

1-153

P-01-01

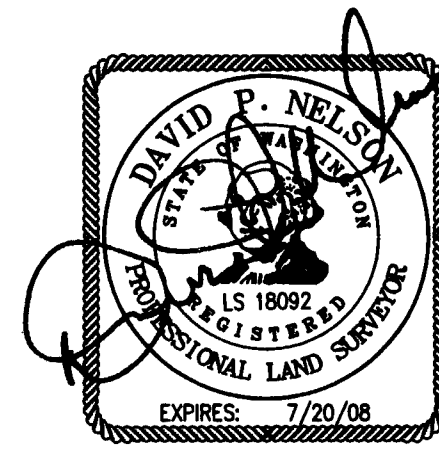
# EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3

## A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, T. 20N., R. 14E., W.M.

### KITTITAS COUNTY, STATE OF WASHINGTON

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°14'12"W	69.50'
L2	N40°32'26"W	4.18'
L3	N40°32'26"W	79.03'
L4	N13°45'07"W	35.66'
L5	N13°45'07"W	50.30'
L6	N21°56'17"W	62.61'
L7	N21°56'17"W	15.85'
L8	N39°18'01"W	58.40'
L9	N39°18'01"W	76.01'
L10	N44°57'06"W	54.84'
L11	N44°57'06"W	43.19'
L12	N10°44'54"E	36.63'
L13	N40°32'26"W	49.59'
L14	N40°32'26"W	33.62'
L15	N13°45'07"W	85.96'
L16	N21°56'17"W	72.17'
L17	N21°56'17"W	6.29'
L18	S39°18'01"E	50.31'
L19	S39°18'01"E	84.10'
L20	S44°57'06"E	47.01'
L21	S44°57'06"E	51.03'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	52.96	200.00	151°02'23"
C2	47.73	200.00	13°40'23"
C3	32.21	150.00	12°18'15"
C4	21.34	150.00	8°09'02"
C5	48.79	150.00	18°38'18"
C6	33.44	500.00	3°49'56"
C7	38.00	500.00	4°21'14"
C8	30.30	100.00	17°21'44"
C9	19.07	500.00	2°11'06"
C10	30.25	500.00	3°27'59"
C11	14.63	250.00	3°21'08"
C12	72.08	250.00	16°31'14"
C13	89.94	250.00	20°36'45"
C14	66.39	250.00	15°12'53"
C15	65.71	150.00	25°06'00"
C16	4.42	150.00	1°41'20"
C17	44.88	500.00	5°08'36"
C18	26.55	500.00	3°02'34"
C19	5.39	500.00	0°37'03"
C20	43.93	500.00	5°02'01"
C21	243.04	250.00	55°42'00"



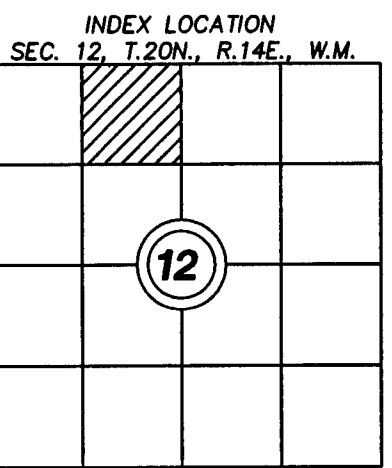
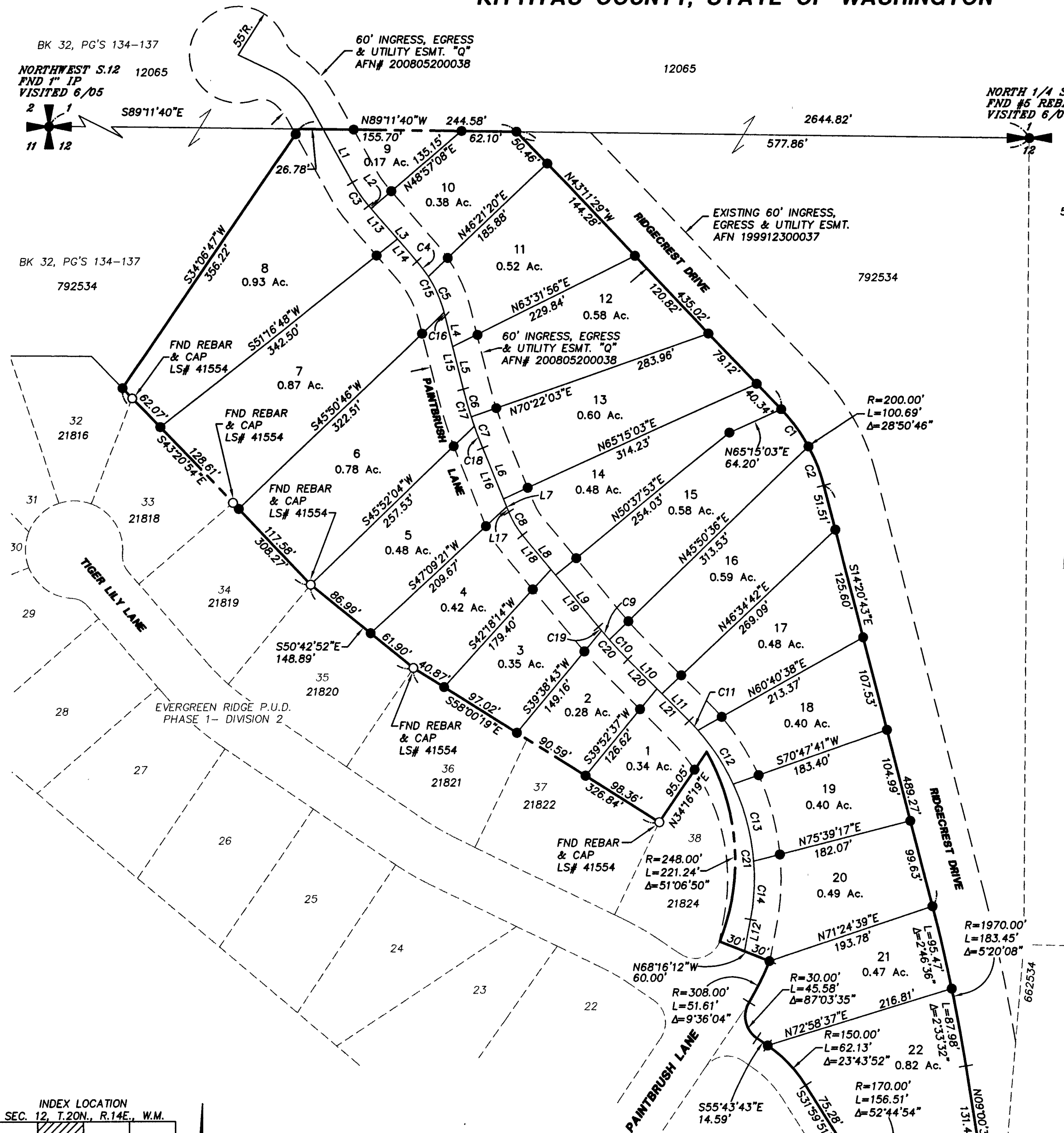
RECORDER'S CERTIFICATE 200806180013  
 Filed for record this 18 day of June 2008 at 10:00 A.M.  
 in book 11 of PLATS at page 153 at the request of  
 DAVID P. NELSON  
 Surveyor's Name  
 County Auditor

SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of TEANAWAY RIDGE, LLC in DEC 2007.  
 DAVID P. NELSON DATE  
 Certificate No. 18092

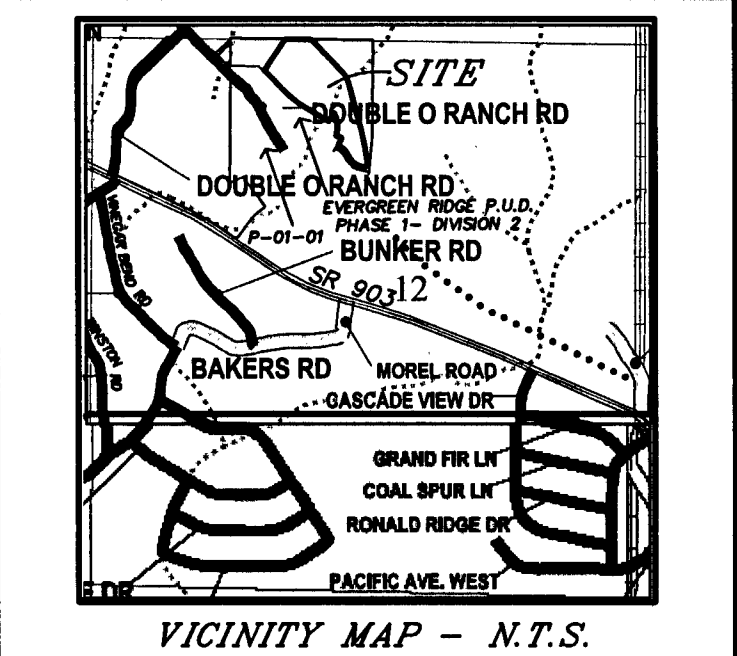
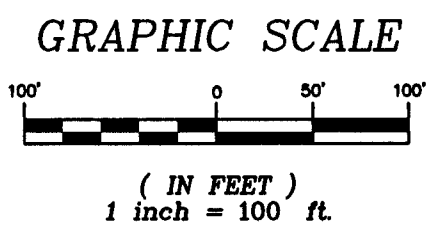
**Encompass**  
 ENGINEERING & SURVEYING  
 108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419

**EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3**  
 A PTN. OF THE NW 1/4 OF SECTION 12, T. 20N., R. 14E., W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	05/08	07234
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2



- LEGEND**
- SECTION CORNER AS NOTED
  - QUARTER CORNER AS NOTED
  - SET REBAR & CAP LS# 18092
  - FOUND REBAR & CAP



**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 7 DAY OF June A.D., 2008  
 KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PHASE 1, DIVISION NO. 3 PLAT 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 DEPARTMENT.  
 DATED THIS 9 DAY OF June A.D., 2008  
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PHASE 1, DIVISION NO. 3 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS 10 DAY OF June A.D., 2008  
 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY 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 NOS.: PTN. 20-14-12022-0008 (792534) & 20-14-01030-0020 (12065)  
 DATED THIS 2 DAY OF June A.D., 2008  
 KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PHASE 1, DIVISION NO. 3 PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.  
 PARCEL NOS.: PTN. 20-14-12022-0008 (792534) & 20-14-01030-0020 (12065)  
 DATED THIS 5 DAY OF June A.D., 2008  
 KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS 17 DAY OF June A.D., 2008

BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON

BY: Mandy Roman  
 CHAIRMAN - VICE

BY: Deany  
 CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

11-154

OWNER:  
TEANAWAY RIDGE LLC  
PO BOX 808  
CLE ELUM, WA 98922

# EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3

A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, T. 20N., R. 14E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

PARCEL #: PTN. 20-14-12022-0008 (792534) &  
20-14-01030-0020 (12085)  
ACREAGE: TOTAL FOR PARCEL 792534 IS 56.74 ACRES &  
TOTAL FOR PARCEL 12065 IS 39.92 ACRES,  
ACREAGE FOR PHASE 1, DIVISION 3 IS 11.39 ACRES  
LOTS: 22  
WATER SOURCE: EVERGREEN VALLEY GROUP A  
SEWER SOURCE: EVERGREEN RIDGE P.U.D.-PHASE 1, DIVISION 3 WILL BE  
SUPPLIED SEWER SERVICE ACCORDING TO FILE Z-05-33.  
ZONE: PLANNED UNIT DEVELOPMENT

ADJACENT PROPERTY OWNERS:

792534 21824  
12065 BOULDER CREEK DEV CO INC  
582534 PO BOX 808  
662534 CLE ELUM WA 98922  
TEANAWAY RIDGE LLC  
PO BOX 808  
CLE ELUM WA 98922

12064  
PLUM CREEK TIMBER CO LP  
PO BOX 1990  
COLUMBIA FALLS MT 59912

21816  
LARS I LANDRIE ETUX  
16621 SE 48TH PL  
BELLEVUE WA 98004

21818  
MARK BAKKEN ETUX  
124 POINT FOSDICK DR NW  
GIG HARBOR WA 98335

21819  
STEVE MEHL ETUX  
203 TIGER LILY LANE  
RONALD WA 98940

21820  
KAREN & EARNIE SILVA  
3132 MOOSE CANYON RD  
COUER D'ALENE ID 83814

21821  
DAVID HATLEN ETUX  
23 W NEWELL  
SEATTLE WA 98119

21822  
DEREK R DOREMUS ETAL  
6947 COAL CREEK PARKWAY SE  
NEWCASTLE WA 98059

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR PUGET SOUND ENERGY COMPANY, EVERGREEN VALLEY WATER SYSTEMS, INC., ROSLYN TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJACENT TO THE ROAD FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, NATURAL GAS, TELEPHONE, AND WATER SERVICE. TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF PARCEL 2A OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NO. 200604170033, RECORDS OF KITITAS COUNTY, WASHINGTON, LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EXCEPT

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., SITUATE IN KITITAS COUNTY, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF LOT 9 AS SHOWN ON THE CERTAIN SURVEY RECORDED AUGUST 18, 2003 AT 4:02 P.M. IN VOLUME 29 OF SURVEYS ON PAGE 48, RECORDS OF KITITAS COUNTY, UNDER KITITAS COUNTY AUDITOR'S NUMBER 200308180073; THENCE SOUTH 65°14'5" EAST 558.56 FEET TO A O'HARE ALUMINUM SURVEY CAP, THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°46'1" WEST 294.86 FEET TO A O'HARE ALUMINUM SURVEY CAP; THENCE NORTH 43°52'59" WEST 209.77 FEET; THENCE NORTH 46°7'3" EAST 207.22 FEET TO THE TRUE POINT OF BEGINNING.

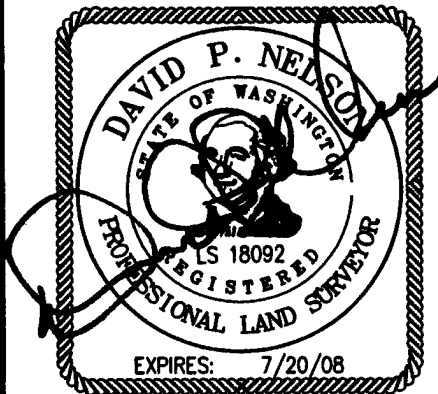
NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 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 AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR 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 RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
9. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER THE FOLLOWING SURVEYS OF RECORD: BOOK 32 OF SURVEYS, PAGES 134 THRU 137 UNDER AUDITOR'S FILE NUMBER 200604170033; BOOK 34 OF SURVEYS, PAGE 22 UNDER AUDITOR'S FILE NUMBER 200704270063, KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
11. THE ROADS WITHIN THIS PLAT WILL NOT BE "ON-SYSTEM" COUNTY ROADS UNTIL THEY ARE CONSTRUCTED AND APPROVED BY KITITAS COUNTY PUBLIC WORKS, AND ACCEPTED ONTO THE COUNTY SYSTEM THROUGH RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER IS RESPONSIBLE FOR ALL MAINTENANCE AND OPERATION UNTIL SUCH TIME, AS DESCRIBED IN THE KITITAS COUNTY ROAD STANDARDS.
12. THE PURPOSE OF THIS PLAT IS TO DEVELOP PHASE 1, DIVISION 3 OF THE EVERGREEN RIDGE P.U.D.
13. EVERGREEN RIDGE P.U.D.-PHASE 1, DIVISION 3 WILL BE SUPPLIED SEWER SERVICE ACCORDING TO FILE Z-05-33.

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
1-800-553-4344



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TEANAWAY RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 5 DAY OF June, A.D., 2008

David O. Benson  
NAME David O. Benson TITLE Manager

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF Kittitas ) s.s.

On this 5 day of June, 2008 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David O. Benson and Mark D. Nelson, to me known to be the Manager and Deputy County Auditor respectively, of Teaway Ridge LLC the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



David O. Benson  
Notary Public in and for the State of  
Washington, residing at Evergreen Ridge  
My appointment expires 3/21/08

RECORDER'S CERTIFICATE 200806180013  
Filed for record this 18 day of June, 2008 at 11:17 AM  
in book 11 of PLATS at page 154 at the request of  
DAVID P. NELSON  
Surveyor's Name  
David P. Nelson County Auditor  
Mark D. Nelson Deputy County Auditor  
SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of TEANAWAY RIDGE LLC in DEC, 2007.  
David P. Nelson DATE  
Certificate No. 18092

**Encompass**  
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KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	05/08	07234
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2