

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46709752

UPDATED GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.


1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: March 1, 2019


Issued by:

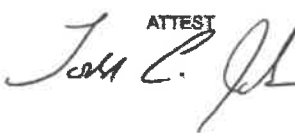
AmeriTitle, Inc.
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 
President

ATTEST

Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46709752

SUBDIVISION GUARANTEE

Order No.: 284372AM
Guarantee No.: 72156-46709752
Dated: March 1, 2019

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Assured: Pat Deneen

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

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 27, 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 Northeasterly boundary line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company.

Subdivision Guarantee Policy Number: 72156-46709752

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.

Title to said real property is vested in:

Parcels 1 and 2: Cle Elum Pines East, LLC, a Washington Limited Liability Company and
Parcel 3: Cle Elum Pines West, LLC, a Washington Limited Liability Company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 284372AM
Policy No: 72156-46709752

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit:
<http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2019
Tax Type: County
Total Annual Tax: \$246.61
Tax ID #: 491033
Taxing Entity: Kittitas County Treasurer
First Installment: \$123.31
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$123.30
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
Affects: Tract 1

Subdivision Guarantee Policy Number: 72156-46709752

7. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$416.27
Tax ID #: 481033
Taxing Entity: Kittitas County Treasurer
First Installment: \$208.14
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$208.13
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
Affects: Tract 2
8. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$2,963.31
Tax ID #: 11800
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,481.66
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$1,481.65
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
Affects: Parcel K of Tract 3
9. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$1,423.99
Tax ID #: 11801
Taxing Entity: Kittitas County Treasurer
First Installment: \$712.00
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$711.99
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
Affects: A portion of Parcels F, G and H of Tract 3
10. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$1,079.26
Tax ID #: 11802
Taxing Entity: Kittitas County Treasurer
First Installment: \$539.63
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$539.63
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
Affects: A portion of Parcels G and H of Tract 3

11. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
12. Notice of possible (present and future) tap or connection charges levied, or to be levied, by the City of Ellensburg, notice of which is given by instrument recorded February 3, 1978, under Kittitas County Auditor's File No. 420037.
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Chicago, Milwaukee and St Paul Railway Company of Washington
Purpose: Portable snow fences
Recorded: March 20, 1907
Instrument No.: 18106
Book 14 of Deeds, Page 482
Affects: Tracts 2 and 3 and other land
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: H W Eldred
Purpose: A right of way for certain ditch, creek and underground box, together with the right to go upon said premises for the purpose of maintaining, repairing and renewing said ditch, creek course and box
Recorded: February 27, 1907
Instrument No.: 17929
Book 15 of Deeds, Page 118
Affects: The South Half of the Northwest Quarter and the North Half of the Southwest Quarter of said Section 27, lying North of the County Road (Tract 3)

Together with the effect of Agreement executed by Simon P. Wippel and Gertrude E. Wippel, his wife, and H. W. Eldred and Julia R. Eldred, his wife, and recorded October 25, 1918, in Volume 32 of Deeds, page 546, under Auditor's File No. 50046.
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: City of Ellensburg
Purpose: Water pipe line
Dated: December 14, 1914
Instrument No.: 39134
Book 28 of Deeds, Page 338
Affects: Tracts 2 and 3
16. Agreement and the terms and conditions contained therein
For: H.W. Eldred and Julia R. Eldred
Book 32 of Deeds, Page 546
Dated: October 25, 1918
Affects: Tract 2

17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: The Pacific Telephone and Telegraph Company

Purpose: The right to erect and maintain poles with the necessary wires and fixtures thereon and to keep the same free from foliage, together with the right of way for purposes of repairs. "The right is also hereby granted the Telephone Company to place and maintain gates in fences at the point or points where the right of way intersects said fences.

"Grantor agrees not to grant any right or permit for erection or maintenance of any electric power transmission lines or lines upon or over said property, parallel with and within 200 feet of lines placed by the Telephone Company, or for erection and maintenance of any such line or lines across the Telephone Company's lines placed upon said right of way at an angle of less than 35°."

Recorded: January 9, 1926

Instrument No.: 80185

Book 43, Page 98

Affects: Tract 1 and other land

Said easement was assigned to Ellensburg Telephone Company by assignment filed for record September 21, 1959, recorded in Book 105 of Deeds, page 33, under Auditor's File No. 278670.

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: The Pacific Telephone and Telegraph Company

Purpose: The right to erect and maintain poles, with the necessary wires and fixtures thereon and to keep same free from foliage. The right is also hereby granted the Telephone Company to place and maintain gates in fences at the point or points where the right-of-way intersects said fences. The grantor agrees not to grant any right or permit for the erection or maintenance of any electric power transmission line or lines upon or over said property, parallel with and within 200 feet of the lines placed by the Telephone Company, or for the erection and maintenance of any such line or lines across the Telephone Company's lines placed upon said right of way at an angle of less than thirty-five (35) degrees. It is understood that the employees of said Telephone Company shall, at any time when necessary, have access to said right of way and the poles and wires thereon, for purposes of repair, etc., provided always that said Telephone Company shall be responsible for any damage which may be necessarily done to the property above described.

Recorded: January 9, 1926

Instrument No.: 80187

Book 43, Page 100

Affects: Tract 1 and other land (NE Quarter of NW Quarter)

Assignment of right of way recorded September 21, 1959, under Kittitas County Auditor's File No. 278670.

19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: C H Kresge

Purpose: To convey water across said premises, and to use ditches and dam

Recorded: March 13, 1928

Instrument No.: 89608

Book 44 of Deeds, Page 108

Affects: Tract 2 and other land

20. Agreement and the terms and conditions contained therein

Between: Melvin N. Wippel and Louise V. Wippel

Recorded: July 1, 1955

Subdivision Guarantee Policy Number: 72156-46709752

Instrument No.: 251363

Affects: Tract 2

21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pacific Northwest Pipeline Corporation, a corporation
Purpose: Pipe line or pipelines for the transporation of oil, gas and the products thereof
Dated: September 27, 1955
Instrument No.: 254871
Book 97 of Deeds, Page 74
Affects: Tracts 2 and 3 and other land
22. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
23. Any rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Kittitas County Short Plat No. 77-12,
Recorded: November 15, 1977
Book: A of Short Plats, Page: 22
Instrument No.: 418140
Fact(s): Surveyor's Note: "Legal description for the Don Herr property doesn't close by 3"
24. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Preston & O'Neill Short Plat,
Recorded: November 15, 1977
Book: A of Short Plats Page: 22
Instrument No.: 418140
Matters shown:
a) Location of fence line in relation of the common boundary line
b) Location of Town Ditch canal in relation to boundary line
Affects: Tract 1
25. Discrepancies in the dimensions of said Section 27, and in the location of section corners and quarter corners thereof, as shown on the following documents:
Short Plat recorded November 15, 1977, in Book A of Short Plats, Page 22, Auditor's File No. 418140;
Survey recorded October 30, 1981, in Book 9 of Surveys, Page 54, Auditor's File No. 456785;
Survey recorded February 20, 1997, in Book 22 of Surveys, Pages 174 and 175, Auditor's File No. 199702200014.

26. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: February 20, 1997
Book: 22 of Surveys Pages: 174 and 175
Instrument No.: 199702200014
Matters shown:
 - a) Easement "R"
 - b) Concrete ditch
 - c) Notes contained thereon
 - d) Location of fencelines in relation to property boundaries
 - e) Existing crossing
27. Any question which may arise due to apparent conflict in the name(s) of the creek(s) creating the boundaries of a portion of said premises. We note that the creek referenced in legal description of the Northwest Quarter of the Northwest Quarter of said Section 27 is "Reecer Creek", and that the creek delineated on survey recorded October 15, 1997, in Book 23 of Surveys, Pages 4 and 5, under Auditor's File No. 199710150001 in Section 22 is "Currier Creek". It would appear from information available to this Company that the said creek(s) is/are in fact one and the same, and is in fact "Currier Creek".
28. Agreement for Purchase of Power and the terms and conditions contained therein
Between: Public Utility District No. 1 for Kittitas County, a Washington corporation
And: The Great Round-up Cowboy Church
Recorded: October 16, 1998
Instrument No.: 199810160013
Affects: Tract 3
29. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Cowboy Short Plat,
Recorded: October 4, 2004
Book: G of Short Plats Pages: 202 and 203
Instrument No.: 200410040031
Matters shown:
 - a) Location of existing driveway
30. Contract for Reimbursement for Water/Sewer Facilities and the terms and conditions contained therein
Between: SSHI, LLC
And: City of Ellensburg
Recorded: August 5, 2008
Instrument No.: 200808050001
Affects: A portion of Tract 3
31. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in Declaration Palomino Fields Drainfield Restrictive Covenant
Recorded: March 29, 2016
Instrument No.: 201603290030

32. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Palomino Fields Plat - Division I,
Recorded: August 15, 2017
Book: 12 of Plats, Pages: 201 through 205
Instrument No.: 201708150016
Matters shown:
a) Approximate location of Currier Creek
b) Approximate location of Town Ditch/canal
c) Additional right-of-way dedicated to Kittitas County for the construction and maintenance of the cul-de-sac located at the West end of W. Bowers Road.
d) Location of fenceline in relation to property boundary
e) Dedications contained thereon
f) Notes contained thereon
33. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Currier Creek, if it is navigable.
34. Any question of location, boundary or area related to the Currier Creek, including, but not limited to, any past or future changes in it.
35. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

END OF EXCEPTIONS

Notes:

- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.
To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn NW Quarter of the NW Quarter Section 27, Township 18N, Range 18E, W.M. and ptn NE Quarter of the NW Quarter of Section 27, in Township 18N, Range 18E, W.M. and ptn NW Quarter of the NW Quarter of Section 27, Township 18N, Range 18E, W.M. and ptn SW Quarter of the NW Quarter of Section 27, Township 18N, Range 18E, W.M. and ptn Parcels F, G, H and K, Book 22 of Surveys, pgs 174 -175.
- c. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

File --- Project Desc: S:\15169\15169 MP1R--pr (Plotted - Aug 8, 2017)



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 I HERBERY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I approve this plat.
 Dated this 10th Day of August, A.D., 2017
James R. Archer
 Kittitas County Engineer

HEALTH DEPARTMENT
 I HERBERY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I find that the sewage and water system therein shown does meet and comply with all requirements of the County Health Department.
 Dated this 14th Day of August, A.D., 2017
M. Tolman
 Kittitas County Health Officer

CERTIFICATE OF PLANNING DEPT.
 I HERBERY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I find that the same is in accordance with the Comprehensive Plan of the Kittitas County Planning Commission.
 Dated this 14th Day of August, A.D., 2017
Donna C. Anderson
 Kittitas County Planning Official

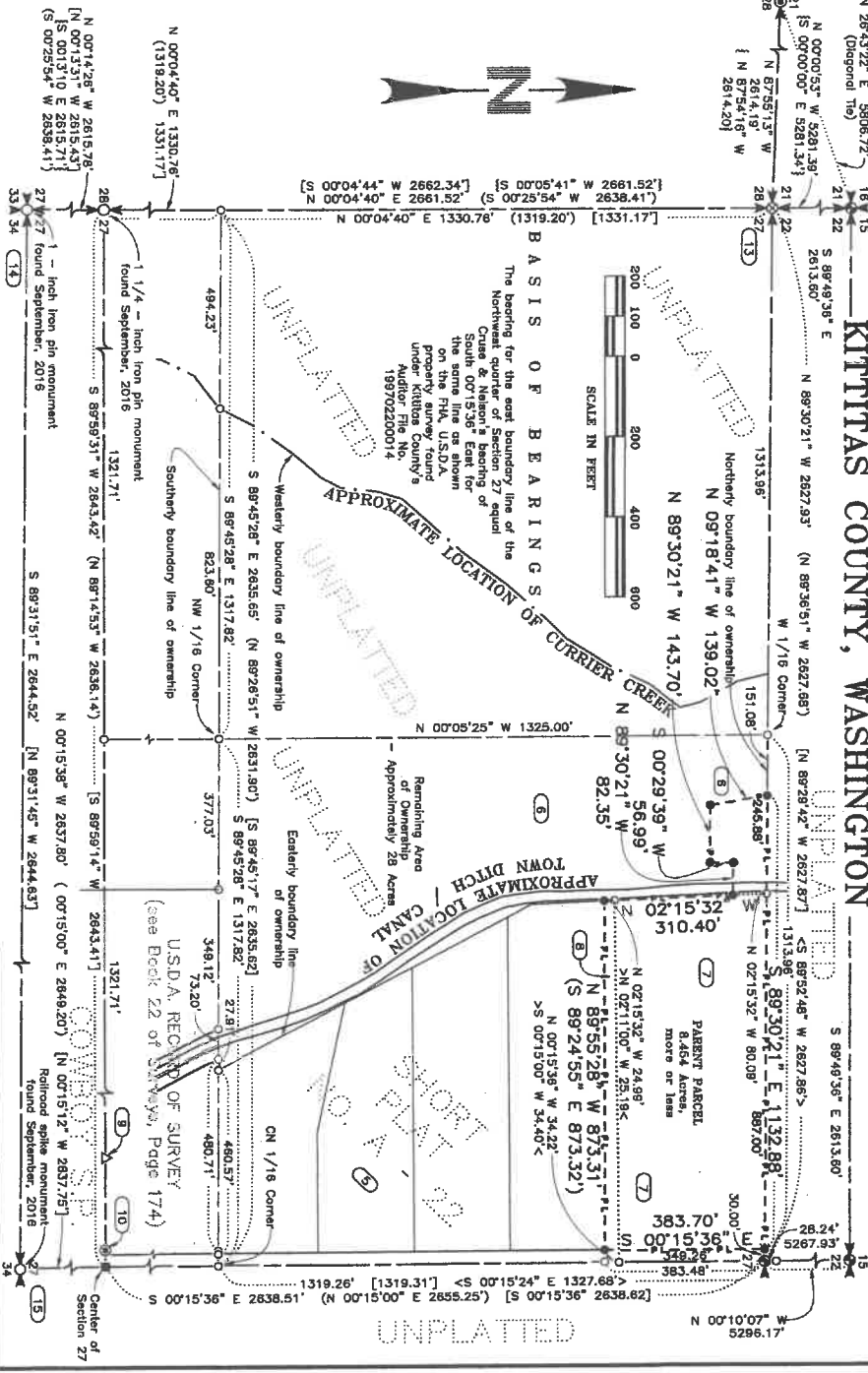
CERTIFICATE OF TREASURER
 I HERBERY CERTIFY that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.
 Dated this 14th Day of August, A.D., 2017
Debbie Williams
 Kittitas County Treasurer

CERTIFICATE OF ASSESSOR
 I HERBERY CERTIFY that the Palomino Fields Plat - Division I, has been examined by me and I find the property to be in an acceptable condition for platting.
 Dated this 14th Day of August, A.D., 2017
Dawn H. Hark
 Kittitas County Assessor

BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED this 15th Day of August, A.D., 2017.
 BOARD OF COUNTY COMMISSIONERS
 By: *Debbie Williams*
 Chairperson
 Clerk: *Debbie Williams*

KITTITAS COUNTY DEPARTMENT OF COMMISSIONERS
 EXAMINED AND APPROVED this 15th Day of August, A.D., 2017.
 BOARD OF COUNTY COMMISSIONERS
 By: *Debbie Williams*
 Chairperson
 Clerk: *Debbie Williams*

PALOMINO FIELDS PLAT - DIVISION I
 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 27,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



SURVEYOR'S CERTIFICATE

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

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners this 15th day of August, 2017, at 31 minutes past 11 o'clock P.M., and recorded in Volume 201-205 of Plats, at Page(s) 201-205, records of Kittitas County, Washington.

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
 Pioneer Way Professional Center
 1388 Hunter Place (609)706-1083
 Moses Lake, Wash.
 ICU
 A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. Palomino Fields Plat - Division I, Kittitas County, Washington
 Surveyed by: *JML/PSS* Date: 04-16
 Drawn by: *JML/PSS* Date: 01-17
 Checked by: *MBB* Date: 07-17
 Scale: 1" = 200'
 Sheet: _____ of _____
 Project No.: 15169

RECEIVING NO. 201708150016
 By: *Debbie Williams*
 Kittitas County Auditor

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
 Pioneer Way Professional Center
 1388 Hunter Place (609)706-1083
 Moses Lake, Wash.
 ICU
 A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. Palomino Fields Plat - Division I, Kittitas County, Washington
 Surveyed by: *JML/PSS* Date: 04-16
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 Checked by: *MBB* Date: 07-17
 Scale: 1" = 200'
 Sheet: _____ of _____
 Project No.: 15169

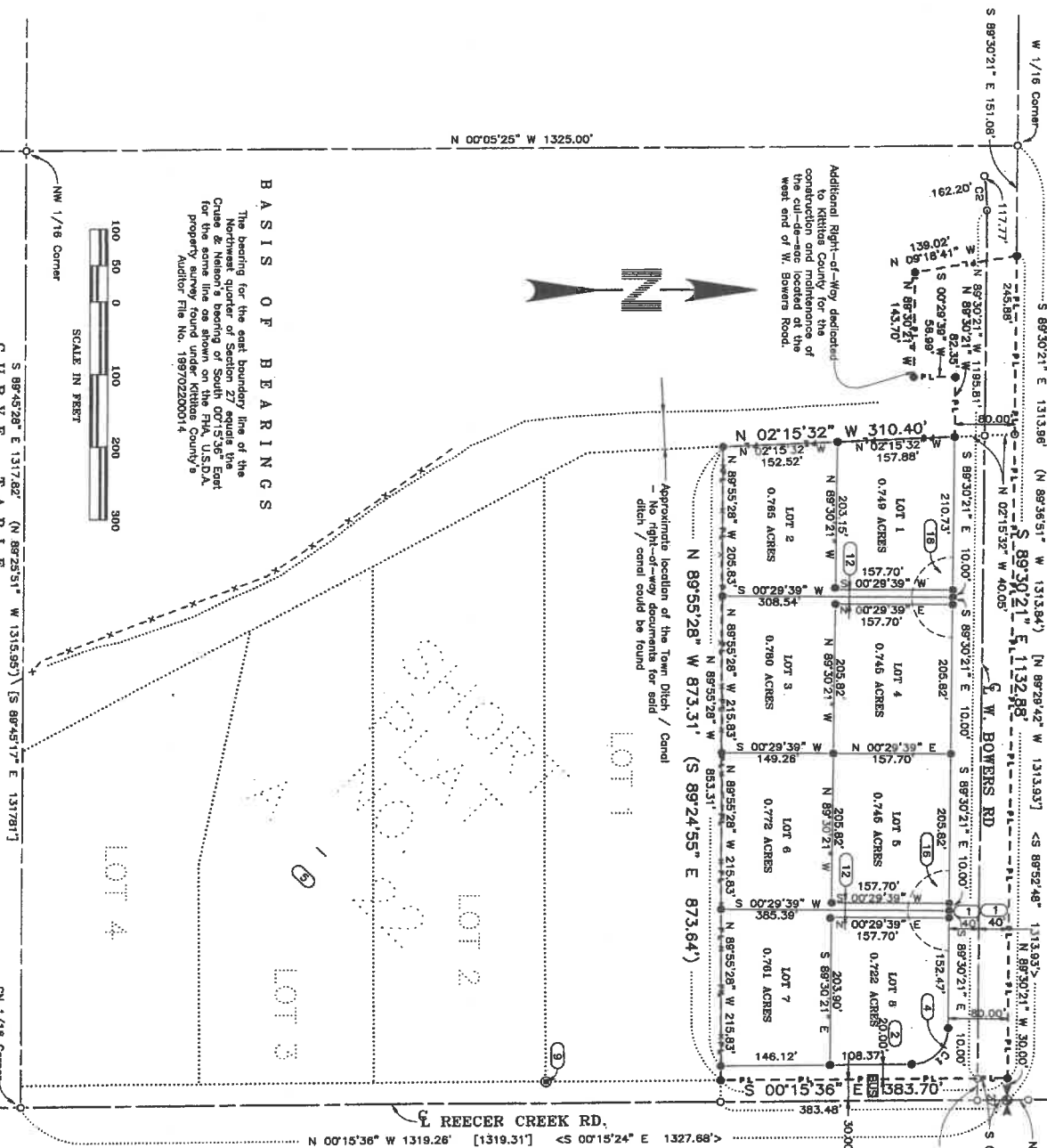
PALOMINO FIELDS PLAT - DIVISION I

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

Receiving No. 201708150016
LP - 07-81
271818

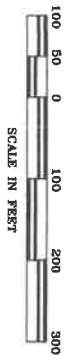
Additional Right-of-Way dedicated to Kittitas County for the construction and maintenance of the West end of W. Bowers Road.

Approximate location of the Town Ditch / Canal - Also Right-of-Way documents for said ditch / canal could be found



BASIS OF BEARINGS

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



CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD
C1	50.00	89°14'45"	77.89	49.35	N44°52'39"W	70.24
C2	273.00	9°48'14"	47.06	23.59	N85°59'32"E	47.00

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 client. It is not to be used for any other purpose. The Surveyor's Certificate, however, shall not be construed to extend to any unrecorded person without an expressed reassertion by the Surveyor naming said person.



INSTRUMENT USED
Trimble R10 GPS Receivers
Traverse Closure
NAD 83
NAD 83 - 100-000

INDEXING DATA

1	2	3	4	5
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11	12	13	14	15
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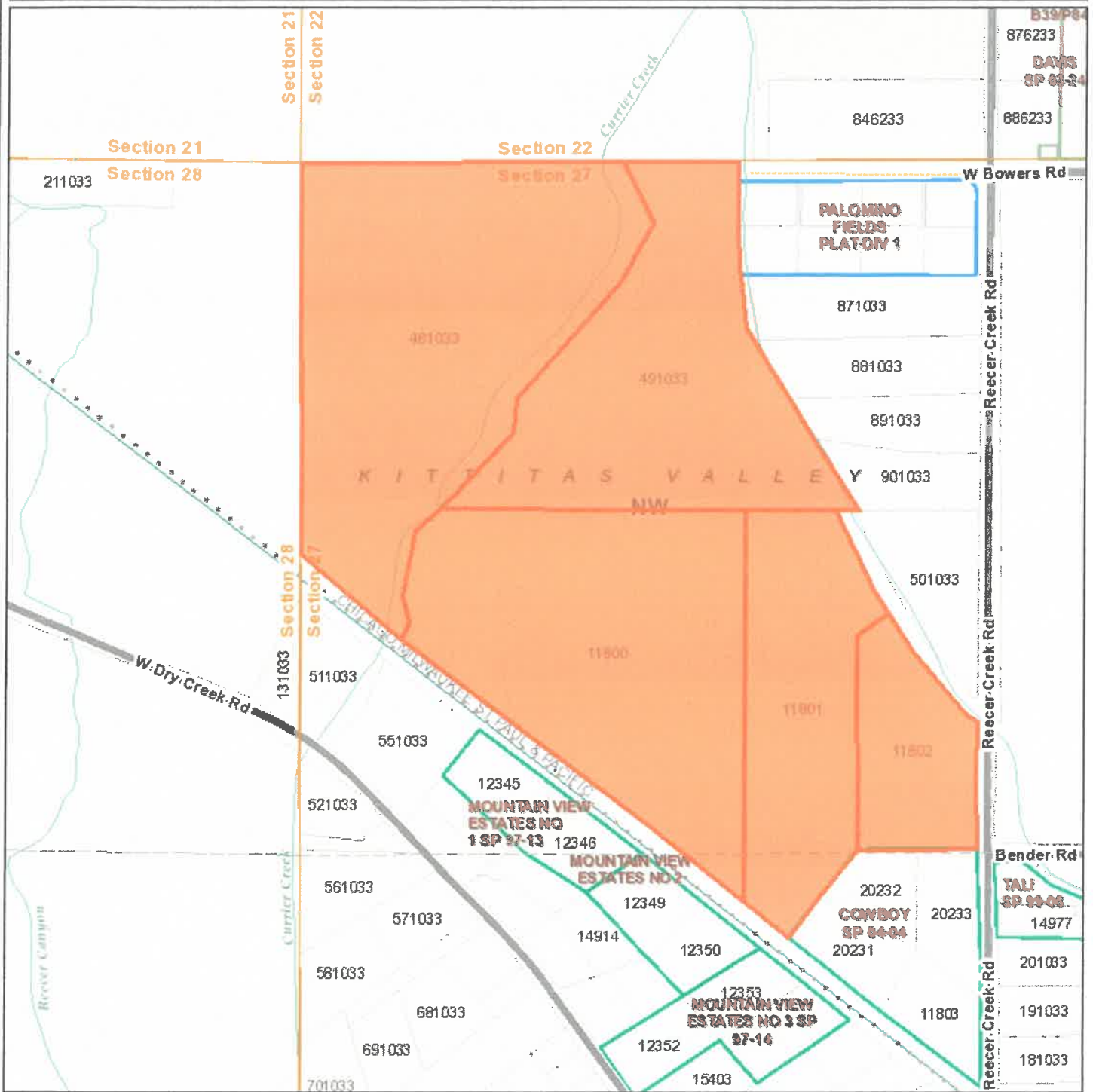
887 T189 R18E

WESTERN PACIFIC ENGINEERING AND SURVEY, INC.
Pioneer Way Professional Center
1988 Hunter Place (609)765-1023 Moses Lake, Wash.
LCU

A Portion of the NE 1/4 of the NW 1/4 of Section 27, Township 18 North, Range 18 East, W.M. Palomino Fields Plat - Division I, Kittitas County, Washington

Surveyed by: JMH Date: 04-16 Scale: 1" = 100'
Drawn by: TML/PJS Date: 01-17 Sheet: 2 of 5
Checked by: BJB Date: 07-17 Project No.: 15169

Kittitas County COMPAS Map



Date: 3/6/2019

1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



6-104

200410040031

6/202



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 14th DAY OF August A.D. 2004
[Signature]
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL, FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT REQUIREMENTS OF SEPTIC TANK PERMITS FOR LOTS.
 DATED 14th DAY OF August A.D. 2004
[Signature]
 COUNTY HEALTH OFFICER

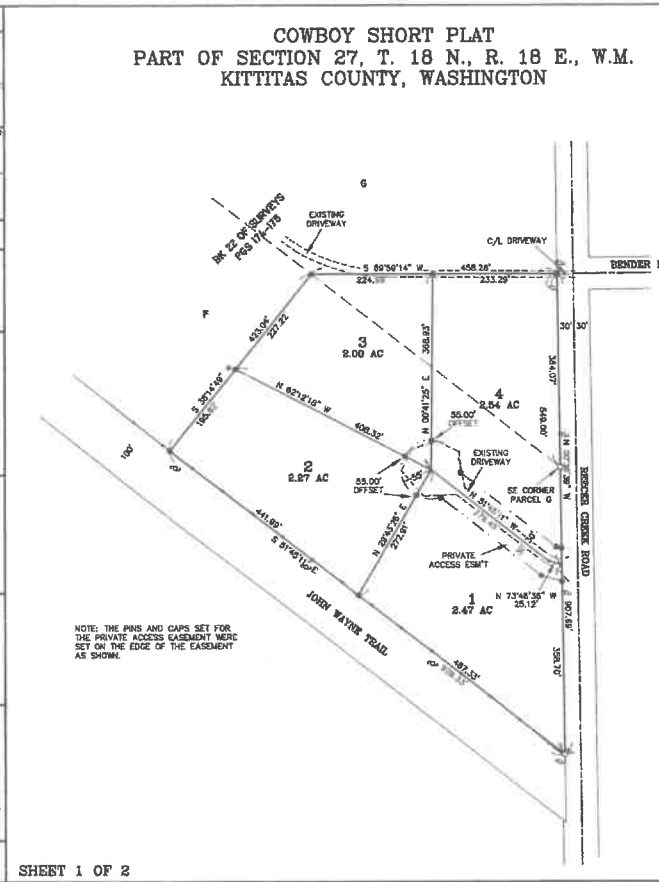
CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE CONCEPT SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED 24th DAY OF August A.D. 2004
[Signature]
 KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE FEES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THE YEAR IN WHICH THIS PLAT IS NOW TO BE FILED.
 PARCEL NO. 185-0200-0001
 DATED 14th DAY OF August 2004
[Signature]
 KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: GREAT ROUND-UP COWBOY CHURCH
 ADDRESS: P.O. BOX 879
 ELLensburg, WA 99029
 PHONE: (509) 833-3500

EXISTING ZONE: SUBURBAN
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 MEASUREMENT AND TYPE OF ACCESS BY PRIVATE ACCESS DRIFT
 NO. OF SHORT PLATED LOTS: FOUR (4)
 SCALE: 1" = 100'

SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CHANGE ON: _____



RECORDING NO. 200410040031
 SP-04-04

LEGEND
 ● SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"
 ○ FOUND PIN & CAP
 --- FENCE
 --- EASEMENT
 ● POWER POLE

ORIGINAL PARCEL DESCRIPTION
 THAT PORTION OF PARCELS F AND G OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 20, 1987, IN BOOK OF SURVEYS, PAGES 174 AND 175 UNDER AUDITOR'S FILE NO. 16970220004, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL G, THENCE NORTH 07°08'30" WEST, ALONG THE EAST BOUNDARY OF SAID PARCEL G, 394.07 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE, THENCE SOUTH 89°59'14" WEST, 436.81 FEET, THENCE SOUTH 38°14'48" WEST, 423.04 FEET, MORE OR LESS TO THE SOUTHWESTERN BOUNDARY OF SAID PARCEL F, AND THE END OF SAID DESCRIBED LINE.
 BEING A PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE
 Filed for record this 14th day of October 2004, at Ellensburg, WA, in Book G of Short Plats of page(s) 2023 in the presence of Charles & Associates
 DANN B. DOMBROSKI, Auditor
 KITITAS COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act of the State of Washington, and I am a duly licensed Surveyor in the State of Washington.
 DATE: 6-11-04
 CHARLES A. CRUISE, JR.
 Professional Land Surveyor
 License No. 18078

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 969
 Ellensburg, WA 99026 (509) 868-8248

COWBOY SHORT PLAT

6-103

COWBOY SHORT PLAT
PART OF SECTION 27, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

RECORDING NO. 20041004001
SP-04-04

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE GREAT ROUND-UP COWBOY CHURCH, A WASHINGTON NON-PROFIT CORPORATION, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 4th DAY OF October, A.D., 2004.

THE GREAT ROUND-UP COWBOY CHURCH

[Signature] [Signature]
TITLE Corp. Sec.

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF October, A.D., 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED [Signature] AND [Signature] TO ME KNOWN TO BE THE A WASHINGTON NON-PROFIT CORPORATION, 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 THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Tiboro
MY COMMISSION EXPIRES: 1/15/05



NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIXON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1-10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXISTING PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY THE KITITAS COUNTY WEEDS BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 22 OF SURVEYS, PAGES 174-179 AND THE SURVEYS REFERENCED THEREON.
5. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KDPS 12.50.30 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WISOT STANDARD DRAINAGE 10-12 SHEET 1-3.
10. KITITAS COUNTY RELIES ON ITS RECORDS THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
11. ACCESS TO LOTS 1, 2, 3 AND 4 WILL BE LIMITED TO THE ACCESS SOUTH OF LOT 4, NORTH OF LOT 1. IF IMPROVEMENTS ARE MADE TO THE EXISTING DRIVEWAY (RUNNING ALONG THE NORTH PROPERTY LINES OF LOTS 1 AND 4), THE EXISTING DRIVEWAY SHALL BE REALIGNED TO MEET THE ALIGNMENT OF THE REEDEC CREEK/BENDER INTERSECTION.
12. AN 8" WATER LINE FOR IRRIGATION FRANCHISE (UNRECORDED) EXISTS WITHIN THE RIGHT OF WAY OF REEDEC CREEK ROAD ADJACENT TO LOTS 1 AND 4 OF THIS SHORT PLAT.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT ROGER S. HEAD AND SUSAN E. HEAD, THE UNDERSIGNED BENEFICIARIES OF DEEDS OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 1st DAY OF Oct, A.D., 2004.

[Signature] [Signature]
ROGER S. HEAD SUSAN E. HEAD

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF YAKIMA

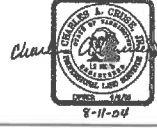
THIS IS TO CERTIFY THAT ON THIS 1st DAY OF Oct, A.D., 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROGER S. HEAD AND SUSAN E. HEAD, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Union Gap
MY COMMISSION EXPIRES: 05-15-05



AUDITOR'S CERTIFICATE
Filed for record this 4th day of October, 2004, at 11:33 A.M. in Book 6 of Short Plats of page(s) 202 of the records of Cruse & Associates.
DAVID B. BOWEN
KITITAS COUNTY



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. POTLATCH ST. P.O. BOX 658
ELLENSBURG, WA 98926 (509) 882-8248
COWBOY SHORT PLAT

20041004001
6/203

