



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506

"Building Partnerships – Building Communities"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- A certificate of title issued within the preceding one hundred twenty (120) days.

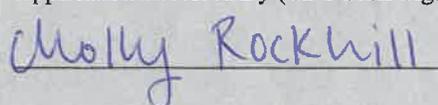
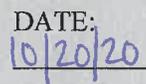
For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Draft Final Survey meeting all conditions of Conditional Preliminary Approval.

APPLICATION FEES:

\$740.00	Kittitas County Community Development Services (KCCDS)
\$275.00	Kittitas County Department of Public Works
\$145.00	Kittitas County Fire Marshal
\$380.00	Kittitas County Public Health Department Environmental Health
\$1,540.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	
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OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form

Name: Cle Elum Pines West LLC, Pat Deneen
Mailing Address: PO Box 808,
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-260-0462
Email Address: pat@patrickdeneen.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Terra Design Group Inc. Chad Bala
Mailing Address: PO Box 686
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-607-0617
Email Address: bala.ce@gmail.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: OFF OF RANCH ROAD
City/State/ZIP: CLE Elum WA 98922

5. Legal description of property (attach additional sheets as necessary):

See Attached Recorded Plat map

6. Property size: _____ (acres)

7. Land Use Information: Zoning: Ag-20 Comp Plan Land Use Designation: Rural Working LAND USE

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)

New Acreage
(Survey Vol. ____, Pg ____)

See attachment B for parcel #'s & acreages	_____
_____	_____
_____	_____
_____	_____

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Cheryl (date) 10-20-20

X [Signature] (date) 10-19-20

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: 2021 Paid in full

By: [Signature]

Date: 2-2-2021

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

Customer Reference No.
File No. 401945AM



101 W Fifth Ave., Ellensburg, WA 98926
Phone: (509)925-1477 Fax: (509)962-8325

TITLE COMMITMENT ATTACHED
Report No.: 3

Date: October 6, 2020 **File No.:** 401945AM
Property: 41 Ranch Rd, Cle Elum, WA 98922
Buyer/Borrower: SSHI, LLC, a Delaware limited liability company,
dba D. R. Horton
Seller: Cle Elum Pines West, LLC, a Washington limited
liability company and James K. Schuler and Cle
Elum Pines West and James K Shuler &
Associates

In connection with the above referenced transaction, we are delivering copies of the Title Commitment to the following parties:

Listing Agent:
Attn:

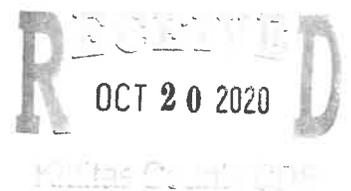
Selling Agent:
Attn:

Lender:

Attn:

Seller:
Cle Elum Pines West, LLC, a Washington limited
liability company and James K. Schuler and Cle
Elum Pines West and James K Shuler &
Associates

Buyer/Borrower:
SSHI, LLC, a Delaware limited liability company,
dba D. R. Horton



Customer Reference No.
File No. 401945AM



101 W Fifth Ave., Ellensburg, WA 98926
Phone: (509)925-1477 Fax: (509)962-8325

Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Escrow Officer:

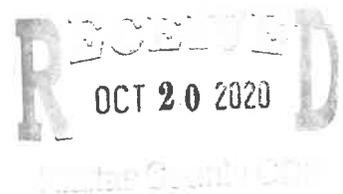
Chicago Title Company
Michael Costello
701 5th Ave., Ste. 2700
Seattle, WA 98104
michael.costello@ctt.com
(206) 628-5600

Title Officer

Laura Woodiwiss
101 W Fifth Ave.
Ellensburg, WA 98926
Laura.Woodiwiss@amerititle.com
(509)925-1477

Email escrow closing documents to:

michael.costello@ctt.com



Customer Reference No.
File No. 401945AM



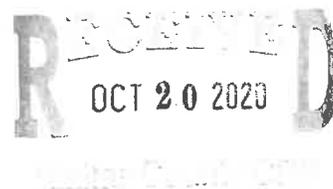
101 W Fifth Ave., Ellensburg, WA 98926
Phone: (509)925-1477 Fax: (509)962-8325

In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer "Yes" to any of the following:

- ❖ **Will you be using a Power of Attorney?**
- ❖ **Are any of the parties in title incapacitated or deceased?**
- ❖ **Has a change in marital status occurred for any of the principals?**
- ❖ **Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?**
- ❖ **Has there been any construction on the property in the last six months?**

Remember, all parties signing documents must have a current driver's license or other valid, government issued photo I.D.

NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.





RECEIVED
OCT 20 2020
Katie C. Smith, DDS

**COMMITMENT FOR TITLE INSURANCE ISSUED
BY
CHICAGO TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within **180 days** after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].



- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; [and]
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

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- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

CHICAGO TITLE INSURANCE COMPANY

Issuing Agent: AmeriTitle, LLC

By:


 ATTEST President
 Secretary

Countersigned: 

 Authorized Signatory

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5. The Land is described as follows:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, RANCH ROAD PERFORMANCE BASED CLUSTER PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 18 through 22, records of said County.

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**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, RANCH ROAD PERFORMANCE BASED CLUSTER PLAT, Book 13 of Plats, pgs 18-22.
7. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

8. Pursuant to information previously provided to the Company, we note the following party/parties is/are authorized to sign on behalf of the named entity. In the event of any revision to said authorization, the Company must be notified immediately, and provided with evidence of the identity and authority of any party/parties to execute the forthcoming instrument(s); the Company makes no further commitment pending review of any such evidence.
Entity: Cle Elum Pines West LLC
Authorized Signatories: Patrick D. Deneen, as Manager
9. Any conveyance or encumbrance executed by the herein named party must also be executed by the spouse or domestic partner of said party, if married or in a domestic partnership. Named party: James K. Schuler
10. Delivery to and approval by the Company of documentation authorizing transaction and setting forth parties authorized to execute documents on behalf of SSHI, LLC, dba D.R. Horton.
11. The company will require completion of an Owner's Affidavit and Indemnity by the owners of the property herein described.
12. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy should reflect an amount at least equal to the full value of the estate insured without deduction of encumbrances. A Loan policy shall be issued in an amount equal to the amount of the loan unless there is additional collateral reducing the need for coverage. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

13. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation of a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

NOTES

- A. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- B. Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Commitment shall automatically be considered null and void and of no force and effect.
- C. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- D. According to the available County Assessor's Office records or information provided to the company, the purported address of said land is:
41 Ranch Rd, Cle Elum, WA 98922
- E. NKA Ranch Rd, Cle Elum, WA 98922
- F. As of the date hereof there are no matters against SSHI, LLC, a Delaware limited liability company, dba D. R. Horton which would appear as exceptions in the policy to issue, except as shown herein.
- G. We find no activity in the past 24 months regarding transfer of title to subject property.

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**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
7. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

10. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2020
Tax Type: County
Total Annual Tax: \$398.34
[Tax ID #: 960984](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$398.34
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 5

11. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$303.39
[Tax ID #: 960985](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$303.39
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 6

12. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$325.03
[Tax ID #: 960986](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$325.03
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 7

13. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$262.28
[Tax ID #: 960987](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$262.28
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 8
14. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$233.02
[Tax ID #: 960988](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$233.02
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 9
15. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$230.65
[Tax ID #: 960989](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$230.65
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 10
16. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$230.65
[Tax ID #: 960990](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$230.65
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 11

17. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$314.95
[Tax ID #: 960991](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$314.95
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 12
18. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$259.91
[Tax ID #: 960992](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$259.91
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 13
19. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$226.00
[Tax ID #: 960993](#)
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$226.00
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 14
20. Lien of real estate excise sales tax upon any sale of said premises, if unpaid.
21. Liens, levies and assessments of the Ranch on Swauk Creek Owners' Association.

22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: The Pacific Telephone and Telegraph Company

Purpose: Right to erect and maintain poles with necessary wires and fixtures thereon

Recorded: November 28, 1925

Instrument No.: [79814](#)

Book 43 of Deeds, Page 39

Affects: A portion of the Northeast Quarter of the Northeast Quarter of said Section 28

Said easement was assigned to Ellensburg Telephone Company by deed recorded September 21, 1959, in Book 105 of Deeds, page 33, under Kittitas County Auditor's File No. [278670](#).

23. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: The Pacific Telephone and Telegraph Company

Purpose: The right to erect and maintain poles with necessary wires with fixtures thereon

Recorded: July 12, 1929

Instrument No.: [96346](#)

Book 47 of Deeds, Page 461

Affects: The Southeast Quarter of the Northeast Quarter of said Section 28

Said easement was assigned to Ellensburg Telephone Company by deed recorded September 21, 1959 in Volume 105, page 33, under Auditor's File No. [278670](#).

24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Ellensburg Telephone Company

Purpose: Irrigation ditches

Recorded: September 25, 1967

Instrument No.: [341869](#) and [341870](#)

25. Agreement and the terms and conditions contained therein

Between: Kenneth J. Hartman and Ruthie J. Hartman, husband and wife, and Donald A. Hartman and Ruth Dahlgren Hartman, husband and wife

And: The State of Washington

Purpose: State Route 131

Dated: February 8, 1973

Volume 37 of Deeds, page 399

Instrument No.: [380924](#)

26. Agreement and the terms and conditions contained therein

Between: Kenneth J. Hartman and Ruthie J. Hartman, husband and wife, Donald A. Hartman and Ruth Dahlgren Hartman, husband and wife

And: The State of Washington

Recorded: September 14, 1977

Instrument No.: [416393](#)

27. Water System Agreement, including the terms and provisions thereof,

Between: Ridgway, LLC and public

Recorded: December 9, 2002

Instrument No.: [200212090026](#)

28. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Mountain Creek Homeowner's Association
Purpose: Retention pond and drainage
Recorded: October 14, 2003
Instrument No.: [200310140059](#)
29. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by [Haskell Short Plat Amendment](#),
Recorded: July 19, 2004
Book: G of Short Plats Page: 171 through 174
Instrument No.: 200407190004
Matters shown:
a) Dedication contained thereon;
b) Notes contained thereon;
c) 40 foot Irrigation ditch right-of-way;
d) Burke-Hartman ditch;
e) FEMA floodplain limits (Zone A)
f) 10 foot drainage easement
30. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by [Berry Short Plat Amendment](#),
Recorded: July 19, 2004
Book: G of Short Plats Pages: 175 through 178
Instrument No.: 200407190005
Matters shown:
a) Survey notes contained thereon;
b) General notes contained thereon;
c) Dedication contained thereon;
d) Note: The existing utilities as shown are only approximate and are based on the best available information. It shall be the contractor's responsibility to verify the size, type, location and depth of all existing utilities prior to starting construction and inform the design engineer of any discrepancies;
e) Note: Area dedicated to Kittitas County for road purposes on the Berry Short Plat No. 01-20. This land and any easements will be vacated and attached to Lots 1 through 4 as shown upon recording of this short plat amendment;
f) Centerline of Burke-Hartman irrigation ditch;
g) 10' irrigation ditch right-of-way;
h) 30' irrigation ditch right-of-way;
i) 10' drainage easement
j) 40' x 30' common access driveway easement
31. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: January 14, 2019
Instrument No.: [201901140027](#)

Replaces and supercedes Covenants and Amended Covenants recorded under Auditor's File Nos. [200102260017](#), [200102260020](#), [200203190042](#), [200406280001](#) and [200509300063](#).

32. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: March 12, 2008

Instrument No.: [200803120033](#)

Modification(s) of said covenants, conditions and restrictions

Recorded: March 7, 2019

Instrument No: [201903070001](#)

33. Agreement and the terms and conditions contained therein

Between: James K. Schuler

And: Tudor J. Thomas and Mary R. Thomas

Purpose: For use and maintenance of an easement for ingress and egress

Recorded: March 13, 2019

Instrument No.: [201903130003](#)

Affects: Lot 4 of Berry Short Plat.

34. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by

[Ranch Road Performance Based Cluster Plat.](#)

Recorded: April 8, 2019

Book: 13 of Plats, Pages: 18 through 22

Instrument No.: 201904080044

Matters shown:

- a) Location of open space area
- b) Approximate location of proposed trail
- c) Existing 40' irrigation ditch right of way
- d) Location of proposed recreation facility affecting Lot 14
- e) Notes contained thereon
- f) Dedication contained thereon

35. Non-Exclusive Domestic Water Franchise, including the terms and provisions thereof,

Recorded: April 9, 2019

Instrument No.: [201904090014](#)

Between: Kittitas County

And: The Ranch on Swauk Creek

36. Effect, if any, of a Quit Claim Deed,

From: James K. Schuler, a married man as his separate estate

To: Cle Elum Pines West LLC, a Washington limited liability company

Recorded: August 11, 2020

Instrument No.: [202008110055](#)

Affects: Lots 2 and 4 of Parcel 2

We will require the spouse of James K. Schuler to acknowledge said transfer.

37. Effect, if any, of a Quit Claim Deed,
From: James K. Schuler, a married man as his separate estate
To: Cle Elum Pines West LLC, a Washington limited liability company
Recorded: August 11, 2020
Instrument No.: [202008110056](#)
Affects: Lot 4 of Parcel 3

We will require the spouse of James K. Schuler to acknowledge said transfer.

38. Effect, if any, of a Quit Claim Deed,
From: James K. Schuler & Associates, Inc., a Hawaii corporation
To: Cle Elum Pines West LLC, a Washington limited liability company
Recorded: August 11, 2020
Instrument No.: [202008110057](#)
Affects: Lot 3 of Parcel 3

We find no record of James K. Schuler & Associates, Inc., a Hawaii corporation having an interest in said property.

39. Effect, if any, of a Quit Claim Deed,
From: James K. Schuler, a married man as his separate estate
To: Cle Elum Pines West LLC, a Washington limited liability company
Recorded: August 11, 2020
Instrument No.: [202008110058](#)
Affects: Lot 1 of Parcel 2

We will require the spouse of James K. Schuler to acknowledge said transfer.

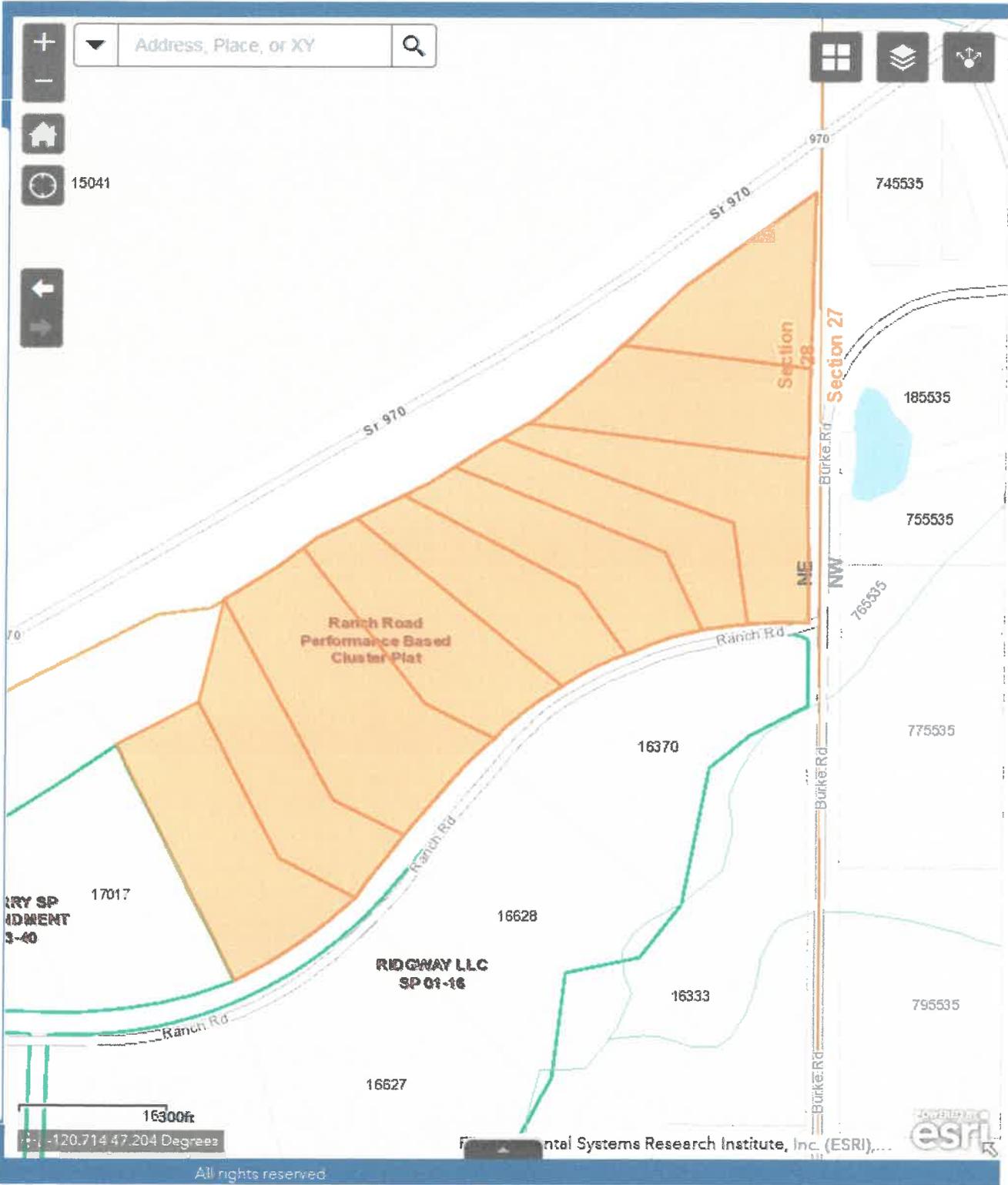
40. Any right, title and interest of Cle Elum Pines West LLC, a limited liability company,
As disclosed by: Quit Claim Deed(s)
Recorded: August 11, 2020
Instrument No.: [202008110055](#), [202008110056](#), [202008110057](#) and [202008110058](#)
Affects: Parcels 2 and 3

END OF SCHEDULE B

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Chicago Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).

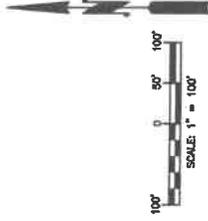
Lot #	Parcel #s	Acreages		New Acreage
Tract A	960994	2.99		7.62
4	960983	1.75		1.07
5	960984	2.56		2.56
6	960985	2.39		2.08
7	960986	2.28		1.79
8	960987	2.24		1.75
9	960988	1.99		1.48
10	960989	1.97		1.46
11	960990	1.97		1.5
12	960991	2.69		2.27
13	960992	2.22		1.46
	Total Acreage	25.05		25.04

RECEIVED
OCT 20 2020
Kittitas County ODS



RANCH ROAD
PERFORMANCE BASED CLUSTER PLAT
 A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

P-07-38
 LPF-19-00002



4/11/2019

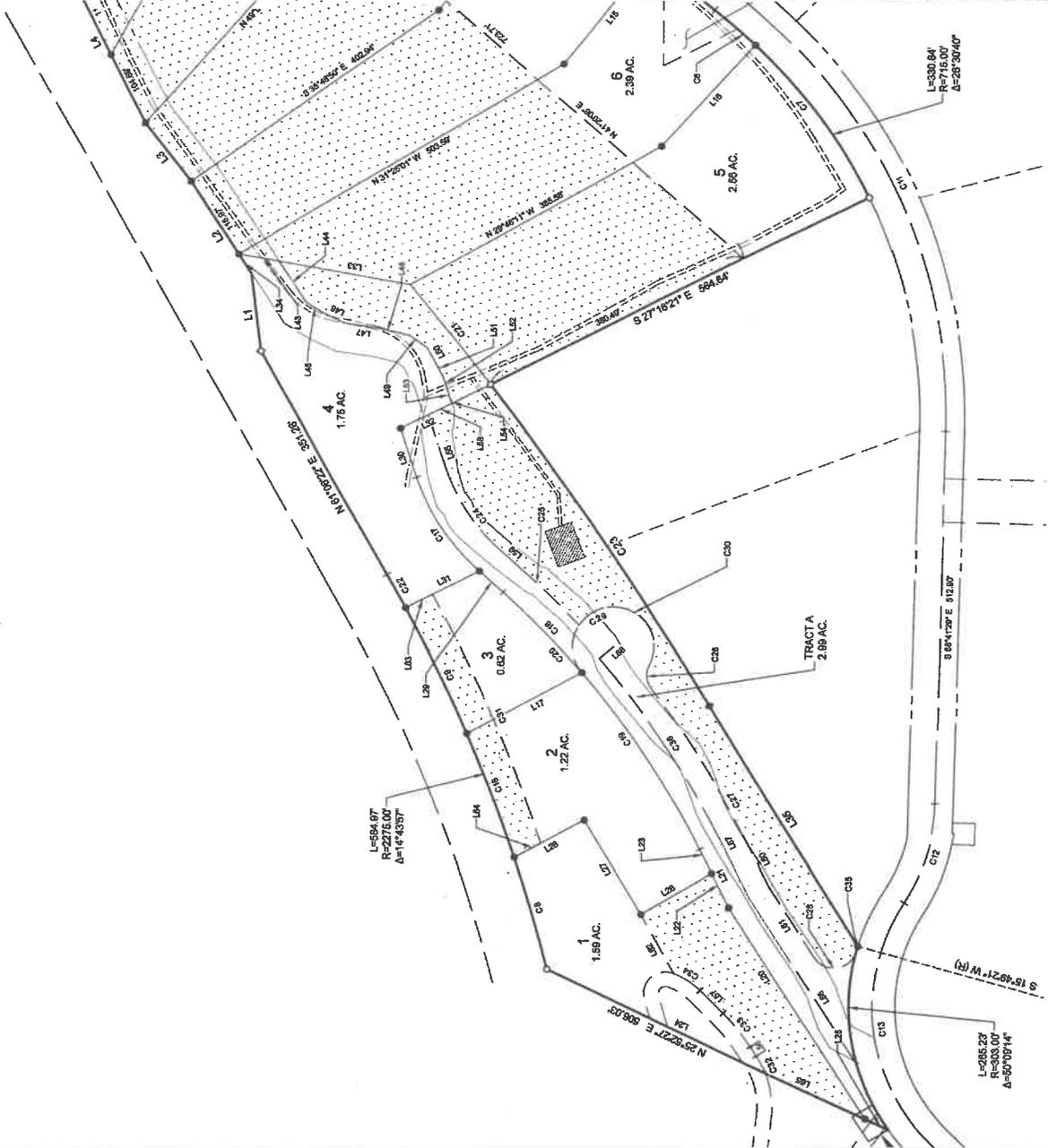
INDEX LOCATION
 SEC. 28 T. 20 N. R. 17 E. W.M.

AUDITOR'S CERTIFICATE 2019 04 08 0044
 FILED FOR RECORD THIS 8TH DAY OF APRIL 2019 AT 10:07 A.M.
 IN BOOK 13 OF PLATS AT PAGE 16 AND THE RECORD OF
 SURVEYOR'S NAME
 DUSTIN L. ZERBE
 JERARD V. PETTY
 County Auditor
 Kittitas County Auditor

Compass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • P: (425) 392-0330 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Southwater Blvd. • Cle Elum, WA 98922 • P: (509) 674-7433 • Fax: (509) 674-7419

RANCH ROAD PERFORMANCE BASED CLUSTER PLAT
 PREPARED FOR
 CLIFF SWINNEY WEST LUG
 CLIFF SWINNEY
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	04/2019	07132
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	2 OF 5

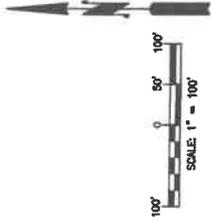


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 R=2275.00
 Δ=14° 43' 57"

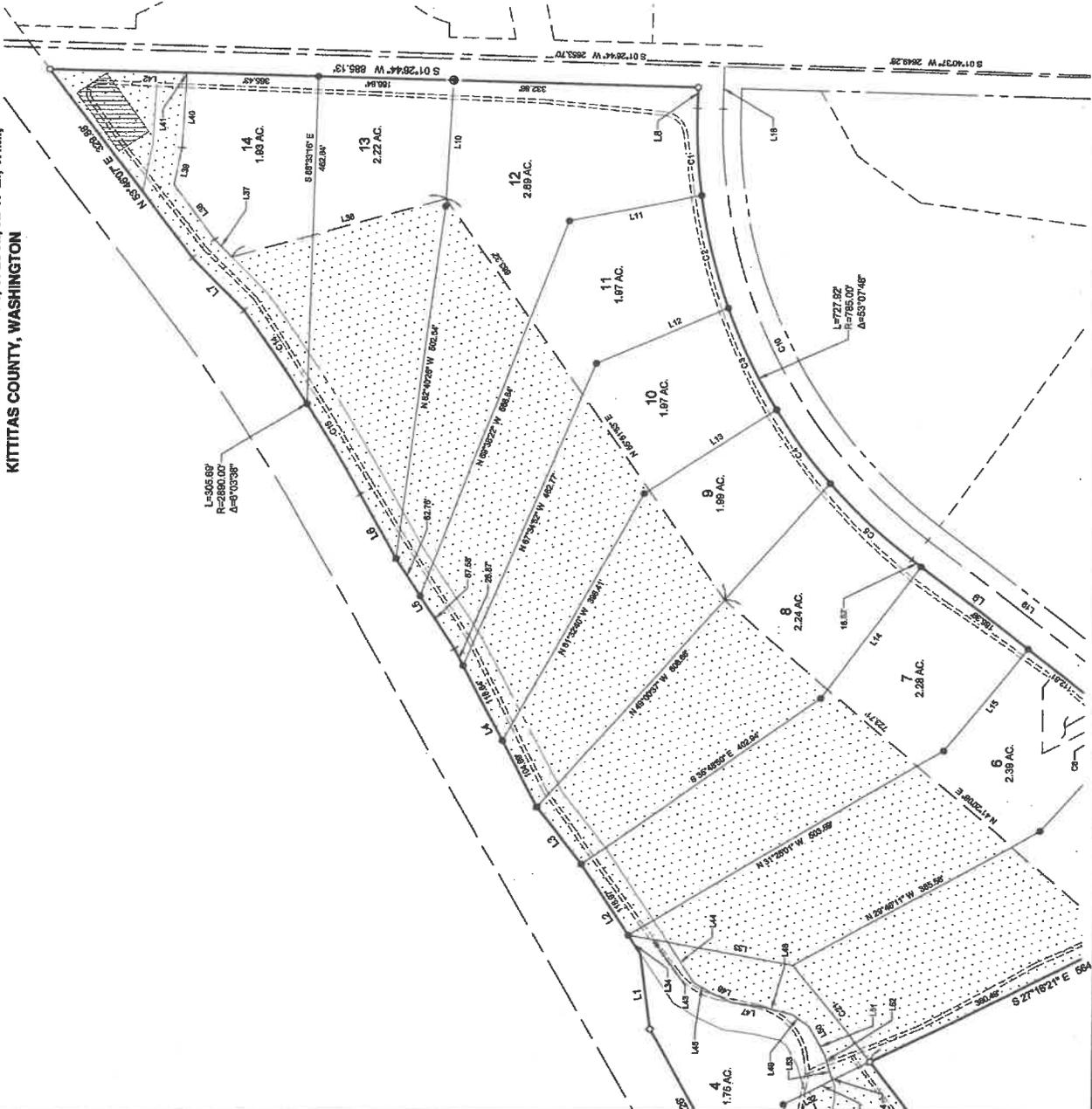
L=265.23
 R=503.04
 Δ=50° 03' 14"

4/11/19

P-07-38
LPF-19-00002



RANCH ROAD
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,
KITITAS COUNTY, WASHINGTON



4/1/2019

INDEX LOCATION
SEC. 28 T. 20 N. R. 17 E. W.M.

AUDITOR'S CERTIFICATE 201914000044
FILED FOR RECORD THIS 14TH DAY OF APRIL 2019 AT 3:01 P.M.
IN BOOK 13 OF PLATS AT PAGE 20 AT THE REGISTER'S OFFICE
SURVEYOR'S NAME: DUSTIN L. GERBE
JERALD V. PETTIT
County Auditor
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. • Ch. Elm, WA 98822 • Ph: (509) 674-7433 • Fax: (509) 674-7419
Kittitas 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. • Ch. Elm, WA 98822 • Ph: (509) 674-7433 • Fax: (509) 674-7419

RANCH ROAD PERFORMANCE BASED CLUSTER PLAT
PREPARED FOR: [Redacted]
CLIENT: [Redacted]
A PORTION OF THE NE 1/4 SECTION 28
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

DOWN BY	DATE	JOB NO.
D.L.P./G.W.	04/2019	07132
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	3 OF 5

02/16/19

P-07-38
LPF-19-00002

RANCH ROAD
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,
KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72198-4830948:

PERFORMANCE BASED CLUSTER PLAT TABLE

OPEN SPACE TOTAL (60%)	60 POINTS
DEVELOPMENT AREA (LOTS & ROAD)	15.21 AC.
GROUP WATER SYSTEM	60 POINTS
COMMUNITY SEPTIC SYSTEM	10 POINTS
PASSIVE REC. FACILITIES	10 POINTS
ACTIVE REC. FACILITIES	10 POINTS
TOTAL	30.40 AC.

PARCEL 1:
LOT 3, OF HANSELL SHORT PLAT AMENDMENT, KITTITAS COUNTY SHORT PLAT NO. 03-38, AS RECORDED JULY 19, 2004, IN BOOK G OF SHORT PLATS, PAGES 174 THROUGH 177, UNDER AUDITOR'S FILE NO. 200407180004, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2:
LOTS 1, 2 AND 4 OF HANSELL SHORT PLAT AMENDMENT, KITTITAS COUNTY SHORT PLAT NO. 03-38, AS RECORDED JULY 19, 2004, IN BOOK G OF SHORT PLATS, PAGES 174 THROUGH 177, UNDER AUDITOR'S FILE NO. 200407180004, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3:
LOTS 3 AND 4 OF BERRY SHORT PLAT AMENDMENT, KITTITAS COUNTY SHORT PLAT NO. 04-40, AS RECORDED JULY 16, 2004, IN BOOK G OF SHORT PLATS, PAGES 178 THROUGH 179, UNDER AUDITOR'S FILE NO. 200407180005, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF 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 PLAT, SUBMITTED SEPARATELY, TO KITTITAS COUNTY UNDER APPLICATION NO. 147-38 (LPF-19-00002).
- THIS SURVEY WAS PERFORMED USING A TRIMBLE 573 TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 352-16-020.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 25 OF SURVEYS, PAGES 208-211, APR. 2010/02/0001
 - BOOK 6 OF SHORT PLATS, PAGES 171-174, APR. 2004/07/0004
 - BOOK 6 OF SHORT PLATS, PAGES 175-178, APR. 2004/07/0005
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- A 36" REBAR, CAP IS 900K, CHAIN, AS NOTED HEREON, WAS FOUND AT THE NORTHEAST CORNER OF SECTION 28. A 36" REBAR WITH CAP IS 1716 WAS FOUND SOUTH 85° 59' EAST, 11.87 FEET FROM THE REBAR & CAP PLACED BY OWNER. BOOK 16 OF SURVEYS, PAGE 70, BY ROD STRAUB, L.S. 1716, REFERS TO A LAND CORNER RECORD (L.C.R.) BEING FILED FOR THIS MONUMENT. A RECORDS SEARCH AT THE COUNTY COURTHOUSE, 1000 N. 1ST STREET, PULLMAN, WA 99163, REVEALS THAT THE MONUMENT PLACED BY L.S. 900K AS THE NORTHEAST CORNER OF SECTION 28, AS THE SURVEY FILED IN BOOK 25 OF SURVEYS, PAGES 208-211 FOR ADDITIONAL SECTION INFORMATION.

PLAT NOTES:

- A 36" REBAR WITH CAP IS 900K 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 EXTENSION PER ROW 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 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ENTIRE PRIVATE ROAD SHALL BE IMPROVED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON IN ACCORDANCE WITH WAC 17.10-140 AND SHALL BE MAINTAINED AS SUCH PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- ENTIRE PRIVATE ROAD SHALL BE IMPROVED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON IN ACCORDANCE WITH WAC 17.10-140 AND SHALL BE MAINTAINED AS SUCH PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARD.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE AN ADJACENT TO ROAD SURFACES OR ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACES ORIGINALLY WITH GRAVEL.
- KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
- NO DIRECT ACCESS TO SR 970 WILL BE ALLOWED FOR ANY LOT WITHIN THIS PLAT.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL AS OR OTHER FARM RELATED AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC INDEMNITIES. KITTITAS COUNTY AS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.14 OF THE KITTITAS COUNTY ZONING CODE.
- TRACT A SHALL BE OWNED BY THE RANCH ON SWIAK CREEK, L.C. AND/OR ITS SUCCESSORS IN INTEREST. SAID TRACT CONTAINS IRRIGATION CHANNELS AND IRRIGATION STRUCTURES THAT SERVE THE FARM LANDS OWNED AND OPERATED BY THE RANCH ON SWIAK CREEK. ACCESS TO SAID TRACT SHALL BE MAINTAINED BY THE FARMERS ASSOCIATION AS A PORTION OF SAID TRACT A. SHALL PROVIDE ACCESS TO LOTS 2, 3, AND 4. SAID EASEMENT SHALL BE MAINTAINED BY THE FARMERS ASSOCIATION.
- DRAINAGE EASEMENTS ARE ILLUSTRATED ALONG THE WESTERN BOUNDARY LINE OF LOT 1 OF THE HANSELL SHORT PLAT AMENDMENT AND THE WESTERN BOUNDARY LINE OF LOT 3 OF THE BERRY SHORT PLAT AMENDMENT. THE TERMINUS OF SAID EASEMENTS ARE NOT RETRACABLE AND ARE NOT SHOWN HEREON.

PROPERTY OWNERS:
CLE ELIJA PINER WEST LLC
PO BOX 580
CLE ELIJA, WA 99222

AND
JAMES K. SCHULER
PO BOX 800
CLE ELIJA, WA 99222

PROPERTY INFORMATION:

PARCEL NO'S: 075653, 17012, 17014, 17015, 17018 & 17021
MAP NO'S: 20-17-28053-0001, 20-17-28052-0002, 20-17-28052-0003, 20-17-28052-0004, 20-17-28053-0005 & 20-17-28053-0004
AREA: 30.40 TOTAL

LOTS: 14

TRACTS: 1

WATER SOURCE: CLASS A WATER SYSTEM

SEWER SOURCE: COMMUNITY SEPTIC SYSTEM

ZONE: A-20

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 5th DAY OF April, A.D. 2019.
Michael J. Clark
KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMBINES TO THE COMPREHENSIVE PLAT OF KITTITAS COUNTY.
DATED THIS 4th DAY OF April, A.D. 2019.

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THIS PLAT IS NOW TO BE FILED.
DATED THIS 5th DAY OF April, A.D. 2019.
John M. ...

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND THAT THE SEWER AND WATER BROWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS 5th DAY OF April, A.D. 2019.
John M. ...

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE RANCH ROAD PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND THAT THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.
DATED THIS 5th DAY OF April, A.D. 2019.
John M. ...

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 8th DAY OF April, A.D. 2019.
John M. ...
CHAIRMAN

CLERK OF THE BOARD

ATTEST: *John M. ...*



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 14th DAY OF April, 2019
IN BOOK 13 OF Plats AT PAGE 1
DUSTIN L. ZERBE
SURVEYOR'S NAME
JEROME V. PETTIT
County Auditor



RANCH ROAD PERFORMANCE BASED CLUSTER PLAT
PREPARED FOR
CLE ELIJA PINER WEST LLC
A PORTION OF THE NE 1/4 SECTION 28,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

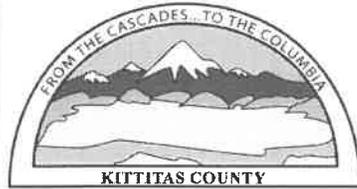
KITTITAS COUNTY	JOB NO.
DWN BY	DATE
D.L.P./G.W.	SCALE
D.L.P.	N/A
	04/2019
	07132
	4 OF 5

Ranch Road Boundary Lot Line Adjustment Narrative

Please see the attached maps reflecting application requirements. This bla will be adjusting the parcel boundaries of Lots 4 through 13 and Tract A. Tract A will be enlarged in order to fit all community drain fields within a single parcel, all keeping within the existing approvals. The Hidden Valley Water System (Group A Water System) will be providing domestic water for the lots. Community Septic systems have been approved and will be constructed to serve these lots.

The reason for this boundary lot line adjustment is to make sure there is a large enough area, within a single parcel, for the community septic systems to be constructed in.

RECEIVED
OCT 20 2020
Kittitas County ODS



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD20-02955

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: CLE ELUM PINES WEST LLC
PO BOX 808
CLE ELUM WA 98922-0808

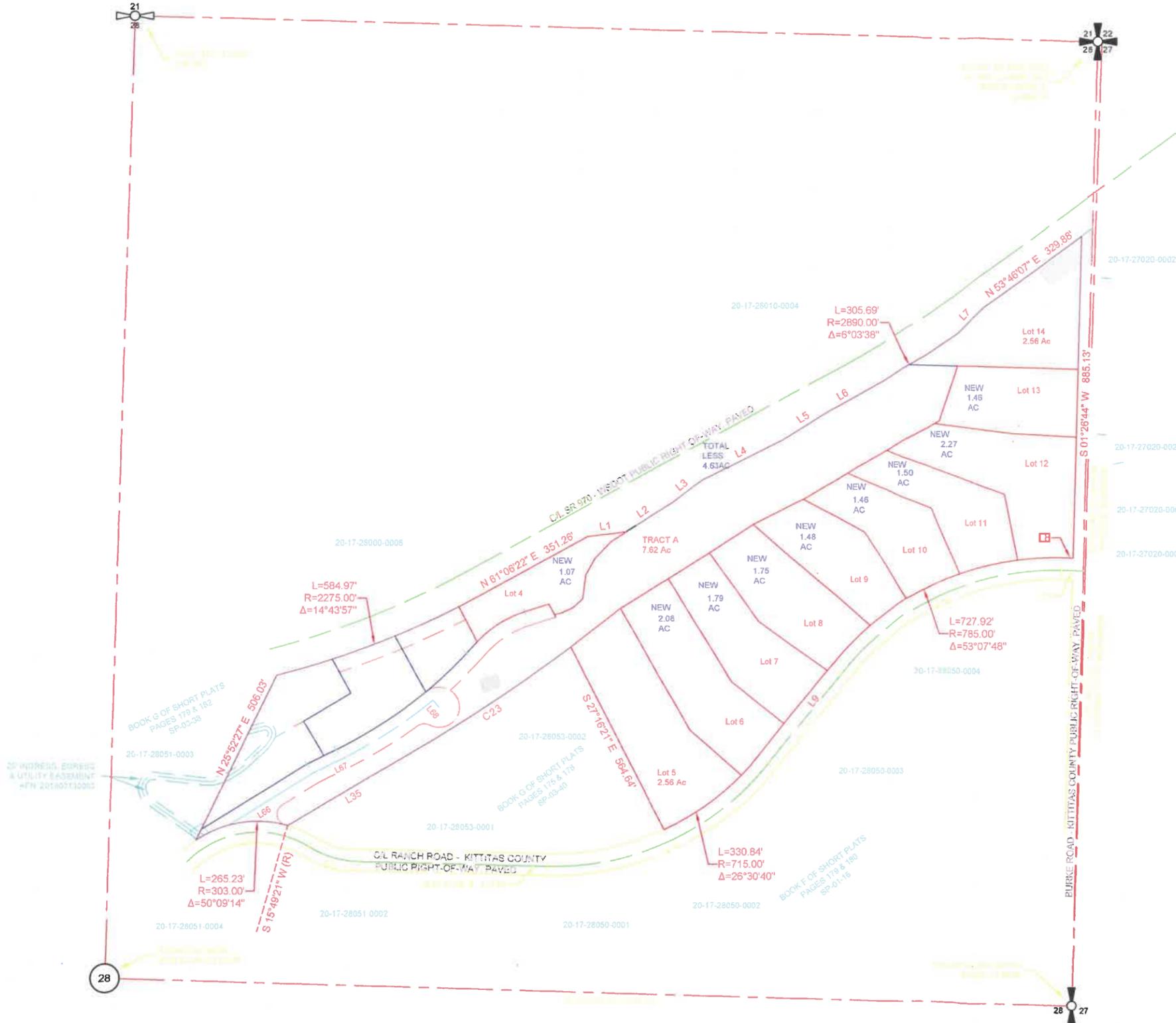
Cashier: MOLLY ROCKHILL
Payment Type: CHECK (1664)

Date: 10/20/2020

BL-20-00025 Boundary Line Adjustment

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00
Boundary Line Adjustment	\$740.00	\$740.00	\$0.00
Boundary Line Adjustment (Health)	\$380.00	\$380.00	\$0.00
BL-20-00025 TOTALS:	\$1,540.00	\$1,540.00	\$0.00
TOTAL PAID:		\$1,540.00	

ATTACHMENT A.
- NEW Configuration



LINE #	DIRECTION	DISTANCE
L1	N 82°54'27" E	107.70'
L2	N 57°17'31" E	150.33'
L3	N 52°34'31" E	101.12'
L4	N 63°23'48" E	250.20'
L5	N 57°17'31" E	150.33'
L6	N 61°06'22" E	103.83'
L7	N 45°47'50" E	102.99'
L8	N 88°33'16" W	30.00'
L9	S 38°18'55" W	315.81'
L10	N 86°56'45" W	178.05'
L11	N 11°21'03" W	184.58'
L12	N 23°35'48" W	197.01'
L13	N 33°17'43" W	217.33'
L14	N 54°04'20" W	230.38'
L15	N 51°40'35" W	184.04'
L16	N 48°19'37" W	187.11'
L17	N 28°42'17" W	174.99'
L18	N 88°33'16" W	60.00'

LINE #	DIRECTION	DISTANCE
L19	S 38°18'55" W	315.81'
L20	N 58°11'40" E	342.94'
L21	N 63°39'26" E	89.27'
L22	N 63°39'26" E	52.24'
L23	N 63°39'26" E	37.03'
L24	N 25°52'27" E	472.63'
L25	N 25°52'27" E	33.39'
L26	S 30°48'44" E	110.41'
L27	S 59°11'16" W	151.04'
L28	S 28°50'47" E	106.95'
L29	N 42°24'11" E	42.81'
L30	S 72°05'27" W	70.45'
L31	S 27°35'27" E	109.13'
L32	S 27°16'21" E	132.75'
L33	S 10°24'47" W	231.41'
L34	N 57°17'31" E	31.36'
L35	S 59°11'16" W	384.41'
L36	N 15°46'31" W	305.45'

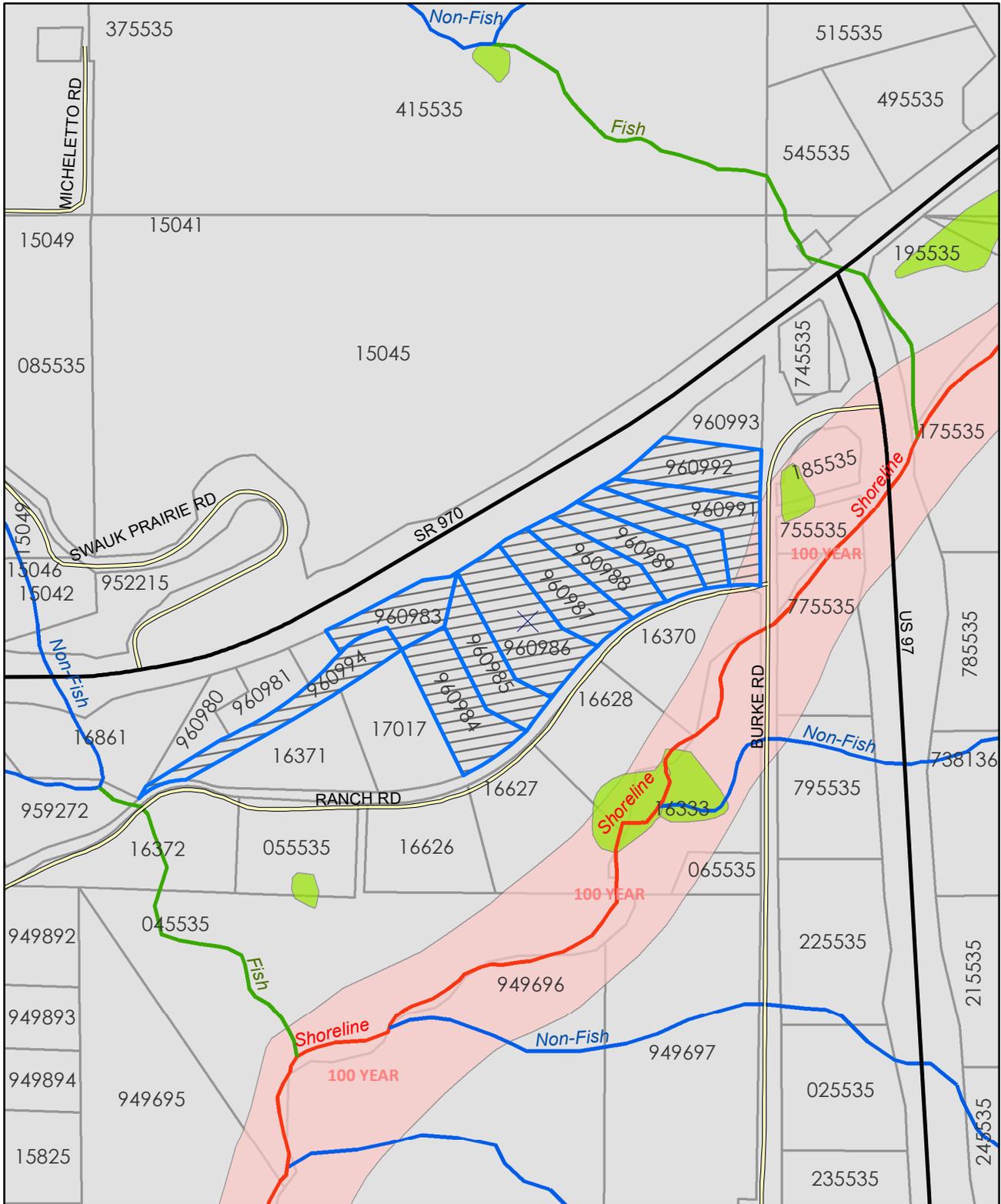
LINE #	DIRECTION	DISTANCE
L37	N 45°47'50" E	33.95'
L38	N 53°46'07" E	96.05'
L39	S 78°36'36" E	53.46'
L40	S 86°47'05" E	95.66'
L41	N 88°42'48" E	10.16'
L42	N 1°26'44" E	184.58'
L43	N 10°24'47" E	54.80'
L44	S 57°17'31" W	67.14'
L45	S 31°33'15" W	27.49'
L46	S 25°32'31" W	32.94'
L47	S 8°12'13" W	43.46'
L48	S 13°59'49" W	42.06'
L49	S 36°02'33" W	28.36'
L50	S 60°48'27" W	22.43'
L51	S 62°45'27" W	24.41'
L52	S 73°06'54" W	19.22'
L53	S 74°00'26" W	13.53'
L54	S 67°59'19" W	4.60'

LINE #	DIRECTION	DISTANCE
L55	S 72°05'27" W	77.05'
L56	S 57°06'35" W	15.06'
L57	S 45°09'50" W	44.22'
L58	S 27°16'21" E	34.73'
L59	N 42°24'11" E	42.81'
L60	N 63°39'26" E	86.41'
L61	N 58°11'40" E	114.67'
L62	S 61°23'02" W	92.15'
L63	N 27°35'27" W	40.00'
L64	N 28°50'47" W	40.69'
L65	N 25°52'27" E	145.01'
L66	N 58°11'40" E	270.44'
L67	N 63°39'26" E	87.84'
L68	N 40°16'02" W	25.00'

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"
C8	2275.00'	159.93'	4°01'40"
C9	2275.00'	191.07'	4°48'43"
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"
C14	2890.00'	157.86'	3°07'47"
C15	2890.00'	147.83'	2°55'51"
C16	2275.00'	182.28'	4°35'26"
C17	300.00'	155.44'	29°4'16"
C18	1200.00'	445.14'	21°15'14"

CURVE #	RADIUS	LENGTH	DELTA
C19	1200.00'	291.63'	13°55'27"
C20	1200.00'	153.51'	7°19'47"
C21	4970.00'	173.53'	2°00'02"
C22	2275.00'	51.69'	1°18'07"
C23	4970.00'	532.65'	6°08'26"
C24	260.00'	134.72'	29°41'16"
C25	1240.00'	106.03'	4°53'57"
C26	30.00'	33.49'	63°57'07"
C27	1260.00'	229.49'	10°26'09"
C28	30.00'	70.07'	133°49'06"
C29	55.00'	237.53'	247°26'26"
C30	55.00'	167.49'	174°28'44"
C31	2315.00'	372.38'	9°12'59"
C32	130.00'	26.87'	11°50'33"
C33	285.00'	59.42'	11°56'45"
C34	105.00'	42.75'	23°19'38"
C35	303.00'	7.65'	1°26'46"
C36	1230.00'	298.92'	13°55'27"

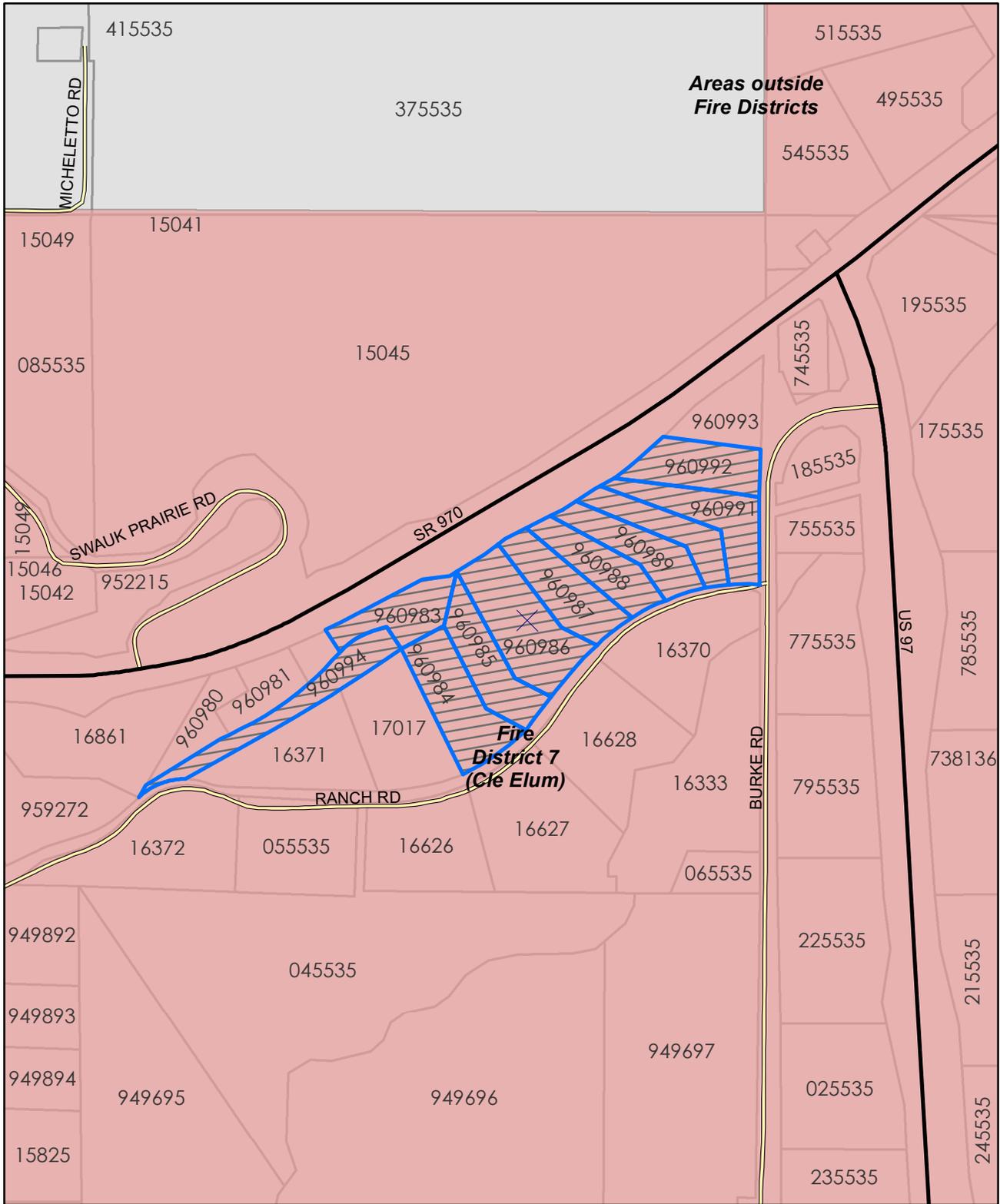
RECEIVED
OCT 20 2020
Kittitas County CDS



BL-20-000025
Cle Elum Pines West

Critical Areas

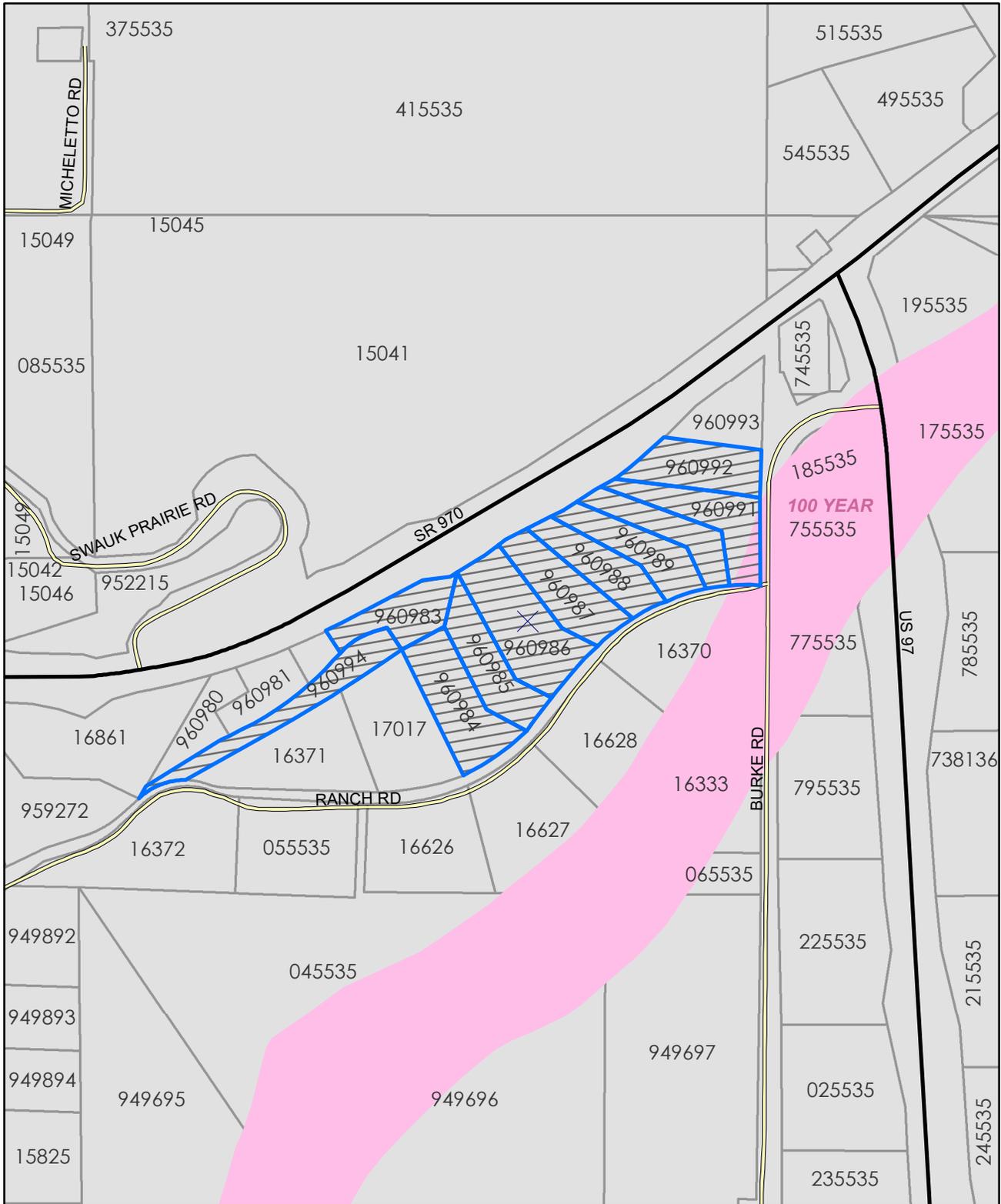




BL-20-000025
Cle Elum Pines West

Fire District

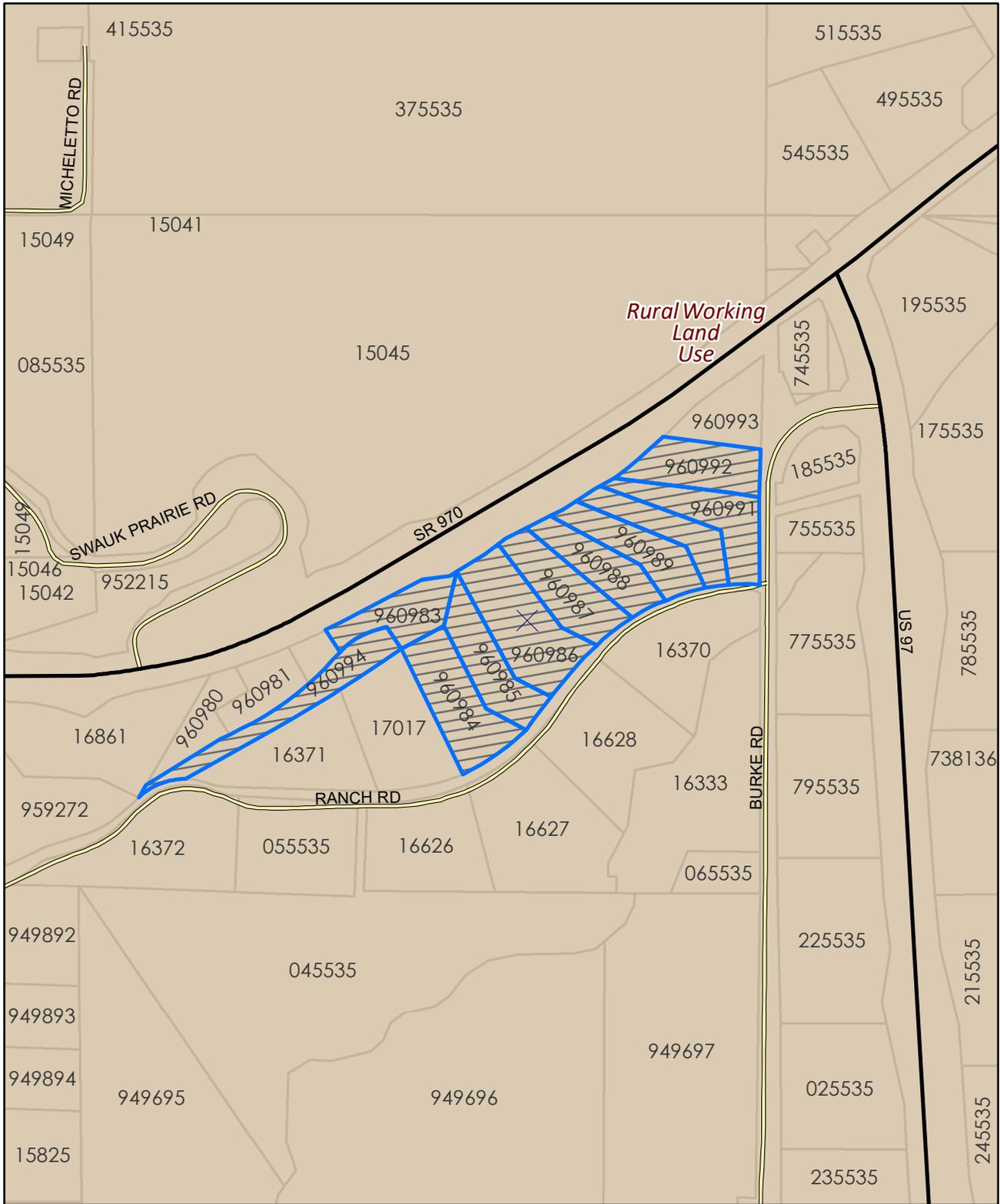
N



BL-20-000025
Cle Elum Pines West

Floodplain

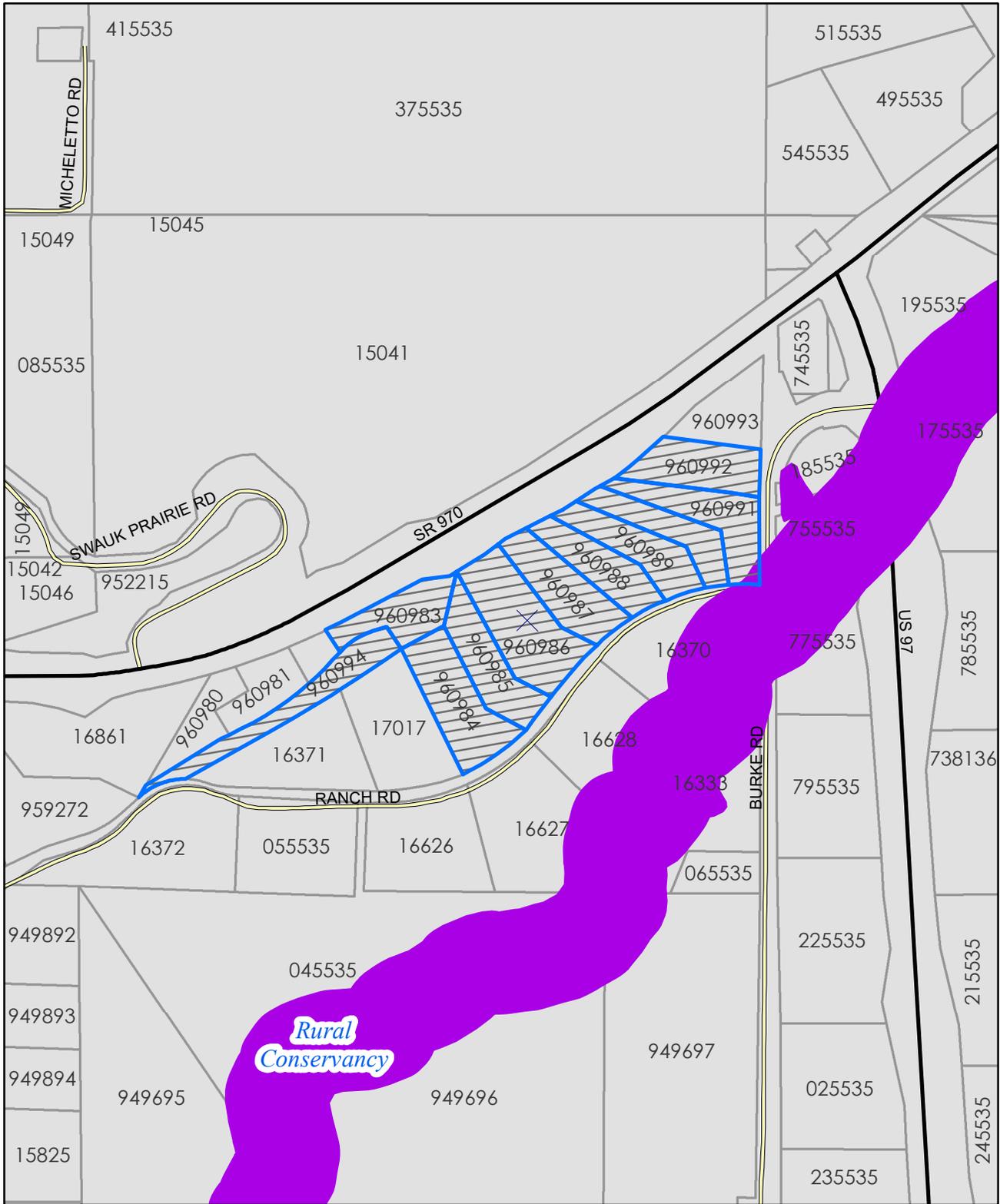
N



BL-20-000025
Cle Elum Pines West

Land Use

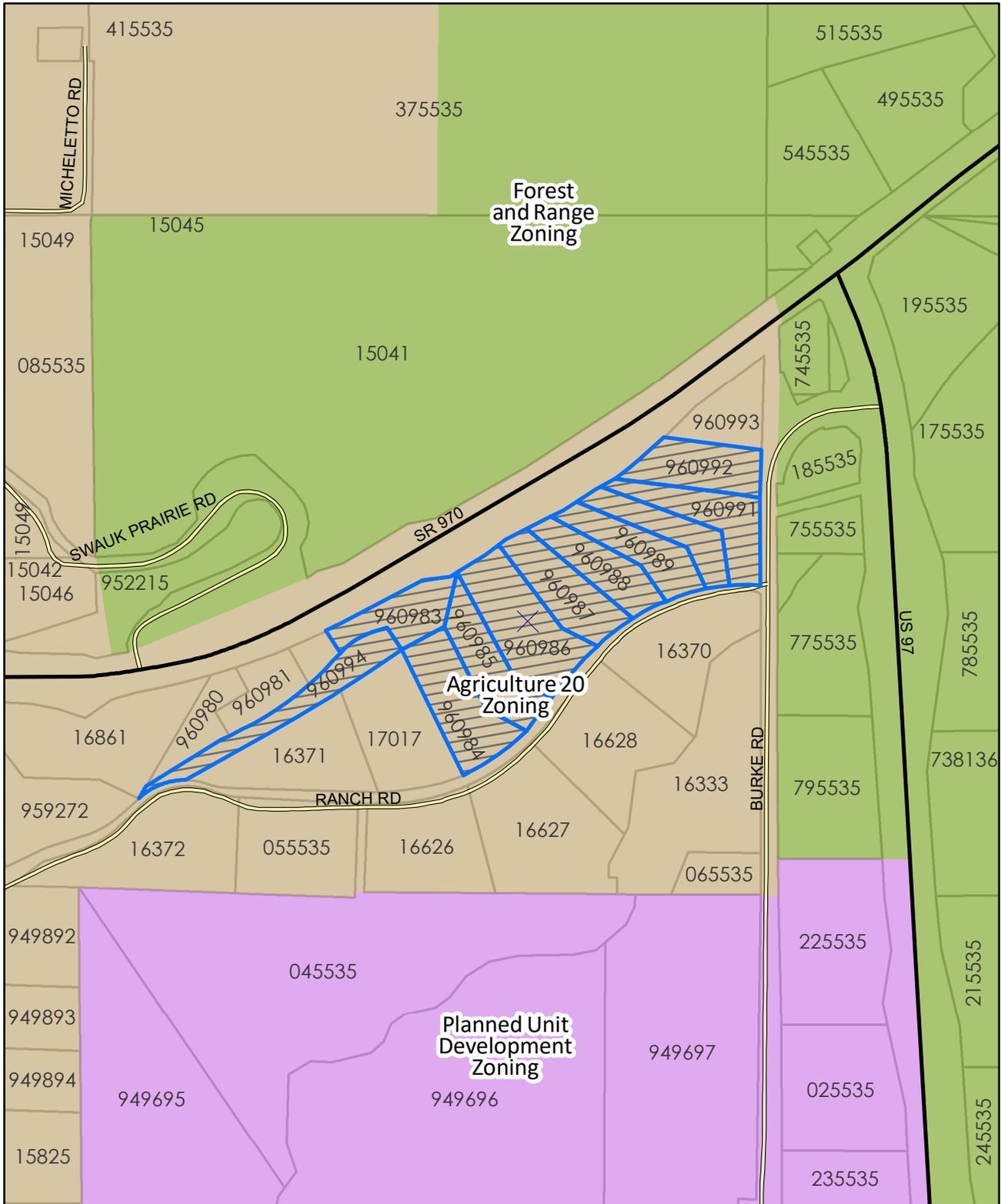
N

BL-20-000025
Cle Elum Pines West

Shoreline





BL-20-000025
Cle Elum Pines West

Zoning

N



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

November 12, 2020

Cle Elum Pines West LLC
% Pat Deneen
PO Box 808
Cle Elum, WA 98922

RE: Cle Elum Pines West Boundary Line Adjustment (BL-20-00025)

Parcel # 960994, 960983, 960984, 960985, 960986, 960987,
960988, 960989, 960990, 960991, 960992

Dear Applicant,

Kittitas County Community Development Services received your Boundary Line Adjustment application on October 20, 2020. The application has been determined **complete** as of November 12, 2020.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all appropriate governmental agencies. Agencies will have 15 days to comment unless additional information is required.
2. Any comments received from any agencies will be considered in the decision-making process.
3. A decision will be rendered which may include conditions.
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. All parcels involved must have the current years taxes paid in full prior to final approval of this BLA.

If you have any questions regarding this matter, I can be reached at (509) 962-7539, or by e-mail at kelly.bacon.cd@co.kittitas.wa.us.

Sincerely,

Kelly Bacon
Planner I

cc: Chad Bala, Agent

via email

From: [Kelly Bacon \(CD\)](#)
To: ["Pat Deneen \(pat@patrickdeneen.com\)"](#)
Cc: ["\(bala.ce@gmail.com\)"](#)
Subject: BL-20-00025 Cle Elum Pines West - Deemed Complete
Date: Thursday, November 12, 2020 1:35:31 PM
Attachments: [BL-20-00025 Cle Elum Pines West - Deemed Complete 11-12-20.pdf](#)

Good afternoon,

Attached please find correspondence in regards to your boundary line adjustment BL-20-00025. A hard copy will be mailed out. Please contact me directly with any questions.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

From: [Kelly Bacon \(CD\)](#)
To: [Jesse Cox](#); [Holly Erdman](#); [Candie Leader](#); [Gail Weyand](#); [Pat Nicholson](#)
Subject: Notice of Application - BL-20-00025 Cle Elum Pines West
Date: Monday, November 16, 2020 1:14:23 PM

Good afternoon,

Please review the following Boundary Line Adjustment application (BL-20-00025). Any comments need to be submitted by 5pm on December 1, 2020. Please let me know if there are any questions.

[BL-20-00025 Cle Elum Pines West - Internal](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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From: [Holly Erdman](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Jesse Cox](#)
Subject: RE: Notice of Application - BL-20-00025 Cle Elum Pines West
Date: Tuesday, December 1, 2020 1:38:05 PM

Hello Kelly,

Public health has reviewed this application and has no comments or concerns.

Thank you,

Holly Erdman

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Monday, November 16, 2020 1:14 PM
To: Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.veyand.pw@co.kittitas.wa.us>; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>
Subject: Notice of Application - BL-20-00025 Cle Elum Pines West

Good afternoon,

Please review the following Boundary Line Adjustment application (BL-20-00025). Any comments need to be submitted by 5pm on December 1, 2020. Please let me know if there are any questions.

[BL-20-00025 Cle Elum Pines West - Internal](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Planning Review Team
DATE: November 30, 2020
SUBJECT: BL-20-00025 Cle Elum Pines West

ACCESS/ADDRESS:

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A survey map for review
2. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. Any access easements shall be shown on the face of the BLA
- 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. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. 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.

FLOOD:

A portion of parcel #960991 is within the 100-year floodplain. If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.

MITIGATION/METERING:

No mitigation requirements for boundary line adjustments. For future domestic, commercial or industrial development- new uses of groundwater will be required to obtain water mitigation and install a water meter per Kittitas County Code 13.35.027 and 13.40.030.

SURVEY:

As the application does not contain a survey map, any comments will be reserved until final.

From: [Candie Leader](#)
To: [Kelly Bacon \(CD\)](#)
Subject: RE: Notice of Application - BL-20-00025 Cle Elum Pines West
Date: Monday, November 30, 2020 9:49:47 AM
Attachments: [BL-20-00025 Cle Elum Pines West 11302020.pdf](#)

Please find attached comments for the above referenced project.

Thank you,

Candie Leader

Administrative Supervisor
Kittitas County Public Works
411 North Ruby Street, Suite 1
Ellensburg, WA 98926
Direct Line: 509-962-7699
Office Line: 509-962-7523

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Monday, November 16, 2020 1:14 PM
To: Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>
Subject: Notice of Application - BL-20-00025 Cle Elum Pines West

Good afternoon,

Please review the following Boundary Line Adjustment application (BL-20-00025). Any comments need to be submitted by 5pm on December 1, 2020. Please let me know if there are any questions.

[BL-20-00025 Cle Elum Pines West - Internal](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kelly Bacon \(CD\)](#)
To: "["
Subject: BL-20-00025 Cle Elum Pines - CPA and Transmittal of Comments
Date: Wednesday, December 2, 2020 11:37:10 AM
Attachments: \[BL-20-00025 - CPA Transmittal of Comments 12-2-20.pdf\]\(#\)
\[BL-20-00025 Cle Elum Pines West - Comments PH 12-1-20.pdf\]\(#\)
\[BL-20-00025 Cle Elum Pines West - Comments PW 11-30-20.pdf\]\(#\)](mailto:Pat Deneen (pat@patrickdeneen.com))

Good morning,

Attached please find correspondence in regards to BL-20-00025. I am currently working from home and sending correspondence through email. Should a hard copy of the letter and comments be found necessary for your files, please let me know and I will mail them out next week when I am back in the office. Please contact me directly with any questions

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

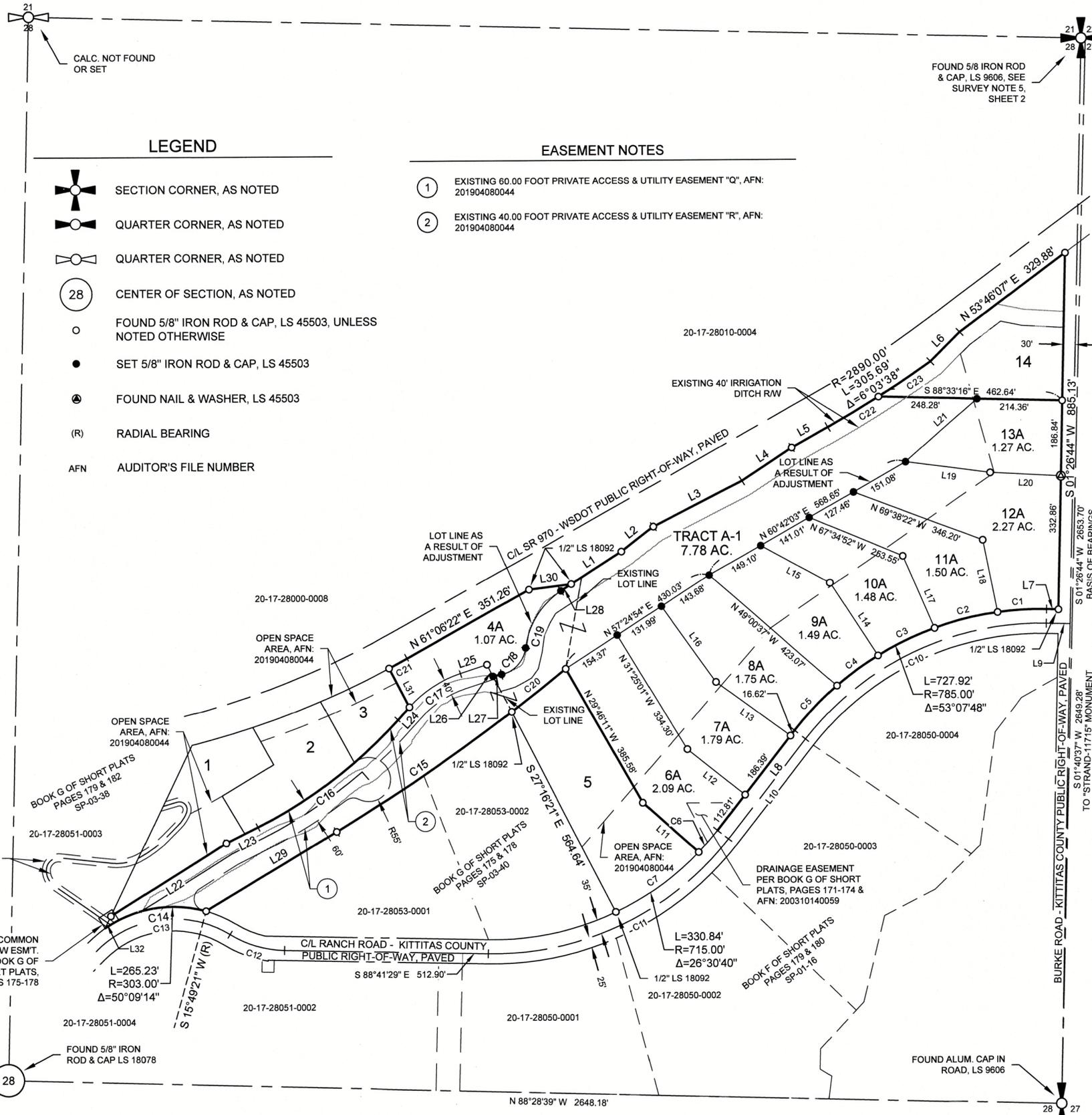
Kelly.bacon.cd@co.kittitas.wa.us

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RECORD OF SURVEY

A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,
KITTITAS 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
 - (R) RADIAL BEARING
 - AFN AUDITOR'S FILE NUMBER

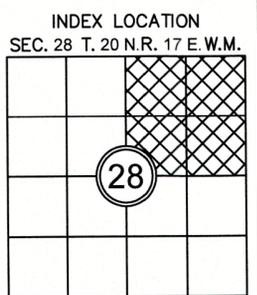
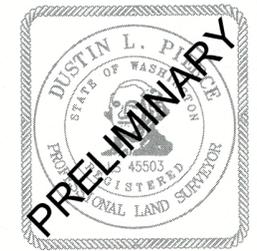
- ### EASEMENT NOTES
- ① EXISTING 60.00 FOOT PRIVATE ACCESS & UTILITY EASEMENT "Q", AFN: 201904080044
 - ② EXISTING 40.00 FOOT PRIVATE ACCESS & UTILITY EASEMENT "R", AFN: 201904080044



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 DEC. 2020,

 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
 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.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
DLP/GW	12/2020	071321	
CHKD BY	SCALE	SHEET	
GW	1" = 200'	1 OF 2	

BL-20-00025

RECORD OF SURVEY

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

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-47372044:

LOTS 4 THROUGH 13, INCLUSIVE, AND TRACT A, RANCH ROAD PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITITITAS, 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 4A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITITAS 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 KITITITAS 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 AN ARC LENGTH OF 172.97 FEET, THROUGH A CENTRAL ANGLE OF 49°33'11";

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

LOT 6A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITITAS 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 KITITITAS 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., KITITITAS 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 KITITITAS 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., KITITITAS 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 KITITITAS 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, 143.88 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., KITITITAS 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 KITITITAS 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., KITITITAS 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 KITITITAS 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, 149.10 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

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

SURVEY NOTES:

1. 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 KITITITAS COUNTY UNDER APPLICATION NO. BL-20-00025.

2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.

3. 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 KITITITAS COUNTY, STATE OF WASHINGTON.

4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.

5. 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.

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., KITITITAS 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 KITITITAS 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., KITITITAS 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 KITITITAS 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., KITITITAS 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 KITITITAS 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., KITITITAS 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 KITITITAS COUNTY, STATE OF WASHINGTON.

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

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, 9, 10, 11, 12 AND 13 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, 430.04 FEET;

THENCE NORTH 60°42'03" EAST, 568.65 FEET;

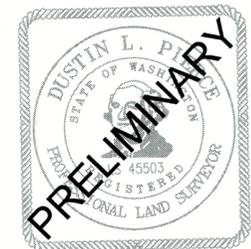
THENCE NORTH 49°20'07" EAST, 238.42 FEET TO THE TERMINUS OF SAID LINE.

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'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L17	N 23°35'48" W	197.01'
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	N 42°24'11" E	42.81'
L25	S 72°05'27" W	70.45'
L26	S 27°16'21" E	32.82'
L27	S 77°28'28" W	21.93'
L28	S 57°17'31" W	31.09'
L29	S 59°11'16" W	384.41'
L30	N 82°54'27" E	107.70'
L31	S 27°35'27" E	109.13'
L32	N 25°52'27" E	33.39'

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'	445.14'	21°15'14"
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"



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

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.

KITITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
DLP/GW	12/2020	071321	
CHKD BY	SCALE	SHEET	
GW	N/A	2 OF 2	



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: December 22, 2020
SUBJECT: County Survey Review of BL-20-00025 Cle Elum Pines

Comments (not required)

1. There is no actual ties linking the parcels to the section lines. (East end of line L9 to Sec cors)
2. There are some line labels on Lots 10A and 11A that are obscured by crossing linework.
3. The Note "lot line as a result of adjustment" on tract A-1 is obscured by crossing linework.

From: [Kelly Bacon \(CD\)](#)
To: ["Pat Deneen \(pat@patrickdeneen.com\)"; "\(bala.ce@gmail.com\)"](#)
Subject: BL-20-00025 Cle Elum Pines - Transmittal of Survey Comments and Approval to record
Date: Monday, January 4, 2021 2:08:27 PM
Attachments: [BL-20-00025 CleElumPinesSurveyReview_12222020.pdf](#)

Good afternoon,

Attached please find Public Works comments for BL-20-00025 Cle Elum Pines. As the comments are recommendations and not required, once you have had a chance to address any of the comments as you see fit, please proceed with recording the survey. Once a copy of the recorded survey has been received by CDS and all taxes have been paid in full, I can proceed with processing your boundary line adjustment.

As previously mentioned, please provide an updated copy of the title report including all parcels involved in the BLA.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

43/109

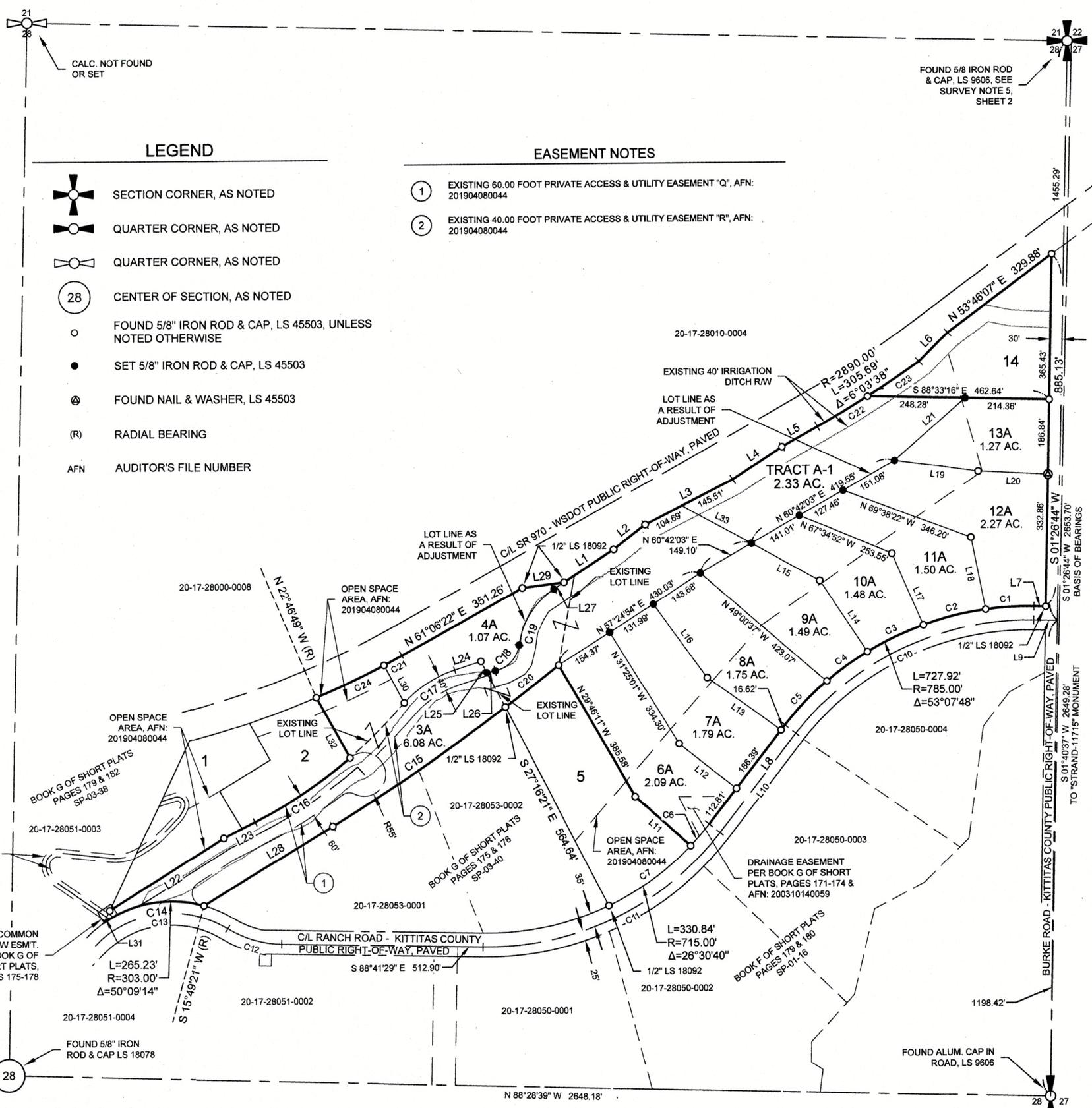
01/13/2021 12:38:09 PM V: 43 P: 109 202101130028
Boundary Line Adjustment
Kittitas County Auditor



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

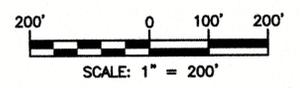


LEGEND

- 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

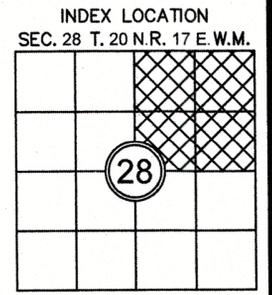
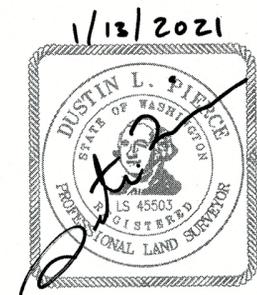
EASEMENT NOTES

- 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



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

43110

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



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, 149.10 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

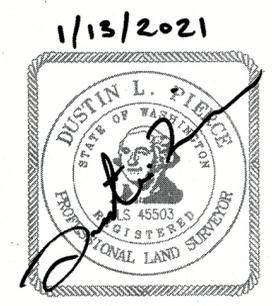
THENCE NORTH 60°42'03" EAST, 141.01 FEET TO THE TERMINUS OF SAID LINE.

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

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	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:

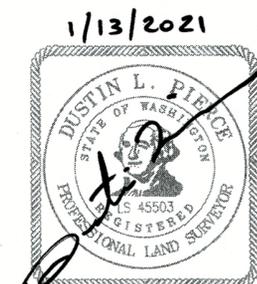
COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF LOT 5 OF SAID PLAT;

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
Western Washington Division
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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	N/A	3 OF 3

01/13/2021 12:38:09 PM V: 43 P: 111 202101130028
Page 3 of 3
ENCUMBRANCE
Boundary Line Adjustment
Kititas County Auditor

43/111



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

February 2, 2021

Cle Elum Pines West LLC
% Pat Deneen
PO Box 808
Cle Elum, WA 98922
Pat@patrickdeneen.com

Sent Via Email

RE: Cle Elum Pines West Boundary Line Adjustment (BL-20-00025)

Parcel #'s - 960994, 960983, 960984, 960985, 960986, 960987, 960988, 960989, 960990, 960991, 960992

To all concerned,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Final packet will be submitted to the Assessor's Office on February 2, 2021 to finalize the boundary line adjustment.

If you have any questions regarding this matter, I can be reached at (509) 962-7637, or by e-mail at kelly.bacon.cd@co.kittitas.wa.us.

Sincerely,

Kelly Bacon

Kelly Bacon
Planner I
Kittitas County Community Development Services

cc: *Chad Bala, Agent*

Via Email

From: [Kelly Bacon \(CD\)](#)
To: ["Pat Deneen \(pat@patrickdeneen.com\)"; "\(bala.ce@gmail.com\)"](#)
Cc: [Christy Garcia](#); [Haley Mercer](#)
Subject: BL-20-00025 Cle Elum Pines West - Final Approval
Date: Tuesday, February 2, 2021 12:09:43 PM
Attachments: [BL-20-00025 Cle Elum Pines West - Final Approval.pdf](#)

Good afternoon,

Attached please find correspondence in regards to BL-20-00025. At this time I am corresponding via email. Should a hard copy of the attached letter be necessary for your documentation, please let me know and I will place one in the mail as soon as I am able to do so. Please contact me directly with any questions.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.