

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46050634

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: July 31, 2017

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 

President

ATTEST


Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46050634

SUBDIVISION GUARANTEE

Order No.: 186707AM
Guarantee No.: 72156-46050634
Dated: July 31, 2017

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference:

Assured: Encompass Engineering and Surveying and Kim Coe

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract A:

Parcel 2 of that certain Survey as recorded June 13, 2016, in Book 40 of Surveys, pages 95 and 96, under Auditor's File No. 201606130061, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 6, Township 19 North, Range 17 East, W.M. and a portion of the Southwest Quarter of Section 5, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Tract B:

A portion of the Southeast Quarter of the Southeast Quarter of Section 6, and a portion of the Southwest Quarter of the Southwest Quarter of Section 5, all being in Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Southeast corner of said Section 6 at which point is the true point of beginning;

Thence North 88°42'58" West, 1345.18 feet;
Thence North 0°17'41" West, 482.18 feet;
Thence South 88°42'58" East, 1342.21 feet;
Thence North 75°44'43" East, 280.07 feet;
Thence South 41°30'05" East, 161.62 feet;
Thence South 50°08'05" East, 105.00 feet;
Thence South 62°24'16" West, 513.51 feet;
Thence South 0°38'52" West, 125.00 feet to the true point of beginning;

EXCEPT that portion thereof described as follows:

Beginning at the Southeast corner of said Section 6;
Thence North 88°42'58" West along the South line of said subdivision 441.79 feet to the true point of beginning;
Thence continuing North 88°42'58" West along the South line of said subdivision 903.39 feet to the West line of the Southeast Quarter of the Southeast Quarter of said subdivision;
Thence North 00°17'41" West along the West line of the Southeast Quarter of the Southeast Quarter of said subdivision 482.18 feet;
Thence South 88°42'58" East parallel with the South line of said subdivision 903.39 feet;

Subdivision Guarantee Policy Number: 72156-46050634

Thence South 00°17'41" East parallel with the West line of the Southeast Quarter of the Southeast Quarter of said subdivision 482.18 feet to the true point of beginning;

AND EXCEPT any portion lying within Section 5, Township 19 North, Range 17 East, W.M.

Tract C:

That portion of the Northeast Quarter of Section 7, Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington, described as follows:

Beginning at the Northeast corner of said subdivision;

Thence in a Southerly direction along the East line of said subdivision 953 feet to the true point of beginning;

Thence in a Northerly direction back along the East line of said subdivision 953 feet to the Northeast corner of said subdivision;

Thence North 88°42'58" West along the North line of said subdivision 541 feet;

Thence in a Southeasterly direction calculated to be South 29°34'58" East and 1106 feet to the true point of beginning.

Tract D:

The North 1811 feet of the West Half of the Northwest Quarter of Section 8, Township 19 North, Range 17 East, W.M., Kittitas County, State of Washington;

EXCEPT that portion of said West Half of the Northwest Quarter of said Section 8, which is described as follows:

Beginning at the Northwest corner of said West Half of the Northwest Quarter;

Thence North 88°43'45" East, 710.73 feet to the true point of beginning;

Thence South 30°04'30" East, 22.45 feet;

Thence South 36°38'05" East, 263.82 feet;

Thence South 32°50'15" East, 122.48 feet;

Thence South 64°37'35" East, 96.95 feet;

Thence North 64°14'55" East, 155.88 feet;

Thence North 37°43'45" East, 181.27 feet;

Thence North 59°51'25" East, 78.91 feet more or less to the East boundary of said West Half of the Northwest Quarter;

Thence North 1°16'15" West, 139.07 feet to the Northeast corner of said West Half of the Northwest Quarter;

Thence South 88°43'45" West, 639.32 feet to the true point of beginning;

AND EXCEPT that portion of the North 1811 feet of the West One Half of the Northwest Quarter of said Section 8, described as follows:

Beginning at the Southwest corner of said parcel which is also the true point of beginning;

Thence Easterly parallel with the North boundary line of said parcel, 1372.50 feet to the East boundary line of said parcel;

Thence Northerly along the East boundary line of said parcel, 617.00 feet;

Thence North 81°07'23" West, 1365.10 feet to the West boundary line of said parcel;

Thence Southerly along the West boundary line of said parcel 858.00 feet to the true point of beginning.

Title to said real property is vested in:

Unionville Ranch, L.L.C., a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 186707AM
Policy No: 72156-46050634

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2017
Tax Type: County
Total Annual Tax: \$1,576.55
Tax ID #: 384236
Taxing Entity: Kittitas County Treasurer
First Installment: \$784.72
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$791.83
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract A

7. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$544.52
Tax ID #: 394236
Taxing Entity: Kittitas County Treasurer
First Installment: \$274.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$270.30
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract A
8. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$3,731.95
Tax ID #: 607634
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,865.98
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$1,865.97
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract B
9. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$4,219.14
Tax ID #: 786436
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,109.57
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$2,109.57
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract C
10. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$158.25
Tax ID #: 127634
Taxing Entity: Kittitas County Treasurer
First Installment: \$79.13
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$79.12
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: A portion of Tract D
11. Tax Year: 2017
Tax Type: County
Subdivision Guarantee Policy Number: 72156-46050634

Total Annual Tax: \$304.87
Tax ID #: 307634
Taxing Entity: Kittitas County Treasurer
First Installment: \$154.44
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$152.43
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: A portion of Tract D

12. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$67.72
Tax ID #: 147634
Taxing Entity: Kittitas County Treasurer
First Installment: \$33.86
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$33.86
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017
Affects: A portion of Tract D
 13. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
 14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Cascade Lumber Company.
Recorded: March 24, 1952
Instrument No.: 228984
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
 15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Joe Emerick, as his sole and separate property.
Recorded: December 26, 1969
Instrument No.: 358728
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
 16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company and Ellensburg Telephone Company
Purpose: Ingress, egress and utilities
Recorded: May 27, 1976
Instrument No.: 405003
Affects: Portions of said premises
 17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power and Light Company and Ellensburg Telephone Company
Purpose: Road and ingress and egress
- Subdivision Guarantee Policy Number: 72156-46050634

Recorded: May 27, 1976
Instrument No.: 405004
Book 71, Page 630
Affects: A portion of said premises

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Access
Recorded: December 17, 1976
Instrument No.: 409919
Affects: Portion of said premises
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Boise Cascade Corporation, a Delaware corporation
Purpose: Road right of way 40 feet in width
Recorded: January 7, 1977
Instrument No.: 410335
Affects: Portion of said premises
20. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
21. The provisions contained in Deed,
Recorded: February 22, 1978,
Book: 95, Page: 307
Instrument No.: 420377.
As follows:

SUBJECT TO right of Mike Emerick to rent pasturage by meeting competitive pasturage offers as contained in contract recorded under Auditor's File Nos. 331000 and 330999.
22. Agreement and the terms and conditions contained therein
Between: Public Utility District No. 1 of Kittitas County and Bruce Holtzner
Recorded: December 10, 1987
Instrument No.: 507574
23. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Public Utility District No. 1 for Kittitas County
Purpose: To install an Underground Feeder
Recorded: September 16, 1991
Instrument No.: 542954
Book 325, Page 416
Affects: Unable to determine exact location from legal description shown on the face of the document
24. Road Maintenance Agreement, and the terms and conditions contained therein
Between: Jo Anne Schmieder, James H. Schmieder, Bruce Holtzner, Kathleen A. Zimmerman, Frank F. Dowdell, Birohn Dowdell
Recorded: November 30, 1992
Instrument No.: 554915

25. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 4, 1993
Book: 19 of Surveys Page: 114
Instrument No.: 562017
Matters shown:
 - a) 30' Easement "Q"
 - b) Notes contained thereon
26. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 28, 1997
Book: 22 of Surveys Page: 237
Instrument No.: 199708280043
Matters shown:
 - a) Location of fences in relation to property boundariesAffects: Tract B
27. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: July 1, 1999
Instrument No.: 199907010014
Affects: 1750 Emerick Road
28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 11, 2011
Book: 37 of Surveys Page: 132
Instrument No.: 201104110031
Matters shown:
 - a) Location of a cemetery site
 - b) Notes contained thereonAffects: Tract C
29. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: October 18, 2013
Book: 38 of Surveys Page: 239
Instrument No.: 201310180023
Matters shown:
 - a) 40' Easement "X" as affects Tracts C, D and other land
30. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Unionville Ranch, L.L.C., a Washington limited liability company
Purpose: Ingress and egress
Recorded: October 13, 2013
Instrument No.: 201310130034
Affects: Tracts C, D and other land
31. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: September 12, 2014
Book: 39 of Surveys Pages: 79 and 80
Instrument No.: 201409120015
Matters shown:
 - a) Location of fenceline along the Easterly boundary of Tract D in relation to property boundary.

We notes that the Kittitas County tax rolls do not reflect this survey.

32. Agreement and the terms and conditions contained therein
Between: Jack Dignum and Unionville Ranch, L.L.C., a Washington limited liability company
Purpose: Ingress, egress and utilities
Recorded: May 4, 2016
Instrument No.: 201605040002
Affects: Tract B
33. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 13, 2016
Book: 40 of Surveys Pages: 95 and 96
Instrument No.: 201606130061
Matters shown:
 - a) Location of fencelines in relation to property boundaries
 - b) Location of existing gravel roads
 - c) Notes contained thereon
34. 2 Party Shared Well Water Users Agreement, and the terms and conditions contained therein
Executed by: Unionville Ranch, L.L.C., a Washington limited liability company
Purpose: Conveying water
Recorded: September 30, 2016
Instrument No.: 201609300013
Affects: Tracts A and B

END OF EXCEPTIONS

Notes:

- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents
Subdivision Guarantee Policy Number: 72156-46050634

and on the policy of title insurance, we require verification of the legal description used for this commitment.

- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcel 2 Book 40 of Surveys, pgs 95-96, ptn SE Quarter of Section 6, Township 19N, Range 17E, W.M., ptn SW Quarter of Section 5, Township 19N, Range 17E, W.M., and ptn SE Quarter SE Quarter of Section 6, ptn SW Quarter SW Quarter of Section 5, Township 19N, Range 17E, W.M., and ptn NE Quarter of Section 7, Township 19N, Range 17E, W.M., and ptn W Half NW Quarter of Section 8, Township 19N, Range 17E, W.M.

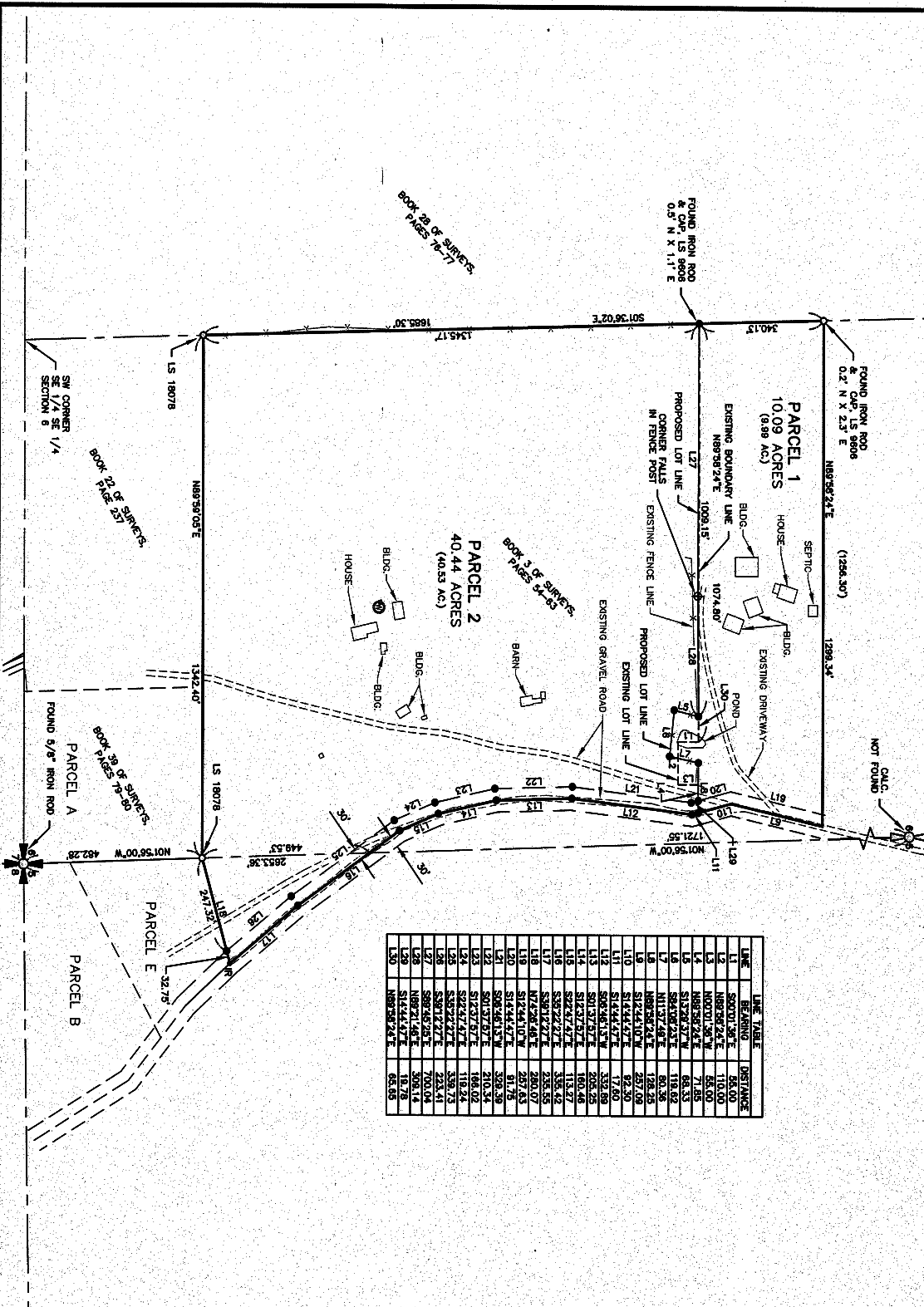
Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

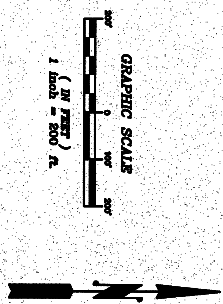
END OF GUARANTEE

RECORD OF SURVEY

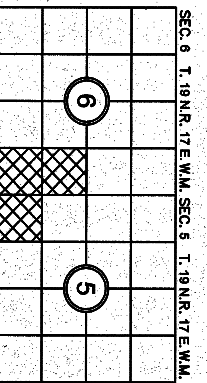
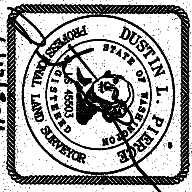
PORTIONS OF SECTIONS 5 AND 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	S80°01'24"E	110.00
L2	N80°01'56"W	65.00
L3	N89°58'24"E	71.85
L4	S13°28'37"W	64.33
L5	S13°28'37"W	118.62
L6	N11°37'48"E	80.36
L7	N89°58'24"E	129.28
L8	S12°42'10"W	257.09
L9	S14°44'47"E	17.00
L10	S04°46'13"W	332.69
L11	S01°37'57"E	205.25
L12	S12°57'57"E	180.48
L13	S22°57'47"E	113.37
L14	S35°22'27"E	335.42
L15	S39°12'27"E	205.55
L16	N12°28'46"E	257.09
L17	S14°44'47"E	81.75
L18	S04°46'13"W	329.39
L19	S01°37'57"E	210.34
L20	S12°57'57"E	184.02
L21	S22°57'47"E	118.24
L22	S35°22'27"E	339.73
L23	S39°12'27"E	223.41
L24	N89°58'24"E	700.09
L25	N89°58'24"E	18.74
L26	N89°58'24"E	66.85



- ### LEGEND
- SECTION CORNER, AS NOTED
 - CALCULATED QUARTER CORNER
 - FOUND IRON ROD & CAP, AS NOTED
 - FOUND IRON ROD, NO CAP
 - SET 6/8" IRON ROD & CAP, LS 45503
 - FENCE LINE
 - RECORD INFORMATION



RECORDERS CERTIFICATE 20160613 0061
 FILED FOR RECORD THIS 13 DAY OF JUNE 2016 AT 4:11 P.M.
 IN BOOK 40 OF SURVEYS AT PAGE 95 AT THE REQUEST OF
 SURVEYOR'S NAME DUSTIN L. PIERCE
 SURVEYOR'S NAME DUSTIN L. PIERCE
 COUNTY AUDITOR Gerald V. Pettit Deputy County Auditor

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF UNIONVILLE RANCH
 IN DATE 2016
 SURVEYOR'S NAME DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

Encompass
ENGINEERING & SURVEYING

Western Washington Division
 145 NE Juniper Street, Suite 201 • Sequim, WA 98227 • Phone: (425) 393-0250 • Fax: (425) 391-3035
 Eastern Washington Division
 407 Southstar Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR UNIONVILLE RANCH
 PORTIONS OF SECTION 5 AND 6,
 TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
 WASHINGTON

DATE 6/20/16
 JOB NO. 14136
 SCALE 1" = 200'
 SHEET 1 OF 2

CHKD BY GW
 DWN BY DLP
 KITITAS COUNTY



RECORD OF SURVEY

PORTIONS OF SECTIONS 5 AND 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, WASHINGTON

EXISTING DESCRIPTIONS:

PARCEL 1 - PER CHICAGO TITLE GUARANTEE NO. 72156-44948184:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
 THENCE NORTH 88°50'23" WEST, 1320.58 FEET;
 THENCE SOUTH 00°17'40" EAST, 1769.04 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 00°17'40" EAST, 340.13 FEET;
 THENCE NORTH 88°43'39" EAST, 1074.80 FEET;
 THENCE SOUTH 88°43'39" WEST, 1100.00 FEET;
 THENCE SOUTH 88°43'39" EAST, 1100.00 FEET;
 THENCE NORTH 01°19'21" EAST, 56.00 FEET;
 THENCE SOUTH 88°43'39" EAST, 78.00 FEET;
 THENCE NORTH 14°02'07" EAST, 297.09 FEET;
 THENCE NORTH 88°43'39" WEST, 1256.30 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 - PER CHICAGO TITLE GUARANTEE NO. 72156-44948185:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6;
 THENCE NORTH 88°50'23" WEST, 1320.58 FEET;
 THENCE SOUTH 01°17'40" EAST, 1809.08 FEET;
 THENCE SOUTH 01°17'40" EAST, 340.13 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 01°17'40" EAST, 340.13 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 01°19'21" WEST, 56.00 FEET;
 THENCE SOUTH 88°43'39" EAST, 110.00 FEET;
 THENCE NORTH 01°19'21" EAST, 56.00 FEET;
 THENCE SOUTH 88°43'39" WEST, 78.00 FEET;
 THENCE SOUTH 02°09'10" WEST, 332.80 FEET;
 THENCE SOUTH 0°20'00" WEST, 295.25 FEET;
 THENCE SOUTH 11°52'00" EAST, 160.48 FEET;
 THENCE SOUTH 51°29'30" EAST, 113.27 FEET;
 THENCE SOUTH 51°29'30" EAST, 113.27 FEET;
 THENCE SOUTH 37°44'30" EAST, 235.55 FEET;
 THENCE SOUTH 37°44'30" WEST, 280.07 FEET;
 THENCE NORTH 88°42'58" WEST, 1342.21 FEET;
 THENCE NORTH 01°17'41" WEST, 1343.07 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND DESCRIBE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO KITITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 561 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 11,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 3 OF SURVEYS, PAGES 54, 43
 - BOOK 22 OF SURVEYS, PAGES 23, 17
 - BOOK 38 OF SURVEYS, PAGES 78, 90
5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COGNATE SYSTEM (SOUTH ZONE), NAD 83 (11). ALL DISTANCES SHOWN HEREON ARE SCALAR DISTANCES. A SCALE FACTOR (CSF) OF 0.99994727273 MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES. RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
6. THE DESCRIPTIONS OF RECORD FOR THE PARCELS SHOWN HEREON DO NOT MATHEMATICALLY CLOSE. THIS SURVEY HAS BEEN CONDUCTED SO AS TO SHOW THE NEAREST APPROXIMATIONS SHOWN HEREON MAY FACILITATE CORRECTIONS TO THE DESCRIPTIONS OF RECORD.

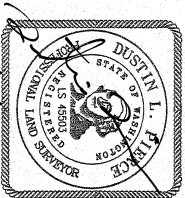
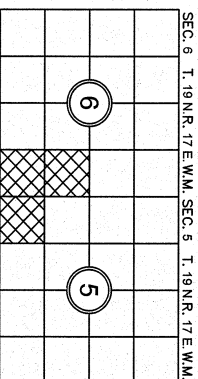
PROPOSED DESCRIPTIONS AS A RESULT OF SURVEY:

PARCEL 1:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 6;
 THENCE NORTH 01°56'00" WEST, 1039.14 FEET;
 THENCE NORTH 13°29'37" EAST, 68.33 FEET;
 THENCE SOUTH 88°21'46" WEST, 700.04 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

PARCEL 2:

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, ALL IN TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 6;
 THENCE NORTH 01°56'00" WEST, 1039.14 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE NORTH 13°29'37" EAST, 68.33 FEET;
 THENCE SOUTH 88°21'46" WEST, 700.04 FEET;
 THENCE NORTH 01°39'02" WEST, 1343.17 FEET;
 THENCE SOUTH 88°49'25" EAST, 700.04 FEET;
 THENCE NORTH 88°21'46" EAST, 309.14 FEET;
 THENCE SOUTH 88°21'46" WEST, 118.82 FEET;
 THENCE NORTH 11°37'48" EAST, 80.38 FEET;
 THENCE NORTH 88°59'24" EAST, 128.25 FEET;
 THENCE SOUTH 06°46'13" WEST, 332.80 FEET;
 THENCE SOUTH 01°37'57" EAST, 295.25 FEET;
 THENCE SOUTH 12°37'57" EAST, 160.48 FEET;
 THENCE SOUTH 51°29'30" EAST, 113.27 FEET;
 THENCE SOUTH 51°29'30" EAST, 113.27 FEET;
 THENCE SOUTH 37°44'30" EAST, 235.55 FEET;
 THENCE SOUTH 37°44'30" WEST, 280.07 FEET;
 THENCE SOUTH 74°28'46" WEST, 290.07 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.



REORDERER'S CERTIFICATE 201606130061

FILED FOR RECORD THIS 13 DAY OF June 2016 AT 11:41 P.M.
 IN BOOK 40 OF SURVEYS AT PAGE 91 AT THE REQUEST OF

SURVEYOR'S NAME
 DUSTIN L. PIERCE
 COUNTY Auditor
 ERIC V. FETTIT
 County Auditor

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LIMONVILLE RANCH

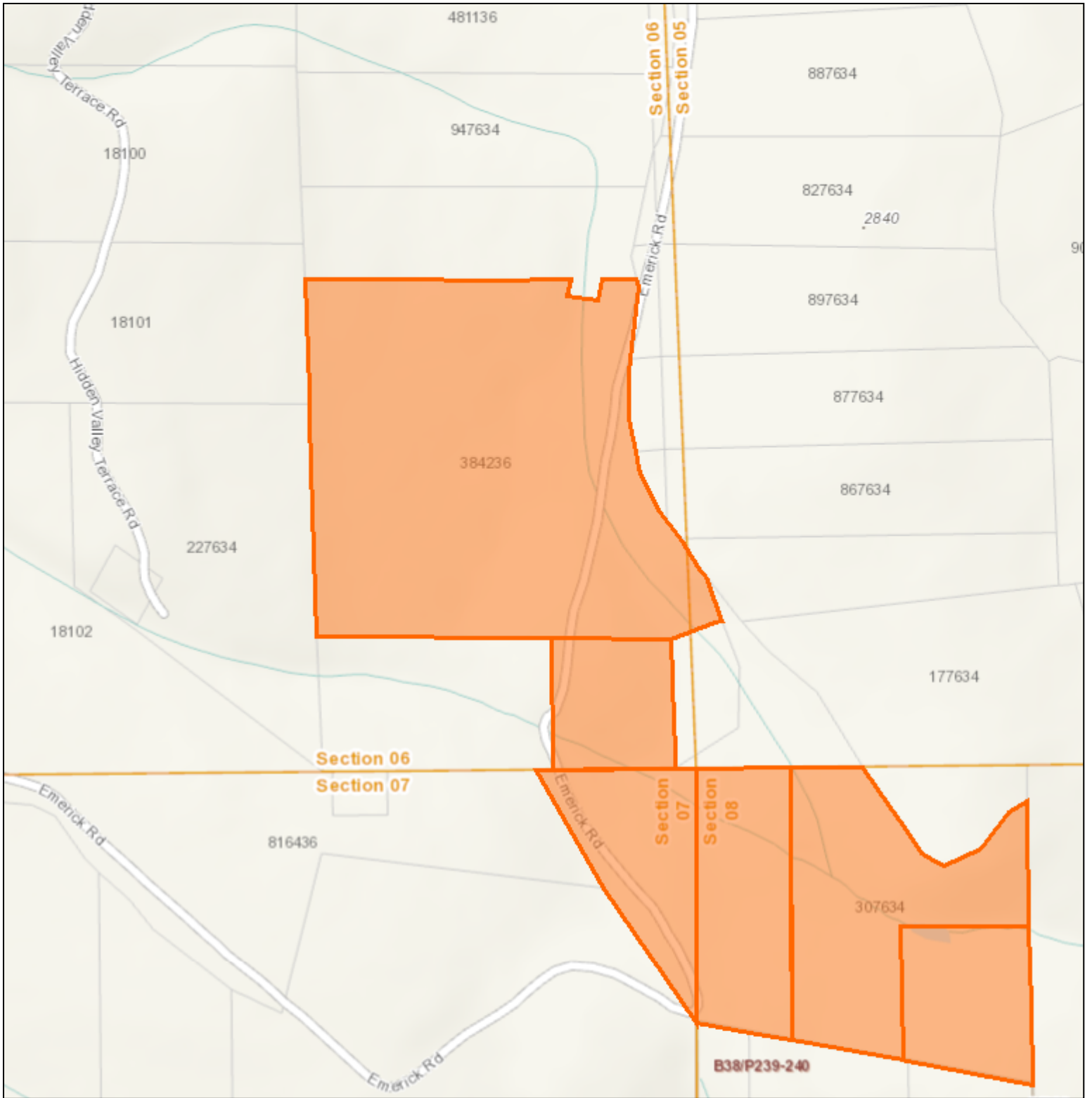
DATE 2016
 DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

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 Eastern Washington Division
 407 Southview Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT		DATE	JOB NO.
LIMONVILLE RANCH		6/2016	14136
PORTIONS OF SECTIONS 5 AND 6, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., WASHINGTON		SCALE	SHEET
		N/A	2 OF 2
CHKD BY	DLP		
DWN BY	GW		

Kittitas County COMPAS Map



Date: 8/9/2017

1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:
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