

Encompass

ENGINEERING & SURVEYING



MARK DONOVAN - LEGAL DESCRIPTION FOR PARCEL COMBINATION

LOT B OF THAT CERTAIN SURVEY AS RECORDED JUNE 30, 2015 IN BOOK 39 OF SURVEYS, PAGES 196 AND 196, UNDER AUDITORS FILE NO. 201506300025, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 133 OF MOUNTAINSTAR PHASE 1, DIVISION 1, (AN ALTERATION OF MOUNTAINSTAR DIVISION 1A), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 12 THROUGH 45, ALTERING PLAT ORIGINALLY RECORDED IN BOOK 8 OF PLATS, PAGES 241 THROUGH 274, RECORDS OF SAID COUNTY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 133; THENCE SOUTH $36^{\circ}29'37''$ WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 133, 80.89 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE CONTINUING SOUTH $36^{\circ}29'37''$ WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 133, 80.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 133;

THENCE SOUTH $89^{\circ}53'30''$ EAST, ALONG THE SOUTH BOUNDARY OF SAID LOT 133, 248.29 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF SPIREA COURT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID LOT 133, AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE EAST, THE CENTER OF SAID CURVE BEARS SOUTH $89^{\circ}53'30''$ EAST, 740.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE, AN ARC LENGTH OF 6.01 FEET, THROUGH A CENTRAL ANGLE OF $00^{\circ}27'54''$ TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND ARC LENGTH OF 19.35 FEET, THROUGH A CENTRAL ANGLE OF $44^{\circ}21'03''$ TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 36.06 FEET, THROUGH A CENTRAL ANGLE OF $37^{\circ}33'53''$;

THENCE NORTH $86^{\circ}50'26''$ WEST, 178.57 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

AND

LOT 134, OF MOUNTAINSTAR PHASE 1, DIVISION 1, (AN ALTERATION OF MOUNTAINSTAR DIVISION 1A), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 12 THROUGH 45, ALTERING PLAT ORIGINALLY RECORDED IN BOOK 8 OF PLATS, PAGES 241 THROUGH 274, RECORDS OF SAID COUNTY.

CONTAINING 1.07 ACRES



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Kittitas County CDS