

VICINITY MAP NTS

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 24th DAY OF AUGUST, A.D., 2004
[Signature]
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PHASE 1 DIV. 1 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS 31st DAY OF AUGUST, A.D., 2004.
[Signature]
 KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PHASE 1 DIV. 1 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS 27th DAY OF SEPTEMBER, A.D., 2004.
[Signature]
 COUNTY PLANNING DIRECTOR

KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS SHOWN ON THESE MAPS AND FOR THIS PROPERTY TO BE FILED.
 DATED THIS 24th DAY OF SEPTEMBER, A.D., 2004.
[Signature]
 COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PHASE 1 DIV. 1 PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
 PARCEL NO. 20-14-12020-0001
 DATED THIS 31st DAY OF AUGUST, A.D., 2004.
[Signature]
 KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 17th DAY OF SEPTEMBER, A.D., 2004

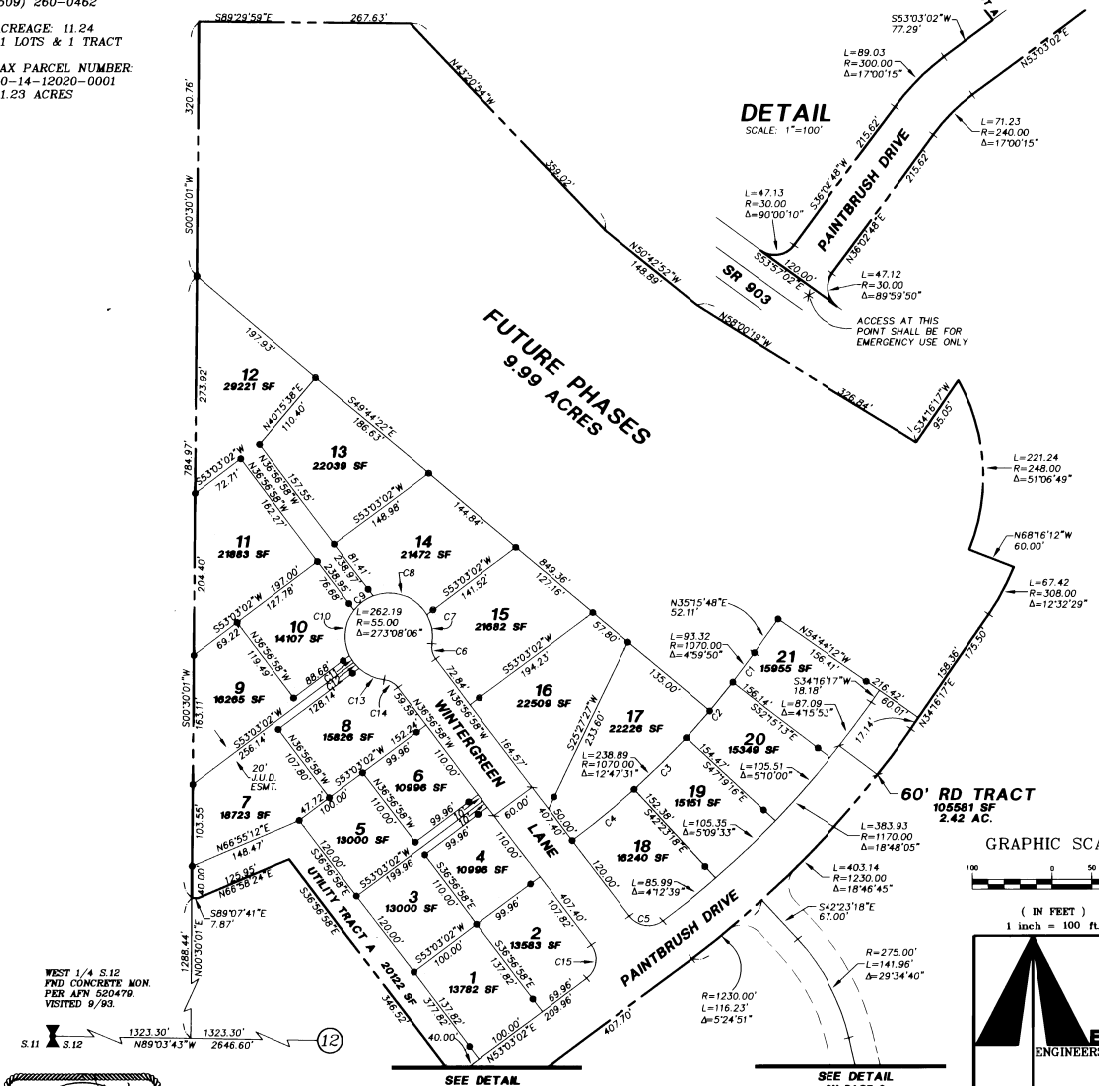
BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON
 BY: *[Signature]*
 CHAIRMAN
 ATTEST: *[Signature]*
 CLERK OF THE BOARD

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

OWNER:
 PEANAWAY RIDGE LLC
 1890 NELSON SIDING ROAD
 CLE ELUM, WA 98922
 (509) 260-0462
 ACREAGE: 11.24
 21 LOTS & 1 TRACT
 TAX PARCEL NUMBER:
 20-14-12020-0001
 21.23 ACRES

EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION I
 LOCATED IN THE NW1/4 SECTION 12, T.20N., R.14E., W.M.
 KITITAS COUNTY, STATE OF WASHINGTON

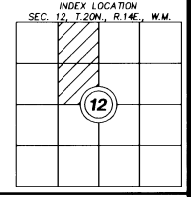
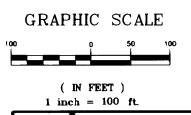
P-01-01



- LEGEND**
- ⊙ CENTER OF SECTION
 - ⊠ QUARTER CORNER COMMON TO TWO SECTIONS
 - SET PROPERTY CORNERS L.S. #18092
 - PROPERTY BOUNDARY LINE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	2°28'59"	1070.00'	46.37'
C2	4°55'58"	1070.00'	92.12'
C3	4°55'58"	1070.00'	92.12'
C4	5°26'27"	1070.00'	101.61'
C5	89°58'40"	30.00'	47.11'
C6	46°34'03"	25.00'	20.32'
C7	39°19'42"	55.00'	37.75'
C8	81°22'26"	55.00'	78.11'
C9	31°39'12"	55.00'	30.38'
C10	63°36'46"	55.00'	61.06'
C11	10°28'40"	55.00'	10.06'
C12	10°28'26"	55.00'	10.05'
C13	36°12'56"	55.00'	34.78'
C14	46°34'03"	25.00'	20.32'
C15	90°30'00"	30.00'	47.12'



WEST 1/4 S.12
 FND CONCRETE MON.
 PER APN 520479
 VISITED 9/83.



RECORDER'S CERTIFICATE
 Filed for record this 17th day of SEP. 2004 at page 41 of the request in book 7 of PLATS.

DAVID P. NELSON
 Surveyor's Name
[Signature]
 County Auditor

SURVEYOR'S CERTIFICATE
 This mcp correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the state of... PAT. DENIED in... APRIL... 2003.

DAVID P. NELSON
 Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
 ENGINEERS-SURVEYORS
 214 PENNSYLVANIA AVE.
 CLE ELUM, WASHINGTON 98922
 PHONE: (509)874-7433
 FAX: 874-7419

EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION I
 LOCATED IN THE NW 1/4 SECTION 12, T. 20N., R. 14E., W.M.
 KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	08/04	03514
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2

EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION I

LOCATED IN THE NW1/4 SECTION 12, T.20N., R.14E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

P-01-01

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF PARCEL 3 AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY AS RECORDED IN BOOK 19 OF SURVEYS, PAGE 198 UNDER KITITAS COUNTY AUDITOR'S FILE NUMBER 586465, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, AND OF PARCELS 3 AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY AS RECORDED IN BOOK 25 OF SURVEYS, PAGE 193, UNDER KITITAS COUNTY AUDITOR'S FILE NUMBER 200012260028, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 89°11'40" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 12, 1322.41 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 00°30'01" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12, 282.72 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 89°29'59" EAST, 267.63 FEET; THENCE SOUTH 43°20'54" EAST, 359.02 FEET; THENCE SOUTH 50°42'52" EAST, 148.81 FEET; THENCE SOUTH 58°00'10" EAST, 326.84 FEET; THENCE NORTH 34°16'17" EAST, 95.05 FEET TO A POINT OF CURVATURE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 60°36'59" WEST, 248.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 51°06'48" AN ARC LENGTH OF 221.24 FEET; THENCE SOUTH 88°16'12" EAST, 60.00 FEET TO A POINT OF CURVATURE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 88°16'12" WEST, 308.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°32'29" AN ARC LENGTH OF 67.42 FEET; THENCE SOUTH 34°16'17" WEST, 175.60 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1230.00 FEET THROUGH A CENTRAL ANGLE OF 18°46'45" AN ARC LENGTH OF 403.14 FEET; THENCE SOUTH 53°03'02" WEST, 407.70 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET THROUGH A CENTRAL ANGLE OF 17°00'15" AN ARC LENGTH OF 71.23 FEET; THENCE SOUTH 38°02'48" WEST, 215.62 FEET TO A POINT OF CURVATURE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°32'29" AN ARC LENGTH OF 67.42 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'50" AN ARC LENGTH OF 47.12 FEET MORE OR LESS TO THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF SR 903; THENCE NORTH 53°57'02" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY MARGIN, 120.00 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT BEARS NORTH 38°02'48" EAST, 30.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'10" AN ARC LENGTH OF 47.13 FEET; THENCE NORTH 38°02'48" EAST, 215.62 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 17°00'15" AN ARC LENGTH OF 89.03 FEET; THENCE NORTH 53°03'02" EAST, 77.28 FEET; THENCE NORTH 38°56'58" WEST, 346.52 FEET; THENCE SOUTH 66°58'24" WEST, 125.95 FEET; THENCE NORTH 89°07'41" WEST, 7.87 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 00°30'01" EAST, 105.73 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12 TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TEANAWAY RIDGE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HERIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 31 DAY OF AUGUST, A.D., 2004.

NAME: PATRICK D. DENEEEN
TITLE: Manager

ACKNOWLEDGEMENT

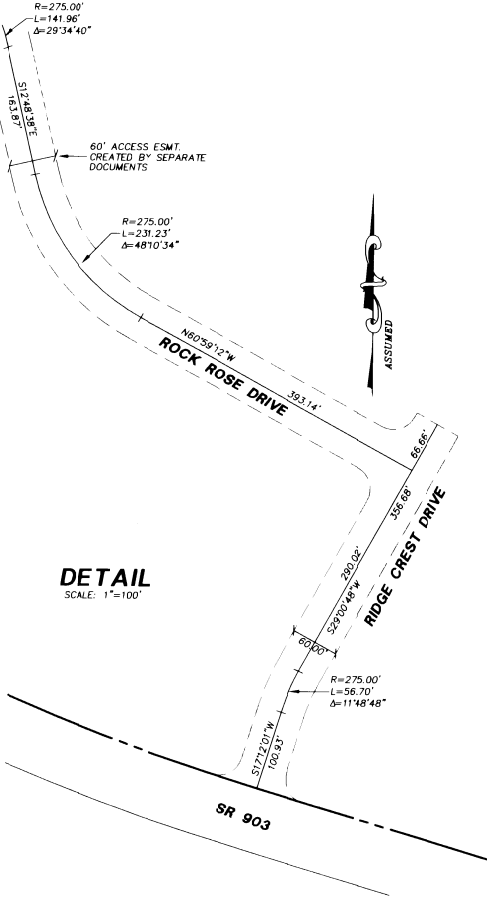
STATE OF WASHINGTON)
COUNTY OF Kititas) S.S.

On this 31 day of August, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared PATRICK D. DENEEEN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Signature: Patricia E. Weiser
Notary Public in and for the State of Washington, residing at [Address], WA. My appointment expires 12-31-05.



DETAIL
SCALE: 1"=100'

SURVEY NOTES

1. INSTRUMENT USING A NIKON DTM-521 THREE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 530-190.
2. THE FOLLOWING RECORD OF SURVEY FILED WITH KITITAS COUNTY, STATE OF WASHINGTON WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON. BOOK 25 OF SURVEYS, PAGE 193, AFN 200012260028, THE BASIS OF BEARINGS IS THE SAME AS THE AFOREMENTIONED RECORD OF SURVEY.
3. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
4. 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.
5. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESERVING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.06 OF THE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO RCWS 12.11.010, MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
10. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
11. THE SUBJECT PROPERTY WILL BE SERVED BY THE EVERGREEN VALLEY CLASS "A" MUNICIPAL WATER SYSTEM ALONG WITH ALREADY APPROVED COMMUNITY SEPTIC SYSTEMS BY KITITAS COUNTY ENVIRONMENTAL HEALTH.
12. AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, INC., GAS COMPANY, AND ELECTRIC COMPANY, AND CABLE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S) IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THEREBY FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
13. 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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS P.U.D. PLAT.
14. KITITAS 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.

RECORDER'S CERTIFICATE 200409070067

Filed for record this 7 day of Sept. 2004 at 4:24 PM
Book 9 of PLATS at page 418 at the request of
DAVID P. NELSON
County Auditor

SURVEYOR'S CERTIFICATE

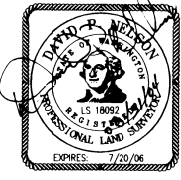
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of PAT DENEEEN in APRIL, 2003

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 214 PENNSYLVANIA AVE
CLE ELUM, WASHINGTON 98922
PHONE: [509]617-7424
FAX: [509]617-7419

EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION 1
LOCATED IN THE NW 1/4 SECTION 12, T. 20N., R. 14E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	08/04	03514
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2



Call Before You Dig
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