

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47152013

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: July 23, 2020

RECEIVED
AUG 07 2020
Kittitas County CDS

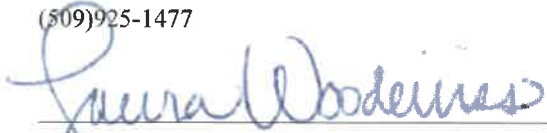
Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477


Authorized Signer

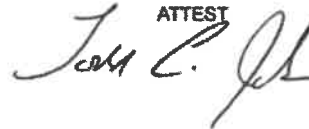
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary



Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-47152013

SUBDIVISION GUARANTEE

Order No.: 392844AM
Guarantee No.: 72156-47152013
Dated: July 23, 2020 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05
Additional Chain Fee: \$450.00
Tax: \$37.35

Your Reference:

Assured: Teanaway Ridge, L.L.C., a Washington Limited Liability Company

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

TRACT A:

Parcels 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 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 Kittitas County, Washington; being a portion of the West Half of the West Half of Section 1, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

TRACT B:

Parcel 1 of that certain Survey as recorded January 10, 2019, in Book 41 of Surveys, pages 228 through 231, under Auditor's File No. 201901100003, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 1 and a portion of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

TRACT C:

Tract FD-2, Tract FD-3, Tract FD-4, Tract FD-5, Lot 7 and Lot 20, Evergreen Ridge P.U.D.-Rockberry Loop Plat in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 30 through 35, records of said County.

TRACT D:

Subdivision Guarantee Policy Number: 72156-47152013

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Tract shown as "Future Phases," Evergreen Ridge P.U.D. Phase 1 - Division 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 47 and 48.

EXCEPT:

- 1) Any portion lying within Evergreen Ridge P.U.D. Phase 1 - Division 2 in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 47 and 48;
- 2) That portion of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., situated in Kittitas 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 Kittitas County under Kittitas 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 as conveyed to Paul J. Allen recorded January 5, 2006 under Auditor's File No. 200601050059.

TRACT E:

Lot 3 and Tract E, EVERGREEN RIDGE P.U.D.-PARCEL E, DIVISION 2, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 174, 175 and 176, records of said County.

TRACT F:

Parcel 1:

Tract A:

That portion of the Southwest Quarter of the Northeast Quarter of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at a point on the East line of the Southwest Quarter of the Northeast Quarter which is 488.5 feet, South 0°01' West of the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section, thence West, for a distance of 508 feet, thence South 26°33' East, 79.32 feet; thence South 18°26' East, 68.20 feet; thence South 16°43' East, 350 feet; thence South 31°21' East, 165 feet, thence South 45°20' East, 142.92 feet, thence South 59°10' East, 190 feet; which is the point of intersection of said connecting line and the East line of the Southwest Quarter of the Northeast Quarter of said Section; thence North 0°01' East, 810 feet to the point of beginning.

Tract B:

Parcel 2B 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 Kittitas County, Washington; being a portion of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington

EXCEPT:

1. That portion of Parcel 2B as conveyed to Kittitas Amenities LLC by deed recorded October 26, 2007 under Auditor's File No. 200710260062.
2. That portion of Parcel 2B as conveyed to the State of Washington by Deed recorded July 1, 2008 under Auditor's File No. 200807010046.
3. That portion of Parcel 2B as conveyed to Ronald Mill Site IV, Inc. by Deed recorded October 16, 2008 under Auditor's File No. 200810160046.
4. EVERGREEN RIDGE P.U.D.-PARCEL E, DIVISION 1, recorded in Book 12 of Plats, pages 142, 143 and 144, records of the County of Kittitas, State of Washington.
5. EVERGREEN RIDGE P.U.D.-PARCEL E, DIVISION 2, recorded in Book 12 of Plats, pages 174, 175 and 176, records of the County of Kittitas, State of Washington.
6. EVERGREEN RIDGE P.U.D. -PARCEL B, DIVISION 1 SHORT PLAT, Kittitas County Short Plat, as recorded March 6, 2018, in Book L of Short Plats, pages 142 through 145, under Auditor's File No. 201803060001, records of Kittitas County, State of Washington; being a portion of the North Half of Section 12, Township 20 North, Range 14 East, W.M.

Parcel 2:

The following lands in Section 12, Township 20 North, Range 14 East, W.M., Kittitas County, Washington:

The North Half of the Northeast Quarter;

EXCEPT that portion of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter and of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter which is described as follows:

A tract of land bounded by a line beginning at the Southwest corner of said Northwest Quarter of the Northeast Quarter and running thence East along the South boundary line of said Quarter of Quarter Section, 832 feet; thence North, 208 feet; thence West, 624 feet; thence North, 208 feet; thence West, 208 feet to the West boundary line of said Quarter of Quarter Section; and thence South along said West boundary line 416 feet to the point of beginning.

AND the Southeast Quarter of the Northeast Quarter;

AND that portion of the East Half of the Southeast Quarter of said Section 12, which is bounded by a line which is described as follows:

Beginning at the Northeast corner of said East Half of the Southeast Quarter at which point is the true point of beginning; thence South $0^{\circ}13'41''$ West along the East boundary of said East Half of the Southeast Quarter, 594.44 feet; thence North $26^{\circ}12'49''$ West, 175.68 feet; thence North $32^{\circ}49'29''$ West, 189.26 feet; thence South $33^{\circ}57'51''$ West, 193.70 feet; thence South $43^{\circ}11'34''$ West, 16.82 feet; thence North $64^{\circ}49'09''$ West, 695 feet; thence South $44^{\circ}10'53''$ West, 353.86 feet; thence North $67^{\circ}16'12''$ West, 174.03 feet to a point on the West line of said East Half of the Southeast Quarter; thence North $0^{\circ}02'07''$ East, 349.23 feet to the Northwest corner of said East Half of the Southeast Quarter; thence South $89^{\circ}40'12''$ East, 1,338.17 feet to the true point of beginning.

Title to said real property is vested in:

Teaway Ridge LLC, a Washington Limited Liability Company as to TRACT A, Parcels 1 and 3 through 21, TRACT B, TRACT C, Tract FD-2 and Tract FD-3 and Lot 20, TRACT D, TRACT F, Parcel 1, Tract B and TRACT F, Parcel 2;

Ronald Mill Site I, Inc., a Washington Corporation as to TRACT A, Parcels 22 and 23;

D.K. Professional Consultants, Inc., a Washington Corporation as to TRACT C, Tract FD-4 and Tract FD-5 and Lot 7 and TRACT E, Tract E;

Joshua A. Taylor and Jamie M. Taylor, husband and wife as to TRACT E, Lot 3;

Ronald Mill Site IV, Inc., a Washington Corporation as to TRACT F, Parcel 1, Tract A

END OF SCHEDULE A

(SCHEDULE B)

Order No: 392844AM
Policy No: 72156-47152013

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2020
Tax Type: County
Total Annual Tax: \$55.83
Tax ID #: 171934
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.92
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$27.91
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 1



Kittitas County CDS

7. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$474.36
Tax ID #: 950570
Taxing Entity: Kittitas County Treasurer
First Installment: \$237.18
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$237.18
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 3
8. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$365.30
Tax ID #: 950761
Taxing Entity: Kittitas County Treasurer
First Installment: \$182.65
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$182.65
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 4
9. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$365.30
Tax ID #: 950762
Taxing Entity: Kittitas County Treasurer
First Installment: \$182.65
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$182.65
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 5
10. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$365.30
Tax ID #: 950581
Taxing Entity: Kittitas County Treasurer
First Installment: \$182.65
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$182.65
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 6

11. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$365.30
Tax ID #: 950582
Taxing Entity: Kittitas County Treasurer
First Installment: \$182.65
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$182.65
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 7
12. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$438.00
Tax ID #: 950583
Taxing Entity: Kittitas County Treasurer
First Installment: \$219.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$219.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 8
13. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$474.36
Tax ID #: 950584
Taxing Entity: Kittitas County Treasurer
First Installment: \$237.18
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$237.18
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 9
14. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$438.00
Tax ID #: 950585
Taxing Entity: Kittitas County Treasurer
First Installment: \$219.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$219.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 10

15. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$401.65
Tax ID #: 950586
Taxing Entity: Kittitas County Treasurer
First Installment: \$200.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$200.82
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 11
16. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$401.65
Tax ID #: 950587
Taxing Entity: Kittitas County Treasurer
First Installment: \$200.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$200.82
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 12
17. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$438.00
Tax ID #: 950588
Taxing Entity: Kittitas County Treasurer
First Installment: \$219.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$219.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 13
18. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$474.36
Tax ID #: 950589
Taxing Entity: Kittitas County Treasurer
First Installment: \$237.18
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$237.18
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 14

19. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$401.65
Tax ID #: 950590
Taxing Entity: Kittitas County Treasurer
First Installment: \$200.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$200.82
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 15
20. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$438.00
Tax ID #: 950591
Taxing Entity: Kittitas County Treasurer
First Installment: \$219.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$219.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 16
21. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$401.65
Tax ID #: 950592
Taxing Entity: Kittitas County Treasurer
First Installment: \$200.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$200.82
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 17
22. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$547.06
Tax ID #: 950593
Taxing Entity: Kittitas County Treasurer
First Installment: \$273.53
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$273.53
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 18

23. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$547.06
Tax ID #: 950594
Taxing Entity: Kittitas County Treasurer
First Installment: \$273.53
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$273.53
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 19
24. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$401.65
Tax ID #: 950595
Taxing Entity: Kittitas County Treasurer
First Installment: \$200.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$200.82
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 20
25. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$401.65
Tax ID #: 950596
Taxing Entity: Kittitas County Treasurer
First Installment: \$200.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$200.82
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 21
26. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$401.65
Tax ID #: 950597
Taxing Entity: Kittitas County Treasurer
First Installment: \$200.83
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$200.82
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 22

27. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$510.71
Tax ID #: 950598
Taxing Entity: Kittitas County Treasurer
First Installment: \$255.36
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$255.35
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A, Parcel 23
28. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$62.30
Tax ID #: 12065
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.15
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$31.15
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract B
29. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$2,019.79
Tax ID #: 960954
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,009.90
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$1,009.89
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract C, Tract FD-2
30. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$1,329.39
Tax ID #: 960955
Taxing Entity: Kittitas County Treasurer
First Installment: \$664.70
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$664.69
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract C, Tract FD-3

31. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$259.10
Tax ID #: 960956
Taxing Entity: Kittitas County Treasurer
First Installment: \$129.55
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$129.55
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract C, Tract FD-4
32. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$1,077.77
Tax ID #: 960957
Taxing Entity: Kittitas County Treasurer
First Installment: \$538.89
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$538.88
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract C, Tract FD-5
33. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$789.32
Tax ID #: 960939
Taxing Entity: Kittitas County Treasurer
First Installment: \$394.66
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$394.66
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract C, Lot 7
34. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$828.73
Tax ID #: 960952
Taxing Entity: Kittitas County Treasurer
First Installment: \$414.37
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$414.36
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract C, Lot 20

35. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$583.34
Tax ID #: 20202
Taxing Entity: Kittitas County Treasurer
First Installment: \$291.67
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$291.67
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract D
36. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$1,380.31
Tax ID #: 960145
Taxing Entity: Kittitas County Treasurer
First Installment: \$690.16
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$690.15
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract E, Tract E
37. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$3,380.03
Tax ID #: 960140
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,690.02
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$1,690.01
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract E, Lot 3
38. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$62.67
Tax ID #: 582534
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.34
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$31.33
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract F, portion of Parcel 2

39. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$4,138.53
Tax ID #: 662534
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,069.27
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$2,069.26
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract F, Parcel 1
40. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$56.43
Tax ID #: 572534
Taxing Entity: Kittitas County Treasurer
First Installment: \$28.22
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$28.21
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract F, portion of Parcel 2
41. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$53.16
Tax ID #: 682534
Taxing Entity: Kittitas County Treasurer
First Installment: \$26.58
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$26.58
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract F, portion of Parcel 2
42. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$41.76
Tax ID #: 842534
Taxing Entity: Kittitas County Treasurer
First Installment: \$41.76
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract F, portion of Parcel 2

43. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

Affects: Tract A, Parcel 1, Tract B and Tract F, Parcel 2

44. Liens, levies and assessments of the Mountain Ridge Resort Communities Owner's Association as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040..
45. Liens, levies and assessments of the Roslyn Ridge Activity Center as shown in Roslyn Ridge Activity Center Agreement recorded under Auditor's File No. 200706010052.
46. Water connection/hook-up fee as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040.
47. Possible sewer connection fee as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040.
48. Liens, levies and assessments of the The Village at Roslyn Ridge Condominium Association.
49. The provisions contained in Instrument,
Recorded: September 17, 1906,
Instrument No.: 16604.
As follows: "The grantors hereby grant to the grantee its successors and assigns, the right and power of making and maintaining such air shafts and drains as may be necessary to the working and mining of said coal deposits. The said grantee agrees to make reasonable compensation for damages done to the house and barn of said grantors by the said air shafts, and agrees to maintain said air shafts and drains in proper condition. Access to said air shafts and drains is granted to said grantee its successors, and assigns and agents provided it shall not be made a traveling way. The grantors expressly waive all claims to lateral, adjacent, and subjacent support and agree not to hold the grantee, its successors or assigns liable for any injury to the surface or buildings arising from any depression or subsidence of the surface due to the use of the underlying soil for mining purposes. The grantors agree to maintain necessary drains and to use the surface so as not to interfere with or injure the grantees or its successors' mines, shafts, or tunnels."
50. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Busy Bee Mining and Development Company.
Recorded: September 24, 1908
Book: 18, Page 102
Instrument No.: 22056
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
51. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Roslyn Fuel Company.
Dated: December 16, 1916
Book: 31 of Deeds, Page 132
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

52. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from The Roslyn Fuel Company.
Recorded: December 22, 1927
Book: 46 of Deeds, Page 94
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
53. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: County of Kittitas, State of Washington
Purpose: Right of way
Dated: May 6, 1931
Book 49 of Deeds, Page 382
54. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Winston Bros. Co.
Purpose: Easement with rights to drive trucks, maintain electric transmission lines and generally to occupy the surface of the described premises
Recorded: January 16, 1933
Instrument No.: 111285
Volume 52 of Deeds, Page 518
Affects: The West Half of said Section 12 and other land
55. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.
Recorded: August 15, 1941
Instrument No.: 163358
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
56. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Northern Pacific Railway Company, a Wisconsin corporation
Recorded: May 23, 1962
Instrument No.: 297039
Book: 110, Page: 150

By instrument recorded June 21, 2001 under Auditor's File No. 200106210052, a partial assignment of the above easement rights were conveyed to Cle Elum Sapphire Skies, LLC, as Nominee, along and across an existing roadway located in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of said Section 12.
57. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: A. Whitner Allen and Marian R. Allen, his wife
Purpose: Pipeline for water
Recorded: June 25, 1964
Instrument No.: 313648
Volume 115, Page 597
Affects: A portion of the Northwest Quarter of the Northwest Quarter of said Section 12 and other land

58. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Robert H. Mason and Greta Mason, his wife; A. Whitner Allen and Marian R. Allen, his wife; Milton C. Young and Violette M. Young, his wife; Orval C. Scott and Geraldine Scott, his wife; Ray E. Cottet and Jean M. Cottet, his wife; Anthony G. Sandona and Loretta M. Sandona, his wife; and Walter F. Miller and Laurita B. Miller, his wife
Purpose: Ingress and egress of an access road
Recorded: April 2, 1965
Instrument No.: 319989
Volume 118, Page 269
Affects: A strip of land 30 feet in width in the Northwest Quarter of the Northwest Quarter of said Section 12, having a total length of 1697.90 feet.
59. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Orval C. Scott and Geraldine Scott, his wife; Delbert H. Swap and Marion L. Swap, his wife; and Albert Galanti and Leah A. Galanti, his wife
Purpose: Ingress and egress of an access road
Recorded: August 19, 1966
Instrument No.: 332170
Volume 123, Page 50
Affects: A strip of land 30 feet in width in the Northwest Quarter of the Northwest Quarter of said Section 12, having a total length of 1,245.95 feet
60. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Ly-Col Veneer, Inc., a corporation
Purpose: The right to use two lateral connections to a pipeline for domestic water
Recorded: August 1, 1967
Instrument No.: 340605
Affects: A portion of said premises in Section 12, Township 20 North, Range 14 East, W.M.
61. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Northern Pacific Railway Company
Recorded: September 19, 1968
Instrument No.: 349958

Said easement contains a reverter clause
62. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Orval C. Scott and Geraldine Scott, husband and wife, and Clarence Anderson, a single person
Purpose: Access road
Recorded: October 16, 1968
Instrument No.: 350491
Volume 131, Page 21
Affects: A strip of land 30 feet in width from State Highway No. 903 across the Northwest Quarter of said Section 12.

63. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Sunny Lands Development Corporation
Purpose: Water main pipeline
Recorded: May 10, 1971
Instrument No.: 367514
Affects: A portion of the Northeast Quarter of the Southeast Quarter of said Section 12
64. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Sunny Lands Development Corporation
Purpose: Water main pipeline
Recorded: May 10, 1971
Instrument No.: 367515
Affects: That portion of said premises in the Southwest Quarter of the Northwest Quarter.
- Assignment of Sunny Lands Development Corporation's interest to Pineloch Sun Beach Club, Inc., by instrument recorded under Auditor's File No. 374523.
- Agreement to Realign a Water Line Easement recorded June 20, 2019, under Auditor's File No. 201906200023.
65. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Sunny Lands Development Company, a Washington corporation
Purpose: Constructing, installing, repairing, maintaining and operating a water pipe line and all necessary connections and appurtenances thereto and includes the rights of ingress and egress for the purpose of enjoying said easement
Recorded: May 10, 1971
Instrument No.: 367516
Volume 20, Page 261
Affects: A strip of land 10 feet in width affecting that portion of said premises in the Northwest Quarter of the Northwest Quarter
66. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Sunny Lands Development Corporation, a Washington corporation
Purpose: Water Main pipeline
Recorded: May 10, 1971
Instrument No.: 367517
Volume 20, Page 264
Affects: A strip of land 10 feet in width which lies 5 feet on either side of the centerline as described in said instrument
67. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Robert H. Mason and Greta Mason, his wife
Purpose: Pipeline for water
Recorded: October 18, 1972
Instrument No.: 378668
Volume 34, Page 293
Affects: A portion of the Northwest Quarter of the Northwest Quarter of said Section

68. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Robert C. Leander and Betty H. Leander, his wife, and their heirs, successors and assigns
Recorded: November 3, 1972
Instrument No.: 378919
Book: 34, Page: 648
69. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted to: Delbert Harold Swap and marion Lenore Swap, his wife, and Albert Galanti and Leah Annette Galanti, his wife
Purpose: Ingress and egress
Recorded: December 12, 1972
Instrument no.: 379565
Volume 35, page 600
Affects: A strip of land 30 feet in width in the northwest quarter of the northwest quarter of said section 12, having a total length of 1697.90 feet.
70. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Roslyn Cascade Coal Company, a Washington corporation.
Recorded: May 13, 1974
Instrument No.: 389655
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
71. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from George H Bartell, Jr., as his sole and separate estate.
Recorded: May 13, 1974
Instrument No.: 389657
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
72. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Orval C. Scott and Geraldine Scott, his wife
Purpose: Access road
Recorded: October 20, 1975
Instrument No.: 400601
Volume 65, Page 568
Affects: A strip of land 30 feet in width in the Northwest Quarter of the Northwest Quarter of said Section 12, having a total length of 1,697.90 feet.
73. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Boise Cascade Corporation
Purpose: Road right of ways
Recorded: December 14, 1978
Instrument No.: 428670
Affects: A strip of land 60 feet in width or wider as may be necessary to accommodate needed cuts and fills over and across a portion of said Section 1.
- Under supplemental to easement recorded November 30, 1984, under Auditor's File No. 484476, the interest of Burlington Northern Railroad Company in said easement was assigned to Plum Creek Timber Company, Inc.
74. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Roslyn Telephone Company, a Washington corporation
Purpose: To construct, reconstruct, operate and maintain a telephone line or system
- Subdivision Guarantee Policy Number: 72156-47152013

Recorded: July 2, 1981
Instrument No.: 453292, 453293, 453294, 453295
Volume 150, Pages 642 through 645
Affects: The roads within the Northwest Quarter of said Section 12 "more commonly known as the Oddson Development

75. Easement Exchange Agreement, including the terms and provisions thereof,
Recorded: August 9, 1984
Instrument No.: 481279
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation, and the United States National Bank of Oregon
Volume 209, page 379
Affects: Portion of the Northwest Quarter of said Section 12
76. Easement Exchange Agreement and the terms and conditions contained therein
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation, and the United States National Bank of Oregon
Recorded: August 9, 1984
Volume 209, Page: 379
Instrument No.: 481279
77. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).
Recorded: June 30, 1989
Instrument No.: 521473
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
78. Agreement and the terms and conditions contained therein
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware corporation, as reserved oil and gas owner.
Recorded: May 31, 1991
Instrument No.: 539737
79. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Puget Sound Power & Light Company, a Washington corporation
Recorded: September 14, 1994
Instrument No.: 574976
Book: 358, Page: 1261
80. Partial waiver of surface use rights.
Recorded : April 8, 1996
Auditor's File No.: 199604080028
Executed by: Meridian Oil, Inc.

81. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Pineloch Sun Beach Club, Inc
Purpose: A water pipeline
Recorded: September 27, 1999
Instrument No.: 199909270010 and 199909270011
Affects: A strip of land 10 feet in width along Double "O" Road
82. Agreement and the terms and conditions contained therein
Between: Boise Cascade Corporation
And: U.S. Timberlands Yakima L.L.C
Purpose: Assignment and Assumption Agreement
Recorded: October 4, 1999
Instrument No.: 199910040043
83. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timber Company, L.P., its successors and assigns
Purpose: Ingress, egress and utilities
Recorded: December 30, 1999
Instrument No.: 199912300037
Affects: A strip of land sixty feet in width over an existing road
- Said instrument further provides in part as follows:
"Said easement may be relocated and developed at Grantee's expense with the approval of Grantor, which shall not be unreasonably withheld."
Assignment of Easement rights recorded under Auditor's File No. 201412180026
84. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timberland, L.P., a Delaware limited partnership, successor by merger to Plum Creek Timber Company, L.P., and its successors
Recorded: December 27, 2000
Instrument No.: 200012270001
85. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Hamberlin Short Plat,
Recorded: May 22, 2001
Book: F of Short Plats Pages: 158 and 159
Instrument No.: 200105220008
Matters shown:
a) Utility easement designated as Parcel B
b) Encroachment of existing fence lines into that portion of said premises designated as Parcel B
c) Power pole easement within and outside the East boundary of said Parcel B
d) Notes contained thereon
86. Declaration of Covenant, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: June 9, 2004
Instrument No.: 200406090015
Affects: That portion of said premises in the South Half of the Northwest Quarter

87. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: September 1, 2004
Instrument No.: 200409010047

88. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: September 28, 2004
Instrument No.: 200409280063

Modification(s) of said covenants, conditions and restrictions
Recorded: September 30, 2005
Instrument No.: 200509300132

Further modifications of said covenants, conditions and restrictions
Recorded: June 26, 2008
Instrument No.: 200806260017

Said Declaration was extended to the subject property by document 201808070022.

Further modifications of said covenants, conditions and restrictions
Recorded: August 7, 2018
Instrument No.: 201808070022

Said agreement was extended to include the subject property by document recorded October 21, 2016 under Auditor's File No. 201610210033 and by document recorded August 31, 2017, under Auditor's File No. 201708310045.

89. Access and Utilities Easement Agreement and the terms and conditions contained therein
Between: Teanaware Ridge LLC, Ronald Mill Site IV Inc., R&R Heights Company, Inc. and Cle Elum Resources Company, LLC
Recorded: October 29, 2004
Instrument No.: 200410290131

90. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. Phase 1 - Division 1
Recorded: September 7, 2004
Instrument No.: 200409070067
Matters shown:
a) Notes contained thereon

91. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: November 19, 2004
Instrument No.: 200411190054

92. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 30, 2004
Instrument No.: 200412300040
93. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 30, 2004
Instrument No.: 200412300041
94. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 19, 2006
Book: 32 Pages: 134 through 137
Instrument No.: 200604170033
Matters shown:
a) Shaded area designated as "Disputed Ownership"
b) Notes contained thereon
95. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Executed By: Teanaway Ridge LLC, a Washington limited liability company
Recorded: June 2, 2006
Instrument No.: 200606020052
96. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation, its successors and assigns
Recorded: June 19, 2006
Instrument No.: 200606190058
97. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: SSHI LLC, a Delaware limited liability company, dba D.R. Horton
Recorded: May 16, 2007
Instrument No.: 200705160006
98. Roslyn Ridge Activity Center Agreement, and the terms and conditions contained therein
Between: Roslyn Ridge Activity Center, Inc., a Washington corporation
And: Evergreen Valley LLC
Recorded: June 1, 2007
Instrument No.: 200706010052

Said Agreement was extended to the subject property by document 201808070022.
99. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: May 20, 2008
Instrument No.: 200805200038

100. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: June 26, 2008
Instrument No.: 200806260017
- Said agreement was extended to include the subject property by document recorded October 21, 2016, under Auditor's File No. 201610210033 and by document recorded August 31, 2017, under Auditor's File No. 201708310045.
101. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: SSHI LLC, a Delaware limited liability company
Recorded: December 12, 2008
Instrument No.: 200812120035
102. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: DeAnn Reeves, an unmarried individual
Purpose: Ingress and egress
Recorded: May 13, 2010
Instrument No.: 201005130006
Affects: A portion of said premises
103. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Allen and Gayla Barton, husband and wife
Purpose: Ingress and egress
Recorded: June 22, 2010
Instrument No.: 201006220030
Affects: A portion of said premises
104. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kirk Keppler and Joni Keppler
Recorded: February 17, 2016
Instrument No.: 201602170003
Affects: A portion of said premises
105. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Parcel E, Division 1 Plat,
Recorded: June 7, 2016
Book: 12 of Plats Pages: 142 through 143
Instrument No.: 201606070019
Matters shown:
a) 60' Easement "S"
b) Note 1 which states: A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.
c) 30' Easement "R"
d) All other notes contained thereon
e) Temporary cul-de-sac
f) Old mining concrete counter weight
106. Easements, reservations, notes and/or dedications as shown on the official plat of Evergreen Ridge P.U.D. - Parcel E, Division 1.
107. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity
Recorded: August 18, 2016
Instrument No.: 201608180029

108. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Parcel E, Division 2,
Recorded: June 7, 2017
Book: 12 of Plats, Pages: 174 through 176
Instrument No.: 201706070029
Matters shown:
a) Easement "U" and Easement "T"
b) Easement provision contained thereon
c) Notes contained thereon
109. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Parcel B, Division 2,
Recorded: May 15, 2018
Book: 12 of Plats Pages: 224 through 227
Instrument No.: 201805150019
Matters shown:
a) Easement provision
b) Notes contained thereon
110. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Parcel A, Division 1,
Recorded: August 7, 2018
Book: 12 of Plats, Pages: 242 through 246
Instrument No.: 201808070013
Matters shown:
a) 40' Rockberry Loop
b) Easement provisions
c) Notes contained thereon
111. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Utility systems
Recorded: August 20, 2018
Instrument No.: 201808200058
112. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$200,000.00
Dated: November 8, 2018
Trustor/Grantor: Joshua A. Taylor and Jamie M. Taylor, husband and wife
Trustee: First American Title Insurance Company
Beneficiary: Bank of America, N.A.
Recorded: November 19, 2018
Instrument No.: 201811190040
Affects: Tract E, Lot 3

113. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: January 10, 2019
Book: 41 of Surveys, Pages: 228 through 231
Instrument No.: 201901100003
Matters shown:
a) 55' radius cul-de-sac
b) Notes contained thereon
114. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Rockberry Loop Plat,
Recorded: May 21, 2019
Book: 13 of Plats Pages: 30 through 35
Instrument No.: 201905210015
Matters shown:
a) 40' access & utility Easement "W" herein dedicated
b) 40' access & utility Easement "R" herein dedicated
c) 8 foot trail Easement "S" herein dedicated
d) 20' access & utility Easement "T" herein dedicated
e) 8 foot trail Easement "U" herein dedicated
f) Easement provision contained thereon
g) Notes contained thereon
115. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$248,100.00
Trustor/Grantor: Jamie M Taylor, Joshua A Taylor
Trustee: First American Title Insurance Company
Beneficiary: Bank of America, NA
Dated: November 5, 2019
Recorded: January 23, 2020
Instrument No.: 202001230039
Affects: Tract E, Lot 3
- This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.
116. Effect, if any, of a Survey,
Recorded: April 10, 2020
Book 42 of Surveys, Pages 201 and 202
Instrument No.: 202004100036
117. Any interest of person(s) shown below whose possible interest is disclosed by reason of their being shown as assessed owner(s) of said land on the county tax rolls.
Name: Boulder Creek Development Company, Inc.
Affects: Tract D

END OF EXCEPTIONS

Notes:

- a. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Prcls1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23, Book 32 of Surveys, pgs 134 - 137, being a ptn of the W Half of the W Half of Section 1, Twn 20N, Rng 14E, W.M. and prcl 1, Book 41 of Surveys, pgs 228 - 231, being a ptn of the SW Quarter of Section 1 and a ptn of the NW Quarter of Section 12, Twn 20N, Rng 14E, W.M. and Tract FD-2, Tract FD-3, Tract FD-4, Tract FD-5, Lot 7 and Lot 20, Evergreen Ridge P.U.D.-Rockberry Loop Plat , Book 13 of Plats, pgs 30 – 35, and ptn "Future Phases," Evergreen Ridge P.U.D. Phase 1 - Division 1, , Book 9 of Plats, pgs 47 - 48. and Lot 3 and Tract E, EVERGREEN RIDGE P.U.D.-PARCEL E, DIVISION 2, Book 12 of Plats, pgs 174, 175 and 176, and ptn of the SW Quarter of the NE Quarter of Section 12, Twn 20N, Rng 14E, W.M. and prcl 2B, 32 of Surveys, pgs 134 - 137, being a ptn of Section 12, Twn 20N, Rng14 E, W.M., and ptn N Half of the NE Quarter, the SE Quarter of the NE Quarter, and ptn of the E Half of the SE Quarter, Section 12, Twn 20 N, Rng 14 E, W.M.
- b. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

OWNER:
TRANWAY RIDGE LLC
 1890 NISSON SIDING ROAD
 CLE ELUM, WA 98922
 (509) 260-0482

ACREAGE: 11.24
21 LOTS & 1 TRACT
TAX PARCEL NUMBER:
 29-34-12000-0001
21.23 ACRES

EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION 1

LOCATED IN THE NW1/4 SECTION 12, T.20N, R.14E, W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

P-01-01

VICINITY MAP
NTS

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 24 DAY OF SEPTEMBER 2004

KITTITAS COUNTY DEPARTMENT OF HEALTH SERVICES
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PHASE 1 DIV. 1 PLAN HAS BEEN EXAMINED BY ME AND FIND THAT THE SEWERAGE AND WATER SYSTEM DESIGN SHOWS GOOD MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS 24 DAY OF AUGUST, A.D. 2004

KITTITAS COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PHASE 1 DIV. 1 PLAN HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS 24 DAY OF SEPTEMBER, A.D. 2004

KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PHASE 1 DIV. 1 PLAN HAS BEEN EXAMINED BY ME AND FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
 PARCEL NO. 29-34-12000-0001
 DATED THIS 24 DAY OF SEPTEMBER, A.D. 2004

KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PHASE 1 DIV. 1 PLAN HAS BEEN EXAMINED BY ME AND FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
 PARCEL NO. 29-34-12000-0001
 DATED THIS 24 DAY OF SEPTEMBER, A.D. 2004

KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 24 DAY OF SEPTEMBER 2004

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

BY: David P. Nelson
 CHAIRMAN

BY: David P. Nelson
 CLERK OF THE BOARD

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

60' RD TRACT
 2.42 AC.

SEE DETAIL
 OR PAGE 2

LEGEND

- Center of Section
- Corner Corner Common to this Easement
- Set Property Corners
- Property Boundary Line

Corner	North	East	South	West
C1	229.74	88.20	88.20	229.74
C2	130.38	88.20	88.20	130.38
C3	229.74	88.20	88.20	229.74
C4	229.74	88.20	88.20	229.74
C5	229.74	88.20	88.20	229.74
C6	229.74	88.20	88.20	229.74
C7	229.74	88.20	88.20	229.74
C8	229.74	88.20	88.20	229.74
C9	229.74	88.20	88.20	229.74
C10	229.74	88.20	88.20	229.74
C11	229.74	88.20	88.20	229.74
C12	229.74	88.20	88.20	229.74

GRAPHIC SCALE
 (IN FEET)
 1 Inch = 100 Ft.

EASTSIDE CONSULTANTS, INC.
 854 PENNINGTON AVE.
 P.O. BOX 10000, WASHINGTON 98922
 PHONE: (509) 875-7400
 FAX: 974-7418

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

OWN BY: G. WEISER DATE: 08/20/04 JOB NO.: 04514

DRAWN BY: D. NELSON SCALE: 1"=100' SHEET: 1 OF 2

RECORDER'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act of the State of Washington.

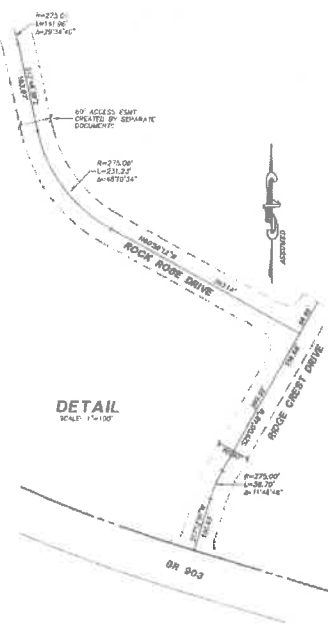
DAVID P. NELSON
 Surveyor
 Certificate No. 18032

EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION I

LOCATED IN THE NW1/4 SECTION 12, T.20N. R.14E, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

LEGEND

THAT PORTION OF PLATS 3 & 4 INCORPORATED AND/OR RECORDED ON THAT CERTAIN SURVEY AS INCORPORATED BY BOOK 18 OF SUPERIOR PLATS AND BOOKS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



- SURVEY NOTES**
1. INSTRUMENTS BEING A SURVEY INSTRUMENT SECOND TOTAL STATION WITH REFERENCE TO THE SURVEY ACCURACY STANDARDS AS SET FORTH BY THE C.S. 1983.
 2. THE FOLLOWING BEING A SURVEY INSTRUMENT WITH REFERENCE TO THE SURVEY ACCURACY STANDARDS AS SET FORTH BY THE C.S. 1983.
 3. THE SURVEY WAS MADE BY THE SURVEYOR AT THE TIME OF THE SURVEY AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
 4. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.
 5. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.
 6. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.
 7. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.
 8. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.
 9. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.
 10. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.
 11. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.
 12. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.
 13. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.
 14. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE TITLE AND THE ACCURACY OF THE SURVEY AND HAS FOUND IT TO BE CORRECT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, STANBURY ROAD LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE OWNERS IN FEE SHARE OF THE HEREBY DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SURVEYOR AND PLAT AS HEREIN RECORDED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 31 DAY OF AUGUST, A.D. 2004.

NAME: Stanbury Road LLC TITLE: Manager

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF KITITAS

On this 31 day of August, 2004, before me, the undersigned a Notary Public, in and for the State of Washington, did appear Stanbury Road LLC, a limited liability company, and Stanbury Road LLC, its authorized representative, and acknowledged to me that they executed the foregoing instrument, and acknowledged the facts hereunto set forth to be true and correct.

Witness my hand and seal of my office this 31 day of August, 2004.

Stanbury Road LLC
Notary Public, State of Washington



NOTE:
THE ENGINEER'S DUTIES 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
1-800-853-4344



RECORNER'S CERTIFICATE

FILED FOR RECORD THIS 2 DAY OF AUGUST 2004 AT THE OFFICE OF THE COUNTY CLERK OF KITITAS COUNTY, WASHINGTON, AT THE REQUEST OF DAVID P. NELSON, SURVEYOR.

DAVID P. NELSON
COUNTY CLERK

CERTIFICATE NO. 18092

EARTHTECH CONSULTANTS, INC.
REGISTERED SURVEYORS 214 PHOENIXVILLE AVE
PO BOX 10000
PACIFIC, WASHINGTON 98043
PHONE: (360) 874-7433
FAX: (360) 874-7418

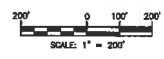
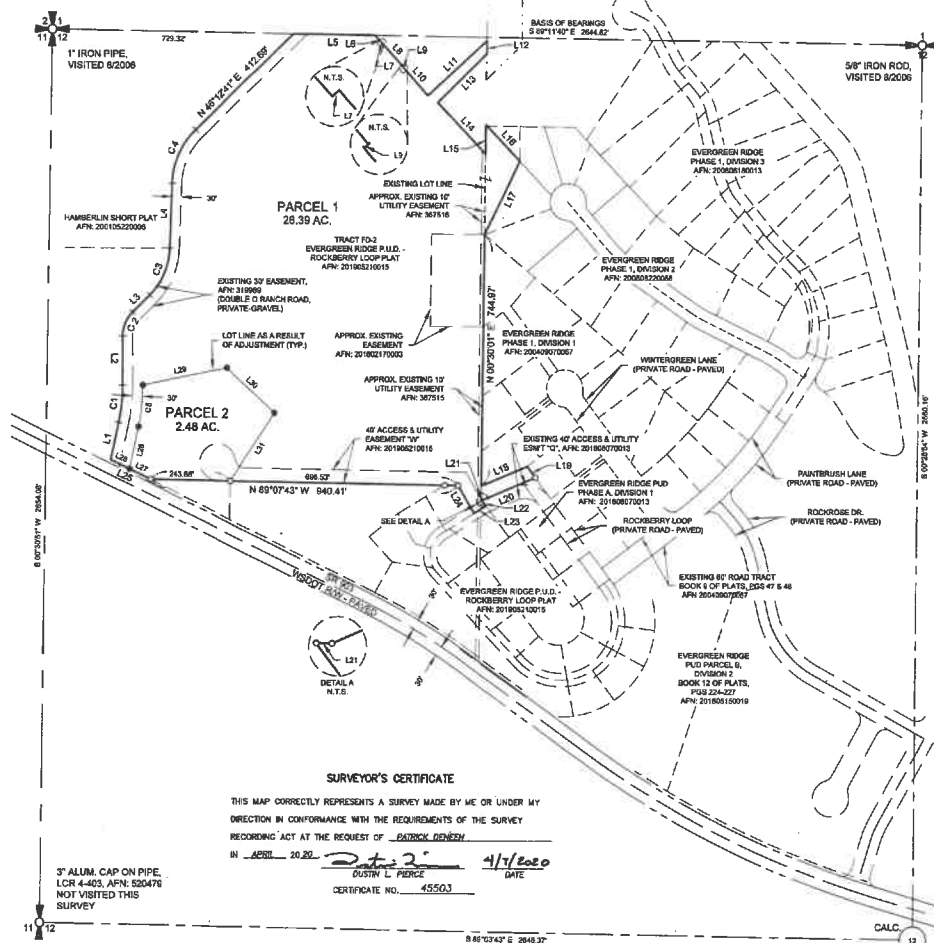
EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION I
LOCATED IN THE NW 1/4 SECTION 12, T. 20N. R. 14E, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

OWN BY: DAVID P. NELSON DATE: 08/04 SHEET NO.: 1
DRAWN BY: D. NELSON SCALE: 1"=100' SHEET: 2 OF 2

4/2/20

04/19/2020 02:47:48 PM V: 62 P: 201 202004100010
KITITIS COUNTY

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



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION
- FOUND 5/8" IRON ROD & CAP, L.S. 45803
- SET 5/8" IRON ROD & CAP, L.S. 45803
- RECORD INFORMATION
- AFN AUDITOR'S FILE NUMBER



AUDITOR'S CERTIFICATE 202004100010
 FILED FOR RECORD THIS 10th DAY OF April 2020 AT 2:47 P.M.
 IN BOOK 42 OF 2020 AT PAGE 201 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, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250
 Eastern Washington Division
 407 Swinholzer Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433

BOUNDARY LINE ADJUSTMENT BL-19-00017

PREPARED FOR
 PATRICK DEENEEN
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

DWN BY	DATE	JOB NO.
D.L.P./G.W.	03/2020	16078
CHRD BY	SCALE	SHEET
D.L.P.	1" = 200'	1 OF 2

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 PATRICK DEENEEN
 IN APRIL 2020 Dustin L. Pierce 4/7/2020
 SURVEYOR'S NAME DATE
DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

3" ALLUM. CAP ON PIPE,
 LCR 4-403, APN: 820476
 NOT VISITED THIS
 SURVEY

4-2-2022
 04/19/2020 02:47:18 PM V: 42 P: 262 2000410003B
 Page 1 of 2
 DISTRICT CLERK
 KITTITAS COUNTY, WASHINGTON

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

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION NO. BL-19-00017.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE 87, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 33-136-060.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 13 OF PLATS, PAGES 30-34, APR. 25 1890/01015
 - BOOK 8 OF PLATS, PAGES 47-48, APR. 2004/00707
 - BOOK 10 OF PLATS, PAGES 184-185, APR. 2008/0120013
 - BOOK 12 OF PLATS, PAGES 224-227, APR. 2018/0120013
 - BOOK 12 OF PLATS, PAGES 242-246, APR. 2018/0070012
 - BOOK 32 OF SURVEYS, PAGES 124 THRU 127, APR. 2008/0170023
 - BOOK 1 OF SHORT PLATS, PAGES 142 THRU 146, APR. 2010/0000001

AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

- THE BASIS OF BEARINGS IS PER THE FOUND MONUMENTS ALONG THE NORTH BOUNDARY LINE OF THE NW 1/4 OF SECTION 12, AS NOTED HEREON.

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE CO. -
SUBPARCEL NO. 71196-05914430

PARCEL 1
 TRACT PD-2, EVERGREEN RIDGE P.U.D.-ROCKBERRY LOOP PLAT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 30 THROUGH 33, RECORDS OF SAID COUNTY.

PARCEL 2
 TRACT SHOWN AS "FUTURE PHASES", EVERGREEN RIDGE P.U.D. PHASE 1, DIVISION 1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 47 AND 48.

EXCEPT:
 1) ANY PORTION LYING WITHIN EVERGREEN RIDGE P.U.D. PHASE 1, DIVISION 2 IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 47 AND 48.

2) THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., SITUATED IN KITTITAS 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 4:52 P.M. IN VOLUME 29 OF SURVEYS ON PAGE 48 RECORDS OF KITTITAS COUNTY UNDER KITTITAS COUNTY AUDITOR'S NUMBER 200308100073; THENCE SOUTH 89°14' EAST 294.86 FEET TO A CHANSE ALUMINUM SURVEY CAP THE TRUE POINT OF BEGINNING; THENCE SOUTH 4°48'1" WEST 294.86 FEET TO A CHANSE ALUMINUM SURVEY CAP; THENCE NORTH 42°52' WEST 292.77 FEET; THENCE NORTH 47°7' EAST 202.22 FEET TO THE TRUE POINT OF BEGINNING AS CONVEYED TO PAUL J. ALLEN RECORDED JANUARY 5, 2008 UNDER AUDITOR'S FILE NO. 20080105008.

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

PARCEL 1
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 TRACT PD-2, EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS RECORDED IN BOOK 13 OF PLATS, PAGES 30 THROUGH 33, UNDER AUDITOR'S FILE NUMBER 20105210015, RECORDS OF SAID COUNTY.
 EXCEPT THAT PORTION OF SAID TRACT PD-2 WHICH IS BOUNDARY BY A LINE DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT PD-2;
 THENCE SOUTH 84°10'04" EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT PD-2, 61.67 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE NORTH 11°42'00" EAST, 128.33 FEET;
 THENCE NORTH-EASTERLY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590.58 FEET, THROUGH A CENTRAL ANGLE OF 11°59'46", AN ARC LENGTH OF 123.67 FEET;
 THENCE NORTH 78°23'37" EAST, 251.52 FEET;
 THENCE SOUTH 47°28'22" EAST, 156.35 FEET;
 THENCE SOUTH 33°07'24" WEST, 241.85 FEET TO THE SOUTH BOUNDARY LINE OF SAID TRACT PD-2;
 THENCE NORTH 69°07'43" WEST ALONG SAID SOUTH BOUNDARY LINE, 243.88 FEET;
 THENCE NORTH 64°10'04" WEST, 70.08 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.
 AND

TRACT SHOWN AS "FUTURE PHASES", EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION 1 IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 47 AND 48.

EXCEPT:
 1) ANY PORTION LYING WITHIN EVERGREEN RIDGE P.U.D. PHASE 1, DIVISION 2 IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 47 AND 48.

2) THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., SITUATED IN KITTITAS 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 4:52 P.M. IN VOLUME 29 OF SURVEYS ON PAGE 48 RECORDS OF KITTITAS COUNTY UNDER KITTITAS COUNTY AUDITOR'S NUMBER 200308100073; THENCE SOUTH 89°14' EAST 294.86 FEET TO A CHANSE ALUMINUM SURVEY CAP THE TRUE POINT OF BEGINNING; THENCE SOUTH 4°48'1" WEST 294.86 FEET TO A CHANSE ALUMINUM SURVEY CAP; THENCE NORTH 42°52' WEST 292.77 FEET; THENCE NORTH 47°7' EAST 202.22 FEET TO THE TRUE POINT OF BEGINNING AS CONVEYED TO PAUL J. ALLEN RECORDED JANUARY 5, 2008 UNDER AUDITOR'S FILE NO. 20080105008.

PARCEL 2
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 ALL THAT PORTION OF TRACT PD-2, EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS RECORDED IN BOOK 13 OF PLATS, PAGES 30 THROUGH 33, UNDER AUDITOR'S FILE NUMBER 20105210015, RECORDS OF SAID COUNTY, WHICH IS BOUNDARY BY A LINE DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT PD-2;
 THENCE SOUTH 84°10'04" EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT PD-2, 61.67 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE NORTH 11°42'00" EAST, 128.33 FEET;
 THENCE NORTH-EASTERLY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590.58 FEET, THROUGH A CENTRAL ANGLE OF 11°59'46", AN ARC LENGTH OF 123.67 FEET;
 THENCE NORTH 78°23'37" EAST, 251.52 FEET;
 THENCE SOUTH 47°28'22" EAST, 156.35 FEET;
 THENCE SOUTH 33°07'24" WEST, 241.85 FEET TO THE SOUTH BOUNDARY LINE OF SAID TRACT PD-2;
 THENCE NORTH 69°07'43" WEST ALONG SAID SOUTH BOUNDARY LINE, 243.88 FEET;
 THENCE NORTH 64°10'04" WEST, 70.08 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LINE #	DIRECTION	DISTANCE
L1	S 11°42'00" E	113.22'
L2	S 0°17'46" E	145.42'
L3	S 49°13'20" W	72.04'
L4	S 1°44'37" W	194.26'
L5	S 88°11'02" E	251.12'
L6	N 42°15'48" W	30.96'
L7	S 47°41'47" W	0.82'
L8	N 42°18'12" W	190.20'
L9	N 47°41'47" E	0.12'
L10	N 42°18'12" W	110.00'
L11	S 47°41'47" E	242.19'
L12	N 0°30'01" E	38.07'
L13	N 48°51'14" E	207.19'
L14	S 64°38'48" E	209.77'
L15	N 0°30'01" E	85.82'
L16	N 43°28'27" W	149.94'
L17	S 25°28'14" W	241.85'
L18	S 66°59'12" W	148.47'
L19	N 30°58'58" W	41.21'
L20	N 68°58'24" E	157.16'

LINE #	DIRECTION	DISTANCE
L21	S 88°07'41" E	7.87'
L22	S 88°58'53" E	24.11'
L23	S 88°08'38" W	42.17'
L24	N 50°22'58" W	98.72'
L25	N 64°10'04" W	126.20'
L26	N 11°42'00" E	128.33'
L27	N 64°10'04" W	70.08'
L28	N 64°10'04" W	61.67'
L29	N 78°23'37" E	251.52'
L30	S 47°28'22" E	156.35'
L31	S 33°07'24" W	241.85'

CURVE #	RADIUS	LENGTH	DELTA
C1	590.58'	111.11'	11°59'46"
C2	38.04'	77.89'	48°31'42"
C3	295.27'	155.89'	43°28'42"
C4	227.21'	176.34'	44°23'04"
C5	590.62'	123.67'	11°59'46"



AUDITOR'S CERTIFICATE 20200410003B
 FILED FOR RECORD THIS 10th DAY OF April, 2022 AT 2:47 PM
 IN BOOK 42 OF Survey ... AT PAGE 20 AT THE REQUEST OF
DUSTIN L. PIDGE
 SURVEYOR'S NAME
GRADY V. PETTY
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Ste. 201 • Bellingham, WA 98027 • Ph: (425) 392-0250
 Eastern Washington Division
 467 Southwest Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433

BOUNDARY LINE ADJUSTMENT BL-19-00017
 PREPARED FOR
 PATRICK GREEN
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

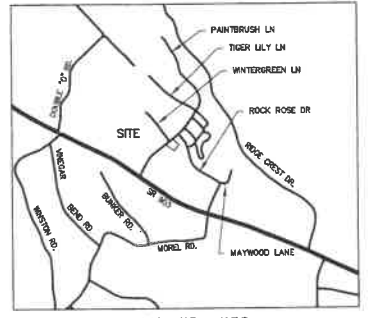
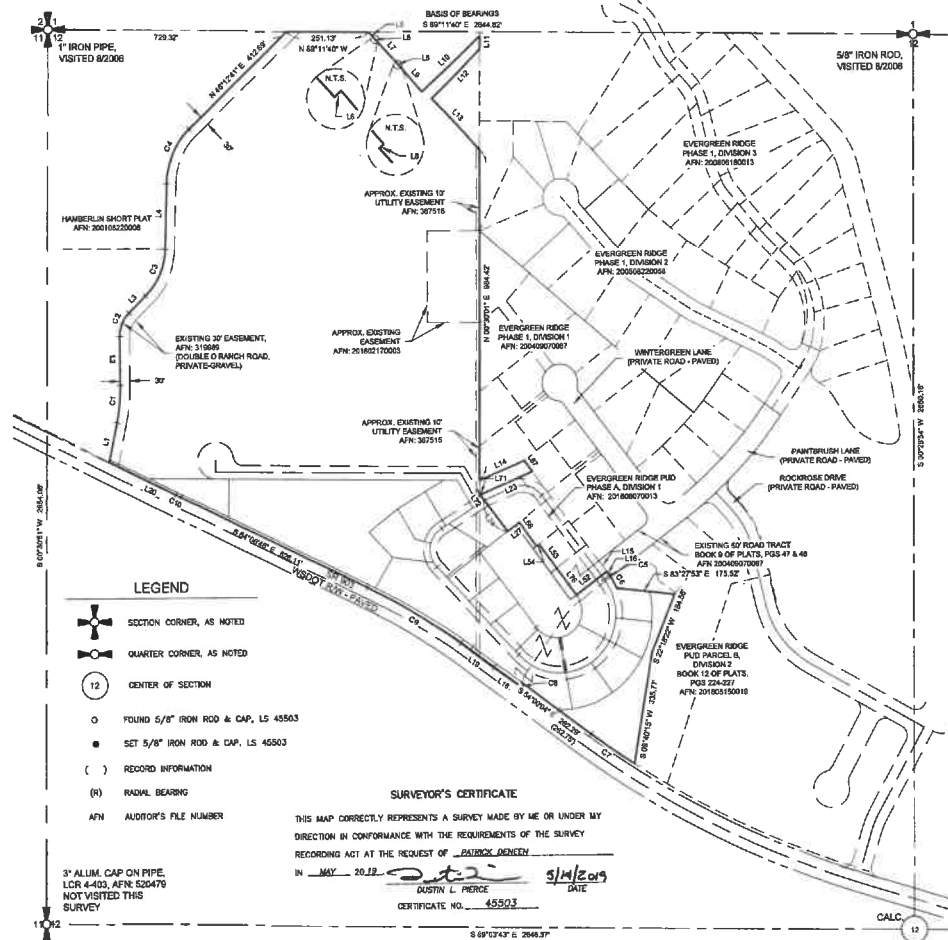
OWN BY	DATE	JOB NO.
D.L.P./G.W.	03/2020	16078
CHKD BY	SCALE	SHEET
D.L.P.	N/A	2 OF 2

13/30

06/21/2019 12:23:37 PM N. 15 P. 38 201905210015
1111 W. EVERGREEN RIDGE P.U.D. ROCKBERRY LOOP PLAT

EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. KITITITAS COUNTY, STATE OF WASHINGTON

RZ-01-00010
LPF-19-00001



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - CENTER OF SECTION
 - FOUND 5/8" IRON ROD & CAP, L.S. 45503
 - SET 5/8" IRON ROD & CAP, L.S. 45503
 - RECORD INFORMATION
 - RADIAL BEARING
 - 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 PATRICK DENEEN
 IN MAY 2019 D.L.P. 5/14/2019
 BY DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE 201905210015
 FILED FOR RECORD THIS 21st DAY OF MAY 2019 AT 12:23
 IN BOOK 13 OF Plat 3 AT PAGE 30 AT THE REQUEST OF
 SURVEYOR'S NAME DUSTIN L. PIERCE
 SURVEYOR'S NAME JERALD V. PETTY
 County Auditor Dustin L. Pierce Deputy County Auditor

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

EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT
 PREPARED FOR
 PATRICK DENEEN
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. WASHINGTON

OWN BY D.L.P./G.W.	DATE 05/2019	JOB NO. 16078
CHKD BY D.L.P.	SCALE 1" = 200'	SHEET 1 OF 6

3" ALUM. CAP ON PIPE,
 I.C.R. 4-403, AFN: S20470
 NOT VISITED THIS
 SURVEY

CALC. 12

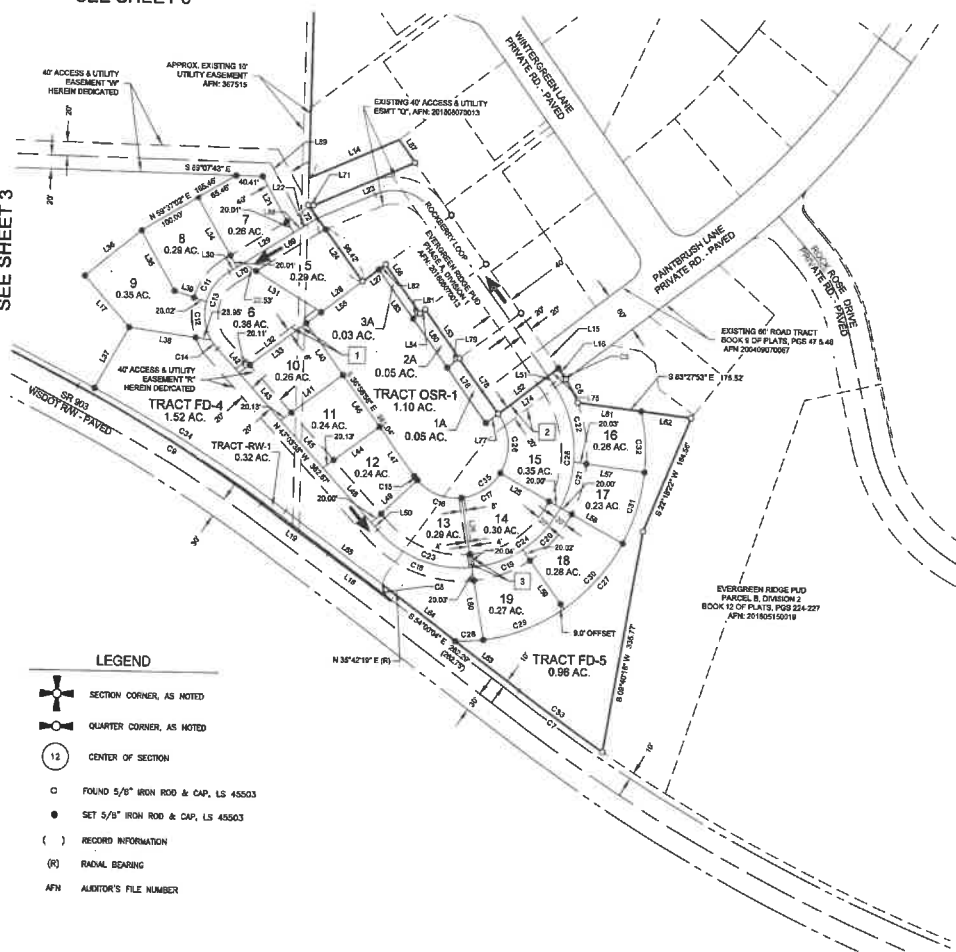
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 EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT
 D:\PROJECTS\2019\05\13\20190513.DWG
 EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT

EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

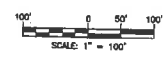
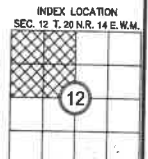
RZ-01-00010
 LPF-19-00001

SEE SHEET 3

SEE SHEET 3



- 1 8.00 FOOT TRAIL EASEMENT "S", HEREIN DEDICATED
 - 2 20.00 FOOT ACCESS & UTILITY EASEMENT "T", HEREIN DEDICATED
 - 3 8.00 FOOT TRAIL EASEMENT "F", HEREIN DEDICATED
- TRACTS:
 FD-1 - FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER
 OSR-1 - OPEN SPACE RECREATION TRACT - DESIGNATION NUMBER



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - CENTER OF SECTION
 - FOUND 5/8" IRON ROD & CAP, LS 45503
 - SET 5/8" IRON ROD & CAP, LS 45503
 - RECORD INFORMATION
 - RADIAL BEARING
 - A.P.N. AUDITOR'S FILE NUMBER

AUDITOR'S CERTIFICATE 201905210015
 FILED FOR RECORD THIS 21ST DAY OF May 2019 AT Prosser
 IN BOOK 13 OF Plats AT PAGE 31 AT THE REQUEST OF
 SURVEYOR'S NAME
 DUSTIN L. PIERCE
 JERALD V. PETTIT
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Ste. 201 • Bellingham, WA 98207 • Ph: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Sweetwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT
 PREPARED FOR
 PATRICK DENEEN
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY WASHINGTON

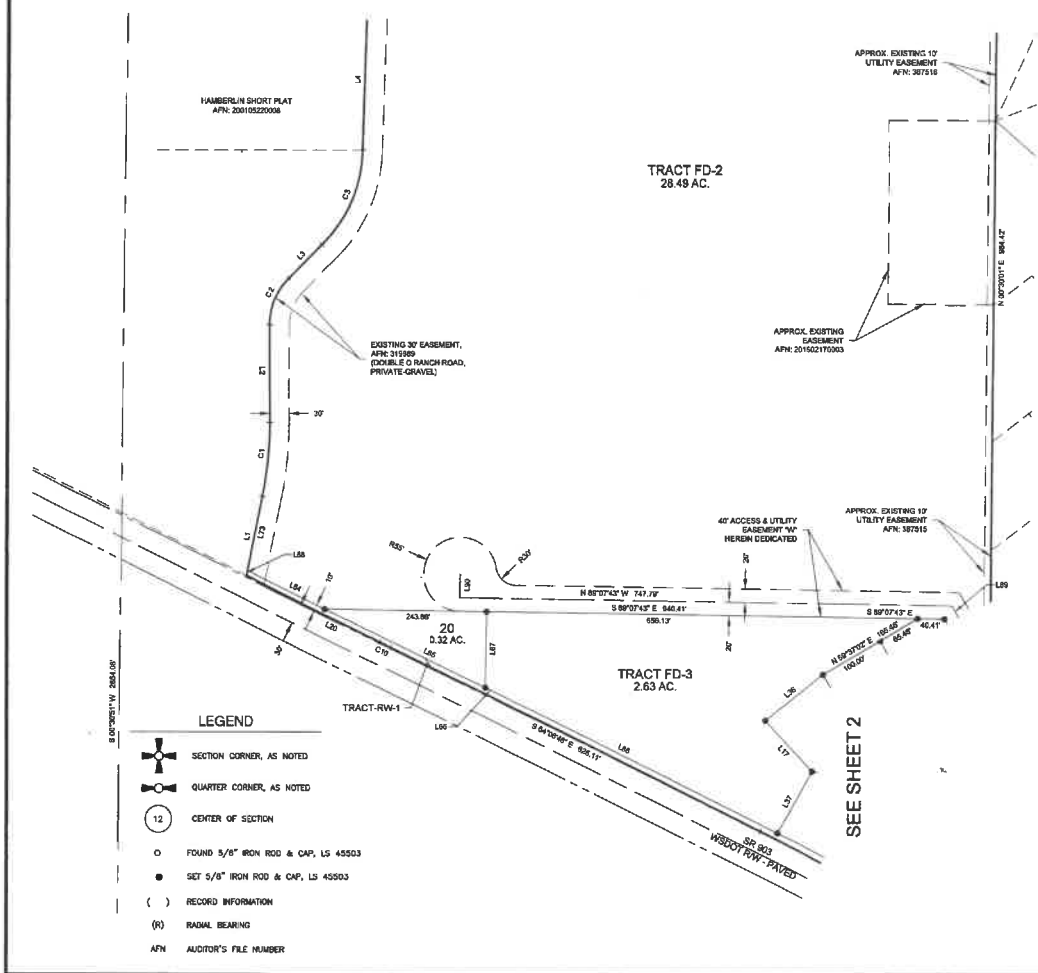
DWN BY	DATE	JOB NO.
D.L.P./G.W.	05/20/2019	16078
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	2 OF 6

13/32

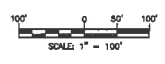
10/11/2019 12:23:37 PM V. 13 P. 32 201905210015
 113 W. CANTONMENT, WASH. AND NEIGHBORING
 UTILITIES, CANTONMENT, WASH. AND NEIGHBORING

EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

RZ-01-00010
 LPF-19-00001



- 1 8.00 FOOT TRAIL EASEMENT "S", HEREIN DEDICATED
 - 2 20.00 FOOT ACCESS & UTILITY EASEMENT "T", HEREIN DEDICATED
 - 3 8.00 FOOT TRAIL EASEMENT "L", HEREIN DEDICATED
- TRACTS:
 FD-1 - FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER
 OSR-1 - OPEN SPACE RECREATION TRACT - DESIGNATION NUMBER



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 - QUARTER CORNER, AS NOTED
 - CENTER OF SECTION
 - FOUND 5/8" IRON ROD & CAP, LS 45503
 - SET 5/8" IRON ROD & CAP, LS 45503
 - RECORD INFORMATION
 - RADIAL BEARING
 - APN AUDITOR'S FILE NUMBER

AUDITOR'S CERTIFICATE 201905210015
 FILED FOR RECORD THIS 21st DAY OF May 20 11 AT 12:23
 IN BOOK 13 of Plats AT PAGE 32 AT THE REQUEST OF
 JUSTIN L. PERDUE
 SURVEYOR'S NAME
 JERALD V. PETTIT
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Ste. 201 • Bellingham, WA 98227 • Ph: (360) 392-0250 • Fax: (425) 391-3015
 Eastern Washington Division
 407 Swallowtail Blvd. • Cle Elum, WA 98922 • Ph: (509) 874-7433 • Fax: (509) 874-7417

EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT
 PREPARED FOR PATRICK EDENBEN
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

DWN BY	DATE	JOB NO.
D.L.P./G.W.	05/2019	16078
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	3 OF 6

13/33

05/17/2019 12:25:17 PM V. 13 P. 13 201905210015
KITTITAS COUNTY RECORDS & RECORDS, L.P.
Page 4 of 5

EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. KITTITAS COUNTY, STATE OF WASHINGTON

RZ-01-00010
LPF-19-00001

PROPERTY OWNER:
TEAHAWAY RIDGE LLC, A WASHINGTON LIABILITY COMPANY
PO BOX 808
CLE ELUM, WA 98922

UK PROFESSIONAL CONSULTANTS, INC.
304 W 1ST STREET
CLE ELUM, WA 98922-1002

PROPERTY INFORMATION:
PARCEL NUMBERS: 960716 AND 960584
MAP NUMBERS: 20-14-12073-0100 AND 20-14-12072-0003
19 LOTS & 6 TRACTS
WATER SOURCE: EVERGREEN VALLEY GROUP A SYSTEM

ADJACENT PROPERTY OWNERS:

- APN 772534 GARY W CHONZMA
17387 8E CAIN PL
BELLEVUE, WA 98008-5919
- APN 16471 RANDO & KETIA WICK
17387 8E CAIN PL
BELLEVUE, WA 98008-5919
- APN 17388 GORDON BOKESHEAD ETUX
PO BOX 1492
RONALD WA 98940-0015
- APN 182534 10300 CLE ELUM LLC
8833 FAUNTLEZEE WAY SW
SEATTLE WA 98136-3439
- APN 221834 LANDY D SCHUBERT ETUX
59574 200TH AVE SE
AUBURN WA 98092
- APN 041634 ROBIN A ZUKOSKI ETAL TRUST
& ELIZABETH J ZUKOSKI
1901 E MIRVAL CUARTO
TUCSON AZ 85718
- APN 21812 WAYNE L & LINDSEY H AKMUSSEN
7324 23RD PL NE
REDMOND WA 98053-7970
- APN 20184 JAY KNAPP ETUX
11610 SE 62ND ST
BELLEVUE WA 98006
- APN 241834 MARCOES & RACHEL JOHNSON
21204 NE 13TH CT
SAMMAMISH WA 98074-6751
- APN 960717 CHRISTOPHER BEAN MCEYER
3823 SW ARROYO DRIVE
SEATTLE WA 98148-1960
- APN 960583 DANIEL M & REBECCA L LEWIS
18948 84TH PL NE
BOTHELL WA 98011-3345
- APN 302534 VERNAL J & TAMMY L SARELLI
PO BOX 1390
RONALD WA 98940-1390
- APN 122534 TYLER D & EMILY K TACHELL
19923 FLEBERT DRIVE
BOTHELL WA 98012-9904
- APN 282534 STEVEN B SMITH JR
JENNIFER B SMITH
PO BOX 1400
RONALD WA 98940-1400
- APN 960715 PERRY & SUSAN K PURDON
18010 69RD ST E
BONNEY LAKE WA 98391-6877
- APN 592534 SCOTT D EVANS ETUX
1457 130TH AVE NE
BELLEVUE WA 98005
- APN 842534 APN 860589 APN 12083
TEAHAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922-0808
- APN 182534 CRANE & MARRANNE PATTON
PO BOX 878
MILTON WA 98354-0878
- APN 312534 MARK MOREAU ETUX
PO BOX 1463
RONALD WA 98983
- APN 142534 JIM & SHEILA SCHUMACHER
PO BOX 1361
RONALD WA 98940-1361
- APN 960716 UK PROFESSIONAL CONSULTANTS INC
304 W 1ST STREET
CLE ELUM WA 98922-1002
- APN 20188 KEVIN D BEAN
420 190TH AVE E
LAKE TAPPS WA 98391-9608
- APN 20188 JAVIER ARRUPEA GITLIN &
ANALIA B VILAJARA
158 WINTERGREEN LANE
RONALD WA 98940
- APN 20180 MAUREEN DUGGAN
28 ORVINE ROAD
CROSWELL CT 06418-1312
- APN 20181 KORN & JONI KEPPLER
8514 FAUNTLEZEE CREST SW
SEATTLE WA 98138-2535
- APN 21813 MICHAEL W & ELIZABETH D THOMAS
4135 SW HOLLER STREET
SEATTLE WA 98136-2150
- APN 20282 BOULDER CREEK DEVELOPMENT CO INC
PO BOX 808
CLE ELUM WA 98922
- APN 782534 JEFFREY S & TAMARA R HAYWOOD
TRUSTEES
216 34TH AVE NW
GIG HARBOR WA 98335-7882
- APN 732534 BRIAN J CLARK
PO BOX 1222
RONALD WA 98940
- APN 021834 APN 231834
JAMES E & DONNA A ANKROM
3811 LINDO AVE SE
SNYCAMISH WA 98280-4794

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREIN AND TO FACILITATE SUBMITTING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 9 OF PLATS, PAGES 47-48, APN: 200409070067
 - BOOK 10 OF PLATS, PAGES 214-220, APN: 200705030004
 - BOOK 11 OF PLATS, PAGES 184-185, APN: 200810120013
 - BOOK 12 OF PLATS, PAGES 224-227, APN: 201805150019
 - BOOK 12 OF PLATS, PAGES 242-246, APN: 201806070013
 - BOOK 32 OF SURVEYS, PAGES 134 THRU 137, APN: 200604170033
 - BOOK L OF SHORT PLATS, PAGES 142 THRU 145, APN: 20180300001
- RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREIN.
- THE BASIS OF BEARINGS IS PER THE FOUND MONUMENTS ALONG THE NORTH BOUNDARY LINE OF THE NW 1/4 OF SECTION 12, AS NOTED HEREIN.

EASEMENT PROVISION:

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 WHOLE OR IN PART TO BE CONSTRUCTED, REPAIR, 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.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-46568913:

TRACT FD-1, EVERGREEN RIDGE P.U.D., PARCEL A, DIVISION 1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 242 THROUGH 246, RECORDS OF SAID COUNTY.

AND
LOT 3C, EVERGREEN RIDGE P.U.D., PARCEL B, DIVISION 2, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 224 THROUGH 227, RECORDS OF SAID COUNTY.

PLAT NOTES:

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ADJUT 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.
- PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
- 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.
- DIRTY 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS PLAT.
- KITTITAS 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 SURFACES ORIGINALLY WITH GRAVEL.
- THE ROADS WITHIN THIS PLAT WILL NOT BE "ON-SYSTEM" COUNTY ROADS UNTIL THEY ARE CONSTRUCTED AND APPROVED BY KITTITAS COUNTY PUBLIC WORKS, AND ACCEPTED ONTO THE COUNTY SYSTEM THROUGH RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER IS RESPONSIBLE FOR ALL MAINTENANCE AND OPERATIONAL UNTIL SUCH TIME, AS DESCRIBED IN THE KITTITAS COUNTY ROAD STANDARDS (VESTED 2004 ROAD STANDARDS).
- EVERGREEN RIDGE P.U.D.-ROCKBERRY LOOP PLAT WILL BE SUPPLIED SEWER SERVICE ACCORDING TO FILE Z-05-33 AT KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES.
- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- PLATTING OF THESE PARCELS WILL REFLECT DENSITIES CORRESPONDING AND BEING CONSISTENT WITH THE DENSITIES & USES APPROVED UNDER ORDINANCES 2001-17 & 2006-28 AND THE ADDENDUM ATTACHMENT A-1.
- ONCE PARCELS ARE PLATTED, FURTHER DIVISION WITHIN THE PLATTED PARCELS, WILL BE SUBMITTED FOR FINAL PLAT REVIEW & APPROVAL BY KITTITAS COUNTY.
- TRACT OSR-1 (OPEN SPACE RECREATION) SHALL BE OWNED AND MAINTAINED BY THE ROSLYN RIDGE ACTIVITY CENTER AS A RECREATION AREA AVAILABLE TO THE RESIDENTS OF ROSLYN RIDGE.
- VEHICULAR TRAFFIC ON ROCKBERRY LOOP SHALL TRAVEL ONE WAY AS INDICATED BY THE DIRECTIONAL ARROWS SHOWN HEREON.
- THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (ROW 90-44-050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



AUDITOR'S CERTIFICATE 201905210015
FILED FOR RECORD THIS 21st DAY OF May 2019 AT 12:25 PM
IN BOOK 12 OF PLATS AT PAGE 14 AT THE REQUEST OF
DUSTIN L. HURCE
SURVEYOR'S NAME
JORDAN V. PETTIT
County Auditor Deputy County Auditor

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

EVERGREEN RIDGE P.U.D.-ROCKBERRY LOOP PLAT			
PREPARED FOR PATRICK DENNER			
A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.			
KITTITAS COUNTY		WASHINGTON	
DWN BY D.L.P./G.W.	DATE 05/2019	JOB NO. 16078	
CHKD BY D.L.P.	SCALE N/A	SHEET 4 OF 6	

13/34

08/21/2019 10:23:57 AM V. 13 P. 34 201905210015
C:\Users\jlp\OneDrive\Documents\Rockberry Loop
Page 5 of 5

EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT
A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITITAS COUNTY, STATE OF WASHINGTON

RZ-01-00010
LPF-19-00001

LINE #	DIRECTION	DISTANCE
L1	N 11°42'00" E	120.84
L2	N 01°17'48" W	146.42
L3	N 45°13'26" E	72.64
L4	N 1°44'37" E	164.20
L5	S 43°15'48" E	30.56
L6	N 47°41'47" E	0.82
L7	S 43°18'17" E	100.20
L8	S 43°41'47" W	0.16
L9	S 43°18'17" E	110.30
L10	N 47°41'47" E	242.19
L11	N 0°20'01" E	39.67
L12	S 44°09'46" E	200.77
L13	S 44°09'46" E	200.77
L14	N 88°50'51" E	149.47
L15	S 39°29'58" E	40.07
L16	S 38°58'58" E	13.44
L17	S 43°02'27" E	103.10
L18	N 64°17'46" W	190.00
L19	S 64°17'46" E	125.43
L20	S 63°38'20" E	226.30

LINE #	DIRECTION	DISTANCE
L21	S 32°22'38" E	66.73
L22	S 88°38'38" W	42.17
L23	N 38°58'24" E	167.16
L24	N 38°58'24" W	116.50
L25	S 82°05'33" E	106.82
L26	S 8°58'00" E	106.58
L27	N 43°03'02" E	30.47
L28	S 53°02'02" W	77.54
L29	S 53°02'02" W	100.00
L30	S 53°02'02" W	13.32
L31	S 83°16'10" E	130.40
L32	S 83°16'10" E	153.82
L33	S 83°16'10" E	126.62
L34	S 30°22'46" E	116.24
L35	S 30°22'46" E	103.70
L36	S 81°34'06" W	111.18
L37	S 82°03'28" W	104.17
L38	S 43°02'02" E	128.00
L39	N 72°50'00" W	51.80
L40	S 38°58'58" E	94.00

LINE #	DIRECTION	DISTANCE
L41	S 53°31'51" W	116.50
L42	N 43°02'38" W	47.94
L43	N 43°02'38" W	94.56
L44	N 83°31'51" E	106.68
L45	N 43°02'38" W	96.62
L46	S 38°58'58" E	85.00
L47	S 38°58'58" E	91.00
L48	N 43°02'38" W	110.28
L49	S 48°18'22" W	94.64
L50	N 43°02'38" W	14.20
L51	N 38°58'58" W	13.44
L52	S 53°02'02" W	116.50
L53	S 38°58'58" E	80.30
L54	N 53°05'02" E	10.30
L55	S 53°02'02" W	106.13
L56	S 38°58'58" E	80.00
L57	S 82°40'11" E	110.42
L58	S 82°40'11" E	110.00
L59	S 38°58'58" E	110.00
L60	S 8°58'00" E	110.12

CURVE #	RADIUS	LENGTH	DELTA
C1	580.60	111.11	117°36'48"
C2	94.04	77.80	45°31'12"
C3	205.37	155.80	43°28'48"
C4	227.21	170.34	44°28'04"
C5	165.82	8.07	170°30"
C6	103.90	28.00	113°31'17"
C7	2684.80	106.00	7°17'17"
C8	30.00	20.44	54°18'14"
C9	1030.00	332.30	8°48'57"
C10	5870.00	18.12	0°10'28"
C11	75.00	67.68	44°32'45"
C12	75.00	68.94	44°42'22"
C13	75.00	132.50	101°11'31"
C14	75.00	10.20	12°29'04"
C15	75.00	7.82	0°30'14"
C16	75.00	76.00	64°58'14"
C17	78.30	71.41	51°55'42"
C18	175.00	161.00	53°28'33"
C19	175.00	82.50	27°14'33"
C20	175.00	86.45	28°33'23"

CURVE #	RADIUS	LENGTH	DELTA
C21	129.30	72.12	23°49'02"
C22	173.30	123.56	40°47'32"
C23	173.30	161.82	53°38'54"
C24	173.30	165.00	58°48'54"
C25	173.30	165.00	64°36'53"
C26	70.30	84.02	67°55'50"
C27	263.50	518.68	104°19'21"
C28	263.50	42.80	3°40'04"
C29	263.50	133.67	27°00'51"
C30	263.50	135.44	27°25'23"
C31	263.50	111.78	22°39'00"
C32	263.50	51.80	18°34'00"
C33	2634.00	138.00	37°11'17"
C34	1948.80	345.00	101°10'00"
C35	78.30	248.13	180°00'00"

LINE #	DIRECTION	DISTANCE
L61	N 63°21'53" W	66.89
L62	N 63°21'53" W	76.63
L63	S 54°30'54" E	122.58
L64	S 54°30'54" E	139.71
L65	N 64°10'04" W	184.89
L66	N 64°10'04" W	86.58
L67	N 0°52'17" E	113.82
L68	N 11°42'00" E	7.62
L69	S 58°39'38" W	150.81
L70	S 58°39'38" W	24.81
L71	S 88°07'41" E	7.87
L72	N 38°58'58" W	24.11
L73	N 11°42'00" E	113.22
L74	S 53°02'02" W	85.00
L75	S 53°02'02" W	20.00
L76	S 38°58'58" E	101.04
L77	S 53°02'02" W	23.00
L78	S 38°58'58" E	101.04
L79	S 53°02'02" W	23.00
L80	S 38°58'58" E	30.00

LINE #	DIRECTION	DISTANCE
L81	S 83°03'02" W	13.00
L82	N 53°03'02" E	13.00
L83	S 38°58'58" E	30.00
L84	N 64°10'04" W	131.96
L85	N 64°10'04" W	280.00
L86	N 64°10'04" W	466.93
L87	S 38°58'58" E	41.31
L88	N 64°19'38" E	20.61
L89	N 30°22'46" W	106.48
L90	N 0°52'17" E	35.00

AUDITOR'S CERTIFICATE 201905210015
 FILED FOR RECORD THIS 21st DAY OF May 2019 AT 10:23:57
 IN BOOK 13 OF Plats AT PAGE 34 AT THE REQUEST OF
 SURVEYOR'S NAME DUSTIN L. PIERCE
 JEROLD V. PETTIT
 County Auditor

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

EVERGREEN RIDGE P.U.D.-ROCKBERRY LOOP PLAT
 PREPARED FOR
 PATRICK DREEM
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	05/2019	16078
CHKD BY	SCALE	SHEET
D.L.P.	N/A	5 of 6



13/35

05/21/2019 12:25:57 PM 11:13 AM 35
KITITAS COUNTY PUBLIC WORKS
KITITAS COUNTY ENGINEER

EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT
A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

RZ-01-00010
LPF-19-00001

APPROVALS

KITITAS COUNTY PUBLIC WORKS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS 15th DAY OF MAY, 2019.
M. B. Kade
KITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE EVERGREEN RIDGE PLAT-ROCKBERRY LOOP PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS 15th DAY OF MAY, A.D., 2019.
Andrew M. Ballek
KITITAS COUNTY PLANNING OFFICER

KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.
DATED THIS 17th DAY OF MAY, A.D., 2019.
David M. Phillips
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED, PARCEL NOS. 960719 AND 960584.
DATED THIS 21st DAY OF MAY, A.D., 2019.
Kellee Wickham
KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE EVERGREEN RIDGE PLAT-ROCKBERRY LOOP PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING, PARCEL NOS. 960719 AND 960584.
DATED THIS 15th DAY OF MAY, A.D., 2019.
Robert Quinn
KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS 21st DAY OF MAY, A.D., 2019.
BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON
BY: *[Signature]*
ATTEST: *[Signature]* CLERK OF THE BOARD
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TEANWAY RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERGROUND 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 15th DAY OF MAY, A.D., 2019.

NAME: *Paul D. Dwyer*
TITLE: *manager*

ACKNOWLEDGEMENT

STATE OF Washington ss.
COUNTY OF Littell
ON THIS 8th DAY OF May, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Paul D. Dwyer AND [Signature] AND [Signature] RESPECTIVELY, OF Teaway Ridge, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTES THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 Paul D. Dwyer AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT [Address] MY APPOINTMENT EXPIRES 4-2-21

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT D.K. PROFESSIONAL CONSULTANTS, INC., A WASHINGTON CORPORATION, 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 9th DAY OF MAY, A.D., 2019.

NAME: *Paul Dwyer*
TITLE: *U.C.E. - Project Post*

ACKNOWLEDGEMENT

STATE OF Washington ss.
COUNTY OF Littell
ON THIS 9th DAY OF May, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Paul Dwyer AND [Signature] TO ME KNOWN TO BE THE U.C.E. - Project Post AND [Signature] RESPECTIVELY, OF D.K. PROFESSIONAL CONSULTANTS, INC. THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT Paul Dwyer AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT [Address] MY APPOINTMENT EXPIRES 4-2-21



AUDITOR'S CERTIFICATE 201905210045
FILED FOR RECORD THIS 21st DAY OF May, 2019 AT 12:23 P
IN BOOK 12 OF Plats AT PAGE 35 AT THE REQUEST OF:
DUSTIN L. FIENEZ
SURVEYOR'S NAME
JORDAN V. PETTIF
County Auditor Deputy County Auditor

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (509) 674-7433 • Fax: (509) 674-1055
Eastern Washington Division
407 Swinbaker Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419
EVERGREEN RIDGE P.U.D.-ROCKBERRY LOOP PLAT
PREPARED FOR
PATRICK DEGEN
A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY WASHINGTON
DWN BY: D.L.P./G.W. DATE: 05/2019 JOB NO. 16078
CHKD BY: SCALE: N/A SHEET 6 OF 6

8/17/2018 10:51:31 AM V: 12 P: 249 25100070013
KITTITAS COUNTY PUBLIC UTILITIES

EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1 A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. KITTITAS COUNTY, STATE OF WASHINGTON

RZ-01-00010
LPF-18-00004

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-48326904:

TRACT A

PARCEL 2A OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2008, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NO. 2008M17003, RECORDS OF KITTITAS COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.;

1. THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., SITUATE IN KITTITAS 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 432 P.M. IN VOLUME 24 OF SURVEYS ON PAGE 48, RECORDS OF KITTITAS COUNTY, UNDER KITTITAS COUNTY AUDITOR'S NUMBER 2003R18073; THENCE SOUTH 60°14'3" EAST 588.56 FEET TO A D'HAISE ALUMINUM SURVEY CAP THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°07' WEST 204.77 FEET TO A PINE ALUMINUM SURVEY CAP; THENCE NORTH 47°02' WEST 208.77 FEET; THENCE NORTH 48°7'3" EAST 207.22 FEET TO THE TRUE POINT OF BEGINNING.

2. THAT PORTION OF EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 153 AND 154, RECORDS OF SAID COUNTY.

3. THAT PORTION OF LOTS B AND C OF THAT CERTAIN SURVEY AS RECORDED BY BOOK 34 OF SURVEYS AT PAGE 22, UNDER AUDITOR'S FILE NO. 20070427008, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH 81°14'47" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1322.41 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 0°32'28" EAST, ALONG THE EAST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 407.67 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT C; THENCE NORTH 48°26'52" EAST, ALONG SAID NORTHWESTERLY BOUNDARY LINE, 47.88 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT C; THENCE SOUTH 43°13'48" EAST, ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT C, 99.55 FEET TO THE NORTHEASTERLY COMMON CORNER OF SAID LOTS B AND C; THENCE SOUTH 0°00'00" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT C, 148.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT C; THENCE SOUTH 45°28'41" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT C, 148.18 FEET TO THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 82°00'1" EAST 128.55 FEET ALONG SAID EAST BOUNDARY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, ALL SITUATED IN KITTITAS COUNTY, STATE OF WASHINGTON.

AS CONVEYED BY DEED TO DEANN REEVES RECORDED MAY 13, 2010, UNDER AUDITOR'S FILE NO. 20100370004.

4. THAT PORTION OF SAID PARCEL 2A BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 12, THENCE NORTH 89°11'47" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 12, 577.83 FEET TO THE NORTHWESTERLY CORNER OF LOT 10 OF THE EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3 PLAT AS RECORDED IN BOOK 11 OF PLATS AT PAGES 153 AND 154, RECORDS UNDER AUDITOR'S FILE NO. 2008010003, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH 41°11'02" EAST ALONG THE EASTERLY BOUNDARY OF SAID PLAT, 40.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 100.00 FEET; THENCE THROUGH A CENTRAL ANGLE OF 30°00'00", THENCE SOUTH 42°02'41" EAST ALONG THE EASTERLY BOUNDARY OF SAID PLAT, 177.11 FEET TO THE NORTHWESTERLY CORNER OF LOT 10 OF SAID PLAT AND ALSO BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 87°02'07" EAST, 38.25 FEET; THENCE SOUTH 14°29'41" EAST, 221.68 FEET; THENCE SOUTH 73°28'17" WEST, 36.03 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10; THENCE NORTH 14°28'43" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT 10 AND LOT 19, 212.52 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AS CONVEYED BY DEED TO PDD CONSTRUCTION, INC., RECORDED SEPTEMBER 23, 2011, UNDER AUDITOR'S FILE NO. 20110202003 AND 20110203001.

5. A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., DESCRIBED AS FOLLOWS:

A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 24 OF SURVEYS, PAGES 47 AND 48, RECORDED AUGUST 10, 2003 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TAX LOT 12 AS SHOWN ON THE ABOVE REFERENCED SURVEY; THENCE NORTH 48°44'22" EAST 288.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°41'48" EAST 68.48 FEET TO THE NORTHEAST CORNER OF TAX LOT 12; THENCE NORTH 0°14'48" EAST 157 FEET TO THE NORTHEAST CORNER OF TAX LOT 3; THENCE SOUTH 44°18'26" EAST 143.34 FEET; THENCE SOUTH 0°17'23" EAST 150.79 FEET; THENCE NORTH 42°52'07" WEST 102 FEET; THENCE SOUTH 48°42'08" WEST 47.52 FEET TO THE TRUE POINT OF BEGINNING AND AS SHOWN AS THE HATCHED AREA ON THE ABOVE REFERENCED SURVEY AS CONVEYED BY DEED TO JAMES AND DONNA ANDRUM RECORDED MARCH 20, 2010 UNDER AUDITOR'S FILE NO. 2010030003.

6. THAT PORTION OF EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 4, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 38 THROUGH 41, RECORDS OF SAID COUNTY.

7. THAT PORTION OF PARCEL 2A OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2008, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NO. 2008M17003, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°11'47" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 1039.90 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 8 OF THE EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3 PLAT AS RECORDED IN BOOK 11 OF PLATS AT PAGES 153 AND 154, RECORDS UNDER AUDITOR'S FILE NO. 2008010003, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; THENCE NORTH 49°07'01" EAST 450.35 FEET; THENCE NORTH 41°52'00" WEST, 103.99 FEET; THENCE SOUTH 48°37'07" WEST, 161.87 FEET MORE OR LESS TO SAID SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°11'47" EAST, 152.70 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE AS CONVEYED BY DEED TO PDD CONSTRUCTION INC. RECORDED AUGUST 7, 2014 UNDER AUDITOR'S FILE NO. 20140807004.

8. THAT PORTION OF SAID PARCEL 2A LYING WITHIN SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

9. THAT PORTION OF SAID PARCEL 2A IN THE NORTH-EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 LYING NORTH OF LOTS 21 AND 22 OF EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 2 IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 227 AND 228, RECORDS OF SAID COUNTY.

10. THAT PORTION OF SAID PARCEL 2A IN THE NORTH-EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 LYING NORTHERLY, EASTERLY AND SOUTHERLY OF THE PLAT OF EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3 IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 153 AND 154, RECORDS OF SAID COUNTY.

TRACT B

UTILITY TRACT A, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 47 AND 48.

LINE #	DIRECTION	DISTANCE
L1	N 11°42'00" E	120.64'
L2	N 01°17'48" W	148.42'
L3	N 48°13'26" E	72.04'
L4	N 11°43'27" E	194.28'
L5	S 42°18'48" E	30.98'
L6	N 47°41'47" E	0.82'
L7	S 42°18'13" E	100.20'
L8	S 47°41'47" W	6.18'
L9	S 42°18'13" E	110.00'
L10	N 47°41'47" E	242.16'
L11	N 03°00'10" E	38.07'
L12	S 42°18'14" W	207.19'
L13	S 48°18'48" E	209.77'
L14	N 66°58'12" E	148.47'
L15	S 38°58'58" E	40.00'
L16	S 38°58'58" E	13.44'
L17	N 53°03'02" E	117.14'
L18	N 38°52'48" E	214.82'
L19	N 34°17'42" W	120.20'
L20	S 54°17'48" E	125.44'
L21	S 82°58'22" E	228.32'
L22	S 82°58'22" E	7.87'
L23	S 63°02'02" W	80.01'

CURVE #	RADIUS	LENGTH	DELTA
C1	530.88'	115.11'	11°59'46"
C2	94.04'	77.89'	45°31'12"
C3	205.23'	186.68'	43°28'40"
C4	227.21'	178.34'	44°28'54"
C5	183.50'	8.67'	1°58'34"
C6	240.20'	71.20'	17°00'15"
C7	30.20'	47.30'	90°29'17"
C8	1932.66'	332.30'	8°43'57"
C9	6970.00'	18.13'	0°14'58"
C10	73.20'	69.68'	78°04'38"
C11	173.50'	6.57'	2°10'58"
C12	75.20'	69.68'	90°00'00"
C13	28.00'	30.32'	48°34'03"
C14	55.02'	302.19'	27°03'08"
C15	78.00'	30.32'	48°34'03"
C16	30.00'	47.11'	89°58'40"

AUDITOR'S CERTIFICATE 201808070013
 FILED FOR RECORD THIS 07 DAY OF Aug 2018 AT 10:53
 IN BOOK 12 OF Plats AT PAGE 245 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, Ste. 201 • Issaquah, WA 98027 • P: (425) 392-0750 • F: (425) 391-3065
 Eastern Washington Division
 407 Sullivan Blvd. • Cle Elum, WA 98922 • P: (509) 674-7433 • F: (509) 674-7419

EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1
 PREPARED FOR
 PATRICK DEBENEN
 A PORTION OF THE NORTH 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST

DWN BY	DATE	JOB NO.
D. PIERCE	07/2018	16078
CHKD BY	SCALE	SHEET
D.L.P./G.W.	N/A	4 of 5



7/31/2018

07/07/2018 10:51:51 AM V. 12 P. 208 201807070013
 Kititas County Public Works Dept. LLC

EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

RZ-01-00010
 LPF-18-00004

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS 12 DAY OF August A.D., 2018
M. DeWitt
 KITTITAS COUNTY DIRECTOR

COMMUNITY DEVELOPMENT SERVICES
 I HEREBY CERTIFY THAT THE "EVERGREEN RIDGE P.U.D.-PARCEL A, DIVISION 1" PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS 3rd DAY OF August A.D., 2018
Andrew M. Slack
 KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
 DATED THIS 3 DAY OF Aug A.D., 2018
M. Alexander

CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY THAT ONE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THIS PLAT IS NOW TO BE FILED.
 PARCEL NOS. 792534 AND 20201
 DATED THIS 1 DAY OF August A.D., 2018
Heidi Munn

CERTIFICATE OF COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE "EVERGREEN RIDGE P.U.D.-PARCEL A, DIVISION 2" PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.
 PARCEL NOS. 792534 AND 20201
 DATED THIS 3 DAY OF August A.D., 2018
Dale Hume
 KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 11th DAY OF August A.D., 2018
 BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY WASHINGTON
 BY: *[Signature]*
 CHAIRMAN
 ATTEST:
[Signature] CLERK OF THE BOARD

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

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT TEAMWAY 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 31 DAY OF July A.D., 2018
[Signature]
 NAME: PAT DENEN TITLE: MANAGER

ACKNOWLEDGEMENT
 STATE OF WASHINGTON S.S.
 COUNTY OF Kittitas
 ON THIS 31st DAY OF July, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PAT DENEN AND [Signature] TO ME KNOWN TO BE THE MANAGER AND [Signature] RESPECTIVELY OF EVERGREEN RIDGE LLC THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE 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 SAID DATED THAT ME AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES 07/07/2022



AUDITOR'S CERTIFICATE 20180070013
 FILED FOR RECORD THIS 7th DAY OF Aug 2018 AT 10:53
 IN BOOK 12 OF Plats AT PAGE 246 AT THE REQUEST OF
 SURVEYOR'S NAME DUSTIN L. PIERCE
 JERALD V. PETTIT
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Ste. 201 • Bellingham, WA 98207 • Ph: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swinwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 874-7433 • Fax: (509) 674-7419

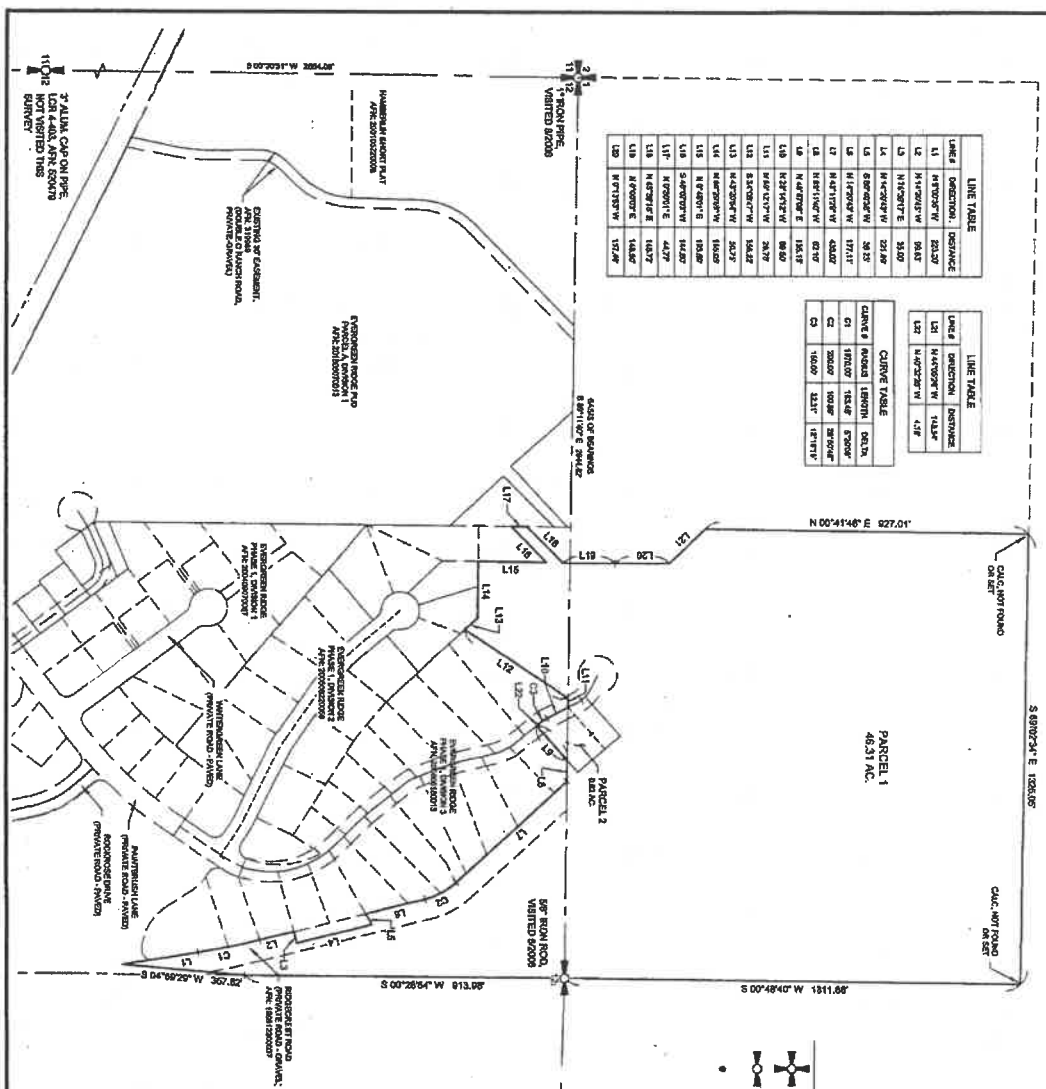
EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1
 PREPARED FOR PATRICK DENEN
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST

KITTITAS COUNTY	DATE	JOB NO.
D. PIERCE	07/2018	18078
CHKD BY	SCALE	SHEET
D.L.P./G.W.	N/A	5 OF 5

41/228

03/10/18 09:23:44 AM V: 41 P: 228 201901100003

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



LINE #	SECTION	BEARING
L1	W/1/4 R2000	28.07
L2	W/1/4 R2000	84.87
L3	W/1/4 R2000	24.00
L4	W/1/4 R2000	25.00
L5	W/1/4 R2000	28.35
L6	W/1/4 R2000	17.11
L7	W/1/4 R2000	42.02
L8	W/1/4 R2000	02.07
L9	W/1/4 R2000	15.17
L10	W/1/4 R2000	06.82
L11	W/1/4 R2000	24.79
L12	W/1/4 R2000	158.47
L13	W/1/4 R2000	50.77
L14	W/1/4 R2000	158.82
L15	W/1/4 R2000	19.82
L16	W/1/4 R2000	14.07
L17	W/1/4 R2000	44.27
L18	W/1/4 R2000	10.27
L19	W/1/4 R2000	14.82
L20	W/1/4 R2000	12.82

LINE #	SECTION	BEARING
L21	W/1/4 R2000	14.82
L22	W/1/4 R2000	4.18

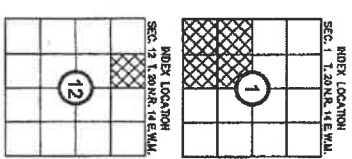
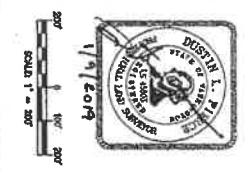
CURVE #	RADIUS	LENGTH	DELTA
C1	100.00	100.00	90.00
C2	100.00	100.00	90.00
C3	100.00	100.00	90.00

SURVEYOR'S CERTIFICATE

THE W/1/4 CORNER REPRESENTS A SURVEY MADE BY ME ON UNDER MY
 SECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
 RECORDING ACT AT THE REQUEST OF JAMES HENRY
 R. JIM. 2019
 JOHN L. PERE
 SURVEYOR
 LICENSE NO. 45903

LEGEND

SECTION CORNER, AS NOTED
 QUARTER CORNER, AS NOTED
 SET 5/8\" FROM ROAD S COR. IS 45903



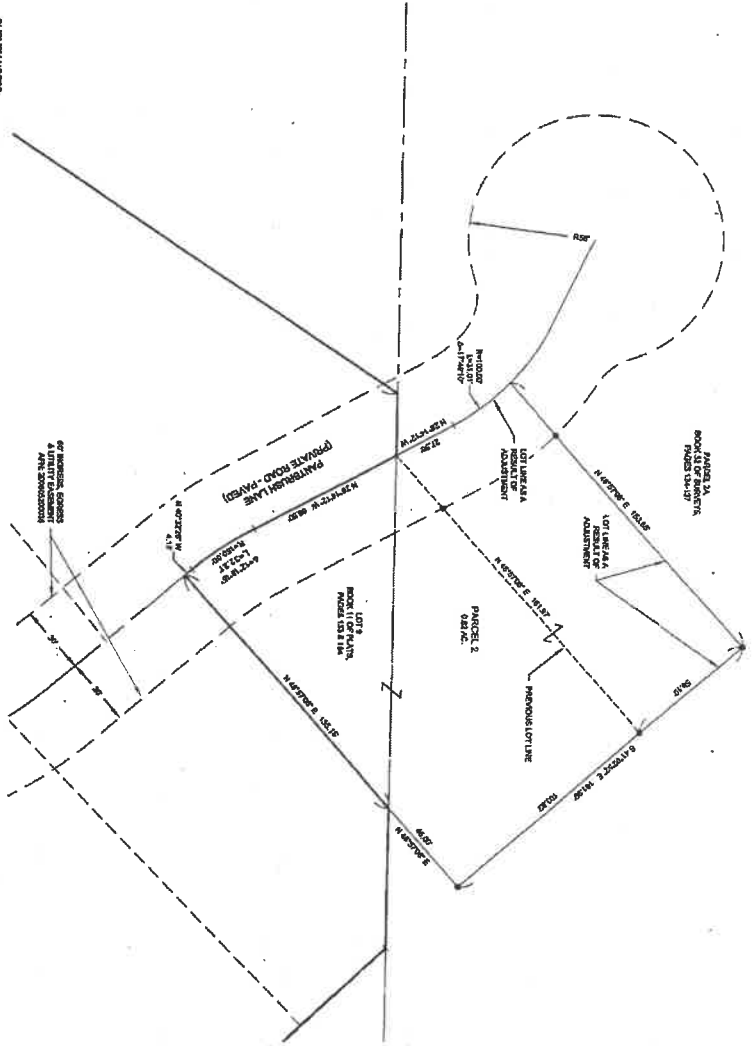
ALBERT'S CERTIFICATE 801901100003
 THIS RECORD WAS MADE BY ME ON UNDER MY
 RECORDING ACT AT THE REQUEST OF JAMES HENRY
 R. JIM. 2019
 JOHN L. PERE
 SURVEYOR
 LICENSE NO. 45903

Encompass
 ENGINEERING & SURVEYING
 407 S. 4th Street, Ste. 201 - Spokane, WA 99201 - Tel: (509) 325-4113 - Fax: (509) 325-4114
 407 S. 4th Street, Ste. 201 - Spokane, WA 99201 - Tel: (509) 325-4113 - Fax: (509) 325-4114
 BOUNDARY LINE ADJUSTMENT SURVEY BL-18-00014
 PREPARED FOR
 JAMES HENRY
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., WASHINGTON
 DATE 01/20/19
 JOB NO. 07234
 SHEET 1 OF 4

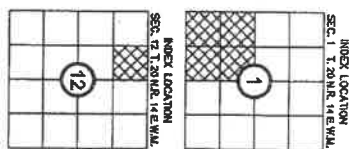
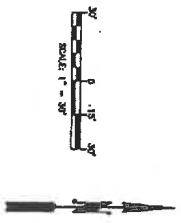
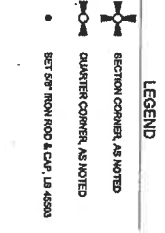
41/228

201901100003

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



- SURVEY NOTES:**
1. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DEMONSTRATE THE BOUNDARIES AS A RESULT OF THE ADJUSTMENT SURVEY OF THE SW 1/4 OF SECTION 1 & A PORTION OF THE NW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, AS SHOWN ON THE ATTACHED COUNTY CLERK'S RECORDATION NO. 19-000114.
 2. THE SURVEY WAS PERFORMED UNDER THE SUPERVISION OF THE SURVEYOR'S ASSISTANT, AND THE SURVEYOR'S ASSISTANT IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
 3. THIS SURVEY DOES NOT REPRESENT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR OTHER RIGHTS OF RECORD ON THE PROPERTY.
 4. FOR ADDITIONAL SURVEY AND RECORDATION INFORMATION, SEE THE FOLLOWING:
 - BOOK 11 OF PLAT, PAGES 154 & 155, W.M., 2008-00000000
 - BOOK 12 OF PLAT, PAGES 154 & 155, W.M., 2008-00000000



AUDITOR'S CERTIFICATE 201901100003
 I have this day received the 10th part of the 2019 at 09:59 AM
 in book 41 of State's 21st page 229. At the request of
 DAVID K. SMITH
 Surveyor
 Kittitas County Auditor

Encompass
 ENGINEERING & SURVEYING

143 NE Maple Street, Ste. 201 - Hanford, WA 98927 - Phone: (509) 339-4200 - Fax: (509) 339-2035
 407 Sandstone Blvd. - Co. Bldg. WA 98922 - Phone: (509) 674-7133 - Fax: (509) 674-7419
 ESTABLISHED FOR
 BOUNDARY LINE ADJUSTMENT SURVEY BL-19-000114
 A PORTION OF SECTION 1 & A PORTION OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITTITAS COUNTY	DATE	SHEET NO.
D.L.P./G.W.	01/20/19	07234
CHKD BY	SCALE	SHEET
D.L.P.	1" = 30'	2 OF 4

41/229

201901100003

41/231

10/10/2018 08:38:44 AM V: 41 Pr: 231 201901100003

RECORD OF SURVEY
A PORTION OF THE SW 1/4 OF SECTION 1 & A PORTION OF THE NW 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KRITITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT CONTINUED:

1. THAT PORTION OF PARCELS 2A OR PART THEREOF, PARCELS 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 16N, 16O, 16P, 16Q, 16R, 16S, 16T, 16U, 16V, 16W, 16X, 16Y, 16Z, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L, 18M, 18N, 18O, 18P, 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