
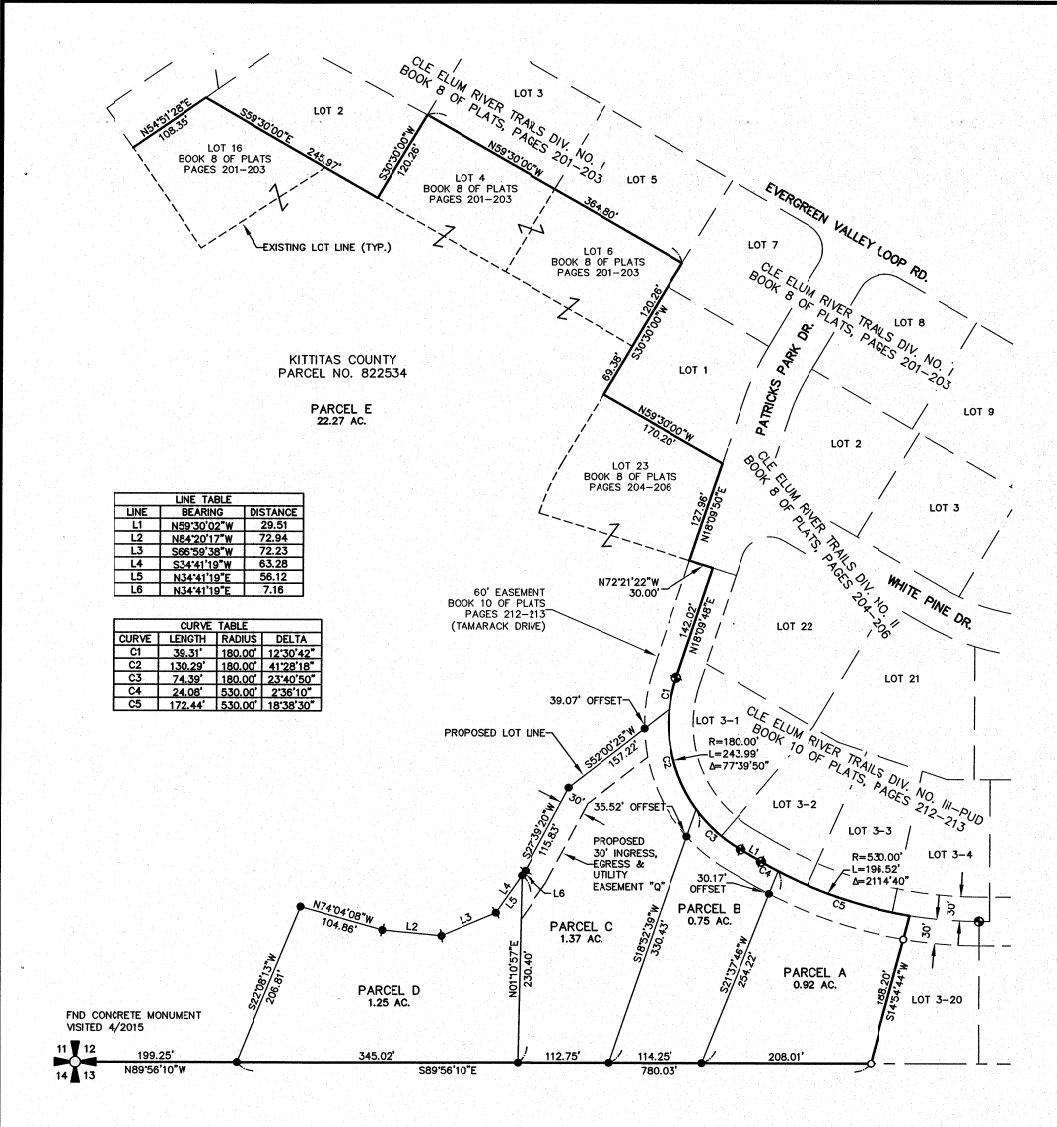


39-219

08/12/2015 04:28:16 PM V: 39 P: 219 201508120042  
 \$181.00 ENCOMPASS  
 Survey County Auditor Page 1 of 2  


**RECORD OF SURVEY**  
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON







LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°32'02"W	29.51
L2	N84°20'17"W	72.94
L3	S66°59'38"W	72.23
L4	S34°41'19"W	63.28
L5	N34°41'19"E	56.12
L6	N34°41'19"E	7.16

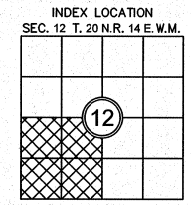
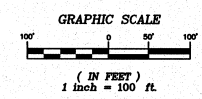
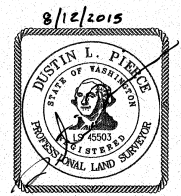
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	36.31'	180.00'	12°30'42"
C2	130.29'	180.00'	41°28'18"
C3	74.39'	180.00'	23°40'50"
C4	24.06'	530.00'	2°38'10"
C5	172.44'	530.00'	18°38'30"

**SURVEY NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DESCRIBE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE FILED WITH KITTITAS COUNTY.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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.
  3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
  4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
    - BOOK 8 OF PLATS, PAGES 201-203, AFN: 200010110017
    - BOOK 8 OF PLATS, PAGES 204-206, AFN: 200012060035
    - BOOK 10 OF PLATS, PAGES 212-213, AFN: 200705150059
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

**LEGEND**

-  SECTION CORNER, AS NOTED
-  EXISTING MONUMENT
-  FOUND 1/2" IRON ROD & CAP, LS# 18092
-  SET 5/8" IRON ROD & CAP, LS# 45503



RECORDER'S CERTIFICATE 201508120042  
 FILED FOR RECORD THIS 12 DAY OF Aug 2015, AT 4:29 P.M.  
 IN BOOK 39 OF SURVEYS AT PAGE 219, AT THE REQUEST OF  
DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
JERALD V. PETTIT  
 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 EVERGREEN VALLEY LLC  
 IN AUGUST 2015  
DUSTIN L. PIERCE DATE 8/12/15  
 CERTIFICATE NO. 45503

**Encompass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**BOUNDARY LINE ADJUSTMENT**  
 PREPARED FOR  
 EVERGREEN VALLEY LLC  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12,  
 TOWNSHIP 20 N., RANGE 14 E., W.M.

KITTITAS COUNTY	DATE	JOB NO.
DWN BY	08/2015	07021
G. WEISER	SCALE	SHEET
CHKD BY	1"=100'	1 OF 2
D.L.P./M.K.K.		

39-220

RECORD OF SURVEY  
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
KITITIAS COUNTY, WASHINGTON

08/12/2015 04:28:16 PM V: 39 P: 220 201508120042  
\$161.00  
ENCUMBRANCE  
KITITIAS County Auditor  
Page 2 of 2

EXISTING LEGAL DESCRIPTIONS:

LOTS 4, 6 AND 16, CLE ELUM RIVER TRAILS DIVISION NO. I, IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 201 THROUGH 203, RECORDS OF SAID COUNTY.

LOT 23, CLE ELUM RIVER TRAILS DIVISION NO. II, IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 204 THROUGH 206, RECORDS OF SAID COUNTY.

THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 2 EAST (903) OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, EXCEPT:

1. THE PLAT OF BAKER'S ACRES, IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 5 OF PLATS, PAGES 76, 77 AND 78, RECORDS OF SAID COUNTY;
2. THE PLAT OF EVERGREEN VALLEY PLAT, DIVISION NO. I, IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 51 THROUGH 53, RECORDS OF SAID COUNTY.
3. THE PLAT OF EVERGREEN VALLEY PLAT, DIVISION NO. II, IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 121, 122 AND 123, RECORDS OF SAID COUNTY;
4. THE PLAT OF EVERGREEN VALLEY PLAT, DIVISION NO. III, IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, RECORDS OF SAID COUNTY.
5. THE NORTH 200 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;
6. THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., COUNTY OF KITITIAS, STATE OF WASHINGTON, AND THAT PORTION OF THE PROPERTY DESCRIBED IN THE PARCEL DESIGNATED AS PARCEL "B" OF THE RECORD OF SURVEY DRAWING AS FOUND IN BOOK 16 OF SURVEYS, PAGES 66 AND 67, AS FOUND UNDER THE KITITIAS COUNTY AUDITOR'S FILE NUMBER 523717, RECORDS OF KITITIAS COUNTY, SUBJECT PARCEL BEING SHOWN ON THE RECORD OF SURVEY DRAWING PREPARED BY WESTERN PACIFIC ENGINEERING, INC., DATED SEPTEMBER 1991, AND DESCRIBED AS FOLLOWS:

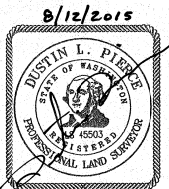
BEGINNING AT THE EASTERLY MOST CORNER OF LOT 39, BAKER'S ACRES PLAT, AS PER PLAT THEREOF FILED IN VOLUME 5 OF PLATS, ON PAGES 76, 77 AND 78, AS FOUND UNDER THE KITITIAS COUNTY AUDITOR'S FILE NO. 372709, SAID POINT ALSO BEING THE NORTHERLY MOST CORNER OF SAID PARCEL "B" DESCRIBED IN THE RECORD OF SURVEY DRAWING AS FOUND IN BOOK 16 OF SURVEYS, PAGES 66 AND 67, AS FOUND UNDER THE KITITIAS COUNTY AUDITOR'S FILE NUMBER 523717, RECORDS OF KITITIAS COUNTY AND ON THE SOUTHWEST RIGHT OF WAY BOUNDARY LINE OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STATE HIGHWAY KNOWN AS STATE HIGHWAY 903; THENCE SOUTHEASTERLY ON A 2894.80 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST AN ARC DISTANCE OF 62.47 FEET TO A POINT THAT LIES 60.00 FEET SOUTHEAST OF THE SOUTHEAST BOUNDARY LINE OF SAID LOT 39, THE LONG CHORD OF SAID CURVE BEING SOUTH 60°25'57" EAST A DISTANCE OF 62.47 FEET, SAID LINE BEING COINCIDENT WITH THE SOUTHWEST RIGHT OF WAY BOUNDARY LINE OF SAID STATE HIGHWAY 903 AND NORTHEAST BOUNDARY LINE OF SAID PARCEL "B"; THENCE SOUTH 45°41'32" WEST A DISTANCE OF 100.00 FEET, SAID LINE BEING PARALLEL WITH 60.00 FEET SOUTHEAST OF THE SOUTHEAST BOUNDARY LINE OF SAID LOT 39; THENCE SOUTH 09°21'21" WEST A DISTANCE OF 287.40 FEET; THENCE NORTH 63°43'23" WEST A DISTANCE OF 231.61 FEET TO THE SOUTHEAST BOUNDARY LINE OF SAID LOT 39 AND TO A NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL "B"; THENCE NORTH 45°41'32" EAST, COINCIDENT WITH THE SOUTHEAST BOUNDARY LINE OF SAID LOT 39 AND THE NORTHWEST BOUNDARY LINE OF SAID PARCEL "B", A DISTANCE OF 374.99 FEET TO THE POINT OF BEGINNING.

7. THE PLAT OF CLE ELUM RIVER TRAILS, DIVISION I, IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 201 THROUGH 205, RECORDS OF SAID COUNTY.
8. THE PLAT OF CLE ELUM RIVER TRAILS DIVISION II, IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 204 THROUGH 206, RECORDS OF SAID COUNTY.
9. THE PLAT OF CLE ELUM RIVER TRAILS DIVISION III - P.U.D., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 212 AND 213, RECORDS OF SAID COUNTY.
10. THE PLAT OF CLE ELUM RIVER TRAILS DIVISION IV - P.U.D., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 149 AND 150, RECORDS OF SAID COUNTY.
11. THE PLAT OF CLE ELUM TRAILS DIVISION NO. V - P.U.D., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 37 AND 38, RECORDS OF SAID COUNTY.
12. A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITIAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT 15 OF THE CLE ELUM RIVER TRAILS DIVISION NO. II, AS RECORDED DECEMBER 6, 2000, IN BOOK 8 OF PLATS, PAGES 204 THROUGH 206, UNDER AUDITOR'S FILE NO. 200112060035, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON, SAID SOUTHEASTERLY MOST CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 33° 54' 56" EAST, 59.42 FEET; THENCE SOUTH 78° 05' 19" WEST, 118.50 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 3-10 OF THE CLE ELUM RIVER TRAILS DIVISION NO. III P.U.D., AS RECORDED MAY 15, 2007, IN BOOK 10 OF PLATS, PAGES 212 AND 213, UNDER AUDITOR'S FILE NO. 200705150059, RECORDS OF SAID COUNTY, THENCE NORTH 14° 54' 44" WEST ALONG SAID EAST BOUNDARY, 15.89 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 15; THENCE NORTH 56° 05' 04" EAST ALONG SAID SOUTH BOUNDARY, 104.69 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE;

AND THAT PORTION WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5-1 OF THE CLE ELUM RIVER TRAILS DIVISION NO. V P.U.D., AS RECORDED APRIL 17, 2012, IN BOOK 12 OF PLATS, PAGES 37 AND 38, UNDER AUDITOR'S FILE NO. 201204170008, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON, SAID NORTHWEST CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 85° 00' 20" EAST, ALONG THE NORTH BOUNDARY OF SAID LOT 5-1, 165.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 5-1; THENCE NORTH 16° 43' 46" WEST, 22.01 FEET; THENCE SOUTH 78° 05' 19" WEST, 162.54 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 3-10 OF THE CLE ELUM RIVER TRAILS DIVISION NO. III P.U.D., AS RECORDED MAY 15, 2007, IN BOOK 10 OF PLATS, PAGES 212 AND 213, UNDER AUDITOR'S FILE NO. 200705150059, RECORDS OF SAID COUNTY; THENCE SOUTH 14° 54' 44" EAST ALONG SAID EAST BOUNDARY, 2.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.



RECORDER'S CERTIFICATE 201508120042  
FILED FOR RECORD THIS 12 DAY OF Aug 2015 AT 4:29 P.M.  
IN BOOK 39 OF SURVEYS AT PAGE 220 AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD V. PETTIT  
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 EVERGREEN VALLEY LLC  
IN AUGUST, 2015  
Dustin L. Pierce  
DUSTIN L. PIERCE  
DATE  
CERTIFICATE NO. 45503

Encompass  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT		
PREPARED FOR		
EVERGREEN VALLEY LLC		
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12,		
TOWNSHIP 20 N., RANGE 14 E., W.M.		
KITITIAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
G. WEISER	08/2015	07021
CHKD BY	SCALE	SHEET
D.L.P./M.K.K.	N/A	2 OF 2