RECORD OF SURVEY LOTS 3, 7 AND 8, FROSTY PINES

WITHIN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LOTS 7 AND 8 OWNER:

FROSTY PINES, LLC 36415 SE HUDSON ROAD RAVENSDALE, WASHINGTON 98057

KITTITAS COUNTY PARCEL AND MAP NUMBER:

952827 21-14-16052-0007 952828 21-14-16052-0008

PREVIOUS LEGAL DESCRIPTION:

LOTS 7 AND 8, FROSTY PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY.

REVISED LEGAL DESCRIPTION:

LOT B

THAT PORTION OF LOT 7, FROSTY PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE S 00°59'15" W ALONG THE EAST LINE OF SAID LOT 7, 399.32 FEET;

THENCE N 89°20'07" W, 580.12 FEET;

THENCE N 10°49'44" E TO THE NORTH LINE OF SAID LOT 7, 405.68 FEET; THENCE S 89°20'07" E ALONG THE NORTH LINE OF SAID LOT 7, 510.78 FEET TO THE TRUE POINT OF BEGINNING.

LOT C

THAT PORTION OF LOTS 7 AND 8, FROSTY PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY, **DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7;

THENCE S 00°59'15" W ALONG THE EAST LINE OF SAID LOT 7, 399.92 FEET TO

THE TRUE POINT OF BEGINNING:

THENCE CONTINUING S 00°59'15"W ALONG SAID EAST LINE, 798.36 FEET TO

THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE N 75°14'32" W ALONG THE SOUTH LINE OF SAID LOT 7, 714.48 FEET;

THENCE N 22°12'55" E, 34.08 FEET;

THENCE N 10°14'24" E, 99.57 FEET;

THENCE N 20°31'51" E. 108.24 FEET:

THENCE N 6°00'49" E, 104.52 FEET;

THENCE N 89°39'16" W TO THE WEST LINE OF SAID LOT 8, 685.32 FEET;

THENCE N 00°55'10" E ALONG SAID WEST LINE, 371.80 FEET;

THENCE N 00°55'21" E ALONG SAID WEST LINE, 319.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE S 89°20'07" E ALONG THE NORTH LINE OF SAID LOT 8, 795.55 FEET;

THENCE S 10°49'44" W, 405.68 FEET;

THENCE S 89°20'07" E, 580.12 FEET TO THE TRUE POINT OF BEGINNING.

LOT 3 OWNER:

CRAIG S. SAVIO & CHARLENE A. SAVIO, AS TRUSTEES OF THE SAVIO FAMILY LIVING TRUST 7770 80TH PLACE SE MERCER ISLAND, WASHINGTON 98040

KITTITAS COUNTY PARCEL AND MAP NUMBER:

952831 21-14-16052-0003

PREVIOUS LEGAL DESCRIPTION:

LOT 3, FROSTY PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY

REVISED LEGAL DESCRIPTION:

LOT A

THAT PORTION OF LOTS 3 AND 8, FROSTY PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY, **DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 OF SAID FROSTY PINES;

THENCE S 00°59'15" W ALONG THE EAST LINE OF SAID LOT 7, 1197.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7 AND NORTHEAST CORNER OF LOT 6 OF SAID PLAT:

THENCE N 75°14'32" W ALONG THE NORTH LINE OF SAID LOT 6, 714.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE TRUE POINT OF

THENCE S 22°12'55" W ALONG THE EAST LINE OF SAID LOT 3, 163.26 FEET; THENCE S 10°15'38" W ALONG SAID EAST LINE OF LOT 3, 70.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE S 89°04'04" W ALONG THE SOUTH LINE OF SAID LOT 3, 540.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE N 00°55'10" E ALONG THE WEST LINE OF SAID LOT 3, 568.74 FEET; THENCE S 89°39'16" E TO THE CENTERLINE OF AN EXISTING 60' INGRESS, EGRESS AND UTILITY EASEMENT AS RECORDED UNDER RECORDING

NUMBER 200309110044, 685.32 FEET; THENCE S 6°00'49" W ALONG SAID CENTERLINE, 104.52 FEET;

THENCE S 20°31'51" W ALONG SAID CENTERLINE, 108.24 FEET;

THENCE S 10°14'24" W ALONG SAID CENTERLINE, 99.57 FEET;

THENCE S 22°12'55" W ALONG SAID CENTERLINE, 34.08 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT AREA "Q":

EASEMENT AREA "Q", AS SHOWN HEREON, IS FOR THE BENEFIT OF LOT B AND RESERVED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF AN ON-SITE SEPTIC SYSTEM.

GENERAL NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S SERIES. 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL OF 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES, OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION. SEE FROSTY PINES. AFN # 200706060046. IN BOOK 10 OF PLATS, PAGES 224 & 225, RECORDS OF KITTITAS COUNTY, WASHINGTON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.

REFERENCES:

R1. FROSTY PINES AFN: 200706060046 BOOK 10 OF PLATS, PAGES 224 & 225 **DATE: JUNE 6, 2007**

R2. WESTERN INVESTMENT GROUP PLAT AFN: 200809170030 BOOK 11 OF PLATS, PAGES 171 & 172 DATE: SEPTEMBER 17, 2008

BEFORE BLA

LOT 7 - PARCEL 952827

TOTAL LOT AREA 742,368 SQ. FT. 17.042 AC.

LOT 8 - PARCEL 952828

TOTAL LOT AREA 654,420 SQ. FT. 15.023 AC.

LOT 3 - PARCEL 952831 **TOTAL LOT AREA** 130,790 SQ. FT.

3.003 AC.

LOT B - PARCEL 952827

AFTER BLA

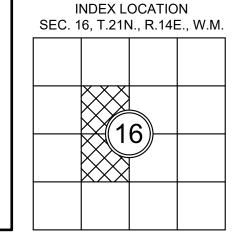
TOTAL LOT AREA 217,806 SQ. FT.

5.000 AC.

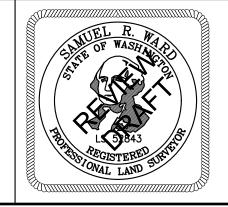
LOT C - PARCEL 952828

TOTAL LOT AREA 961,152 SQ. FT. 22.065 AC.

LOT A - PARCEL 952831 **TOTAL LOT AREA** 348,623 SQ. FT. 8.003 AC.



AUDITOR'S CERTIFICATE FILED FOR RECORD, THIS ___ M., IN BOOK _____ OF SURVEYS AT PAGE AT THE REQUEST OF APS SURVEY & MAPPING, INC. JERALD V. PETTIT **COUNTY AUDITOR DEPUTY AUDITOR**



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 JACK FROST, IN APRIL OF 2021.

Man no SAMUEL R. WARD, PLS

STATE OF WASHINGTON CERTIFICATE NO. 52843

BOUNDARY LINE ADJUSTMENT NO.

TAX PARCEL NUMBERS 952831, 952827 & 952828 XXX & 1020 ANNA BELL DRIVE, RONALD, WASHINGTON 98940 FOR

JACK FROST

SURVEYED BY: JC DRAWN BY: MAGG CHECKED BY: VW APPROVED BY: SRW APSSM JOB NO.: 1565003 | ACAD NAME: DATE: JULY 2021 1565003-BLA.DWG



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SHEET

RECORD OF SURVEY LOTS 3, 7 AND 8, FROSTY PINES WITHIN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON PLAT OF BELL CREEK (OPEN AREA) PLAT OF BELL CREEK (OPEN AREA) LOT 1, PLAT LOT 1, PLAT OF BELL OF BELL CREEK CREEK S89°20'07"E 1306.33' S89°20'07"E 1306.33' 515.66' 545.55' 790.68' 510.78' 100' 200' SCALE: 1" = 200'LOT B PARCEL 952827 BEFORE BLA CENTER OF CENTER OF E-W CENTER SECTION LINE E-W CENTER SECTION LINE **EXISTING 60' EASEMENT** LOT 7 - PARCEL 952827 FOR INGRESS, EGRESS AND UTILITIES, PER PLAT 484.71' TOTAL LOT AREA S89°20'07"E 580.12' AFN 200309110044 742,368 SQ. FT. LOT C 17.042 AC. **PARCEL 952828** LOT 8 - PARCEL 952828 LOT 8 TOTAL LOT AREA PARCEL 952828 654,420 SQ. FT. S89°39'16"E 685.32' 15.023 AC. **EXISTING 60' EASEMENT** FOR INGRESS, EGRESS AND UTILITIES, PER PLAT N6°00'49"E LOT 3 - PARCEL 952831 104.52 LOT 7 AFN 200309110044 PARCEL 952827 TOTAL LOT AREA N20°31'51"E 130,790 SQ. FT. 108.24° 3.003 AC. LOT A S10°14'24"W PARCEL 952831 S22°12'55"W S89°15'41"E AFTER BLA 611.18**'** -EXISTING -EXISTING _HOUSE _HOUSE LOT 3 S22°12'55"W LOT B - PARCEL 952827 PARCEL 952831 163.26° S22°12'55"W S10°15'38"W TOTAL LOT AREA APPROX. ON-SITE APPROX. ON-SITE LOT 6 LOT 6 70.89**'** 217,806 SQ. FT. SEPTIC SYSTEM SEPTIC SYSTEM S10°15'38"W 5.000 AC. ____70.8<u>9</u>' 20' INGRESS, EGRESS 20' INGRESS, EGRESS-LOT C - PARCEL 952828 AND UTILITY EASEMENT AND UTILITY EASEMENT "S" PER PLAT "S" PER PLAT TOTAL LOT AREA LOT 5 LOT 5 961,152 SQ. FT. LOT 2 LOT 2 22.065 AC. LOT A - PARCEL 952831 LOT 4 LOT 4 TOTAL LOT AREA **®**EXISTING LOT 1 LOT 1 **@**EXISTING 348,623 SQ. FT. 8.003 AC. INDEX LOCATION WESTERN INVESTMENT GROUP PLAT WESTERN INVESTMENT GROUP PLAT SEC. 16, T.21N., R.14E., W.M. AFTER BLA BEFORE BLA Parcel Line Table **LEGEND** Line # | Length | Direction RECORD QUARTER CORNER 250.00' S89*20'07"E RECORD CENTER OF SECTION L2 S0°55'21"W 250.00' FOUND 1/2" REBAR AND CAP, LS 18092 16 206.30' S89*20'07"E SET 5/8" REBAR AND CAP, LS 52843 $\triangleright \bigcirc \square$ 253.99' N10'49'44"E BOUNDARY LINE ADJUSTMENT NO. **SURVEYOR'S CERTIFICATE** SHEET **AUDITOR'S CERTIFICATE** TAX PARCEL NUMBERS 952831, 952827 & 952828 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE FILED FOR RECORD, THIS 2 XXX & 1020 ANNA BELL DRIVE, RONALD, WASHINGTON 98940 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE ___ M., IN BOOK ____ OF SURVEYS AT PAGE REQUEST OF JACK FROST, IN APRIL OF 2021. FOR AT THE REQUEST OF APS SURVEY & MAPPING, INC. Man **JACK FROST** SAMUEL R. WARD, PLS JERALD V. PETTIT SURVEYED BY: JC DRAWN BY: MAGG | CHECKED BY: VW | APPROVED BY: SRW **COUNTY AUDITOR DEPUTY AUDITOR** STATE OF WASHINGTON CERTIFICATE NO. 52843 Exceptional Service Has No Boundaries 13221 S.E. 26TH STREET, SUITE A , BELLEVUE, WA 98005 DATE: JULY 2021 APSSM JOB NO.: 1565003 | ACAD NAME: 1565003-BLA.DWG TEL: (425) 746-3200 WWW.APSSM.COM