

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 KITITITAS 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 KITITITAS, 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 KITITITAS 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 KITITITAS, 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 KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITITAS 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 KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITITAS 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 KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITITAS 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 KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITITAS 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 KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITITAS 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 KITITITAS COUNTY, BEING A PORTION OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITITAS, 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.

TAX PARCEL NUMBERS

544235, 11113, 11925, 11924, 11075, 12034, 17034, 11916, 18704, 955367, 953163, 953154, 953168, 953158, 953159, 953155, 953160, 953162, 953161, 953157, 953165, 953164 AND 953168

EXCEPTIONS CONTAINED IN TITLE

ITEMS 1-54 NOT APPLICABLE TO THIS SURVEY

55. THIS SITE IS SUBJECT TO THE POSSIBILITY OF TAP OR CONNECTION CHARGES LEVED BY THE CITY OF CLE ELUM, WASHINGTON, WITH RESPECT TO CONNECTION TO EITHER THE CITY WATER OR SEWER FACILITIES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 569881. (NOTHING TO PLOT, NOTED HERE

56. THIS SITE IS SUBJECT TO THAT WAIVER OF DAMAGES CONSENTING TO THE ESTABLISHMENT OF A HIGHWAY (SUNSET HIGHWAY) OVER A 60 FOOT WIDE STRIP OF LAND AND RELEASING 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. 43685. AFFECTS PORTIONS OF SECTIONS 28, 29, 30, 31, 32 AND 33. THE LOCATION OF THE FORMER SUNSET HIGHWAY CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD (EXCEPTION IS NOT DEPICTED HEREIN) (GENERAL LOCATION OF A PORTION OF THE HIGHWAY IS SHOWN HEREON)

57. THIS SITE IS SUBJECT TO THAT WAIVER OF DAMAGES CONSENTING TO THE ESTABLISHMENT OF A HIGHWAY (SUNSET HIGHWAY) OVER A 60 FOOT WIDE STRIP OF LAND AND RELEASING 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. (NOTED HERE)

58. THIS SITE IS 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. (SHOWN HEREON)

59. 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)

60. THIS SITE IS 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. (EASEMENT IS AS CONSTRUCTED, NOTED HERE)

61. 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)

62. THIS SITE IS 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. 381243. AFFECTS A PORTION OF SAID PREMISES IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 15 EAST. (SHOWN HEREON)

63. THIS SITE IS 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 NOS. 497478 AND 506734. (SHOWN HEREON)

64. THIS SITE IS 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. (SHOWN HEREON)

65 AND 66. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO CLE ELUM-ROSLYN SCHOOL DISTRICT NO. 404 FOR A PEDESTRIAN AND BICYCLE TRAIL AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 199601250012. (SHOWN HEREON)

67 AND 68. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO KITITITAS COUNTY FOR A PEDESTRIAN AND BICYCLE TRAIL AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 199601250013. (SHOWN HEREON)

69. THIS SITE IS SUBJECT TO EXCEPTIONS AND RESERVATIONS AS CONTAINED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 199610110015. 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. 199604080028. (NOTHING TO PLOT, NOTED HERE)

70. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO US WEST COMMUNICATIONS, INC. FOR TELECOMMUNICATION FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES/APPURTENANCES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 199812030041. (SHOWN HEREON)

71. THIS SITE IS 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. 199812030042. (SHOWN HEREON)

72. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO WILLIAM F. PEARE, WOODROW J. O'ROURKE AND SUSAN N. O'ROURKE FOR ROADWAY AND UTILITIES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200204150066 AND AMENDMENT THERETO RECORDED UNDER AUDITOR'S FILE NO. 200210010046. (SHOWN HEREON)

73. 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.

74. THIS SITE IS SUBJECT TO THAT DECLARATION OF COVENANT FOR CLE ELUM RIVER CORRIDOR OPEN SPACE AREA AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200308210003. (SHOWN HEREON)

EXCEPTIONS CONTAINED IN TITLE CONTINUED

75. THIS SITE IS SUBJECT TO THAT GRANT OF PROVISIONAL, NON-EXCLUSIVE UTILITY EASEMENT GRANTED TO KITITITAS COUNTY OVER THE 'UGA' (URBAN GROWTH AREA LYING SOUTHERLY OF BULLFROG ROAD, WESTERLY OF SR 903 AND NORTHERLY OF 190) FOR THE PURPOSE OF PROVIDING EASEMENTS TO SERVER THE 'MPR' PROPERTY (SUNCADIA MASTER PLANNED RESORT LYING NORTHERLY OF BULLFROG ROAD) AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200308210004. (SHOWN HEREON)

76. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO CLE ELUM-ROSLYN 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 THERETO RECORDED UNDER AUDITOR'S FILE NO. 200702200099. (SHOWN HEREON)

77. INTENTIONALLY DELETED

78. THIS SITE IS SUBJECT TO THE CLE ELUM RIVER CORRIDOR GRANT OF CONSERVATION EASEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200409020038. (SHOWN HEREON)

79. THIS SITE IS SUBJECT TO THE RESERVATION OF RIGHTS CONTAINED IN KITITITAS 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. (NOTED HERE)

80. THIS SITE SUBJECT TO THAT AGREEMENT, DEDICATION DEED AND SLOPE AND DRAINAGE EASEMENT CONVEYED AND GRANTED TO KITITITAS COUNTY ND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200601180001. (SHOWN HEREON)

81. THIS SITE IS 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. (SHOWN HEREON)

82. THIS SITE IS 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. (SHOWN HEREON)

83. 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)

84. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO SUNCADIA ENVIRONMENTAL COMPANY, LLC FOR SANITARY SEWER PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200702200100. (SHOWN HEREON)

85. 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)

86. THIS SITE IS SUBJECT TO ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTER(S) DISCLOSED BY CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001 AS RECORDED UNDER AUDITOR'S FILE NO. 200708080012. (EASEMENTS SHOWN ON SAID SHORT PLAT ARE SHOWN HEREON)

87. 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)

88. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PATHWAY AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NOS. 201002080031, 201002080032, 201002080033 AND 201002080034. (SHOWN HEREON)

89. THIS SITE IS SUBJECT TO THAT EVENT AREA LICENSE AGREEMENT GRANTED TO THE CITY OF CLE ELUM AND THE WASHINGTON STATE HORSE PARK AUTHORITY FOR EVENT PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201107070036. (SHOWN HEREON)

90. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM AND THE WASHINGTON STATE HORSE PARK AUTHORITY FOR PEDESTRIAN ACCESS AND INFORMAL SPECTATOR SEATING OVERLOOKING THE HORSE PARK PARCEL AND FOR THE DESIGN, CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SPECTATOR AREA AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201107070037. (SHOWN HEREON)

91. 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)

92. THIS SITE SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM AND THE WASHINGTON STATE HORSE PARK AUTHORITY FOR ACCESS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201107070040. (SHOWN HEREON)

93. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM AND THE WASHINGTON STATE HORSE PARK AUTHORITY FOR ACCESS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201107070041. (SHOWN HEREON)

94. THIS SITE IS SUBJECT TO THAT LICENSE AGREEMENT GRANTED TO THE WASHINGTON STATE HORSE PARK AUTHORITY TO THE USE OF THE BULLFROG PROPERTIES (SOUTHERLY OF BULLFROG ROAD, WESTERLY OF SR 903 AND NORTHERLY OF 190) AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201107070042. (AGREEMENT IS BLANKET IN NATURE, NOTED HERE)

95. THIS SITE IS SUBJECT TO THAT RECIPROCAL LICENSE AGREEMENT BETWEEN SUNCADIA, LLC AND THE CITY OF CLE ELUM AND THE WASHINGTON STATE HORSE PARK AUTHORITY REGARDING USE OF EQUESTRIAN TRAILS ON THE MPR, HORSE PARK AND CLE ELUM BULLFROG PROPERTIES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201107070043. (AGREEMENT IS BLANKET IN NATURE, SAID AGREEMENT APPLIES TO SUBJECT PROPERTY LYING EASTERLY OF THE NORTH-SOUTH CENTERLINE OF SECTIONS 29 AND 32, T. 20 N., R. 15 E., W.M., NOTED HERE)



RECORDER'S CERTIFICATE		LAND SURVEYOR'S CERTIFICATE		RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT	
FILED FOR RECORD AT THE REQUEST OF _____		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		BULLFROG FLATS	
THIS ____ DAY OF _____, 20____, AT ____ MINUTES PAST ____M, AND RECORDED IN BOOK. ____ OF SURVEYS, PAGE(S) _____, RECORDS OF KITITITAS COUNTY, WASHINGTON.		BULLFROG FLATS, LLC		BLA FILE NO. BLA	
_____		IN _____ AUGUST _____, 2024.		A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
MANAGER _____		ROBERT D WEST, P.L.S. CERTIFICATE NO. 44653		CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	
SUPT OF RECORDS _____		DATE _____		SHEET 1 OF 25	
		11-15 -24			

EXCEPTIONS CONTAINED IN TITLE CONTINUED

96. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND ENERGY, INC. FOR TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201301230010. (SHOWN HEREON)
97. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND ENERGY INC. FOR ACCESS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201307110009. (SHOWN HEREON)
98. 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. 201611180056. (SHOWN HEREON)
99. 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)
100. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO INLAND TELEPHONE COMPANY FOR FIBER OPTIC FACILITY PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NOS. 202006160033 AND 202006260030. (NOTED HERE)
101. THIS SITE IS SUBJECT TO ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTER(S) DISCLOSED BY SURVEY FOR CITY OF CLE ELUM BOUNDARY LINE ADJUSTMENT NO. BLA-2021-002 AS RECORDED UNDER AUDITOR'S FILE NO. 202104020107. (NO NEW MATTERS PER SURVEY, NOTED HERE)
102. THIS SITE SUBJECT TO THAT WATER TANK EASEMENT AGREEMENT GRANTED TO THE SUN 47 NORTH LLC AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 202112100039. (LOCATION OF THE WATER TANK EASEMENT IS OFFSITE AND NOT SHOWN FOR THIS SURVEY)
103. THIS SITE IS SUBJECT TO THOSE COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 202112100040. (NOTHING TO PLOT, NOTED HERE)
104. THIS SITE IS SUBJECT TO RIGHTS OF THE STATE OF WASHINGTON IN AND TO THAT PORTION OF SAID PREMISES, IF ANY, LYING IN THE BED OR FORMER BED OF THE CLE ELUM RIVER, IF IT IS NAVIGABLE. (NOTED HERE)
105. THIS SITE IS SUBJECT TO ANY QUESTION OF LOCATION, BOUNDARY OR AREA RELATED TO THE CLE ELUM RIVER, INCLUDING, BUT NOT LIMITED TO, ANY PAST OR FUTURE CHANGES IN IT. (NOTE HERE)
106. THIS SITE IS SUBJECT TO ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY, OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC, APPROPRIATORS, OR RIPARIAN OWNERS TO USE AND WATERS, WHICH MAY NOW COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER. (NOTED HERE)
107. THIS SITE IS SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY FOR PUBLIC UTILITIES, DRAINAGE, OR IRRIGATION WHICH MAY EXIST, OVER, UNDER, ACROSS OR UPON THAT PORTION OF THE LAND REFERENCED HEREIN AS VACATED BULLFROG ROAD AND/OR SUNSET HIGHWAY (SHOWN HEREON)
108. THIS SITE IS SUBJECT TO RIGHT OF WAY FOR BULLFROG COUNTY ROAD. (SHOWN HEREON)
110. THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO CLE ELUM PINES EAST, LLC FOR UTILITIES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200504220002. (SHOWN HEREON)
111. THIS SITE IS SUBJECT TO THAT EASEMENT AND AGREEMENT GRANTED TO THE CITY OF CLE ELUM AND THE WASHINGTON STATE HORSE PARK AUTHORITY FOR NOISE CONTROL AREA AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201107070038. (SHOWN HEREON)


REFERENCES

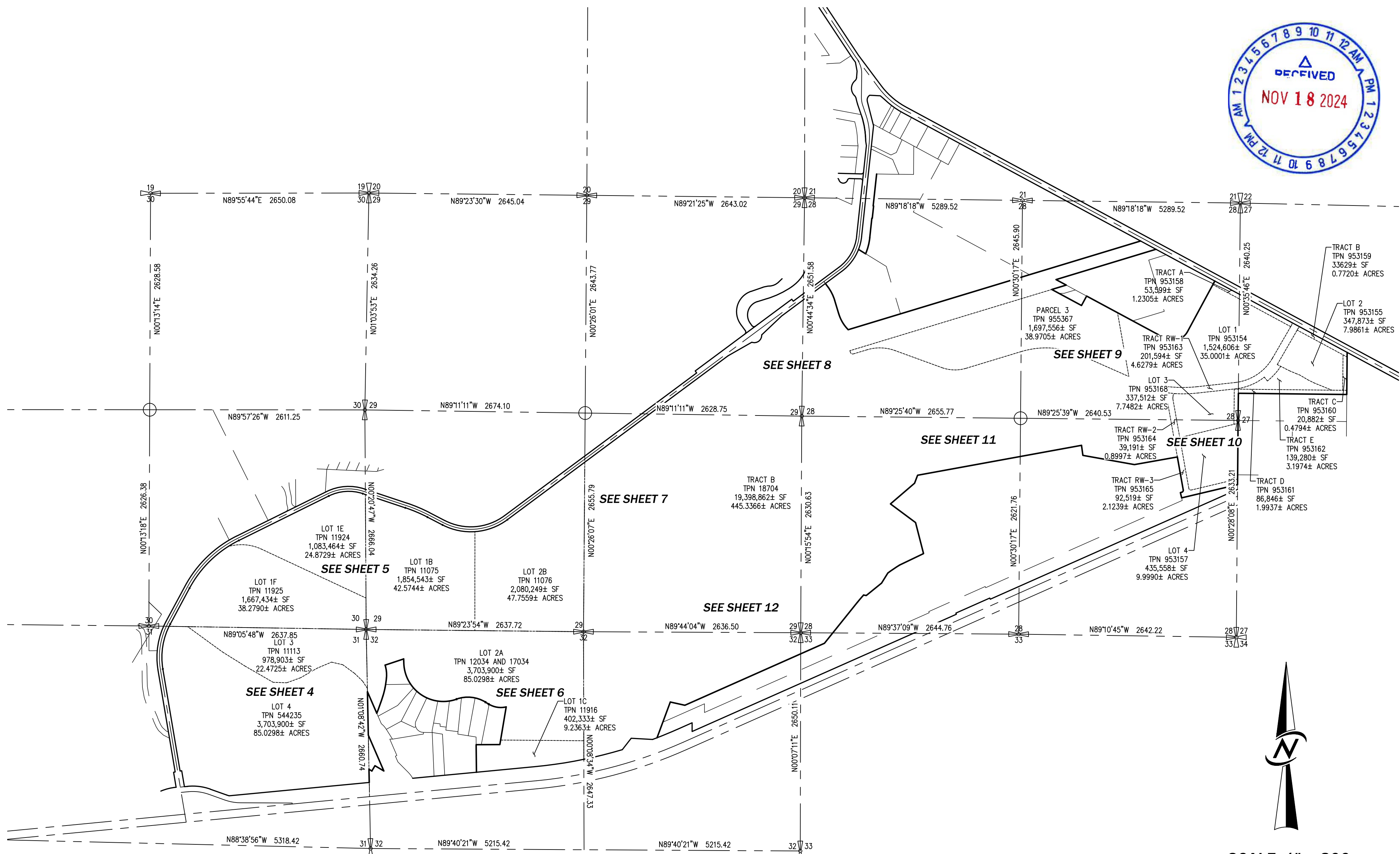
1. BOUNDARY LINE ADJUSTMENT AUDITOR'S FILE NUMBER 202104020107 AND 20080416004.
2. ALTA/NSPS LAND TITLE SURVEY FOR BLUE FERN DEVELOPMENT I, LLC PREFORMED BY ESM CONSULTING ENGINEERS LLC, JOB NUMBER 1938-010-024, DATED 2024-04-23.
3. SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 19961011005 AND 200202260030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

NOTES

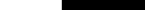
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERITITLE GUARANTEE NO. 627685AM, DATED AUGUST 6, 2024. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN 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.
2. 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.
3. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
4. 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.
5. 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.



 11-15-24	 CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING			RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS	
	12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877			BLA FILE NO. BLA	
				A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
				CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	
DWN. BY: JJR		DATE: NOVEMBER 15, 2024	JOB NO. 24019		
CHKD. BY: RDW		SCALE: N.T.S.	SHEET 2 OF 25		



SCALE: 1" = 800'



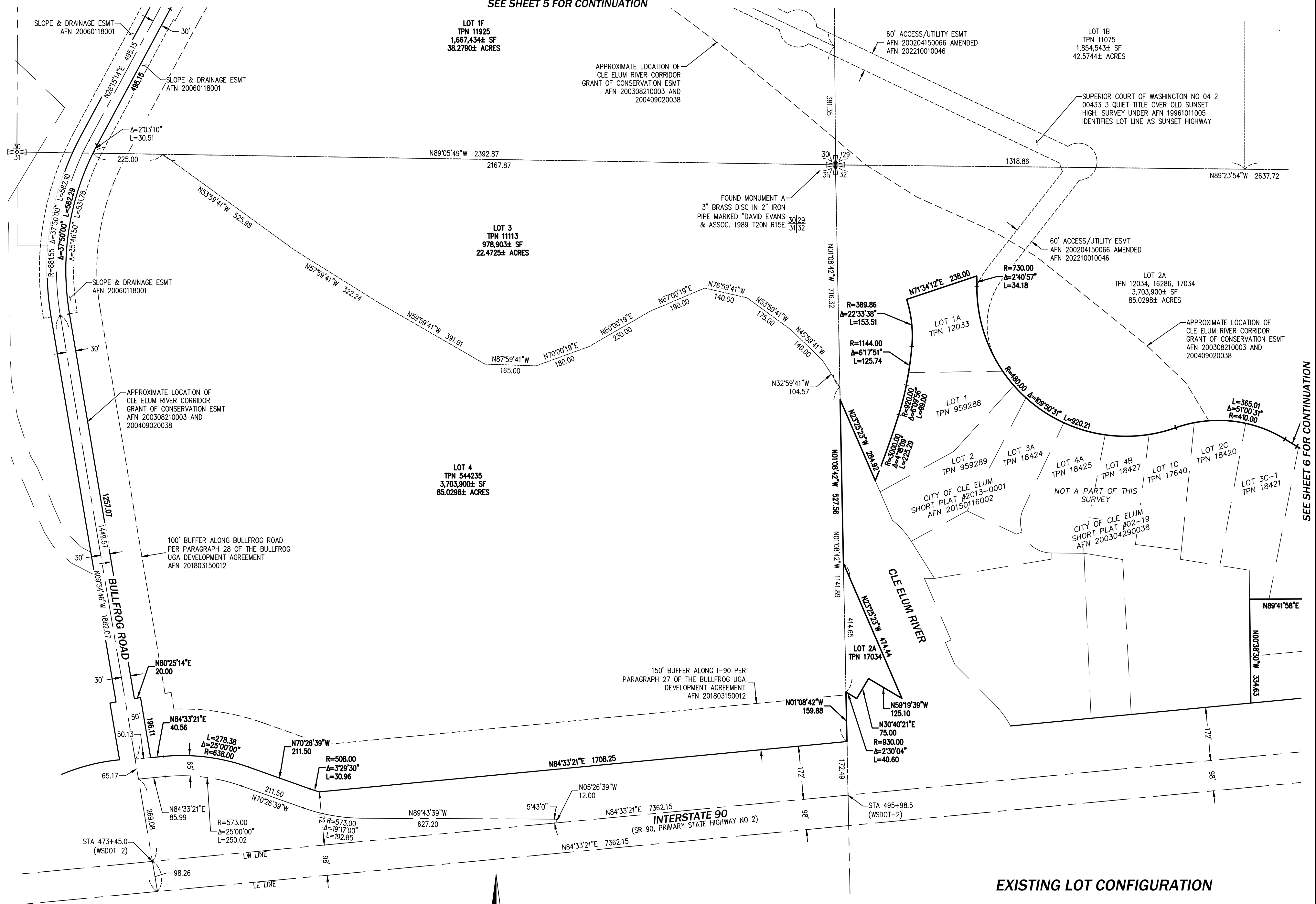
A horizontal scale bar with vertical tick marks at 0, 400, 800, and 1600. The segments between 0 and 400, 400 and 800, and 800 and 1600 are filled with black and white alternating patterns.



SHEET 3 OF 25

CITY OF CLE ELUM,
KITITAS COUNTY, WASHINGTON

SEE SHEET 5 FOR CONTINUATION



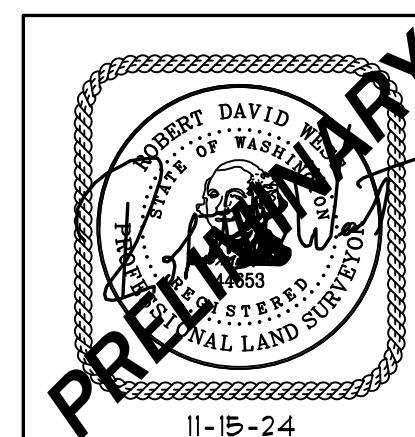
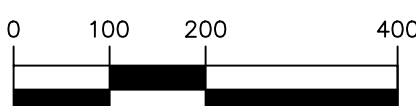
EXISTING LOT CONFIGURATION

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS

BLA FILE NO. BLA
A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.

	CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	

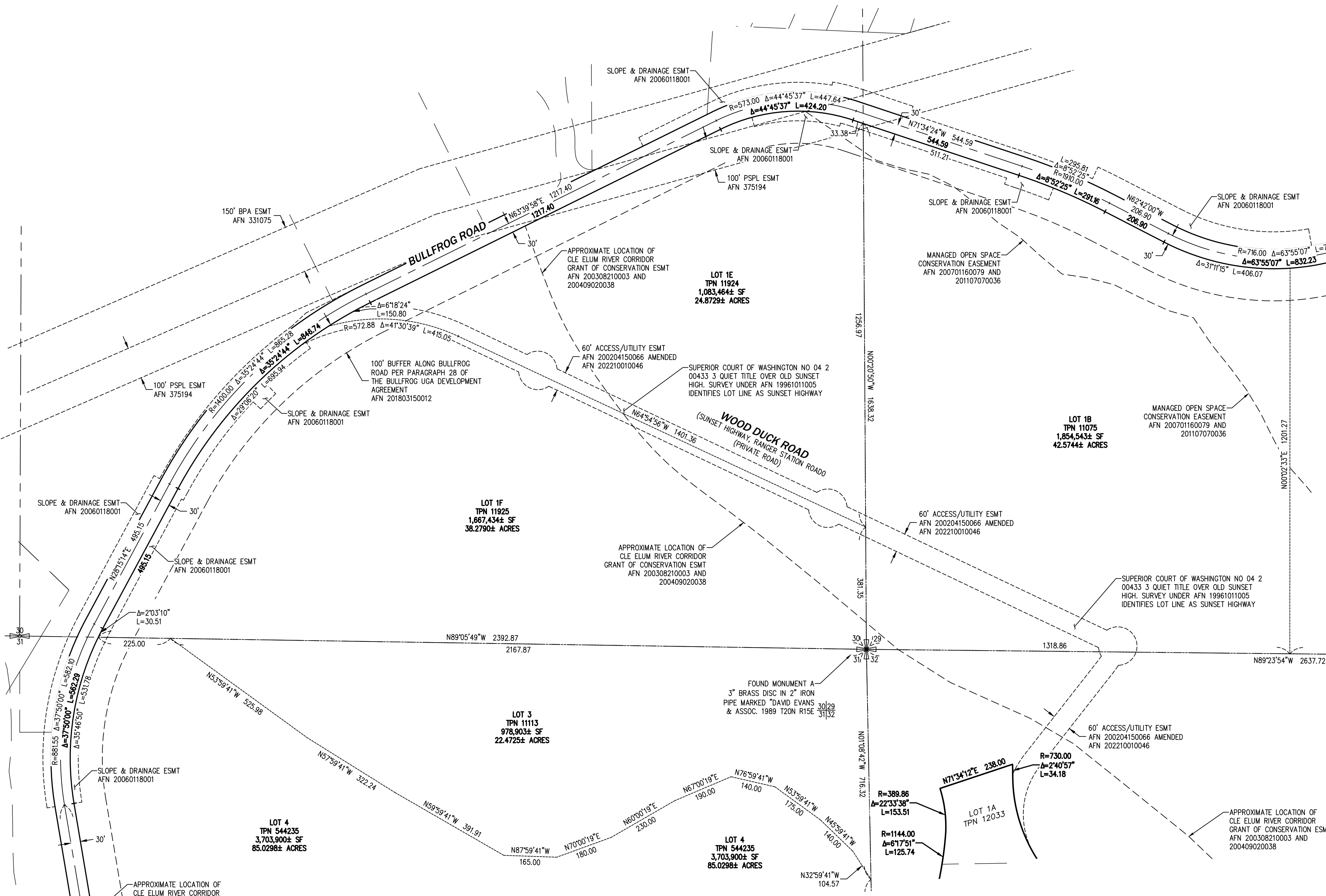
SCALE: 1" = 200'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

DWN. BY: JJR	DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 4 OF 25

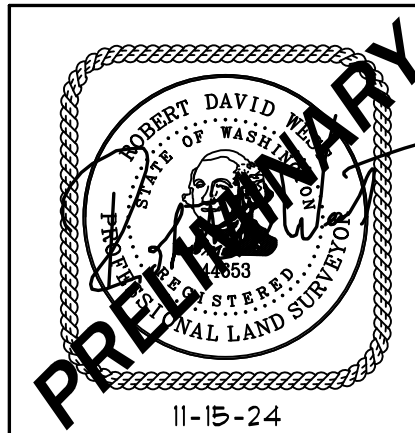
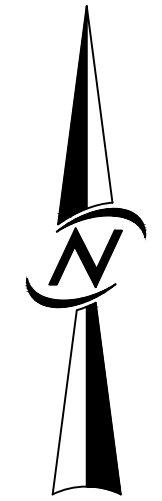


SEE SHEET 8 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

EXISTING LOT CONFIGURATION

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT		
BULLFROG FLATS		
BLA FILE NO. BLA		
A PORTION OF THE:		
SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.		
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON		



CORE
DESIGN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

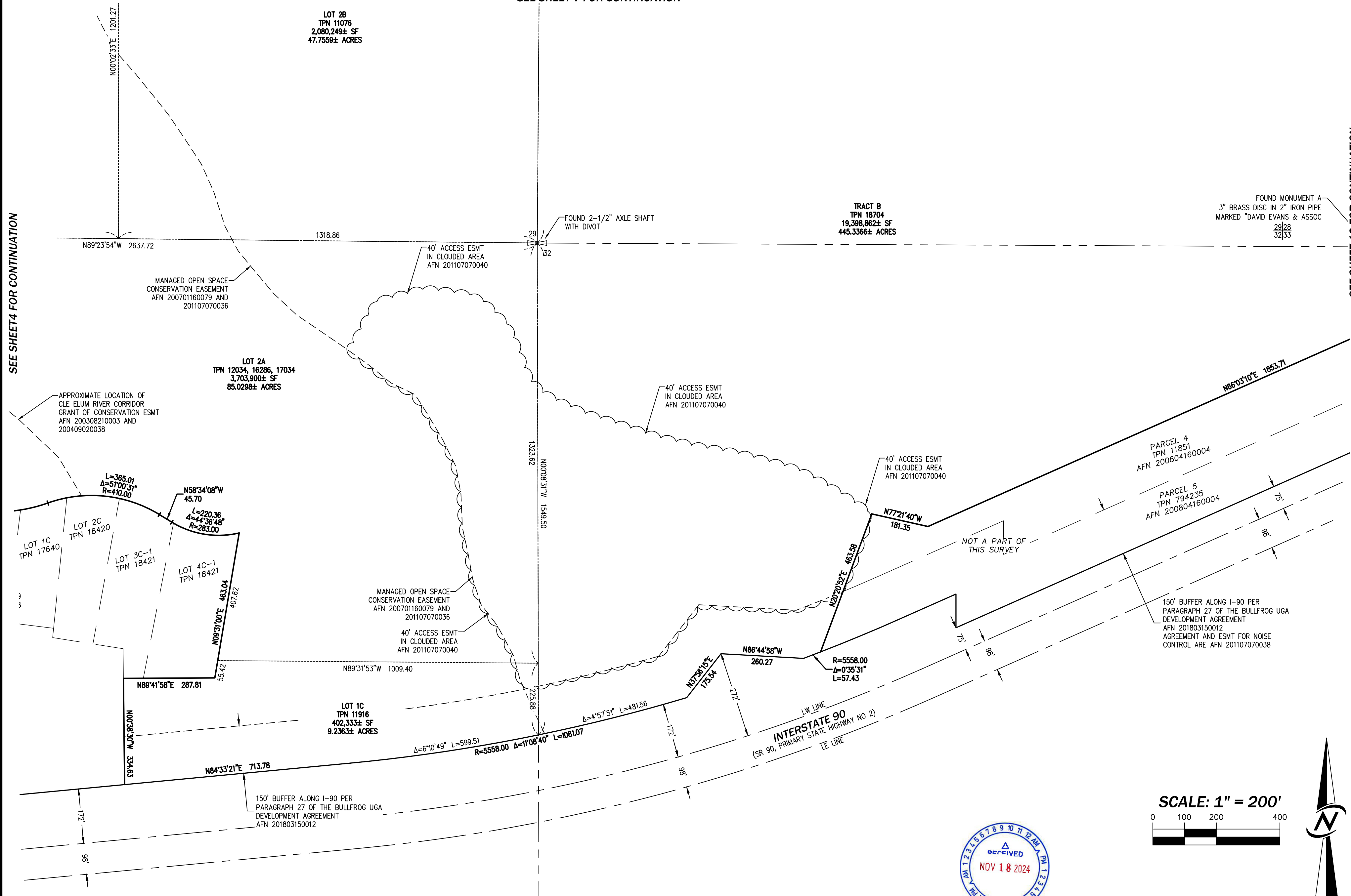
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

DWN. BY: JUR	DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 5 OF 25

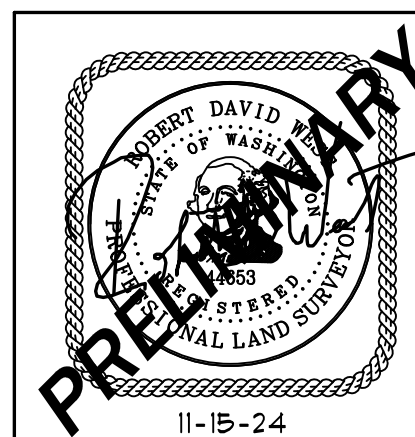
SEE SHEET 7 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 12 FOR CONTINUATION



EXISTING LOT CONFIGURATION



CORE DESIGN

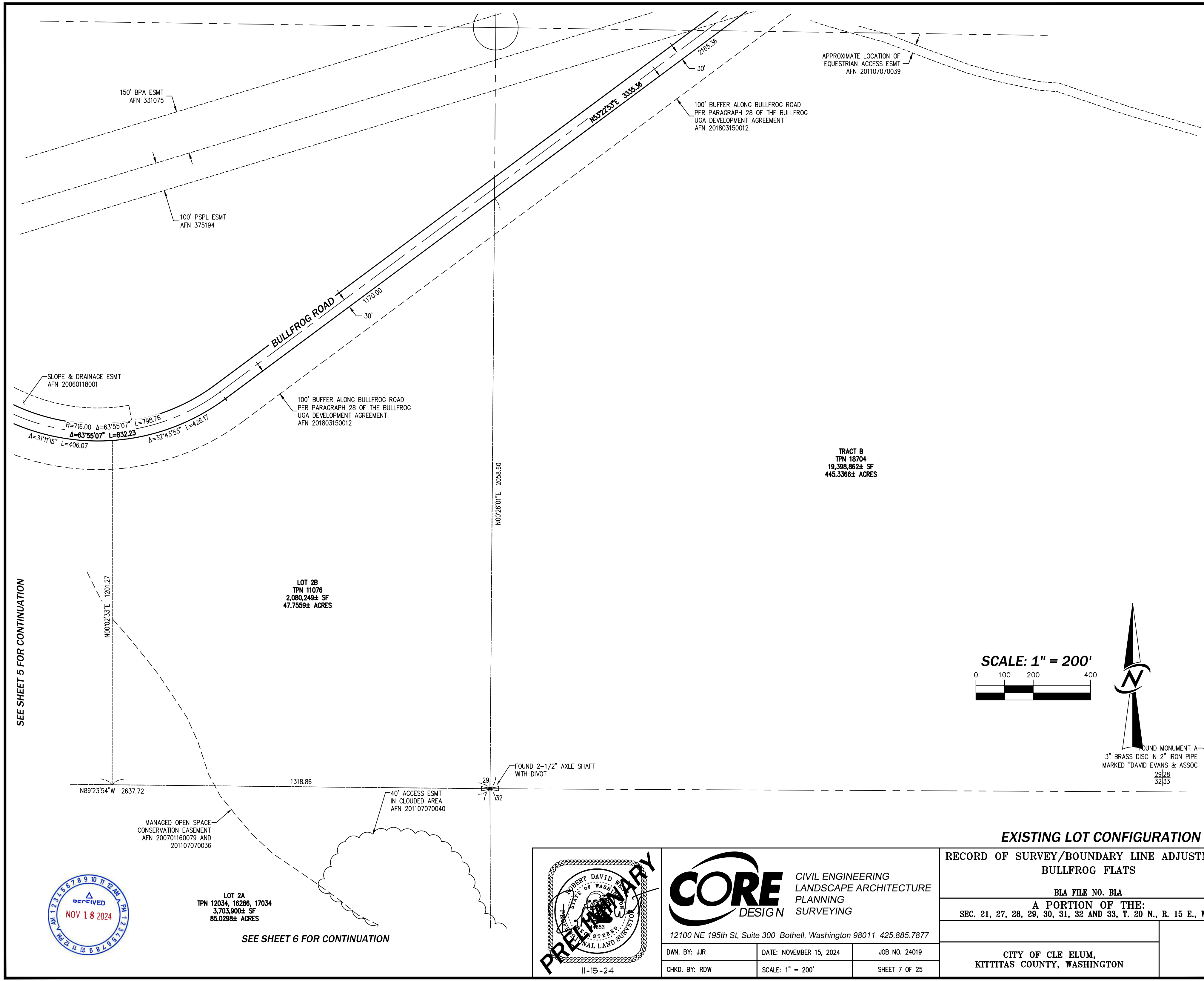
CIVIL ENGINEERING
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PLANNING
SURVEYING

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

DWN. BY: JUR	DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 6 OF 25


RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS	
BLA FILE NO. BLA	
A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	

SEE SHEET 8 FOR CONTINUATION



EXISTING LOT CONFIGURATION

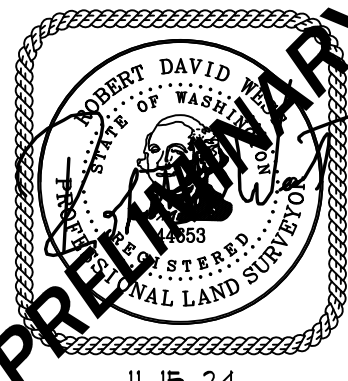
RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS		
BLA FILE NO. BLA		
A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.		
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON		



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

DWN. BY: JUR	DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 7 OF 25



PRELIMINARY



LOT 2A
TPN 12034, 16286, 17034
3,703,900± SF
85.0298± ACRES

SEE SHEET 6 FOR CONTINUATION

LOT 2B
TPN 11076
2,080,249± SF
47.7559± ACRES

TRACT B
TPN 18704
19,398,862± SF
445.3366± ACRES

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

N00°26'01"E 2058.60

FOUND 2-1/2" AXLE SHAFT
WITH DIVOT

29
32

40' ACCESS ESMT
IN CLOUDED AREA
AFN 201107070040

1318.86

N89°23'54"W 2637.72

N00°02'33"E 1201.27

SLOPE & DRAINAGE ESMT
AFN 20060118001

R=716.00 Δ=63°55'07" L=798.76
Δ=63°55'07" L=832.23
Δ=31°11'15" L=406.07
Δ=32°43'53" L=426.17

100' BUFFER ALONG BULLFROG ROAD
PER PARAGRAPH 28 OF THE BULLFROG
UGA DEVELOPMENT AGREEMENT
AFN 201803150012

100' BUFFER ALONG BULLFROG ROAD
PER PARAGRAPH 28 OF THE BULLFROG
UGA DEVELOPMENT AGREEMENT
AFN 201803150012

APPROXIMATE LOCATION OF
EQUESTRIAN ACCESS ESMT
AFN 201107070039

30'

265.36

N63°22'53"E 3335.36

1170.00

30'

BULLFROG ROAD

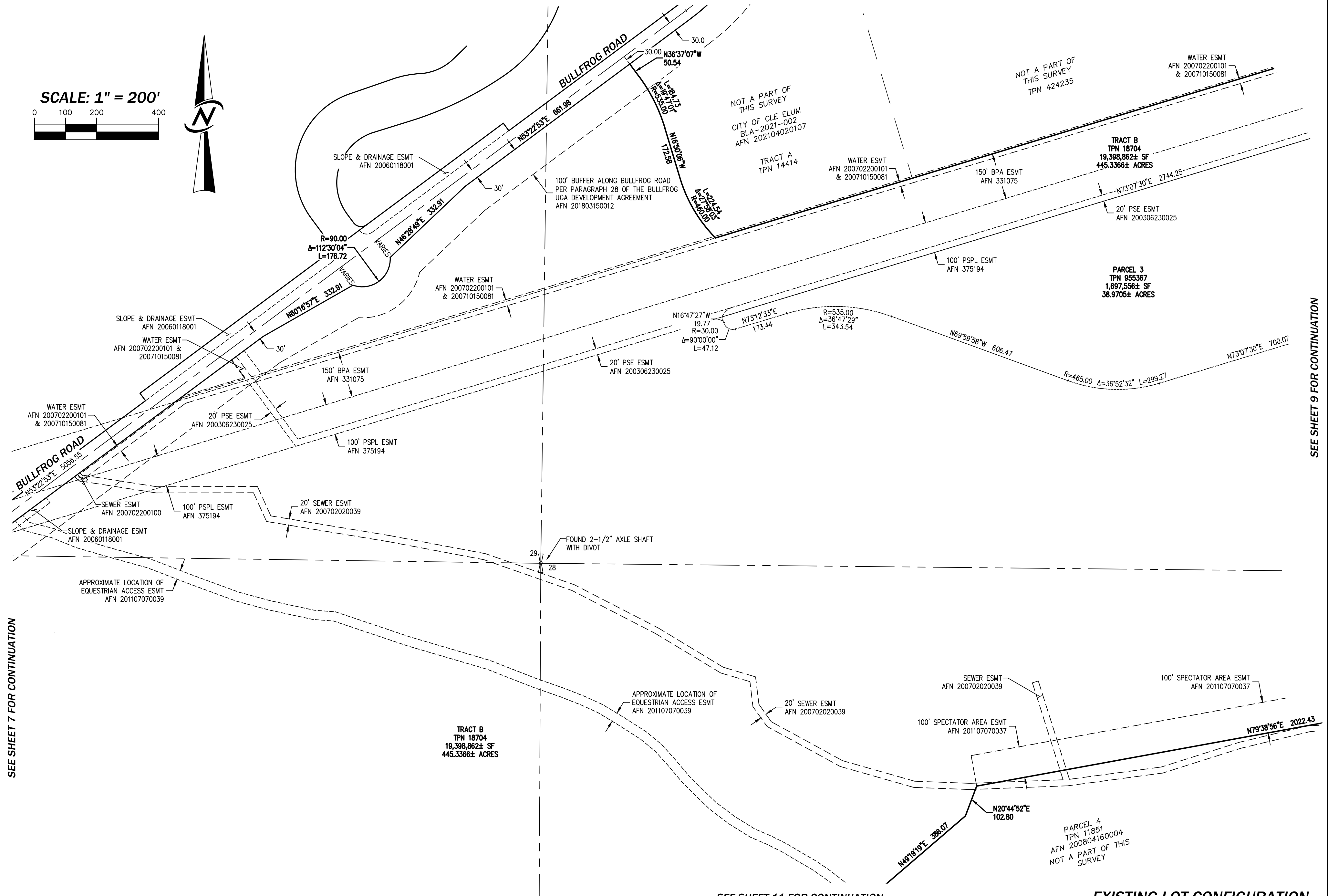
150' BPA ESMT
AFN 331075

100' PSPL ESMT
AFN 375194

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

SCALE: 1" = 200'



SEE SHEET 7 FOR CONTINUATION

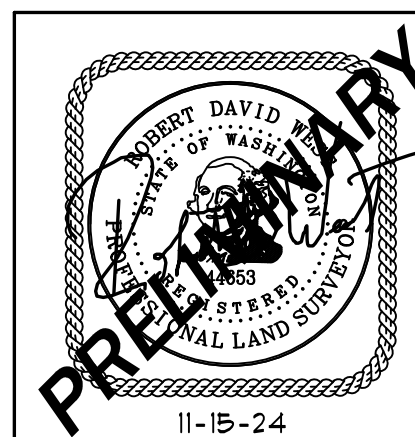
SEE SHEET 9 FOR CONTINUATION

SEE SHEET 11 FOR CONTINUATION

EXISTING LOT CONFIGURATION



SEE SHEET 12 FOR CONTINUATION



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 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 8 OF 25

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS	
BLA FILE NO. BLA	
A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	

SCALE: 1" = 200'



NOT A PART OF
THIS SURVEY
TPN 424235

WATER ESMT
AFN 200702200101
& 200710150081

N73°07'30"E 3709.18

20' SEWER ESMT
AFN 200702020039

SEWER ESMT
AFN 201611180056

TPN 424235
NOT A PART OF
THIS SURVEY

PSPL ESMT
AFN 560225

PSE ESMT
AFN 201301230010

12' ACCESS ESMT
AFN 199601250012 &
196601250013

20' PATHWAY ESMT
AFN 201002080034

10' COMMUNICATION ESMT
AFN 199812030042

STATE ROUTE 903
(W 2ND STREET)

12' ACCESS ESMT
AFN 199601250012 &
196601250013

NOT A PART OF THIS
SURVEY
TPN 17127

20' PATHWAY ESMT
AFN 201002080033

WATER ESMT
AFN 200710150081

TRACT B
TPN 18704
19,398,862± SF
445.3366± ACRES

150' BPA ESMT
AFN 331075

N73°07'30"E 2744.25

20' PSE ESMT
AFN 200306230025

100' PSPL ESMT
AFN 375194

PARCEL 3
TPN 955367
1,697,556± SF
38.9705± ACRES

100' PSPL ESMT
AFN 375194

N61°40'25"W 409.92

SEWER ESMT
AFN 201611180056

WATER ESMT
AFN 200710150081

150' BPA ESMT
AFN 331075

NOT A PART OF THIS
SURVEY
TPN 444235

20' SEWER ESMT
AFN 200702020039

N61°40'25"W 1082.68

L=314.10
Δ=89°58'55"
R=200.00

LOT 1
TPN 953154
1,524,606± SF
35.0001± ACRES

R=1035.00 Δ=40°44'25" L=735.94

N73°07'30"E 700.07

R=465.00 Δ=36°52'32" L=299.27

N69°59'58"W 606.47

50' PSPL GAS ESMT
AFN 200607070022

125' PSPL ESMT
AFN 506734

25' TEMP CONSTRUCTION ESMT
AFN 200607070022

20' SEWER ESMT
AFN 200702020039

50' PSPL GAS ESMT
AFN 200607070022

N10°06'34"W 83.63

R=1615.00 Δ=17°04'40" L=481.37

N06°47'15"E 5.00

R=1610.00 Δ=13°05'03" L=367.66

N83°42'12"E 462.09

TRACT RW-1
TPN 953163
201,594± SF
4.6279± ACRES

R=25.00
Δ=88°49'53"
L=38.76

R=1685.00 Δ=15°11'01" L=446.53

R=1687.00 Δ=9°22'14" L=275.90

N83°42'12"E 462.09

N05°55'26"E 28.38

R=135.00
Δ=16°02'00"
L=37.78

R=25.00
Δ=87°08'59"
L=38.03

N05°55'26"E 28.14

R=65.00
Δ=16°02'00"
L=18.19

N10°06'34"W 472.58

TRACT RW-2
TPN 953164
39,191± SF
0.8997± ACRES

N76°13'08"E 798.64

ACCESS ESMT OVER
TRACT RW-3
AFN 201107070041

SEWER ESMT
AFN 200702020039

100' SPECTATOR AREA ESMT
AFN 201107070037

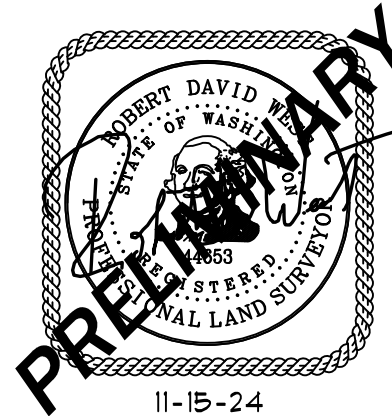
SEWER ESMT
AFN 200702020039

100' SPECTATOR AREA ESMT
AFN 201107070037

100' SPECTATOR AREA ESMT
AFN 201107070037

N79°38'56"E 2022.43

N20°44'52"E
102.80



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

DWN. BY: JUR

DATE: NOVEMBER 15, 2024

JOB NO. 24019

CHKD. BY: RDW

SCALE: 1" = 200'

SHEET 9 OF 25

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT
BULLFROG FLATS

BLA FILE NO. BLA

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

CITY OF CLE ELUM,
KITITITAS COUNTY, WASHINGTON

SEE SHEET 10 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

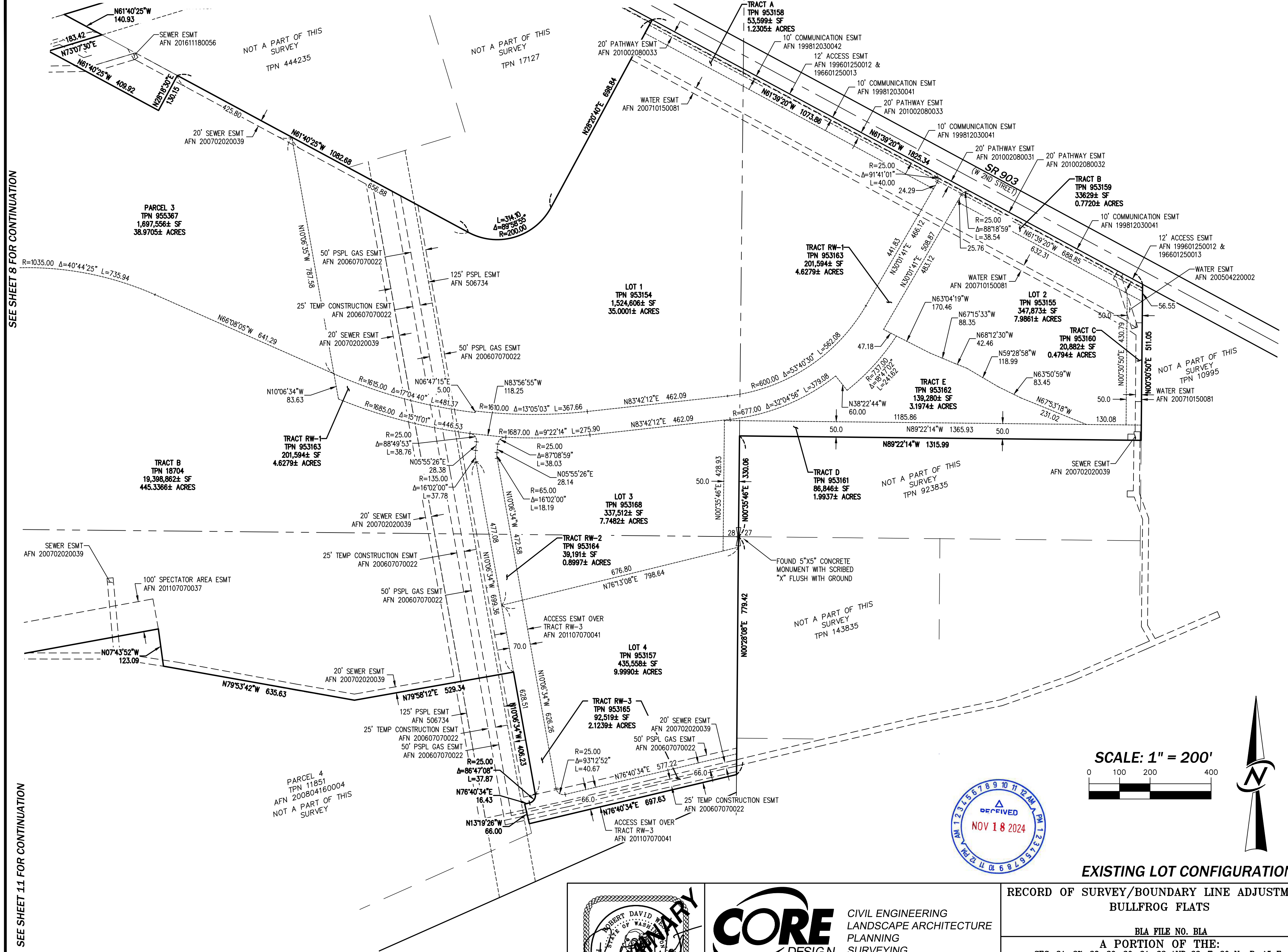
SEE SHEET 10 FOR CONTINUATION

EXISTING LOT CONFIGURATION

SEE SHEET 9 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

SEE SHEET 11 FOR CONTINUATION



SCALE: 1" = 200'



EXISTING LOT CONFIGURATION

			RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS		
			BLA FILE NO. BLA		
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING			A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.		
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877			CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON		
DWN. BY: JUR	DATE: NOVEMBER 15, 2024	JOB NO. 24019			
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 10 OF 25			

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

SEE SHEET 11 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

TRACT B
TPN 18704
19,398,862± SF
445.3366± ACRES

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

150' BUFFER ALONG I-90 PER
PARAGRAPH 27 OF THE BULLFROG UGA
DEVELOPMENT AGREEMENT
AFN 201803150012
AGREEMENT AND ESMT FOR NOISE
CONTROL ARE AFN 201107070038

NOT A PART OF THIS
SURVEY

NOT A PART OF
THIS SURVEY

PARCEL 4
TPN 11851
AFN 200804160004

PARCEL 5
TPN 794235
AFN 200804160004

150' BUFFER ALONG I-90 PER
PARAGRAPH 27 OF THE BULLFROG UGA
DEVELOPMENT AGREEMENT
AFN 201803150012
AGREEMENT AND ESMT FOR NOISE
CONTROL ARE AFN 201107070038

40' ACCESS ESMT
IN CLOUDED AREA
AFN 201107070040

N86°44'58"W
260.27

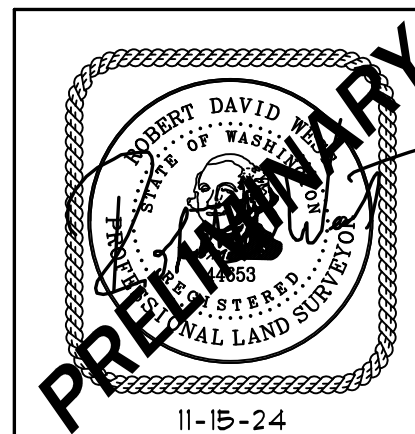
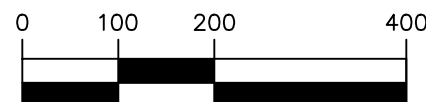
R=5558.00
Δ=0°35'31"
L=57.43

N77°21'40"W
181.35

N20°20'32"E
463.58

LW LINE
INTERSTATE 90
(SR 90, PRIMARY STATE HIGHWAY NO 2)
LE LINE

SCALE: 1" = 200'



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

DWN. BY: JJR	DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 12 OF 25

EXISTING LOT CONFIGURATION

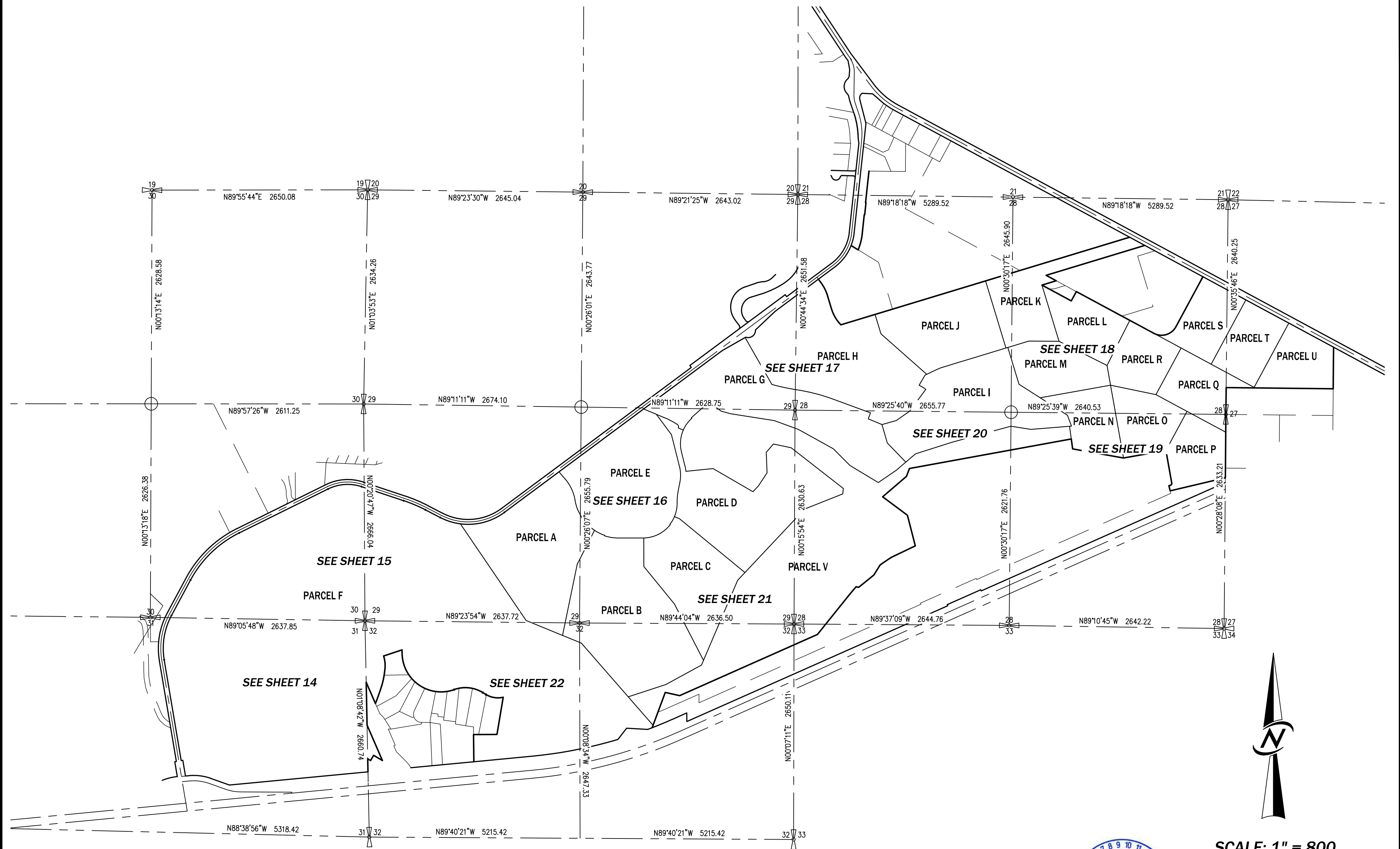
RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT
BULLFROG FLATS

BLA FILE NO. BLA

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

CITY OF CLE ELUM,
KITITITAS COUNTY, WASHINGTON



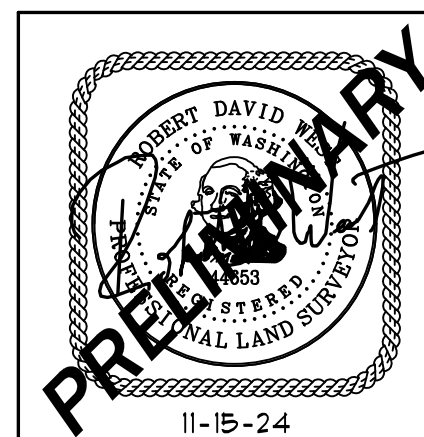


NEW LOT CONFIGURATION



SCALE: 1" = 800

0 400 800 1600



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

DWN. BY: JJR

DATE: NOVEMBER 15, 2024

JOB NO. 24019

CHKD. BY: RDW

SCALE: 1" = 800'

SHEET 13 OF 25

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT
BULLFROG FLATS

BLA FILE NO. BLA

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

CITY OF CLE ELUM,
KITITITAS COUNTY, WASHINGTON

PARCEL F
13,145,929± SF
301.7890± ACRES

—SUPERIOR COURT OF WASHINGTON NO 04 2
00433 3 QUIET TITLE OVER OLD SUNSET
HIGH. SURVEY UNDER AFN 19961011005
IDENTIFIES LOT LINE AS SUNSET HIGHWAY

FOUND MONUMENT A—
3" BRASS DISC IN 2" IRON
PIPE MARKED "DAVID EVANS
& ASSOC. 1989 T20N R15E 30/29
31/32

SEE SHEET 16 FOR CONTINUATION

NEW LOT CONFIGURATION

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS

BLA FILE NO. BLA

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

CITY OF CLE ELUM,
KITITAS COUNTY, WASHINGTON



CORE
DESIGN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

DWN. BY: JJR

DATE: NOVEMBER 15, 2024

JOB NO. 24019

CHKD. BY: RDW	SCALE: 1" = 200'
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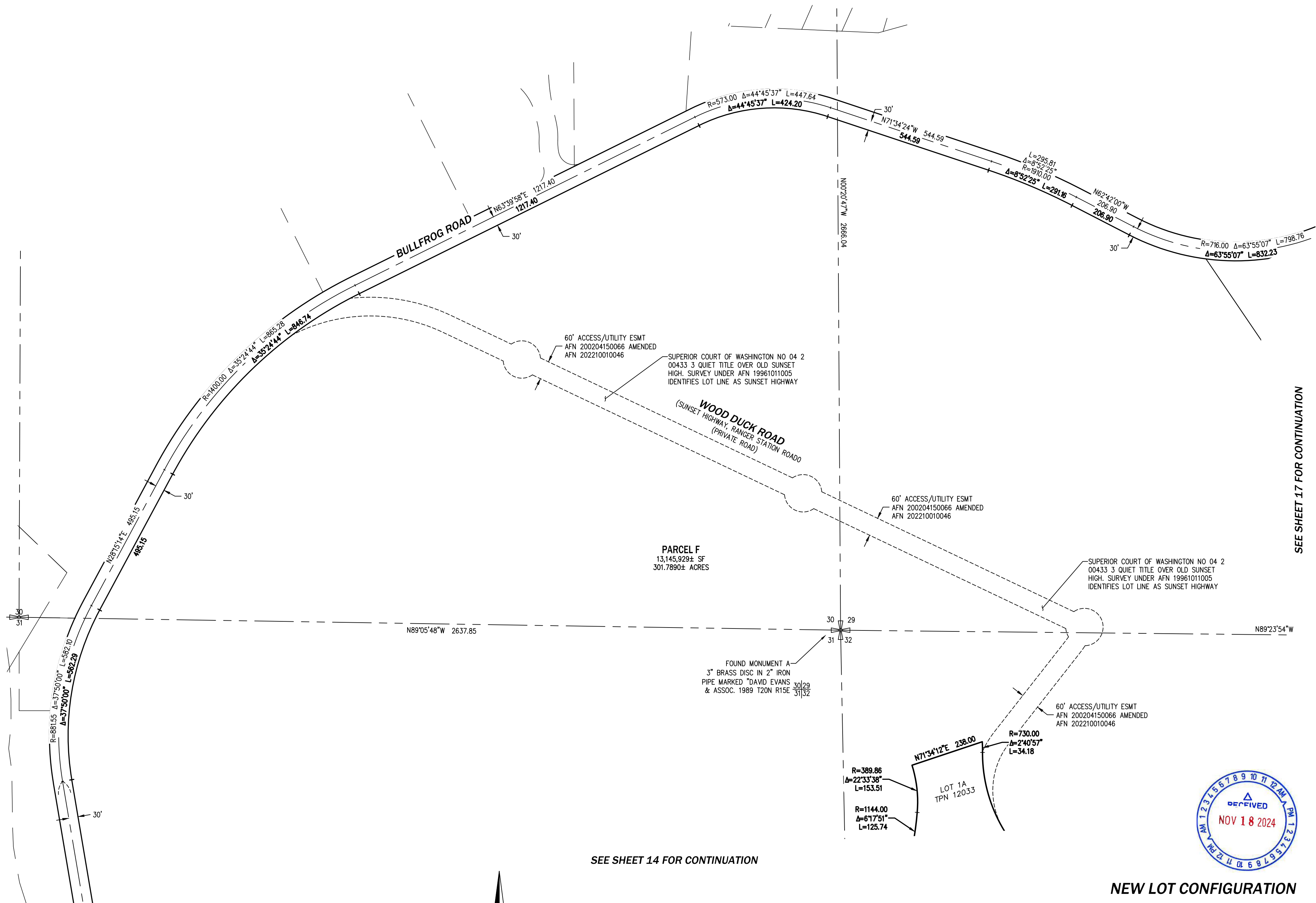
SCALE: 1" = 200'

SHEET 14 OF 25

11-15-24

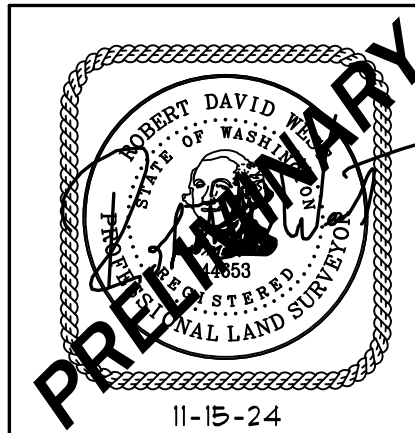
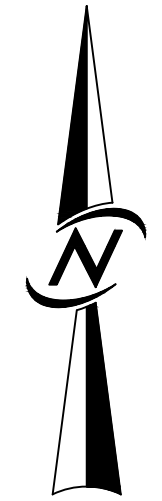
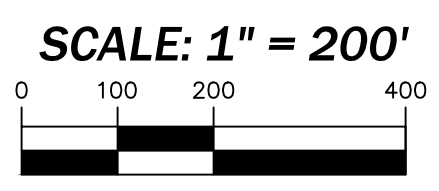
11-15-24

SCALE: 1" = 200'



SEE SHEET 17 FOR CONTINUATION

SEE SHEET 14 FOR CONTINUATION



CORE
DESIGN

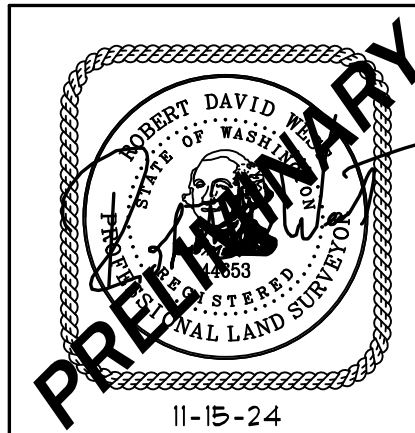
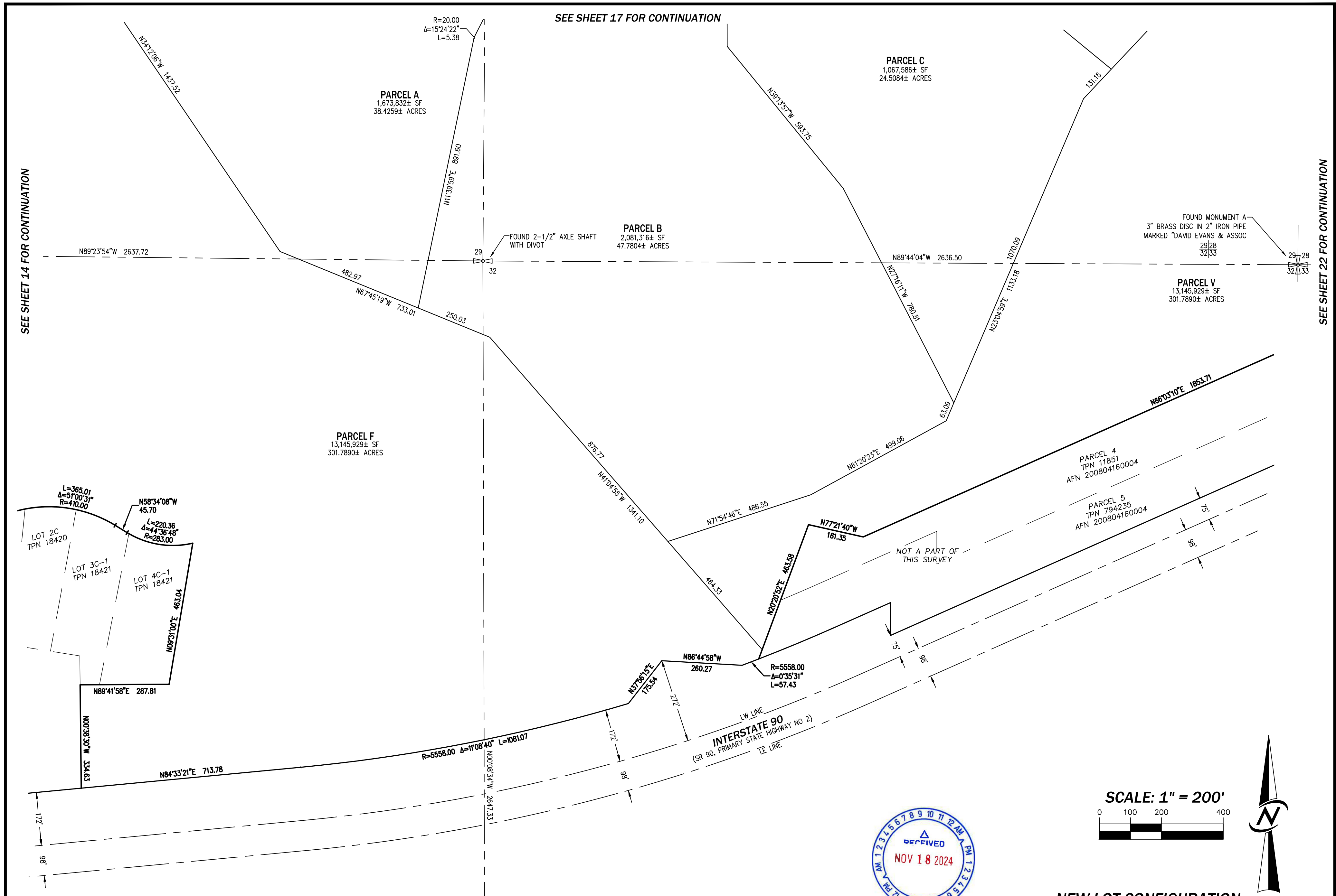
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

DWN. BY: JUR	DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 15 OF 25

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT	
BULLFROG FLATS	
BLA FILE NO. BLA	
A PORTION OF THE:	
SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	





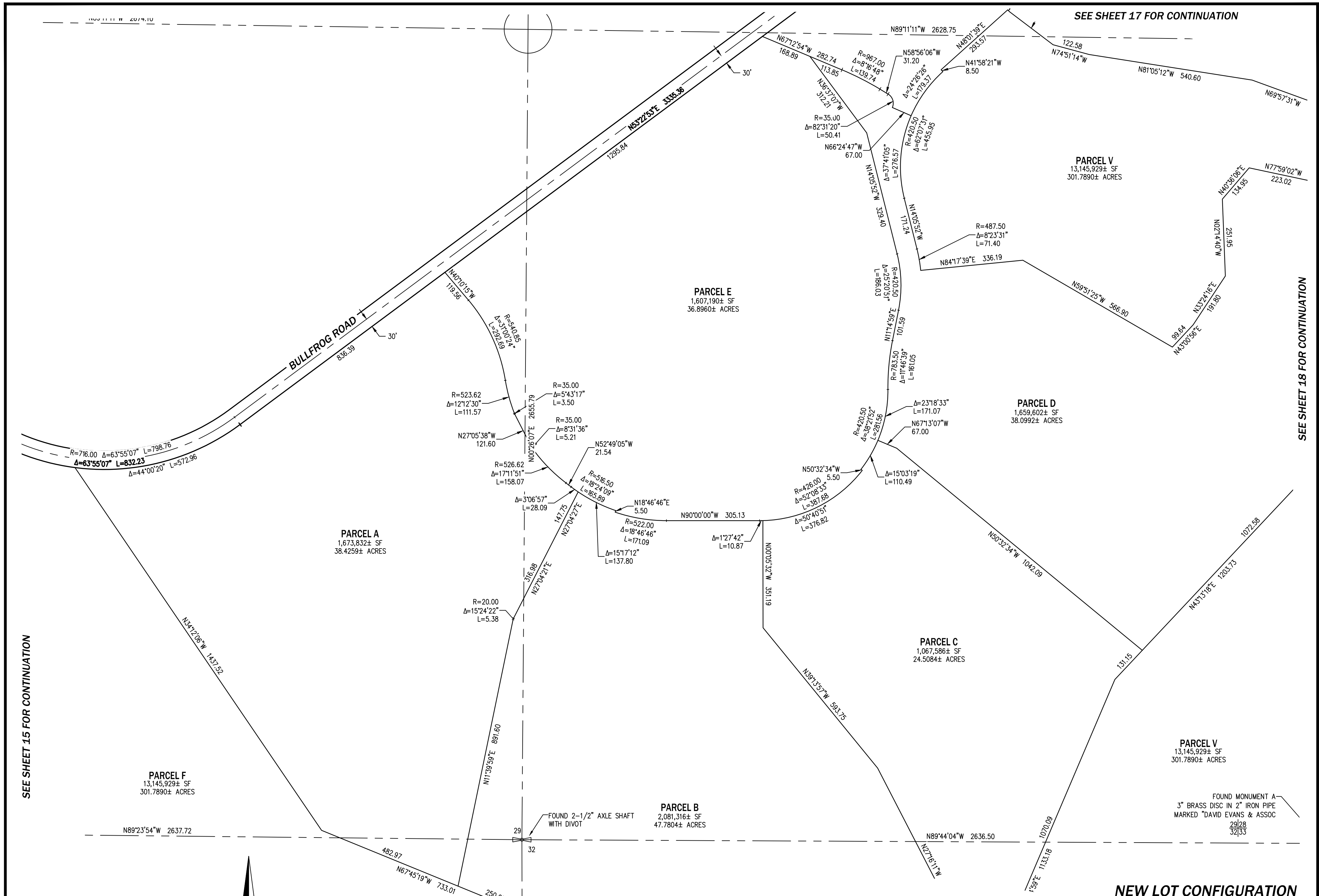
CORE
DESIGN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

DWN. BY: JUR	DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 16 OF 25

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS	
BLA FILE NO. BLA	
A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	



NEW LOT CONFIGURATION

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT		
BULLFROG FLATS		
BLA FILE NO. BLA		
A PORTION OF THE:		
SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.		
CITY OF CLE ELUM,		
KITITITAS COUNTY, WASHINGTON		

PRELIMINARY

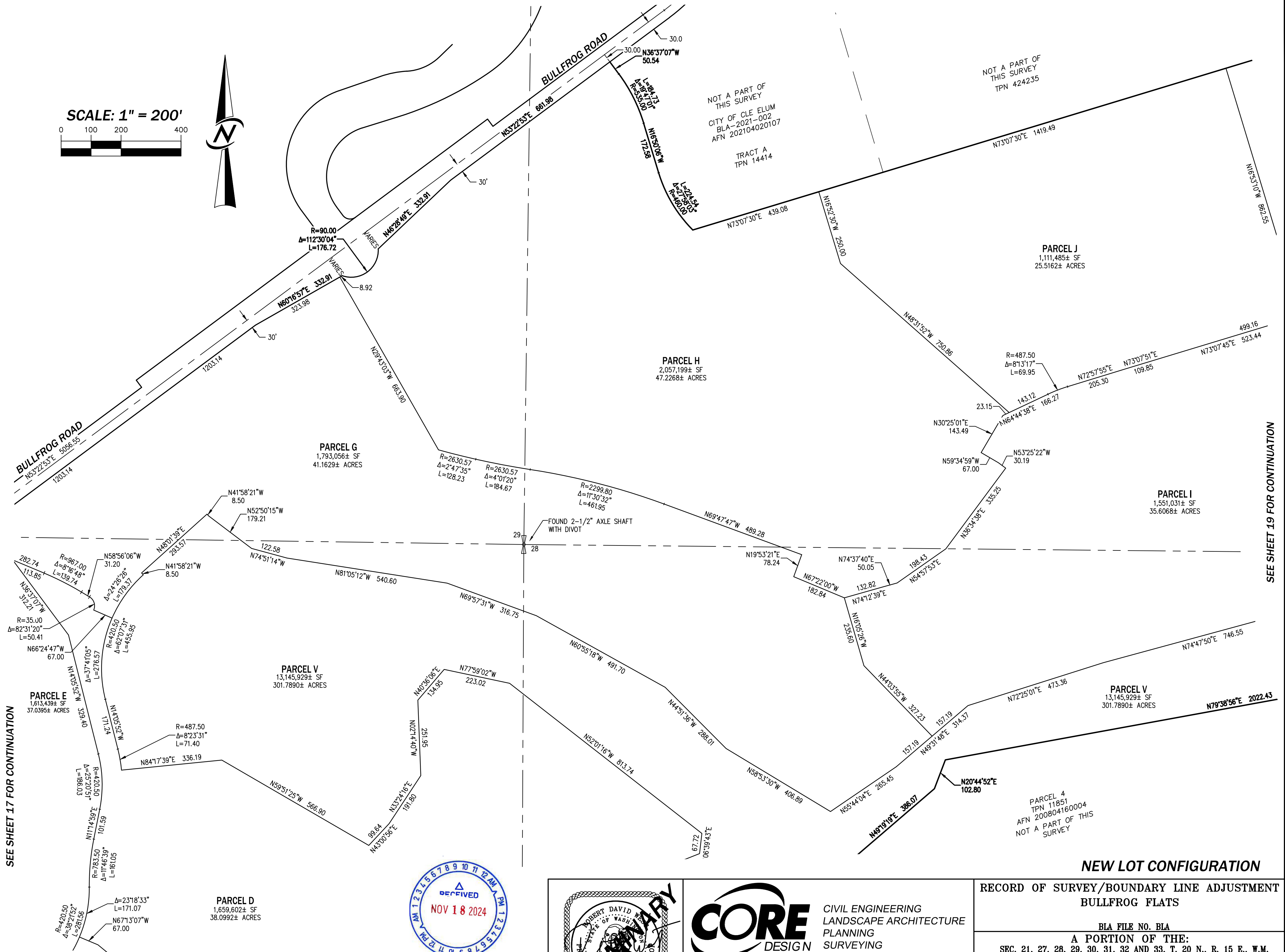
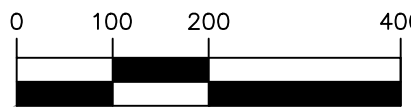
11-15-24

CIVIL ENGINEERING
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DWN. BY: JUR	DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 17 OF 25

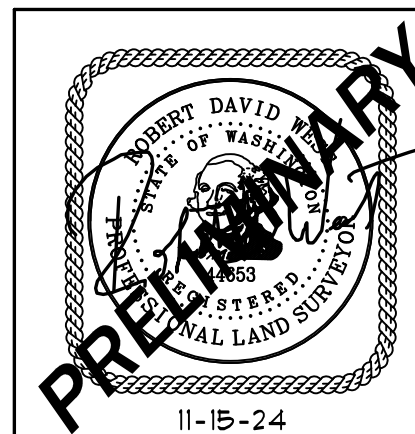
SCALE: 1" = 200'



SEE SHEET 17 FOR CONTINUATION

SEE SHEET 21 FOR CONTINUATION

SEE SHEET 19 FOR CONTINUATION



CIVIL ENGINEERING
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DWN. BY: JUR

DATE: NOVEMBER 15, 2024

JOB NO. 24019

CHKD. BY: RDW

SCALE: 1" = 200'

SHEET 18 OF 25

NEW LOT CONFIGURATION

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT
BULLFROG FLATS

BLA FILE NO. BLA
A PORTION OF THE:
SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.

CITY OF CLE ELUM,
KITITITAS COUNTY, WASHINGTON

SCALE: 1" = 200'



NOT A PART OF
THIS SURVEY
TPN 424235

SEE SHEET 18 FOR CONTINUATION

SEE SHEET 21 FOR CONTINUATION

PARCEL 4
TPN 11851
AFN 200804160004
NOT A PART OF THIS
SURVEY

PARCEL K
783,491± SF
17.9865± ACRES

PARCEL L
554,875± SF
12.7382± ACRES

PARCEL M
619,632± SF
14.2248± ACRES

PARCEL R
515,537± SF
11.8351± ACRES

PARCEL S
547,789± SF
12.5755± ACRES

PARCEL Q
555,900± SF
12.7617± ACRES

PARCEL I
1,551,031± SF
35.6068± ACRES

PARCEL V
13,145,929± SF
301.7890± ACRES

PARCEL N
508,728± SF
11.6788± ACRES

PARCEL O
543,823± SF
12.4845± ACRES

TPN 424235
NOT A PART OF THIS
SURVEY

NOT A PART OF THIS
SURVEY
TPN 444235

NOT A PART OF THIS
SURVEY
TPN 17127

PROPOSED ACCESS
ESMT TO SR 903
(W 2ND STREET)

PROPOSED ACCESS
ESMT TO SR 903
(W 2ND STREET)

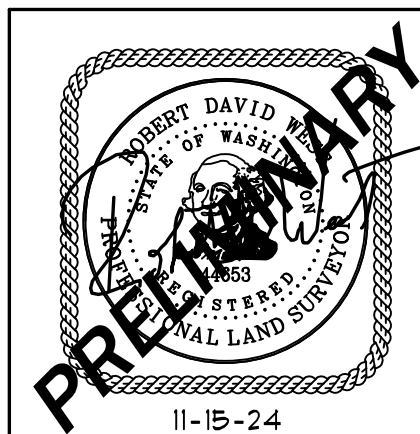
SEE SHEET 20 FOR CONTINUATION

NEW LOT CONFIGURATION

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT
BULLFROG FLATS

BLA FILE NO. BLA
A PORTION OF THE:
SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.

CITY OF CLE ELUM,
KITITITAS COUNTY, WASHINGTON



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SURVEYING

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

DWN. BY: JUR

DATE: NOVEMBER 15, 2024

JOB NO. 24019

CHKD. BY: RDW

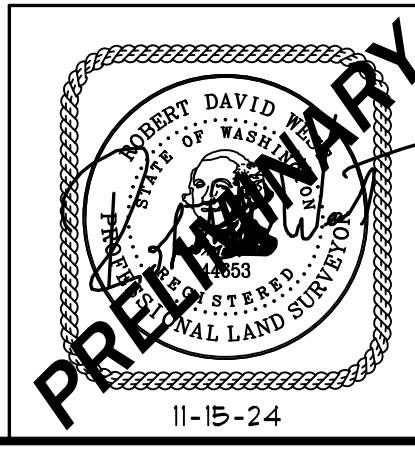
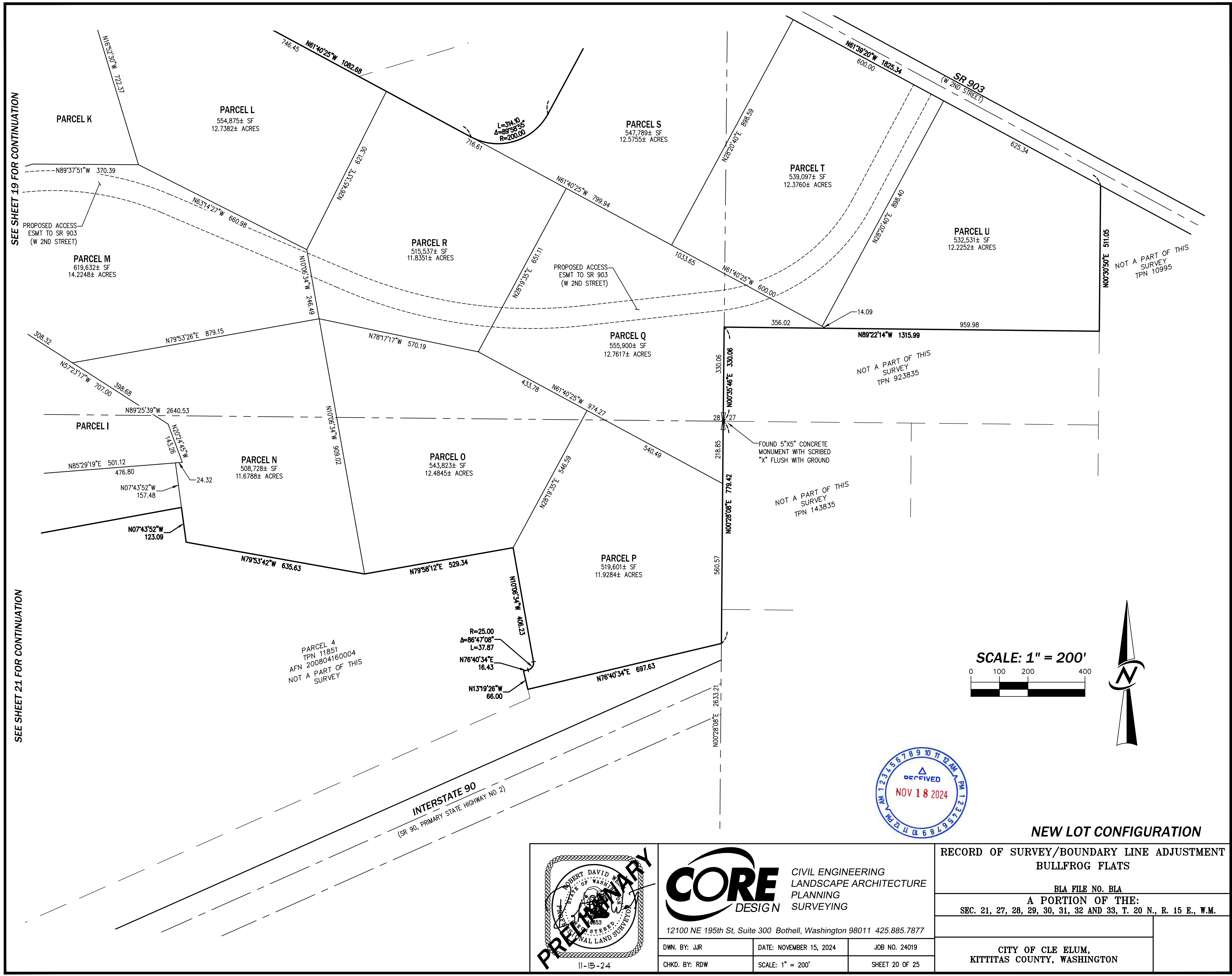
SCALE: 1" = 200'

SHEET 19 OF 25

SEE SHEET 20 FOR CONTINUATION

SEE SHEET 19 FOR CONTINUATION

SEE SHEET 21 FOR CONTINUATION



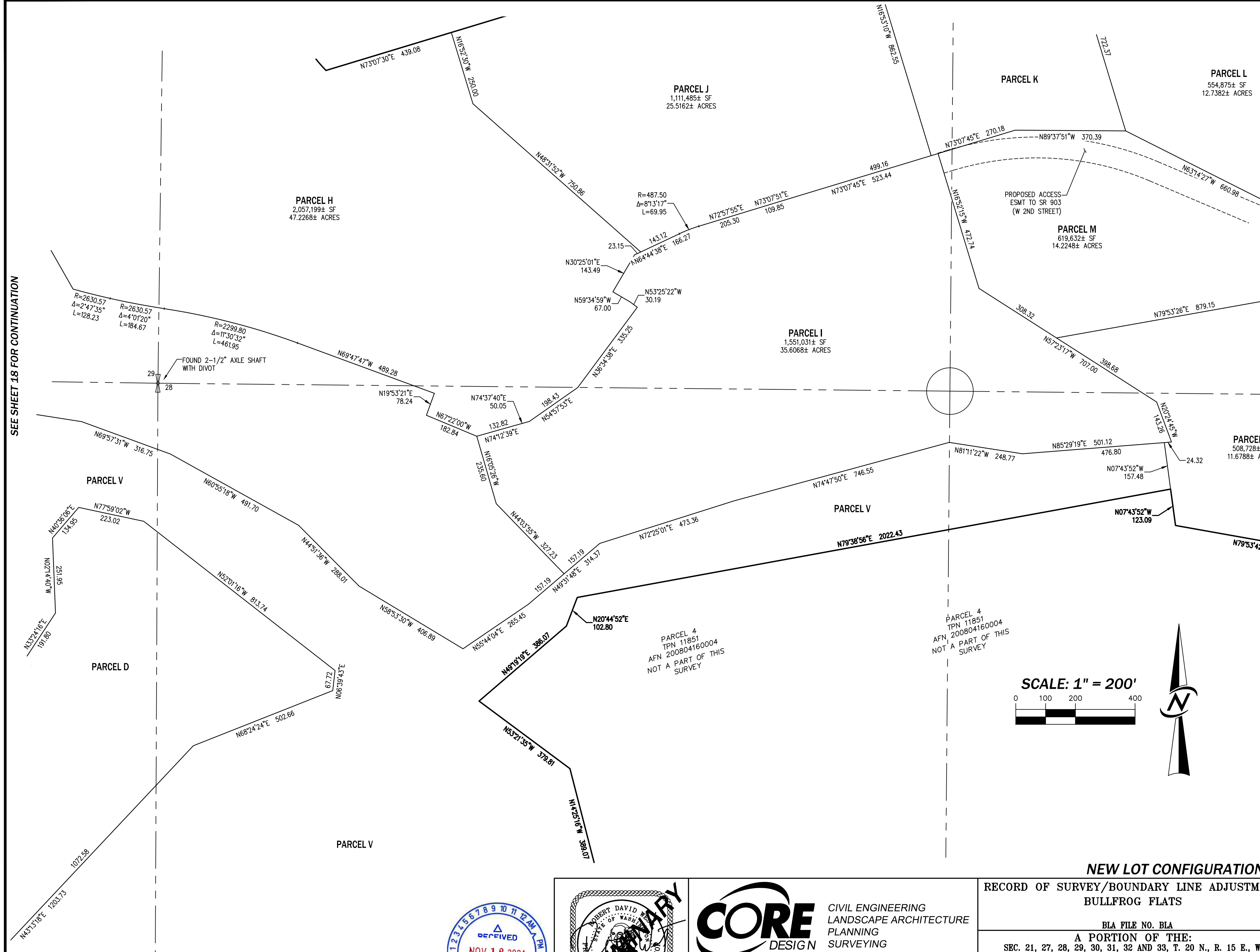
CORE DESIGN

CIVIL ENGINEERING
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SURVEYING

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

DWN. BY: JUR	DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 20 OF 25

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT	
BULLFROG FLATS	
BLA FILE NO. BLA	
A PORTION OF THE:	
SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON	

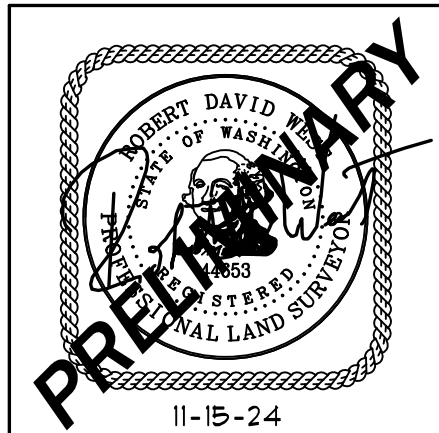


SEE SHEET 18 FOR CONTINUATION

SEE SHEET 19 FOR CONTINUATION

SEE SHEET 20 FOR CONTINUATION

SEE SHEET 22 FOR CONTINUATION



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

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

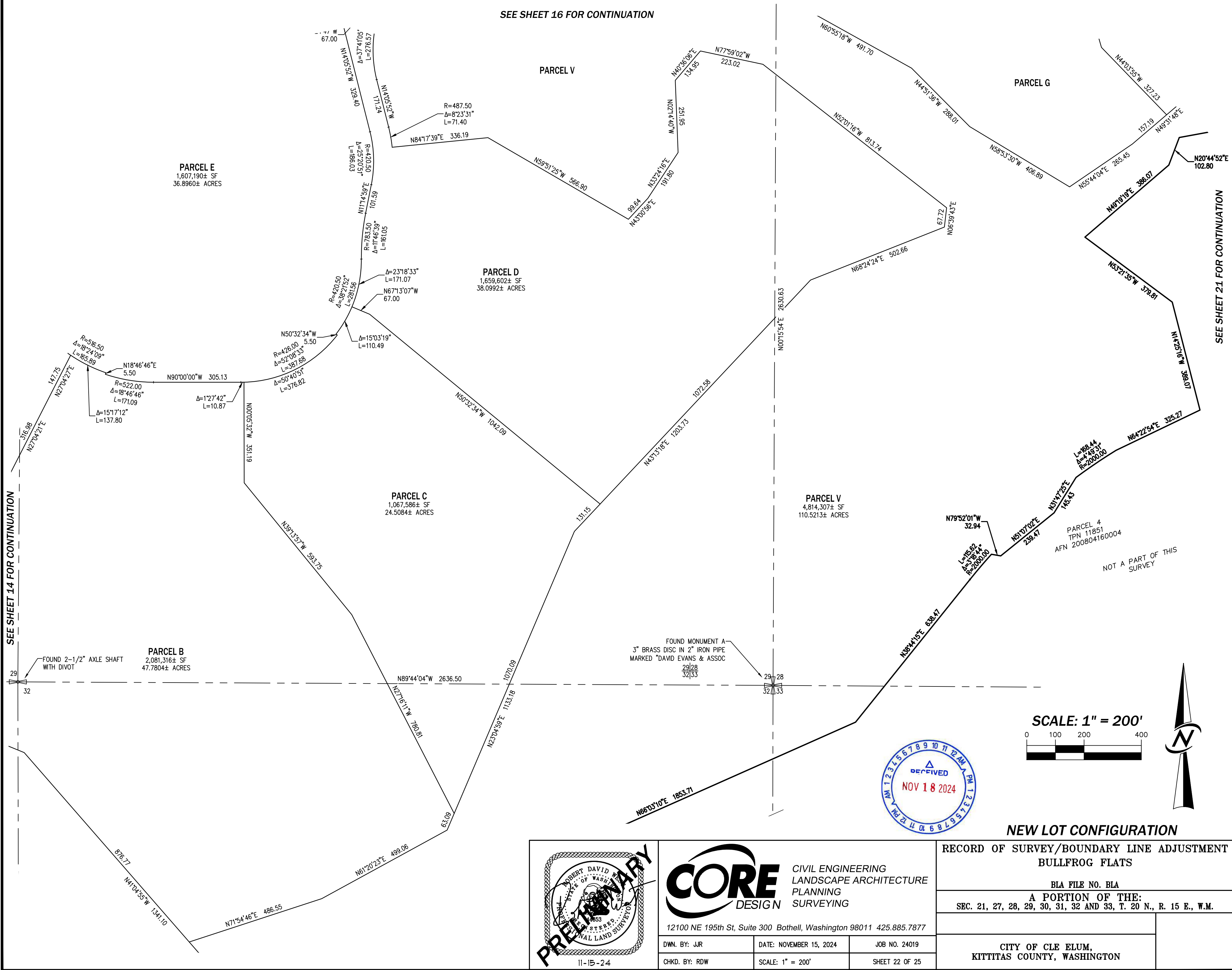
DWN. BY: JUR	DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 21 OF 25

NEW LOT CONFIGURATION	
RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS	
BLA FILE NO. BLA	
A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	

SEE SHEET 16 FOR CONTINUATION

SEE SHEET 14 FOR CONTINUATION



SEE SHEET 21 FOR CONTINUATION



SCALE: 1" = 200'



NEW LOT CONFIGURATION

 <p>11-15-24</p>			 <p>CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</p> <p>12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877</p>			RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS		
DWN. BY: JUR			DATE: NOVEMBER 15, 2024			BLA FILE NO. BLA		
CHKD. BY: RDW			SCALE: 1" = 200'			A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.		
			JOB NO. 24019			CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON		
			SHEET 22 OF 25					

NEW LEGAL DESCRIPTIONS

PARCEL A

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N89°23'54"W, ALONG THE SOUTH LINE OF SAID SECTION 177.53 FEET TO THE POINT OF BEGINNING;
THENCE S11°39'59"W 157.28 FEET;
THENCE N67°45'19"W 482.97 FEET;
THENCE N34°12'06"W 1437.52 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 746.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N07°23'13"E;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°00'20", A DISTANCE OF 572.96 FEET TO A POINT OF TANGENCY;
THENCE N53°22'53"E 836.39 FEET;
THENCE S40°10'15"E 119.56 FEET TO A POINT OF TANGENCY WITH A 540.85-FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°00'24", A DISTANCE OF 292.69 FEET TO A POINT OF REVERSE CURVATURE WITH A 523.62-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°12'30", A DISTANCE OF 111.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A 35.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°43'17", A DISTANCE OF 3.50 FEET TO A POINT OF TANGENCY;
THENCE S27°05'38"E 121.60 FEET TO A POINT OF TANGENCY WITH A 35.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°31'36", A DISTANCE OF 5.21 FEET TO A POINT OF COMPOUND CURVATURE WITH A 526.62-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°11'51", A DISTANCE OF 158.07 FEET TO A POINT OF TANGENCY;
THENCE S52°49'05"E 21.54 FEET TO A POINT OF TANGENCY WITH A 516.50-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°06'57", A DISTANCE OF 28.09 FEET TO A POINT OF NON-TANGENCY;
THENCE S27°04'27"W 147.75 FEET;
THENCE S27°04'21"W 316.98 FEET TO A POINT OF TANGENCY WITH A 20.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°24'22", A DISTANCE OF 5.38 FEET TO A POINT OF TANGENCY;
THENCE S11°39'59"W 734.32 FEET TO THE POINT OF BEGINNING.

PARCEL B

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N89°23'54"W, ALONG THE SOUTH LINE OF SAID SECTION, 177.53 FEET TO THE POINT OF BEGINNING;
THENCE N11°39'59"E 734.32 FEET TO A POINT OF TANGENCY WITH A 20.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°24'22", A DISTANCE OF 5.38 FEET TO A POINT OF TANGENCY;
THENCE N27°04'21"E 316.98 FEET;
THENCE N27°04'27"E 147.75 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 516.50-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N34°03'57"E;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°17'12", A DISTANCE OF 137.80 FEET TO A POINT OF RADIAL INTERSECTION;
THENCE S18°46'46"W 5.50 FEET TO A POINT OF RADIAL INTERSECTION WITH A 522.00-FOOT RADIUS CURVE CONCAVE TO THE NORTH;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'46", A DISTANCE OF 171.09 FEET TO A POINT OF TANGENCY;
THENCE N90°00'00"E 305.13 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 426.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N00°00'00"E;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°27'42", A DISTANCE OF 10.87 FEET TO A POINT OF NON-TANGENCY;
THENCE S00°05'32"E 351.19 FEET;
THENCE S39°13'57"E 593.75 FEET;
THENCE S27°16'11"E 780.81 FEET;
THENCE S23°04'59"W 63.09 FEET;
THENCE S61°20'23"W 499.06 FEET;
THENCE S71°54'46"W 486.55 FEET;
THENCE N41°04'55"W 876.77 FEET;
THENCE N67°45'19"W 250.03 FEET;
THENCE N11°39'59"E 157.28 FEET TO THE POINT OF BEGINNING.

PARCEL C

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE S89°44'04"E, ALONG SAID SECTION LINE, 1289.79 FEET TO THE POINT OF BEGINNING;
THENCE N27°16'11"W 270.87 FEET;
THENCE N39°13'57"W 593.75 FEET;
THENCE N00°05'32"W 351.19 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 426.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N01°27'42"W;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°40'51", A DISTANCE OF 376.82 FEET TO A POINT OF NON-TANGENCY;
THENCE N50°32'34"W 5.50 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 420.50-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N52°09'48"W;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°03'19", A DISTANCE OF 110.49 FEET TO A POINT OF RADIAL INTERSECTION;
THENCE S67°13'07"E 67.00 FEET;
THENCE S50°32'34"E 1042.09 FEET;
THENCE S43°13'18"W 131.15 FEET;
THENCE S23°04'59"W 1070.09 FEET;
THENCE N27°16'11"W 509.95 FEET TO THE POINT OF BEGINNING.

NEW LEGAL DESCRIPTIONS

PARCEL D

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N00°15'54"E, ALONG THE EAST LINE OF SAID SECTION 1281.65 FEET TO THE POINT OF BEGINNING;
THENCE S43°13'18"W 890.19 FEET;
THENCE N50°32'34"W 1042.09 FEET;
THENCE N67°13'07"W 67.00 FEET TO A RADIAL INTERSECTION WITH A 420.50-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°18'33", A DISTANCE OF 171.07 FEET TO A POINT OF REVERSE CURVATURE WITH A 783.50-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°46'39", A DISTANCE OF 161.05 FEET TO A POINT OF TANGENCY;
THENCE N11°14'59"E 101.59 FEET TO A POINT OF TANGENCY WITH A 420.50-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°20'51", A DISTANCE OF 186.03 FEET TO A POINT OF TANGENCY;
THENCE N14°05'52"W 79.62 FEET;
THENCE CONTINUING N14°05'52"W 329.40 FEET;
THENCE N36°37'07"W 457.59 FEET;
THENCE N53°22'53"E 606.05 FEET;
THENCE S36°37'07"E 351.20 FEET;
THENCE S41°58'21"E 58.50 FEET;
THENCE S48°01'39"W 293.57 FEET;
THENCE S41°58'21"E 8.50 FEET TO A RADIAL INTERSECTION WITH A 420.50-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°07'31", A DISTANCE OF 455.95 FEET TO A POINT OF TANGENCY;
THENCE S14°05'52"E 171.24 FEET TO A POINT OF TANGENCY WITH A 487.50-FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°23'31", A DISTANCE OF 71.40 FEET TO A POINT OF RADIAL INTERSECTION;
THENCE N84°17'39"E 336.19 FEET;
THENCE S59°51'25"E 566.90 FEET;
THENCE N43°00'56"E 99.64 FEET;
THENCE N33°24'16"E 191.80 FEET;
THENCE N02°14'40"W 251.95 FEET;
THENCE N40°36'06"E 134.95 FEET;
THENCE S77°59'02"E 223.02 FEET;
THENCE S52°01'16"E 813.74 FEET;
THENCE S06°39'43"W 67.72 FEET;
THENCE S68°24'24"W 502.66 FEET;
THENCE S43°13'18"W 182.39 FEET TO THE POINT OF BEGINNING.

PARCEL E

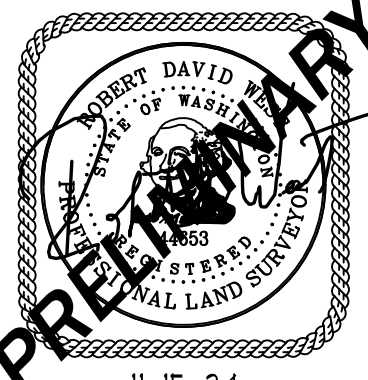

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N00°26'07"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 1328.98 FEET TO THE POINT OF BEGINNING;
THENCE N27°05'38"W 73.99 FEET TO A POINT OF TANGENCY WITH A 35.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°43'17", A DISTANCE OF 3.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A 523.62-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°12'30", A DISTANCE OF 111.57 FEET TO A POINT OF REVERSE CURVATURE WITH A 540.85-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°00'24", A DISTANCE OF 292.69 FEET TO A POINT OF TANGENCY;
THENCE N40°10'15"W 119.56 FEET;
THENCE N53°22'53"E 1381.80 FEET;
THENCE S36°37'07"E 457.59 FEET;
THENCE S14°05'52"E 329.40 FEET;
THENCE CONTINUING S14°05'52"E 79.62 FEET TO A POINT OF TANGENCY WITH A 420.50-FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°20'51", A DISTANCE OF 186.03 FEET TO A POINT OF TANGENCY;
THENCE S11°14'59"W 101.59 FEET TO A POINT OF TANGENCY WITH A 783.50-FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°46'39", A DISTANCE OF 161.05 FEET TO A POINT OF REVERSE CURVATURE WITH A 420.50-FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°21'52", A DISTANCE OF 281.56 FEET TO A POINT OF NON-TANGENCY;
THENCE S50°32'34"E 5.50 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 426.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N52°08'33"W;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°08'33", A DISTANCE OF 387.68 FEET TO A POINT OF TANGENCY;
THENCE N90°00'00"W 305.13 FEET TO A POINT OF TANGENCY WITH A 522.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'46", A DISTANCE OF 171.09 FEET TO A POINT OF RADIAL INTERSECTION;
THENCE N18°46'46"E 5.50 FEET TO A RADIAL INTERSECTION WITH A 516.50-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°24'09", A DISTANCE OF 165.89 FEET TO A POINT OF TANGENCY;
THENCE N52°49'05"W 21.54 FEET TO A POINT OF TANGENCY WITH A 526.62-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°11'51", A DISTANCE OF 158.07 FEET TO A POINT OF COMPOUND CURVATURE WITH A 35.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°31'36", A DISTANCE OF 5.21 FEET TO A POINT OF TANGENCY;
THENCE N27°05'38"W 47.61 FEET TO THE POINT OF BEGINNING.

NEW LEGAL DESCRIPTIONS

PARCEL F

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N01°08'42"W, ALONG SAID WEST LINE, 802.53 FEET TO THE POINT OF BEGINNING;
THENCE S84°33'21"W 1708.25 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 508.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N16°03'51"E;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°29'30", A DISTANCE OF 30.96 FEET TO A POINT OF TANGENCY;
THENCE N70°26'39"W 211.50 FEET TO A POINT OF TANGENCY WITH A 638.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°00'00", A DISTANCE OF 278.38 FEET TO A POINT OF TANGENCY;
THENCE S84°33'21"W 40.56 FEET;
THENCE N09°34'46"W 196.11 FEET;
THENCE S80°25'14"W 20.00 FEET;
THENCE N09°34'46"W 1257.07 FEET TO A POINT OF TANGENCY WITH A 851.55-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°50'00", A DISTANCE OF 562.29 FEET TO A POINT OF TANGENCY;
THENCE N28°15'14"E 495.15 FEET TO A POINT OF TANGENCY WITH A 1370.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°24'44", A DISTANCE OF 846.74 FEET TO A POINT OF TANGENCY;
THENCE N63°39'58"E 1217.40 FEET TO A POINT OF TANGENCY WITH A 543.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°45'37", A DISTANCE OF 424.20 FEET TO A POINT OF TANGENCY;
THENCE S71°34'24"E 544.59 FEET TO A POINT OF TANGENCY WITH A 1880.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°52'25", A DISTANCE OF 291.16 FEET TO A POINT OF TANGENCY;
THENCE S62°42'00"E 206.90 FEET TO A POINT OF TANGENCY WITH A 746.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°54'48", A DISTANCE OF 259.27 FEET TO A POINT OF NON-TANGENCY;
THENCE S34°12'06"E 1437.52 FEET;
THENCE S67°45'19"E 733.01 FEET;
THENCE S41°04'55"E 1341.10 FEET;
THENCE S20°20'52"W 32.32 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 5558.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N21°10'52"W;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°35'31", A DISTANCE OF 57.43 FEET TO A POINT OF NON-TANGENCY;
THENCE N86°44'58"W 260.27 FEET;
THENCE S37°56'15"W 175.54 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 5558.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N16°35'19"W;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°08'40", A DISTANCE OF 1081.07 FEET TO A POINT OF TANGENCY;
THENCE S84°33'21"W 713.78 FEET;
THENCE N00°38'30"W 334.63 FEET;
THENCE N89°41'58"E 287.81 FEET;
THENCE N09°31'00"E 463.04 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 283.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N13°10'56"W;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°36'48", A DISTANCE OF 220.36 FEET TO A POINT OF TANGENCY;
THENCE N58°34'08"W 45.70 FEET TO A POINT OF TANGENCY WITH A 410.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°00'31", A DISTANCE OF 365.01 FEET TO A POINT OF REVERSE CURVATURE WITH A 480.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 109°50'31", A DISTANCE OF 920.21 FEET TO A POINT OF REVERSE CURVATURE WITH A 730.00-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°40'57", A DISTANCE OF 34.18 FEET TO A POINT OF NON-TANGENCY;
THENCE S71°34'12"W 238.00 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 389.86-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S72°24'12"W;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'38", A DISTANCE OF 153.51 FEET TO A POINT OF COMPOUND CURVATURE WITH A 1144.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°17'51", A DISTANCE OF 125.74 FEET TO A POINT OF COMPOUND CURVATURE WITH A 920.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°09'56", A DISTANCE OF 99.00 FEET TO A POINT OF COMPOUND CURVATURE WITH A 3000.00-FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°18'09", A DISTANCE OF 225.29 FEET TO A POINT OF NON-TANGENCY;
THENCE N23°25'23"W 284.92 FEET;
THENCE S01°08'42"E 527.56 FEET;
THENCE S23°25'23"E 474.44 FEET;
THENCE N59°19'39"W 125.10 FEET;
THENCE S30°40'21"W 75.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A 930.00-FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°30'04", A DISTANCE OF 40.60 FEET TO A POINT OF NON-TANGENCY;
THENCE S01°08'42"E 159.88 FEET TO THE POINT OF BEGINNING.



<div><div>11-15-24</div></div>	<div><div>CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</div></div> <div>12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877</div>			RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS	
				BLA FILE NO. BLA	
				A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
	<div>DWN. BY: JUR</div> <div>CHKD. BY: RDW</div>			<div>DATE: NOVEMBER 15, 2024</div> <div>SCALE: N.T.S.</div>	<div>JOB NO. 24019</div> <div>SHEET 23 OF 25</div>



NEW LEGAL DESCRIPTIONS

PARCEL G

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N00°15'54"E, ALONG THE EAST LINE OF SAID SECTION, 2408.82 FEET TO THE POINT OF BEGINNING;
THENCE N69°57'31"W 271.23 FEET;
THENCE N81°05'12"W 540.60 FEET;
THENCE N74°51'14"W 122.58 FEET;
THENCE N52°50'15"W 179.21 FEET;
THENCE N41°58'21"W 67.00 FEET;
THENCE N36°37'07"W 351.20 FEET;
THENCE N53°22'53"E 511.13 FEET;
THENCE N60°16'57"E 323.98 FEET;
THENCE S29°43'03"E 663.90 FEET TO A POINT OF NON--RADIAL INTERSECTION WITH A 2630.57--FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N15°30'37"E;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°47'35", A DISTANCE OF 128.23 FEET;
THENCE CONTINUING EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°01'20", A DISTANCE OF 184.67 FEET TO A POINT OF REVERSE CURVATURE WITH A 2299.80--FOOT RADIUS CURVE TO THE RIGHT;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'32", A DISTANCE OF 461.95 FEET TO A POINT OF TANGENCY;
THENCE S69°47'47"E 489.28 FEET;
THENCE S19°53'21"W 78.24 FEET;
THENCE S67°22'00"E 182.84 FEET;
THENCE S16°05'26"E 235.60 FEET;
THENCE S44°03'55"E 327.23 FEET;
THENCE S49°31'48"W 157.19 FEET;
THENCE S55°44'04"W 265.45 FEET;
THENCE N58°53'30"W 406.89 FEET;
THENCE N44°51'36"W 288.01 FEET;
THENCE N60°55'18"W 491.70 FEET;
THENCE N69°57'31"W 45.52 FEET TO THE POINT OF BEGINNING.

PARCEL H

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE S00°44'34"W, ALONG THE EAST LINE OF SAID SECTION, 1240.91 FEET TO THE POINT OF BEGINNING;
THENCE N53°22'53"E 334.66 FEET;
THENCE S36°37'07"E 50.54 FEET TO A POINT OF TANGENCY WITH A 535.00--FOOT RADIUS CURVE TO THE RIGHT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°47'01", A DISTANCE OF 184.73 FEET TO A POINT OF TANGENCY;
THENCE S16°50'06"E 172.58 FEET TO A POINT OF TANGENCY WITH A 460.00--FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'03", A DISTANCE OF 224.54 FEET TO A POINT OF NON--TANGENCY;
THENCE N73°07'30"E 439.08 FEET;
THENCE S16°52'30"E 250.00 FEET;
THENCE S48°31'52"E 750.86 FEET;
THENCE S64°44'38"W 23.15 FEET;
THENCE S30°25'01"W 143.49 FEET;
THENCE S59°34'59"E 67.00 FEET;
THENCE S53°25'22"E 30.19 FEET;
THENCE S36°34'38"W 335.25 FEET;
THENCE S54°57'53"W 198.43 FEET;
THENCE S74°37'40"W 50.05 FEET;
THENCE S74°12'39"W 132.82 FEET;
THENCE N67°22'00"W 182.84 FEET;
THENCE N19°53'21"E 78.24 FEET;
THENCE N69°47'47"W 489.28 FEET TO A POINT OF TANGENCY WITH A 2299.80--FOOT RADIUS CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°30'32", A DISTANCE OF 461.95 FEET TO A POINT OF REVERSE CURVATURE WITH A 2630.57--FOOT RADIUS CURVE TO THE RIGHT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°01'20", A DISTANCE OF 184.67 FEET;
THENCE CONTINUING WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°47'35", A DISTANCE OF 128.23 FEET TO A POINT OF NON--TANGENCY;
THENCE N29°43'03"W 663.90 FEET;
THENCE N60°16'57"E 8.92 FEET TO A POINT OF NON--RADIAL INTERSECTION WITH A 90.00--FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N19°37'57"E;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 112°30'04", A DISTANCE OF 176.72 FEET TO A POINT OF NON--TANGENCY;
THENCE N46°28'49"E 332.91 FEET;
THENCE N53°22'53"E 327.32 FEET TO THE POINT OF BEGINNING.

NEW LEGAL DESCRIPTIONS

PARCEL I

COMMENCING AT THE NORTH QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE S00°30'17"W 1998.64 FEET TO THE POINT OF BEGINNING;
THENCE S16°52'15"E 316.20 FEET;
THENCE S57°23'17"E 707.00 FEET;
THENCE S20°24'45"E 143.26 FEET;
THENCE S85°29'19"W 501.12 FEET;
THENCE N81°11'22"W 248.77 FEET;
THENCE S74°47'50"W 746.55 FEET;
THENCE S72°25'01"W 473.36 FEET;
THENCE S49°31'48"W 157.19 FEET;
THENCE N44°03'55"W 327.23 FEET;
THENCE N16°05'26"W 235.60 FEET;
THENCE N74°12'39"E 132.82 FEET;
THENCE N74°37'40"E 50.05 FEET;
THENCE N54°57'53"E 198.43 FEET;
THENCE N36°34'38"E 335.25 FEET;
THENCE N53°25'22"W 30.19 FEET;
THENCE N59°34'59"W 67.00 FEET;
THENCE N30°25'01"E 143.49 FEET;
THENCE N64°44'38"E 166.27 FEET TO A POINT OF TANGENCY WITH A 487.50--FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°13'17", A DISTANCE OF 69.95 FEET TO A POINT OF TANGENCY;
THENCE N72°57'55"E 205.30 FEET;
THENCE N73°07'51"E 109.85 FEET;
THENCE N73°07'45"E 523.44 FEET;
THENCE S16°52'15"E 156.53 FEET TO THE POINT OF BEGINNING.

PARCEL J

COMMENCING AT THE NORTH QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE S00°30'17"W 1834.62 FEET;
THENCE S73°07'45"W 73.26 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S73°07'45"W 499.16 FEET;
THENCE S73°07'51"W 109.85 FEET;
THENCE S72°57'55"W 205.30 FEET TO A POINT OF TANGENCY WITH A 487.50--FOOT RADIUS CURVE TO THE LEFT;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°13'17", A DISTANCE OF 69.95 FEET TO A POINT OF TANGENCY;
THENCE S64°44'38"W 143.12 FEET;
THENCE N48°31'52"W 750.86 FEET;
THENCE N16°52'30"W 250.00 FEET;
THENCE N73°07'30"E 1419.49 FEET;
THENCE S16°53'10"E 862.55 FEET TO THE POINT OF BEGINNING.

PARCEL K

COMMENCING AT THE NORTH QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE S00°30'17"W 930.80 FEET TO THE POINT OF BEGINNING;
THENCE N73°07'30"E 1507.22 FEET;
THENCE S61°39'20"E 211.32 FEET;
THENCE S73°07'30"W 1266.98 FEET;
THENCE S61°40'25"E 140.93 FEET;
THENCE S73°07'30"W 183.42 FEET;
THENCE S16°52'30"E 722.37 FEET;
THENCE N89°37'51"W 370.39 FEET;
THENCE S73°07'45"W 270.18 FEET;
THENCE CONTINUING S73°07'45"W 24.28 FEET;
THENCE N16°53'10"W 862.55 FEET;
THENCE N73°07'30"E 343.40 FEET TO THE POINT OF BEGINNING.

PARCEL L

COMMENCING AT THE NORTH QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE S00°30'17"W 1834.62 FEET;
THENCE N73°07'45"E 221.20 FEET;
THENCE S89°37'51"E 370.39 FEET TO THE POINT OF BEGINNING;
THENCE N16°52'30"W 722.37 FEET;
THENCE S61°40'25"E 409.92 FEET;
THENCE N28°18'30"E 130.15 FEET;
THENCE S61°40'25"E 746.45 FEET;
THENCE S26°45'33"W 621.30 FEET;
THENCE N63°14'27"W 660.98 FEET TO THE POINT OF BEGINNING.

PARCEL M

COMMENCING AT THE NORTH QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE S00°30'17"W 1834.62 FEET TO THE POINT OF BEGINNING;
thence N73°07'45"E 221.20 feet;
thence S89°37'51"E 370.39 feet;
thence S63°14'27"E 660.98 feet;
thence S10°06'34"E 246.49 feet;
thence S79°53'26"W 879.15 feet;
thence N57°23'17"W 308.32 feet;
thence N16°52'15"W 472.74 feet;
thence N73°07'45"E 48.98 feet to the POINT OF BEGINNING.

NEW LEGAL DESCRIPTIONS

PARCEL N

COMMENCING AT THE CENTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE S89°25'39"E 646.25 FEET TO THE POINT OF BEGINNING;
THENCE N57°23'17"W 343.14 FEET;
THENCE N79°53'26"E 879.15 FEET;
THENCE S10°06'34"E 909.02 FEET;
THENCE N79°53'42"W 635.63 FEET;
THENCE N07°43'52"W 123.09 FEET;
THENCE CONTINUING N07°43'52"W 157.48 FEET;
THENCE N85°29'19"E 24.32 FEET;
THENCE N20°24'45"W 143.26 FEET;
THENCE N57°23'17"W 55.53 FEET TO THE POINT OF BEGINNING.

PARCEL O

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N89°25'39"W 495.20 FEET TO THE POINT OF BEGINNING;
THENCE S28°19'35"W 509.48 FEET;
THENCE S79°58'12"W 529.34 FEET;
THENCE N10°06'34"W 909.02 FEET;
THENCE S78°17'17"E 570.19 FEET;
THENCE S61°40'25"E 433.78 FEET;
THENCE S28°19'35"W 37.11 FEET TO THE POINT OF BEGINNING.

PARCEL P

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE S00°28'08"W, ALONG THE EAST LINE OF SAID SECTION 218.85 FEET TO THE POINT OF BEGINNING;
THENCE S00°28'08"W 560.57 FEET;
THENCE S76°40'34"W 697.63 FEET;
THENCE N13°19'26"W 66.00 FEET;
THENCE N76°40'34"E 16.43 FEET TO A POINT OF TANGENCY WITH A 25.00--FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°47'08", A DISTANCE OF 37.87 FEET TO A POINT OF TANGENCY;
THENCE N10°06'34"W 406.23 FEET;
THENCE N28°19'35"E 546.59 FEET;
THENCE S61°40'25"E 540.49 FEET TO THE POINT OF BEGINNING.

PARCEL Q

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE S00°28'08"W 218.85 FEET;
THENCE N61°40'25"W 974.27 FEET;
THENCE N28°19'35"E 651.11 FEET;
THENCE S61°40'25"E 1033.65 FEET;
THENCE N89°22'14"W 356.02 FEET;
THENCE S00°35'46"W 330.06 FEET TO THE POINT OF BEGINNING.

PARCEL R

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N89°25'39"W 1356.17 FEET;
THENCE N10°06'34"W 351.08 FEET TO THE POINT OF BEGINNING;
THENCE N10°06'34"W 246.49 FEET;
THENCE N26°45'33"E 621.30 FEET;
THENCE S61°40'25"E 716.61 FEET;
THENCE S28°19'35"W 651.11 FEET;
THENCE N78°17'17"W 570.19 FEET TO THE POINT OF BEGINNING.

PARCEL S

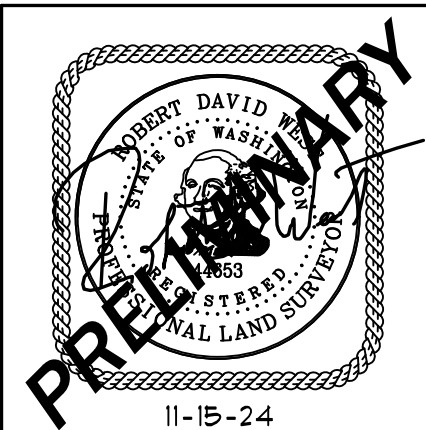
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N00°35'46"E 972.09 FEET TO THE POINT OF BEGINNING;
THENCE S28°20'40"W 402.82 FEET;
THENCE N61°40'25"W 799.94 FEET TO A POINT OF NON--RADIAL INTERSECTION WITH A 200.00--FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N28°19'35"E;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'55", A DISTANCE OF 314.10 FEET TO A POINT OF TANGENCY;
THENCE N28°20'40"E 698.84 FEET;
THENCE S61°39'20"E 600.00 FEET;
THENCE S28°20'40"W 495.77 FEET TO THE POINT OF BEGINNING.

PARCEL T

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N00°35'46"E 517.00 FEET TO THE POINT OF BEGINNING;
THENCE N61°40'25"W 211.89 FEET;
THENCE N28°20'40"E 898.59 FEET;
THENCE S61°39'20"E 600.00 FEET;
THENCE S28°20'40"W 898.40 FEET;
THENCE N61°40'25"W 388.11 FEET TO THE POINT OF BEGINNING.

PARCEL U

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
THENCE N00°35'46"E 330.05 FEET;
THENCE S89°22'14"E 356.01 FEET TO THE POINT OF BEGINNING;
THENCE N61°40'25"W 14.09 FEET;
THENCE N28°20'40"E 898.40 FEET;
THENCE S61°39'20"E 625.34 FEET;
THENCE S00°30'50"W 511.05 FEET;
THENCE N89°22'14"W 959.98 FEET TO THE POINT OF BEGINNING.



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 15, 2024	JOB NO. 24019
CHKD. BY: RDW	SCALE: N.T.S.	SHEET 24 OF 25

RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT	
BULLFROG FLATS	
BLA FILE NO. BLA	
A PORTION OF THE:	
SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	

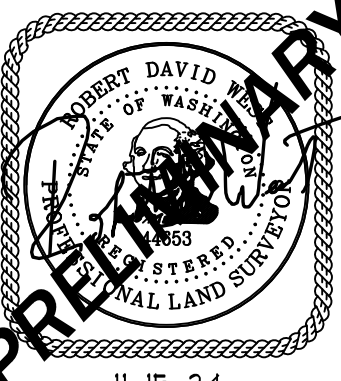

11-15 -24

NEW LEGAL DESCRIPTIONS

PARCEL V

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M;
THENCE S89°37'09"E 388.93 FEET TO THE POINT OF BEGINNING;
THENCE S38°44'15"W 161.30 FEET;
THENCE S66°03'10"W 1853.71 FEET;
THENCE N77°21'40"W 181.35 FEET;
THENCE S20°20'52"W 431.26 FEET;
THENCE N41°04'55"W 464.33 FEET;
THENCE N71°54'46"E 486.55 FEET;
THENCE N61°20'23"E 499.06 FEET;
THENCE N23°04'59"E 1133.18 FEET;
THENCE N43°13'18"E 1203.73 FEET;
THENCE N68°24'24"E 502.66 FEET;
THENCE N06°39'43"E 67.72 FEET;
THENCE N52°01'16"W 813.74 FEET;
THENCE N77°59'02"W 223.02 FEET;
THENCE S40°36'06"W 134.95 FEET;
THENCE S02°14'40"E 251.95 FEET;
THENCE S33°24'16"W 191.80 FEET;
THENCE S43°00'56"W 99.64 FEET;
THENCE N59°51'25"W 566.90 FEET;
THENCE S84°17'39"W 336.19 FEET TO A RADIAL INTERSECTION WITH A 487.50-FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°23'31", A DISTANCE OF 71.40 FEET
TO A POINT OF TANGENCY;
THENCE N14°05'52"W 171.24 FEET TO A POINT OF TANGENCY WITH A 420.50-FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°07'31", A DISTANCE OF 455.95 FEET
TO A POINT OF RADIAL INTERSECTION;
THENCE N41°58'21"W 8.50 FEET;
THENCE N48°01'39"E 293.57 FEET;
THENCE S41°58'21"E 8.50 FEET;
THENCE S52°50'15"E 179.21 FEET;
THENCE S74°51'14"E 122.58 FEET;
THENCE S81°05'12"E 540.60 FEET;
THENCE S69°57'31"E 316.75 FEET;
THENCE S60°55'18"E 491.70 FEET;
THENCE S44°51'36"E 288.01 FEET;
THENCE S58°53'30"E 406.89 FEET;
THENCE N55°44'04"E 265.45 FEET;
THENCE N49°31'48"E 314.37 FEET;
THENCE N72°25'01"E 473.36 FEET;
THENCE N74°47'50"E 746.55 FEET;
THENCE S81°11'22"E 248.77 FEET;
THENCE N85°29'19"E 476.80 FEET;
THENCE S07°43'52"E 157.48 FEET;
THENCE S79°38'56"W 2022.43 FEET;
THENCE S20°44'52"W 102.80 FEET;
THENCE S49°19'19"W 386.07 FEET;
THENCE S53°21'35"E 379.81 FEET;
THENCE S14°25'16"E 389.07 FEET;
THENCE S64°22'54"W 325.27 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 2000.00-FOOT RADIUS
CURVE TO THE LEFT, THE CENTER OF WHICH BEARS S31°40'32"E;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°49'31", A DISTANCE OF 168.44
FEET TO A POINT OF NON-TANGENCY;
THENCE S31°47'25"W 145.43 FEET;
THENCE S51°07'02"W 239.47 FEET;
THENCE N79°52'01"W 32.94 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 2000.00-FOOT RADIUS CURVE
TO THE LEFT, THE CENTER OF WHICH BEARS S47°57'00"E;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°18'44", A DISTANCE OF 115.62
FEET TO A POINT OF TANGENCY;
THENCE S38°44'15"W 477.17 FEET TO THE POINT OF BEGINNING.



 11-15-24	 <div>CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</div> <div>12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877</div>			RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BULLFROG FLATS	
				BLA FILE NO. BLA	
				A PORTION OF THE: SEC. 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.	
	DWN. BY: JUR			DATE: NOVEMBER 15, 2024	JOB NO. 24019
CHKD. BY: RDW			SCALE: N.T.S.	SHEET 25 OF 25	