

**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

**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 1" 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.: 20202

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 1" PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO.: 20202

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 \_\_\_\_\_ BLUE JAY LAND COMPANY LLC  
IN \_\_\_\_\_ MAR. 2025.

\_\_\_\_\_  
DUSTIN L. PIERCE DATE  
CERTIFICATE NO. 45503

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

APN 960952  
APN 960953  
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 21813  
MICHAEL W & ELIZABETH D THOMAS  
4136 SW HOLDEN STREET  
SEATTLE WA 98136-2150

APN 762534  
JEFFREY S & TAMARA R HAYWOOD  
TRUSTEES  
216 34TH AVE NW  
GIG HARBOR WA 98335-7882

APN 732534  
BRIAN I CLARK  
PO BOX 1522  
RONALD WA 98940-0016

APN 021934  
APN 231934  
JAMES E & DONNA A ANKROM  
3511 132ND AVE SE  
SNOHOMISH WA 98290-4794

APN 772534  
GARY W CHONZENA  
PO BOX 522  
RONALD WA 98940-0441

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

APN 16471  
RANDO WICK  
PO BOX 104  
RONALD WA 98940

APN 17388  
APN 17389  
GORDON E & JANET S MORESHEAD  
FAMILY REV TRUST  
PO BOX 1492  
RONALD WA 98940

APN 162534  
10300 CLE ELUM LLC  
6523 CALIFORNIA AVE SW #131  
SEATTLE WA 98136-1562

APN 21812  
DANIEL & ANGELA AMDUR  
2305 N 38TH STREET  
SEATTLE WA 98103-8403

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

APN 241934  
KRISTINA A WISEN  
3620 173RD CT NE  
REDMOND WA 98052

APN 21815  
ALEX K W & AMANDA T SOH  
2816 202ND ST SE  
BOTHELL WA 98012-3605

APN 960954  
JOEL R BERNTSON  
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 221934  
LANDY D SCHUBERT ETUX  
39524 200TH AVE SE  
AUBURN WA 98092

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

APN 211934  
NICOLAS & HEATHER TRESCASES  
15303 SE 49TH ST  
BELLEVUE WA 98006-3648

APN 041934  
APRIL M & JAMES C WOODS  
10243 STATE ROUTE 903  
RONALD WA 98940

APN 421636  
DAVID E & ELIZABETH L THOMPSON  
17833 236TH PL NE  
WOODINVILLE WA 98077

APN 101934  
CAMP CHAOS LLC  
10317 206TH AVE NE  
REDMOND WA 98053-5111

APN 962708  
JUSTIN & DAWN CARLO  
2106 186TH AVE E  
LAKE TAPPS WA 98391

APN 963299  
ANDI & SVITLAHNA ESTER DELIC  
14187 SE 153RD PL  
RENTON WA 98058

APN 963300  
JOHN MANLOVE  
17430 102ND AVE NE  
BOTHELL WA 98011

APN 201934  
PACIFIC HOMES NW LLC  
105 112TH ST S #276  
PARKLAND WA 98444

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

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.

IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF

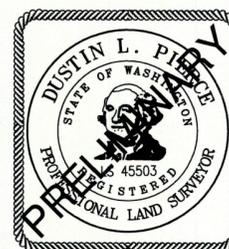
\_\_\_\_\_  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
\_\_\_\_\_  
BRYAN ELLIOTT  
County Auditor Deputy County Auditor



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

**ROSLYN RIDGE P.U.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.

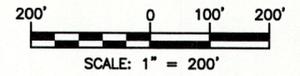
KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D.L.P./G.W.	03/2025	221163	
CHKD BY	SCALE	SHEET	
D.L.P.	N/A	1 OF 5	





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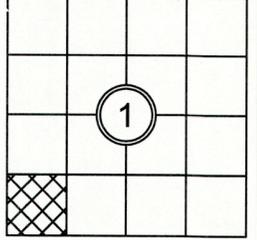
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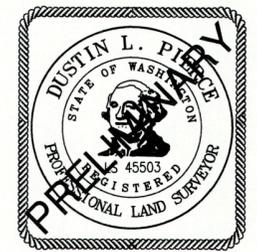
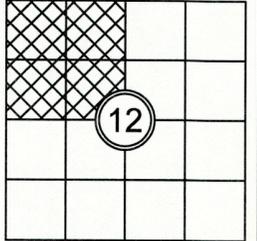
**LEGEND**

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  FOUND 5/8" REBAR & CAP, LS 45503
-  SET 5/8" REBAR & CAP, LS 45503
-  (R) RADIAL BEARING
-  AFN AUDITOR'S FILE NUMBER

**INDEX LOCATION**  
SEC. 1 T. 20 N.R. 14 E. W.M.



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



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DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
BRYAN ELLIOTT  
 County Auditor Deputy County Auditor

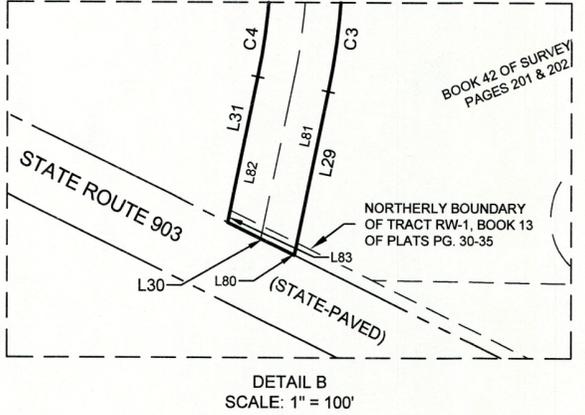
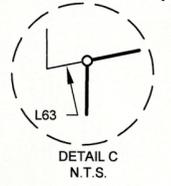
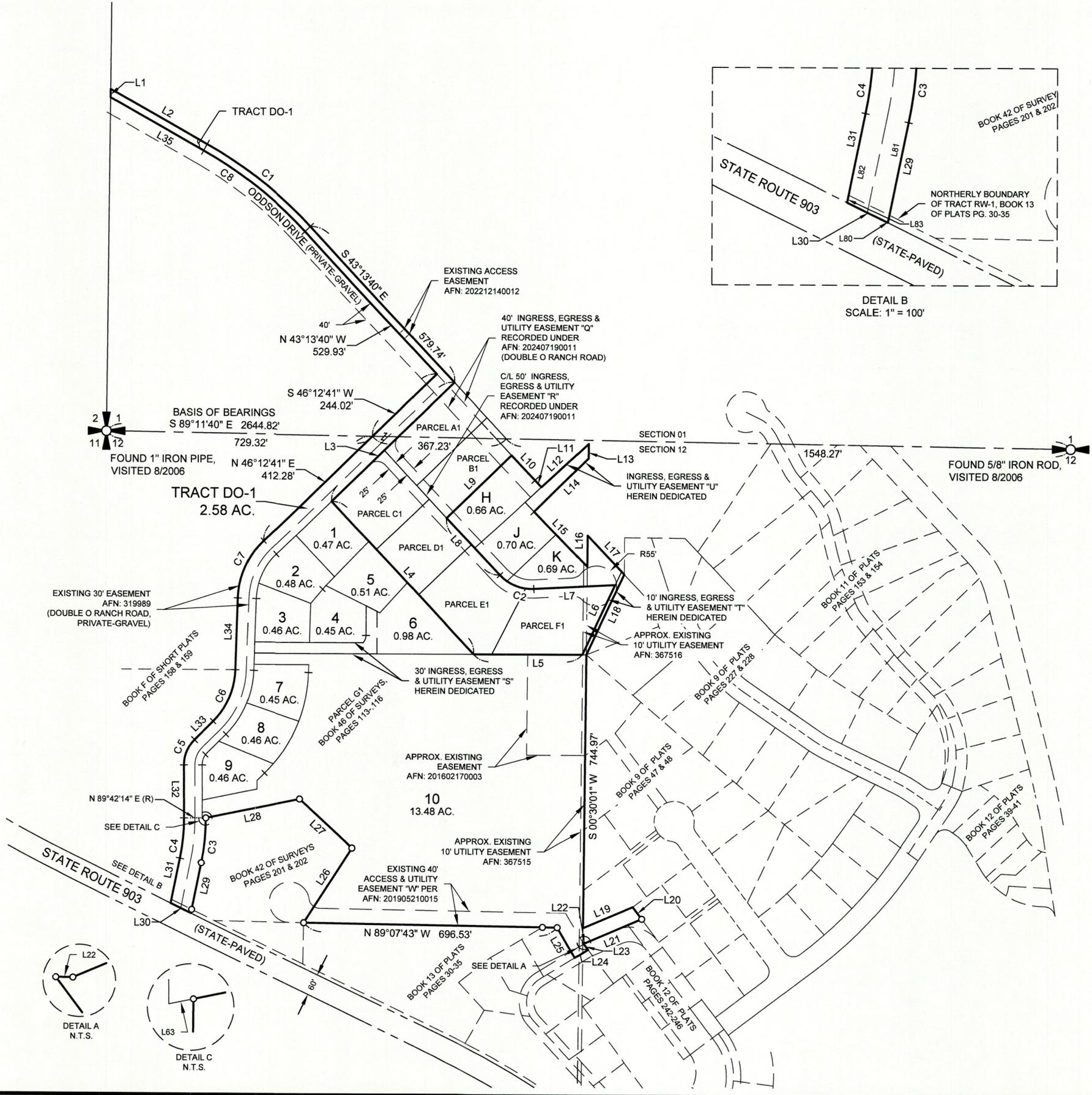
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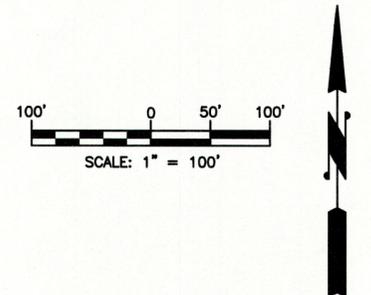
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CHKD BY	SCALE	SHEET
D.L.P.	1" = 200'	3 OF 5



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 Kittitas County CDS

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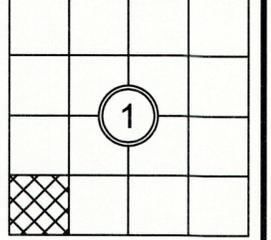
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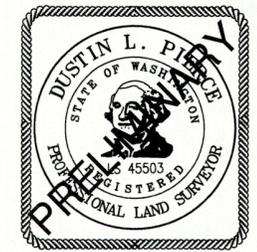
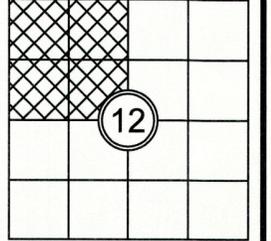
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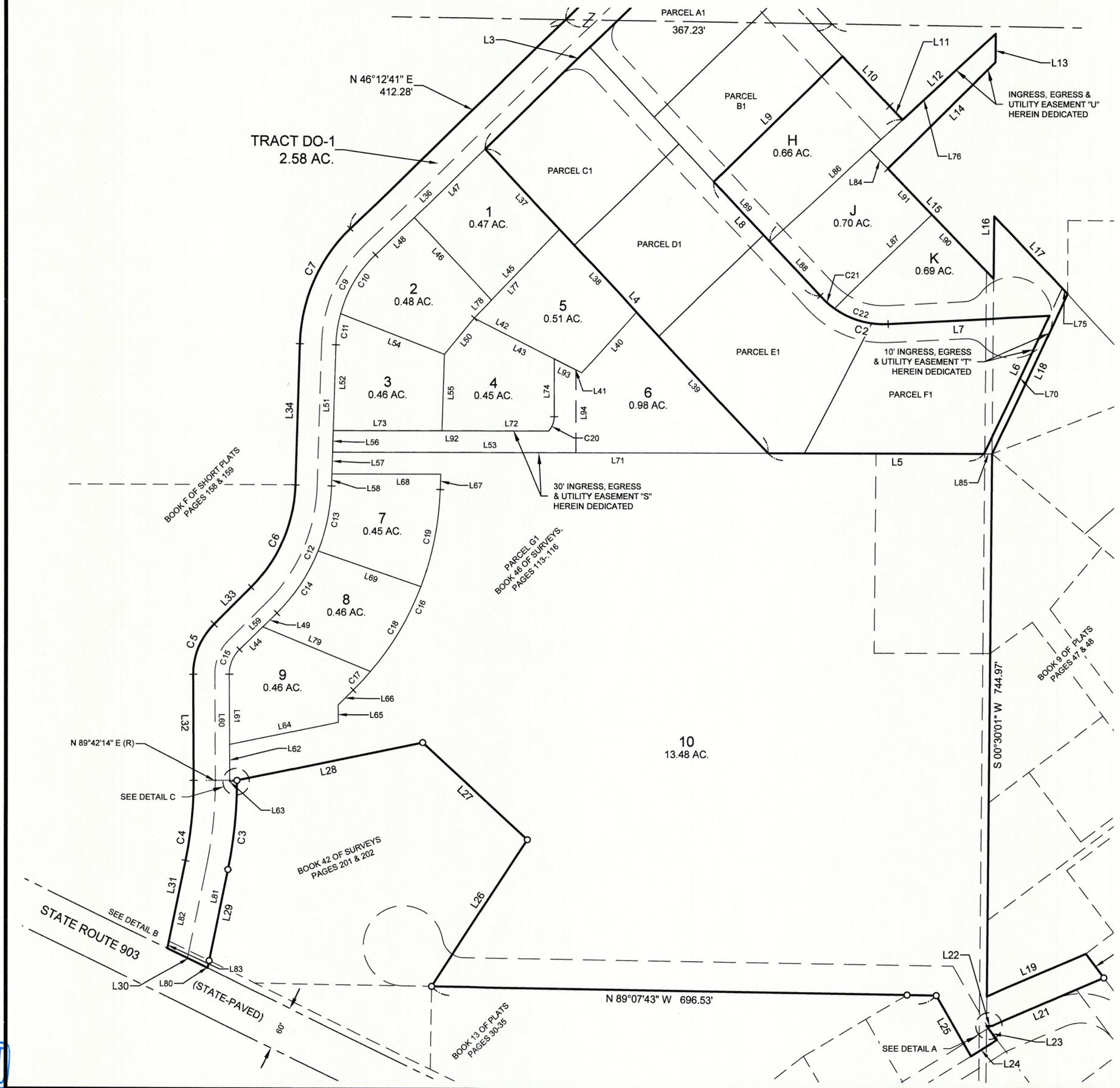
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CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	4 OF 5



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**TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON**

LPF-25-XXXX

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 0°34'15" E	22.82'
L2	N 60°39'40" W	303.70'
L3	S 46°12'41" W	466.06'
L4	S 43°14'40" E	570.09'
L5	S 89°59'58" E	298.24'
L6	S 25°25'14" W	209.56'
L7	S 87°02'18" W	222.88'
L8	N 43°14'40" W	214.42'
L9	N 46°12'41" E	246.05'
L10	S 44°01'14" E	93.46'
L11	S 43°44'01" E	25.71'
L12	S 47°41'47" W	174.25'
L13	N 0°30'01" E	39.07'
L14	N 45°51'14" E	207.19'
L15	S 44°08'46" E	209.77'
L16	N 0°30'01" E	85.82'
L17	N 43°26'27" W	146.94'
L18	S 25°25'14" W	241.99'
L19	S 66°55'12" W	148.47'

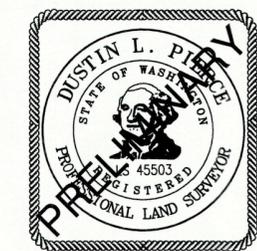
LINE TABLE		
LINE #	DIRECTION	DISTANCE
L20	N 36°56'58" W	41.21'
L21	N 66°58'24" E	167.16'
L22	S 89°07'41" E	7.87'
L23	S 36°56'58" E	24.11'
L24	S 58°09'36" W	42.17'
L25	N 30°22'58" W	95.73'
L26	S 33°07'24" W	241.86'
L27	S 47°26'29" E	196.35'
L28	N 78°23'37" E	261.52'
L29	S 11°42'00" W	138.64'
L30	S 64°10'04" E	61.87'
L31	N 11°42'00" E	123.53'
L32	S 0°17'46" E	145.42'
L33	N 45°13'26" E	72.04'
L34	S 1°44'37" W	194.26'
L35	N 60°39'40" W	292.72'
L36	S 46°12'41" W	209.75'
L37	N 43°14'40" W	150.01'
L38	N 43°14'40" W	155.10'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L39	N 43°14'40" W	264.99'
L40	N 42°28'08" E	111.76'
L41	S 63°37'13" E	42.40'
L42	S 63°37'13" E	165.76'
L43	S 63°37'13" E	123.36'
L44	S 45°13'26" W	44.96'
L45	S 44°01'38" W	135.52'
L46	N 43°15'17" W	155.17'
L47	S 46°12'41" W	135.40'
L48	S 46°12'41" W	74.35'
L49	S 45°13'26" W	27.08'
L50	N 39°59'33" E	64.26'
L51	S 1°44'37" W	194.26'
L52	S 1°44'37" W	117.64'
L53	N 89°59'58" W	335.99'
L54	S 69°00'31" E	153.39'
L55	N 1°44'37" E	105.05'
L56	S 1°44'37" W	30.01'
L57	S 1°44'37" W	30.01'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	1185.92'	360.84'	17°26'00"
C2	120.00'	104.13'	49°43'02"
C3	590.68'	123.67'	11°59'46"
C4	530.68'	111.11'	11°59'46"
C5	98.04'	77.89'	45°31'12"
C6	205.37'	155.85'	43°28'49"
C7	227.21'	176.34'	44°28'04"
C8	1165.92'	354.75'	17°26'00"
C9	177.21'	137.53'	44°28'04"
C10	177.21'	94.58'	30°34'43"
C11	177.21'	42.96'	13°53'21"
C12	255.37'	193.79'	43°28'49"
C13	255.37'	90.70'	20°21'01"
C14	255.37'	103.09'	23°07'48"
C15	48.04'	38.17'	45°31'12"
C16	405.37'	307.62'	43°28'49"
C17	405.37'	35.02'	4°56'59"
C18	405.37'	137.12'	19°22'53"
C19	405.37'	135.48'	19°08'57"
C20	30.00'	21.89'	41°48'39"
C21	120.00'	25.77'	12°18'10"
C22	120.00'	78.36'	37°24'52"

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L58	S 1°44'37" W	16.59'
L59	S 45°13'26" W	72.04'
L60	S 0°17'46" E	147.42'
L61	S 0°17'46" E	96.43'
L62	S 0°17'46" E	50.99'
L63	S 78°23'37" W	10.20'
L64	N 78°23'37" E	152.97'
L65	S 0°17'46" E	23.65'
L66	S 45°13'26" W	29.26'
L67	S 1°44'37" W	21.16'
L68	S 89°59'58" E	150.07'
L69	S 71°09'00" E	150.15'
L70	N 25°25'14" E	250.61'
L71	S 89°59'58" E	600.99'
L72	N 89°59'58" W	147.37'
L73	N 89°59'58" W	150.07'
L74	S 0°00'02" W	79.42'
L75	S 43°26'27" E	10.72'
L76	N 47°41'47" E	234.77'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L77	S 44°01'38" W	169.36'
L78	S 44°01'38" W	33.83'
L79	S 67°27'27" E	160.93'
L80	S 11°42'00" W	10.31'
L81	S 11°42'00" W	128.33'
L82	N 11°42'00" E	113.22'
L83	N 11°42'00" E	10.31'
L84	N 44°08'46" W	35.34'
L85	S 89°59'58" E	11.07'
L86	S 47°41'47" W	247.56'
L87	N 46°12'41" E	186.20'
L88	N 43°14'40" W	101.66'
L89	N 43°14'40" W	112.76'
L90	S 44°08'46" E	122.71'
L91	S 44°08'46" E	87.06'
L92	S 89°59'58" E	297.44'
L93	S 63°37'13" E	33.49'
L94	S 0°00'02" W	114.54'



**AUDITOR'S CERTIFICATE** \_\_\_\_\_  
 FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
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DUSTIN L. PIERCE  
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 ENGINEERING & SURVEYING

Western Washington Division  
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ROSLYN RIDGE P.U.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		
DWN BY D.L.P./G.W.	DATE 03/2025	JOB NO. 221163
CHKD BY D.L.P.	SCALE N/A	SHEET 5 OF 5

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