

ROSLYN RIDGE P.U.D. PHASE 3 PLAT
A PORTION OF THE NW 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON

PD-24-00001
 LPF-

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

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

 KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "ROSLYN RIDGE P.U.D. PHASE 3" PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

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

 KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

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

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

 KITTITAS COUNTY HEALTH OFFICER

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.
 PARCEL NO.: 964138

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

 KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "ROSLYN RIDGE P.U.D. PHASE 3" PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
 PARCEL NO.: 964138

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

 KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS ___ DAY OF _____ A.D., 20__.

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

BY: _____
 CHAIRMAN

ATTEST: _____
 CLERK OF THE BOARD

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

DEDICATION

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

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

_____ NAME	_____ NAME
_____ TITLE	_____ TITLE
_____ SIGNED	_____ 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 _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF

BLUE JAY LAND CO., LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

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

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 DENEEN IN MAY 2026.

 DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

ADJACENT PROPERTY OWNERS:
 APN (ASSESSOR'S PARCEL NO.)

APN 960952
 APN 960955
 BLUE JAY LAND CO LLC
 304 W 1ST STREET
 CLE ELUM WA 98922-1074

APN 960718
 THOMAS JAY HOOVER
 1163 19TH AVE E
 SEATTLE WA 98112-3504

APN 20186
 KEVIN D BEAN
 420 190TH AVE E
 LAKE TAPPS WA 98391-5609

APN 20188
 JOSHUA & NICOLE MARSHALEK
 2111 6TH PL
 SNOHOMISH WA 98290

APN 20191
 KIRK & JONI KEPPLER
 8514 FAUNTLEE CRST SW
 SEATTLE WA 98136-2535

APN 20190
 ABIRAL & BIPASANA JOSHEE
 2402 W ARMOUR ST
 SEATTLE WA 98199-2833

APN 20184
 JAY KNAPP ETUX
 11610 SE 62ND ST
 BELLEVUE WA 98006

APN 960954
 JOEL R BERTNSON
 2501 CANTERBURY LANE E
 APT 416
 SEATTLE WA 98112-2563

APN 960937
 KEVIN & JENNIFER MAKI
 14311 174TH AVE NE
 REDMOND WA 98052-1254

APN 960939
 KIRSTIN WARD
 13616 135TH AVE NE
 KIRKLAND WA 98034

APN 963897
 TRAVIS BRIDE
 8011 243RD ST CT E
 GRAHAM WA 98338

APN 963896
 PRECISION NORTHWEST CONSTRUCTION LLC
 23202 188TH ST E
 ORTING WA 98360

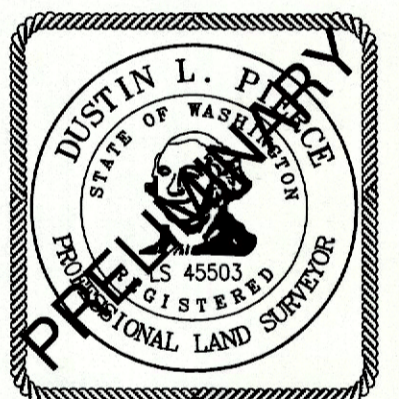
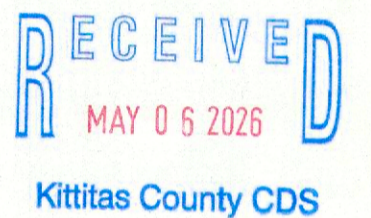
APN 964141
 STEVEN HOWARD
 29807 39TH AVE S
 ROY WA 98580

APN 964134
 TSN PROPERTIES LLC
 909 A ST SUITE 600
 TACOMA WA 98402

APN 964135
 SEAVER LLC
 429 29TH ST NE SUITE D
 PUYALLUP WA 98372

APN 964136
 FEDOR & GALINA ANTONCHIK
 37032 45TH AVE S
 AUBURN WA 98001

APN 964137
 PAVEL ANTONCHIK & FEDOR ANTONCHIK
 2045 84TH AVE E
 EDGEWOOD WA 98371



AUDITOR'S CERTIFICATE _____
 FILED FOR RECORD THIS ___ DAY OF _____ 20__ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
BRYAN ELLIOTT
 County Auditor Deputy County Auditor



Western Washington Division
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250
 Eastern Washington Division
 110 South Oakes Ave., #250 • Cle Elum, WA 98922 • Ph: (509) 674-7433

ROSLYN RIDGE P.U.D. PHASE 3
 PREPARED FOR
 BLUE JAY LAND COMPANY LLC
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D.L.P./G.W.	05/2026	22116-4	
CHKD BY	SCALE	SHEET	
D.L.P.	N/A	1 OF 5	

ROSLYN RIDGE P.U.D. PHASE 3 PLAT
A PORTION OF THE NW 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON

PD-24-00001
 LPF-

PROPERTY OWNER:

BLUE JAY LAND COMPANY LLC
 A WASHINGTON LIMITED LIABILITY COMPANY
 304 W 1ST STREET
 CLE ELUM, WA 98922-1074

PROPERTY INFORMATION:

PARCEL NO. MAP NO.
 964138 20-14-12077-0010

AREA: 13.31 ACRES

NUMBER OF LOTS: 15
 NUMBER OF TRACTS: 3

ZONE: PLANNED UNIT DEVELOPMENT

WATER SOURCE: EVERGREEN VALLEY WATER SYSTEM

SEWER SOURCE: EVERGREEN VALLEY SEWER SYSTEM

LEGAL DESCRIPTION PER :

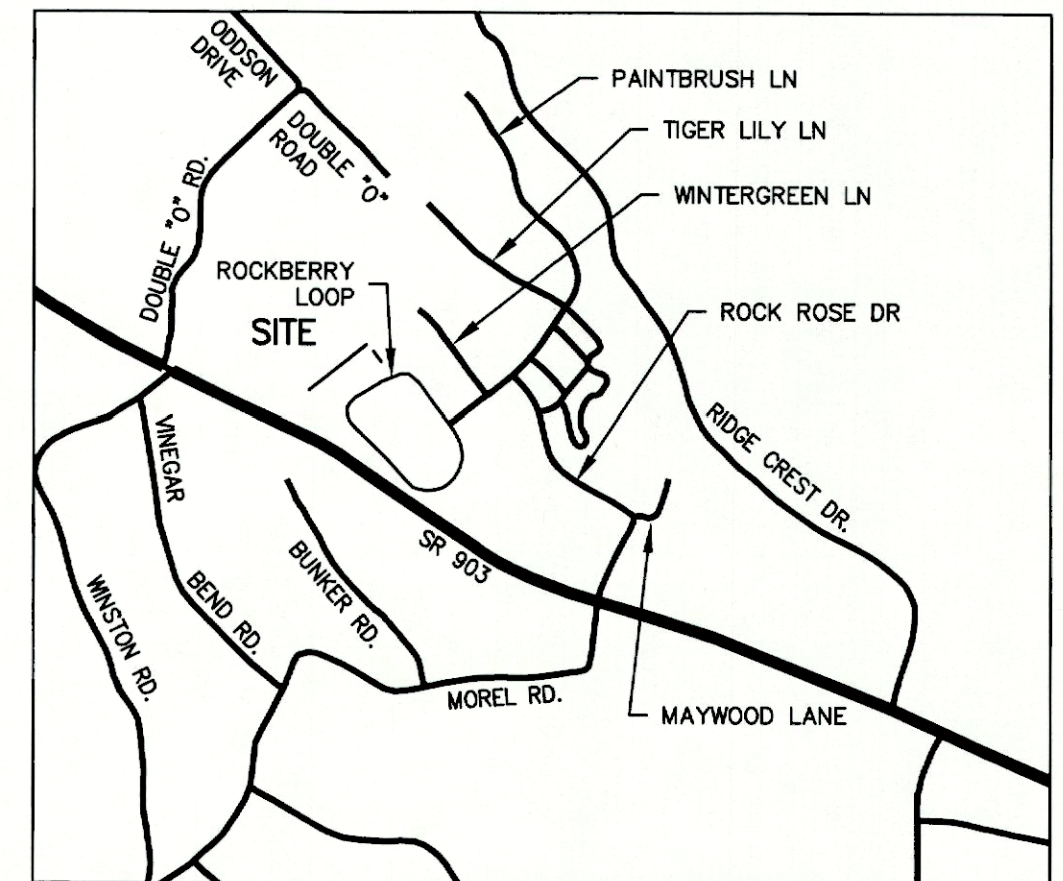
****need subdivision guarantee****

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNSS & A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 13 OF PLATS, PAGES 30-35, AFN: 201905210015
 - BOOK 14 OF PLATS, PAGES 140-144, AFN: 202508050030
 - BOOK 9 OF PLATS, PAGES 47-48, AFN: 200409070067
 - BOOK 10 OF PLATS PAGES 184-185, AFN: 200610120013
 - BOOK 12 OF PLATS PAGES 224-227, AFN: 201805150019
 - BOOK 12 OF PLATS, PAGES 242-246, AFN: 201808070013
 - BOOK 29 OF SURVEYS, PAGES 47-48, AFN: 200308180073
 - BOOK 32 OF SURVEYS, PAGES 134-137, AFN: 200604170033
 - BOOK 40 OF SURVEYS, PAGE 196, AFN: 201701060024
 - BOOK 34 OF SURVEYS, PAGE 22, AFN: 200704270063
 - BOOK 42 OF SURVEYS, PAGES 201-202, AFN: 202004100036
 - BOOK 45 OF SURVEYS, PAGES 234-237, AFN: 202310060039
 - BOOK 46 OF SURVEYS, PAGES 113-116, AFN: 202407240028
 - BOOK L OF SHORT PLATS, PAGES 142 THRU 145, AFN: 201803060001
- AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

PLAT NOTES:

1. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
2. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
3. 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.
4. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
5. 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. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
8. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. KITTITAS 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.



VICINITY MAP - N.T.S.

RECEIVED

MAY 06 2026

Kittitas County CDS



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.

IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

DUSTIN L. PIERCE
 SURVEYOR'S NAME

BRYAN ELLIOTT
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250

Eastern Washington Division
 110 South Oakes Ave., #250 • Cle Elum, WA 98922 • Ph: (509) 674-7433

ROSLYN RIDGE P.U.D. PHASE 3
 PREPARED FOR
 BLUE JAY LAND COMPANY LLC
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

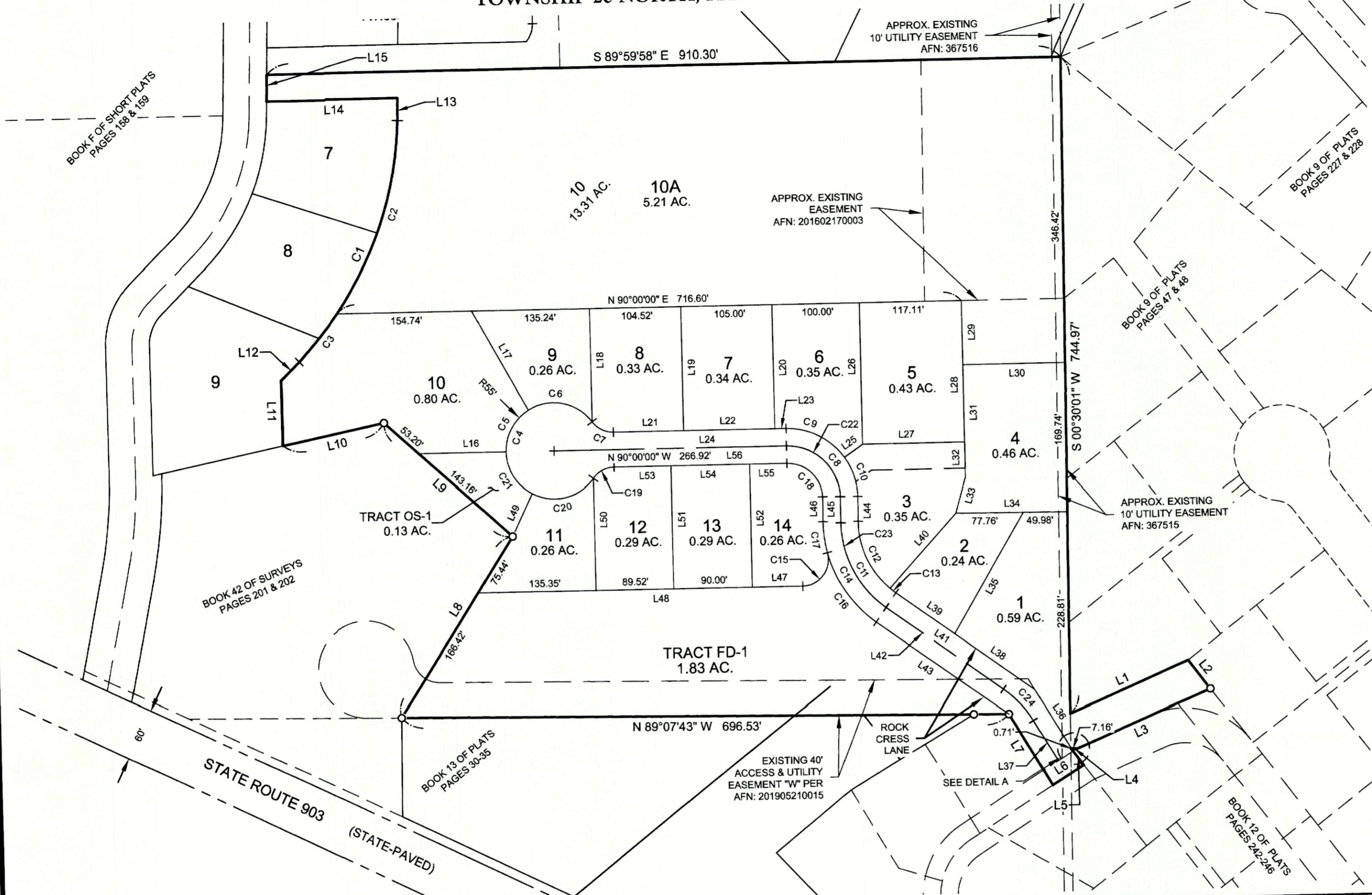
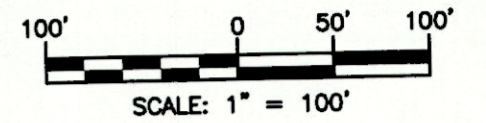
KITTITAS COUNTY WASHINGTON

DWN BY D.L.P./G.W.	DATE 05/2026	JOB NO. 22116-4
CHKD BY D.L.P.	SCALE N/A	SHEET 2 OF 5

ROSLYN RIDGE P.U.D. PHASE 3 PLAT
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON

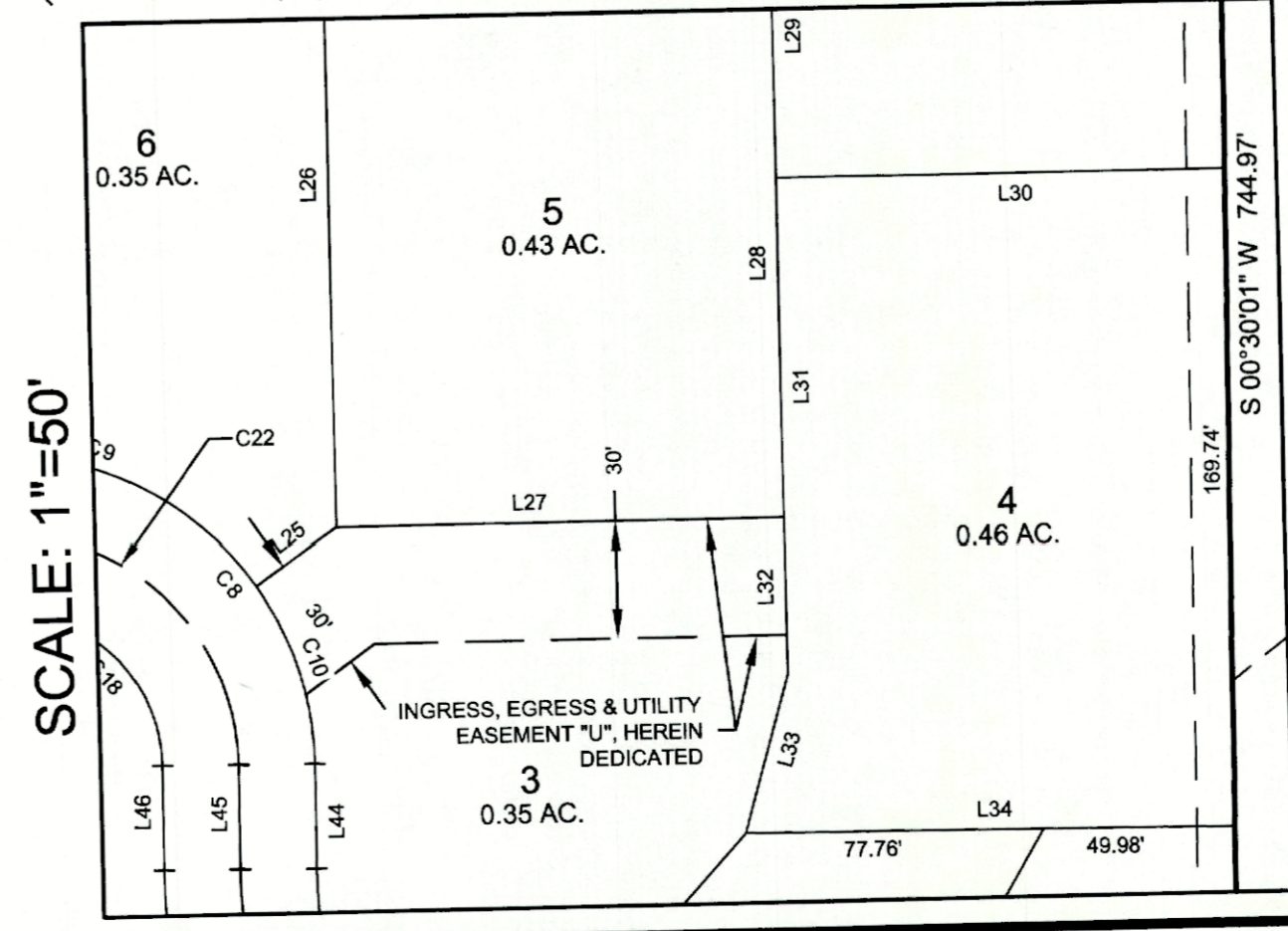
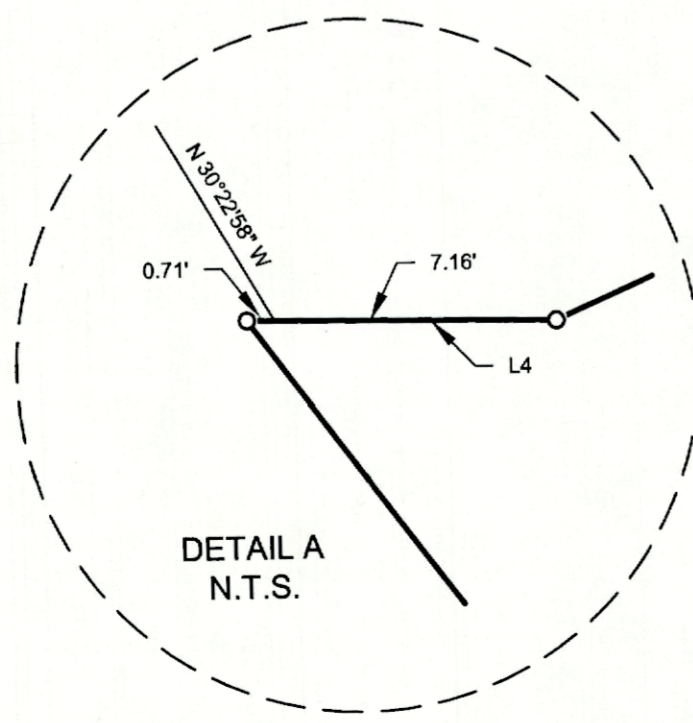
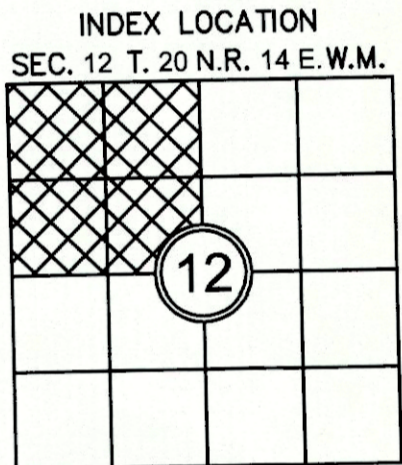
PD-24-00001
 LPF-

RECEIVED
 MAY 6 2026
 Kittitas County CDS



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND 5/8" REBAR & CAP, LS 45503
- SET 5/8" REBAR & CAP, LS 45503
- AC-1 ACCESS TRACT - DESIGNATION NO.
- FD-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NO.
- OS-1 OPEN SPACE TRACT - DESIGNATION NO.
- AFN AUDITOR'S FILE NUMBER



AUDITOR'S CERTIFICATE _____
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 BRYAN ELLIOTT
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250
 Eastern Washington Division
 110 South Oakes Ave., #250 • Cle Elum, WA 98922 • Ph: (509) 674-7433

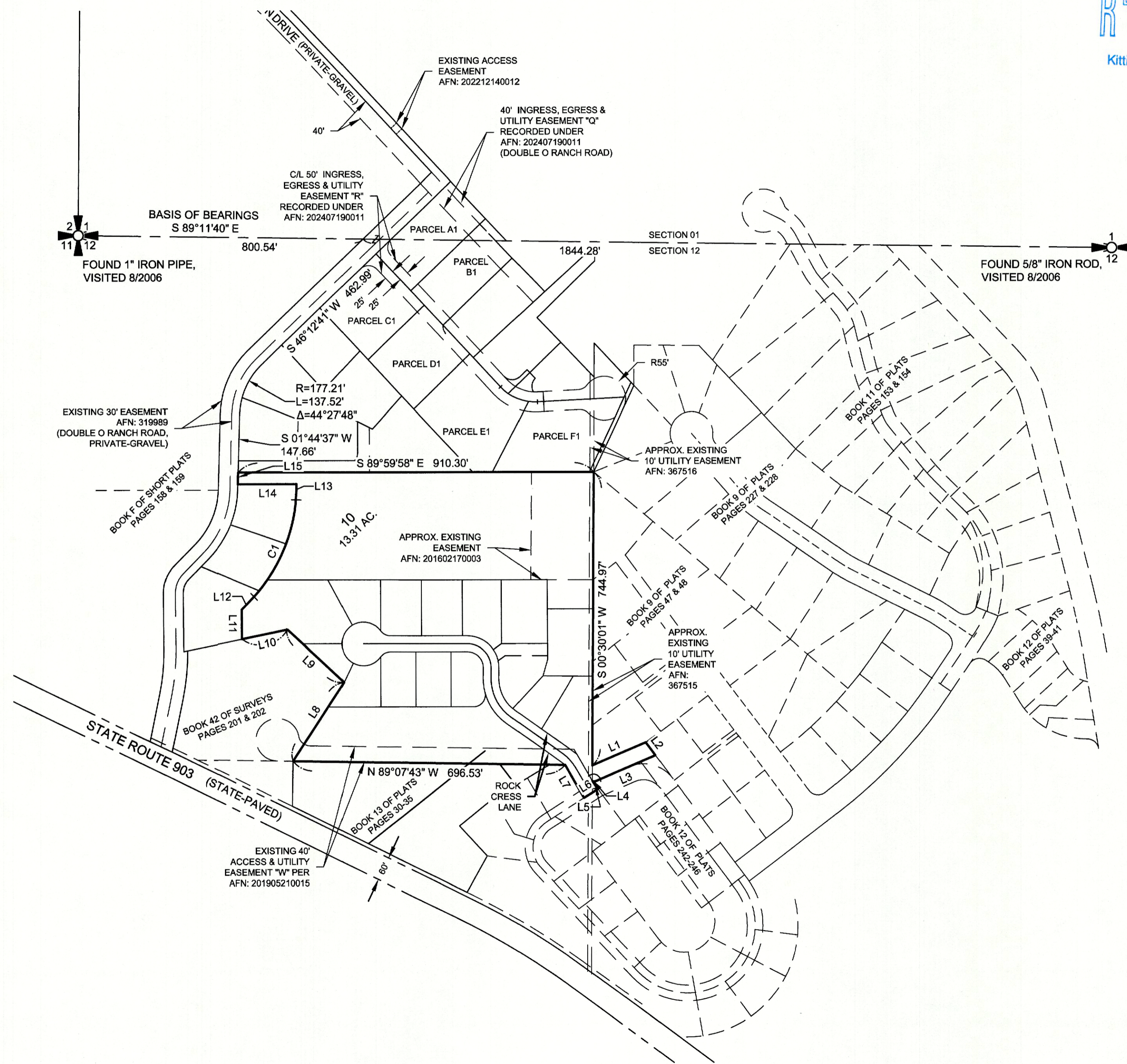
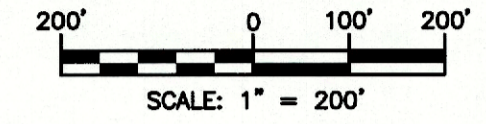
ROSLYN RIDGE P.U.D. PHASE 3
 PREPARED FOR
 BLUE JAY LAND COMPANY LLC
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY WASHINGTON

DWN BY D.L.P./G.W.	DATE 05/2026	JOB NO. 22116-4
CHKD BY D.L.P.	SCALE 1" = 100'	SHEET 3 OF 5

ROSLYN RIDGE P.U.D. PHASE 3 PLAT
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON

PD-24-00001
 LPF-

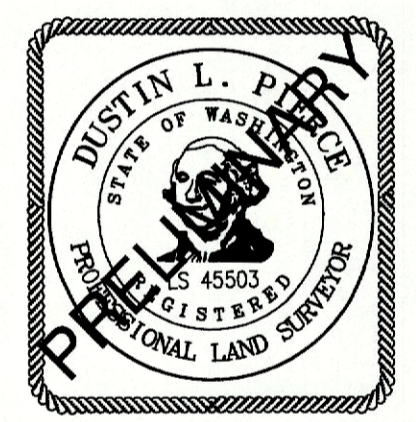
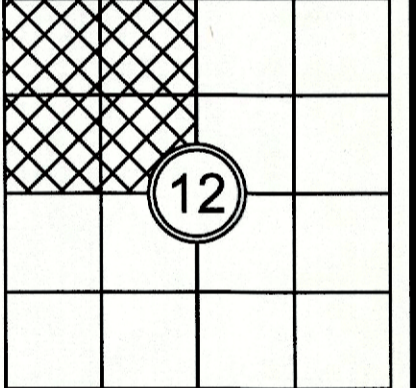
RECEIVED
 MAY 06 2026
 Kittitas County CDS



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND 5/8" REBAR & CAP, LS 45503
- SET 5/8" REBAR & CAP, LS 45503
- AC-1 ACCESS TRACT - DESIGNATION NO.
- FD-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NO.
- OS-1 OPEN SPACE TRACT - DESIGNATION NO.
- AFN AUDITOR'S FILE NUMBER

INDEX LOCATION
 SEC. 12 T. 20 N.R. 14 E.W.M.



AUDITOR'S CERTIFICATE

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

DUSTIN L. PIERCE
 SURVEYOR'S NAME

BRYAN ELLIOTT
 County Auditor

 Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250
 Eastern Washington Division
 110 South Oakes Ave., #250 • Cle Elum, WA 98922 • Ph: (509) 674-7433

ROSLYN RIDGE P.U.D. PHASE 3
 PREPARED FOR
 BLUE JAY LAND COMPANY LLC
 A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
D.L.P./G.W.	05/2026	22116-4
CHKD BY	SCALE	SHEET
D.L.P.	1" = 200'	4 OF 5

ROSLYN RIDGE P.U.D. PHASE 3 PLAT
A PORTION OF THE NW 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON

PD-24-00001
 LPF-

RECEIVED
 MAY 06 2026
 Kittitas County CDS

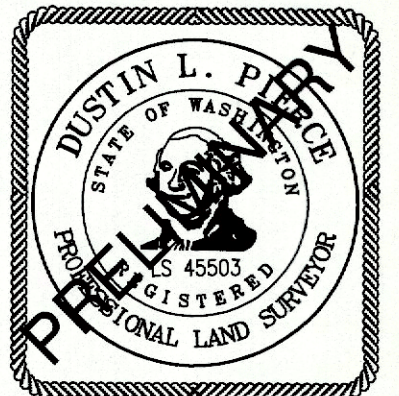
LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 66°55'12" E	148.47'
L2	S 36°56'58" E	41.21'
L3	S 66°58'24" W	167.16'
L4	N 89°07'41" W	7.87'
L5	S 36°56'58" E	24.11'
L6	S 58°09'36" W	42.17'
L7	N 30°22'58" W	95.73'
L8	N 33°07'24" E	241.86'
L9	N 47°26'29" W	196.35'
L10	S 78°23'37" W	118.75'
L11	N 0°17'48" W	74.64'
L12	N 45°13'26" E	29.26'
L13	N 1°44'37" E	21.16'
L14	N 89°59'58" W	150.07'
L15	N 1°44'37" E	30.01'
L16	N 90°00'00" W	100.09'
L17	N 28°57'28" W	128.97'
L18	N 0°00'00" E	127.65'
L19	N 0°00'00" E	140.00'
L20	N 0°00'00" E	140.00'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L21	N 90°00'00" W	80.26'
L22	N 90°00'00" W	105.00'
L23	N 90°00'00" W	12.92'
L24	N 90°00'00" W	198.18'
L25	S 55°25'59" W	25.75'
L26	N 0°00'00" E	160.00'
L27	N 90°00'00" W	117.11'
L28	N 0°00'00" E	160.00'
L29	N 0°00'00" E	72.50'
L30	N 90°00'00" E	117.11'
L31	N 0°00'00" E	127.50'
L32	N 0°00'00" E	40.00'
L33	N 16°24'30" E	42.86'
L34	S 89°29'59" E	127.74'
L35	N 31°12'18" E	158.66'
L36	N 30°22'58" W	79.53'
L37	N 30°22'58" W	54.55'
L38	N 54°17'10" W	111.23'
L39	N 54°17'10" W	81.60'
L40	N 42°48'20" E	113.84'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L41	N 54°17'10" W	192.83'
L42	N 54°17'10" W	163.20'
L43	N 54°17'10" W	184.36'
L44	N 0°30'01" E	27.11'
L45	N 0°30'01" E	27.11'
L46	N 0°30'01" E	27.11'
L47	N 90°00'00" W	57.77'
L48	N 90°00'00" W	372.64'
L49	S 25°55'50" W	53.83'
L50	N 0°00'00" E	127.65'
L51	N 0°00'00" E	140.00'
L52	N 0°00'00" E	140.00'
L53	N 90°00'00" W	65.26'
L54	N 90°00'00" W	90.00'
L55	N 90°00'00" W	42.92'
L56	N 90°00'00" W	198.18'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	405.37'	307.62'	43°28'49"
C2	405.37'	238.46'	33°42'17"
C3	405.37'	69.16'	9°46'32"
C4	55.00'	276.40'	287°56'10"
C5	55.00'	56.65'	59°00'56"
C6	55.00'	81.55'	84°57'10"
C7	30.00'	28.26'	53°58'05"
C8	80.00'	126.36'	90°30'01"
C9	80.00'	77.40'	55°26'00"
C10	80.00'	48.96'	35°04'01"
C11	100.00'	95.62'	54°47'11"
C12	100.00'	87.15'	49°56'02"
C13	100.00'	8.47'	4°51'08"
C14	140.00'	133.87'	54°47'11"
C15	30.00'	54.49'	104°04'05"
C16	140.00'	98.27'	40°13'05"
C17	140.00'	35.60'	14°34'06"
C18	40.00'	63.18'	90°30'01"
C19	30.00'	28.26'	53°58'05"
C20	55.00'	79.01'	82°18'24"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C21	55.00'	59.19'	61°39'42"
C22	60.00'	94.77'	90°30'01"
C23	120.00'	114.74'	54°47'11"
C24	120.00'	50.06'	23°54'11"



AUDITOR'S CERTIFICATE _____		
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.		
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF		
DUSTIN L. PIERCE SURVEYOR'S NAME		
BRYAN ELLIOTT County Auditor		_____ Deputy County Auditor
Encompass ENGINEERING & SURVEYING		
Western Washington Division 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250		
Eastern Washington Division 110 South Oakes Ave., #250 • Cle Elum, WA 98922 • Ph: (509) 674-7433		
ROSLYN RIDGE P.U.D. PHASE 3 PREPARED FOR BLUE JAY LAND COMPANY LLC A PORTION OF THE NW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.		
KITTITAS COUNTY WASHINGTON		
DWN BY D.L.P./G.W.	DATE 05/2026	JOB NO. 22116-4
CHKD BY D.L.P.	SCALE N/A	SHEET 5 OF 5