



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

June 6th, 2018

Teaway Ridge, LLC
PO Box 808
Cle Elum WA, 89822

RE: Teaway Ridge Boundary Line Adjustment BL-17-00021

Map Number 22-11-15032-0003 Parcel Number 188335
Map Number 22-11-15033-0001 Parcel Number 198335

Mr. Deneen.

Kittitas County Community Development Services (CDS) has reviewed the above referenced draft final survey of the proposed boundary line adjustment and hereby grants **final approval**. Pursuant to Kittitas County Code KCC 16.10 and the Conditional Preliminary Approval letter dated December 26, 2017, this survey has been reviewed by CDS and Public Works and has determined it is ready to be recorded.

Please provide a scanned or paper copy of this survey once it is record to CDS. Once this is received, CDS will transmit the final packet to the Assessor's office.

If you have any questions or need further assistance, please contact our office at (509) 962-7506.

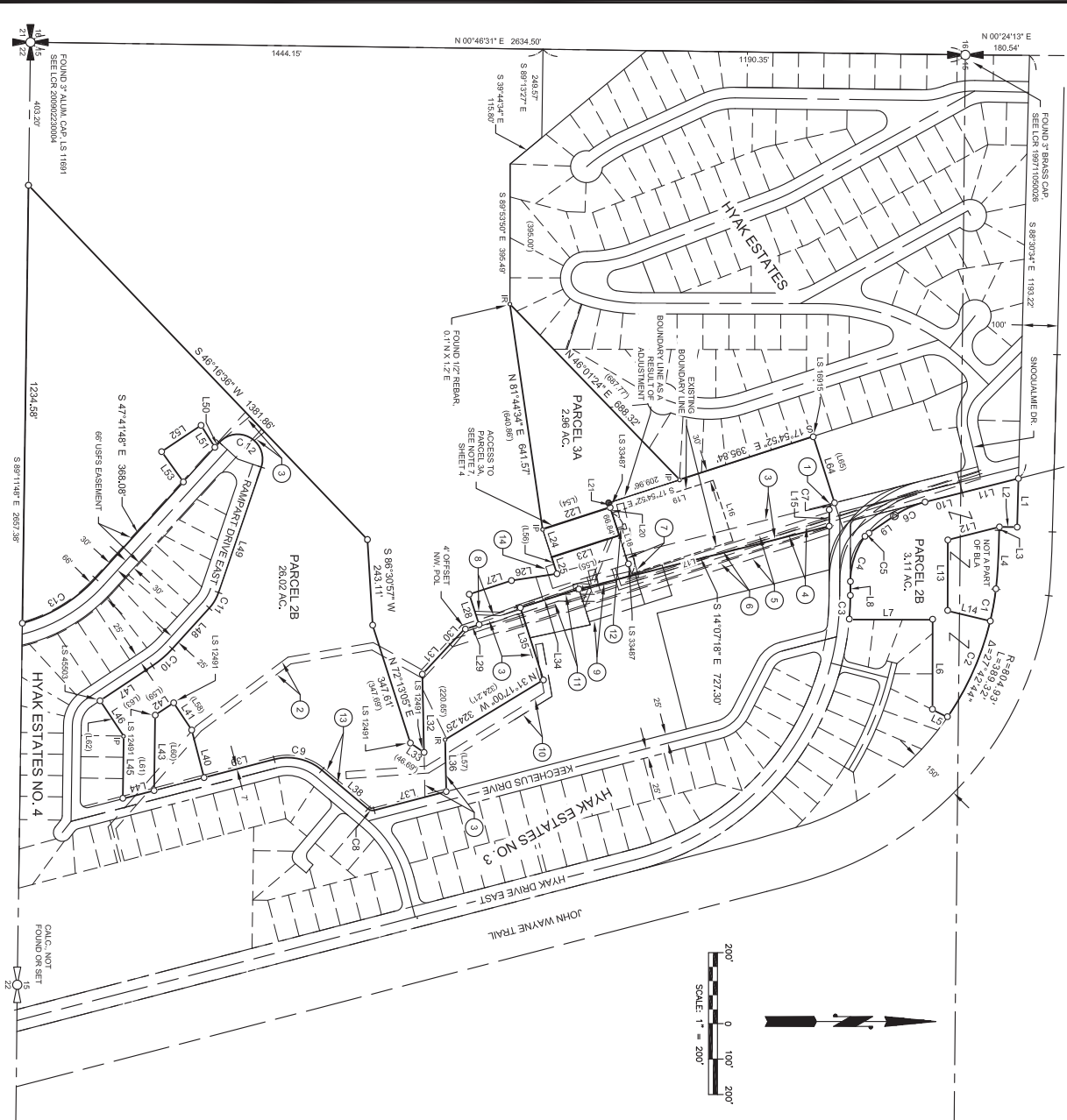
Sincerely,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

CC: Linsey Ozbolt, Planning Official
Dustin Pierce, Encompass Engineering

via email
via email

RECORD OF SURVEY
 A PORTION OF THE SW 1/4 OF SECTION 15,
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON

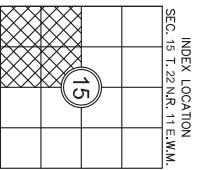


LEGEND

- SECTION CORNER
- QUARTER CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND IRON ROD & CAP, LS 45503, UNLESS OTHERWISE NOTED
- FOUND MAG NAIL & WASHER, LS 45503
- SET IRON ROD & CAP, LS 45503
- RECORD INFORMATION
- RADIAL BEARING

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 DAI DENZEL
 IN ADME 2018
 NAME _____ DATE _____
 CERTIFICATE NO. 45503



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____
 DUSTIN L. JERGEL
 SURVEYOR'S NAME
 JERARD V. FETTL
 County Auditor Deputy County Auditor



Western Washington Division
 165 NE Juniper Street, Ste. 200 • Issaquah, WA 98027 • Tel: (425) 392-0230 • Fax: (425) 391-2035
 Eastern Washington Division
 407 Southgate Blvd. • Cle Elum, WA 98922 • Tel: (509) 764-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR

KITTITAS COUNTY	DATE	JOB NO.
D.L.P./G.W.	06/2018	14099-2
CHG BY	SCALE	SHEET
D.L.P.	1" = 200'	1 OF 4

A PORTION OF THE SW 1/4 OF SECTION 15,
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., WASHINGTON

RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

PARCEL 2B

A PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST W.M., KITITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15;
THENCE NORTH 09°24'13" EAST ALONG THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 15, 161.54 FEET;
MORE OR LESS TO THE NORTHEAST CORNER OF THE PLAT OF HYAK ESTATES, AS PER THE PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 38 & 37, UNDER AUDITOR'S FILE NUMBER 41703, RECORDS OF SAID COUNTY;
THENCE SOUTH 88°30'24" EAST ALONG THE NORTH BOUNDARY LINE OF SAID PLAT 1, 1932.2 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE CONTINUING SOUTH 88°30'24" EAST, 137.19 FEET;
THENCE SOUTH 00°38'30" WEST, 50.01 FEET;
THENCE SOUTH 14°08'28" EAST, 150.00 FEET;
THENCE SOUTH 80°59'13" EAST, 200.00 FEET;
THENCE SOUTH 13°23'11" EAST, 123.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONVEX TO THE SOUTHWEST, THE CENTER OF SAID CURVE BEARS SOUTH 19°15'00" WEST 84.68 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 286.50 FEET THROUGH A CENTRAL ANGLE OF 21°14'50";
THENCE SOUTH 28°43'56" WEST, 47.17 FEET;
THENCE NORTH 89°59'13" WEST, 253.54 FEET;
THENCE SOUTH 00°08'47" WEST, 234.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONVEX TO THE SOUTHWEST, THE CENTER OF SAID CURVE BEARS SOUTH 04°54'08" WEST, 80.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 66.87 FEET THROUGH A CENTRAL ANGLE OF 04°47'11";
THENCE NORTH 89°59'13" WEST, 40.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, BEING ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 133.96 FEET THROUGH A CENTRAL ANGLE OF 36°24'30" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 14.47 FEET THROUGH A CENTRAL ANGLE OF 06°54'23";
THENCE NORTH 14°20'38" WEST, 86.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, BEING ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 95.24 FEET THROUGH A CENTRAL ANGLE OF 20°12'12";
THENCE NORTH 14°08'28" WEST, 271.51 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE,
(A.50 KNOWN AS PARCEL 2 OF THAT CERTAIN SURVEY RECORDED IN BOOK 41 OF SURVEYS PAGES 73 THROUGH 74, UNDER AUDITOR'S FILE NUMBER 2017210802, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.)

AND

A PLAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 15, BEING A PORTION OF PARCEL 2A OF THAT CERTAIN SURVEY RECORDED IN BOOK 41 OF SURVEYS PAGES 73 THROUGH 74, UNDER AUDITOR'S FILE NUMBER 2017210802, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 15;
THENCE SOUTH 89°11'49" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER, 402.20 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 2A WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 46°10'36" EAST, 139.18 FEET;
THENCE NORTH 86°30'57" EAST, 243.11 FEET;
THENCE NORTH 74°13'07" EAST, 46.82 FEET;
THENCE SOUTH 24°22'28" WEST, 117.25 FEET;
THENCE SOUTH 88°43'14" WEST, 220.65 FEET;
THENCE NORTH 46°44'09" WEST, 54.47 FEET;
THENCE NORTH 17°57'51" WEST, 44.64 FEET;
THENCE SOUTH 17°02'09" WEST, 60.00 FEET;
THENCE NORTH 17°57'51" WEST, 123.00 FEET;
THENCE NORTH 08°34'50" WEST, 120.70 FEET;
THENCE SOUTH 72°00'49" WEST, 44.24 FEET;
THENCE SOUTH 17°57'22" WEST, 200.12 FEET;
THENCE SOUTH 17°59'06" WEST, 98.86 FEET;
THENCE NORTH 17°54'02" WEST, 60.00 FEET;
THENCE NORTH 17°17'13" EAST, 195.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONVEX TO THE NORTHEAST, THE CENTER OF SAID CURVE BEARS NORTH 17°25'43" EAST 20.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 25.59 FEET THROUGH A CENTRAL ANGLE OF 73°18'55";
THENCE SOUTH 89°59'13" EAST, 66.35 FEET;
THENCE SOUTH 14°07'18" EAST, 72.23 FEET;
THENCE SOUTH 17°40'22" EAST, 173.00 FEET;
THENCE NORTH 17°19'38" EAST, 213.77 FEET;
THENCE SOUTH 31°17'07" EAST, 34.26 FEET;
THENCE NORTH 88°46'48" EAST, 146.28 FEET;
THENCE SOUTH 14°35'24" EAST, 200.43 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, BEING ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 19.09 FEET THROUGH A CENTRAL ANGLE OF 54°40'53";
THENCE SOUTH 40°05'19" WEST, 169.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, BEING ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 143.18 FEET THROUGH A CENTRAL ANGLE OF 54°40'53";

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT CONTINUED:

THENCE SOUTH 14°35'24" EAST, 264.23 FEET;
THENCE SOUTH 56°33'56" WEST, 61.00 FEET;
THENCE SOUTH 33°44'48" EAST, 62.49 FEET;
THENCE SOUTH 89°56'11" EAST, 212.84 FEET;
THENCE SOUTH 14°35'24" EAST, 91.22 FEET;
THENCE NORTH 89°21'46" WEST, 176.14 FEET;
THENCE NORTH 88°11'48" WEST, 172.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, BEING ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 73.24 FEET THROUGH A CENTRAL ANGLE OF 14°03'00";
THENCE NORTH 47°41'48" WEST, 155.23 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, BEING ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 51.27 FEET THROUGH A CENTRAL ANGLE OF 22°39'00";
THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 191.20 FEET THROUGH A CENTRAL ANGLE OF 70.00 FEET;
THENCE NORTH 47°41'48" WEST, 155.23 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, BEING ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 191.20 FEET THROUGH A CENTRAL ANGLE OF 198°30'00";
THENCE SOUTH 57°48'12" WEST, 73.17 FEET;
THENCE SOUTH 33°41'58" EAST, 133.60 FEET;
THENCE NORTH 54°18'12" EAST, 165.68 FEET;
THENCE SOUTH 42°18'12" WEST, 51.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 43.89 FEET, BEING ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 21.49 FEET THROUGH A CENTRAL ANGLE OF 43°30'00";
THENCE NORTH 89°11'48" WEST, 172.65 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE,
CONTAINS 28.19 ACRES.

PARCEL 3A

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 08°46'33" EAST ALONG THE WEST BOUNDARY LINE OF SAID SOUTHWEST QUARTER, 1,444.15 FEET;
THENCE SOUTH 89°13'27" EAST, 249.65 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE PLAT OF HYAK ESTATES AS PER THE PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 38 & 37, UNDER AUDITOR'S FILE NUMBER 41703, RECORDS OF SAID COUNTY;
THENCE SOUTH 89°44'24" EAST ALONG SAID BOUNDARY LINE OF SAID PLAT 1, 115.80 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LINE;
THENCE SOUTH 89°53'50" EAST ALONG SAID BOUNDARY LINE OF SAID PLAT 1, 356.49 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 46°10'36" EAST, 138.23 FEET;
THENCE SOUTH 17°59'06" EAST, 128.98 FEET;
THENCE SOUTH 81°44'24" WEST, 441.37 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE,
CONTAINS 2.88 ACRES.

EASEMENT NOTES

- 1 60 FOOT ACCESS EASEMENT, A/R, 3501198
- 2 20 FOOT SEWER EASEMENT, A/R, 3515134
- 3 MULTIPLE EASEMENTS, A/R, 551003
- 4 10 FOOT ELECTRICAL EASEMENT, A/R, 385720
- 5 30 FOOT PARKING EASEMENT, A/R, 485531
- 6 30/24 FOOT INGRESS/EGRESS AND UTILITY EASEMENT, A/R, 384975
- 7 20 FOOT WATER LINE & HORIZONTAL EASEMENT, A/R, 199810230022
- 8 10 FOOT ELECTRIC UTILITY EASEMENT, A/R, 201011020024
- 9 90 FOOT PARKING EASEMENT, A/R, 485528 & 511066
- 10 20 FOOT WATER UTILITY EASEMENT, A/R, 489432
- 11 20 FOOT SEWER UTILITY EASEMENT, A/R, 484338
- 12 NON-EXCLUSIVE EASEMENT FOR SOUNDANCE CONDOMINIUMS, A/R, 201191100006 (PROPANE)
- 13 7.0 FOOT UTILITY EASEMENT, PUGET SOUND ENERGY, A/R, 4795172
- 14 PARKING EASEMENT, A/R, 384974

SURVEY NOTES:

1. THIS SURVEY AGENS AND SURVEYERS THAT CERTAIN SURVEY RECORDED ON MAY 24, 2018, IN BOOK 41 OF SURVEYS, AT PAGES 139 THROUGH 142, UNDER AUDITOR'S FILE NO. 20180624004, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, THIS SURVEY IS ENTIRELY ABANDONED BY THE DESCRIPTION ON THIS PARCEL 2B.
2. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN ON THIS SURVEY, TO BE BOUNDARIED BY THE BOUNDARY LINE ADJUSTMENT FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITITAS COUNTY UNDER APPLICATION NO. 04-19-2021.
3. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 352-19-030.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
5. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING AND THE REFERENCES THEREON:
 - BOOK 4 OF PLATS, PAGES 36-37, A/R, 34703
 - BOOK 5 OF PLATS, PAGES 18-19, A/R, 35007
 - BOOK 4 OF PLATS, PAGES 63-65, A/R, 350174
 - BOOK 5 OF PLATS, PAGES 18-19, A/R, 35007
 - BOOK 8 OF PLATS, PAGES 4-10, A/R, 48528
 - BOOK 9 OF PLATS, PAGES 148-151, A/R, 199805270017
 - BOOK 41 OF SURVEYS, PAGES 73-74, A/R, 201721010032
 - BOOK 41 OF SURVEYS, PAGES 19-42, A/R, 201802240034
6. ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
7. ACCESS TO ADJUTED PARCEL 3A, AS SHOWN HEREON, SHALL BE ACROSS THE SOUTHERLY PORTION OF PARCEL NO. 388726.

HORIZONTAL DATUM:

BEARINGS ON THIS SURVEY ARE REFERENCED TO THE WASHINGTON STATE PLANE COORDINATE SYSTEM (HEBON A ZONE) N A.D. (89 2011). ALL DISTANCES SHOWN HEREON ARE OF 0.0000078656 MULTIPLY, USE BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____, W.M.

IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

DUSTIN L. BERGER
SURVEYOR'S NAME
GERALD K. BETTI
County Auditor Deputy County Auditor



Western Washington Division
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4075 Southwester Blvd. • Chehalis, WA 99222 • Ph: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT

PREPARED FOR
PREPARED FOR
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.

KITITAS COUNTY	DATE	JOB NO.
DNN BY	06/20/18	14099-2
D.L.P./G.W.	SCALE	SHEET
CHKD BY	N/A	4 OF 4