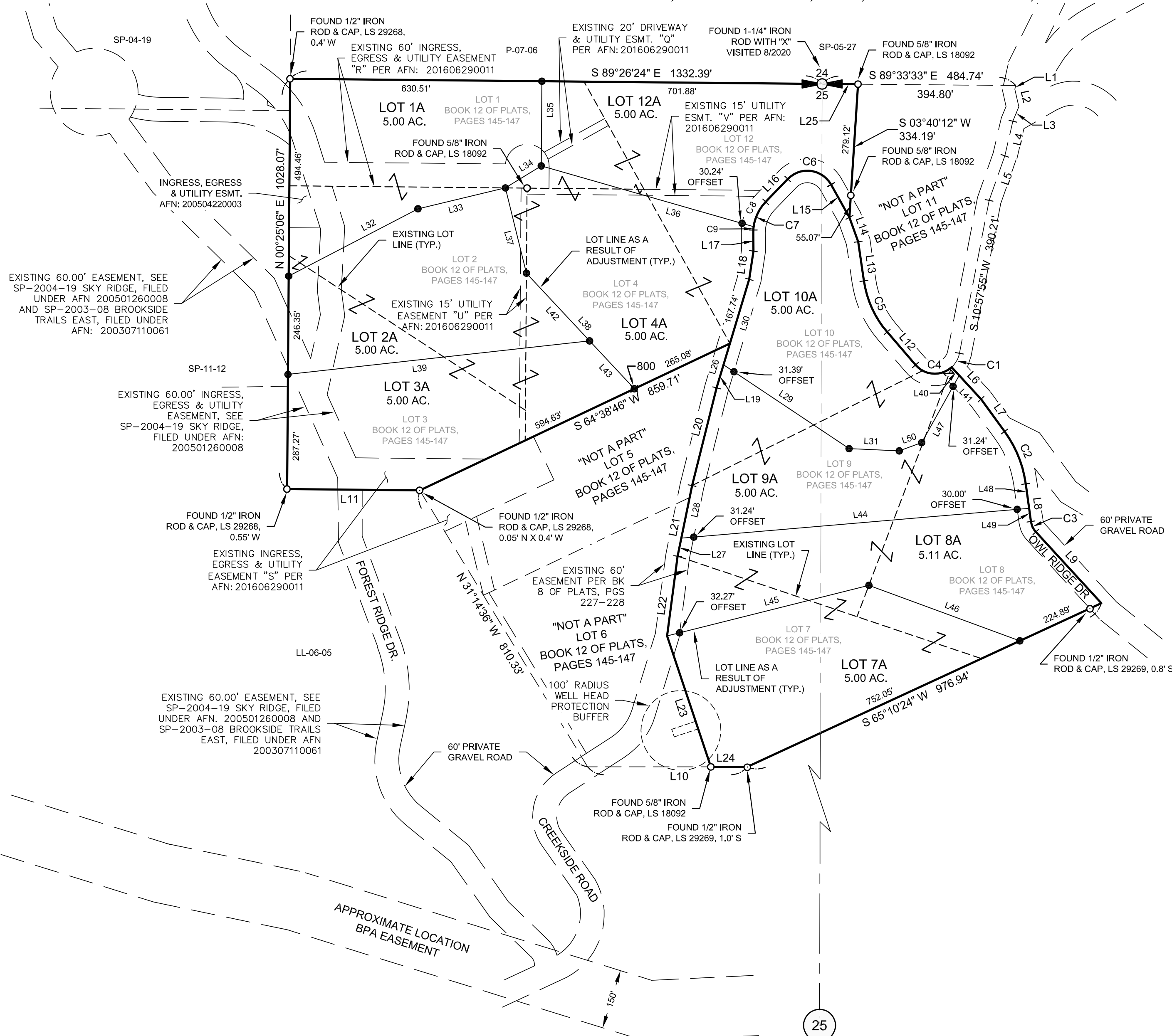


# RECORD OF SURVEY

## A PORTION OF THE NE 1/4 & A PORTION OF THE NW 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON



**NOTES:**

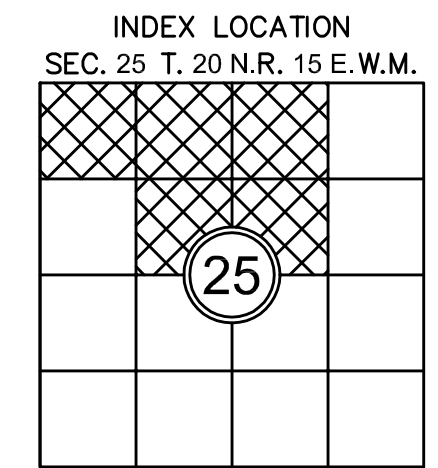
1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION NO. BL-20-00013.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNSS AND A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
  - BOOK 12 OF PLATS, PAGES 145 THROUGH 147, AFN: 201606290011
 AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. BEARINGS SHOWN HEREON ARE ON THE WASHINGTON COORDINATE SYSTEM, NAD83 (2007) (EPOCH:2007), SOUTH ZONE, DERIVED FROM THE RTK GPS USING THE FOLLOWING STATION:
 

STATION DESIGNATION	PID	LATITUDE	LONGITUDE
TS 19.2 BM 19.4	SX0425	N 47° 11' 29.05653"	W 120° 54' 50.20353"

 ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9998781005, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCE.

**LEGEND**

- QUARTER CORNER, AS NOTED
- CENTER OF SECTION
- FOUND IRON ROD & CAP, AS NOTED
- SET 5/8" IRON ROD & CAP, LS 45503



**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 FRPP PHASE I, LLC IN OCT. 2020.

\_\_\_\_\_  
DUSTIN L. PIERCE                      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. PIERCE  
SURVEYOR'S NAME  
\_\_\_\_\_  
JERALD V. PETTIT  
County Auditor                      Deputy County Auditor



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

**BOUNDARY LINE ADJUSTMENT BL-20-00013**

PREPARED FOR  
FRPP PHASE I, LLC  
A PORTION OF THE NORTH 1/2 OF SECTION 25,  
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
G.W.	10/2020	080202	
CHKD BY	SCALE	SHEET	
D.L.P.	1" = 200'	1 OF 4	

**RECORD OF SURVEY**  
**A PORTION OF THE NE 1/4 & A PORTION OF THE NW 1/4 OF SECTION 25,**  
**TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON**

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S 11°20'04" W	9.82'
L2	S 12°43'26" E	44.61'
L3	N 22°12'15" E	39.32'
L4	N 13°06'53" E	88.97'
L5	N 19°23'32" E	118.45'
L6	S 42°43'16" E	108.82'
L7	S 36°04'40" E	100.19'
L8	S 7°52'15" E	95.38'
L9	S 42°32'50" E	242.53'
L10	N 90°00'00" E	400.00'
L11	S 89°26'24" E	332.14'
L12	S 40°41'58" E	108.93'
L13	S 8°16'37" E	99.28'
L14	S 19°42'21" E	64.87'
L15	S 29°20'18" E	94.22'
L16	N 44°00'54" E	79.55'
L17	N 0°23'32" W	45.79'
L18	N 8°32'08" E	71.40'
L19	S 16°40'35" W	60.28'
L20	N 14°07'48" E	252.51'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L21	N 11°30'57" E	180.61'
L22	N 7°31'09" E	201.33'
L23	N 18°26'01" W	346.00'
L24	N 90°00'00" E	91.36'
L25	N 89°33'33" W	89.94'
L26	N 16°40'35" E	116.14'
L27	S 11°30'57" W	46.13'
L28	S 11°30'57" W	134.48'
L29	N 56°15'01" W	378.20'
L30	N 16°40'35" E	223.60'
L31	N 87°26'58" W	125.66'
L32	S 62°29'00" W	364.99'
L33	S 76°32'53" W	225.15'
L34	S 58°27'26" W	105.44'
L35	S 0°25'06" W	212.12'
L36	S 74°01'55" E	553.35'
L37	N 13°51'27" W	220.15'
L38	S 43°01'23" E	395.97'
L39	S 83°38'52" W	760.08'
L40	S 42°43'16" E	28.13'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L41	S 42°43'16" E	80.69'
L42	S 43°01'23" E	231.87'
L43	S 43°01'23" E	164.11'
L44	N 85°05'51" E	874.33'
L45	N 75°55'47" E	520.94'
L46	S 69°47'35" E	402.80'
L47	N 29°10'35" E	192.82'
L48	S 7°52'15" E	62.03'
L49	S 7°52'15" E	33.35'
L50	S 69°50'51" W	59.82'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	63.25'	40.90'	37°03'02"
C2	290.35'	142.94'	28°12'25"
C3	47.96'	29.03'	34°40'35"
C4	63.25'	100.76'	91°17'05"
C5	251.64'	142.40'	32°25'21"
C6	68.13'	126.81'	106°38'48"
C7	110.78'	85.86'	44°24'26"
C8	110.78'	70.26'	36°20'12"
C9	110.78'	15.60'	8°04'14"

CONTINUED LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 2A

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

BEING A PORTION OF LOT 2, LOT 3 AND LOT 4 OF THE PLAT OF PONDEROSA PINES, AS PER THE PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, UNDER AUDITOR'S FILE NUMBER 201606290011, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°26'24" WEST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 701.88 FEET;

THENCE SOUTH 00°25'06" WEST, 212.12 FEET;

THENCE SOUTH 58°27'26" WEST, 105.44 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2 AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 13°51'27" EAST, 220.15 FEET;

THENCE SOUTH 43°01'23" EAST, 231.87 FEET;

THENCE SOUTH 83°38'52" WEST, 760.08 FEET TO THE WEST BOUNDARY LINE OF SAID LOT 3;

THENCE NORTH 00°25'06" EAST, 246.35 FEET;

THENCE NORTH 62°29'00" EAST, 364.99 FEET;

THENCE NORTH 76°32'53" EAST, 225.15 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LOT 3A

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

BEING A PORTION OF LOT 2, LOT 3 AND LOT 4 OF THE PLAT OF PONDEROSA PINES, AS PER THE PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, UNDER AUDITOR'S FILE NUMBER 201606290011, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°26'24" WEST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 1332.39 FEET;

THENCE SOUTH 00°25'06" WEST, 740.81 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 83°38'52" EAST, 760.08 FEET;

THENCE SOUTH 43°01'23" EAST, 164.11 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE SOUTH 64°38'46" WEST, 594.63 FEET;

THENCE NORTH 89°26'24" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 3, 332.14 FEET;

THENCE NORTH 00°25'06" EAST, 287.27 FEET TO THE WEST BOUNDARY LINE OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LOT 4A

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

BEING A PORTION OF LOT 1, LOT 2, LOT 4 AND LOT 12 OF THE PLAT OF PONDEROSA PINES, AS PER THE PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, UNDER AUDITOR'S FILE NUMBER 201606290011, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°26'24" WEST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 701.88 FEET;

THENCE SOUTH 00°25'06" WEST, 212.12 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 58°27'26" WEST, 105.44 FEET;

THENCE SOUTH 13°51'27" EAST, 220.15 FEET;

THENCE SOUTH 43°01'23" EAST, 395.97 FEET TO THE SOUTH BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 64°38'46" EAST ALONG SAID SOUTH BOUNDARY LINE, 265.08 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 16°40'35" EAST, 167.74 FEET ALONG THE WEST BOUNDARY LINE OF LOT 10 OF SAID PLAT;

THENCE NORTH 08°32'08" EAST, 71.40 FEET;

THENCE NORTH 00°23'32" WEST, 45.79 FEET;

THENCE NORTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 110.78 FEET, THROUGH A CENTRAL ANGLE OF 08°04'14", AN ARC LENGTH OF 15.60 FEET;

THENCE NORTH 74°01'55" WEST, 553.35 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXISTING LEGAL DESCRIPTIONS PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-47018278:

TRACT 1 (FRPP PHASE 1 LLC):

LOTS 1, 2, 3, 4, 7 AND 12, PLAT OF PONDEROSA PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, RECORDS OF SAID COUNTY.

TRACT 2 (UKC HOLDINGS LLC):

LOTS 8, 9 AND 10, PLAT OF PONDEROSA PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, RECORDS OF SAID COUNTY.

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 1A

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

BEING A PORTION OF LOT 1, LOT 2 AND LOT 3 OF THE PLAT OF PONDEROSA PINES, AS PER THE PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, UNDER AUDITOR'S FILE NUMBER 201606290011, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°26'24" WEST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 701.88 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 00°25'06" WEST, 212.12 FEET;

THENCE SOUTH 58°27'26" WEST, 105.44 FEET TO THE SOUTH BOUNDARY LINE OF SAID LOT 1;

THENCE SOUTH 76°32'53" WEST, 225.15 FEET;

THENCE SOUTH 62°29'00" WEST, 364.99 FEET TO THE WEST BOUNDARY LINE OF SAID LOT 3;

THENCE NORTH 00°25'06" EAST, 494.46 FEET TO THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89°26'24" EAST ALONG SAID NORTH BOUNDARY LINE, 630.51 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



**AUDITOR'S CERTIFICATE** \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.

IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
**DUSTIN L. PIERCE**  
 SURVEYOR'S NAME

\_\_\_\_\_  
**JERALD V. PETTIT**  
 County Auditor Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

Eastern Washington Division  
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

**BOUNDARY LINE ADJUSTMENT BL-20-00013**  
 PREPARED FOR  
 FRPP PHASE I, LLC  
 A PORTION OF THE NORTH 1/2 OF SECTION 25,  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
G.W.	10/2020	080202
CHKD BY	SCALE	SHEET
D.L.P.	N/A	2 OF 4

**RECORD OF SURVEY**  
**A PORTION OF THE NE 1/4 & A PORTION OF THE NW 1/4 OF SECTION 25,**  
**TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON**

CONTINUED LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 7A

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

BEING A PORTION OF LOT 7, LOT 8 AND LOT 9 OF THE PLAT OF PONDEROSA PINES, AS PER THE PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, UNDER AUDITOR'S FILE NUMBER 201606290011, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°26'24" WEST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 350.26 FEET;

THENCE SOUTH 00°33'36" WEST, 1186.71 FEET TO THE NORTHWEST CORNER OF SAID LOT 7;

THENCE SOUTH 07°31'09" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 7, 201.33 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 75°55'47" EAST, 520.94 FEET;

THENCE SOUTH 69°47'35" EAST, 402.80 FEET;

THENCE SOUTH 65°10'24" WEST, 752.05 FEET;

THENCE NORTH 90°00'00" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 7, 91.36 TO THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 7;

THENCE NORTH 18°26'01" WEST ALONG SAID SOUTHWESTERLY BOUNDARY LINE, 346.00 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LOT 8A

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

BEING A PORTION OF LOT 7, LOT 8 AND LOT 9 OF THE PLAT OF PONDEROSA PINES, AS PER THE PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, UNDER AUDITOR'S FILE NUMBER 201606290011, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°26'24" WEST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 315.93 FEET;

THENCE SOUTH 00°33'36" WEST, 1009.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 9;

THENCE SOUTH 11°30'57" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 9, 134.48 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 85°05'51" EAST, 874.33 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 8;

THENCE SOUTH 07°52'15" EAST ALONG THE EAST BOUNDARY LINE OF SAID LOT 8, 33.35 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 47.96 FEET, THROUGH A CENTRAL ANGLE OF 34°40'35", AN ARC LENGTH OF 29.03 FEET;

THENCE SOUTH 42°32'50" EAST, 242.53 FEET;

THENCE SOUTH 65°10'24" WEST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 8, 224.89 FEET;

THENCE NORTH 69°47'35" WEST, 402.80 FEET;

THENCE SOUTH 75°55'47" WEST, 520.94 FEET TO THE WESTERLY BOUNDARY LINE OF SAID LOT 7;

THENCE NORTH 07°31'09" EAST, 201.33 FEET;

THENCE NORTH 11°30'57" EAST, 46.13 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LOT 9A

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

BEING A PORTION OF LOT 8, LOT 9 AND LOT 10 OF THE PLAT OF PONDEROSA PINES, AS PER THE PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, UNDER AUDITOR'S FILE NUMBER 201606290011, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°26'24" WEST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 315.93 FEET;

THENCE SOUTH 00°33'36" WEST, 1009.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 9 AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 14°07'48" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 10, 252.51 FEET;

THENCE NORTH 16°40'35" EAST, 60.28 FEET;

THENCE SOUTH 56°15'01" EAST, 378.20 FEET;

CONTINUED LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

THENCE SOUTH 87°26'58" EAST, 125.66 FEET;

THENCE NORTH 69°50'51" EAST, 59.82 FEET;

THENCE NORTH 29°10'35" EAST, 192.82 FEET TO THE NORTHEAST BOUNDARY LINE OF SAID LOT 8;

THENCE SOUTH 42°43'16" EAST ALONG SAID NORTHEAST BOUNDARY LINE, 80.69 FEET;

THENCE SOUTH 36°04'40" EAST, 100.19 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 290.35 FEET, THROUGH A CENTRAL ANGLE OF 28°12'25", AN ARC LENGTH OF 142.94 FEET;

THENCE SOUTH 07°52'15" EAST, 62.03 FEET;

THENCE SOUTH 85°05'51" WEST, 874.33 FEET TO THE WEST BOUNDARY LINE OF SAID LOT 9;

THENCE NORTH 11°30'57" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 9, 134.48 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LOT 10A

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

BEING A PORTION OF LOT 8, LOT 9 AND LOT 10 OF THE PLAT OF PONDEROSA PINES, AS PER THE PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, UNDER AUDITOR'S FILE NUMBER 201606290011, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89°26'24" WEST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 315.93 FEET;

THENCE SOUTH 00°33'36" WEST, 1009.40 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 10;

THENCE NORTH 14°07'48" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 10, 252.51 FEET;

THENCE NORTH 16°40'35" EAST ALONG SAID WEST BOUNDARY LINE, 60.28 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE CONTINUING NORTH 16°40'35" EAST ALONG SAID WEST BOUNDARY LINE, 223.60 FEET;

THENCE NORTH 08°32'08" EAST, 71.40 FEET;

THENCE NORTH 00°23'32" WEST, 45.79 FEET;

THENCE NORTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 110.78 FEET, THROUGH A CENTRAL ANGLE OF 44°24'26", AN ARC LENGTH OF 85.86 FEET;

THENCE NORTH 44°00'54" EAST, 79.55 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 68.13 FEET, THROUGH A CENTRAL ANGLE OF 106°38'48", AN ARC LENGTH OF 126.81 FEET;

THENCE SOUTH 29°20'18" EAST, 94.22 FEET

THENCE SOUTH 19°42'21" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 10, 64.87 FEET;

THENCE SOUTH 08°16'37" EAST, 99.28 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 251.64 FEET, THROUGH A CENTRAL ANGLE OF 32°25'21", AN ARC LENGTH OF 142.40 FEET;

THENCE SOUTH 40°41'58" EAST, 108.93 FEET;

THENCE NORTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 63.25 FEET, THROUGH A CENTRAL ANGLE OF 91°17'05", AN ARC LENGTH OF 100.76 FEET;

THENCE SOUTH 42°43'16" EAST, 28.13 FEET;

THENCE SOUTH 29°10'35" WEST, 192.82 FEET;

THENCE SOUTH 69°50'51" WEST, 59.82 FEET;

THENCE NORTH 87°26'58" WEST, 125.66 FEET;

THENCE NORTH 56°15'01" WEST, 378.20 FEET TO THE WEST BOUNDARY LINE OF SAID LOT 10 WHICH IS THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



**AUDITOR'S CERTIFICATE** \_\_\_\_\_  
 FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
 IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
 \_\_\_\_\_  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
 \_\_\_\_\_  
 JERALD V. PETTIT  
 County Auditor Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

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

<b>BOUNDARY LINE ADJUSTMENT BL-20-00013</b>		
PREPARED FOR FRPP PHASE I, LLC A PORTION OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY	DATE	JOB NO.
DWN BY <b>G.W.</b>	<b>10/2020</b>	<b>080202</b>
CHKD BY <b>D.L.P.</b>	SCALE N/A	SHEET 3 OF 4

**RECORD OF SURVEY**  
**A PORTION OF THE NE 1/4 & A PORTION OF THE NW 1/4 OF SECTION 25,**  
**TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON**

CONTINUED LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 12A

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

BEING A PORTION OF LOT 1, LOT 4 AND LOT 12 OF THE PLAT OF PONDEROSA PINES, AS PER THE PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 145 THROUGH 147, UNDER AUDITOR'S FILE NUMBER 201606290011, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 89°33'33" EAST, 89.94 FEET;

THENCE SOUTH 03°40'12" WEST, 334.19 FEET;

THENCE NORTH 29°20'18" WEST, 94.22 FEET;

THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE TO THE LEFT WITH A RADIUS OF 68.13 FEET, THROUGH A CENTRAL ANGLE OF 106°38'48", AN ARC LENGTH OF 126.81 FEET;

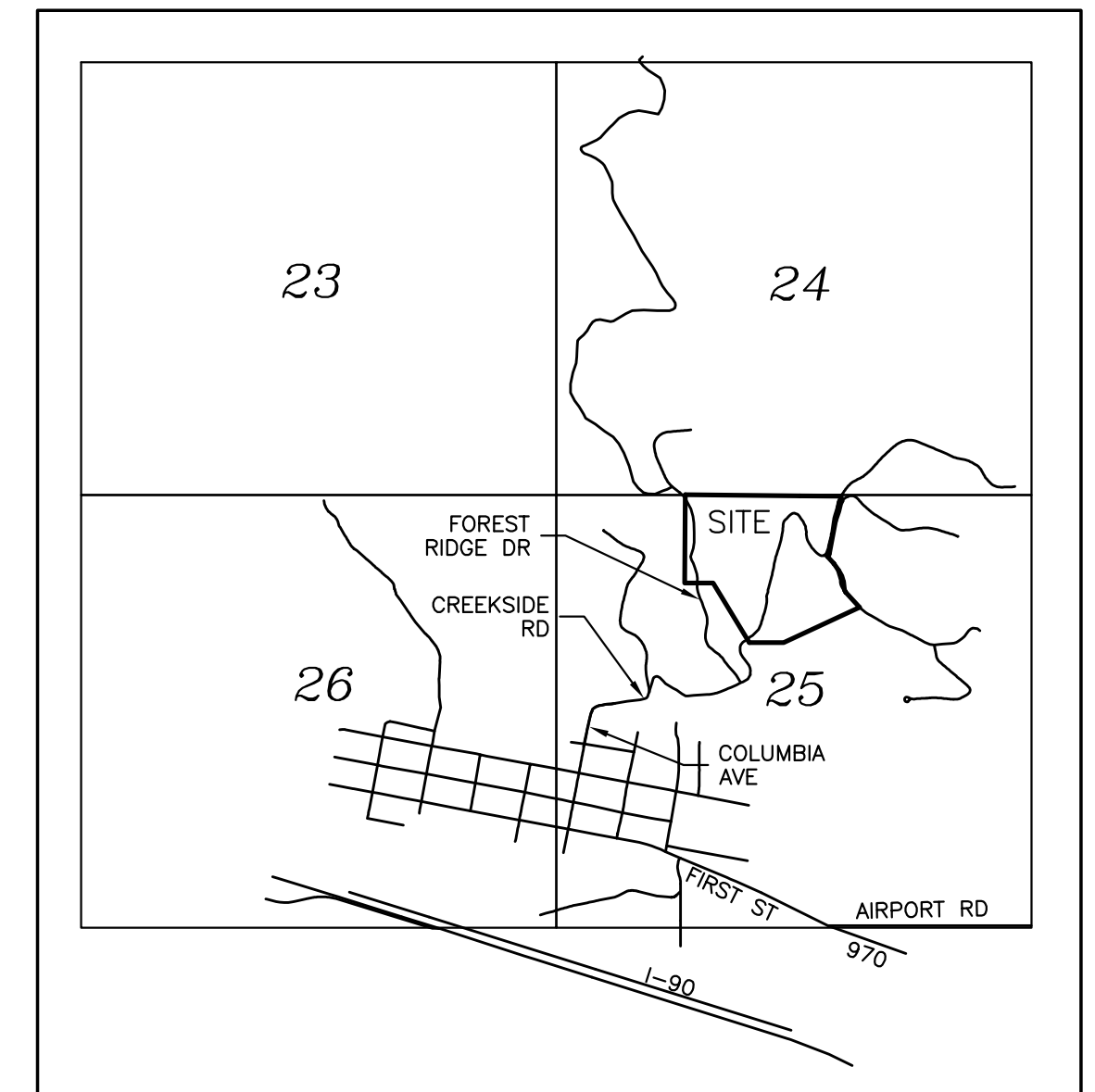
THENCE SOUTH 44°00'54" WEST, 79.55 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 110.78 FEET, THROUGH A CENTRAL ANGLE OF 36°20'12", AN ARC LENGTH OF 70.26 FEET

THENCE NORTH 74°01'55" WEST, 553.35 FEET;

THENCE NORTH 00°25'06" EAST, 212.12 FEET TO THE NORTH BOUNDARY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 89°26'24" EAST ALONG SAID NORTH BOUNDARY LINE, 701.88 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



VICINITY MAP  
N.T.S.



<b>AUDITOR'S CERTIFICATE</b> _____	
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.	
IN BOOK ____ OF _____ AT PAGE ____ AT THE REQUEST OF _____	
_____ DUSTIN L. PIERCE SURVEYOR'S NAME	
_____ JERALD V. PETTIT County Auditor	_____ Deputy County Auditor

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

Eastern Washington Division  
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

<b>BOUNDARY LINE ADJUSTMENT BL-20-00013</b>		
PREPARED FOR FRPP PHASE I, LLC A PORTION OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY <b>G.W.</b>	DATE <b>10/2020</b>	JOB NO. <b>080202</b>
CHKD BY <b>D.L.P.</b>	SCALE <b>N/A</b>	SHEET <b>4 OF 4</b>