

# 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  
69796 - AUDITORS RECORDING  
NO. 562111

### LEGEND

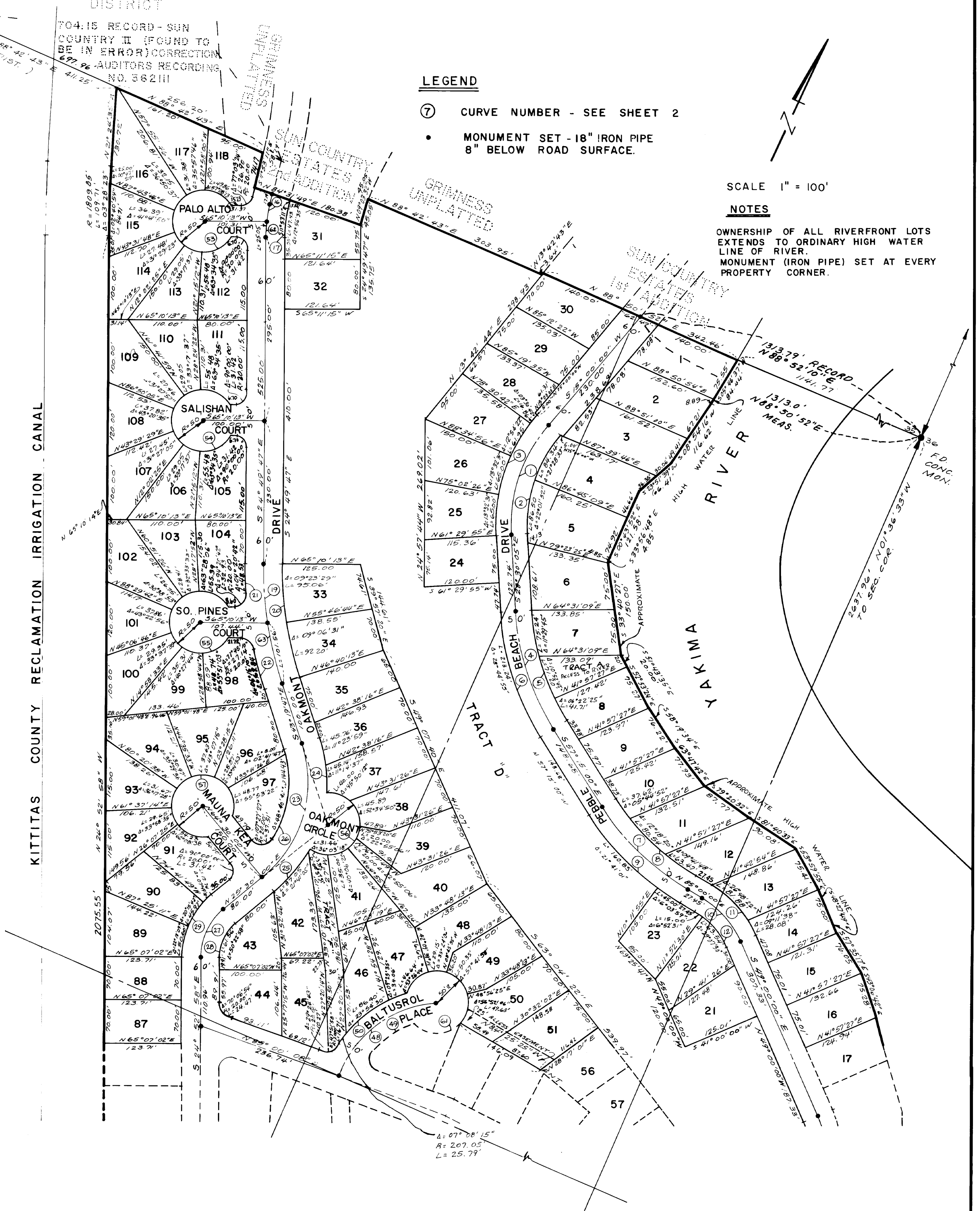
- ⑦ CURVE NUMBER - SEE SHEET 2
- MONUMENT SET - 18" IRON PIPE  
8" BELOW ROAD SURFACE.

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



A = 07° 28' 15"  
R = 207.05'  
L = 25.79'

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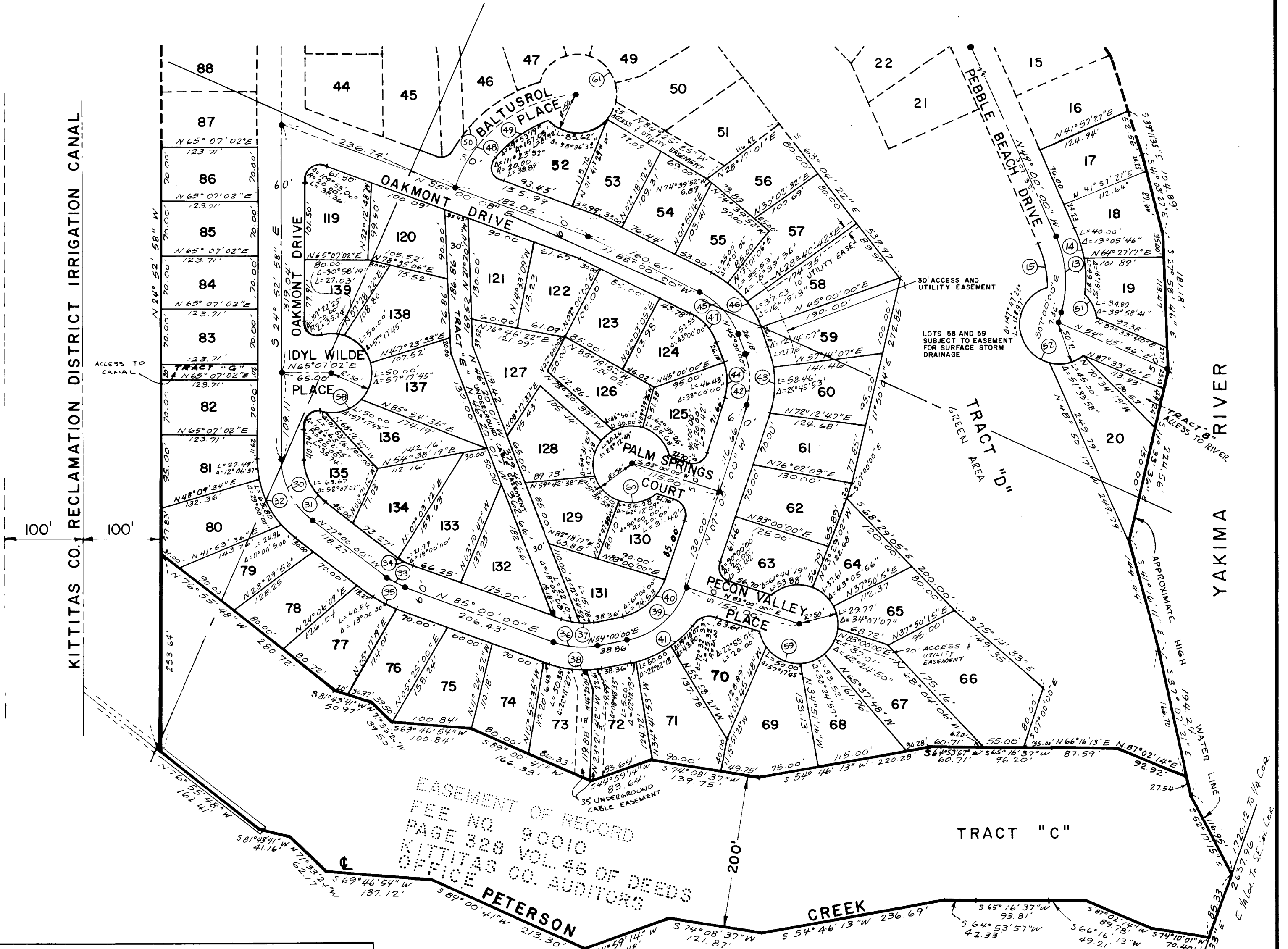
Sheet 1 of 3 Sheets  
J-2257

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# SUN COUNTRY ESTATES - 3RD ADDITION

RECORDING NO. 362422

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



CURVE DATA

No.	Radius	Arc	Δ	Tangent	Chord
1	250.02	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°44'55"	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	193.74	27°45'00"	98.81	191.85
8	375.02	181.63	27°45'00"	92.63	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"	45.95	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	150.00	94.25	36°00'00"	48.74	92.71
19	175.00	109.96	36°00'00"	56.86	108.16
20	125.00	78.54	36°00'00"	40.62	77.26
21	150.00	109.96	42°00'00"	57.58	107.51
22	175.00	89.87	29°25'21"	45.95	88.88
23	125.00	58.18	26°40'11"	29.63	57.66
24	239.96	29.16	06°57'48"	14.60	29.14
25	209.96	47.33	12°56'36"	23.82	47.33

26	170.00	144.43	48°40'40"	76.90	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	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	43.59
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	97.56	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	108.13
50	207.05	120.46	33°20'05"	61.99	118.77
51	50.00	34.89	39°58'41"	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°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

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

5-54

# SUN COUNTRY ESTATES - 3RD ADDITION

A PORTION OF SEC. 35, T20N, R14E, WM - KITTITAS COUNTY, WASHINGTON

### 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 Westerly 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 84.44 feet; thence S08°54'16"W 116.62 feet; thence S23°51'39"W 66.41 feet; thence S00°43'52"E 121.58 feet; thence S33°56'48"E 4.85 feet; thence S33°40'27"E 150.00 feet; thence S51°43'35"E 20.00 feet; thence S52°53'24"E 75.27 feet; thence S58°19'34"E 76.22 feet; thence S63°47'42"E 77.93 feet; thence S79°20'32"E 87.77 feet; thence S81°40'33"E 90.08 feet; thence S53°59'55"E 75.41 feet; thence S48°27'49"E 75.00 feet; thence S57°35'17"E 76.05 feet; thence S43°06'42"E 75.28 feet; thence S39°11'35"E 52.56 feet; thence S41°03'27"E 104.89 feet; thence S27°58'46"E 181.18 feet; thence S11°33'36"E 224.56 feet; thence S41°16'11"E 144.44 feet; thence S37°07'21"E 194.24 feet; thence S52°17'15"E 116.95 feet; thence S01°36'33"E 85.33 feet; to the intersection of the Westerly 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 87° 02' 14" W 89.78 feet; thence S 66° 16' 13" W 49.21 feet thence S 65° 16' 37" W 93.81 feet; thence S 64° 53' 57" W 42.33 feet thence S 54° 46' 13" W 236.69 feet; thence S 74° 08' 37" W 121.87 feet thence S 44° 59' 14" W 112.48 feet; thence S 89° 00' 41" W 213.30 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 76° 55' 48" W 162.41 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 N24°52'58"W 2075.55 feet; thence along a curve to the left having a radius of 1809.85 feet and a central angle of 03° 28' 23", an arc distance of 109.71 feet; thence N 21° 24' 35" W 130.72 feet; thence N 88° 42' 43" E 256.20 feet; thence S 11° 53' 11" E 58.79 feet; thence N 84° 31' 49" E 180.38 feet; thence N 09° 03' 32" W 45.05 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 Auditor's Office under Fee No. 90010 at Page 328, Volume 46 of deeds. Subject to all easements of record. Subject to an easement along platted roads for ingress and egress to properties within the Northeast quarter of the Southeast quarter of Section 35, Township 20 North, Range 14 East, Willamette Meridian, lying 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 deeds.

### DEDICATION

Know 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 dedicate to the use of the public forever as highways all roads, streets, and alleys thereon.

In Witness Whereof, we have hereunto set our hand and seal this 12<sup>th</sup> day of Sept, 1969.

James Q. Wallace  
James Q. Wallace  
Helen 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 plats 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 plats 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. Grimnes, Treasurer, and Robert R. Grimnes, 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 thereon.

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

Harold G. Grimnes  
Harold G. Grimnes, Treasurer  
Robert R. Grimnes  
Robert R. Grimnes, President

### ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF Wash  
This is to certify that on this 17<sup>th</sup> day of Sept, 1969, A.D., before me, the undersigned, a Notary Public, personally appeared Harold G. Grimnes, Treasurer, and Robert R. Grimnes, 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.  
Marion Sarter  
Notary Public in and for the State of Washington, residing at Tacoma.

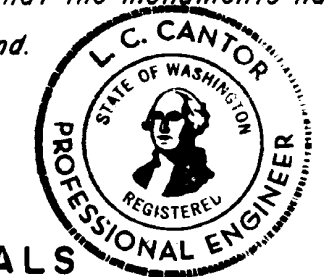
### ACKNOWLEDGEMENT

This is to certify that on this 12<sup>th</sup> 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 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.  
James M. White  
Notary Public in and for the State of Washington, residing at Tacoma.

### 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 and angles are shown thereon correctly; that the monuments have been set and lot and block corners staked on the ground.



L.C. Cantor  
Registered Professional Engineer and Land Surveyor, No. 8195

### APPROVALS

I hereby certify that all State and County taxes on the property described hereon have been paid. Dated this 3<sup>rd</sup> day of July, 1970, A.D.

Lucille Decker  
Kittitas County Treasurer

Examined and approved this 27 day of July, 1970, A.D.

Gordon E. Blossom  
Kittitas County Road Engineer

Examined and approved this 27 day of July, 1970, A.D.

Board of County Commissioners, Kittitas County, Washington

Attest:  
Marion Sarter  
Clerk of the Board  
By Joe W. Manaway  
Chairman

Filed for record at the request of the Kittitas County Board of Commissioners on this 27 day of July, 1970, A.D., at 15 minutes past 2 o'clock, P.M., and recorded in Volume 5 of Plats, on Page 53, 54, 55, Records of Kittitas County, Washington.

By Marion Sarter  
Deputy County Auditor  
Marion Sarter  
Kittitas County Auditor

### 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 thereon.

IN Witness Whereof, we have hereunto set our hand and seal this 26<sup>th</sup> day of JUNE, 1970, A.D.

Donald W. Seifert  
D.W. Seifert, Partner  
Arthur G. Forbes  
A.G. Forbes, Partner  
H.W. Berry  
H.W. Berry, Partner

### ACKNOWLEDGEMENT

This is to certify that on this 26<sup>th</sup> 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.  
James M. White  
Notary Public in and for the State of Washington, residing at Tacoma.

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