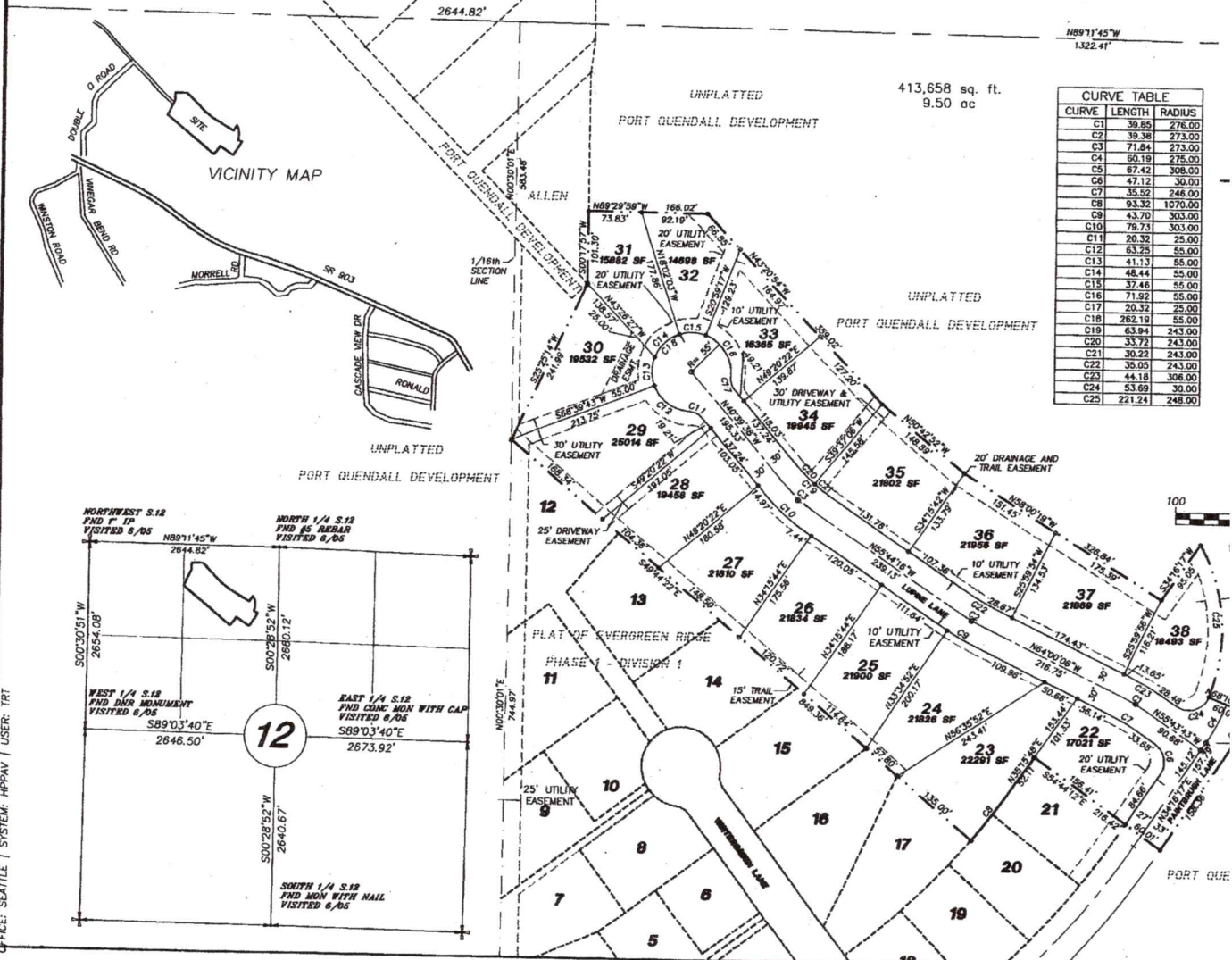


DWG INDEX:  
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# EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION 2

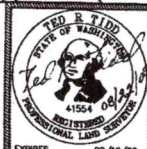
LOCATED IN THE NW1/4 OF SECTION 12, T.20N., R.14E., W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

Vol.



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  
 509-874-5966 EXT. 112



**PORT QUENDALL DEV.  
 EVERGREEN RIDGE  
 PHASE 1 - DIVI**

KITTITAS COUNTY  
 SCALE: 1" = 100'  
 PROJECT NO. 0001.003  
 DRA

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DWG INDEX:  
EA-BOMBO  
ED-GRD  
NEISZ

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

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

### 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 IN LIEU OF DEDICATION OF THE 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  
BY: Patrick D. Deneen  
PATRICK D. DENEEN, SECRETARY  
BY: N/A  
SECRETARY

### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KITITITAS ) SS

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 John Sullivan AND John Ullrich TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVE, OF TRENDSHIFT 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.

John Sullivan  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
PRINTED NAME: John Sullivan  
RESIDING AT: Ellensburg  
MY APPOINTMENT EXPIRES: 9-5-05



### 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. Todd  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATION NO. 41554

OFFICE: SEATTLE | SYSTEM: HPPAV | USER: TRT

### LEGAL DESCRIPTION

A PORTION OF PARCEL THREE AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY AS RECORDED IN BOOK 19 OF SURVEYS, PAGE 108, UNDER KITITITAS COUNTY AUDITORS FILE NUMBER 588465, RECORDS OF KITITITAS 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 183, UNDER KITITITAS COUNTY AUDITORS FILE NUMBER 20001229029, RECORDS OF KITITITAS COUNTY STATE OF WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., COUNTY OF KITITITAS, 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 KITITITAS, 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 N08°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 N35°15'48" E, 52.11 FEET;
- THENCE S54°44'12" E, 216.42 FEET;
- THENCE N43°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" E, 95.05 FEET;
- THENCE N58°00'19" W, 326.84 FEET;
- THENCE N50°42'52" W, 148.89 FEET;
- THENCE N43°20'54" E, 258.02 FEET;
- THENCE N89°29'59" W, 168.02 FEET;
- THENCE S00°18'01" W, 101.30 FEET TO A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "GHARE 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 356 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 KITITITAS COUNTY, STATE OF WASHINGTON, WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HERE ON... BOOK 25 OF SURVEYS, PAGE 183, A/N 20001229029, THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE MAGN.
- 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 ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
- PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS ACCORDING TO THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDATIONS 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 REQUIREMENTS. SEE SECTION 12.05 OF THE KITITITAS COUNTY ROAD STANDARDS.
- ACCORDING TO KORS 12.11.010, MALBOXES SHALL BE "BREAK-AWAY DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE MSDOT 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. KITITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF THE KITITITAS 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 KITITITAS 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, TRACIS 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 ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICES TOGETHER WITH A RIGHT TO ENTER UPON THE STREETS, LOTS, TRACIS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
- ALL PRIVATE ROADS SHALL ACHIEVE 90% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS P.U.D. PLAT.
- KITITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS 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 EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF August, 2005.  
John Ullrich  
KITITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY I HEREBY CERTIFY THAT THE YEARS AND FOR THIS YEAR IN EXAMINED BY ME AND I FIND IT AND COMPLY WITH ALL REQUIRE DATED THIS 22<sup>nd</sup> DAY OF August, 2005.  
John Ullrich  
KITITITAS COUNTY PLANNING D

CERTIFICATE OF COUNTY I HEREBY CERTIFY THAT THE YEARS AND FOR THIS YEAR IN EXAMINED BY ME AND I FIND IT AND COMPLY WITH ALL REQUIRE DATED THIS 22<sup>nd</sup> DAY OF August, 2005.  
Charles Sorensen  
KITITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY I HEREBY CERTIFY THAT THE YEARS AND FOR THIS YEAR IN EXAMINED BY ME AND I FIND IT AND COMPLY WITH ALL REQUIRE DATED THIS 22<sup>nd</sup> DAY OF August, 2005.  
John Ullrich  
KITITITAS COUNTY HEALTH OFF

CERTIFICATE OF COUNTY I HEREBY CERTIFY THAT THE YEARS AND FOR THIS YEAR IN EXAMINED BY ME AND I FIND IT AND COMPLY WITH ALL REQUIRE DATED THIS 22<sup>nd</sup> DAY OF August, 2005.  
Paul Hines Gans  
KITITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD EXAMINED AND APPROVED THIS BOARD OF COUNTY COMMISSION KITITITAS COUNTY, WASHINGTON DATED THIS 22<sup>nd</sup> DAY OF August, 2005.  
Barry D. Huston  
CHAIRMAN

RECORDING CERTIFICATE FILED FOR RECORD AT THE REC DAY OF August, 2005. A RECORDED IN VOLUME 9 OF WASHINGTON.  
Jerald V. Pettit  
KITITITAS COUNTY AUDITOR  
RECEIVING NO: 3205082

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

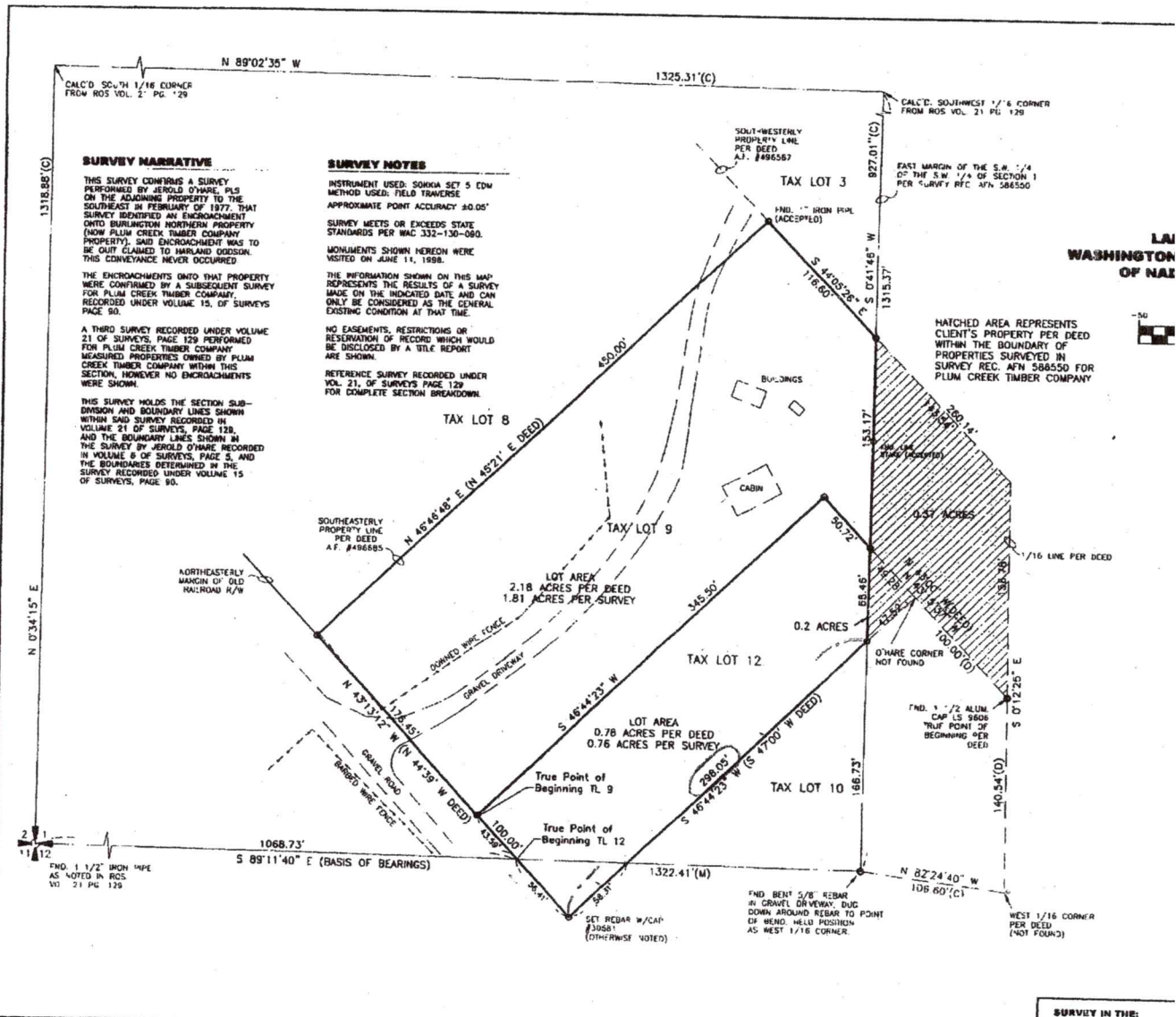
**CENTRAL CASCADE SURVEYING INC.**  
901 WINDY HILL DRIVE, CLAC WA 98002  
425-874-0888 EXT 118



PORT QUENDALL DEV EVERGREEN RID PHASE 1 - DIV  
KITITITAS COUNTY  
SCALE: 1" = 100'  
PROJECT NO. 0001.003  
DRA

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**SURVEY NARRATIVE**

THIS SURVEY CONSTITUTES A SURVEY PERFORMED BY HEROLD O'HARE, PLS ON THE ADJOINING PROPERTY TO THE SOUTHWEST IN FEBRUARY OF 1977. THAT SURVEY IDENTIFIED AN ENCROACHMENT ONTO BURLINGTON NORTHERN PROPERTY (NOW PLUM CREEK TIMBER COMPANY PROPERTY). SAID ENCROACHMENT WAS TO BE OBTAINED BY HIRSHLAND GARDEN. THIS CONVEYANCE NEVER OCCURRED.

THE ENCROACHMENTS ONTO THAT PROPERTY WERE CONFIRMED BY A SUBSEQUENT SURVEY FOR PLUM CREEK TIMBER COMPANY, RECORDED UNDER VOLUME 15 OF SURVEYS PAGE 90.

A THIRD SURVEY RECORDED UNDER VOLUME 21 OF SURVEYS, PAGE 129 PERFORMED FOR PLUM CREEK TIMBER COMPANY MEASURED PROPERTIES OWNED BY PLUM CREEK TIMBER COMPANY WITHIN THIS SECTION, HOWEVER NO ENCROACHMENTS WERE SHOWN.

THIS SURVEY HOLDS THE SECTION SUB-DIVISION AND BOUNDARY LINES SHOWN WITHIN SAID SURVEY RECORDED IN VOLUME 21 OF SURVEYS, PAGE 129, AND THE BOUNDARY LINES SHOWN IN THE SURVEY BY HEROLD O'HARE RECORDED IN VOLUME 8 OF SURVEYS, PAGE 5, AND THE BOUNDARIES DETERMINED IN THE SURVEY RECORDED UNDER VOLUME 15 OF SURVEYS, PAGE 90.

**SURVEY NOTES**

INSTRUMENT USED: SOKKIA SET 5 EDM METHOD USED: FIELD TRANSFER APPROXIMATE POINT ACCURACY ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-040. MONUMENTS SHOWN HEREON WERE VISITED ON JUNE 11, 1998.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

REFERENCE SURVEY RECORDED UNDER VOL. 21, OF SURVEYS PAGE 129 FOR COMPLETE SECTION BREAKDOWN.

HATCHED AREA REPRESENTS CLIENT'S PROPERTY PER DEED WITHIN THE BOUNDARY OF PROPERTIES SURVEYED IN SURVEY REC. A/FN 588550 FOR PLUM CREEK TIMBER COMPANY

**RECORDING CERTIFICATE**  
 Filed for record this 11 day of August, 2003 at 5:02 PM in Volume 29 of Surveys on Page 47. Records of KITITAS County, Washington at the request of BRENT EBLE  
*David B. Bauer* Auditor *Brent Eble* Deputy Auditor

**SURVEYOR'S CERTIFICATE**  
 This map represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of JIM AND DONNA ANKROM in AUGUST, 2003  
*B. Eble*  
 Certificate number 30581



**RECORD OF SURVEY**  
 JIM AND DONNA ANKROM  
 3511 132ND AVE SE  
 SNOHOMISH, WA  
 HERALD LANE SURVEYING, INC.  
 PO BOX 13654 HILL CREEK, WA 98087 PH. (425) 389-

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