

Customer Reference No.  
File No. 424760AM



101 W Fifth Ave., Ellensburg, WA 98926  
Phone: (509)925-1477 Fax: (509)962-8325

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**TITLE COMMITMENT ATTACHED**  
**Report No.: 1**

**Date:** December 16, 2020      **File No.:** 424760AM

**Property:** 1150 Ridgecrest Rd, Ronald, WA 98940

**Buyer/Borrower:** Blue Jay Land Company, LLC, a Washington limited liability company

**Seller:** Teanaway Ridge LLC and Evergreen Valley LLC and Boulder Creek Development Co Inc and Ronald Mill Site Two, Inc and Ronald Mill Site 1 Inc and Ronald Mill Site IV Inc

*In connection with the above referenced transaction, we are delivering copies of the Title Commitment to the following parties:*

**Listing Agent:**

Attn:

**Selling Agent:**

Attn:

**Lender:**

Attn:

**Seller:**

Teanaway Ridge LLC and Evergreen Valley LLC and Boulder Creek Development Co Inc and Ronald Mill Site Two, Inc and Ronald Mill Site 1 Inc and Ronald Mill Site IV Inc

**Buyer/Borrower:**

Blue Jay Land Company, LLC, a Washington limited liability company

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## Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

**Escrow Officer:**

**Title Officer**

Laura Woodiwiss  
101 W Fifth Ave.  
Ellensburg, WA 98926  
Laura.Woodiwiss@amerititle.com  
(509)925-1477

**Email escrow closing documents to:**

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In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer "Yes" to any of the following:

- ❖ **Will you be using a Power of Attorney?**
- ❖ **Are any of the parties in title incapacitated or deceased?**
- ❖ **Has a change in marital status occurred for any of the principals?**
- ❖ **Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?**
- ❖ **Has there been any construction on the property in the last six months?**

Remember, all parties signing documents must have a current driver's license or other valid, government issued photo I.D.

**NOTICE:** Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.



COMMITMENT FOR TITLE INSURANCE ISSUED  
BY  
CHICAGO TITLE INSURANCE COMPANY

NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within **180 days** after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; [and]
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

#### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

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- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.



**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**CHICAGO TITLE INSURANCE COMPANY**

Issuing Agent: **AmeriTitle, LLC**

By:

  
 ATTEST President  
  
Secretary

Countersigned:   
 Authorized Signatory

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4. Title to the estate or interest in the Land is at the Commitment Date vested in:

**Teaway Ridge LLC, who acquired title as Teaway Ridge, a Washington Limited Liability Company, as to Tract A**

**Evergreen Valley LLC, a Washington Limited Liability Company as to Tract B**

**Ronald Mill Site IV, Inc., a Washington corporation, as to Tract C**

**Teaway Ridge LLC, a Washington Limited Liability Company as to Tract D, Tract E, Tract G, Parcels 1 and 3 through 21, Tract H and Tract I**

**Ronald Millsite 2, Inc., a Washington Corporation, as to Tract F**

**Ronald Mill Site I, Inc., a Washington Corporation as to Tract G, Parcels 22 and 23**

5. The Land is described as follows:

**TRACT A:**

**Lot 28, BAKER'S ACRES, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 5 of Plats, pages 76, 77 and 78 records of said County.**

**TRACT B:**

**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.**

**TRACT C:**

**Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, RONALD MILL SITE IV BINDING SITE PLAN, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 177 through 179, records of said County.**

**TRACT D:**

**Lots 3A and 3B, of EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2, as per plat recorded May 15, 2018, in Book 12 of Plats, pages 224 through 227, under Auditor's File No. 201805150019, records of Kittitas County, State of Washington.**

**TRACT E:**

**Tract FD-3 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;**

**AND**

**Parcel 1 of that certain Survey as recorded April 10, 2020, in Book 42 of Surveys, pages 201 and 202, under Auditor's File No. 202004100036, records of Kittitas County, Washington; being a portion of Tract FD-2, EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT, as per plat thereof recorded in Book 13 of Plats, pages 30 through 35, being 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 F:**

Parcel 4 of that certain Survey as recorded December 27, 1993, in Book 19 of Surveys, pages 198 through 200, under Auditor's File No. 566465, records of Kittitas County, Washington; being a portion of the Northeast Quarter of Section 12, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

**TRACT G:**

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 H:**

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 I:**

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

The Northeast Quarter of the Northeast Quarter;

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

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**SCHEDULE B, PART I**  
**Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. 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: Lot 28, BAKER'S ACRES, Book 5 of Plats, pgs 76-78 and Lots 19, 20, 21 and 22, EVERGREEN VALLEY PLAT, DIVISION NO. III, Book 8 of Plats, pgs 124-126 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, RONALD MILL SITE IV BINDING SITE PLAN, Book 12 of Plats, pgs 177-179 and Lots 3A and 3B, of EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2, 12 of Plats, pgs 224-227 and Tract FD-3 and Lot 20, EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT, Book 13 of Plats, pgs-35 and Parcel 1, Book 42 of Surveys, pgs 201 and 202 being ptn Tract FD-2, EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT, Book 13 of Plats, pgs 30-35 and Parcel 4, Book 19 of Surveys, pgs 198-200, being ptn NE Quarter of Section 12, Township 20N, Range 14E, W.M., and Prcls 1, 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 ptn W Half of the W Half of Section 1, Township 20N, Range 14E, W.M., and Prcl 1, Book 41 of Surveys, pgs 228-231, being ptn SW Quarter of Section 1 and ptn NW Quarter of Section 12, Township 20N, Range 14E, W.M.. and NE Quarter of the NE Quarter, SE Quarter of the NE Quarter, and ptn E Half of the SE Quarter, being ptn Section 12, Township 20N, Range 14E, W.M.
7. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

8. Pursuant to information previously provided to the Company, we note the following party/parties is/are authorized to sign on behalf of the named entity. In the event of any revision to said authorization, the Company must be notified immediately, and provided with evidence of the identity and authority of any party/parties to execute the forthcoming instrument(s); the Company makes no further commitment pending review of any such evidence.

Entity: Teanaway Ridge LLC

Authorized Signatories: Patrick D. Deneen, as Managing Member

9. Pursuant to information previously provided to the Company, we note the following party/parties is/are authorized to sign on behalf of the named entity. In the event of any revision to said authorization, the Company must be notified immediately, and provided with evidence of the identity and authority of any party/parties to execute the forthcoming instrument(s); the Company makes no further commitment pending review of any such evidence.

Entity: Evergreen Valley LLC

Authorized Signatories: Patrick D. Deneen, as Manager

10. Delivery to and approval by the Company of documentation authorizing transaction and setting forth parties authorized to execute documents on behalf of Ronald Mill Site IV, Inc.
11. Delivery to and approval by the Company of documentation authorizing transaction and setting forth parties authorized to execute documents on behalf of Ronald Mill Site I, Inc.
12. Delivery to and approval by the Company of documentation authorizing transaction and setting forth parties authorized to execute documents on behalf of Ronald Millsite 2, Inc.
13. Delivery to and approval by the Company of documentation authorizing transaction and setting forth parties authorized to execute documents on behalf of Blue Jay Land Company LLC.

### NOTES

- A. 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.
- B. Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Commitment shall automatically be considered null and void and of no force and effect.
- C. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- D. According to the available County Assessor's Office records or information provided to the company, the purported address of said land is:
  - 1150 Ridgecrest Rd, Ronald, WA 98940
  - 331 Evergreen Valley Loop, Douglas Fir Dr, Ronald, WA 98940
  - NKA Double O Rd, Ronald, WA 98940
  - 50 Ridge Crest Rd, Ronald, WA 98940
  - NKA Bunker Rd, Ronald, WA 98940
  - NKA SR 903, Ronald, WA 98940
  - NKA Ridgecrest Rd, Ronald, WA 98940
  - 9291 SR 903, Ronald, WA 98940
  - NKA Paintbrush Ln, Ronald, WA 98940
  - NKA Rockberry Loop, Ronald, WA 98940

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**SCHEDULE B, PART II  
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. 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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
7. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. 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
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

10. 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: \$811.71  
Tax ID #: 642534 (Affects: Tract A)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$405.86  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$405.85  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020

11. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$432.14  
Tax ID #: 12169 (Affects: Tract B, Lot 19)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$216.07  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$216.07  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020

12. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$520.86  
Tax ID #: 12170 (Affects: Tract B, Lot 20)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$260.43  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$260.43  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020

13. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$469.95  
Tax ID #: 12171 (Affects: Tract B, Lot 21)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$234.98  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$234.97  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020

14. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$661.94  
Tax ID #: 12172 (Affects: Tract B, Lot 22)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$330.97  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$330.97  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020

15. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$489.35  
Tax ID #: 960153 (Affects: Tract C, Lot 1)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$244.68  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$244.67  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020

16. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$441.87  
Tax ID #: 960154 (Affects: Tract C, Lot 2)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$220.94  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$220.93  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020

17. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$446.60  
Tax ID #: 960155 (Affects: Tract C, Lot 3)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$223.30  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$223.30  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020
18. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$446.60  
Tax ID #: 960156 (Affects: Tract C, Lot 4)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$223.30  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$223.30  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020
19. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$432.33  
Tax ID #: 960157 (Affects: Tract C, Lot 5)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$216.17  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$216.16  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020
20. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$427.61  
Tax ID #: 960158 (Affects: Tract C, Lot 6)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$213.81  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$213.80  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020

21. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$437.14  
Tax ID #: 960159 (Affects: Tract C, Lot 7)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$218.57  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$218.57  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020
22. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$2,631.24  
Tax ID #: 960160 (Affects: Tract C, Lot 8)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,315.62  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$1,315.62  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020
23. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$441.87  
Tax ID #: 960161 (Affects: Tract C, Lot 9)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$220.94  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$220.93  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020
24. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$546.35  
Tax ID #: 960162 (Affects: Tract C, Lot 10)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$273.18  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$273.17  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020



25. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$1,386.11  
Tax ID #: 960585 (Affects: Tract D, Lot 3A)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$693.06  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$693.05  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020
26. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$1,311.94  
Tax ID #: 960586 (Affects: Tract D, Lot 3B)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$655.97  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2020  
Second Installment: \$655.97  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2020
27. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$828.73  
Tax ID #: 960952 (Affects: Tract E, Lot 20)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
28. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$1,329.39  
Tax ID #: 960955 (Affects: Tract E, Tract FD-3)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020

29. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$583.34  
Tax ID #: 20202 (Affects: Tract E, Parcel 1)  
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
30. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$44.21  
Tax ID #: 922836 (Affects: Tract F)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$44.21  
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
31. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$55.83  
Tax ID #: 171934 (Affects: Tract G, Parcel 1)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
32. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$474.36  
Tax ID #: 950570 (Affects: Tract G, Parcel 3)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020

33. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$365.30  
Tax ID #: 950761 (Affects: Tract G, Parcel 4)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
34. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$365.30  
Tax ID #: 950762 (Affects: Tract G, Parcel 5)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
35. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$365.30  
Tax ID #: 950581 (Affects: Tract G, Parcel 6)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
36. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$365.30  
Tax ID #: 950582 (Affects: Tract G, Parcel 7)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020

37. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$438.00  
Tax ID #: 950583 (Affects: Tract G, Parcel 8)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
38. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$474.36  
Tax ID #: 950584 (Affects: Tract G, Parcel 9)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
39. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$438.00  
Tax ID #: 950585 (Affects: Tract G, Parcel 10)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
40. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$401.65  
Tax ID #: 950586 (Affects: Tract G, Parcel 11)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020

41. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$401.65  
Tax ID #: 950587 (Affects: Tract G, Parcel 12)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
42. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$438.00  
Tax ID #: 950588 (Affects: Tract G, Parcel 13)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
43. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$474.36  
Tax ID #: 950589 (Affects: Tract G, Parcel 14)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
44. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$401.65  
Tax ID #: 950590 (Affects: Tract G, Parcel 15)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020

45. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$438.00  
Tax ID #: 950591 (Affects: Tract G, Parcel 16)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
46. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$401.65  
Tax ID #: 950592 (Affects: Tract G, Parcel 17)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
47. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$547.06  
Tax ID #: 950593 (Affects: Tract G, Parcel 18)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
48. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$547.06  
Tax ID #: 950594 (Affects: Tract G, Parcel 19)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020

49. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$401.65  
Tax ID #: 950595 (Affects: Tract G, Parcel 20)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
50. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$401.65  
Tax ID #: 950596 (Affects: Tract G, Parcel 21)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
51. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$401.65  
Tax ID #: 950597 (Affects: Tract G, Parcel 22)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
52. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$510.71  
Tax ID #: 950598 (Affects: Tract G, Parcel 23)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020

53. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$62.30  
Tax ID #: 12065 (Affects: Tract H)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
54. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$56.43  
Tax ID #: 572534 (Affects: A portion of Tract I)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
55. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$53.16  
Tax ID #: 682534 (Affects: A portion of Tract I)  
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: Paid  
Second Installment Due/Paid Date: October 31, 2020
56. Tax Year: 2020  
Tax Type: County  
Total Annual Tax: \$41.76  
Tax ID #: 842534 (Affects: A portion of Tract I)  
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
57. Lien of real estate excise sales tax upon any sale of said premises, if unpaid.



58. 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 G, Parcel 1, Tract H, and Tract I

**The following Exceptions affect Tract A:**

59. Liens, levies and assessments of the Baker's Acres Maintenance Corporation.
60. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the plat of Baker's Acres,

Recorded: January 5, 1971  
Book: 5 of Plats Pages: 76, 77 and 78  
Instrument No.: 372709  
Matters shown:

a) Dedication provisions as follows:

"... dedicate to the public forever all roads, streets, avenues, alleys, places, easements or whatever public property shown thereon which shall be maintained by private non-profit corporation. The cost of construction, maintaining and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys. In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

b) Easement provisions as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Pacific Northwest Bell Telephone Company and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the sub-division and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

c) Recital as follows:

"Direct access to State Highway 903 is legal only by permit from State Highway Department."

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: Roslyn Telephone Company, a Washington corporation

Purpose: Telephone line right of way easement

Recorded: May 28, 1980

Instrument No.: 442098

Affects: That portion of Section 12, Township 20 North, Range 14 East, W.M., records of Kittitas County, State of Washington, along the Old Road, between Pineloch sun Division III and Bakers Acres

62. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Purpose: Non-exclusive water right from the existing well of Lot 28, BAKER'S ACRES, for domestic use only; and a non-exclusive easement within the utility easement contained in the plat for delivery of said water. Development of said well and installation of pipelines and facilities shall be the expense of property owners using said water

Recorded: November 3, 2000

Instrument No.: 200011030028

Affects: A portion of said premises

**The following Exceptions affect Tract B:**

63. Liens, levies and assessments of the Evergreen Valley Owner's Association.
64. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Evergreen Valley Water System, Inc., a Washington Corporation as set forth in document recorded November 9, 2000 under Auditor's File No. 200011090007.
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: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and distribution line  
Recorded: July 23, 1991  
Instrument No.: 541181  
Affects: A strip of land 10 feet in width, located within said property lying parallel with and adjoining all public and private street and road rights-of-way.

66. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: May 28, 1997

Book: 8 of Plats Page: 124 through 126

Instrument No.: 199705280006

Matters shown: a) Dedication provisions contained thereon, as follows:

.....hereby declare this plat and dedicate to the public forever all roads and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

b) A 10 foot Public Utility Easement delineated thereon

c) Easement provisions contained thereon, as follows:

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 foot parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, 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.

67. 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: July 17, 1998

Instrument No.: 199807170005

Modification(s) of said covenants, conditions and restrictions

Recorded: May 19, 1998

Instrument No: 199805190001

Further modifications of said covenants, conditions and restrictions

Recorded: November 4, 1999

Instrument No.: 199911040040

Further modifications of said covenants, conditions and restrictions

Recorded: November 9, 2000

Instrument No.: 200011090007

Further modifications of said covenants, conditions and restrictions

Recorded: April 22, 2015

Instrument No.: 201504220002

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:

Grantor: Evergreen Valley, LLC a Washington Limited Liability Company

Recorded: November 24, 2015

Instrument No.: 201511240045

Affects: A portion of said premises

69. Driveway Access Agreement, including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Between: D.K. Professionals; Evergreen Valley LLC; and Alan Rubin and Anne Rubin

Recorded: December 20, 2019

Instrument No.: 201912200055

Affects: A portion of said premises

**The following Exceptions affect Tract C:**

70. Liens, levies and assessments of the Roslyn Ridge Activity Center, Inc., a Washington corporation.

71. Liens, levies and assessments of the The Village at Roslyn Ridge Condominium Association.

72. The provisions contained in instrument by Clinton P. Prosius and Mary A. Brosious, his wife, to The Roslyn Fuel Company,

Recorded: September 17, 1906,

Instrument No.: 16604.

As follows: All the mines, minerals, coal and coal deposits in and under the following described lands:

North Half of the Northwest Quarter; the Southeast Quarter of the Northwest Quarter; The Southwest Quarter of the Northeast Quarter, all in Section 12, Township 20 North, Range 14 East, W.M., Excepting the Southwest Quarter of the Northwest Quarter of said Section 12, and the triangular shaped parcel of land hereinbefore described in said Section 12, both of which tracts of land are conveyed outright and in fee simple; together with all the mining rights, privileges, thereunto incident and therewith usually had and enjoyed. The grantors reserve the surface and buildings on said land, excepting the two parcels hereinabove described which are conveyed outright in fee simple. 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.

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: Northern Pacific Railway Company

Purpose: Railroad Purposes

Recorded: September 19, 1968

Instrument No.: 349958

Affects: An 18 foot strip of land upon and across a portion of said premises in said Section 12

Said easement contains a reverter clause.

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: Sunny Lands Development Corporation

Purpose: To grant an easement and right of way for a water main pipeline

Recorded: May 10, 1971

Instrument No.: 367515

Affects: Said premises and other land

75. 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.

76. 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.

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. 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 Power & Light Company, a Washington corporation

Purpose: An underground electric transmission and/or distribution system together with necessary appurtenances

Recorded: September 14, 1994

Instrument No.: 574976

Book 358, Page 1261

Affects: Portion of said premises and other land

79. 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: September 30, 1999

Instrument No.: 199910040043

80. Agreement and the terms and conditions contained therein  
Between: Teanaway Ridge LLC, Ronald Mill Site IV, Inc., R&R Heights Company, Inc., and Cle Elum Resources Company, LLC  
Purpose: Access and Utilities Easement Agreement  
Recorded: October 29, 2004  
Instrument No.: 200410290131
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: Puget Sound Energy, Inc., a Washington corporation, its successors and/or assigns  
Purpose: For purposes of transmission, distribution and sale of gas and electricity, together with the right of access over and across said property to enable Grantee to exercise its rights hereunder, including all appurtenances and facilities as are necessary for the operation and maintenance of said systems  
Recorded: June 19, 2006  
Instrument No.: 200606190058  
Affects: Said premises
82. Agreement and the terms and conditions contained therein  
Between: Roslyn Ridge Activity Center, Inc., a Washington corporation  
And: SSHI LLC, A Delaware Limited Liability Company  
Purpose: Activity Center Agreement  
Recorded: May 11, 2007  
Instrument No.: 200705110031
- First Amendment to Activity Center Agreement, and the terms and conditions thereof, dated July 18, 2007, recorded July 20, 2007, under Kittitas County Auditor's File No. 200707200031.
83. Agreement and the terms and conditions contained therein  
Between: Roslyn Ridge Activity Center, Inc. a Washington corporation  
And: Evergreen Valley LLC  
Purpose: Roslyn Ridge Activity Center Agreement  
Recorded: May 30, 2007  
Instrument No.: 200706010052
84. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Ronald Mill Site IV Binding Site Plan;  
Recorded: June 7, 2017  
Book: 12 of Plats, Pages: 177 through 179  
Instrument No.: 201706070030  
Matters shown:  
a) 30' radius access easement affecting Lot 1  
b) 30' radius access easement affecting Lot 10  
c) Notes contained thereon  
d) Dedication contained thereon

**The following Exceptions affect Tract D:**

85. Liens, levies and assessments of the Roslyn Ridge Activity Center, Inc., a Washington corporation.
86. Liens, levies and assessments of The Village at Roslyn Ridge Condominium Association.
87. Liens, levies and assessments of the Roslyn Ridge Storage Facilities Association.

88. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Clinton P. Brosious and Mary A. Brosious, his wife.  
Recorded: September 17, 1906  
Instrument No.: 16604  
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.
89. 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: Winston Bros. Co.  
Recorded: January 16, 1933  
Instrument No.: 111285  
Book: 52 of Deeds, Page: 518
90. 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.
91. 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
92. 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 Power & Light Company, a Washington corporation  
Recorded: September 14, 1994  
Instrument No.: 574976  
Book 358, Page 1261
93. Partial waiver of surface use rights.  
Recorded: April 8, 1996  
Auditor's File No.: 199604080028  
Executed by: Meridian Oil, Inc.
94. 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 Energy, Inc., a Washington corporation, its successors and assigns  
Recorded: June 19, 2006  
Instrument No.: 200606190058

95. Agreement and the terms and conditions contained therein  
Between: Roslyn Ridge Activity Center, Inc., a Washington corporation  
And: Evergreen Valley LLC  
Purpose: Roslyn Ridge Activity Center Agreement  
Recorded: June 1, 2007  
Instrument No.: 200706010052

Said agreement was extended to include the subject property by document recorded May 15, 2018, under Auditor's File No. 201805150027.

96. 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

Said agreement was extended to include the subject property by document recorded May 15, 2018, under Auditor's File No. 201805150027.

97. 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 May 15, 2018, under Auditor's File No. 201805150027.

98. 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.  
Purpose: Transmission, distribution and sale of electricity  
Recorded: August 18, 2016  
Instrument No.: 201608180029  
Affects: A portion of said premises

99. Agreement and the terms and conditions contained therein  
Between: D.K. Professional Consultants, Inc., Teanaway Ridge, LLC  
And: The public  
Recorded: April 24, 2018  
Instrument No.: 201804240011

100. 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) Dedication thereon  
b) Notes thereon  
c) Utility easements 10 feet in width, parallel with road frontage



101. 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 22, 2018

Instrument No.: 201806220054

102. 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 28, 2018

Instrument No.: 201806280046

**The following Exceptions affect Tracts E, F, G, H and I:**

103. 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..

Affects: Tract E

104. 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.

Affects: Tract E

105. Water connection/hook-up fee as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040.

Affects: Tract E

106. Possible sewer connection fee as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040.

Affects: Tract E

107. Liens, levies and assessments of the The Village at Roslyn Ridge Condominium Association.

Affects: Tract E

108. 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."

Affects: Tracts D, E and H

109. 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.

Affects: Tract E

110. 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.

Affects: Tract E

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: County of Kittitas, State of Washington

Purpose: Right of way

Dated: May 6, 1931

Book 49 of Deeds, Page 382

Affects: Tract E

112. 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: Tracts E, F and H

113. 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.

Affects: Tract H

114. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Northwestern Improvement Company

Purpose: Right of way

Recorded: August 15, 1941

Instrument No.: 163358

Volume 64, Page 59

Affects: Tract F

115. 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

Affects: Tract I

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.

116. 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: Tract E

117. 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: Tract E

118. 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: Tract E

119. 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: Tract I

120. 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  
Affects: Tract I

Said easement contains a reverter clause.

121. 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: Tract E

122. 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: Tract I

123. 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: Tracts E and F

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.

124. 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: Tract E

125. 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: Tract E
126. 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: Tract E
127. 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  
Affects: Tract E
128. 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: Tract E
129. 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.  
  
Affects: Tract I
130. 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.  
  
Affects: Tract I

131. 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: Tract E

132. 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: Tract G

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.

133. 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: Telephone line right of way  
Recorded: May 28, 1980  
Instrument No.: 442098  
Affects: Tract F

134. 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  
Recorded: July 2, 1981  
Instrument No.: 453292, 453293, 453294, 453295  
Volume 150, Pages 642 through 645  
Affects: Tract E

135. 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.

Affects: Tract E, G and H

136. 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  
Affects: Tracts E, G and H
137. 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  
Affects: Tracts E and H
138. Partial waiver of surface use rights.  
Recorded: April 8, 1996  
Auditor's File No.: 199604080028  
Executed by: Meridian Oil, Inc.  
Affects: Tracts E, G and H
139. 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: Tract E
140. 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  
Affects: Tract I
141. 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: Tracts E and H

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

142. 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  
Affects: Tracts G and H
143. 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  
  
Affects: Tract E
144. 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: Tract E
145. 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  
Affects: Tract E



146. 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  
Affects: Tract E

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

147. Access and Utilities Easement Agreement and the terms and conditions contained therein  
Between: Teanaway 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  
Affects: Tract I

148. 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

Affects: Tract E

149. 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  
Affects: Tract E

150. 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  
Affects: Tract E

151. 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  
Affects: Tract E

152. 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

Affects: Tracts E, G and H

153. 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: June 19, 2006  
Instrument No.: 200606190057  
Affects: Tract F

154. 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  
Affects: Tract E

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

155. 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  
Affects: Tract H

156. 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  
Affects: Tract E

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.

157. 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: Tracts E and H
158. 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: Tracts E and H
159. 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: Tract H
160. 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  
Affects: Tract I
161. 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  
  
Affects: Tract E
162. 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  
Affects: Tract H

163. 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

Affects: Tract H

164. 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

Affects: Tract E

165. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: April 10, 2020

Book: 42 of Surveys, Pages: 201 and 202

Instrument No.: 202004100036

Matters shown:

- a) Notes as contained thereon

Affects: Tract E

166. 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.

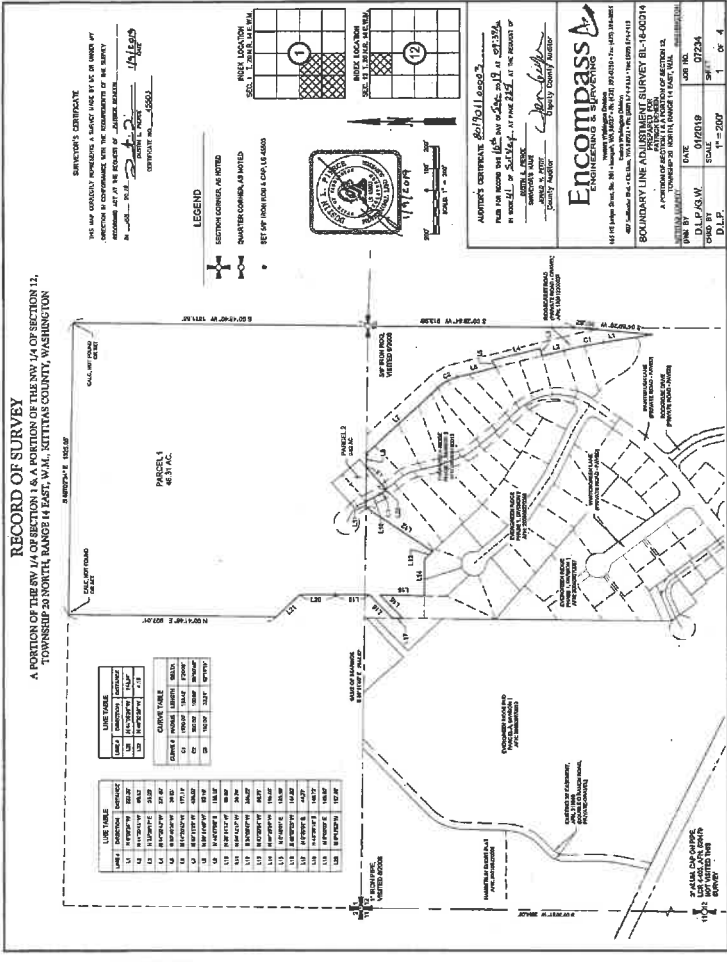
Name: Boulder Creek Development Company, Inc.

Affects: Tract E, Parcel 1

## END OF SCHEDULE B

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].*

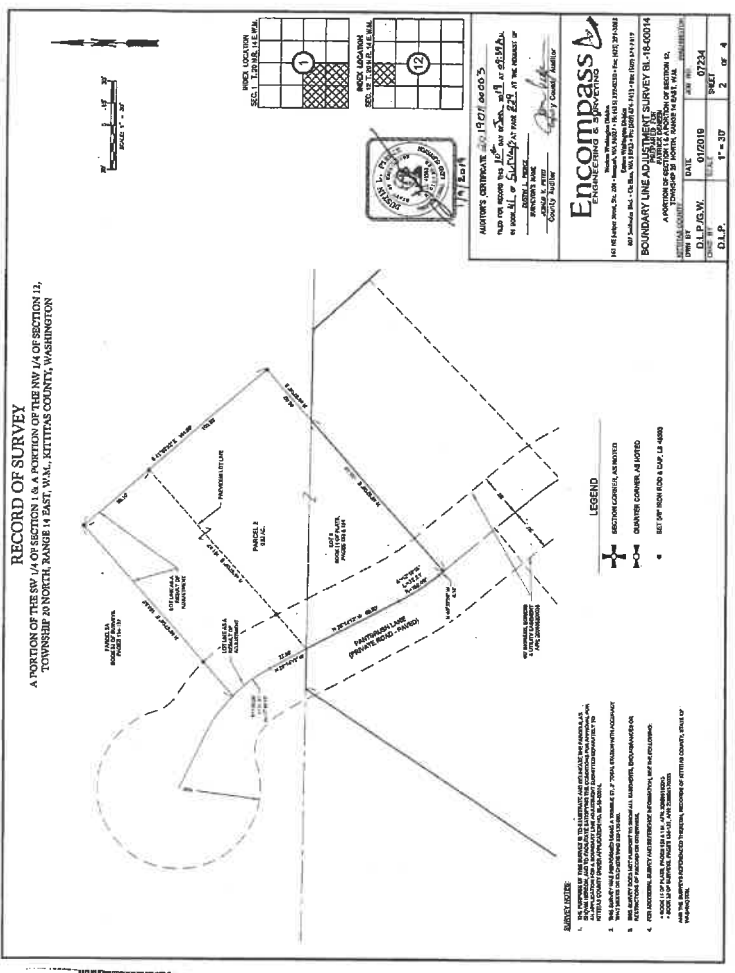
41/228 201901100003



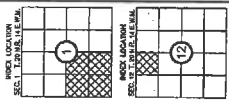
8 11

201901100003

41/229



**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



NUMBER COMPANY 201901100003  
 THIS SURVEY WAS MADE BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASHINGTON SURVEYING ACT.  
 COUNTY REGISTER

**Encompass**  
 ENGINEERING & SURVEYING  
 1410 14th Street, SW, Ste. 100  
 Olympia, WA 98512  
 PHONE: 360-339-1111  
 FAX: 360-339-1112  
 WWW: ENCOMPASS.SURVEYING.COM

BOUNDARY LINE ADJUSTMENT SURVEY FILE: 18-00019  
 A PORTION OF THE SW 1/4 AND NW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DATE: 01/20/19  
 D.L.P./G.W. FILE NO.: 07234  
 D.L.P. SHEET 1 OF 4

- LEGEND**
- SECTION CORNER, UNBUILT
  - QUARTER CORNER, UNBUILT
  - SECTION CORNER, ADJUSTED
  - QUARTER CORNER, ADJUSTED
  - SEE TOP SHEET 00018 FOR L.S. 4000

- SURVEY NOTES:**
1. THIS SURVEY WAS MADE BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASHINGTON SURVEYING ACT.
  2. THIS SURVEY WAS MADE BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASHINGTON SURVEYING ACT.
  3. THIS SURVEY WAS MADE BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASHINGTON SURVEYING ACT.
  4. THIS SURVEY WAS MADE BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASHINGTON SURVEYING ACT.

201901100003  
 41/229





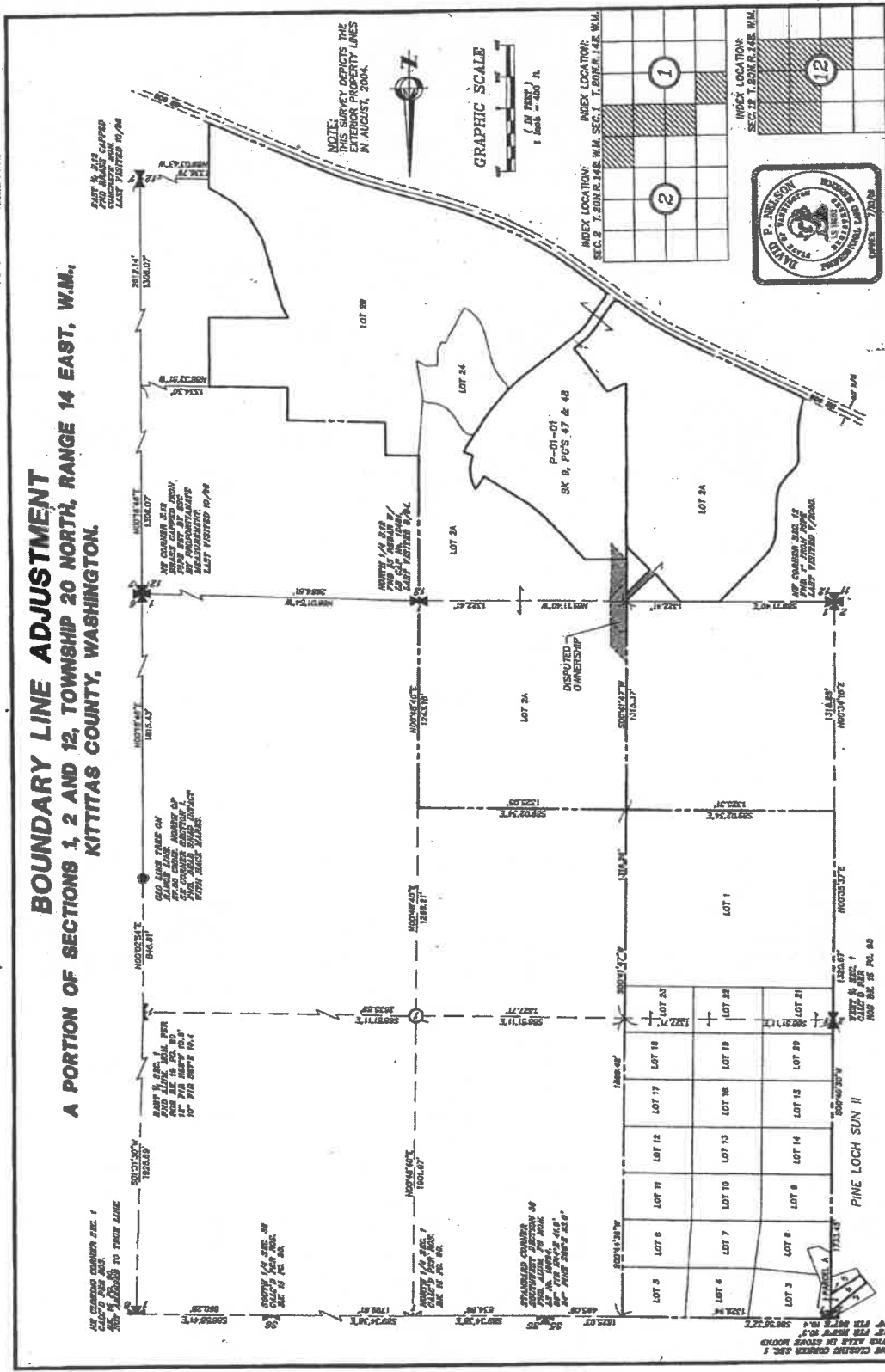


200604170033

32/134

RECEIVING No. 200604170033

# BOUNDARY LINE ADJUSTMENT A PORTION OF SECTIONS 1, 2 AND 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, WASHINGTON.



NOTE:  
THIS SURVEY DEFERS THE  
ADJUSTMENT OF PROPERTY LINES  
TO AUGUST, 2008.



INDEX LOCATION:  
SEC. 2, T. 20N. R. 14E. W.M. SEC. 1, T. 20N. R. 14E. W.M.

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



**BOUNDARY LINE ADJUSTMENT**  
A PORTION OF SECTIONS 1, 2 AND 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,  
KITITAS COUNTY

DATE: 04/2008  
JOB NO.: 05539  
SHEET: 1 of 4

PREPARED FOR:  
D. NELSON

DATE: 04/2008  
JOB NO.: 05539  
SHEET: 1 of 4

**Encompass**  
ENGINEERING & SURVEYING

100 EAST 240 STREET  
CLEVELAND WA 98223  
PHONE: (509) 874-7433  
FAX: (509) 874-7419

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction, in conformance with the requirements of the Revised Code of Washington, Title 71A, Chapter 71A.020, and the rules of the Board of Surveyors, effective August 1, 2008.

DAVID P. NELSON  
Surveyor

Certificate No. 12500

**RECORDER'S CERTIFICATE**

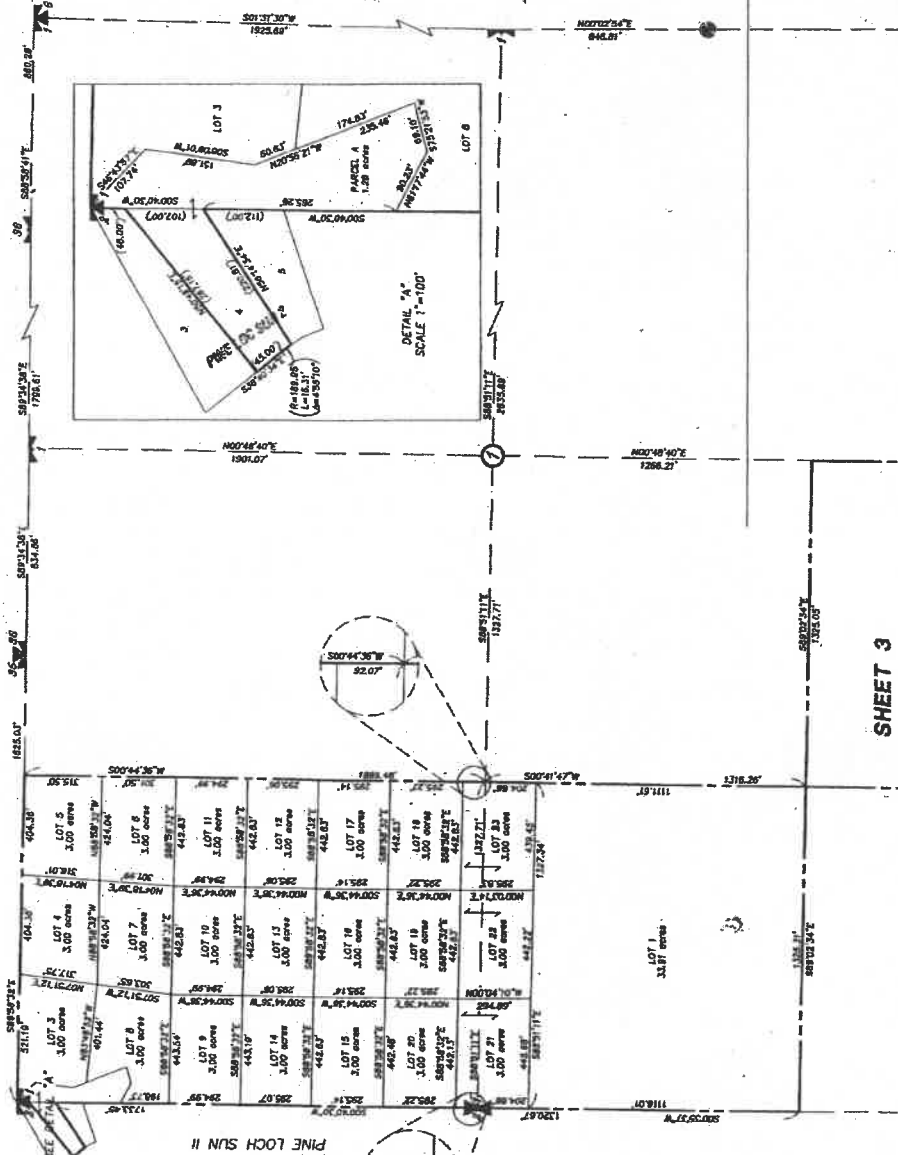
I have recorded this map of April 20, 2008, at 10:15 AM in book 12, of page 134, at the request of DAVID P. NELSON, Surveyor.

FRANK A. PELT...  
County Auditor

200604170033 32/135

RECEIVING No. 200604170033

**BOUNDARY LINE ADJUSTMENT  
A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON.**



- LEGEND**
- SECTION CORNER COMMON TO FOUR SECTIONS
  - QUARTER CORNER COMMON TO TWO SECTIONS
  - SECTION CORNER COMMON TO ONE SECTION
  - QUARTER CORNER COMMON TO ONE SECTION
  - OLD TREE ON LINE
  - STY 1/2" RODS
  - FOUND REBAR
  - PLATTED DISTANCE
  - SECTION LINE



**INDEX LOCATION:**  
SEC. 2, T. 20N. R. 14E. W.M. SEC. 1, T. 20N. R. 14E. W.M.

1	2
---	---

**BOUNDARY LINE ADJUSTMENT**  
PREPARED FOR  
A PORTION OF SECTIONS 1 AND 2,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON

DATE	04/2005	JOB NO.	08599
DRAWN BY	T. ROLETTO	SCALE	1"=300'
CHECKED BY	D. NELSON	SHEET	2 OF 4

**Encompass**  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLEVELAND WA 98223  
PHONE (509) 874-7433  
FAX: (509) 874-7419

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direct supervision and in accordance with the requirements of the Survey Recording Act of the State of Washington, Chapter 65A RCW, and the rules and regulations of the State Board of Surveyors.

DATE: 04/2005  
DAVID F. NELSON, Surveyor

**RECORDER'S CERTIFICATE 200604170033**

I have recorded this map in book 3 of Subdivisions at page 135, and at the request of DAVID F. NELSON, Surveyor's Nelson.

FRANK A. PRITTY, County Auditor



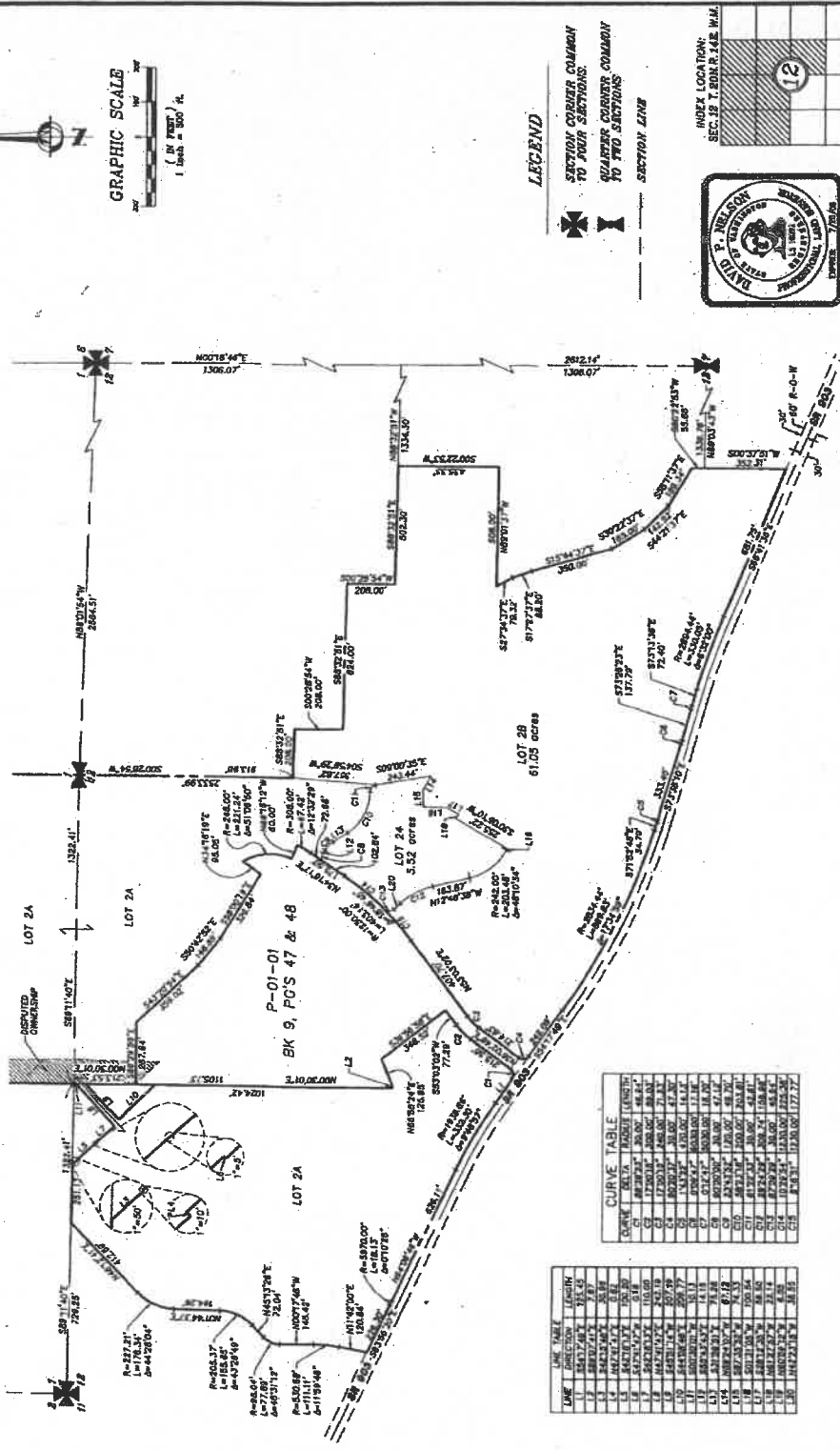
200604170033

32/137

RECEIVING No. 200604170033

# BOUNDARY LINE ADJUSTMENT A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, WASHINGTON.

SHEET 3



LINE	BEARING	LENGTH
1	N 85° 17' 48" E	111.45
2	S 89° 07' 15" W	7.87
3	S 89° 07' 15" W	8.81
4	N 85° 17' 48" E	20.20
5	S 89° 07' 15" W	0.18
6	S 89° 07' 15" W	14.18
7	N 85° 17' 48" E	14.18
8	S 89° 07' 15" W	14.18
9	N 85° 17' 48" E	14.18
10	S 89° 07' 15" W	14.18
11	N 85° 17' 48" E	14.18
12	S 89° 07' 15" W	14.18
13	N 85° 17' 48" E	14.18
14	S 89° 07' 15" W	14.18
15	N 85° 17' 48" E	14.18
16	S 89° 07' 15" W	14.18
17	N 85° 17' 48" E	14.18
18	S 89° 07' 15" W	14.18
19	N 85° 17' 48" E	14.18
20	S 89° 07' 15" W	14.18
21	N 85° 17' 48" E	14.18
22	S 89° 07' 15" W	14.18
23	N 85° 17' 48" E	14.18
24	S 89° 07' 15" W	14.18
25	N 85° 17' 48" E	14.18
26	S 89° 07' 15" W	14.18
27	N 85° 17' 48" E	14.18
28	S 89° 07' 15" W	14.18
29	N 85° 17' 48" E	14.18
30	S 89° 07' 15" W	14.18
31	N 85° 17' 48" E	14.18
32	S 89° 07' 15" W	14.18
33	N 85° 17' 48" E	14.18
34	S 89° 07' 15" W	14.18
35	N 85° 17' 48" E	14.18
36	S 89° 07' 15" W	14.18
37	N 85° 17' 48" E	14.18
38	S 89° 07' 15" W	14.18
39	N 85° 17' 48" E	14.18
40	S 89° 07' 15" W	14.18
41	N 85° 17' 48" E	14.18
42	S 89° 07' 15" W	14.18
43	N 85° 17' 48" E	14.18
44	S 89° 07' 15" W	14.18
45	N 85° 17' 48" E	14.18
46	S 89° 07' 15" W	14.18
47	N 85° 17' 48" E	14.18
48	S 89° 07' 15" W	14.18
49	N 85° 17' 48" E	14.18
50	S 89° 07' 15" W	14.18
51	N 85° 17' 48" E	14.18
52	S 89° 07' 15" W	14.18
53	N 85° 17' 48" E	14.18
54	S 89° 07' 15" W	14.18
55	N 85° 17' 48" E	14.18
56	S 89° 07' 15" W	14.18
57	N 85° 17' 48" E	14.18
58	S 89° 07' 15" W	14.18
59	N 85° 17' 48" E	14.18
60	S 89° 07' 15" W	14.18
61	N 85° 17' 48" E	14.18
62	S 89° 07' 15" W	14.18
63	N 85° 17' 48" E	14.18
64	S 89° 07' 15" W	14.18
65	N 85° 17' 48" E	14.18
66	S 89° 07' 15" W	14.18
67	N 85° 17' 48" E	14.18
68	S 89° 07' 15" W	14.18
69	N 85° 17' 48" E	14.18
70	S 89° 07' 15" W	14.18
71	N 85° 17' 48" E	14.18
72	S 89° 07' 15" W	14.18
73	N 85° 17' 48" E	14.18
74	S 89° 07' 15" W	14.18
75	N 85° 17' 48" E	14.18
76	S 89° 07' 15" W	14.18
77	N 85° 17' 48" E	14.18
78	S 89° 07' 15" W	14.18
79	N 85° 17' 48" E	14.18
80	S 89° 07' 15" W	14.18
81	N 85° 17' 48" E	14.18
82	S 89° 07' 15" W	14.18
83	N 85° 17' 48" E	14.18
84	S 89° 07' 15" W	14.18
85	N 85° 17' 48" E	14.18
86	S 89° 07' 15" W	14.18
87	N 85° 17' 48" E	14.18
88	S 89° 07' 15" W	14.18
89	N 85° 17' 48" E	14.18
90	S 89° 07' 15" W	14.18
91	N 85° 17' 48" E	14.18
92	S 89° 07' 15" W	14.18
93	N 85° 17' 48" E	14.18
94	S 89° 07' 15" W	14.18
95	N 85° 17' 48" E	14.18
96	S 89° 07' 15" W	14.18
97	N 85° 17' 48" E	14.18
98	S 89° 07' 15" W	14.18
99	N 85° 17' 48" E	14.18
100	S 89° 07' 15" W	14.18

CURVE	DELTA	TANGENT	LENGTH
C1	89° 07' 15"	36.00	46.41
C2	89° 07' 15"	36.00	46.41
C3	89° 07' 15"	36.00	46.41
C4	89° 07' 15"	36.00	46.41
C5	89° 07' 15"	36.00	46.41
C6	89° 07' 15"	36.00	46.41
C7	89° 07' 15"	36.00	46.41
C8	89° 07' 15"	36.00	46.41
C9	89° 07' 15"	36.00	46.41
C10	89° 07' 15"	36.00	46.41
C11	89° 07' 15"	36.00	46.41
C12	89° 07' 15"	36.00	46.41
C13	89° 07' 15"	36.00	46.41
C14	89° 07' 15"	36.00	46.41
C15	89° 07' 15"	36.00	46.41
C16	89° 07' 15"	36.00	46.41
C17	89° 07' 15"	36.00	46.41
C18	89° 07' 15"	36.00	46.41
C19	89° 07' 15"	36.00	46.41
C20	89° 07' 15"	36.00	46.41
C21	89° 07' 15"	36.00	46.41
C22	89° 07' 15"	36.00	46.41
C23	89° 07' 15"	36.00	46.41
C24	89° 07' 15"	36.00	46.41
C25	89° 07' 15"	36.00	46.41
C26	89° 07' 15"	36.00	46.41
C27	89° 07' 15"	36.00	46.41
C28	89° 07' 15"	36.00	46.41
C29	89° 07' 15"	36.00	46.41
C30	89° 07' 15"	36.00	46.41
C31	89° 07' 15"	36.00	46.41
C32	89° 07' 15"	36.00	46.41
C33	89° 07' 15"	36.00	46.41
C34	89° 07' 15"	36.00	46.41
C35	89° 07' 15"	36.00	46.41
C36	89° 07' 15"	36.00	46.41
C37	89° 07' 15"	36.00	46.41
C38	89° 07' 15"	36.00	46.41
C39	89° 07' 15"	36.00	46.41
C40	89° 07' 15"	36.00	46.41
C41	89° 07' 15"	36.00	46.41
C42	89° 07' 15"	36.00	46.41
C43	89° 07' 15"	36.00	46.41
C44	89° 07' 15"	36.00	46.41
C45	89° 07' 15"	36.00	46.41
C46	89° 07' 15"	36.00	46.41
C47	89° 07' 15"	36.00	46.41
C48	89° 07' 15"	36.00	46.41
C49	89° 07' 15"	36.00	46.41
C50	89° 07' 15"	36.00	46.41

**BOUNDARY LINE ADJUSTMENT**  
 PREPARED FOR  
 A PORTION OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,  
 KITITAS COUNTY

DATE: 04/2008  
 JOB NO.: 05539  
 SCALE: 1"=300'  
 SHEET: 4 OF 4

DRAWN BY: T. ROLETTO  
 CHECKED BY: D. NELSON

100 EAST 2ND STREET  
 CLE ELIUM WA 99222  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419

**Encompass**  
 ENGINEERING & SURVEYING

**DAVID P. NELSON**  
 Surveyor  
 Certificate No. 19922

RECORDER'S CERTIFICATE 200604170033  
 Filed for record this 17 day of April 2008 at 10:06 AM in  
 book 32 of Subdivisions at page 1373 in the request of  
 DAVID P. NELSON  
 Surveyor's Name  
 ERALD K. REICHT  
 County Auditor

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 of the  
 State of Washington, effective July 1, 1992, in the  
 request of DAVID P. NELSON, Surveyor's Name  
 Date: 04/2008



14201

# WESTERN PACIFIC RAILROAD COMPANY

## A PORTION OF THE N 1/2 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND A PTN. OF THE SE 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

### PROPERTY DESCRIPTION Parcel 1

This section of the West half of the Northwest quarter of Section 12 and the East half of the Northwest quarter of Section 13, Township 20 North, Range 14 East, W.M., in the County of Millikan, State of Washington, is shown and described in the Register of Deeds, dated December 1885, and as described therein as follows: ...

### PROPERTY DESCRIPTION Parcel 2

This section of the West half of the Northwest quarter of Section 12 and the East half of the Northwest quarter of Section 13, Township 20 North, Range 14 East, W.M., in the County of Millikan, State of Washington, is shown and described in the Register of Deeds, dated December 1885, and as described therein as follows: ...

### NOTICE

This is a boundary line survey and as such is not intended to show or determine boundaries. This survey was prepared for the exclusive use of the Western Pacific Railroad Company and all evidence of other boundaries is hereby waived. The survey was made by the Surveyor General of the State of Washington, and the same is on file in the office of the Surveyor General at Olympia, Washington.



INSTRUMENT USED

Surveying Instrument	Surveying Instrument
Surveying Instrument	Surveying Instrument
Surveying Instrument	Surveying Instrument

### SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction and supervision, and the same is on file in the office of the Surveyor General of the State of Washington, and the same is on file in the office of the Surveyor General at Olympia, Washington.



### AUDITOR'S CERTIFICATE

I have examined the above map and find it correct and true to the original survey, and the same is on file in the office of the Surveyor General of the State of Washington, and the same is on file in the office of the Surveyor General at Olympia, Washington.

WESTERN PACIFIC RAILROAD COMPANY  
U.S. Trust Service Building  
601 Broadway New York 36 - 4th. Building  
A Position of the N 1/2 and  
SE 1/4 of Section 12, Township 20 North, Range 14 East, W.M.,  
Millikan County Washington  
Surveyed by J.M.S. Date 11-28-23  
Checked by J.M.S. Date 12-23-23  
Project No. 28112

Vol 19 Pg 200

SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND A PTN. OF THE SE 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

NOTICE
This is to certify that the above described land is the property of the State of Washington...

PROPERTY DESCRIPTION
Parcel 4

PROPERTY DESCRIPTION
Parcel 3

Containing 0.187 Acres, more or less.
Beginning at the NW corner of the NW 1/4 of Section 12, Township 20 North, Range 14 East, W.M., and running...

Containing 20.000 Acres, more or less.
Beginning at the NW corner of the NW 1/4 of Section 12, Township 20 North, Range 14 East, W.M., and running...

SUBVYOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the above described land is the property of the State of Washington...

SUBVYOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the above described land is the property of the State of Washington...

SUBVYOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the above described land is the property of the State of Washington...



AUDITOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the above described land is the property of the State of Washington...

AUDITOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the above described land is the property of the State of Washington...

AUDITOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the above described land is the property of the State of Washington...

WESTERN PACIFIC ENGINEERING, INC.
401 Mountain View, 1920 4th - 4th, Bellingham, Wash.
A Portion of the N 1/2 and a Portion of the SE 1/4 of Section 12, Township 20 North, Range 14 East, W.M.

WESTERN PACIFIC ENGINEERING, INC.
401 Mountain View, 1920 4th - 4th, Bellingham, Wash.
A Portion of the N 1/2 and a Portion of the SE 1/4 of Section 12, Township 20 North, Range 14 East, W.M.

WESTERN PACIFIC ENGINEERING, INC.
401 Mountain View, 1920 4th - 4th, Bellingham, Wash.
A Portion of the N 1/2 and a Portion of the SE 1/4 of Section 12, Township 20 North, Range 14 East, W.M.

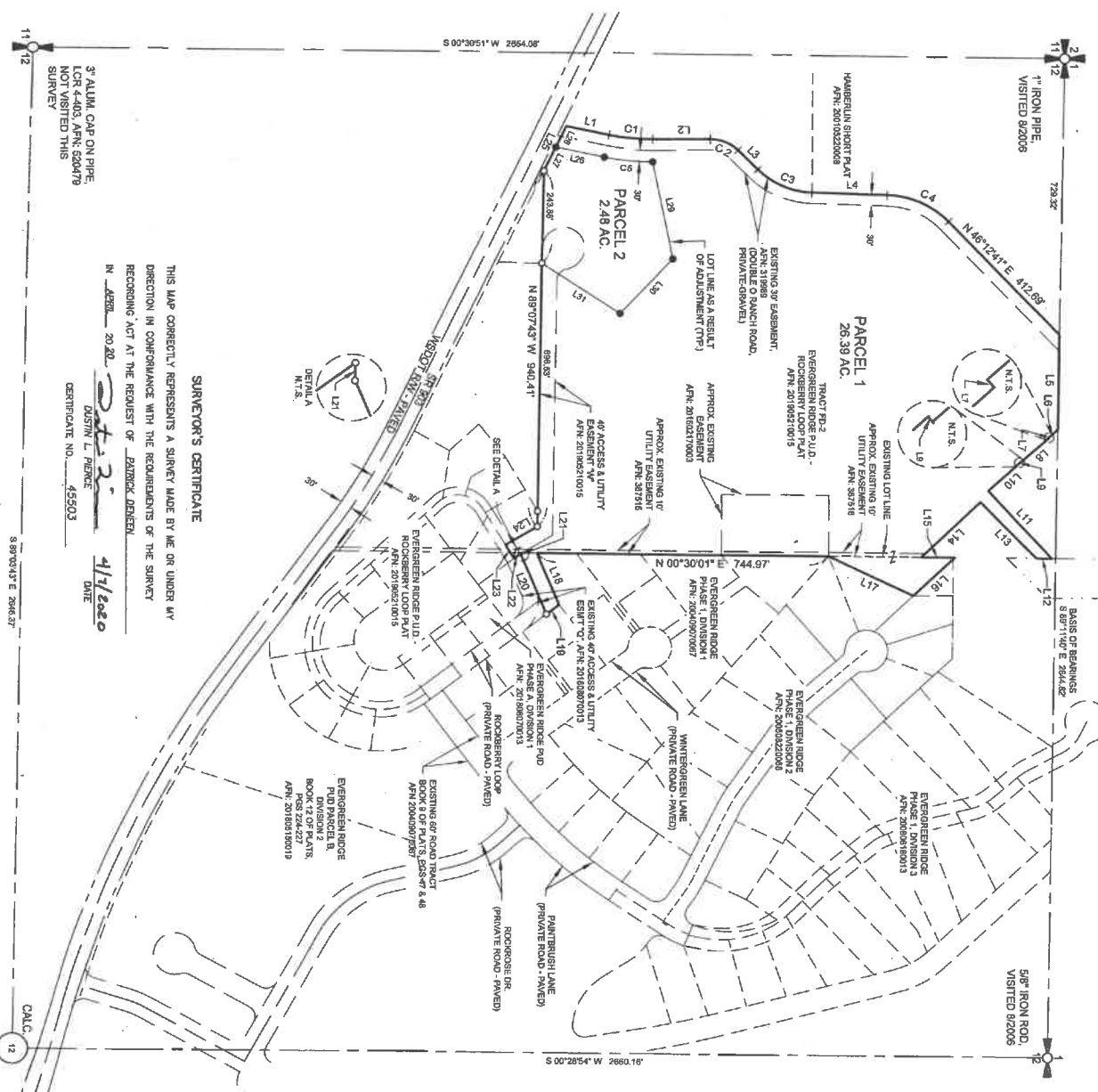
WESTERN PACIFIC ENGINEERING, INC.
401 Mountain View, 1920 4th - 4th, Bellingham, Wash.
A Portion of the N 1/2 and a Portion of the SE 1/4 of Section 12, Township 20 North, Range 14 East, W.M.

WESTERN PACIFIC ENGINEERING, INC.
401 Mountain View, 1920 4th - 4th, Bellingham, Wash.
A Portion of the N 1/2 and a Portion of the SE 1/4 of Section 12, Township 20 North, Range 14 East, W.M.

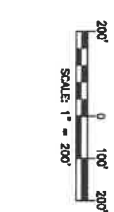
WESTERN PACIFIC ENGINEERING, INC.
401 Mountain View, 1920 4th - 4th, Bellingham, Wash.
A Portion of the N 1/2 and a Portion of the SE 1/4 of Section 12, Township 20 North, Range 14 East, W.M.

42/201

**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



**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 DANORCK DENBERN  
 IN ASBL 20 20  
DUSTIN L. FERICE  
 CERTIFICATE NO. 45503  
4/7/2020  
 DATE



**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
- AUDITORS FILE NUMBER



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

12
----

AUDITOR'S CERTIFICATE Revised  
 FILED FOR RECORD THIS 10<sup>th</sup> DAY OF APRIL 20 20 AT 2:47 P.M.  
 IN BOOK 42 OF RECORDS AT PAGE 241 AT THE REQUEST OF  
DUSTIN L. FERICE  
 SURVEYOR'S NAME  
GERALD V. BEITZ  
 Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Hurpuz Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0230  
 Eastern Washington Division  
 407 Swindler Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433

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

DRAWN BY	DATE	JOB NO.
D.L.P./G.W.	03/20/20	16078
CHECKED BY	SCALE	SHEET
D.L.P.	1" = 200'	1 OF 2

3" ALUM. CAP ON PIPE  
 NOT VISITED THIS  
 SURVEY

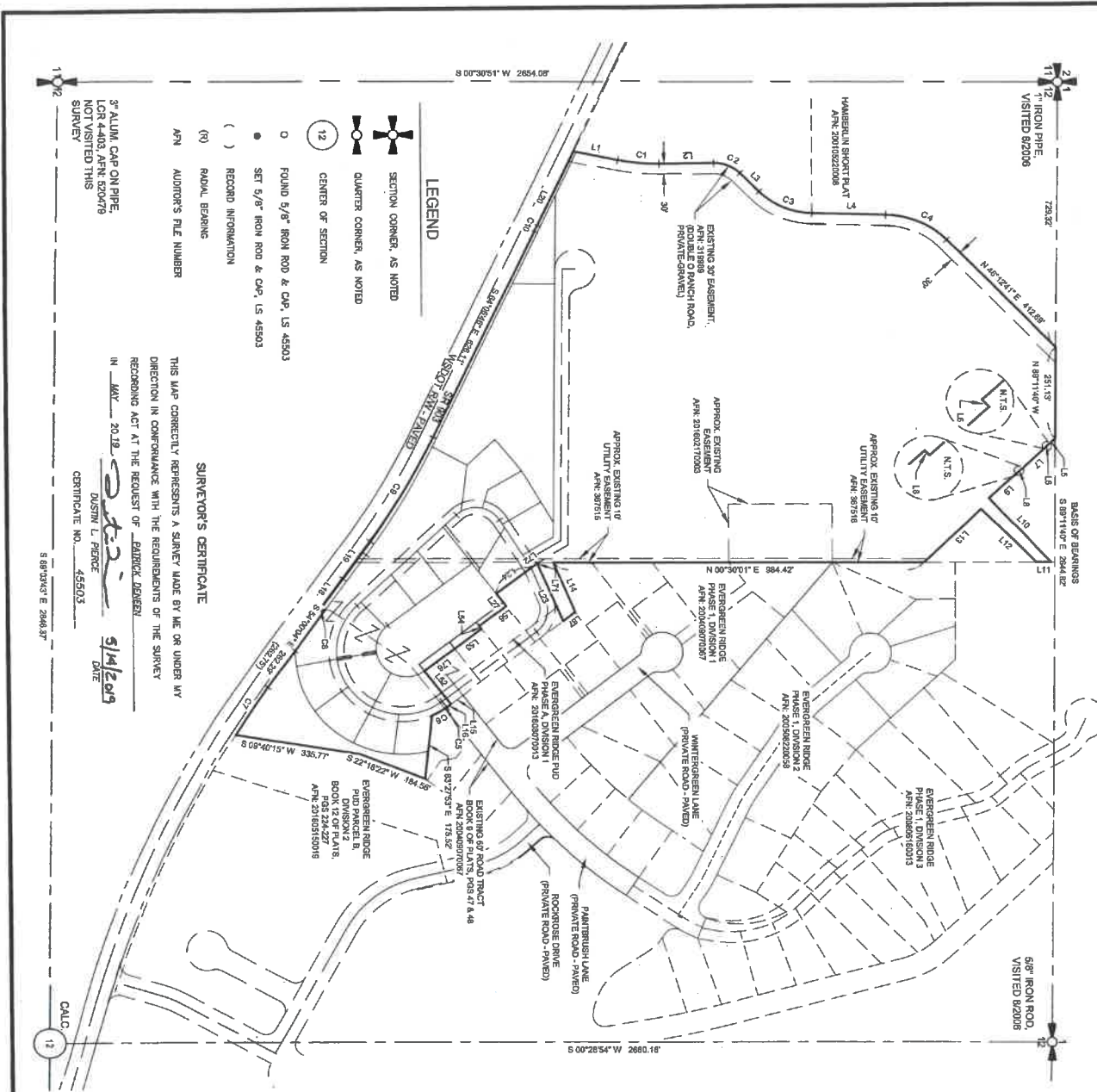
11 12

12





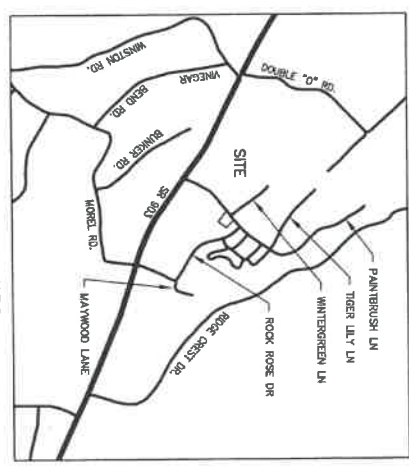
**EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT**  
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON



**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- 12 CENTER OF SECTION
- 0 FOUND 5/8" IRON ROD & CAP, LS 45503
- SET 5/8" IRON ROD & CAP, LS 45503
- ( ) RECORD INFORMATION
- (R) RADIAL BEARING
- APN 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 DENBERG  
 IN MAY 2019  
DUSTIN L. PRINCE 5/14/2019  
 DATE  
 CERTIFICATE NO. 45503



RZ-01-00010  
 LPF-19-00001



AUDITOR'S CERTIFICATE 201905210015  
 FILED FOR RECORD THIS 21<sup>st</sup> DAY OF MAY 2019 AT 12:28 PM  
 IN BOOK 13 OF PLATS AT PAGE 32 AT THE REQUEST OF  
 DUSTIN L. PRINCE  
 SURVEYOR'S NAME  
 JEWELL V. BENTT  
 County Auditor  
 Deputy County Auditor

Western Washington Division  
 165 NE Judge St., Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0230 • Fax: (425) 391-5055  
 407 Sawhauer Blvd. • Cle Elum, WA 99222 • Ph: (509) 674-7433 • Fax: (509) 674-7419

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

KITTITAS COUNTY JOB NO. 16078  
 DWN BY DATE 05/20/2019  
 D.L.P./G.W. SCALE 1" = 200'  
 CHKD BY SHEET 1 OF 6  
 D.L.P.

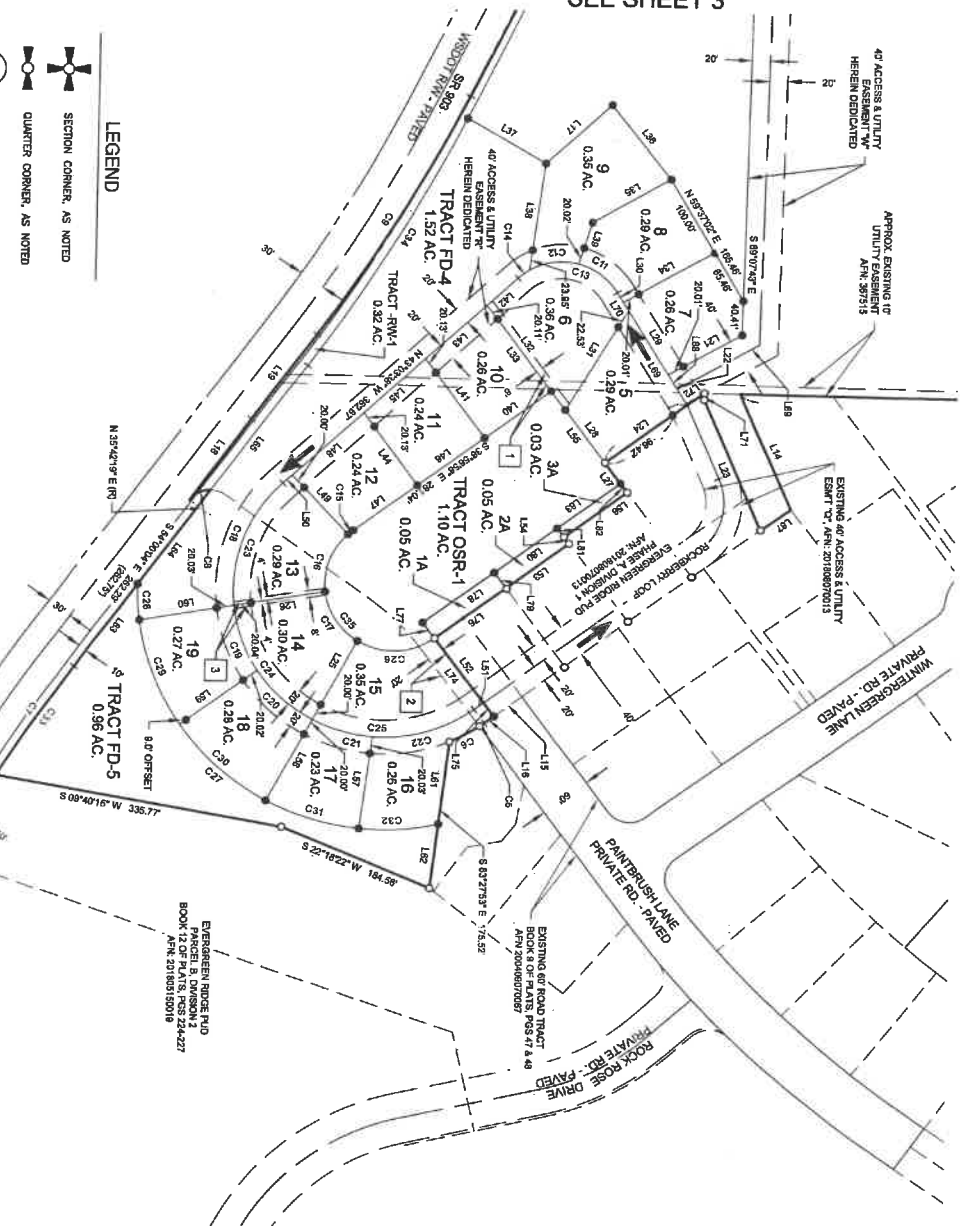
SEE SHEET 3

**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

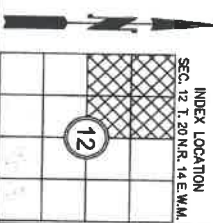
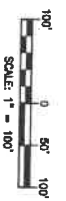
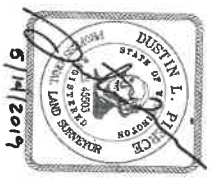
SEE SHEET 3

- 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
  - POOL BEARING
  - AUDITOR'S FILE NUMBER



- TRACTS:**
- 1 8.0 FOOT TRAIL EASEMENT "S", HEREN DEDICATED
  - 2 20.00 FOOT ACCESS & UTILITY EASEMENT "T", HEREN DEDICATED
  - 3 8.00 FOOT TRAIL EASEMENT "U", HEREN DEDICATED

FD-1 - FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER  
 OSR-1 - OPEN SPACE REGISTRATION TRACT - DESIGNATION NUMBER



AUDITOR'S CERTIFICATE 201905210015  
 FILED FOR RECORD THIS 21st DAY OF MAY 2019 AT 10:25 AM  
 IN BOOK 13 OF PLATS AT PAGE 31 IN THE OFFICE OF  
 DUSTIN T. PIERCE  
 SURVEYOR'S NAME  
 JEROLD V. PETTIT  
 County Auditor  
 Deputy County Auditor



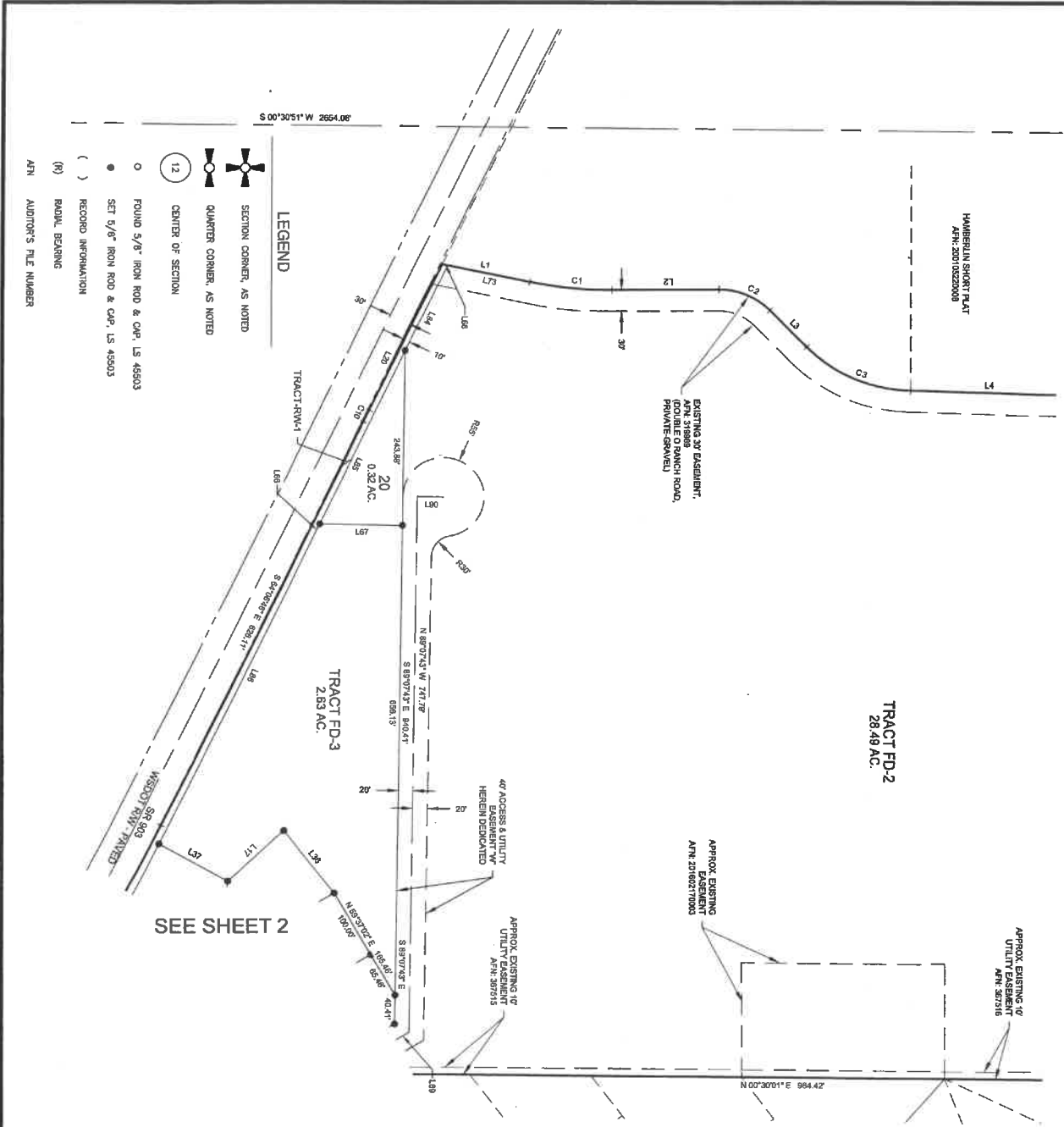
145 NE Juniper Street, Ste. 201 • Wenatchee, WA 98077 • Ph: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Swindler Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419  
**EVERGREEN RIDGE P.U.D. - ROCKBERRY LOOP PLAT**  
 PREPARED FOR  
 DUSTIN T. PIERCE  
 SURVEYOR  
 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.	05/2019	16078
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	2 OF 6

13/32

**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

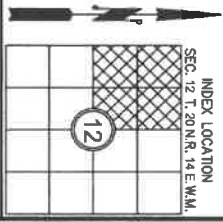
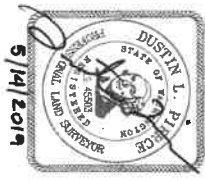
RZ-01-00010  
 LPF-19-00001



- LEGEND**
- SECTION CORNER, AS NOTED
  - QUARTER CORNER, AS NOTED
  - CENTER OF SECTION
  - FOUND 5/8" IRON ROD & CAP, LS 45603
  - SET 5/8" IRON ROD & CAP, LS 45603
  - RECORD INFORMATION
  - BEARING
  - A/N AUDITOR'S FILE NUMBER

- 1 8.00 FOOT TRAIL EASEMENT "R", HERBEN DEDICATED
- 2 20.00 FOOT ACCESS & UTILITY EASEMENT "T", HERBEN DEDICATED
- 3 8.00 FOOT TRAIL EASEMENT "U", HERBEN DEDICATED

TRACTS:  
 FD-1 - FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER  
 ORR-1 - OPEN SPACE RECREATION TRACT - DESIGNATION NUMBER



AUDITOR'S CERTIFICATE 201905210015  
 FILED FOR RECORD THIS DAY OF May 21st 2019 AT 12:23 P.M.  
 IN BOOK 13 OF PLATS AT PAGE 32 AT THE REQUEST OF  
 \_\_\_\_\_  
 SHIRETOR'S NAME  
 JEREMUD V. FERTT  
 County Auditor  
 Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Imperial Street, Ste. 201 • Issaquah, WA 98027 • P: (425) 392-0250 • Fax: (425) 391-3055  
 407 Sander Street • Cle Elum, WA 98922 • P: (509) 674-4343 • Fax: (509) 674-2419

EVERGREEN RIDGE P.U.D.-ROCKBERRY LOOP PLAT	
A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, KITITAS COUNTY, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., WASHINGTON	
DRAWN BY	DATE
D.L.P./G.W.	05/2019
CHKD BY	SCALE
D.L.P.	1" = 100'
JOB NO.	SHEET
16078	3 OF 6



13/34

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

R2-01-00010  
 LPF-19-00001

LINE #	DIRECTION	DISTANCE
L1	N 11°42'00" E	120.84'
L2	N 07°16'45" W	145.42'
L3	N 42°13'00" E	72.80'
L4	N 1°44'30" E	194.25'
L5	S 42°19'45" E	30.85'
L6	N 47°14'45" E	0.82'
L7	S 42°18'15" E	103.20'
L8	S 47°14'45" W	0.18'
L9	S 42°18'15" E	110.00'
L10	N 47°14'45" E	242.18'
L11	N 07°09'15" E	38.07'
L12	S 48°11'45" W	207.18'
L13	S 44°08'45" E	209.77'
L14	N 69°59'12" E	148.47'
L15	S 38°58'58" E	40.00'
L16	S 38°58'58" E	13.44'
L17	S 48°11'45" W	102.18'
L18	N 54°17'45" W	120.00'
L19	S 54°17'45" E	125.43'
L20	S 38°58'58" E	228.30'

LINE #	DIRECTION	DISTANCE
L21	S 30°22'58" E	98.73'
L22	S 58°02'58" W	42.17'
L23	N 82°38'24" E	161.18'
L24	N 38°58'58" W	116.52'
L25	S 82°03'30" E	108.82'
L26	S 39°00'00" E	118.88'
L27	N 57°00'00" E	30.47'
L28	S 57°00'00" W	77.54'
L29	S 58°02'58" W	100.03'
L30	S 30°22'58" W	13.32'
L31	S 58°15'00" E	138.48'
L32	S 52°03'02" W	158.52'
L33	S 53°03'02" W	123.52'
L34	S 30°22'58" E	119.24'
L35	S 30°22'58" E	103.78'
L36	S 57°34'00" W	111.18'
L37	S 38°58'58" W	106.17'
L38	S 82°03'00" E	126.00'
L39	N 72°58'58" W	51.88'
L40	S 38°58'58" E	94.58'

LINE #	DIRECTION	DISTANCE
L41	S 57°31'15" W	118.88'
L42	N 43°03'58" W	47.84'
L43	N 43°03'58" W	94.85'
L44	N 57°13'15" E	108.88'
L45	N 43°03'58" W	98.83'
L46	S 38°58'58" E	95.00'
L47	S 38°58'58" E	91.00'
L48	N 43°03'58" W	110.28'
L49	S 48°58'58" W	84.84'
L50	N 48°03'58" W	14.28'
L51	N 38°58'58" W	13.44'
L52	S 58°02'58" W	115.00'
L53	S 38°58'58" E	30.00'
L54	N 43°03'02" E	100.13'
L55	S 53°03'02" W	100.13'
L56	S 38°58'58" E	90.07'
L57	S 32°48'11" E	110.12'
L58	S 62°08'33" E	110.00'
L59	S 38°58'58" E	110.06'
L60	S 39°00'00" E	110.12'

CURVE #	RADIUS	LENGTH	DELTA
C1	530.88'	111.11'	115.646°
C2	98.04'	77.89'	45°11'12"
C3	208.37'	168.88'	42°38'18"
C4	227.21'	178.34'	44°28'00"
C5	183.59'	9.57'	1°56'38"
C6	183.59'	39.05'	11°34'17"
C7	2624.80'	198.00'	3°12'11"
C8	30.00'	28.44'	64°18'40"
C9	1638.66'	333.33'	9°48'57"
C10	5970.00'	18.13'	0°10'38"
C11	75.00'	57.66'	44°03'45"
C12	75.00'	88.84'	44°43'52"
C13	75.00'	132.59'	101°13'14"
C14	75.00'	16.26'	12°28'04"
C15	78.30'	7.82'	9°31'14"
C16	78.30'	78.00'	64°58'14"
C17	78.30'	71.41'	61°38'42"
C18	173.60'	181.82'	67°28'35"
C19	173.60'	82.50'	27°14'35"
C20	173.60'	88.46'	28°33'29"

CURVE #	RADIUS	LENGTH	DELTA
C21	173.60'	72.12'	23°46'02"
C22	173.60'	123.54'	40°41'32"
C23	173.60'	181.52'	52°29'35"
C24	173.60'	108.57'	55°44'04"
C25	173.60'	158.86'	64°28'35"
C26	71.30'	94.02'	67°08'50"
C27	283.50'	518.09'	104°13'21"
C28	283.50'	42.83'	8°40'34"
C29	283.50'	133.57'	27°00'51"
C30	283.50'	158.44'	27°22'23"
C31	283.50'	111.78'	22°35'04"
C32	283.50'	150.00'	31°21'17"
C33	1648.88'	345.09'	107°00'00"
C34	78.30'	249.13'	160°00'00"

LINE #	DIRECTION	DISTANCE
L61	N 83°27'31" W	89.89'
L62	N 83°27'31" W	76.83'
L63	S 64°00'00" E	122.88'
L64	S 64°00'00" E	131.71'
L65	N 54°00'00" W	194.46'
L66	N 64°10'04" W	868.88'
L67	N 07°21'17" E	113.82'
L68	N 11°42'00" E	7.82'
L69	S 53°08'58" W	133.81'
L70	S 58°02'58" W	24.81'
L71	S 87°01'41" E	7.87'
L72	N 37°58'58" W	24.11'
L73	N 11°42'00" E	113.22'
L74	S 53°03'02" W	95.00'
L75	S 53°03'02" W	20.00'
L76	S 54°28'58" E	101.04'
L77	S 53°03'02" W	23.00'
L78	S 38°58'58" E	101.04'
L79	S 53°03'02" W	23.00'
L80	S 38°58'58" E	80.00'

LINE #	DIRECTION	DISTANCE
L81	S 53°03'02" W	13.00'
L82	N 63°03'02" E	13.00'
L83	S 30°58'00" E	90.00'
L84	N 64°10'04" W	131.86'
L85	N 64°10'04" W	293.00'
L86	N 64°10'04" W	458.59'
L87	S 38°58'58" E	41.24'
L88	N 68°03'58" E	20.01'
L89	N 38°58'58" W	105.46'
L90	N 07°21'17" E	35.00'

AUDITOR'S CERTIFICATE 201905210815  
 FILED FOR RECORD THIS DAY OF MAY 20 2019 AT 12:23:57 PM  
 IN BOOK 13 OF PLATS AT PAGE 34 AT THE REQUEST OF  
 DISTIN L. ENDEE  
 SURETOR'S NAME  
 GERALD V. PENTT  
 Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 145 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Sutherland Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

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

DRAWN BY D.L.P.G.W. DATE 05/20/2019 JOB NO. 18078  
 CHECKED BY D.L.P. SCALE N/A SHEET 5 OF 6





# APPROVALS

KITITAS COUNTY PUBLIC WORKS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF MAY, A.D., 2019  
*M. B. Baker*  
KITITAS COUNTY ENGINEER

## COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE EVERGREEN RIDGE PUD-ROCKBERRY LOOP PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 15<sup>th</sup> DAY OF MAY, A.D., 2019  
*Stephanie M. Hestvik*  
KITITAS COUNTY PLANNING OFFICIAL

## KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.

DATED THIS 17<sup>th</sup> DAY OF MAY, A.D., 2019  
*W. Adams*  
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 HAVE BEEN PAID TO THE COUNTY TREASURER.

DATED THIS 21<sup>st</sup> DAY OF MAY, A.D., 2019  
*William M. Muehl*  
KITITAS COUNTY TREASURER

## CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE EVERGREEN RIDGE PUD-ROCKBERRY LOOP PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE ACCEPTABLE CONDITION FOR PLATTING PARCEL NOS. 980719 AND 980994.

DATED THIS 15<sup>th</sup> DAY OF MAY, A.D., 2019

*Shirley D. Baker*  
KITITAS COUNTY ASSESSOR

## KITITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF MAY, A.D., 2019

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY WASHINGTON

*Stephanie M. Hestvik*  
CHAIR

*Stephanie M. Hestvik*  
CLERK OF THE BOARD

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

# 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

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TEANWAY RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SHIP OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DEDICATE, SUBMIT AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 8<sup>th</sup> DAY OF MAY, A.D., 2019  
*Patricia D. Jensen*  
NAME  
*Patricia D. Jensen*  
TITLE

ACKNOWLEDGEMENT  
STATE OF Washington, S.S.  
COUNTY OF Kititas

ON THIS 8<sup>th</sup> DAY OF MAY, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SIGNED, PERSONALLY APPEARED Patricia D. Jensen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the foregoing instrument for the purposes and purposes therein mentioned, and on said day she authorized to execute the said instrument.



*Stephanie M. Hestvik*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT [Address]  
MY COMMISSION EXPIRES [Date]

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT D.V. PROFESSIONAL CONSULTANTS, INC., A WASHINGTON CORPORATION, OWNERS IN FEE SHIP OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DEDICATE, SUBMIT AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 8<sup>th</sup> DAY OF MAY, A.D., 2019  
*Patricia D. Jensen*  
NAME  
*Patricia D. Jensen*  
TITLE

## ACKNOWLEDGEMENT

STATE OF Washington, S.S.  
COUNTY OF Kititas

ON THIS 8<sup>th</sup> DAY OF MAY, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SIGNED, PERSONALLY APPEARED Patricia D. Jensen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the foregoing instrument for the purposes and purposes therein mentioned, and on said day she authorized to execute the said instrument.



*Stephanie M. Hestvik*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT [Address]  
MY COMMISSION EXPIRES [Date]



AUDITOR'S CERTIFICATE 201905210015  
FILED FOR RECORD THIS 21<sup>st</sup> DAY OF MAY, 2019, AT 1:00 PM  
IN BOOK 13 OF PLATS AT PAGE 35 AT THE REQUEST OF  
DUSTIN L. BERGER  
SURRETOR'S NAME  
ERWOLD V. PETTI  
County Auditor  
Deputy County Auditor

# Compass

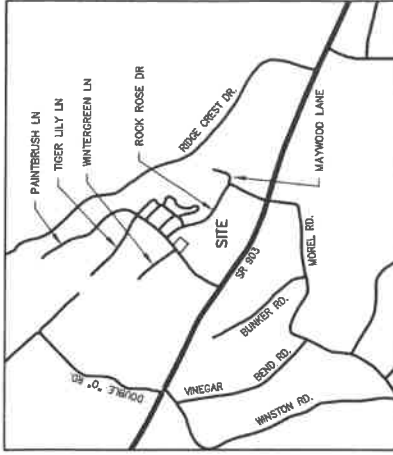
ENGINEERING & SURVEYING

165 NE Judger Street, Ste. 201 • Washouk, WA 98079 • Fax: (425) 392-0250 • Fax: (425) 391-3055  
407 Sullinger Blvd. • Cle Elum, WA 98922 • Tel: (509) 674-7133 • Fax: (509) 674-7419

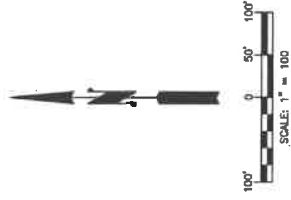
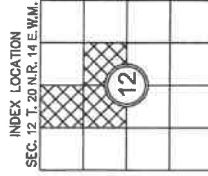
EVERGREEN RIDGE P.U.D.-ROCKBERRY LOOP PLAT  
PREPARED FOR  
PATRICK DENVER  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., WASHINGTON

DATE	05/20/2019	JOB NO.	16078
SCALE	N/A	SHEET	6 OF 6
CHKD BY	D.L.P.		

RZ-01-00010  
LPF-18-00002



VICINITY MAP - N.T.S.



AUDITOR'S CERTIFICATE 2016.05.15.00.19

FILED FOR RECORD THIS 15<sup>TH</sup> DAY OF MAY, 2016, AT 10:25 AM  
IN BOOK 12 OF PLATS AT PAGE 224 AT THE REQUEST OF

SURVEYOR'S NAME  
DUSTIN L. PIERCE  
JEROME V. PETTIT  
County Auditor

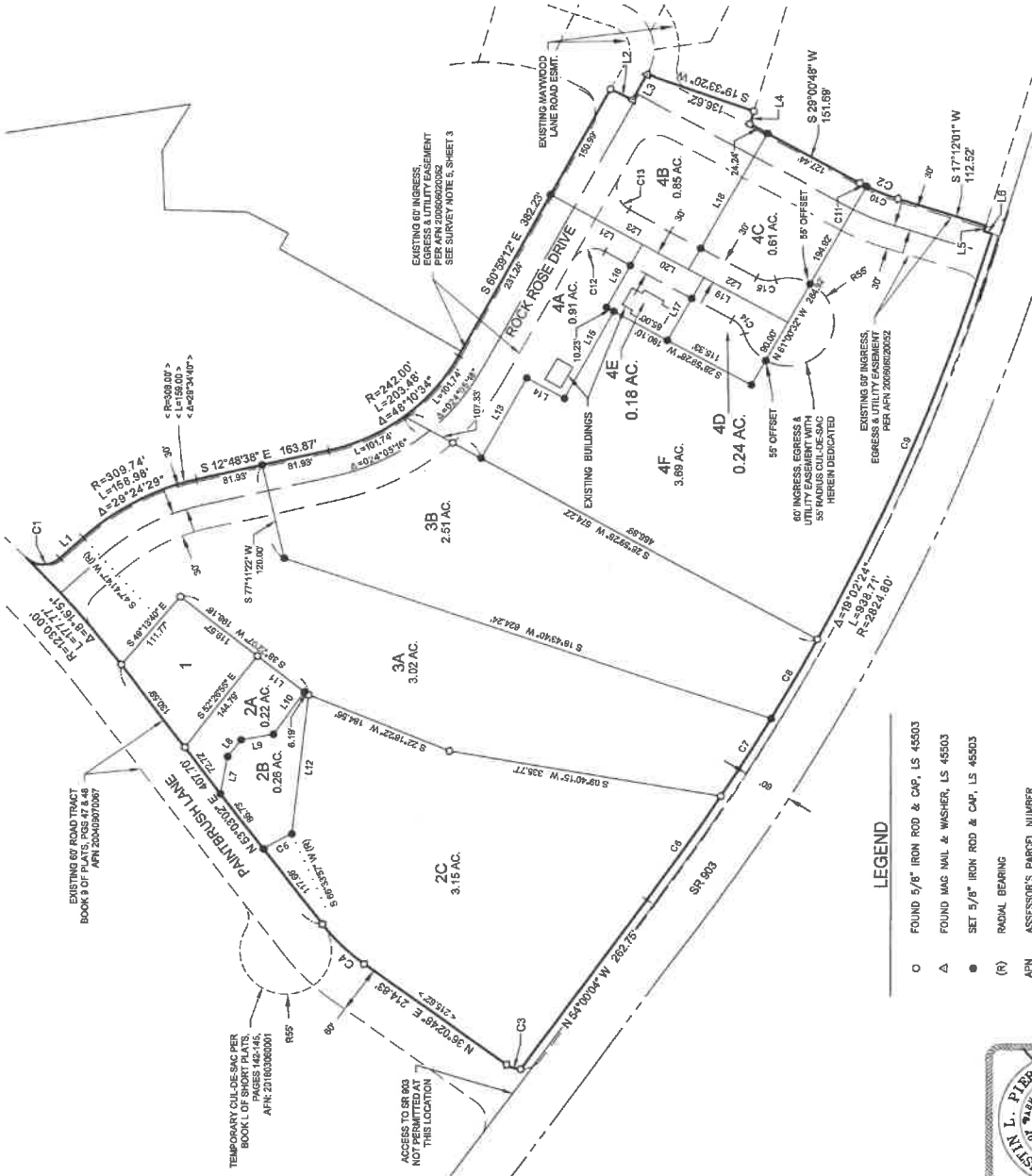


165 NE Juniper Street, Ste. 201 • Hickman, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055  
Evergreen Ridge LLC  
407 Southwater Blvd. • Clac Wm, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2  
TEANAWAY RIDGE LLC  
A PORTION OF THE NORTH 1/2 OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

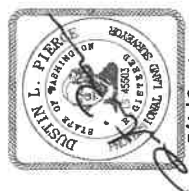
DWN BY	DATE	JOB NO.
D.L.P./G.W.	05/2018	16079-1
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	1 OF 4

EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2  
A PORTION OF THE NORTH 1/2 OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
KITITITAS COUNTY, STATE OF WASHINGTON



LEGEND

- FOUND 5/8" IRON ROD & CAP, LS 45503
  - △ FOUND MAG NAIL & WASHER, LS 45503
  - SET 5/8" IRON ROD & CAP, LS 45503
  - (R) RADIAL BEARING
  - APN ASSESSOR'S PARCEL NUMBER
  - AFN AUDITOR'S FILE NUMBER
- <100.00> DATA FROM PLATS/SURVEYS OF RECORD







RZ-01-00010  
LPF-18-00002

**EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2  
A PORTION OF THE NORTH 1/2 OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,  
KITITAS COUNTY, STATE OF WASHINGTON**

**ADJACENT PROPERTY OWNERS:**

- 20188 KANTARUSHI LLC  
K SHANNON FOWLER  
B CASCADE KEY  
BELLEVUE WA 98006-1002
- 20187 KAREN L. GRIFFIN  
TEANAWAY RIDGE LLC  
RONALD WA 98940-1407
- 20181 EATON  
635 E LAKE SAMMAMISH SHORE LANE SE  
SAMMAMISH WA 98075-7480
- 7092534 KEVIN L & HEIDIE A KELLY  
PO BOX 750  
ROSLYN WA 98941-0750
- 9968899  
635 E LAKE SAMMAMISH SHORE LANE SE  
SAMMAMISH WA 98075-7480
- 9962253 JIM & CINDY L WESTLING  
18023 FLEET DR  
BOTHELL WA 98021
- 4863236  
DAN MURDOLES  
ROSLYN WA 98941-0542
- 712534 BENJAMIN L BROWN JR  
DUPONT ST  
RONALD WA 98940
- 4782318 BLANDALL DEV CO INC  
PO BOX 808  
CLE ELLUM WA 98922
- 5163236 TROY C & KELLI R JACKSON  
PO BOX 14  
RONALD WA 98940
- 4882336 THAD & LAURA VAUGHN  
PO BOX 100  
CLE ELLUM WA 98922-0889
- 9801622 RONALD WILL SITE IV INC  
PO BOX 808  
CLE ELLUM WA 98922
- 933877 KITTITAS ADVENTURES  
PO BOX 100  
CLE ELLUM WA 98922
- THE VILLAGES AT ROSLYN RIDGE  
(CONDOMINIUMS)

**SURVEY NOTES:**

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE 57, 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, APR. 2004/02/07/067
  - BOOK 10 OF PLATS PAGES 214-220, APR. 2007/05/30/004
  - BOOK 10 OF PLATS PAGES 194-185, APR. 2009/10/20/013
  - BOOK 32 OF PLATS, PAGES 14-19 AND 137, APR. 2008/04/17/033
  - BOOK 1 OF SHORT PLATS, PAGES 142 THRU 146, APR. 2010/06/08/001
- RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY'S REFERENCED THEREON, 2B, AS SHOWN ON THE SURVEY RECORDED IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUTHOR'S FILE NO. 200804170033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE NORTH BOUNDARY LINE OF AN ACCESS EASEMENT RECORDED UNDER AUTHOR'S FILE NO. 200804170033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, PRESCRIBE THE RIGHTS THAT EXIST ACROSS THIS HATUS FOR ACCESS TO PROPERTIES ADJACENT TO THE NORTH OF PARCEL 2B.
- 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.

**PLAT NOTES:**

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL BE SHOWN AS A DOTTED LINE AND SHALL BE 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR REGULATION.
- PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF WEEDS. LANDOWNERS OF THE KITTITAS COUNTY MORGAN WELD ROAD RECOMMENDS IMMEDIATE RECESSION OF WEEDS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF IMMEDIATE 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.
- ENTIRE 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 SURFACED 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 THE PROPER PROCESS. THE ROAD ENGINEER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF ALL MAINTENANCE AND OPERATION UNTIL SUCH TIME, AS DESCRIBED IN THE KITTITAS COUNTY ROAD STANDARDS (VESTED 2005 ROAD STANDARDS).
- EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2 WILL BE SUPPLIED SEWER SERVICE ACCORDING TO FILE Z-09-33 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 ECOLOG REDUCTIONS.
- PLATTING OF THESE PARCELS WILL REFLECT DENSITIES CORRESPONDING AND BEING CONSISTENT WITH THE DENSITIES & USES APPROVED UNDER ORDINANCES 2001-17 & 2008-26 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.
- THE IDENTIFIED OPEN SPACE TRACTS SHALL BE PROPORTIONATELY OWNED BY TENANTS IN THE COMMON, AND RETAINED BY EACH HOLE OWNER, AND WILL BE ASSESSED, TAXED, AND FORECLOSED UPON EACH BUILDING LOT NOT FULFILLING THEIR OBLIGATION.

**PROPERTY OWNER:**  
TEANAWAY RIDGE LLC, A WASHINGTON LIABILITY COMPANY  
PO BOX 808  
CLE ELLUM, WA 98922

**AND**  
D.K. PROFESSIONAL CONSULTANTS, INC.  
A WASHINGTON CORPORATION  
304 W 1ST STREET  
CLE ELLUM WA 98922

**PROPERTY INFORMATION:**

PARCEL NUMBERS: 980542, 980543, & 980544  
MAP NUMBERS: 20-14-12071-0002, 20-14-12071-0003 & 20-14-12071-0004  
11 LOTS  
SEWER SOURCE: EVERGREEN VALLEY GROUP A SYSTEM  
SEWER SERVICE: EVERGREEN RIDGE P.U.D.-PARCEL B  
DIVISION 2 WILL BE SUPPLIED SEWER SERVICE ACCORDING TO FILE Z-09-33.  
ZONE: PLANNED UNIT DEVELOPMENT

**EASEMENT PROVISIONS:**

AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR PURET 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 NORTH BOUNDARY LINE OF PARCEL 2B, TO INSTALL, MAINTAIN, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY ADJACENT TO THE NORTH BOUNDARY LINE OF PARCEL 2B. THE EASEMENT SHALL BE RESTORED TO THE ORIGINAL CONDITION UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON THE LOTS AT ALL TIMES FOR THE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

**LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-463059565**

LOTS 2, 3 AND 4 OF EVERGREEN RIDGE P.U.D. PARCEL B, DIVISION 2, SHORT PLAT, KITTITAS COUNTY SHARV PLAT, RECORDED IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, THROUGH 145, UNDER AUTHOR'S FILE NO. 201804060001, 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., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**LINE TABLE**

LINE #	DIRECTION	DISTANCE
L1	S 42°23'01"E	38.68'
L2	S 28°00'00"W	30.04'
L3	S 80°59'12"E	38.20'
L4	N 73°36'10"W	18.83'
L5	N 73°07'05"W	7.55'
L6	S 16°57'32"W	10.00'
L7	S 79°27'04"E	47.37'
L8	S 51°48'13"E	26.80'
L9	S 10°22'44"E	38.41'
L10	S 54°57'04"E	65.19'
L11	S 30°22'07"W	72.42'
L12	S 83°27'43"E	175.82'

**LINE TABLE**

LINE #	DIRECTION	DISTANCE
L13	S 61°00'32"E	118.00'
L14	S 28°59'25"W	62.97'
L15	S 61°00'32"E	124.00'
L16	S 61°00'32"E	60.07'
L17	S 61°00'32"E	90.07'
L18	S 16°57'32"W	164.80'
L19	S 28°59'25"W	115.33'
L20	S 28°59'25"W	65.00'
L21	S 28°59'25"W	129.79'
L22	S 28°59'25"W	138.37'
L23	S 28°59'25"W	162.79'

**CURVATURE TABLE**

CURVE #	RADIUS	LENGTH	DELTA
C1	30.00'	45.60'	87°08'48"
C2	242.00'	48.60'	11°48'48"
C3	30.00'	18.32'	54°58'53"
C4	240.00'	71.25'	17°00'15"
C5	193.50'	38.08'	11°34'18"
C6	204.00'	198.00'	312°17'
C7	204.00'	114.00'	2°19'15"
C8	204.00'	114.00'	2°19'15"
C9	204.00'	504.00'	11°11'39"
C10	242.00'	40.97'	9°45'50"
C11	242.00'	6.99'	2°03'50"
C12	30.00'	47.11'	85°56'00"
C13	30.00'	47.14'	85°01'20"
C14	30.00'	23.61'	46°00'87"
C15	30.00'	23.61'	46°00'87"

**AUDITOR'S CERTIFICATE** 20180515.0019  
FILED FOR RECORD THIS 15<sup>TH</sup> DAY OF MAY 20 10 AT 10:35 AM  
IN BOOK 12 OF PLATS AT PAGE 2262 AT THE REQUEST OF  
DUSTIN L. ZIERGE  
SURVEYOR'S NAME  
JEWELL V. FETIT  
County Auditor  
Douglas County Auditor

**Compass**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Ste. 201 - Issaquah, WA 98027 - Ph: (425) 392-0250 - Fax: (425) 391-1055  
Eastern Washington Division  
407 Southwater Blvd. - Cle Elum, WA 98922 - Ph: (509) 674-7433 - Fax: (509) 674-7419

**EVERGREEN RIDGE P.U.D. PARCEL B, DIVISION 2**  
TEANAWAY RIDGE LLC  
A PORTION OF THE NORTH 1/2 OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
KITTITAS COUNTY  
JOB NO. WASHINGTON  
DWN BY D.L.P./G.W. DATE 05/2018 SHEET 16079-1  
SCALE N/A 3 OF 4  
CHKD BY D.L.P.



RZ-01-00010  
 LPF-18-00002

**EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2**  
 A PORTION OF THE NORTH 1/2 OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

<p><b>APPROVALS</b></p>	<p><b>KITTITAS COUNTY PUBLIC WORKS</b>                  KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS <u>12</u> DAY OF <u>May</u> A.D., 20<u>18</u>  <i>Maria K. Cole</i>                  KITTITAS COUNTY ENGINEER</p>	<p><b>COMMUNITY DEVELOPMENT SERVICES</b>                  I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2 PLAN HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.                  DATED THIS <u>14</u> DAY OF <u>May</u> A.D., 20<u>18</u>  <i>Anthony M. Sparks</i>                  KITTITAS COUNTY PLANNING OFFICIAL</p>	<p><b>KITTITAS COUNTY HEALTH DEPARTMENT</b>                  I HEREBY CERTIFY THAT THE PLAN HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.                  DATED THIS <u>14</u> DAY OF <u>May</u> A.D., 20<u>18</u>  <i>Anthony M. Sparks</i>                  KITTITAS COUNTY HEALTH OFFICIAL</p>	<p><b>KITTITAS COUNTY TREASURER</b>                  I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR WHICH ARE DUE TO THE COUNTY.                  DATED THIS <u>15</u> DAY OF <u>May</u> A.D., 20<u>18</u>  <i>Amy Reinke</i>                  KITTITAS COUNTY TREASURER</p>	<p><b>CERTIFICATE OF COUNTY ASSESSOR</b>                  I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2 PLAN HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN UNINCORPORATED AREA.                  PARCEL NOS: 880542, 880543 &amp; 880544                  DATED THIS <u>11</u> DAY OF <u>May</u> A.D., 20<u>18</u>  <i>Diana Huh</i>                  KITTITAS COUNTY ASSESSOR</p>	<p><b>KITTITAS COUNTY BOARD OF COMMISSIONERS</b>                  EXAMINED AND APPROVED THIS <u>15</u> DAY OF <u>May</u> A.D., 20<u>18</u>                  BOARD OF COUNTY COMMISSIONERS                  KITTITAS COUNTY, WASHINGTON                  BY: <i>[Signature]</i>                  CHIEF CLERK                  ARTIST: <i>[Signature]</i>                  CLERK OF THE BOARD</p> <p>NOTICE: THE APPROVAL OF THIS PLAN IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.</p>
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**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT TEANWAY 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 10 DAY OF May A.D., 2018

NAME Patrick DeBora  
 TITLE Manager  
 STATE OF Washington S.S.  
 COUNTY OF Wahkiakum


ON THIS 10 DAY OF May, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF Washington, DULY COMMISSIONED AND TO ME KNOWN TO BE THE SAID PATRICK DEBORA AND [Signature] RESPECTIVELY, OF TEANWAY RIDGE, LLC AND [Signature] THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND I KNOW THE SAID UNDERSIGNED AND THE SAID COMPANY, AND I KNOW THE SAID UNDERSIGNED AND THE SAID COMPANY TO BE THE SAME PERSONS AND COMPANY AS THOSE WHO STATED THAT Joe IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL HEREON AT THE PLACE AND DATE FIRST ABOVE WRITTEN.  
  
 JUSTIN L. PIERCE  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 MY APPOINTMENT EXPIRES 1-1-2021

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT O.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 10 DAY OF May A.D., 2018

NAME Patrick DeBora  
 TITLE Secretary, Vice President  
 STATE OF Washington S.S.  
 COUNTY OF Wahkiakum

ON THIS 10 DAY OF May, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Patrick DeBora AND [Signature] TO ME KNOWN TO BE THE Secretary, Vice President AND [Signature] RESPECTIVELY, OF TEANWAY RIDGE, LLC THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH THEREIN, AND I KNOW THE SAID UNDERSIGNED AND THE SAID CORPORATION TO BE THE SAME PERSONS AND COMPANY AS THOSE WHO STATED THAT Joe IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.  
  
 JUSTIN L. PIERCE  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 MY APPOINTMENT EXPIRES 1-1-2021

**SURVEYOR'S CERTIFICATE**

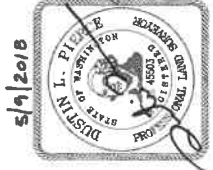
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TEANWAY RIDGE LLC  
 IN May 2018  
 SURVEYOR'S NAME Dustin L. Pierce  
 JERALD V. PETIT  
 County Auditor  
 CERTIFICATE NO. 45503  
 DATE 5/9/2018

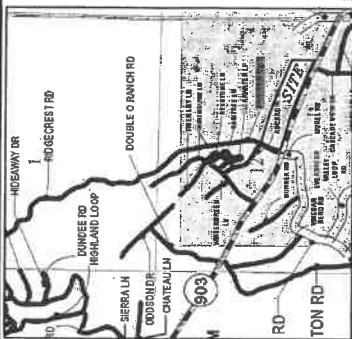
AUDITOR'S CERTIFICATE 201805150019  
 FILED FOR RECORD THIS 15 DAY OF May 2018 AT 10:35 AM  
 IN BOOK 12 OF Plats AT PAGE 223 AT THE REQUEST OF  
 SURVEYOR'S NAME Dustin L. Pierce  
 JERALD V. PETIT  
 County Auditor

**Compass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 Eastern Washington Division  
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0350 • Fax (425) 391-3055  
 407 Stillwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

**EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2**  
 PREPARED FOR  
 TEANWAY RIDGE LLC  
 A PORTION OF THE NORTH 1/2 OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON

DATE 05/2018 JOB NO. 16079-1  
 SCALE N/A SHEET 4 OF 4





VICINITY MAP - N.T.S.

### APPROVALS

**KITTITAS COUNTY PUBLIC WORKS**  
 EXAMINED AND APPROVED THIS 1<sup>st</sup> DAY OF June, A.D., 2017.  
*[Signature]*  
 KITTITAS COUNTY ENGINEER

**COMMUNITY DEVELOPMENT SERVICES**  
 I HEREBY CERTIFY THAT THE RONALD MILL SITE IV BINDING SITE PLAN CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS 6<sup>th</sup> DAY OF JUNE, A.D., 2017.  
*[Signature]*  
 KITTITAS COUNTY PLANNING OFFICER

**KITTITAS COUNTY HEALTH DEPARTMENT**  
 I HEREBY CERTIFY THAT THE PLAN HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CHAPTER 15.  
 DATED THIS 6<sup>th</sup> DAY OF May, A.D., 2017.  
*[Signature]*

**CERTIFICATE OF COUNTY TREASURER**  
 I HEREBY CERTIFY THAT THE TAX PAGES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR IN WHICH THE BINDING SITE PLAN IS NOW TO BE FILED.  
 DATED THIS 6<sup>th</sup> DAY OF May, A.D., 2017.  
*[Signature]*  
 KITTITAS COUNTY TREASURER  
 ORIGINAL TAX PARCEL NO: 955114 (20-14-12010-0013)

**AUDITOR'S CERTIFICATE** 201706070030  
 FILED FOR RECORD THIS 7<sup>th</sup> DAY OF June 2017 AT 4:44 P.M.  
 IN BOOK 12 OF Plats AT PAGE 137 AT THE REQUEST OF  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
 SERAID Y. PETTY  
 County Auditor

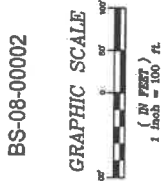
**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RONALD MILL SITE IV, INC.  
 IN KITTITAS COUNTY, WASHINGTON  
 DUSTIN L. PIERCE  
 CERTIFICATE NO. 45503  
 DATE 4/21/17

**Encompass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 431-3055  
 Eastern Washington Division  
 407 Sullivan Blvd. • Clark, WA 99022 • Phone: (509) 674-7433 • Fax: (509) 674-7419

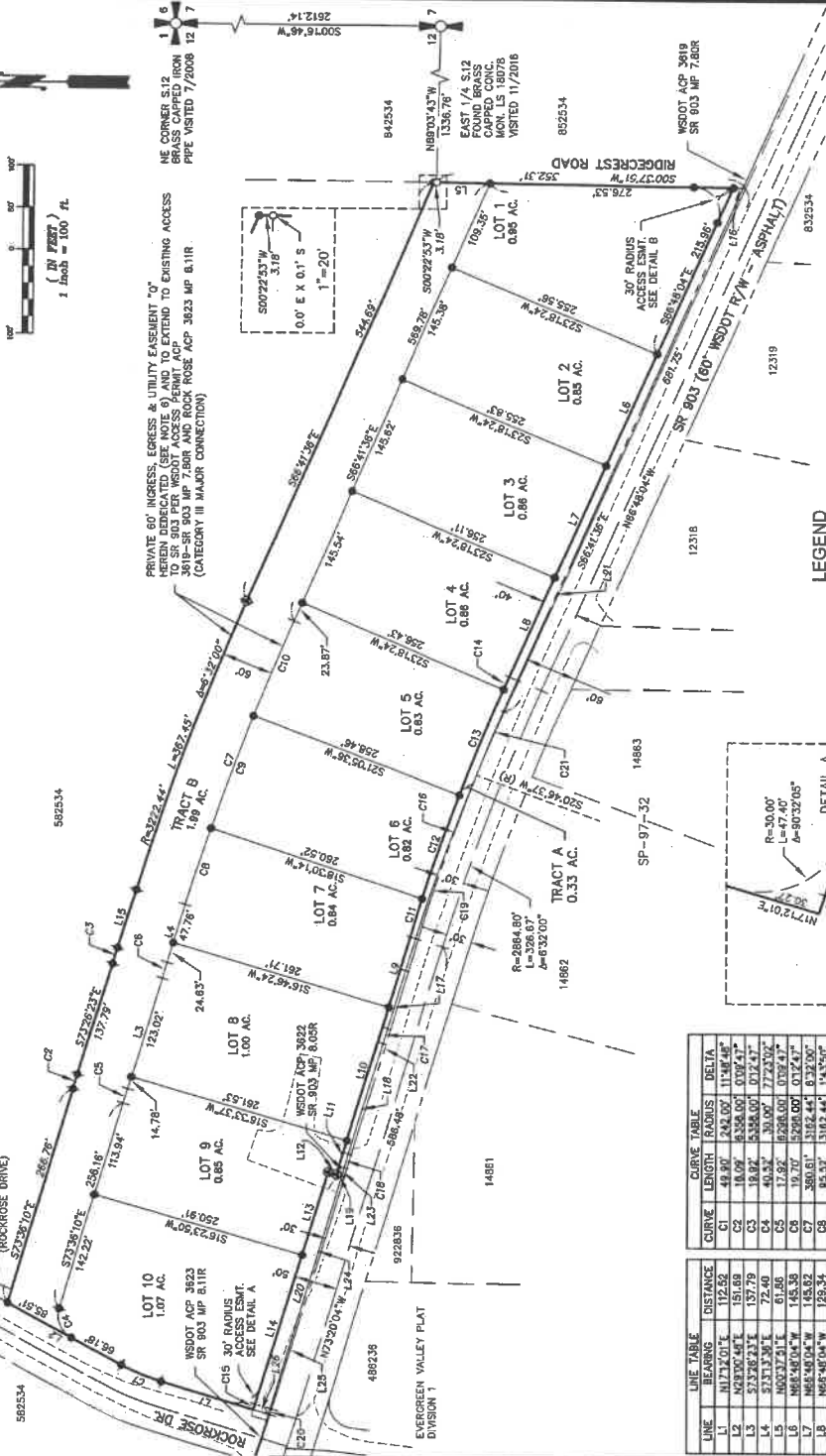
**RONALD MILL SITE IV BINDING SITE PLAN**  
 PREPARED FOR  
 RONALD MILL SITE IV, INC.  
 A PORTION OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,  
 KITTITAS COUNTY

DWN BY	DATE	JOB NO.
D.L.P./G.W.	04/2017	07252
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 100'	1 OF 3

**RONALD MILL SITE IV BINDING SITE PLAN**  
 A PORTION OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON



GRAPHIC SCALE  
 1 Inch = 100 ft.



**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FND 5/8" IRON ROD & CAP, NOT LEGIBLE
- SET 5/8" IRON ROD & CAP LG 45503
- SET MAG NAIL & WASHER, LG 45503
- ACCESS PERMIT
- ACP
- RADIAL BEARING
- AS DESCRIBED

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

**DETAIL A**  
 1" = 30'  
 R=2814.80', L=6.88', Δ=0°08'23"  
 R=30.00', L=6.88', Δ=90°32'08"  
 R=2814.80', L=6.88', Δ=0°08'23"

**DETAIL B**  
 1" = 30'  
 R=2814.80', L=6.88', Δ=0°08'23"  
 R=30.00', L=6.88', Δ=90°32'08"  
 R=2814.80', L=6.88', Δ=0°08'23"

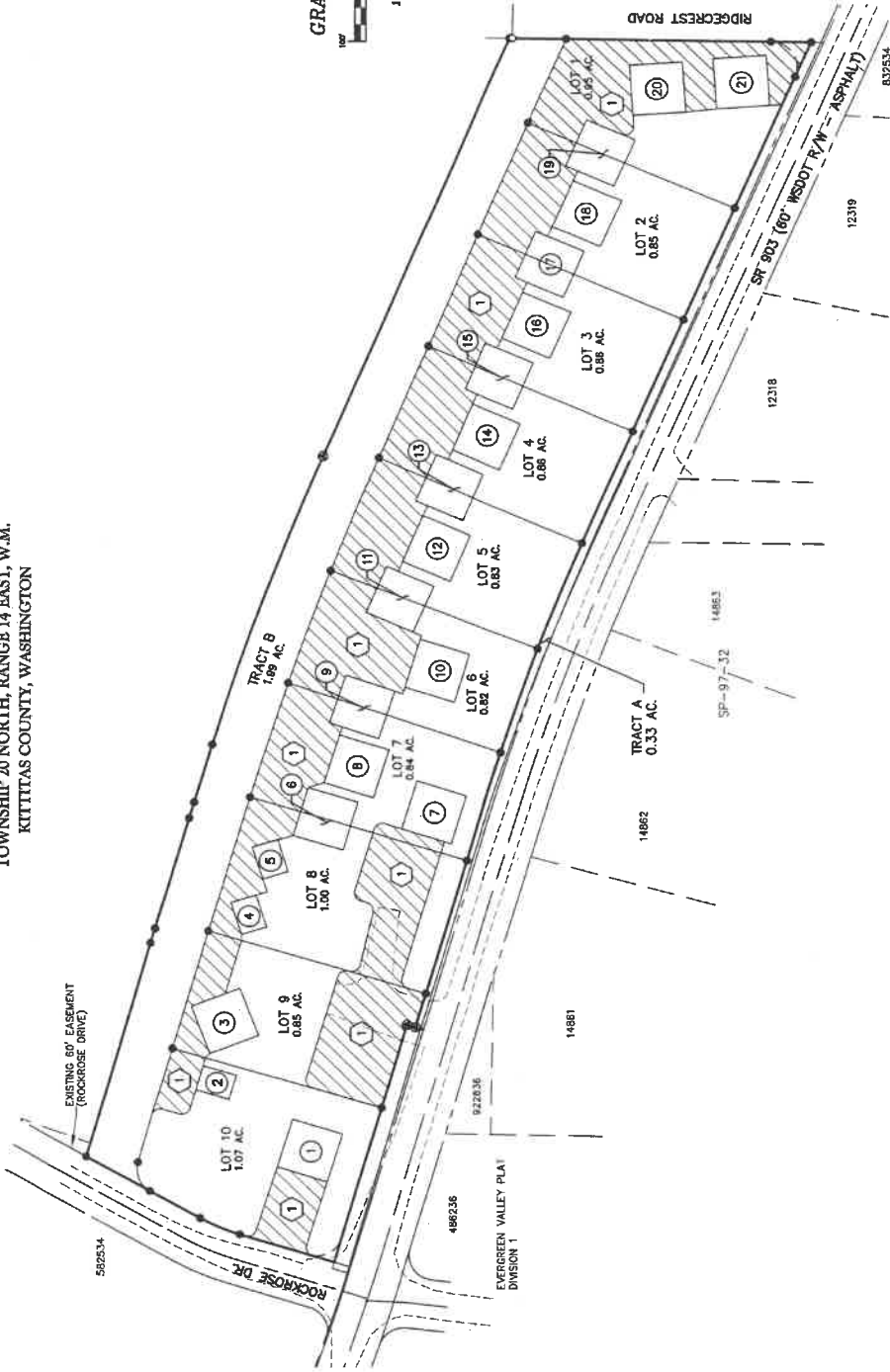
**DUSTIN L. PIERCE**  
 SURVEYOR  
 45503  
 KITTITAS COUNTY

4/21/2017



**RONALD MILL SITE IV BINDING SITE PLAN**  
 A PORTION OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON

BS-08-00002

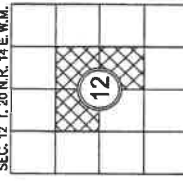
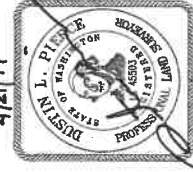


**LEGEND**

- BUILDING NUMBER
- RESERVED FOR PARKING & LANDSCAPING

4/21/17

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



**AUDITOR'S CERTIFICATE** 201705070830  
 FILED FOR RECORD THIS 3<sup>rd</sup> DAY OF JUNE 2017 AT 2:44 P.M.  
 IN BOOK 12 OF Plats AT PAGE 178. AT THE REQUEST OF  
 SURVEYOR'S NAME \_\_\_\_\_  
 DUSTIN L. PIERCE  
 County Auditor  
 County Auditor \_\_\_\_\_  
 County Auditor \_\_\_\_\_

**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 RONALD MILL SITE IV INC.  
 IN ACCORDANCE WITH RCW 9A.02.010  
 DATE 4/21/17  
 DUSTIN L. PIERCE  
 CERTIFICATE NO. 45503

**Encompass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 397-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Southside Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7133 • Fax: (509) 674-7419

**RONALD MILL SITE IV BINDING SITE PLAN**  
 PREPARED FOR  
 A PORTION OF SECTION 12,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON  
 OWN BY DATE 04/2017 JOB NO. 07252  
 D.L.P./G.W. SCALE SHEET 2 OF 3  
 M.K.K./D.L.P. 1" = 100'

BS-08-00002

RONALD MILL SITE IV BINDING SITE PLAN  
A PORTION OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
KITITIAS COUNTY, WASHINGTON

PROPERTY OWNER:  
RONALD MILL SITE IV, INC., A WASHINGTON CORPORATION  
PO BOX 808 98922  
CLE ELUM WA 98922

PROPERTY INFORMATION:  
PARCEL NO.: 258114  
MAP NO.: 20-14-20-010-0013  
APRCHG.: 11.33 (ASSESSOR), 11.25 (SURVEYED)  
WATER SOURCE: COMMUNITY SEPTIC  
ZONE: GENERAL COMMERCIAL

ADJACENT PROPERTY OWNERS:  
832534 MICHAEL E & LUCINDA RAAP  
20131 SE 19900 ST  
BENTON WA 98605  
486236 MORGUES ETWR  
22207 2307H AVE SE  
MAPLE VALLEY WA 98041  
12318 862534  
FRED REMDAL ETUX  
3531 10240 PL SE  
EVERETT WA 98208  
14883 LA FAMILLE LLC  
252534  
2005 S 91ST AVE  
YAKIMA WA 98908  
922836  
RONALD MILL SITE 2, INC  
PO BOX 808  
CLE ELUM WA 98922

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF LOT 28 OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2008, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 2006070003, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON WHICH IS BOUNDARY BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY PORTION OF LOT 28 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE ALONG THE SOUTH BOUNDARY LINE OF LOT 28, NORTH 66°41'36" WEST, 681.75 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 2884.44 FEET (RADIUS BEARING SOUTH 23°12'24" WEST), A LENGTH OF 330.05 FEET, THROUGH A CENTRAL ANGLE OF 83°20", THENCE NORTH 10°48'24" WEST, A LENGTH OF 18.70 FEET, THROUGH A CENTRAL ANGLE OF 0°01'24", THENCE NORTH 19°33'37" WEST, A LENGTH OF 17.16 FEET, THROUGH A CENTRAL ANGLE OF 0°07'47", THENCE NORTH 73°38'10" WEST, 307.53 FEET (RADIUS BEARING SOUTH 72°48'00" EAST), A LENGTH TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 242.00 FEET (RADIUS BEARING SOUTH 72°48'00" EAST), A LENGTH OF 242.00 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 636.00 FEET (RADIUS BEARING SOUTH 82°33'00" WEST), A LENGTH OF 18.09 FEET, THROUGH A CENTRAL ANGLE OF 0°09'47", THENCE SOUTH 73°28'23" EAST, 137.78 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5358.00 FEET (RADIUS BEARING SOUTH 16°33'37" WEST), A LENGTH OF 18.92 FEET, THROUGH A CENTRAL ANGLE OF 0°01'24", THENCE SOUTH 73°13'36" EAST, 72.40 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 3222.44 FEET (RADIUS BEARING SOUTH 16°48'24" WEST), A LENGTH OF 307.45 FEET, THROUGH A CENTRAL ANGLE OF 83°20", THENCE NORTH 10°48'24" WEST, A LENGTH OF 18.70 FEET, THROUGH A CENTRAL ANGLE OF 0°01'24", THENCE NORTH 19°33'37" WEST, A LENGTH OF 17.16 FEET, THROUGH A CENTRAL ANGLE OF 0°07'47", THENCE NORTH 73°38'10" WEST, 307.53 FEET, THENCE CONTINUING SOUTH 0°07'47" WEST ALONG SAID EAST BOUNDARY LINE, 352.51 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

ALL SITUATED IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITIAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JULY 1, 2008 UNDER AUDITOR'S FILE NO. 2006070004.

SURVEY NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TOPCON HIPER LITE GPS, A NIKON NP-502 AND A TRIMBLE S6, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 339-130-090.
- 2. FOR SECTION BREAKDOWN AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY BY ENCOMPASS ENGINEERING AND SURVEYING AS FILED UNDER AUDITOR'S FILE NUMBER 2006070003 AND THE SURVEYS REFERENCED THEREIN.
- 3. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCEL AS SHOWN HEREON TO FACILITATE A BINDING SITE PLAN APPLICATION SUBMITTED TO KITITIAS COUNTY.

NOTES:

- 1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES, THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DANCED 9 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- 2. PER RCW 171C.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE REEDED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- 3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITIAS COUNTY ROAD STANDARDS.
- 4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- 5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 6. EASEMENT "C" WILL ALLOW SPACE FOR PARKING WITHIN ITSELF ASSUMING THE PARKING DOES NOT INTERRUPT ACCESS OR IMPACT PUBLIC SAFETY TO OTHER LOTS WITHIN THIS BINDING SITE PLAN.
- 7. ENTIRE 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 KITITIAS COUNTY ROAD STANDARDS, 9/8/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAN.
- 8. KITITIAS 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 SURFACED ORIGINALLY WITH GRAVEL.
- 9. KITITIAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND, INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
- 10. ACCESS TO LOTS 8 & 9 WILL CONTINUE TO USE ACCESS OFF OF STATE ROUTE 903 (SR 903) ACP 3622/SR 903 MP 8.058.
- 11. LOTS 1 THROUGH 10 ACCESS SR 903 VIA TRACT 6/EASEMENT "Q" TO ACP 3618/2823.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT IN THE STATE OF WASHINGTON.  
RECORDING ACT AT THE REQUEST OF  
IN WASH. 2017  
DATE  
DUSTIN L. PIERCE  
CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 3<sup>rd</sup> DAY OF JUNE 2017 AT 4:44 P.M.  
IN BOOK 12 OF PAGES AT PAGE 179, AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
ERLINDA V. PETTIT  
County Auditor

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS THAT RONALD MILL SITE IV, INC., A WASHINGTON CORPORATION, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBMITS AND PUT AS HEREIN DESCRIBED.

DOES HEREBY DECLARE AND DEDICATE TO THE PUBLIC FOR THE PUBLIC FORCES TRACT A, AS SHOWN HEREON, AS PER THE DEVELOPER AGREEMENT DATED AUGUST 5, 2005, FILED UNDER AGREEMENT NUMBER JE 5319 BETWEEN BOULDER CREEK DEVELOPMENT, INC. AND THE STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION (NSDOT) AND AS DESIGNATED ON WSDOT PLAN LATERAL HIGHWAY No. 3 (SR 903), SHEET 1 OF 2 SHEETS, AS 10' FUTURE R/W DONATION.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 30<sup>th</sup> DAY OF MAY, 2017.

NAME  
TITLE

ACKNOWLEDGMENT  
STATE OF Washington S.S.  
COUNTY of Kittitas

ON THIS 30<sup>th</sup> DAY OF May 2017 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DUSTIN L. PIERCE, COMMISSIONED AND SWORN, PERSONALLY APPEARED PATRICK PIERCE, SECRETARY, RESPECTIVELY OF RONALD MILL SITE IV, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PATRICK PIERCE, SECRETARY, FOR THE USES AND PURPOSES MENTIONED, AND ON THAT DATE THAT PATRICK PIERCE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

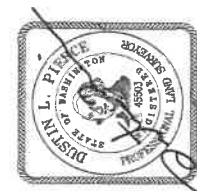
WITNESS MY HAND AND OFFICIAL SEAL HEREIN AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



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RECORDING ACT AT THE REQUEST OF  
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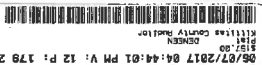


4/21/2017

RONALD MILL SITE IV BINDING SITE PLAN  
PREPARED FOR  
DUSTIN L. PIERCE  
A PORTION OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
KITITIAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	04/2017	07252
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	N/A	3 OF 3

Encompass  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0350 • Fax: (425) 391-3055  
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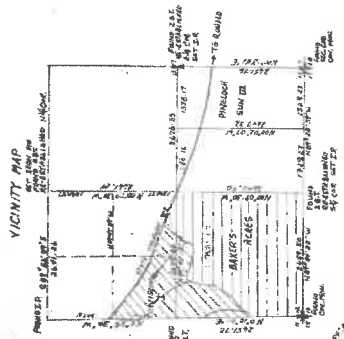




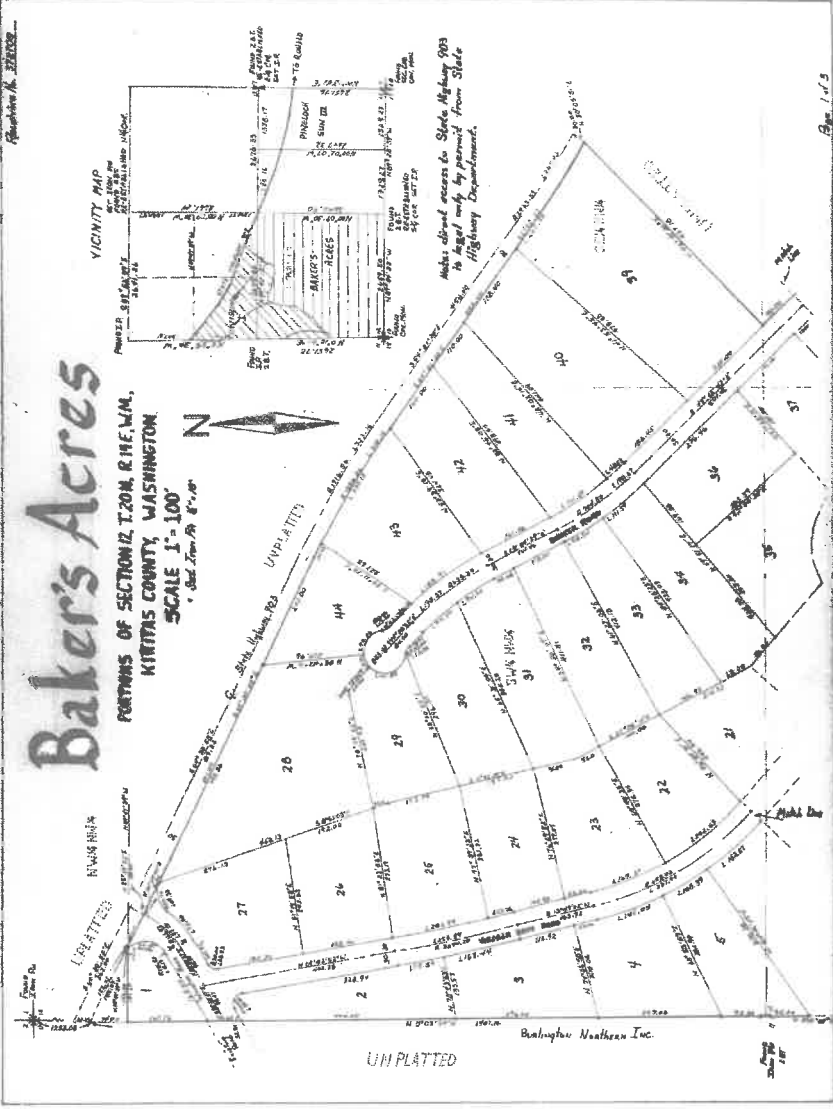


# Baker's Acres

PORTIONS OF SECTION 12, T. 20N. R. 14E. W. 1N,  
KITITAS COUNTY, WASHINGTON  
SCALE 1" = 100'  
1/4 Sec. 20, 21, 22, 23, 24, 25, 26, 27

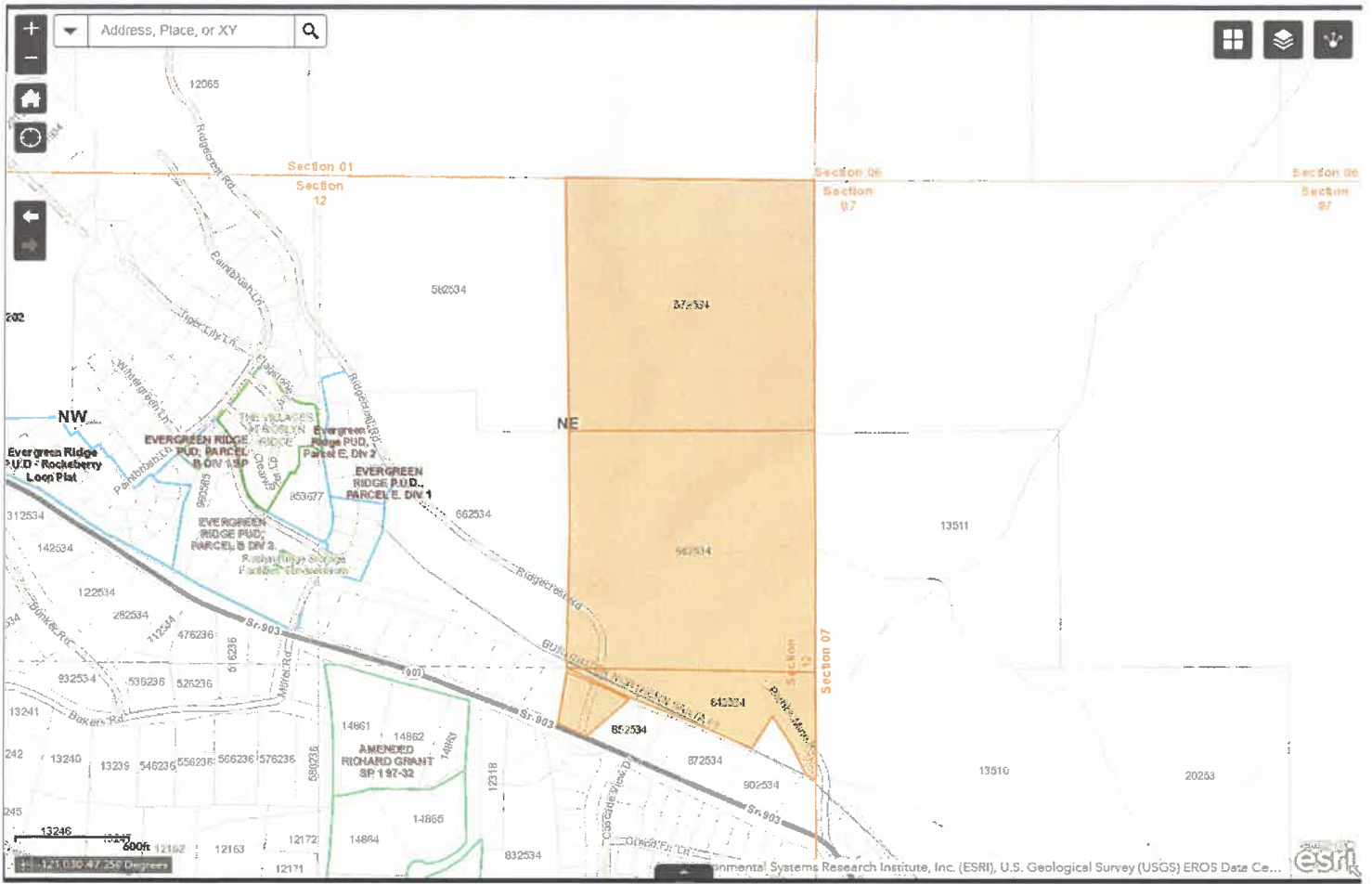


Make street access to State Highway 903  
to legal only by permit from State  
Highway Department.









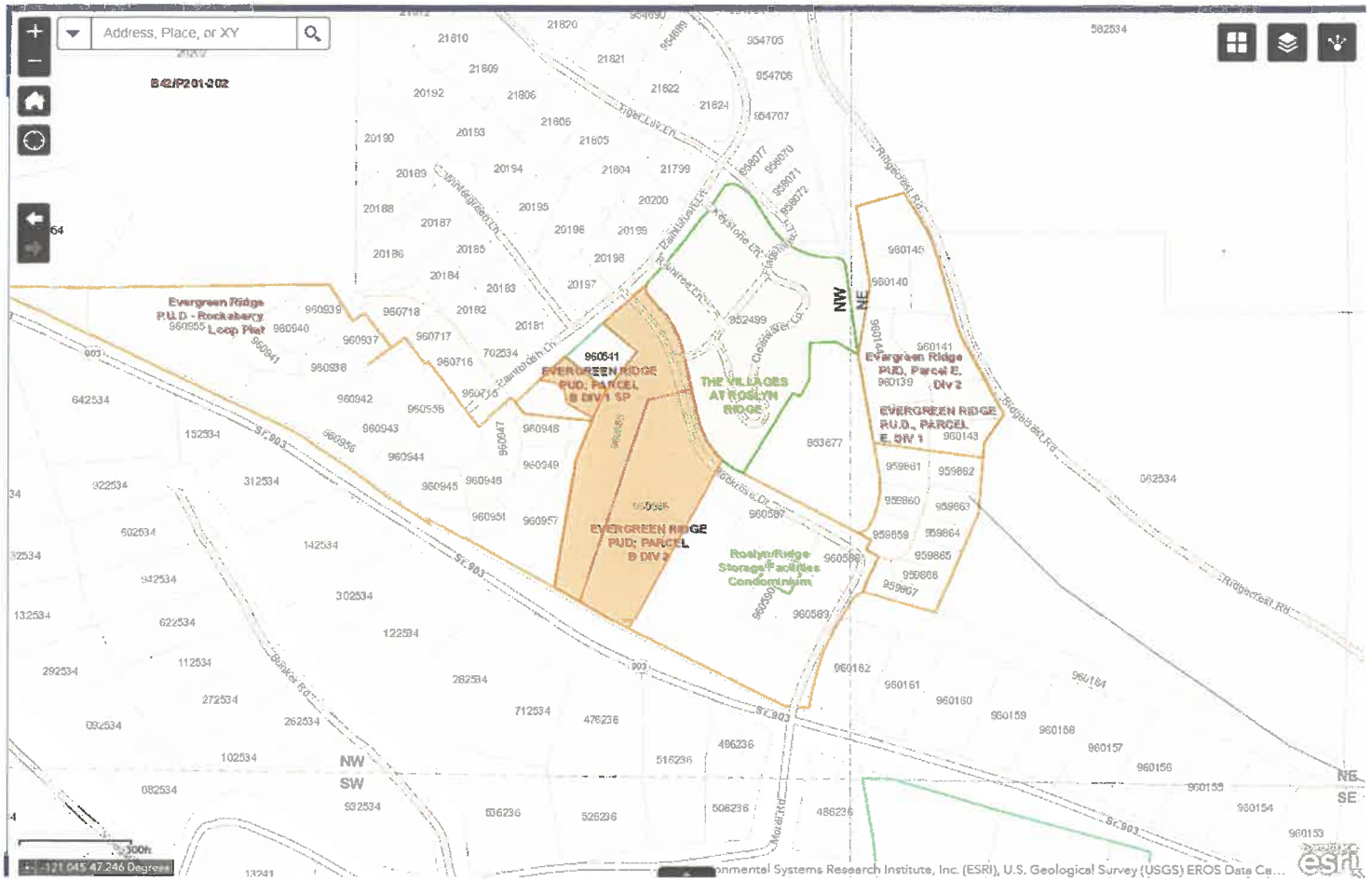






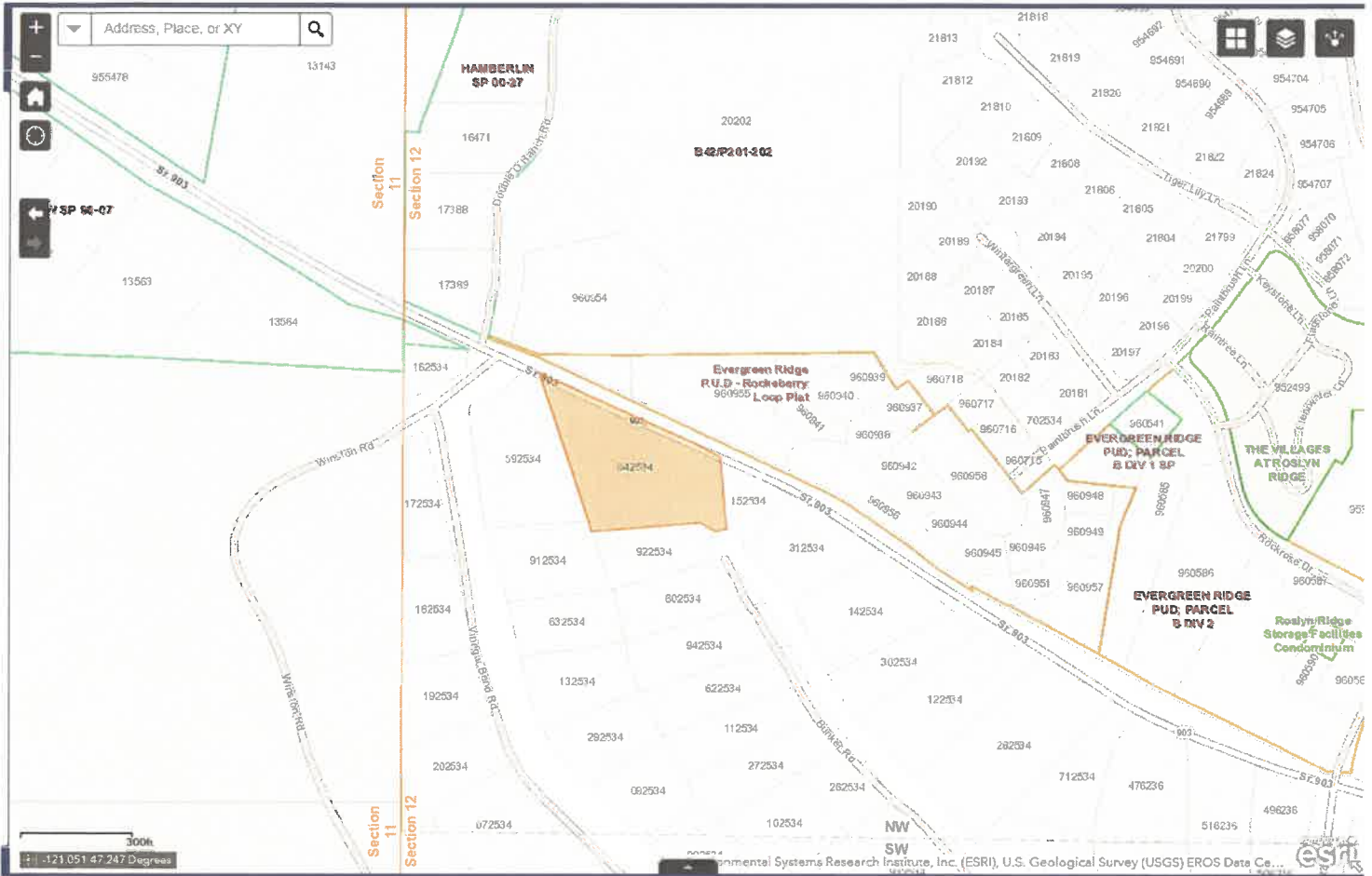












Map navigation controls including a search bar with the text "Address, Place, or XY", a search icon, a home button, a compass, and a location pin icon.

Map layer and style controls, including a grid icon, a layer selection icon, and a style selection icon.

300m  
-121.051 47.247 Degrees

Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Ce...  
esri