

LEGAL DESCRIPTION

PARCEL 1

LOTS 1, 2, 3 AND 4, TRACTS A, B, C, D AND E, AND TRACTS RW-1, RW-2 AND RW-3 OF THE CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001 AS RECORDED AUGUST 8, 2007, IN BOOK 3 (O) 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.

ALSO TOGETHER WITH LOTS 19 AND 28 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 THE NORTH HALF OF SECTION 31, 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 FEBRUARY 11, 2002 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 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 ACCESS 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 SUNCADA 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, 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, 113.42 FEET TO POINT "1" 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 85.00 FEET, THROUGH A CENTRAL ANGLE OF 14°41'50" TO A POINT OF TANGENCY;

THENCE N 80°00'00" W, 175.92 FEET;

THENCE N 80°00'00" W, 210.60 FEET;

THENCE N 80°00'00" W, 210.60 FEET;

THENCE S 07°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 28.82 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, SOUTHWESTERLY 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.

POTENTIAL ENCROACHMENTS

- RIGHT OF WAY FENCE CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
- FENCE ONTO SURVEYED PROPERTY, OWNERSHIP UNKNOWN
- GRAVEL ROAD CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
- ASPHALT ROAD CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
- DIRT ROAD CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
- FENCE ON THE SURVEYED PROPERTY, OWNERSHIP APPEARS TO BE ADJOINING PROPERTY
- SANITARY SEWER SEPTIC TANK ACCESS LID ON SURVEYED PROPERTY
- DECORATIVE ROCKERY CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
- SIGN ON THE SURVEYED PROPERTY
- STORAGE AREA CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
- EDGE OF KEPT LANDSCAPING OF CEMETERY CROSSES ONTO THE SURVEYED PROPERTY
- GRAVE HEADSTONE CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY

SEE EXCEPTIONS AND NOTES ON SHEET 3

SEE LEGEND ON SHEET 8

LAND SURVEYOR'S CERTIFICATE

TO BULLFROG FLATS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AMROCK, INC. AND AMERTITLE, INC./FIRST AMERICAN TITLE INSURANCE COMPANY AS TITLE COMPANY, AS FOLLOWS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 13, 15, 16, 17 AND 20 FROM TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON APRIL 16, 2024.
DATE OF PLAT OR MAP: AUGUST 12, 2024.

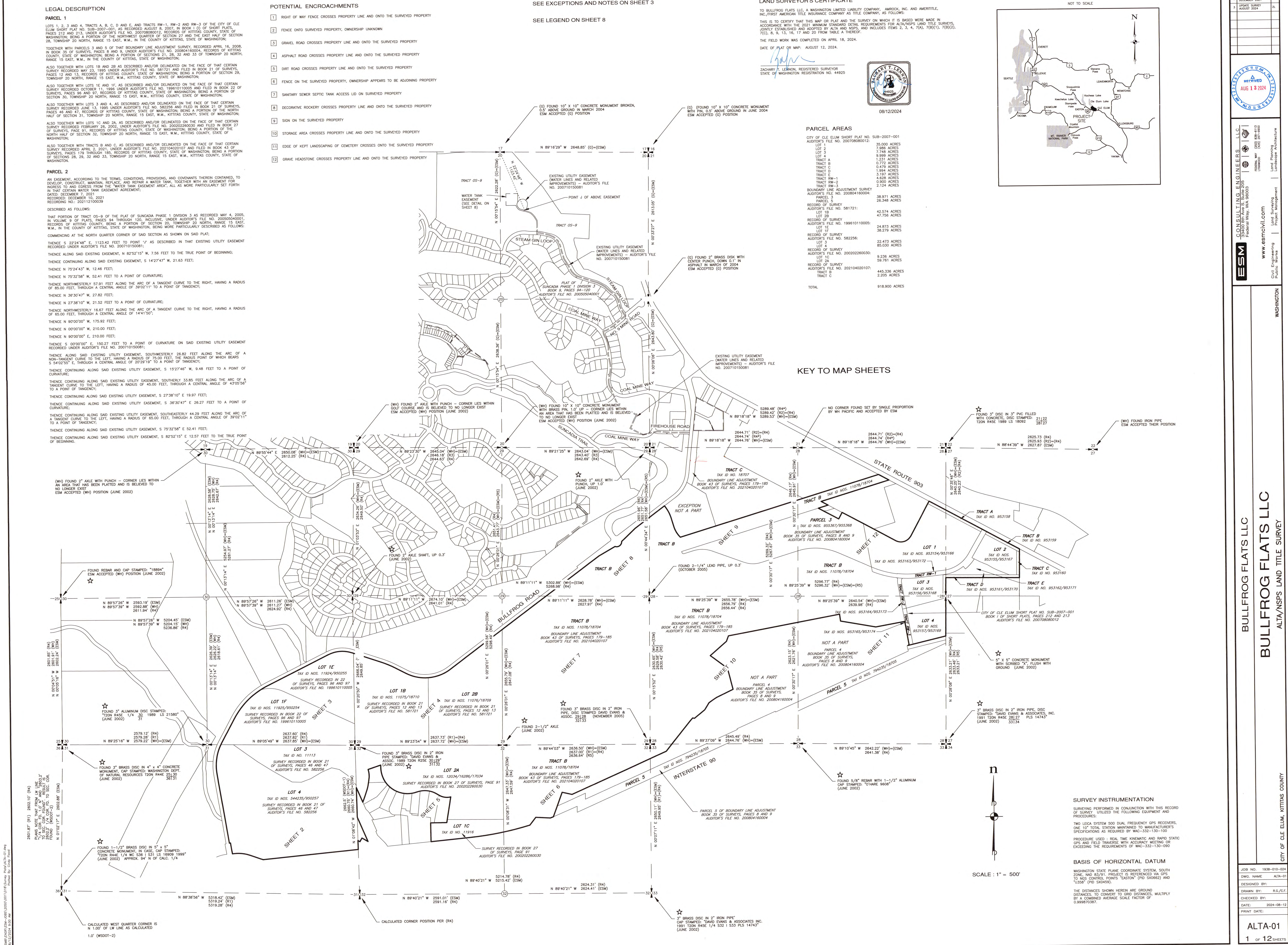
ZACHARY T. LENNON, REGISTERED SURVEYOR
STATE OF WASHINGTON REGISTRATION NO. 44925



PARCEL AREAS

CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001	35,000 ACRES
AUDITOR'S FILE NO. 200708080012:	
LOT 1	7,986 ACRES
LOT 2	7,748 ACRES
LOT 3	8,869 ACRES
TRACT A	1,231 ACRES
TRACT B	0,772 ACRES
TRACT C	0,479 ACRES
TRACT D	1,684 ACRES
TRACT E	3,197 ACRES
TRACT RW-1	4,628 ACRES
TRACT RW-2	0,900 ACRES
TRACT RW-3	2,124 ACRES
BOUNDARY LINE ADJUSTMENT SURVEY	
AUDITOR'S FILE NO. 200804160004:	
PARCEL 5	38,971 ACRES
PARCEL 3	28,348 ACRES
RECORD OF SURVEY	
AUDITOR'S FILE NO. 581721:	
LOT 1B	42,574 ACRES
LOT 2B	47,756 ACRES
RECORD OF SURVEY	
AUDITOR'S FILE NO. 199610110005:	
LOT 1E	24,873 ACRES
LOT 1F	36,279 ACRES
RECORD OF SURVEY	
AUDITOR'S FILE NO. 582256:	
LOT 3	22,473 ACRES
LOT 4	85,030 ACRES
RECORD OF SURVEY	
AUDITOR'S FILE NO. 200202260030:	
LOT 1C	9,236 ACRES
LOT 2A	59,781 ACRES
RECORD OF SURVEY	
AUDITOR'S FILE NO. 202104020107:	
TRACT B	445,336 ACRES
TRACT C	2,225 ACRES
TOTAL	918,900 ACRES

KEY TO MAP SHEETS



SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
TWO LEICA SYSTEM 500 DUAL FREQUENCY GPS RECEIVERS, ONE 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY MAC-332-130-100.
PROCEDURE USED - REAL TIME KINEMATIC AND RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF MAC-332-130-100.

BASIS OF HORIZONTAL DATUM

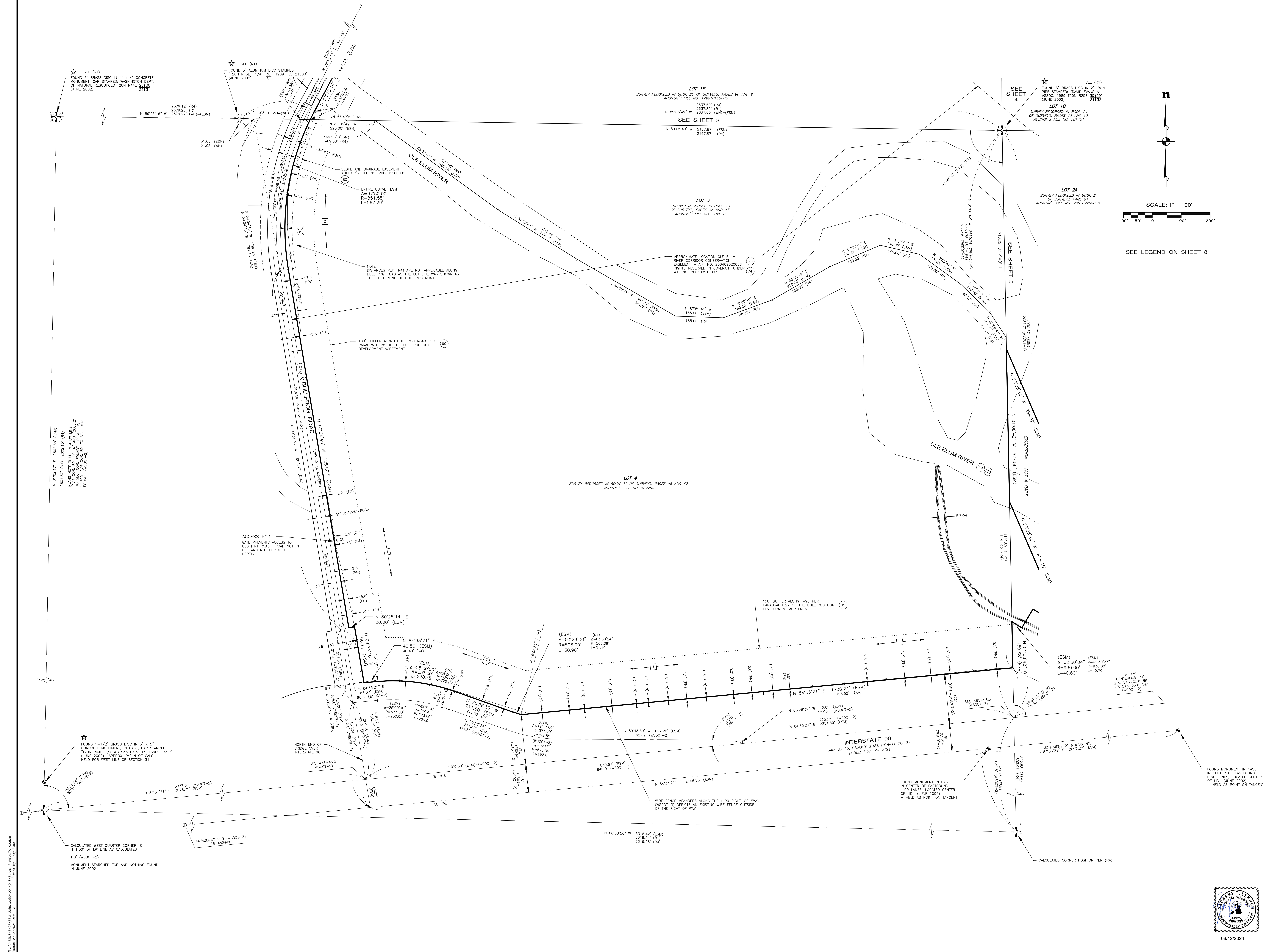
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91, PROJECT IS REFERENCED VIA GPS TO NOS CONTROL POINTS "EASTON" (PID 5X0682) AND "JULIA" (PID 3X0699).

THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

BULLFROG FLATS LLC
BULLFROG FLATS LLC
ALTA/NSPS LAND TITLE SURVEY

QTY OF CLE ELUM, KITTITAS COUNTY
JOB NO. 1938-010-004
DWS. NAME ALTA-01
DESIGNED BY R.G./C.F.
DRAWN BY R.G./C.F.
CHECKED BY
DATE: 2024-08-12
PRINT DATE:
ALTA-01
1 OF 12 SHEETS

A PORTION OF SECTIONS 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.



REVISIONS

NO.	DESCRIPTION/DATE	BY
1	ORIGINAL SURVEY NOVEMBER 2015	21
2	UPDATE SURVEY DECEMBER 2015	21
3	UPDATE SURVEY DECEMBER 2015	21
4	UPDATE SURVEY AUGUST 2024	21

APPROVED

AUG 13 2024

CONSULTING ENGINEERS, LLC

33400 8th Ave S, Suite 205
Federal Way, WA 98003

www.esmcliv.com

ESM

City of Cle Elum, Kittitas County

Washington

JOB NO. 1938-010-024

DWG. NAME ALTA-02

DESIGNED BY: R.G./C.L.

DRAWN BY: R.G./C.L.

CHECKED BY:

DATE: 2024-08-12

PRINT DATE:

ALTA-02

2 OF 12 SHEETS

A PORTION OF SECTIONS 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.

EXCEPTIONS PER TITLE REPORT

- LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM THAT ALTA COMMITMENT FOR TITLE INSURANCE REPORT NO. 2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY BY ISSUING AGENT AMERITITLE, INC. UNDER FILE NUMBER 627085AM DATED APRIL 4, 2024 AND SUPPLEMENTAL NO. 1 DATED MAY 23, 2024. IN PREPARING THIS SURVEY, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. ESM HAS RELIED SOLELY UPON THE INFORMATION CONTAINED IN SAID COMMITMENT IN REGARDS TO TITLE ISSUES TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE SURVEY'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
1. SUBJECT TO ANY DEFECT, LIEN, ENCUMBRANCE, ADEQUATE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET.
2. SUBJECT TO TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LIEVES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
3. SUBJECT TO ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
4. SUBJECT TO EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. SUBJECT TO DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
6. SUBJECT TO (A) UNPAID MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, DITCH OR DITCH RIGHT, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVICES.
7. SUBJECT TO ANY LIEN FOR SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, TAP, CAPACITY OR CONSTRUCTION OR SIMILAR CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES, OR FOR GARBAGE COLLECTION AND DISPOSAL NOT SHOWN BY THE PUBLIC RECORDS.
8. SUBJECT TO INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVICES.
- 9-51. SUBJECT TO GENERAL TAXES AND ASSESSMENTS FOR THE FOLLOWING PARCELS: TAX IDENTIFICATION NOS. 953154 (PORTION LOT 1), 953166 (PORTION LOT 1), 953167 (PORTION LOT 2), 953168 (PORTION LOT 3), 953169 (PORTION LOT 4), 953169 (TRACT A), 953169 (TRACT B), 953169 (TRACT C), 953169 (TRACT D), 953169 (TRACT E), 953169 (TRACT F), 953169 (TRACT G), 953169 (TRACT H), 953169 (TRACT I), 953169 (TRACT J), 953169 (TRACT K), 953169 (TRACT L), 953169 (TRACT M), 953169 (TRACT N), 953169 (TRACT O), 953169 (TRACT P), 953169 (TRACT Q), 953169 (TRACT R), 953169 (TRACT S), 953169 (TRACT T), 953169 (TRACT U), 953169 (TRACT V), 953169 (TRACT W), 953169 (TRACT X), 953169 (TRACT Y), 953169 (TRACT Z), 953169 (TRACT AA), 953169 (TRACT AB), 953169 (TRACT AC), 953169 (TRACT AD), 953169 (TRACT AE), 953169 (TRACT AF), 953169 (TRACT AG), 953169 (TRACT AH), 953169 (TRACT AI), 953169 (TRACT AJ), 953169 (TRACT AK), 953169 (TRACT AL), 953169 (TRACT AM), 953169 (TRACT AN), 953169 (TRACT AO), 953169 (TRACT AP), 953169 (TRACT 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EXCEPTIONS PER TITLE REPORT CONTINUED

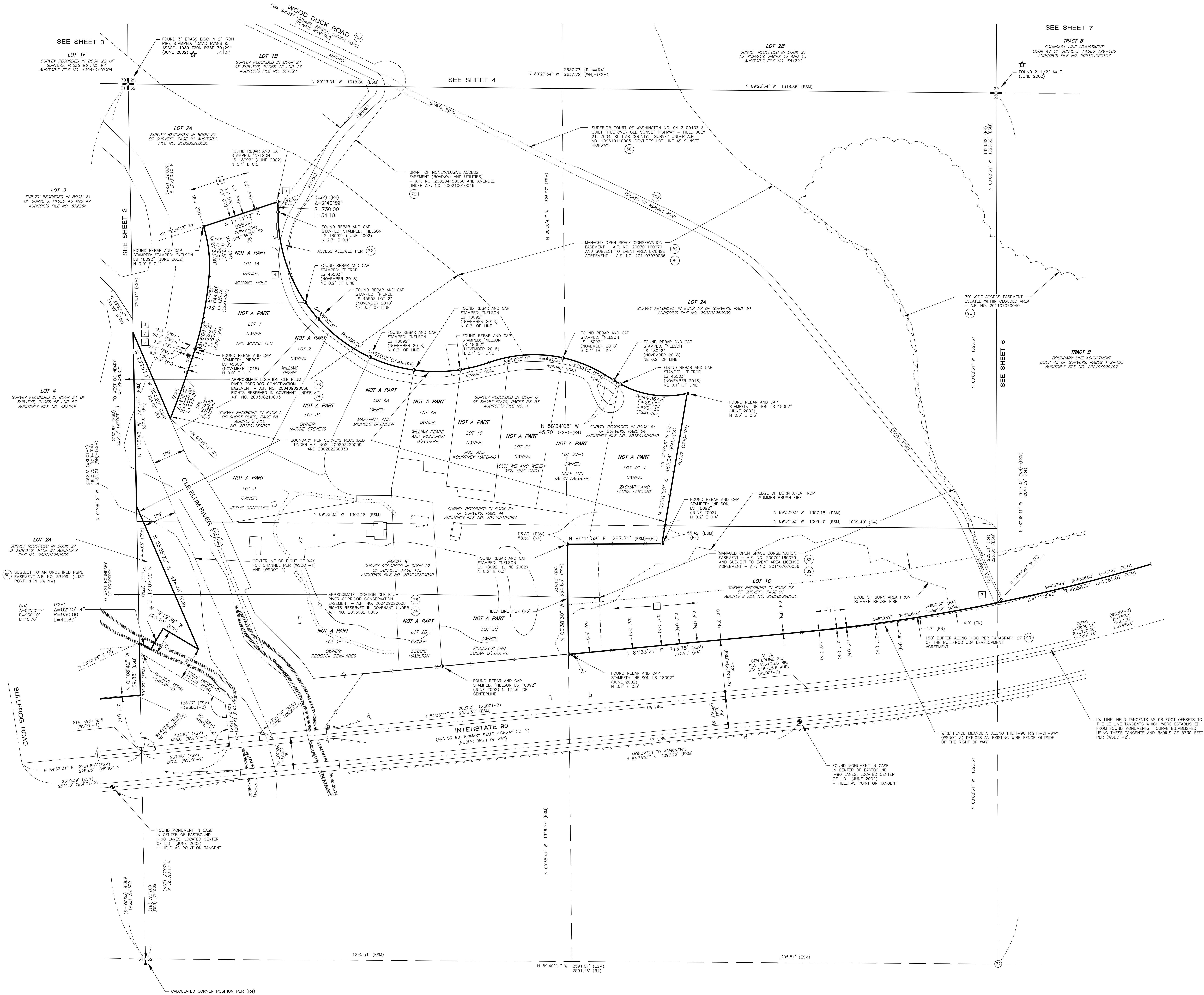
56. SUBJECT TO THAT WAIVER OF DAMAGES CONSENTING TO THE ESTABLISHMENT OF A HIGHWAY (SUNSET HIGHWAY) OVER A 60 FOOT WIDE STRIP OF LAND AND RELINQUISHING THE STATE OF WASHINGTON FROM ALL FUTURE CLAIMS FOR DAMAGES RESULTING FROM THE CONSTRUCTION OF SAID HIGHWAY AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 43770. AFFECTS A PORTION OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 15 EAST. THE LOCATION OF THE FORMER SUNSET HIGHWAY CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE FIELDWORK. EXCEPTION IS NOT DEPICTED HEREIN. GENERAL LOCATION OF A PORTION OF THE HIGHWAY IS DEPICTED ON SEE SHEETS 3, 4 AND 5.
57. SUBJECT TO THAT WAIVER OF DAMAGES CONSENTING TO THE ESTABLISHMENT OF A HIGHWAY (SUNSET HIGHWAY) OVER A 60 FOOT WIDE STRIP OF LAND AND RELINQUISHING THE STATE OF WASHINGTON FROM ALL FUTURE CLAIMS FOR DAMAGES RESULTING FROM THE CONSTRUCTION OF SAID HIGHWAY AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 43770. AFFECTS A PORTION OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 15 EAST. THE LOCATION OF THE FORMER SUNSET HIGHWAY CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE FIELDWORK. EXCEPTION IS NOT DEPICTED HEREIN. GENERAL LOCATION OF THIS PORTION OF THE HIGHWAY IS DEPICTED ON SEE SHEET 3.
58. SUBJECT TO THAT DEED TO THE STATE OF WASHINGTON CONVEYING PORTIONS OF PRIMARY STATE HIGHWAY NO. 2 (AKA INTERSTATE 90) AND THE TERMS AND CONDITIONS CONTAINED THEREIN WHICH INCLUDES RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS TO, FROM AND BETWEEN THE SUBJECT PROPERTY AND SAID HIGHWAY. ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 307985. AFFECTS A PORTION OF SAID PREMISES IN SECTIONS 28, 31, 32 AND 33, TOWNSHIP 20 NORTH, RANGE 15 EAST. THE LOCATION OF SAID HIGHWAY IS DEPICTED ON SHEETS 2, 5, 6, 9 AND 11.
59. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEETS 3, 4, 7, 8, 9 AND 12.
60. SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR ELECTRIC LINE PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 331091. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEET 5.
61. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEETS 3, 4, 7, 8, 9 AND 12.
62. SUBJECT TO THAT DEED TO THE STATE OF WASHINGTON CONVEYING PORTIONS OF PRIMARY STATE HIGHWAY NO. 2 (AKA INTERSTATE 90) AND THE TERMS AND CONDITIONS CONTAINED THEREIN WHICH INCLUDES RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS TO, FROM AND BETWEEN THE SUBJECT PROPERTY AND SAID HIGHWAY. ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 307985. AFFECTS A PORTION OF SAID PREMISES IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 15 EAST. THE LOCATION OF SAID HIGHWAY IS DEPICTED ON SHEETS 2, 5, 6, 9 AND 11.
63. SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 497478 AND 506754. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEETS 11 AND 12.
64. SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR INGRESS AND EGRESS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 560225. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEET 12.
- 65-66. SUBJECT TO THAT EASEMENT GRANTED TO CLE ELM-RUSLYN SCHOOL DISTRICT NO. 404 FOR INGRESS AND EGRESS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 19960110005. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEET 12.
- 67-68. SUBJECT TO THAT EASEMENT GRANTED TO KITITAS COUNTY FOR A PEDESTRIAN AND BICYCLE TRAIL AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 19960125013. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEET 12.

EXCEPTIONS PER TITLE REPORT CONTINUED

69. SUBJECT TO EXCEPTIONS AND RESERVATIONS AS CONTAINED IN TRANSMISSION RECORDED UNDER AUDITOR'S FILE NO. 19960110015. EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS AS RESERVED IN THAT CERTAIN DEED PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 521473 AND MODIFIED BY THE CERTAIN PARTIAL WAIVER OF SURFACE USE RIGHTS PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 19960408028.
70. SUBJECT TO THAT EASEMENT GRANTED TO US WEST COMMUNICATIONS, INC. FOR TELECOMMUNICATION FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES/APPLIANCES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 19961203041. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN ON SHEET 12.
71. SUBJECT TO THAT EASEMENT GRANTED TO US WEST COMMUNICATIONS FOR TELECOMMUNICATION, ELECTRICAL AND GAS PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 19961203042. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEET 12.
72. SUBJECT TO THAT EASEMENT GRANTED TO WILLIAM F. PEARCE, WOODROW J. O'BROURKE AND SUSAN N. O'BROURKE FOR ROADWAY AND UTILITIES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200204150068 AND AMENDMENT THEREIN RECORDED UNDER AUDITOR'S FILE NO. 200210010046. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEETS 3, 4 AND 5.
73. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEETS 8, 9 AND 12.
74. SUBJECT TO THAT DECLARATION OF COVENANT FOR CLE ELM RIVER CORRIDOR OPEN SPACE AREA AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200086210003. THE LOCATION OF THE LAND SUBJECT TO THIS DECLARATION IS DEPICTED ON SHEETS 2, 3, 4 AND 5.
75. SUBJECT TO THAT GRANT OF PROVISIONAL, NON-EXCLUSIVE UTILITY EASEMENT GRANTED TO KITITAS COUNTY OVER THE UGA (URBAN GROWTH AREA) LYING SOUTHERLY OF BULLFROG ROAD WESTERLY OF SR 903 AND NORTHERLY OF 1901 FOR THE PURPOSE OF PROVIDING EASEMENTS TO SERVE THE "NRP" PROPERTY (SUNGADA WATER PLANNED RESORT LYING NORTHERLY OF BULLFROG ROAD) AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200306210004. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEET 8.
76. SUBJECT TO THAT EASEMENT GRANTED TO CLE ELM-RUSLYN SCHOOL DISTRICT NO. 404 FOR INGRESS, EGRESS AND UTILITIES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200309100043 AND AMENDMENT THEREIN RECORDED UNDER AUDITOR'S FILE NO. 200702200099. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEET 9.
77. SUBJECT TO THAT AGREEMENT AND COVENANT FOR COLLECTION AND PAYMENT OF COMBINED QUALIFICATION PAYMENT FOR THE EXTENSION OF NATURAL GAS SERVICE AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200444160016.
78. SUBJECT TO THAT EASEMENT GRANTED TO CLE ELM RIVER CORRIDOR OPEN SPACE AREA AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200409020038. THE LOCATION OF THE LAND SUBJECT TO THIS DECLARATION IS DEPICTED ON SHEETS 2, 3, 4 AND 5.
79. SUBJECT TO THE RESERVATION OF RIGHTS CONTAINED IN KITITAS COUNTY ORDINANCE RESOLUTION NO. 2005-174 FOR ANY UTILITIES OWNED BY AN EXISTING FRANCHISE LOCATED UNDER AND ACROSS THE FORMER BULLFROG ROAD RIGHT OF WAY. THE LOCATION OF THE LAND SUBJECT TO THIS RESERVATION, THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD. VACATED AREAS ARE GENERALLY WITHIN THE AREAS SHOWN AS EASEMENTS FOR EXCEPTION 86. THERE WAS NO OBSERVED EVIDENCE OF UNDERGROUND UTILITIES AT THE TIME OF THE FIELDWORK. EXCEPTION IS NOT DEPICTED HEREIN.
80. SUBJECT TO THAT AGREEMENT, DEDICATION DEED AND SLOPE AND DRAINAGE EASEMENT CONVEYED AND GRANTED TO KITITAS COUNTY AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200601180001. THE LOCATION OF THE LAND SUBJECT TO THIS AGREEMENT IS DEPICTED ON SHEETS 2, 3, 4, 8 AND 9.

EXCEPTIONS PER TITLE REPORT CONTINUED

81. SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND ENERGY, INC. FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200607070022. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEETS 11 AND 12.
82. SUBJECT TO THE BULLFROG UGA MANAGED OPEN SPACE CONSERVATION EASEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200701160079. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEETS 3, 4 AND 5.
83. SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELM FOR SEWER PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200702200039. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEETS 7, 8, 9, 10, 11 AND 12.
84. SUBJECT TO THAT EASEMENT GRANTED TO SUNGADA ENVIRONMENTAL COMPANY, LLC FOR SANITARY SEWER PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200702200100. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN - SEE SHEETS 8 AND 9.
85. SUBJECT TO THAT EASEMENT GRANTED TO SUNGADA WATER COMPANY FOR IRRIGATION WATER UTILITY SERVICES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200702200101. THE



REVISIONS/ISSUES		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY	
1	UPDATE SURVEY	
2	UPDATE SURVEY	
3	UPDATE SURVEY	
4	UPDATE SURVEY	



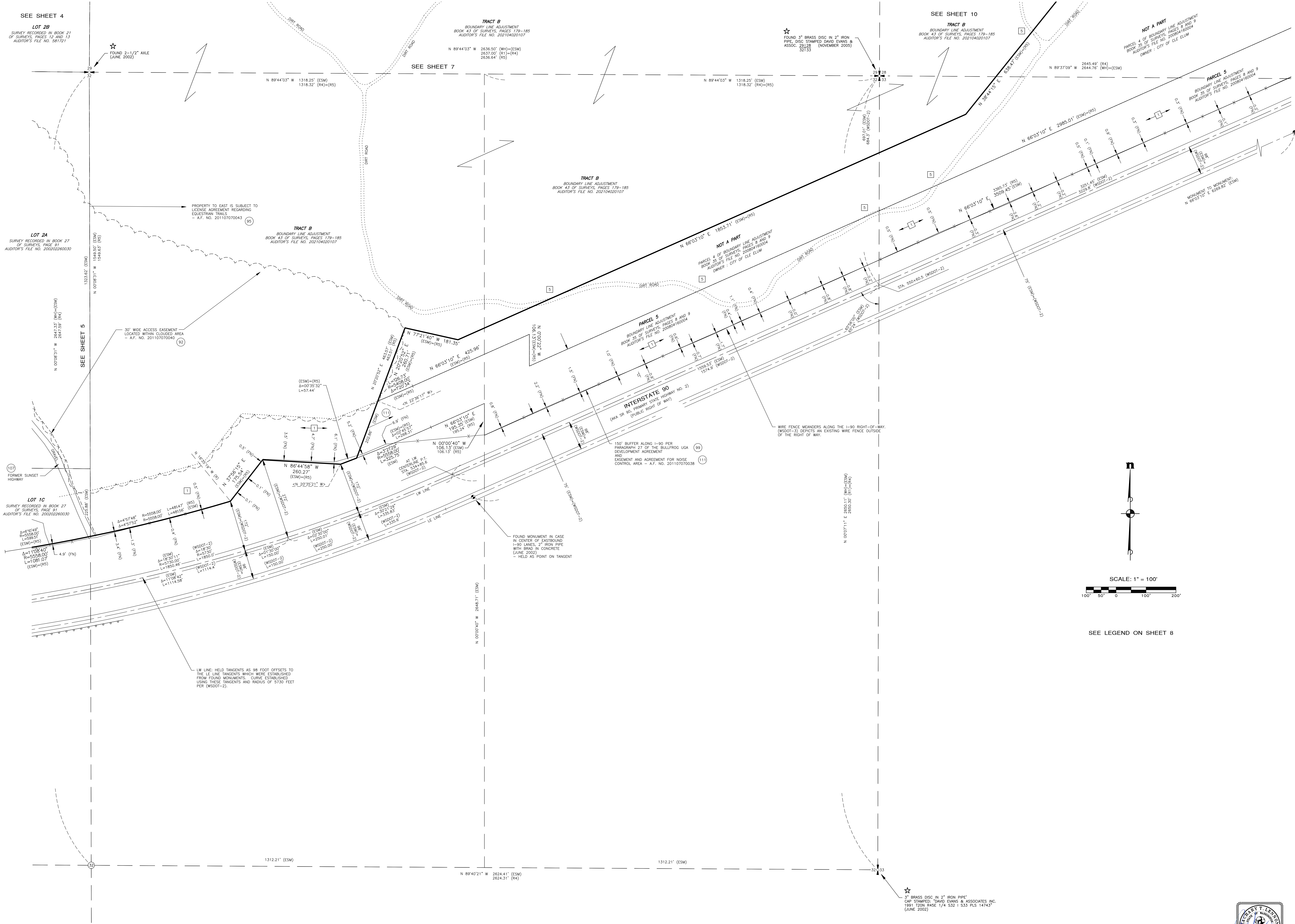
ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
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Civil Engineering
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Construction Management

WASHINGTON

BULLFROG FLATS LLC
BULLFROG FLATS
ALTA/NSPS LAND TITLE SURVEY

JOB NO. 1938-010-024
DWG. NAME ALTA-05
DESIGNED BY:
DRAWN BY: R.G./C.L.
CHECKED BY:
DATE: 2024-08-12
PRINT DATE:

A PORTION OF SECTIONS 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.



REVISIONS	
NO.	DESCRIPTION/DATE
0	ORIGINAL SURVEY NOVEMBER 2018
1	UPDATE SURVEY DECEMBER 2018
2	UPDATE SURVEY DECEMBER 2018
3	UPDATE SURVEY AUGUST 2024

Gregory T. Leamon
Professional Engineer
State of Washington
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David Evans & Associates, Inc.
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State of Washington
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Mechanical Engineering

ESM Consulting Engineers, LLC
Professional Engineer
State of Washington
License No. 44922
Mechanical Engineering

Bullfrog Flats LLC
Professional Engineer
State of Washington
License No. 44922
Mechanical Engineering

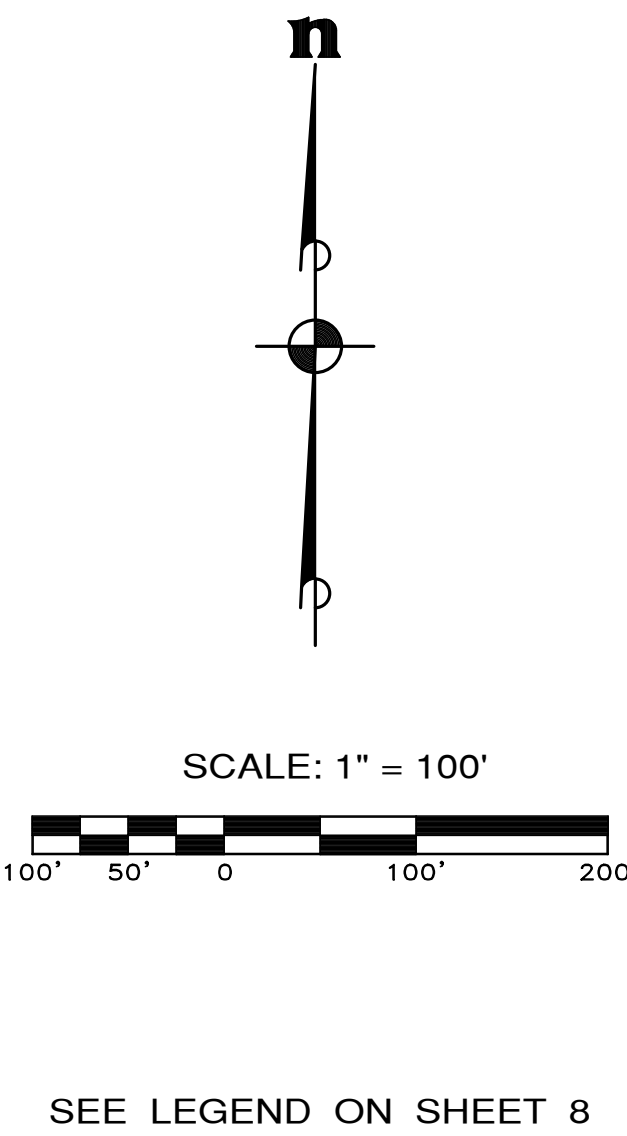
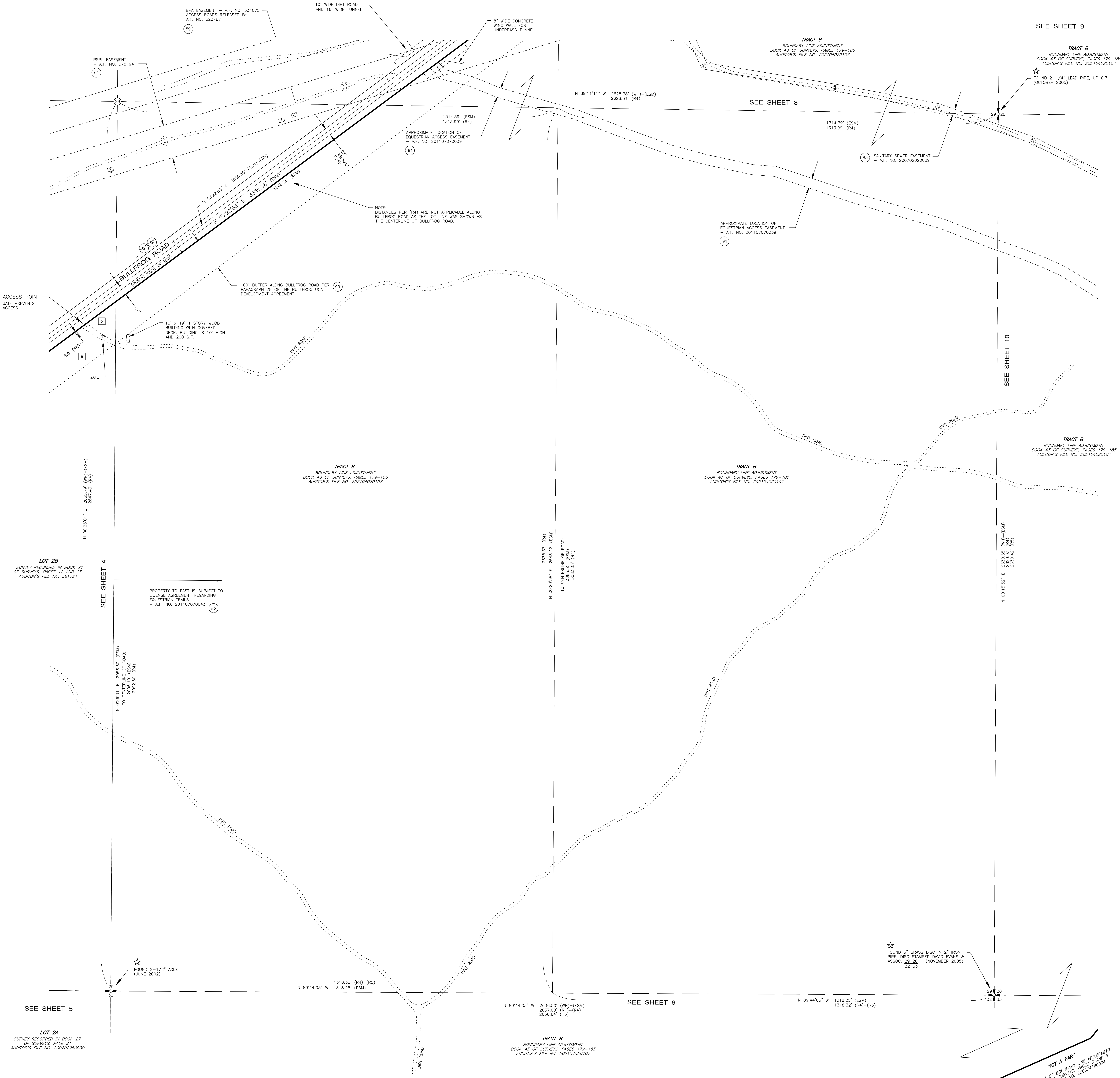
Alta/NSPS Land Title Survey
Professional Engineer
State of Washington
License No. 44922
Mechanical Engineering

City of Cle Elum, Kittitas County
Professional Engineer
State of Washington
License No. 44922
Mechanical Engineering

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Professional Engineer
State of Washington
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License No. 44922
Mechanical Engineering

A PORTION OF SECTIONS 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.



REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2015	ZL
1	UPDATE SURVEY DECEMBER 2015	ZL
2	UPDATE SURVEY DECEMBER 2015	ZL
3	UPDATE SURVEY AUGUST 2024	ZL



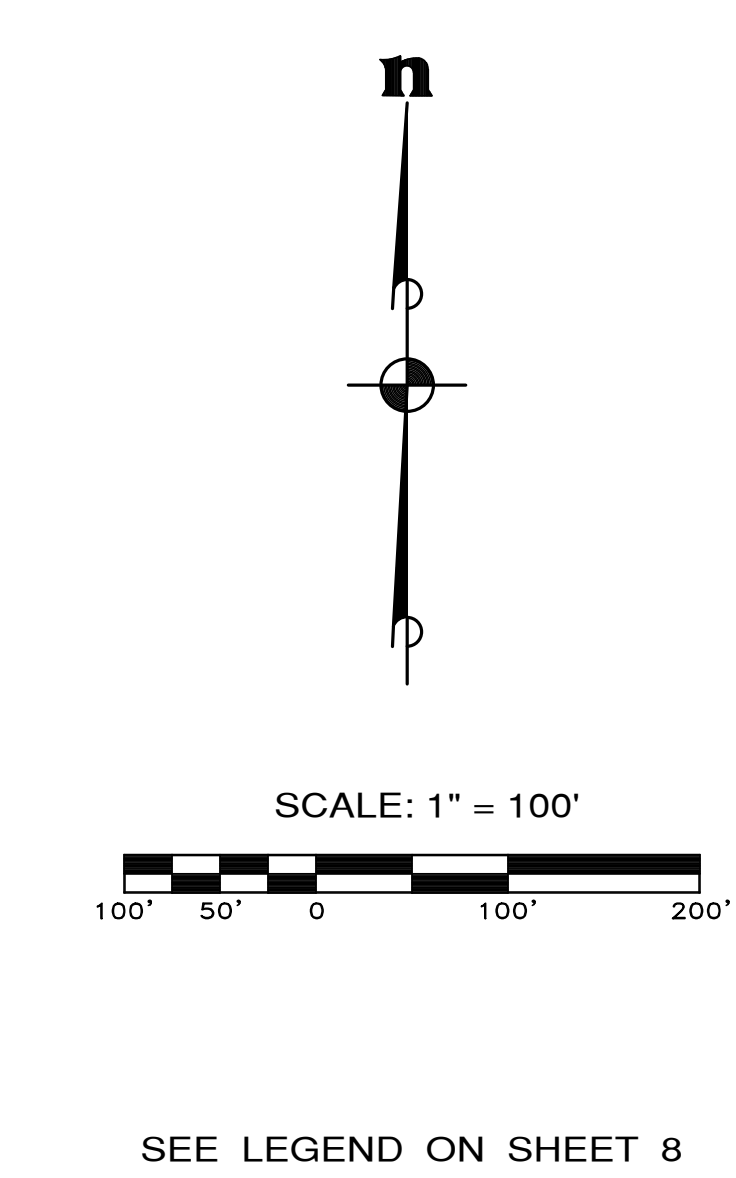
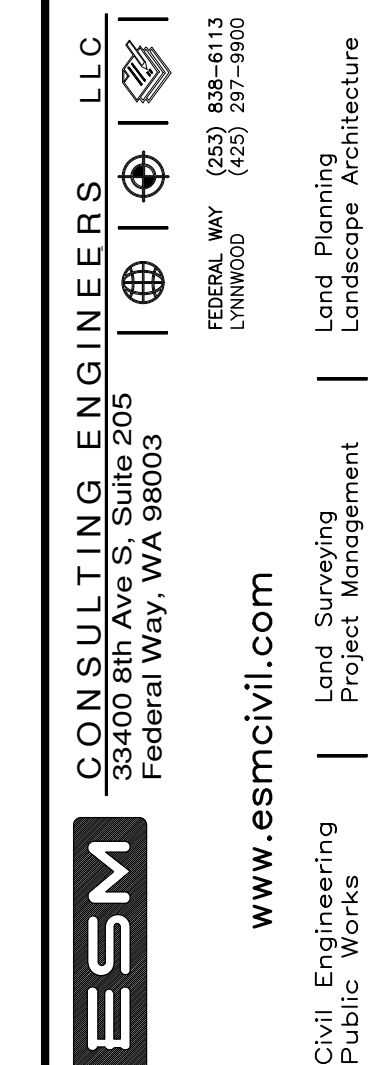
ESM CONSULTING ENGINEERS, LLC
33400 BRIDGE AVENUE, SUITE 205
FARMINGTON, VT 05401
www.esmcivil.com
Cell: 802-253-1111
Office: 802-253-1111
Fax: 802-253-1111
Email: info@esmcivil.com

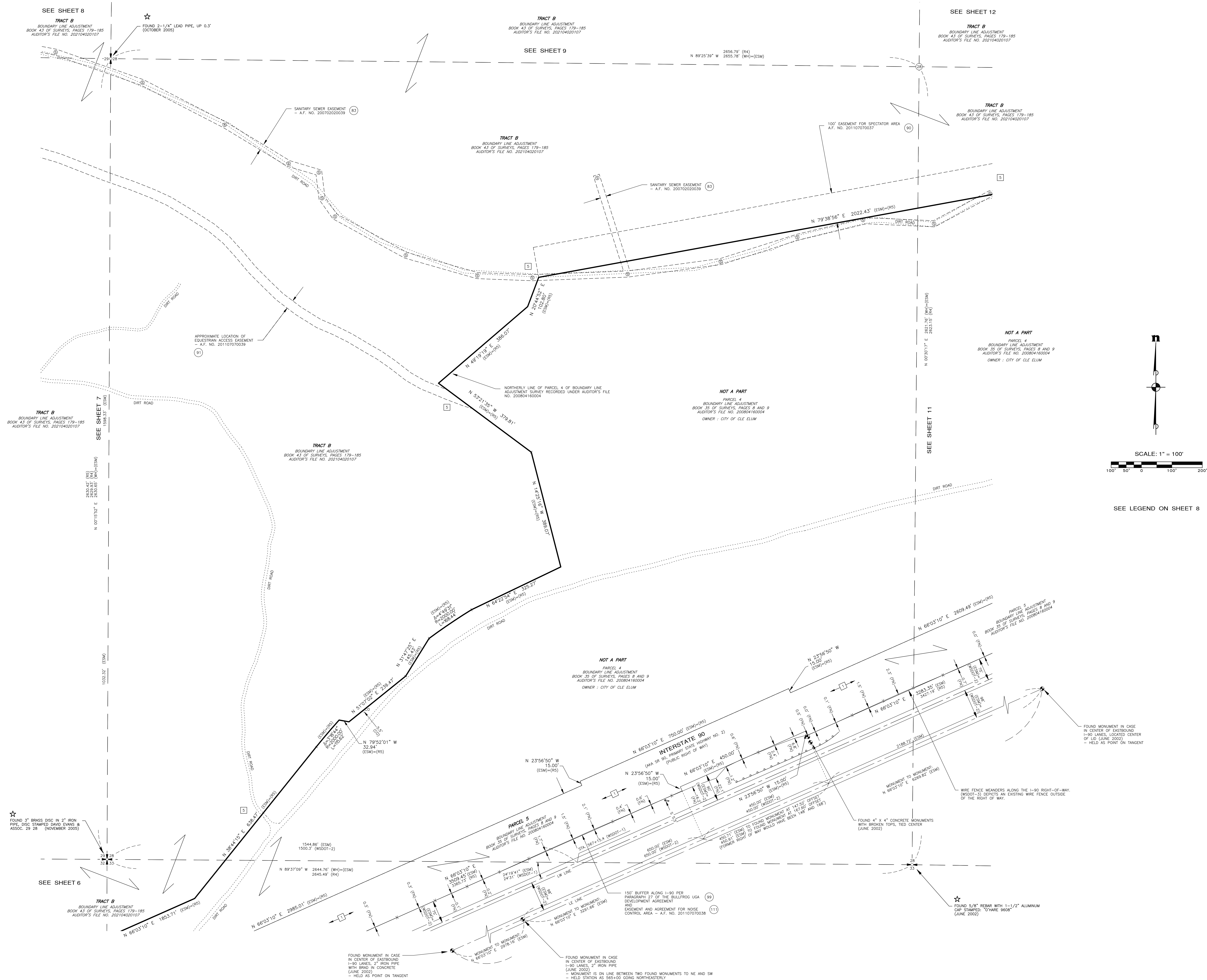
BULLFROG FLATS LLC
BULLFROG FLATS
ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY

JOB NO. 1938-010-024
DWG. NAME: ALTA-07
DESIGNED BY: R.G./C.E.
DRAWN BY: R.G./C.E.
CHECKED BY: R.G./C.E.
DATE: 2024-08-12
PRINT DATE: 08/12/2024


ALTA-07
7 OF 12 SHEETS





REVISIONS		
NO.	DESCRIPTION/DATE	BY
1	ISSUE SURVEY NOVEMBER 2018	ST
2	UPDATE SURVEY DECEMBER 2019	ST
3	UPDATE SURVEY DECEMBER 2021	ST
4	UPDATE SURVEY AUGUST 2024	ST



**ESM**
CONSULTING ENGINEERS, LLC
35400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

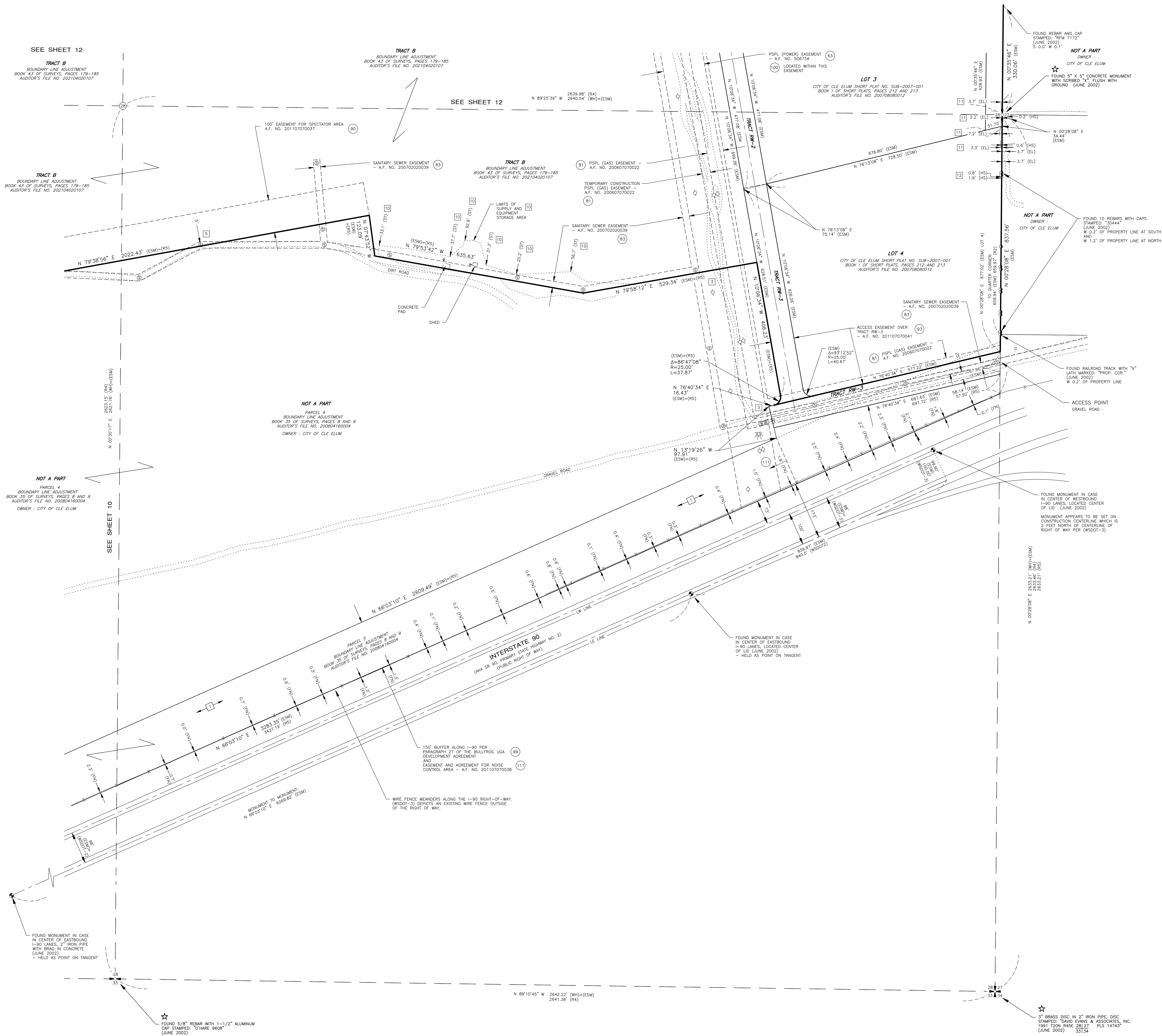
Land Planning
Project Management
Land Surveying
Public Works
Civil Engineering

BULLFROG FLATS LLC
BULLFROG FLATS
ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY

JOB NO. 1938-010-024
DWG. NAME ALTA-10
DESIGNED BY:
DRAWN BY: R.G./C.F.
CHECKED BY:
DATE: 2024-08-12
PRINT DATE:

ALTA-10
10 OF 12 SHEETS



REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2015	ZL
1	UPDATE SURVEY DECEMBER 2019	ZL
2	UPDATE SURVEY DECEMBER 2020	ZL
3	UPDATE SURVEY AUGUST 2024	ZL

DAVID EVANS
No. 14922
STATE OF MISSOURI
SURVEYING

ESM CONSULTING ENGINEERS, LLC
35400 8th Ave S, Suite 205
Federal Way, WA 98003
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(206) 875-9700
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Land Surveying
Public Works
Engineering
Construction

BULLFROG FLATS LLC
BULLFROG FLATS
ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY

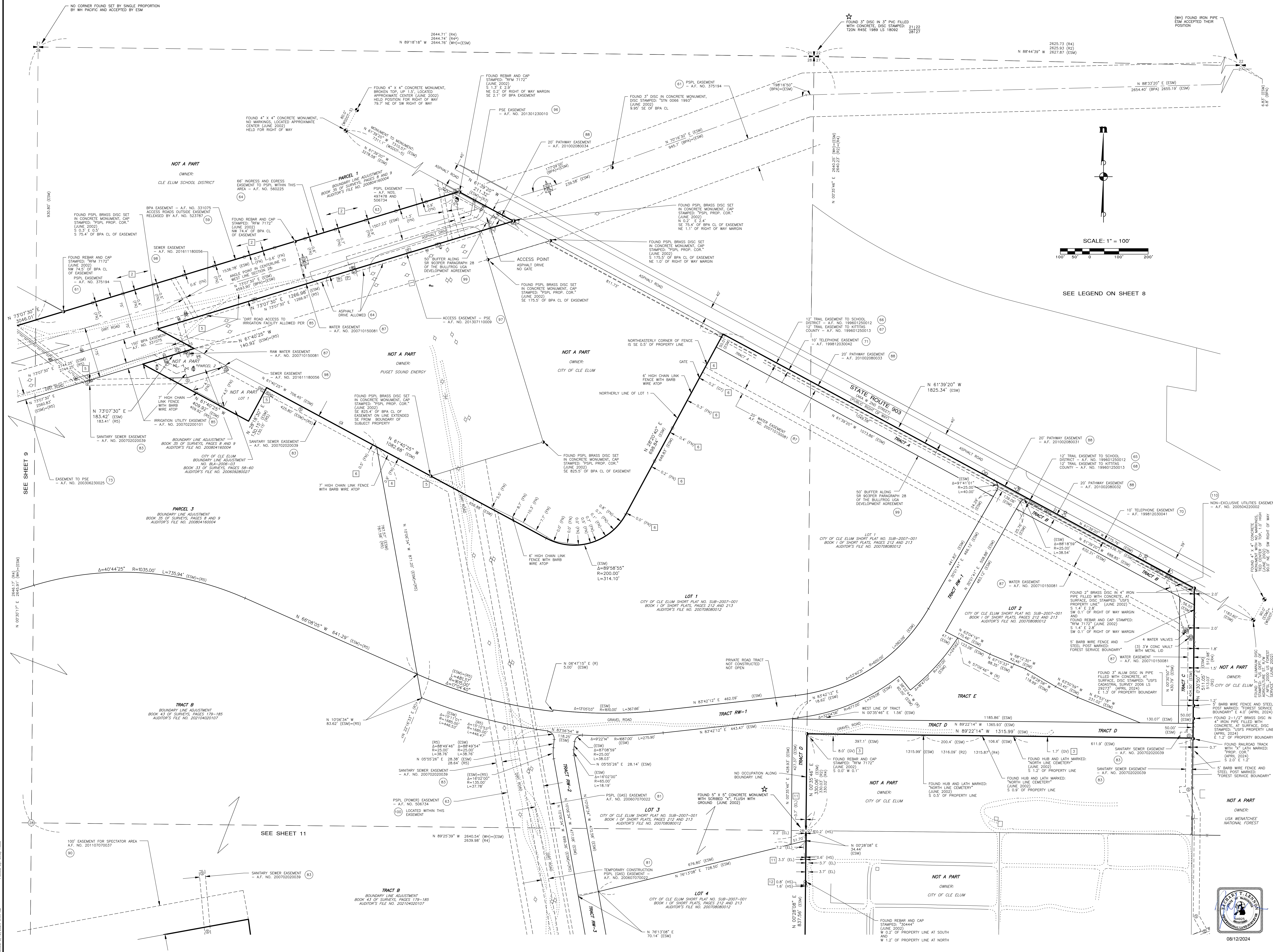
JOB NO.	1938-010-024
DWG. NAME	ALTA-11
DESIGNED BY:	
DRAWN BY:	R.G./C.E.
CHECKED BY:	
DATE:	2024-08-12
PRINT DATE:	

GREGORY T. LEONARD
No. 14922
STATE OF MISSOURI
SURVEYING

08/12/2024

ALTA-11

11 OF 12 SHEETS



REVISIONS

NO.	DESCRIPTION/DATE	BY
1	ORIGINAL SURVEY NOVEMBER 2018	ST
2	UPDATE SURVEY DECEMBER 2019	ST
3	UPDATE SURVEY DECEMBER 2021	ST
4	UPDATE SURVEY AUGUST 2024	ST

CONSULTING ENGINEERS, LLC

35400 8th Ave S, Suite 205
Federal Way, WA 98003

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WASHINGTON

BULLFROG FLATS LLC

BULLFROG FLATS

ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY

08/12/2024

ALTA-12

12 OF 12 SHEETS

JOB NO. 1938-010-024

DWG. NAME ALTA-12

DESIGNED BY:

DRAWN BY: R.G./C.F.

CHECKED BY:

DATE: 2024-08-12

PRINT DATE: