

**ROSLYN RIDGE WEST SHORT PLAT**  
 A PORTION OF THE NW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

**RECEIVED**  
 MAR 26 2024  
 Kittitas County CDS

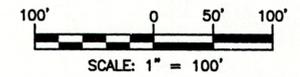
SP-24-XXXXX  
 SPF-24-XXXXX



FOUND 1" IRON PIPE,  
 VISITED 8/2006

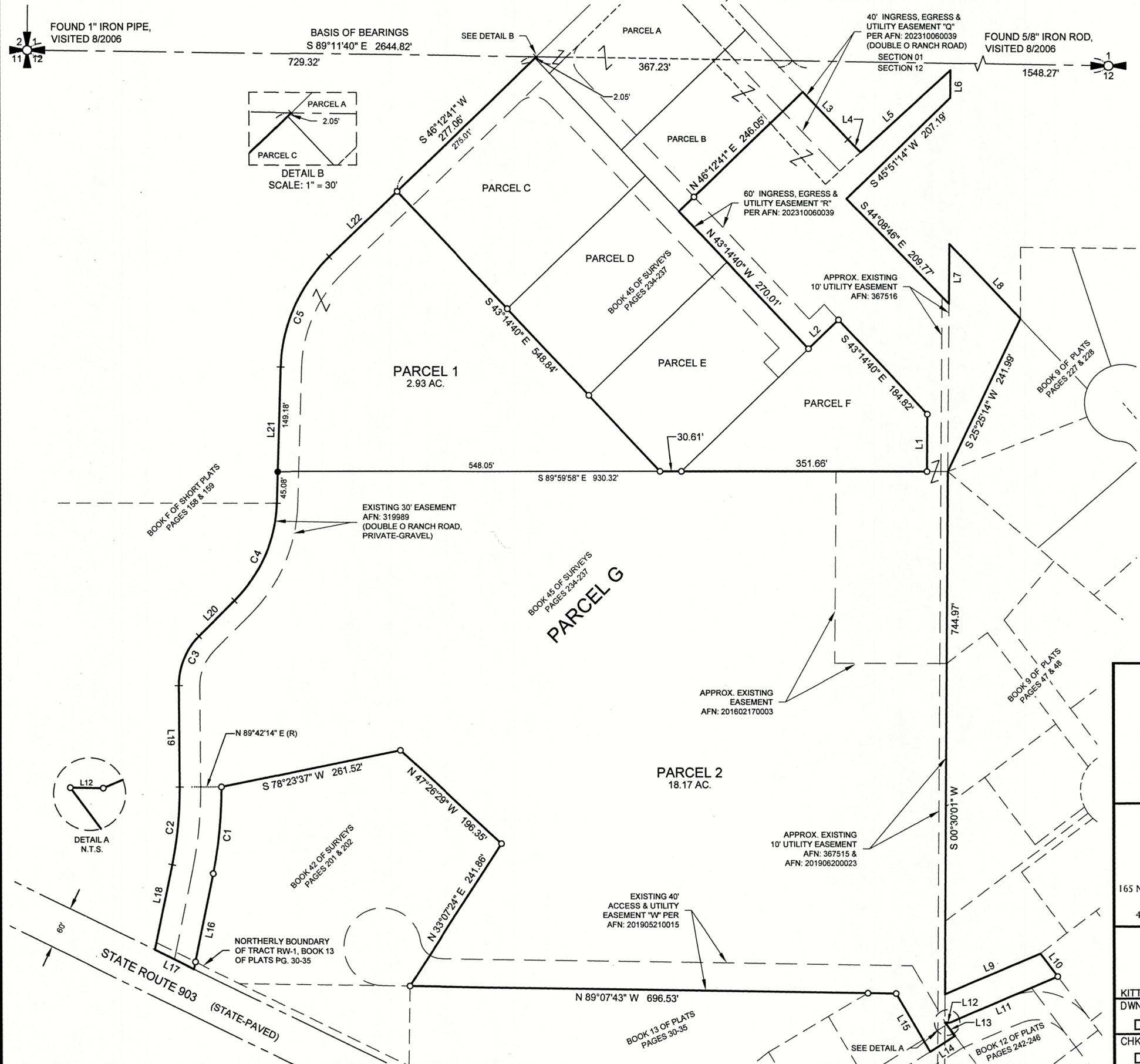
BASIS OF BEARINGS  
 S 89°11'40" E 2644.82'

FOUND 5/8" IRON ROD,  
 VISITED 8/2006

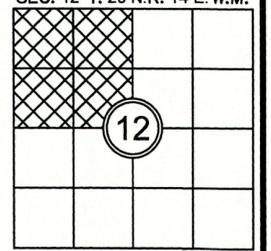


**LEGEND**

- 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. 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

\_\_\_\_\_  
 SURVEYOR'S NAME

\_\_\_\_\_  
 County Auditor

\_\_\_\_\_  
 Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

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 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055

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**ROSLYN RIDGE WEST SHORT PLAT**  
 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.	03/2024	221161	
CHKD BY	SCALE	SHEET	
D.L.P.	1" = 100'	1 OF 3	

**ROSLYN RIDGE WEST SHORT PLAT**  
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 KITTITAS COUNTY, STATE OF WASHINGTON

SP-24-XXXXX  
 SPF-24-XXXXX

**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.  
 20202            20-14-12060-0023  
 AREA: 21.10 ACRES  
 NUMBER OF LOTS: 2  
 ZONE: RURAL RECREATION &  
 PLANNED UNIT DEVELOPMENT  
 WATER SOURCE: INDIVIDUAL WELLS  
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD

**LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-48322128:**

PARCEL G OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 6, 2023, IN BOOK 45 OF SURVEYS, PAGES 234 THROUGH 237, UNDER AUDITOR'S FILE NO. 202310060039, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

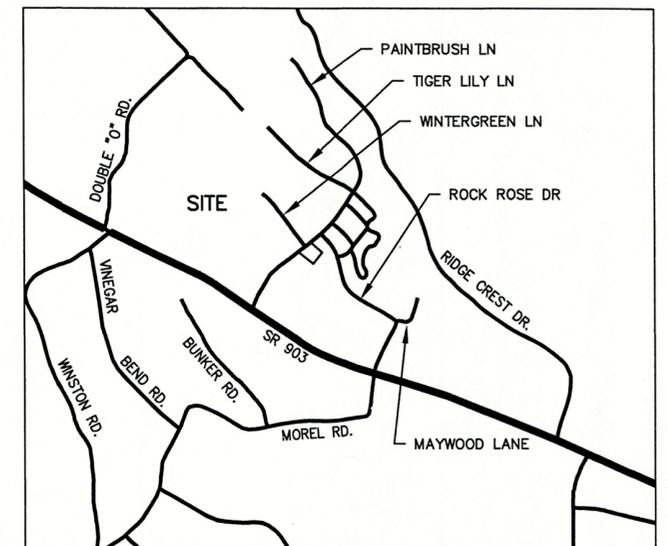
**SURVEY NOTES:**

- 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 SHORT PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
  - BOOK 13 OF PLATS, PAGES 30-35, AFN: 201905210015
  - 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 L OF SHORT PLATS, PAGES 142 THRU 145, AFN: 201803060001

AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

**SHORT PLAT NOTES:**

- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
- 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.
- 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.
- 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- 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.
- 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 SHORT PLAT.
- 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.

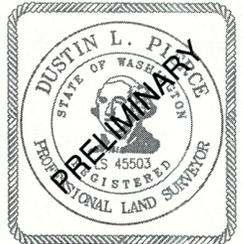


VICINITY MAP - N.T.S.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 0°30'01" E	81.78'
L2	N 46°12'41" E	60.00'
L3	S 44°01'14" E	93.46'
L4	S 43°44'01" E	25.71'
L5	S 47°41'47" W	174.25'
L6	N 0°30'01" E	39.07'
L7	N 0°30'01" E	85.82'
L8	N 43°26'27" W	146.94'
L9	S 66°55'12" W	148.47'
L10	N 36°56'58" W	41.21'
L11	N 66°58'24" E	167.16'
L12	S 89°07'41" E	7.87'
L13	S 36°56'58" E	24.11'
L14	S 58°09'36" W	42.17'
L15	N 30°22'58" W	95.73'
L16	S 11°42'00" W	138.64'
L17	S 64°10'04" E	61.87'
L18	N 11°42'00" E	123.53'
L19	S 0°17'46" E	145.42'
L20	S 45°13'26" W	72.04'
L21	S 1°44'37" W	194.26'
L22	S 46°12'41" W	135.22'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	590.68'	123.67'	11°59'46"
C2	530.68'	111.11'	11°59'46"
C3	98.04'	77.89'	45°31'12"
C4	205.37'	155.85'	43°28'49"
C5	227.21'	176.34'	44°28'04"

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

- |   |  |
|---|--|
| APN 12065<br>APN 201934<br>APN 960952<br>APN 960953<br>APN 960955<br>APN 963299<br>APN 963300<br>APN 963301<br>APN 963302<br>BLUE JAY LAND CO LLC<br>304 W 1ST STREET<br>CLE ELUM WA 98922-1074 | APN 20190<br>ABIRAL & BIPASANA JOSHEE<br>2402 W ARMOUR ST<br>SEATTLE WA 98199-2833                           |
| APN 960718<br>THOMAS JAY HOOVER<br>1163 19TH AVE E<br>SEATTLE WA 98112-3504   | APN 16471<br>RANDO & KETIA WICK<br>PO BOX 104<br>RONALD WA 98940   |
| APN 20188<br>JOSHUA & NICOLE MARSHALEK<br>2111 6TH PL<br>SNOHOMISH WA 98290   | APN 17388<br>APN 17389<br>GORDON E & JANET S MORESHEAD<br>FAMILY REV TRUST<br>PO BOX 1492<br>RONALD WA 98940 |
| APN 20181<br>MICHAEL W & ELIZABETH D THOMAS<br>4136 SW HOLDEN STREET<br>SEATTLE WA 98136-2150   | APN 162534<br>10300 CLE ELUM LLC<br>6523 CALIFORNIA AVE SW #131<br>SEATTLE WA 98136-1562                     |
| APN 20186<br>KEVIN D BEAN<br>420 190TH AVE E<br>LAKE TAPPS WA 98391-5609  | APN 21812<br>DANIEL & ANGELA AMDUR<br>2305 N 38TH STREET<br>SEATTLE WA 98103-8403                            |
| APN 20191<br>KIRK & JONI KEPPLER<br>8514 FAUNTLEE CRST SW<br>SEATTLE WA 98136-2535  | APN 20184<br>JAY KNAPP ETUX<br>11610 SE 62ND ST<br>BELLEVUE WA 98006   |
| APN 762534<br>JEFFREY S & TAMARA R HAYWOOD TRUSTEES<br>216 34TH AVE NW<br>GIG HARBOR WA 98335-7882  | APN 241934<br>KRISTINA A WISEN<br>3620 173RD CT NE<br>REDMOND WA 98052                                       |
| APN 732534<br>BRIAN I CLARK<br>PO BOX 1522<br>RONALD WA 98940-0016  | APN 21815<br>ALEX K W & AMANDA T SOH<br>2816 202ND ST SE<br>BOTHELL WA 98012-3605                            |
| APN 021934<br>APN 231934<br>JAMES E & DONNA A ANKROM<br>3511 132ND AVE SE<br>SNOHOMISH WA 98290-4794  | APN 960954<br>JOEL R BERTNSON<br>2501 CANTERBURY LANE E<br>APT 416<br>SEATTLE WA 98112-2563                  |
| APN 772534<br>GARY W CHONZENA<br>PO BOX 522<br>RONALD WA 98940-0441   | APN 960937<br>KEVIN & JENNIFER MAKI<br>14311 174TH AVE NE<br>REDMOND WA 98052-1254                           |
|   | APN 960939<br>KIRSTIN WARD<br>13616 135TH AVE NE<br>KIRKLAND WA 98034  |

**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 \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) S.S.

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.

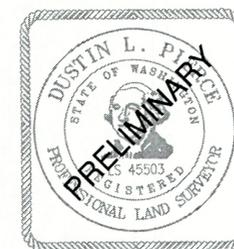
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
 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 MARCH 2024.

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



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
DUSTIN L. PIERCE  
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BRYAN ELLIOTT Deputy County Auditor  
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D.L.P.	N/A	3 OF 3	

**APPROVALS**

---

**KITTITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED THIS \_\_\_\_ DAY  
 OF \_\_\_\_\_ A.D., 20\_\_

\_\_\_\_\_  
 KITTITAS COUNTY ENGINEER

---

**COMMUNITY DEVELOPMENT SERVICES**

I HEREBY CERTIFY THAT THE "ROSLYN RIDGE WEST" SHORT 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 SHORT 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 SHORT PLAT IS NOW TO BE FILED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

\_\_\_\_\_  
 KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 20202