

Map of the study area showing the location of the site. The map includes major roads like Chicago Rd, Milwaukee St, and University Way, and creeks like Reecer Creek and Dry Creek. A shaded area labeled 'THIS SITE' is located near the intersection of Chicago Rd and Reecer Creek. The map also shows the location of the University of Wisconsin and the town of Reecer.

KITTITAS COUNTY DEPARTMENT  
OF PUBLIC WORKS

Dated this ..... Day of ..... A.D., 2017

.....  
Kittitas County Engineer

## HEALTH DEPARTMENT

Dated this ..... Day of ..... A.D., 2017

.....  
Kittitas County Health Officer

**CERTIFICATE OF PLANNING DEPT.**

Dated this ..... Day of ..... A.D., 2017

.....  
Kittitas County Planning Official

## CERTIFICATE OF TREASURER

Dated this ..... Day of ..... A.D., 2017

.....  
Kittitas County Treasurer

## CERTIFICATE OF ASSESSOR

Dated this ..... Day of ..... A.D., 2017

.....  
Kittitas County Assessor

## KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED this ..... day of  
..... A.D., 2017.

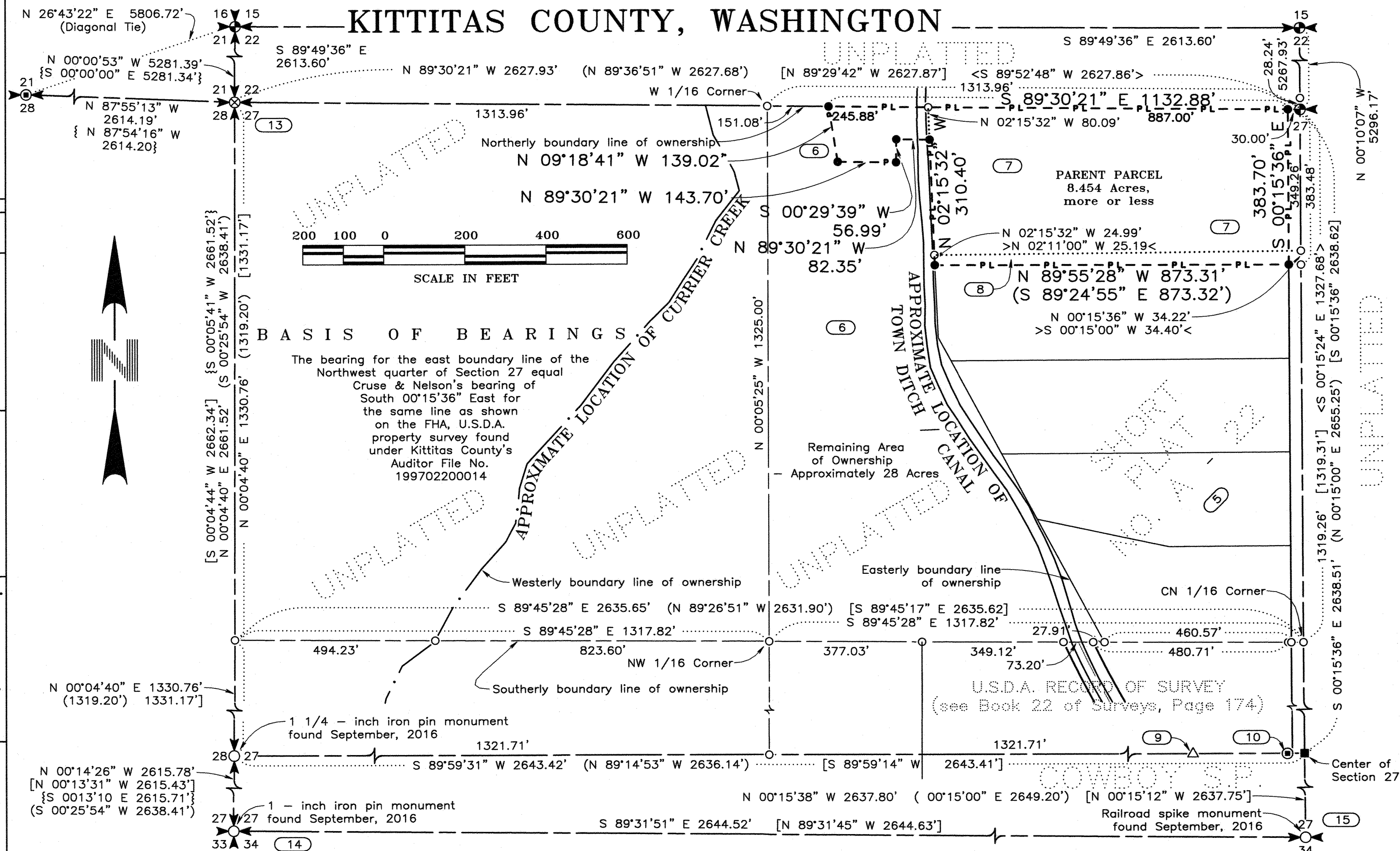
BOARD OF COUNTY COMMISSIONERS

By .....  
Chairperson

ATTEST:

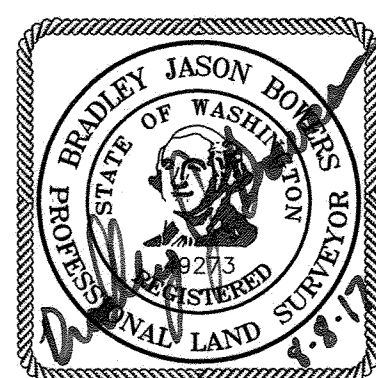
.....  
Clerk of the Board

Receiving No. ....  
LP - 07 - 31



S U R V E Y O R ' S  
C E R T I F I C A T E

I hereby certify that the Palomino Fields Plat - Division I 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 correctly; that the monuments have been set; and lot and block corners staked on the ground.



*Bradley J. Bowers*  
Bradley J. Bowers, P.L.S.  
Washington Land Surveyor No. 49273  
WESTERN PACIFIC ENGINEERING AND  
SURVEY, INC.  
Pioneer Way Professional Center  
1328 Hunter Place  
Moses Lake, Washington 98837

# A U D I T O R ' S C E R T I F I C A T E

Filed for record at the request of the Kittitas  
County Board of Commissioners this .....  
day of ....., 2017, at  
..... minutes past ..... o'clock  
..... M., and recorded in Volume .....  
of Plats, at Page(s) ....., records  
of Kittitas County, Washington.

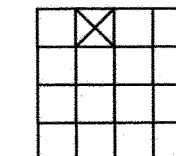
RECEIVING NO. ....

Kittitas County Auditor

By Deputy Auditor

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

## INDEXING DATA



S27 T18N R18E

**WESTERN PACIFIC ENGINEERING  
AND SURVEY, INC.**

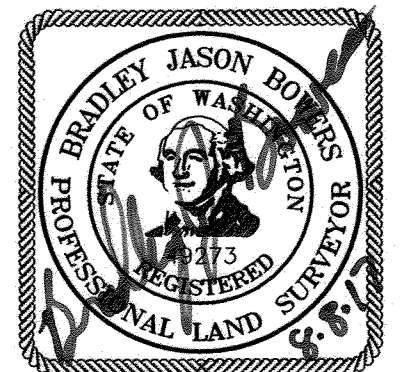
Pioneer Way Professional Center  
1328 Hunter Place (509)765-1023 Moses Lake, Wash.

LCU

A Portion of the NE 1/4 of the  
NW 1/4 of Section 27,  
Township 18 North, Range 18 East, W.M.  
Palomino Fields Plat - Division I

Surveyed by	LMH	Date	04-16	Scale	1" = 200'
Drawn by	Tml/FCS	Date	01-17	Sheet	1 of 5
Checked by	BJB	Date	07-17	Project No.	15169

271818

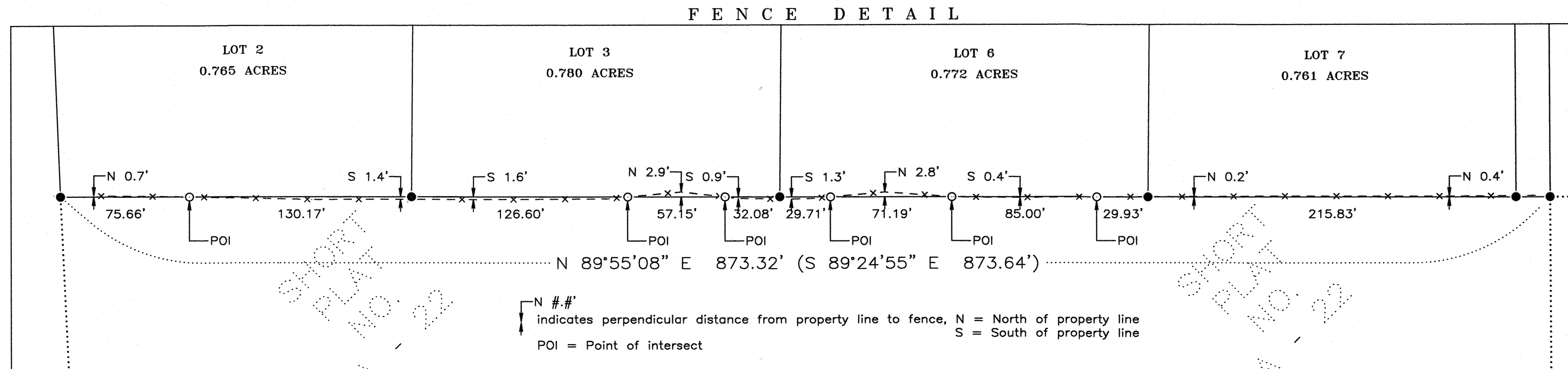


Surveyed by	LMH	Date	04-16	Scale	1" = 100'
Drawn by	Tml/FCS	Date	01-17	Sheet	2 of 5
Checked by	BJB	Date	07-17	Project No.	15169

**PALOMINO FIELDS PLAT – DIVISION I**  
**A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27,**  
**TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.**  
**KITTITAS COUNTY, WASHINGTON**

Receiving No. ....  
LP - 07-31

271818



**LEGEND**

- 5/8 – inch iron pin with surveyor's cap marked "LS 49273" monument set July 11, 2017
- ⊕ 3 – inch brass cap monument found September, 2016
- 5/8 – inch aluminum surveyor's cap monument stamped 'Kittitas County' found September, 2016
- ⊗ 3 – inch brass cap monument stamped 'LS 14746' found September, 2016
- △ 5/8 – inch iron pin with surveyor's cap stamped '12491' 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
- Railroad spike monument found September 2016
- Calculated point only  
– no monument found or set
- BUS** Approx. bus stop location
- ( ) Previously recorded information from Preston Short Plat, Short Plat A-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

**LEGEND  
(continued)**

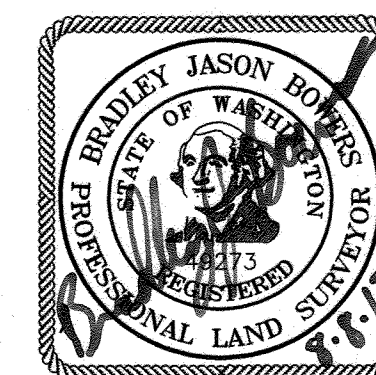
- < > Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- ] [ Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- > < Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416766
- # Note – See Sheet 3 of 5
- PL --- Parent Parcel – Parcel boundary as contained in 'PROPERTY DESCRIPTION AS RESULT OF 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 Surveyor's Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor naming said person.

<b>INSTRUMENT USED</b> Trimble R10 GPS Receivers  Traverse Closure Meets Standards Per WAC 332-130-090	<b>INDEXING DATA</b>  S27 T18N R18E
<b>WESTERN PACIFIC ENGINEERING AND SURVEY, INC.</b>  Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.	
<b>LCU</b>	
A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. Palomino Fields Plat – Division I	
Kittitas County Washington	
Surveyed by LMH Date 04-16 Scale 1" = N/A	Drawn by Tml/FCS Date 01-17 Sheet 3 of 5
Checked by BJB Date 07-17	Project No. 15169





PALOMINO FIELDS PLAT – DIVISION I  
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.  
KITITAS COUNTY, WASHINGTON

Receiving No. ....  
LP – 07-31

271818

P L A T N O T E S :

- Forty-foot (40.00') wide County Road Right-of-Way dedicated to Kittitas County via this plat.
- Twenty-foot (20.00') wide additional County Road Right-of-Way dedicated to Kittitas County via this plat.
- Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
- The fillet for the fifty-foot (50.00') radius curve dedicated to Kittitas County for County Road Right-of-Way.
- The short plat name is shown on top of the short plat developed by Mr. Leroy J. Preston in November, 1977, to be "KITITAS CO. SHORT PLAT NO. 77-12", but the County refers to this same short plat as "SHORT PLAT A-22". Said plat is filed under the Kittitas County Auditor's File Number as 418140.
- Tract 1 as described in the property description as listed as being a portion of Tract 1 of the Original Property Description as shown on Sheet 5 of 5.
- Tract 4 as described in the property description as listed as being a portion of Tract 4 of the Original Property Description as shown on Sheet 5 of 5.
- Tract 5 as described in the property description as listed as being a portion of Tract 5 of the Original Property Description as shown on Sheet 5 of 5.
- Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.76' 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.
- Found a 5/8-inch iron pin with surveyor's cap monument stamped '12491' a distance of 0.2' south of the calculated position of the property line.
- A twenty-foot (20.00') wide strip of property to be used as a common driveway.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150012.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150013.

W A T E R N O T E S

On February 8, 2017 Chicago Title and Ellensburg Water Company were contacted to find any information regarding the location and ownership of the "Town Ditch". At that time both entities were unable to provide any information to said ditch. The Ellensburg 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.

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

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R I G H T T O F A R M N O T I C E

The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration (RCW 36.70A.060). Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances (RCW 7.48.305).

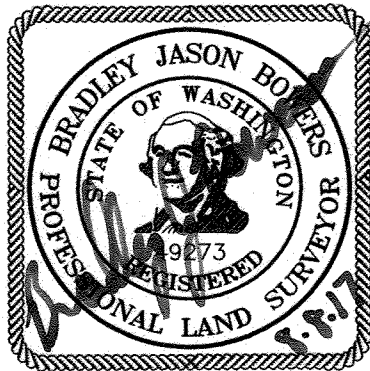
G E N E R A L N O T E S

- As Per RCW 17.10.140..landowner are responsible for the controlling and preventing the spread of noxious weeds. Accordingly, the 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 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 abut 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. 72156-44948147, 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.

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 Surveyor's Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor naming said person.



INSTRUMENT USED Trimble R10 GPS Receivers  Traverse Closure Meets Standards Per WAC 332-130-090	INDEXING DATA <table><tr><td>1</td><td>2</td><td>3</td><td>4</td></tr><tr><td>5</td><td>6</td><td>7</td><td>8</td></tr><tr><td>9</td><td>10</td><td>11</td><td>12</td></tr><tr><td>13</td><td>14</td><td>15</td><td>16</td></tr></table> S27 T18N R18E	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4														
5	6	7	8														
9	10	11	12														
13	14	15	16														
WESTERN PACIFIC ENGINEERING AND SURVEY, INC.  Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.																	
LCU  A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. Palomino Fields Plat – Divison I Kittitas County Washington																	
Surveyed by LMH Date 04-16 Scale 1" = N/A Drawn by Tml/FCS Date 01-17 Sheet 4 of 5 Checked by BJB Date 07-17 Project No. 15169																	

Receiving No. ....  
LP - 07-31

**271818**

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF ..... )

On this day ..... of ..... A.D., 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the secretary 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 mentioned, and on oath stated that he (she) was authorized to execute the said instrument 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 .....

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF ..... )

Containing 8.454 ACRES, more or less.

On this day ..... of ..... A.D., 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and, to me known to be the secretary 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 mentioned, and on oath stated that he (she) was authorized to execute the said instrument 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 .....

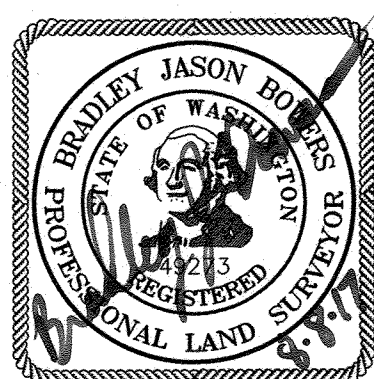
IN WITNESS WHEREOF, We have hereunto set our hands and seal this  
day ..... of ..... A.D., 2017.

Patrick Deneen, Manager  
CLE ELUM PINES EAST, LLC

The owner of the land described herein in fee simple is CLE ELUM PINES WEST, LLC, a Washington Limited Liability Company. The owner hereby declares 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 shown hereon. Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting 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., 2017.

Patrick Deneen, Manager  
CLE ELUM PINES WEST, LLC

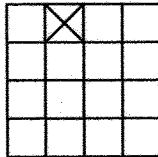


**INSTRUMENT USED**

Trimble R10 GPS Receivers

Traverse Closure  
Meets Standards Per  
WAC 332-130-090

**INDEXING DATA**



S27 T18N R18E

***WESTERN PACIFIC ENGINEERING  
AND SURVEY, INC.***

Pioneer Way Professional Center  
1328 Hunter Place (509)765-1023 Moses Lake, Wash.

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**LCU**

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A Portion of the NE 1/4 of the  
NW 1/4 of Section 27,  
Township 18 North, Range 18 East, W.M.  
Palomino Fields Plat - Divison I  
Grant County Washington

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Surveyed by	LMH	Date 04-16	Scale 1" = N/A
Drawn by	Tml/FCS	Date 01-17	Sheet 5 of 5
Checked by	BJB	Date 07-17	Project No. 15169