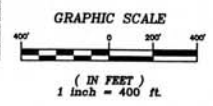
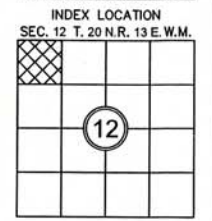
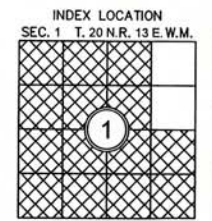
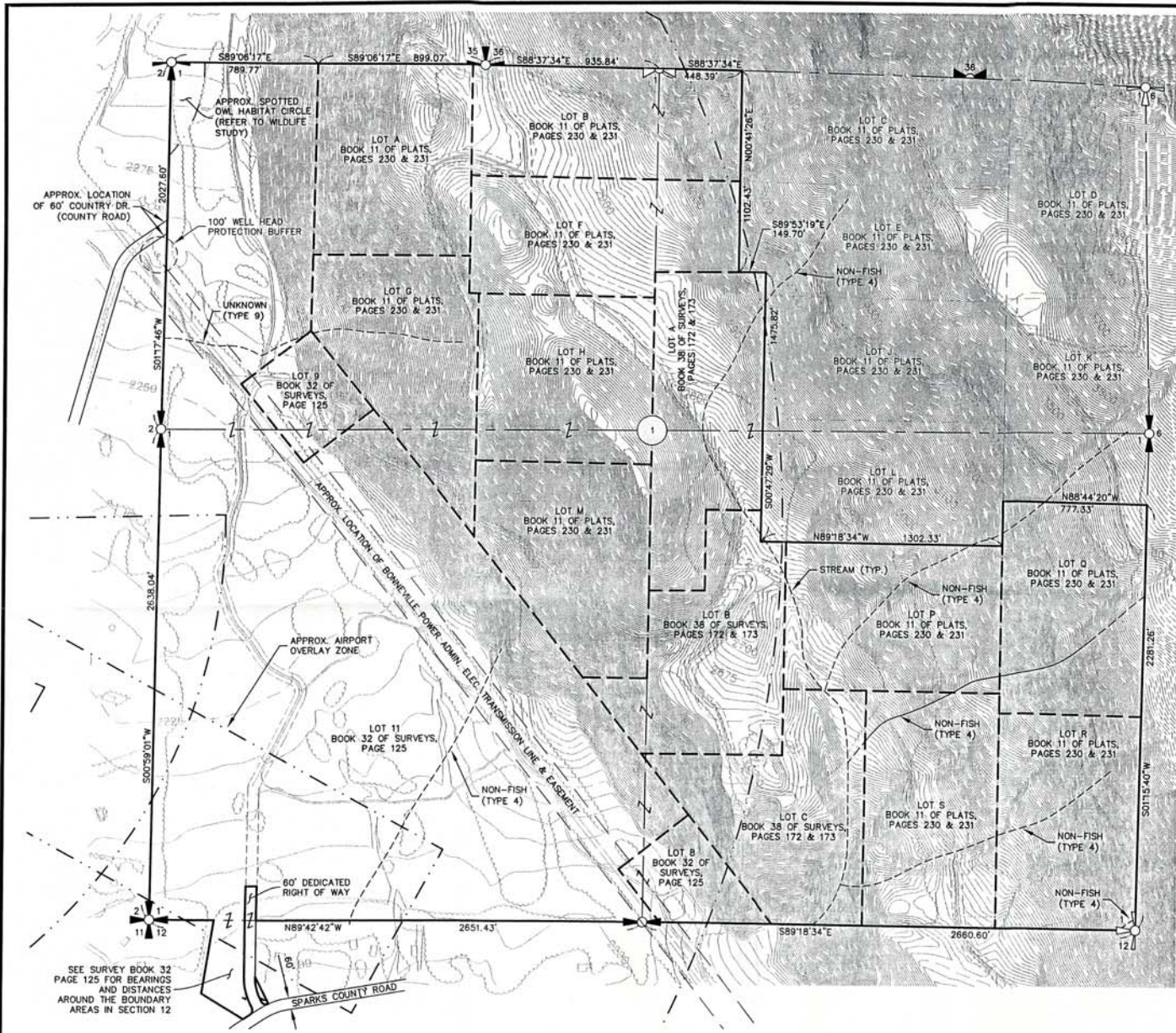


MARIAN MEADOWS ESTATES PUD - SP-15-00010
EXISTING CONDITIONS PLAN
 A PTN OF SEC. 1 & A PTN OF SEC. 12, T. 20 N., R. 13 E., W.M.
 KITTITAS COUNTY, WASHINGTON

NOTE:
 STREAMS SHOWN ARE APPROXIMATE ONLY. REFER TO WILDLIFE STUDY.



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

SURVEYOR'S NAME
 ERALD V. PETTIT
 County Auditor

Deputy County 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 EASTON RIDGE LAND CO INC IN FEB, 2017.

NAME _____ DATE _____
 CERTIFICATE NO. _____

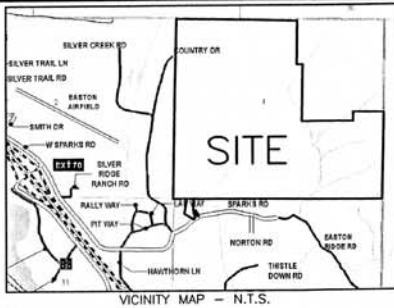
Encompass
 ENGINEERING & SURVEYING

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

MARIAN MEADOWS ESTATES PUD EXISTING CONDITIONS PLAN
 PREPARED FOR
 EASTON RIDGE LAND CO INC
 A PTN OF SECTION 1 & A PTN OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 N., RANGE 13 E., W.M.

KITTITAS COUNTY	DATE	WASHINGTON
DWN BY G.W.	02/2017	JOB NO. 16091
CHKD BY M.K.K.	SCALE 1"=400'	SHEET 1 OF 1



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 B, 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.

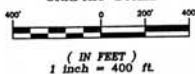
PARCEL/MAP NUMBERS:

- 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



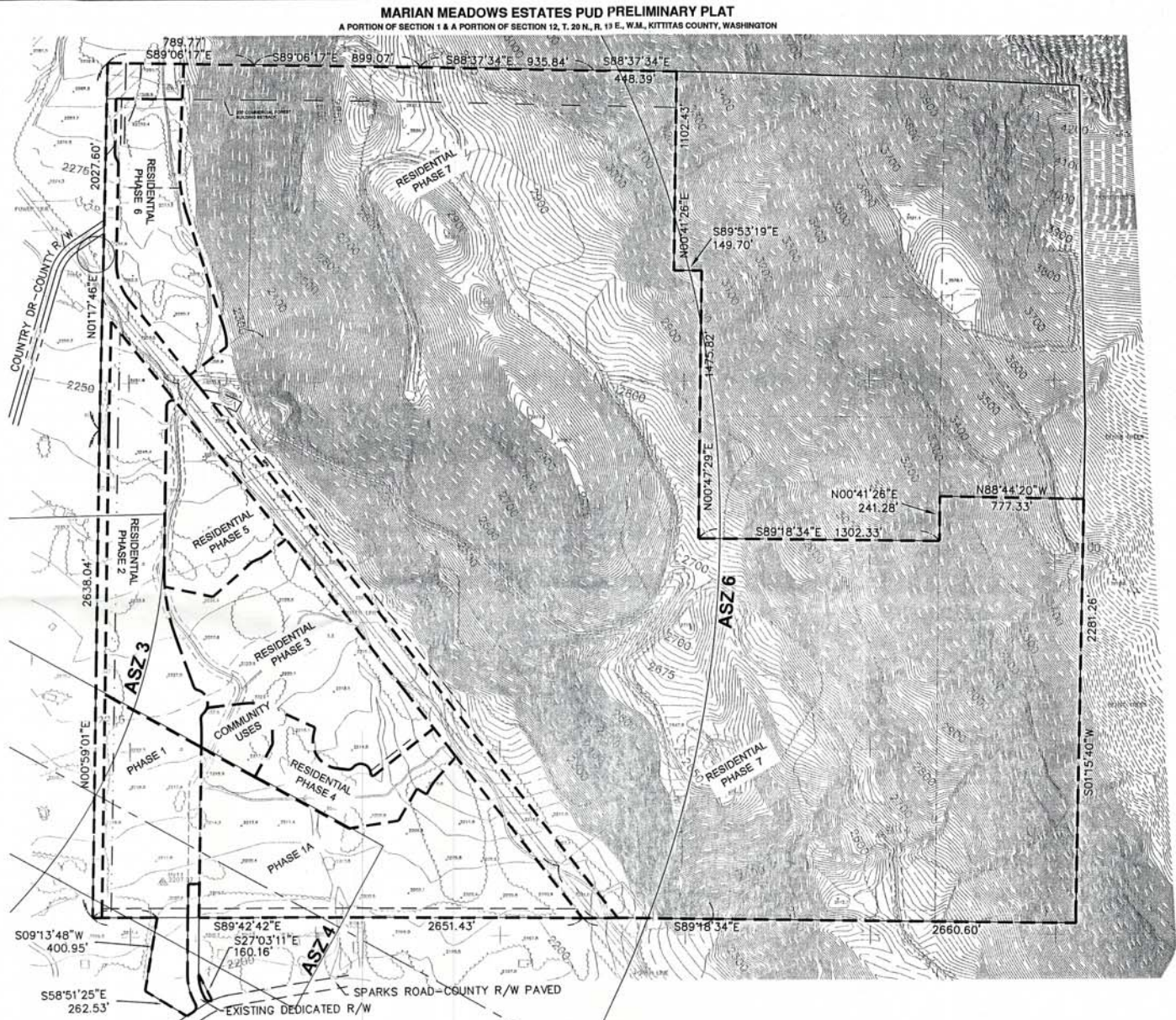
GRAPHIC SCALE



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



RECORDER'S CERTIFICATE _____
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF _____

SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor

Deputy County 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 EASTON RIDGE LAND CO INC
IN ____ FEB ____ 20__ 17.

DATE

CERTIFICATE NO. _____

Encompass
ENGINEERING & SURVEYING

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MARIAN MEADOWS ESTATES PUD PRELIMINARY 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 N., RANGE 13 E., W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D.L.P./G.W.	02/2017	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.,
KITITITAS COUNTY, WASHINGTON

CURVE #	LENGTH	RADIUS
C1	49.97'	55.00'
C2	37.38'	55.00'
C3	189.08'	55.00'
C4	29.44'	35.00'
C5	23.79'	35.00'
C6	136.22'	770.00'
C7	94.87'	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	29.85'	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'	930.00'
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	28.93'	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	78.45'	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	16.86'	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'

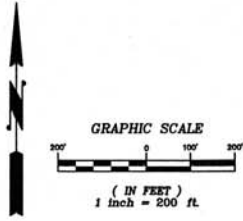
CURVE #	LENGTH	RADIUS
C101	39.27'	25.00'
C102	39.27'	25.00'
C103	51.51'	25.00'
C104	27.03'	25.00'
C105	52.82'	20.00'
C106	53.51'	67.50'
C107	67.42'	50.00'
C108	39.05'	770.00'
C109	21.47'	330.00'



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

RECORDER'S CERTIFICATE _____
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF _____
SURVEYOR'S NAME _____
JERALD V. PETTIT _____
County Auditor Deputy County 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 EASTON RIDGE LAND CO INC IN FEB. 20 17 _____ DATE _____
CERTIFICATE NO. _____

Encompass
ENGINEERING & SURVEYING

Western Washington Division
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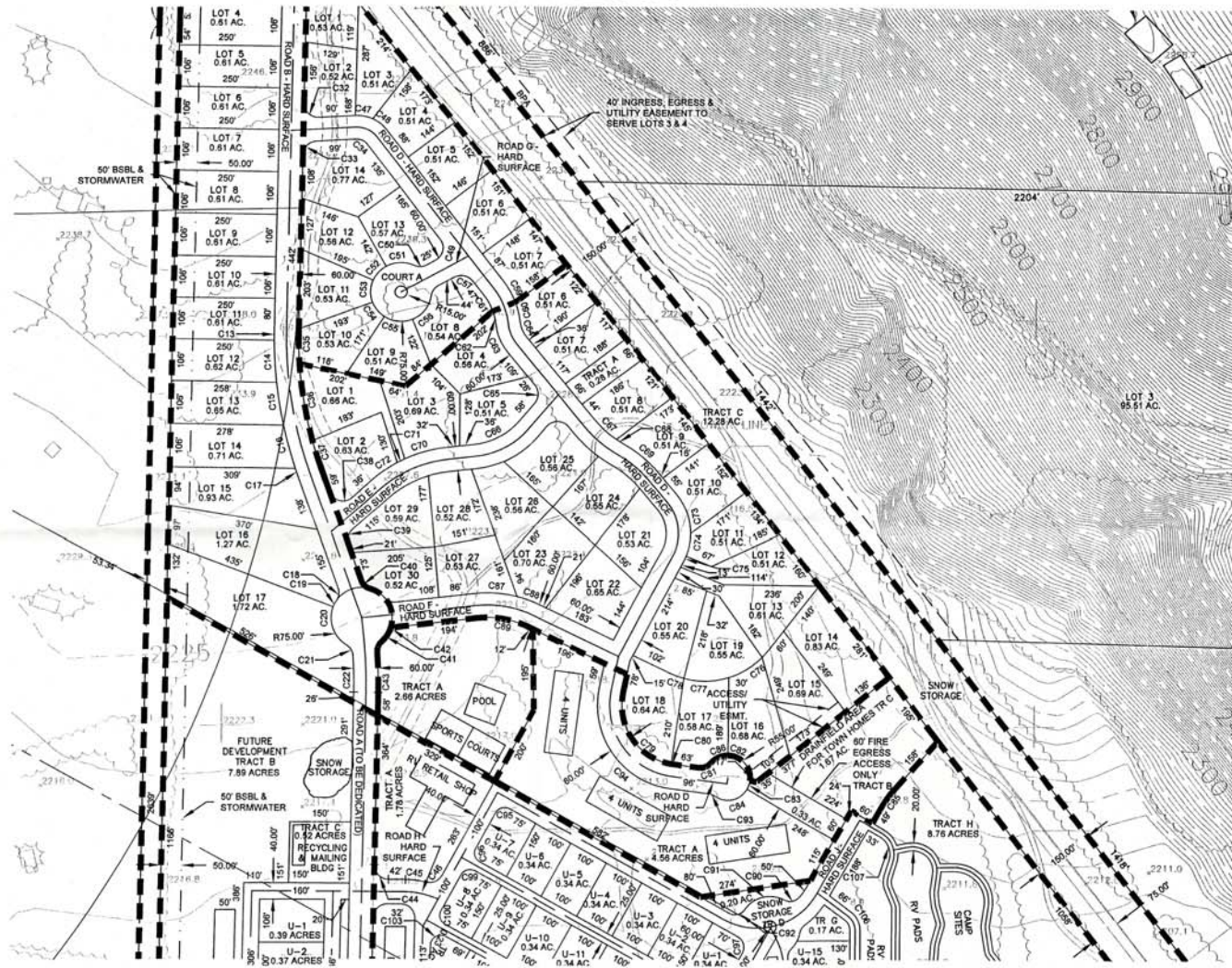
MARIAN MEADOWS ESTATES PUD PRELIMINARY PLAT
PREPARED FOR
EASTON RIDGE LAND CO INC
A PTN OF SECTION 1 & A PTN OF THE NW 1/4 OF SECTION 12,
TOWNSHIP 20 N., RANGE 13 E., W.M.

KITITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	02/2017	16091
CHKD BY	SCALE	SHEET
M.K.K./S.C.	1" = 200'	2 OF 5

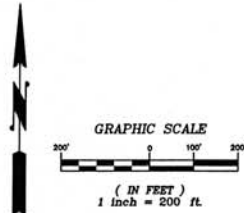
MARIAN MEADOWS ESTATES PUD PRELIMINARY PLAT
 A PORTION OF SECTION 1 & A PORTION OF SECTION 12, T. 20 N., R. 13 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

SEE SHEET 2 OF 5



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 4 OF 5

RECORDER'S CERTIFICATE
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 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF ____
 SURVEYOR'S NAME
 JERALD V. PETIT
 County Auditor
 Deputy County Auditor

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 IN FEB 20 17
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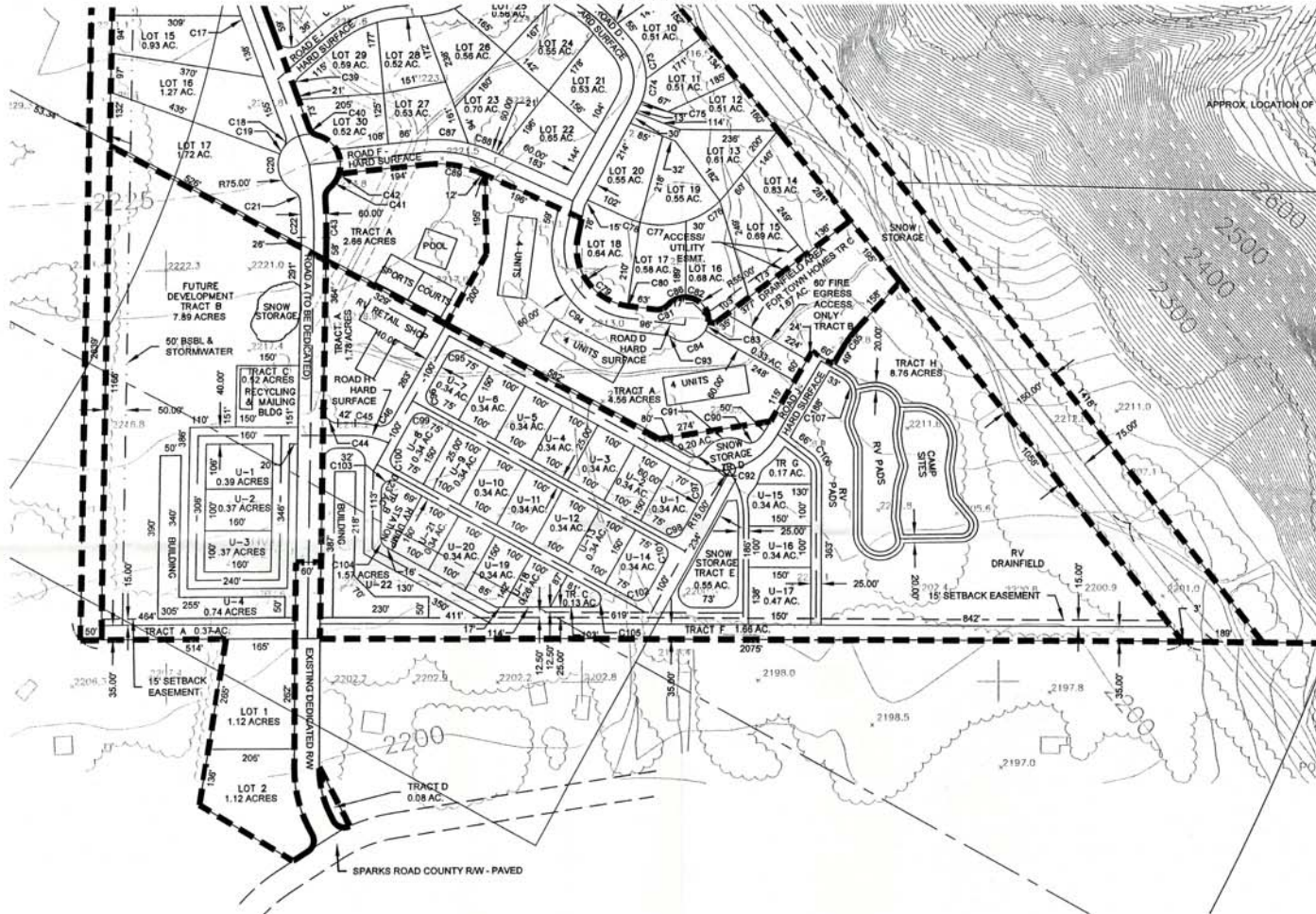
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MARIAN MEADOWS ESTATES PUD PRELIMINARY PLAT
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 A PTN OF SECTION 1 & A PTN OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 N., RANGE 13 E., W.M.

KITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D.L.P./G.W.	02/2017	16091	
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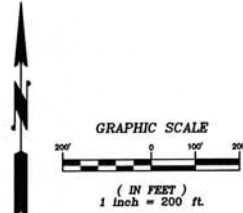
MARIAN MEADOWS ESTATES PUD PRELIMINARY PLAT
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 KITTITAS COUNTY, WASHINGTON

SEE SHEET 3 OF 5



SEE SHEET 5 OF 5

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RECORDER'S CERTIFICATE _____
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 JERALD V. PETIT _____
 County Auditor Deputy County Auditor

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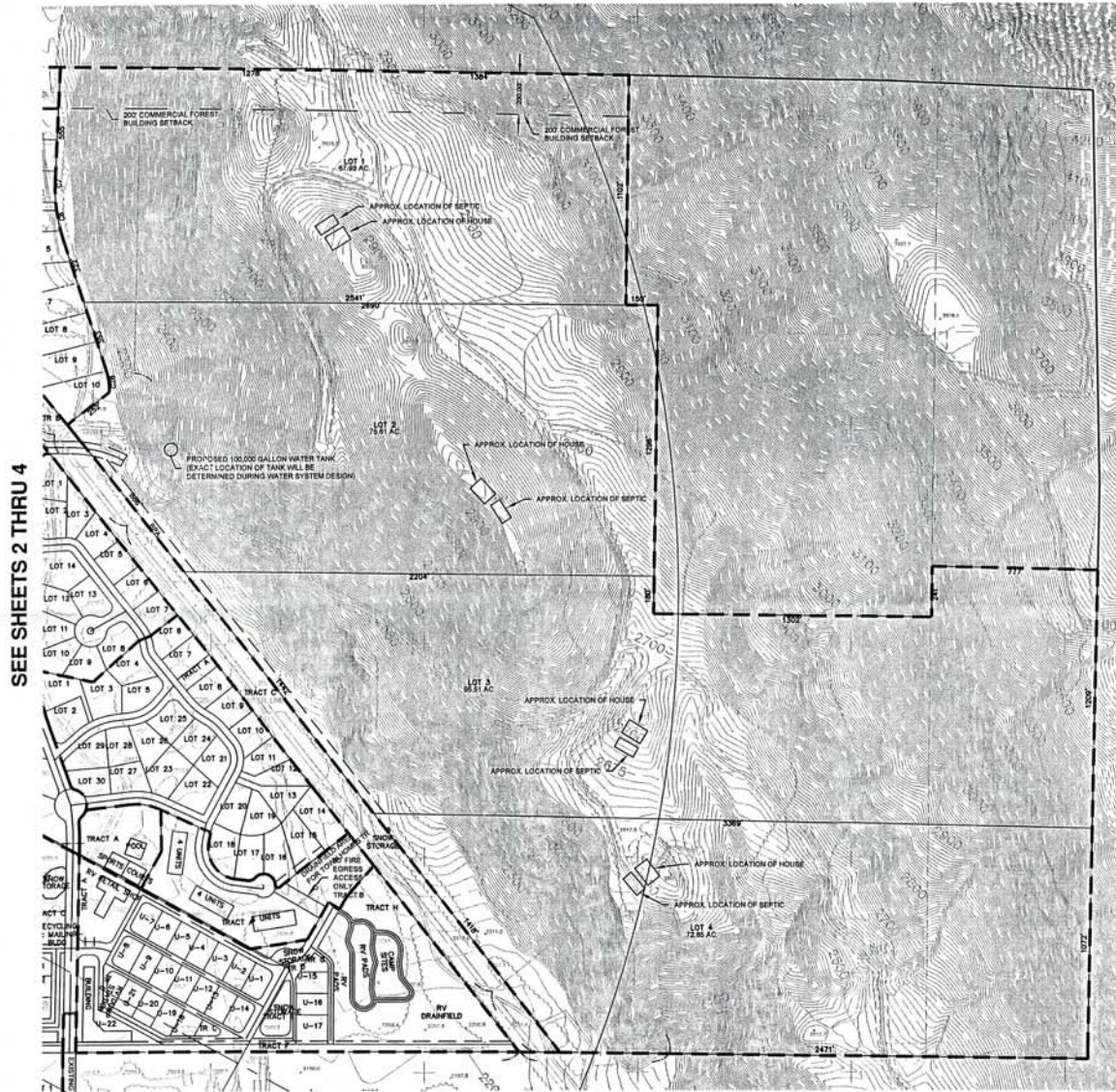
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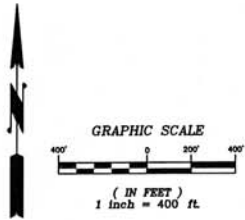
MARIAN MEADOWS ESTATES PUD PRELIMINARY PLAT PREPARED FOR EASTON RIDGE LAND CO INC A PTN OF SECTION 1 & A PTN OF THE NW 1/4 OF SECTION 12, TOWNSHIP 20 N., RANGE 13 E., W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY D.L.P./G.W.	DATE 02/2017	JOB NO. 16091
CHKD BY M.K.K./S.C.	SCALE 1" = 200'	SHEET 4 OF 5

MARIAN MEADOWS ESTATES PUD PRELIMINARY PLAT

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



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KITITIAS COUNTY	DATE	WASHINGTON
DWN BY <u>D.L.P./G.W.</u>	<u>02/2017</u>	JOB NO. <u>16091</u>
CHKD BY <u>M.K.K./S.C.</u>	SCALE <u>1" = 400'</u>	SHEET <u>5</u> OF <u>5</u>