

PALOMINO FIELDS PLAT - DIVISION II

A PTN. OF THE E 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITTTAS COUNTY, WASHINGTON

Receiving No.

LP - 19-00003

181827

SURVEYOR'S NARRATIVE

- Historically two different location of the north quarter corner of Section 27 Township 18 North, Range 18 East. W.M. have been used. In 1977 via the short plat recorded under Kittitas Co. Auditor's File Number 418140, a monument was set. Subsequently the monument was removed possibly do to road reconstruction. In 1991 via the survey recorded under Kittitas Co. Auditor's File Number 539177, a nail and washer was set with a note that Kittitas Co. Public Works will set a monument in a monument case with future road maintenance in the vicinity. The location of these two monuments differ by 28.24 feet.
- The 3-inch brass cap monument found at the intersection of Reecer Creek Road and Bowers Road was held to establish the north boundary of the northwest quarter of said section 27. By holding this monument property on the north side of this line had the fewest apparent negative impacts, while the property immediately on the south side absorbed all the decrease in size. In addition, most performed subsequent to 1991 have relied on this monument as the location of the north quarter corner.
- However, the 1977 monument location was held for the purposes of locating the following three parcels:

Kittitas Co. Short Plat No. A-22 recorded under AFN 418140

Tract 1 of Statutory Warranty Deed recorded under AFN 201410160051

Tract 2 of Statutory Warranty Deed recorded under AFN 201410160051

In addition, other monuments and fence lines were used to help confirm the boundaries of said Short Plat.
- The west quarter corner of Section 27 recorded on said Auditor's File Number 418140 was calculated. However, on an adjacent survey to west, a 1-1/4 inch iron pipe was found and accepted as said west quarter corner. During this survey said 1-1/4 inch iron pipe was found and accepted as said west quarter corner.
- The county road right of way for Reecer Creek Road has been defined differently by various plats along Reecer Creek Road.

After contacting Kittitas County and doing independent records research we found no specific description of said right of way other than the previously recorded plats. Therefore with no other evidence, for this survey, the centerline of the county road known as Reecer Creek was defined in the northeast quarter of the northwest quarter of said Section 27 as coincident with the east boundary of the northwest quarter of said section. The said centerline matches that of said Auditor's File Number 418140.
- The remaining property is identified on Sheet 1 of 7 of this plat as per the property description contained herein. However, the owner of said property owns addition adjoining property in this general area.
- The Kittitas County Auditor combined Parcel F, Parcel G, and Parcel H into one County Tax Parcel - Tax Parcel 11802.
- Areas denoted with Note 14 should be vacated by the Kittitas County Commissioners because it is excess property relative to the road right-of-way needs. In order to accomplish this vacation, an applicant is required to complete a "Vacation Application" for review by the Kittitas County Commissioners and approved by said County Commissioners.

ORIGINAL PROPERTY DESCRIPTION

TRACT 1:
That portion of the Northwest Quarter of the Northwest Quarter lying East of the center line of the channel of Reecer Creek, as located in October 3, 1967, in Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

AND

The Northeast Quarter of the Northwest Quarter of Section 27, in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; EXCEPTING THEREFROM:

A tract of land bounded by a line described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 27; and running thence South 15' West, 1,321.5 feet; thence North 89°35' West, 500 feet; thence North 27°47' West, 838 feet; thence North 0°2' West, 879 feet; thence North 59°50' East, 79.8 feet; thence East 853.76 feet; thence South 334.09 feet to the point of commencement.

The right of way of the canal of the Ellensburg Water Company (Town Ditch).

TRACT 4:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Northeast corner of said quarter of quarter section and running thence South 0°15' West along the East boundary line of said quarter of quarter section 377.5 feet; thence West 904.7 feet; thence North 2°02' West 377.5 feet to the North boundary line of said section; and thence South 89.39' East along said North boundary line 917.0 feet to the point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

TRACT 5:
That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, described as follows:

A tract of land bounded by a line beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said section; thence South 00°15'00" West along the East boundary line of said quarter of quarter section a distance of 377.5 feet to the true point of beginning; thence South 00°15'00" West along the East boundary line of said quarter of quarter section a distance of 34.40 feet; thence North 89°24'55" West a distance of 903.64 feet; thence North 02°11'00" West a distance of 25.19 feet; thence South 90°00'00" East a distance of 904.70 feet to the true point of beginning.

EXCEPTING THEREFROM the right-of-way for the County Road known as Reecer Creek Road.

AND EXCEPTING THEREFROM the right-of-way of the Ellensburg Water Company Canal.

TOGETHER WITH THE FOLLOWING:

PARCEL F

PARCEL F of that certain survey as recorded February 20, 1997 in Book 22 of Surveys at Pages 174 - 175 under Auditor's File No. 199702200014, records of Kittitas County, Washington, being a portion of the West 1/2 of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

ORIGINAL PROPERTY DESCRIPTION (continued)

PARCEL G

PARCEL G of that certain survey as recorded February 20, 1997 in Book 22 of Surveys at Pages 174 - 175 under Auditor's File No. 199702200014, records of Kittitas County, Washington, being a portion of the West 1/2 of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

PARCEL H

PARCEL H of that certain survey as recorded February 20, 1997 in Book 22 of Surveys at Pages 174 - 175 under Auditor's File No. 199702200014, records of Kittitas County, Washington, being a portion of the West 1/2 of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

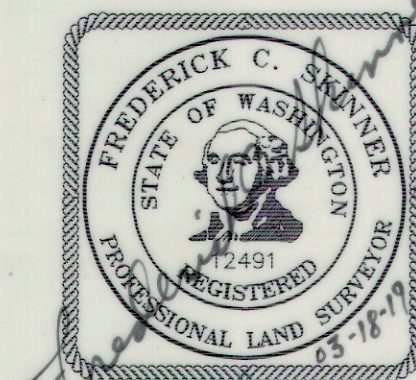
PARCEL K

PARCEL K of that certain survey as recorded February 20, 1997 in Book 22 of Surveys at Pages 174 - 175 under Auditor's File No. 199702200014, records of Kittitas County, Washington, being a portion of the West 1/2 of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

NOTICE

This is a Major Plat and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

File --- Project Desc.: S:\18146\18146 DIV 2\18146 MP2.pro (Plotted - Apr 18, 2019)



INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers	
Traverse Closure Meets Standards Per WAC 352-130-090	
WESTERN PACIFIC ENGINEERING & SURVEY	
A TERRA DEVELOPMENT SERVICES CORPORATION 1328 E. Hunter Place, Moses Lake, Washington T:(509)765-1023 F:(509)765-1298 Services in Washington and Idaho	
LCU, INC.	
Surveyed by LMH	Scale 1" = N/A
Drawn by Tml/FCS	Sheet 6 of 7
Checked by FCS	Project No. 18146