

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

- ^{IR} FOUND 5/8" IRON ROD, NO CAP
- FOUND 5/8" IRON ROD & CAP, LS 18092
- ^P POWER VAULT
- △^E ELEC. TRANSFORMER
- ^{SSCO} SEWER CLEANOUT
- ☒ FIBER OPTIC VAULT
- (R) RADIAL BEARING

PARCEL OWNERS:

(PARCEL 954688)
 JAMES H. & WENDY J. COLLINS
 PO BOX 304
 RONALD, WA 98940-0304

(PARCEL 954689)
 STEFANIE A. KYPREOS,
 CHRISTOPHER M. THOMAS &
 JAMES S. & MOUREEN A. BRUINS
 21804 NE WOODINVILLE-DUVALL ROAD
 WOODINVILLE, WA 98077-4918

SURVEYOR:

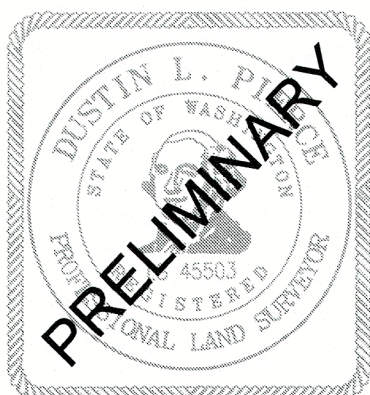
ENCOMPASS ENGINEERING & SURVEYING
 407 SWIFTWATER BLVD.
 CLE ELUM, WA 98922
 509-674-7433

KITTITAS COUNTY PARCEL AND (MAP NUMBERS):

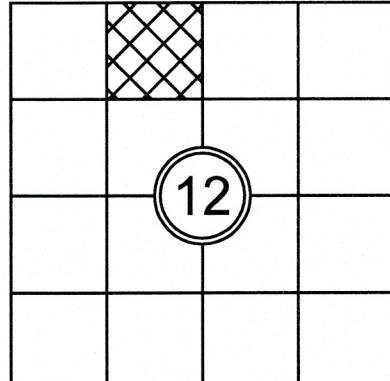
954688 (20-14-12065-0001)
 954689 (20-14-12065-0002)

SITE ADDRESS (PER KITTITAS COUNTY ASSESSOR RECORDS):

381 PAINTBRUSH LANE, RONALD, WA 98940
 411 PAINTBRUSH LANE, RONALD, WA 98940



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



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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

PRELIMINARY BOUNDARY LINE ADJUSTMENT
 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.
 KITTITAS COUNTY - WASHINGTON

DWN BY C.R./G.W.	DATE 01/2021	JOB NO. 201491
CHKD BY D.L.P.	SCALE 1" = 30'	SHEET 1 OF 2

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

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

PRELIMINARY 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 KITTITAS COUNTY, STATE OF WASHINGTON, SAID LOT BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS 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 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 KITTITAS COUNTY, STATE OF WASHINGTON, SAID LOT BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS 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.

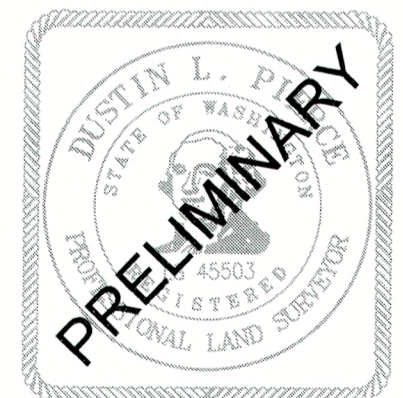
THENCE SOUTH 44°57'06" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 1, 22.11 FEET;

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.



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