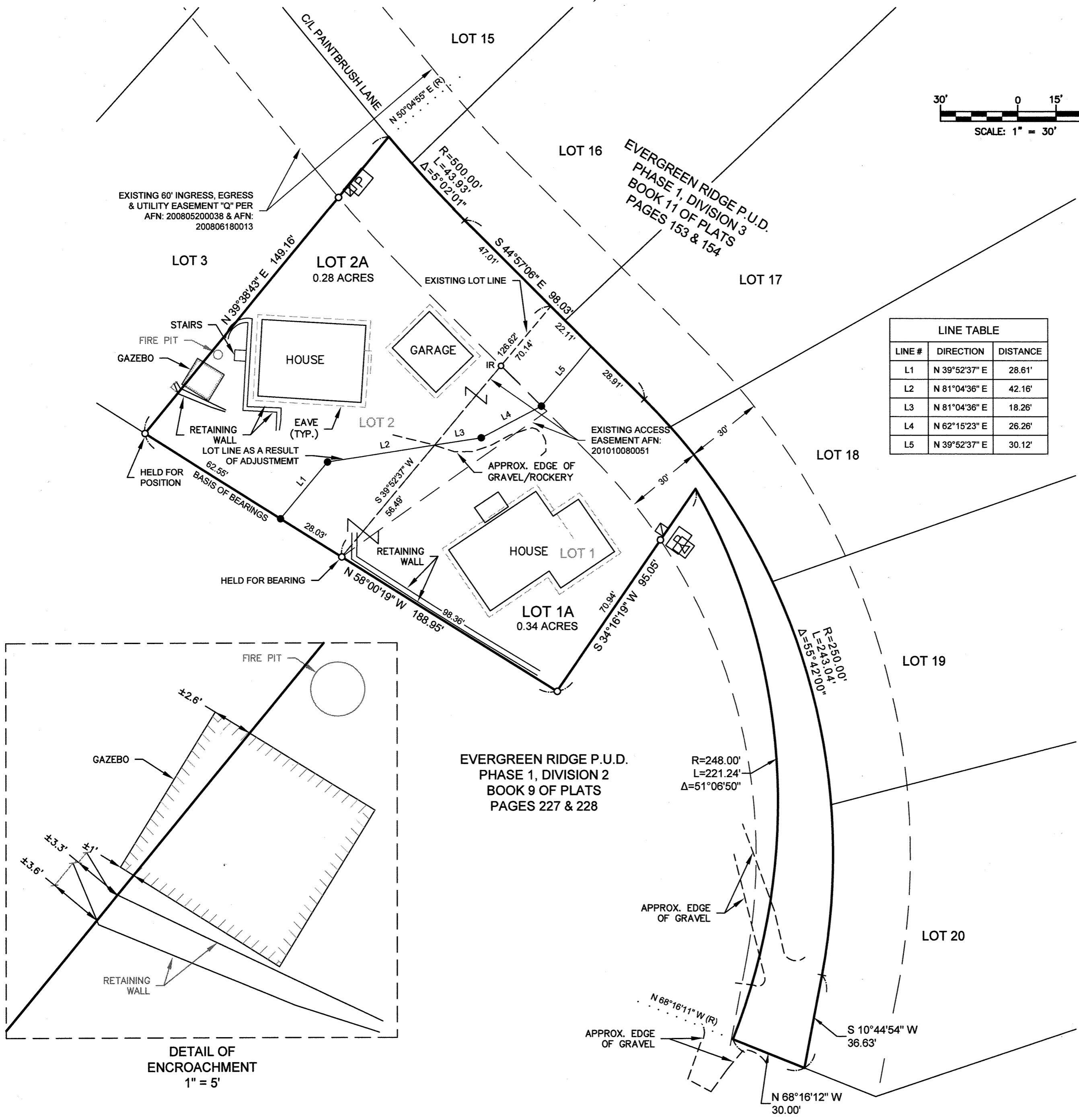


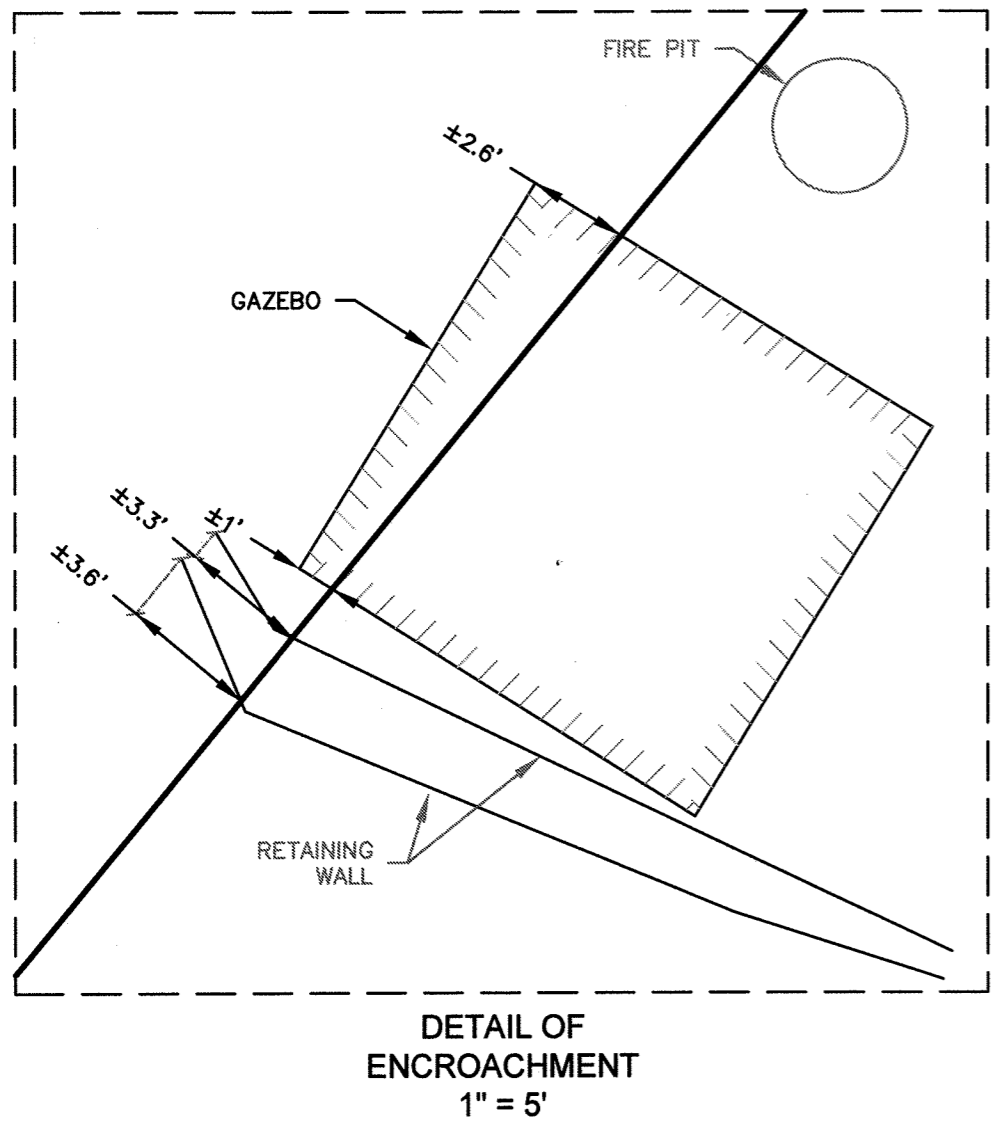
43/174



RECORD OF SURVEY
A PTN OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
KITITAS COUNTY, WASHINGTON



LINE #	DIRECTION	DISTANCE
L1	N 39°52'37" E	28.61'
L2	N 81°04'36" E	42.16'
L3	N 81°04'36" E	18.26'
L4	N 62°15'23" E	26.26'
L5	N 39°52'37" E	30.12'



EVERGREEN RIDGE P.U.D.
PHASE 1, DIVISION 2
BOOK 9 OF PLATS
PAGES 227 & 228

LEGEND

- SET 5/8" IRON ROD & CAP, LS 45503
- IR FOUND 5/8" IRON ROD, NO CAP
- FOUND 5/8" IRON ROD & CAP, LS 18092
- POWER VAULT
- △ ELEC. TRANSFORMER
- ☑ FIBER OPTIC VAULT
- (R) RADIAL BEARING

AUDITOR'S CERTIFICATE 202103260075
 FILED FOR RECORD THIS 20th DAY OF MAR 2021 AT 3:07 P.M.
 IN BOOK 43 OF Surveys AT PAGE 174 AT THE REQUEST OF

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 JERALD V. PETTIT
 County Auditor

 Deputy County Auditor

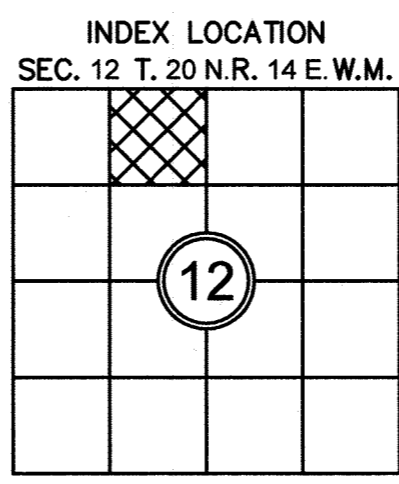
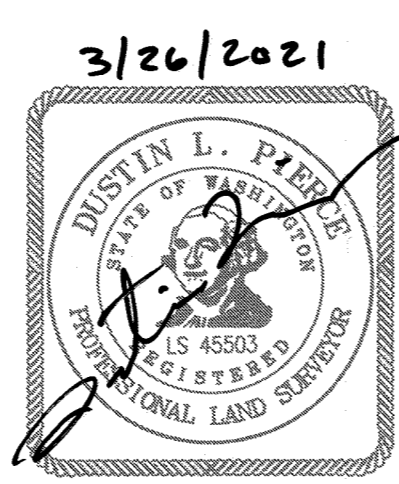
Encompass
ENGINEERING & SURVEYING

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

BOUNDARY LINE ADJUSTMENT BL-21-0002
PREPARED FOR
STEFANIE KYPREOS
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY - 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 STEFANIE KYPREOS
IN MARCH 2021.
Dustin L. Pierce 3/26/2021
DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503



DWN BY	DATE	JOB NO.
C.R./G.W.	3/2021	201491
CHKD BY	SCALE	SHEET
D.L.P.	1" = 30'	1 OF 2

43/175



RECORD OF SURVEY

A PTN OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-47372040:

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

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 1A

LOT 1 OF THE EVERGREEN RIDGE P.U.D., PHASE 1, DIVISION 3 PLAT, AS RECORDED JUNE 18, 2008, IN BOOK 11 OF PLATS, PAGES 153 & 154, UNDER AUDITOR'S FILE NO. 200806180013, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON, SAID LOT BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTH 44°57'06" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 1, 22.11 FEET;

THENCE SOUTH 39°52'37" WEST, 30.12 FEET;

THENCE SOUTH 62°15'23" WEST, 26.26 FEET;

THENCE SOUTH 81°04'36" WEST, 18.26 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 1;

THENCE NORTH 39°52'37" EAST, ALONG SAID NORTHWESTERLY BOUNDARY OF SAID LOT 1, 70.14 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 2 OF SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID CORNER BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 58°00'19" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 2, 28.03 FEET;

THENCE NORTH 39°52'37" EAST, 28.61 FEET;

THENCE NORTH 81°04'36" EAST, 42.16 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 2;

THENCE SOUTH 39°52'37" WEST, ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 2, 56.49 FEET TO THE TRUE POINT OF BEGINNING.

LOT 2A

LOT 2 OF THE EVERGREEN RIDGE P.U.D., PHASE 1, DIVISION 3 PLAT, AS RECORDED JUNE 18, 2008, IN BOOK 11 OF PLATS, PAGES 153 & 154, UNDER AUDITOR'S FILE NO. 200806180013, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON, SAID LOT BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID CORNER BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 58°00'19" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 2, 28.03 FEET;

THENCE NORTH 39°52'37" EAST, 28.61 FEET;

THENCE NORTH 81°04'36" EAST, 42.16 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 2;

THENCE SOUTH 39°52'37" WEST, ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 2, 56.49 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 1 OF SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT, SAID CORNER BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTH 44°57'06" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 1, 22.11 FEET;

THENCE SOUTH 39°52'37" WEST, 30.12 FEET;

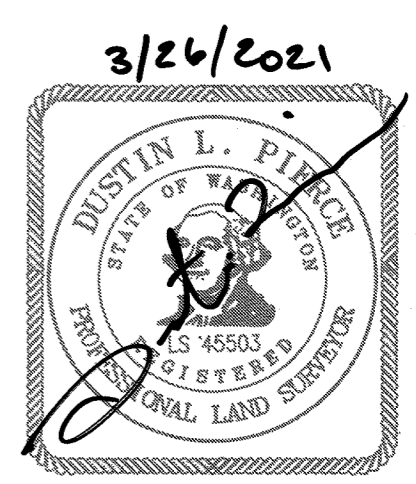
THENCE SOUTH 62°15'23" WEST, 26.26 FEET;

THENCE SOUTH 81°04'36" WEST, 18.26 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 1;

THENCE NORTH 39°52'37" EAST, ALONG SAID NORTHWESTERLY BOUNDARY OF SAID LOT 1, 70.14 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITITITAS COUNTY UNDER APPLICATION NO. BL-21-00002.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 11 OF PLATS, PAGES 153 & 154, AFN: 200806180013
 AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID PLAT OF RECORD.



AUDITOR'S CERTIFICATE 202103260075

FILED FOR RECORD THIS 26th DAY OF MAR 2021 AT 3:07 PM.

IN BOOK 43 OF surveys AT PAGE 175 AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME

JERALD V. PETTIT
County Auditor

[Signature]
Deputy County Auditor

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BOUNDARY LINE ADJUSTMENT BL-21-00002
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A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12,
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KITITITAS COUNTY - WASHINGTON

DWN BY C.R./G.W.	DATE 3/2021	JOB NO. 201491
CHKD BY D.L.P.	SCALE N/A	SHEET 2 OF 2