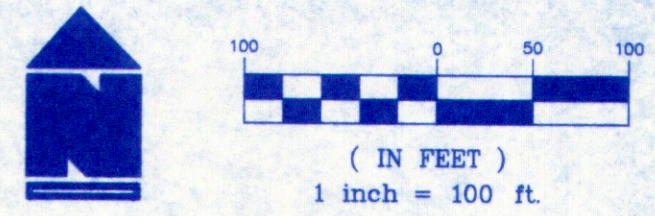


THUNDER RIDGE
PART OF SECTION 25, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON
- PRELIMINARY PLAT -



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE
- EASEMENT
- ⊙ WELL SITE AS INSPECTED & APPROVED BY KITTITAS CO. HEALTH DEPT. 1/10/06

LEGAL DESCRIPTION

THAT PORTION OF LOT G-3 OF THE E. GUZZIE SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 00-01, AS RECORDED IN BOOK F OF SHORT PLATS, AT PAGES 100 AND 101, UNDER AUDITOR'S FILE NO. 200006220047, RECORDS OF KITTITAS COUNTY, WASHINGTON, WHICH LIES SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT G-3, THENCE N 01'24'03" W, ALONG THE EAST BOUNDARY OF SAID LOT G-3, 197.73 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE; THENCE S 88'35'57" W, 216.10 FEET; THENCE SOUTH 01'24'03" EAST, 57.00 FEET; THENCE SOUTH 88'35'57" WEST, 216.35 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT G-3 AND THE TERMINUS OF SAID DESCRIBED LINE.

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

AND

LOT H-2 OF ROGALSKI SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2000, IN BOOK F OF SHORT PLATS, PAGE 98 AND 99, UNDER AUDITOR'S FILE NO. 200005170015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND

THAT PORTION OF LOT H-3, OF ROGALSKI SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2000, IN BOOK F OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 200005170015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; WHICH LIES NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT H-3, THENCE SOUTH 01'24'03" EAST, ALONG THE EAST BOUNDARY OF SAID LOT H-3, 45.83 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE; THENCE NORTH 80'30'00" WEST, 183.06 FEET; THENCE NORTH 01'24'03" WEST, 15.28 FEET; THENCE NORTH 80'30'00" WEST, 183.60 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT H-3 AND THE TERMINUS OF SAID DESCRIBED LINE.

TOGETHER WITH

AN EASEMENT FOR ROAD DESIGNATED AS "EASEMENT Q3" AS DELINEATED ON ROGALSKI SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2000 IN BOOK F OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 200005170015 AND ON E. GUZZIE SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-01, AS RECORDED JUNE 22, 2000 IN BOOK F OF SHORT PLATS, PAGES 100 AND 101, UNDER AUDITOR'S FILE NO. 200006220047, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

GERRY A GOTCH ETUX
401-1/2 COTTAGE AVE
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JAMES D MCBRIDE ETUX
PO BOX 461794
EASTON, WA 98925

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PO BOX 461794
ESCONDIDO, CA 98046

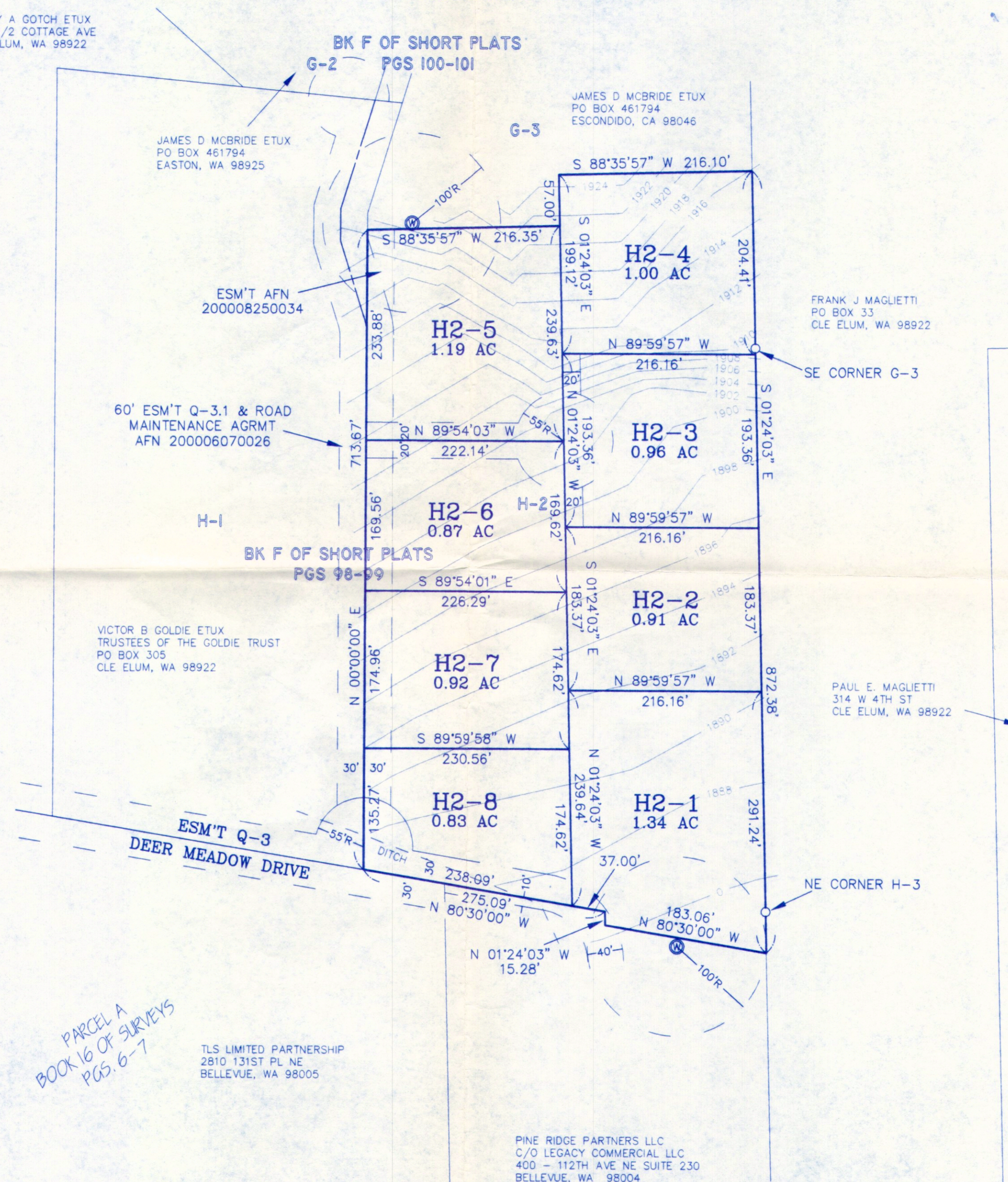
FRANK J MAGLIETTI
PO BOX 33
CLE ELUM, WA 98922

PAUL E. MAGLIETTI
314 W 4TH ST
CLE ELUM, WA 98922

VICTOR B GOLDIE ETUX
TRUSTEES OF THE GOLDIE TRUST
PO BOX 305
CLE ELUM, WA 98922

TLS LIMITED PARTNERSHIP
2810 131ST PL NE
BELLEVUE, WA 98005

PINE RIDGE PARTNERS LLC
C/O LEGACY COMMERCIAL LLC
400 - 112TH AVE NE SUITE 230
BELLEVUE, WA 98004



OWNER:

THUNDER RIDGE DEVELOPMENT, LLC
12360 NE 8TH ST STE 100
BELLEVUE, WA 98005

TOTAL ACREAGE: 8.02 ACRES
NO. OF LOTS: 8
ZONE: SUBURBAN 2
ASSESSOR'S NO. 2015-25056-0002

SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER KITTITAS CO. STANDARDS
ACCESS: PRIVATE ACCESS EASEMENTS VIA THIRD STREET; 20' GRAVEL ROAD W/ 1' GRAVEL SHOULDERS; H2-2 & H2-4 WILL HAVE 12' GRAVEL DRIVEWAY FROM CUL-DE-SAC



SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN NOVEMBER OF 2005.

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 5-3-07
 DATE

CRUSE & ASSOCIATES
 *PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
THUNDER RIDGE

PARCEL A
BOOK 16 OF SURVEYS
PGS. 6-7