

03/24/2006 10:36

4253924676

EASTSIDE CONSULT, .S

RECEIVED

APR 06 2006

KITTITAS COUNTY
ELLENSBURG, WA 98926KITTITAS COUNTY
CDSAssessor's Office
County Courthouse Rm. 101Planning Department
County Courthouse Rm. 182Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Big Boulder L.L.C.
Applicant's Name
Ronald
City
(206) 920-6702 (Bill Poppie)
Phone (Home)

P.O. Box 271
Address
Wa. 98940
State, Zip Code
(425) 493-1127
Phone (Work)

RECEIVED

AUG 2 2006

IRIS HOMINGER

KITTITAS COUNTY

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. __, Pg __)
20-15-16000-0006/86.42 Ac.	X SEGREGATED INTO 3 LOTS	22.12 Ac. (#2A)
	"SEGREGATED" FOR MORTGAGE PURPOSES ONLY	29.18 Ac. (#2B)
	SEGREGATED FOREST IMPROVEMENT SITE	35.12 Ac. (#2C)
	BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	
	BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	COMBINED AT OWNERS REQUEST	

Applicant is:

Owner

Purchaser

Lessee

Other

X Owner Signature Required

Other

Treasurer's Office Review

Tax Status:

2006 taxes printed

By:

Kittitas County Treasurer's Office

Date:

8-22-06

Planning Department Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. __)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol. __ Page __ Date __ **Survey Required: Yes ☒ No ☐
- () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #:

Parcel Creation Date:

Last Split Date:

Current Zoning District:

Review Date:

5/3/06

By:

**Survey Approved:

5/3/06

By:

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary adjustments or segregation.

03/24/2006 10:36

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APR 06 2006

KITTITAS COUNTY
ELLENSBURG, WA 98926Assessor's Office
County Courthouse Rm. 101Planning Department
County Courthouse Rm. 102Treasurer's Office
County Courthouse Rm. 102**KITTITAS COUNTY**
CDS**REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS**

Big Boulder L.L.C. _____ P.O. Box 271 _____
 Applicant's Name _____ Address _____
 Ronald _____ Wa. 98940 _____
 City _____ State, Zip Code _____
 (206) 920-6702 (Bill Poppie) _____
 Phone (Home) _____ (425) 493-1127 (Dave Armintrout) _____
 Phone (Work) _____

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. _____, Pg _____)
20-15-16000-0006/86.42 Ac.	<input checked="" type="checkbox"/> SEGREGATED INTO 3 LOTS	22.12 Ac. (#2A)
_____	_____	29.18 Ac. (#2B)
_____	_____	35.12 Ac. (#2C)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Applicant is:

Owner

Purchaser

Lessee

Other

X W.D. Poppie
Owner Signature Required

Other

Treasurer's Office Review

Tax Status: _____

By: _____

Kittitas County Treasurer's Office

Date: _____

Planning Department Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ☒ No ☐
- () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Review Date: 5/3/06By: [Signature]**Survey Approved: 5/3/06By: [Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary adjustments or segregation.

03/24/2006 10:36

4253924676

EASTSIDE CONSULTANTS

RECEIVED

APR 06 2006

**KITTITAS COUNTY
CDS****KITTITAS COUNTY**
ELLENSBURG, WA 98926Assessor's Office
County Courthouse Rm. 101Planning Department
County Courthouse Rm. 182Treasurer's Office
County Courthouse Rm. 102**REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS**

Big Boulder L.L.C.

Applicant's Name

Ronald

City

(206) 920-6702 (Bill Poppie)

Phone (Home)

P.O. Box: 271

Address

Wa. 98940

State, Zip Code

(425) 493-1127 (Dave Armintrout)

Phone (Work)

Original Parcel Number(s) & Acreage

Action Requested

New Acreage
(Survey Vol. __, Pg __)

20-15-16000-0005/20.00 Ac.

SEGREGATED INTO LOTS

41.52 Ac.

20-15-16000-0006/107.97 Ac.

"SEGREGATED" FOR MORTGAGE
PURPOSES ONLY
SEGREGATED FOREST IMPROVEMENT
SITE

86.42 Ac.

BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTY OWNERS
X BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTIES IN SAME
OWNERSHIP
COMBINED AT OWNERS REQUEST

Applicant is:

Owner

Purchaser

Lessee

Owner Signature Required

Other

RECEIVED

MAY 31 2006

CHRIS ROMINGER
KITTITAS COUNTY ASSESSOR

Treasurer's Office Review

Tax Status:

Paid thru 2006

By:

Kittitas County Treasurer's Office

Date:

6/6/06

Planning Department Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. __)
- X () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. __ Page __ Date __ Survey Required: Yes X No __
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Card #:

Parcel Creation Date:

Last Split Date:

Current Zoning District:

Review Date:

5/3/06

By:

Survey Approved:

5/3/06

By:

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary adjustments or segregation.

MAR-24-2006 FRI 11:24 TEL: 1-877-259-6284

NAME: CAMPING WORLD

P. 2

Big Boulder LLC

cg

June 5, 2006

31/88

2006 Taxes PD 05/31/06

SEG

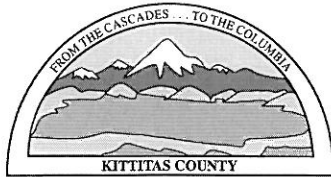
Sales Info:

Adjusted Acres:

0

06 for 07

	Owner	Parcel Number	Acres	Lvalue	Ivalue	Tvalue	Lv/Lu
Original		20-15-16000-0005	63.96	2,240	0	2,240	
New		P14859	41.52	1,450	0	1,450	
		Ptn SW1/4 (Parcel 1, B32/P128)					
Original		20-15-16000-0006	63.96	1,760	0	1,760	
New		P14860	22.10	780	0	780	
		Ptn SW1/4 (Parcel 2A, B32/P128)					
New		20-15-16000-0007	29.18	960	0	960	
		Ptn SW1/4 (Parcel 2B, B32/P128)					
New		20-15-16000-0008	35.12	810	0	810	
		Ptn SW1/4 (Parcel 2C, B32/P128)					



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: April 24, 2006

SUBJECT: Big Boulder LLC Segregation and BLA 20-15-16000-0006 & 0005

1. Our department has reviewed the Request for Boundary Line Adjustment and Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

The applicant needs to be aware of the following:

- a. An approved Access Permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the County Road Right of Way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements, state easements or cities may require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. **Access is not guaranteed to any existing or created parcel on this application.**

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information.

Return to: Cle Elum Sapphire Skies
315 39th Ave SW #8
Puyallup, WA 98373



200301130065
Page: 1 of 2
01/13/2003 02:58P
EAS 20.00

EASEMENT FOR INGRESS, EGRESS AND UTILITIES

This Easement Agreement ("Agreement") is dated the 8th day of January 2003, between SDO L.L.C. a Washington Limited Liability Company, whose address is 6622 112th ST. East, Puyallup, Washington 98373 as "**Grantor**," and Big Boulder L.L.C. whose address is P.O. Box 271, 11630-SR 903, Washington, 98940.

Whereas, the "**Grantor**" wishes to grant easement rights to the "**Grantee**" their devisees, heir's, successors and assigns as follows:

A 60.00 foot easement for ingress, egress, and utilities, in the Southeast Quarter of the Southeast Quarter of Section 17, Township 20 North, Range 15 East, W.M., Kittitas County, Washington, lying 30.00 feet of even width on each side of the following described centerline: Commencing at the Southeast Corner of said subdivision; thence N00°37'22"E along the east line of said subdivision a distance of 1203.21 feet to the true Point of Beginning of said centerline; thence N75°42'23"W a distance of 24.83 feet; Thence N75°32'48"W a distance of 88.79 feet; thence S58°11'06"W a distance of 23.61 feet; thence S30°48'21"W a distance of 59.34 feet; thence S25°30'50"W a distance of 16.40 feet; thence S67°59'54"W a distance of 73.97 feet; Thence S65°02'40"W a distance of 27.65 feet to the centerline of Whitehead Road and the terminus of said centerline. **Except** that portion lying within Whitehead Road. (Sidelines of all easements to be extended and/or shortened at course changes so as to terminate at their respective intersections and/or property lines.)

Said easement shall be appurtenant to and for the benefit of the following described property.

Legal Description: Lot(s) 2 and 3 of that certain Boundary Line Adjustment Survey filed in Book 27 of Surveys, Page 128, and recorded April 5, 2002, under Auditor's File No. 200204050001; being that portion of the West Half of Section 16, Township 20 North, Range 15 East W.M., records of Kittitas County, State of Washington.

Date 1-9-03

Grantor

SDO L.L.C. By: Steven D. Olson
Managing Member

Real Estate Excise Tax

EXEMPT

Kittitas County Treasurer

BY K Hies

01-13-03

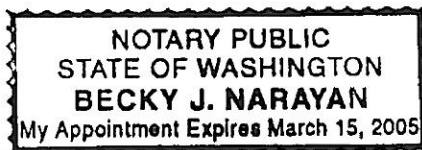
STATE OF WASHINGTON)
) ss
COUNTY OF PIERCE)

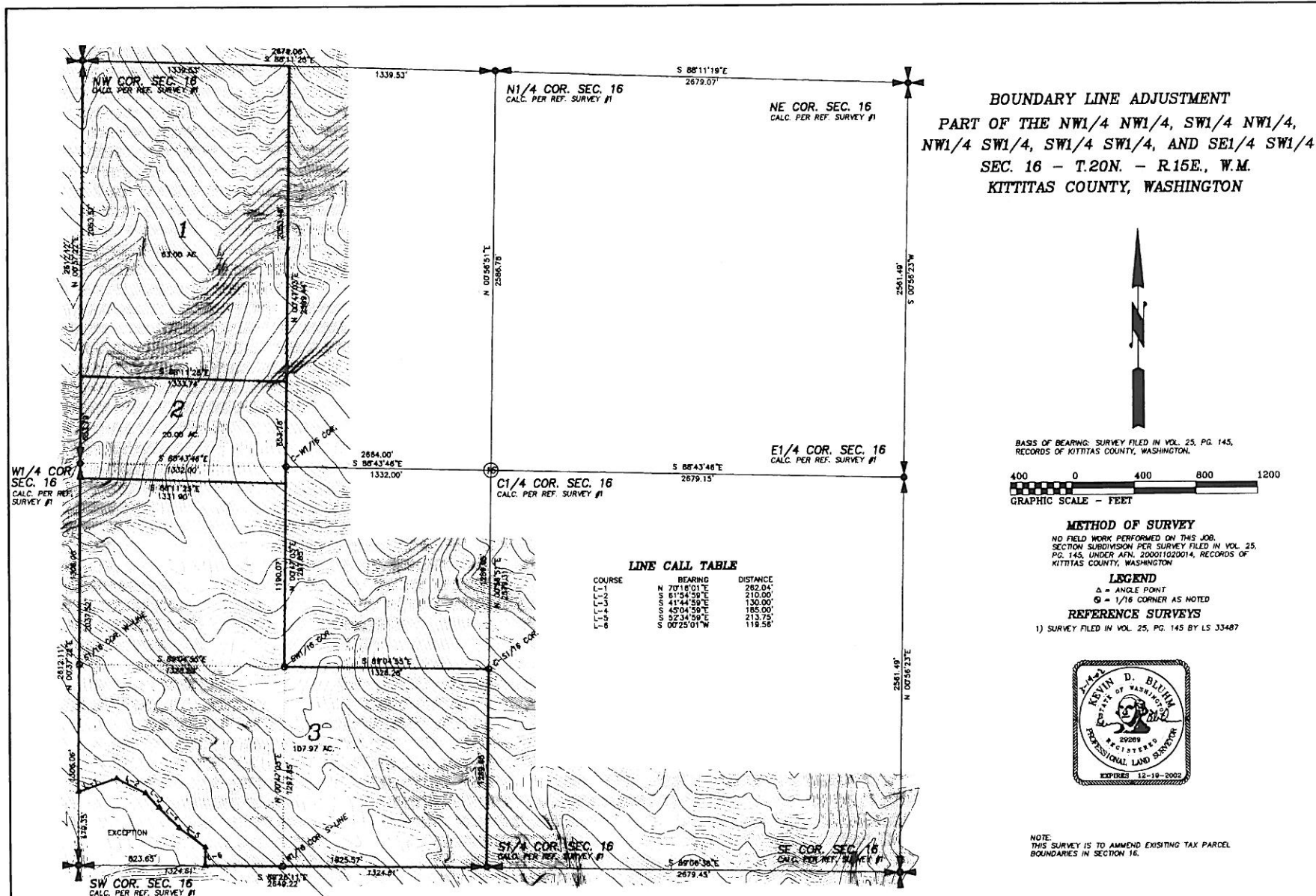
On this day personally appeared before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, Steven D. Olson, to me known or proved to me on the basis of satisfactory evidence to be the Managing Member of SDO, LLC, the Washington limited liability company that executed the foregoing instrument, and acknowledged the same instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that Steven D. Olson is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed this 9 day of January, 2003.

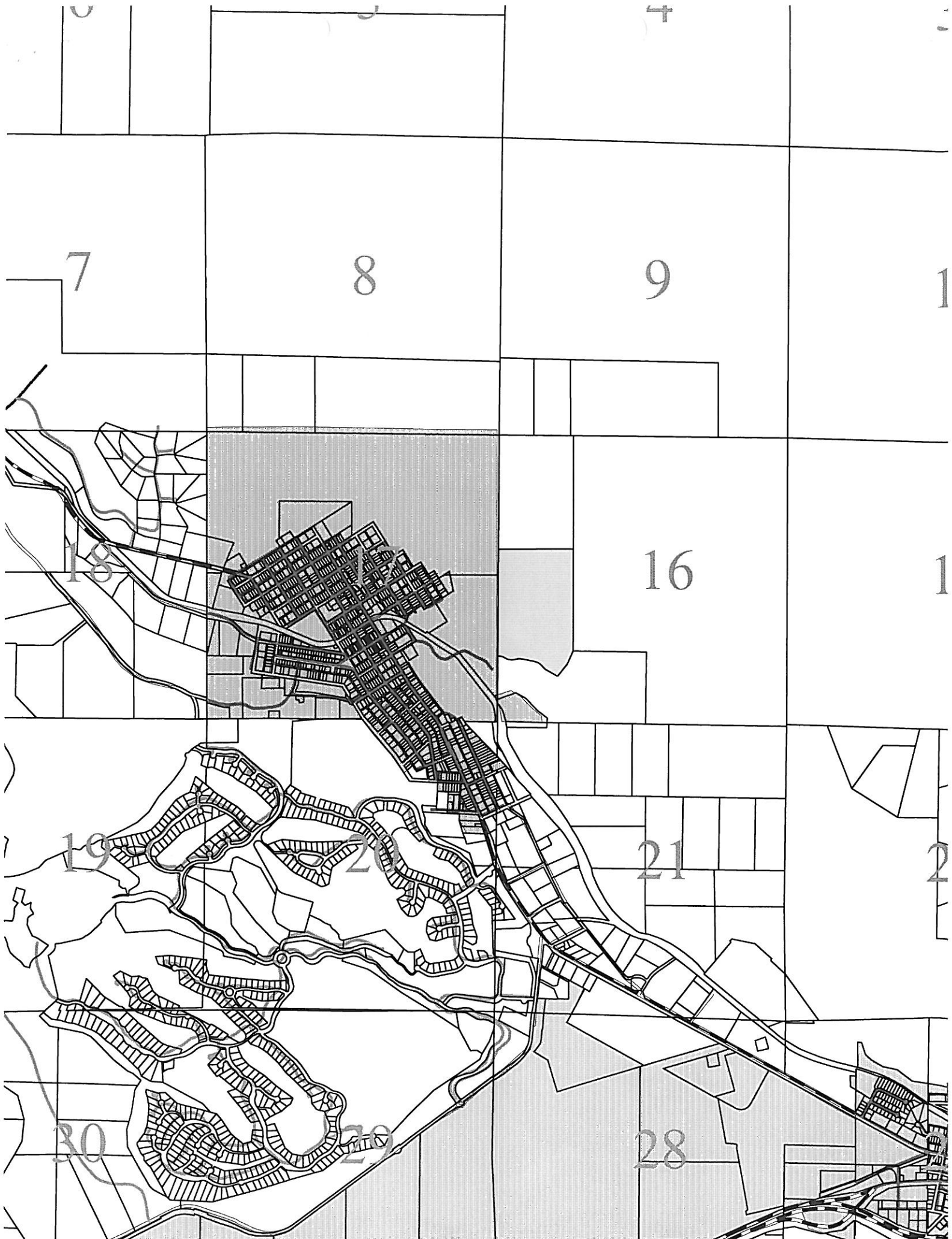
Becky J. Narayan
Signature of Notary

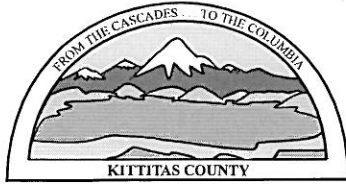
Notary public in and for the state of
Washington, residing at Puyallup
My appointment expires 3-15-05





<p>AUDITOR'S CERTIFICATE FILED FOR RECORD THIS <u>5</u> DAY OF <u>April</u>, 2022 AT <u>9:55 A.M.</u> IN BOOK <u>27</u> OF SURVEYS AT PAGE <u>128</u> AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC. COUNTY AUDITOR <u>Kevin D. Blum</u></p>	<p>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 <u>SAPPHIRE SKIES</u> IN <u>MARCH</u> 20<u>02</u>. <u>Kevin D. Blum</u> KEVIN BLUHM - LICENSE NO. 29269</p>	<p>ORIGINAL PARCEL DESCRIPTION THE WEST HALF OF THE NORTHWEST QUARTER, THE WEST HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON</p>	<p>BLUHM ASSOCIATES LAND SURVEYORS, INC. 1068 S. MARKET BLVD. CHEHALIS, WA 98532 PHONE (360) 748-1551 FAX (360) 748-6282</p> <table border="1"> <tr> <td>DRAWN BY: K. HORTON</td> <td>DATE: MARCH 19, 2002</td> <td>JOB # 02-167</td> </tr> <tr> <td>CHECKED BY: KEVIN BLUHM</td> <td>SCALE: 1" = 400'</td> <td>COMP 4-ICAD</td> </tr> <tr> <td colspan="2"></td> <td>SHEET 1 OF 1</td> </tr> </table>	DRAWN BY: K. HORTON	DATE: MARCH 19, 2002	JOB # 02-167	CHECKED BY: KEVIN BLUHM	SCALE: 1" = 400'	COMP 4-ICAD			SHEET 1 OF 1
DRAWN BY: K. HORTON	DATE: MARCH 19, 2002	JOB # 02-167										
CHECKED BY: KEVIN BLUHM	SCALE: 1" = 400'	COMP 4-ICAD										
		SHEET 1 OF 1										





KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: April 24, 2006

SUBJECT: Big Boulder LLC Segregation and BLA 20-15-16000-0006 & 0005

Our department has reviewed the Request for Boundary Line Adjustment and Parcel Segregation Application and in order to ensure that it meets current Kittitas County Road Standards. The applicant needs to provide the following:

1. Prior to Final Approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

The applicant needs to be aware of the following:

- a. An approved Access Permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the County Road Right of Way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements, state easements or cities may require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. **Access is not guaranteed to any existing or created parcel on this application.**

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information.

EASEMENT OVER PARCEL 2B TO BENEFIT PARCELS 1, 2A AND 2C

AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER, UNDER, ACROSS, OR UPON THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. IN KITTITAS COUNTY WASHINGTON BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION
THENCE N00°37'22"E ALONG THE WEST LINE THEREOF 1159.02 FEET TO THE
TRUE POINT OF BEGINNING; THENCE CONTINUING N00°37'22"E ALONG
SAID WEST LINE 30.39 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT
BEARS S09°07'09"W 200.00 FEET; THENCE EASTERLY ALONG SAID CURVE
TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL
ANGLE OF 12°38'27", AN ARC LENGTH OF 44.12 FEET; THENCE S68°14'25"E
41.79 FEET TO A POINT OF CURVE TO THE LEFT; THENCE EASTERLY ALONG
SAID CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, THROUGH A
CENTRAL ANGLE OF 21°00'36", AN ARC LENGTH OF 183.35 FEET; THENCE
S89°15'01"E 224.44 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE
SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS
OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 39°19'11", AN ARC
LENGTH OF 274.50 FEET; THENCE S49°55'50"E 63.16 FEET TO A POINT OF
CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO
THE LEFT HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE
OF 10°09'43", AN ARC LENGTH OF 70.94 FEET; THENCE S60°05'33"E 197.24
FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHEASTERLY
ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET,
THROUGH A CENTRAL ANGLE OF 10°55'46", AN ARC LENGTH OF 66.76 FEET;
THENCE S49°09'47"E 114.87 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A
RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 18°39'51" AN ARC
LENGTH OF 81.44 FEET; THENCE S67°49'38"E 33.26 FEET TO A POINT OF
CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO
THE LEFT HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE
OF 22°32'21" AN ARC LENGTH OF 78.68 FEET; THENCE N89°38'01"E 28.95 FEET
TO A POINT OF CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG
SAID CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET THROUGH A
CENTRAL ANGLE OF 10°18'16" AN ARC LENGTH OF 80.93 FEET; THENCE
N79°19'45"E 50.45 FEET; THENCE S07°57'22"W 30.03 FEET; THENCE
S79°19'45"W 51.87 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE
WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF
480.00 FEET, THROUGH A CENTRAL ANGLE OF 10°18'16", AN ARC LENGTH
OF 86.33 FEET; THENCE S89°38'01"W 28.95 FEET TO A POINT OF CURVE TO
THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT
HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF
22°32'21", AN ARC LENGTH OF 90.48 FEET; THENCE N67°49'38"W 33.26 FEET

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APR 06 2006

KITTITAS COUNTY
CDS

TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF $18^{\circ}39'51''$, AN ARC LENGTH OF 91.21 FEET; THENCE $N49^{\circ}09'47''W$ 114.87 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}55'46''$, AN ARC LENGTH OF 61.04 FEET; THENCE $N60^{\circ}05'33''W$ 197.24 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}09'43''$, AN ARC LENGTH OF 76.27 FEET; THENCE $N49^{\circ}55'50''W$ 63.16 TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF $39^{\circ}19'11''$, AN ARC LENGTH OF 253.92 FEET; THENCE $N89^{\circ}15'01''W$ 224.44 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF $21^{\circ}00'36''$, AN ARC LENGTH OF 194.35 FEET; THENCE $N68^{\circ}14'25''W$ 41.79 FEET TO A POINT OF CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF $11^{\circ}07'38''$, AN ARC LENGTH OF 33.01 TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT OVER PARCEL 2A TO BENEFIT PARCELS 1, 2B AND 2C

AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER, UNDER, ACROSS, OR UPON THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. IN KITTITAS COUNTY, WASHINGTON BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION THENCE N00°37'22"E ALONG THE WEST LINE THEREOF 1189.41 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N00°37'22"E ALONG SAID WEST LINE 30.29 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT BEARS S08°00'15"W 230.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 13°45'20", AN ARC LENGTH OF 55.22 FEET; THENCE S68°14'25"E 41.79 FEET TO A POINT OF CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 21°00'36", AN ARC LENGTH OF 172.35 FEET; THENCE S89°15'01"E 224.44 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 39°19'11", AN ARC LENGTH OF 295.09 FEET; THENCE S49°55'50"E 63.16 FEET TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 10°09'43", AN ARC LENGTH OF 65.62 FEET; THENCE S60°05'33"E 187.94 FEET TO A POINT HEREFTER TO BE KNOW AS POINT "A"; THENCE S40°20'34"W 30.50 FEET; THENCE N60°05'33"W 182.41 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 10°09'43", AN ARC LENGTH OF 70.94 FEET; THENCE N49°55'50"W 63.16 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 39°19'11", AN ARC LENGTH OF 274.50 FEET; THENCE N89°15'01"W 224.44 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 21°00'36", AN ARC LENGTH OF 183.35 FEET; THENCE N68°14'25"W 41.79 FEET TO A POINT OF CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 12°38'26", AN ARC LENGTH OF 44.12 FEET TO THE TRUE POINT OF BEGINNING.

AND ALSO COMMENCING AT SAID POINT "A" THENCE N40°20'34"E 362.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N40°20'34"E 30.29 FEET; THENCE S41°43'53"E 78.07 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE N00°47'02"E ALONG SAID EAST LINE 44.39

FEET; THENCE N41°43'53"W 210.34 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 720.00 FEET, THROUGH A CENTRAL ANGLE OF 29°12'16", AN ARC LENGTH OF 366.99 FEET; THENCE N12°31'37"W 89.30 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET, THROUGH A CENTRAL ANGLE OF 7°36'11", AN ARC LENGTH OF 82.27 FEET; THENCE N04°55'26"W 193.42 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET, THROUGH A CENTRAL ANGLE OF 5°38'12", AN ARC LENGTH OF 60.99 FEET; THENCE N88°43'46"W 30.00 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT BEARS S89°15'42"E 650.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 5°39'44", AN ARC LENGTH OF 64.24 FEET; THENCE S04°55'26"E 193.42 FEET TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 2°37'59", AN ARC LENGTH OF 29.87 FEET; THENCE S59°36'36"W 32.42 TO A POINT ON A CURVE WHOSE RADIUS POINT BEARS N81°22'58"E 680.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 680.00 FEET, THROUGH A CENTRAL ANGLE OF 3°54'35", AN ARC LENGTH OF 46.40 FEET; THENCE S12°31'37"E 89.30 FEET TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF 29°12'16", AN ARC LENGTH OF 397.58 FEET; THENCE S41°43'53"E 169.17 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON

EASEMENT OVER PARCEL 2C TO BENEFIT PARCELS 1, 2A AND 2B

AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, OVER, UNDER, ACROSS, OR UPON THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. IN KITTITAS COUNTY WASHINGTON BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION
THENCE N00°37'22"E ALONG THE WEST LINE THEREOF 1189.41 FEET TO A
POINT ON A CURVE WHOSE RADIUS POINT BEARS S09°07'09"W 200.00 FEET;
THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS
OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 12°38'27", AN ARC
LENGTH OF 44.12 FEET; THENCE S68°14'25"E 41.79 FEET TO A POINT OF
CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE TO THE
LEFT HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF
21°00'36", AN ARC LENGTH OF 183.35 FEET; THENCE S89°15'01"E 224.44 FEET
TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG
SAID CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, THROUGH A
CENTRAL ANGLE OF 39°19'11", AN ARC LENGTH OF 274.50 FEET; THENCE
S49°55'50"E 63.16 FEET TO A POINT OF CURVE TO THE LEFT; THENCE
SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF
400.00 FEET, THROUGH A CENTRAL ANGLE OF 10°09'43", AN ARC LENGTH
OF 70.94 FEET; THENCE S60°05'33"E 182.41 FEET TO THE TRUE POINT OF
BEGINNING; THENCE CONTINUING S60°05'33"E 9.31 FEET TO A POINT OF
CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO
THE RIGHT HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL
ANGLE OF 10°55'46", AN ARC LENGTH OF 66.76 FEET;
THENCE S49°09'47"E 114.87 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A
RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 18°39'51" AN ARC
LENGTH OF 81.44 FEET; THENCE S67°49'38"E 33.26 FEET TO A POINT OF
CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO
THE LEFT HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE
OF 22°32'21" AN ARC LENGTH OF 78.68 FEET; THENCE N89°38'01"E 28.95 FEET
TO A POINT OF CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG
SAID CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET THROUGH A
CENTRAL ANGLE OF 10°18'16" AN ARC LENGTH OF 80.93 FEET; THENCE
N79°19'45"E 51.87 FEET; THENCE S07°57'22"W 30.03 FEET; THENCE
N79°19'45"E 30.03 FEET; THENCE N07°57'22"W 147.96 FEET TO A POINT OF
CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO
THE LEFT HAVING A RADIUS OF 630.00 FEET THROUGH A CENTRAL ANGLE
OF 33°46'31" AN ARC LENGTH OF 371.38 FEET; THENCE N41°43'53"W 36.43
FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER
OF SAID SECTION 16;

THENCE S00°47'02"W ALONG SAID LINE 44.39 FEET; THENCE N41°43'53"W 78.07 FEET; THENCE S40°20'34"W 30.29 FEET; THENCE S41°43'53"E 77.60 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 570.00 FEET THROUGH A CENTRAL ANGLE OF 33°46'31" AN ARC LENGTH OF 336.01 FEET; THENCE S07°57'22"E 66.90 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 87°22'12" AN ARC LENGTH OF 38.12 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET THROUGH A CENTRAL ANGLE OF 10°13'11" AN ARC LENGTH OF 74.91 FEET; THENCE S89°38'01"W 28.95 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET THROUGH A CENTRAL ANGLE OF 22°32'21" AN ARC LENGTH OF 66.87 FEET; THENCE N67°49'38"W 33.26 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET THROUGH A CENTRAL ANGLE OF 10°39'51" AN ARC LENGTH OF 71.67 FEET; THENCE N49°09'47"W 114.87 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET THROUGH A CENTRAL ANGLE OF 10°55'46" AN ARC LENGTH OF 72.49 FEET; THENCE N60°05'33"W 9.31 FEET; THENCE S40°20'34"W 30.50 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 1

Course: N 00-37-22 E	Distance: 1136.36	
Course: S 88-11-25 E	Distance: 1333.57	
Course: S 00-47-03 W	Distance: 545.91	
Course: S 00-47-02 W	Distance: 522.21	
Course: N 88-43-46 W	Distance: 398.56	
Arc Length: 64.24	Radius: 650.00	Delta: -5-39-44
Course: S 04-55-26 E	Distance: 193.42	
Arc Length: 29.87	Radius: 650.00	Delta: -2-37-59
Course: S 59-36-36 W	Distance: 651.53	
Course: N 34-01-27 W	Distance: 62.02	
Course: N 31-08-20 W	Distance: 613.16	
Course: N 83-02-37 W	Distance: 40.88	

Perimeter: 5591.73

Area: 1808408.43	41.52 acres
Error of Closure: 0.005	Course: S 88-29-08 W
Precision 1: 1108108.56	

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KITITAS COUNTY
CDS

PARCEL 2

Course: N 00-37-22 E	Distance: 1554.59	
Course: S 83-02-37 E	Distance: 40.88	
Course: S 31-08-20 E	Distance: 613.16	
Course: S 34-01-27 E	Distance: 62.02	
Course: N 59-36-36 E	Distance: 651.53	
Arc Length: 29.87	Radius: 650.00	Delta: 2-37-59
Course: N 04-55-26 W	Distance: 193.42	
Arc Length: 64.24	Radius: 650.00	Delta: 5-39-44
Course: S 88-43-46 E	Distance: 398.56	
Course: S 00-47-02 W	Distance: 775.47	
Course: S 89-04-55 E	Distance: 1328.10	
Course: S 00-56-50 W	Distance: 1289.47	
Course: N 89-26-11 W	Distance: 1825.33	
Course: N 00-25-01 E	Distance: 119.54	
Course: N 52-34-59 W	Distance: 213.72	
Course: N 45-04-59 W	Distance: 184.98	
Course: N 41-44-59 W	Distance: 129.98	
Course: N 61-54-59 W	Distance: 209.97	
Course: S 70-16-01 W	Distance: 262.01	

Perimeter: 9946.84

Area: 3764644.45	86.42 acres
Error of Closure: 0.008	Course: S 83-05-27 W
Precision 1: 1274960.87	

PARCEL 2A

Course: N 00-37-22 E	Distance: 844.47	
Course: S 83-02-37 E	Distance: 40.88	
Course: S 31-08-20 E	Distance: 613.16	
Course: S 34-01-27 E	Distance: 62.02	
Course: N 59-36-36 E	Distance: 651.53	
Arc Length: 29.87	Radius: 650.00	Delta: 2-37-59
Course: N 04-55-26 W	Distance: 193.42	
Arc Length: 64.24	Radius: 650.00	Delta: 5-39-44
Course: S 88-43-46 E	Distance: 398.56	
Course: S 00-47-02 W	Distance: 938.43	
Course: N 41-43-53 W	Distance: 78.07	
Course: S 40-20-34 W	Distance: 422.89	
Course: N 60-05-33 W	Distance: 182.41	
Arc Length: 70.94	Radius: 400.00	Delta: 10-09-43
Course: N 49-55-50 W	Distance: 63.16	
Arc Length: 274.50	Radius: 400.00	Delta: -39-19-11
Course: N 89-15-01 W	Distance: 213.85	
Arc Length: 193.66	Radius: 500.00	Delta: 22-11-32
Course: N 68-14-25 W	Distance: 42.08	
Arc Length: 44.12	Radius: 200.00	Delta: -12-38-26

Press any key for more...

Perimeter: 5422.26

Area: 963519.10	22.12 acres
Error of Closure: 0.007	Course: S 59-20-48 W
Precision 1: 747540.81	

PARCEL 2B

Course: N 00-37-22 E	Distance: 710.12	
Arc Length: 44.12	Radius: 200.00	Delta: 12-38-26
Course: S 68-14-25 E	Distance: 41.79	
Arc Length: 183.35	Radius: 500.00	Delta: -21-00-36
Course: S 89-15-01 E	Distance: 224.44	
Arc Length: 274.50	Radius: 400.00	Delta: 39-19-11
Course: S 49-55-50 E	Distance: 63.16	
Arc Length: 70.94	Radius: 400.00	Delta: -10-09-43
Course: S 60-05-33 E	Distance: 197.24	
Arc Length: 66.76	Radius: 350.00	Delta: 10-55-46
Course: S 49-09-47 E	Distance: 114.87	
Arc Length: 81.44	Radius: 250.00	Delta: -18-39-51
Course: S 67-49-38 E	Distance: 33.26	
Arc Length: 78.68	Radius: 200.00	Delta: -22-32-21
Course: N 89-38-01 E	Distance: 28.95	
Arc Length: 80.93	Radius: 450.00	Delta: -10-18-16
Course: N 79-19-45 E	Distance: 51.87	
Course: S 07-57-22 E	Distance: 106.54	
Arc Length: 100.75	Radius: 150.00	Delta: -38-28-58
Course: S 46-26-20 E	Distance: 481.21	
Arc Length: 123.05	Radius: 150.00	Delta: 47-00-09
Course: S 00-33-49 W	Distance: 68.31	
Course: N 89-26-11 W	Distance: 1136.50	
Course: N 00-25-01 E	Distance: 119.54	
Course: N 52-34-59 W	Distance: 213.72	
Course: N 45-04-59 W	Distance: 184.98	
Course: N 41-44-59 W	Distance: 129.98	
Course: N 61-54-59 W	Distance: 209.97	
Course: S 70-16-01 W	Distance: 262.01	

Perimeter: 5482.98

Area: 1271100.07	29.18 acres
Error of Closure: 0.004	Course: S 52-09-27 E
Precision 1: 1278858.08	

PARCEL 2C

Course: S 89-04-55 E	Distance: 1328.10	
Course: S 00-56-50 W	Distance: 1289.47	
Course: N 89-26-11 W	Distance: 688.83	
Course: N 00-33-49 E	Distance: 68.31	
Arc Length: 123.05	Radius: 150.00	Delta: -47-00-09
Course: N 46-26-20 W	Distance: 481.21	
Arc Length: 100.75	Radius: 150.00	Delta: 38-28-58
Course: N 07-57-22 W	Distance: 106.54	
Course: S 79-19-45 W	Distance: 51.87	
Arc Length: 80.93	Radius: 450.00	Delta: 10-18-16
Course: S 89-38-01 W	Distance: 28.95	
Arc Length: 78.68	Radius: 200.00	Delta: 22-32-21
Course: N 67-49-38 W	Distance: 33.26	
Arc Length: 81.44	Radius: 250.00	Delta: 18-39-51
Course: N 49-09-47 W	Distance: 114.87	
Arc Length: 66.76	Radius: 350.00	Delta: -10-55-46
Course: N 60-05-33 W	Distance: 14.83	
Course: N 40-20-34 E	Distance: 422.89	
Course: S 41-43-53 E	Distance: 78.07	
Course: N 00-47-02 E	Distance: 162.96	
Perimeter: 5401.77		

Area: 1530035.89	35.12 acres
Error of Closure: 0.011	Course: N 45-31-12 W
Precision 1: 479658.73	

EASTSIDE CONSULTANT INC.

415 Rainier Blvd. N., ISSAQUAH, WASHINGTON 98027

Phone: (425) 392-5351 Fax: (425) 392-4676

LETTER OF TRANSMITTAL

TO KITTITAS COUNTY COMMUNITY
DEVELOPMENT SERVICES
411 N. RUBY ST., SUITE 2
ELLensburg, WA. 98926

DATE <u>4/3/06</u>	JOB NO. <u>03557</u>
ATTENTION <u>NOAH</u>	
RE: <u>BIG BOULDER</u>	
RECEIVED	
APR 6 2006	
KITTITAS COUNTY	
CDS	

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ forms

COPIES	DATE	NO.	DESCRIPTION
		1	BID FORM
		1	SIG FORM
		2	COPIES OF SURVEY
		1	LOT CLOSURES
		1	PROPOSED EASEMENTS
		1	350' EASE

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS NOAH
I HAVE SENT ROS TO AUDITOR FOR RECORD
AND HAVE CLOSED CHECK FOR \$350.
PLEASE CALL W/ ?
THANKS
ROS

RECEIVED
APR 6 2006
KITTITAS COUNTY
CDS

COPY TO _____

SIGNED: _____

KITITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926CASH
RECEIPT

Date

4-6-06

045696

Received From

Eastside Consultants

Address

415 Rainier Blvd N.
Issaquah, WA 98027

Dollars \$ 350.00

For

Request for a BLA

20-15-16000-0005

20-15 06000-0006

ACCOUNT

HOW PAID

AMT. OF ACCOUNT			CASH		
AMT. PAID	350.00		CHECK	350.00	
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

By

MRice