RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY. WASHINGTON

RECORDING NO.	VOL./PAGE	

EXISTING LEGAL DESCRIPTIONS:

PARCEL A (TAX PARCEL: 21053)

LOT 2, OF EARL GENTRY SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 04–46, AS RECORDED JUNE 20, 2008, IN BOOK H OF SHORT PLATS, PAGES 66 AND 67, UNDER AUDITOR'S FILE NO. 200506200020, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING PORTIONS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B (TAX PARCEL: 962110)

LOT 3 OF ZIPPERER SHORT PLAT, SP-20-00005, RECORDED IN BOOK L OF SHORT PLATS AT PAGE(S) 226 AND 227, UNDER RECORDING NUMBER 202109010072, BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 20 NORTH, RANGE 14 EAST W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS:

LOT 1 (OLD PARCEL B)

LOT 3 OF ZIPPERER SHORT PLAT, SP-20-00005, RECORDED IN BOOK L OF SHORT PLATS AT PAGE(S) 226 AND 227, UNDER RECORDING NUMBER 202109010072, BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 20 NORTH, RANGE 14 EAST W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 3;
THENCE SOUTH 05'45'24" WEST, ALONG THE EAST LINE THEREOF (SHORT PLAT BEARINGS ROTATED COUNTER-CLOCKWISE 00'27'52"), 285.82 FEET;
THENCE NORTH 89'50'01" WEST, ALONG THE SOUTH LINE THEREOF, 504.99 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 3;
THENCE NORTH 00'24'57" EAST, 285.69 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 3;
THENCE SOUTH 89'42'04" EAST, 531.59 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON

LOT 2 (OLD PARCEL A)

LOT 2, OF EARL GENTRY SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 04-46, AS RECORDED JUNE 20, 2008, IN BOOK H OF SHORT PLATS, PAGES 66 AND 67, UNDER AUDITOR'S FILE NO. 200506200020, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING PORTIONS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 3 OF ZIPPERER SHORT PLAT, SP-20-00005, RECORDED IN BOOK L OF SHORT PLATS AT PAGE(S) 226 AND 227, UNDER RECORDING NUMBER 202109010072 MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 3;
THENCE SOUTH 05'45'24" WEST, ALONG THE EAST LINE THEREOF (SHORT PLAT BEARINGS ROTATED COUNTER—CLOCKWISE 00'27'52"), 285.82 FEET;
THENCE NORTH 89'50'01" WEST, ALONG THE SOUTH LINE THEREOF, 504.99 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 3;
THENCE NORTH 00'24'57" EAST, 285.69 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 3;
THENCE SOUTH 89'42'04" EAST, 531.59 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- 1. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, COVENANTS, ETC. THAT MAY BURDEN OR BENEFIT THE SUBJECT PARCELS. ANY TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM NEXTITLE SUBDIVISION GUARANTEE COMMITMENT ORDER NO. NXWA—0552227, DATED JULY 1, 2024. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED NEXTITLE COMMITMENT. D.R. STRONG CONSULTING ENGINEERS HAS RELIED WHOLLY ON NEXTITLE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT
- 2. IMPROVEMENTS DEPICTED HEREON REPRESENT VISIBLE PHYSICAL CONDITIONS EXISTING ON 7/16/2024.
- 3. PROPERTY AREA:

EXISTING PARCEL A = $212,265\pm$ SQUARE FEET (4.873 \pm ACRES). EXISTING PARCEL B = $365,581\pm$ SQUARE FEET (8.392 \pm ACRES).

AREA TRANSFERRED FROM PARCEL B TO PARCEL A = 147,760±S.F. (3.392 ACRES).

NEW LOT 1 = $217.821\pm$ SQUARE FEET (5.000 \pm ACRES). NEW LOT 2 = $360.025\pm$ SQUARE FEET (8.265 \pm ACRES).

- 4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
- 5. THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 6. THE BEARINGS OF SHORT PLAT NO. SP-20-00005 (ZIPPERER) HAVE BEEN ROTATED COUNTER-CLOCKWISE 00°27'52" TO MATCH THE BEARING SYSTEM OF SHORT PLAT NO. SP-04-46 (GENTRY).
- 7. THERE ARE DIMENSION AND BEARING RELATIONSHIP DIFFERENCES BETWEEN SHORT PLAT NO. SP-20-00005 AND SHORT PLAT NO. SP-04-46. AS THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO TRANSFER THE EASTERLY PORTION OF LOT 3 OF SHORT PLAT NO. SP-20-00005, THOSE ARE THE DIMENSIONS USED TO CALCULATE THE NEW LOT LINE AND THE AREA BEING TRANSFERRED.
- 8. EXISTING PROPERTY CORNER MONUMENTS WERE USED AS THE SURVEY CONTROL AND BASIS OF BEARINGS FOR THIS SURVEY.
- 9. THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION BL-24-00015 AND TO DELINEATE HEREON THOSE PARCELS AFFECTED BY SAID BOUNDARY LINE ADJUSTMENT.

REFERENCES:

- 1. ZIPPERER SHORT PLAT NO. SP-20-00005, REC. NO. 202109010072
- 2. EARL GENTRY SHORT PLAT NO. SP-04-46, REC. NO. 200506200020
- 3. RECORD OF SURVEY RECORDING NO. 200208130003
- 4. RECORD OF SURVEY RECORDING NO. 199812110046

SHEET 1 OF 2

AUDITOR'S CERTIFICATE

AT _____ M. IN BOOK _____ OF ____ AT PAGE(S) _____

AT THE REQUEST OF ______ DOUGLAS J. COOMBES, P.L.S.

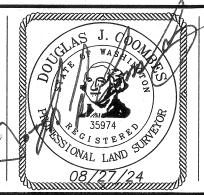
KITTITAS COUNTY AUDITOR

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

CHRISTOPHER GREGERSEN IN JULY, 2024.

DUGLAS J. COOMBES CERTIFICATE NO.





D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033 O 425.827.3063 F 425.827.2423

A PORTION OF NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

DATE 08/27/2024 SCALE N/A

DRAWN DJC

JOB NO. 24074

VOL./PAGE

RECORDING NO.

VOL. /PAGE

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



GRAPHIC SCALE 0 50' 100' 200' 1 INCH = 100 FT.

BASIS OF BEARINGS:

N89°51'00"W BETWEEN FOUND CORNER MONUMENTS AS SHOWN HEREON

HORIZONTAL DATUM:

EARL GENTRY SHORT PLAT NO. SP-04-46 REC. NO. 200506200020

LEGEND:

EDGE OF PAVEMENT

(M) MEASURED

(C) CALCULATED

TPN: TAX PARCEL NUMBER

HBF HORIZONTAL BOARD FENCE

WIF WIRE FENCE

PRF WHITE PLASTIC RAIL FENCE

FOUND 1/2" REBAR W/CRACKED WIF 3.7' W. OF P.C. \ YELLOW PLASTIC CAP STAMPED "LS 11715", AT SURFACE. TPN: 770434 FOUND 5/8" REBAR \ 0.3'W X 0.6'S OF P.C. FOUND 1/2" REBAR FOUND 5/8" REBAR W/O CAP, DOWN 0.3'. FOUND 5/8" REBAR FOUND 5/8" REBAR > W/YELLOW PLASTIC CAP FOUND 5/8" REBAR W/DAMAGED-W/BLUE PLASTIC CAP 0.0'W X 0.1'S OF P.C. W/BLUE PLASTIC CAP W/YELLOW PLASTIC CAP -NOT VISITED YELLOW PLASTIC CAP STAMPED STAMPED "16233 / STAMPED "WARD STAMPED "WARD STAMPED "CRUSE LS THIS SURVEY 18929", AT SURFACE. "CRUSE LS 18078", DOWN 1.0'. 52843", AT SURFACE. 52843", AT SURFACE. NOT VISITED > 18078", DOWN 0.1'. FLORA S.P. 0.1'S OF P NOT VISITED AT P.C. (HELD FOR BEARING) 0.3'N OF P.C. THIS SURVEY AT P.C. (HELD) 0.1'W X 0.2'N OF P.C. THIS SURVEY NO. SP-07-04 TPN: 953391 — 4.4' TPN: 089036 BASIS OF BEARINGS - 2.4' TPN: 953390 20 🔻 21 N89'51'00"W 1380.20'(M) 1380.21'(C) 29 28 217.71'(C) ==== 217.70'(R2) === -///- 467.73° --/// 0.3 28 ~N00°24′56″E 62.91'(C)(R1) 62.68'(R2) STREAM S89'42'04"E N00'07'31"E 531.59'(Ć)(R1) 531.67'(R2) N89°51'00"W 163.40' -30' ESMT FNC COR. 1.1'S X FOUND 5/8" REBAR STREAM AFN 509220 0.7'W OF P.C. W/O CAP, DOWN 0.5'. EXISTING LOT LINE ~ TO BE REMOVED - WELL CASING WELL HOUSE, -30' ESMT WIF ON PL WEST WALL ON P. AFN 540995, 547356 WELL CASING-PROPOSED LOT LINE 6.5' E. OF P LOT 2 **EXISTING** LOT 1 PARCEL B TPN: 21054 V05'45'24"E 82'(C)(R1) TPN: 962110 SHED POND WOOD FENCE POSTS, WOOD FENCE POSTS, TPN: 962111 CREEK NO WIRE OR RAILS **EXISTING** NO WIRE OR RAILS PARCEL B EXISTING PARCEL A TPN: 962110 4' PRF. ON P 504.99'(C)(R1) 504.86'(R2) TPN: 21053 BIG FOUND 5/8" REBAR FOUND 5/8" REBAR W/YELLOW PLASTIC CAP SEPTIC TANK W/YELLOW PLASTIC CAP EARL GENTRY S.P. STAMPED "CRUSE LS 18078" LIDS (2) 60' ESMT AFN-STAMPED "CRUSE LS NO. SP-04-46 LOOSE AND BADLY BENT. SHOP 200302210046 BK. H / PG. 66-67 18078", DOWN 0.45'. 0.5'N OF P.C. 0.2'E X 0.1'N OF P.C. 467.76' FOUND 5/8" REBAR-**--** 29.6' HOUSE N89°50'57"W N89°51'00"W W/YELLOW PLASTIC CAP #443 ~4' PRF 1.5' E. OF ₽ 65.11 STAMPED "CRUSE LS FOUND 5/8" REBAR 18078", AT SURFACE. W/BLUE PLASTIC CAP 0.2'E X 0.0'S OF P.C. TPN: 231436 STAMPED "WARD FOUND 5/8" REBAR GARAGE W/BLUE PLASTIC CAP 52843", AT SURFACE. FOUND 5/8" REBAR-STAMPED "WARD W/YELLOW PLASTIC CAP TPN: 17890 ZIPPERER S.P. 52843", AT SURFACE. STAMPED "CRUSE LS NO. SP-20-00005 314.40'(C) 314.38'(R2) 0.2'E X 0.1'N OF P.C. 18078", DOWN 0.5'. BK. L / PG. 226-227 0.0'W X 0.1'S OF P.C. N89'51'00"W FOUND 5/8" REBAR FOUND 5/8" REBAR ROW OF METAL J W/YELLOW PLASTIC CAP TPN: 962109 TEE POSTS, SOUTH W/YELLOW PLASTIC CAP STAMPED "CRUSE LS STAMPED "CRUSE LS OF P, NO WIRE 18078", DOWN 0.3'. 18078", DOWN 0.1'. AT P.C. TPN: 231436

SHEET 2 OF 2

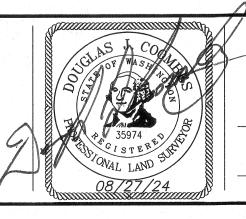
AUDITOR'S CERTIFICATE

KITTITAS COUNTY AUDITOR

FILED FOR RECORD THIS_____DAY OF _______, 2024

AT _____M. IN BOOK ___OF ___AT PAGE(S) _____

AT THE REQUEST OF ___DOUGLAS J. COOMBES, P.L.S.





ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033 O 425.827.3063 F 425.827.2423

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