

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.,
KITITAS COUNTY, WASHINGTON

RECORDING NO.

VOL./PAGE

EXISTING LEGAL DESCRIPTIONS:

PARCEL A (TAX PARCEL: 21053)

LOT 2, OF EARL GENTRY SHORT PLAT, KITITAS 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 KITITAS 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 KITITAS, 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 KITITAS COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KITITAS, 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 KITITAS 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 KITITAS, STATE OF WASHINGTON.

LOT 2 (OLD PARCEL A)

LOT 2, OF EARL GENTRY SHORT PLAT, KITITAS 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 KITITAS 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 KITITAS, 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.

SITUATE IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

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± SQUARE FEET (4.873± ACRES).
EXISTING PARCEL B = 365,581± SQUARE FEET (8.392± ACRES).

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

NEW LOT 1 = 217,821± SQUARE FEET (5.000± ACRES).
NEW LOT 2 = 360,025± SQUARE FEET (8.265± 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 KITITAS COUNTY UNDER APPLICATION BL-24-00015 AND TO DELINEATE HEREON THOSE PARCELS AFFECTED BY SAID BOUNDARY LINE ADJUSTMENT.

REFERENCES:

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

VOL./PAGE

SHEET 1 OF 2

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2024

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

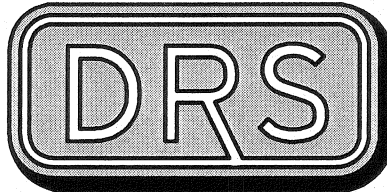
AT THE REQUEST OF _____ DOUGLAS J. COOMBES, P.L.S.

KITITAS 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.

 35974
DOUGLAS 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

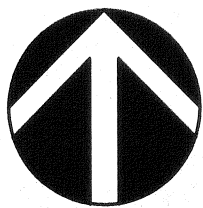
JOB NO. 24074

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

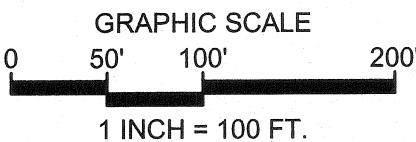
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
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VOL./PAGE



NORTH



BASIS OF BEARINGS:

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

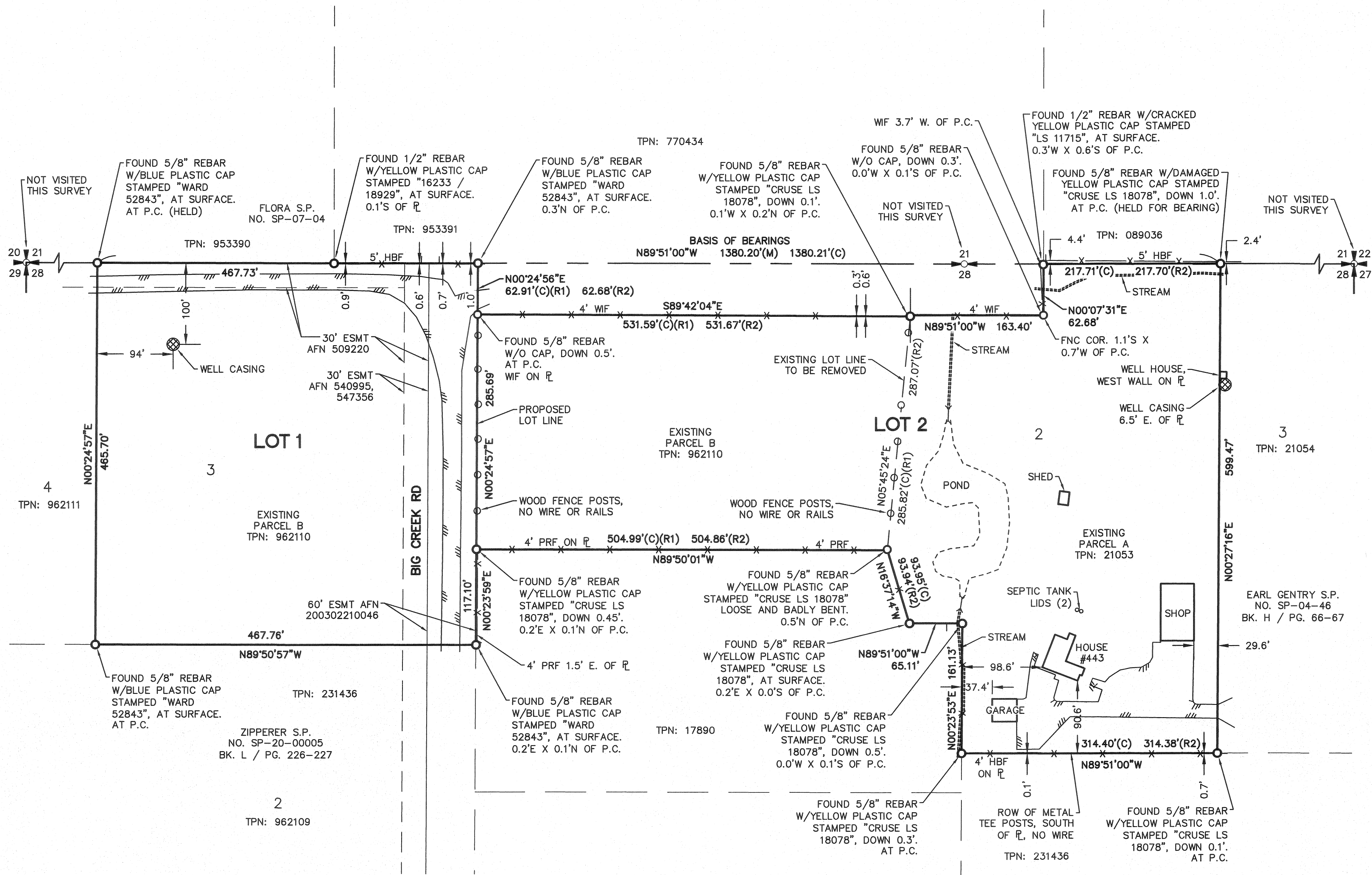
HORIZONTAL DATUM:

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

LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- ℓ PROPERTY LINE
- P.C. CALCULATED PROPERTY CORNER
- X-X- FENCE
- ▬▬▬▬ EDGE OF PAVEMENT
- (M) MEASURED
- (C) CALCULATED
- TPN: TAX PARCEL NUMBER
- HBF HORIZONTAL BOARD FENCE
- WIF WIRE FENCE
- PRF WHITE PLASTIC RAIL FENCE

VOL./PAGE

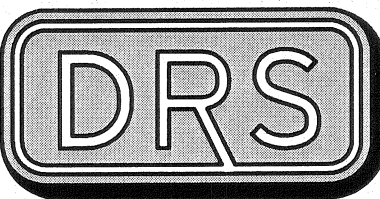
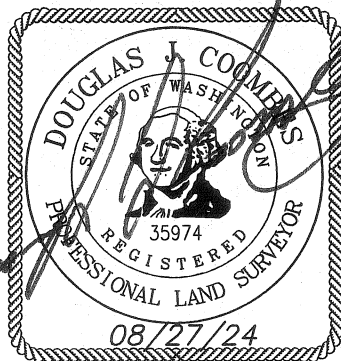


SHEET 2 OF 2

AUDITOR'S CERTIFICATE

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AT ____ M. IN BOOK ____ OF ____ AT PAGE(S) ____
AT THE REQUEST OF DOUGLAS J. COOMBES, P.L.S.

KITITAS COUNTY AUDITOR



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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 1"=100' DRAWN DJC JOB NO. 24074