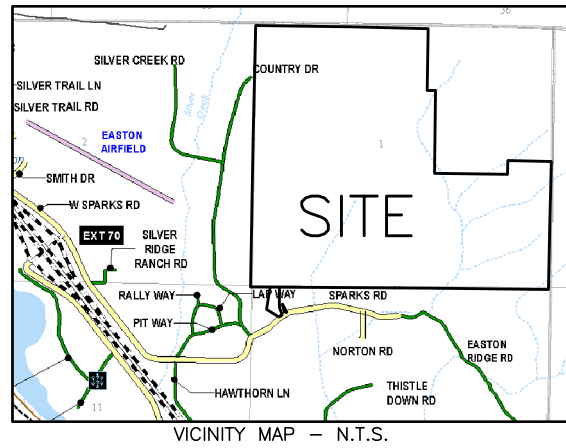


**MARIAN MEADOWS ESTATES PUD PRELIMINARY PLAT**  
 A PORTION OF SECTION 1 & A PORTION OF SECTION 12, T. 20 N., R. 13 E., W.M., KITTITAS COUNTY, WASHINGTON



**OWNER-DEVELOPER:**

EASTON RIDGE LAND CO., INC.  
 A WASHINGTON CORPORATION  
 PO BOX 687  
 ROSLYN, WA 98941-0687

LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY GUARANTEE NO. G-6329-000007368 (WITH THE EXCEPTION OF LOTS C, D, E, J, K, L OF PARCEL 3 AND PARCEL 4):

**PARCEL 1:**

LOT A OF THAT CERTAIN SURVEY RECORDED MARCH 20, 2013, IN BOOK 38 OF SURVEYS, PAGE 172 AND 173, UNDER AUDITOR'S FILE NO. 201303200038, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 1 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

**PARCEL 2:**

LOTS 8, 9 AND 11 OF THAT CERTAIN SURVEY RECORDED APRIL 5, 2006, IN BOOK 32 OF SURVEYS, PAGE 125, UNDER AUDITOR'S FILE NO. 200604050035, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING SECTION 1 AND A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

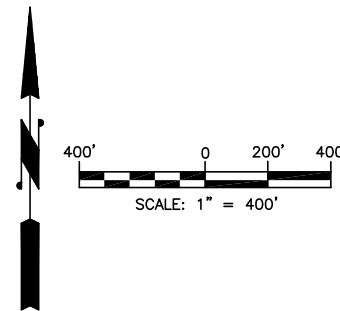
**PARCEL 3:**

LOT A, B, F, G, H, M, N, P, Q, R, S AND T OF EASTON RIDGE LARGE LOT SUBDIVISION 09-00001, ACCORDING TO THE PLAT RECORDED IN VOLUME 11 OF PLATS AT PAGE(S) 230 AND 231, RECORDS OF KITTITAS COUNTY, WASHINGTON.

**PARCEL/MAP NUMBERS:**

- 12080 (20-13-01000-0004)
- 950625 (20-13-01000-0011)
- 950626 (20-13-01000-0012)
- 950627 (20-13-01000-0013)
- 950628 (20-13-12000-0013)
- 956193 (20-13-01051-0001)
- 956194 (20-13-01051-0002)
- 956198 (20-13-01051-0006)
- 956199 (20-13-01051-0007)
- 956200 (20-13-01051-0008)
- 956204 (20-13-01051-0012)
- 956205 (20-13-01051-0013)
- 956206 (20-13-01051-0014)
- 956207 (20-13-01051-0015)
- 956208 (20-13-01051-0016)
- 956209 (20-13-01051-0017)
- 956210 (20-13-01051-0018)

THIS LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY PORTRAYING A LIKELY LAYOUT FOR THE PLAT OF MARIAN MEADOWS ESTATES



**GENERAL NOTES:**

TOTAL ACREAGE: 445.42  
 TOTAL LOTS: 89 RESIDENTIAL

WATER: KITTITAS COUNTY WATER DISTRICT #3  
 POWER: PUGET SOUND ENERGY  
 SEWER: KITTITAS COUNTY HEALTH DISTRICT  
 STORM: KITTITAS COUNTY PUBLIC WORKS  
 TELEPHONE: CENTURY LINK/INLAND TELEPHONE  
 TELEVISION: MILLENNIUM CABLE/R&R CABLE



**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, Suite 201 | Issaquah, WA 98027 • Phone: (425) 392-0250

Eastern Washington Division  
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

MARIAN MEADOWS ESTATES PUD PRELIM. PLAT		
PREPARED FOR EASTON RIDGE LAND CO INC		
A PTN OF SECTION 1 & A PTN OF THE NW 1/4 OF SECTION 12		
TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.		
KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
D.L.P./G.W.	11/2019	16091
CHKD BY	SCALE	SHEET
M.K.K./S.C.	1" = 400'	1 of 5

# MARIAN MEADOWS ESTATES PUD PRELIMINARY PLAT

A PORTION OF SECTION 1 & A PORTION OF SECTION 12, T. 20 N., R. 13 E., W.M.,  
KITITAS COUNTY, WASHINGTON

CURVE #	LENGTH	RADIUS
C1	49.97'	55.00'
C2	37.38'	55.00'
C3	169.08'	55.00'
C4	29.44'	35.00'
C5	23.79'	35.00'
C6	136.22'	770.00'
C7	94.67'	770.00'
C8	226.59'	330.00'
C9	183.87'	270.00'
C10	26.73'	35.00'
C11	84.02'	55.00'
C12	26.73'	35.00'
C13	25.51'	1030.00'
C14	106.35'	1030.00'
C15	107.77'	1030.00'
C16	110.51'	1030.00'
C17	23.68'	1030.00'
C18	28.88'	30.00'
C19	18.82'	75.00'
C20	107.14'	75.00'

CURVE #	LENGTH	RADIUS
C21	29.65'	30.00'
C22	88.90'	970.00'
C23	33.94'	270.00'
C24	151.45'	270.00'
C25	152.47'	330.00'
C26	28.20'	330.00'
C27	22.59'	330.00'
C28	105.57'	305.00'
C29	54.98'	35.00'
C30	39.53'	530.00'
C31	54.98'	35.00'
C32	57.45'	35.00'
C33	52.51'	35.00'
C34	29.18'	30.00'
C35	83.42'	970.00'
C36	194.71'	970.00'
C37	73.90'	970.00'
C38	68.37'	35.00'
C39	41.59'	35.00'
C40	28.88'	30.00'

CURVE #	LENGTH	RADIUS
C41	26.93'	75.00'
C42	28.88'	30.00'
C43	97.42'	1030.00'
C44	55.40'	35.00'
C45	51.47'	210.00'
C46	46.03'	35.00'
C47	43.76'	90.00'
C48	43.76'	90.00'
C49	60.07'	35.00'
C50	32.85'	35.00'
C51	71.07'	75.00'
C52	48.15'	75.00'
C53	57.98'	75.00'
C54	47.78'	75.00'
C55	71.97'	75.00'
C56	79.45'	75.00'
C57	49.88'	35.00'
C58	95.39'	470.00'
C59	61.00'	210.00'
C60	52.87'	210.00'

CURVE #	LENGTH	RADIUS
C61	45.87'	150.00'
C62	35.47'	150.00'
C63	74.60'	130.00'
C64	40.17'	70.00'
C65	48.87'	35.00'
C66	128.08'	170.00'
C67	78.46'	270.00'
C68	22.82'	270.00'
C69	111.24'	305.00'
C70	108.03'	330.00'
C71	20.23'	330.00'
C72	77.61'	330.00'
C73	103.92'	150.00'
C74	57.30'	150.00'
C75	17.25'	150.00'
C76	96.40'	200.00'
C77	111.74'	200.00'
C78	35.26'	200.00'
C79	235.21'	145.00'
C80	4.45'	145.00'

CURVE #	LENGTH	RADIUS
C81	34.36'	35.00'
C82	93.12'	55.00'
C83	21.92'	55.00'
C84	90.65'	55.00'
C85	50.56'	245.00'
C86	47.27'	55.00'
C87	107.02'	305.00'
C88	57.16'	305.00'
C89	131.88'	245.00'
C90	39.72'	30.00'
C91	109.35'	75.00'
C92	44.29'	30.00'
C93	16.66'	35.00'
C94	338.82'	205.00'
C95	39.27'	25.00'
C96	39.27'	25.00'
C97	47.12'	30.00'
C98	39.27'	25.00'
C99	39.27'	25.00'
C100	39.27'	25.00'

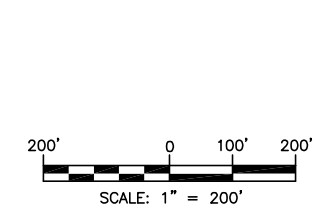
CURVE #	LENGTH	RADIUS
C101	39.27'	25.00'
C102	39.27'	25.00'
C103	51.51'	25.00'
C104	27.03'	25.00'
C105	52.82'	20.00'
C106	53.51'	57.50'
C107	67.42'	50.00'
C108	39.05'	770.00'
C109	21.47'	330.00'



**EASEMENT NOTE:**  
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 THE INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

SEE SHEET 5 OF 5

THIS LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY PORTRAYING A LIKELY LAYOUT FOR THE PLAT OF MARIAN MEADOWS ESTATES



SEE SHEET 3 OF 5

**AUDITOR'S CERTIFICATE** \_\_\_\_\_  
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IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
\_\_\_\_\_  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
\_\_\_\_\_  
JERALD V. PETTIT  
County Auditor  
\_\_\_\_\_  
Deputy County Auditor

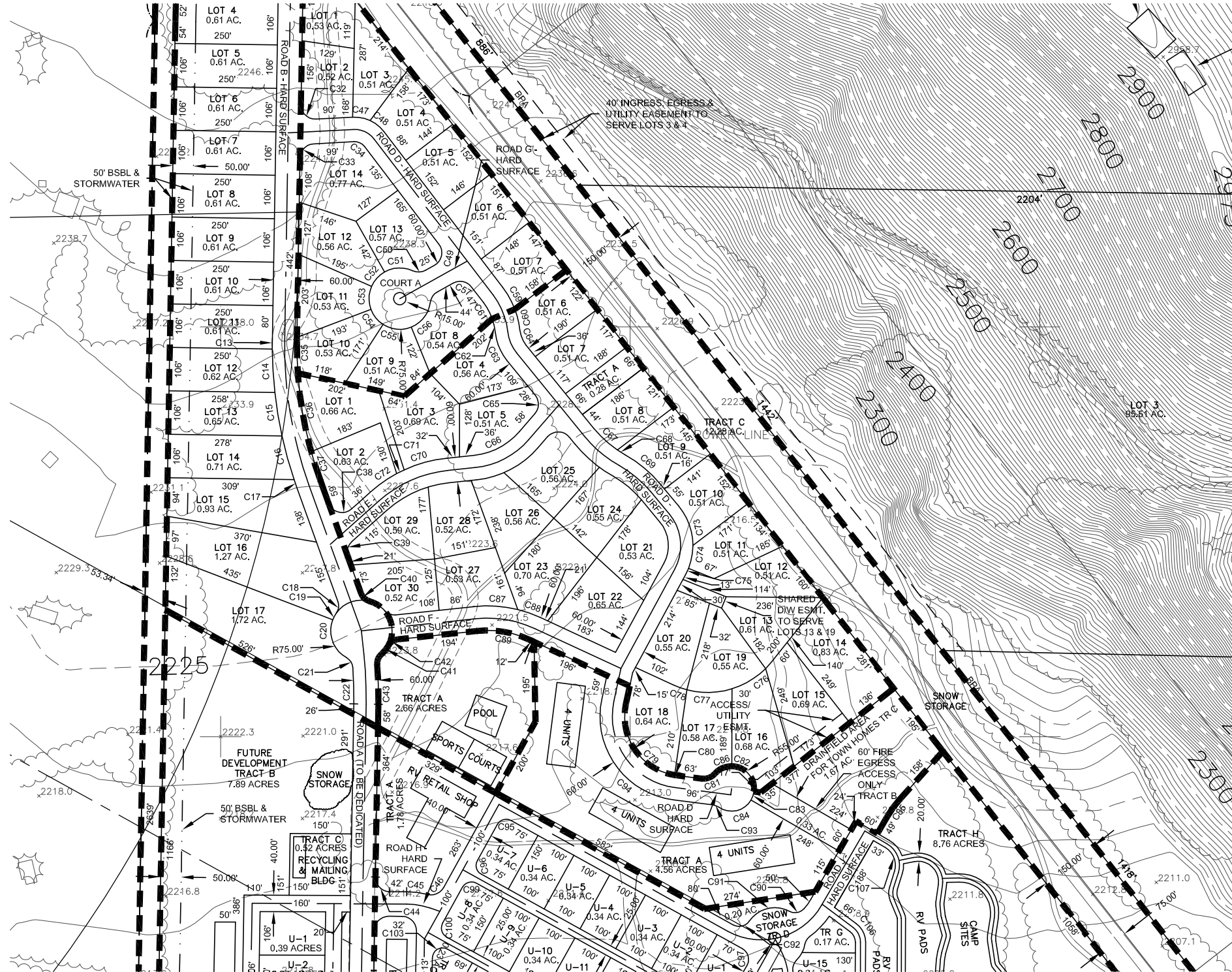
**Encompass**   
ENGINEERING & SURVEYING  
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Eastern Washington Division  
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A PTN OF SECTION 1 & A PTN OF THE NW 1/4 OF SECTION 12		
TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.		
KITITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
D.L.P./G.W.	11/2019	16091
CHKD BY	SCALE	SHEET
M.K.K./S.C.	1" = 200'	2 OF 5

# MARIAN MEADOWS ESTATES PUD PRELIMINARY PLAT

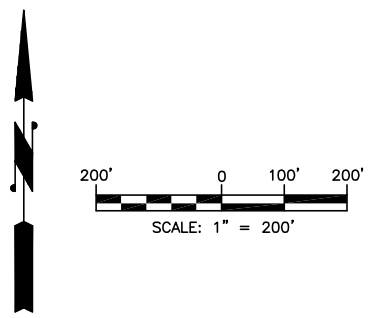
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KITITAS COUNTY, WASHINGTON

SEE SHEET 2 OF 5



SEE SHEET 5 OF 5

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SEE SHEET 4 OF 5

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 SURVEYOR'S NAME  
JERALD V. PETTIT  
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 Deputy County Auditor

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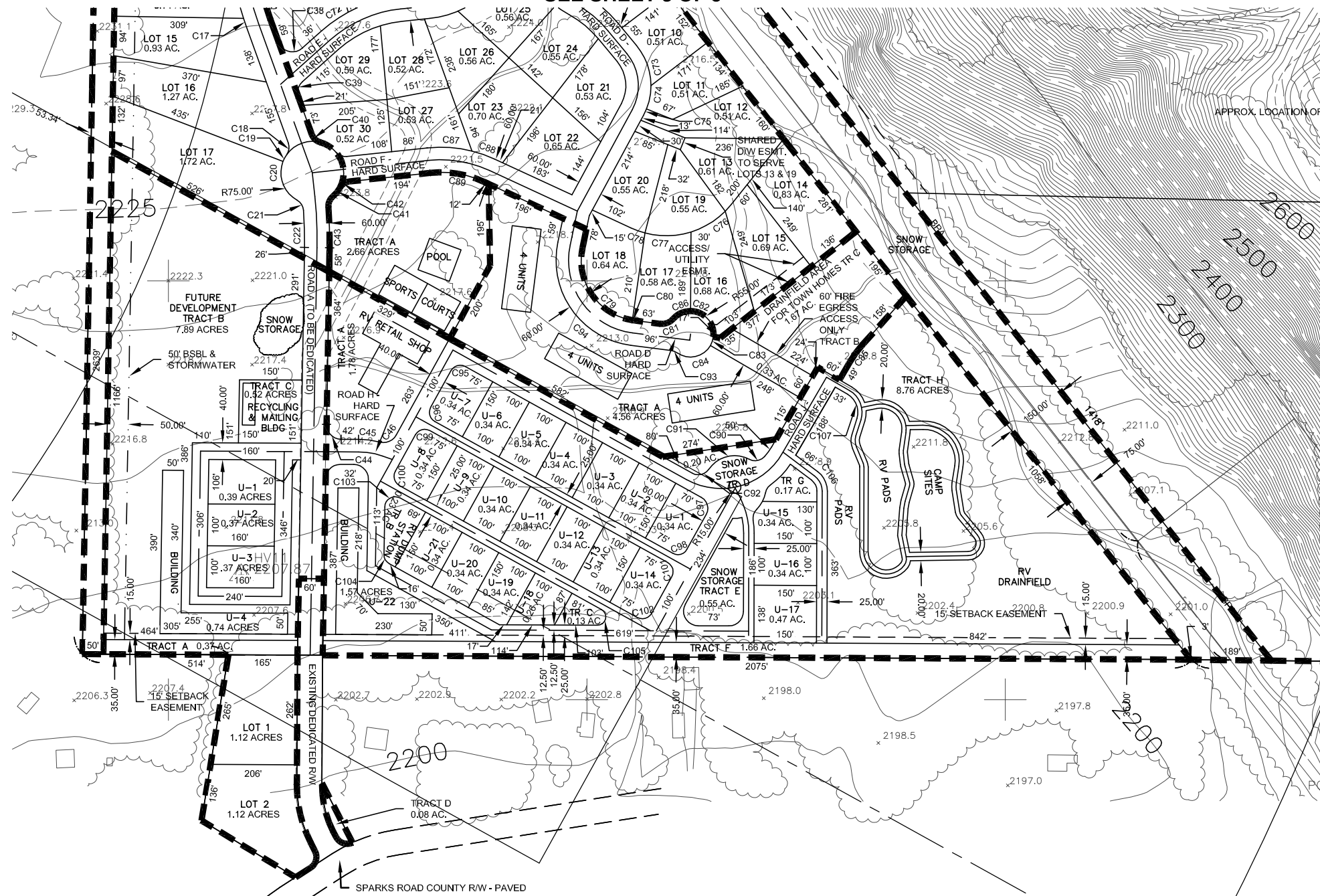
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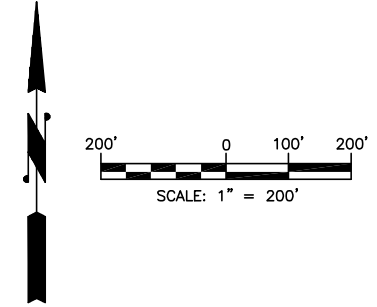
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KITITAS COUNTY, WASHINGTON

SEE SHEET 3 OF 5



SEE SHEET 5 OF 5

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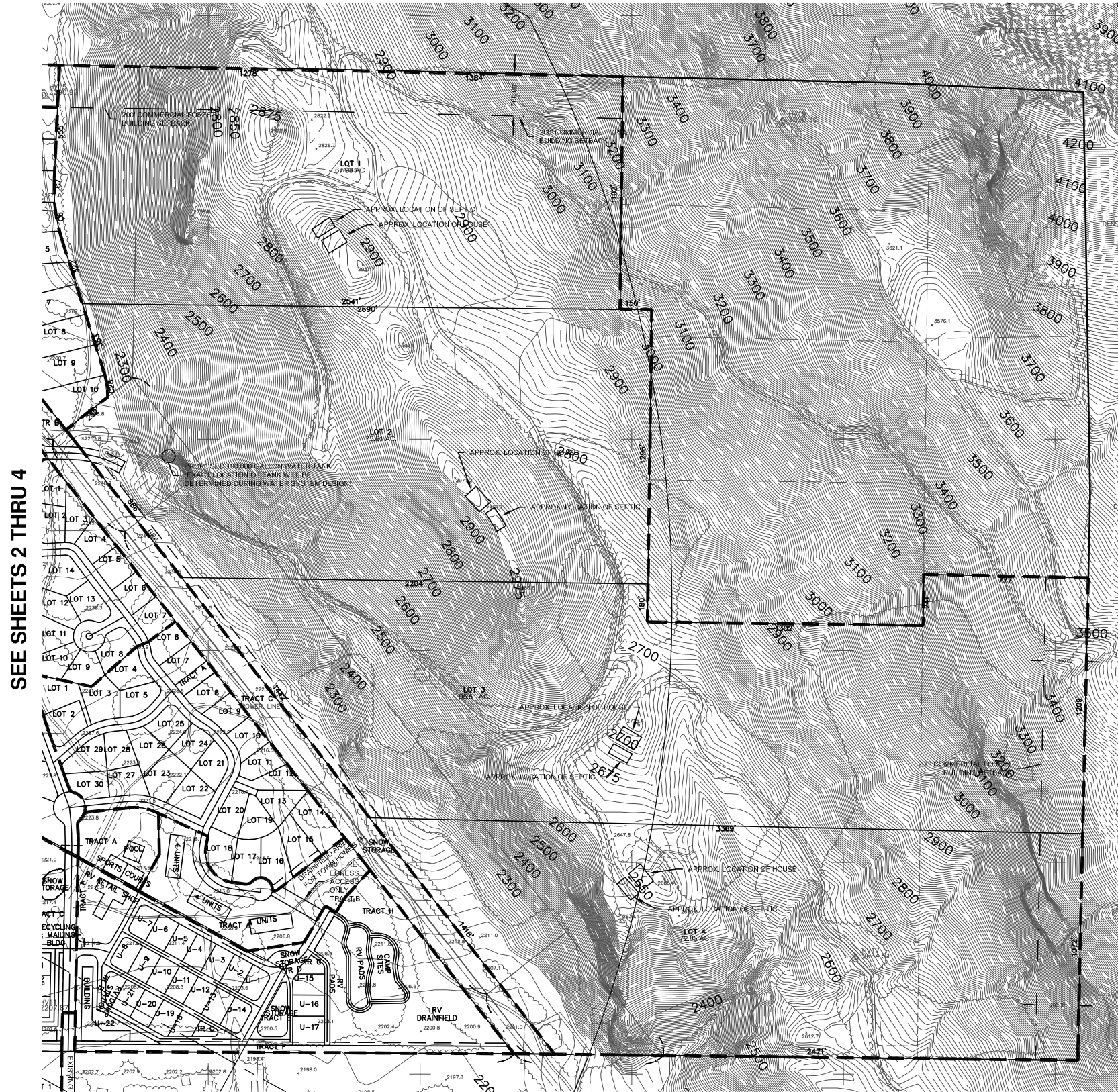
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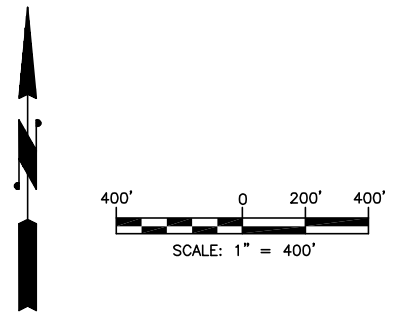
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SEE SHEETS 2 THRU 4

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