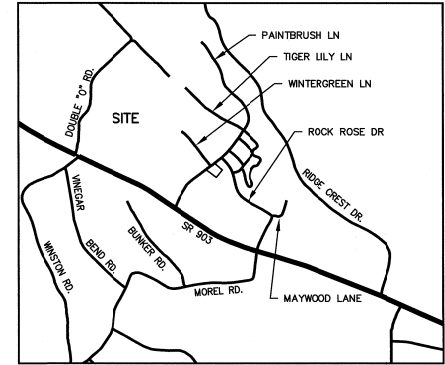
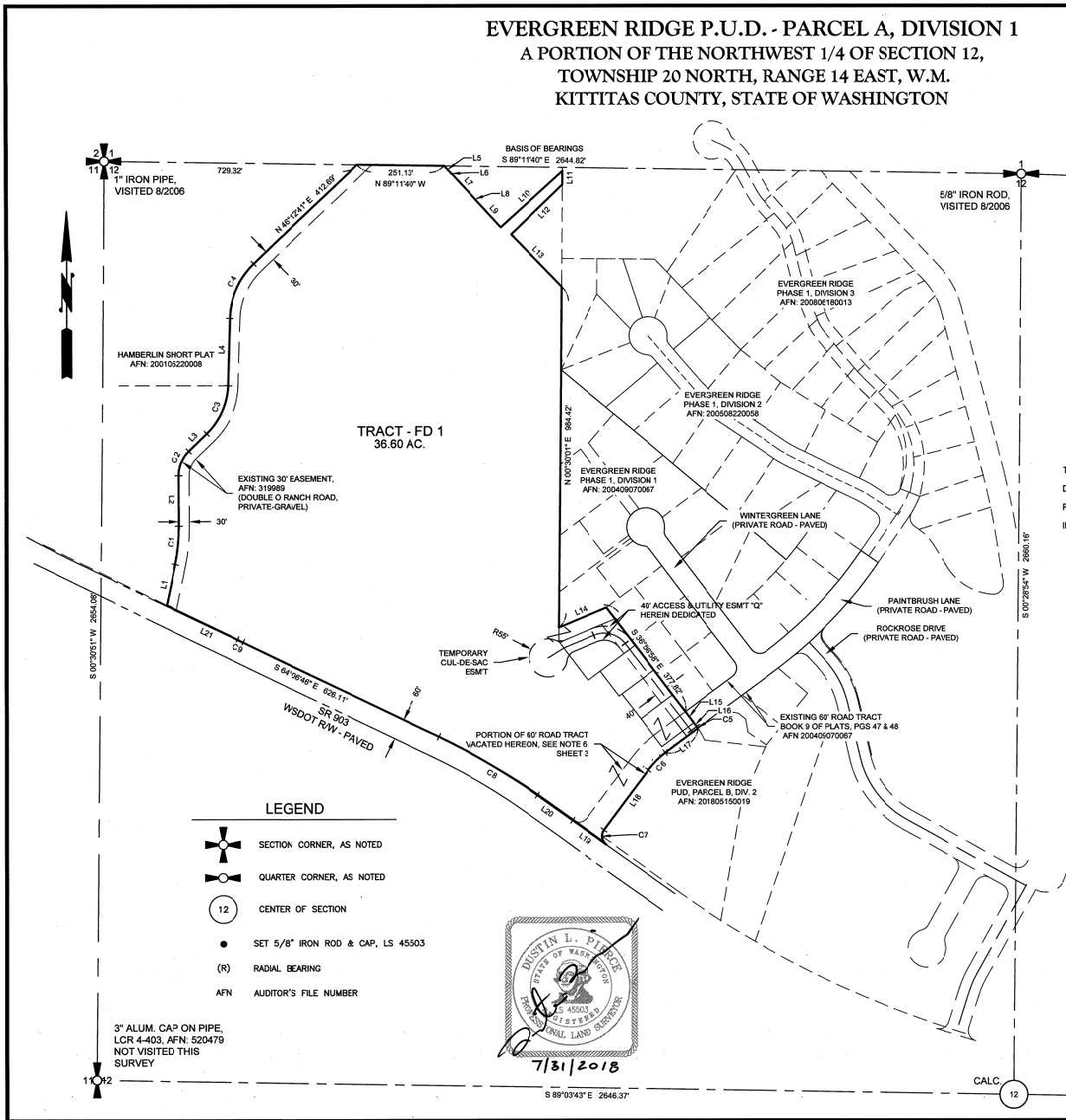


04/07/2018 10:53:31 AM V. 12 P. 242 201808070013
 DUSTIN L. PIERCE
 TEAMWAY RIDGE LLC
 KILLIS RIVER COUNTY ROAD



EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1
 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-18-00004

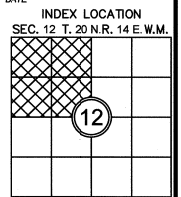
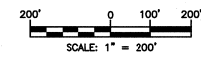


VICINITY MAP - N.T.S.

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 TEAMWAY RIDGE LLC

IN JULY 2018 DUSTIN L. PIERCE DATE 7/31/2018
 CERTIFICATE NO. 45503



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - CENTER OF SECTION
 - SET 5/8" IRON ROD & CAP, LS 45503
 - (R) RADIAL BEARING
 - AFN AUDITOR'S FILE NUMBER



AUDITOR'S CERTIFICATE 201808070013
 FILED FOR RECORD THIS 7th DAY OF AUG 2018 AT 0:53 PM
 IN BOOK 12 OF Plats AT PAGE 242 AT THE REQUEST OF
 SURVEYOR'S NAME DUSTIN L. PIERCE
 JERALD V. PETTIT Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

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

EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1
 PREPARED FOR
 PATRICK DENNEEN
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST

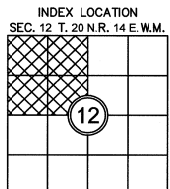
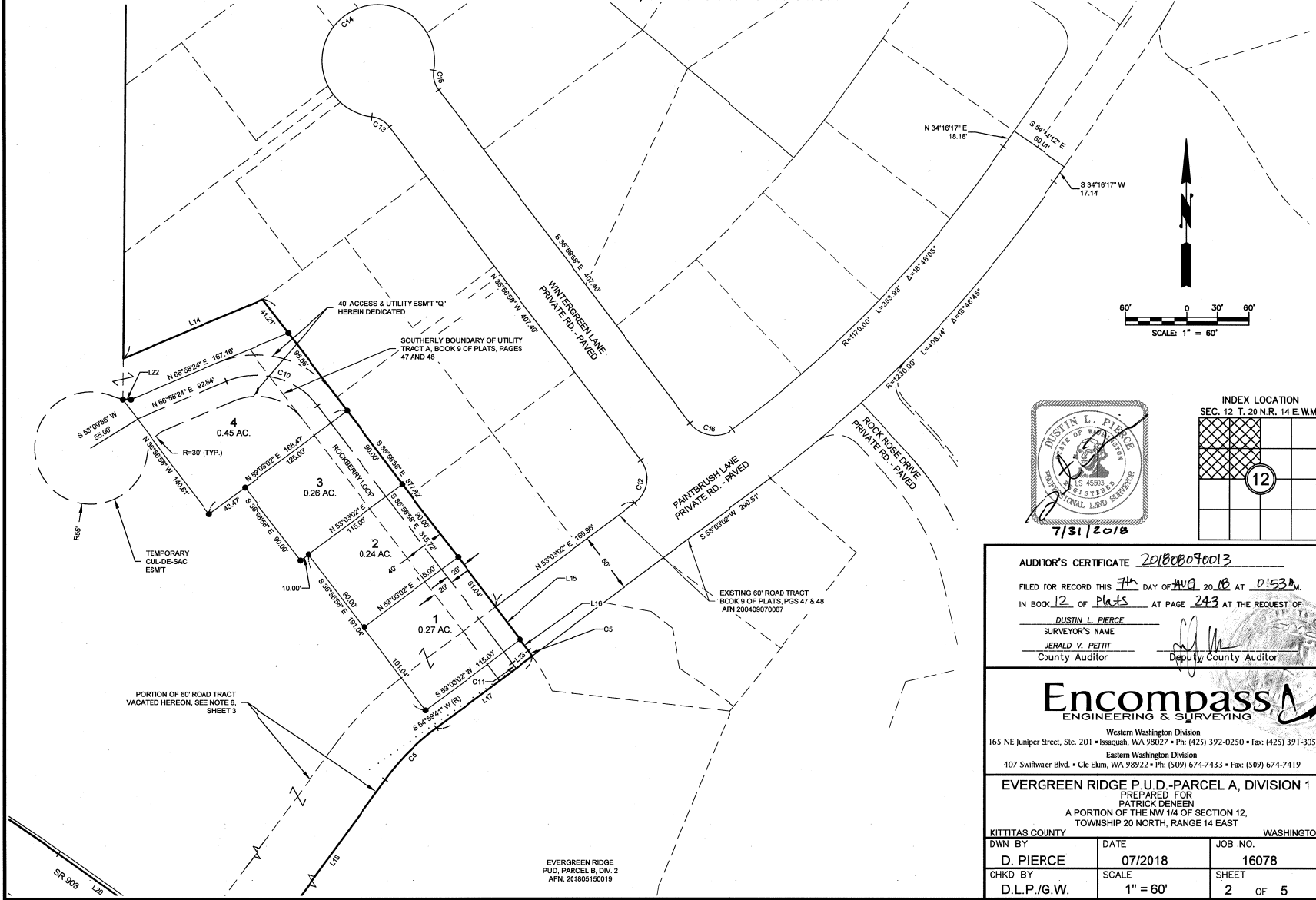
KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D. PIERCE	07/2018	16078	
CHKD BY	SCALE	SHEET	
D.L.P./G.W.	1" = 200'	1 OF 5	

08/07/2018 10:53:31 AM V: 12 P: 243 201808070013
 D:\18\20\243\201808070013.dwg
 KITTITAS COUNTY ROAD ENGINEERING, LLC
 Page 9 of 9



EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1
 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-18-00004



AUDITOR'S CERTIFICATE 201808070013
 FILED FOR RECORD THIS 7th DAY OF AUG 20 18 AT 10:53 AM
 IN BOOK 12 OF Plats AT PAGE 243 AT THE REQUEST OF
 SURVEYOR'S NAME DUSTIN L. PIERCE
 COUNTY AUDITOR JERALD V. PETTIT Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
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 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1
 PREPARED FOR
 PATRICK DENEEN
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST

KITTITAS COUNTY	DATE	JOB NO.
DWN BY D. PIERCE	07/2018	16078
CHKD BY D.L.P./G.W.	SCALE 1" = 60'	SHEET 2 OF 5

EVERGREEN RIDGE
 P.U.D. PARCEL B, DIV. 2
 AFN: 201805150019

08/07/2018 10:53:31 AM V: 12 P: 244 201808070013
 PLAT NO. TEMPORARY RIDGE LLC
 KITTITAS COUNTY REC'D FOR



EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1
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-18-00004

PROPERTY OWNER:

TEANAWAY RIDGE LLC, A WASHINGTON LIABILITY COMPANY
 PO BOX 808
 CLE ELUM, WA 98922

PARCEL NUMBERS: 792534 AND 20201

MAP NUMBERS: 20-14-12022-0008 AND 20-14-12060-0022

5 LOTS

WATER SOURCE: EVERGREEN VALLEY GROUP A SYSTEM

SEWER SOURCE: EVERGREEN RIDGE P.U.D.-PARCEL A.

DIVISION 1 WILL BE SUPPLIED SEWER SERVICE ACCORDING TO FILE Z-05-33.

ZONE: PLANNED UNIT DEVELOPMENT

EASEMENT PROVISION:

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 FEET PARALLEL WITH AND ADJACENT TO THE ROAD FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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 EMERGED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

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 SHORT PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 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, AFN: 200409070067
 - BOOK 10 OF PLATS PAGES 214-220, AFN: 200705300004
 - BOOK 10 OF PLATS PAGES 184-185, AFN: 200610120013
 - BOOK 32 OF SURVEYS, PAGES 134 THRU 137, AFN: 200504170033
 - BOOK L OF SHORT PLATS, PAGES 142 THRU 145, AFN: 201803060001
 - BOOK 12 OF PLATS PAGES 224-227, AFN: 201805150019
- RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- 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.
- A PORTION OF PAINTBRUSH LANE DEDICATED AS A 60.00 FOOT ROAD TRACT ON EVERGREEN RIDGE PHASE I, DIVISION 1, RECORDED IN BOOK 9 OF PLATS, PAGES 47 AND 48 UNDER AUDITOR'S FILE NO. 200409070067, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON IS VACATED HEREON AND REALIGNED TO CONNECT TO THE 46.00 FOOT EASEMENT "Q" (ROCKBERRY LOOP) HEREIN DEDICATED.

PLAT NOTES:

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LDT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS 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 RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER IS RESPONSIBLE FOR 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 A, DIVISION 1 WILL BE SUPPLIED SEWER SERVICE ACCORDING TO FILE Z-05-33 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 ECOLOGY REGULATIONS.
- PLATTING OF THESE PARCELS WILL REFLECT DENSITIES CORRESPONDING AND BEING CONSISTENT WITH THE DENSITIES & USES APPROVED UNDER ORDINANCES 2001-17 & 2006-26 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 HOME OWNER, AND BE ASSESSED, TAXED, AND FORECLOSED UPON EACH BUILDING LOT NOT FULFILLING THEIR OBLIGATION.

ADJACENT PROPERTY OWNERS:
 APN (ASSESSOR'S PARCEL NO.)

- | | |
|--|---|
| APN 592534
SCOTT D EVANS ETUX
1457 130TH AVE NE
BELLEVUE WA 98005 | APN 782534
JEFFREY S & TAMARA R HAYWOOD
TRUSTEES
216 34TH AVE NW
GIG HARBOR WA 98335-7882 |
| APN 642534
APN 20201
APN 12085
TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922-0808 | APN 732534
BRIAN I CLARK
PO BOX 1522
RONALD WA 98940 |
| APN 152534
CRAIG & MARIANNE PATTON
PO BOX 878
MILTON WA 98354-8878 | APN 021934
APN 231934
JAMES E & DONIA A ANKROM
1511 132ND AVE SE
SNOHOMISH WA 98290-4794 |
| APN 312534
MARK MOREAU ETUX
PO BOX 1483
RONALD WA 98983 | APN 772534
GARY W CHONZENA
PO BOX 728
ROSLYN WA 98941-0726 |
| APN 142534
JIM & SHEILA SCHUJAACHER
PO BOX 1361
RONALD WA 98940-1361 | APN 16471
RANDO & KETIA WICK
17387 SE 54TH PL
BELLEVUE WA 98006-5919 |
| APN 980594
DK PROFESSIONAL CONSULTANTS INC
304 W 1ST STREET
CLE ELUM WA 98922-1002 | APN 17389
GORDON MOREHEAD ETUX
PO BOX 1492
RONALD WA 98940-0015 |
| APN 20188
RYAN DONOVAN
PO BOX 1093
SUMNER WA 98390-0210 | APN 162534
10300 CLE ELUM LLC
8635 FAUNTLEERY WAY SW
SEATTLE WA 98136-2439 |
| APN 20188
JAVIER ARRUEPA GILIN &
ANALIJA B VILLALBA
156 WINTERGREEN LANE
RONALD WA 98940 | APN 221934
LANDY D SCHUBERT ETUX
39524 200TH AVE SE
AUBURN WA 98002 |
| APN 20190
MAUREN DUGGAN
28 GROVE ROAD
CROWMELL CT 06411-1312 | APN 041934
ROBIN A ZUKOSKI ETAL TRUST
% ELIZABETH J ZUKOSKI
1901 E MIRAVAJAL CUARTO
TUCSON AZ 85718 |
| APN 20191
KIRK & JONI KEPPLER
8514 FAUNTLEE CRST SW
SEATTLE WA 98136-2535 | |
| APN 21813
MICHAEL W & ELIZABETH D THOMAS
4136 SW HOLDEN STREET
SEATTLE WA 98136-2150 | |
| APN 20202
BOULDER CREEK DEVELOPMENT CO INC
PO BOX 808
CLE ELUM WA 98922 | |



7/31/2018

AUDITOR'S CERTIFICATE 201808070013

FILED FOR RECORD THIS 7th DAY OF AUG 2018 AT 10:53 AM
 IN BOOK 12 OF Plats AT PAGE 244 AT THE REQUEST OF

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



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

EVERGREEN RIDGE P.U.D.-PARCEL A, DIVISION 1
 PREPARED FOR
 PATRICK DENEEN
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D. PIERCE	07/2018	16078	
CHKD BY	SCALE	SHEET	
D.L.P./G.W.	N/A	3 OF 5	

08/07/2018 10:53:31 AM V: 12 P: 245 201808070013
 EVERGREEN RIDGE LLC
 Kittitas County Auditor



EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1
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-18-00004

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-46305664:

TRACT A:
 PARCEL 2A 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 SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.; EXCEPT:

1. THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. SITUATE IN KITTITAS COUNTY, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 STARTING AT THE SOUTHWEST CORNER OF LOT 9 AS SHOWN ON THE CERTAIN SURVEY RECORDED AUGUST 18, 2003 AT 4:02 P.M. IN VOLUME 29 OF SURVEYS ON PAGE 46, RECORDS OF KITTITAS COUNTY AUDITORS NUMBER 200308180073, THENCE SOUTH 89°14'07" EAST 593.56 FEET TO A O'HARE ALUMINUM SURVEY CAP THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°46'11" WEST 294.85 FEET TO A O'HARE ALUMINUM SURVEY CAP; THENCE NORTH 43°52'59" WEST 209.77 FEET; THENCE NORTH 48°7'31" EAST 207.22 FEET TO THE TRUE POINT OF BEGINNING.
 AS CONVEYED BY DEED TO PAUL J. ALLEN RECORDED JANUARY 5, 2006 UNDER AUDITOR'S FILE NO. 200601050059.

2. PLAT OF EVERGREEN RIDGE P.U.D. - PHASE 1, 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.

3. THAT PORTION OF LOTS B AND C OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 OF SURVEYS AT PAGE 22, UNDER AUDITOR'S FILE NO. 200704278093, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NCRTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON; THENCE NORTH 89°11'40" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1,322.41 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°39'26" EAST, ALONG THE EAST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 167.67 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT C; THENCE NORTH 46°38'59" EAST, ALONG SAID NORTHWESTERLY BOUNDARY LINE, 47.35 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT C; THENCE SOUTH 43°13'54" EAST, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT C, 99.95 FEET TO THE NORTHEASTERLY COMMON CORNER OF SAID LOTS B AND C; THENCE SOUTH 40°00'03" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT B, 140.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT B; THENCE SOUTH 45°39'16" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT B, 148.88 FEET TO THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 00°30'01" EAST, 125.65 FEET; ALONG SAID EAST BOUNDARY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.
 BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, ALL SITUATED IN KITTITAS COUNTY, STATE OF WASHINGTON.
 AS CONVEYED BY DEED TO DEANN REEVES RECORDED MAY 13, 2010, UNDER AUDITOR'S FILE NO. 201005130004.

4. THAT PORTION OF SAID PARCEL 2A BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°11'40" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 12, 577.86 FEET TO THE NORTHEASTERLY CORNER OF LOT 10 OF THE EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3, PLAT AS RECORDED IN BOOK 11 OF PLATS AT PAGES 153 AND 154, RECORDED UNDER AUDITOR'S FILE NO. 200806180013, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH 43°11'29" EAST ALONG THE EASTERLY BOUNDARY OF SAID PLAT, 435.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 100.89 FEET THROUGH A CENTRAL ANGLE OF 28°50'48"; THENCE SOUTH 14°20'43" EAST ALONG THE EASTERLY BOUNDARY OF SAID PLAT, 177.11 FEET TO THE NORTHEASTERLY CORNER OF LOT 18 OF SAID PLAT AND ALSO BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 60°40'39" EAST, 36.23 FEET; THENCE SOUTH 14°20'43" EAST, 221.88 FEET; THENCE SOUTH 75°38'17" WEST, 55.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 18; THENCE NORTH 14°20'43" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT 18 AND LOT 19, 212.52 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.
 AS CONVEYED BY DEED TO PGD CONSTRUCTION, INC., RECORDED SEPTEMBER 23, 2011, UNDER AUDITOR'S FILE NO. 201109230030 AND 201109230031

5. A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., DESCRIBED AS FOLLOWS:
 A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 29 OF SURVEYS, PAGES 47 AND 48, RECORDED AUGUST 18, 2003 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TAX LOT 12 AS SHOWN ON THE ABOVE REFERENCED SURVEY; THENCE NORTH 46°44'23" EAST 298.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°41'46" EAST 68.46 FEET TO THE NORTHEAST CORNER OF TAX LOT 12; THENCE NORTH 41°45'45" EAST 153.71 FEET TO THE NORTHEAST CORNER OF TAX LOT 9; THENCE SOUTH 44°05'26" EAST 143.54 FEET; THENCE SOUTH 0°12'25" EAST 156.78 FEET; THENCE NORTH 40°16'37" WEST 130 FEET; THENCE SOUTH 46°44'23" WEST 47.52 FEET TO THE TRUE POINT OF BEGINNING AND AS SHOWN AS THE HATCHED AREA ON THE ABOVE REFERENCED SURVEY AS CONVEYED BY DEED TO JAMES AND DONNA ANKROM RECORDED MARCH 30, 2016 UNDER AUDITOR'S FILE NO. 201603300031.

6. PLAT OF EVERGREEN RIDGE P.U.D. - PHASE 1 DIVISION 4 IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 39 THROUGH 41, RECORDS OF SAID COUNTY.

7. THAT PORTION OF PARCEL 2A 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, STATE OF WASHINGTON LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°11'40" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 639.96 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 9 OF THE EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3 PLAT AS RECORDED IN BOOK 11 OF PLATS AT PAGES 153 AND 154, RECORDED UNDER AUDITOR'S FILE NO. 200806180013, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; THENCE NORTH 41°57'08" EAST, 46.30 FEET; THENCE NORTH 41°02'52" WEST, 103.89 FEET; THENCE SOUTH 48°57'08" WEST, 161.97 FEET MORE OR LESS TO SAID SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°11'40" EAST, 155.70 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE AS CONVEYED BY DEED TO PGD CONSTRUCTION INC. RECORDED AUGUST 7, 2014 UNDER AUDITOR'S FILE NO. 201408070004.

8. THAT PORTION OF SAID PARCEL 2A LYING WITHIN SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

9. THAT PORTION OF SAID PARCEL 2A IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 LYING NORTH OF LOTS 31 AND 32 OF EVERGREEN RIDGE P.U.D. - PHASE 1 DIVISION 2 IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 227 AND 228, RECORDS OF SAID COUNTY.

10. THAT PORTION OF SAID PARCEL 2A IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 LYING NORTHERLY, EASTERLY AND THEREOF OF THE PLAT OF EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3 IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 153 AND 154, RECORDS OF SAID COUNTY.

TRACT B:
 UTILITY TRACT A EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION 1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 47 AND 48.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 11°42'00" E	120.84'
L2	N 0°17'46" W	145.42'
L3	N 45°13'26" E	72.04'
L4	N 14°43'31" E	194.26'
L5	S 42°15'46" E	30.96'
L6	N 47°41'47" E	0.82'
L7	S 42°18'13" E	100.20'
L8	S 47°41'47" W	0.18'
L9	S 42°18'13" E	110.00'
L10	N 47°41'47" E	242.19'
L11	N 0°30'01" E	39.07'
L12	S 45°51'11" W	207.19'
L13	S 44°08'46" E	209.77'
L14	N 66°55'12" E	148.47'
L15	S 36°56'58" E	40.00'
L16	S 36°56'58" E	13.44'
L17	N 53°03'02" E	117.18'
L18	N 36°02'48" E	214.83'
L19	N 54°17'45" W	120.00'
L20	S 54°17'46" E	125.45'
L21	S 63°56'20" E	226.30'
L22	S 89°07'41" E	7.87'
L23	S 53°03'02" W	20.01'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	530.68'	111.11'	11°59'46"
C2	98.04'	77.89'	45°31'12"
C3	205.37'	155.85'	43°28'49"
C4	227.21'	176.34'	44°28'04"
C5	193.50'	6.57'	1°56'38"
C6	240.00'	71.23'	17°00'15"
C7	30.00'	47.30'	90°20'37"
C8	1939.66'	332.30'	9°48'57"
C9	5970.00'	18.13'	0°10'26"
C10	75.00'	99.58'	76°04'38"
C11	173.50'	6.57'	2°10'05"
C12	30.00'	47.12'	90°00'00"
C13	25.00'	20.32'	46°34'03"
C14	55.00'	282.19'	273°08'06"
C15	25.00'	20.32'	46°34'03"
C16	30.00'	47.11'	89°58'40"



AUDITOR'S CERTIFICATE <u>201808070013</u>		
FILED FOR RECORD THIS <u>7th</u> DAY OF <u>Aug</u> 2018 AT <u>10:53 A</u>		
IN BOOK <u>12</u> OF <u>Plats</u> AT PAGE <u>245</u> AT THE REQUEST OF		
DUSTIN L. PIERCE		
SURVEYOR'S NAME		
JERALD V. PETTIT		
County Auditor Deputy County Auditor		
Eastern Washington Division 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055 Eastern Washington Division 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419		
EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1 PREPARED FOR PATRICK DENNEEN A PORTION OF THE NW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST,		
KITTITAS COUNTY	DATE	JOB NO.
DWN BY	07/2018	16078
D. PIERCE	SCALE	SHEET
CHKD BY	N/A	4 OF 5
D.L.P./G.W.		



EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1
 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
 LFP-18-00004

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS 12 DAY OF August, A.D., 2018

Mark Deven
 KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "EVERGREEN RIDGE P.U.D.-PARCEL A, DIVISION 1" PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 3rd DAY OF August, A.D., 2018

Deborah M. Stout
 KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

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

DATED THIS 3 DAY OF Aug, A.D., 2018

Alexandra MD
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR, IN WHICH THE PLAT IS NOW TO BE FILED.

PARCEL NOS.: 792534 AND 20201
 DATED THIS 10 DAY OF August, A.D., 2018

W. K. Munn
 KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2" PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

PARCEL NOS.: 792534 AND 20201
 DATED THIS 2 DAY OF August, A.D., 2018

Delli Hu
 KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS 7th DAY OF August, A.D., 2018

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

BY: [Signature]
 CHAIRMAN

ATTEST: [Signature] CLERK OF THE BOARD

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TEANAWAY 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 31 DAY OF July, A.D., 2018

[Signature]
 NAME: PAT DENEEN
 TITLE: MANAGER

NAME: _____
 TITLE: _____

ACKNOWLEDGEMENT

STATE OF (WASHINGTON)
 COUNTY OF KITTITAS S.S.

ON THIS 31st DAY OF July, 2018 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PAT DENEEN AND MANAGER TO ME KNOWN TO BE THE TEANAWAY RIDGE LLC THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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



[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Clallam, WA
 MY APPOINTMENT EXPIRES MARCH 6, 2022



7/31/2018

AUDITOR'S CERTIFICATE 201808070013

FILED FOR RECORD THIS 7th DAY OF Aug 2018 AT 10:53 AM
 IN BOOK 12 OF Plats AT PAGE 246 AT THE REQUEST OF

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

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
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EVERGREEN RIDGE P.U.D.-PARCEL A, DIVISION 1
 PREPARED FOR
 PATRICK DENEEN
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D. PIERCE	07/2018	16078	
CHKD BY	SCALE	SHEET	
D.L.P./G.W.	N/A	5 OF 5	