



**PART OF THE NORTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M.**

03/05/2009 09:06:11 AM V: 36 P: 45 200903050001  
 \$113.00 CRUSE ASSOC  
 KITTITAS County Auditor  
 Page 2 of 2

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL A HAS 3 IRRIGABLE ACRES; PARCEL B HAS 3 IRRIGABLE ACRES; PARCEL C HAS 3 IRRIGABLE ACRES; PARCEL D HAS 3 IRRIGABLE ACRES; PARCEL E HAS 3 IRRIGABLE ACRES; PARCEL F HAS 3 IRRIGABLE ACRES; PARCEL G HAS 3 IRRIGABLE ACRES; PARCEL H HAS 3 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(1) AND (5). DATE OF APPLICATION: 7/18/05.
11. BASIS OF BEARINGS: WASHINGTON COORDINATE SYSTEM, SOUTH ZONE. SECTION 17 WAS SURVEYED BY USBLM. FIELD NOTES AND THE SEPTEMBER 30, 1993 PLAT ARE AVAILABLE FROM THE PORTLAND, OREGON BLM OFFICE. CORNERS DESCRIBED WERE VISITED IN THE SUMMER OF 2008. CORNERS WHICH ARE LOCATED SOUTHERLY AND ABOVE THE KRD PUMP LATERAL ARE IN A CLOSED MILITARY RESERVATION AND WERE NOT VISITED DURING THIS SURVEY. CORNER POSITIONS WERE CALCULATED BASED ON THE BLM SURVEY DATA.

LINE	DIRECTION	DISTANCE
L1	N 64°04'27" W	40.20'
L2	N 36°54'27" W	157.20'
L3	N 79°34'27" W	104.90'
L4	S 87°35'33" W	69.00'
L5	S 87°35'33" W	10.71'
L6	S 87°35'33" W	58.29'
L7	N 64°54'27" W	118.70'
L8	S 64°54'27" E	118.70'
L9	N 87°35'33" E	69.00'
L10	S 79°34'27" E	104.90'
L11	S 36°54'27" E	157.20'
L12	S 64°04'27" E	40.20'

CURVE	RADIUS	LENGTH	DELTA
C1	321.50'	96.41'	17°10'51"
C2	60.50'	28.69'	27°10'00"
C3	226.00'	168.30'	42°40'00"
C4	226.00'	90.50'	22°56'38"
C5	226.00'	77.80'	19°43'22"
C6	226.00'	50.62'	12°50'00"
C7	60.50'	29.04'	27°30'00"
C8	321.50'	82.30'	14°40'00"
C9	286.50'	73.34'	14°40'00"
C10	95.50'	45.84'	27°30'00"
C11	191.00'	42.78'	12°50'00"
C12	191.00'	142.23'	42°40'00"
C13	95.50'	45.28'	27°10'00"
C14	286.50'	228.35'	45°40'00"

**LEGAL DESCRIPTIONS**

ORIGINAL PARCELS - PART OF AFN 199609030030

**PARCEL A**

PARCEL A OF THAT CERTAIN SURVEY RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 44-45 UNDER AUDITOR'S FILE NO. 20090305 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL B**

PARCEL B OF THAT CERTAIN SURVEY RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 44-45 UNDER AUDITOR'S FILE NO. 20090305 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL C**

PARCEL C OF THAT CERTAIN SURVEY RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 44-45 UNDER AUDITOR'S FILE NO. 20090305 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL D**

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**PARCEL E**

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**PARCEL F**

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**PARCEL G**

PARCEL G OF THAT CERTAIN SURVEY RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 44-45 UNDER AUDITOR'S FILE NO. 20090305 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL H**

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**EASEMENT Y**

EASEMENT Y AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 44-45 UNDER AUDITOR'S FILE NO. 20090305 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS B, C, D, E AND F OF SAID SURVEY.

**EASEMENT Z**

EASEMENT Z AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 44-45 UNDER AUDITOR'S FILE NO. 20090305 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL G OF SAID SURVEY.

**AUDITOR'S CERTIFICATE**

Filed for record this 5TH day of MARCH, 2009, at 9:06 A.M., in Book 36 of Surveys at page(s) 45 at the request of Cruse & Associates.

JERALD V. PETTIT BKA *[Signature]*  
 KITTITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (509) 982-8242  
**LOWE PROPERTY**



3-5-09

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