





**RECORD OF SURVEY**  
A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION NO. BL-21-00004.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
  - BOOK 7 OF PLATS, PAGES 38-39, APN: 433005
  - BOOK 34 OF SURVEYS, PAGE 177, APN: 200712030016AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY - GUARANTEE NO. G-6329-12261:

PARCELA:

LOT 21, GOAT PEAK RANCH DIVISION II, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 7 OF PLATS, PAGES 38 AND 39, RECORDS OF SAID COUNTY.

PARCELB:

PARCELA OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 3, 2007, IN BOOK 34 OF SURVEYS, PAGE 177, UNDER AUDITORS FILE NO. 200712030016, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, AND A PORTION OF GOAT PEAK RANCH DIVISION II, AS PER PLAT THEREOF RECORDED IN BOOK 7 OF PLATS, PAGES 38 AND 39, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 21A

LOT 21 OF THE PLAT OF GOAT PEAK RANCH, DIVISION II, AS RECORDED JUNE 4, 1979, IN BOOK 7 OF PLATS AT PAGES 38 & 39, UNDER AUDITORS FILE NO. 433005, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.  
EXCEPT THAT PORTION OF SAID LOT 21 OF SAID PLAT DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 21 OF SAID PLAT; SAID CORNER BEING THE TRUE POINT OF BEGINNING.  
THENCE SOUTH 08°31'33" EAST ALONG THE EAST BOUNDARY OF SAID LOT 21, SAID EAST BOUNDARY BEING COMMON WITH THE WEST BOUNDARY OF PARCEL A, AS RECORDED IN BOOK 34 OF SURVEYS, PAGE 177, UNDER AUDITORS FILE NUMBER 200712030016, RECORDS OF SAID COUNTY, 225.40 FEET;  
THENCE NORTH 41°57'14" WEST, 158.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF SAID CURVE BEARS NORTH 59°35'19" WEST, 46.00 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°47'43", AN ARC LENGTH OF 34.40 FEET, TO A POINT OF REVERSE CURVATURE;  
THENCE ALONG A REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 57°24'37", AN ARC LENGTH OF 20.00 FEET;  
THENCE NORTH 47°44'56" EAST, ALONG THE NORTH BOUNDARY OF SAID LOT 21, 80.15 FEET TO THE TRUE POINT OF BEGINNING.  
TOGETHER WITH THAT PORTION OF THE AFOREMENTIONED PARCELA OF SAID SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCELA OF SAID SURVEY;  
THENCE SOUTH 08°31'33" EAST ALONG THE WEST BOUNDARY OF SAID LOT 21, 225.40 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 58°44'38" EAST, 85.63 FEET;  
THENCE SOUTH 08°31'32" EAST, 134.82 FEET TO THE SOUTH BOUNDARY OF SAID PARCELA A;  
THENCE SOUTH 72°50'30" WEST ALONG SAID SOUTH BOUNDARY, 66.56 FEET TO THE WEST BOUNDARY OF SAID PARCELA A;  
THENCE NORTH 08°31'33" WEST ALONG SAID WEST BOUNDARY, 169.60 FEET TO THE TRUE POINT OF BEGINNING.

LOT 21B

PARCELA OF THAT CERTAIN SURVEY, RECORDED DECEMBER 3, 2007, IN BOOK 34 OF SURVEYS AT PAGE 177, UNDER AUDITORS FILE NO. 200712030016, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.  
EXCEPT THAT PORTION OF SAID PARCELA A OF SAID SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCELA A OF SAID SURVEY;  
THENCE SOUTH 08°31'33" EAST ALONG THE WEST BOUNDARY OF SAID PARCELA A, SAID BOUNDARY BEING COMMON WITH THE EAST BOUNDARY OF LOT 21 OF THE PLAT OF GOAT PEAK RANCH, DIVISION II, AS RECORDED JUNE 4, 1979, IN BOOK 7 OF PLATS AT PAGES 38 & 39, UNDER AUDITORS FILE NUMBER 433005, RECORDS OF SAID COUNTY, 225.40 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 58°44'38" EAST, 85.63 FEET;  
THENCE SOUTH 08°31'32" EAST, 134.82 FEET TO THE SOUTH BOUNDARY OF SAID PARCELA A;  
THENCE SOUTH 72°50'30" WEST ALONG SAID SOUTH BOUNDARY, 66.56 FEET TO THE WEST BOUNDARY OF SAID PARCELA A;  
THENCE NORTH 08°31'33" WEST ALONG SAID WEST BOUNDARY, 169.60 FEET TO THE TRUE POINT OF BEGINNING.  
TOGETHER WITH THAT PORTION OF SAID LOT 21 OF THE AFOREMENTIONED PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 21 OF SAID PLAT; SAID CORNER BEING THE TRUE POINT OF BEGINNING.  
THENCE SOUTH 08°31'32" EAST ALONG THE EAST BOUNDARY OF SAID LOT 21, SAID BOUNDARY BEING COMMON WITH THE WEST BOUNDARY OF SAID PARCELA A, 225.40 FEET;  
THENCE NORTH 41°57'14" WEST, 158.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF SAID CURVE BEARS NORTH 59°35'19" WEST, 46.00 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°47'43", AN ARC LENGTH OF 34.40 FEET, TO A POINT OF REVERSE CURVATURE;  
THENCE ALONG A REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 57°24'37", AN ARC LENGTH OF 20.00 FEET;  
THENCE NORTH 47°44'56" EAST, ALONG THE NORTH BOUNDARY OF SAID LOT 21, 80.15 FEET TO THE TRUE POINT OF BEGINNING.

AUDITOR'S CERTIFICATE 2022106150066  
FILED FOR RECORD THIS 15th DAY OF June, 2021, AT 3:42 P.  
IN BOOK 43 OF surveys, AT PAGE 226 AT THE REQUEST OF

DUSTIN L. BERGE  
SURVEYOR'S NAME  
JERALD V. BETTIE  
County Auditor  
Deputy County Auditor



Western Washington Division  
407 Southwater Blvd., Cle Elum, WA 98922 • Phone: (509) 674-7433  
Eastern Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

BOUNDARY LINE ADJUSTMENT BL-21-00004  
PREPARED FOR  
LAURA AYRES  
A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
C.R./G.W.	06/2021	20210
CHKD BY	SCALE	SHEET
D.L.P.	N/A	2 OF 2

6/15/2021

