

**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.

**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 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)



**OWNER**

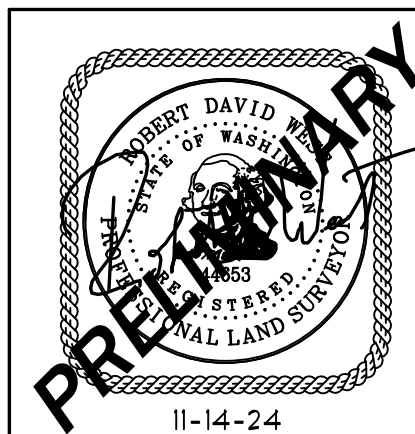
SUN 47 NORTH, LLC  
27777 FRANKLIN ROAD SUITE  
300, SOUTHFIELD, MI 48034  
(248) 208-2606  
CONTACT: BILL RAFFOUL  
EMAIL: BRAFFOUL@SUNCOMMUNITIES.COM

**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 14, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: N.T.S.	SHEET 1 OF 8

**PRELIMINARY PLAT S2  
BULLFROG FLATS**

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

**CITY OF CLE ELUM,  
KITTITAS COUNTY, WASHINGTON**

FOUND 2-1/2" AXLE SHAFT WITH DIVOT

20  
29

N89°18'18"W 2644.76

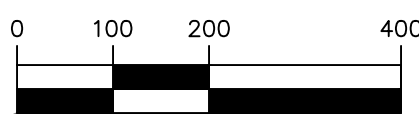
CALCULATE POSITION PER REFERENCE 1

N89°18'18"W 2644.76

21  
28



SCALE: 1" = 200'



N00°44'34"E 2651.58

29  
28

FOUND 2-1/2" AXLE SHAFT WITH DIVOT

1407.98

N00°15'54"E 2630.63

29  
32

FOUND MONUMENT A  
3" BRASS DISC IN 2" IRON PIPE  
MARKED "DAVID EVANS & ASSOC  
29|28  
32|33

(BASIS OF BEARINGS)  
N89°37'09"W 2644.76

1998.64  
N00°30'17"E 2645.90

CALCULATE POSITION PER REFERENCE 1

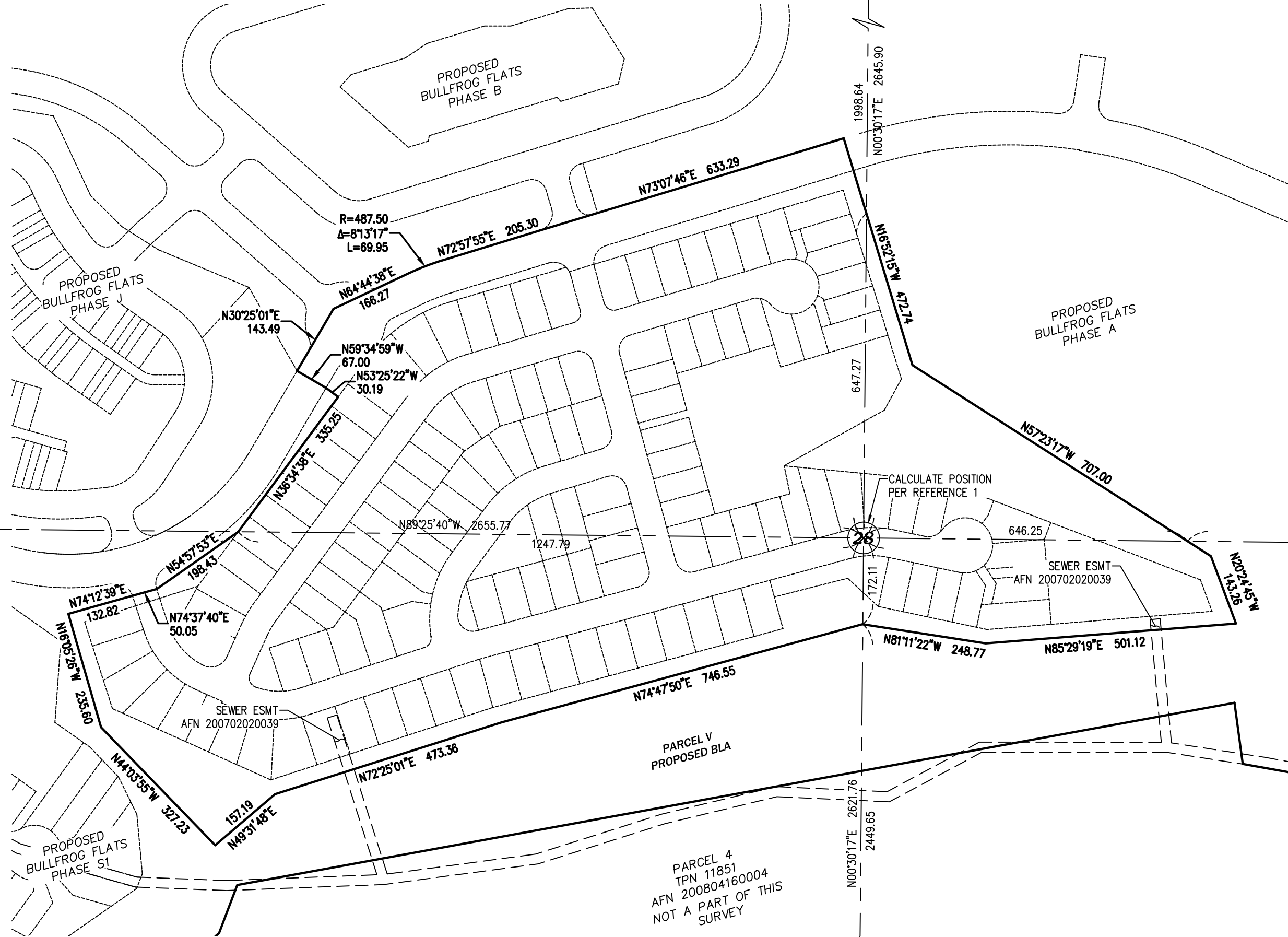
1994.28  
N89°25'39"W 2640.53

FOUND 5"X5" CONCRETE MONUMENT WITH SCRIBED "X" FLUSH WITH GROUND

N00°35'46"E 2640.25

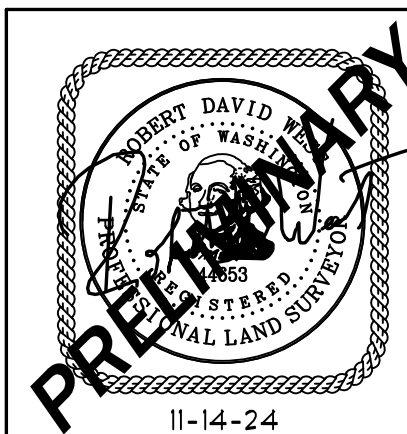
N00°28'08"E 2633.21

28  
33



**BASIS OF BEARINGS**

N89°37'09"W BETWEEN THE FOUND SOUTHWEST SECTION CORNER OF 28-20-5 AND THE FOUND SOUTH QUARTER CORNER OF SAID SECTION 28.



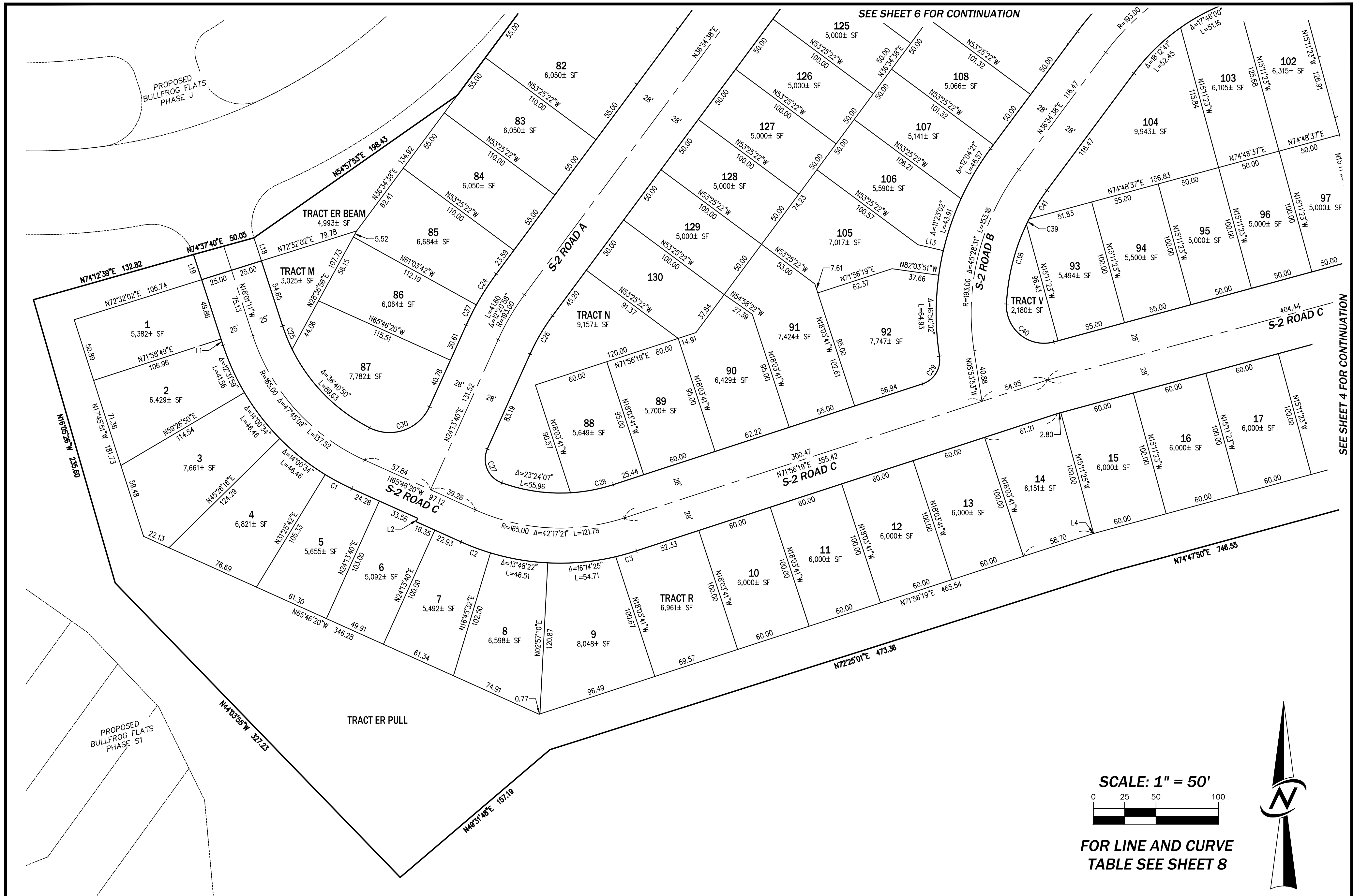
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

DWN. BY: JUR	DATE: NOVEMBER 14, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 2 OF 8

**PRELIMINARY PLAT S2  
BULLFROG FLATS**

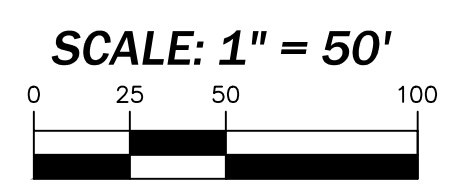
**A PORTION OF THE  
SEC. 28, T. 20 N., R. 15 E., W.M.**

**CITY OF CLE ELUM,  
KITITITAS COUNTY, WASHINGTON**

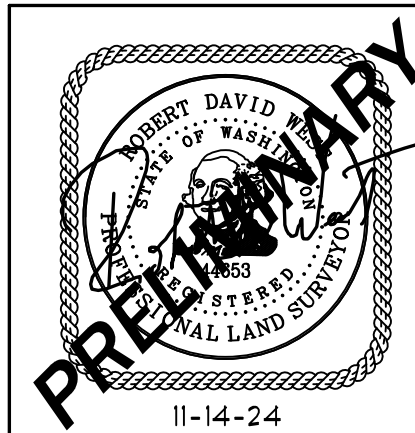
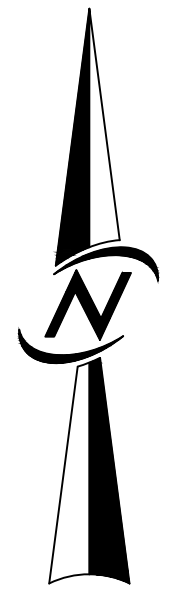


SEE SHEET 6 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



FOR LINE AND CURVE TABLE SEE SHEET 8



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DWN. BY: JUR	DATE: NOVEMBER 14, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 3 OF 8

PRELIMINARY PLAT S2 BULLFROG FLATS	
A PORTION OF THE SEC. 28, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	

SEE SHEET 7 FOR CONTINUATION

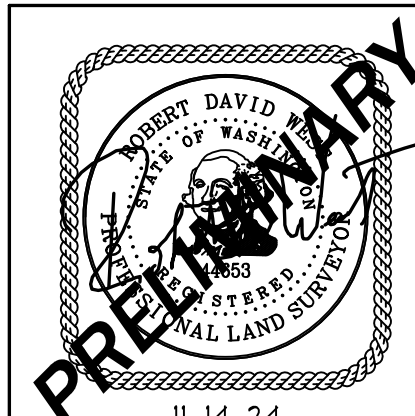
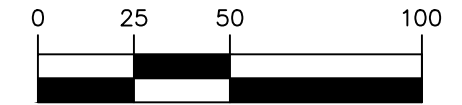


SEE SHEET 5 FOR CONTINUATION

FOR LINE AND CURVE TABLE SEE SHEET 8



SCALE: 1" = 50'



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

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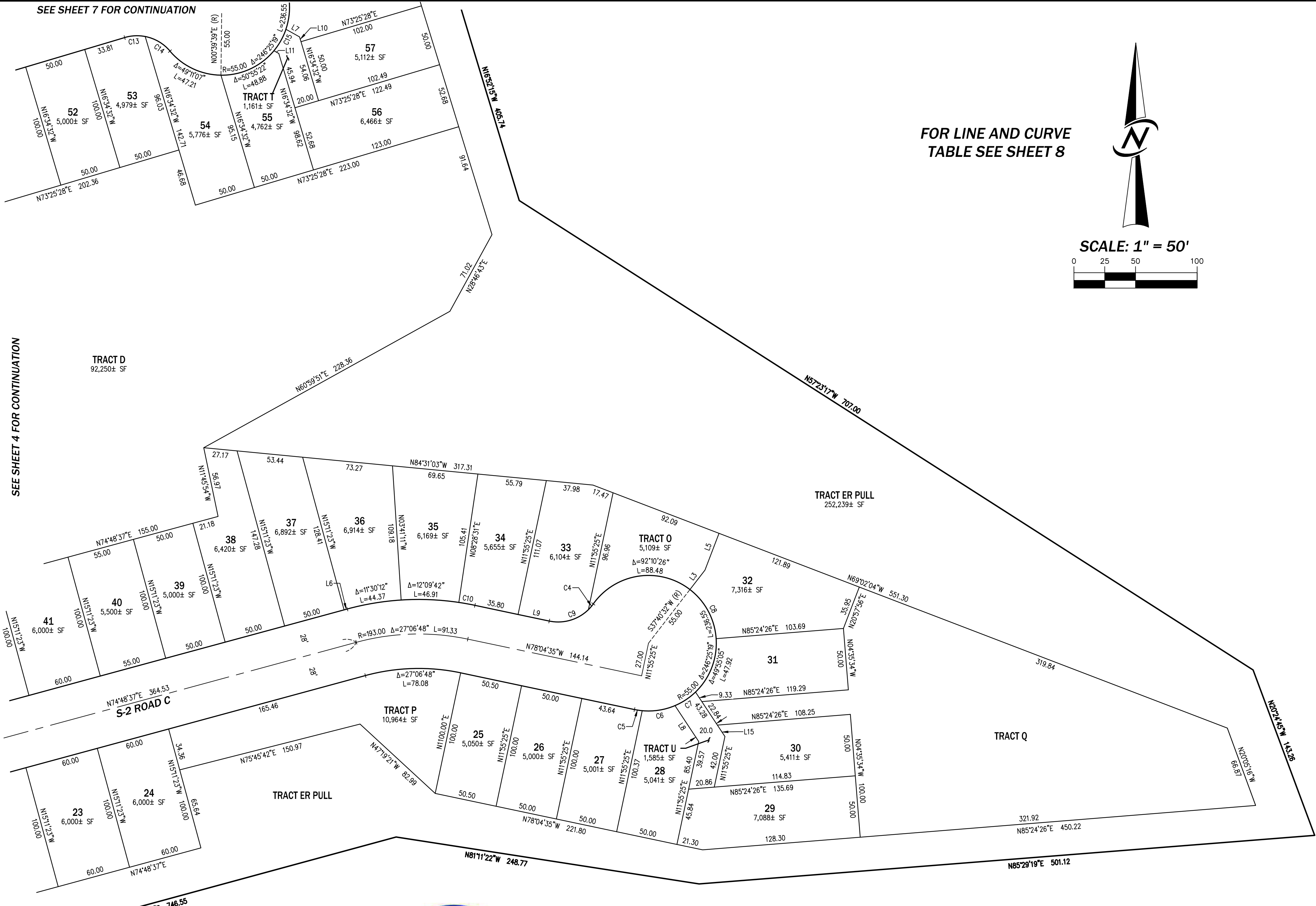
DWN. BY: JUR	DATE: NOVEMBER 14, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 4 OF 8

PRELIMINARY PLAT S2  
BULLFROG FLATS

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

CITY OF CLE ELUM,  
KITITITAS COUNTY, WASHINGTON

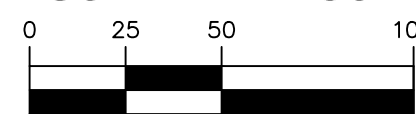
SEE SHEET 7 FOR CONTINUATION



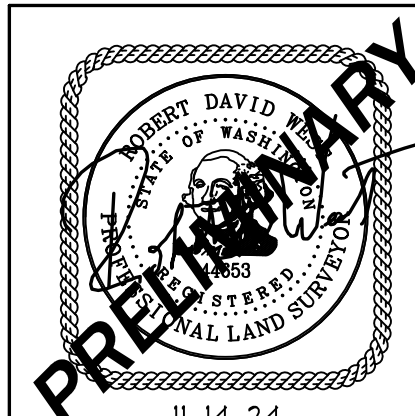
FOR LINE AND CURVE TABLE SEE SHEET 8



SCALE: 1" = 50'



SEE SHEET 4 FOR CONTINUATION



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PLANNING  
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DWN. BY: JUR	DATE: NOVEMBER 14, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 5 OF 8

PRELIMINARY PLAT S2  
BULLFROG FLATS

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

CITY OF CLE ELUM,  
KITITITAS COUNTY, WASHINGTON

SEE SHEET 7 FOR CONTINUATION



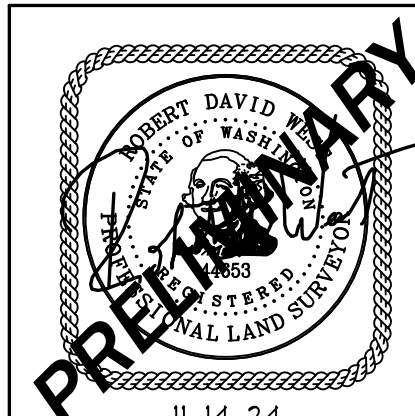
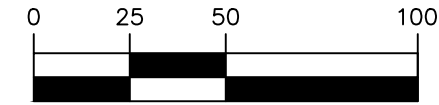
TRACT D  
92,250± SF

SEE SHEET 4 FOR CONTINUATION



FOR LINE AND CURVE  
TABLE SEE SHEET 8

SCALE: 1" = 50'



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DWN. BY: JUR	DATE: NOVEMBER 14, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 6 OF 8

PRELIMINARY PLAT S2  
BULLFROG FLATS

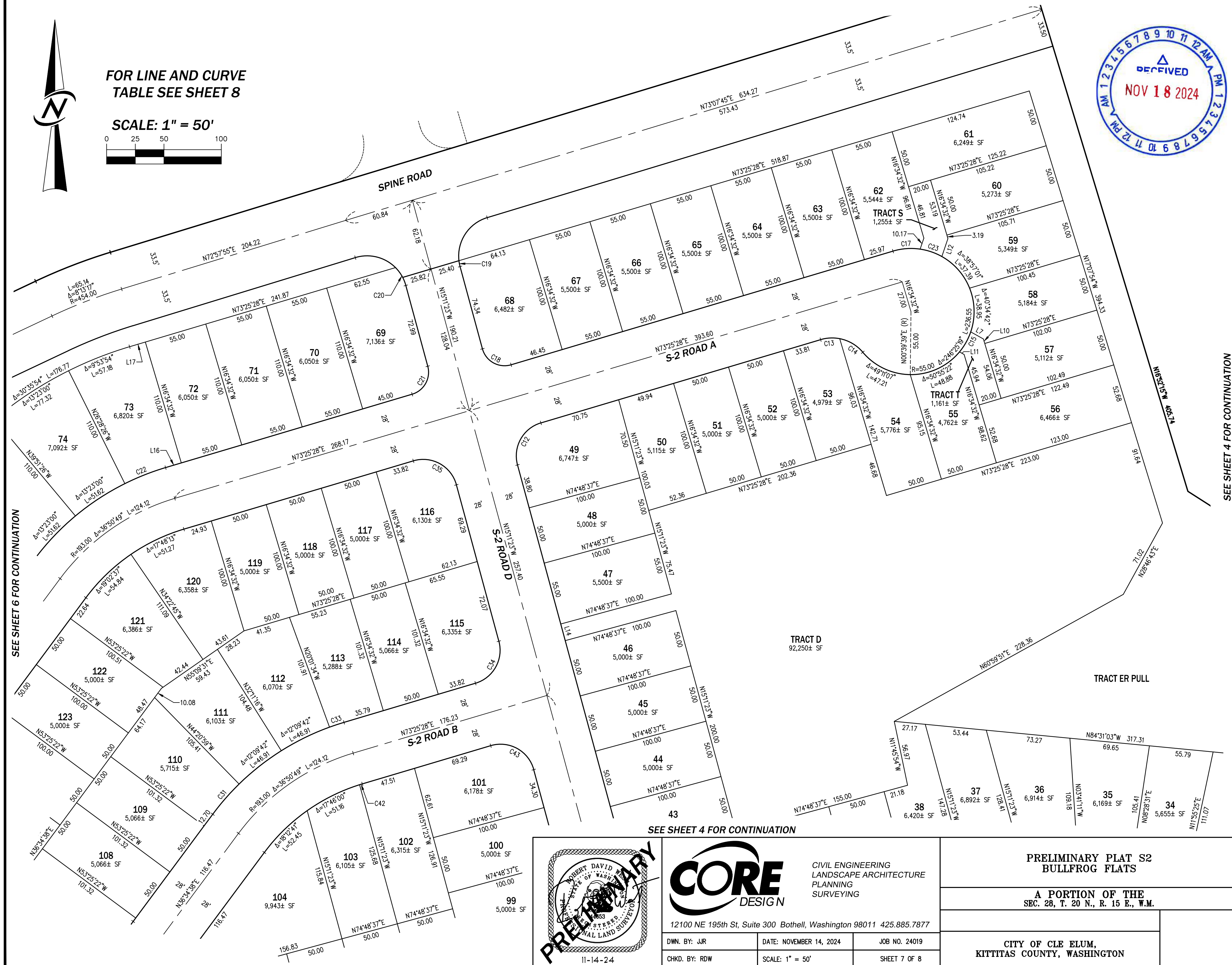
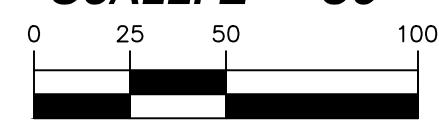
A PORTION OF THE  
SEC. 28, T. 20 N., R. 15 E., W.M.

CITY OF CLE ELUM,  
KITITAS COUNTY, WASHINGTON



FOR LINE AND CURVE  
TABLE SEE SHEET 8

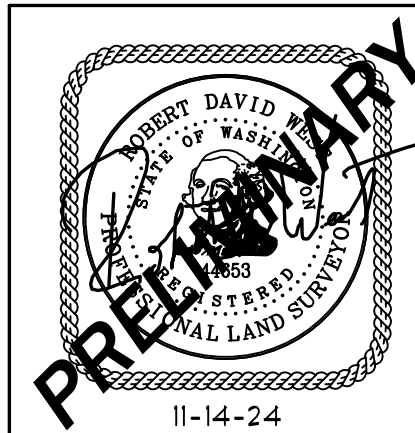
SCALE: 1" = 50'



SEE SHEET 6 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



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LANDSCAPE ARCHITECTURE  
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DWN. BY: JUR  
CHKD. BY: RDW

DATE: NOVEMBER 14, 2024  
SCALE: 1" = 50'

JOB NO. 24019  
SHEET 7 OF 8

PRELIMINARY PLAT S2  
BULLFROG FLATS

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

CITY OF CLE ELUM,  
KITITITAS COUNTY, WASHINGTON

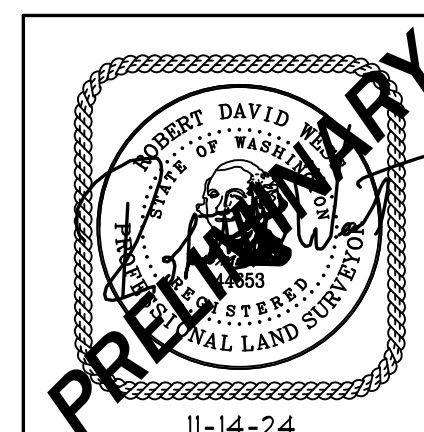


CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	190.00	7°12'02"	23.88
C2	193.00	7°28'08"	25.16
C3	193.00	5°07'31"	17.26
C4	35.00	10°01'33"	6.12
C5	55.00	6°38'28"	6.37
C6	55.00	28°17'42"	27.16
C7	55.00	20°57'05"	20.11
C8	55.00	48°26'33"	46.50
C9	35.00	56°23'46"	34.45
C10	221.00	3°26'53"	13.30
C11	30.00	90°00'00"	47.12
C12	30.00	88°36'51"	46.40
C13	35.00	27°33'04"	16.83
C14	35.00	38°52'15"	23.74
C15	55.00	20°57'05"	20.11
C16	55.00	38°57'01"	37.39
C17	55.00	24°52'57"	23.89
C18	20.00	91°23'09"	31.90
C19	35.00	8°33'24"	5.23
C20	35.00	29°49'11"	18.22

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	20.00	88°36'51"	30.93
C22	221.00	9°53'54"	38.18
C23	55.00	20°57'05"	20.11
C24	221.00	7°38'21"	29.47
C25	140.00	8°15'15"	20.17
C26	165.00	12°20'58"	35.56
C27	20.00	94°16'25"	32.91
C28	137.00	14°36'48"	34.94
C29	20.00	80°50'12"	28.22
C30	35.00	92°49'04"	56.70
C31	221.00	9°04'23"	35.00
C32	331.00	0°10'57"	1.05
C33	221.00	3°27'02"	13.31
C34	30.00	88°36'51"	46.40
C35	30.00	91°23'09"	47.85
C36	221.00	0°10'57"	0.70
C37	221.00	4°42'38"	18.17
C38	165.00	22°56'51"	66.08
C39	165.00	1°39'25"	4.77
C40	30.00	107°48'06"	56.44

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C41	165.00	9°21'40"	26.96
C42	165.00	0°52'08"	2.50
C43	30.00	91°23'09"	47.85
C44	30.00	90°00'00"	47.12

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N18°01'11"W	5.27
L2	N24°13'40"E	3.00
L3	N37°40'32"E	20.00
L4	N74°48'37"E	0.30
L5	N20°57'56"E	31.96
L6	S74°48'37"W	2.71
L7	N60°44'15"W	12.70
L8	N33°29'17"W	34.91
L9	N78°04'35"W	25.85
L10	N16°34'32"W	4.06
L11	N60°44'15"W	4.59
L12	N18°46'57"E	16.54
L13	N76°52'45"W	20.73
L14	N15°11'23"W	15.00
L15	N33°29'17"W	11.11
L16	N73°25'28"E	14.32
L17	N73°25'28"E	14.32
L18	N18°01'11"W	19.32
L19	N18°01'11"W	21.15



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

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

DWN. BY: JUR	DATE: NOVEMBER 14, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 8 OF 8

PRELIMINARY PLAT S2  
BULLFROG FLATS

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

CITY OF CLE ELUM,  
KITITITAS COUNTY, WASHINGTON