

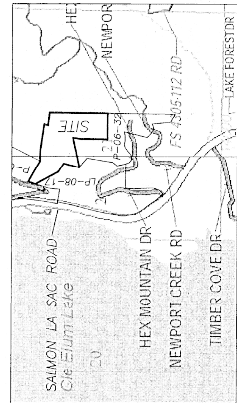
RECORDING ACT AT THE REQUEST OF SASSIE ROUSE, LLC
IN SEPT. 20 25 Daniel B. Moore 9/23/25
DATE
DAVID B. MATTHEWS
CERTIFICATE NO. 76804

LP-11-00002
LPF-25-00002

SASSE RIDGE PLAT
A PORTION OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

10/27/2025 09:15:24 AM V: 14 P: 156 202510270211
11/11/2025 09:15:24 AM V: 14 P: 156 202510270211
11/11/2025 09:15:24 AM V: 14 P: 156 202510270211

VICINITY MAP
N.T.S.



SURVEY NOTES:

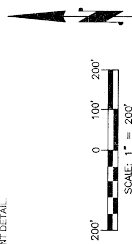
1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 58 TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-13-030.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 21 OF SURVEYS, PAGE 169, A.F.N. 87793
 - BOOK 34 OF SURVEYS, PAGE 153, A.F.N. 20070912070
 - BOOK 11 OF PLATS, PAGES 247 & 248, A.F.N. 20100621003

AND THE SURVEY IS REFERENCED THEREON ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

5. BASIS OF BEARING: HOLDING THE BEARING OF 100°41'45" ALONG THE WEST LINE OF UNDERLYING LOT 16 BETWEEN FOUND PROPERTY CORNERS LOCATED AT THE NORTHWEST CORNER OF LOT 5 AND THE NORTHEAST CORNER OF LOT 12 OF THE HEX MOUNTAIN PLAT AS RECORDED IN BOOK 11 OF PLATS, PAGES 247 & 248 IN KITITAS COUNTY, WASHINGTON.
6. THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EPOCH 2010, SOUTH ZONE, DERIVED FROM RTK GPS OBSERVATIONS FROM THE TOWN.
7. DISTANCES ON THIS SURVEY ARE SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999999993, MULTIPLYING DISTANCE BY CSF TO OBTAIN GRID DISTANCES.

EASEMENT NOTES:

1. EASEMENT "A" - 60' INGRESS, EGRESS AND UTILITY EASEMENT - HEREIN DEDICATED.
 2. EASEMENT "B" - 60' INGRESS, EGRESS AND UTILITY EASEMENT - HEREIN DEDICATED.
 3. EASEMENT "C" - 60' INGRESS, EGRESS AND UTILITY EASEMENT - HEREIN DEDICATED.
- SEE SHEET 3 OF 3 FOR EASEMENT DETAIL.



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 1/2" REBAR & CAP, LS 25804/42676/48917
- FOUND REBAR & CAP, LS 18092
- CENTER OF SECTION, AS NOTED
- EXISTING WELL #BQ8228
- EXISTING WELL #A02751
- RADIAL BEARING
- MEASURED
- PLAT
- A.F.N.
- AUDITOR'S FILE NUMBER



PER RGS 31-89
SW CORNER S. 21
CALCD POSITION
207 21 280.04' W
28 38 5827.95' E 2540.77'



AUDITOR'S CERTIFICATE

202510270011
FILED FOR RECORD THIS 27th DAY OF OCT 2025 AT 9:15 AM
IN BOOK 14 OF PLATS AT PAGE 156 AT THE REQUEST OF
DAVID B. MATTHEWS
SURRENDER'S NAME
ERIK ELLIOT
County Auditor



Encompass
ENGINEERING & SURVEYING
Western Washington Division
105 Villard Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0330
Eastern Washington Division
110 South Okan Ave. Suite 200 • Co. Lum, WA 98522 • Phone: (509) 674-7433

SASSE RIDGE PLAT RELINQUISHED FOR RECORD		KITITAS COUNTY	
OWN BY	DATE	JOB NO.	WASHINGTON
GWD/M	09/20/25	24095	
CHRD BY	SCALE	SHEET	
DBM	1"=200'	2	OF 3

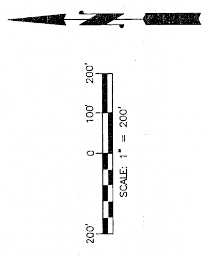
11/15/17

10/27/2025 09:15:24 AM V: 14 P: 157 202510270011
Kittitas County Auditor
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Kittitas County Auditor

LP-11-00002
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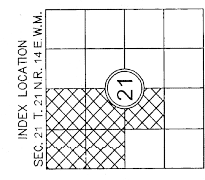
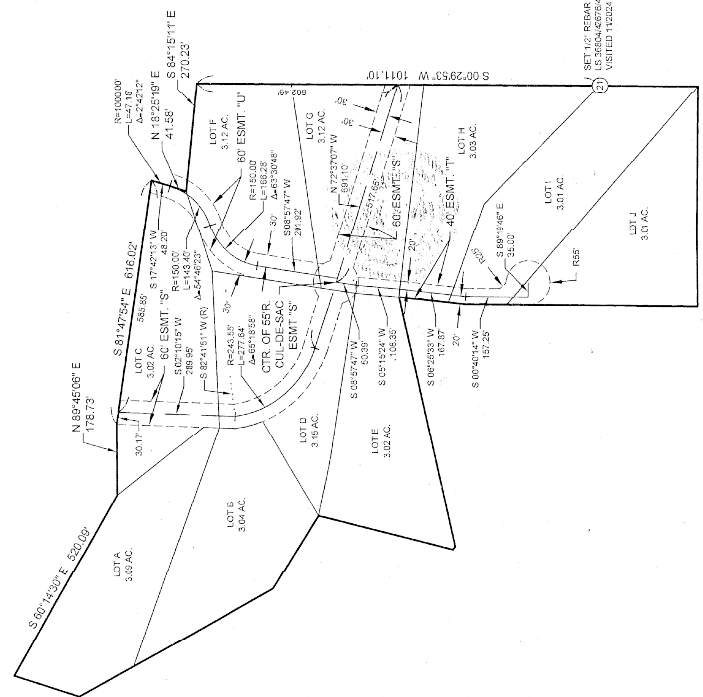
SASSE RIDGE PLAT
A PORTION OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

EASEMENT DETAIL



LEGEND
— CENTER OF SECTION AS NOTED

EASEMENT NOTES:
EASEMENT "S" - A 60' EGRESS EGRESS AND UTILITY EASEMENT HEREIN DEDICATED;
EASEMENT "T" - A 40' EGRESS EGRESS AND UTILITY EASEMENT HEREIN DEDICATED;
EASEMENT "U" - A 60' EGRESS EGRESS AND UTILITY EASEMENT HEREIN DEDICATED;



AUDITOR'S CERTIFICATE 202510270011
FILED FOR RECORD THIS 24th DAY OF OCT 2025, AT 9:15 AM
IN BOOK 14 OF Plats AT PAGE 167 AT THE REQUEST OF
DAVID B. MATTHEWS
SURVEYOR'S NAME
BRYAN ELLIOTT
County Auditor

Encompass
ENGINEERING & SURVEYING
Western Washington Division
16500 1st Street, Suite 201 • Bellingham, WA 98227 • Phone: (360) 392-0030
11500 1st Street, Suite 201 • Everett, WA 98203 • Phone: (425) 674-7433

SASSE RIDGE PLAT PREPARED FOR SASSE RIDGE LLC A PORTION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M. KITITAS COUNTY			
TOWN BY	DATE	JOB NO.	WASHINGTON
GW/DM	09/20/25	24095	
CHKD BY	SCALE	SHEET	
DBM	1"=200'	3	OF 3