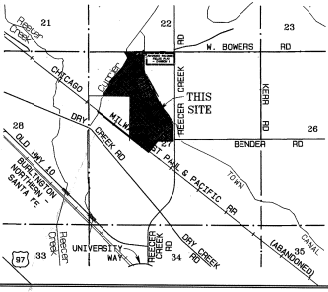


12/23

05/21/2019 12:23:57 PM V: 13 P: 23 26190526014
\$150.00 PALOMINO FIELDS
KITITAS COUNTY AUDITOR

VICINITY MAP

(Not To Scale)



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

I HEREBY CERTIFY that the Palomino Fields Plat - Division II, has been examined by me and I approve this plat.

Dated this 14th Day of MAY, A.D., 2019.
Mark R Cook
Kititas County Engineer

HEALTH DEPARTMENT

I HEREBY CERTIFY that the Palomino Fields Plat - Division II, has been examined by me and I find that the sewage and water system herein shown does meet and comply with all requirements of the County Health Dept..

Dated this 17th Day of MAY, A.D., 2019.
M. J. ...
Kititas County Health Officer

CERTIFICATE OF PLANNING DEPT.

I HEREBY CERTIFY that the Palomino Fields Plat - Division II, has been examined by me and find that it conforms to the Comprehensive Plan of the Kititas County Planning Commission.

Dated this 15th Day of May, A.D., 2019.
Andrew M. ...
Kititas County Planning Official

CERTIFICATE OF TREASURER

I HEREBY CERTIFY that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed, Parcel No. 491033, 11801, and 11802.

Dated this 15th Day of May, A.D., 2019.
Valley ...
Kititas County Treasurer

CERTIFICATE OF ASSESSOR

I HEREBY CERTIFY that the Palomino Fields Plat - Division II, has been examined by me and I find the property to be in an acceptable condition for platting, Parcel Nos. 491033, 11801, and 11802.

Dated this 15th Day of May, A.D., 2019.
Valley ...
Kititas County Assessor

KITITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED this 21st day of May, A.D., 2019.

BOARD OF COUNTY COMMISSIONERS

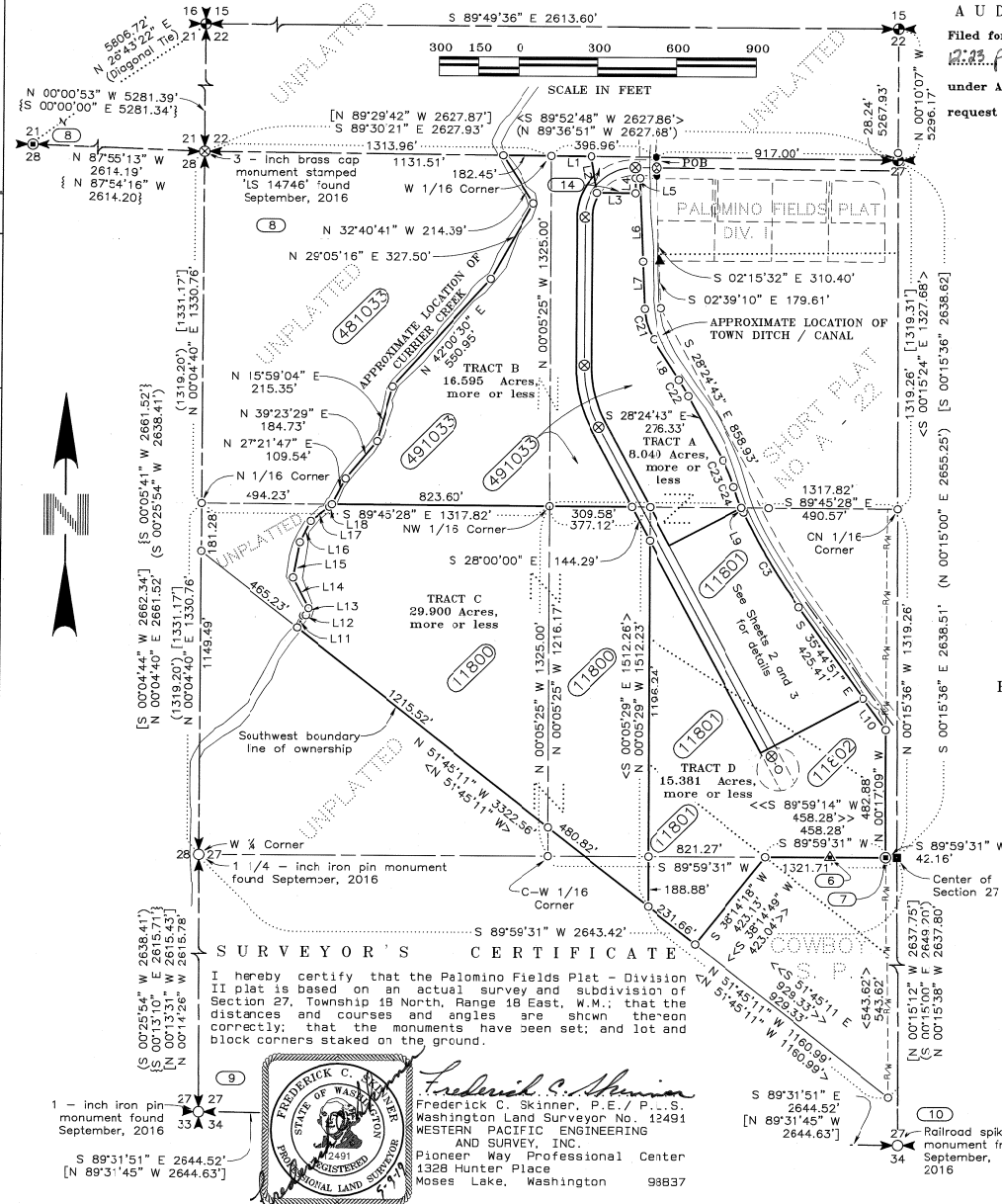
[Signature]
Clerk of the Board

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
ENTIRE PLAT MAP

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

181827



AUDITOR'S CERTIFICATE
Filed for record this 21st day of May, 2019, at 12:03 P M, in Book 13 of Surveys at Page(s) 23 under Auditor's File Number 20190526014 at the request of **Western Pacific Engineering & Survey, Inc.**

[Signature]
County Auditor
[Signature]
Deputy County Auditor

NOTICE

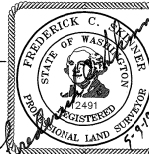
This is a Major Plat and as such is not intended to show, nor does it purport to show, all easements and encumbrances.

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 equal Cruse & Nelson's bearing of South 00°15'36" East for the same line as shown on the FMA, U.S.D.A. property survey found under Kititas County's Auditor File No. 199702200014

SURVEYOR'S CERTIFICATE

I hereby certify that the Palomino Fields Plat - Division II plat is based on an actual survey and subdivision of Section 27, Township 18 North, Range 18 East, W.M., that the distances and courses and angles are shown thereon correctly; that the monuments have been set; and lot and block corners staked on the ground.



Frederick C. Skinner
Frederick C. Skinner, P.E., P.L.S.
Washington Land Surveyor No. 12491
WESTERN PACIFIC ENGINEERING
AND SURVEY, INC.
Pioneer Way Professional Center
1328 Hunter Place
Moses Lake, Washington 98837

INSTRUMENT USED	INDEXING DATA
Trimble R10 GPS Receivers	
Traverse Closure Meets Standards Per WAC 352-130-090	
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" = 300'
Drawn by Tml/FCS Sheet 1 of 7
Checked by FCS Project No. 18146

13/24

PALOMINO FIELDS PLAT - DIVISION II

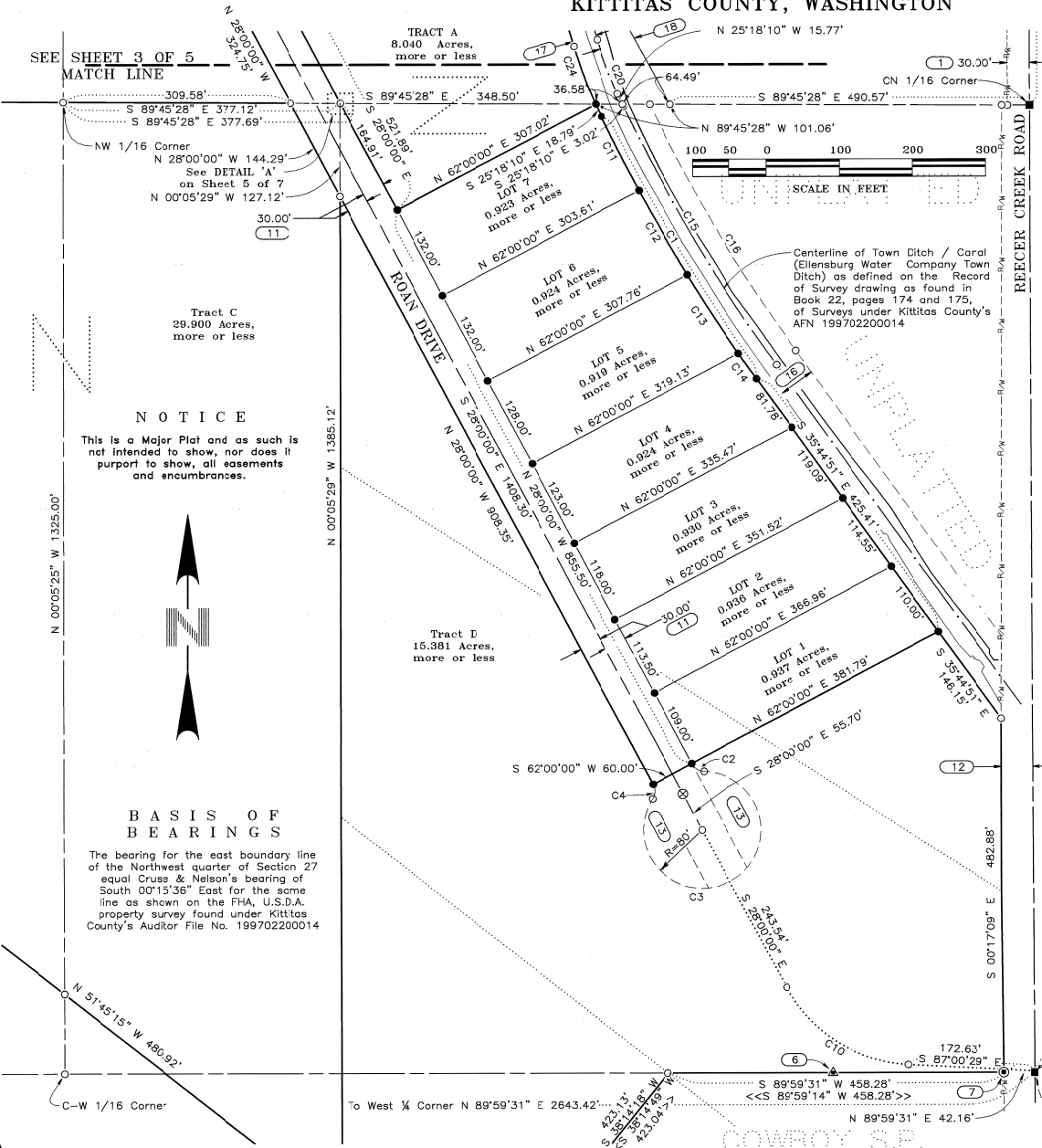
A PTN. OF THE E 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
KITITAS COUNTY, WASHINGTON

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

LEGEND

- 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument set April, 2019
- ⦿ 3 - inch brass cap monument found September, 2016
- 5/8 - inch aluminum surveyor's cap monument stamped "Kittitas County" found September, 2016
- ⊗ 2 - inch brass cap monument stamped "LS 12491" grouted in a 2-inch pipe set in a monument case April, 2019
- △ 5/8 - inch iron pin with surveyor's cap stamped "12491" monument found September 2016
- ▲ 5/8 - inch iron pin with surveyor's cap stamped "18092" monument found September 2016
- ⊙ 5/8 - inch iron pin with no surveyor's cap monument found September 2016
- 1 - inch iron pin with no surveyor's cap monument found September 2016
- Railroad spike monument found September 2016
- ◆ 5/8 - inch iron pin with surveyor's cap marked "LS 49273" monument set July 11, 2017
- ▲ 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument found April 10, 2018 and verified
- Calculated point only - no monument found or set
- () Previously recorded information from Preston Short Plat, Short Plat A-22, and shown on drawing as "Kittitas Co. Short Plat No. 77-12", as found under Kittitas County's AFN 418140
- [] Previously recorded information from Record of Survey drawing as found in Book 22, pages 174 and 175, under Kittitas County's AFN 199702200014
- < > Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 19970220C014
- [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 19970220C014
- > < Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416766
- { } Previously recorded information from Palomino Fields Plat - Div. I, as found in Volume 12 of Plats, pages 201 through 205, under Kittitas County's AFN 201708150016
- << >> Previously recorded information from the Cowboy Short Plat, as found in Book G of Short Plats, pages 202 through 203, under Kittitas County's AFN 200410040031
- # Note - See Sheet 5 of 7

181827



NOTICE

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

BASIS OF BEARINGS

The bearing for the east boundary line of the Northwest quarter of Section 27 equal Cruss & Nelson's bearing of South 00°15'36" East for the same line as shown on the FHA, U.S.D.A. property survey found under Kittitas County's Auditor File No. 199702200014



INSTRUMENT USED		INDEXING DATA	
Trimble R10 GPS Receivers		S27 18N R18E	
Traverse Closure Meets Standards Per WAC 332-130-090			
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" = 100'
Drawn by	Tml/FCS	Sheet	2 of 7
Checked by	FCS	Project No.	18146

N 00°15'36" W 1.82' - From Center of Section 27 to centerline of proposed Roan Drive extension

COWBOY S.P.

05/21/2019 12:23:57 PM V: 13 P: 24 20180220014 Page 2 of 7
Kittitas County Auditor's Office

File --- Project Desc.: S:\181827\181827.dwg 2:\Basis.MP2.pro (Printed - May 9, 2019)

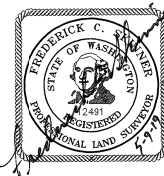
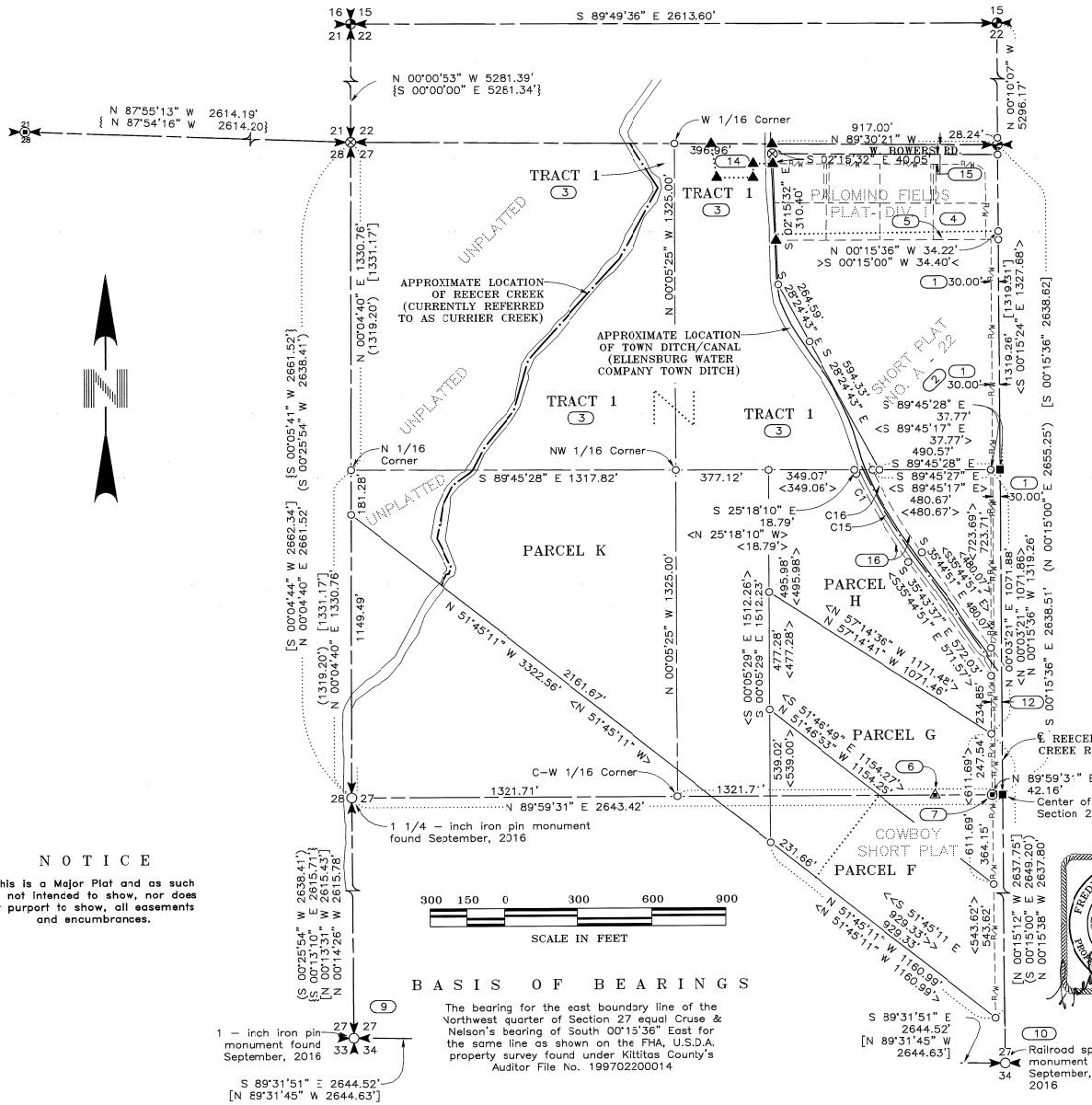
PALOMINO FIELDS PLAT - DIVISION II

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
 ORIGINAL OWNERSHIP PARCEL MAP

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

LEGEND

- 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument set April, 2019
- ⊙ 3 - inch brass cap monument found September, 2016
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- ▲ 5/8 - inch iron pin with surveyor's cap marked "LS 12491" monument found April 10, 2018 and verified
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- () Previously recorded information from Preston Short Plat, Short Plat A-22, and shown on drawing as "Kittitas Co. Short Plat No. 77-12", as found under Kittitas County's AFN 418140
- [] Previously recorded information from Record of Survey drawing as found in Book 22, pages 174 and 175, under Kittitas County's AFN 199702200014
- < > Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- [] [] Previously recorded information from Record of Survey drawing as found under Kittitas County's AFN 199702200014
- > < Previously recorded information from Statutory Warranty Deed found under Kittitas County's AFN 416766
- { } Previously recorded information from Palomino Fields Plat - Div. I, as found in Volume 12 of Plats, pages 201 through 205, under Kittitas County's AFN 201708150016
- << >> Previously recorded information from the Cowboy Short Plat, as found in Book C of Short Plats, pages 202 through 203, under Kittitas County's AFN 200410040031
- # Note - See Sheet 5 of 7



INSTRUMENT USED Trimble R10 GPS Receivers Traverse Closure Meets Standards Per WAC 332-130-090	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" = 300' Drawn by Tml/FCS Sheet 4 of 7 Checked by FCS Project No. 18146	

13/26

08/21/2018 12:23:57 PM V. 13 P. 26 201908210014
 181827
 KITTITAS COUNTY REGISTERED
 KITTITAS COUNTY REGISTERED

181827

File --- Project Desc.: S:\181827\181827 DIV 2\181827 MFP2.prc (printed - May 9, 2019)

13/27

05/21/2019 12:23:57 PM V: 13 P: 27 201905210014
PALOMINO FIELDS PLAT
KITTITAS COUNTY, WASHINGTON



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

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

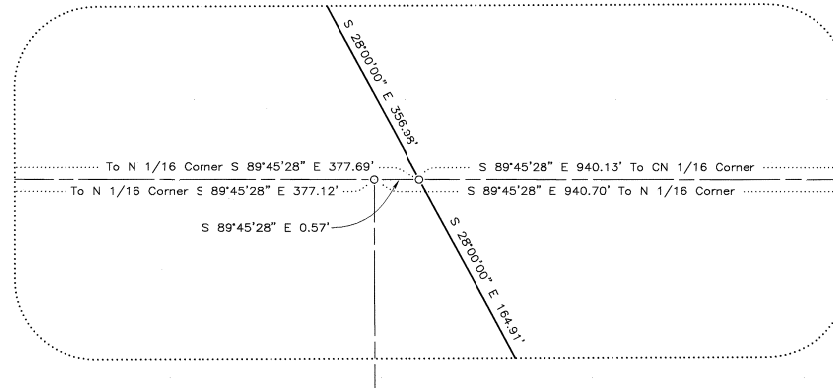
181827

PLAT NOTES

- Existing thirty-foot (30.00') Kittitas County Road Right-of-Way.
- The short plat name is shown on top of the short plat developed by Mr. Leroy J. Preston in November, 1977, to be "KITTITAS CO. SHORT PLAT NO. 77-12", but the County refers to this same short plat as "SHORT PLAT A-22". Said plat is filed under the Kittitas County Auditor's File Number as 418140.
- Tract 1 as described in the property description as listed as being a portion of Tract 1 of the Original Property Description as shown on Sheet 5 of 5.
- Tract 4 as described in the property description as listed as being a portion of Tract 4 of the Original Property Description as shown on Sheet 5 of 5.
- Tract 5 as described in the property description as listed as being a portion of Tract 5 of the Original Property Description as shown on Sheet 5 of 5.
- Found a 5/8-inch iron pin N 17°22'22" E a distance of 0.76' from the calculated position of the property line.
- Found a 5/8-inch iron pin without surveyor's cap south a distance of 0.3' from the calculated position of the property corner.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 536434.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150012.
- Land Corner Record for Section Corner is filed with the Kittitas County Auditor's Office under the Auditor's File Number 199912150013.
- A thirty - foot (30.00') wide County Road Right-of-way dedicated via this plat.
- County road Right-of-Way as detailed on the Record of Survey drawing filed in Book 22 of Surveys, Page 174, Kittitas County Auditor's File No. 199702200014
- Kittitas County Temporary Road Access Easement - to be vacated upon road being extended to Reecer Creek.
- Area platted on the Palomino Fields Plat - Division I, as recorded in Volume 12 of Plats, Pages 201 through 205, under the Kittitas County Auditor's File Number 201708150016.
- Existing forty-foot (40.00') Kittitas County Road Right-of-Way 40.00' each side of centerline).
- Existing six-six - foot (66.00') Town Ditch Right-of-Way Easement (33.00' each side of centerline) as defined on the Record of Survey drawing filed under Kittitas County's Auditor's File Number 199702200014.
- A thirty-three - foot (33.00') wide Town Ditch Irrigation Canal Easement (33.00' each side of centerline) dedicated via this plat.
- A variable wide Town Ditch Irrigation Canal Easement dedicated via this plat. Ditch right-of-way easement extends from the defined centerline as shown hereon to the property line that lies immediately east of said Town Ditch.

DETAILS

Scale: 1" = 1'



WATER NOTES

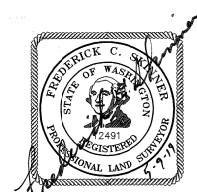
On February 8, 2017 Chicago Title and Ellensburg Water Company were contacted to find any information regarding the location and ownership of the "Town Ditch". At that time both entities were unable to provide any information to said ditch. The Ellensburg Water Company believes there is at least a prescriptive 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.

NOTICE

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

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	2283.00'	10°26'41"	416.18'	208.67'	S 30°31'3" E	415.60'
	<2283.00'>		<416.18'>			
C2	20.00'	50°00'00"	20.34'	11.55'	S 58°00'00" E	20.00'
C3	80.00'	300°00'00"	418.88'	11.55'	S 62°00'00" W	80.00'
C4	20.00'	50°00'00"	20.34'	11.55'	N 02°00'00" E	20.00'
C5	187.04'	30°29'39"	295.41'	188.66'	S 45°14'48" W	265.65'
C6	500.00'	28°00'00"	244.35'	124.66'	S 14°00'00" E	241.92'
C7	157.04'	35°28'59"	97.25'	50.24'	S 17°44'29" W	95.70'
C8	217.04'	45°50'24"	173.54'	91.77'	S 22°55'12" W	163.05'
C9	470.00'	28°00'00"	229.59'	117.18'	S 14°00'00" E	227.41'
C10	530.00'	28°00'00"	259.01'	132.14'	S 14°00'00" E	255.44'
C11	2283.00'	2°50'34"	113.27'	56.65'	S 26°43'27" E	113.26'
C12	2283.00'	3°18'54"	132.08'	66.06'	S 29°48'1" E	132.07'
C13	2283.00'	3°13'32"	128.52'	64.28'	S 33°04'23" E	128.50'
C14	2283.00'	1°03'42"	42.30'	21.15'	S 35°13'00" E	42.30'
C15	2250.00'	10°26'41"	410.16'	205.65'	S 30°31'30" E	409.60'
C16	2217.00'	10°06'53"	391.38'	196.20'	S 30°41'25" E	390.87'
	<2217.00'>	<10°06'53'>	<391.38'>			
C17	200.00'	29°57'16"	104.56'	53.50'	S 17°37'48" E	103.37'
C18	1000.00'	4°11'43"	73.22'	36.63'	S 30°30'34" E	73.21'
C19	545.52'	12°09'47"	115.80'	58.12'	S 22°19'49" E	115.59'
C20	500.00'	9°03'14"	79.01'	39.59'	S 20°46'33" E	78.93'
C21	233.00'	29°57'16"	121.81'	62.33'	S 17°37'48" E	120.43'
C22	967.00'	4°11'43"	70.81'	35.42'	S 30°30'34" E	70.79'
C23	512.52'	12°09'47"	108.80'	54.60'	N 22°19'49" W	108.59'
C24	533.00'	9°03'14"	84.22'	42.20'	S 20°46'33" E	84.14'



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

INDEXING DATA
S27 T18N R18E



LCU, INC.

Surveyed by LMH Scale 1" = N/A
Drawn by Tml/ FCS Sheet 5 of 7
Checked by FCS Project No. 18146

13/28

05/21/2019 12:23:57 PM V: 13 P: 28 201805210014
RECORDED
PALOMINO FIELDS
KITTITAS COUNTY AUDITOR



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

181827

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

- 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 539777, 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 20141016C051

Tract 2 of Statutory Warranty Deed recorded under AFN 20141016C051

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 2°12' 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 6 of Short Plats, pages 202 and 203, under Auditor's File No. 200410040031, records of Kittitas County, State of Washington.

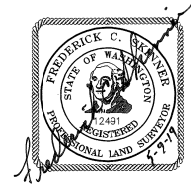
NOTICE

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°25'35" E	89.98'
	<N 53°25'39" E>	89.90'>
L18	N 44°26'10" E	13.34'
	<N 44°26'13" E>	813.34'>

File --- Project Desc.: S:\BNAH\BNAH DIV 2\BNAH WZ2.pro (Printed -- May 9, 2019)



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

INDEXING DATA

S27 T18N R18E

WESTERN PACIFIC
ENGINEERING & SURVEY
A TERRA DEVELOPMENT SERVICES CORPORATION
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LCU, INC.
Surveyed by LMH Scale 1" = N/A
Drawn by Tml/FCS Sheet 6 of 7
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