

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46306010

GUARANTEE

RECEIVED
JUL 13 2018
Kittitas County COB

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: June 7, 2018

Issued by:
AmeriTitle, Inc.
101 W Fifth
Ellensburg, WA 98926
(509)925-1477

Anna Williams

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *Robert M. [Signature]*

President

ATTEST
Tom C. [Signature]

Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46306010

SUBDIVISION GUARANTEE

Order No.: 243970AM
Guarantee No.: 72156-46306010
Dated: June 7, 2018

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Assured: Encompass Engineering & Surveying

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract A:

Parcel 2A of that certain Survey as recorded April 17, 2006, in Book 32 of Surveys, pages 134 through 137, under Auditor's File No. 200604170033, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M. and of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M.;

EXCEPT:

1. That portion of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., situate in Kittitas County, State of Washington, more particularly described as follows:

Starting at the Southwest corner of Lot 9 as shown on the certain survey recorded August 18, 2003 at 4:02 p.m. in Volume 29 of Surveys on page 48, records of Kittitas County, under Kittitas County Auditors Number 200308180073; thence South 65°14'5" East 558.56 feet to a O'Hare Aluminum Survey Cap the true point of beginning; thence South 0°46'1" West 294.86 feet to a O'Hare Aluminum Survey Cap; thence North 43°52'59" West 209.77 feet; thence North 46°7'3" East 207.22 feet to the true point of beginning.

As conveyed by Deed to Paul J. Allen recorded January 5, 2006 under Auditor's File No. 200601050059.

2. Plat of Evergreen Ridge P.U.D. – Phase 1, Division 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 153 and 154, records of said County.

3. That portion of Lots B and C of that certain survey as recorded in Book 34 of Surveys at page 22, under Auditor's File No. 200704270063, records of Kittitas County, State of Washington, which is bounded by a line described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington; thence South 89°11'40" East, along the South boundary line of said Southwest Quarter of the Southwest Quarter, 1,322.41 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter and the true point of beginning of said line; thence North 00°39'26" East, along the East boundary line of said Southwest Quarter of the Southwest Quarter, 167.67 feet to the Northwesterly boundary line of said Lot C; thence North 46°36'59" East, along said Northwesterly boundary line, 47.95 feet to

Subdivision Guarantee Policy Number: 72156-46306010

the Northerly most corner of said Lot C; thence South 43°13'54" East, along the Northeasterly boundary line of said Lot C, 99.95 feet to the Northeasterly common corner of said Lots B and C; thence South 00°00'03" West, along the Easterly boundary line of said Lot B, 149.50 feet to the Southeasterly corner of said Lot B; thence South 45°39'16" West, along the Southeasterly boundary line of said Lot B, 148.68 feet to the East boundary line of the Northwest Quarter of the Northwest Quarter of Section 12 of said Township and Range; thence North 00°30'01" East 125.65 feet, along said East boundary line of said Northwest Quarter of the Northwest Quarter to the true point of beginning and terminus of said line.

Being a portion of the Southeast Quarter of the Southwest Quarter of said Section 1, and a portion of the Northeast Quarter of the Northwest Quarter of said Section 12, all situated in Kittitas County, State of Washington.

As conveyed by Deed to DeAnn Reeves recorded May 13, 2010, under Auditor's File No. 201005130004.

4. That portion of said Parcel 2A bounded by a line described as follows:

Beginning at the North Quarter corner of said Section 12; thence North 89°11'40" West along the North boundary of the Northwest Quarter of said Section 12, 577.86 feet to the Northeasterly corner of Lot 10 of the Evergreen Ridge P.U.D. – Phase 1, Division 3 Plat as recorded in Book 11 of Plats at pages 153 and 154, recorded under Auditor's File No. 200806180013, records of Kittitas County, State of Washington; thence South 43°11'29" East along the Easterly boundary of said plat, 435.02 feet to the beginning of a curve to the right having a radius of 200.00 feet; thence along said curve to the right an arc length of 100.69 feet, through a central angle of 28°50'46"; thence South 14°20'43" East along the Easterly boundary of said plat, 177.11 feet to the Northeasterly corner of Lot 18 of said plat and also being the true point of beginning of said line; thence North 60°40'38" East, 36.23 feet; thence South 14°20'43" East, 221.89 feet; thence South 75°39'17" West, 35.00 feet to the Southeasterly corner of said Lot 19; thence North 14°20'43" West along the Easterly boundary of said Lot 18 and Lot 19, 212.52 feet to the true point of beginning and terminus of said line.

As conveyed by Deed to PQD Construction, Inc., recorded September 23, 2011, under Auditor's File No. 201109230030 and 201109230031.

5. A portion of the Southeast Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., described as follows:

A portion of that property described in Book 29 of Surveys, pages 47 and 48, recorded August 18, 2003 described as follows: Beginning at the Southeast corner of Tax Lot 12 as shown on the above referenced survey; thence North 46°44'23" East 298.05 feet to the true point of beginning; thence North 0°41'46" East 68.46 feet to the Northeast corner of Tax Lot 12; thence North 0°41'46" East 153.17 feet to the Northeast corner of Tax Lot 9; thence South 44°05'26" East 143.54 feet; thence South 0°12'25" East 156.78 feet; thence North 43°15'37" West 100 feet; thence South 46°44'23" West 47.52 feet to the true point of beginning and as shown as the hatched area on the above referenced survey as conveyed by Deed to James and Donna Ankrom recorded March 30, 2016 under Auditor's File No. 201603300031.

6. Plat of Evergreen Ridge P.U.D. - Phase 1 Division 4 in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 39 through 41, records of said County.

7. That portion of Parcel 2A of that certain survey as recorded April 17, 2006, in Book 32 of Surveys, pages 134 through 137, under Auditor's File No. 200604170033, records of Kittitas County, State of Washington lying within the Southeast Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington which is bounded by a line described as follows:

Beginning at the Southeast corner of said Southwest Quarter of said Section 1; thence North $89^{\circ}11'40''$ West along the South boundary of said Southwest Quarter, 639.96 feet to the true point of beginning of said line, said point also being the Northeast corner of Lot 9 of the Evergreen Ridge P.U.D. - Phase 1, Division 3 Plat as recorded in Book 11 of Plats at pages 153 and 154, recorded under Auditor's File No. 200806180013, records of Kittitas County, State of Washington; thence North $48^{\circ}57'08''$ East, 46.00 feet; thence North $41^{\circ}02'52''$ West, 103.89 feet; thence South $48^{\circ}57'08''$ West, 161.97 feet more or less to said South boundary of said Southwest Quarter; thence South $89^{\circ}11'40''$ East, 155.70 feet to the true point of beginning and terminus of said line as conveyed by Deed to PQD Construction Inc. recorded August 7, 2014 under Auditor's File No. 201408070004.

Tract B:

Utility Tract A, Evergreen Ridge P.U.D. Phase 1 - Division 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 47 and 48.

Tract C:

Tract shown as "Future Phases," Evergreen Ridge P.U.D. Phase 1 - Division 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 47 and 48.

EXCEPT:

- 1) Any portion lying within Evergreen Ridge P.U.D. Phase 1 - Division 2 in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 47 and 48;
- 2) That portion of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., situated in Kittitas County, State of Washington, more particularly described as follows:

Starting at the Southwest corner of Lot 9 as shown on the certain survey recorded August 18, 2003 at 4:02 P.M. in Volume 29 of Surveys on Page 48 records of Kittitas County under Kittitas County Auditor's Number 200308180073; thence South $65^{\circ}14'5''$ East 558.56 feet to a O'Hare Aluminum Survey Cap the true point of beginning; thence South $0^{\circ}46'1''$ West 294.86 feet to a O'Hare Aluminum Survey Cap; thence North $43^{\circ}52'59''$ West 209.77 feet; thence North $46^{\circ}7'3''$ East 207.22 feet to the true point of beginning as conveyed to Paul J. Allen recorded January 5, 2006 under Auditor's File No. 200601050059

Tract D

Lot 2C, EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 224 through 227, records of said County.

Title to said real property is vested in:

Subdivision Guarantee Policy Number: 72156-46306010

(SCHEDULE B)

Order No: 243970AM
Policy No: 72156-46306010

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. 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.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. 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: 2018
Tax Type: County
Total Annual Tax: \$65.01
Tax ID #: 12065
Taxing Entity: Kittitas County Treasurer
First Installment: \$32.51
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$32.50
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018
Affects: Portion of Tract A

5. Tax Year: 2018
Tax Type: County
Subdivision Guarantee Policy Number: 72156-46306010

Total Annual Tax: \$4,114.92
Tax ID #: 792534
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,057.46
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$2,057.46
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018
Affects: Portion of Tract A

6. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$0.00
Tax ID #: 20201
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract B

Said tax parcel is assigned no value and therefore, no tax is assessed.

7. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$515.80
Tax ID #: 20202
Taxing Entity: Kittitas County Treasurer
First Installment: \$257.90
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$257.90
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract C

8. Tax Year: 2018
Tax Type: County
Total Annual Tax: \$1,182.70
Tax ID #: 955553
Taxing Entity: Kittitas County Treasurer
First Installment: \$591.35
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$591.35
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract D and other land.

Said tax parcel is the parent tax parcel prior to plats.

9. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

10. Liens, levies and assessments of the Mountain Ridge Resort Communities Owner's Association as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040.
Affects: Tracts B and C
11. Water connection/hook-up fee as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040.
Affects: Tracts B and C
12. Possible sewer connection fee as shown in Declaration of Covenants recorded under Auditor's File No. 200409010047 and 2004092800063 and 200412300040.
Affects: Tracts B and C
13. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Clinton P. Brosious and Mary A. Brosious, his wife.
Recorded: September 17, 1906
Instrument No.: 16604
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Busy Bee Mining and Development Company.
Recorded: September 24, 1908
Book: 18, Page 102
Instrument No.: 22056
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from The Roslyn Fuel Company, a corporation.
Date: December 16, 1916
Book: 31 of Deeds, Page 132
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
16. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from The Roslyn Fuel Company, a corporation.
Date: December 22, 1927
Book: 46 of Deeds, Page 94
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
17. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Granted To: The County of Kittitas, State of Washington
Dated: May 6, 1931
Book 49 of Deeds, Page 382
18. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Winston Bros. Co.
Recorded: January 16, 1933
Instrument No.: 111285
Book: 52 of Deeds, Page: 518

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19. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.
Recorded: August 15, 1941
Instrument No.: 163358
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: A. Whitner Allen and Marian R. Allen, his wife
Purpose: Pipeline for water
Recorded: June 25, 1964
Instrument No.: 313648
Volume 115, Page 597
Affects: A portion of the Northwest Quarter of the Northwest Quarter of said Section 12 and other land
21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Robert H. Mason and Greta Mason, his wife; A. Whitner Allen and Marian R. Allen, his wife; Milton C. Young and Violette M. Young, his wife; Orval C. Scott and Geraldine Scott, his wife; Ray E. Cottet and Jean M. Cottet, his wife; Anthony G. Sandona and Loretta M. Sandona, his wife; and Walter F. Miller and Laurita B. Miller, his wife
Purpose: Ingress and egress of an access road
Recorded: April 2, 1965
Instrument No.: 319989
Volume 118, Page 269
Affects: A strip of land 30 feet in width in the Northwest Quarter of the Northwest Quarter of said Section 12, having a total length of 1697.90 feet
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: Orval C. Scott and Geraldine Scott, his wife; Delbert H. Swap and Marion L. Swap, his wife; and Albert Galanti and Leah A. Galanti, his wife
Purpose: Ingress and egress of an access road
Recorded: August 19, 1966
Instrument No.: 332170
Volume 123, Page 50
23. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Orval C. Scott and Geraldine Scott, husband and wife, and Clarence Anderson, a single person
Recorded: October 16, 1968
Instrument No.: 350491
Book: 131, Page: 21
24. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Sunny Lands Development Corporation
Recorded: May 10, 1971
Instrument No.: 367515

Assignment by instrument recorded under Auditor's File No. 374523.
25. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Subdivision Guarantee Policy Number: 72156-46306010

Granted To: Sunny Lands Development Company, a Washington corporation
Recorded: May 10, 1971
Instrument No.: 367516
Book: 20, Page: 261

26. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Sunny Lands Development Corporation, a Washington corporation
Recorded: May 10, 1971
Instrument No.: 367517
Book: 20, Page: 264
27. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Robert H. Mason and Greta Mason, his wife
Recorded: October 18, 1972
Instrument No.: 378668
Book: 34, Page: 293
28. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Robert C. Leander and Betty H. Leander, his wife, and their heirs, successors and assigns
Recorded: November 3, 1972
Instrument No.: 378919
Book: 34, Page: 648
29. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Delbert Harold Swap and Marion Lenore Swap, his wife, and Albert Galanti and Leah Annette Galanti, his wife
Recorded: December 12, 1972
Instrument No.: 379565
Book: 35, Page: 600
30. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Orval C. Scott and Geraldine Scott, his wife
Recorded: October 20, 1975
Instrument No.: 400601
Book: 65, Page: 568
31. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
32. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Roslyn Telephone Company, a Washington corporation
Recorded: July 2, 1981

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Instrument No.: 453292, 453293, 453294, 453295
Book: 150, Page: 642 through 645

33. Easement Exchange Agreement and the terms and conditions contained therein
Between: Plum Creek Timber Company, Inc., a Delaware corporation, Alpine Veneers, Inc., an Oregon corporation, and the United States National Bank of Oregon
Recorded: August 9, 1984
Book 209 Page: 379
Instrument No.: 481279
34. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (Formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).
Recorded: June 30, 1989
Instrument No.: 521473
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
35. Agreement and the terms and conditions contained therein
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware corporation, as reserved oil and gas owner.
Recorded: May 31, 1991
Instrument No.: 539737
36. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Puget Sound Power & Light Company, a Washington corporation
Recorded: September 14, 1994
Instrument No.: 574976
Book: 358, Page: 1261
37. Partial waiver of surface use rights.
Recorded: April 8, 1996
Auditor's File No.: 199604080028
Executed by: Meridian Oil, Inc.
38. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pineloch Sun Beach Club, Inc.
Recorded: September 27, 1999
Instrument No.: 199909270010 and 199909270011
39. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Plum Creek Timber Company, L.P., its successors and assigns
Recorded: December 30, 1999
Instrument No.: 199912300037
40. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Plum Creek Timberlands, L.P., a Delaware limited partnership, successor by merger to Plum Creek Timber Company, L.P., and its successors
Recorded: December 27, 2000
Instrument No.: 200012270001
41. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Hamberlin Short Plat,

Subdivision Guarantee Policy Number: 72156-46306010

Recorded: May 22, 2001
Book: F of Short Plats, Pages: 158 and 159
Instrument No.: 200105220008

Matters shown:

- a) Utility easement designated as Parcel B
- b) Encroachment of existing fence lines into that portion of said premises designated as Parcel B
- c) Power pole easement within and outside the East boundary of said Parcel B
- d) Notes contained thereon

42. Declaration of Covenant, 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: June 9, 2004

Instrument No.: 200406090015

Affects: That portion of said premises in the South Half of the Northwest Quarter

43. 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: September 1, 2004

Instrument No.: 200409010047

Affects: Tracts B and C

44. 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: September 28, 2004

Instrument No.: 200409280063

Affects: Tract B and C

Modification(s) of said covenants, conditions and restrictions

Recorded: September 30, 2005

Instrument No: 200509300132

Affects: Tracts B and C

45. 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: September 28, 2004

Instrument No.: 200409280063

Affects: Tract B and C

Modification(s) of said covenants, conditions and restrictions

Recorded: September 30, 2005

Instrument No: 200509300132

Affects: Tracts B and C

46. Access and Utilities Easement Agreement and the terms and conditions contained therein
Between: Teanaware Ridge LLC, Ronald Mill Site IV Inc., R&R Heights Company, Inc. and Cle Elum Resources Company, LLC

Subdivision Guarantee Policy Number: 72156-46306010

Recorded: October 29, 2004
Instrument No.: 200410290131

47. 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: November 19, 2004
Instrument No.: 200411190054
Affects: Tracts B and C
48. 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: December 30, 2004
Instrument No.: 200412300041
Affects: Tracts B and C
49. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. Phase 1 - Division 1
Recorded: September 7, 2004
Instrument No.: 200409070067
Matters shown:
a) Notes contained thereon
Affects: Tracts B and C
50. 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: December 30, 2004
Instrument No.: 200412300040
Affects: Tracts B and C
51. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 19, 2006
Book: 32 Pages: 134 through 137
Instrument No.: 200604170033
Matters shown:
a) Shaded area designated as "Disputed Ownership"
b) Notes contained thereon
52. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Executed By: Teanaway Ridge LLC, a Washington limited liability company
Recorded: June 2, 2006
Instrument No.: 200606020052
53. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pugest Sound Energy, Inc., a Washington corporation, its successors and assigns

Recorded: June 19, 2006
Instrument No.: 200606190058

54. Activity Center Agreement and the terms and conditions contained therein
Between: Roslyn Ridge Activity Center, Inc., a Washington corporation
And: SSHI LLC, a Delaware limited liability company
Recorded: May 11, 2007
Instrument No.: 200705110031

First Amendment to Activity Center Agreement, and the terms and conditions thereof, dated July 18, 2007, recorded July 20, 2007, under Kittitas County Auditor's File No. 200707200031.

55. Liens, levies and assessments of the Roslyn Ridge Activity Center, Inc., a Washington corporation.
56. Liens, levies and assessments of the The Village at Roslyn Ridge Condominium Association.
57. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: SSHI LLC, a Delaware limited liability company, dba D.R. Horton
Recorded: May 16, 2007
Instrument No.: 200705160006
58. Roslyn Ridge Activity Center Agreement, and the terms and conditions contained therein
Between: Roslyn Ridge Activity Center, Inc., a Washington corporation
And: Evergreen Valley LLC
Recorded: June 1, 2007
Instrument No.: 200706010052
59. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: May 20, 2008
Instrument No.: 200805200038
60. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: SSHI LLC, a Delaware limited liability company
Recorded: December 12, 2008
Instrument No.: 200812120035
61. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: DeAnn Reeves, an unmarried individual
Recorded: May 13, 2010
Instrument No.: 201005130006
62. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Allen and Gayla Barton, husband and wife
Recorded: June 22, 2010
Instrument No.: 201006220030
63. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kirk Keppler and Joni Keppler
Recorded: February 17, 2016
Instrument No.: 201602170003
Affects: A portion of said premises

64. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recorded: August 18, 2016
Instrument No.: 201608180029
65. 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: April 24, 2018
Instrument No.: 201804240011
Affects: Tract D
- Said Declaration supercedes that Declaration recorded April 23, 2018 under Auditor's File No. 201804230023.
66. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. - Parcel B, Division 2,
Recorded: May 15, 2018
Book: 12 of Plats, Pages: 224 through 227
Instrument No.: 201805150019
Matters shown:
a) Easement provision
b) Notes contained thereon
67. Any interest of person(s) shown below whose possible interest is disclosed by reason of their being shown as assessed owner(s) of said land on the county tax rolls.
Name: Boulder Creek Development Company, Inc..
Affects: Portion of Tract A, tax parcel 20202.

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information 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.

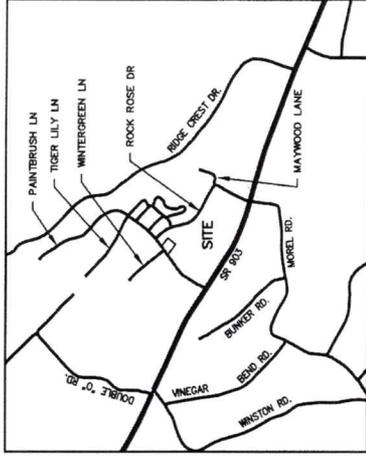
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

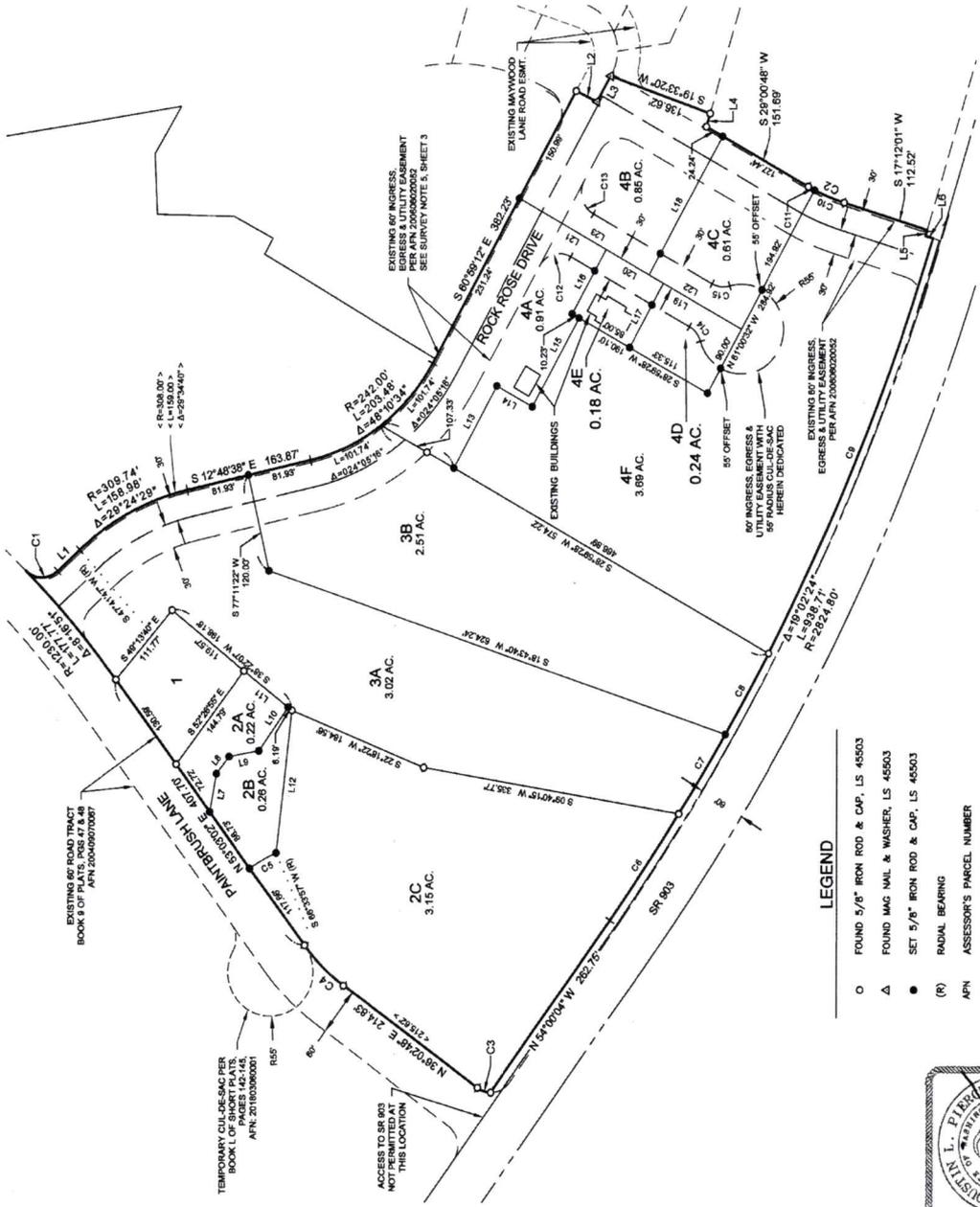
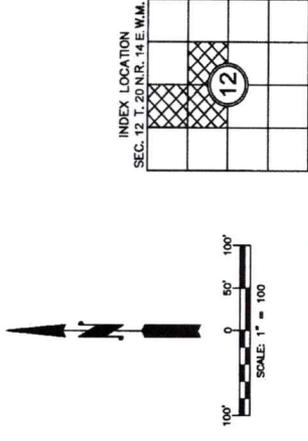
Subdivision Guarantee Policy Number: 72156-46306010

EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2
 A PORTION OF THE NORTH 1/2 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

RZ-01-00010
 LPF-18-00002



VICINITY MAP - N.T.S.



- LEGEND**
- FOUND 5/8" IRON ROD & CAP, LS 45503
 - △ FOUND MAG NAIL & WASHER, LS 45503
 - SET 5/8" IRON ROD & CAP, LS 45503
 - (R) RADIAL BEARING
 - APN ASSESSOR'S PARCEL NUMBER
 - APN AUDITOR'S FILE NUMBER
- <100.00'> DATA FROM PLATS/SURVEYS OF RECORD



AUDITOR'S CERTIFICATE 201805150019
 FILED FOR RECORD THIS 15th DAY OF MAY, 2018, AT 10:35 AM
 IN BOOK 12 OF PLATS AT PAGE 224 AT THE REQUEST OF
 SURVEYOR'S NAME JUSTIN L. PIERCE
 COUNTY AUDITOR ERNOLD V. RETTIG
 Kittitas County Auditor

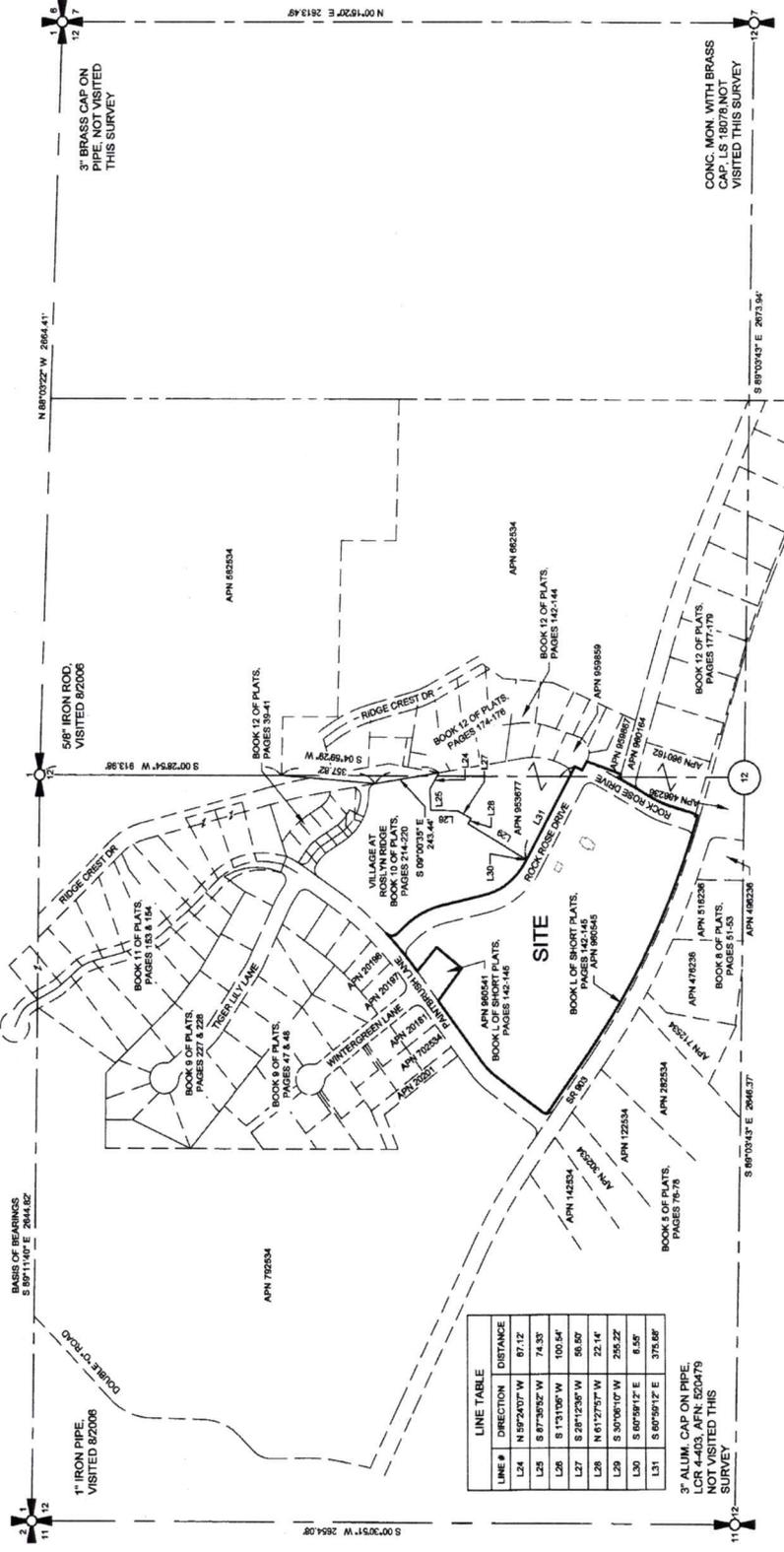
Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Ste. 201 - Issaquah, WA 98027 • P: (425) 392-0350 • Fax: (425) 391-3055
 407 Sewallwater Blvd. - Chehalis, WA 98922 • P: (509) 674-7433 • Fax: (509) 674-7419

EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2
 PREPARED FOR
 TERRACON CONSULTING
 A PORTION OF THE NORTH 1/2 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITTITAS COUNTY	DATE	JOB NO.
DWN BY D.L.P./G.W.	05/2018	16079-1
CHKD BY D.L.P.	SCALE	SHEET
	1" = 100'	1 OF 4

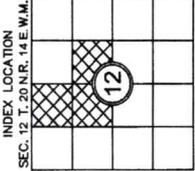
RZ-01-00010
LPF-18-00002

EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2
A PORTION OF THE NORTH 1/2 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON



LINE #	DIRECTION	DISTANCE
L24	N 89°24'07" W	671.12
L25	S 87°38'52" W	74.33
L26	S 1°31'00" W	100.54
L27	S 29°12'36" W	58.57
L28	N 61°27'57" W	22.14
L29	S 30°06'10" W	256.22
L30	S 60°58'12" E	8.55
L31	S 89°59'12" E	375.68

3" ALLUM. CAP ON PIPE
 LCR 4-403, APN: 520479
 NOT VISITED THIS
 SURVEY



5/7/2018

CONC. MON. WITH BRASS
 CAP. LS 18078 NOT
 VISITED THIS SURVEY

3" BRASS CAP ON
 PIPE. NOT VISITED
 THIS SURVEY



1" IRON PIPE,
 VISITED 9/20/06

5/8" IRON ROD,
 VISITED 9/20/06

BASE OF BRASSICE
 S 89°11'46" E 2044.82'

3" BRASS CAP ON
 PIPE. NOT VISITED
 THIS SURVEY

5/8" IRON ROD,
 VISITED 9/20/06

BASE OF BRASSICE
 S 89°11'46" E 2044.82'

3" BRASS CAP ON
 PIPE. NOT VISITED
 THIS SURVEY

5/8" IRON ROD,
 VISITED 9/20/06

BASE OF BRASSICE
 S 89°11'46" E 2044.82'

3" BRASS CAP ON
 PIPE. NOT VISITED
 THIS SURVEY

5/8" IRON ROD,
 VISITED 9/20/06

LEGEND

SECTION CORNER, AS NOTED

QUARTER CORNER, AS NOTED

CENTER OF SECTION

AUDITOR'S CERTIFICATE 201805150019
 FILED FOR RECORD THIS 15th DAY OF MAY 2018 AT 10:52 A.M.
 IN BOOK 12 OF PLATS AT PAGE 225 AT THE REQUEST OF
 SURVEYOR'S NAME JUSTIN L. EMERGE
 JERALD V. PETTIT Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0210 • Fax: (425) 391-3055

Eastern Washington Division
 407 Sulfwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2
 PREPARED FOR THE RIDGE CREST
 A PORTION OF THE NORTH 1/2 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

DOWN BY D.L.P./G.W. DATE 05/2018
 KITITAS COUNTY WASHINGTON
 CHKD BY D.L.P. SCALE 1" = 300'
 SHEET 2 of 4

EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2 A PORTION OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. KITITAS COUNTY, STATE OF WASHINGTON

RZ-01-00010
LPF-18-00002

PROPERTY OWNERS:

TEANAWAY RIDGE LLC, A WASHINGTON LIABILITY COMPANY
407 SWILLER STREET, STE. 201 - ISSAQUAH, WA 98282
CLE ELLUM, WA 98922

D.K. PROFESSIONAL CONSULTANTS, INC.
1216 JENNIFER
304 W 1ST STREET
CLE ELLUM, WA 98922

PROPERTY INFORMATION:

PARCEL NUMBERS: 960542, 960543 & 960544
MAP NUMBERS: 20-14-12071-0002, 20-14-12071-0003 & 20-14-12071-0004
WATER SOURCE: EVERGREEN VALLEY GROUP A SYSTEM
SEWER SOURCE: EVERGREEN RIDGE P.U.D.-PARCEL B
ZONING: UNANNOUNCED UNIT DEVELOPMENT

EASEMENT PROVISION:

AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR RUSSET SOUND ENERGY COMPANY, EVERGREEN VALLEY WATER SYSTEMS, INC., RUSSET SOUND ENERGY COMPANY, SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND OPERATE AND MAINTAIN UNDERGROUND UTILITY LOTS IN WHICH TO INSTALL, CONSTRUCT, RENEW AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY AND ELECTRIC, NATURAL GAS, TELEPHONE, AND WATER SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY, POLICY NO. 72156-4630585

LOTS 2, 3 AND 4, OF EVERGREEN RIDGE P.U.D. PARCEL B, DIVISION 1, SHORT PLAT, KITITAS COUNTY SHORT PLAT, AS RECORDED MARCH 6, 2018, IN BOOK L OF SHORT PLATS, PAGES 142 OF WASHINGTON; BEING A PORTION OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 9 OF PLATS, PAGES 47-48, AFN: 200409070067
 - BOOK 10 OF PLATS PAGES 214-220, AFN: 20070300004
 - BOOK 32 OF SHORT PLATS, PAGES 134 THRU 137, AFN: 200604170033
 - BOOK L OF SHORT PLATS, PAGES 142 THRU 145, AFN: 201802000001
- RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY'S REFERENCED THEREON. THERE IS A HATCH OF APPROXIMATELY 3.00 FEET BETWEEN THE NORTH BOUNDARY LINE OF PARCEL UNDER AUDITOR'S FILE NO. 200604170033, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE NORTH BOUNDARY LINE OF AN ACCESS EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 2006020002, RECORDS OF SAID COUNTY. PREScriptive RIGHTS MAY EXIST ACROSS THIS HATCH FOR ACCESS TO PROPERTIES ADJACENT TO THE NORTH OF PARCEL 2B.
- THE BASIS OF BEARINGS IS PER THE FOUND MONUMENTS ALONG THE NORTH BOUNDARY LINE OF THE NW 1/4 OF SECTION 12, AS NOTED HEREON.

PLAT NOTES:

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH 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 IRRIGATION.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE REMEDIATION OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS 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.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE BOX COMPACTON AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER AND THE COUNTY COMMISSIONERS. THE DEVELOPER SHALL OBTAIN THE KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS PLAT.
- KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS THEY MEET THE KITITAS COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- THE ROADS WITHIN THIS PLAT WILL NOT BE "ON-SYSTEM" COUNTY ROADS UNTIL THEY ARE CONSTRUCTED AND APPROVED BY KITITAS COUNTY PUBLIC WORKS, AND ACCEPTED ONTO THE COUNTY SYSTEM THROUGH A RESOLUTION AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER IS RESPONSIBLE FOR ALL MAINTENANCE AND REPAIRS OF THE ROADS WITHIN THIS PLAT, AS DESCRIBED IN THE KITITAS COUNTY ROAD STANDARDS (REVISED 2005 ROAD STANDARDS).
- EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2 WILL BE SUPPLIED SEWER SERVICE ACCORDING TO FILE 2-05-33 AT KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES.
- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS 13.35.027 AND ECOLOGY REGULATIONS.
- PLATINGS OF THESE PARCELS WILL REFLECT DISTANCES, CORRESPONDING AND BEING CONSISTENT WITH THE DISTANCES & USES APPROVED UNDER ORDINANCES 2001-17 & 2006-28 AND THE ADDENDUM ATTACHMENT A.1.
- ONCE PARCELS ARE PLATTED, FURTHER DIVISION WITHIN THE PLATTED PARCELS, WILL BE SUBMITTED FOR FINAL PLAT REVIEW & APPROVAL BY KITITAS COUNTY.
- THE DESIRED OPEN SPACE TRACTS SHALL BE PROPORTIONALLY OWNED BY TENANTS IN THE COMMON, AND RETAINED BY EACH HOME OWNER, AND WILL BE ASSESSED, TAXED, AND FORECLOSED UPON EACH BUILDING LOT NOT FULFILLING THEIR OBLIGATION.

LINE #	DIRECTION	DISTANCE
L1	S 42°23'18" E	38.85
L2	S 26°00'00" W	30.04
L3	S 80°59'12" E	38.29
L4	N 73°38'10" W	16.83
L5	N 73°07'05" W	7.89
L6	S 16°57'32" W	10.00
L7	S 79°27'04" E	47.37
L8	S 51°48'13" E	38.00
L9	S 10°22'44" E	38.41
L10	S 64°57'58" E	65.19
L11	S 36°22'01" W	72.42
L12	S 85°27'33" E	176.52

LINE #	DIRECTION	DISTANCE
L13	S 81°00'32" E	116.00
L14	S 28°56'28" W	52.90
L15	S 81°00'32" E	128.00
L16	S 81°00'32" E	90.00
L17	S 81°00'32" E	90.00
L18	S 81°00'32" E	194.80
L19	S 28°56'28" W	116.33
L20	S 28°56'28" W	83.00
L21	S 28°56'28" W	128.79
L22	S 28°56'28" W	136.37
L23	S 28°56'28" W	192.76

CURVE #	RADIUS	LENGTH	DELTA
C1	30.00	46.87	87°08'30"
C2	242.00	49.90	11°46'40"
C3	30.00	18.32	34°56'52"
C4	240.00	71.29	17°00'15"
C5	193.50	38.08	11°24'19"
C6	2624.80	158.00	3°12'11"
C7	2624.80	114.40	2°19'13"
C8	2624.80	114.40	2°19'13"
C9	2624.80	95.90	11°11'39"
C10	242.00	40.97	8°41'58"
C11	242.00	8.90	2°00'00"
C12	30.00	47.11	89°38'40"
C13	30.00	47.14	90°01'20"
C14	30.00	23.61	45°03'57"
C15	30.00	23.61	45°03'57"

ADJACENT PROPERTY OWNERS:

20198
141 PAINTBRUSH LLC
* SHANNON FOWLER
192534
962534
BELLEVUE, WA 98006-1002

20197
KAREN L GRIFFIN
PO BOX 1407
RONALD WA 98940-1407

20187
EATON
635 E LAKE SAMMAMISH SHORE LANE SE
SAMMAMISH WA 98075-7480

702534
KEVIN L & MENDIE A KELLY
ROSEL, WA 98941-0750

958950
GEOFFREY L & CINDY L WESTLING
21625 44 DR SE
BOHELL, WA 98021

486236
RONALD WA 98941-0542

486236
RONALD WA 98941-0542

486236
RONALD WA 98941-0542

ADJACENT PROPERTY OWNERS:

792534
20201
962534
962534
962534
960541
TEANAWAY RIDGE LLC
PO BOX 808
CLE ELLUM WA 98940-0608

142534
SHEILA SCHUMACHER
PO BOX 1361
RONALD WA 98940-1361

302534
VERALD J & TAMMY L SASELLI
RONALD WA 98940-1390

122534
TYLER D & EMILY K TACHELL
19923 FILBERT DR
BOHELL WA 98073-9804

282534
B SMITH JR & JENNIFER B SMITH
PO BOX 1408
RONALD WA 98940-1408

712534
BENJAMIN L BROWN JR
RONALD WA 98940

478236
PORT GUENDALL DEV CO INC
PO BOX 808
CLE ELLUM WA 98922

516236
KELLI R JACKSON
PO BOX 808
RONALD WA 98940

496236
THAD & LAURA VALUGHN
PO BOX 899
CLE ELLUM WA 98922-0899

960192
RONALD WA 98940-0899

960192
WILL SITE IV INC
PO BOX 808
CLE ELLUM WA 98922

963577
AMERITIES
PO BOX 808
CLE ELLUM WA 98922

THE VILLAGES AT ROSLYN RIDGE
(CONDOMINIUMS)

AUDITOR'S CERTIFICATE 201805150019
FILED FOR RECORD THIS 15th DAY OF MAY 2018 AT 10:35 AM
IN BOOK 12 OF PLATS AT PAGE 2326 AT THE REQUEST OF

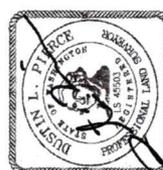
AUSTIN L BRICE

GEMAL V. RITZT
County Auditor
Kittitas County Auditor



Western Washington Division
165 NE Juniper Street, Ste. 201 - Issaquah, WA 98027 • Ph: (509) 392-0330 • Fax: (425) 391-3055
407 Swiller Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2
PREPARED FOR
TEANAWAY RIDGE LLC
A PORTION OF THE NORTH 1/2 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY
DATE 05/2018 JOB NO. WASHINGTON
D.L.P./G.W. 16079-1 SHEET
CHKD BY N/A SCALE 3 OF 4



5/19/2018

EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION 2
A PORTION OF THE NORTH 1/2 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

RZ-01-00010
 LPF-18-00002

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 I HEREBY CERTIFY THAT THE PUBLIC WORKS EXAMINED AND APPROVED THIS 12th DAY OF MAY, A.D., 2018
Made K. Cole
 KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES
 I HEREBY CERTIFY THAT THE "EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2" PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS 14th DAY OF MAY, A.D., 2018
Frankie M. Spahr
 KITTITAS COUNTY PLANNING COMMISSION OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 16.
 DATED THIS 14 DAY OF MAY, A.D., 2018
Michelle D. Dyer
 KITTITAS COUNTY HEALTH OFFICER

CLERK CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS PARCEL NOS. 920542, 920543 & 920544.
 DATED THIS 15 DAY OF MAY, A.D., 2018
Amy Pankle
 KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE "EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2" PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN UNDIVIDED STATE OF OWNERSHIP.
 PARCEL NOS. 920542, 920543 & 920544
 DATED THIS 11 DAY OF MAY, A.D., 2018
Dawn Hill
 KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 15th DAY OF MAY, A.D., 2018
 BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON
 BY: *[Signature]*
 CLERK OF THE BOARD
 ATTEST: *[Signature]*

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT TEAMWAY RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.
 IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 10th DAY OF MAY, A.D., 2018.

[Signature]
 NAME PATRICK DENEGEN
 TITLE VICE PRESIDENT

ACKNOWLEDGEMENT
 STATE OF WASHINGTON S.S.
 COUNTY OF KITTITAS

ON THIS 10th DAY OF MAY, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PATRICK DENEGEN AND SEBASTIAN VICE PRESIDENT, RESPECTIVELY OF EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, TOGETHER WITH EMILIO V. RETTIG, COUNTY AUDITOR, ALL OF WHOM ARE KNOWN TO ME AND TO MY ASSISTANT, AND I AM SATISFIED THAT EMILIO V. RETTIG IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL OF OFFICE ON THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature]
 NAME Patrick Denegen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES 1-1-2022

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT O.K. PROFESSIONAL CONSULTANTS, INC., A WASHINGTON CORPORATION, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.
 IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 10th DAY OF MAY, A.D., 2018.

[Signature]
 NAME PATRICK DENEGEN
 TITLE VICE PRESIDENT

ACKNOWLEDGEMENT
 STATE OF WASHINGTON S.S.
 COUNTY OF KITTITAS

ON THIS 10th DAY OF MAY, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PATRICK DENEGEN AND SEBASTIAN VICE PRESIDENT, RESPECTIVELY OF EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, TOGETHER WITH EMILIO V. RETTIG, COUNTY AUDITOR, ALL OF WHOM ARE KNOWN TO ME AND TO MY ASSISTANT, AND I AM SATISFIED THAT EMILIO V. RETTIG IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL OF OFFICE ON THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature]
 NAME Patrick Denegen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES 1-1-2022

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 TEAMWAY RIDGE, LLC

IN MAY, 2018, AT 10:30 AM AT THE REQUEST OF TEAMWAY RIDGE, LLC
 SURVEYOR'S NAME DUSTIN L. PERCE
 COUNTY AUDITOR EMILIO V. RETTIG
 DATE 5/9/2018
 CERTIFICATE NO. 45503

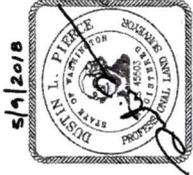
AUDITOR'S CERTIFICATE 20180515 0019

FILED FOR RECORD THIS 15th DAY OF MAY, 2018, AT 10:30 AM IN BOOK 12 OF Plats AT PAGE 227 AT THE REQUEST OF TEAMWAY RIDGE, LLC
 SURVEYOR'S NAME DUSTIN L. PERCE
 COUNTY AUDITOR EMILIO V. RETTIG



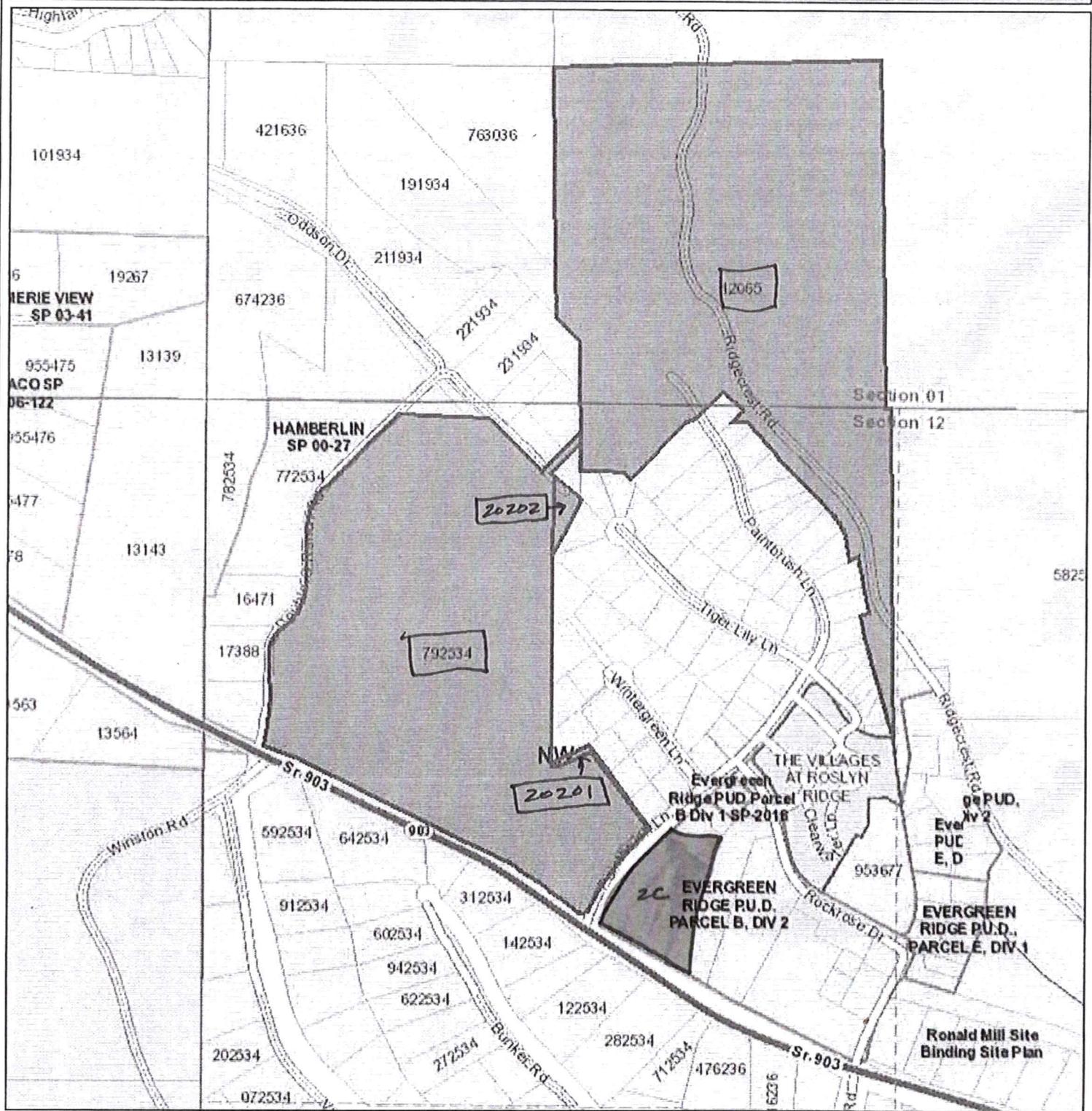
165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swilwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7133 • Fax: (509) 674-7419

EVERGREEN RIDGE P.U.D.-PARCEL B, DIVISION 2	
PREPARED FOR TEAMWAY RIDGE, LLC	
A PORTION OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.	
KITTITAS COUNTY	JOB NO. WASHINGTON
DWN BY D.L.P./G.W.	DATE 05/2018
CHKD BY D.L.P.	SCALE N/A
	SHEET 4 OF 4



5/9/2018

Paintbrush Ln/Double O Rd



Date: 6/18/2018

1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:

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