

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 I, DIVISION 3 PLAT, AS RECORDED JUNE 18, 2008, IN BOOK 11 OF PLATS, PAGES 153 & 154, UNDER AUDITOR'S FILE NO. 200808180013, 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 82°15'23" WEST, 26.26 FEET;

THENCE SOUTH 81°04'38" 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 68°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°04'38" 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, 58.49 FEET TO THE TRUE POINT OF BEGINNING.

LOT 2A

LOT 2 OF THE EVERGREEN RIDGE P.U.D., PHASE I, DIVISION 3 PLAT, AS RECORDED JUNE 18, 2008, IN BOOK 11 OF PLATS, PAGES 153 & 154, UNDER AUDITOR'S FILE NO. 200808180013, 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 68°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°04'38" 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, 58.49 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 82°15'23" WEST, 26.26 FEET;

THENCE SOUTH 81°04'38" 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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Kittitas Co. CDS

Encompass
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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	DATE	JOB NO.
C.R./G.W.	01/2021	201491
CHKD BY	SCALE	SHEET
D.L.P.	N/A	2 OF 2