

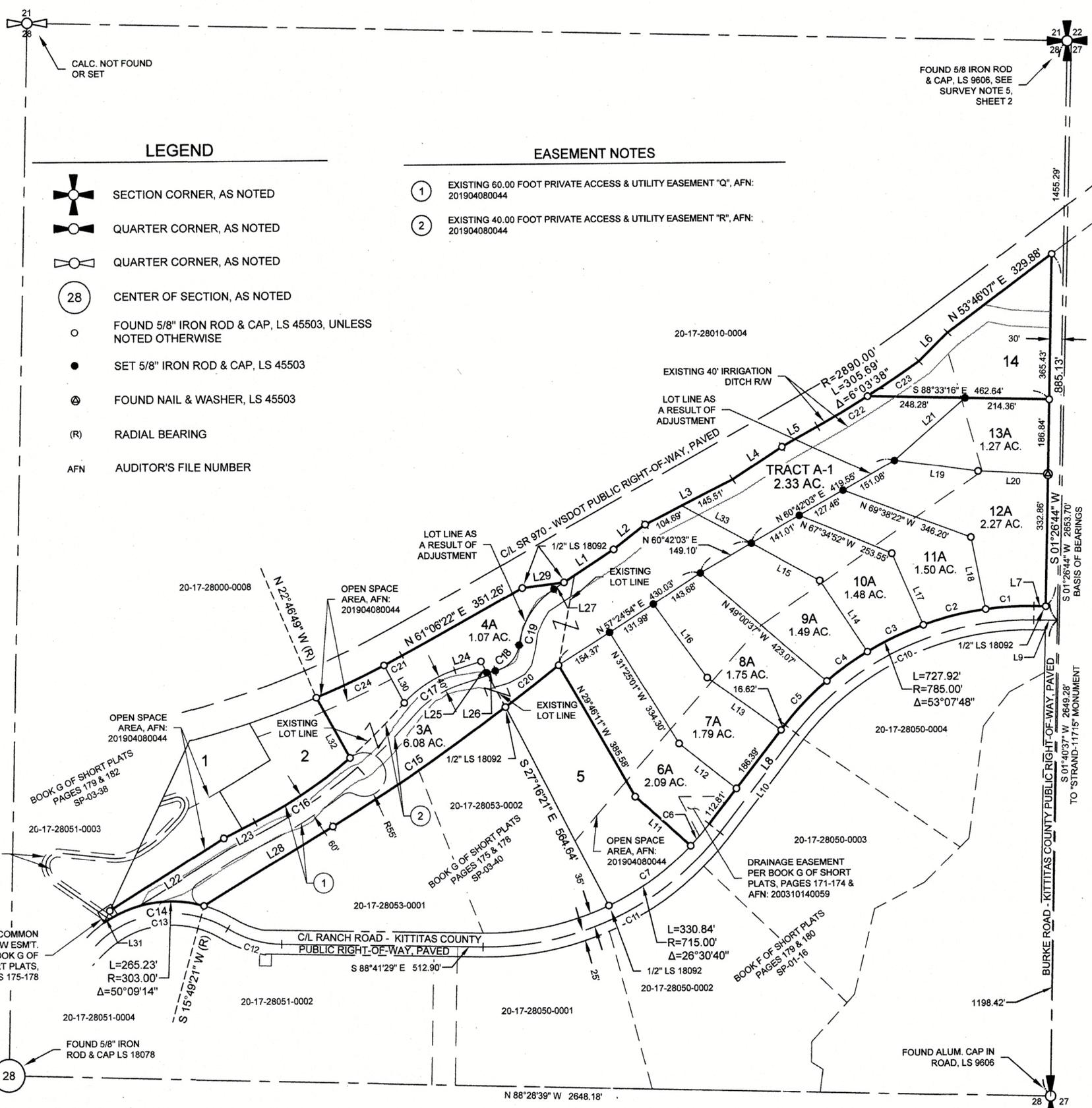
43/109

01/13/2021 12:38:09 PM V: 43 P: 109 202101130028  
Boundary Line Adjustment  
Kittitas County Auditor

# RECORD OF SURVEY

A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,  
KITITAS COUNTY, WASHINGTON

BL-20-00025

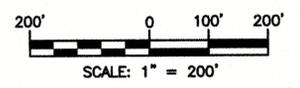


### LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 5/8" IRON ROD & CAP, LS 45503, UNLESS NOTED OTHERWISE
- SET 5/8" IRON ROD & CAP, LS 45503
- FOUND NAIL & WASHER, LS 45503
- RADIAL BEARING
- AUDITOR'S FILE NUMBER

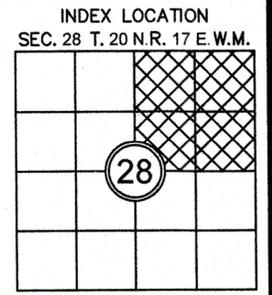
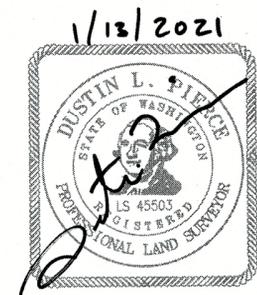
### EASEMENT NOTES

- ① EXISTING 60.00 FOOT PRIVATE ACCESS & UTILITY EASEMENT "Q", AFN: 201904080044
- ② EXISTING 40.00 FOOT PRIVATE ACCESS & UTILITY EASEMENT "R", AFN: 201904080044



### 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 CLE ELUM PINES WEST LLC IN JAN. 2021, Dustin L. Pierce 1/13/2021 DATE  
DUSTIN L. PIERCE  
CERTIFICATE NO. 45503



AUDITOR'S CERTIFICATE 202101130028  
FILED FOR RECORD THIS 13 DAY OF Jan 2021 AT 12:38 P.M.  
IN BOOK 43 OF Survey AT PAGE 109 AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD V. PETTIT  
County Auditor Deputy County Auditor

## Encompass

ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

**BOUNDARY LINE ADJUSTMENT**  
PREPARED FOR  
CLE ELUM PINES WEST LLC  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.  
KITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP/GW	01/2021	071321
CHKD BY	SCALE	SHEET
GW	1" = 200'	1 OF 3

43110

01/13/2021 12:38:09 PM V: 43 P: 110 202101130028 \$197.50  
Kittitas County Auditor



BL-20-00025

# RECORD OF SURVEY

A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,  
KITITAS COUNTY, WASHINGTON

### SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITITAS COUNTY UNDER APPLICATION NO. BL-20-00025.
  - THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
  - FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
    - BOOK 25 OF SURVEYS, PAGES 206-211, AFN: 200101230001
    - BOOK G OF SHORT PLATS, PAGES 171-174, AFN: 200407190004
    - BOOK G OF SHORT PLATS, PAGES 175-178, AFN: 200407190005
    - BOOK 13 OF PLATS, PAGES 18-22, AFN: 201904080044
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
  - A 5/8" REBAR AND CAP, LS 9606, O'HARE, AS NOTED HEREON, WAS FOUND AT THE NORTHEAST CORNER OF SECTION 28. A PIPE WITH CAP, LS 11715 WAS FOUND SOUTH 65°59' EAST, 11.6' FEET FROM THE REBAR & CAP PLACED BY O'HARE. BOOK 15 OF SURVEYS, PAGE 70, BY ROD STRAND, LS 11715, REFERS TO A LAND CORNER RECORD (L.C.R.) BEING FILED FOR THIS MONUMENT. A RECORDS SEARCH AT THE COUNTY AUDITOR'S OFFICE AND THE STATE PUBLIC LAND SURVEY OFFICE DID NOT REVEAL AN L.C.R. I HOLD THE MONUMENT PLACED BY LS 9606 AS THE NORTHEAST CORNER OF SECTION 28. SEE THE SURVEY FILED IN BOOK 25 OF SURVEYS, PAGES 206-211 FOR ADDITIONAL SECTION BREAKDOWN INFORMATION.

### EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-4732044:

LOTS 3 THROUGH 13, INCLUSIVE, AND TRACT A, RANCH ROAD PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, RECORDS OF SAID COUNTY.

### LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

#### LOT 3A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

AND

LOT 3 OF SAID RANCH ROAD PERFORMANCE BASED CLUSTER PLAT.

AND

THAT PORTION OF LOT 4 OF SAID PLAT LYING SOUTH OF A LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF SAID PLAT, SAID CORNER BEING COMMON TO THE SOUTHERN-MOST CORNER OF SAID LOT 4;

THENCE NORTH 27°16'21" WEST, 99.93 FEET TO THE TRUE POINT OF BEGINNING OF SAID SOUTH BOUNDARY LINE;

THENCE NORTH 77°28'28" EAST, 21.93 FEET;

THENCE NORTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 69°44'08", AN ARC LENGTH OF 94.93 FEET TO BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 200.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°33'11", AN ARC LENGTH OF 172.97 FEET;

THENCE NORTH 57°17'31" EAST ALONG SAID SOUTH BOUNDARY LINE, 62.45 FEET TO THE TRUE POINT OF BEGINNING.

AND

THAT PORTION OF LOTS 6, 7, 8 AND 9 OF SAID PLAT LYING NORTH OF A LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF SAID LOT 5 OF SAID PLAT, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 57°24'54" EAST, 430.03 FEET;

THENCE NORTH 60°42'03" EAST, 149.10 FEET TO THE TERMINUS OF SAID LINE.

#### LOT 4A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4 OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 4 OF SAID PLAT LYING SOUTH OF A LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF SAID PLAT, SAID CORNER BEING COMMON TO THE SOUTHERN-MOST CORNER OF SAID LOT 4;

THENCE NORTH 27°16'21" WEST, 99.93 FEET TO THE TRUE POINT OF BEGINNING OF SAID SOUTH BOUNDARY LINE;

THENCE NORTH 77°28'28" EAST, 21.93 FEET;

THENCE NORTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 69°44'08", AN ARC LENGTH OF 94.93 FEET TO BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 200.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°33'11", AN ARC LENGTH OF 172.97 FEET;

THENCE NORTH 57°17'31" EAST ALONG SAID SOUTH BOUNDARY LINE, 62.45 FEET TO THE TRUE POINT OF BEGINNING.

### CONTINUED LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

#### LOT 6A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6 OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 6 WHICH LIES NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 57°24'54" EAST, 154.37 FEET TO THE TERMINUS OF SAID LINE.

#### LOT 7A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7 OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 7 WHICH LIES NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT;

THENCE NORTH 57°24'54" EAST, 154.37 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 57°24'54" EAST, 131.99 FEET TO THE TERMINUS OF SAID LINE.

#### LOT 8A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8 OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 8 WHICH LIES NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT;

THENCE NORTH 57°24'54" EAST, 286.36 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 57°24'54" EAST, 143.68 FEET TO THE TERMINUS OF SAID LINE.

#### LOT 9A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 9 OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 9 WHICH LIES NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT;

THENCE NORTH 57°24'54" EAST, 430.04 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 60°42'03" EAST, 149.10 FEET TO THE TERMINUS OF SAID LINE.

#### LOT 10A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 10 OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 10 WHICH LIES NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT;

THENCE NORTH 57°24'54" EAST, 430.04 FEET;

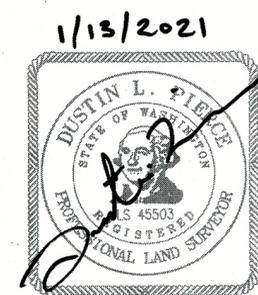
THENCE NORTH 60°42'03" EAST, 141.01 FEET TO THE TERMINUS OF SAID LINE.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 57°17'31" E	150.33'
L2	N 52°34'31" E	101.12'
L3	N 63°23'48" E	250.20'
L4	N 57°17'31" E	150.33'
L5	N 61°06'22" E	103.83'
L6	N 45°47'50" E	102.99'
L7	N 88°33'16" W	30.00'
L8	S 38°18'55" W	315.81'
L9	N 88°33'16" W	60.00'
L10	S 38°18'55" W	315.81'
L11	N 48°19'37" W	187.11'
L12	N 51°40'35" W	184.04'
L13	N 54°04'20" W	230.38'
L14	N 33°17'43" W	217.33'
L15	N 61°32'40" W	197.64'
L16	S 35°48'50" E	233.16'
L17	N 23°35'48" W	197.01'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L18	N 11°21'03" W	184.59'
L19	N 82°40'26" W	214.39'
L20	N 86°56'45" W	178.05'
L21	N 49°20'07" E	238.42'
L22	N 58°11'40" E	342.94'
L23	N 63°39'26" E	89.27'
L24	S 72°05'27" W	70.45'
L25	S 27°16'21" E	32.82'
L26	S 77°28'28" W	21.93'
L27	S 57°17'31" W	31.09'
L28	S 59°11'16" W	384.41'
L29	N 82°54'27" E	107.70'
L30	S 27°35'27" E	109.13'
L31	N 25°52'27" E	33.39'
L32	N 28°42'17" W	174.99'
L33	N 61°32'40" W	200.78'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	785.00'	123.20'	8°59'31"
C2	785.00'	163.63'	11°56'36"
C3	785.00'	158.58'	11°34'28"
C4	785.00'	127.94'	9°20'18"
C5	785.00'	154.57'	11°16'55"
C6	715.00'	72.22'	5°47'14"
C7	715.00'	258.61'	20°43'26"
C10	750.00'	695.47'	53°07'48"
C11	750.00'	693.68'	52°59'36"
C12	273.00'	144.10'	30°14'32"
C13	273.00'	366.07'	76°49'41"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C14	303.00'	265.23'	50°09'14"
C15	4970.00'	532.65'	6°08'26"
C16	1200.00'	291.63'	13°55'27"
C17	300.00'	155.44'	29°41'16"
C18	78.00'	94.93'	69°44'08"
C19	200.00'	172.97'	49°33'11"
C20	4970.00'	173.53'	2°00'02"
C21	2275.00'	51.69'	1°18'07"
C22	2890.00'	147.83'	2°55'51"
C23	2890.00'	157.86'	3°07'47"
C24	2275.00'	191.07'	4°48'43"



AUDITOR'S CERTIFICATE 202101130028

FILED FOR RECORD THIS 13 DAY OF Jan 2021 AT 12:38 P.M.

IN BOOK 43 OF Survey AT PAGE 110 AT THE REQUEST OF

DUSTIN L. PIERCE  
SURVEYOR'S NAME

JERALD V. PETTIT  
County Auditor

[Signature]  
Deputy County Auditor

**Encompass**  
ENGINEERING & SURVEYING

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**BOUNDARY LINE ADJUSTMENT**  
PREPARED FOR  
CLE ELUM PINES WEST LLC  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.  
KITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP/GW	01/2021	071321
CHKD BY	SCALE	SHEET
GW	N/A	2 OF 3

# RECORD OF SURVEY

A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,  
KITITAS COUNTY, WASHINGTON

BL-20-00025

CONTINUED LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 11A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11 OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 11 WHICH LIES NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT;

THENCE NORTH 57°24'54" EAST, 430.04 FEET;

THENCE NORTH 60°42'03" EAST, 290.11 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 60°42'03" EAST, 127.46 FEET TO THE TERMINUS OF SAID LINE.

LOT 12A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 12 OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 12 WHICH LIES NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT;

THENCE NORTH 57°24'54" EAST, 430.04 FEET;

THENCE NORTH 60°42'03" EAST, 417.57 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 60°42'03" EAST, 151.08 FEET TO THE TERMINUS OF SAID LINE.

LOT 13A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13 OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 13 WHICH LIES NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT;

THENCE NORTH 57°24'54" EAST, 430.04 FEET;

THENCE NORTH 60°42'03" EAST, 568.65 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 49°20'07" EAST, 238.42 FEET TO THE TERMINUS OF SAID LINE.

TRACT A-1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 10, 11, 12 AND 13 OF THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT AS RECORDED APRIL 8, 2019, IN BOOK 13 OF PLATS, PAGES 18 THROUGH 22, UNDER AUDITOR'S FILE NO. 201904080044, RECORDS OF SAID COUNTY LYING NORTH OF A LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

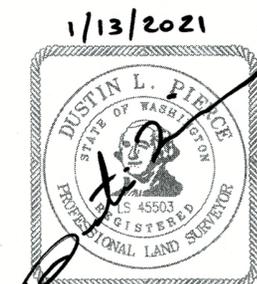
COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT;

THENCE NORTH 57°24'54" EAST, 430.03 FEET;

THENCE NORTH 60°42'03" EAST, 149.10 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 60°42'03" EAST, 419.55 FEET;

THENCE NORTH 49°20'07" EAST, 238.42 FEET TO THE TERMINUS OF SAID LINE.



AUDITOR'S CERTIFICATE 202101130028  
 FILED FOR RECORD THIS 13 DAY OF Jan 2021 AT 12:38 PM.  
 IN BOOK 43 OF Survey AT PAGE 111 AT THE REQUEST OF  
DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
JERALD V. PETTIT  
 County Auditor Deputy County Auditor

**Encompass**  
ENGINEERING & SURVEYING

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<b>BOUNDARY LINE ADJUSTMENT</b>		
PREPARED FOR CLE ELUM PINES WEST LLC A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.		
KITITAS COUNTY		WASHINGTON
DWN BY <b>DLP/GW</b>	DATE <b>01/2021</b>	JOB NO. <b>071321</b>
CHKD BY <b>GW</b>	SCALE <b>N/A</b>	SHEET <b>3 OF 3</b>

01/13/2021 12:38:09 PM V: 43 P: 111 202101130028  
 Boundary Line Adjustment  
 Kittitas County Auditor  
 ENCOMPASS

43/111