

OLD LEGAL DESCRIPTIONS

PARCEL 1:

LOTS 1, 2, 3, AND 4, TRACTS A, B, C, D AND E, AND TRACTS RW-1, AND RW-2 AND RW-3 OF THE CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001, AS RECORDED AUGUST 8, 2007, IN BOOK 1 (I) OF SHORT PLATS, PAGES 212 AND 213, UNDER AUDITOR'S FILE NO. 200708080012, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

TOGETHER WITH PARCELS 3 AND 5 OF THAT BOUNDARY LINE ADJUSTMENT SURVEY, RECORDED APRIL 16, 2008, IN BOOK 35 OF SURVEYS, PAGES 8 AND 9, UNDER AUDITOR'S FILE NO. 200804160004, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTIONS 21, 28, 32 AND 33 OF TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

ALSO TOGETHER WITH LOTS 1B AND 2B AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581721 AND FILED IN BOOK 21 OF SURVEYS, PAGES 12 AND 13, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

ALSO TOGETHER WITH LOTS 1E AND 1F, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED OCTOBER 11, 1996 UNDER AUDITOR'S FILE NO. 199610110005 AND FILED IN BOOK 22 OF SURVEYS, PAGES 96 AND 97, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

ALSO TOGETHER WITH LOTS 3 AND 4, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JUNE 13, 1995 UNDER AUDITOR'S FILE NO. 582256 AND FILED IN BOOK 21 OF SURVEYS, PAGES 46 AND 47, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

ALSO TOGETHER WITH LOTS 1C AND 2A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED FEBRUARY 26, 2002, UNDER AUDITOR'S FILE NO. 200202260030 AND FILED IN BOOK 27 OF SURVEYS, PAGE 91, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

ALSO TOGETHER WITH TRACTS B AND C, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED APRIL 2, 2021, UNDER AUDITOR'S FILE NO. 202104020107 AND FILED IN BOOK 43 OF SURVEYS, PAGES 179 THROUGH 185, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

PARCEL 2:

AN EASEMENT, ACCORDING TO THE TERMS, CONDITIONS, PROVISIONS, AND COVENANTS THEREIN CONTAINED, TO DEVELOP, CONSTRUCT, MAINTAIN, REPLACE, AND REPAIR A WATER TANK, TOGETHER WITH AN EASEMENT FOR INGRESS TO AND EGRESS FROM THE "WATER TANK EASEMENT AREA", ALL AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN WATER TANK EASEMENT AGREEMENT;

DATED: DECEMBER 7, 2021
RECORDED: DECEMBER 10, 2021
RECORDING NO.: 202112100039

DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT OS-9 OF THE PLAT OF SUNCADIA PHASE 1 DIVISION 3 AS RECORDED MAY 4, 2005, IN VOLUME 9 OF PLATS, PAGES 94 THROUGH 120, INCLUSIVE, UNDER AUDITOR'S FILE NO. 200505040001, RECORDS OF KITTITAS COUNTY, BEING A PORTION OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION AS SHOWN ON SAID PLAT;
THENCE S 22°24'48" E, 1123.42 FEET TO POINT 'J' AS DESCRIBED IN THAT EXISTING UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200710150081;
THENCE ALONG SAID EXISTING EASEMENT, N 82°52'15" W, 7.56 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EXISTING EASEMENT, S 14°27'47" W, 21.63 FEET;
THENCE N 75°24'43" W, 12.46 FEET;
THENCE N 75°32'58" W, 52.41 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 57.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 39°02'11" TO A POINT OF TANGENCY;
THENCE N 36°30'47" W, 27.82 FEET;
THENCE N 27°38'10" W, 21.52 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 16.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 14°41'50";
THENCE N 90°00'00" W, 175.92 FEET;
THENCE N 00°00'00" W, 210.00 FEET;
THENCE N 90°00'00" E, 210.00 FEET;
THENCE S 00°00'00" E, 150.27 FEET TO A POINT OF CURVATURE ON SAID EXISTING UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200710150081;
THENCE ALONG SAID EXISTING UTILITY EASEMENT, SOUTHWESTERLY 26.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, THE RADIUS POINT OF WHICH BEARS S 54°02'55" E, THROUGH A CENTRAL ANGLE OF 20°29'19" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, S 15°27'46" W, 9.48 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, SOUTHERLY 33.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 43°05'56" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, S 27°38'10" E 19.97 FEET;
THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, S 36°30'47" E 26.27 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, SOUTHEASTERLY 44.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 39°02'11" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, S 75°32'58" E 52.41 FEET;
THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, S 82°52'15" E 12.57 FEET TO THE TRUE POINT OF BEGINNING.

OWNER

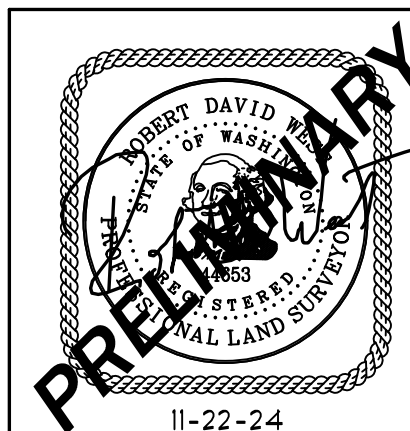
SUN 47 NORTH, LLC
27777 FRANKLIN ROAD SUITE
300, SOUTHFIELD, MI 48034
(248) 208-2606
CONTACT: BILL RAFFOUL
EMAIL:
BRAFFOUL@SUNCOMMUNITIES.COM

APPLICANT

BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052
(425) 629-3854
CONTACT: MICHELLE BRANLEY
EMAIL: ADMIN@BLUEFERN.COM

ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR/PLANNER

CORE DESIGN INC.
12100 N.E. 195TH ST, SUITE 300
BOTHELL, WASHINGTON 98011
(425) 885-7877
CONTACTS:
QUENTIN CHALMERS, P.E. - DESIGN ENGINEER
HOLLI H. HEAVRIN, P.E. - PROJECT MANAGER
LINDSEY B. SOLORIO, P.L.A. - LANDSCAPE ARCHITECT
ROBERT D. WEST, P.L.S. - SURVEYOR
IAN G. FAULDS - PLANNER



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

DWN. BY: JUR	DATE: NOVEMBER 22, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: N.T.S.	SHEET 1 OF 10

REFERENCES

- BOUNDARY LINE ADJUSTMENT AUDITOR'S FILE NUMBER 202104020107 AND 20080416004.
- ALTA/NSPS LAND TITLE SURVEY FOR BLUE FERN DEVELOPMENT I, LLC PREFORMED BY ESM CONSULTING ENGINEERS LLC, JOB NUMBER 1938-010-024, DATED 2024-04-23.
- SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 19961011005 AND 200202260030
- CITY OF CLE ELUM SHORT PLAT AUDITOR'S FILE NUMBER 200708080012, 200304290038 AND 20150116002

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERITITLE GUARANTEE NO. 627685AM, DATED AUGUST 6, 2024. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERITITLE GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERITITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JULY 27, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2024.
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- THIS IS A COMBINED FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/WSRN CORRECTIONS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

EXCEPTIONS CONTAINED IN TITLE

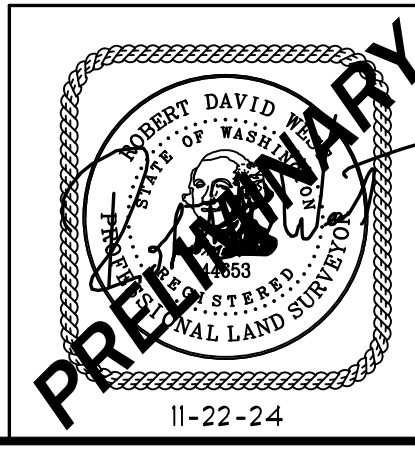
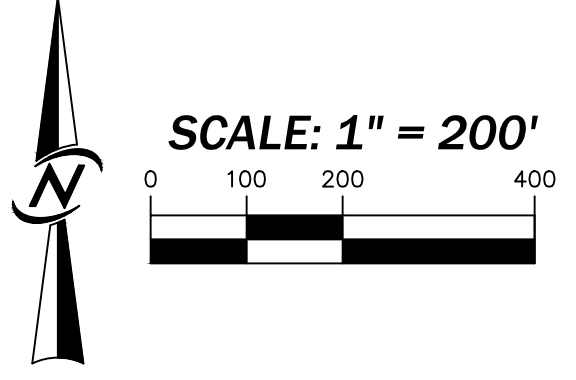
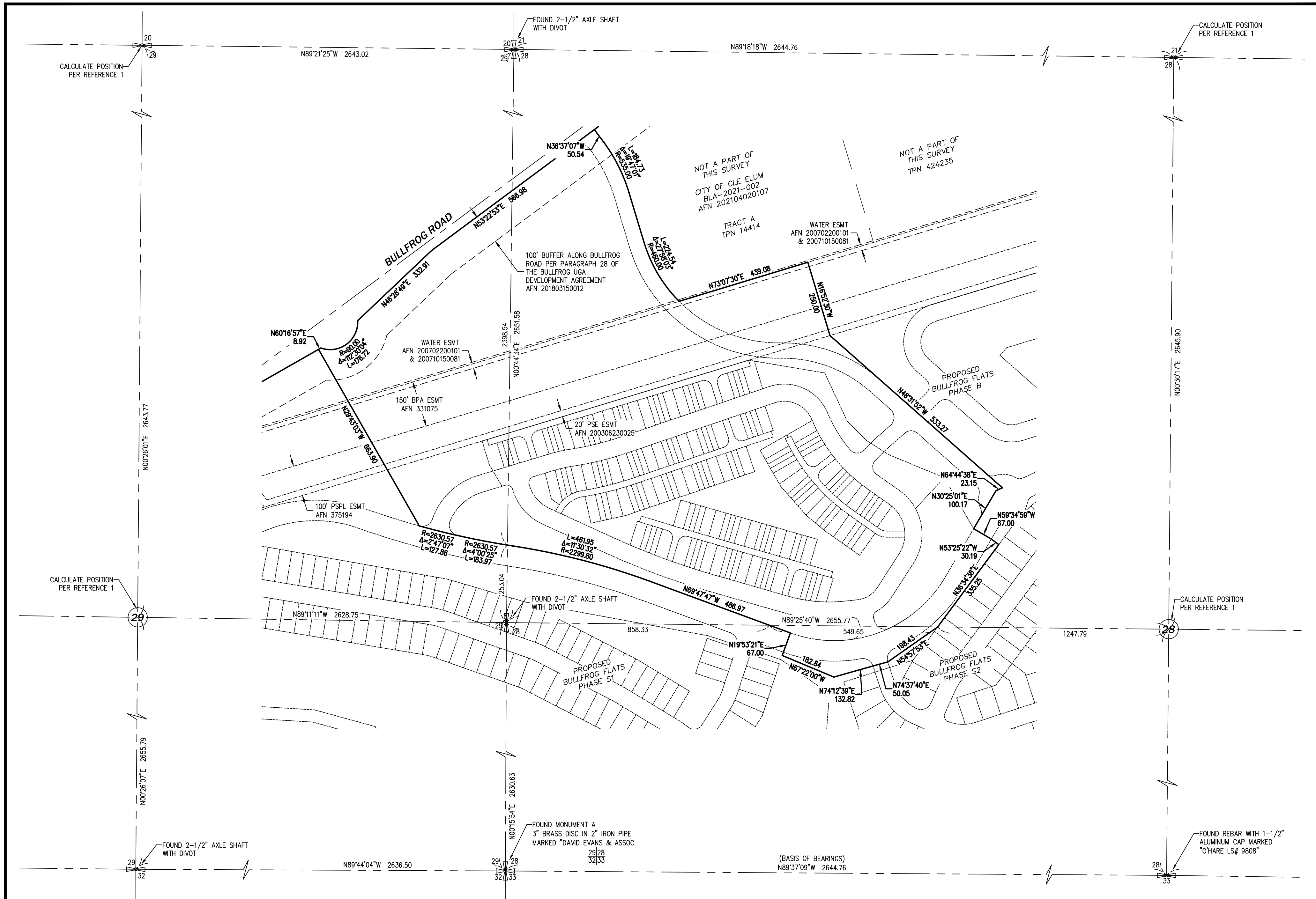
ITEMS FROM SCHEDULE B NOT SHOW ON THE MAP OR NOTED IN THIS SECTION ARE NOT APPLICABLE TO THIS SURVEY

- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE UNITED STATES OF AMERICA FOR TRANSMISSION LINE AND ACCESS ROADS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 331075. THE EASEMENT FOR USE OF ACCESS ROADS WAS TERMINATED BY THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 523787. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR POWER TRANSMISSION LINES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 375194. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER, INC. FOR INSTALLATION AND MAINTENANCE OF UTILITY SYSTEMS FOR GAS AND ELECTRICITY AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200306230025. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM FOR SEWER PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200702020039. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO SUNCADIA WATER COMPANY FOR IRRIGATION WATER UTILITY SERVICES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200702200101. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM FOR WATER PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200710150081. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM AND THE WASHINGTON STATE HORSE PARK AUTHORITY FOR A NON-EXCLUSIVE ACCESS EASEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201107070039. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT MEMORANDUM OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CLE ELUM AND NEW SUNCADIA LLC AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201803150012. (BUFFERS SHOWN HEREON)

PRELIMINARY PLAT J
BULLFROG FLATS

A PORTION OF THE:
SEC. 28 AND 29 T. 20 N., R. 15 E., W.M.

CITY OF CLE ELUM,
KITTITAS COUNTY, WASHINGTON



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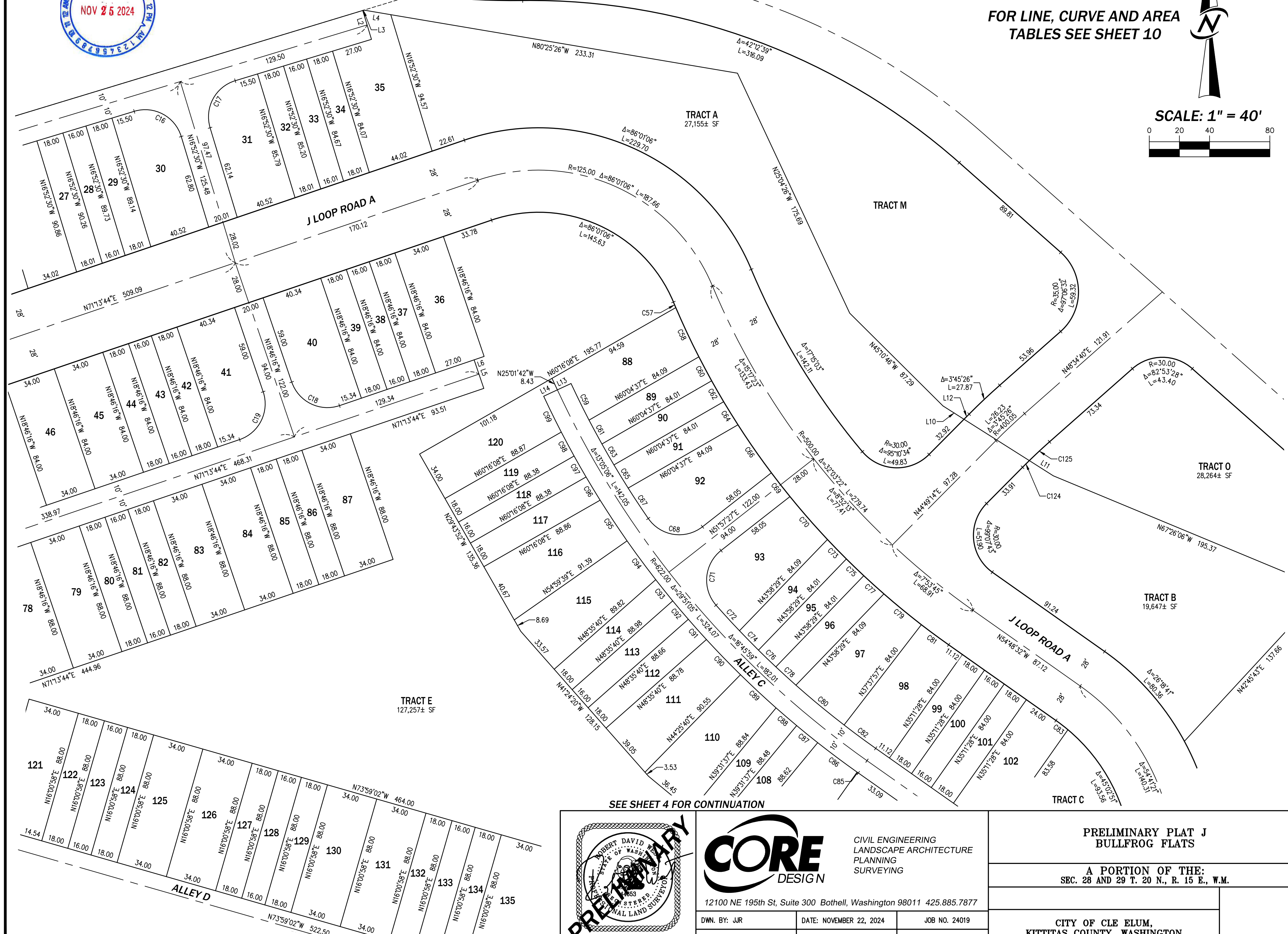
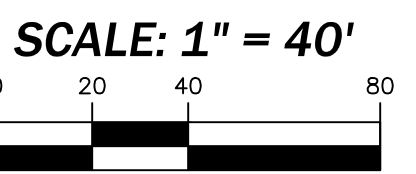
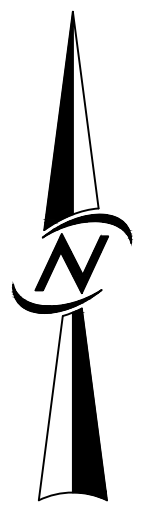
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

DWN. BY: JUR	DATE: NOVEMBER 22, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 2 OF 10

PRELIMINARY PLAT J BULLFROG FLATS	
A PORTION OF THE: SEC. 28 AND 29 T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	

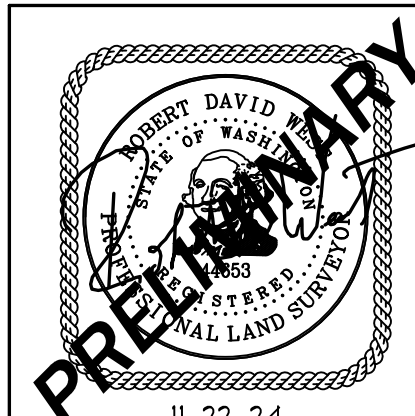


FOR LINE, CURVE AND AREA TABLES SEE SHEET 10



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



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DWN. BY: JUR	DATE: NOVEMBER 22, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 40'	SHEET 3 OF 10

PRELIMINARY PLAT J
BULLFROG FLATS

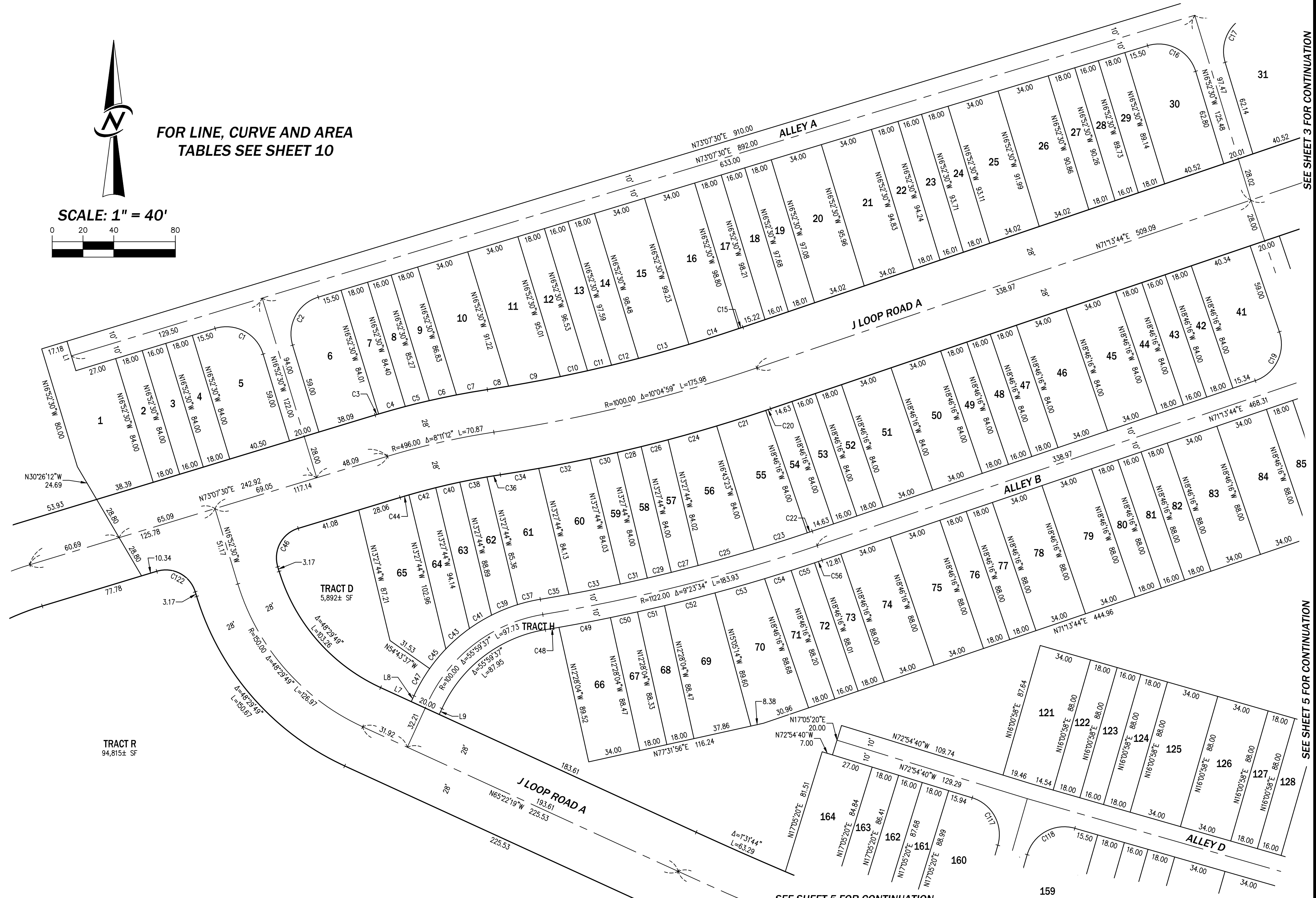
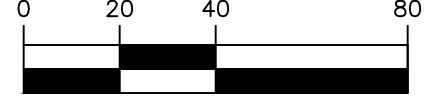
A PORTION OF THE:
SEC. 28 AND 29 T. 20 N., R. 15 E., W.M.

CITY OF CLE ELUM,
KITITAS COUNTY, WASHINGTON



FOR LINE, CURVE AND AREA TABLES SEE SHEET 10

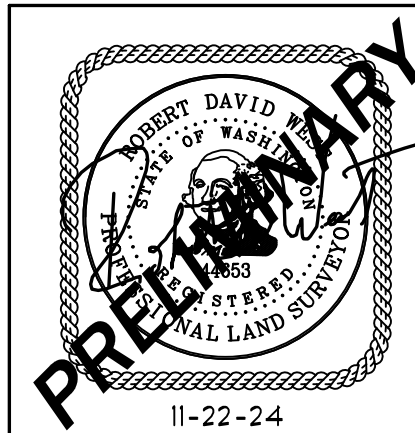
SCALE: 1" = 40'



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



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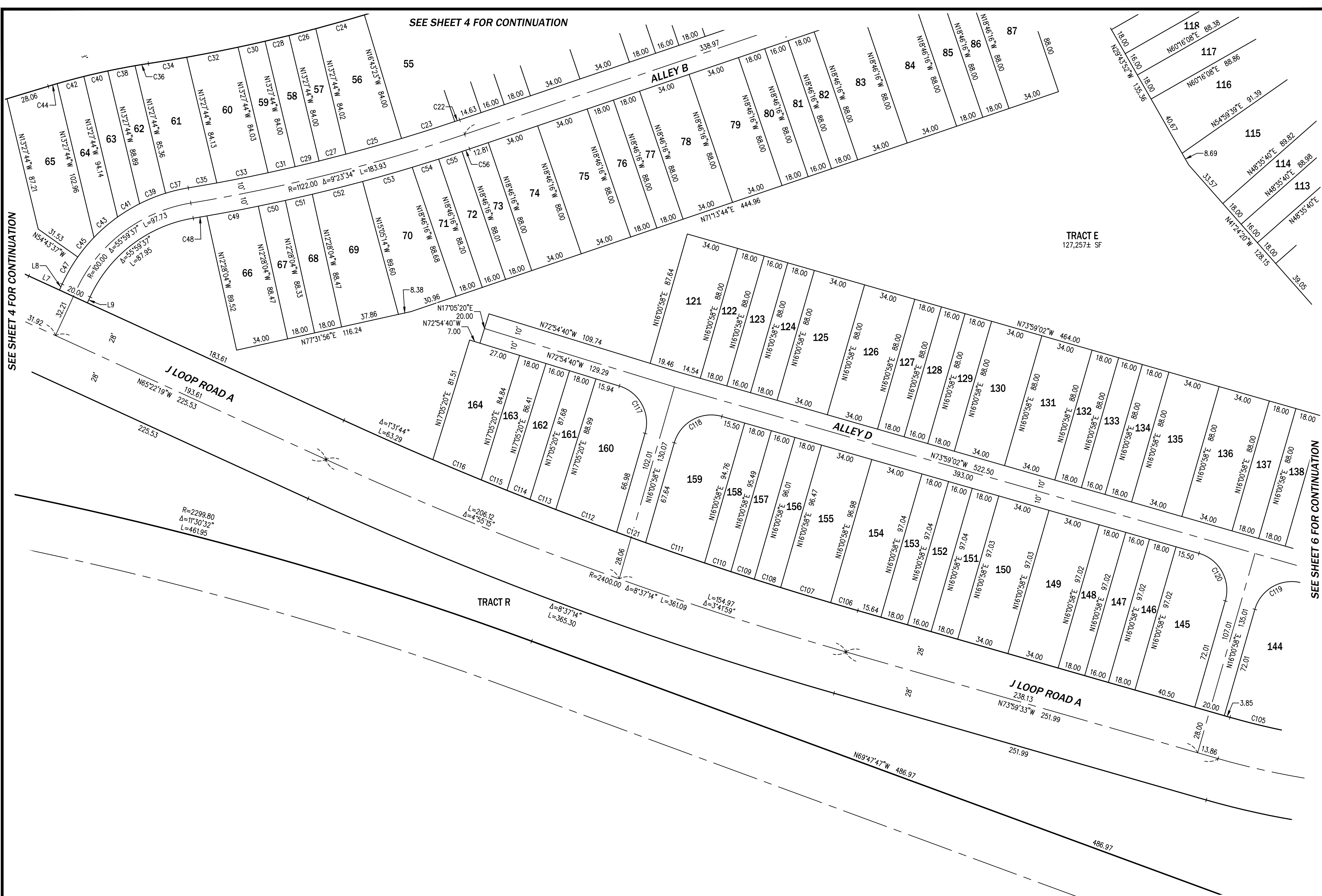
DWN. BY: JUR	DATE: NOVEMBER 22, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 40'	SHEET 4 OF 10

PRELIMINARY PLAT J
BULLFROG FLATS

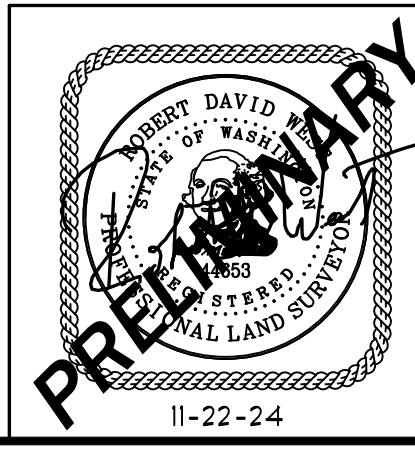
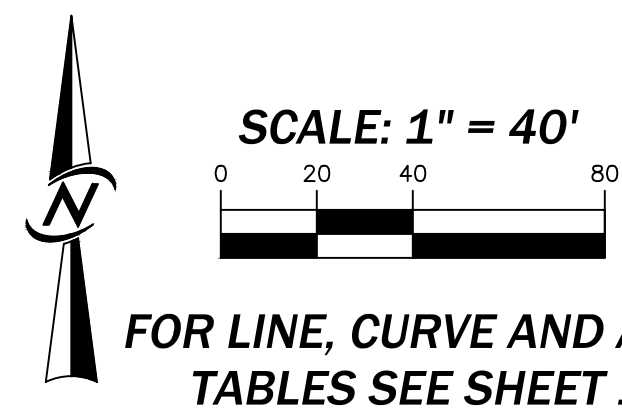
A PORTION OF THE:
SEC. 28 AND 29 T. 20 N., R. 15 E., W.M.

CITY OF CLE ELUM,
KITITITAS COUNTY, WASHINGTON

SEE SHEET 4 FOR CONTINUATION



SEE SHEET 6 FOR CONTINUATION



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DWN. BY: JUR	DATE: NOVEMBER 22, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 40'	SHEET 5 OF 10

PRELIMINARY PLAT J BULLFROG FLATS	
A PORTION OF THE: SEC. 28 AND 29 T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	

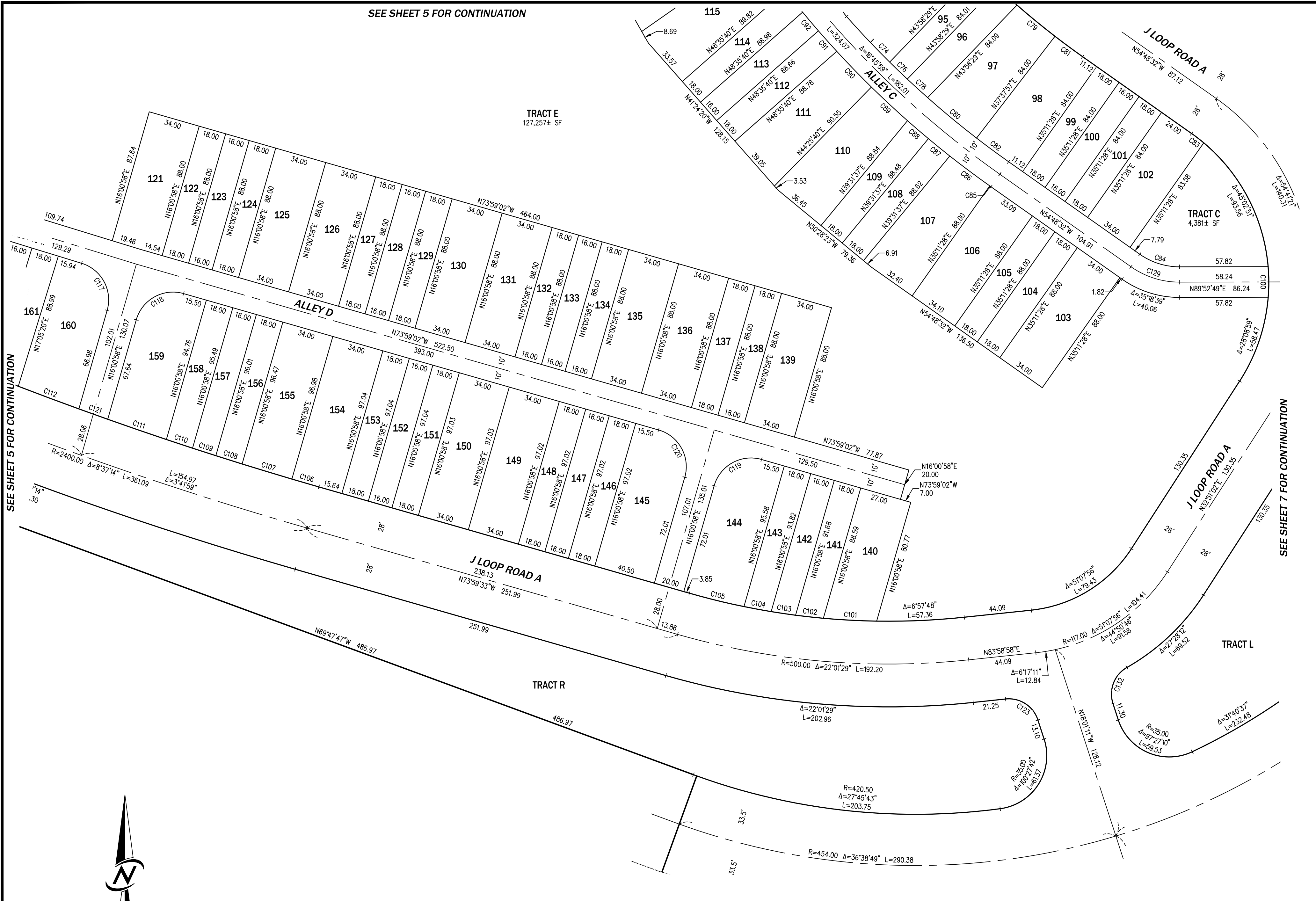
SEE SHEET 5 FOR CONTINUATION

TRACT E
127,257± SF

TRACT C
4,381± SF

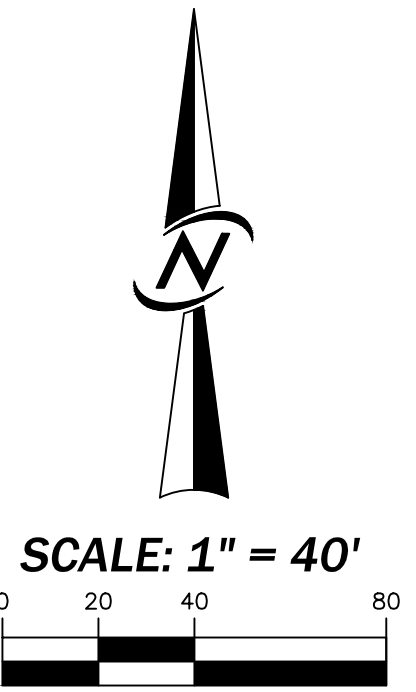
TRACT R

TRACT L

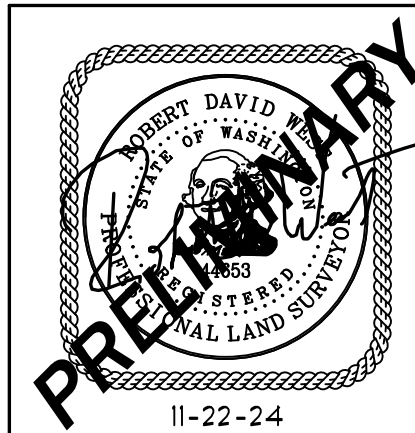


SEE SHEET 5 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



FOR LINE, CURVE AND AREA TABLES SEE SHEET 10



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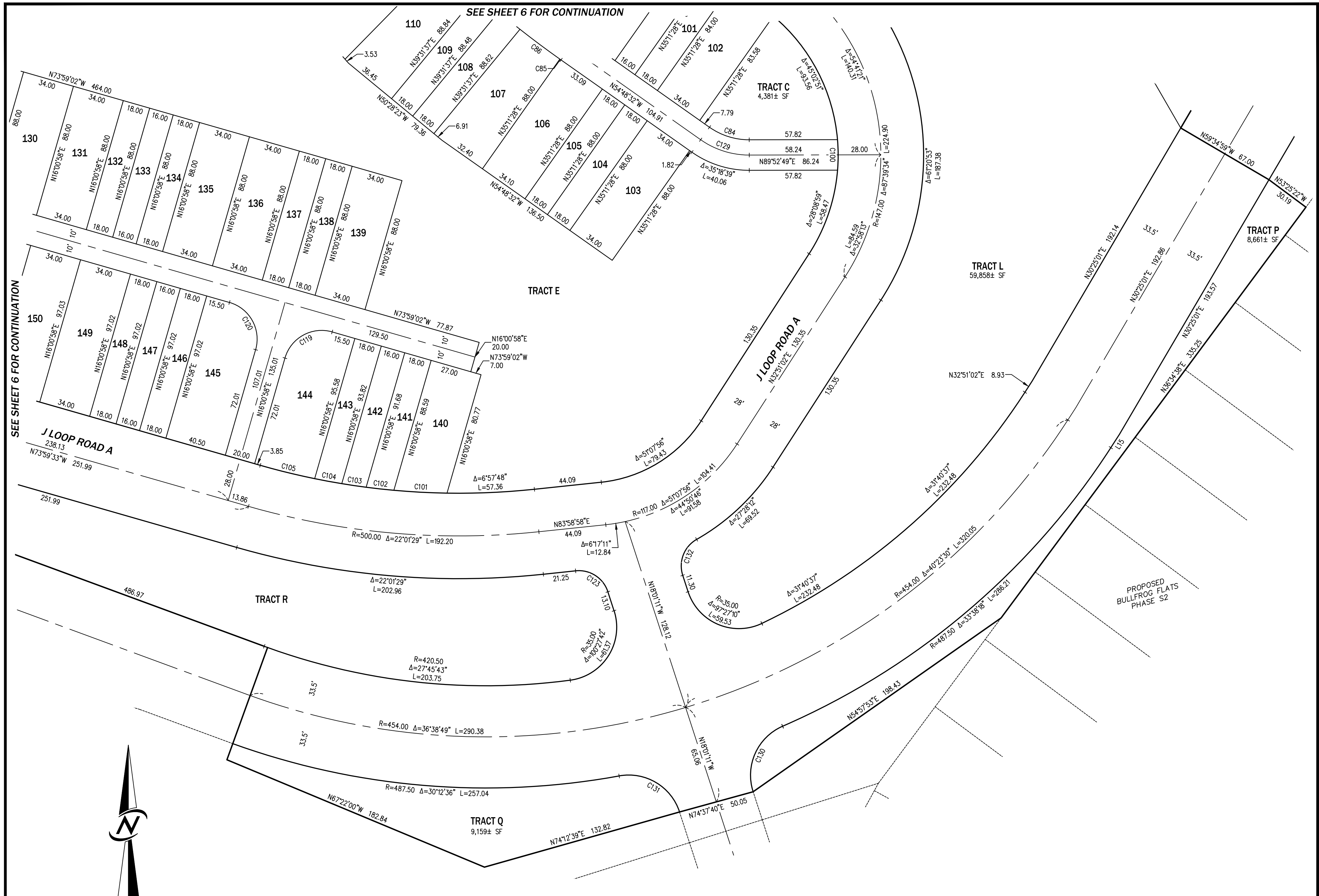
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DWN. BY: JUR	DATE: NOVEMBER 22, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 40'	SHEET 6 OF 10

PRELIMINARY PLAT J
 BULLFROG FLATS

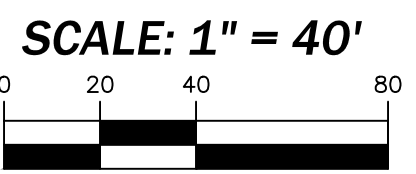
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CITY OF CLE ELUM,
 KITTITAS COUNTY, WASHINGTON

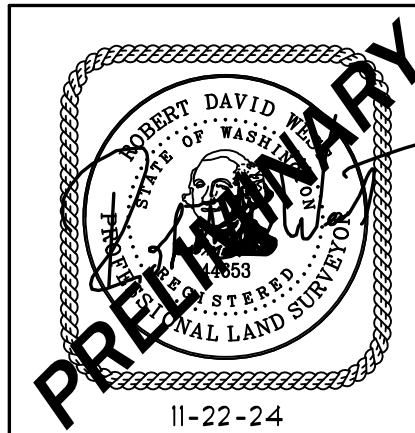


SEE SHEET 6 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



SCALE: 1" = 40'
FOR LINE, CURVE AND AREA TABLES SEE SHEET 10



CORE DESIGN
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PLANNING
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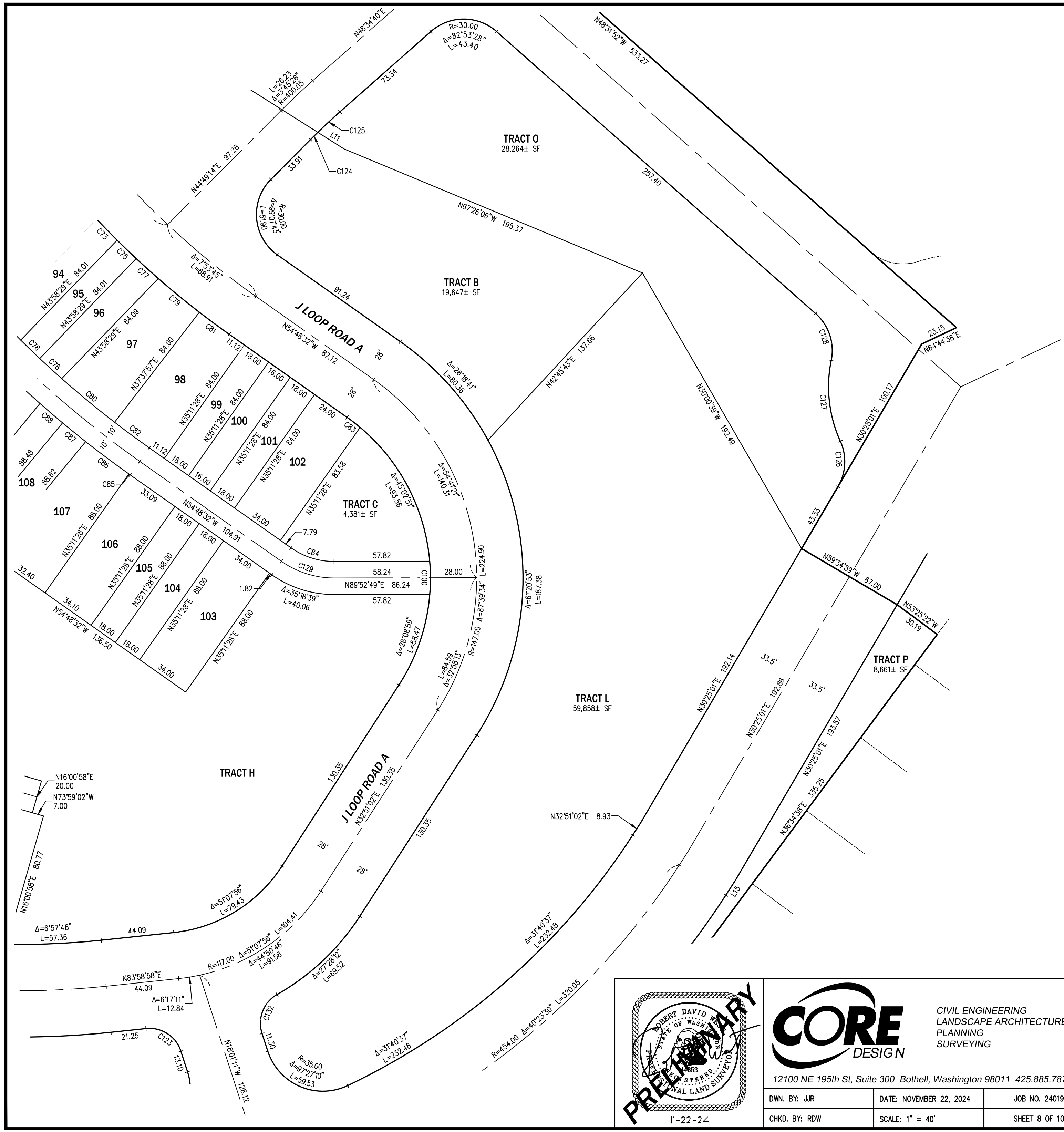
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DWN. BY: JUR	DATE: NOVEMBER 22, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 40'	SHEET 7 OF 10

**PRELIMINARY PLAT J
BULLFROG FLATS**

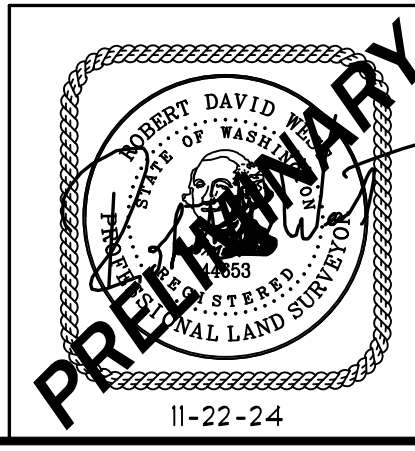
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CITY OF CLE ELUM,
KITITITAS COUNTY, WASHINGTON



SCALE: 1" = 40'

FOR LINE, CURVE AND AREA TABLES SEE SHEET 10



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DWN. BY: JUR	DATE: NOVEMBER 22, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 40'	SHEET 8 OF 10

PRELIMINARY PLAT J
BULLFROG FLATS

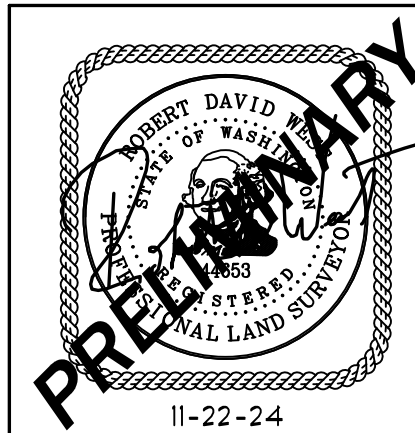
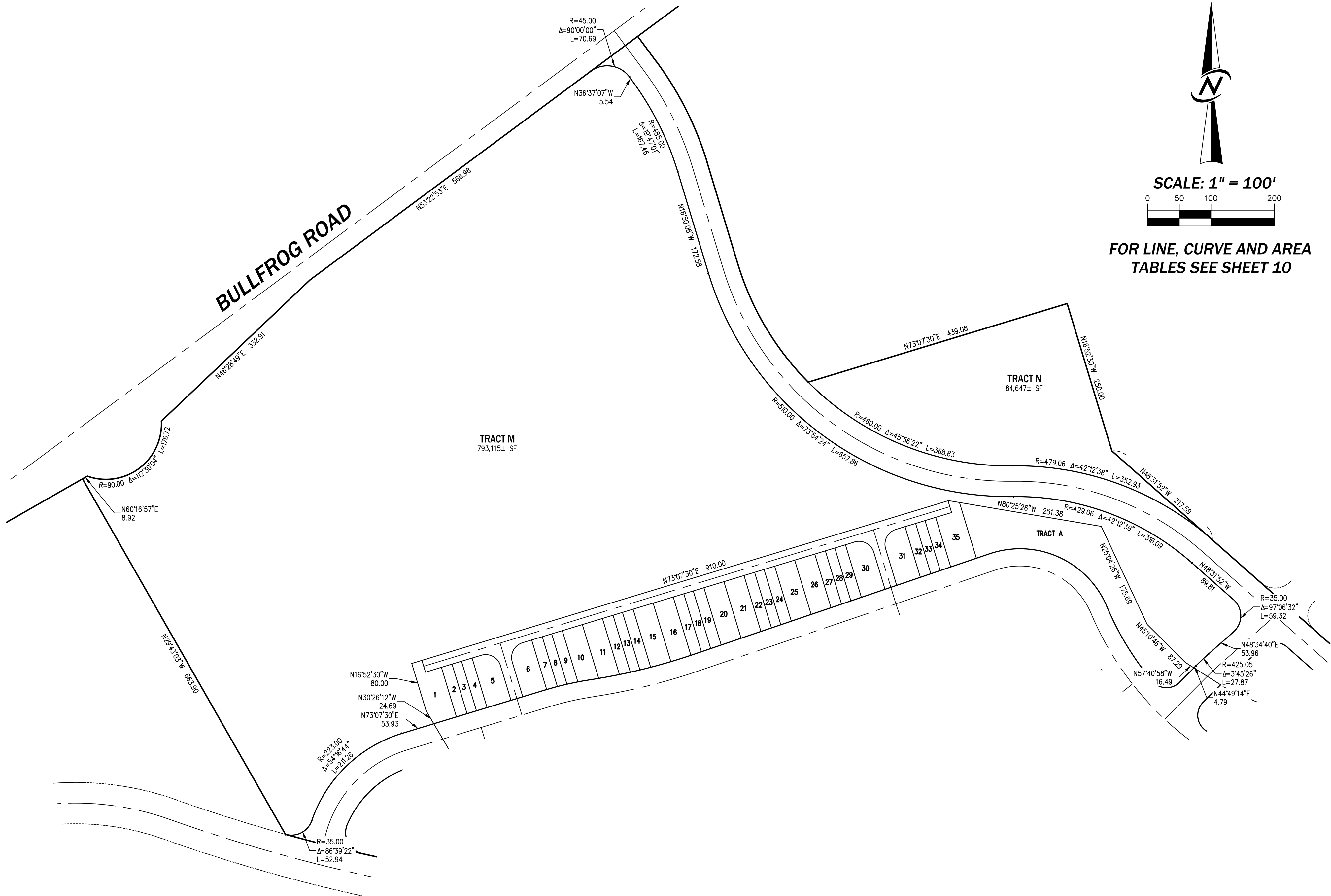
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CITY OF CLE ELUM,
KITITAS COUNTY, WASHINGTON



SCALE: 1" = 100'
0 50 100 200

FOR LINE, CURVE AND AREA TABLES SEE SHEET 10



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DWN. BY: JUR	DATE: NOVEMBER 22, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 100'	SHEET 9 OF 10

PRELIMINARY PLAT J
BULLFROG FLATS

A PORTION OF THE:
SEC. 28 AND 29 T. 20 N., R. 15 E., W.M.

CITY OF CLE ELUM,
KITITITAS COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	25.00	90°00'00"	39.27
C2	25.00	90°00'00"	39.27
C3	524.00	0°15'48"	2.41
C4	524.00	1°58'07"	18.01
C5	524.00	1°45'08"	16.02
C6	524.00	1°58'33"	18.07
C7	524.00	2°13'37"	20.37
C8	972.00	0°49'13"	13.92
C9	972.00	2°01'00"	34.21
C10	972.00	1°03'53"	18.06
C11	972.00	0°56'43"	16.04
C12	972.00	1°03'44"	18.02
C13	972.00	2°00'17"	34.01
C14	972.00	2°00'16"	34.00
C15	972.00	0°09'52"	2.79
C16	25.00	90°00'00"	39.27
C17	25.00	90°00'00"	39.27
C18	25.00	90°00'00"	39.27
C19	25.00	90°00'00"	39.27
C20	1028.00	0°11'16"	3.37

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	1028.00	1°51'38"	33.38
C22	1112.00	0°10'25"	3.37
C23	1112.00	1°52'29"	36.38
C24	1028.00	1°49'56"	32.88
C25	1112.00	1°56'25"	37.66
C26	1028.00	1°00'12"	18.00
C27	1112.00	0°55'39"	18.00
C28	1028.00	0°53'30"	16.00
C29	1112.00	0°49'28"	16.00
C30	1028.00	1°00'12"	18.00
C31	1112.00	0°55'39"	18.00
C32	1028.00	1°53'48"	34.03
C33	1112.00	1°45'12"	34.03
C34	1028.00	1°24'26"	25.25
C35	1112.00	0°58'18"	18.86
C36	468.00	1°04'56"	8.84
C37	110.00	7°54'48"	15.19
C38	468.00	2°12'22"	18.02
C39	110.00	9°29'33"	18.22
C40	468.00	1°57'32"	16.00

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C41	110.00	8°45'24"	16.81
C42	468.00	2°12'17"	18.01
C43	110.00	10°34'19"	20.30
C44	468.00	0°44'06"	6.00
C45	110.00	8°36'57"	16.54
C46	20.00	90°00'00"	31.42
C47	110.00	10°38'36"	20.43
C48	1132.00	0°27'19"	8.99
C49	1132.00	1°43'18"	34.02
C50	1132.00	0°54'40"	18.00
C51	1132.00	0°54'40"	18.00
C52	1132.00	1°42'35"	33.78
C53	1132.00	1°41'58"	33.58
C54	1132.00	0°54'41"	18.01
C55	1132.00	0°48'36"	16.00
C56	1132.00	0°15'47"	5.19
C57	528.00	0°26'08"	4.01
C58	528.00	3°54'48"	36.06
C59	612.00	2°31'54"	27.04
C60	528.00	1°57'16"	18.01

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C61	612.00	1°41'09"	18.01
C62	528.00	1°44'11"	16.00
C63	612.00	1°29'53"	16.00
C64	528.00	1°57'16"	18.01
C65	612.00	1°41'09"	18.01
C66	528.00	4°12'38"	38.80
C67	612.00	2°15'55"	24.20
C68	25.00	93°25'06"	40.76
C69	528.00	2°10'14"	20.00
C70	528.00	4°06'15"	37.82
C71	25.00	93°25'06"	40.76
C72	612.00	2°09'17"	23.02
C73	528.00	1°57'16"	18.01
C74	612.00	1°41'09"	18.01
C75	528.00	1°44'11"	16.00
C76	612.00	1°29'53"	16.00
C77	528.00	1°57'16"	18.01
C78	612.00	1°41'09"	18.01
C79	528.00	3°29'26"	32.17
C80	612.00	3°52'56"	41.47

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C81	528.00	2°26'29"	22.50
C82	612.00	2°26'29"	26.08
C83	119.00	4°49'17"	10.01
C84	45.00	35°18'39"	27.73
C85	632.00	0°05'31"	1.01
C86	632.00	2°57'21"	32.60
C87	632.00	1°37'55"	18.00
C88	632.00	1°37'56"	18.00
C89	632.00	2°55'29"	32.26
C90	632.00	2°56'49"	32.51
C91	632.00	1°37'55"	18.00
C92	632.00	1°27'03"	16.00
C93	632.00	1°38'01"	18.02
C94	632.00	2°54'10"	32.02
C95	632.00	2°55'55"	32.34
C96	632.00	1°37'57"	18.01
C97	632.00	1°27'02"	16.00
C98	632.00	1°37'57"	18.01
C99	632.00	2°24'04"	26.48
C100	119.00	9°38'27"	20.02

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C101	472.00	4°14'09"	34.90
C102	472.00	2°13'01"	18.26
C103	472.00	1°57'35"	16.14
C104	472.00	2°11'44"	18.09
C105	472.00	4°27'11"	36.69
C106	2372.00	0°26'37"	18.36
C107	2372.00	0°49'17"	34.00
C108	2372.00	0°26'06"	18.01
C109	2372.00	0°23'12"	16.01
C110	2372.00	0°26'07"	18.01
C111	2372.00	0°58'47"	40.56
C112	2372.00	1°01'15"	42.27
C113	2372.00	0°26'09"	18.05
C114	2372.00	0°23'16"	16.05
C115	2372.00	0°26'11"	18.07
C116	2372.00	0°49'31"	34.16
C117	25.00	88°55'38"	38.80
C118	25.00	90°00'00"	39.27
C119	25.00	90°00'00"	39.27
C120	25.00	90°00'00"	39.27

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C121	2372.00	0°29'03"	20.04
C122	20.00	90°00'00"	31.42
C123	20.00	77°59'51"	27.23
C124	375.05	0°57'52"	6.31
C125	375.05	2°47'34"	18.28
C126	30.00	54°44'27"	28.66
C127	80.00	35°47'34"	49.98
C128	30.00	60°00'00"	31.42
C129	55.00	35°18'39"	33.90
C130	35.00	84°30'31"	51.62
C131	35.00	82°18'04"	50.27
C132	20.00	78°20'25"	27.35

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N16°52'30"W	20.00
L2	N16°52'30"W	20.00
L3	N73°07'30"E	0.82
L4	N80°25'26"W	18.07
L5	N18°46'16"W	20.00
L6	N71°13'44"E	7.00
L7	N65°22'19"W	21.92
L8	N24°37'41"E	4.21
L9	N24°37'41"E	4.21
L10	N57°40'58"W	16.49
L11	N57°40'58"W	18.86
L12	N44°49'14"E	4.79
L13	N65°02'33"E	10.00
L14	N65°02'33"E	10.00
L15	N32°51'02"E	10.35

AREA TABLE	
LOT	AREA
1	3985±
2	1512±
3	1344±
4	1512±
5	3268±
6	3268±
7	1515±
8	1357±
9	1548±
10	3024±
11	3169±
12	1724±
13	1553±
14	1765±
15	3364±
16	3370±
17	1773±
18	1567±
19	1753±
20	3282±

AREA TABLE	
LOT	AREA
21	3243±
22	1702±
23	1504±
24	1681±
25	3147±
26	3108±
27	1630±
28	1440±
29	1610±
30	3449±
31	3368±
32	1539±
33	1359±
34	1519±
35	3942±
36	2856±
37	1512±
38	1344±
39	1512±
40	3254±

AREA TABLE	
LOT	AREA
41	3254±
42	1512±
43	1344±
44	1512±
45	2856±
46	2856±
47	1512±
48	1344±
49	1512±
50	2856±
51	2856±
52	1512±
53	1344±
54	1512±
55	2930±
56	2962±
57	1512±
58	1344±
59	1512±
60	2858±

AREA TABLE	
LOT	AREA
61	2869±
62	1565±
63	1461±
64	1769±
65	3490±
66	3023±
67	1591±
68	1591±
69	3185±
70	3258±
71	1591±
72	1409±
73	1584±
74	2992±
75	2992±
76	1584±
77	1584±
78	2992±
79	2992±
80	1584±

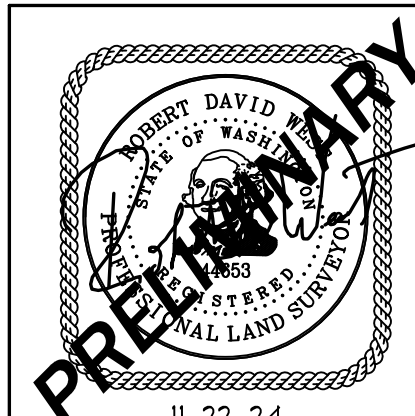
AREA TABLE	
LOT	AREA
81	1408±
82	1584±
83	2992±
84	2992±
85	1584±
86	1584±
87	2992±
88	3128±
89	1513±
90	1344±
91	1513±
92	3611±
93	3520±
94	1513±
95	1344±
96	1513±
97	3093±
98	2974±
99	1512±
100	1344±

AREA TABLE	
LOT	AREA
101	1512±
102	2855±
103	2992±
104	1584±
105	1584±
106	3001±
107	3176±
108	1593±
109	1595±
110	3240±
111	3200±
112	1596±
113	1421±
114	1608±
115	3378±
116	3279±
117	1594±
118	1414±
119	1594±
120	3136±

AREA TABLE	
LOT	AREA
121	2988±
122	1584±
123	1408±
124	1584±
125	2992±
126	2992±
127	1584±
128	1408±
129	1584±
130	2992±
131	2992±
132	1584±
133	1408±
134	1584±
135	2992±
136	2992±
137	1584±
138	1584±
139	2992±
140	2887±

AREA TABLE	
LOT	AREA
141	1624±
142	1485±
143	1706±
144	3777±
145	3795±
146	1746±
147	1552±
148	1746±
149	3299±
150	3299±
151	1747±
152	1553±
153	1747±
154	3299±
155	3290±
156	1733±
157	1532±
158	1712±
159	3663±
160	3603±

AREA TABLE	
LOT	AREA
161	1590±
162	1393±
163	1541±
164	2829±



CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

DWN. BY: JUR	DATE: NOVEMBER 22, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: N.T.S.	SHEET 10 OF 10

**PRELIMINARY PLAT J
 BULLFROG FLATS**

A PORTION OF THE:
 SEC. 28 AND 29 T. 20 N., R. 15 E., W.M.