

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.
KITITAS COUNTY, WASHINGTON

Receiving No.
LPF - 19-00003
LP - 07-00031

GENERAL NOTES

- As Per RCW 17.10.140..landowner are responsible for the controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed development to preclude the proliferation of noxious weeds.
- Construction of access improvements will require obtaining an access permit from the Department of Public Works. All access improvements shall be completed in accordance with current Kittitas County Road standards prior to issuance of a building occupancy permit for any proposed lots.
- An easement of ten feet in width is reserved along all parcel lot lines. The ten foot easement shall about the exterior plat boundaries and shall be divided five feet each side of the interior lot lines. Said easement shall be for public utilities, gas, irrigation, and cable television.
- Subdivision Guarantee No. 72156-46709752, as provided by Chicago Title Insurance Company. All easements from said Subdivision Guarantee have been reviewed, those with a plottable location have been shown on face of plat.

NOTICE

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

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF Kititas) SS

On this day 8th of May A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me known to be the manager of CLE ELUM PINE WEST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of Said Corporation.

WITNESS My hand and official seal the day and year first written
Schnee Notary Public in and for the State of Washington,
residing at Ellensburg



DEDICATION

DEDICATION KNOW ALL MEN by these presents, CLE ELUM PINES WEST LLC, a Washington Limited Liability Company, and CLE ELUM PINES EAST LLC, a Washington Limited Liability Company, do hereby declare this plat and dedicate to the public forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 8th day of May A.D., 2019, CLE ELUM PINE WEST, LLC., a Washington Limited Liability Company
AA
Manager

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 8th day of May A.D., 2019, CLE ELUM PINE EAST, LLC., a Washington Limited Liability Company
AA
Manager

IRRIGATION WATER

- The Ellensburg Water Company's canal and canal road runs on the eastern edge of this Palomino Fields Plat - Division II subdivision. There shall be no trespassing on the Ellensburg Water Company's canal road or within the right of way of the Ellensburg Water Company's canal.
- The Ellensburg Water Company supplies irrigation water to the Palomino Fields Water System, Inc., which, in turns, pressurizes and delivers the irrigation water to the individual parcels within the Palomino Fields Plat - Division II subdivision. The Palomino Fields Water System, Inc. owns the shares of the Palomino Fields Water System, Inc. as the Water Master for any and all irrigation water delivered to all parcels within the Palomino Fields Plat - Division II subdivisions. All questions relating to irrigation shall be directed to the Palomino Fields Water System, Inc. and the Water Master.

STATE OF WASHINGTON)
COUNTY OF Kititas) SS

On this day 8th of May A.D., 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me known to be the manager of CLE ELUM PINE EAST, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of Said Corporation, for the uses and purposes therein mentioned, and on oath stated that he (she) was authorized to execute the said instrument and that the seal affixed is the corporate seal of Said Corporation.

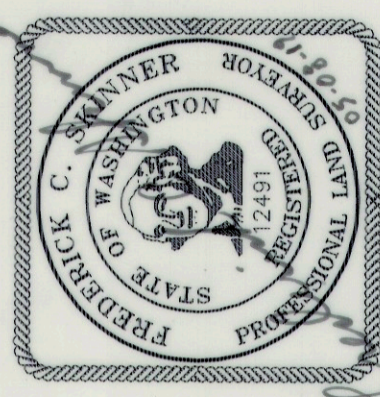
WITNESS My hand and official seal the day and year first written
Schnee Notary Public in and for the State of Washington,
residing at Ellensburg



INSTRUMENT USED
Trimble R10 GPS
Receivers
Traverse Closure
Meets Standards Per
WAC 352-130-090

INDEXING DATA
S27 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 7 of 7
Checked by FCS Project No. 18146