I.

PALOMINO FIELDS PLAT – DIVISION II

A PTN. OF THE E ½ OF THE NW ¼ OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

181827

PLATTED PARCEL PROPERTY DESCRIPTION (As Result of Survey)

That portion of the East half of the Northwest quarter of Section 27, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington, as delineated and described on the Palomino Fields Plat – Division II, drawings prepared by Western Pacific Engineering and Survey, Inc., dated March 2019, and as described as follows:

Commencing at a 3 – inch brass cap monument accepted as the northeast corner of the northwest quarter of said Section 27; thence North 89°30'21" West, coincident with the north boundary line of the northwest quarter of said Section, a distance of 917.00 feet to a point on the north boundary line of the PALOMINO FIELDS PLAT – DIVISION I plat as recorded in Volume 12 of Plats, Pages 201 through 205, under the Kittitas County Auditor's File Number 201706150016, said point bears South 89°30'21" East, coincident with the north boundary line of the northwest quarter of said Section 27, a distance of 1710.92 feet from a found 3 – inch brass cap monument accepted as the northwest corner of the Northwest quarter of said Section 27, said point bears North 02°15'32" West a distance of 80.09 feet from the northwest corner of Lot 1 of said Palomino Fields Plat – Division I plat; thence South 02°15'32" East a distance of 10.01 feet to the POINT OF BEGINNING;

thence continuing South 02°15'32" East a distance of 60.07 feet to a point that bears North 02°15'32" West a distance of 10.01 feet from the northwest corner of Lot 1 of said Palomino Fields Plat – Division I plat; thence North 89°30'21" West a distance of 84.15 feet to the beginning of a curve tangent to said course, said curve's radius point bears South 00°29'39" West a distance of 157.04 feet; thence westerly, southwesterly and southerly on a 157.04-foot radius curve concave to the southeast a distance of 248.03 feet, coincident with the arc of said curve through a central angle of 90°29'39" to the left, the long chord of said curve bears South 45°14'49" West a distance of 223.04 feet; thence South 00°00'00" East, tangent to the aforementioned curve, a distance of 561.00 feet to the beginning of a curve tangent to said course, said curve's radius point bears South 90°00'00" East a distance of 470.00 feet; thence southerly and southeasterly on a 470.00-foot radius curve concave to the east a distance of 229.89 feet, coincident with the arc of said curve through a central angle of 28°00'00" to the left, the long chord of said curve bears South 14°00'00" East a distance of 227.41 feet; thence South 28°00'00" East, tangent to the aforementioned curve, a distance of 521.35 feet; thence North 62°00'00" East a distance of 306.00 feet; thence South 27°16'39" East a distance of 132.01 feet; thence South 28°56'11" East a distance of 132.08 feet; thence South 34°06'04" East a distance of 128.73 feet; thence South 34°26'54" East a distance of 123.78 feet; thence South 34°26'54" East a distance of 118.75 feet; thence South 36°39'53" East a distance of 114.81 feet; thence South 35°45'52" East a distance of 110.01 feet; thence South 62°00'00" West a distance of 381.88 feet to a point of cusp on a curve tangent to said line, said curve's radius point bears North 62°00'00" East a distance of 20.00 feet; thence southeasterly and easterly on a 20.00-foot radius curve concave to the northeast a distance of 20.94 feet, coincident with the arc of said curve through a central angle of 60°00'00" to the left, the long chord of said curve bears South 58°00'00" East a distance of 20.00 feet, said point also being the point of reverse curvature for a curve whose radius point bears South 02°00'00" West a distance of 80.00 feet; thence easterly, southeasterly, southerly, southwesterly, westerly, northwesterly, northerly and northeasterly on a 80.00-foot radius curve concave to the northwest a distance of 418.88 feet, coincident with the arc of said curve through a central angle of 300°00'00" to the right, the long chord of said curve bears South 62°00'00" West a distance of 80.00 feet, said point also being the point of reverse curvature for a curve whose radius point bears North 58°00'00" West a distance of 20.00 feet; thence northeasterly, northerly and northwesterly on a

PLATTED PARCEL PROPERTY DESCRIPTION (As Result of Survey) (continued)

20.00-foot radius curve concave to the west a distance of 20.94 feet, coincident with the arc of said curve through a central angle of 60°00'00" to the left, the long chord of said curve bears North 02°00'00" East a distance of 20.00 feet; thence North 28°00'00" West, tangent to the aforementioned curve, a distance of 1376.85 feet to the beginning of a curve tangent to said course, said curve's radius point bears North 62°00'00" East a distance of 530.00 feet; thence northwesterly and northerly on a 530.00-foot radius curve concave to the east a distance of 259.01 feet, coincident with the arc of said curve through a central angle of 28°00'00" to the right, the long chord of said curve bears North 14°00'00" West a distance of 256.44 feet; thence North 00°00'00" West, tangent to the aforementioned curve, a distance of 561.00 feet, to the beginning of a curve tangent to said course, said curve's radius point bears South 90°00'00" East a distance of 217.04 feet; thence northerly, northeasterly and easterly on a 217.04-foot radius curve concave to the southeast a distance of 342.79 feet, coincident with the arc of said curve through a central angle of 90°29'39" to the right, the long chord of said curve bears North 45°14'49" East a distance of 308.26 feet; thence South 89°30'21" East, tangent to the aforementioned curve, a distance of 81.27 feet to the POINT OF BEGINNING;

Containing 10.513 Acres,, more or less.

WATER NOTES

On February 8, 2017 Chicago Title and Ellensburg Water Company were contacted to find any information regarding the location and ownership of the "Town Ditch". At that time both entities were unable to provide any information to said ditch. The Ellensburg Water Company believes there is at least a prescriptive easement for said ditch but we do not have any documentation to prove this or even define said ditch other than the surveyed location shown on this survey.

IRRIGATION WATER NOTES

1. 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.

2. 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 irrigation water and acts 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.

NOTICE

This is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Surveyor's Certificate hereon. Said certificate does not extend to any unnamed person without an expressed recertification by the Surveyor naming said person.

DEDICATION

DEDICATION KNOW ALL MEN by these presents, CLE ELUM PINES WEST 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 ..... day of....., A.D., 2019, CLE ELUM PINE WEST, LLC., A Washington Limited Lisbility Company

.....
President

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
COUNTY OF .....)

On this day ..... of ..... 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 president 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.

.....
Notary Public in and for the State of Washington,

residing at .....

Required by Ellensburg Water Company

FREDERICK C. SKINNER — STATE OF WASHINGTON — 12491 — REGISTERED PROFESSIONAL LAND SURVEYOR — 3-15-19

INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	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	5 of 5
Checked by	FCS	Project No.	18146

File — Project Date: I:\18146-Denver\18146 MP2.pro (Plotted – Mar 13, 2019)