

Exhibit A

Legal Description Of Property

Lots 11, 12, 13 and 17, and that portion of Lots 14, 15 and 16, of the certain tax lot segregation and boundary line adjustment survey as recorded February 12, 2004, in Book 29 of Surveys, Page 248, under Auditor's File No. 200402120030, Records of Kittitas County, Washington, which lie north of a line described as follows:

Beginning at the northwest corner of said Lot 11; thence S 20°17'07" E, along the westerly boundary of Lots 11 and 14, 890.98 feet to the true point of beginning for said described line; thence S 89°39'45" E, 1480.46 feet; thence S 00°20'15" W, 469.35 feet; thence S 89°39'45" E,

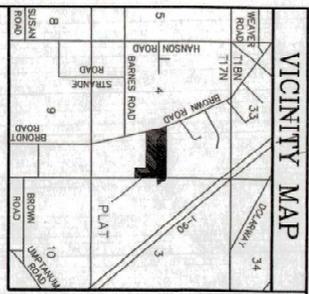
490.14 feet to a point on the east boundary of said Lot 16 and the end of said described line.

Above described parcel contains 45.77 acres.

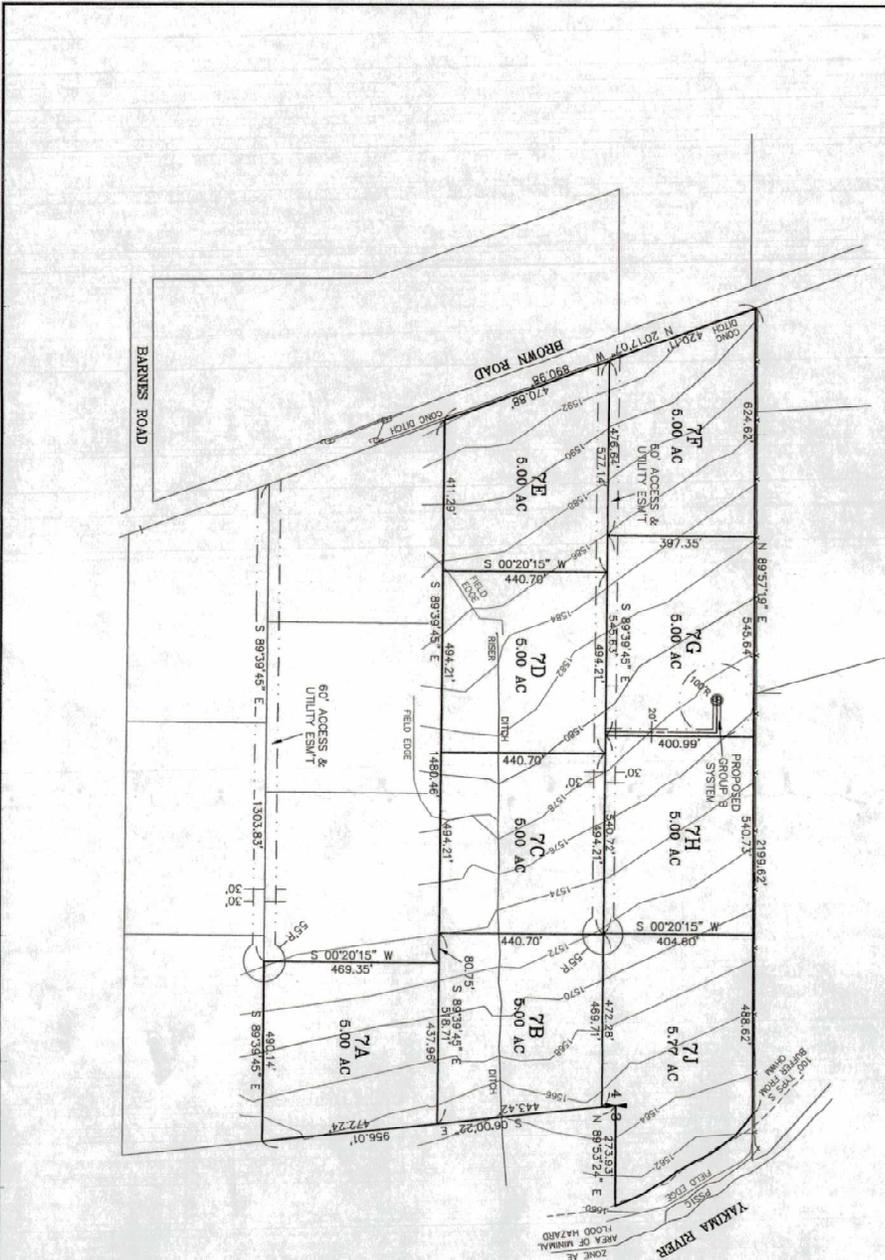
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APR 21 2025

Kittitas County CDS

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 Kittitas County CDS



1601 BROWN ROAD PLAT  
 PART OF SECTIONS 3 & 4, T. 17 N., R. 18 E., W.M.  
 KITTITAS COUNTY, WASHINGTON  
 - PRELIMINARY PLAT -



OWNER:  
 BROWN ROAD ESTATES, LLC  
 1401 W. DOLANWAY RD STE 301  
 ELLENBURG, WA 98926  
 (509) 929-3980

TOTAL ACREAGE: 45.77 ACRES  
 NO. OF LOTS: 9  
 ZONE: AG 5  
 ASSESSOR'S NO. 918133

SOURCE OF WATER: GROUP B WATER SYSTEM  
 SEWER SYSTEM: SEPTIC TANKS  
 DRAINAGE: AS PER KITTITAS CO. STANDARDS

ADDITIONAL INFORMATION: AS PER KITTITAS CO. STANDARDS & ADDRESS: COUNTY ROAD 9 W

FLOOD ZONES SHOWN HEREON BASED ON FEMA FIRM PANEL 58037012770 EFF. DATE 8/24/2021 WETLANDS & BUFFER PER SEMALL CRITICAL AREA REPORT DATED 8/20/2024.

VERT. DATUM = NAVD83 BASED ON TIES TO NGS MONUMENT 585341.  
 CONTOURS BASED ON FIELD LOCATES COMPLETED 11/1/24 AND ARE APPROPRIATE TO 1/2 CONTOUR INTERVAL.

SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN NOVEMBER OF 2024.

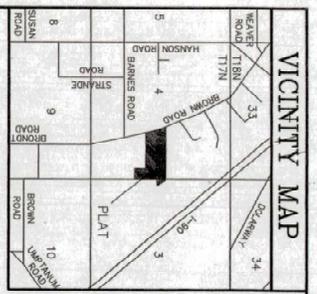
PRELIMINARY



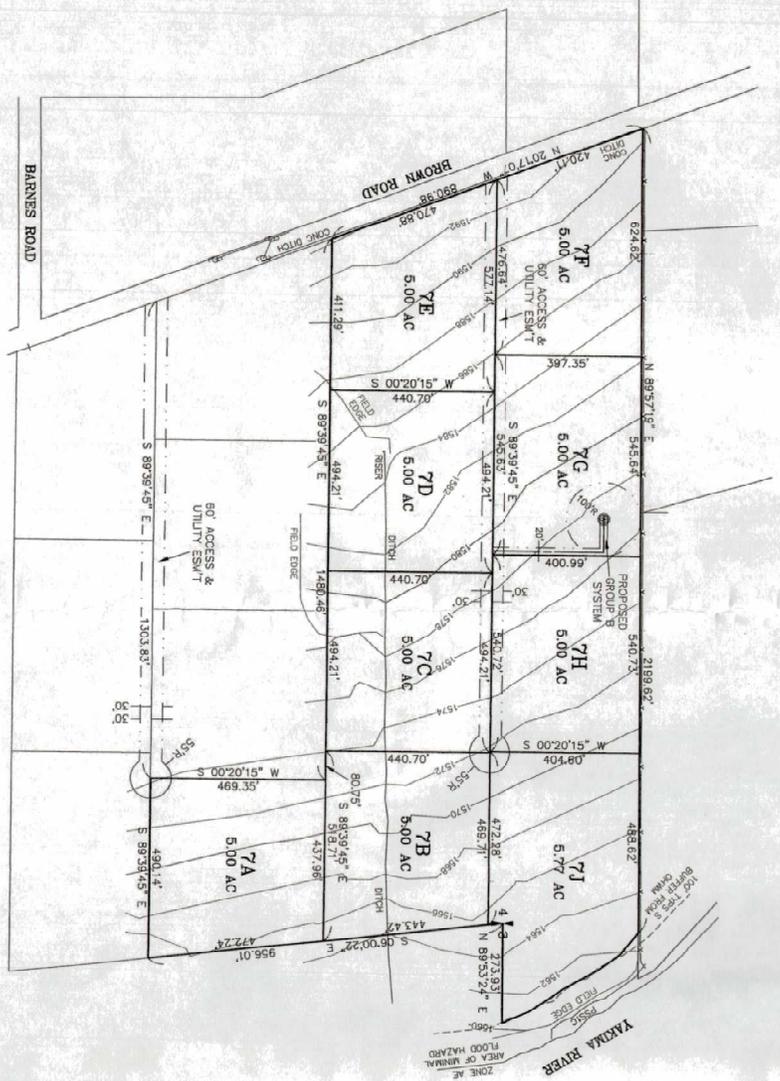
CHRISTOPHER C. CRUSE  
 License No. 36915

DATE: \_\_\_\_\_  
 CRUSE & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St.  
 Ellensburg, WA 98926 (509) 982-8242  
 1601 BROWN ROAD PLAT

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1601 BROWN ROAD PLAT  
 PART OF SECTIONS 3 & 4, T. 17 N., R. 18 E., W.M.  
 KITTITAS COUNTY, WASHINGTON  
 - PRELIMINARY PLAT -



OWNER:  
 BROWN ROAD ESTATES LLC  
 1401 W. DOLANWAY RD STE 301  
 ELIENSBURG, WA 98926  
 (509) 825-3880

TOTAL ACREAGE: 45.77 ACRES  
 NO. OF LOTS: 9  
 ZONE: R-1  
 ASSESSOR'S NO. 618133

SOURCE OF WATER: GROUP B WATER SYSTEM  
 SENES SYSTEM, SPRING TANKS  
 DRAINAGE: AS PER KITTITAS CO. STANDARDS  
 ADDRESS: PRIVATE ACCESS EASEMENT &  
 COUNTY ROAD R/W

FLOOD ZONES SHOWN HEREON BASED ON FEMA  
 FIRM PANEL 50037C1217D DATED 8/24/2011  
 WETLANDS & BUFFER PER SERIAL CRITICAL AREA  
 REPORT DATED 8/30/2014.

VERT. DATUM = NAD83 BASED ON TIES TO  
 NGS MONUMENT SB0541.  
 CONTOURS BASED ON FIELD LOCATES COMPLETED  
 11/11/14 AND ARE ACCURATE TO 1/2' CONTOUR  
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PRELIM

CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 License No. 38915



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