

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner III *CW*
DATE: April 6, 2015
SUBJECT: Odegard BL-15-00003

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

Jeff Watson

From: Brenda Larsen
Sent: Monday, April 06, 2015 1:32 PM
To: Jeff Watson
Subject: RE: BL-15-00003 Odegard

Jeff,

I have no comments for this boundary line adjustment. Thank you for the opportunity to comment.

Take care,

Brenda Larsen
Fire Marshal
509-962-7000

From: Jeff Watson
Sent: Monday, April 06, 2015 11:47 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Myers
Subject: BL-15-00003 Odegard

[BL-15-00003 Odegard](#)

Christina, Holly or Erin or Joe, and Brenda,

Could you please review this application for comment? Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Jeff Watson
Sent: Monday, April 06, 2015 11:55 AM
To: GonsetP@wsdot.wa.gov
Cc: Holmstrom, Rick
Subject: BL-15-00003 Odegard
Attachments: BL-15-00003 Odegard Master File Compressed 4.6.2015.pdf

[BL-15-00003 Odegard](#)

Please review the attached Boundary Line Adjustment for DOT comment; on-line file can be accessed through the hyperlink above.

Thank you,

Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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Could you please review this application for comment? Control Click on the hyperlink above (or go to the attachment tab in EDEN).

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Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
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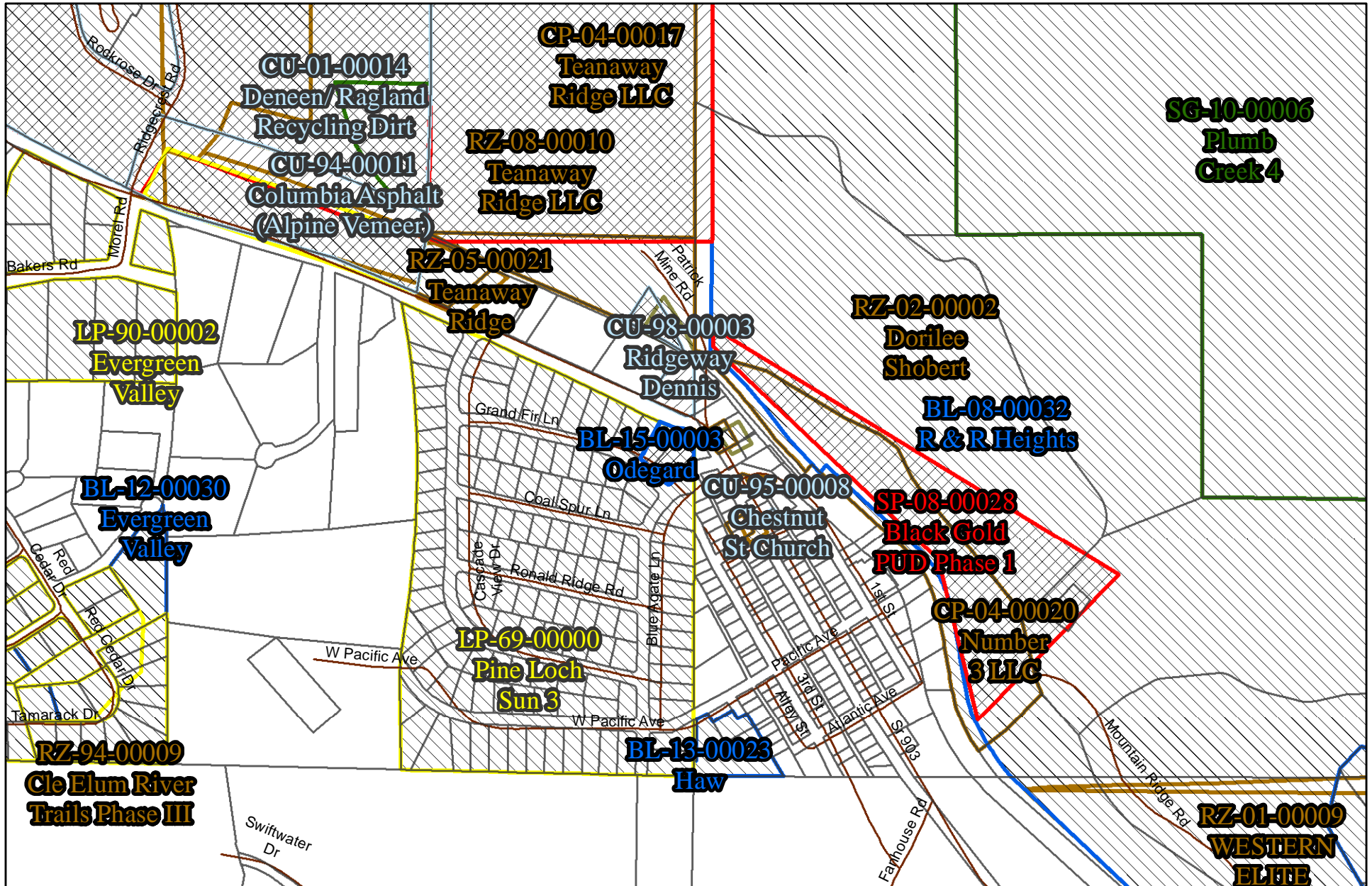
BL-15-00003
Odegard

3D
Air Photo



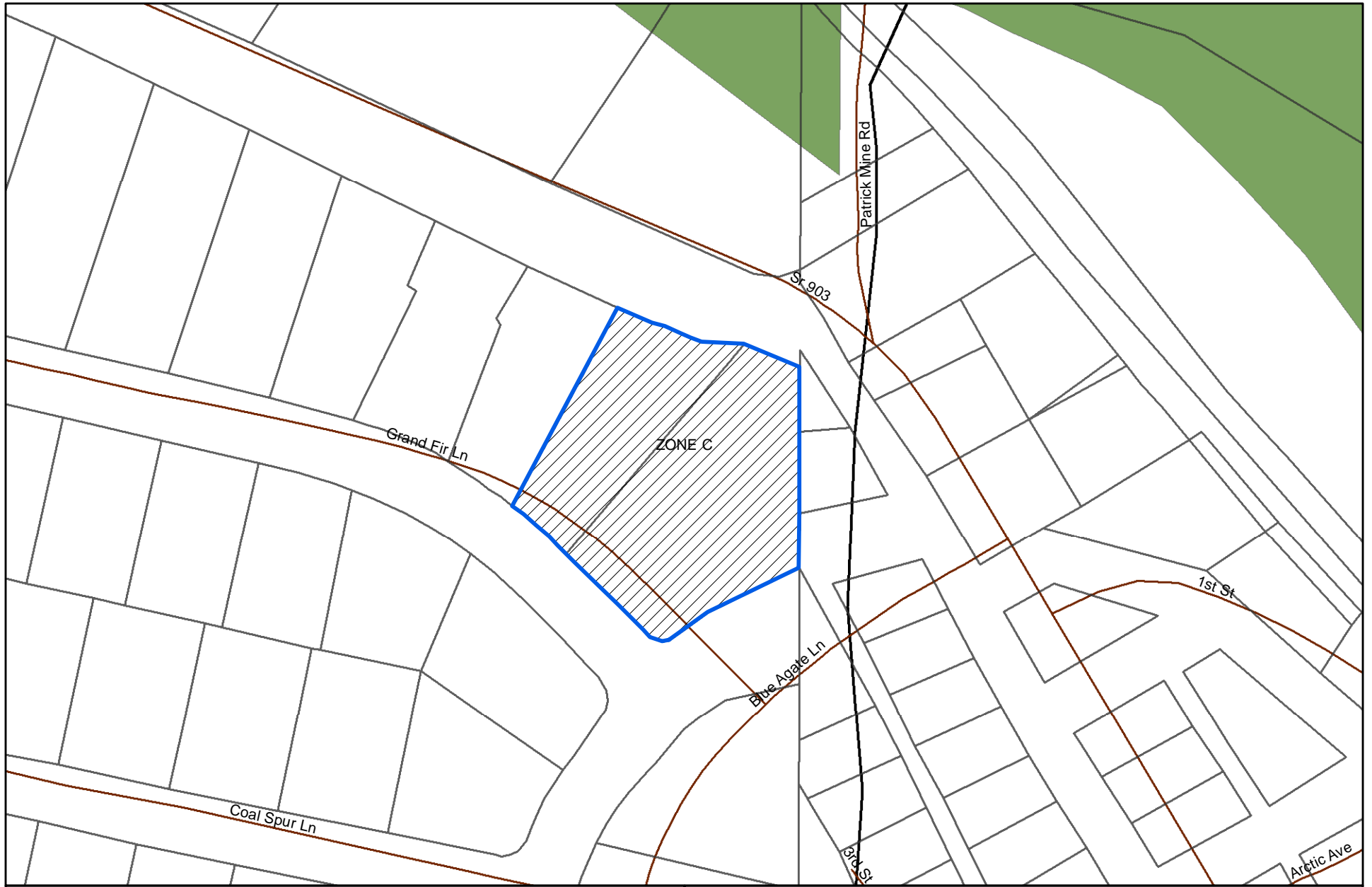
**BL-15-00003
Odegard**

**Vertical
Air Photo**



BL-15-00003
Odégard

Regional Land
Use Map



BL-15-00003
Odegard

Critical
Areas Map

Critical Areas Checklist

Monday, April 06, 2015

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

Pine Lock Sun III

PTS. E 1/4, SEC. 12, T 20 N, R 14 E, W. M.
SCALE 1" = 100'



UNPLATTED

TOWN OF HOWLAND

EASEMENT
BOOK 105 PAGE 139
BOOK 48 PAGE 162

EASEMENT
BOOK 126 PAGE 335
BOOK 120 PAGE 591

54
FOUND 2 B.T.
SET 1/2 X 18 1/2 BOLT

UNPLATTED

7
FOUND
COR.
MON.

Pine Loch Sun III

LEGAL DESCRIPTION

That portion of the EASEL of Section 12 of Township 20 North, Range 14 East, N.W., Kittitas County, Washington which is bounded by a line described as follows: Beginning at the Southeast corner of said Section 12 at which point is the true point of beginning; thence N89°28'49"W, 1329.27 feet; thence N 0°01'57"E, 2233.05 feet to the south right-of-way boundary of State Highway 2-E; thence S 67°16'12"E along said south right of way boundary, 1371.93 feet; thence along a curve of radius 256.48 feet, to the right, an arc distance of 81.32 feet to the southeast corner of said Section 12; thence S 0°13'41"W, 1672.06 feet to the true point of beginning.

DEDICATION

"KNOW ALL MEN BY THESE PRESENTS: That the Sealyn-Cascade Co. Corporation, the undersigned, owner in fee simple of the above described real property, does hereby declare this plat and description, and dedicates to the use of the public forever as highway, all roads, streets, and alleys thereon.

"The costs of constructions, maintaining and 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 the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

"In the event that the owners of any of the lots of this plat or 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 minimum county standards by said non-profit corporation."

"IN WITNESS WHEREOF, we have hereunto set our hands and seal this 26th day of May, 1969.

Archibald S. Patrick
Archibald S. Patrick, President

ROSLYN-CASCADE CO.

Harry S. Patrick
Harry S. Patrick, Secretary

ACKNOWLEDGEMENT

STATE OF WASHINGTON
County of Kittitas

On this 26th day of May, A.D., 1969, before me the undersigned, a notary public, in and for the State of Washington duly commissioned and sworn, personally appeared Archibald S. Patrick and Harry S. Patrick, to me known to be the President and Secretary, respectively, of the Sealyn-Cascade Corporation, the Corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said Corporation, for the uses and purposes therein mentioned, and on oath stated that the seal affixed is the corporate seal of said Corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

David P. Oliver
Notary Public in and for the State of Washington, residing at Ellensburg.

LAND SURVEYOR'S CERTIFICATE

"I hereby certify that the plat of PINE LOCH SUN III is based on actual survey and subdivision of Township 20 North, Range 14 East, N.W.; 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.

Jerrold D. O'Hare
Jerrold D. O'Hare
Professional Land Surveyor

VICINITY MAP SCALE 1"=1000'



APPROVALS

I hereby certify that all County and State taxes are paid on the above described property.
Date: 5/29/69

Everille Greenbaum
Everille Greenbaum, Deputy
Kittitas County Treasurer

EXAMINED AND APPROVED this ___ day of ___, A.D., 1969.

David P. Oliver
Notary Public

EXAMINED AND APPROVED this 9th day of June, A.D., 1969.

BOARD OF COUNTY COMMISSIONERS
KITKITAS COUNTY, WASHINGTON
By *John M. Maman*
Chairman

Attest: *Marion Sautter*
Clerk of Board

FILING RECORD

Filed for the record at the Kittitas County Board of Commissioners, this 9 day of June, A.D., 1969, at 35 minutes past 3 o'clock P.M., and recorded in Volume 5 of Plats, on Page 24, Records of Kittitas County, Washington.

Marion Sautter
Kittitas County Auditor

By: _____
Deputy County Auditor

Receiving No. 35463

RESERVATIONS

An easement is hereby reserved for and granted to Puget Sound Power & Light Company and Pacific Northwest Bell Telephone Company and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, erect, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

All permanent utility services shall be provided by underground service exclusively.

RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that this plat of PineLoch/Sun III, Kittitas County, Washington, is subject to additional restrictions entitled Protective Covenants of PineLoch/Sun which are filed with the Kittitas County Auditor and which are heretofore made a part of this plat.

Archibald S. Patrick
Harry S. Patrick

"This is to certify that the above mentioned restrictions have been filed this 9 day of June 1969, at 35 minutes past 3 o'clock P.M., in Volume 4 of Books, Page 74, Records of Kittitas County, Washington.

Marion Sautter
Kittitas County Auditor

ADDITIONAL APPROVALS

EXAMINED AND APPROVED this 28th day of May, A.D., 1969.

ESTABLISHMENT OF HIGHWAYS OF WASHINGTON

J. E. Matheson
Engineer, District No. 59

BL-15-00003



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

RECEIVED
MAR 19 2015

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: a separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- For preliminary approval, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
 2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
 3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel
 4. A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

APPLICATION FEES:

- \$225.00 Kittitas County Community Development Services (KCCDS)
- \$90.00 Kittitas County Department of Public Works
- \$65.00 Kittitas County Fire Marshal
- \$215.00 Kittitas County Public Health Department Environmental Health

- \$595.00 Total fees due for this application (One check made payable to KCCDS)**

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>3/19/15</u>	RECEIPT # <u>24086</u>	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <div style="color: red; font-weight: bold; font-size: 0.8em;">MAR 19 2015</div> <div style="color: red; font-weight: bold; font-size: 0.7em;">KITTITAS CO DATE STAMP IN BOX CDS</div>
----------------------------------------------------	-------------------------	---------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form

Name: Linda Odegard
Mailing Address: P.O. Box 73251
City/State/ZIP: Houston, TX 77273-3251
Day Time Phone: 832-642-5944
Email Address: lindajodegard@cs.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Daniel & Jeannette Searls
Mailing Address: 2781 HWY 970
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: 61 Grand Fir Lane & 51 Blue Agate Lane
City/State/ZIP: Ronald, WA 98940

5. Legal description of property (attach additional sheets as necessary):

See Title Reports

6. Property size: 0.62 ACRES & 0.42 ACRES (acres)

7. Land Use Information: Zoning: LAMIRD-RES Comp Plan Land Use Designation: LAMIRD

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
510234, 0.62 ACRES	0.62 ACRES
520234, 0.42 ACRES	0.42 ACRES
_____	_____
_____	_____
_____	_____

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X Lindy Odegard (date) 3-3-15
Don & Sarah Jeanette Searls 3-3-15

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

Final Approval Date: _____ By: _____



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00024686

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028991

Date: 3/19/2015

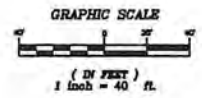
Applicant: LINDA ODEGARD

Type: check # 10452

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00003	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00003	BLA MAJOR FM FEE	65.00
BL-15-00003	PUBLIC WORKS BLA	90.00
BL-15-00003	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00

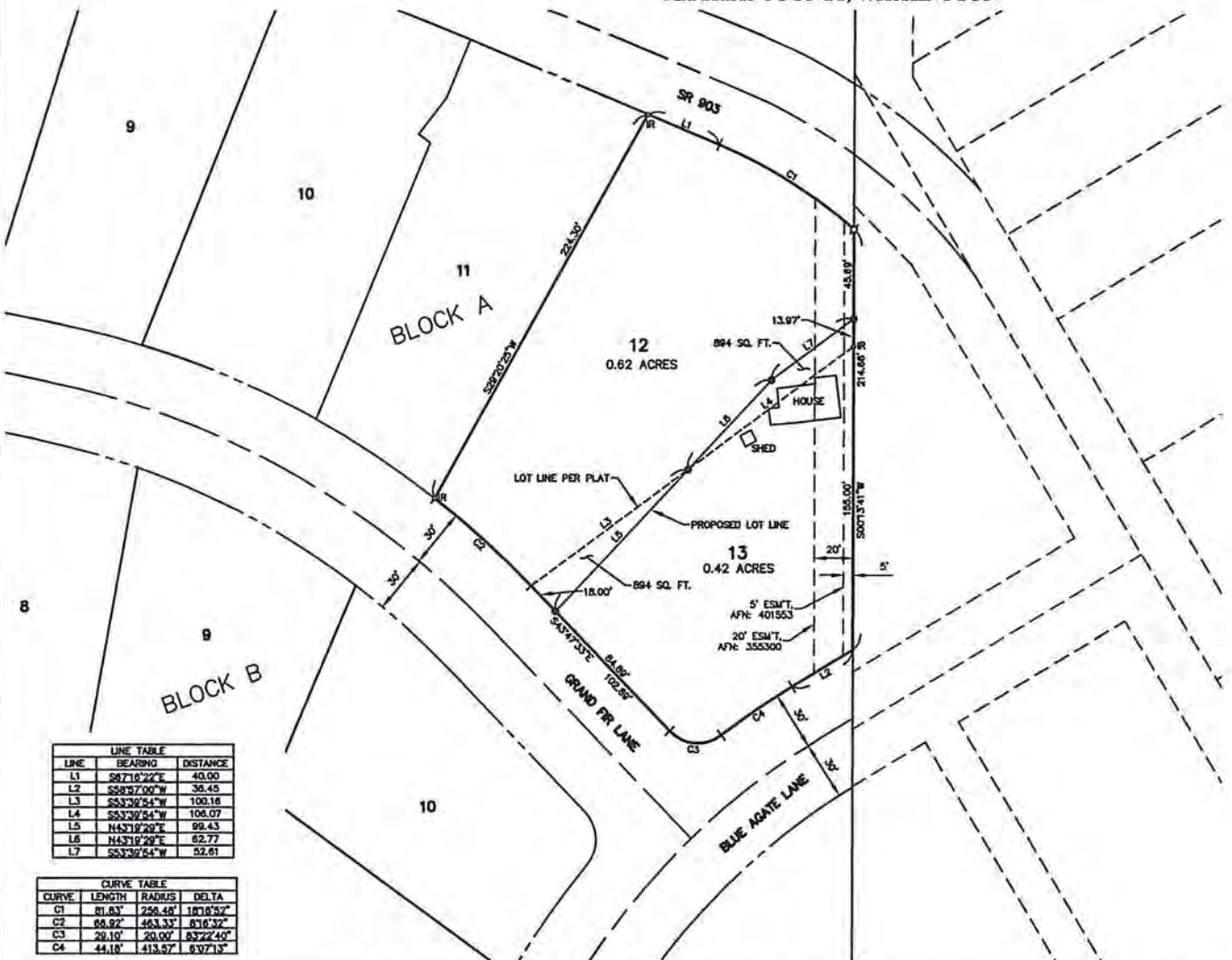
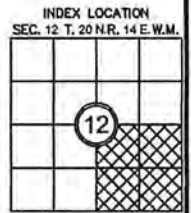
RECORD OF SURVEY
LOTS 12 AND 13, BLOCK A, PINE LOCH SUN III
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON

MAR 19 2015



LEGEND

- FOUND IRON ROD & CAP, LS 18092
- ⊙ FOUND 1/2" IRON ROD, NO CAP
- SET 5/8" REBAR & CAP, LS 45503



LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°16'22"E	40.00
L2	S58°57'00"W	36.45
L3	S53°39'54"W	100.16
L4	S53°39'54"W	106.07
L5	N43°18'20"E	92.43
L6	N43°18'20"E	62.77
L7	S53°39'54"W	52.61

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	81.63'	256.48'	187°0'52"
C2	68.82'	463.33'	81°6'32"
C3	28.10'	20.00'	83°22'40"
C4	44.18'	413.67'	63°7'13"

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT
 County Auditor 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 RECORDING ACT AT THE REQUEST OF LINDA ODEGARD
 IN MARCH 20, 15
DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swiftwater Blvd. • Clk Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 LINDA ODEGARD
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. WASHINGTON

KITITITAS COUNTY		DATE	JOB NO.
DWN BY	DLP	3/2015	15026
CHKD BY	GW	SCALE	SHEET
		1" = 40'	1 of 2

RECORD OF SURVEY
LOTS 12 AND 13, BLOCK A, PINE LOCH SUN III
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON

RECORDED
 MAR 10 2015
 KITITITAS COUNTY
 Clk

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND ILLUSTRATE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE SUBMITTED AT KITITITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT SHOW EASEMENTS OR ENCUMBRANCES OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 • BOOK 5 OF PLATS, PAGES 24 AND 25, APN: 354683
 • BOOK 24 OF SURVEYS, PAGES 227-228, APN: 200001240021
 RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON
5. THE BASIS OF BEARINGS IS THE SAME AS THE SURVEY FILED IN BOOK 24 OF SURVEYS, PAGES 227-228.

EXISTING LEGAL DESCRIPTIONS:

LOT 12, BLOCK A, PINE LOCH SUN III, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER THE PLAT THEREOF RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25, RECORDS OF SAID COUNTY.

LOT 13, BLOCK A, PINE LOCH SUN III, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER THE PLAT THEREOF RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25, RECORDS OF SAID COUNTY.

PROPOSED LEGAL DESCRIPTIONS:

LOT 12, BLOCK A, PINELOCHSUN III AS PER THE PLAT THEREOF, RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25 AND AS AMENDED IN BOOK 10 OF PLATS, PAGE 135, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON

AND

THAT PORTION OF LOT 13, BLOCK A, PINELOCHSUN III AS PER THE PLAT THEREOF, RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25 AND AS AMENDED IN BOOK 10 OF PLATS, PAGE 135, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE NORTH 53°39'54" EAST, 100.16 FEET;
 THENCE SOUTH 43°19'29" WEST, 99.43 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF GRAND FIR LAKE;
 THENCE NORTH 43°47'33" WEST, ALONG SAID RIGHT-OF-WAY LINE, 16.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

EXCEPT

ALL THAT PORTION OF LOT 12, BLOCK A, PINELOCHSUN III AS PER THE PLAT THEREOF, RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25 AND AS AMENDED IN BOOK 10 OF PLATS, PAGE 135, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12;
 THENCE NORTH 53°39'54" EAST, 100.16 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE NORTH 43°19'29" EAST, 62.77 FEET;
 THENCE NORTH 53°39'54" EAST, 52.61 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 12;
 THENCE SOUTH 00°13'41" WEST, ALONG SAID EAST BOUNDARY LINE, 13.97 FEET TO THE SOUTHERLY CORNER ON THE EAST BOUNDARY LINE OF SAID LOT 12;
 THENCE SOUTH 53°39'54" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 12, 106.07 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

PROPOSED LEGAL DESCRIPTIONS:

LOT 13, BLOCK A, PINELOCHSUN III AS PER THE PLAT THEREOF, RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25 AND AS AMENDED IN BOOK 10 OF PLATS, PAGE 135, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON

AND

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 THENCE NORTH 53°39'54" EAST, 52.61 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 12;
 THENCE SOUTH 00°13'41" WEST, ALONG SAID EAST BOUNDARY LINE, 13.97 FEET TO THE SOUTHERLY CORNER ON THE EAST BOUNDARY LINE OF SAID LOT 12;
 THENCE SOUTH 53°39'54" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 12, 106.07 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

EXCEPT

ALL THAT PORTION OF LOT 13, BLOCK A, PINELOCHSUN III AS PER THE PLAT THEREOF, RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25 AND AS AMENDED IN BOOK 10 OF PLATS, PAGE 135, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE NORTH 53°39'54" EAST, 100.16 FEET;
 THENCE SOUTH 43°19'29" WEST, 99.43 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF GRAND FIR LAKE;
 THENCE NORTH 43°47'33" WEST, ALONG SAID RIGHT-OF-WAY LINE, 16.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT
 County Auditor Deputy County Auditor

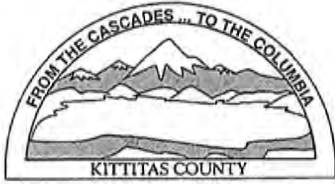
SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LINDA ODEGARD
 IN MARCH, 2015.
DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 LINDA ODEGARD
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
 WASHINGTON

KITITITAS COUNTY		DATE	JOB NO.
DWN BY	DLP	3/2015	15026
CHKD BY	GW	SCALE	SHEET
		N/A	2 of 2



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00024686

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028991

Date: 3/19/2015

Applicant: LINDA ODEGARD

Type: check # 10452

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00003	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00003	BLA MAJOR FM FEE	65.00
BL-15-00003	PUBLIC WORKS BLA	90.00
BL-15-00003	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44625090

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska 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: March 2, 2015

Issued by:

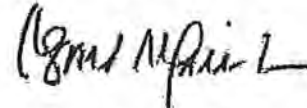
AmeriTitle, Inc.
101 W Fifth
Ellensburg, WA 98926
(509) 925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

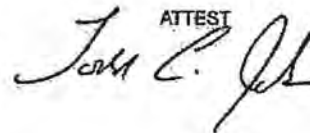
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-44625090

MAR 10 2015

SUBDIVISION GUARANTEE

Order No.: 36480AM
Guarantee No.: 72156-44625090
Dated: March 2, 2015

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00

Your Reference:

Assured: Encompass Engineering & Surveying

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:

Lot 12, Block A, PINE LOCH' SUN III, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 5 of Plats, pages 24 and 25, records of said County.

Title to said real property is vested in:

Diane R. Uzee-Larson, as her separate estate

END OF SCHEDULE A

(SCHEDULE B)

Order No: 36480AM
Policy No: 72156-44625090

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. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
5. 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: 2014
Tax Type: County
Total Annual Tax: \$99.10
Tax ID #: 20-14-12051-0112 (510234)
Taxing Entity: Kittitas County Treasurer

First Installment: \$49.55
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2014

Second Installment: \$49.55
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2014

6. The lien of real estate Excise Tax upon any sale of said premises, if unpaid.
 - Properties located inside Kittitas County, the total rate is 1.53% of the total sales price
7. Liens, levies and assessments of the PineLoch Sun Beach Club.

Subdivision Guarantee Policy Number: 72156-44625090

8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The United States of America
Purpose: Electric Transmission line
Recorded: December 17, 1926 in Book 48, page 162 and recorded October 22, 1959 in Book 105, page 139.
Affects: A portion of the East Half of the Southeast Quarter of Section 12, Township 20 North, Range 14 E, W.M.

9. Agreement of Association and the terms and conditions contained therein
Executed by: PineLoch Sun Beach Club, Inc
Recorded: June 9, 1969
Instrument No.: 354680

10. The provisions contained in Plat of Pine Loch Sun III,
Recorded: June 9, 1969, in Book 5 of Plats, pages 24 and 25,
Instrument No.: 354683.

As follows: "The costs of construction, maintaining and 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 the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

"In the event that the owners of any of the lots of this plat or 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 minimum county standards by said non-profit corporation."

Amendment to said plat of Pine Loch Sun III, as recorded August 4, 2006 in Book 10 of Plats, page 135, under Auditor's File No. 200608040013, containing dedication provisions as follows:

"KNOW ALL MEN BY THESE PRESENTS: That the Pine Loch' Sun Beach Club, the undersigned owners, in fee simple of the roadways delineated on the Pine Loch Sun Division III Plat as per plat recorded in Book 5 of Plats, pages 24 and 25, under Auditor's File No. 354683, records of Kittitas County, State of Washington, do hereby plat and declare the roadways as shown on the aforementioned plat are private."

"As per variance granted by Kittitas County Public Works Department dated July 22, 2004 the building permits will not be affected by the privatization of the aforementioned roadways. Nothing on this plat amendment shall be construed to prevent Lot owners from obtaining building permits from Kittitas County due to the privatization of the roads contained in this plat."

11. Easements, reservations, notes and/or dedications as shown on the official plat of Pine Loch Sun III, recorded June 9, 1969 in Book 5 of Plats, pages 24 and 25, under Auditor's File No. 354683, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Subdivision Guarantee Policy Number: 72156-44625090

Pacific Northwest Bell Telephone Company and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay construct, renew, operate and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

All permanent utility services shall be provided by underground service exclusively."

12. 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: June 9, 1969
Instrument No.: 354684
13. Agreement and the terms and conditions contained therein
Between: Sunny Lands Development Corporation and Roslyn Cascade Company
And: Pineloch Sun Beach Club, Inc.
Recorded: June 9, 1969, in Book 4, page 83
Instrument No.: 354685
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Constructing, installing, repairing, maintaining and operating a water pipe line and all necessary connections and appurtenances thereto
Recorded: July 9, 1969,
Instrument No.: 355300
Affects: The East 20 feet
15. Agreement and the terms and conditions contained therein
To: Puget Sound Power and Light Company, and their respective successors and assigns
Purpose: The right to enter said premises and to make repairs and the right to cut brush and trees which constitute a menace or danger to the electric transmission line located in street or road adjoining said premises
Recorded: July 23, 1970, in Book 13, page 593
Instrument No.: 362356
16. 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.
17. A Contract of Sale, including the terms and provisions thereof, providing for the sale of said land.
Dated: August 28, 2014
Vendor: Diane R. Uzee-Larson, as her separate property
Vendee: Linda J. Odegard, an unmarried woman
Recorded: September 3, 2014
Instrument No. 201409030002

Subdivision Guarantee Policy Number: 72156-44625090

18. Any right, title and interest of the owners of property adjoining on the East boundary of subject property as disclosed by information provided to the company as to the location of improvements onto the subject property.

END OF EXCEPTIONS

Notes:

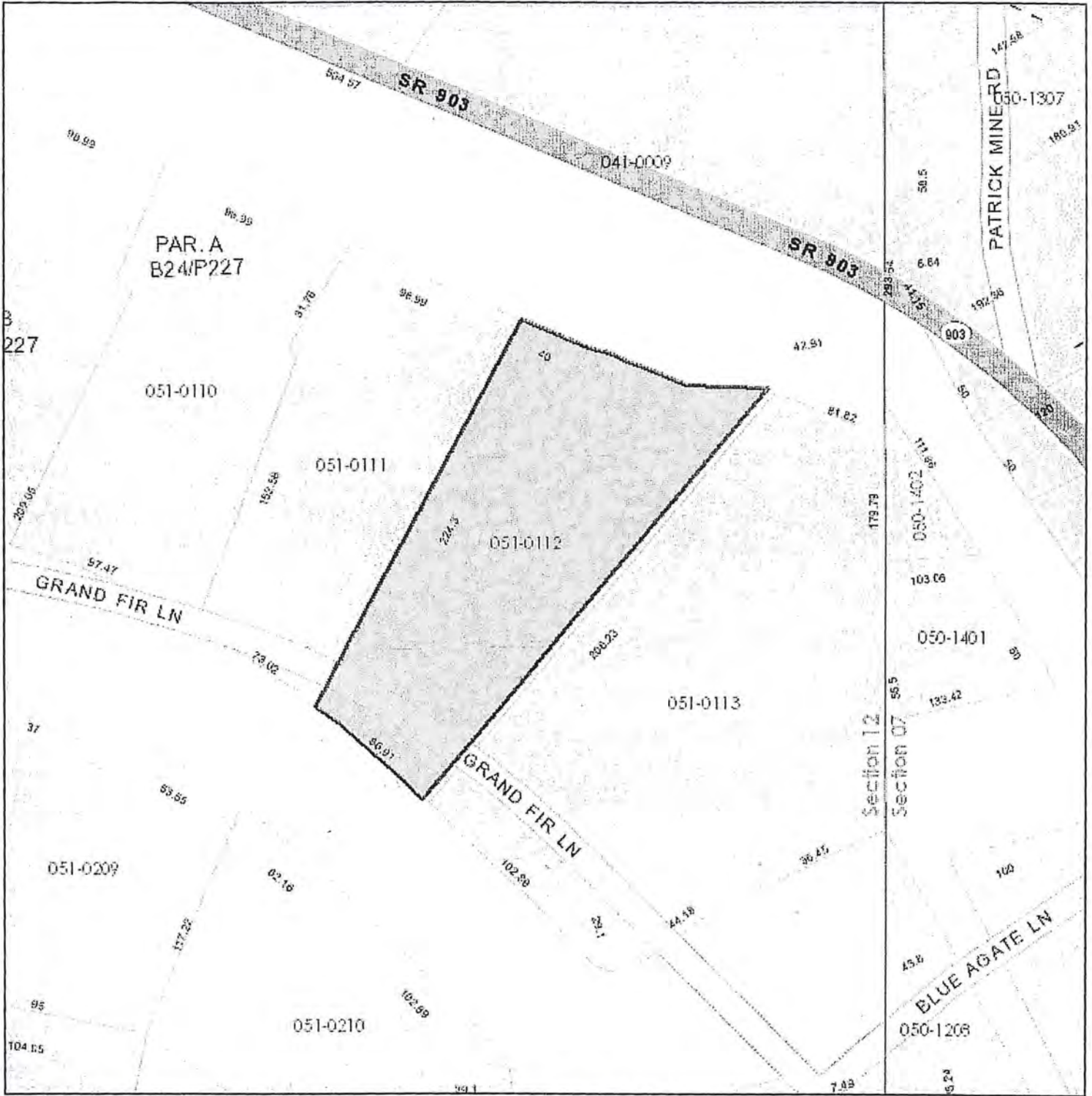
Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance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

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: Lot 12, Block A, PINE LOCH² SUN III, Book 5, pgs 24-25.

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

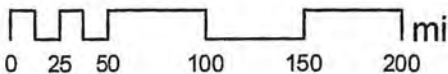
61 GRAND FIR LN



Date: 3/5/2015

1 inch = 94 feet
Relative Scale 1:1,128

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



SUBDIVISION GUARANTEE

Guarantee No.: G-6329-000007353

Fee: \$300.00

Order No.: 36505

Dated: March 05, 2015

Issued by

STEWART TITLE GUARANTY COMPANY

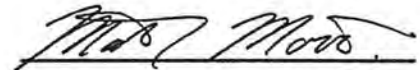
Stewart Title Guaranty Company (the "Company"), guarantees the County of Kittitas and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

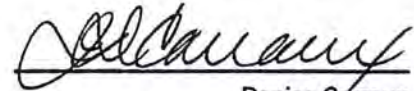


stewart
title guaranty company



Matt Morris
President and CEO

Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926
Agent ID: 470098



Denise Carraux
Secretary

Guarantee
Serial No.

G-6329-000007353

In writing this company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

MAR 10 2015

Updated SUBDIVISION GUARANTEE

Prepared by:
Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926

Order Number: 36505

Guarantee No.: G-6329-000007353

Effective Date: March 05, 2015 at 8:00 AM

Premium: \$300.00
Sales Tax: \$24.00
Total: \$324.00

OWNERS: Daniel C. Searls and Jeannette F. Searls, husband and wife

LEGAL DESCRIPTION:

Lot 13, Block A, PINELOCH/SUN DIVISION III, as per plat thereof recorded in Book 5 of Plats, pages 24 and 25, and as amended in Book 10 of Plats at page 135, records of Kittitas County, State of Washington.

SUBJECT TO:

1. FACILITY CHARGES, if any, including but not limited to hook-up, or connection charges and latecomer charges for water or sewer facilities of Water District #2.
2. FUTURE FACILITY CHARGES, if any, including but not limited to hook-up, or connection charges and latecomer charges for water or sewer facilities of Water District #2.
3. LIABILITY, IF ANY, TO ASSESSMENTS levied by Pineloch Sun Beach Club, Inc., a Washington Non-profit corporation.
4. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Pineloch Sun Beach Club, Inc., a Washington Non-profit corporation.
5. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year:	2015
Amount billed:	\$832.92
Amount paid:	\$0.00
Amount due:	\$832.92, plus interest and penalty, if delinquent
Levy code:	40
Land use/DOR code:	19
Map number:	20-14-12051-0113
Parcel number:	520234
Assessed value of land:	\$37,500.00
Assessed value of improvement:	\$63,320.00

6. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Daniel C. Searls and Jeannette F. Sears, husband and wife
Trustee: Northwest Trustee Services LLC
Beneficiary: Wells Fargo Bank, N.A.
Amount: \$122,500.00
Dated: July 29, 2014
Recorded: July 30, 2014
Recording No.: 201407300017
Loan No.: 0382526341

7. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS of the Pineloch Sun Beach Club Inc.

Recorded: June 2, 1969
Recording no.: 354680

8. EASEMENT, including terms and provisions contained therein:

Recorded: August 29, 1963
Recording no.: 311907
In favor of: Puget Sound Power and Light company
For: install, maintain, replace, remove and use an electric line
Affects: East half of South East quarter

Said instrument is a re-record of recording number(s). 307354.

9. EASEMENT, including terms and provisions contained therein:

Recorded: September 13, 1968
Recording no.: 349824
In favor of: George H. Bartell Jr.
For: two inch water main pipeline
Affects: Refer to the record of said instrument for full particulars.

10. EASEMENT, including terms and provisions contained therein:

Recorded: July 9, 1969
Recording no.: 355300
In favor of: George H. Bartell, Jr. and his successors
For: A four inch water main pipeline
Affects: The East 20 feet of Lots 12 and 13, Block A, Division III of Pineloch/Sun

Refer to the record of said instrument for full particulars.

11. EASEMENT, including terms and provisions contained therein:

Recorded: December 3, 1975
Recording no.: 401553
In favor of: Roy E. Baker and Deloris Baker
For: The purpose of constructing, installing, repairing , maintaining and operating a water pipeline
Affects: The East 5 feet

12. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):
Recorded: June 9, 1969
Recording number(s): 354684
13. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Roslyn Cascade Company
And: Sunny Lands Development Corporation
Recorded: June 09, 1969
Recording Number: 354682
Purpose: Refer to the record of said instrument for full particulars.
14. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Roslyn Cascade Company, Sunny Lands Development A Corporation
And: Pineloch/Sun Beach Club, Inc.
Regarding: Development issues
Recorded: June 9, 1969
Recording No.: 354685
15. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS contained and/or delineated on the face of the plat recorded in Volume 5 of Plats at page(s) 24 and 25, and as amended in Book 10 of Plats at page 135 in Kittitas County, Washington.
16. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 77-2-01484-5, State of Washington Department of Ecology, plaintiff vs. James J. Acquavella, et al, defendants; notice of which is given by Lis Pendens recorded on October 14, 1977 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

Attorney for plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General

NOTE: The policy/policies to be issued include as one of the General Exceptions "Water rights, claims or title to water", the action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.

SUBDIVISION GUARANTEE

Order Number: 36505

Guarantee No.: G-6329-000007353

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.