

RECEIVED

MAR 13 2019

RANCH ROAD PERFORMANCE BASED CLUSTER PLAT

A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,
KITITAS COUNTY, WASHINGTON

Kititas County CDS
DATE NOT FOUND
OR SET

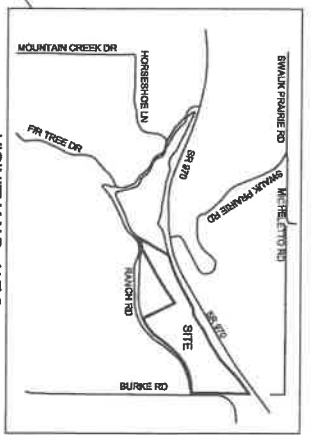
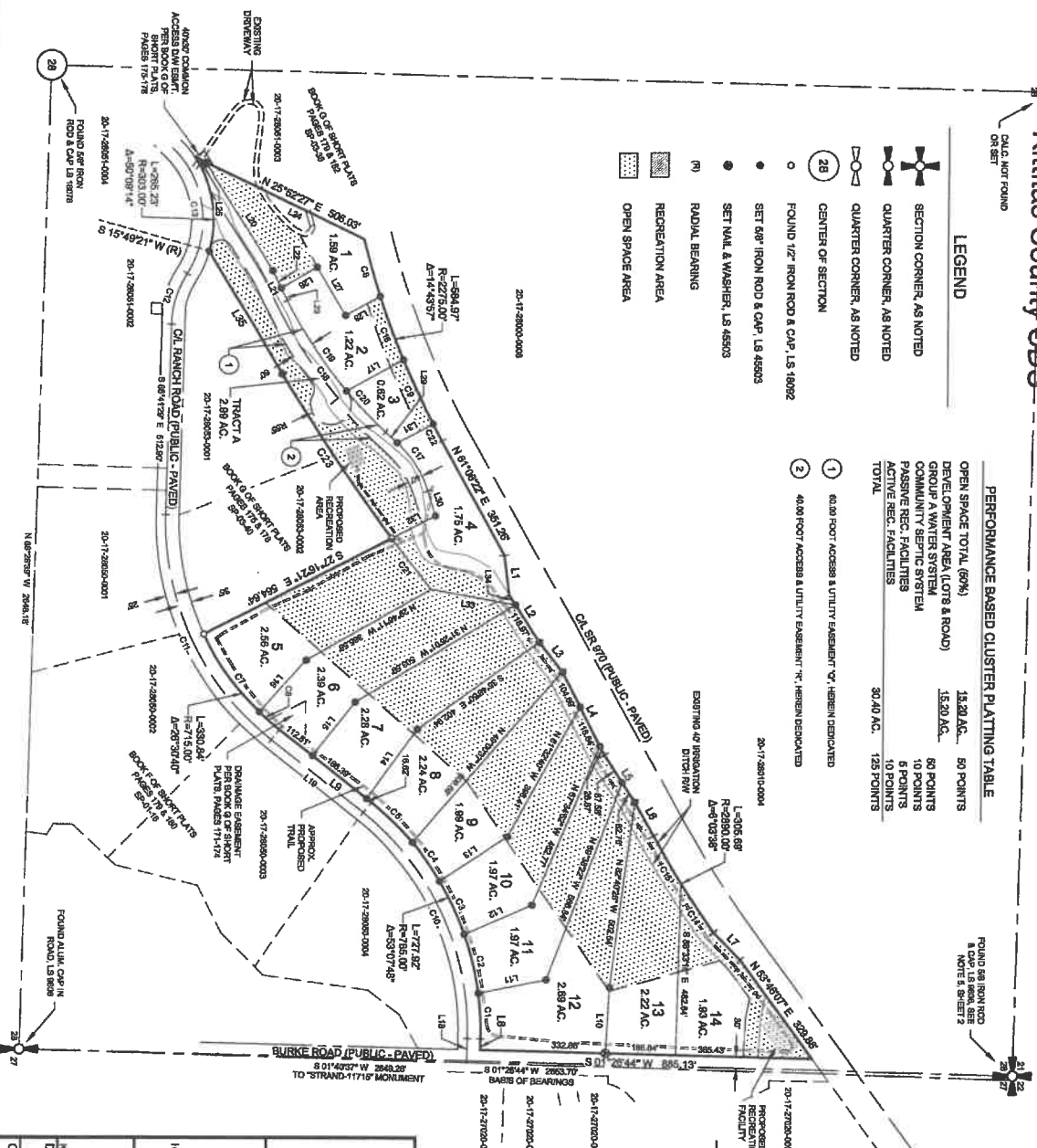
LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION
- FOUND 1/2" IRON ROD & CAP, L.S. 18092
- SET NAIL & WASHER, L.S. 45503
- RADIAL BEARING
- RECREATION AREA
- OPEN SPACE AREA

PERFORMANCE BASED CLUSTER PLATTING TABLE

OPEN SPACE TOTAL (60%)	15.20 AC.	50 POINTS
DEVELOPMENT AREA (LOTS & ROAD)	15.20 AC.	80 POINTS
COMMUNITY SERVICE AREA		10 POINTS
PASSIVE RECREATION FACILITIES		9 POINTS
ACTIVE RECREATION FACILITIES		10 POINTS
TOTAL	30.40 AC.	125 POINTS

- 1 60.00 FOOT ACCESS & UTILITY EASEMENT 'C', HEREIN DEDICATED
- 2 40.00 FOOT ACCESS & UTILITY EASEMENT 'R', HEREIN DEDICATED



INDEX LOCATION
SEC. 28 T. 20 N., R. 17 E., W.M.

SCALE: 1" = 200'

AUDITOR'S CERTIFICATE

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

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

DUSTON L. BREWER
SURVEYOR'S NAME

JEROLD K. FETTER
County Auditor

Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Ste. 201 - Bellingham, WA 98227 - Tel: (360) 392-0250 - Fax: (425) 391-3855
407 Southside Blvd., Cl. Bldg., WA 98222 - Tel: (360) 674-7431 - Fax: (360) 674-7419

RANCH ROAD CLUSTER PLAT P-07-38

PREPARED FOR
OLE ELLUM FINNEY WEST LLC
A PORTION OF THE NE 1/4 SECTION 28,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

DATE 02/20/19 JOB NO. 07132
DWN BY D.L.P./G.W. CHD BY 1 OF 3
SCALE 1" = 200' SHEET 1 OF 3

PROPERTY OWNER:
 DEE ELLEN PETERS WEBER LTD
 4504 18TH AVENUE SE
 QUETTA, WA 8022

AGENT:
 JAMES V. COSTLER
 QUETTA, WA 8022

PROPERTY INFORMATION:

PANEL NO. 1108, 1014, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 2018.
 KITTITAS COUNTY ENGINEER _____ DATE _____

CERTIFICATE OF COUNTY PLANNING OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 2018.
 KITTITAS COUNTY ENGINEER _____ DATE _____

CERTIFICATE OF COUNTY HEALTH SANITARIAN

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 2018.
 KITTITAS COUNTY HEALTH OFFICER _____ DATE _____

CERTIFICATE OF COUNTY ASSESSOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 2018.
 KITTITAS COUNTY ASSESSOR _____ DATE _____

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 2018.
 BOARD OF COUNTY COMMISSIONERS _____ ATTEST: _____
 COUNTY CLERK OF THE BOARD

RANCH ROAD PERFORMANCE BASED CLUSTER PLAT A PORTION OF THE NE 1/4 SECTION 29, T. 20 N., R. 17 E., W.M., KITTITAS COUNTY, WASHINGTON

LINE #	DIRECTION	DISTANCE
L1	N 85°59'37" E	377.77
L2	N 85°10'37" E	158.87
L3	N 67°30'11" E	111.17
L4	N 62°52'58" E	268.87
L5	N 67°13'19" E	105.87
L6	N 67°02'22" E	103.87
L7	N 45°10'30" E	102.87
L8	N 48°39'30" W	20.00
L9	S 88°10'30" W	318.87
L10	N 17°50'30" W	193.87
L11	N 17°50'30" W	193.87
L12	N 27°50'30" W	197.27
L13	N 37°50'30" W	217.28
L14	N 47°50'30" W	202.30
L15	N 67°50'30" W	184.00
L16	N 48°10'30" W	187.17
L17	N 48°30'30" W	174.87
L18	N 83°10'30" W	63.87
L19	S 38°10'30" W	318.87
L20	N 87°11'49" E	342.87

LINE #	DIRECTION	DISTANCE
L21	N 83°30'30" E	82.37
L22	N 63°30'30" E	82.37
L23	N 63°30'30" E	317.37
L24	N 52°52'27" E	472.87
L25	N 32°52'27" E	332.87
L26	S 20°52'27" E	118.87
L27	S 8°52'27" E	151.00
L28	S 28°52'27" E	168.87
L29	N 42°30'11" E	428.87
L30	S 72°30'11" E	704.87
L31	S 27°30'11" E	104.87
L32	S 27°30'11" E	152.79
L33	S 10°34'17" W	231.47
L34	N 87°13'11" E	11.87

CURVE #	RADIUS	LENGTH	DELTA
C1	768.00	138.30	87°30'11"
C2	768.00	148.80	87°30'11"
C3	768.00	168.80	119°50'30"
C4	768.00	177.49	97°01'49"
C5	768.00	154.47	117°50'30"
C6	716.00	73.22	87°41'10"
C7	716.00	258.81	207°43'50"
C8	2273.00	158.83	43°14'42"
C9	2273.00	191.00	47°48'42"
C10	768.00	664.87	87°30'11"
C11	768.00	668.89	82°29'48"
C12	2704.00	144.10	30°14'42"
C13	2704.00	388.00	79°04'41"
C14	2800.00	197.86	33°00'11"
C15	2800.00	147.82	27°50'11"
C16	2273.00	182.29	47°48'42"
C17	3000.00	188.44	29°11'19"
C18	1000.00	148.14	21°15'42"
C19	1000.00	291.82	79°27'27"
C20	1200.00	183.81	77°54'11"

CURVE #	RADIUS	LENGTH	DELTA
C21	4876.00	172.80	27°00'00"
C22	2273.00	171.86	176°50'30"



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 DEE ELLEN PETERS WEBER LTD
 IN _____ COUNTY, WASHINGTON

 DEE L. PETERS
 CERTIFICATE NO. _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ A.M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DEE L. PETERS
 SURVEYOR'S NAME _____
JENNIFER V. FERST
 County Auditor
 Deputy County Auditor

Enccompass ENGINEERING & SURVEYING
 Western Washington District
 165 NE Harper Street, Ste. 201 • Bellingham, WA 98227 • Ph: (425) 372-0230 • Fax: (425) 371-2025
 Eastern Washington District
 417 Sutherland Blvd. • Cle Elum, WA 98821 • Ph: (509) 674-9433 • Fax: (509) 674-7419

RANCH ROAD CLUSTER PLAT P-07-38
 PREPARED FOR DEE L. PETERS FOR WESTER LTD
 A PORTION OF THE NE 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., WASHINGTON

DRAWN BY D.L.P./G.W. DATE 02/20/19 JOB NO. VA918101A
 CHECKED BY D.L.P. SCALE N/A SHEET 2 OF 3

**RANCH ROAD
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,
KITITAS COUNTY, WASHINGTON**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CEE EQUUM RIDES WEST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DOES HEREBY DEDICATE, RESERVE AND SET AS HEREBY RESERVED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

NAME _____ TITLE _____

ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC AND FOR THE STATE OF _____, DULY QUALIFIED AND SWORN, PERSONALLY APPEARED _____ AND _____, TO BE KNOWN TO BE THE _____ AND _____, THE LIMITED LIABILITY COMPANY THAT EMPLOYED THE UNDERSIGNED, AND KNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID LIMITED LIABILITY COMPANY IS AN ENTITY AUTHORIZED TO EXERCISE THE SAID INSTRUMENT.

WITNESSED BY MY HAND AND OFFICIAL SEAL, HEREunto AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES K. SCHULER, A MARRIED MAN, HAS HEREBY DEDICATED, RESERVE AND SET AS HEREBY RESERVED, A PORTION OF THE HEREBY DESCRIBED REAL PROPERTY, DESCRIBED AS HEREBY RESERVED, IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

JAMES K. SCHULER _____

ACKNOWLEDGMENT

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____
TO BE KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO DESCRIBED THE MATTER AND THE LIMITED LIABILITY COMPANY THAT EMPLOYED THE MATTER AND THAT SAID LIMITED LIABILITY COMPANY IS AN ENTITY AUTHORIZED TO EXERCISE THE SAID INSTRUMENT.

WITNESSED BY MY HAND AND OFFICIAL SEAL, THIS ____ DAY OF _____, A.D. 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 271884898848

PARCEL 1:
LOT 1, OF WAREL SHORT PLAT AMENDMENT, KITITAS COUNTY SHORT PLAT NO. 0428, AS RECORDED, 1A.V. IN BOOK G OF SHORT PLAT, PAGES 171 THROUGH 174, UNDER AUDITOR'S FILE NO. 200707004, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE CONTIGUOUS QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 2:
LOT 1, AND A OF WAREL SHORT PLAT AMENDMENT, KITITAS COUNTY SHORT PLAT NO. 0428, AS RECORDED, 1A.V. IN BOOK G OF SHORT PLAT, PAGES 171 THROUGH 174, UNDER AUDITOR'S FILE NO. 200707004, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 3:
LOTS 8 AND 9 OF BERRY SHORT PLAT AMENDMENT, KITITAS COUNTY SHORT PLAT NO. 0914, AS RECORDED, 1A.V. IN BOOK G OF SHORT PLAT, PAGES 175 THROUGH 178, UNDER AUDITOR'S FILE NO. 200707004, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST HALF OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

ADJACENT PROPERTY OWNERS:

- | | |
|---------------------------|------------------------------|
| 20-17-2800-004 | 20-17-2800-002 |
| 20-17-2800-005 | DAVID M STEWART/ELUX |
| 20-17-2800-006 | GENEVA HANFORD/ELUX TRUSTEES |
| 000 HANFORD | 20-17-2800-003 |
| CEE EQUUM RIDES | D3 CHUCK VANDERHOUGH/ELUX |
| CEE EQUUM WA 98922 | 20-17-2800-001 |
| 20-17-2800-008 | 20-17-2800-007 |
| 700 W WILET/ELUX | 20-17-2800-004 |
| 817 W WILSON | 20-17-2800-002 |
| CEE EQUUM WA 98922 | 20-17-2800-001 |
| 20-17-2800-004 | 20-17-2800-003 |
| 770 9TH DR NE | 20-17-2800-001 |
| BERNITT WA 98023 | 20-17-2800-001 |
| 20-17-2800-002 | 20-17-2800-001 |
| 20-17-2800-002 | 20-17-2800-001 |
| 84 WARD WOLF/ELUX | 20-17-2800-001 |
| 5702 21TH AVE | 20-17-2800-001 |
| 20-17-2800-001 | 20-17-2800-001 |
| MEYERS D B/BLANCHARD/ELUX | 20-17-2800-001 |
| 628 RANCH ROAD | 20-17-2800-001 |
| CEE EQUUM WA 98922 | 20-17-2800-001 |



AUDITOR'S CERTIFICATE	
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT _____	IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF _____
_____ COUNTY AUDITOR	
_____ DEPUTY COUNTY AUDITOR	
Encompass ENGINEERING & SURVEYING Western Washington Division Eastern Washington Division 145 NE Indigo Street, Ste. 201 • Spokane, WA 99207 • Tel: (509) 392-0210 • Fax: (509) 391-1055 407 Summer Blvd. • Cle Elum, WA 98922 • Tel: (509) 674-7633 • Fax: (509) 674-7419	
PREPARED FOR RANCH ROAD CLUSTER PLAT #107-38 CEE EQUUM RIDES WEST, LLC A PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, WASHINGTON	
DRAWN BY D.L.P./J.W.	DATE 02/20/19
CHKD BY D.L.P.	SCALE N/A
JOB NO. 07132	SHEET 3 OF 3

07132 PARENT

Point # 1						10000.000		10000.000
	S	1	26	44	W		885.130	
Point # 2						9115.152		9977.671
	N	88	33	16	W		30.000	
Point # 3						9115.909		9947.680
	S	1	26	44	W		785.000	
	Radius Point # 4						8331.158	9927.877
	Delta = 53 7 48						Length = 727.925	Tangent = 392.499
	N	51	41	4	W		785.000	
Point # 5						8817.852		9311.960
	S	38	18	55	W		315.810	
Point # 6						8570.064		9116.161
	N	51	41	5	W		715.000	
	Radius Point # 7						9013.356	8555.164
	Delta = 26 30 40						Length = 330.835	Tangent = 168.433
	S	25	10	25	E		715.000	
Point # 8						8366.264		8859.299
	N	27	16	21	W		564.640	
Point # 9						8868.137		8600.568
	N	36	57	9	W		4970.000	
	Radius Point # 10						12839.834	5612.839
	Delta = 6 8 26						Length = 532.649	Tangent = 266.580
	S	30	48	43	E		4970.000	
Point # 11						8571.334		8158.581
	S	59	11	16	W		384.410	
Point # 12						8374.429		7828.431
	S	15	49	21	W		303.000	
	Radius Point # 13						8082.910	7745.815
	Delta = 50 9 14						Length = 265.231	Tangent = 141.787
	N	34	19	53	W		303.000	
Point # 14						8333.124		7574.930
	N	25	52	27	E		506.030	
Point # 15						8788.427		7795.759

2-27-18

	N	14	9	42	W	2275.000		
Radius Point # 16						10994.288	7239.161	
			Delta = 14 43 57				Length = 584.972	Tangent = 294.108
	S	28	53	39	E	2275.000		
Point # 17						9002.494	8338.425	
	N	61	6	22	E	351.260		
Point # 18						9172.219	8645.959	
	N	82	54	27	E	107.700		
Point # 19						9185.517	8752.835	
	N	57	17	31	E	150.330		
Point # 20						9266.749	8879.328	
	N	52	34	31	E	101.120		
Point # 21						9328.201	8959.633	
	N	63	23	48	E	250.200		
Point # 22						9440.244	9183.343	
	N	57	17	31	E	150.330		
Point # 23						9521.476	9309.836	
	N	61	6	22	E	103.830		
Point # 24						9571.645	9400.741	
	N	28	53	39	W	2890.000		
Radius Point # 25						12101.880	8004.313	
			Delta = 6 3 38				Length = 305.695	Tangent = 152.990
	S	34	57	17	E	2890.000		
Point # 26						9733.221	9660.077	
	N	45	47	50	E	102.990		
Point # 27						9805.026	9733.908	
	N	53	46	7	E	329.880		
Point # 28						10000.001	10000.002	

AREA = 1,324,201.30 sf (30.3995 acres)

LENGTH = 4333.66

NORTHING ERROR = +0.001

EASTING ERROR = +0.002

LINEAR ERROR = N 65 26 18 E 0.002

07132 LOT 1

Point # 1						10000.000		10000.000
	N	25	52	27	E		472.630	
Point # 2						10425.251		10206.254
	N	14	9	42	W		2275.000	
	Radius Point # 3						12631.112	9649.655
								Length = 159.929
								Tangent = 79.997
	S	18	11	22	E		2275.000	
Point # 4						10469.795		10359.820
	S	28	50	47	E		106.950	
Point # 5						10376.116		10411.420
	S	59	11	16	W		151.040	
Point # 6						10298.749		10281.699
	S	30	48	44	E		110.410	
Point # 7						10203.924		10338.254
	S	63	39	26	W		52.240	
Point # 8						10180.743		10291.438
	S	58	11	40	W		342.940	
Point # 9						10000.000		9999.994

AREA = 69,353.66 sf (1.5921 acres)

LENGTH = 1236.21

NORTHING ERROR = +0.000

EASTING ERROR = -0.006

LINEAR ERROR = N 89 14 47 W 0.006

2-12-19

07132 LOT 2

Point # 1					10000.000		10000.000	
	N	28	50	47	W		106.950	
Point # 2						10093.679	9948.401	
	N	18	11	22	W		2275.000	
	Radius Point # 3						12254.997	9238.237
						Delta = 4 35 26	Length = 182.274	Tangent = 91.186
	S	22	46	48	E		2275.000	
Point # 4						10157.450	10119.103	
	S	28	42	17	E		174.990	
Point # 5						10003.965	10203.150	
	N	40	16	2	W		1200.000	
	Radius Point # 6						10919.611	9427.526
						Delta = 13 55 27	Length = 291.627	Tangent = 146.535
	S	26	20	35	E		1200.000	
Point # 7						9844.227	9960.019	
	S	63	39	26	W		37.030	
Point # 8						9827.796	9926.835	
	N	30	48	44	W		110.410	
Point # 9						9922.621	9870.280	
	N	59	11	16	E		151.040	
Point # 10						9999.988	10000.001	

AREA = 53,230.38 sf (1.2220 acres)

LENGTH = 580.42

NORTHING ERROR = -0.012

EASTING ERROR = +0.001

LINEAR ERROR = S 2 32 48 E 0.012

2-12-19

07132 LOT 3

Point # 1						10000.000		10000.000
	N	28	42	17	W		174.990	
Point # 2						10153.485		9915.953
	N	22	46	49	W		2275.000	
	Radius Point # 3						12251.027	9035.077
	Delta = 4 48 43							Length = 191.064
	S	27	35	32	E		2275.000	Tangent = 95.588
Point # 4						10234.771		10088.802
	S	27	35	27	E		109.130	
Point # 5						10138.051		10139.346
	S	42	24	11	W		42.810	
Point # 6						10106.439		10110.477
	N	47	35	49	W		1200.000	
	Radius Point # 7						10915.650	9224.374
	Delta = 7 19 47							Length = 153.513
	S	40	16	2	E		1200.000	Tangent = 76.862
Point # 8						10000.004		9999.998

AREA = 27,113.44 sf (.6224 acres)

LENGTH = 326.93

NORTHING ERROR = +0.004

EASTING ERROR = -0.002

LINEAR ERROR = N 27 28 28 W 0.004

2-12-19

07132 LOT 4

Point # 1					10000.000		10000.000	
	N	27	35	27	W		109.130	
Point # 2						10096.719	9949.456	
	N	27	35	32	W		2275.000	
	Radius Point # 3						12112.976	8895.731
						Delta = 1 18 7	Length = 51.695	Tangent = 25.849
	S	28	53	39	E		2275.000	
Point # 4						10121.182	9994.996	
	N	61	6	22	E		351.260	
Point # 5						10290.907	10302.530	
	N	82	54	27	E		107.700	
Point # 6						10304.205	10409.405	
	N	57	17	31	E		31.360	
Point # 7						10321.150	10435.793	
	S	10	24	47	W		231.410	
Point # 8						10093.552	10393.967	
	N	38	57	11	W		4970.000	
	Radius Point # 9						13958.529	7269.410
						Delta = 2 0 2	Length = 173.534	Tangent = 86.776
	S	36	57	9	E		4970.000	
Point # 10						9986.832	10257.139	
	N	27	16	21	W		132.750	
Point # 11						10104.825	10196.310	
	S	72	5	27	W		70.450	
Point # 12						10083.161	10129.274	
	S	17	54	33	E		300.000	
	Radius Point # 13						9797.697	10221.527
						Delta = 29 41 16	Length = 155.445	Tangent = 79.509
	N	47	35	49	W		300.000	
Point # 14						10000.000	10000.001	

2-19-19

AREA = 76,352.54 sf (1.7528 acres)

LENGTH = 1034.06

NORTHING ERROR = +0.000

EASTING ERROR = +0.001

LINEAR ERROR = S 79 12 43 E 0.001

07132 LOT 5

Point # 1						10000.000		10000.000
	S	29	46	11	E		385.580	
Point # 2						9665.306		10191.446
	S	48	19	37	E		187.110	
Point # 3						9540.900		10331.208
	N	45	53	50	W		715.000	
	Radius Point # 4						10038.503	9817.772
			Delta = 20 43 26				Length = 258.616	Tangent = 130.736
	S	25	10	24	E		715.000	
Point # 5						9391.410		10121.903
	N	27	16	21	W		564.640	
Point # 6						9893.283		9863.172
	N	36	57	9	W		4970.000	
	Radius Point # 7						13864.980	6875.443
			Delta = 2 0 2				Length = 173.534	Tangent = 86.776
	S	38	57	11	E		4970.000	
Point # 8						10000.003		10000.000

AREA = 111,377.92 sf (2.5569 acres)

LENGTH = 1137.33

NORTHING ERROR = +0.003

EASTING ERROR = +0.000

LINEAR ERROR = N 2 43 15 W 0.003

2-12-19

07132 LOT 6

Point # 1	N 10 24 47 E	10000.000	231.410	10000.000
Point # 2	S 31 25 1 E	10227.599	503.590	10041.826
Point # 3	S 51 40 35 E	9797.837	184.040	10304.328
Point # 4	S 38 18 55 W	9683.713	112.810	10448.711
Point # 5	N 51 41 5 W	9595.201	715.000	10378.770
Radius Point # 6			10038.493	9817.774
	Delta = 5 47 14		Length = 72.219	Tangent = 36.140
	S 45 53 51 E		715.000	
Point # 7	N 48 19 37 W	9540.893	187.110	10331.212
Point # 8	N 29 46 11 W	9665.298	385.580	10191.450
Point # 9		9999.992		10000.004

AREA = 103,985.59 sf (2.3872 acres)

LENGTH = 1604.54

NORTHING ERROR = -0.008

EASTING ERROR = +0.004

LINEAR ERROR = S 26 35 33 E 0.008

2-19-19

07132 LOT 7

Point # 1						10000.000		10000.000
	N	57	17	31	E		118.970	
Point # 2						10064.286		10100.106
	S	35	48	50	E		402.940	
Point # 3						9737.534		10335.888
	S	54	4	20	E		230.380	
Point # 4						9602.355		10522.439
	S	38	18	55	W		186.390	
Point # 5						9456.111		10406.880
	N	51	40	35	W		184.040	
Point # 6						9570.235		10262.497
	N	31	25	1	W		503.590	
Point # 7						9999.997		9999.994

AREA = 99,380.53 sf (2.2815 acres)

LENGTH = 1626.31

NORTHING ERROR = -0.003

EASTING ERROR = -0.006

LINEAR ERROR = S 59 46 16 W 0.007

2-12-19

07132 LOT 8

Point # 1						10000.000		10000.000
	N	52	34	31	E		101.120	
Point # 2						10061.453		10080.305
	S	49	0	37	E		608.680	
Point # 3						9662.205		10539.753
	S	40	24	9	E		785.000	
Radius Point # 4							9064.420	11048.553
						Delta = 11 16 55	Length = 154.572	Tangent = 77.537
	N	51	41	4	W		785.000	
Point # 5						9551.113		10432.636
	S	38	18	55	W		16.620	
Point # 6						9538.073		10422.332
	N	54	4	20	W		230.380	
Point # 7						9673.252		10235.780
	N	35	48	50	W		402.940	
Point # 8						10000.005		9999.998

AREA = 97,504.24 sf (2.2384 acres)

LENGTH = 1359.74

NORTHING ERROR = +0.005 EASTING ERROR = -0.002

LINEAR ERROR = N 25 22 28 W 0.005

2-12-19

07132 LOT 9

Point # 1						10000.000		10000.000
	N	63	23	48	E		104.690	
Point # 2						10046.881		10093.606
	S	61	32	40	E		398.410	
Point # 3						9857.048		10443.883
	S	33	17	43	E		217.330	
Point # 4						9675.392		10563.187
	S	31	3	51	E		785.000	
	Radius Point # 5						9002.969	10968.246
	Delta = 9 20 18							Length = 127.943
	N	40	24	9	W		785.000	Tangent = 64.113
Point # 6						9600.755		10459.445
	N	49	0	37	W		608.680	
Point # 7						10000.002		9999.997

AREA = 86,518.42 sf (1.9862 acres)

LENGTH = 1329.11

NORTHING ERROR = +0.002 EASTING ERROR = -0.003

LINEAR ERROR = N 53 22 39 W 0.004

2-12-19

07132 LOT 10

Point # 1						10000.000		10000.000
	N	63	23	48	E		118.640	
Point # 2						10053.128		10106.079
	S	67	34	52	E		462.770	
Point # 3						9876.639		10533.873
	S	23	35	48	E		197.010	
Point # 4						9696.102		10612.736
	S	19	29	23	E		785.000	
	Radius Point # 5						8956.082	10874.641
						Delta = 11 34 28	Length = 158.580	Tangent = 79.561
	N	31	3	51	W		785.000	
Point # 6						9628.505		10469.583
	N	33	17	43	W		217.330	
Point # 7						9810.161		10350.279
	N	61	32	40	W		398.410	
Point # 8						9999.994		10000.002

AREA = 85,601.87 sf (1.9651 acres)

LENGTH = 1394.16

NORTHING ERROR = -0.006

EASTING ERROR = +0.002

LINEAR ERROR = S 17 51 55 E 0.007

2-12-19

07132 LOT 11

Point # 1						10000.000		10000.000
	N	63	23	48	E		26.870	
Point # 2						10012.033		10024.025
	N	57	17	31	E		87.580	
Point # 3						10059.357		10097.718
	S	69	38	22	E		566.840	
Point # 4						9862.139		10629.143
	S	11	21	3	E		184.590	
Point # 5						9681.159		10665.473
	S	7	32	47	E		785.000	
Radius Point # 6							8902.958	10768.566
						Delta = 11 56 36	Length = 163.634	Tangent = 82.114
	N	19	29	23	W		785.000	
Point # 7						9642.979		10506.661
	N	23	35	48	W		197.010	
Point # 8						9823.516		10427.798
	N	67	34	52	W		462.770	
Point # 9						10000.005		10000.004

AREA = 85,608.14 sf (1.9653 acres)

LENGTH = 1525.66

NORTHING ERROR = +0.005

EASTING ERROR = +0.004

LINEAR ERROR = N 42 54 0 E 0.007

2-12-19

07132 LOT 12

Point # 1						10000.000		10000.000
	S	82	40	26	E		502.540	
Point # 2						9935.918		10498.437
	S	86	56	45	E		178.050	
Point # 3						9926.431		10676.235
	S	1	26	44	W		332.860	
Point # 4						9593.677		10667.838
	N	88	33	16	W		30.000	
Point # 5						9594.434		10637.847
	S	1	26	44	W		785.000	
Radius Point # 6							8809.684	10618.044
						Delta = 8 59 31	Length = 123.197	Tangent = 61.725
	N	7	32	47	W		785.000	
Point # 7						9587.885		10514.951
	N	11	21	3	W		184.590	
Point # 8						9768.864		10478.620
	N	69	38	22	W		566.840	
Point # 9						9966.083		9947.196
	N	57	17	31	E		62.760	
Point # 10						9999.996		10000.004

AREA = 117,245.44 sf (2.6916 acres)

LENGTH = 1857.64

NORTHING ERROR = -0.004

EASTING ERROR = +0.004

LINEAR ERROR = S 45 33 13 E 0.006

2-12-19

07132 LOT 13

Point # 1						10000.000		10000.000
	S	88	33	16	E		462.640	
Point # 2						9988.329		10462.493
	S	1	26	44	W		186.840	
Point # 3						9801.548		10457.779
	N	86	56	45	W		178.050	
Point # 4						9811.035		10279.982
	N	82	40	26	W		502.540	
Point # 5						9875.117		9781.545
	N	61	6	22	E		103.830	
Point # 6						9925.287		9872.450
	N	28	53	39	W		2890.000	
	Radius Point # 7						12455.521	8476.021
					Delta = 2 55 51		Length = 147.831	Tangent = 73.932
	S	31	49	30	E		2890.000	
Point # 8						9999.996		9999.995

AREA = 96,523.68 sf (2.2159 acres)

LENGTH = 1433.90

NORTHING ERROR = -0.004

EASTING ERROR = -0.005

LINEAR ERROR = S 52 55 50 W 0.006

2-12-19

07132 LOT 14

Point # 1						10000.000		10000.000
	N	88	33	16	W		462.640	
Point # 2						10011.671		9537.507
	N	31	49	29	W		2890.000	
	Radius Point # 3						12467.204	8013.545
								Length = 157.863
								Tangent = 78.951
	S	34	57	16	E		2890.000	
Point # 4						10098.537		9669.298
	N	45	47	50	E		102.990	
Point # 5						10170.342		9743.130
	N	53	46	7	E		329.880	
Point # 6						10365.316		10009.223
	S	1	26	44	W		365.430	
Point # 7						10000.003		10000.004

AREA = 83,959.32 sf (1.9274 acres)

LENGTH = 1260.94

NORTHING ERROR = +0.003

EASTING ERROR = +0.004

LINEAR ERROR = N 57 24 24 E 0.005

2-12-19

07132 TRACT A

Point # 1						10000.000		10000.000
	N	58	11	40	E		342.940	
Point # 2						10180.742		10291.445
	N	63	39	26	E		89.270	
Point # 3						10220.355		10371.444
	N	26	20	34	W		1200.000	
	Radius Point # 4						11295.742	9838.956
						Delta = 21 15 14	Length = 445.140	Tangent = 225.158
	S	47	35	48	E		1200.000	
Point # 5						10486.527		10725.055
	N	42	24	11	E		42.810	
Point # 6						10518.139		10753.924
	S	47	35	49	E		300.000	
	Radius Point # 7						10315.836	10975.450
						Delta = 29 41 16	Length = 155.445	Tangent = 79.509
	N	17	54	33	W		300.000	
Point # 8						10601.300		10883.197
	N	72	5	27	E		70.450	
Point # 9						10622.964		10950.233
	S	27	16	21	E		132.750	
Point # 10						10504.971		11011.063
	N	36	57	9	W		4970.000	
	Radius Point # 11						14476.668	8023.333
						Delta = 6 8 26	Length = 532.649	Tangent = 266.580
	S	30	48	43	E		4970.000	
Point # 12						10208.168		10569.076
	S	59	11	16	W		384.410	
Point # 13						10011.263		10238.926
	S	15	49	21	W		303.000	
	Radius Point # 14						9719.743	10156.310
						Delta = 50 9 14	Length = 265.231	Tangent = 141.787
	N	34	19	53	W		303.000	
Point # 15						9969.957		9985.425

2-19-19

N 25 52 27 E

33.390

Point # 16

10000.000

9999.996

AREA = 130,442.17 sf (2.9945 acres)

LENGTH = 1096.02

NORTHING ERROR = +0.000

EASTING ERROR = -0.004

LINEAR ERROR = N 88 40 12 W 0.004

RECEIVED

MAR 13 2019

RANCH ROAD PERFORMANCE BASED CLUSTER PLAT

A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,
KITITAS COUNTY, WASHINGTON

Kititas County CDS

DATE NOT FOUND OR SET

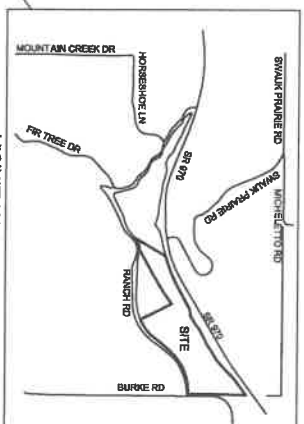
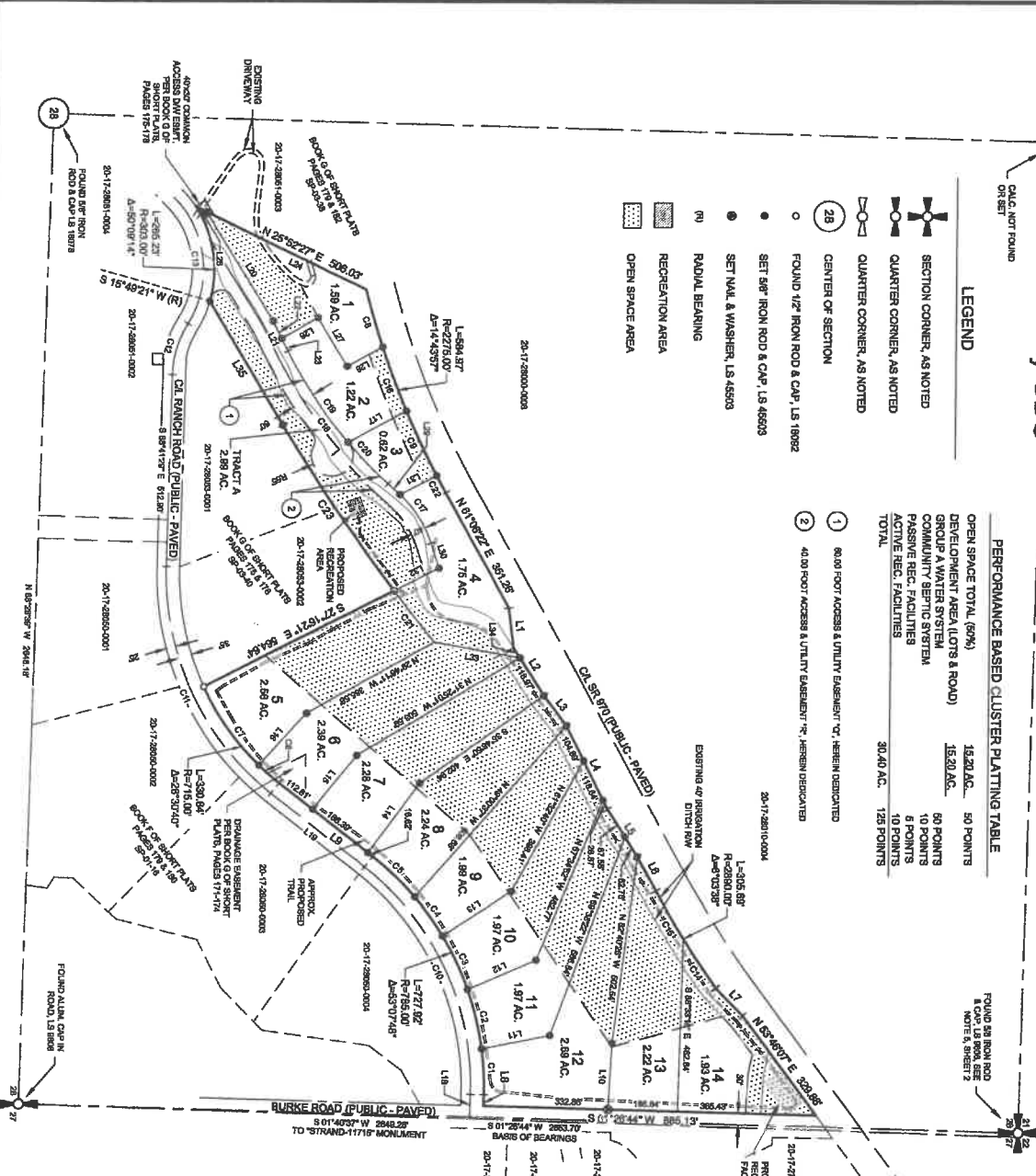
LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION
- FOUND 1/2" IRON ROD & CAP, L.S. 18092
- SET 5/8" IRON ROD & CAP, L.S. 45503
- SET NAIL & WASHER, L.S. 45503
- RADIAL BEARING
- RECREATION AREA
- OPEN SPACE AREA

PERFORMANCE BASED CLUSTER PLATTING TABLE

	15.20 AC.	50 POINTS
OPEN SPACE TOTAL (65%)	15.20 AC.	50 POINTS
DEVELOPMENT AREA (LOTS & ROAD)	15.20 AC.	50 POINTS
GROUP A WATER SYSTEM		10 POINTS
COMMUNITY SEPTIC SYSTEM		10 POINTS
PASSIVE REC. FACILITIES		10 POINTS
ACTIVE REC. FACILITIES		10 POINTS
TOTAL	30.40 AC.	125 POINTS

- 1 60.00 FOOT ACCESS & UTILITY EASEMENT "C", HEREIN DEPICATED
- 2 40.00 FOOT ACCESS & UTILITY EASEMENT "R", HEREIN DEPICATED



INDEX LOCATION
SEC. 28 T. 20 N.R. 17 E. W.M.
SHEET 1 OF 3

SCALE: 1" = 200'

AUDITOR'S CERTIFICATE

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

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

DISTRICT CLERK

SURVEYOR'S NAME
ARND V. REITH
County Auditor
Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Ste. 201 • Everett, WA 98207 • Ph: (425) 393-0250 • Fax: (425) 391-1035
Eastern Washington Division
407 Sandstone Blvd. • Chehalis, WA 98922 • Ph: (509) 674-4433 • Fax: (509) 674-7419

RANCH ROAD CLUSTER PLAT P-07-38
PREPARED FOR
CIE ELLUM PINES WEST, LLC
A PORTION OF THE NE 1/4 OF SECTION 28,
TOWNSHIP 20 NORTH, RANGE 17 EAST, T19N,
KITITAS COUNTY, WASHINGTON

DWN BY
D.L.P.G.W.
DATE
02/2019
JOB NO.
07132
SHEET
1 OF 3

PROPERTY OWNER:
 C&E LUMBER WEST LTD
 PO BOX 808
 C&E LUMBER, WA 98022

5
 JANIS K. SCHULER
 PLATTING ENGINEER
 C&E LUMBER, WA 98022

PROPERTY INFORMATION:
 PARCEL NO.: T1706, T1704, T1703, T1702 & T1701
 SECTION 28, T17N 03N E02W, S17-28020-000, S17-28030-000, S17-28040-000 & S17-28050-000
 COUNTY: KITITAS COUNTY, WASHINGTON
 ZONE: M-3
 DISTRICT: 1
 COUNTY: 1
 DISTRICT: 1

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
 EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D. 2019.
 KITITAS COUNTY ENGINEER _____ DATE _____

CERTIFICATE OF COUNTY PLANNING OFFICIAL
 I HEREBY CERTIFY THAT THE RANCH ROAD CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT COMPLES THE REQUIREMENTS FOR A PLAT IN KITITAS COUNTY.
 DATED THIS ____ DAY OF _____, A.D. 2019.

CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PREVIOUS YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 DATED THIS ____ DAY OF _____, A.D. 2019.

CERTIFICATE OF COUNTY HEALTH SUPERVISOR
 I HEREBY CERTIFY THAT THE SURVEY AND CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWERAGE AND WATER SYSTEMS DESCRIBED HEREIN COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS ____ DAY OF _____, A.D. 2019.

CERTIFICATE OF COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE RANCH ROAD CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN APPROPRIATE ZONING FOR PLATTING.
 DATED THIS ____ DAY OF _____, A.D. 2019.

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
 EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D. 2019.

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON
 CLERK OF THE BOARD _____ ATTENT: _____

RANCH ROAD PERFORMANCE BASED CLUSTER PLAT
 A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,
 KITITAS COUNTY, WASHINGTON

PLAT NOTES:
 1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES, THE 40 FOOT STRIP OF AIRSPACE 100 FEET
 2. PERMANENT EASEMENTS ARE RESPONSIBLE FOR CONTROLLING AND MAINTAINING THE RECORDS INDEBITABLE RESERVATION OF ACQUISITION TO PRECLUDE THE PROSECUTION OF NONCUMULATIVE
 3. ANY FUTURE BUILDING PERMITS TO BE ISSUED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO OBTAINING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
 4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM THE USE THEREOF.
 5. DRIVEWAY ACCESS SHALL BE MAINTAINED AND SHALL BE SUBJECT TO PUBLIC WORKS DEPARTMENT OF THE COUNTY OF WASHINGTON, SPECIFICALLY THE ROAD DEPARTMENT FOR THE COUNTY ROAD DISTRICTS FOR THE BOUNDARY OF A ROAD SUBJECT TO PLATTING FOR THE PLAT.
 6. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROAD FOR MAINTENANCE AS PUBLIC EGRESS OR ROADWAY THROUGH THE PLAT.
 7. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROAD FOR MAINTENANCE AS PUBLIC EGRESS OR ROADWAY THROUGH THE PLAT.
 8. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROAD FOR MAINTENANCE AS PUBLIC EGRESS OR ROADWAY THROUGH THE PLAT.
 9. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROAD FOR MAINTENANCE AS PUBLIC EGRESS OR ROADWAY THROUGH THE PLAT.
 10. NO DIRECT ACCESS TO SR 80 WILL BE ALLOWED FOR ANY LOT WITHIN THIS PLAT.

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS ____ DAY OF _____, AT _____ M.
 IN BOOK _____ OF _____ AT THE REQUEST OF _____
 CLERK OF THE COUNTY
 DEPUTY COUNTY AUDITOR

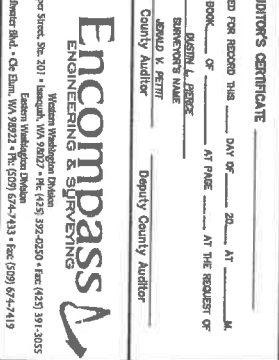
ENGINEER'S CERTIFICATE
 THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____
 IN _____ COUNTY, WASHINGTON
 I, _____, DATE _____
 CERTIFICATE NO. _____

RANCH ROAD CLUSTER PLAT P-07-38
 PREPARED FOR
 C&E LUMBER WEST LTD
 A PORTION OF THE NE 1/4 OF SECTION 28,
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
 WASHINGTON

145 NE Empire Blvd., Ste. 201 - Vancouver, WA 98601 - Tel: (360) 592-2250 - Fax: (360) 591-1205
 407 S. W. 5th St., Ste. 100 - Everett, WA 98201 - Tel: (425) 671-4131 - Fax: (425) 671-4119

DATE: 02/20/19
 JOB NO.: WASHINGTON
 D.L.P./G.W. 07132
 SCALED BY: N/A
 SHEET: 2 OF 3

LINE #	DIRECTION	DISTANCE	CURVE #	RADIUS	LENGTH	DELTA
L1	N 62°39'27" E	107.72'	C1	708.00'	153.80'	87°39'11"
L2	N 67°12'01" E	164.20'	C2	708.00'	183.82'	115°02'49"
L3	N 62°39'27" E	101.12'	C3	708.00'	183.82'	115°02'49"
L4	N 67°29'48" E	282.20'	C4	708.00'	172.04'	97°27'19"
L5	N 07°12'31" E	104.00'	C5	708.00'	154.87'	141°05'02"
L6	N 67°29'48" E	102.00'	C6	718.80'	75.22'	87°41'41"
L7	N 67°29'48" E	102.00'	C7	718.80'	263.61'	60°40'59"
L8	N 67°29'48" E	303.00'	C8	2216.00'	142.07'	4°24'02"
L9	N 86°28'18" W	343.81'	C9	2216.00'	142.07'	4°24'02"
L10	N 67°29'48" E	134.80'	C10	703.00'	162.84'	87°27'42"
L11	N 11°20'51" W	154.80'	C11	703.00'	162.84'	87°27'42"
L12	N 67°29'48" E	169.20'	C12	2216.00'	144.10'	4°24'02"
L13	N 67°29'48" E	169.20'	C13	2216.00'	144.10'	4°24'02"
L14	N 67°29'48" E	317.20'	C14	279.60'	288.00'	78°44'41"
L15	N 67°29'48" E	220.20'	C15	2800.00'	157.88'	3°05'44"
L16	N 61°04'22" W	164.14'	C16	2800.00'	157.88'	3°05'44"
L17	N 67°29'48" E	327.14'	C17	2800.00'	157.88'	3°05'44"
L18	N 67°29'48" E	174.80'	C18	1530.00'	448.14'	21°18'49"
L19	N 67°29'48" E	314.81'	C19	1530.00'	291.82'	15°59'29"
L20	N 87°11'51" E	342.90'	C20	1530.00'	154.81'	11°16'01"



07132 PARENT

Point # 1					10000.000		10000.000
	S	1	26	44	W	885.130	
Point # 2					9115.152		9977.671
	N	88	33	16	W	30.000	
Point # 3					9115.909		9947.680
	S	1	26	44	W	785.000	
Radius Point # 4						8331.158	9927.877
			Delta = 53 7 48				Length = 727.925
	N	51	41	4	W	785.000	Tangent = 392.499
Point # 5					8817.852		9311.960
	S	38	18	55	W	315.810	
Point # 6					8570.064		9116.161
	N	51	41	5	W	715.000	
Radius Point # 7						9013.356	8555.164
			Delta = 26 30 40				Length = 330.835
	S	25	10	25	E	715.000	Tangent = 168.433
Point # 8					8366.264		8859.299
	N	27	16	21	W	564.640	
Point # 9					8868.137		8600.568
	N	36	57	9	W	4970.000	
Radius Point # 10						12839.834	5612.839
			Delta = 6 8 26				Length = 532.649
	S	30	48	43	E	4970.000	Tangent = 266.580
Point # 11					8571.334		8158.581
	S	59	11	16	W	384.410	
Point # 12					8374.429		7828.431
	S	15	49	21	W	303.000	
Radius Point # 13						8082.910	7745.815
			Delta = 50 9 14				Length = 265.231
	N	34	19	53	W	303.000	Tangent = 141.787
Point # 14					8333.124		7574.930
	N	25	52	27	E	506.030	
Point # 15					8788.427		7795.759

2-27-18

	N	14	9	42	W		2275.000		
Radius Point # 16							10994.288		7239.161
			Delta = 14 43 57					Length = 584.972	Tangent = 294.108
	S	28	53	39	E		2275.000		
Point # 17						9002.494		8338.425	
	N	61	6	22	E		351.260		
Point # 18						9172.219		8645.959	
	N	82	54	27	E		107.700		
Point # 19						9185.517		8752.835	
	N	57	17	31	E		150.330		
Point # 20						9266.749		8879.328	
	N	52	34	31	E		101.120		
Point # 21						9328.201		8959.633	
	N	63	23	48	E		250.200		
Point # 22						9440.244		9183.343	
	N	57	17	31	E		150.330		
Point # 23						9521.476		9309.836	
	N	61	6	22	E		103.830		
Point # 24						9571.645		9400.741	
	N	28	53	39	W		2890.000		
Radius Point # 25							12101.880		8004.313
			Delta = 6 3 38					Length = 305.695	Tangent = 152.990
	S	34	57	17	E		2890.000		
Point # 26						9733.221		9660.077	
	N	45	47	50	E		102.990		
Point # 27						9805.026		9733.908	
	N	53	46	7	E		329.880		
Point # 28						10000.001		10000.002	

AREA = 1,324,201.30 sf (30.3995 acres)

LENGTH = 4333.66

NORTHING ERROR = +0.001

EASTING ERROR = +0.002

LINEAR ERROR = N 65 26 18 E 0.002

07132 LOT 1

Point # 1						10000.000		10000.000
	N	25	52	27	E		472.630	
Point # 2						10425.251		10206.254
	N	14	9	42	W		2275.000	
	Radius Point # 3						12631.112	9649.655
			Delta = 4 1 40				Length = 159.929	Tangent = 79.997
	S	18	11	22	E		2275.000	
Point # 4						10469.795		10359.820
	S	28	50	47	E		106.950	
Point # 5						10376.116		10411.420
	S	59	11	16	W		151.040	
Point # 6						10298.749		10281.699
	S	30	48	44	E		110.410	
Point # 7						10203.924		10338.254
	S	63	39	26	W		52.240	
Point # 8						10180.743		10291.438
	S	58	11	40	W		342.940	
Point # 9						10000.000		9999.994

AREA = 69,353.66 sf (1.5921 acres)

LENGTH = 1236.21

NORTHING ERROR = +0.000

EASTING ERROR = -0.006

LINEAR ERROR = N 89 14 47 W 0.006

2-12-19

07132 LOT 2

Point # 1					10000.000		10000.000	
	N	28	50	47	W		106.950	
Point # 2					10093.679		9948.401	
	N	18	11	22	W		2275.000	
	Radius Point # 3						12254.997	9238.237
					Delta = 4 35 26		Length = 182.274	Tangent = 91.186
	S	22	46	48	E		2275.000	
Point # 4					10157.450		10119.103	
	S	28	42	17	E		174.990	
Point # 5					10003.965		10203.150	
	N	40	16	2	W		1200.000	
	Radius Point # 6						10919.611	9427.526
					Delta = 13 55 27		Length = 291.627	Tangent = 146.535
	S	26	20	35	E		1200.000	
Point # 7					9844.227		9960.019	
	S	63	39	26	W		37.030	
Point # 8					9827.796		9926.835	
	N	30	48	44	W		110.410	
Point # 9					9922.621		9870.280	
	N	59	11	16	E		151.040	
Point # 10					9999.988		10000.001	

AREA = 53,230.38 sf (1.2220 acres)

LENGTH = 580.42

NORTHING ERROR = -0.012

EASTING ERROR = +0.001

LINEAR ERROR = S 2 32 48 E 0.012

2-12-19

07132 LOT 3

Point # 1					10000.000		10000.000
	N	28	42	17	W		174.990
Point # 2					10153.485		9915.953
	N	22	46	49	W		2275.000
Radius Point # 3						12251.027	9035.077
				Delta = 4	48	43	
	S	27	35	32	E		2275.000
						Length = 191.064	Tangent = 95.588
Point # 4					10234.771		10088.802
	S	27	35	27	E		109.130
Point # 5					10138.051		10139.346
	S	42	24	11	W		42.810
Point # 6					10106.439		10110.477
	N	47	35	49	W		1200.000
Radius Point # 7						10915.650	9224.374
				Delta = 7	19	47	
	S	40	16	2	E		1200.000
						Length = 153.513	Tangent = 76.862
Point # 8					10000.004		9999.998

AREA = 27,113.44 sf (.6224 acres)

LENGTH = 326.93

NORTHING ERROR = +0.004

EASTING ERROR = -0.002

LINEAR ERROR = N 27 28 28 W 0.004

2-12-19

07132 LOT 4

Point # 1					10000.000		10000.000
	N	27	35	27	W	109.130	
Point # 2						10096.719	9949.456
	N	27	35	32	W	2275.000	
	Radius Point # 3					12112.976	8895.731
	Delta = 1 18 7					Length = 51.695	Tangent = 25.849
	S	28	53	39	E	2275.000	
Point # 4						10121.182	9994.996
	N	61	6	22	E	351.260	
Point # 5						10290.907	10302.530
	N	82	54	27	E	107.700	
Point # 6						10304.205	10409.405
	N	57	17	31	E	31.360	
Point # 7						10321.150	10435.793
	S	10	24	47	W	231.410	
Point # 8						10093.552	10393.967
	N	38	57	11	W	4970.000	
	Radius Point # 9					13958.529	7269.410
	Delta = 2 0 2					Length = 173.534	Tangent = 86.776
	S	36	57	9	E	4970.000	
Point # 10						9986.832	10257.139
	N	27	16	21	W	132.750	
Point # 11						10104.825	10196.310
	S	72	5	27	W	70.450	
Point # 12						10083.161	10129.274
	S	17	54	33	E	300.000	
	Radius Point # 13					9797.697	10221.527
	Delta = 29 41 16					Length = 155.445	Tangent = 79.509
	N	47	35	49	W	300.000	
Point # 14						10000.000	10000.001

2-19-19

AREA = 76,352.54 sf (1.7528 acres)

LENGTH = 1034.06

NORTHING ERROR = +0.000

EASTING ERROR = +0.001

LINEAR ERROR = S 79 12 43 E 0.001

07132 LOT 5

Point # 1					10000.000		10000.000
	S	29	46	11	E		385.580
Point # 2					9665.306		10191.446
	S	48	19	37	E		187.110
Point # 3					9540.900		10331.208
	N	45	53	50	W		715.000
Radius Point # 4						10038.503	9817.772
					Delta = 20 43 26		Length = 258.616
	S	25	10	24	E		715.000
							Tangent = 130.736
Point # 5					9391.410		10121.903
	N	27	16	21	W		564.640
Point # 6					9893.283		9863.172
	N	36	57	9	W		4970.000
Radius Point # 7						13864.980	6875.443
					Delta = 2 0 2		Length = 173.534
	S	38	57	11	E		4970.000
							Tangent = 86.776
Point # 8					10000.003		10000.000

AREA = 111,377.92 sf (2.5569 acres)

LENGTH = 1137.33

NORTHING ERROR = +0.003

EASTING ERROR = +0.000

LINEAR ERROR = N 2 43 15 W 0.003

2-12-19

07132 LOT 6

Point # 1	N	10	24	47	E	10000.000	231.410	10000.000	
Point # 2	S	31	25	1	E	10227.599	503.590	10041.826	
Point # 3	S	51	40	35	E	9797.837	184.040	10304.328	
Point # 4	S	38	18	55	W	9683.713	112.810	10448.711	
Point # 5	N	51	41	5	W	9595.201	715.000	10378.770	
Radius Point # 6							10038.493	9817.774	
			Delta = 5 47 14					Length = 72.219	Tangent = 36.140
	S	45	53	51	E		715.000		
Point # 7	N	48	19	37	W	9540.893	187.110	10331.212	
Point # 8	N	29	46	11	W	9665.298	385.580	10191.450	
Point # 9						9999.992		10000.004	

AREA = 103,985.59 sf (2.3872 acres)

LENGTH = 1604.54

NORTHING ERROR = -0.008

EASTING ERROR = +0.004

LINEAR ERROR = S 26 35 33 E 0.008

2-19-19

07132 LOT 7

Point # 1						10000.000		10000.000
	N	57	17	31	E		118.970	
<hr/>								
Point # 2						10064.286		10100.106
	S	35	48	50	E		402.940	
<hr/>								
Point # 3						9737.534		10335.888
	S	54	4	20	E		230.380	
<hr/>								
Point # 4						9602.355		10522.439
	S	38	18	55	W		186.390	
<hr/>								
Point # 5						9456.111		10406.880
	N	51	40	35	W		184.040	
<hr/>								
Point # 6						9570.235		10262.497
	N	31	25	1	W		503.590	
<hr/>								
Point # 7						9999.997		9999.994

AREA = 99,380.53 sf (2.2815 acres)

LENGTH = 1626.31

NORTHING ERROR = -0.003

EASTING ERROR = -0.006

LINEAR ERROR = S 59 46 16 W 0.007

2-12-19

07132 LOT 8

Point # 1						10000.000		10000.000
	N	52	34	31	E		101.120	
Point # 2						10061.453		10080.305
	S	49	0	37	E		608.680	
Point # 3						9662.205		10539.753
	S	40	24	9	E		785.000	
Radius Point # 4							9064.420	11048.553
						Delta = 11 16 55		Length = 154.572
	N	51	41	4	W		785.000	Tangent = 77.537
Point # 5						9551.113		10432.636
	S	38	18	55	W		16.620	
Point # 6						9538.073		10422.332
	N	54	4	20	W		230.380	
Point # 7						9673.252		10235.780
	N	35	48	50	W		402.940	
Point # 8						10000.005		9999.998

AREA = 97,504.24 sf (2.2384 acres)

LENGTH = 1359.74

NORTHING ERROR = +0.005

EASTING ERROR = -0.002

LINEAR ERROR = N 25 22 28 W 0.005

2-12-19

07132 LOT 9

Point # 1		N	63	23	48	E	10000.000	10000.000		
							104.690			
Point # 2		S	61	32	40	E	10046.881	10093.606		
							398.410			
Point # 3		S	33	17	43	E	9857.048	10443.883		
							217.330			
Point # 4		S	31	3	51	E	9675.392	10563.187		
							785.000			
	Radius Point # 5							9002.969	10968.246	
		Delta = 9 20 18						Length = 127.943	Tangent = 64.113	
		N	40	24	9	W	785.000			
Point # 6		N	49	0	37	W	9600.755	10459.445		
							608.680			
Point # 7							10000.002	9999.997		

AREA = 86,518.42 sf (1.9862 acres)
 LENGTH = 1329.11
 NORTHING ERROR = +0.002 EASTING ERROR = -0.003
 LINEAR ERROR = N 53 22 39 W 0.004

2-12-19

07132 LOT 10

Point # 1						10000.000		10000.000	
	N	63	23	48	E		118.640		
Point # 2						10053.128		10106.079	
	S	67	34	52	E		462.770		
Point # 3						9876.639		10533.873	
	S	23	35	48	E		197.010		
Point # 4						9696.102		10612.736	
	S	19	29	23	E		785.000		
	Radius Point # 5						8956.082	10874.641	
			Delta = 11 34 28					Length = 158.580	Tangent = 79.561
	N	31	3	51	W		785.000		
Point # 6						9628.505		10469.583	
	N	33	17	43	W		217.330		
Point # 7						9810.161		10350.279	
	N	61	32	40	W		398.410		
Point # 8						9999.994		10000.002	

AREA = 85,601.87 sf (1.9651 acres)

LENGTH = 1394.16

NORTHING ERROR = -0.006

EASTING ERROR = +0.002

LINEAR ERROR = S 17 51 55 E 0.007

2-12-19

07132 LOT 11

Point # 1	N	63	23	48	E	10000.000	26.870	10000.000
Point # 2	N	57	17	31	E	10012.033	87.580	10024.025
Point # 3	S	69	38	22	E	10059.357	566.840	10097.718
Point # 4	S	11	21	3	E	9862.139	184.590	10629.143
Point # 5	S	7	32	47	E	9681.159	785.000	10665.473
Radius Point # 6						8902.958		10768.566
	Delta = 11 56 36						Length = 163.634	Tangent = 82.114
	N	19	29	23	W	785.000		
Point # 7	N	23	35	48	W	9642.979	197.010	10506.661
Point # 8	N	67	34	52	W	9823.516	462.770	10427.798
Point # 9						10000.005		10000.004

AREA = 85,608.14 sf (1.9653 acres)

LENGTH = 1525.66

NORTHING ERROR = +0.005

EASTING ERROR = +0.004

LINEAR ERROR = N 42 54 0 E 0.007

2-12-19

07132 LOT 12

Point # 1						10000.000		10000.000
	S	82	40	26	E		502.540	
Point # 2						9935.918		10498.437
	S	86	56	45	E		178.050	
Point # 3						9926.431		10676.235
	S	1	26	44	W		332.860	
Point # 4						9593.677		10667.838
	N	88	33	16	W		30.000	
Point # 5						9594.434		10637.847
	S	1	26	44	W		785.000	
Radius Point # 6							8809.684	10618.044
						Delta = 8 59 31	Length = 123.197	Tangent = 61.725
	N	7	32	47	W		785.000	
Point # 7						9587.885		10514.951
	N	11	21	3	W		184.590	
Point # 8						9768.864		10478.620
	N	69	38	22	W		566.840	
Point # 9						9966.083		9947.196
	N	57	17	31	E		62.760	
Point # 10						9999.996		10000.004

AREA = 117,245.44 sf (2.6916 acres)

LENGTH = 1857.64

NORTHING ERROR = -0.004

EASTING ERROR = +0.004

LINEAR ERROR = S 45 33 13 E 0.006

2-12-19

07132 LOT 13

Point # 1	S	88	33	16	E	10000.000	462.640	10000.000
Point # 2	S	1	26	44	W	9988.329	186.840	10462.493
Point # 3	N	86	56	45	W	9801.548	178.050	10457.779
Point # 4	N	82	40	26	W	9811.035	502.540	10279.982
Point # 5	N	61	6	22	E	9875.117	103.830	9781.545
Point # 6	N	28	53	39	W	9925.287	2890.000	9872.450
Radius Point # 7							12455.521	8476.021
	S	31	49	30	E		2890.000	
Point # 8						9999.996		9999.995

AREA = 96,523.68 sf (2.2159 acres)

LENGTH = 1433.90

NORTHING ERROR = -0.004

EASTING ERROR = -0.005

LINEAR ERROR = S 52 55 50 W 0.006

2-12-19

07132 LOT 14

Point # 1					10000.000		10000.000
	N	88	33	16	W	462.640	
Point # 2					10011.671		9537.507
	N	31	49	29	W	2890.000	
	Radius Point # 3					12467.204	8013.545
	Delta = 3 7 47						Length = 157.863
	S	34	57	16	E	2890.000	Tangent = 78.951
Point # 4					10098.537		9669.298
	N	45	47	50	E	102.990	
Point # 5					10170.342		9743.130
	N	53	46	7	E	329.880	
Point # 6					10365.316		10009.223
	S	1	26	44	W	365.430	
Point # 7					10000.003		10000.004

AREA = 83,959.32 sf (1.9274 acres)
 LENGTH = 1260.94
 NORTHING ERROR = +0.003 EASTING ERROR = +0.004
 LINEAR ERROR = N 57 24 24 E 0.005

2-12-19

07132 TRACT A

Point # 1						10000.000		10000.000
	N	58	11	40	E		342.940	
Point # 2						10180.742		10291.445
	N	63	39	26	E		89.270	
Point # 3						10220.355		10371.444
	N	26	20	34	W		1200.000	
	Radius Point # 4						11295.742	9838.956
	Delta = 21 15 14						Length = 445.140	Tangent = 225.158
	S	47	35	48	E		1200.000	
Point # 5						10486.527		10725.055
	N	42	24	11	E		42.810	
Point # 6						10518.139		10753.924
	S	47	35	49	E		300.000	
	Radius Point # 7						10315.836	10975.450
	Delta = 29 41 16						Length = 155.445	Tangent = 79.509
	N	17	54	33	W		300.000	
Point # 8						10601.300		10883.197
	N	72	5	27	E		70.450	
Point # 9						10622.964		10950.233
	S	27	16	21	E		132.750	
Point # 10						10504.971		11011.063
	N	36	57	9	W		4970.000	
	Radius Point # 11						14476.668	8023.333
	Delta = 6 8 26						Length = 532.649	Tangent = 266.580
	S	30	48	43	E		4970.000	
Point # 12						10208.168		10569.076
	S	59	11	16	W		384.410	
Point # 13						10011.263		10238.926
	S	15	49	21	W		303.000	
	Radius Point # 14						9719.743	10156.310
	Delta = 50 9 14						Length = 265.231	Tangent = 141.787
	N	34	19	53	W		303.000	
Point # 15						9969.957		9985.425

2-19-19

N 25 52 27 E

33.390

Point # 16

10000.000

9999.996

AREA = 130,442.17 sf (2.9945 acres)

LENGTH = 1096.02

NORTHING ERROR = +0.000

EASTING ERROR = -0.004

LINEAR ERROR = N 88 40 12 W 0.004

03/13/2019 10:11:58 AM

201903130003

\$105.00
Easement CLE ELUM PINES WEST
Kittitas County Auditor

Page: 1 of 8

After recording return to:

James K. Schuler
P.O. Box 808
Cle Elum, WA. 98922



REVIEWED BY

KITTITAS COUNTY TREASURER

DEPUTY

DATE

Dunder Gelladay
3-13-2019

DOCUMENT TITLE: DECLARATION OF EASEMENT

GRANTORS ONE: James K Schuler
GRANTORS TWO: Tudor J. Thomas and Mary R. Thomas

LEGAL DESCRIPTION: Portion of the SW ¼ of the NE ¼ of Section 28, Township 20 North, Range 17 E including; Lot 4 Of The Berry Short Plat Amendment, As Per The Short Plat Thereof Recorded In Book G Of Short Plats, At Pages 175 Though 178, Under Auditor's File Number 200407190005, Records Of Said County; and Lot 3 Of The Ringler Short Plat Amendment, As Per The Short Plat Thereof Recorded In Book G Of Short Plats, At Pages 179 Through 182, Under Auditor's File Number 200407190006, Records Of Said County

ASSESSOR'S TAX
PARCEL: Map # 20-17-28053-0004 (Parcel #17021) and Map # 20-17-28051-0003 (Parcel #16861)

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT is agreed to as of the dated signed below, by James K. Schuler (hereinafter referred to as "Grantor One" or "Declarant One") and Tudor J. Thomas and Mary R. Thomas (hereinafter referred to as "Grantor Two" or "Declarant Two")

WHEREAS, the Grantor One owns fee title to the real property located in Kittitas County, Washington and legally described as:

Lot 4 Of the Berry Short Plat Amendment, As Per The Short Plat Thereof Recorded In Book G Of Short Plats, At Pages 175 Through 178, Under Auditor's File Number 200407190005, Records Of Said County (hereinafter referred to as "Property One); and

WHEREAS, the Grantor Two owns fee title to the real property located in Kittitas County, Washington and legally described as:

Lot 3 Of the Ringler Short Plat Amendment, As Per The Short Plat Thereof Recorded In Book G Of Short Plats, At Pages 179 Through 182, Under Auditor's File Number 200407190006, Records Of Said County (hereinafter referred to as "Property Two); and

WHEREAS, currently there exists a driveway that begins on Ranch Road, located in the South West Quarter of the North East Quarter of Section 28, Township 20 North, Range 17 East, and runs in northerly direction and serves Property One and Property Two and passes through both properties. The center line of this Driveway is described on Exhibit A attached hereto; and

WHEREAS, Grantor One and Grantor Two desire to provide each property access via the Driveway which has the center line described on Exhibit A; and

WHEREAS, Grantor One and Grantor Two agree that the driveway easement shall be 20 feet in width with a twelve-foot graveled running surface with the center of said easement being described on Exhibit A. Cuts and fills may have to extend outside of the 20 foot width of the easement and shall be included within the bounds of the easement through an as-built survey of the completed driveway which shall be filed with Kittitas County and included within this easement by reference; and

WHEREAS, Grantor One agrees to provide two electronic operated gates being located as shown on Exhibit A page 2, attached hereto; and

WHEREAS, Grantor One agrees to provide a mirror to facilitate safe travel on the easement; and

WHEREAS, the Grantor One and Grantor Two desire to share equally in the operation and maintenance of the driveway.

NOW, THEREFORE, in consideration of the benefits contained and derived hereunder, Grantor One and Grantor Two, for and on behalf of each and their respective successors in interest and assigns, does hereby declare, establish, grant and reserve the following easement and further declares that all of the Property shall be held, sold and conveyed together with and subject to said easement, assessments and lien rights, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of Property One and Property Two.

1. Easement.

1.1. Easement. A non-exclusive, perpetual and assignable easement being 20 feet in width with the center of said easement being described on Exhibit A. Cuts and fills may have to extend outside of the 20 foot width of the easement and shall be included within the bounds of the easement through an as-built survey of the completed driveway which shall be filed with Kittitas County and included within this easement by reference (hereinafter referred to as the "Easement" or "Easement Area"). The Easement center line is depicted on Exhibit A attached hereto and incorporated herein by reference.

1.1.1. Use. The Easement shall be used by Property One and Property Two for the following purposes:

1.1.1.1. The location, construction and use of a private driveway that runs through both properties for ingress and egress, together with, but not limited to, the right to construct, reconstruct, replace, repair, maintain and use said road; and

1.1.1.2. The location, construction and use of utilities, including, but not limited to, power, water, telephone, and cable (hereinafter the "Utilities"), together with, but not limited to, the right to install, replace, repair, maintain and use said Utilities; and

1.1.1.3. The location, construction and use of two electronic gates and entryways as located on the map attached to Exhibit A or as mutually agreed to by the Grantors, together with, but not limited to, the right to install, replace, repair, maintain and use said areas and improvements. In addition, there shall be one mirror installed at a location to be agreed upon by the Grantors. Grantor One shall install the gates and the mirror at its expense; and

1.1.2. Property Burdened: The Easement burdens Property One and Property Two.; and

1.1.3. Property Benefited: The Easement benefits Property One and Property Two;

1.1.4. Grantor One and Grantor Two agree that driveway will serve one residence on each property.

2. Construction of Easement. Grantor One shall construct or re-construct the Driveway. The Driveway running surface shall be 12 feet in width with a graveled running surface. The Driveway shall be sized and constructed in such a manner that it gains Kittitas County approval for new construction on Property One. There is a pre-existing

residence constructed upon Property Two.

3. **Maintenance of Easement.** The owners of Property One and Property Two agree to pay an equal share of the ongoing operation and maintenance of the driveway.

4. **Eminent Domain.** If any portion of the Easement described herein, or any part thereof, is taken by any governmental agency in the exercise of its power of eminent domain, the award granted under such proceedings, or any settlement in lieu thereof, for the taking of such property shall be payable to the fee owner of the portion of the Easement area which is taken. If all or any part of the Easement area is taken, this Agreement shall terminate with respect to the portion so taken and the obligations hereunder of the then owners of the Easement area shall automatically cease and terminate when possession is transferred to the condemning agency with respect to any portion of the Easement area so condemned; provided, however, that nothing herein prevents the owner(s) of the property benefited by the Easement from seeking compensation from the condemning agency, only, for loss of the Easement.

5. **Easements and License Runs with the Land.** The Easements and License granted, and the restrictions and covenants established herein, shall run with and shall bind and be obligatory upon the properties described herein; provided that, anything herein to the contrary notwithstanding, no rights in or to the general public are created hereby.

6. **Indemnification.** The owners of the Benefited Properties agree to indemnify and hold the owners of the Burdened Properties as described above harmless from and against any claim, cause of action, or other assertions of liability, including attorney fees and costs, arising as a result of their negligence or intentional acts or omissions or the negligent or intentional act or omission of their authorized agents, employees, or contractors relating to or arising out of the use of the easements described herein. Notwithstanding the indemnity provisions of this section, in the event of the concurrent negligence of any party hereto, their successor and assigns, and/or their agents, employees, or contractors which concurrent negligence results in injury or damage to persons or property and relates to the construction, alteration, repair, addition to, subtraction from, improvement to, or maintenance of the property or easements described herein, such party's obligation to indemnify shall be limited to the extent of such party's own negligence, and that of its agents', employees', or contractors' damage.

7. **Legal Expenses.** If any party is required to bring or maintain any action (including assertion of any counterclaim or cross-claim, or claim in any proceedings in bankruptcy, receivership, or any other proceeding instituted by a party hereto or by others), or otherwise refers this Agreement to an attorney for the enforcement of any of the terms and conditions of this Agreement, the prevailing party in such action shall, in addition to all other payments required, receive from the other all the costs incurred by the prevailing

party, including reasonable attorney fees and such costs and reasonable attorney fees which the prevailing party may incur on any appeal.

Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, assigns and legal representatives. This agreement may be executed in counterparts.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day shown below:

GRANTOR ONE:

James K. Schuler
James K. Schuler, ~~January~~, 2019
March 6

GRANTOR TWO:

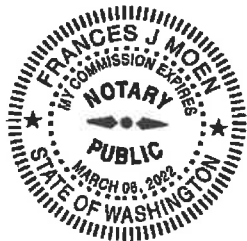
Tudor J. Thomas
Tudor J. Thomas, ~~January~~, 2019
February 27

Mary R. Thomas
Mary R. Thomas, ~~January~~, 2019
February 27

STATE OF WASHINGTON)
County of Kittitas) ss.

On this day personally appeared before me James K. Schuler to me known to be the individual, or individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal.

Dated this 06 day of March, 2019



Frances J. Moen
Printed Name: Frances J. Moen
Notary Public in and for the State of Washington,
residing at Cle Elum, WA
My Commission Expires: 3-8-22

STATE OF WASHINGTON)
) ss.
County of Kittitas)

On this day personally appeared before me Tudor J. Thomas and Mary R. Thomas to me known to be the individual, or individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal.

Dated this 27th day of February, 2019.



Frances J. Moen
Printed Name: Frances J. Moen
Notary Public in and for the State of Washington,
residing at Clallam, WA
My Commission Expires: 3-6-22

EXHIBIT A



LEGAL DESCRIPTION INGRESS, EGRESS & UTILITY EASEMENT

AN EASEMENT SITUATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY STATE OF
WASHINGTON;

BEING A PORTION OF LOT 3 OF THE RINGLER SHORT PLAT AMENDMENT, AS PER
THE SHORT PLAT THEREOF RECORDED IN BOOK G OF SHORT PLATS, AT PAGES 179
THROUGH 182, UNDER AUDITOR'S FILE NUMBER 200407190006, RECORDS OF SAID
COUNTY AND BEING A PORTION OF LOT 4 OF THE BERRY SHORT PLAT
AMENDMENT, AS PER THE SHORT PLAT THEREOF RECORDED IN BOOK G OF SHORT
PLATS, AT PAGES 175 THROUGH 178, UNDER AUDITOR'S FILE NUMBER 200407190005,
RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF A
CENTER LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE NORTH 25°52'27" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT
4, SAID BOUNDARY LINE BEING COMMON TO SAID LOT 3, 15.20 FEET;

THENCE SOUTH 55°18'24" EAST, 8.56 FEET TO THE TRUE POINT OF BEGINNING OF
SAID CENTERLINE;

THENCE NORTH 55°18'24" WEST, 172.05 FEET TO THE BEGINNING OF A CURVE TO
THE RIGHT HAVING A RADIUS OF 46.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 46.70 FEET, THROUGH A
CENTRAL ANGLE OF 58°09'42" TO THE BEGINNING OF A COMPOUND CURVE
HAVING A RADIUS OF 31.39 FEET;

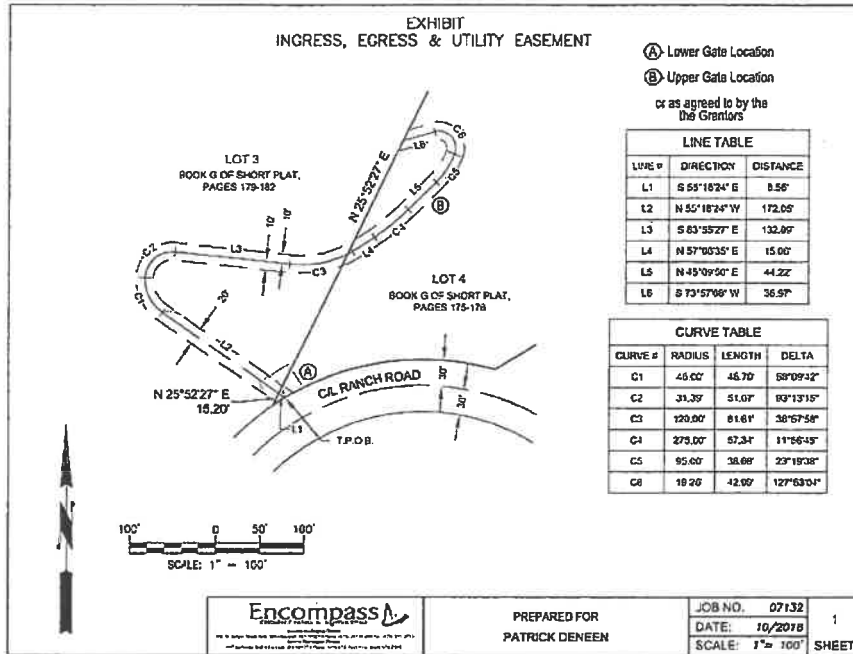
THENCE ALONG SAID CURVE AN ARC LENGTH OF 51.07 FEET, THROUGH A
CENTRAL ANGLE OF 93°13'15";

THENCE SOUTH 83°55'27" EAST, 132.09 FEET TO THE BEGINNING OF A CURVE TO
THE LEFT HAVING A RADIUS OF 120.00 FEET;

Western Washington Division
165 NE Juniper St., 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

www.EncompassES.net



Ranch Road Driveway Easement
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