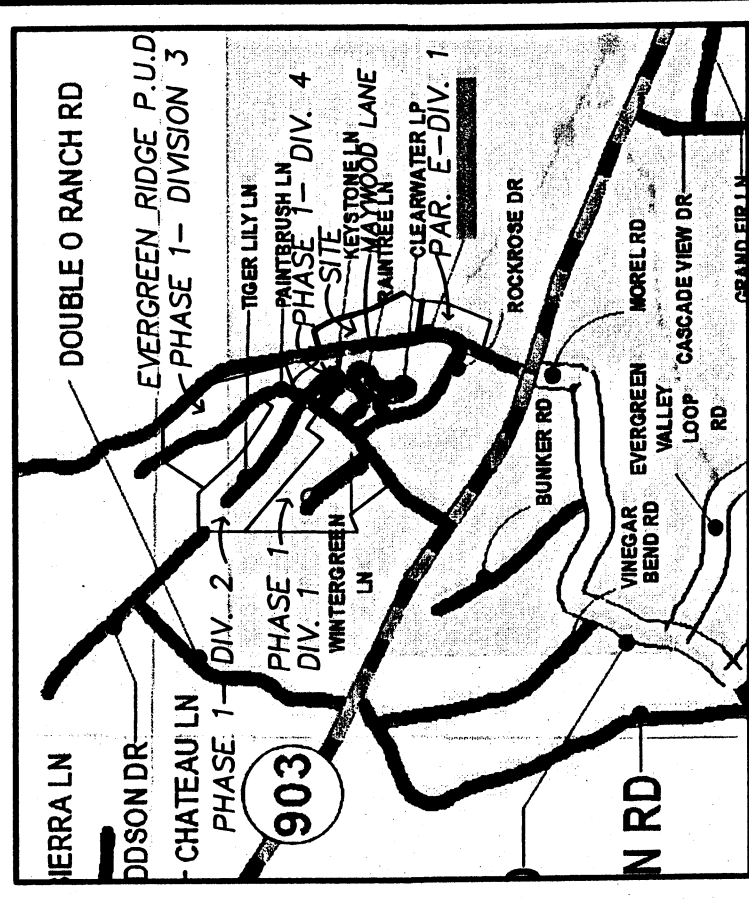


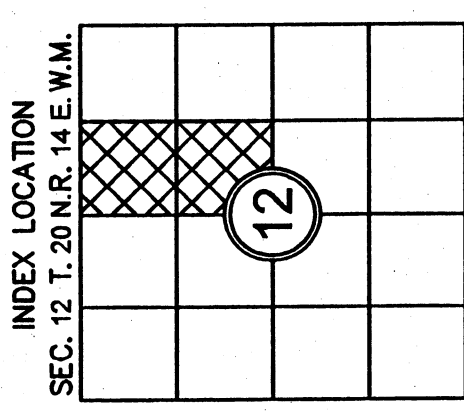
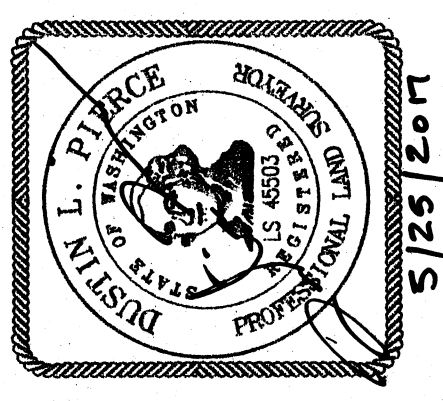
EVERGREEN RIDGE P.U.D. - PARCEL E, DIVISION 2
A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITITAS COUNTY, STATE OF WASHINGTON

P-01-01



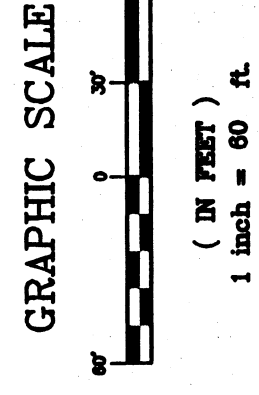
LINE TABLE	
LINE	BEARING
L1	N09°33'36"E
L2	N09°33'36"E
L3	S80°23'01"E
L4	N01°00'25"E
L7	S40°20'34"E
L8	S40°20'34"E
L9	S80°23'01"E
L10	N09°36'59"E
L11	N39°29'48"W
DISTANCE	
	30.00
	20.00
	103.06
	20.23
	34.92
	87.45
	51.36
	22.59
	17.71

CURVE TABLE	
CURVE	LENGTH
C1	14.08'
C2	47.13'
C3	47.15'
C4	95.45'
C5	45.88'
C6	50.55'
C7	90.78'
C8	91.85'
C9	11.94'
C10	79.90'
RADIUS	
	275.00'
	275.00'
	55.00'
	180.00'
	180.00'
	180.00'
	180.00'
	485.00'
	485.00'
	485.00'
DELTA	
	2°56'03"
	9°48'12"
	49°06'47"
	90°22'54"
	14°36'13"
	16°05'23"
	28°33'44"
	10°31'01"
	1°24'38"
	9°28'23"



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND 5/8" IRON ROD & CAP, LS 45503
- IRON ROD & CAP TO BE SET, LS 45503
- RADIAL BEARING
- ASSESSOR'S PARCEL NUMBER
- AUDITOR'S FILE NUMBER



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 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

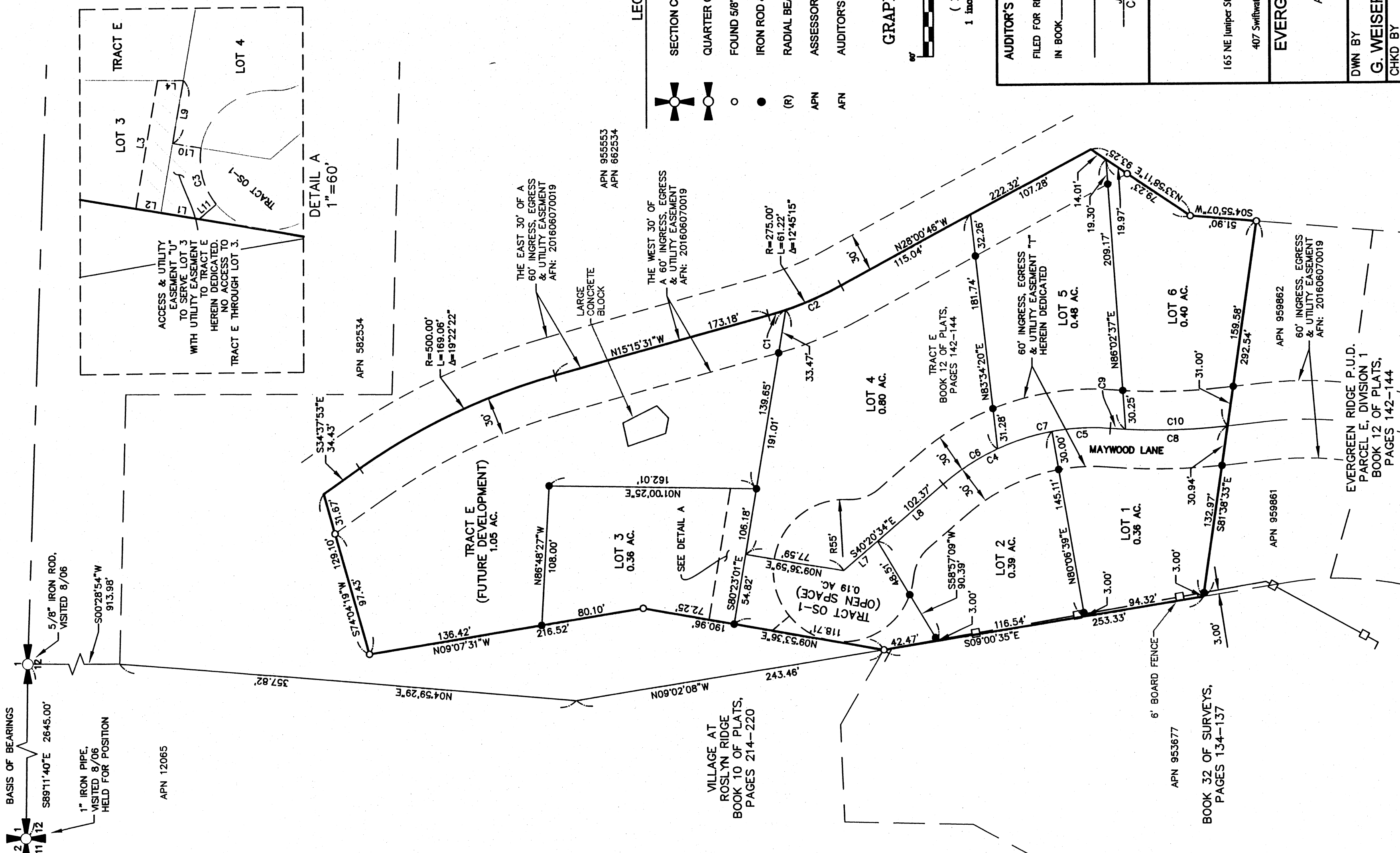
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ENGINEERING & SURVEYING

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

EVERGREEN RIDGE P.U.D. - PARCELE, DIVISION 2

PREPARED FOR
TEANAWAY RIDGE LLC
A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITITAS COUNTY - WASHINGTON

DWN BY
G. WEISER
CHKD BY
M.K.K./D.L.P.
DATE
05/2017
SCALE
1"=60'
JOB NO.
11135
SHEET
1 OF 3



EVERGREEN RIDGE P.U.D. - PARCEL E, DIVISION 2
A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITITAS COUNTY, STATE OF WASHINGTON

P-01-01

PROPERTY OWNER:

TEANAWAY RIDGE LLC, A WASHINGTON LIABILITY COMPANY
PO BOX 808
CLE ELUM, WA 98922-0808

PROPERTY INFORMATION:

EXISTING PARCEL NO.: 959868 (20-14-12068-0010)
9 LOTS AND 2 TRACTS
6 ACRES
WATER SOURCE: EVERGREEN VALLEY GROUP A WATER SYSTEM
SEWER SOURCE: EVERGREEN RIDGE P.U.D. PARCEL E,
DIVISION 2 WILL BE SUPPLIED SEWER SERVICE ACCORDING TO FILE Z-05-33.
ZONE: PLANNED UNIT DEVELOPMENT

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY
NO. 72156-45618079:

TRACT E, EVERGREEN RIDGE P.U.D. - PARCEL E, DIVISION 1, IN THE COUNTY OF KITITITAS, STATE OF
WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 142, 143 AND 144,
RECORDS OF SAID COUNTY.

ADJACENT PROPERTY OWNERS:

582534
662534
955553
TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 98922-0808
959861
959862
DK PROFESSIONAL CONSULTANTS INC
304 W 1ST STREET
CLE ELUM WA 98922-1002
953677
KITITITAS AMENITIES
PO BOX 808
CLE ELUM WA 98922
THE VILLAGE AT ROSLYN RIDGE
(CONDOMINIUMS)

EASEMENT PROVISION:

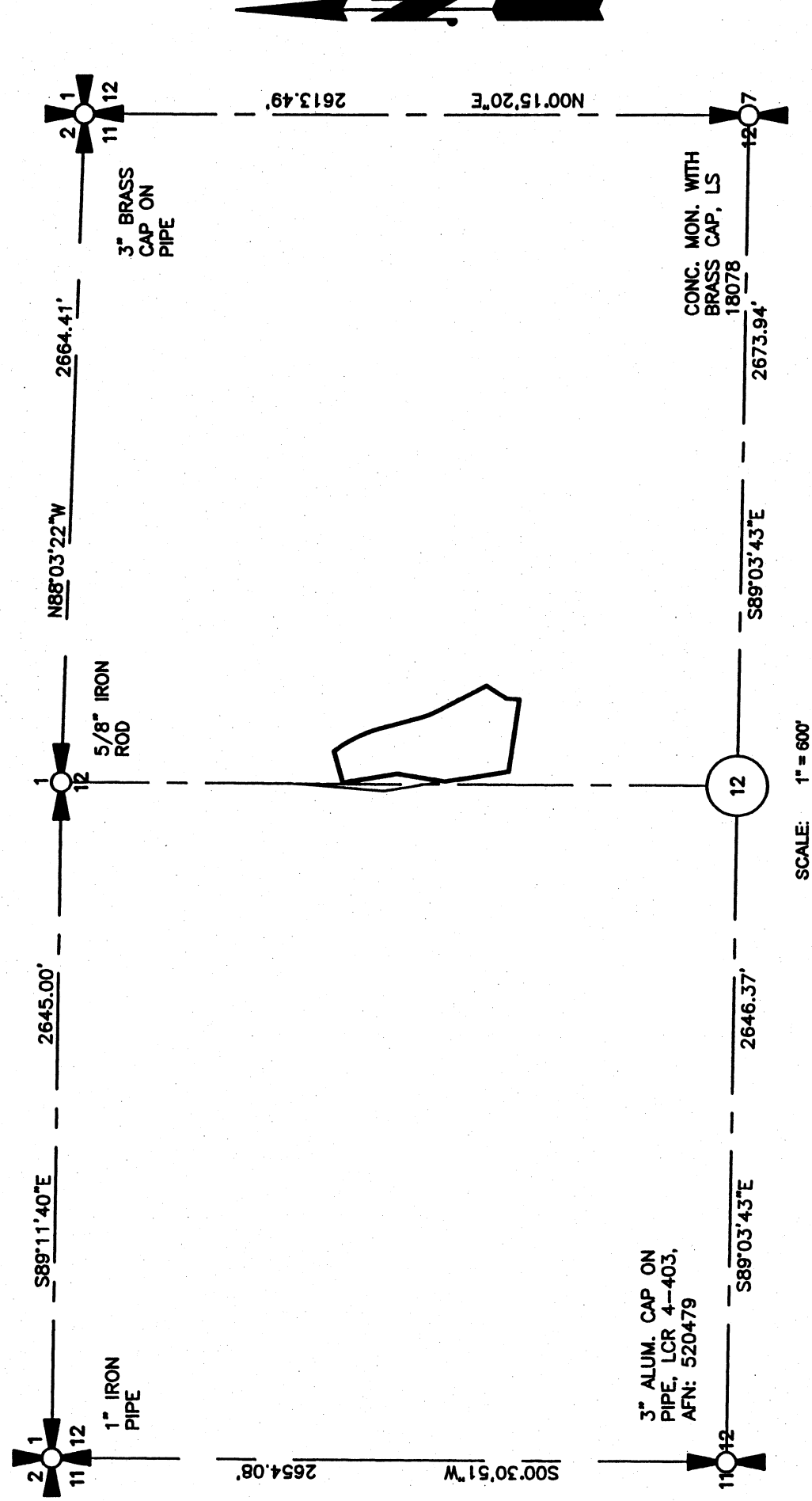
AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR PUGET
SOUND ENERGY COMPANY, EVERGREEN VALLEY WATER SYSTEMS,
INC., ROSLYN TELEPHONE COMPANY, AND THEIR RESPECTIVE
SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN
FEET PARALLEL WITH AND ADJACENT TO THE ROAD FRONTAGE OF
ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE
AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH
NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE
OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC,
NATURAL GAS, TELEPHONE, AND WATER SERVICE. TOGETHER WITH
THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE
PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR
THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO
THEIR ORIGINAL CONDITION.

SURVEY NOTES:

1. THE PURPOSE OF THIS PLAT IS TO DEVELOP PARCEL E, DIVISION 2 OF
THE EVERGREEN RIDGE P.U.D.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6, 3" TOTAL
STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS
STANDARDS PER WAC 332-130-080.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF
RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE
FOLLOWING:
 - BOOK 12 OF PLATS, PAGES 142 THRU 144, AFN: 201606070019
 - BOOK 11 OF PLATS, PAGES 153 AND 154, AFN: 200806180013
 - BOOK 32 OF SURVEYS, PAGES 134 THRU 137, AFN: 200604170033
 - BOOK 34 OF SURVEYS, PAGE 22, AFN: 200704270063
- RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS
REFERENCED THEREON.
5. LOT CORNER MONUMENTS TO BE SET WITHIN 90 DAYS OF RECORDING
OF THIS PLAT.

PLAT NOTES:

1. A PUBLIC UTILITY EASEMENT 10.00 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE
10.00 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5.00
FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION
FACILITIES.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE
SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD
RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE
PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN
FURTHER ACCESS REQUIREMENTS. SEE THE KITITITAS COUNTY ROAD STANDARDS.
4. 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.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT
FROM ITS USE.
6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND
CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD
MEETS CURRENT KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF AN OCCUPANCY
PERMIT FOR THIS PLAT.
7. KITITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR
ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY
ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR
ROAD SURFACED ORIGINALLY WITH GRAVEL.
8. THE ROADS WITHIN THIS PLAT WILL NOT BE "ON-SYSTEM" COUNTY ROADS UNTIL THEY ARE
CONSTRUCTED AND APPROVED BY KITITITAS COUNTY PUBLIC WORKS, AND ACCEPTED ONTO THE
COUNTY SYSTEM THROUGH RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER
IS RESPONSIBLE FOR ALL MAINTENANCE AND OPERATION UNTIL SUCH TIME, AS DESCRIBED IN THE
KITITITAS COUNTY ROAD STANDARDS (VESTED 2005 ROAD STANDARDS).
9. EVERGREEN RIDGE P.U.D.-PARCEL E, DIVISION 2 WILL BE SUPPLIED SEWER SERVICE ACCORDING
TO FILE Z-05-33.
10. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL
CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY
CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
11. SPEED LIMIT TO BE 15 MILES PER HOUR.
12. ACCESS TO PARCELS WITHIN THIS PLAT FROM RIDGECREST ROAD SHALL NOT BE ALLOWED
WITHOUT FURTHER REVIEW AND APPROVAL BY KITITITAS COUNTY.



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

County Auditor

Deputy County Auditor

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EVERGREEN RIDGE P.U.D. - PARCEL E, DIVISION 2

PREPARED FOR

TEANAWAY RIDGE LLC

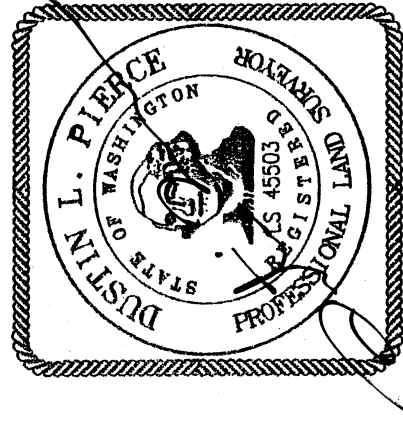
A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 12,

TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITITITAS COUNTY - WASHINGTON

DWN BY G. WEISER DATE 05/2017 JOB NO. 11135

CHKD BY M.K.K./D.L.P. SCALE N/A SHEET 2 OF 3



5/25/2017

EVERGREEN RIDGE P.U.D. - PARCEL E, DIVISION 2
A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

P-01-01

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TEANAWAY 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 HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF ____ A.D., 20__

NAME _____
TITLE _____

ACKNOWLEDGEMENT

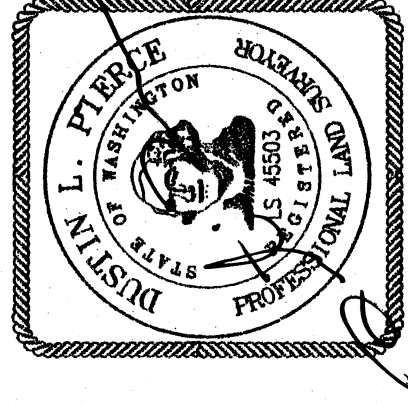
STATE OF _____) S.S.
COUNTY OF _____

ON THIS ____ DAY OF ____ 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ____ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE _____ AND _____

THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D., 20__

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.

DATED THIS ____ DAY OF _____, A.D., 20__

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PARCEL E, DIVISION 2 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF _____, A.D., 20__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO.: 959868 (20-14-12068-0010)

DATED THIS ____ DAY OF _____, A.D., 20__

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE EVERGREEN RIDGE P.U.D. PARCEL E, DIVISION 2 PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
PARCEL NO.: 959868 (20-14-12068-0010)

DATED THIS ____ DAY OF _____, A.D., 20__

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D., 20__

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____ CLERK OF THE BOARD

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

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 TEANAWAY RIDGE LLC
IN MAY 2017 Dustin L. Pierce 5/25/2017

CERTIFICATE NO. 45503

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

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PREPARED FOR
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A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 12,
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KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	05/2017	11135
CHKD BY	SCALE	SHEET
M.K.K/D.L.P.	N/A	3 OF 3