

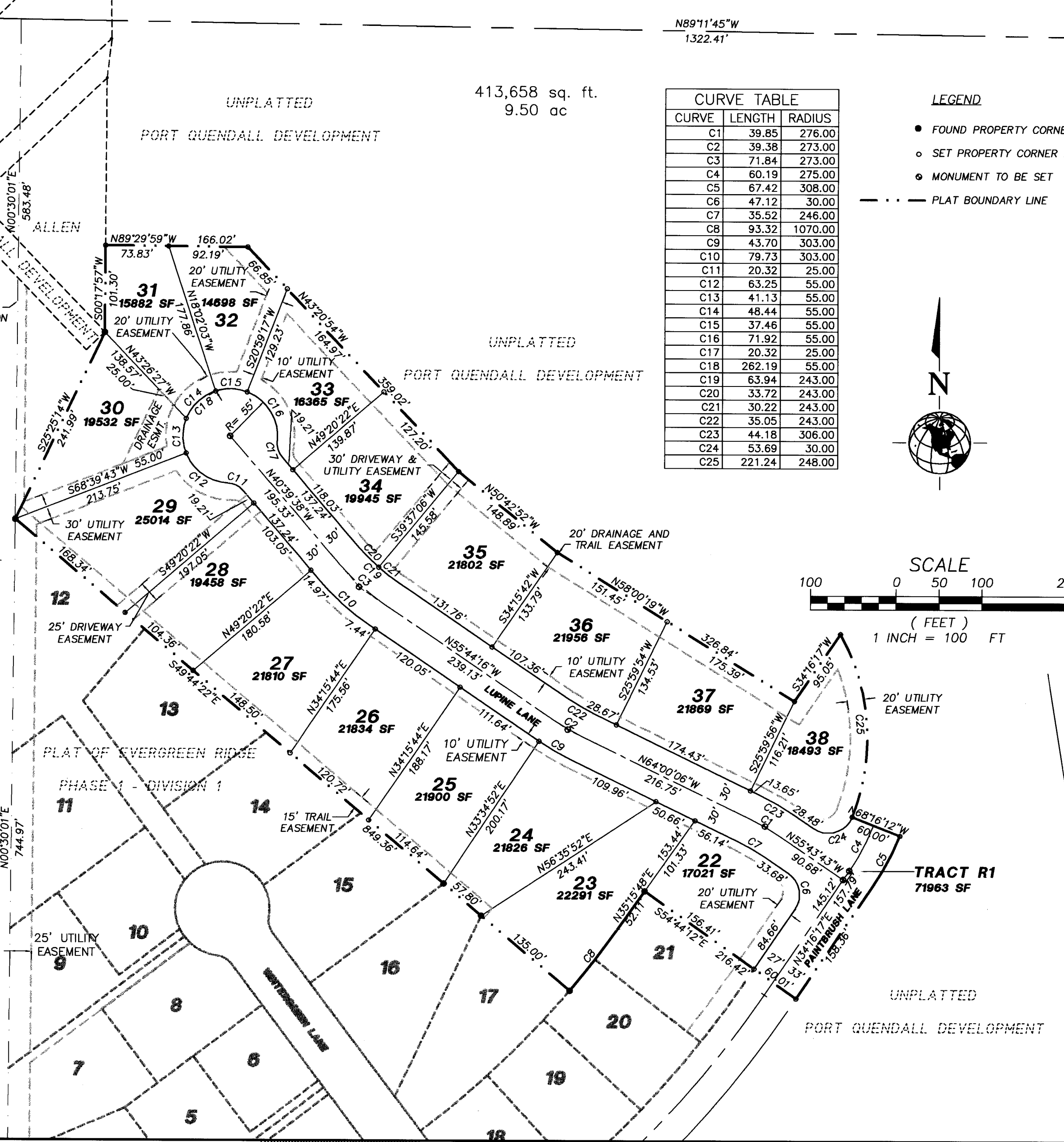
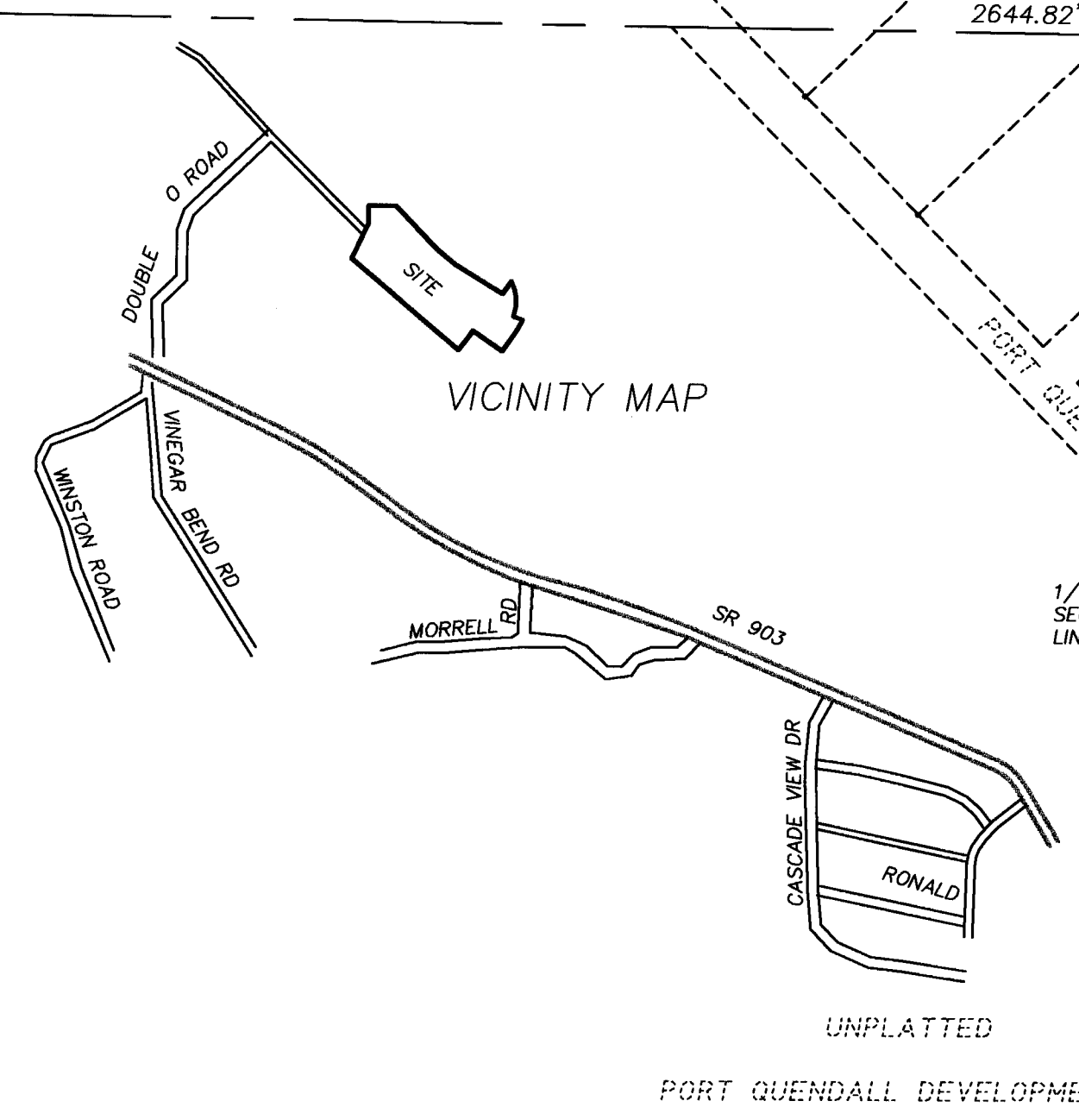
DWG INDEX:  
EGR-DOWNLOAD  
EGR-GRND  
NEWSITE

# EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION 2

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

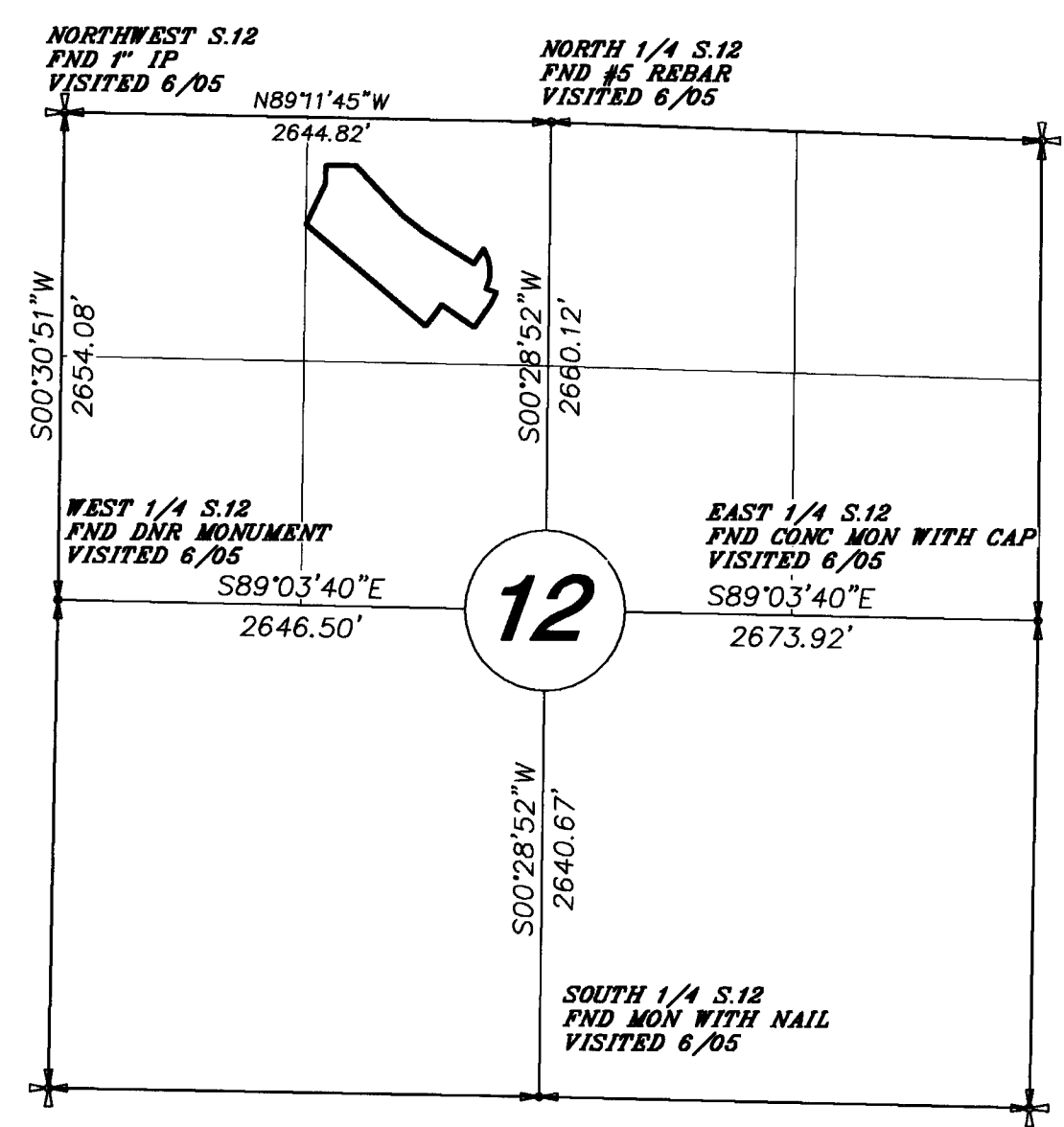
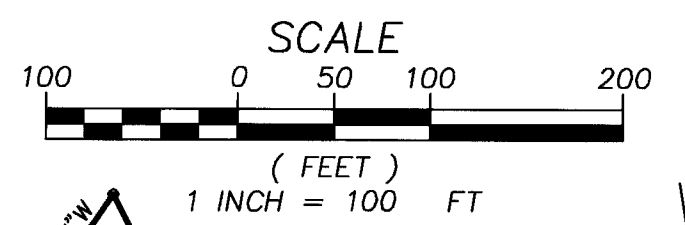
Vol. 9 Page 227 of Plats

NORTH 1/4 S.12  
FND #5 REBAR  
VISITED 6/05



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	39.85	276.00
C2	39.38	273.00
C3	71.84	273.00
C4	60.19	275.00
C5	67.42	308.00
C6	47.12	30.00
C7	35.52	246.00
C8	93.32	1070.00
C9	43.70	303.00
C10	79.73	303.00
C11	20.32	25.00
C12	63.25	55.00
C13	41.13	55.00
C14	48.44	55.00
C15	37.46	55.00
C16	71.92	55.00
C17	20.32	25.00
C18	262.19	55.00
C19	63.94	243.00
C20	33.72	243.00
C21	30.22	243.00
C22	35.05	243.00
C23	44.18	306.00
C24	53.69	30.00
C25	221.24	248.00

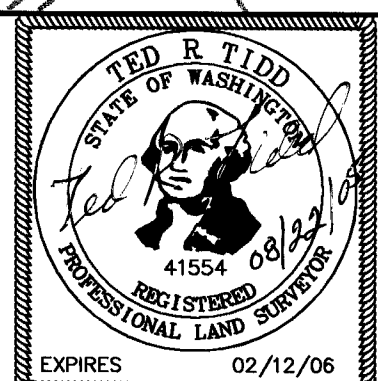
- LEGEND**
- FOUND PROPERTY CORNER
  - SET PROPERTY CORNER LS 41554
  - MONUMENT TO BE SET
  - PLAT BOUNDARY LINE



OFFICE: SEATTLE | SYSTEM: HPPAV | USER: TRT

SURVEYED BY: TRT/LJ		CHECKED BY: TRT/LJ	
DRAWN BY: TRT		APPROVED BY:	
LAST EDIT: 08/22/05		PLOT DATE: 08/22/05	
DATE	BY	REV#	REVISION
08/22/05	TRT	1	LOT 32 AREA, CURVE 25 LABEL, EXTERIOR ROAD NAME

**CENTRAL CASCADE SURVEYING INC.**  
 301 WEST 1ST STREET,  
 CLE ELUM, WA 98922  
 509-674-5966 EXT. 112



**PORT QUENDALL DEVELOPMENT  
EVERGREEN RIDGE P.U.D.  
PHASE 1 - DIVISION 2**

KITITAS COUNTY WASHINGTON

SCALE: 1" = 100'

PROJECT NO. 0001.003

DRAWING FILE NAME: EGR-PLAT

SHEET 1/2

# EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION 2

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

DWG INDEX:  
EGR-DOWNLOAD  
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NEWSITE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DO HEREBY DECLARE THIS PLAT AND AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANT FOREVER UNTO ALL OWNERS OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN EVERGREEN RIDGE AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS.

THE COSTS OF CONSTRUCTION, MAINTENANCE AND SNOW REMOVAL OF ALL ROADS, STREETS AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NONPROFIT CORPORATION COMPOSED OF ALL THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

IN THE EVENT THAT THE OWNERS OF ANY OF THE LOTS OF THIS PLAT OR ANY ADDITIONAL PLATS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE BUILT UP TO MINIMUM COUNTY STANDARDS BY SAID NON-PROFIT CORPORATION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS  
22<sup>nd</sup> DAY OF August, A.D., 2005.

PORT QUENDALL DEVELOPMENT  
Patrick D. Deneen  
BY  
PATRICK D. DENEEN, SECRETARY

BY N/A  
SECRETARY

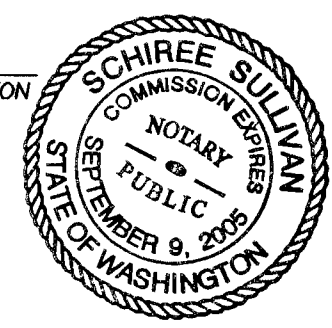
### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF KITITAS )

ON THIS 22<sup>nd</sup> DAY OF August, A.D., 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED xxx AND xxx, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVE, OF TRENDSWEST INVESTMENTS CORPORATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

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

Schiree Sullivan  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
Schiree Sullivan  
PRINTED NAME  
RESIDING AT Ellensburg  
MY APPOINTMENT EXPIRES 9-9-05



### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF EVERGREEN RIDGE PHASE 1 - DIVISION 2 IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS WILL BE SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATED THIS 22<sup>nd</sup> DAY OF August, A.D., 2005.  
Ted R. Tidd  
PROFESSIONAL LAND SURVEYOR,  
CERTIFICATION NO. 41554

### LEGAL DESCRIPTION

A PORTION OF PARCEL THREE AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY AS RECORDED IN BOOK 19 OF SURVEYS, PAGE 198, UNDER KITITAS COUNTY AUDITORS FILE NUMBER 566465, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, AND OF PARCEL THREE AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY AS RECORDED IN BOOK 25 OF SURVEYS, PAGE 193, UNDER KITITAS COUNTY AUDITORS FILE NUMBER 200012290029, 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., COUNTY OF KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12;  
THENCE N89°11'45" W 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 S00°30'01" W ALONG THE WEST LINE OF THE SAID EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12, 583.48 FEET TO THE TRUE POINT OF BEGINNING.

THENCE S49°44'22"E ALONG THE NORTHERLY LINE OF THE PLAT OF EVERGREEN RIDGE PHASE 1 - DIVISION 1, 849.36 FEET;  
THENCE NORTHEASTERLY ALONG A CURVE WHOSE RADIUS POINT BEARS N49°44'22"W, 1070.00 FEET, A DISTANCE OF 93.32 FEET TO THE POINT OF TANGENCY;  
THENCE N35°15'48" E, 52.11 FEET;  
THENCE S54°44'12" E, 216.42 FEET;  
THENCE N34°16'17"E, 158.36 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N55°43'43"W, 308.00 FEET;  
THENCE ALONG THE ARC OF SAID CURVE 67.42 FEET;  
THENCE N68°16'12"W, 60.00 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT BEARS N68°16'12"W, 248.00 FEET;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 221.24 FEET;  
THENCE S34°16'17"W, 95.05 FEET;  
THENCE N58°00'19"W, 326.84 FEET;  
THENCE N50°42'52"W, 148.89 FEET;  
THENCE N43°20'54"W, 359.02 FEET;  
THENCE N89°29'59"W, 166.02 FEET;  
THENCE S00°18'01"W, 101.30 FEET TO A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "OHARE 9606";  
THENCE S25°25'14"W, 241.99 FEET TO THE TRUE POINT OF BEGINNING.

Tax Parcel # 20-14-12020-0004 (Original)  
Tax Parcel # 20-14-12060-0023 (New)

### SURVEY NOTES

- INSTRUMENTS: USING A SOKKIA SET 3811 THREE SECOND TOTAL STATION AND A TOPCON HIPER LITE PLUS GPS RTK SYSTEM WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE FOLLOWING RECORD OF SURVEY FILED WITH KITITAS COUNTY, STATE OF WASHINGTON, WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HERE ON...BOOK 25 OF SURVEYS, PAGE 193, AFN 200012290029. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD83.
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS, WHICH MAY PERTAIN TO THIS PROPERTY.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
- 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 RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.
- ACCORDING TO KCRS 12.11.010, MAILBOXES SHALL BE "BREAK-AWAY DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
- IF 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.
- 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.
- AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, INC. (GAS AND ELECTRIC COMPANY), A TELEPHONE COMPANY AND CABLE TV COMPANY AND THEIR RESPECTED 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 STREETS; 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 THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICES TOGETHER WITH A RIGHT TO ENTER UPON THE STREETS, LOTS, TRACKS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
- ALL PRIVATE ROADS SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A ENGINEER LICENCED 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.
- 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 ORIGINALLY SURFACED WITH GRAVEL.

### APPROVALS:

CERTIFICATE OF COUNTY ROAD ENGINEER  
EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF August, A.D., 2005.  
[Signature]  
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE PLAT OF EVERGREEN RIDGE PHASE 1 - DIVISION 2 HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS 22<sup>nd</sup> DAY OF August, A.D., 2005.  
[Signature]  
KITITAS COUNTY PLANNING DIRECTOR

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.  
DATED THIS 22<sup>nd</sup> DAY OF August, A.D., 2005.  
[Signature]  
KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN  
I HEREBY CERTIFY THAT THE PLAT OF EVERGREEN RIDGE PHASE 1 - DIVISION 2 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 22<sup>nd</sup> DAY OF August, A.D., 2005.  
[Signature]  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE PLAT OF EVERGREEN RIDGE PHASE 1 - DIVISION 2 HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.  
DATED THIS 22<sup>nd</sup> DAY OF August, A.D., 2005.  
[Signature]  
KITITAS COUNTY ASSESSOR

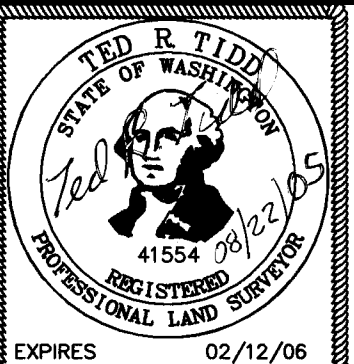
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS  
EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF August, A.D., 2005.  
BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON  
[Signature]  
CHAIRMAN

RECORDING CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 22<sup>nd</sup> DAY OF August, A.D. 2005, AT 10 MINUTES PAST 4 O'CLOCK P. M., AND RECORDED IN VOLUME 9 OF PLATS, ON PAGES 227+228, RECORDS OF KITITAS COUNTY, WASHINGTON.  
[Signature]      [Signature]  
KITITAS COUNTY AUDITOR      DEPUTY COUNTY AUDITOR  
RECEIVING NO: 200508220058

OFFICE: SEATTLE | SYSTEM: HPPAV | USER: TRT

SURVEYED BY: TRT/LJ		CHECKED BY: _____			
DRAWN BY: TRT		APPROVED BY: _____			
LAST EDIT: 08/22/05		PLOT DATE: 08/22/05			
DATE	BY	REV#	REVISION	CK'D	APPR.

**CENTRAL CASCADE SURVEYING INC.**  
301 WEST 1ST STREET, CLE ELUM, WA 98922  
509-674-5986 EXT 112



**PORT QUENDALL DEVELOPMENT  
EVERGREEN RIDGE P.U.D.  
PHASE 1 - DIVISION 2**

KITITAS COUNTY      WASHINGTON

SCALE: 1" = 100'

PROJECT NO. 0001.003      DRAWING FILE NAME: EGR-PLAT

SHEET 2/2