

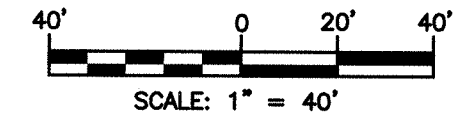
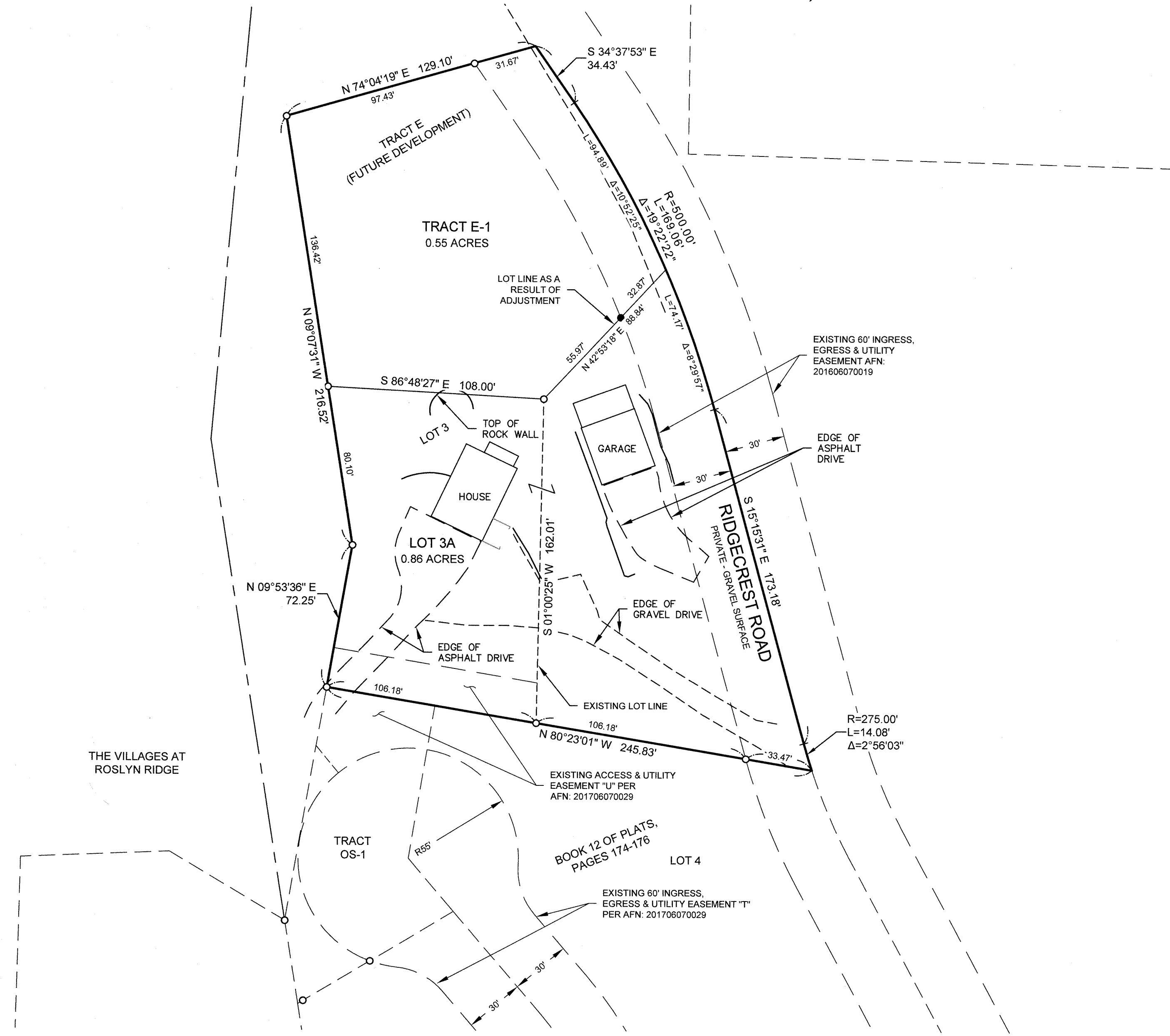
42/2021

05/11/2021 11:36:14 AM V: 43 P: 205 202105110028  
DUSTIN L. PIERCE  
Professional Land Surveyor  
Kittitas County Auditor



# RECORD OF SURVEY

A PORTION OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 12, T. 20 N., R. 14 E., W.M.,  
KITITAS COUNTY, WASHINGTON

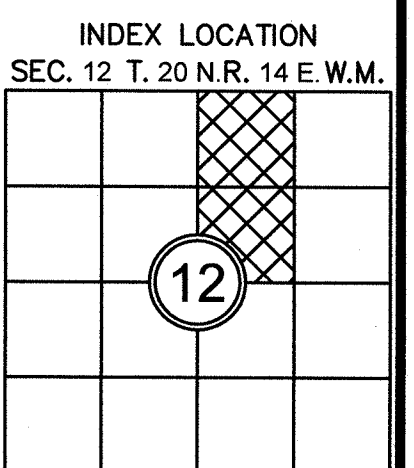
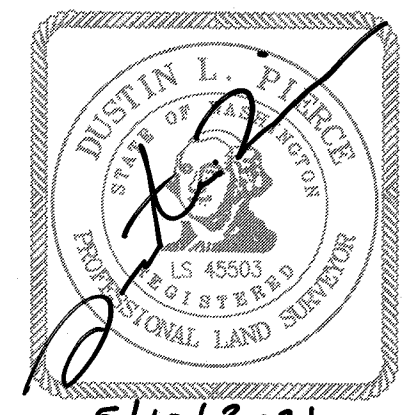


### SURVEY NOTES:

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 KITITAS COUNTY UNDER APPLICATION NO. BL-20-00020.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER 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 142-144, AFN: 201606070019
  - BOOK 12 OF PLATS, PAGES 174-176, AFN: 201706070029
 AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS THE PLAT OF RECORD, BEING THE CALCULATED BEARING OF S 89°11'40" EAST, BETWEEN THE MONUMENTS FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER AND THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

### LEGEND

- FOUND 5/8" IRON ROD & CAP, LS 45503
- SET 5/8" IRON ROD & CAP, LS 45503
- AFN AUDITOR'S FILE NUMBER



### 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 PAT DENEEN IN MAY 2021 D.L.P. 5/10/2021  
DUSTIN L. PIERCE  
DATE  
CERTIFICATE NO. 45503

### AUDITOR'S CERTIFICATE 202105110028

FILED FOR RECORD THIS 11 DAY OF MAY 2021 AT 11:36 A.M.  
IN BOOK 43 OF Survey AT PAGE 206 AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD V. PETTIT  
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-20-00020

PREPARED FOR  
PAT DENEEN  
A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

|                |          |            |
|----------------|----------|------------|
| KITITAS COUNTY |          | WASHINGTON |
| DWN BY         | DATE     | JOB NO.    |
| D.L.P./G.W.    | 05/2021  | 20153      |
| CHKD BY        | SCALE    | SHEET      |
| D.L.P.         | 1" = 40' | 1 OF 2     |

43/206

05/11/2021 11:36:14 AM V: 43 P: 206 202105110028  
\$02.50  
Survey  
Kittitas County Auditor  
DK PROFESSIONAL CONSULTING  
Kittitas County Auditor



# RECORD OF SURVEY

A PORTION OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 12, T. 20 N., R. 14 E., W.M.,  
KITITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - GUARANTEE NO. 72156-47152013:

LOT 3 AND TRACT E, EVERGREEN RIDGE P.U.D.-PARCEL E, DIVISION 2, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 174, 175 AND 176, RECORDS OF SAID COUNTY.

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

### LOT 3A

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3A OF THE EVERGREEN RIDGE P.U.D. - PARCEL E, DIVISION 2 PLAT AS RECORDED JUNE 7, 2017, IN BOOK 12 OF PLATS, PAGES 174 THROUGH 176, UNDER AUDITOR'S FILE NO. 201706070029, RECORDS OF KITITAS COUNTY, WASHINGTON;

AND

A PORTION OF TRACT E OF SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT E;

THENCE SOUTH 34°37'53" EAST ALONG THE EAST BOUNDARY OF SAID TRACT E, 34.43 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 10°52'25", AN ARC LENGTH OF 94.89 FEET BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 08°29'57", AN ARC LENGTH OF 74.17 FEET;

THENCE SOUTH 15°15'31" EAST, 173.18 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 02°56'03", AN ARC LENGTH OF 14.08 FEET;

THENCE NORTH 80°23'01" WEST ALONG THE SOUTH BOUNDARY OF SAID TRACT E, 139.65 FEET;

THENCE NORTH 01°00'25" EAST, 162.01 FEET;

THENCE NORTH 42°53'18" EAST, 88.84 FEET TO THE EAST BOUNDARY OF SAID TRACT E AND THE TRUE POINT OF BEGINNING.

### TRACT E-1

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT E OF THE EVERGREEN RIDGE P.U.D. - PARCEL E, DIVISION 2 PLAT AS RECORDED JUNE 7, 2017, IN BOOK 12 OF PLATS, PAGES 174 THROUGH 176, UNDER AUDITOR'S FILE NO. 201706070029, RECORDS OF KITITAS COUNTY, WASHINGTON;

EXCEPT

THAT PORTION OF SAID TRACT E OF SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT E;

THENCE SOUTH 34°37'53" EAST ALONG THE EAST BOUNDARY OF SAID TRACT E, 34.43 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 10°52'25", AN ARC LENGTH OF 94.89 FEET BEING THE TRUE POINT OF BEGINNING;

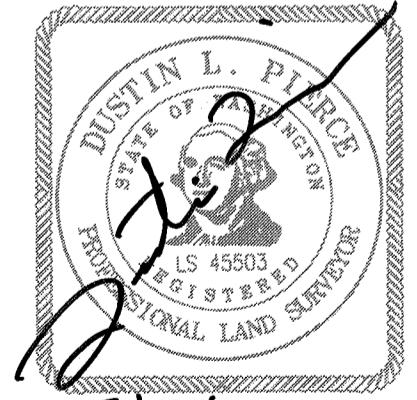
THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 08°29'57", AN ARC LENGTH OF 74.17 FEET;

THENCE SOUTH 15°15'31" EAST, 173.18 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 02°56'03", AN ARC LENGTH OF 14.08 FEET;


THENCE NORTH 80°23'01" WEST ALONG THE SOUTH BOUNDARY OF SAID TRACT E, 139.65 FEET;

THENCE NORTH 01°00'25" EAST, 162.01 FEET;

THENCE NORTH 42°53'18" EAST, 88.84 FEET TO THE EAST BOUNDARY OF SAID TRACT E AND THE TRUE POINT OF BEGINNING.



5/10/2021

AUDITOR'S CERTIFICATE 202105110028  
FILED FOR RECORD THIS 11 DAY OF May 2021 AT 11:26 A.M.  
IN BOOK 43 OF Survey AT PAGE 206 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-20-00020<br>PREPARED FOR<br>PAT DENEEN<br>A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 12,<br>TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. |                 |                  |
| KITITAS COUNTY  | WASHINGTON      |                  |
| DWN BY<br>D.L.P./G.W.   | DATE<br>05/2021 | JOB NO.<br>20153 |
| CHKD BY<br>D.L.P.   | SCALE<br>N/A    | SHEET<br>2 OF 2  |