

RECEIVED
 MAR 21 2025
 Kittitas County CDS

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS SERVICES
 APPROVED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY TREASURER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE TOWNSHIP ROAD P.L.D. PLAT, PHASE 1, HAS BEEN EXAMINED AND APPROVED WITH CORRECT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY PLANNING OFFICER

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND APPROVED WITH CORRECT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TOWNSHIP ROAD P.L.D. PLAT, PHASE 1, HAS BEEN EXAMINED AND APPROVED WITH CORRECT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE TOWNSHIP ROAD P.L.D. PLAT, PHASE 1, HAS BEEN EXAMINED AND APPROVED WITH CORRECT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE TOWNSHIP ROAD P.L.D. PLAT, PHASE 1, HAS BEEN EXAMINED AND APPROVED WITH CORRECT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY BOARD OF COMMISSIONERS

I HEREBY CERTIFY THAT THE TOWNSHIP ROAD P.L.D. PLAT, PHASE 1, HAS BEEN EXAMINED AND APPROVED WITH CORRECT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 20__

KITTITAS COUNTY BOARD OF COMMISSIONERS

ROSLYN RIDGE P.U.D. PHASE 1 PLAT
 A PORTION OF THE SW 1/4 OF SECTION 1 & A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON

LPF-25-XXXX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BLUE JAY LAND CO., LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEASIBLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DEDICATE, SUBMIT AND PLAT AS HEREIN DESCRIBED.

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

NAME _____ TITLE _____
 SIGNED _____

NAME _____ TITLE _____
 SIGNED _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.
 COUNTY OF _____)

ON THIS _____ DAY OF _____ 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, FULLY COMMISSIONED AND TO BE DULY QUALIFIED AND SOLELY EMPLOYED BY _____, I HAVE PERSONALLY KNOWN _____, _____ AND _____, ALL OF WHOM ARE THE SIGNERS OF THE FOREGOING INSTRUMENT, AND KNOW THE CONTENTS AND PURPOSES THEREOF, AND ON OATH STATED THAT THEY KNOW THE CONTENTS AND PURPOSES THEREOF, AND ON OATH STATED THAT THEY KNOW THE CONTENTS AND PURPOSES THEREOF, AND ON OATH STATED THAT THEY KNOW THE CONTENTS AND PURPOSES THEREOF.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
 MY APPOINTMENT EXPIRES _____ RESIDING AT _____

ADJACENT PROPERTY OWNERS

- APN 990632 _____
- APN 990635 _____
- BLUE JAY LAND CO LLC
 304 W 1ST STREET
 CLE ELUM WA 99002-1074
- APN 990718 _____
- APN 990719 _____
- SEATTLE WA 98112-3344
- APN 20184 _____
- KEVIN D BEAN
 420 130TH AVE E
 LAKE TAPPA WA 98011-5800
- APN 20188 _____
- JOSHUA & NICOLE MARGHAUER
 SNODGRASS WA 98200
- APN 20011 _____
- APN 20012 _____
- 6514 FAULTEE CREST SW
 SEATTLE WA 98194-2555
- APN 21813 _____
- MICHAEL W & ELIZABETH D THOMAS
 4189 SW HOLDSR STREET
 SEATTLE WA 98152-2190
- APN 725234 _____
- JERRY G & TAMARA R HANWOOD
 218 24TH AVE NW
 OIG HARBOR WA 98253-7822
- APN 725234 _____
- BRUNN CLARK
 PO BOX 1522
 ROKLAND WA 99446-0618
- APN 223504 _____
- APN 223505 _____
- APN 223506 _____
- 3511 132ND AVE SE
 SNOHOMISH WA 98260-7794
- APN 772504 _____
- OLAV W CHONZENA
 PO BOX 522
 ROKLAND WA 99446-0441
- APN 20190 _____
- APN 20191 _____
- 2000 N. KENNEDY AVE
 SEATTLE WA 98108-4833
- APN 19421 _____
- APN 19422 _____
- PO BOX 104
 ROKLAND WA 99440
- APN 17888 _____
- GORDON E & JANET S MORSHEAD
 PO BOX 1482
 ROKLAND WA 99440
- APN 195254 _____
- 16200 CLE ELUM LLC
 14187 SE 152ND ST
 SEATTLE WA 98152-1200
- APN 21812 _____
- DANIEL & ANGELA ANDRUR
 SEATTLE WA 98105-4400
- APN 20045 _____
- APN 20046 _____
- 11910 SE 52ND ST
 BELLEVUE WA 98006
- APN 241834 _____
- KRISTINA WISEN
 9620 73RD CT NE
 ROKLAND WA 99082
- APN 21815 _____
- ALEX K & AMANDA T SOH
 2000 N. KENNEDY AVE
 SEATTLE WA 98108-4833
- APN 999564 _____
- JOEL D BERTINSON
 2291 CENTERLINE LANE E
 APT 1416
 SEATTLE WA 98112-2293
- APN 999565 _____
- APN 999566 _____
- 1420 N. 27TH AVE NE
 ROKLAND WA 99082-1254
- APN 999568 _____
- KRISTIN WARD
 13319 155TH AVE NE
 ROKLAND WA 99034
- APN 221824 _____
- LANDY D COUBERT ETUX
 2000 N. KENNEDY AVE
 SEATTLE WA 98108
- APN 999569 _____
- 110 South Cokes Ave.,
 Eastern Washington Division
 165 NE Juniper Street, Ste. 201 • Baskin, WA 98027 • Ph: (425) 392-0230



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT _____ A.M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

SURVEYOR'S NAME _____
 COUNTY AUDITOR _____
 Deputy County Auditor _____



Encompass
 ENGINEERING & SURVEYING

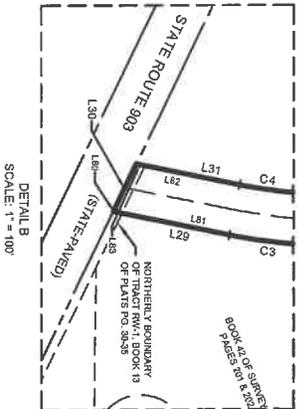
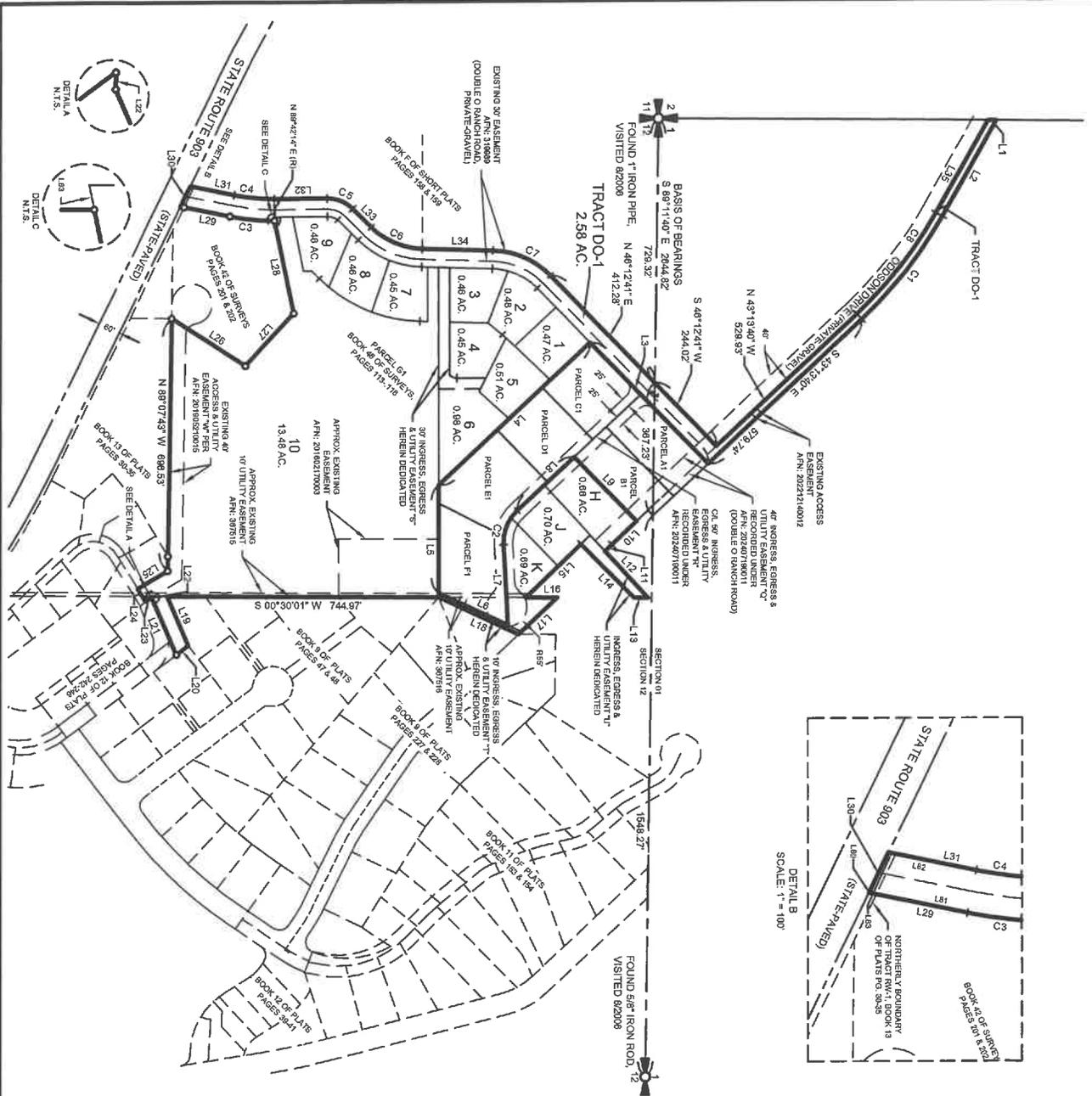
110 South Cokes Ave.,
 Eastern Washington Division
 165 NE Juniper Street, Ste. 201 • Baskin, WA 98027 • Ph: (425) 392-0230

ROSLYN RIDGE P.L.D. PHASE 1 PLAT
 PREPARED FOR
 BLUE JAY LAND COMPANY LLC
 A PORTION OF SECTION 1 & A PORTION OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY WASHINGTON

DRAWN BY _____ DATE _____ JOB NO. _____
 D.L.P./G.W. 03/2025 221163
 CHECK BY _____ SCALE N/A SHEET 1 OF 5

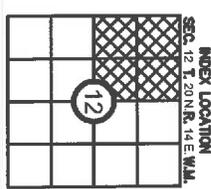
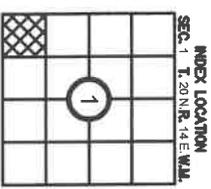
ROSLYN RIDGE P.U.D. PHASE 1 PLAT
 A PORTION OF THE SW 1/4 OF SECTION 1 & A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON

LPF-25-XXXX



LEGEND

- QUARTER CORNER, AS NOTED
- FOUND 5/8" IRON ROD & CAP, I.S. 45263
- FOUND 1" IRON PIPE & CAP, I.S. 45263
- RADIAL BEARING
- AUDITORS' FILE NUMBER



AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
 SURVEYOR'S NAME _____
 COUNTY Auditor _____ Deputy County Auditor _____

Encompass A
 ENGINEERING & SURVEYING

Western Washington Division
 163 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 393-0250
 Eastern Washington Division
 110 South Oakes Ave., Ste. 250 • Cle Elum, WA 98922 • Ph: (509) 674-7433

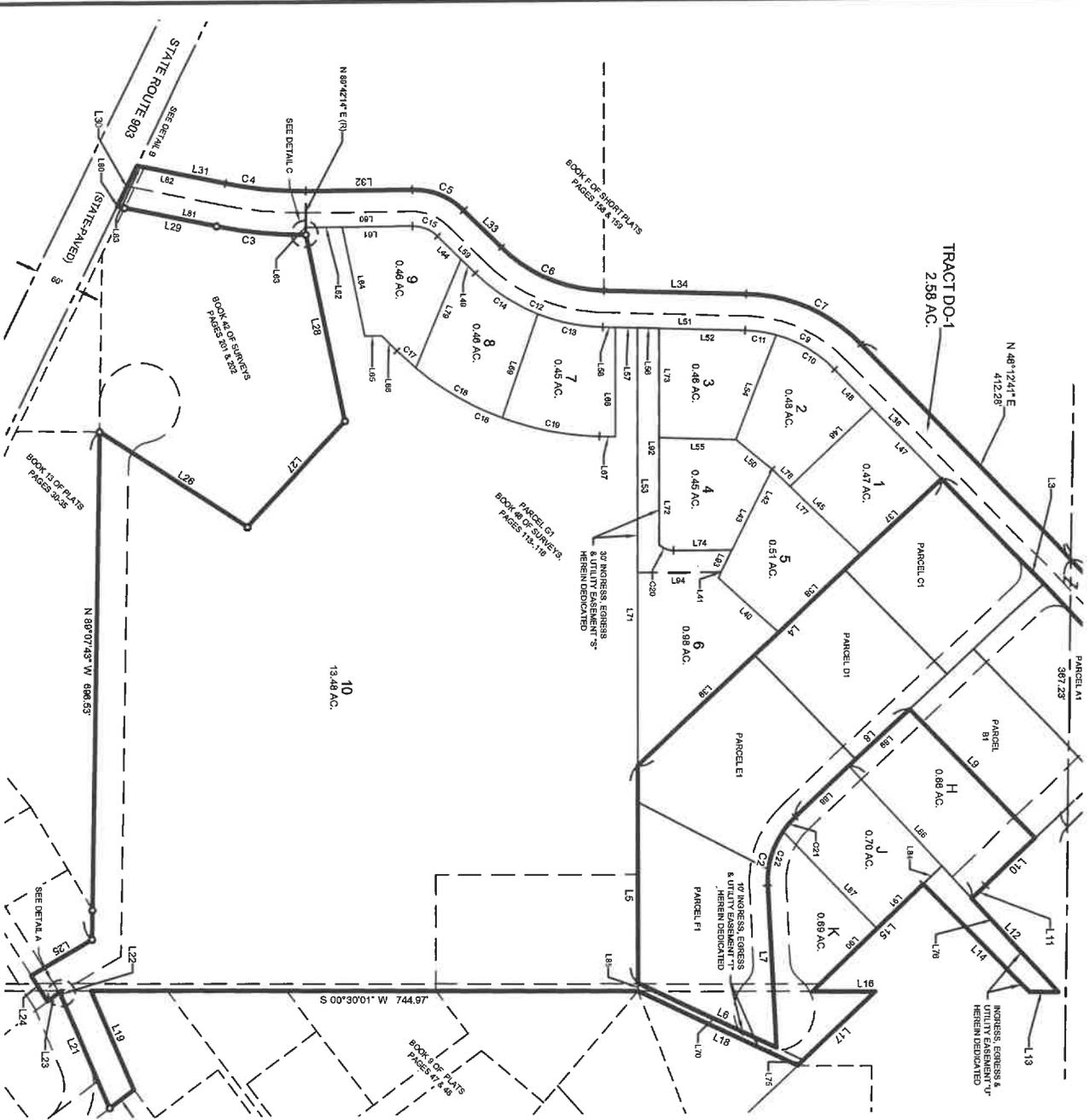
ROSLYN RIDGE P.U.D. PHASE 1 PLAT
 PREPARED FOR
 BLUE HAYLAND COMPANY LLC
 A PORTION OF SECTION 1 & A PORTION OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST W.M.
 KITTITAS COUNTY

OWN BY	DATE	JOB NO.
D.L.P./G.W.	03/2025	221163
CHKD BY	SCALE	SHEET
D.L.P.	1" = 200'	3 OF 5



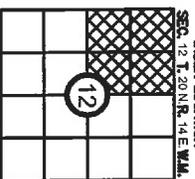
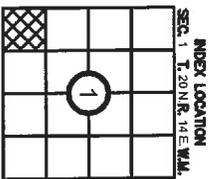
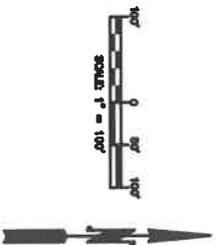
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 A PORTION OF THE SW 1/4 OF SECTION 1 & A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON

LPF-25-XXXXX



LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- FOUND SET REPAIR & COR. LS. 4580
- SET SET REPAIR & COR. LS. 4580
- RADIAL BEARING
- APN AUDITORS FILE NUMBER



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ AT _____
 IN BOOK _____ OF _____ AT THE REQUEST OF _____
 SURVEYOR'S NAME _____
 COUNTY AUDITOR _____ Deputy County Auditor

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 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Ste. 201 • Bellingham, WA 98207 • Tel: (425) 392-0250
 Eastern Washington Division
 110 South Oakes Ave., Suite 250 • Cle Elum, WA 98922 • Tel: (509) 674-7433

ROSLYN RIDGE P.U.D. PHASE 1 PLAT
 PREPARED FOR
 BLUE LAYLAND COMPANY LLC
 A PORTION OF SECTION 1 & A PORTION OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

OWN BY	DATE	JOB NO.	WASHINGTON
D.L.P./G.W.	03/2025	221163	
CHKD BY	SCALE	SHEET	
D.L.P.	1" = 100'	4 OF 5	

