

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

PROPERTY OWNER:

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

&

DK PROFESSIONAL CONSULTANTS, INC.
304 W 1ST STREET
CLE ELUM, WA 98922-1002

PROPERTY INFORMATION:

PARCEL NUMBERS: 960719 AND 960584
 MAP NUMBERS: 20-14-12073-0100 AND 20-14-12072-0003
 19 LOTS & 6 TRACTS
 WATER SOURCE: EVERGREEN VALLEY GROUP A SYSTEM

ADJACENT PROPERTY OWNERS:

APN (ASSESSOR'S PARCEL NO.)

APN 592534
SCOTT D EVANS ETUX
1457 130TH AVE NE
BELLEVUE WA 98005

APN 772534
GARY W CHONZENA
PO BOX 726
ROSLYN WA 98941-0726

APN 642534
APN 960585
APN 12065
TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922-0808

APN 16471
RANDO & KETIA WICK
17387 SE 54TH PL
BELLEVUE WA 98006-5919

APN 152534
CRAIG & MARIANNE PATTON
PO BOX 878
MILTON WA 98354-0878

APN 17388
APN 17389
GORDON MORESHEAD ETUX
PO BOX 1492
RONALD WA 98940-0015

APN 312534
MARK MOREAU ETUX
PO BOX 1483
RONALD WA 98983

APN 162534
10300 CLE ELUM LLC
8635 FAUNTLEROY WAY SW
SEATTLE WA 98136-2439

APN 142534
JIM & SHEILA SCHUMACHER
PO BOX 1361
RONALD WA 98940-1361

APN 221934
LANDY D SCHUBERT ETUX
39524 200TH AVE SE
AUBURN WA 98092

APN 960716
APN 960718
DK PROFESSIONAL CONSULTANTS INC
304 W 1ST STREET
CLE ELUM WA 98922-1002

APN 041934
ROBIN A ZUKOSKI ETAL TRUST
% ELIZABETH J ZUKOSKI
1901 E MIRAVAL CUARTO
TUCSON AZ 85718

APN 20186
KEVIN D BEAN
420 190TH AVE E
LAKE TAPPS WA 98391-5609

APN 21812
WAYNE L & LINDSEY H ASMUSSEN
7324 233RD PL NE
REDMOND WA 98053-7970

APN 20188
JAVIER ARRUIPEA GITLIN &
ANALIA B VILLALBA
156 WINTERGREEN LANE
RONALD WA 98940

APN 20184
JAY KNAPP ETUX
11610 SE 62ND ST
BELLEVUE WA 98006

APN 20190
MAUREEN DUGGAN
26 GROVE ROAD
CROMWELL CT 06416-1312

APN 241934
MARQUES & RACHEL JOHNSON
21204 NE 13TH CT
SAMMAMISH WA 98074-6751

APN 20191
KIRK & JONI KEPPLER
8514 FAUNTLEE CRST SW
SEATTLE WA 98136-2535

APN 960717
CHRISTOPHER DEAN MCEVER
3931 SW ARROYO DRIVE
SEATTLE WA 98146-1660

APN 21813
MICHAEL W & ELIZABETH D THOMAS
4136 SW HOLDEN STREET
SEATTLE WA 98136-2150

APN 960583
DANIEL M & REBECCA L LEWIS
18948 84TH PL NE
BOTHELL WA 98011-3345

APN 20202
BOULDER CREEK DEVELOPMENT CO INC
PO BOX 808
CLE ELUM WA 98922

APN 302534
VERALD J & TAMMY L SASELLI
PO BOX 1390
RONALD WA 98940-1390

APN 762534
JEFFREY S & TAMARA R HAYWOOD
TRUSTEES
216 34TH AVE NW
GIG HARBOR WA 98335-7882

APN 122534
TYLER D & EMILY K TACHELL
19923 FILBERT DRIVE
BOTHELL WA 98012-9604

APN 732534
BRIAN I CLARK
PO BOX 1522
RONALD WA 98940

APN 282534
STEPHEN B SMITH JR
JENNIFER B SMITH
PO BOX 1406
RONALD WA 98940-1406

APN 021934
APN 231934
JAMES E & DONNA A ANKROM
3511 132ND AVE SE
SNOHOMISH WA 98290-4794

APN 960715
PERRY & SUSAN K PURDIN
18910 62ND ST E
BONNEY LAKE WA 98391-8877

SURVEY NOTES:

1. 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.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER 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 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 12 OF PLATS PAGES 224-227, AFN: 201805150019
 - BOOK 12 OF PLATS, PAGES 242-246, AFN: 201808070013
 - BOOK 32 OF SURVEYS, PAGES 134 THRU 137, AFN: 200604170033
 - BOOK L OF SHORT PLATS, PAGES 142 THRU 145, AFN: 201803060001
5. 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.

RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.

PLAT NOTES:

1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT 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.
2. PER RCW 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
4. 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.
5. 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.
6. 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.
7. 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 2004 ROAD STANDARDS).
8. EVERGREEN RIDGE P.U.D.-ROCKBERRY LOOP PLAT WILL BE SUPPLIED SEWER SERVICE ACCORDING TO FILE Z-05-33 AT KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES.
9. 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.
10. 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.
11. ONCE PARCELS ARE PLATTED, FURTHER DIVISION WITHIN THE PLATTED PARCELS, WILL BE SUBMITTED FOR FINAL PLAT REVIEW & APPROVAL BY KITTITAS COUNTY.
12. TRACT OSR-1 (OPEN SPACE RECREATION) SHALL BE OWNED AND MAINTAINED BY THE ROSLYN RIDGE ACTIVITY CENTER AS A RECREATION AREA AVAILABLE TO THE RESIDENTS OF ROSLYN RIDGE.
13. VEHICULAR TRAFFIC ON ROCKBERRY LOOP SHALL TRAVEL ONE WAY AS INDICATED BY THE DIRECTIONAL ARROWS SHOWN HEREON.
14. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

EASEMENT PROVISION:

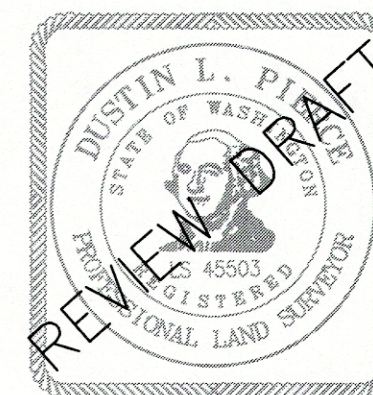
AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR PUGET SOUND ENERGY COMPANY, EVERGREEN VALLEY WATER SYSTEMS, INC., ROSLYN TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJACENT TO THE ROAD FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, 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.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-46563913:

TRACT FD-1, EVERGREEN RIDGE P.U.D. - PARCEL A, DIVISION 1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 242 THROUGH 246, RECORD 5 OF SAID COUNTY;

AND

LOT 2C, EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 224 THROUGH 227, RECORDS OF SAID COUNTY.



AUDITOR'S CERTIFICATE _____

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.

IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 JERALD V. PETTIT
 County Auditor Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
1115 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055
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407 Swiftwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

EVERGREEN RIDGE P.U.D.-ROCKBERRY LOOP PLAT		
PREPARED FOR PATRICK DENEEN		
A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.		
KITTITAS COUNTY		WASHINGTON
D.W.N BY D.L.P./G.W.	DATE 04/2019	JOB NO. 16078
CHKD BY D.L.P.	SCALE N/A	SHEET 4 OF 6