

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. KITTITAS COUNTY, WASHINGTON

SURVEYOR'S NARRATIVE

1. Historically two different locations 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. The Kittitas County Auditor combined Parcel F, Parcel G, and Parcel H into one County Tax Parcel - Tax Parcel 11802.
8. 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 2°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 2
 The Northwest Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, EXCEPT that portion thereof lying East of the center line of the channel of Reecer Creek as located on October 3, 1967.
- AND
- All that portion of the Southwest Quarter of the Northwest Quarter of Section 17, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying North and West of the center line of the channel of Reecer Creek as located on October 3, 1967, and North and East of the northeast boundary line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company.
- TRACT 3
 Parcels F, G, H and K of that certain Survey as recorded February 20, 1997, in Book 22 of Surveys, pages 174 and 175, under Auditor's file No. 199702200014, records of Kittitas County, Washington, EXCEPTING any portion of said Parcels F and G, lying within the COWBOY SHORT PLAT, Kittitas County Short Plat No. 04-04, as recorded October 4, 2004, in Book G of Short Plats, pages 202 and 203, under Auditor's File No. 200410040031, records of Kittitas County, State of Washington.

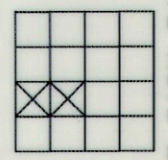
NOTICE

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°30'21" E	116.84'
	{N 89°30'21" W}	{116.84'}
L2	S 09°18'41" E	139.02'
	{N 09°18'41" W}	{139.02'}
L3	S 89°30'21" E	151.08'
L4	N 00°29'39" E	56.99'
	{S 00°29'39" W}	
L5	S 89°30'21" E	16.28'
L6	S 02°15'32" E	313.80'
L7	S 02°39'10" E	179.84'
L8	S 32°36'26" E	182.89'
L9	S 25°18'10" E	18.79'
	<N 25°18'10" W>	<18.79'>
L10	S 35°44'51" E	146.15'
	<S 35°44'51" E>	
L11	N 26°30'07" E	49.87'
	<N 26°30'10" E	<49.88'>
L12	N 78°12'25" E	10.33'
	<N 78°12'28" E	<10.33'>
L13	N 19°20'55" E	28.07'
	<N 19°20'58" E	<28.08'>
L14	N 26°40'51" W	130.02'
	<N 26°40'48" W	<130.05'>
L15	N 10°21'53" E	136.08'
	<N 10°21'56" E	<136.11'>
L16	N 26°13'14" E	90.11'
	<N 26°13'17" E	<90.13'>
L17	N 53°25'36" E	89.88'
	<N 53°25'39" E	<89.90'>
L18	N 44°26'10" E	13.34'
	<N 44°26'13" E	<813.34'>

INSTRUMENT USED
 Trimble R10 GPS
 Receivers
 Traverse Closure
 Meets Standards Per
 WAC 332-130-090

INDEXING DATA

 SZ7 T18N R18E

**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

