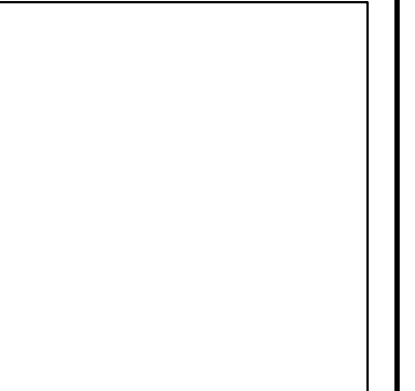
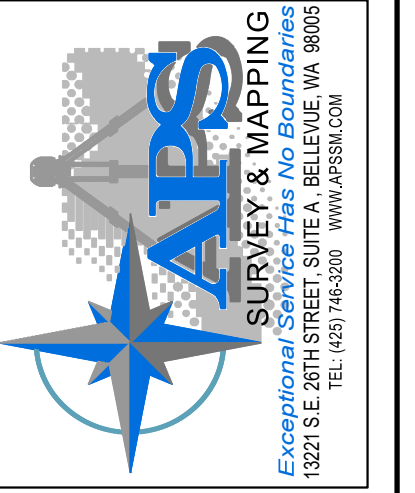


ALTA / NSPS LAND TITLE SURVEY

WITHIN THE SW1/4 OF THE SW1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON



ALTANSPS LAND TITLE SURVEY
TAX PARCEL NO. 11361 & 13078
 4246 BULLFROG ROAD, CLE ELUM, WASHINGTON
 FOR
 KAMIAK REAL ESTATE, LLC

WASHINGTON
 PROJECT NO.: 3970002a.dwg
 ACAD NAME: 3970002a.dwg
 DATE: 4/28/26
 APSSM: PROJECT NO.: 3970.002
 SCALE: 1" = 20'

SURVEYED BY: Luj/AC	CHECKED BY: VW	APPROVED BY: SW	
DRAWN BY: SW	DATE: 4/28/26	REVISION: SW	UG UTILITIES ADDED: SW
		CK'D: SW	APPR: SW

SHEET **1** OF **2**

APPLICANT:
 ANJIE COLLINS
 KAMIAK REAL ESTATE, LLC
 1700 WESTLAKE AVENUE N., SUITE 200
 SEATTLE, WA 98109
 PHONE: 206-531-5203

SURVEYOR:
 SAMUEL R. WARD, PLS
 WASHINGTON LICENSE NO. 52843
 APS SURVEY & MAPPING, INC.
 13221 SOUTHEAST 26TH STREET, SUITE A
 BELLEVUE, WASHINGTON 98005
 PHONE: 425-746-3200

KITTITAS COUNTY PARCEL NUMBER(S):
 11361 & 13078

SITE ADDRESS:
 4246 BULLFROG ROAD
 ROSLYN, WA 98941

EXCEPTIONS IN TITLE (SURVEYORS COMMENTS IN BOLD):

PER AMERITITLE PRELIMINARY COMMITMENT FOR TITLE INSURANCE, FILE NUMBER 1045918, COMMITMENT NUMBER 3, EFFECTIVE DATE JANUARY 2, 2026

1. INTENTIONALLY DELETED.
2. INTENTIONALLY DELETED.
3. INTENTIONALLY DELETED.
4. INTENTIONALLY DELETED.
5. INTENTIONALLY DELETED.
6. INTENTIONALLY DELETED.
7. INTENTIONALLY DELETED.
8. INTENTIONALLY DELETED.
9. INTENTIONALLY DELETED.
10. LIEN OF REAL ESTATE EXCISE SALES TAX UPON ANY SALE OF THE LAND, IF UNPAID. FORMS CAN BE OBTAINED ON THE DEPARTMENT OF REVENUE WEBSITE [HTTPS://DOR.WA.GOV/FORMS-PUBLICATIONS/FORMS-SUBJECT/REAL-ESTATE-EXCISE-TAX-FORMS](https://dor.wa.gov/forms-publications/forms-subject/real-estate-excise-tax-forms)

ANY QUESTIONS REGARDING THE APPLICABILITY OR CALCULATION OF THE EXCISE TAX SHOULD BE DIRECTED TO THE KITTITAS COUNTY TREASURER [HTTPS://WWW.CO.KITTITAS.WA.US/TREASURER/DEFAULT.ASP](https://www.co.kittitas.wa.us/treasurer/default.asp)
NOT POSSIBLE TO SHOW GRAPHICALLY

11. GENERAL TAXES AND ASSESSMENTS - TOTAL DUE MAY INCLUDE FIRE PATROL ASSESSMENT, WEED LEVY ASSESSMENT AND/OR IRRIGATION ASSESSMENT, IF ANY. TAXES NOTED BELOW DO NOT INCLUDE ANY INTEREST OR PENALTIES WHICH MAY BE DUE AFTER DELINQUENCY.
 NOTE: TAX YEAR RUNS JANUARY THROUGH DECEMBER WITH THE FIRST HALF BECOMING DELINQUENT MAY 1ST AND SECOND HALF DELINQUENT NOVEMBER 1ST IF NOT PAID. FOR MOST CURRENT TAX INFORMATION OR TAX PRINTOUTS VISIT: [HTTP://TAXSIFTER.CO.KITTITAS.WA.US](http://taxsifter.co.kittitas.wa.us) OR CALL THEIR OFFICE AT (509) 962-7535.

TAX YEAR: 2026 TAX TYPE: COUNTY
 TOTAL ANNUAL TAX: \$4.94 TAX ID #: 11361
 TAXING ENTITY: KITTITAS COUNTY TREASURER FIRST INSTALLMENT: \$4.94
 FIRST INSTALLMENT STATUS: DUE
 FIRST INSTALLMENT DUE/PAID DATE: APRIL 30, 2026

TAX YEAR: 2026 TAX TYPE: COUNTY
 TOTAL ANNUAL TAX: \$46.42 TAX ID #: 13078
 TAXING ENTITY: KITTITAS COUNTY TREASURER FIRST INSTALLMENT: \$46.42
 FIRST INSTALLMENT STATUS: DUE
 FIRST INSTALLMENT DUE/PAID DATE: APRIL 30, 2026
NOT POSSIBLE TO SHOW GRAPHICALLY

12. TAXES, INTEREST AND PENALTIES, IF ANY, WHICH MAY RESULT FROM THE LOSS OF THE TAX EXEMPTION FOR WHICH THIS PROPERTY IS QUALIFIED
NOT POSSIBLE TO SHOW GRAPHICALLY

13. LIENS, LEVIES AND ASSESSMENTS OF THE TOWN (NOW CITY) OF CLE ELUM.
NOT POSSIBLE TO SHOW GRAPHICALLY

14. POSSIBILITY OF TAP OR CONNECTION CHARGES LEVIED 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 APRIL 15, 1994, IN VOLUME 353, PAGE 1003, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 569881.
NOT POSSIBLE TO SHOW GRAPHICALLY

15. RESERVATION OF OIL, GAS, MINERALS, OR OTHER HYDROCARBONS, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, IN DEED FROM NORTHWESTERN IMPROVEMENT COMPANY.
 RECORDED: JANUARY 13, 1948
 INSTRUMENT NO.: 198871
 THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
NOT POSSIBLE TO SHOW GRAPHICALLY

16. RESERVATION OF OIL, GAS, MINERALS, OR OTHER HYDROCARBONS, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, IN DEED FROM NORTHWESTERN IMPROVEMENT COMPANY.
 RECORDED: MAY 15, 1952
 BOOK: 65 OF DEEDS, PAGE 109
 INSTRUMENT NO.: 168139
 THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
NOT POSSIBLE TO SHOW GRAPHICALLY

17. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND INCIDENTAL PURPOSES RECORDED: JULY 9, 1957
 INSTRUMENT NO.: 264899
 AFFECTS: THE LEGAL DESCRIPTION CONTAINED IN SAID EASEMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION
INSUFFICIENT DATA TO DETERMINE ITS LOCATION

18. INTENTIONALLY DELETED.
19. INTENTIONALLY DELETED.

20. RESERVATION OF OIL, GAS, MINERALS, OR OTHER HYDROCARBONS, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, IN DEED FROM PCTC, INC., A DELAWARE CORPORATION.
 RECORDED: JUNE 30, 1989
 INSTRUMENT NO.: 521473
 THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
NOT POSSIBLE TO SHOW GRAPHICALLY

21. COVENANTS, CONDITIONS AND RESTRICTION, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
 RECORDED: FEBRUARY 8, 1996
 INSTRUMENT NO.: 19960209013
DOES NOT PERTAIN TO PARCEL

22. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS(S) DISCLOSED BY H&D LOGGING CO. SHORT PLAT NO. 1.
 RECORDED: JULY 12, 1996
 BOOK: E OF SHORT PLATS PAGE: 74 AND 75 INSTRUMENT NO.: 199607120001
 MATTERS SHOWN:
 a) 10 FOOT WIDE UTILITY EASEMENT
 b) 40 FOOT WIDE COMMON ACCESS AND UTILITY EASEMENT
 c) NOTES CONTAINED THEREON
ITEMS POSSIBLE OF GRAPHICAL REPRESENTATION ARE SHOWN

EXCEPTIONS CONTINUED (SURVEYORS COMMENTS IN BOLD):

23. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: JEFFERY STUBBS AND ADRIANA STUBBS, HUSBAND AND WIFE, THEIR HEIRS, SUCCESSORS AND ASSIGNS
 PURPOSE: UNDERGROUND WATER AND SEWER LINES
 RECORDED: DECEMBER 22, 2004
 INSTRUMENT NO.: 20041222012
 AFFECTS: THE EAST BOUNDARY OF SAID PARCEL A AND OTHER LAND
 AMENDMENT OF SAID EASEMENT RECORDED MAY 13, 2005, UNDER AUDITOR'S FILE NO. 200505130017
SHOWN ON SURVEY
24. THE PROVISIONS CONTAINED IN KITTITAS COUNTY ORDINANCE 2005-174 VACATING A PORTION OF BULLFROG ROAD RIGHT OF WAY, AS REFERENCED BY DEED
 RECORDED: JANUARY 18, 2006
 INSTRUMENT NO.: 200601180001
 AS FOLLOWS: THIS VACATION SHALL RESERVE THE RIGHTS OF ANY UTILITIES LOCATED THEREON OR THAT HAVE AN EXISTING FRANCHISE, TO CONSTRUCT, OPERATE AND MAINTAIN TRANSMISSION LINES UNDER AND ACROSS SAID PROPERTY.
DOES NOT PERTAIN TO PARCEL
25. 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 STREET OR ALLEY, VACATED BY INSTRUMENT NUMBER: 200601180001.
DOES NOT PERTAIN TO PARCEL
26. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
 GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
 PURPOSE: PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY AND NATURAL GAS RECORDED:
 AUGUST 10, 2010
 INSTRUMENT NO.: 201008100022
DOES NOT PERTAIN TO PARCEL
27. RIGHTS OF THE FOLLOWING TENANT IN POSSESSION, AS TENANT ONLY, PURSUANT TO A WRITTEN BUT UNRECORDED LEASE IN EFFECT AS OF THE DATE OF COMMITMENT, WITHOUT RIGHTS OR OPTIONS TO PURCHASE ALL OR ANY PORTION OF THE LAND: DAYSFRING CONSTRUCTION.
NOT POSSIBLE TO SHOW GRAPHICALLY

GENERAL NOTES:

1. THE SURVEY AND THE INFORMATION, COURSES, AND DISTANCES SHOWN HEREON ARE ACCURATE.
2. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
3. EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR RIGHTS OF WAY ACROSS THE PROPERTY.
4. THERE IS NO VISIBLE EVIDENCE OF USE OF PREMISES AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
5. THE SOLE PURPOSE OF THIS SURVEY IS TO PREPARE AN ALTA / NSPS LAND TITLE SURVEY, AS ILLUSTRATED HEREON.
6. THIS SURVEY WAS PERFORMED USING A TRIMBLE R12 GNSS RECEIVER IN CONJUNCTION WITH A TRIMBLE S SERIES, 3rd TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
7. ALL EXISTING UTILITY EASEMENTS THAT HAVE BEEN FURNISHED TO ME (SAMUEL R. WARD) HAVE BEEN DELINEATED AND DESCRIBED HEREON. ANY EASEMENTS THAT MAY EXIST THAT ARE NOT SHOWN OF RECORD AND NOT OBSERVABLE AT THIS TIME ARE NOT SHOWN.
8. THE COMMITMENT FOR TITLE INSURANCE WAS PROVIDED BY AMERITITLE, UNDER FILE NUMBER 1045918, COMMITMENT NUMBER 3, DATED JANUARY 2, 2026. ALL REPORTS WERE FURNISHED TO APS SURVEY & MAPPING BY KAMIAK REAL ESTATE, LLC ON FEBRUARY 6, 2026. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT TITLE LINES, EXCEPTIONS, OR EASEMENTS ON THIS PROPERTY. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SUCH TITLE COMMITMENT AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EASEMENTS WHICH THE SURVEYOR HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN LISTED AND PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
9. THIS SURVEY WAS MADE ON THE GROUND ON VARIOUS DAYS BETWEEN FEBRUARY 2 THROUGH FEBRUARY 12, 2026, AND CORRECTLY SHOWS THE AREA OF THE PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
10. NO UTILITY PLANS AND/OR REPORTS WERE PROVIDED TO ME (SAMUEL R. WARD) DURING THE COURSE OF THIS ALTANSPS LAND TITLE SURVEY.
11. NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5 E.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, IF 11 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
12. THERE IS NO EVIDENCE OF WETLANDS OBSERVED.
13. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND.
14. THE PREMISES HAS INDIRECT ACCESS TO BULLFROG ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY, BY WAY OF THE EASEMENTS RECORDED UNDER AUDITOR'S FILE NUMBER 199607120001.
15. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ONTO THE PREMISES BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
16. NO SIGNIFICANT OBSERVATIONS WERE NOTED AT THE TIME OF THE SURVEY.

FLOOD PLAIN NOTES:

BY GRAPHICAL SCALING ONLY, THE SUBJECT SITE IS LOCATED WITHIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 53037C0678D, WHICH BEAR AN EFFECTIVE DATE OF 09/04/2021. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

HORIZONTAL DATUM:

THE HORIZONTAL CONTROL IS BASED ON THE MONUMENTATION SURROUNDING THE SITE AND ESTABLISHED IN NAD83/2011, WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, EXPRESSED IN US SURVEY FEET, GROUND DISTANCES.

VERTICAL DATUM:

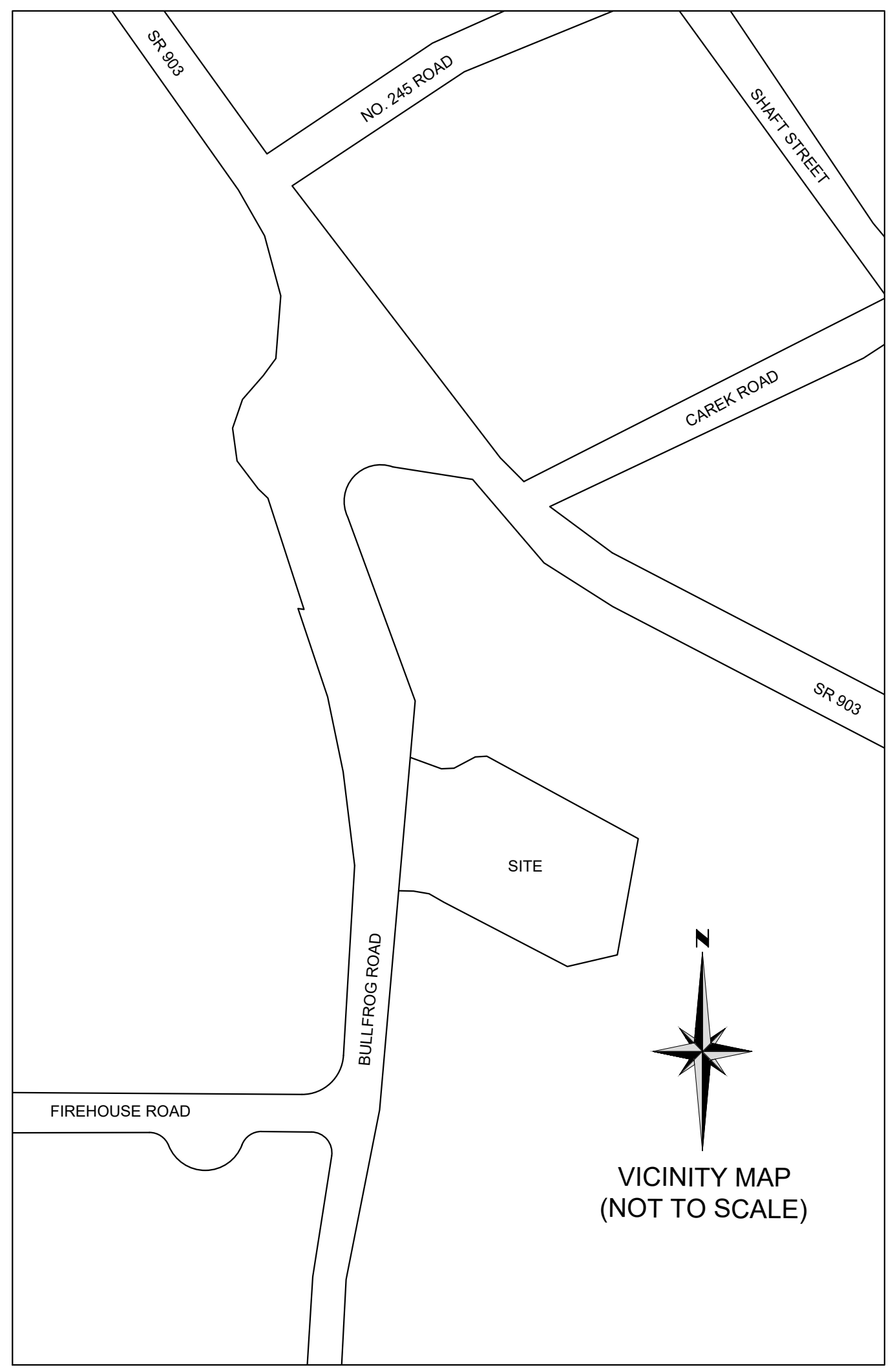
NAVD 88

CONTOUR INTERVAL - 1 FOOT:

THE CONTOURS SHOWN HEREON WERE COMPUTER GENERATED FROM DIRECT FIELD OBSERVATIONS WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS NATIONAL MAPPING STANDARDS, ONE-HALF THE CONTOUR INTERVAL.

PROJECT BENCHMARK:

SET MAG NAIL AND WASHER, LS 52843, MARKING THE SOUTHERN MOST CORNER OF THE SUBJECT PARCEL.
 ELEVATION = 2126.24'



ALTA / NSPS SURVEY:
 TO KAMIAK REAL ESTATE LLC, AND ITS SUCCESSORS AND ASSIGNS:

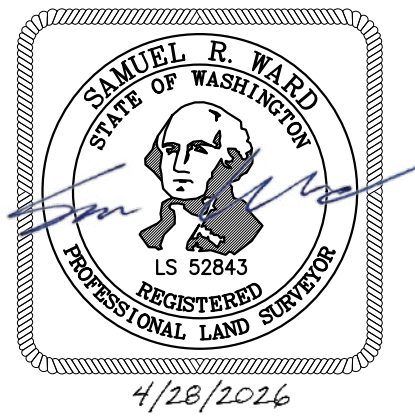
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11A, 11B, 13, 16, 18, 20, AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED BETWEEN FEBRUARY 2 THROUGH FEBRUARY 12, 2026.

DATE OF PLAT OR MAP: APRIL 28, 2026

SURVEYOR: *Samuel R. Ward*
 SAMUEL R. WARD, PLS

LICENSE NO.: 52843

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS AND FINDINGS SHOWN ON THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED.



INDEX LOCATION
 SEC. 21, T.20N., R.15E., W.M.

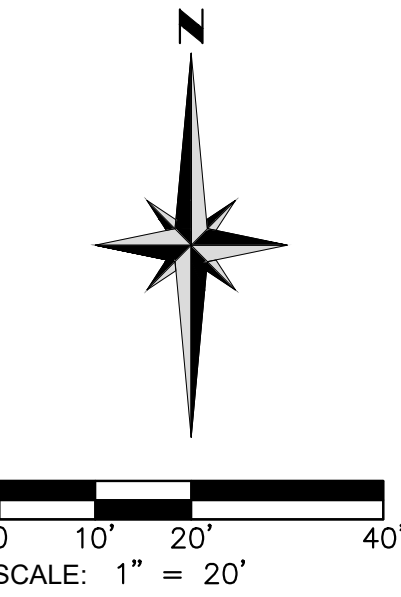
		21	

RECEIVED
 By Virgil Amick at
 1:39 pm, June 10, 2026

ALTA / NSPS LAND TITLE SURVEY

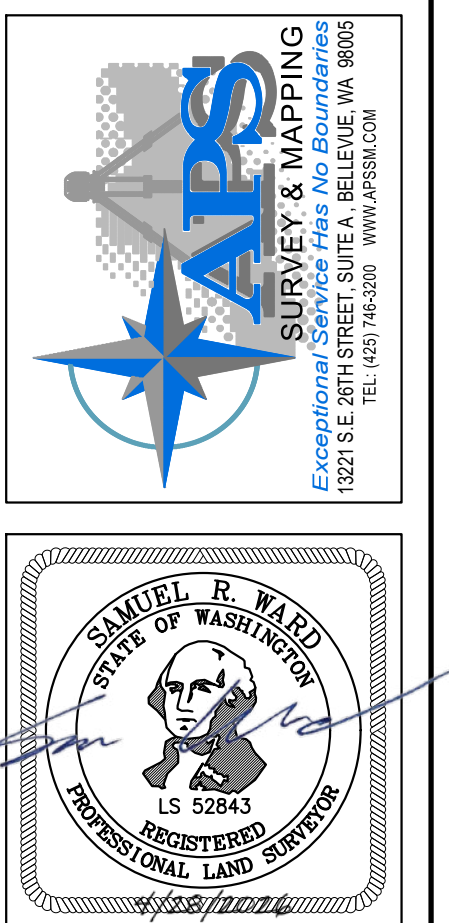
WITHIN THE SW1/4 OF THE SW1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LINE #	BEARING	DISTANCE
L1	N89°19'04"E	9.43'
L2	N70°18'04"E	9.93'
L3	N55°09'34"E	19.83'
L4	N73°35'37"E	10.47'
L5	S81°32'16"E	10.12'
L6	N28°20'33"E	0.66'



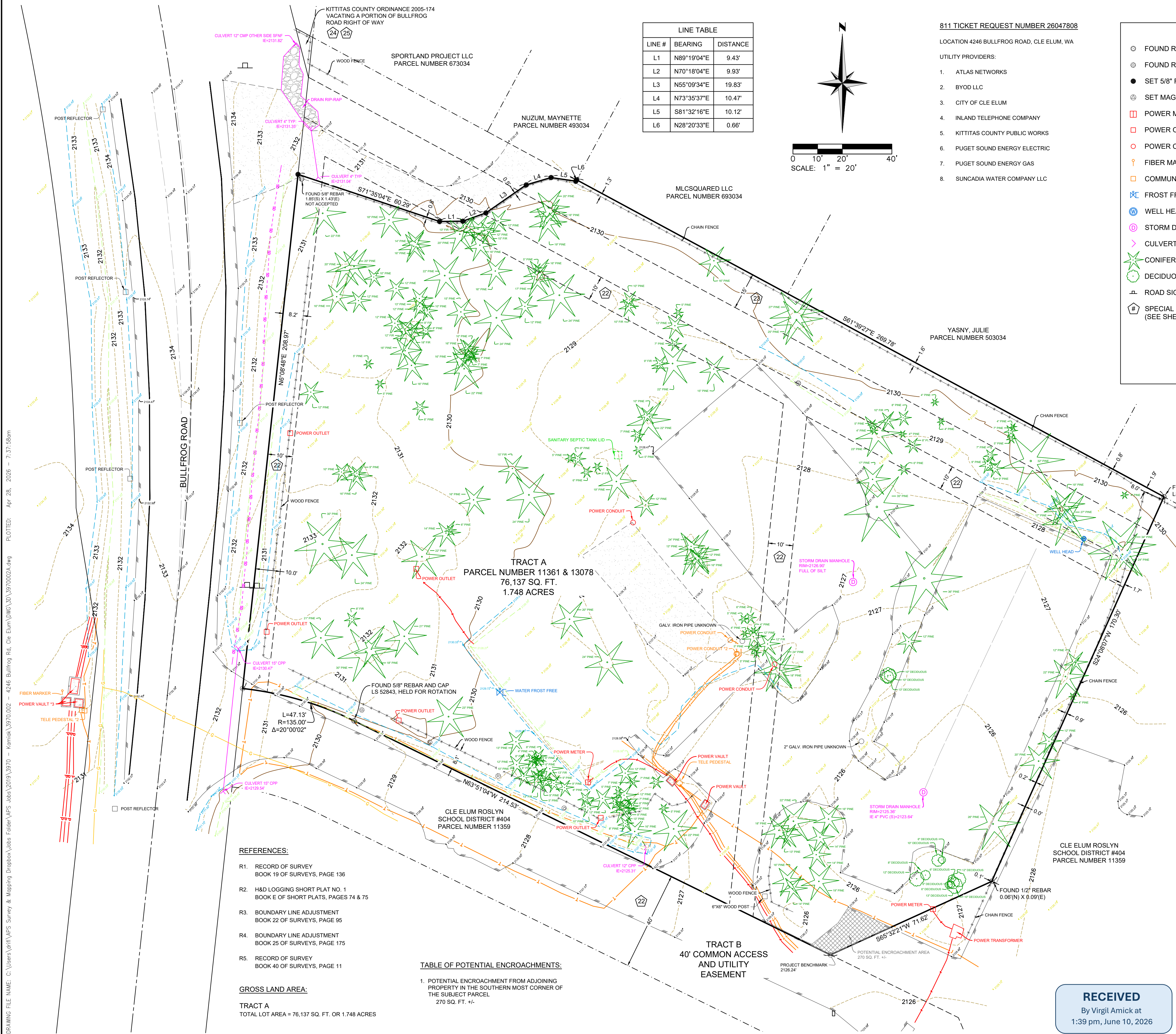
- 811 TICKET REQUEST NUMBER 26047808**
- LOCATION 4246 BULLFROG ROAD, CLE ELUM, WA
- UTILITY PROVIDERS:
1. ATLAS NETWORKS
 2. BYOD LLC
 3. CITY OF CLE ELUM
 4. INLAND TELEPHONE COMPANY
 5. KITTITAS COUNTY PUBLIC WORKS
 6. PUGET SOUND ENERGY ELECTRIC
 7. PUGET SOUND ENERGY GAS
 8. SUNCADIA WATER COMPANY LLC

LEGEND	
○ FOUND REBAR AND CAP, AS NOTED	— FENCE LINE, AS NOTED
⊙ FOUND REBAR, AS NOTED	--- TOP OF SLOPE
● SET 5/8" REBAR AND CAP, LS 52843	--- TOE OF SLOPE
⊙ SET MAG NAIL WWASHER, LS 52843	--- EDGE OF PAVEMENT
□ POWER METER	--- PAINTED FOG LINE
□ POWER OUTLET	--- UNDERGROUND STORM DRAIN PAINT LINE
○ POWER CONDUIT	--- NATURAL GAS PAINT LINE
↑ FIBER MARKER POST	--- COMMUNICATION PAINT LINE
□ COMMUNICATION PEDESTAL	--- ELECTRICAL PAINT LINE
⊕ FROST FREE	--- ROAD AS-BUILT CENTERLINE
⊙ WELL HEAD	--- CULVERT
⊙ STORM DRAIN MANHOLE	--- ASPHALT GRADE BREAK
⊙ CULVERT END	--- CONCRETE SURFACE
★ CONIFEROUS TREE, AS NOTED	--- GRAVEL SURFACE
○ DECIDUOUS TREE, AS NOTED	--- ROAD CENTERLINE
▲ ROAD SIGN	--- RIGHT OF WAY LINE
⊕ SPECIAL EXCEPTION TO TITLE (SEE SHEET 1 OF 2)	--- BOUNDARY LINE
	--- ADJACENT BOUNDARY LINE
	--- EASEMENT LINE
	--- MAJOR CONTOUR LINE
	--- MINOR CONTOUR LINE



ALTA NSPS LAND TITLE SURVEY
 TAX PARCEL NO. 11361 & 13078
 4246 BULLFROG ROAD, ROSLYN, WASHINGTON
 FOR
 KAMIAK REAL ESTATE, LLC

WASHINGTON
 CITY OF CLE ELUM
 SCALE: 1" = 20'
 DATE: 4/28/26
 APSSM PROJECT NO.: 3970.002
 ACAD NAME: 3970002A.dwg



BOUNDARY NOTES:

FOR THIS ALTA/NSPS LAND TITLE SURVEY THE BASIS OF BEARINGS IS PER WASHINGTON STATE PLANE COORDINATES, NAD 83/2011, SOUTH ZONE, IN U.S. SURVEY FEET. GROUND DISTANCES, AS DETERMINED BY TIES TO WASHINGTON STATE REFERENCE NETWORK USING THE OBSERVED BEARINGS OF NORTH 55°00'00" EAST BETWEEN THE FOUND MONUMENTS MARKING THE EASTERN MOST CORNER AND THE POINT OF CURVATURE ON THE SOUTHERN BOUNDARY LINE OF THE SUBJECT PARCEL, AS SHOWN HEREON.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9998761. MULTIPLY CSF BY GROUND DISTANCES TO OBTAIN GRID DISTANCES.

LEGAL DESCRIPTION:

PER AMERTITLE PRELIMINARY COMMITMENT FOR TITLE INSURANCE, FILE NUMBER 1045918, DATED FEBRUARY 2, 2026.

TRACT A:

PARCEL A OF THAT CERTAIN SURVEY RECORDED DECEMBER 5, 2000, IN BOOK 25 OF SURVEYS, PAGE 175, UNDER AUDITOR'S FILE NO. 200012050015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING LOT C AND A PORTION OF LOT A OF H & D LOGGING CO. SHORT PLAT NO. 1, SP 95-56, RECORDED JULY 12, 1996, IN BOOK E OF SHORT PLATS AT PAGE(S) 74 AND 75, UNDER RECORDING NUMBER 199607120001, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

AND

THAT PORTION OF VACATED BULLFROG ROAD AS CONVEYED BY DEED RECORDED JANUARY 18, 2006, UNDER AUDITOR'S FILE NO. 200601180001, WHICH IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST CORNER OF SAID SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE SOUTH 89°18'18" EAST FOR 742.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF BULLFROG ROAD, THENCE ALONG SAID RIGHT-OF-WAY; NORTH 06°09'38" EAST FOR 888.29 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 14°20'17" WEST FOR 20.52 FEET;

THENCE SOUTH 61°39'20" EAST 7.76 FEET;

THENCE SOUTH 06°09'38" WEST FOR 16.29 FEET TO THE POINT OF BEGINNING.

EXCEPT

THAT PORTION OF PARCEL A AS SHOWN ON BOUNDARY LINE ADJUSTMENT BY EASTSIDE CONSULTANTS, INC., RECORDED UNDER KITTITAS COUNTY RECORDING NO. 200012050015, TOGETHER WITH THAT CERTAIN PROPERTY CONVEYED BY QUIT CLAIM DEED RECORDED UNDER KITTITAS COUNTY RECORDING NO. 200805050088, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL A;

THENCE NORTH 06°09'38" EAST (NORTH 06°09'05" EAST BLA) ALONG THE WEST LINE OF SAID PARCEL A AND THE EASTERLY MARGIN OF BULLFROG RD., A DISTANCE OF 208.97 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;

THENCE SOUTH 71°34'14" EAST DEPARTING SAID EASTERLY MARGIN A DISTANCE OF 60.29 FEET;

THENCE NORTH 89°19'54" EAST A DISTANCE OF 9.43 FEET;

THENCE NORTH 70°18'54" EAST A DISTANCE OF 9.93 FEET;

THENCE NORTH 55°10'24" EAST A DISTANCE OF 19.83 FEET;

THENCE NORTH 73°36'27" EAST A DISTANCE OF 10.47 FEET;

THENCE SOUTH 81°31'26" EAST A DISTANCE OF 10.07 FEET, MORE OR LESS, TO THE SOUTHWESTERLY EXTENSION OF THE EASTERLY LINE OF THE NUZUM PROPERTY AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER KITTITAS COUNTY RECORDING NO. 200305230027;

THENCE NORTH 28°20'40" EAST ALONG SAID SOUTHWESTERLY EXTENSION, A DISTANCE OF 0.79 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF SAID PARCEL A AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

TRACT B:

40' WIDE COMMON ACCESS AND UTILITY EASEMENT CREATED BY H&D LOGGING CO. SHORT PLAT NO. 1, KITTITAS SP NO. 95-56, AS RECORDED JULY 12, 1996 IN BOOK E OF SHORT PLATS, PAGES 74 AND 75, UNDER AUDITOR'S FILE NO. 199607120001, RECORDS OF SAID COUNTY; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

- REFERENCES:**
- R1. RECORD OF SURVEY, BOOK 19 OF SURVEYS, PAGE 136
 - R2. H&D LOGGING SHORT PLAT NO. 1 BOOK E OF SHORT PLATS, PAGES 74 & 75
 - R3. BOUNDARY LINE ADJUSTMENT BOOK 22 OF SURVEYS, PAGE 96
 - R4. BOUNDARY LINE ADJUSTMENT BOOK 25 OF SURVEYS, PAGE 175
 - R5. RECORD OF SURVEY BOOK 40 OF SURVEYS, PAGE 11

GROSS LAND AREA:

TRACT A
 TOTAL LOT AREA = 76,137 SQ. FT. OR 1.748 ACRES

TABLE OF POTENTIAL ENCROACHMENTS:

1. POTENTIAL ENCROACHMENT FROM ADJOINING PROPERTY IN THE SOUTHERN MOST CORNER OF THE SUBJECT PARCEL
 270 SQ. FT. +/-

RECEIVED
 By Virgil Amick at
 1:39 pm, June 10, 2026

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SHEET	2	OF	2
	DATE		4/28/26
CHECKED BY:	VW	APPROVED BY:	SW
REVISION	CK'D	APPR.	SW
UG UTILITIES ADDED	SW	SW	SW