monument stamped Kittitas County found September, 2016
 - ⊗ 2 - inch brass cap monument stamped "LS 12491" grouted in 0.75-inch pipe set in a monument case, found July, 2019.
 - △ 5/8 - inch iron pin with surveyor's cap stamped "12491" monument found September 2018
 - ▲ 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 2018
 - 1 - inch iron pin with no surveyor's cap monument found September 2016
 - ⊙ 5/8 - inch iron pin with surveyor's cap stamped "12491" property corner monument found July 2019
 - Railroad spike monument found September 2016
 - ◆ 5/8 - inch iron pin with surveyor's cap marked "LS 49273" monument set July 11, 2017
 - ▲ 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument found February, 2019
 - Calculated point only
 - () - no monument found or set
 - () Previously recorded information from Preston Survey Plat No. 22 and shown on drawing as "Kittitas Co. Short Plat No. 77-12," as found under Kittitas County's AFN 418140
 - [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
 - < > Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
 - [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
 - > < Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416766
 - Ⓜ Note - See Sheet 3 of 4

INSTRUMENT USED
Trimble R10 GPS Receivers
Traverse Closure Meets Standards Per WAC 332-130-080

INDEXING DATA
S 27 T18N R18E

WESTERN PACIFIC ENGINEERING & SURVEY
A TERRA DEVELOPMENT SERVICES CORPORATION
1328 E. Hunter Place, Moses Lake, Washington
T:(509)765-1023 F:(509)765-1288
Services in Washington and Idaho

LCU, INC.
Surveyed by LMW Scale 1" = 100'
Drawn by Tml/FCS Sheet 2 of 4
Checked by FCS Project No. 18146



NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Dedication Certificate hereon. Said certificate does not extend to any unnamed person without an express reference to the name of the person naming said person.

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 is based on the true meridian. The true meridian line is shown on the P.M.A., U.S.D.A. property survey found under Kittitas County's Auditor File No. 199702200014

Center of Section 27
N 00°15'36" W 1.82'
S 89°59'06" W 458.13'
S 89°59'31" W 42.14'

To West X Corner N 89°59'31" E 2843.42'

COWBOY'S P

PALOMINO FIELDS PLAT - DIVISION V

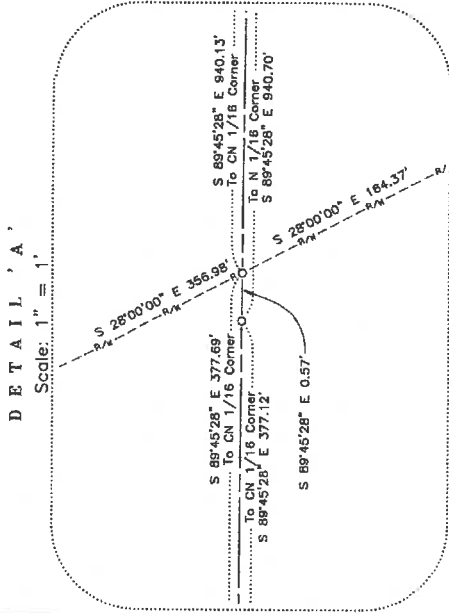
A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II

A PORTION OF THE SE ¼ OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

KITITAS COUNTY, WASHINGTON

Receiving No.
 LPF-19-00004
 LP-07-00031

181827



ORIGINAL PROPERTY DESCRIPTION

Tract C and Tract D of the Palomino Fields Plat - Division II as recorded in Book 13 of Plats, Pages 23 through 25, as recorded under the Kittitas County Auditor's File Number 201905210014.

GENERAL NOTES

- As Per RCW 17.10.140, landowner are responsible for the siting and preventing the spread of noxious weeds. According to 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 standards prior to issuance of a building occupancy permit for any proposed lots.
- An assessment of ten feet in width is reserved along all parcel lot lines. The ten foot easement shall about 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 Guarantee No. 72155-46840372, as provided by Chicago Title Insurance Company. All easements from Subdivision Guarantee have been reviewed, those with a platable location have been shown on face of plat.

WATER NOTES

On February 8, 2017 Chicago Title and Ellensburg Meter Company were contacted to find any information regarding the location and utility of the Town Ditch. At that time both entities were unable to provide any information. The Ellensburg Meter Company believes there is at least one ditch in the area 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.

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Dedication Certificate. It is not intended to be used for any other purpose and does not extend to any unnamed parties without an expressed recertification by the Surveyor naming said person.

PLAT NOTES

- Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
- Not used.
- Not used.
- Not used.
- Not used.
- Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.75' 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.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
- County road right-of-way as detailed on the Record of Survey drawing filed in Book 22 of Surveys, Page 174, Kittitas County Auditor's File No. 159702200014.
- Bearing and distance from the Center of Section 27 monument to the centerline of the proposed road extension, d extension.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	157.04'	90°29'39"	248.03'	158.40'	S 45°14'48" W	223.04'
C2	470.00'	25°21'34"	208.02'	105.74'	S 12°40'47" E	206.33'
C3	20.00'	60°00'00"	20.94'	11.55'	S 58°00'00" E	20.00'
C4	60.00'	300°00'00"	418.88'	11.55'	S 62°00'00" W	60.00'
C5	20.00'	60°00'00"	20.94'	11.55'	N 02°00'00" E	20.00'
C6	530.00'	28°00'00"	259.01'	132.14'	S 14°00'00" E	256.44'
C7	217.04'	90°28'39"	342.79'	216.92'	S 45°14'49" W	308.26'
C8	187.04'	90°28'39"	295.41'	188.66'	S 45°14'49" W	265.65'
C9	500.00'	28°00'00"	244.35'	124.65'	S 14°00'00" E	241.92'
C10	200.00'	59°00'59"	205.88'	113.17'	S 57°30'14" E	196.95'
C11	25.00'	90°00'00"	39.27'	25.00'	S 17°00'00" W	35.36'

INSTRUMENT USED
 Trimble R10 GPS Receivers
 Transverse Closure Method: Spheroidal WAC 332-130-080

INDEXING DATA

 S27 T18N R18E

WESTERN PACIFIC ENGINEERING & SURVEY
 A TERRA DEVELOPMENT SERVICES CORPORATION
 1326 E. River Place, Moses Lake, Washington
 T(509)765-1023 F(509)765-1298
 Services in Washington and Idaho

LCU, INC.
 Surveyed by: LMT
 Scale: 1" = N/A
 Drawn by: Tml/FCS
 Checked by: FCS
 Project No.: 181146



PALOMINO FIELDS PLAT - DIVISION V

A REPLAT OF TRACT C AND TRACT D, PALOMINO FIELDS PLAT - DIVISION II A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. KITITAS COUNTY, WASHINGTON

Receiving No.
LPF-19-00004
LP-07-00031

181827

S U R V E Y O R ' S N A R R A T I V E

- 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 Kititas County's File Number 418140, a monument was set. Subsequently, in 1991 via a monument possibly do to road reconstruction, the monument was removed. Under Kititas Co. Auditor's File Number 538377 a nail rod monument was set with a note that Kititas 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 26.24 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 decrease in utility on the south side absorbed all the decrease in utility. 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:
 Kititas 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.
- The west quarter corner of Section 27 recorded on said plat, File Number 418140 was calculated. However, on an adjacent survey, the 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.
- The county road right of way for Reecer Creek Road has been defined differently by various plats along Reecer Creek Road. After contacting Kititas County and doing independent records research we found no specific description of right of way other than the previously recorded plat. Therefore with no other evidence, for this survey, the centerline of the county road known as Reecer Creek was determined to be the east boundary of the northwest quarter of said Section 27 as co-terminous with the east boundary of the northwest quarter of said section. The said centerline matches that of said Auditor's File Number 418140.
- The remaining exterior property boundary lines are identified herein. However, as per the property description contained herein, the owner of said property owns additional adjoining property in this general area.

D E D I C A T I O N

DEDICATION KNOW ALL MEN BY THESE PRESENTS, CLE ELUM PINES WEST LLC, a Washington Limited Liability Company, and CLE ELUM PINES EAST LLC, a Washington Limited Liability Company, do hereby declare this plat and dedicate to the public forever, all 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 more convenient or original, reasonable grading of the roads and ways shown hereon no drainage, any or does shall be diverted or blocked from their natural course, as discharge upon any public road rights-of-way, or to temper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this WEST, LLC., A Washington Limited Liability Company

 President

IN WITNESS WHEREOF, we have hereunto set our hands and seal this EAST, LLC., A Washington Limited Liability Company

 President

A C K N O W L E D G E M E N T

STATE OF WASHINGTON }
 COUNTY OF } SS
 On this day of A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the President 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 expressed, and he (she) 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 in and for the State of Washington,
 residing at

A C K N O W L E D G E M E N T

STATE OF WASHINGTON }
 COUNTY OF } SS
 On this day of A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the President 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 expressed, 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 in and for the State of Washington,
 residing at

INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meas Standards Per WAC 332-130-090	INDEXING DATA <table border="1" style="width: 100%; height: 40px; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> </table> 527 T18N R18E																
WESTERN PACIFIC ENGINEERING & SURVEY A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Place, Everett, WA 98201 T: (509) 765-1025 F: (509) 765-1258 Services in Washington and Idaho																	
LCU, INC. Surveyed by LMR Scale 1" = N/A Drawn by Tm/ FCS Sheet 4 of 18146 Checked by FCS Project No. 18146																	



N O T I C E

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.
 This survey was prepared for the exclusive use of the person, persons, or entity named in the Dedication Certificate hereon. Said certificate does not extend to any unnamed person without an express re-identification by the Surveyor naming said person.