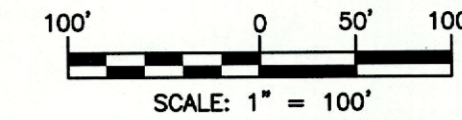


# RECORD OF SURVEY

A PORTION OF THE E 1/2 OF THE SW 1/4 OF SECTION 12,  
TOWNSHIP 20 N., RANGE 14 E., W.M., KITTITAS COUNTY, WASHINGTON



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	30.00'	21.68'	41°24'35"
C2	50.00'	68.56'	78°34'08"
C3	50.00'	88.61'	101°32'13"
C4	50.00'	157.17'	180°06'21"

**SURVEY NOTES:**

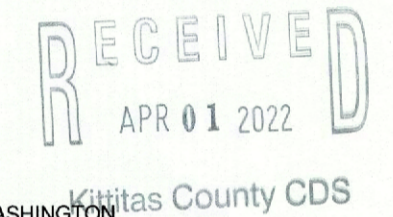
- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION NO. BL-20-00032.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
  - BOOK 8 OF PLATS, PAGES 124-126, AFN: 199705280006
  - BOOK 8 OF PLATS, PAGES 201-203, AFN: 200010110017
  - BOOK 8 OF PLATS, PAGES 204-206, AFN: 200012060035
  - BOOK 11 OF PLATS, PAGES 149 & 150, AFN: 200806040046
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.

**EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE CO. GUARANTEE NO. 72156-47478512:**

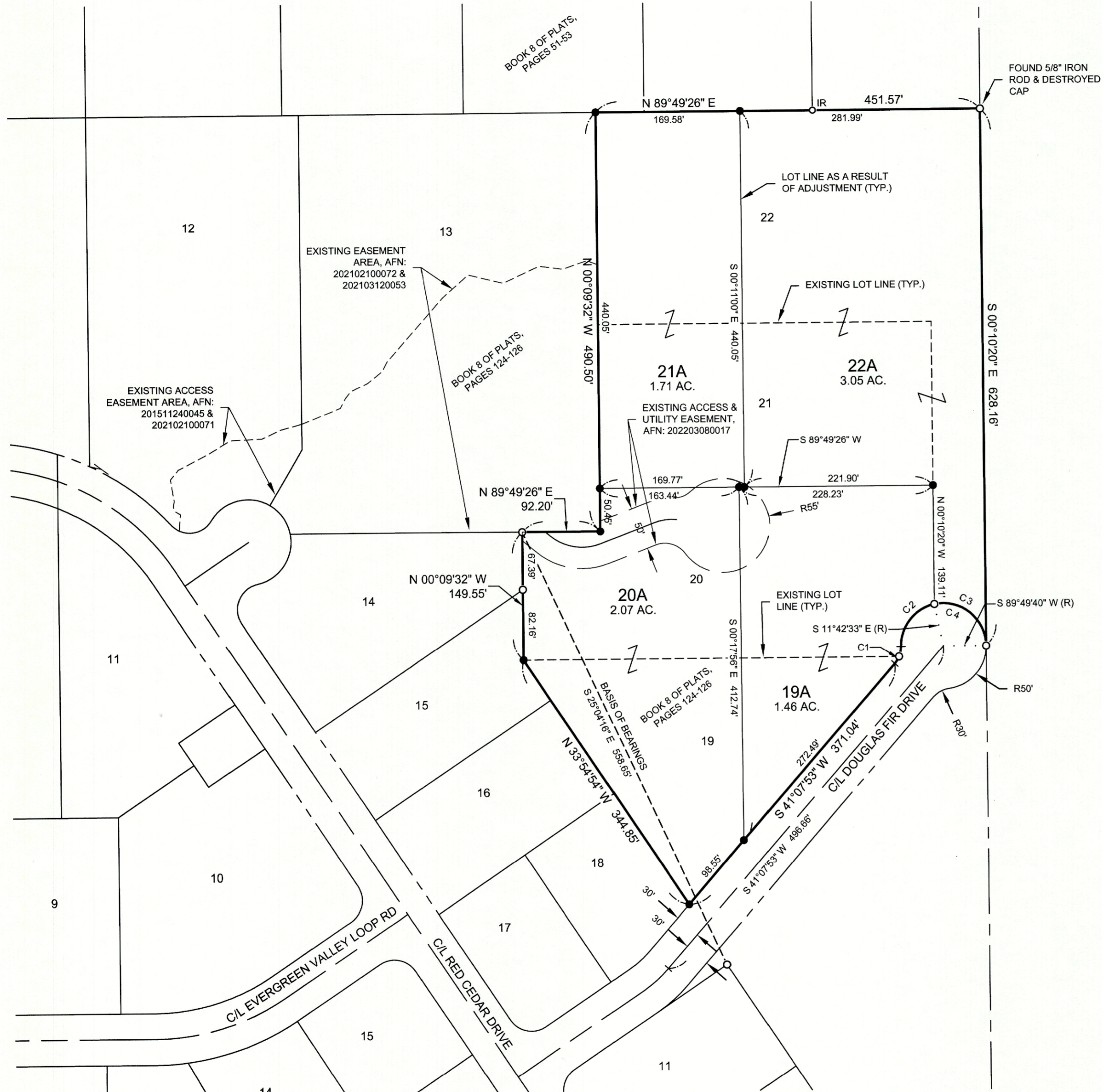
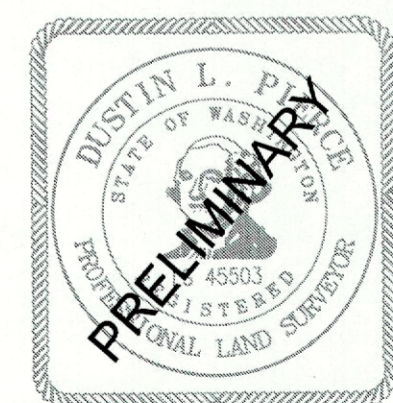
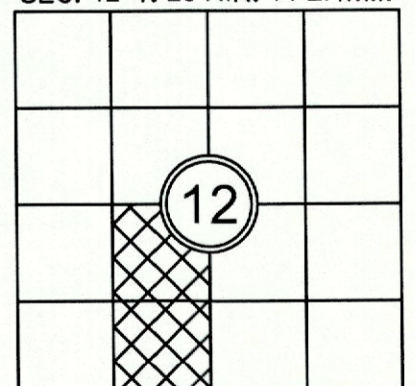
LOTS 19, 20, 21 AND 22, EVERGREEN VALLEY PLAT, DIVISION NO. III, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, RECORDS OF SAID COUNTY.

**LEGEND**

- FOUND 1/2" IRON ROD & CAP, LS 16915, UNLESS OTHERWISE NOTED
- <sup>IR</sup> FOUND 5/8" IRON ROD, NO CAP
- SET 5/8" IRON ROD & CAP, LS 45503
- (R) RADIAL BEARING



INDEX LOCATION  
SEC. 12 T. 20 N.R. 14 E. W.M.



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF EVERGREEN VALLEY LLC IN FEB. 2021.  
 \_\_\_\_\_  
 DUSTIN L. PIERCE DATE  
 CERTIFICATE NO. 45503

**AUDITOR'S CERTIFICATE**

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

**Encompass**  
ENGINEERING & SURVEYING

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

**BOUNDARY LINE ADJUSTMENT BL-20-00032**

PREPARED FOR  
 EVERGREEN VALLEY LLC  
 A PORTION OF THE E 1/2 OF THE SW 1/4 OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITTITAS COUNTY WASHINGTON		
DWN BY	DATE	JOB NO.
DLP/GW	3/2022	21035
CHKD BY	SCALE	SHEET
DLP	1" = 100'	1 OF 2

# RECORD OF SURVEY

A PORTION OF THE E 1/2 OF THE SW 1/4 OF SECTION 12,  
TOWNSHIP 20 N., RANGE 14 E., W.M., KITTITAS COUNTY, WASHINGTON

**LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:**

**LOT 19A**

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 19 AND LOT 20 OF THE EVERGREEN VALLEY PLAT, DIVISION NO. III AS RECORDED MAY 28, 1997, IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, UNDER AUDITOR'S FILE NO. 199705280006, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 20;  
THENCE NORTH 89°49'26" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 20, 163.44 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°49'26" EAST ALONG SAID NORTH BOUNDARY, 228.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 20;  
THENCE SOUTH 00°10'20" EAST ALONG THE EAST BOUNDARY OF SAID LOT 20, 139.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, THE CENTER OF SAID CURVE BEARS SOUTH 11°42'33" EAST, 50.00 FEET;  
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°34'08", AN ARC LENGTH OF 68.56 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 30.00 FEET;  
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°24'35", AN ARC LENGTH OF 21.68 FEET;  
THENCE SOUTH 41°07'53" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 19, 272.49 FEET;  
THENCE NORTH 00°17'56" WEST, 412.74 FEET TO THE TRUE POINT OF BEGINNING.

**LOT 20A**

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 19 AND LOT 20 OF THE EVERGREEN VALLEY PLAT, DIVISION NO. III AS RECORDED MAY 28, 1997, IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, UNDER AUDITOR'S FILE NO. 199705280006, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 20, SAID CORNER BEING THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89°49'26" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 20, 163.44 FEET;  
THENCE SOUTH 00°17'56" EAST, 412.74 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 19;  
THENCE SOUTH 41°07'53" WEST ALONG SAID SOUTHEASTERLY BOUNDARY, 98.55 FEET, TO THE SOUTHERNMOST CORNER OF SAID LOT 19;  
THENCE NORTH 33°54'54" WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 19, 344.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20;  
THENCE NORTH 00°09'32" WEST ALONG THE WEST BOUNDARY OF SAID LOT 20, 149.55 FEET;  
THENCE NORTH 89°49'26" EAST, 92.20 FEET;  
THENCE NORTH 00°09'32" WEST, 50.45 FEET TO THE TRUE POINT OF BEGINNING.

**LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:**

**LOT 21A**

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 21 AND LOT 22 OF THE EVERGREEN VALLEY PLAT, DIVISION NO. III AS RECORDED MAY 28, 1997, IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, UNDER AUDITOR'S FILE NO. 199705280006, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 21, SAID CORNER BEING THE TRUE POINT OF BEGINNING;  
THENCE NORTH 00°09'32" WEST ALONG THE WEST BOUNDARY OF SAID LOTS 21 AND 22, 440.05 FEET TO THE NORTH BOUNDARY OF SAID LOT 22;  
THENCE NORTH 89°49'26" EAST ALONG SAID NORTH BOUNDARY, 169.58 FEET;  
THENCE SOUTH 00°11'00" EAST, 440.05 FEET TO THE SOUTH BOUNDARY OF SAID LOT 21;  
THENCE SOUTH 89°49'26" WEST ALONG SAID SOUTH BOUNDARY, 169.77 FEET TO THE TRUE POINT OF BEGINNING.

**LOT 22A**

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 21 AND LOT 22 OF THE EVERGREEN VALLEY PLAT, DIVISION NO. III AS RECORDED MAY 28, 1997, IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, UNDER AUDITOR'S FILE NO. 199705280006, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 21;  
THENCE NORTH 89°49'26" EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 21, 169.77 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 00°11'00" WEST, 440.05 FEET TO THE NORTH BOUNDARY OF SAID LOT 22;  
THENCE NORTH 89°49'26" EAST ALONG SAID NORTH BOUNDARY, 281.99 FEET TO THE EAST BOUNDARY OF SAID LOT 22;  
THENCE SOUTH 00°10'20" EAST ALONG SAID EAST BOUNDARY, 628.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF SAID CURVE BEARS SOUTH 89°49'40" WEST, 50.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°32'13", AN ARC LENGTH OF 88.61 FEET;  
THENCE NORTH 00°10'20" WEST, 139.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;  
THENCE SOUTH 89°49'26" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 21, 221.90 FEET TO THE TRUE POINT OF BEGINNING.



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

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

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

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

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

\_\_\_\_\_  
Deputy County Auditor

**Encompass**

ENGINEERING & SURVEYING

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<b>BOUNDARY LINE ADJUSTMENT BL-20-00032</b>		
PREPARED FOR EVERGREEN VALLEY LLC A PORTION OF THE E 1/2 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY DLP/GW	DATE 2/2021	JOB NO. 21035
CHKD BY DLP	SCALE N/A	SHEET 2 OF 2