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

LEGAL DESCRIPTION

PARCEL 1

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

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

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

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

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

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

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

PARCEL 2

AN EASEMENT, ACCORDING TO THE TERMS, CONDITIONS, PROVISIONS, AND COVENANTS THEREIN CONTAINED, TO DEVELOP, CONSTRUCT, MAINTAIN, REPLACE, AND REPAIR A WATER TANK, TOGETHER WITH AN EASEMENT FOR INGRESS TO AND EGRESS FROM THE "WATER TANK EASEMENT AREA", ALL AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN WATER TANK EASEMENT AGREEMENT;
DATED: DECEMBER 7, 2021
RECORDED: DECEMBER 10, 2021
RECORDING NO.: 202112100039

DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION AS SHOWN ON SAID PLAT;

THENCE S 22°24'48" E, 1123.42 FEET TO POINT "J" AS DESCRIBED IN THAT EXISTING UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200710150081;

THENCE ALONG SAID EXISTING EASEMENT, N 82°52'15" W, 7.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EXISTING EASEMENT, S 14°27'47" W, 21.63 FEET;

THENCE N 75°24'43" W, 12.46 FEET;

THENCE N 75°32'58" W, 52.41 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 57.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 39°02'11" TO A POINT OF TANGENCY;

THENCE N 36°30'47" W, 27.82 FEET;

THENCE N 27°38'10" W, 21.52 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 16.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 14°41'50";

THENCE N 90°00'00" W, 175.92 FEET;

THENCE N 00°00'00" W, 210.00 FEET;

THENCE N 90°00'00" E, 210.00 FEET;

THENCE S 00°00'00" E, 150.27 FEET TO A POINT OF CURVATURE ON SAID EXISTING UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200710150081;

THENCE ALONG SAID EXISTING UTILITY EASEMENT, SOUTHWESTERLY 26.82 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, THE RADIUS POINT OF WHICH BEARS S 54°02'55" E, THROUGH A CENTRAL ANGLE OF 20°29'19" TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, S 15°27'46" W, 9.48 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, SOUTHERLY 33.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 43°05'56" TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, S 27°38'10" E 19.97 FEET;

THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, S 36°30'47" E 26.27 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, SOUTHEASTERLY 44.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 39°02'11" TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, S 75°32'58" E 52.41 FEET;

THENCE CONTINUING ALONG SAID EXISTING UTILITY EASEMENT, S 82°52'15" E 12.57 FEET TO THE TRUE POINT OF BEGINNING.

POTENTIAL ENCROACHMENTS

1. RIGHT OF WAY FENCE CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
2. FENCE ONTO SURVEYED PROPERTY, OWNERSHIP UNKNOWN
3. GRAVEL ROAD CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
4. ASPHALT ROAD CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
5. DIRT ROAD CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
6. FENCE ON THE SURVEYED PROPERTY, OWNERSHIP APPEARS TO BE ADJOINING PROPERTY
7. SANITARY SEWER SEPTIC TANK ACCESS LID ON SURVEYED PROPERTY
8. DECORATIVE ROCKERY CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
9. SIGN ON THE SURVEYED PROPERTY
10. STORAGE AREA CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY
11. EDGE OF KEPT LANDSCAPING OF CEMETERY CROSSES ONTO THE SURVEYED PROPERTY
12. GRAVE HEADSTONE CROSSES PROPERTY LINE AND ONTO THE SURVEYED PROPERTY

SEE EXCEPTIONS AND NOTES ON SHEET 3

SEE LEGEND ON SHEET 8

LAND SURVEYOR'S CERTIFICATE

TO BULLFROG FLATS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AMROCK, INC. AND AMERITITLE, INC./FIRST AMERICAN TITLE INSURANCE COMPANY AS TITLE COMPANY, AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 13, 16, 17 AND 20 FROM TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 18, 2024.

DATE OF PLAT OR MAP: AUGUST 12, 2024.

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

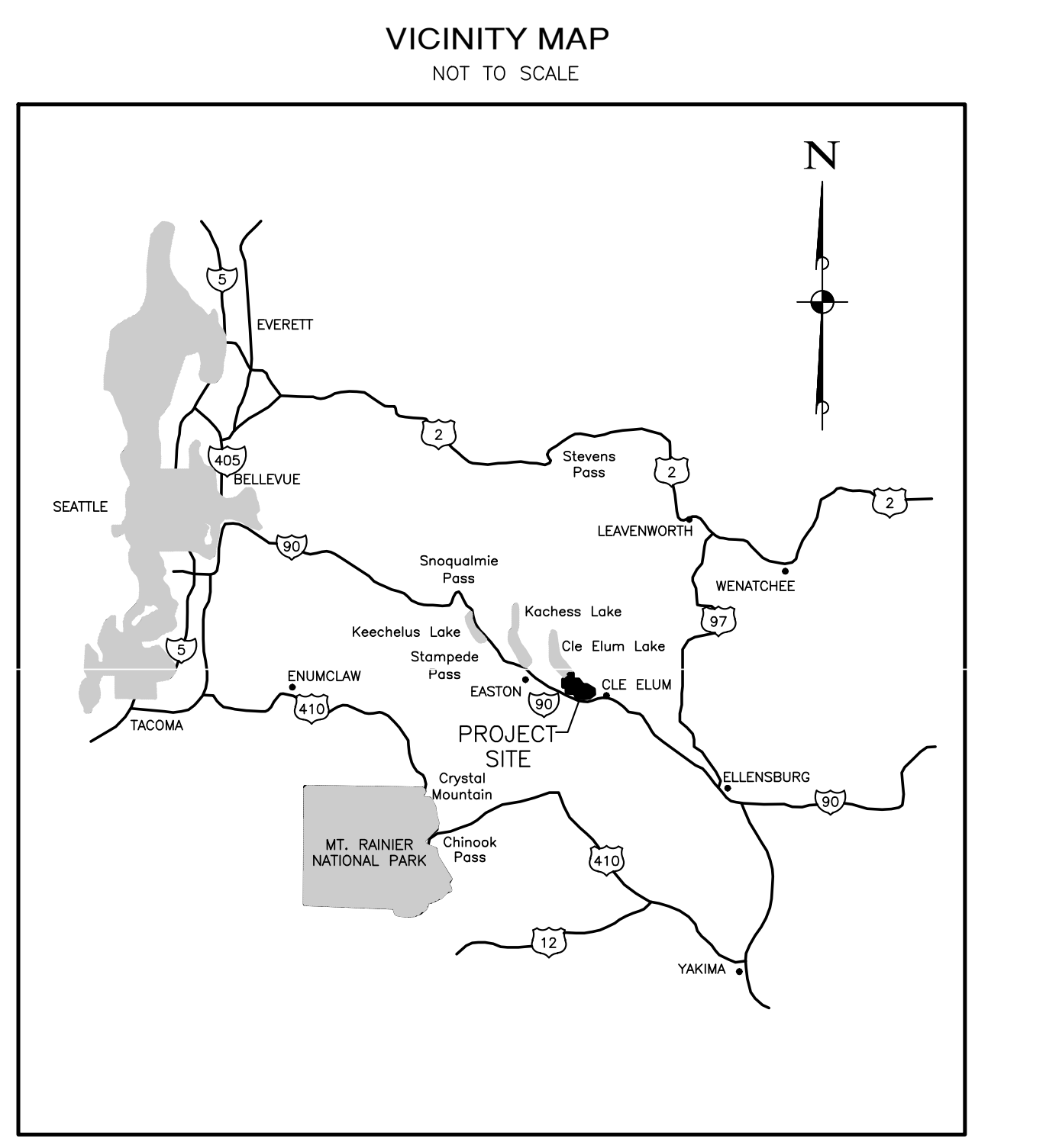
ZACHARY T. LENNON
44925
08/12/2024

PARCEL AREAS

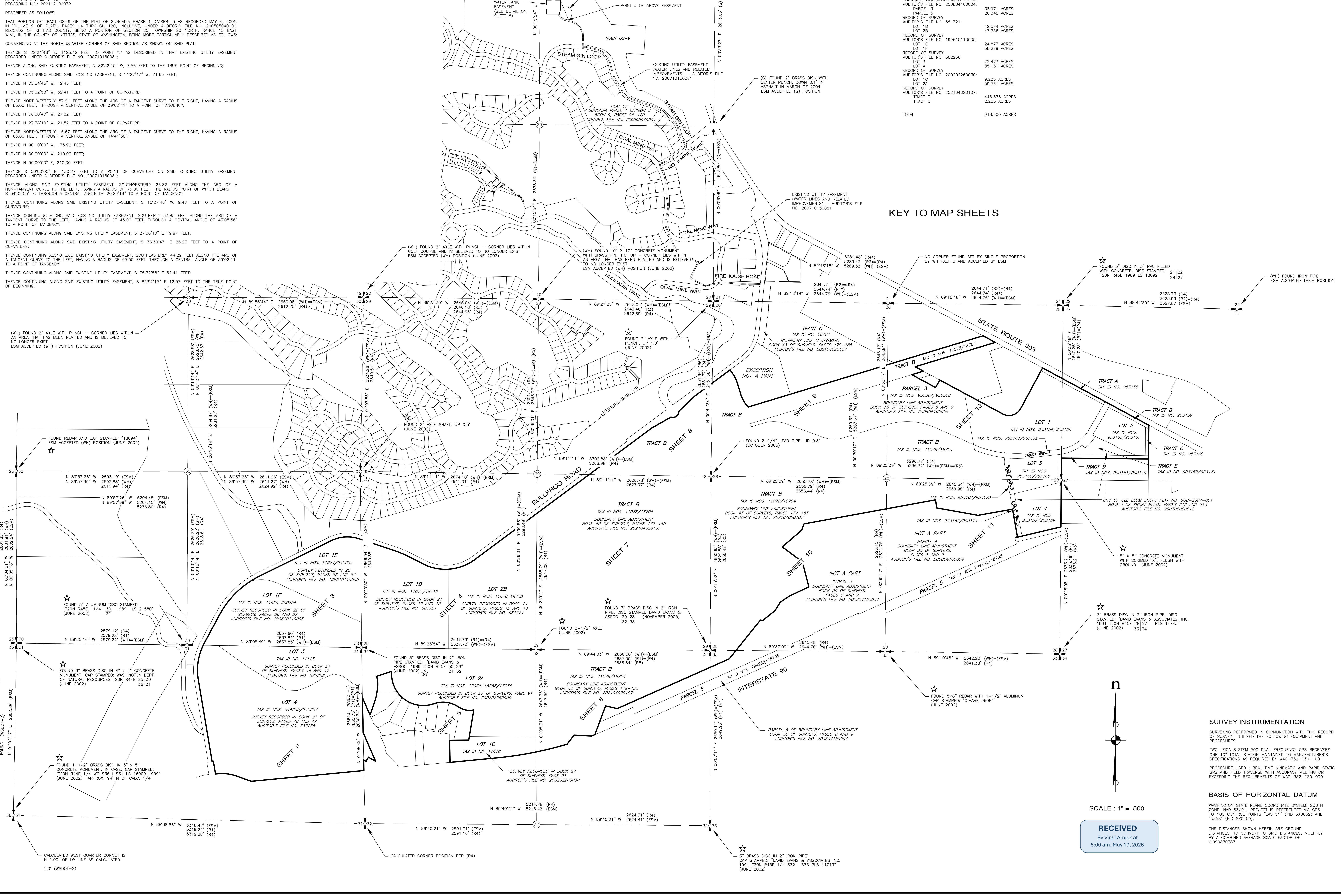
CITY OF CLE ELUM SHORT PLAT NO. SUB–2007–001 AUDITOR'S FILE NO. 200708080012:	
LOT 1	35.000 ACRES
LOT 2	7.986 ACRES
LOT 3	7.748 ACRES
LOT 4	9.999 ACRES
TRACT A	1.231 ACRES
TRACT B	0.772 ACRES
TRACT C	0.479 ACRES
TRACT D	1.994 ACRES
TRACT E	3.197 ACRES
TRACT RW–1	4.628 ACRES
TRACT RW–2	0.900 ACRES
TRACT RW–3	2.124 ACRES
BOUNDARY LINE ADJUSTMENT SURVEY AUDITOR'S FILE NO. 200804160004:	
PARCEL 3	38.971 ACRES
PARCEL 5	26.348 ACRES
RECORD OF SURVEY AUDITOR'S FILE NO. 581721:	
LOT 1B	42.574 ACRES
LOT 2B	47.756 ACRES
RECORD OF SURVEY AUDITOR'S FILE NO. 199610110005:	
LOT 1E	24.873 ACRES
LOT 1F	38.279 ACRES
RECORD OF SURVEY AUDITOR'S FILE NO. 582256:	
LOT 3	22.473 ACRES
LOT 4	85.030 ACRES
RECORD OF SURVEY AUDITOR'S FILE NO. 200202260030:	
LOT 1C	9.236 ACRES
LOT 2A	59.761 ACRES
RECORD OF SURVEY AUDITOR'S FILE NO. 202104020107:	
TRACT B	445.336 ACRES
TRACT C	2.205 ACRES
TOTAL	918.900 ACRES

VICINITY MAP

NOT TO SCALE



KEY TO MAP SHEETS


(G) FOUND 10" X 10" CONCRETE MONUMENT BROKEN, 0.5' ABOVE GROUND IN MARCH 2004 ESM ACCEPTED (G) POSITION
(G) FOUND 10" X 10" CONCRETE MONUMENT WITH PIN, 0.5' ABOVE GROUND IN JUNE 2004 ESM ACCEPTED (G) POSITION
N 89°16'29" W 2648.85' (G)=(ESM)
TRACT OS–9
WATER TANK EASEMENT (SEE DETAIL ON SHEET 8)
EXISTING UTILITY EASEMENT (WATER LINES AND RELATED IMPROVEMENTS) – AUDITOR'S FILE NO. 200710150081
POINT J OF ABOVE EASEMENT
STEAM GIN LOOP
PLAT OF SUNCADIA PHASE 1 DIVISION 3 BOOK 9, PAGES 94–120 AUDITOR'S FILE NO. 200505040001
(G) FOUND 2" BRASS DISK WITH CENTER PUNCH, DOWN 0.1' IN ASPHALT IN MARCH OF 2004 ESM ACCEPTED (G) POSITION
COAL MINE WAY
NO. 9 MINE ROAD
(WH) FOUND 2" AXLE WITH PUNCH – CORNER LIES WITHIN GOLF COURSE AND IS BELIEVED TO NO LONGER EXIST ESM ACCEPTED (WH) POSITION (JUNE 2002)
(WH) FOUND 10" X 10" CONCRETE MONUMENT WITH BRASS PIN, 1.0' UP – CORNER LIES WITHIN AN AREA THAT HAS BEEN PLATTED AND IS BELIEVED TO NO LONGER EXIST ESM ACCEPTED (WH) POSITION (JUNE 2002)
FIREHOUSE ROAD
SUNCADIA TRAIL
NO CORNER FOUND SET BY SINGLE PROPORTION BY WH PACIFIC AND ACCEPTED BY ESM
FOUND 3" DISC IN 3" PVC FILLED WITH CONCRETE, DISC STAMPED: T20N R45E 1989 LS 18092
(WH) FOUND IRON PIPE ESM ACCEPTED THEIR POSITION
(WH) FOUND 2" AXLE WITH PUNCH – CORNER LIES WITHIN AN AREA THAT HAS BEEN PLATTED AND IS BELIEVED TO NO LONGER EXIST ESM ACCEPTED (WH) POSITION (JUNE 2002)
FOUND 2" AXLE WITH PUNCH, UP 1.0' (JUNE 2002)
STATE ROUTE 903
TRACT C
EXCEPTION NOT A PART
TRACT B
PARCEL 3
LOT 1
LOT 2
LOT 3
LOT 4
TRACT A
TRACT D
TRACT E
TRACT RW–1
FOUND REBAR AND CAP STAMPED: "18694" ESM ACCEPTED (WH) POSITION (JUNE 2002)
FOUND 2" AXLE SHAFT, UP 0.3' (JUNE 2002)
FOUND 2–1/4" LEAD PIPE, UP 0.3' (OCTOBER 2005)
BULLFROG ROAD
CITY OF CLE ELUM SHORT PLAT NO. SUB–2007–001 BOOK I OF SHORT PLATS, PAGES 212 AND 213 AUDITOR'S FILE NO. 200708080012
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179–185 AUDITOR'S FILE NO. 202104020107
NOT A PART
PARCEL 4 BOUNDARY LINE ADJUSTMENT BOOK 35 OF SURVEYS, PAGES 8 AND 9 AUDITOR'S FILE NO. 200804160004
5" X 5" CONCRETE MONUMENT WITH SCRIBED "X", FLUSH WITH GROUND (JUNE 2002)
LOT 1E
LOT 1F
LOT 1B
LOT 2B
LOT 3
LOT 4
LOT 2A
LOT 1C
PARCEL 5
INTERSTATE 90
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12
FOUND 3" ALUMINUM DISC STAMPED: "T20N R45E 1/4 30 1989 LS 21580" (JUNE 2002)
FOUND 3" BRASS DISC IN 4" x 4" CONCRETE MONUMENT, CAP STAMPED: WASHINGTON DEPT. OF NATURAL RESOURCES T20N R44E 25|30 36|31
FOUND 3" BRASS DISC IN 2" IRON PIPE STAMPED: "DAVID EVANS & ASSOC. 1989 T20N R25E 30|29 31|32" (JUNE 2002)
FOUND 2–1/2" AXLE (JUNE 2002)
FOUND 3" BRASS DISC IN 2" IRON PIPE, DISC STAMPED DAVID EVANS & ASSOC. 29|28 32|33 (NOVEMBER 2005)
3" BRASS DISC IN 2" IRON PIPE, DISC STAMPED: "DAVID EVANS & ASSOCIATES, INC. 1991 T20N R45E 28|27 33|34 PLS 14743" (JUNE 2002)
FOUND 5/8" REBAR WITH 1–1/2" ALUMINUM CAP STAMPED: "O'HARE 9608" (JUNE 2002)
PARCEL 5 OF BOUNDARY LINE ADJUSTMENT BOOK 35 OF SURVEYS, PAGES 8 AND 9 AUDITOR'S FILE NO. 200804160004
FOUND 1–1/2" BRASS DISC IN 5" x 5" CONCRETE MONUMENT, IN CASE, CAP STAMPED: "T20N R44E 1/4 WC S36 | S31 LS 16909 1999" (JUNE 2002) APPROX. 94' N OF CALC. 1/4
CALCULATED WEST QUARTER CORNER IS N 1.00' OF LW LINE AS CALCULATED 1.0' (WSDOT–2)
CALCULATED CORNER POSITION PER (R4)
3" BRASS DISC IN 2" IRON PIPE" CAP STAMPED: "DAVID EVANS & ASSOCIATES INC. 1991 T20N R45E 1/4 S32 | S33 PLS 14743" (JUNE 2002)
SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 91 AUDITOR'S FILE NO. 200202260030
2601.87' (R1) 2602.10' (R4)
PLANS NOTE THAT FROM LW LINE "1/4 COR. FD. 1.0' N" AND "2602.2' TO SEC. COR. FOUND". RESULT 2602.2' 1/4 COR. FD. TO SEC. FOUND (WSDOT–2)
n

SCALE : 1" = 500'

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

TWO LEICA SYSTEM 500 DUAL FREQUENCY GPS RECEIVERS, ONE 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC–332–130–100

PROCEDURE USED : REAL TIME KINEMATIC AND RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC–332–130–090

BASIS OF HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459).

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

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2018	ZL
1	UPDATE SURVEY DECEMBER 2019	ZL
2	UPDATE SURVEY DECEMBER 2021	ZL
3	UPDATE SURVEY AUGUST 2024	ZL

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Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture

WASHINGTON

BULLFROG FLATS LLC

BULLFROG FLATS LLC
ALTA/NSPS LAND TITLE SURVEY

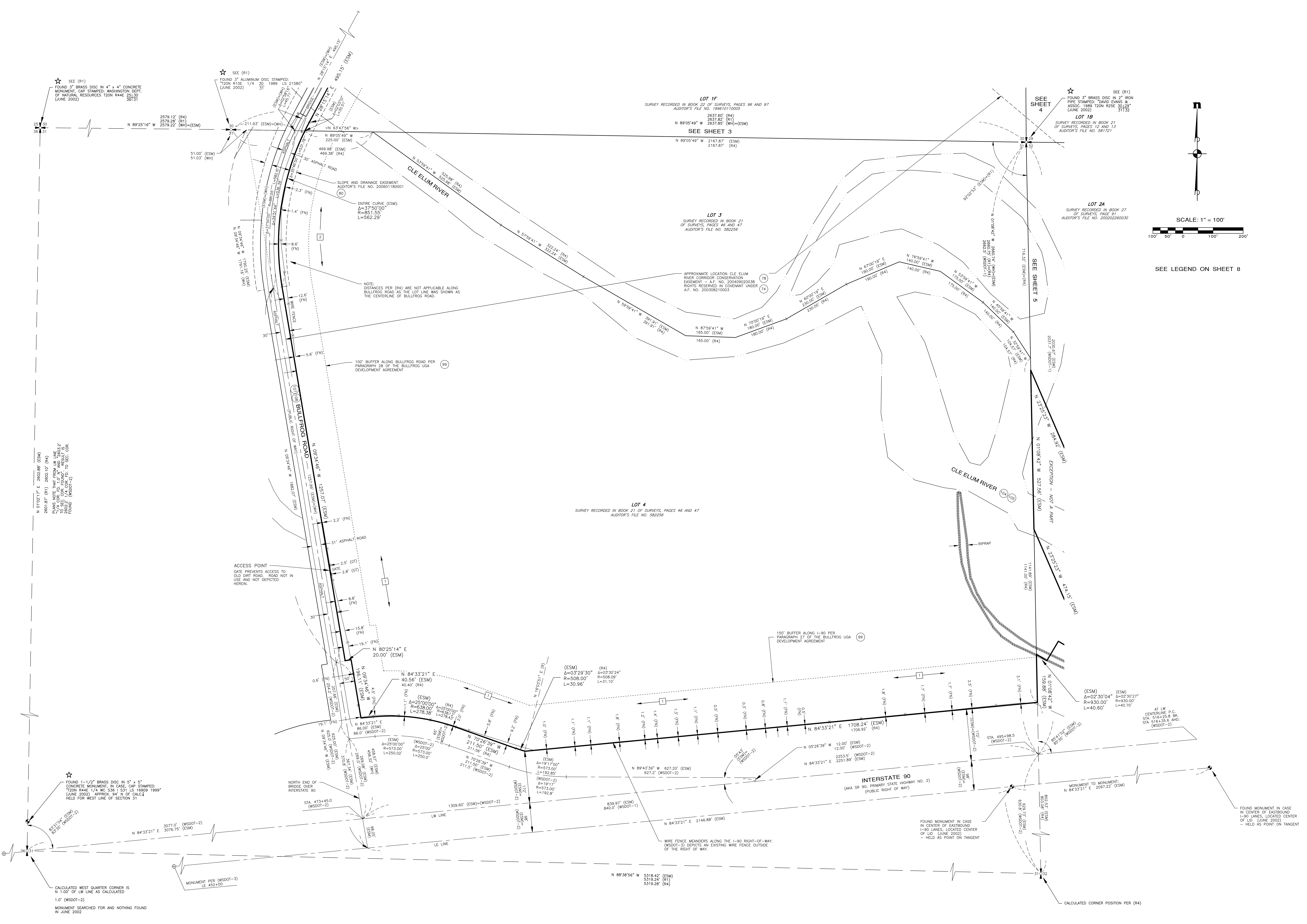
CITY OF CLE ELUM, KITTITAS COUNTY

JOB NO. 1938–010–024
DWG. NAME ALTA–01
DESIGNED BY:
DRAWN BY: R.G./C.F.
CHECKED BY:
DATE: 2024–08–12
PRINT DATE:

ALTA-01
1 OF 12 SHEETS

File: \\ESM8\ENGR\ESM–JOBS\2050\001\018\Survey Plots\ALTA–01.dwg
Plotted: 8/12/2024 9:00 AM Plotted By: Cindy Flood

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


SEE (R1)
FOUND 3" BRASS DISC IN 4" x 4" CONCRETE MONUMENT, CAP STAMPED: WASHINGTON DEPT. OF NATURAL RESOURCES T20N R44E 25|30 36|31 (JUNE 2002)
N 89°25'16" W 2579.12' (R4) 2579.28' (R1) 2579.22' (WH)=(ESM)
SEE (R1)
FOUND 3" ALUMINUM DISC STAMPED: "T20N R15E 1/4 30/31 1989 LS 21580" (JUNE 2002)
211.93' (ESM)=(WH)
51.00' (ESM) 51.03' (WH)
N 28°15'14" E 495.15' (ESM)=(WH)
N 28°15'14" E 495.15' (ESM)
(ESM)=(WH) Δ=02°58'16" L=45.71'
(ESM) Δ=02°03'10" L=30.51'
BRIDGE
<N 63°47'56" W>
N 89°05'49" W 225.00' (ESM)
469.98' (ESM) 469.38' (R4)
L=531.78'
Δ=35°46'50"
ASPHALT
30' ASPHALT ROAD
SLOPE AND DRAINAGE EASEMENT AUDITOR'S FILE NO. 200601180001
80
ENTIRE CURVE (ESM): Δ=37°50'00" R=851.55' L=562.29'
2.3' (FN)
1.4' (FN)
8.6' (FN)
(ESM)=(WH) Δ=37°50'00" R=881.55' L=582.10'
Δ=34°51'44" L=536.39'
N 09°34'46" W 1790.25' (ESM)
N 09°34'46" W 1791.16' (WH)
2
NOTE: DISTANCES PER (R4) ARE NOT APPLICABLE ALONG BULLFROG ROAD AS THE LOT LINE WAS SHOWN AS THE CENTERLINE OF BULLFROG ROAD.
12.6' (FN)
WIRE FENCE
30'
5.6' (FN)
100' BUFFER ALONG BULLFROG ROAD PER PARAGRAPH 28 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT
99
107
108
BULLFROG ROAD
(PUBLIC RIGHT OF WAY)
N 09°34'46" W 1237.07' (ESM)
1237.39' (ESM)=(WH)
N 09°34'46" W 1882.07' (ESM)
N 01°02'17" E 2602.86' (ESM)
2602.10' (R4)
2601.87' (R1)
PLANS NOTE THAT FROM LW LINE "1/4 COR. FD. 1.0' N" AND "263.3' TO SEC. COR. FOUND" RESULTS 2602.2' 1/4 COR. FD. TO SEC. COR. FOUND (WSDOT-2)
2.2' (FN)
31' ASPHALT ROAD
ACCESS POINT
GATE PREVENTS ACCESS TO OLD DIRT ROAD. ROAD NOT IN USE AND NOT DEPICTED HEREIN.
2.5' (GT)
GATE
2.8' (GT)
ASPHALT
8.8' (FN)
15.8' (FN)
19.1' (FN)
N 80°25'14" E 20.00' (ESM)
N 09°34'46" W 196.11' (ESM)
4.5' (FN)
0.6' (FN)
50'
257.66' (ESM)
254.2' (WSDOT-2)
N 84°33'21" E 40.56' (ESM) 40.40' (R4)
19.1' (FN)
N 84°33'21" E 86.00' (ESM) 86.0' (WSDOT-2)
625.00' (ESM) 625.0' (WSDOT-2)
N 09°34'46" W (ESM)
367.34' (ESM) 370.8' (WSDOT-2)
269.08' (ESM) 269.0' (WSDOT-2)
458.57' (ESM) 458.32' (WH)
(ESM) Δ=25°00'00" R=638.00' L=278.38'
(R4) Δ=25°00'00" R=638.12' L=278.43'
1.1' (FN)
2.0' (FN)
5.8' (FN)
9.2' (FN)
(ESM) Δ=25°00'00" R=573.00' L=250.02'
(WSDOT-2) Δ=25°00' R=573.00' L=250.0'
65' (ESM)=(WSDOT-2)
N 70°26'39" W 211.50' (ESM) 211.56' (R4)
N 70°26'39" W 211.50' (ESM) 211.5' (WSDOT-2)
N 16°03'51" E (R)
(ESM) Δ=03°29'30" R=508.00' L=30.96'
(R4) Δ=03°30'24" R=508.09' L=31.10'
(ESM) Δ=19°17'00" R=573.00' L=192.85'
(WSDOT-2) Δ=19°17' R=573.00' L=192.8'
172' (ESM)=(WSDOT-2)
98' (ESM)=(WSDOT-2)
NORTH END OF BRIDGE OVER INTERSTATE 90
STA. 473+45.0 (WSDOT-2)
98.25' (ESM)
1309.60' (ESM)=(WSDOT-2)
LW LINE
LE LINE
FOUND 1-1/2" BRASS DISC IN 5" x 5" CONCRETE MONUMENT, IN CASE, CAP STAMPED: "T20N R44E 1/4 WC S36 I S31 LS 16909 1999" (JUNE 2002) APPROX. 94' N OF CALC.¼ HELD FOR WEST LINE OF SECTION 31
83°31'04" (ESM) 83°35' (WSDOT-2)
N 84°33'21" E 3077.0' (WSDOT-2) 3076.75' (ESM)
CALCULATED WEST QUARTER CORNER IS N 1.00' OF LW LINE AS CALCULATED
1.0' (WSDOT-2)
MONUMENT SEARCHED FOR AND NOTHING FOUND IN JUNE 2002
MONUMENT PER (WSDOT-3) LE 452+00
LOT 1F
SURVEY RECORDED IN BOOK 22 OF SURVEYS, PAGES 96 AND 97 AUDITOR'S FILE NO. 199610110005
N 89°05'49" W 2637.60' (R4) 2637.82' (R1) 2637.85' (WH)=(ESM)
SEE SHEET 3
N 89°05'49" W 2167.87' (ESM) 2167.87' (R4)
N 53°59'41" W 525.98' (R4) 525.98' (ESM)
CLE ELUM RIVER
N 57°59'41" W 322.24' (R4) 322.24' (ESM)
LOT 3
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 46 AND 47 AUDITOR'S FILE NO. 582256
APPROXIMATE LOCATION CLE ELUM RIVER CORRIDOR CONSERVATION EASEMENT – A.F. NO. 200409020038 RIGHTS RESERVED IN COVENANT UNDER A.F. NO. 200308210003
78
74
N 59°59'41" W 391.91' (ESM) 391.91' (R4)
N 87°59'41" W 165.00' (ESM) 165.00' (R4)
N 70°00'19" E 180.00' (ESM) 180.00' (R4)
N 60°00'19" E 230.00' (ESM) 230.00' (R4)
N 67°00'19" E 190.00' (ESM) 190.00' (R4)
N 76°59'41" W 140.00' (ESM) 140.00' (R4)
N 53°59'41" W 175.00' (ESM) 175.00' (R4)
N 40°59'41" W 140.00' (ESM) 140.00' (R4)
N 32°59'41" W 104.57' (ESM) 104.57' (R4)
SEE SHEET 4
FOUND 3" BRASS DISC IN 2" IRON PIPE STAMPED: "DAVID EVANS & ASSOC. 1989 T20N R25E 30|29 31|32" (JUNE 2002)
SEE (R1)
LOT 1B
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 12 AND 13 AUDITOR'S FILE NO. 581721
30 29 31 32
92°02'53" (ESM)=(R1)
N 01°08'42" W 2660.74' (WH)=(ESM) 2660.75' (R1)=(R4) 2662.5' (WSDOT-1)
716.32' (ESM)=(R4)
SEE SHEET 5
LOT 2A
SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 91 AUDITOR'S FILE NO. 200202260030
2030.27' (ESM) 2031.7' (WSDOT-1)
N 23°25'23" W 284.92' (ESM)
N 01°08'42" W 527.56' (ESM)
EXCEPTION – NOT A PART
CLE ELUM RIVER
104
105
RIPRAP
N 23°25'23" W 474.15' (ESM)
1141.89' (ESM)=(R4)
1141.00' (R4)
LOT 4
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 46 AND 47 AUDITOR'S FILE NO. 582256
1
150' BUFFER ALONG I-90 PER PARAGRAPH 27 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT
99
1.0' (FN)
1.1' (FN)
1.1' (FN)
1.8' (FN)
1.2' (FN)
1.4' (FN)
1.3' (FN)
1.1' (FN)
0.5' (FN)
0.3' (FN)
0.8' (FN)
1.1' (FN)
0.5' (FN)
N 84°33'21" E 1708.24' (ESM) 1706.92' (R4)
1.8' (FN)
1.7' (FN)
1.7' (FN)
2.5' (FN)
3.1' (FN)
N 01°08'42" W 159.88' (ESM)
(ESM) Δ=02°30'04" R=930.00' L=40.60'
(ESM) Δ=02°30'27" R=930.00' L=40.70'
AT LW CENTERLINE P.C. STA. 516+25.8 BK. STA 516+35.6 AHD. (WSDOT-2)
STA. 495+98.5 (WSDOT-2)
85°41'52" (ESM) 85°35' (WSDOT-2)
172' (ESM)=(WSDOT-2)
98' (ESM)=(WSDOT-2)
N 05°26'39" W 12.00' (ESM) 12.00' (WSDOT-2)
05°43' (ESM)=(WSDOT-2)
N 84°33'21" E 2253.5' (WSDOT-2) 2251.89' (ESM)
N 89°43'39" W 627.20' (ESM) 627.2' (WSDOT-2)
INTERSTATE 90
(AKA SR 90, PRIMARY STATE HIGHWAY NO. 2)
(PUBLIC RIGHT OF WAY)
839.97' (ESM) 840.0' (WSDOT-1)
N 84°33'21" E 2146.88' (ESM)
WIRE FENCE MEANDERS ALONG THE I-90 RIGHT-OF-WAY. (WSDOT-3) DEPICTS AN EXISTING WIRE FENCE OUTSIDE OF THE RIGHT OF WAY.
FOUND MONUMENT IN CASE IN CENTER OF EASTBOUND I-90 LANES, LOCATED CENTER OF LID (JUNE 2002) – HELD AS POINT ON TANGENT
629.73' (ESM) 630.8' (WSDOT-2)
802.53' (ESM) 803.08' (R4)
MONUMENT TO MONUMENT: N 84°33'21" E 2097.22' (ESM)
FOUND MONUMENT IN CASE IN CENTER OF EASTBOUND I-90 LANES, LOCATED CENTER OF LID (JUNE 2002) – HELD AS POINT ON TANGENT
N 88°38'56" W 5318.42' (ESM) 5319.24' (R1) 5319.28' (R4)
31 32
CALCULATED CORNER POSITION PER (R4)
n
SCALE: 1" = 100'
100' 50' 0 100' 200'
SEE LEGEND ON SHEET 8

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2018	ZL
1	UPDATE SURVEY DECEMBER 2019	ZL
2	UPDATE SURVEY DECEMBER 2021	ZL
3	UPDATE SURVEY AUGUST 2024	ZL

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Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

WASHINGTON

BULLFROG FLATS LLC

BULLFROG FLATS

ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY

JOB NO.	1938-010-024
DWG. NAME	ALTA-02
DESIGNED BY:	
DRAWN BY:	R.G./C.F.
CHECKED BY:	
DATE:	2024-08-12
PRINT DATE:	

ALTA-02

2 OF 12 SHEETS

ZACHARY T. LENNON
44925
08/12/2024

File: \\ESM8\ENGR\ESM-JOBS\2050\001\018\Survey Plots\ALTA-02.dwg
Plotted: 8/12/2024 9:06 AM Plotted By: Cindy Flood

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

EXCEPTIONS PER TITLE REPORT

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM THAT ALTA COMMITMENT FOR TITLE INSURANCE REPORT NO. 2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY BY ISSUING AGENT AMERITITLE, INC. UNDER FILE NUMBER 627685AM DATED APRIL 4, 2024 AND SUPPLEMENTAL NO. 1 DATED APRIL 23, 2024. IN PREPARING THIS SURVEY, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. ESM HAS RELIED SOLELY UPON THE INFORMATION CONTAINED IN SAID COMMITMENT IN REGARDS TO TITLE ISSUES TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE SURVEY'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

1. SUBJECT TO ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I — REQUIREMENTS ARE MET.

2. SUBJECT TO TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.

3. SUBJECT TO ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.

4. SUBJECT TO EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

5. SUBJECT TO DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

6. SUBJECT TO (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, DITCH OR DITCH RIGHT, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.

7. SUBJECT TO ANY LIEN FOR SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, TAP, CAPACITY OR CONSTRUCTION OR SIMILAR CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES, OR FOR GARBAGE COLLECTION AND DISPOSAL NOT SHOWN BY THE PUBLIC RECORDS.

8. SUBJECT TO INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.

9–51. SUBJECT TO GENERAL TAXES AND ASSESSMENTS FOR THE FOLLOWING PARCELS: TAX IDENTIFICATION NOS. 953154 (PORTION LOT 1), 953166 (PORTION LOT 1), 953155 (PORTION LOT 2), 953167 (PORTION LOT 2), 953156 (PORTION LOT 3), 953168 (PORTION LOT 3), 953157 (PORTION LOT 4), 953169 (PORTION LOT 4), 953158 (TRACT A), 953159 (TRACT B), 953160 (TRACT C), 953161 (PORTION TRACT D), 953170 (PORTION TRACT D), 953162 (PORTION TRACT E), 953171 (PORTION TRACT E), 953163 (PORTION TRACT RW–1), 953172 (PORTION TRACT RW–1), 953164 (PORTION TRACT RW–2), 953173 (PORTION TRACT RW–2), 953165 (PORTION TRACT RW–3), 953174 (PORTION TRACT RW–3), 955367 (PORTION PARCEL 3), 955368 (PORTION PARCEL 3), 794235 (PORTION PARCEL 5), 18705 (PORTION PARCEL 5), 11075 (PORTION LOT 1B), 18710 (PORTION LOT 1B), 11076 (PORTION LOT 2B), 18709 (PORTION LOT 2B), 11924 (PORTION LOT 1E), 950255 (PORTION LOT 1E), 11925 (PORTION LOT 1F), 950254 (PORTION LOT 1F), 11113 (LOT 3), 544235 (PORTION LOT 4), 950257 (PORTION LOT 4), 11916 (LOT 1C), 12034 (PORTION LOT 2A), 16286 (PORTION LOT 2A), 17034 (PORTION LOT 2A), 11078 (PORTION TRACT B), 18704 (PORTION TRACT B) AND 18707 (PORTION TRACT C).

52. SUBJECT TO LIEN OF REAL ESTATE EXCISE SALES TAX UPON ANY SALE OF SAID PREMISES, IF UNPAID.

53. THIS PROPERTY IS CURRENTLY CLASSIFIED UNDER THE OPEN SPACE TAXATION STATUTE R.C.W. 84.34. SALE OF THIS PROPERTY WITHOUT NOTICE OF COMPLIANCE TO THE COUNTY ASSESSOR WILL CAUSE A SUPPLEMENTAL ASSESSMENT, INTEREST, AND PENALTY TO BE ASSESSED AGAINST THE SELLER/TRANSFEROR. NOTE: IF IT IS THE INTENT OF THE BUYER/TRANSFEREE IN THIS TRANSACTION TO REQUEST A CONTINUANCE OF THIS CLASSIFICATION, PLEASE CONTACT THE KITTITAS COUNTY ASSESSOR'S OFFICE AT (509) 962–7501 FOR THEIR REQUIREMENTS.

54. SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, FOR THE CITY OF CLE ELUM.

55. SUBJECT TO THE 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 UNDER AUDITOR'S FILE NO. 569881.

EXCEPTIONS PER TITLE REPORT CONTINUED

56. SUBJECT TO THAT WAIVER OF DAMAGES CONSENTING TO THE ESTABLISHMENT OF A HIGHWAY (SUNSET HIGHWAY) OVER A 60 FOOT WIDE STRIP OF LAND AND 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 AND THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE FIELDWORK. EXCEPTION IS NOT DEPICTED HEREIN. GENERAL LOCATION OF A PORTION OF THE HIGHWAY IS DEPICTED ON SEE SHEETS 3, 4 AND 5.

57. SUBJECT TO THAT WAIVER OF DAMAGES CONSENTING TO THE ESTABLISHMENT OF A HIGHWAY (SUNSET HIGHWAY) OVER A 60 FOOT WIDE STRIP OF LAND AND 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 AND THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE FIELDWORK. EXCEPTION IS NOT DEPICTED HEREIN. GENERAL LOCATION OF THIS PORTION OF THE HIGHWAY IS DEPICTED ON SEE SHEET 3.

58. SUBJECT TO THAT DEED TO THE STATE OF WASHINGTON CONVEYING PORTIONS OF PRIMARY STATE HIGHWAY NO. 2 (AKA INTERSTATE 90) AND THE TERMS AND CONDITIONS CONTAINED THEREIN WHICH INCLUDES RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS TO, FROM AND BETWEEN THE SUBJECT PROPERTY AND SAID HIGHWAY ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 307985. AFFECTS A PORTION OF SAID PREMISES IN SECTIONS 28, 31, 32 AND 33, TOWNSHIP 20 NORTH, RANGE 15 EAST. THE LOCATION OF SAID HIGHWAY IS DEPICTED ON SHEETS 2, 5, 6, 10 AND 11.

59. SUBJECT TO THAT EASEMENT GRANTED TO THE UNITED STATES OF AMERICA FOR TRANSMISSION LINE AND ACCESS ROADS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 331075. THE EASEMENT FOR USE OF ACCESS ROADS WAS TERMINATED BY THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 523787. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 3, 4, 7, 8, 9 AND 12.

60. SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR ELECTRIC LINE PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 331091. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 5.

61. SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR POWER TRANSMISSION LINES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 375194. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 3, 4, 7, 8, 9 AND 12.

62. SUBJECT TO THAT DEED TO THE STATE OF WASHINGTON CONVEYING PORTIONS OF PRIMARY STATE HIGHWAY NO. 2 (AKA INTERSTATE 90) AND THE TERMS AND CONDITIONS CONTAINED THEREIN WHICH INCLUDES RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS TO, FROM AND BETWEEN THE SUBJECT PROPERTY AND SAID HIGHWAY ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 381243. AFFECTS A PORTION OF SAID PREMISES IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 15 EAST. THE LOCATION OF SAID HIGHWAY IS DEPICTED ON SHEETS 2, 5, 6, 10 AND 11.

63. SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NOS. 497478 AND 506734. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 11 AND 12.

64. SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR INGRESS AND EGRESS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 560225. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 12.

65–66. SUBJECT TO THAT EASEMENT GRANTED TO CLE 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 12.

67–68. SUBJECT TO THAT EASEMENT GRANTED TO KITTITAS COUNTY FOR A PEDESTRIAN AND BICYCLE TRAIL AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 199601250013. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 12.

EXCEPTIONS PER TITLE REPORT CONTINUED

69. SUBJECT TO EXCEPTIONS AND RESERVATIONS AS CONTAINED IN 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.

70. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN ON SHEET 12.

71. SUBJECT TO THAT EASEMENT GRANTED TO US WEST COMMUNICATIONS FOR TELECOMMUNICATION, ELECTRICAL AND GAS PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 199812030042. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 12.

72. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 3, 4 AND 5.

73. SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER, INC. FOR INSTALLATION AND MAINTENANCE OF UTILITY SYSTEMS FOR GAS AND ELECTRICITY AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200306230025. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 8, 9 AND 12.

74. SUBJECT TO THAT DECLARATION OF COVENANT FOR CLE ELUM RIVER CORRIDOR OPEN SPACE AREA AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200308210003. THE LOCATION OF THE LAND SUBJECT TO THIS DECLARATION IS DEPICTED ON SHEETS 2, 3, 4 AND 5.

75. SUBJECT TO THAT GRANT OF PROVISIONAL, NON–EXCLUSIVE UTILITY EASEMENT GRANTED TO KITTITAS COUNTY OVER THE "UGA" (URBAN GROWTH AREA LYING SOUTHERLY OF BULLFROG ROAD, WESTERLY OF SR 903 AND NORTHERLY OF I90) FOR THE PURPOSE OF PROVIDING EASEMENTS TO SERVE 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 9.

76. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 9.

77. SUBJECT TO THAT AGREEMENT AND COVENANT FOR COLLECTION AND PAYMENT OF COMBINED QUALIFICATION PAYMENT FOR THE EXTENSION OF NATURAL GAS SERVICE AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200404160016.

78. 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. THE LOCATION OF THE LAND SUBJECT TO THIS DECLARATION IS DEPICTED ON SHEETS 2, 3, 4 AND 5.

79. SUBJECT TO THE RESERVATION OF RIGHTS CONTAINED IN KITTITAS COUNTY ORDINANCE RESOLUTION NO. 2005–174 FOR ANY UTILITIES OWNED BY AN EXISTING FRANCHISE LOCATED UNDER AND ACROSS THE FORMER BULLFROG ROAD RIGHT OF WAY. THE LOCATION OF THE LAND SUBJECT TO THIS RESERVATION THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD. VACATED AREAS ARE GENERALLY WITHIN THE AREAS SHOWN AS EASEMENTS FOR EXCEPTION 86. THERE WAS NO OBSERVED EVIDENCE OF UNDERGROUND UTILITIES AT THE TIME OF THE FIELDWORK. EXCEPTION IS NOT DEPICTED HEREIN.

80. SUBJECT TO THAT AGREEMENT, DEDICATION DEED AND SLOPE AND DRAINAGE EASEMENT CONVEYED AND GRANTED TO KITTITAS COUNTY ND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200601180001. THE LOCATION OF THE LAND SUBJECT TO THIS AGREEMENT IS DEPICTED ON SHEETS 2, 3, 4, 8 AND 9.

EXCEPTIONS PER TITLE REPORT CONTINUED

81. SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND ENERGY, INC. FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200607070022. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 11 AND 12.

82. SUBJECT TO THE BULLFROG UGA MANAGED OPEN SPACE CONSERVATION EASEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200701160079. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 3, 4 AND 5.

83. SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM FOR SEWER PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200702020039. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 7, 8, 9, 10, 11 AND 12.

84. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 8 AND 9.

85. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 8, 9 AND 12.

86. SUBJECT TO ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS(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 DEPICTED HEREIN. SEE SHEETS 11 AND 12.

87. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 8, 9 AND 12.

88. 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. THE LOCATION OF SAID EASEMENTS ARE DEPICTED HEREIN – SEE SHEET 12.

89. 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. THE LOCATION OF THE LAND SUBJECT TO THIS AGREEMENT IS DEPICTED ON SHEETS 3, 4 AND 5.

90. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 10, 11 AND 12.

91. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 7, 8 AND 10.

92. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 5 AND 6.

93. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 11.

EXCEPTIONS PER TITLE REPORT CONTINUED

94. SUBJECT TO THAT LICENSE AGREEMENT GRANTED TO THE WASHINGTON STATE HORSE PARK AUTHORITY FOR THE USE OF THE BULLFROG PROPERTIES (SOUTHERLY OF BULLFROG ROAD, WESTERLY OF SR 903 AND NORTHERLY OF I90) AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201107070042. SAID AGREEMENT IS BLANKET IN NATURE AND HAS NOT BEEN DEPICTED HEREIN.

95. 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. SAID AGREEMENT IS BLANKET IN NATURE AND HAS NOT BEEN DEPICTED HEREIN. 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.

96. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 12.

97. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 12.

98. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 12.

99. 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 DEFINED THEREIN ARE DEPICTED HEREIN – SEE SHEETS 2 THROUGH 12.

100. 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. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN. SAID EASEMENT IS 10 FEET IN WIDTH, LYING 5 FEET ON EACH SIDE OF THE OVERHEAD LINES LOCATED WITH THE PSPL (POWER) EASEMENT LYING SOUTHERLY OF THE CITY OF CLE ELUM SITE AS SHOWN ON SHEETS 12 AND 11.

101. SUBJECT TO ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS(S) DISCLOSED BY SURVEY FOR CITY OF CLE ELUM BOUNDARY LINE ADJUSTMENT NO. BLA–2021–002 AS RECORDED UNDER AUDITOR'S FILE NO. 202104020107. EXCEPTION DOES NOT CONTAIN NEW EASEMENTS.

102. 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. THE LOCATION OF THE LAND SUBJECT TO THIS AGREEMENT IS DEPICTED ON SHEET 8.

103. SUBJECT TO THOSE COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 202112100040. EXCEPTION CANNOT BE PLOTTED.

104. 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. SEE SHEETS 2, 3 AND 5.

105. 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. SEE SHEETS 2, 3 AND 5.

106. 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 ANY 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.

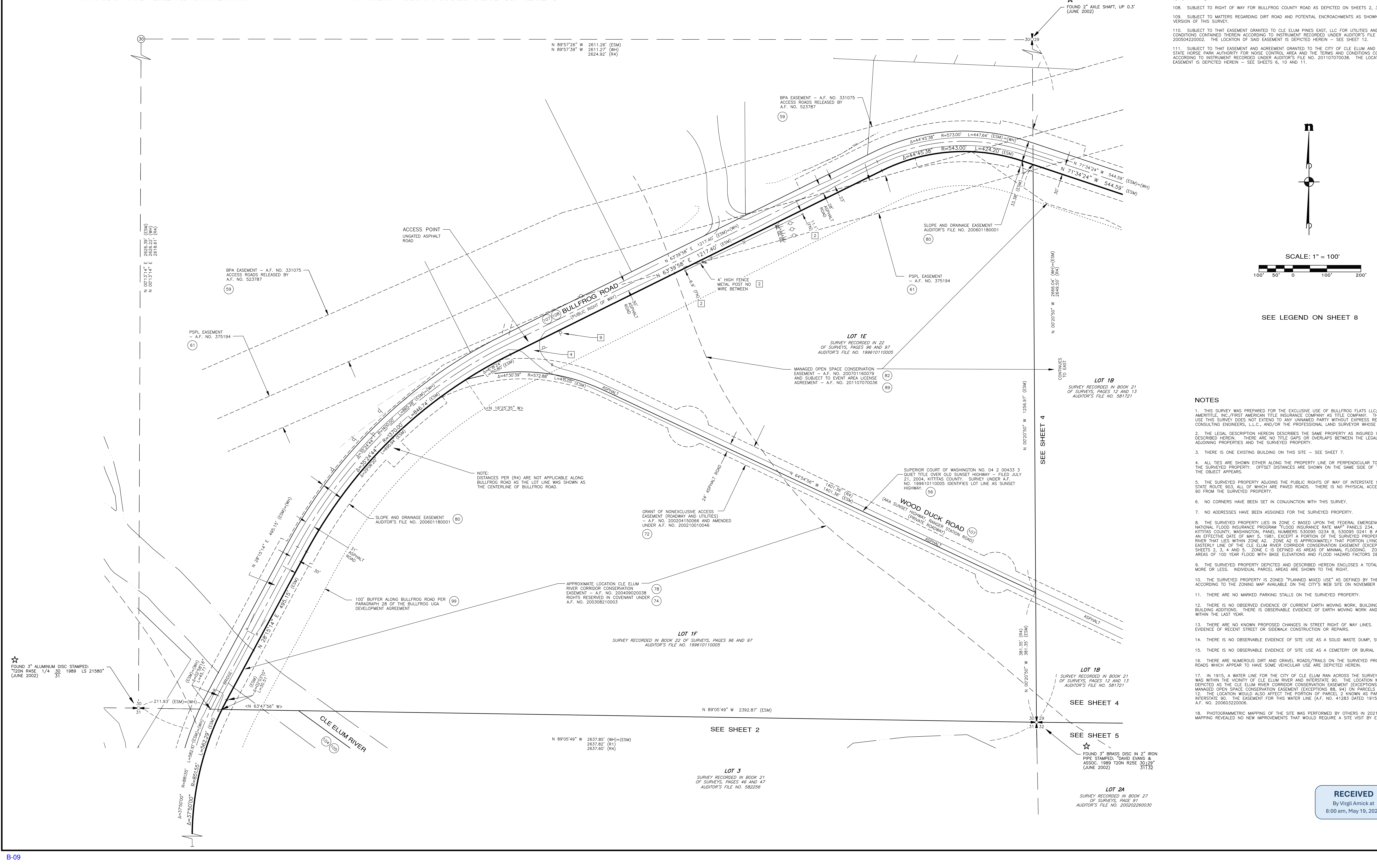
107. SUBJECT TO ANY EASEMENTS OR RIGHTS–OF–WAY FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION WHICH MAY EXIST, OVER, UNDER, ACROSS OR UPON THAT PORTION OF THE LAND REFERENCED HEREIN AS VACATED BULLFROG ROAD (DEPICTED ON SHEETS 2, 3, 4, 7, 8 AND 9) AND/OR SUNSET HIGHWAY (DEPICTED ON SHEETS 3, 4, 5 AND 6).

108. SUBJECT TO RIGHT OF WAY FOR BULLFROG COUNTY ROAD AS DEPICTED ON SHEETS 2, 3, 4, 7, 8 AND 9.

109. SUBJECT TO MATTERS REGARDING DIRT ROAD AND POTENTIAL ENCROACHMENTS AS SHOWN ON AN EARLIER VERSION OF THIS SURVEY.

110. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEET 12.

111. 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. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN – SEE SHEETS 6, 10 AND 11.



N 89°57'26" W 2611.26' (ESM)
N 89°57'39" W 2611.27' (WH)
2624.92' (R4)
30
30 29
FOUND 2" AXLE SHAFT, UP 0.3' (JUNE 2002)
BPA EASEMENT – A.F. NO. 331075 ACCESS ROADS RELEASED BY A.F. NO. 523787
59
N 00°13'14" E 2626.39' (ESM)
N 00°13'14" E 2626.39' (WH)
2618.61' (R4)
PSPL EASEMENT – A.F. NO. 375194
61
ACCESS POINT
UNGATED ASPHALT ROAD
BULLFROG ROAD
(PUBLIC RIGHT OF WAY)
107
108
N 63°39'58" E 1217.40' (ESM)=(WH)
N 63°39'58" E 1217.40' (ESM)
30' ASPHALT ROAD
28' ASPHALT ROAD
23'
11.1' (FN)
6.9' (FN)
2
4' HIGH FENCE METAL POST NO WIRE BETWEEN
9
4
Δ=44°45'38" R=573.00' L=447.64' (ESM)=(WH)
Δ=44°45'38" R=543.00' L=424.20' (ESM)
N 71°34'24" W 544.59' (ESM)=(WH)
N 71°34'24" W 544.59' (ESM)
33.38' (ESM)
30'
SLOPE AND DRAINAGE EASEMENT AUDITOR'S FILE NO. 200601180001
80
PSPL EASEMENT – A.F. NO. 375194
61
N 00°20'50" W 2666.04' (WH)=(ESM)
2649.50' (R4)
LOT 1E
SURVEY RECORDED IN 22 OF SURVEYS, PAGES 96 AND 97 AUDITOR'S FILE NO. 199610110005
MANAGED OPEN SPACE CONSERVATION EASEMENT – A.F. NO. 200701160079 AND SUBJECT TO EVENT AREA LICENSE AGREEMENT – A.F. NO. 201107070036
82
89
CONTINUES TO EAST
LOT 1B
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 12 AND 13 AUDITOR'S FILE NO. 581721
N 00°20'50" W 1256.97' (ESM)
SEE SHEET 4
Δ=6°18'24" L=150.80' (ESM)
Δ=41°30'39" R=572.88' L=415.05' (ESM)
ASPHALT
<N 16°25'35" W>
Δ=35°24'44" R=1400.00' L=865.28' (ESM)=(WH)
Δ=35°24'44" R=1370.00' L=846.74' (ESM)
Δ=29°06'20" L=695.94' (ESM)
NOTE: DISTANCES PER (R4) ARE NOT APPLICABLE ALONG BULLFROG ROAD AS THE LOT LINE WAS SHOWN AS THE CENTERLINE OF BULLFROG ROAD.
24' ASPHALT ROAD
N 64°54'56" W 1401.36' (R4)
1401.36' (ESM)
SUPERIOR COURT OF WASHINGTON NO. 04 2 00433 3 QUIET TITLE OVER OLD SUNSET HIGHWAY – FILED JULY 21, 2004, KITTITAS COUNTY. SURVEY UNDER A.F. NO. 199610110005 IDENTIFIES LOT LINE AS SUNSET HIGHWAY.
56
WOOD DUCK ROAD
(AKA SUNSET HIGHWAY, RANGER STATION ROAD)
(PRIVATE ROADWAY)
107
GRANT OF NONEXCLUSIVE ACCESS EASEMENT (ROADWAY AND UTILITIES) – A.F. NO. 200204150066 AND AMENDED UNDER A.F. NO. 200210010046
72
SLOPE AND DRAINAGE EASEMENT AUDITOR'S FILE NO. 200601180001
80
31' ASPHALT ROAD
30'
N 28°15'14" E 495.15' (ESM)=(WH)
N 28°15'14" E 495.15' (ESM)
APPROXIMATE LOCATION CLE ELUM RIVER CORRIDOR CONSERVATION EASEMENT – A.F. NO. 200409020038 RIGHTS RESERVED IN COVENANT UNDER A.F. NO. 200308210003
78
74
100' BUFFER ALONG BULLFROG ROAD PER PARAGRAPH 28 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT
99
LOT 1F
SURVEY RECORDED IN BOOK 22 OF SURVEYS, PAGES 96 AND 97 AUDITOR'S FILE NO. 199610110005
381.35' (R4)
381.35' (ESM)
N 00°20'50" W
LOT 1B
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 12 AND 13 AUDITOR'S FILE NO. 581721
SEE SHEET 4
FOUND 3" ALUMINUM DISC STAMPED: "T20N R45E 1/4 30/31 1989 LS 21580" (JUNE 2002)
30
31
211.93' (ESM)=(WH)
(ESM)=(WH) Δ=02°58'16" L=45.71'
(ESM) Δ=02°03'10" L=30.51'
BRIDGE
<N 63°47'56" W>
N 89°05'49" W 2392.87' (ESM)
SEE SHEET 2
CLE ELUM RIVER
104
105
L=582.10' (ESM)=(WH)
L=562.29' (ESM)
R=881.55'
R=851.55'
Δ=37°50'00"
Δ=37°50'00"
N 89°05'49" W 2637.85' (WH)=(ESM)
2637.82' (R1)
2637.60' (R4)
LOT 3
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 46 AND 47 AUDITOR'S FILE NO. 582256
30 29
31 32
SEE SHEET 5
FOUND 3" BRASS DISC IN 2" IRON PIPE STAMPED: "DAVID EVANS & ASSOC. 1989 T20N R25E 30|29 31|32" (JUNE 2002)
LOT 2A
SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 91 AUDITOR'S FILE NO. 200202260030
n
SCALE: 1" = 100'
100' 50' 0 100' 200'

SEE LEGEND ON SHEET 8

NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF BULLFROG FLATS LLC; AMROCK, INC.; AND AMERITITLE, INC./FIRST AMERICAN TITLE INSURANCE COMPANY AS TITLE COMPANY. THE RIGHT TO RELY ON OR USE THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY ESM CONSULTING ENGINEERS, L.L.C., AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.

2. THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT DESCRIBED HEREIN. THERE ARE NO TITLE GAPS OR OVERLAPS BETWEEN THE LEGAL DESCRIPTIONS OF THE ADJOINING PROPERTIES AND THE SURVEYED PROPERTY.

3. THERE IS ONE EXISTING BUILDING ON THIS SITE – SEE SHEET 7.

4. ALL TIES ARE SHOWN EITHER ALONG THE PROPERTY LINE OR PERPENDICULAR TO THE PROPERTY LINE OF THE SURVEYED PROPERTY. OFFSET DISTANCES ARE SHOWN ON THE SAME SIDE OF THE PROPERTY LINE THAT THE OBJECT APPEARS.

5. THE SURVEYED PROPERTY ADJOINS THE PUBLIC RIGHTS OF WAY OF INTERSTATE 90, BULLFROG ROAD AND STATE ROUTE 903, ALL OF WHICH ARE PAVED ROADS. THERE IS NO PHYSICAL ACCESS ALLOWED TO INTERSTATE 90 FROM THE SURVEYED PROPERTY.

6. NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.

7. NO ADDRESSES HAVE BEEN ASSIGNED FOR THE SURVEYED PROPERTY.

8. THE SURVEYED PROPERTY LIES IN ZONE C BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" PANELS 234, 241 AND 242 OF 700 – KITTITAS COUNTY, WASHINGTON, PANEL NUMBERS 530095 0234 B, 530095 0241 B AND 530095 0242 B HAVING AN EFFECTIVE DATE OF MAY 5, 1981, EXCEPT A PORTION OF THE SURVEYED PROPERTY ALONG THE CLE ELUM RIVER THAT LIES WITHIN ZONE A2. ZONE A2 IS APPROXIMATELY THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF THE CLE ELUM RIVER CORRIDOR CONSERVATION EASEMENT (EXCEPTION 84) AS SHOWN ON SHEETS 2, 3, 4 AND 5. ZONE C IS DEFINED AS AREAS OF MINIMAL FLOODING. ZONE A2 IS DEFINED AS AREAS OF 100 YEAR FLOOD WITH BASE ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

9. THE SURVEYED PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES A TOTAL AREA OF 918.900 ACRES, MORE OR LESS. INDIVIDUAL PARCEL AREAS ARE SHOWN TO THE RIGHT.

10. THE SURVEYED PROPERTY IS ZONED "PLANNED MIXED USE" AS DEFINED BY THE CITY OF CLE ELUM ACCORDING TO THE ZONING MAP AVAILABLE ON THE CITY'S WEB SITE ON NOVEMBER 16, 2018.

11. THERE ARE NO MARKED PARKING STALLS ON THE SURVEYED PROPERTY.

12. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK AND BUILDING CONSTRUCTION WITHIN THE LAST YEAR.

13. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

14. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

15. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUNDS.

16. THERE ARE NUMEROUS DIRT AND GRAVEL ROADS/TRAILS ON THE SURVEYED PROPERTY. ONLY THOSE ROADS WHICH APPEAR TO HAVE SOME VEHICULAR USE ARE DEPICTED HEREIN.

17. IN 1915, A WATER LINE FOR THE CITY OF CLE ELUM RAN ACROSS THE SURVEYED PROPERTY. THIS LINE WAS WITHIN THE VICINITY OF CLE ELUM RIVER AND INTERSTATE 90. THE LOCATION WOULD LIE WITHIN WHAT IS DEPICTED AS THE CLE ELUM RIVER CORRIDOR CONSERVATION EASEMENT (EXCEPTIONS 81, 84) AND THE MANAGED OPEN SPACE CONSERVATION EASEMENT (EXCEPTIONS 88, 94) ON PARCELS 3, 7, 8, 9, 10, 11 AND 12. THE LOCATION WOULD ALSO AFFECT THE PORTION OF PARCEL 2 KNOWN AS PARCEL 5 WHICH ADJOINS INTERSTATE 90. THE EASEMENT FOR THIS WATER LINE (A.F. NO. 41283 DATED 1915) WAS EXTINGUISHED BY A.F. NO. 200603220006.

18. PHOTOGRAMMETRIC MAPPING OF THE SITE WAS PERFORMED BY OTHERS IN 2021. A REVIEW OF THAT MAPPING REVEALED NO NEW IMPROVEMENTS THAT WOULD REQUIRE A SITE VISIT BY ESM.

ZACHARY T. LENNON
44925
08/12/2024

REVISIONS

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

ESM CONSULTING ENGINEERS LLC
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Federal Way, WA 98003
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Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

BULLFROG FLATS LLC

BULLFROG FLATS

ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY

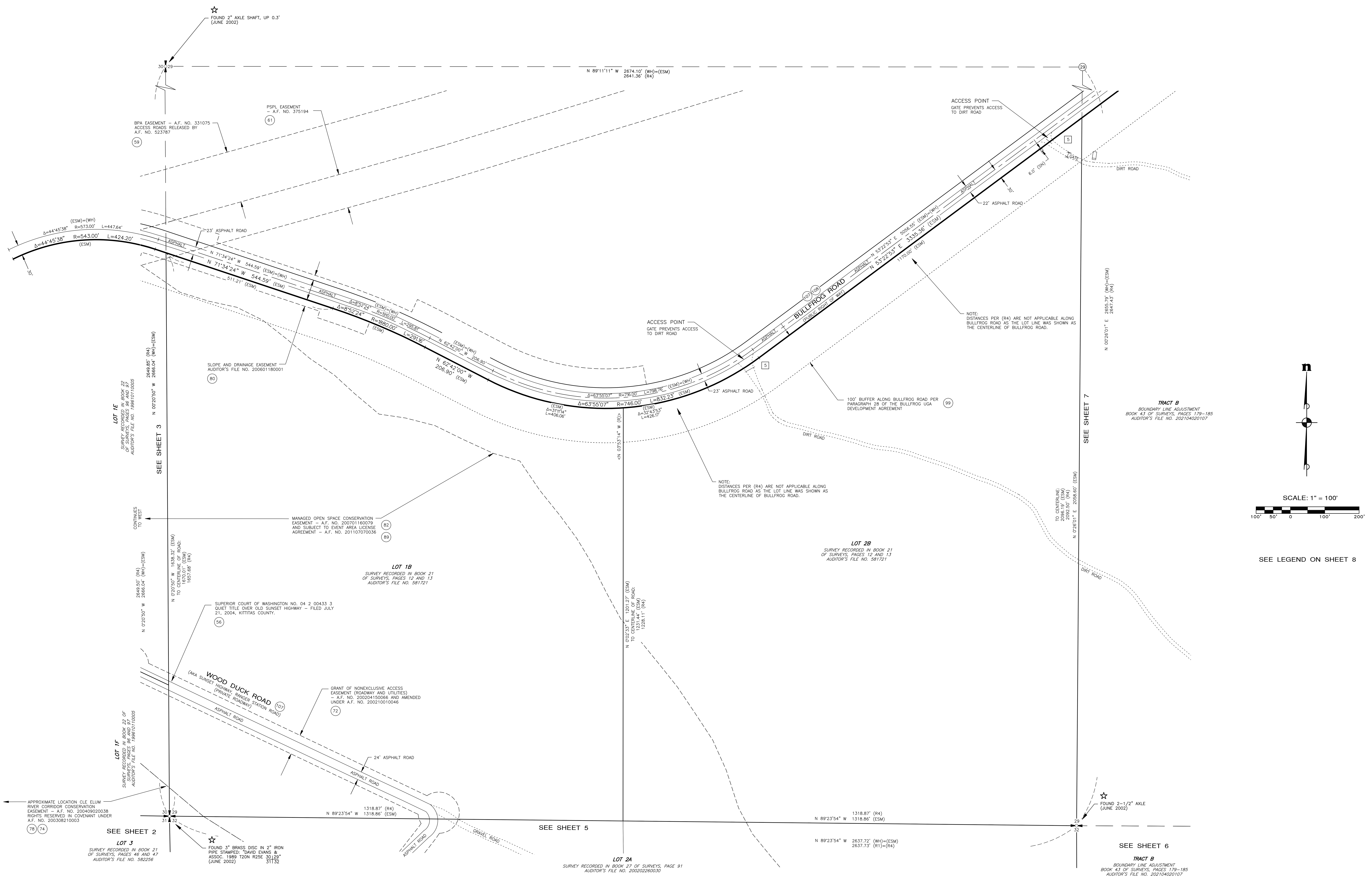
WASHINGTON

JOB NO. 1938–010–024
DWG. NAME ALTA–03
DESIGNED BY:
DRAWN BY: R.G./C.F.
CHECKED BY:
DATE: 2024–08–12
PRINT DATE:

ALTA-03

3 OF 12 SHEETS

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


FOUND 2" AXLE SHAFT, UP 0.3'
(JUNE 2002)
30 29
N 89°11'11" W 2674.10' (WH)=(ESM)
2641.36' (R4)
29
BPA EASEMENT – A.F. NO. 331075
ACCESS ROADS RELEASED BY
A.F. NO. 523787
59
PSPL EASEMENT
– A.F. NO. 375194
61
ACCESS POINT
GATE PREVENTS ACCESS
TO DIRT ROAD
5
GATE
6.0' (SN)
DIRT ROAD
30'
22' ASPHALT ROAD
(ESM)=(WH)
Δ=44°45'38" R=573.00' L=447.64'
Δ=44°45'38" R=543.00' L=424.20'
(ESM)
30'
23' ASPHALT ROAD
ASPHALT
N 71°34'24" W 544.59' (ESM)=(WH)
N 71°34'24" W 544.59' (ESM)
511.21' (ESM)
ASPHALT
Δ=8°52'24" (ESM)=(WH) R=1910.00' L=295.81'
Δ=8°52'24" R=1880.00' L=291.16'
(ESM)
N 62°42'00" W (ESM)=(WH) 206.90'
N 62°42'00" W 206.90' (ESM)
Δ=63°55'07" R=716.00' L=798.76' (ESM)=(WH)
Δ=63°55'07" R=746.00' L=832.23' (ESM)
(ESM) Δ=31°11'14" L=406.06'
(ESM) Δ=32°43'53" L=426.17'
<N 03°53'14" W (R)>
23' ASPHALT ROAD
ACCESS POINT
GATE PREVENTS ACCESS
TO DIRT ROAD
5
ASPHALT
BULLFROG ROAD
(PUBLIC RIGHT OF WAY)
107 108
ASPHALT
N 53°22'53" E 5056.55' (ESM)=(WH)
N 53°22'53" E 3335.36' (ESM)
1170.00' (ESM)
NOTE:
DISTANCES PER (R4) ARE NOT APPLICABLE ALONG BULLFROG ROAD AS THE LOT LINE WAS SHOWN AS THE CENTERLINE OF BULLFROG ROAD.
100' BUFFER ALONG BULLFROG ROAD PER PARAGRAPH 28 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT
99
NOTE:
DISTANCES PER (R4) ARE NOT APPLICABLE ALONG BULLFROG ROAD AS THE LOT LINE WAS SHOWN AS THE CENTERLINE OF BULLFROG ROAD.
SLOPE AND DRAINAGE EASEMENT
AUDITOR'S FILE NO. 200601180001
80
LOT 1E
SURVEY RECORDED IN BOOK 22 OF SURVEYS, PAGES 96 AND 97 AUDITOR'S FILE NO. 199610110005
N 00°20'50" W 2649.85' (R4) 2666.04' (WH)=(ESM)
SEE SHEET 3
CONTINUES TO WEST
MANAGED OPEN SPACE CONSERVATION EASEMENT – A.F. NO. 200701160079 AND SUBJECT TO EVENT AREA LICENSE AGREEMENT – A.F. NO. 201107070036
82
89
N 0°20'50" W 1638.32' (ESM)
TO CENTERLINE OF ROAD:
1670.01' (ESM)
1657.68' (R4)
N 0°20'50" W 2649.50' (R4) 2666.04' (WH)=(ESM)
LOT 1B
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 12 AND 13 AUDITOR'S FILE NO. 581721
SUPERIOR COURT OF WASHINGTON NO. 04 2 00433 3 QUIET TITLE OVER OLD SUNSET HIGHWAY – FILED JULY 21, 2004, KITTITAS COUNTY.
56
WOOD DUCK ROAD
(AKA SUNSET HIGHWAY, RANGER STATION ROAD)
(PRIVATE ROADWAY)
107
ASPHALT ROAD
GRANT OF NONEXCLUSIVE ACCESS EASEMENT (ROADWAY AND UTILITIES) – A.F. NO. 200204150066 AND AMENDED UNDER A.F. NO. 200210010046
72
24' ASPHALT ROAD
ASPHALT ROAD
ASPHALT ROAD
GRAVEL ROAD
LOT 1F
SURVEY RECORDED IN BOOK 22 OF SURVEYS, PAGES 96 AND 97 AUDITOR'S FILE NO. 199610110005
APPROXIMATE LOCATION CLE ELUM RIVER CORRIDOR CONSERVATION EASEMENT – A.F. NO. 200409020038 RIGHTS RESERVED IN COVENANT UNDER A.F. NO. 200308210003
78 74
30 29
31 32
SEE SHEET 2
LOT 3
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 46 AND 47 AUDITOR'S FILE NO. 582256
FOUND 3" BRASS DISC IN 2" IRON PIPE STAMPED: "DAVID EVANS & ASSOC. 1989 T20N R25E 30|29 31|32" (JUNE 2002)
N 89°23'54" W 1318.87' (R4) 1318.86' (ESM)
SEE SHEET 5
N 0°02'33" E 1201.27' (ESM)
TO CENTERLINE OF ROAD:
1231.44' (ESM)
1228.11' (R4)
LOT 2A
SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 91 AUDITOR'S FILE NO. 200202260030
LOT 2B
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 12 AND 13 AUDITOR'S FILE NO. 581721
DIRT ROAD
DIRT ROAD
N 89°23'54" W 1318.87' (R4) 1318.86' (ESM)
N 89°23'54" W 2637.72' (WH)=(ESM) 2637.73' (R1)=(R4)
N 0°26'01" E 2058.60' (ESM)
TO CENTERLINE:
2096.19' (ESM)
2092.50' (R4)
N 00°26'01" E 2655.79' (WH)=(ESM) 2647.43' (R4)
SEE SHEET 7
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179–185
AUDITOR'S FILE NO. 202104020107
FOUND 2-1/2" AXLE
(JUNE 2002)
29
32
SEE SHEET 6
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179–185
AUDITOR'S FILE NO. 202104020107
n
SCALE: 1" = 100'
100' 50' 0 100' 200'
SEE LEGEND ON SHEET 8

ZACHARY T. LENNON
44925
08/12/2024

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2018	ZL
1	UPDATE SURVEY DECEMBER 2019	ZL
2	UPDATE SURVEY DECEMBER 2021	ZL
3	UPDATE SURVEY AUGUST 2024	ZL

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Public Works | Project Management | Landscape Architecture

WASHINGTON

BULLFROG FLATS LLC

BULLFROG FLATS

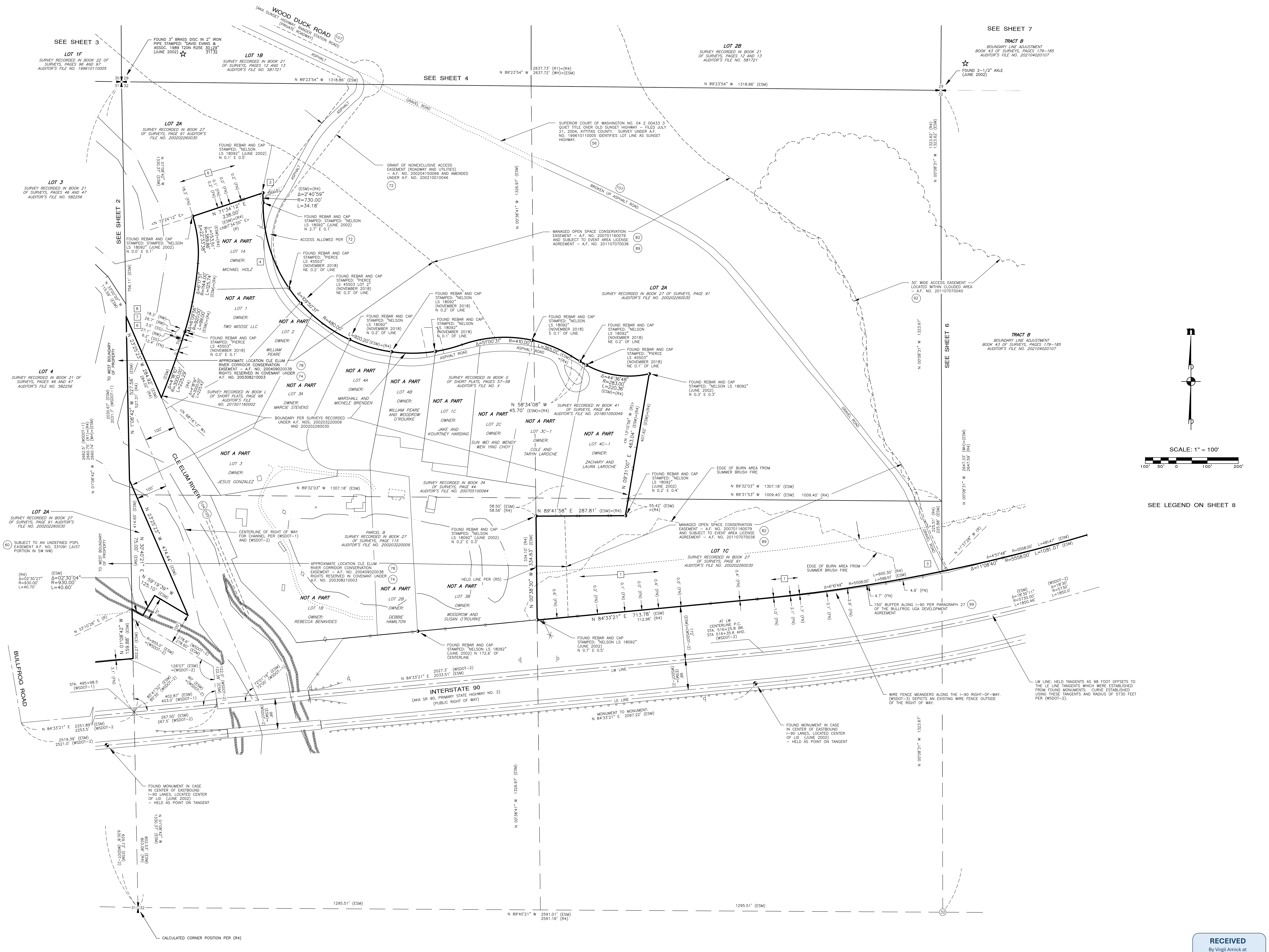
ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY

JOB NO.	1938-010-024
DWG. NAME	ALTA-04
DESIGNED BY:	
DRAWN BY:	R.G./C.F.
CHECKED BY:	
DATE:	2024-08-12
PRINT DATE:	

ALTA-04
4 OF 12 SHEETS

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


SEE SHEET 3
SEE SHEET 4
SEE SHEET 7
SEE SHEET 2
SEE SHEET 6
LOT 1F
SURVEY RECORDED IN BOOK 22 OF SURVEYS, PAGES 96 AND 97 AUDITOR'S FILE NO. 199610110005
FOUND 3" BRASS DISC IN 2" IRON PIPE STAMPED: "DAVID EVANS & ASSOC. 1989 T20N R25E 30|29 31|32" (JUNE 2002)
30 29 31 32
WOOD DUCK ROAD (107)
(AKA SUNSET HIGHWAY, RANGER STATION ROAD) (PRIVATE ROADWAY)
ASPHALT
GRAVEL ROAD
LOT 1B
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 12 AND 13 AUDITOR'S FILE NO. 581721
N 89°23'54" W 1318.86' (ESM)
N 89°23'54" W 2637.73' (R1)=(R4) 2637.72' (WH)=(ESM)
LOT 2B
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 12 AND 13 AUDITOR'S FILE NO. 581721
TRACT B
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179–185 AUDITOR'S FILE NO. 202104020107
FOUND 2–1/2" AXLE (JUNE 2002)
29 32
1323.62' (R4) 1323.62' (ESM)
N 00°08'31" W
LOT 2A
SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 91 AUDITOR'S FILE NO. 200202260030
N 01°08'42" W 1330.37' (ESM)
LOT 3
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 46 AND 47 AUDITOR'S FILE NO. 582256
FOUND REBAR AND CAP STAMPED: "NELSON LS 18092" (JUNE 2002) N 0.1' E 0.5'
GRANT OF NONEXCLUSIVE ACCESS EASEMENT (ROADWAY AND UTILITIES) – A.F. NO. 200204150066 AND AMENDED UNDER A.F. NO. 200210010046 (72)
SUPERIOR COURT OF WASHINGTON NO. 04 2 00433 3 QUIET TITLE OVER OLD SUNSET HIGHWAY – FILED JULY 21, 2004, KITTITAS COUNTY. SURVEY UNDER A.F. NO. 199610110005 IDENTIFIES LOT LINE AS SUNSET HIGHWAY. (56)
N 00°38'41" W 1326.97' (ESM)
BROKEN UP ASPHALT ROAD (107)
18.3' (FN)
0.1' (FN)
0.2' (FN)
0.0' (FN)
0.2' (FN)
6
3
GRAVEL
(ESM)=(R4) Δ=2°40'59" R=730.00' L=34.18'
<N 72°24'12" E>
N 71°34'12" E 238.00' (ESM)=(R4)
<N87°34'55" E> (R)
Δ=22°33'38" R=389.86' L=153.51' (ESM)=(R4)
FOUND REBAR AND CAP STAMPED: STAMPED: "NELSON LS 18092" (JUNE 2002) N 2.7' E 0.1'
FOUND REBAR AND CAP STAMPED: STAMPED: "NELSON LS 18092" (JUNE 2002) N 0.0' E 0.1'
ACCESS ALLOWED PER (72)
NOT A PART
LOT 1A
OWNER:
MICHAEL HOLZ
4
MANAGED OPEN SPACE CONSERVATION EASEMENT – A.F. NO. 200701160079 AND SUBJECT TO EVENT AREA LICENSE AGREEMENT – A.F. NO. 201107070036 (82) (89)
FOUND REBAR AND CAP STAMPED: "PIERCE LS 45503" (NOVEMBER 2018) NE 0.2' OF LINE
FOUND REBAR AND CAP STAMPED: "PIERCE LS 45503 LOT 2" (NOVEMBER 2018) NE 0.3' OF LINE
30' WIDE ACCESS EASEMENT LOCATED WITHIN CLOUDED AREA – A.F. NO. 201107070040 (92)
N 00°08'31" W 1323.67'
756.11' (ESM)
N 33°00'00" W 115.59' (ESM)
Δ=6°17'51" R=1144.00' L=125.74' (ESM)=(R4)
Δ=109°50'31" R=480.00' L=920.20' (ESM)=(R4)
NOT A PART
LOT 1
OWNER:
TWO MOOSE LLC
8
7
6
18.3' (RW)
26.7' (RW)
3.5' (SS)
27.1' (RW)
6.2' (SS)
12.4' (FN)
Δ=6°09'56" R=920.00' L=99.00' (ESM)=(R4)
FOUND REBAR AND CAP STAMPED: "PIERCE LS 45503" (NOVEMBER 2018) N 0.0' E 0.1'
FOUND REBAR AND CAP STAMPED: "NELSON LS 18092" (NOVEMBER 2018) N 0.2' OF LINE
FOUND REBAR AND CAP STAMPED: "NELSON LS 18092" (NOVEMBER 2018) N 0.1' OF LINE
FOUND REBAR AND CAP STAMPED: "NELSON LS 18092" (NOVEMBER 2018) S 0.1' OF LINE
FOUND REBAR AND CAP STAMPED: "NELSON LS 18092" (NOVEMBER 2018) NE 0.2' OF LINE
FOUND REBAR AND CAP STAMPED: "PIERCE LS 45503" (NOVEMBER 2018) NE 0.1' OF LINE
FOUND REBAR AND CAP STAMPED: "NELSON LS 18092" (JUNE 2002) N 0.3' E 0.3'
Δ=51°00'31" R=410.00' L=365.01' (ESM)=(R4)
ASPHALT ROAD
Δ=44°36'48" R=283.00' L=220.36' (ESM)=(R4)
TRACT B
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179–185 AUDITOR'S FILE NO. 202104020107
LOT 4
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 46 AND 47 AUDITOR'S FILE NO. 582256
TO WEST BOUNDARY OF PROPERTY
2030.67' (ESM) 2031.7' (WSDOT–1)
N 23°25'23" W 284.92' (ESM) 284.02' (R4)
N 1°08'42" W 527.56' (ESM) 527.31' (R4)
(ESM) Δ=4°18'10" R=3000.00' L=225.29'
(R4) Δ=4°18'19" R=3000.00' L=225.43'
APPROXIMATE LOCATION CLE ELUM RIVER CORRIDOR CONSERVATION EASEMENT – A.F. NO. 200409020038 RIGHTS RESERVED IN COVENANT UNDER A.F. NO. 200308210003 (78) (74)
SURVEY RECORDED IN BOOK L OF SHORT PLATS, PAGE 68 AUDITOR'S FILE NO. 201501160002
NOT A PART
LOT 2
OWNER:
WILLIAM PEARE
NOT A PART
LOT 3A
OWNER:
MARCIE STEVENS
NOT A PART
LOT 4A
OWNER:
MARSHALL AND MICHELE BRENDEN
NOT A PART
LOT 4B
OWNER:
WILLIAM PEARE AND WOODROW O'ROURKE
NOT A PART
LOT 1C
OWNER:
JAKE AND KOURTNEY HARDING
SURVEY RECORDED IN BOOK G OF SHORT PLATS, PAGES 57–58 AUDITOR'S FILE NO. X
NOT A PART
LOT 2C
OWNER:
SUN WEI AND WENDY WEN YING CHOY
N 58°34'08" W 45.70' (ESM)=(R4)
SURVEY RECORDED IN BOOK 41 OF SURVEYS, PAGE 84 AUDITOR'S FILE NO. 201801050049
NOT A PART
LOT 3C–1
OWNER:
COLE AND TARYN LAROCHE
NOT A PART
LOT 4C–1
OWNER:
ZACHARY AND LAURA LAROCHE
<N 13°10'56" W (R)> 463.04' (ESM)=(R4)
407.62' (ESM)=(R4)
N 09°31'00" E
BOUNDARY PER SURVEYS RECORDED UNDER A.F. NOS. 200203220009 AND 200202260030
<N 68°16'13" W>
100'
2662.5' (WSDOT–1) 2660.75' (R1)=(R4) 2660.74' (WH)=(ESM)
N 01°08'42" W
CLE ELUM RIVER (104) (105)
NOT A PART
LOT 3
OWNER:
JESUS GONZALEZ
N 89°32'03" W 1307.18' (ESM)
SURVEY RECORDED IN BOOK 34 OF SURVEYS, PAGE 44 AUDITOR'S FILE NO. 200705100064
FOUND REBAR AND CAP STAMPED: "NELSON LS 18092" (JUNE 2002) N 0.2' E 0.4'
EDGE OF BURN AREA FROM SUMMER BRUSH FIRE
N 89°32'03" W 1307.18' (ESM)
N 89°31'53" W 1009.40' (ESM) 1009.40' (R4)
58.50' (ESM) 58.56' (R4)
N 89°41'58" E 287.81' (ESM)=(R4)
55.42' (ESM) =(R4)
MANAGED OPEN SPACE CONSERVATION EASEMENT – A.F. NO. 200701160079 AND SUBJECT TO EVENT AREA LICENSE AGREEMENT – A.F. NO. 201107070036 (82) (89)
2647.33' (WH)=(ESM) 2647.59' (R4)
N 00°08'31" W
225.51' (R4) 225.88' (ESM)
GRAVEL ROAD
N 11°37'28" W (R)
LOT 2A
SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 91 AUDITOR'S FILE NO. 200202260030
(60) SUBJECT TO AN UNDEFINED PSPL EASEMENT A.F. NO. 331091 (JUST PORTION IN SW NW)
414.65' (ESM)
N 23°25'23" W 474.44' (ESM)
CENTERLINE OF RIGHT OF WAY FOR CHANNEL PER (WSDOT–1) AND (WSDOT–2)
PARCEL B
SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 115 AUDITOR'S FILE NO. 200203220009
FOUND REBAR AND CAP STAMPED: "NELSON LS 18092" (JUNE 2002) N 0.2' E 0.3'
334.10' (R4) 334.63' (ESM)
N 00°38'30" W
LOT 1C
SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 91 AUDITOR'S FILE NO. 200202260030
1
3
HELD LINE PER (R5)
N 30°40'21" E 75.00' (ESM)
N 59°19'39" W 125.10' (ESM)
(R4) Δ=02°30'27" R=930.00' L=40.70'
(ESM) Δ=02°30'04" R=930.00' L=40.60'
75'
NOT A PART
LOT 1B
OWNER:
REBECCA BENAVIDES
NOT A PART
LOT 2B
OWNER:
DEBBIE HAMILTON
NOT A PART
LOT 3B
OWNER:
WOODROW AND SUSAN O'ROURKE
0.6' (FN)
0.2' (FN)
0.1' (FN)
0.0' (FN)
0.4' (FN)
0.0' (FN)
0.4' (FN)
1.0' (FN)
2.1' (FN)
1.7' (FN)
3.1' (FN)
2.9' (FN)
4.7' (FN)
4.9' (FN)
N 84°33'21" E 713.78' (ESM) 712.96' (R4)
Δ=6°10'49" R=5558.00' L=600.30' (R4) L=599.51' (ESM)
Δ=4°57'48" R=5558.00' L=481.47' (ESM)
Δ=11°08'40" R=5558.00' L=1081.07' (ESM)
150' BUFFER ALONG I–90 PER PARAGRAPH 27 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT (99)
(ESM) Δ=18°30'11" R=5730.00' L=1850.46'
(WSDOT–2) Δ=18°30' R=5730' L=1850.0'
FOUND REBAR AND CAP STAMPED: "NELSON LS 18092" (JUNE 2002) N 172.6' OF CENTERLINE
FOUND REBAR AND CAP STAMPED: "NELSON LS 18092" (JUNE 2002) N 0.7' E 0.5'
AT LW CENTERLINE P.C. STA. 516+25.8 BK. STA 516+35.6 AHD. (WSDOT–2)
172' (ESM)=(WSDOT–2)
98' (ESM)=(WSDOT–2)
LW LINE
LE LINE
MONUMENT TO MONUMENT: N 84°33'21" E 2097.22' (ESM)
WIRE FENCE MEANDERS ALONG THE I–90 RIGHT–OF–WAY. (WSDOT–3) DEPICTS AN EXISTING WIRE FENCE OUTSIDE OF THE RIGHT OF WAY.
LW LINE: HELD TANGENTS AS 98 FOOT OFFSETS TO THE LE LINE TANGENTS WHICH WERE ESTABLISHED FROM FOUND MONUMENTS. CURVE ESTABLISHED USING THESE TANGENTS AND RADIUS OF 5730 FEET PER (WSDOT–2).
FOUND MONUMENT IN CASE IN CENTER OF EASTBOUND I–90 LANES, LOCATED CENTER OF LID (JUNE 2002) – HELD AS POINT ON TANGENT
N 33°10'26" E (R)
N 01°08'42" W 159.88' (ESM)
302.27' (ESM)
R=955.0' =(WSDOT–2)
278.6' (WSDOT–2) 278.60' (ESM)
100'
126°07' (ESM) =(WSDOT–2)
122.0' (WSDOT–2) 122.39' (ESM)
90° =(WSDOT–2) (ESM)
85°41'52" (ESM) 85°35' (WSDOT–2)
402.87' (ESM) 403.0' (WSDOT–1)
72°01'16" (ESM) 72°00' (WSDOT–1)
3.1' (FN)
STA. 495+98.5 (WSDOT–1)
BULLFROG ROAD
267.50' (ESM) 267.5' (WSDOT–2)
N 84°33'21" E 2251.89' (ESM) 2253.5' (WSDOT–2
2519.39' (ESM) 2521.0' (WSDOT–2)
N 84°33'21" E 2027.3' (WSDOT–2) 2033.51' (ESM)
INTERSTATE 90
(AKA SR 90, PRIMARY STATE HIGHWAY NO. 2) (PUBLIC RIGHT OF WAY)
N 01°08'42" W 1330.37' (ESM)
802.53' (ESM) 803.08' (R4)
629.73' (ESM) 630.8' (WSDOT–2)
31 32
CALCULATED CORNER POSITION PER (R4)
1295.51' (ESM)
N 89°40'21" W 2591.01' (ESM) 2591.16' (R4)
1295.51' (ESM)
32
n
SCALE: 1" = 100'
100' 50' 0 100' 200'

SEE LEGEND ON SHEET 8

RECEIVED
By Virgil Amick at
8:00 am, May 19, 2026

ZACHARY T. LENNON
44925
08/12/2024

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2018	ZL
1	UPDATE SURVEY DECEMBER 2019	ZL
2	UPDATE SURVEY DECEMBER 2021	ZL
3	UPDATE SURVEY AUGUST 2024	ZL

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WASHINGTON

BULLFROG FLATS LLC

BULLFROG FLATS

ALTA/NSPS LAND TITLE SURVEY

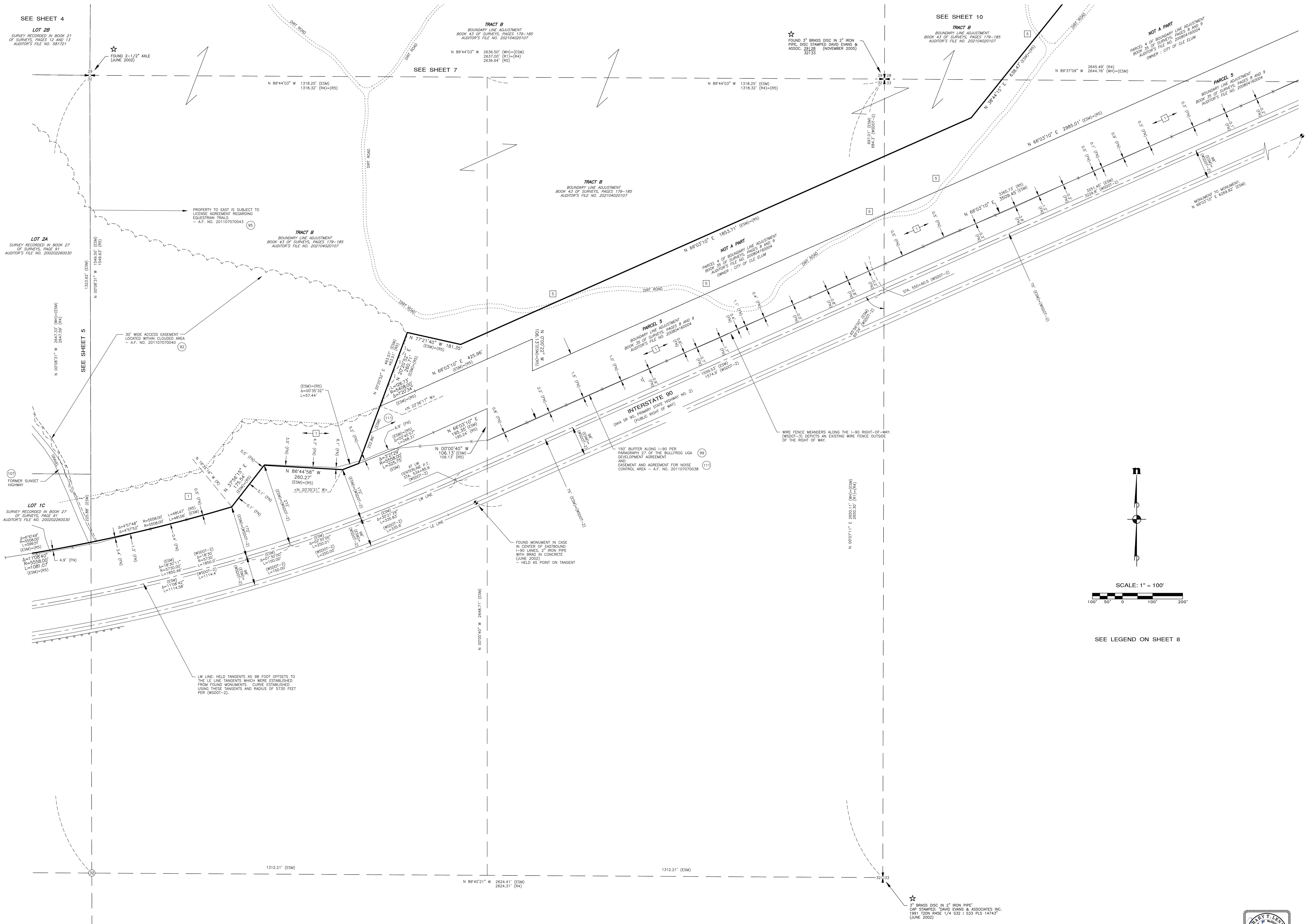
CITY OF CLE ELUM, KITTITAS COUNTY

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

ALTA-05

File: \\ESM8\ENGR\ESM–JOBS\2050\001\018\Survey Plots\ALTA–05.dwg
Plotted: 8/12/2024 9:19 AM Plotted By: Cindy Flood

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



SEE SHEET 4
LOT 2B
SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 12 AND 13 AUDITOR'S FILE NO. 581721
FOUND 2-1/2" AXLE (JUNE 2002)
29
32
N 89°44'03" W 1318.25' (ESM) 1318.32' (R4)=(R5)
DIRT ROAD
SEE SHEET 7
TRACT B
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179–185 AUDITOR'S FILE NO. 202104020107
N 89°44'03" W 2636.50' (WH)=(ESM) 2637.00' (R1)=(R4) 2636.64' (R5)
FOUND 3" BRASS DISC IN 2" IRON PIPE, DISC STAMPED DAVID EVANS & ASSOC. 29|28 32|33 (NOVEMBER 2005)
SEE SHEET 10
N 89°44'03" W 1316.25' (ESM) 1318.32' (R4)=(R5)
N 89°37'09" W 2645.49' (R4) 2644.76' (WH)=(ESM)
NOT A PART
PARCEL 4 OF BOUNDARY LINE ADJUSTMENT BOOK 35 OF SURVEYS, PAGES 8 AND 9 AUDITOR'S FILE NO. 200804160004 OWNER : CITY OF CLE ELUM
PARCEL 5
BOUNDARY LINE ADJUSTMENT BOOK 35 OF SURVEYS, PAGES 8 AND 9 AUDITOR'S FILE NO. 200804160004
N 38°44'15" E 638.47' (ESM)=(R5)
697.01' (ESM) 684.3' (WSDOT-2)
N 66°03'10" E 2985.01' (ESM)=(R5)
N 66°03'10" E 1853.71' (ESM)=(R5)
N 66°03'10" E 3365.73' (R5) 3509.45' (ESM)
3251.45' (ESM) 3229.8' (WSDOT-2)
MONUMENT TO MONUMENT: N 66°03'10" E 6269.82' (ESM)
98' (ESM)= (WSDOT-2)
75' (ESM)=(WSDOT-2)
STA. 550+60.5 (WSDOT-2)
65°56'00" (ESM) 65°24' (WSDOT-2)
1559.53' (ESM) 1574.9' (WSDOT-2)
PROPERTY TO EAST IS SUBJECT TO LICENSE AGREEMENT REGARDING EQUESTRIAN TRAILS – A.F. NO. 201107070043 (95)
LOT 2A
SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 91 AUDITOR'S FILE NO. 200202260030
1323.62' (ESM)
N 00°08'31" W 1549.50' (ESM) 1549.63' (R5)
N 00°08'31" W 2647.33' (WH)=(ESM) 2647.59' (R4)
SEE SHEET 5
30' WIDE ACCESS EASEMENT LOCATED WITHIN CLOUDED AREA – A.F. NO. 201107070040 (92)
N 77°21'40" W 181.35' (ESM)=(R5)
N 20°20'52" E 463.57' (ESM) 463.51' (R5)
N 20°20'52" E 260.71' (ESM)=(R5)
L=126.73' R=5408.00' Δ=1°20'34"
(ESM)=(R5)
<N 22°36'17" W>
N 66°03'10" E 425.96' (ESM)=(R5)
N 0°00'22" W 106.13'(ESM)=(R5)
(ESM)=(R5) Δ=00°35'32" L=57.44'
(ESM)=(R5) Δ=02°45'57" L=268.31'
6.9' (FN)
(111)
202.86'
N 66°03'10" E 195.35' (ESM) 195.24' (R5)
N 00°00'40" W 106.13' (ESM) 106.13' (R5)
Δ=3°21'29" R=5558.00' L=325.75' (ESM)
AT LW CENTERLINE P.T. STA. 534+85.6 (WSDOT-2)
N 86°44'58" W 260.27' (ESM)=(R5)
<N 20°35'21" W>
N 37°56'15" E 175.54' (ESM)=(R5)
N 16°35'19" W (R)
172' (ESM)=(WSDOT-2)
272' (ESM)=(WSDOT-2)
(ESM) Δ=30°21'29" L=335.83'
(WSDOT-2) L=335.6'
(ESM) Δ=02°30'00" L=250.01'
(WSDOT-2) L=250.00'
(ESM) Δ=01°30'00" L=150.00'
(WSDOT-2) L=150.00'
(ESM) Δ=18°30'11" R=5730.00' L=1850.46'
(WSDOT-2) Δ=18°30' R=5730' L=1850.0'
(ESM) Δ=11°08'42" L=1114.58'
(WSDOT-2) L=1114.4
L=481.47' (R5) L=481.56' (ESM)
R=5558.00' R=5558.00'
Δ=4°57'48" Δ=4°57'52"
Δ=6°10'49" R=5558.00' L=599.51' (ESM)=(R5)
Δ=11°08'40" R=5558.00' L=1081.07' (ESM)=(R5)
4.9' (FN)
225.88' (ESM)
LOT 1C
SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 91 AUDITOR'S FILE NO. 200202260030
GRAVEL
(107) FORMER SUNSET HIGHWAY
INTERSTATE 90
(AKA SR 90, PRIMARY STATE HIGHWAY NO. 2) (PUBLIC RIGHT OF WAY)
LW LINE
LE LINE
150' BUFFER ALONG I–90 PER PARAGRAPH 27 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT (99) AND EASEMENT AND AGREEMENT FOR NOISE CONTROL AREA – A.F. NO. 201107070038 (111)
WIRE FENCE MEANDERS ALONG THE I–90 RIGHT–OF–WAY. (WSDOT–3) DEPICTS AN EXISTING WIRE FENCE OUTSIDE OF THE RIGHT OF WAY.
FOUND MONUMENT IN CASE IN CENTER OF EASTBOUND I–90 LANES, 2" IRON PIPE WITH BRAD IN CONCRETE (JUNE 2002) – HELD AS POINT ON TANGENT
LW LINE: HELD TANGENTS AS 98 FOOT OFFSETS TO THE LE LINE TANGENTS WHICH WERE ESTABLISHED FROM FOUND MONUMENTS. CURVE ESTABLISHED USING THESE TANGENTS AND RADIUS OF 5730 FEET PER (WSDOT–2).
N 00°00'40" W 2648.71' (ESM)
N 00°07'11" E 2650.11' (WH)=(ESM) 2650.30' (R1)=(R4)
1312.21' (ESM)
N 89°40'21" W 2624.41' (ESM) 2624.31' (R4)
32
32|33
3" BRASS DISC IN 2" IRON PIPE" CAP STAMPED: "DAVID EVANS & ASSOCIATES INC. 1991 T20N R45E 1/4 S32 I S33 PLS 14743" (JUNE 2002)
n
SCALE: 1" = 100'
100' 50' 0 100' 200'
SEE LEGEND ON SHEET 8

RECEIVED
By Virgil Amick at
8:00 am, May 19, 2026

ZACHARY T. LENNON
44925

08/12/2024

File: \\ESM8\ENGR\ESM–JOBS\2050\001\018\Survey Plots\ALTA–06.dwg
Plotted: 8/12/2024 9:22 AM Plotted By: Cindy Flood

B-09

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2018	ZL
1	UPDATE SURVEY DECEMBER 2019	ZL
2	UPDATE SURVEY DECEMBER 2021	ZL
3	UPDATE SURVEY AUGUST 2024	ZL

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WASHINGTON

BULLFROG FLATS LLC

BULLFROG FLATS

ALTA/NSPS LAND TITLE SURVEY

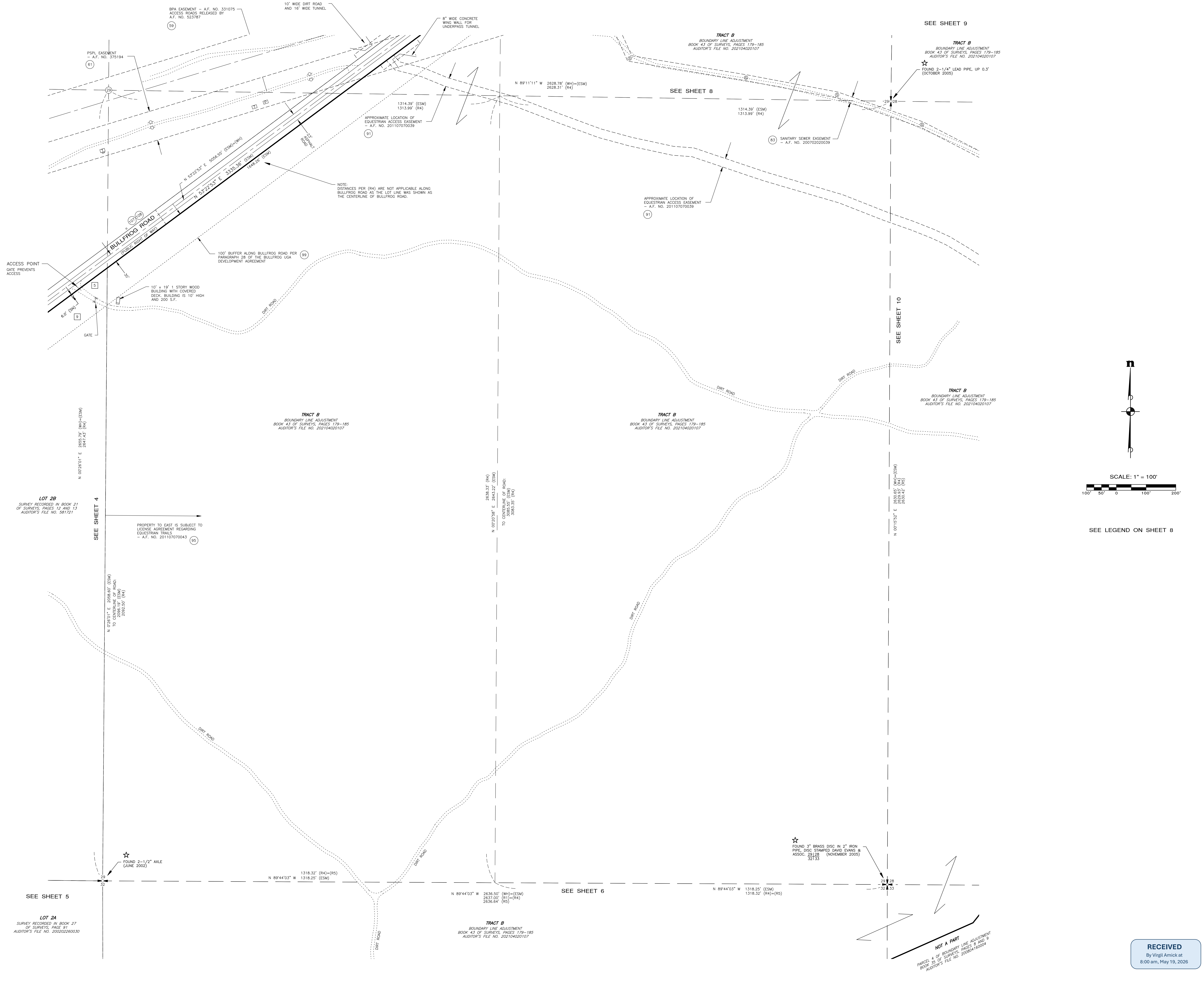
CITY OF CLE ELUM, KITTITAS COUNTY

JOB NO.	1938–010–024
DWG. NAME	ALTA–06
DESIGNED BY:	
DRAWN BY:	R.G./C.F.
CHECKED BY:	
DATE:	2024–08–12
PRINT DATE:	

ALTA-06

6 OF 12 SHEETS

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


BPA EASEMENT – A.F. NO. 331075
ACCESS ROADS RELEASED BY
A.F. NO. 523787
59
10' WIDE DIRT ROAD
AND 16' WIDE TUNNEL
8" WIDE CONCRETE
WING WALL FOR
UNDERPASS TUNNEL
PSPL EASEMENT
– A.F. NO. 375194
61
29
T
P
1314.39' (ESM)
1313.99' (R4)
APPROXIMATE LOCATION OF
EQUESTRIAN ACCESS EASEMENT
– A.F. NO. 201107070039
91
N 89°11'11" W 2628.78' (WH)=(ESM)
2628.31' (R4)
SEE SHEET 8
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179–185
AUDITOR'S FILE NO. 202104020107
SEE SHEET 9
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179–185
AUDITOR'S FILE NO. 202104020107
FOUND 2–1/4" LEAD PIPE, UP 0.3'
(OCTOBER 2005)
29 28
1314.39' (ESM)
1313.99' (R4)
83
SANITARY SEWER EASEMENT
– A.F. NO. 200702020039
APPROXIMATE LOCATION OF
EQUESTRIAN ACCESS EASEMENT
– A.F. NO. 201107070039
91
N 53°22'53" E 5056.55' (ESM)=(WH)
N 53°22'53" E 3335.36' (ESM)
1648.26' (ESM)
23' ASPHALT ROAD
NOTE:
DISTANCES PER (R4) ARE NOT APPLICABLE ALONG
BULLFROG ROAD AS THE LOT LINE WAS SHOWN AS
THE CENTERLINE OF BULLFROG ROAD.
107
108
BULLFROG ROAD
(PUBLIC RIGHT OF WAY)
100' BUFFER ALONG BULLFROG ROAD PER
PARAGRAPH 28 OF THE BULLFROG UGA
DEVELOPMENT AGREEMENT
99
ACCESS POINT
GATE PREVENTS
ACCESS
30'
5
10' x 19' 1 STORY WOOD
BUILDING WITH COVERED
DECK. BUILDING IS 10' HIGH
AND 200 S.F.
6.0' (SN)
9
GATE
DIRT ROAD
SEE SHEET 10
DIRT ROAD
DIRT ROAD
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179–185
AUDITOR'S FILE NO. 202104020107
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179–185
AUDITOR'S FILE NO. 202104020107
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179–185
AUDITOR'S FILE NO. 202104020107
N 00°26'01" E 2655.79' (WH)=(ESM)
2647.43' (R4)
2638.33' (R4)
N 00°20'58" E 2643.22' (ESM)
TO CENTERLINE OF ROAD:
3085.55' (ESM)
3083.35' (R4)
N 00°15'52" E 2630.65' (WH)=(ESM)
2629.93' (R4)
2630.42' (R5)
n
SCALE: 1" = 100'
100' 50' 0 100' 200'
SEE LEGEND ON SHEET 8
LOT 2B
SURVEY RECORDED IN BOOK 21
OF SURVEYS, PAGES 12 AND 13
AUDITOR'S FILE NO. 581721
SEE SHEET 4
PROPERTY TO EAST IS SUBJECT TO
LICENSE AGREEMENT REGARDING
EQUESTRIAN TRAILS
– A.F. NO. 201107070043
95
N 0°26'01" E 2058.60' (ESM)
TO CENTERLINE OF ROAD:
2096.19' (ESM)
2092.50' (R4)
DIRT ROAD
DIRT ROAD
DIRT ROAD
DIRT ROAD
FOUND 2–1/2" AXLE
(JUNE 2002)
29
32
1318.32' (R4)=(R5)
N 89°44'03" W 1318.25' (ESM)
SEE SHEET 5
LOT 2A
SURVEY RECORDED IN BOOK 27
OF SURVEYS, PAGE 91
AUDITOR'S FILE NO. 200202260030
N 89°44'03" W 2636.50' (WH)=(ESM)
2637.00' (R1)=(R4)
2636.64' (R5)
SEE SHEET 6
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179–185
AUDITOR'S FILE NO. 202104020107
FOUND 3" BRASS DISC IN 2" IRON
PIPE, DISC STAMPED DAVID EVANS &
ASSOC. 29|28 32|33 (NOVEMBER 2005)
N 89°44'03" W 1318.25' (ESM)
1318.32' (R4)=(R5)
29 28
32 33
NOT A PART
PARCEL 4 OF BOUNDARY LINE ADJUSTMENT
BOOK 35 OF SURVEYS, PAGES 8 AND 9
AUDITOR'S FILE NO. 200804160004

ZACHARY T. LENNON
44925
08/12/2024

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

ESM CONSULTING ENGINEERS LLC
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www.esmcivil.com
Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

BULLFROG FLATS LLC

BULLFROG FLATS

ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY
WASHINGTON

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

ALTA-07
7 OF 12 SHEETS

File: \\ESM8\ENGR\ESM-JOBS\2050\001\018\Survey Plots\ALTA-07.dwg
Plotted: 8/12/2024 9:26 AM Plotted By: Cindy Flood

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

LEGEND FOR ALL SHEETS

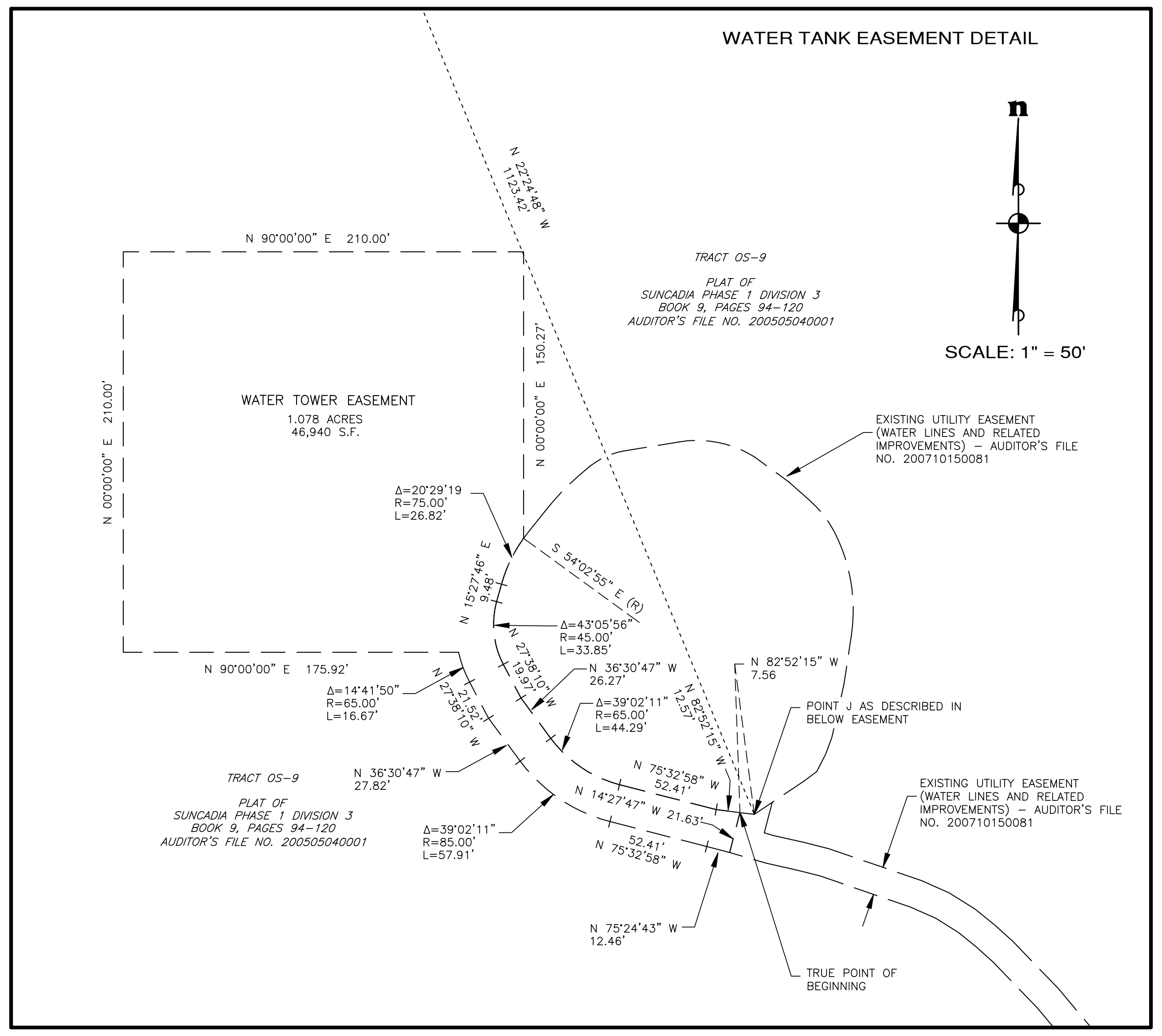
◕	FOUND MONUMENT AS NOTED
⊕	MONUMENT SEARCHED FOR AND NOT FOUND
◑	FOUND CORNER AS NOTED
Δ	DELTA
R	RADIUS
L	ARC LENGTH
(R)	RADIAL BEARING
<>	RADIAL BEARING AT LOT CORNER
(WH)	BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. POSITION ACCEPTED BY ESM. ADDITIONALLY, W&H DATA IS SHOWN ON THAT PLAT RECORDED UNDER AUDITOR'S FILE NO. 200308210002 AND THOSE SURVEYS RECORDED UNDER RECORDING NOS. 200308290001, 200510250009 AND AMENDED BY 200603220007.
(ESM)	BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS NOTED IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION. ADDITIONALLY, ESM DATA IS SHOWN ON THOSE SURVEYS RECORDED UNDER RECORDING NOS. 200605150049, 200609280027, 200702140023 AND 200708080012.
☆	W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
(G)	BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY GOLDSMITH & ASSOCIATES, INC. AS SHOWN ON THE PLAT OF SUNCADIA PHASE 1 DIVISION 3 AS RECORDED UNDER AUDITOR'S FILE NO. 200505040001.

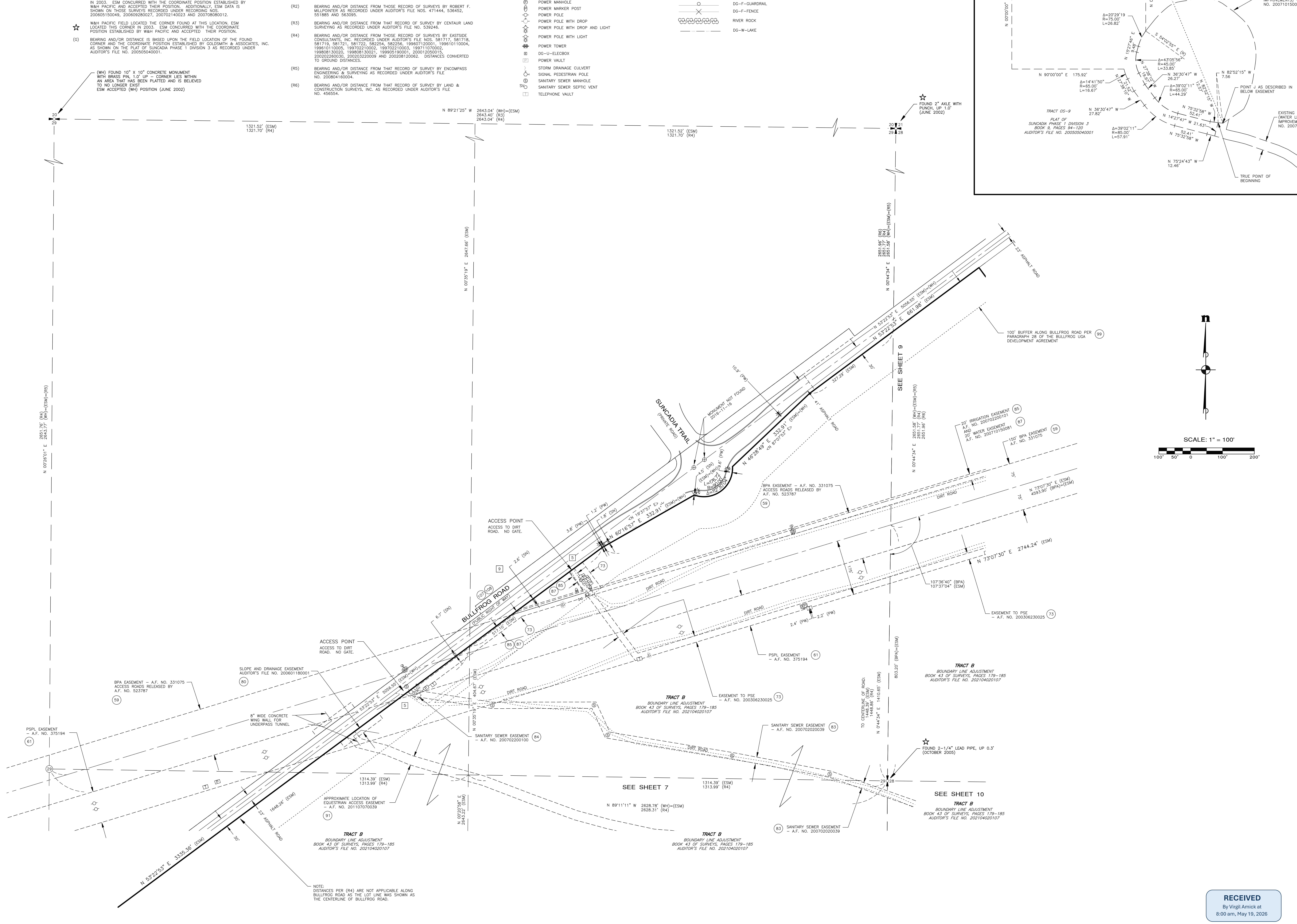
(WSDOT-1)	STATE OF WASHINGTON, STATE HIGHWAY DEPARTMENT PLANS FOR "STATE ROAD NO. 2 CLE ELUM RIVER BRIDGE" SHEET 1 OF 8, DATED JUNE 12, 1928
(WSDOT-2)	WASHINGTON STATE HIGHWAY COMMISSION DEPARTMENT OF HIGHWAYS PLANS FOR "SR 90 EASTON TO CLE ELUM" SHEETS 11 THROUGH 18 OF 19, DATED SEPTEMBER 3, 1958
(WSDOT-3)	WASHINGTON STATE HIGHWAY COMMISSION DEPARTMENT OF HIGHWAYS PLANS FOR "SR 90 – MP 72.33 TO MP 91.77 – EASTON TO CLE ELUM" SHEETS 27, 28, 40 THROUGH 50 OF 107, DATED AUGUST 14, 1972
(WSDOT-4)	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION PLANS FOR "SR 90 – HYAK VIC. TO ELLENSBURG – PHASE 1" SHEETS 55 THROUGH 58 OF 107, DATED MARCH 1995
(WSDOT-5)	WASHINGTON STATE HIGHWAY COMMISSION DEPARTMENT OF HIGHWAYS PLANS FOR "SR 903 CLE ELUM TO ROSLYN" SHEETS 1 THROUGH 4 OF 4, DATED APRIL 22, 1947
(BPA)	BONNEVILLE POWER ADMINISTRATION PLANS FOR "ROCKY REACH – MAPLE VALLEY NO. 1 345 KV TRANSMISSION LINE" DRAWING 180-11-D, SHEETS 61 THROUGH 65, INCLUSIVE, DATED JUNE AND JULY 1958.
(R1)	BEARING AND/OR DISTANCE FROM THOSE RECORD OF SURVEYS BY DAVID EVANS AND ASSOCIATES, INC. AS RECORDED UNDER AUDITOR'S FILE NOS. 524973 AND 539693. DISTANCES CONVERTED TO GROUND DISTANCES.
(R2)	BEARING AND/OR DISTANCE FROM THOSE RECORD OF SURVEYS BY ROBERT F. MILLPOINTER AS RECORDED UNDER AUDITOR'S FILE NOS. 471444, 536452, 551885 AND 563095.
(R3)	BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY CENTAUR LAND SURVEYING AS RECORDED UNDER AUDITOR'S FILE NO. 539246.
(R4)	BEARING AND/OR DISTANCE FROM THOSE RECORD OF SURVEYS BY EASTSIDE CONSULTANTS, INC. RECORDED UNDER AUDITOR'S FILE NOS. 581717, 581718, 581719, 581721, 581722, 582254, 582256, 199607120001, 199610110004, 199610110005, 199702210002, 199702210003, 199711070002, 199808130020, 199808130021, 199905190001, 200012050015, 200202260030, 200203220009 AND 200208120062. DISTANCES CONVERTED TO GROUND DISTANCES.
(R5)	BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY ENCOMPASS ENGINEERING & SURVEYING AS RECORDED UNDER AUDITOR'S FILE NO. 200804160004.
(R6)	BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY LAND & CONSTRUCTION SURVEYS, INC. AS RECORDED UNDER AUDITOR'S FILE NO. 456554.

(90)	TITLE EXCEPTION – SEE SHEET 3
☐1	POTENTIAL ENCROACHMENTS – SEE SHEET 1
χ	FENCE GATE
☼	STREET LIGHT WITH ARM
○	GUARD POST/BOLLARD
▯	MAIL BOX
⊤	SIGN
⍋	STREET SIGN
Ⓖ	GAS MARKER POST
⋈	GAS VALVE
Ⓟ	POWER CONDUIT
P⊂	POWER GUY ANCHOR
P–◑	POWER GUY POLE
PB	POWER JUNCTION BOX
Ⓟ	POWER MANHOLE
Ⓟ	POWER MARKER POST
–○–	POWER POLE
–○–	POWER POLE WITH DROP
☼	POWER POLE WITH DROP AND LIGHT
☼	POWER POLE WITH LIGHT
⊠	POWER TOWER
E	DG-U-ELECBOX
P	POWER VAULT
〉	STORM DRAINAGE CULVERT
⌂	SIGNAL PEDESTRIAN POLE
Ⓢ	SANITARY SEWER MANHOLE
SV○	SANITARY SEWER SEPTIC VENT
T	TELEPHONE VAULT

♀	WATER BLOWOFF
⌓	WATER FIRE HYDRANT
Ⓦ	WATER MAHHOLE
Ⓦ	WATER MARKER POST
⊞	WATER METER
⋈	WATER VALVE
WV	WATER VALVE MARKER
W	WATER VAULT
—><—	RIGHT OF WAY FENCE
—○—	CHAIN LINK FENCE
— ⊓ —	GUARD RAIL
—═—	SPLIT RAIL FENCE
—×—	WIRE FENCE
—o—	WROUGHT IRON FENCE
- - - -	GRAVEL/DIRT ROAD
▭▭▭	ROCKERY
—○—	DG-F-GUARDRAIL
—✕—	DG-F-FENCE
∞∞	RIVER ROCK
—…—	DG-W-LAKE

(EL)	EDGE OF LANDSCAPING
(HS)	HEAD STONE
(RW)	RETAINING WALL
(GT)	GATE
(FN)	FENCE
(GL)	GRAVEL
(SN)	SIGN
(PW)	POWER
PSPL	PUGET SOUND POWER AND LIGHT COMPANY
PSE	PUGET SOUND ENERGY (SUCCESSOR TO PSPL)
BPA	BONNEVILLE POWER ADMINISTRATION
UGA	URBAN GROWTH AREA
MPR	MASTER PLANNED RESORT





(WH) FOUND 10" X 10" CONCRETE MONUMENT WITH BRASS PIN, 1.0' UP – CORNER LIES WITHIN AN AREA THAT HAS BEEN PLATTED AND IS BELIEVED TO NO LONGER EXIST ESM ACCEPTED (WH) POSITION (JUNE 2002)
20
29
N 89°21'25" W 2643.04' (WH)=(ESM)
2643.40' (R3)
2643.04' (R4)
1321.52' (ESM)
1321.70' (R4)
1321.52' (ESM)
1321.70' (R4)
FOUND 2" AXLE WITH PUNCH, UP 1.0' (JUNE 2002)
20 21
29 28
N 00°26'01" E 2651.76' (R4) 2643.77' (WH)=(ESM)=(R5)
N 00°35'19" E 2647.66' (ESM)
N 00°44'34" E 2651.58' (WH)=(ESM)=(R5) 2651.77' (R4) 2651.96' (R6)
SEE SHEET 9
23' ASPHALT ROAD
N 53°22'53" E 5056.55' (ESM)=(WH)
N 53°22'53" E 661.98' (ESM)
100' BUFFER ALONG BULLFROG ROAD PER PARAGRAPH 28 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT
99
10.9' (PW)
327.29' (ESM)
30'
41' ASPHALT ROAD
MONUMENT NOT FOUND 2016-11-16
SUNCADIA TRAIL
(PRIVATE ROAD)
N 46°28'49" E 332.91' (ESM)=(WH)
<N 87°07'53" E>
4.5' (SN)
9.6' (PW)
(ESM)=(WH)
L=176.72
R=90.00'
Δ=112°30'04"
20' IRRIGATION EASEMENT A.F. NO. 200702200101 AND 20' WATER EASEMENT A.F. NO. 200710150081
85
87
150' BPA EASEMENT A.F. NO. 331075
59
BPA EASEMENT – A.F. NO. 331075 ACCESS ROADS RELEASED BY A.F. NO. 523787
59
75'
75'
N 73°07'30" E (ESM) 4593.90' (BPA)=(ESM)
DIRT ROAD
N 73°07'30" E 2744.24' (ESM)
175'
107°36'40" (BPA)
107°37'04" (ESM)
EASEMENT TO PSE – A.F. NO. 200306230025
73
1.2' (PW)
1.8' (SN)
3.8' (PW)
<N 19°37'57" E>
N 60°16'57" E 332.91' (ESM)=(WH)
ACCESS POINT
ACCESS TO DIRT ROAD. NO GATE.
5
9
2.6' (SN)
73
85
87
107
108
BULLFROG ROAD
(PUBLIC RIGHT OF WAY)
6.7' (SN)
517.10' (ESM)
73
85
87
DIRT ROAD
DIRT ROAD
2.4' (PW)
2.2' (PW)
PSPL EASEMENT – A.F. NO. 375194
61
EASEMENT TO PSE – A.F. NO. 200306230025
73
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179-185
AUDITOR'S FILE NO. 202104020107
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179-185
AUDITOR'S FILE NO. 202104020107
803.20' (BPA)=(ESM)
TO CENTERLINE OF ROAD: 1448.39' (ESM) 1448.86' (R4)
N 0°44'34" E 1410.65' (ESM)
ACCESS POINT
ACCESS TO DIRT ROAD. NO GATE.
SLOPE AND DRAINAGE EASEMENT AUDITOR'S FILE NO. 200601180001
80
BPA EASEMENT – A.F. NO. 331075 ACCESS ROADS RELEASED BY A.F. NO. 523787
59
N 53°22'53" E 5056.55' (ESM)=(WH)
5
N 00°35'19" E 404.67' (ESM)
DIRT ROAD
8" WIDE CONCRETE WING WALL FOR UNDERPASS TUNNEL
PSPL EASEMENT – A.F. NO. 375194
61
29
SANITARY SEWER EASEMENT – A.F. NO. 200702200100
84
SANITARY SEWER EASEMENT – A.F. NO. 200702020039
83
DIRT ROAD
FOUND 2-1/4" LEAD PIPE, UP 0.3' (OCTOBER 2005)
29 28
SEE SHEET 7
1314.39' (ESM)
1313.99' (R4)
1314.39' (ESM)
1313.99' (R4)
1648.26' (ESM)
APPROXIMATE LOCATION OF EQUESTRIAN ACCESS EASEMENT – A.F. NO. 201107070039
91
N 00°20'58" E 2643.22' (ESM)
N 89°11'11" W 2628.78' (WH)=(ESM)
2628.31' (R4)
SEE SHEET 10
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179-185
AUDITOR'S FILE NO. 202104020107
SANITARY SEWER EASEMENT – A.F. NO. 200702020039
83
23' ASPHALT ROAD
30'
N 53°22'53" E 3335.36' (ESM)
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179-185
AUDITOR'S FILE NO. 202104020107
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179-185
AUDITOR'S FILE NO. 202104020107
n
SCALE: 1" = 100'
100' 50' 0 100' 200'

NOTE:
DISTANCES PER (R4) ARE NOT APPLICABLE ALONG BULLFROG ROAD AS THE LOT LINE WAS SHOWN AS THE CENTERLINE OF BULLFROG ROAD.

File: \\ESM8\ENGR\ESM-JOBS\2050\001\018\Survey Plots\ALTA-08.dwg
Plotted: 8/12/2024 9:29 AM
Plotted By: Cindy Flood

RECEIVED
By Virgil Amick at
8:00 am, May 19, 2026

ZACHARY T. LENTON
44925
08/12/2024

REVISIONS

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

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Public Works | Project Management | Landscape Architecture

BULLFROG FLATS LLC

BULLFROG FLATS

ALTA/NSPS LAND TITLE SURVEY

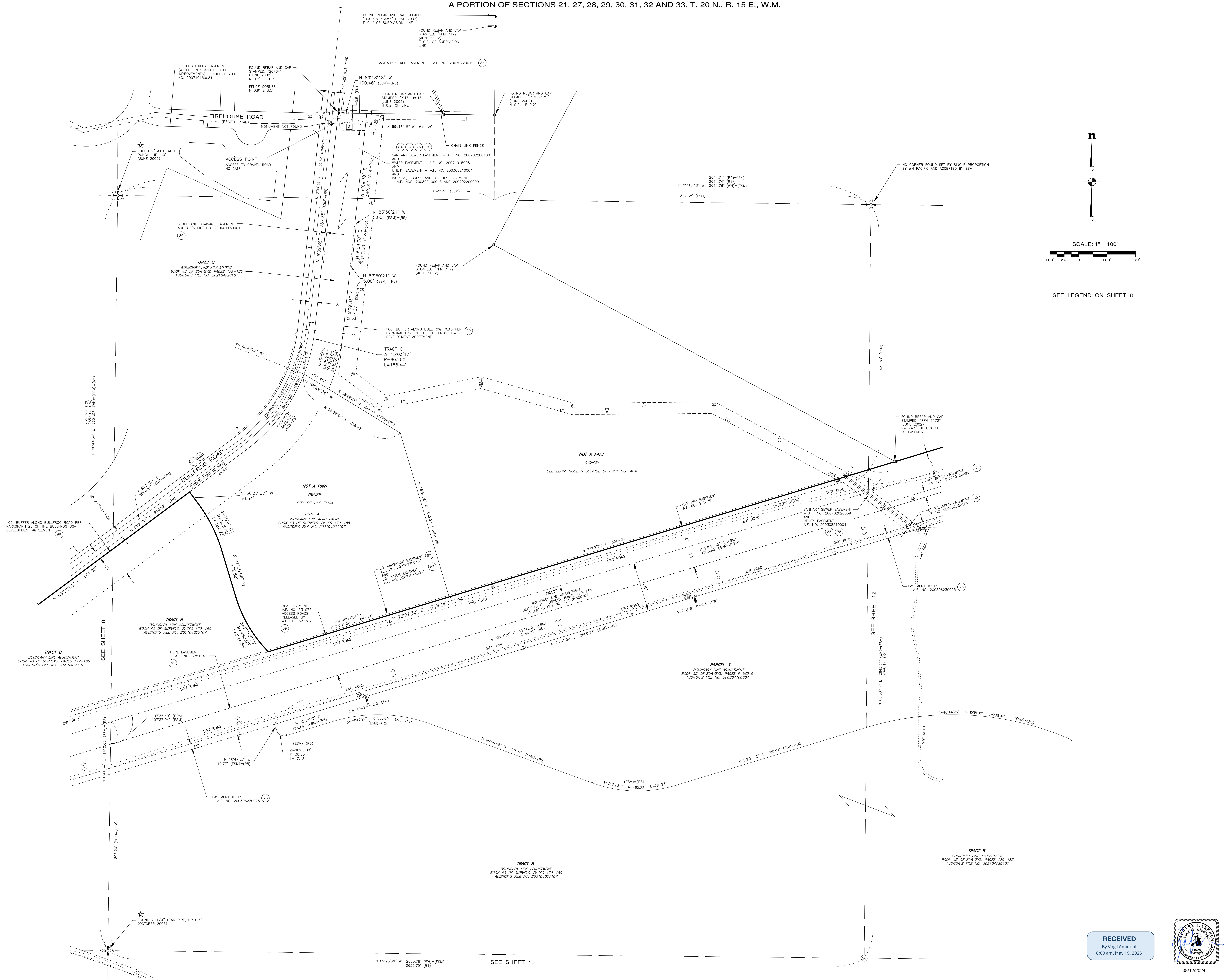
CITY OF CLE ELUM, KITTITAS COUNTY
WASHINGTON

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

ALTA-08

8 OF 12 SHEETS

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


FOUND REBAR AND CAP STAMPED: "BOGDEN 33487" (JUNE 2002) E 0.1' OF SUBDIVISION LINE
FOUND REBAR AND CAP STAMPED: "RFM 7172" (JUNE 2002) E 0.2' OF SUBDIVISION LINE
EXISTING UTILITY EASEMENT (WATER LINES AND RELATED IMPROVEMENTS) – AUDITOR'S FILE NO. 200710150081
FOUND REBAR AND CAP STAMPED: "20764" (JUNE 2002) N 0.2' E 0.5'
FENCE CORNER N 0.9' E 3.5'
23' ASPHALT ROAD
SANITARY SEWER EASEMENT – A.F. NO. 200702200100 (84)
N 89°18'18" W 100.46' (ESM)=(R5)
0.5' (FN)
FOUND REBAR AND CAP STAMPED: "KITZ 16915" (JUNE 2002) N 0.2' OF LINE
FOUND REBAR AND CAP STAMPED: "RFM 7172" (JUNE 2002) N 0.2' E 0.2'
FIREHOUSE ROAD
(PRIVATE ROAD)
WPM
MONUMENT NOT FOUND
N 89d18'18" W 549.38'
CHAIN LINK FENCE
3
FOUND 2" AXLE WITH PUNCH, UP 1.0' (JUNE 2002)
ACCESS POINT
ACCESS TO GRAVEL ROAD, NO GATE
84 87 75 76
SANITARY SEWER EASEMENT – A.F. NO. 200702200100 AND WATER EASEMENT – A.F. NO. 200710150081 AND UTILITY EASEMENT – A.F. NO. 200308210004 AND INGRESS, EGRESS AND UTILITIES EASEMENT – A.F. NOS. 200309100043 AND 200702200099
20 21 29 28
1322.38' (ESM)
N 6°09'38" E 1136.82' (ESM)=(WH)
N 6°09'38" E 767.35' (ESM)=(R5)
N 6°09'38" E 389.65' (ESM)=(R5)
N 83°50'21" W 5.00' (ESM)=(R5)
SLOPE AND DRAINAGE EASEMENT AUDITOR'S FILE NO. 200601180001 (80)
N 6°09'38" E 150.00' (ESM)=(R5)
N 83°50'21" W 5.00' (ESM)=(R5)
FOUND REBAR AND CAP STAMPED: "RFM 7172" (JUNE 2002)
TRACT C
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179–185 AUDITOR'S FILE NO. 202104020107
30'
N 6°09'38" E 237.27' (ESM)=(R5)
100' BUFFER ALONG BULLFROG ROAD PER PARAGRAPH 28 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT (99)
TRACT C Δ=15°03'17" R=603.00' L=158.44'
<N 68°47'05" W>
(ESM)=(R5) L=202.84' R=703.00' Δ=16°31'54"
L=472.24' (ESM)=(WH)
Δ=47°13'15" R=573.00'
Δ=47°13'15" R=603.00' L=496.97' (ESM)=(R5)
Δ=32°09'58" R=603.00' L=338.53'
101.40'
N 58°29'24" W
N 58°29'24" W 294.83' (ESM)=(R5)
<N 67°18'28" W>
N 58°29'24" W 396.23'
2651.96' (R6)
2652.12' (R4)
N 00°44'34" E 2651.58' (WH)=(ESM)=(R5)
107 108
BULLFROG ROAD
(PUBLIC RIGHT OF WAY)
248.54'
N 53°22'53" E 5056.55' (ESM)=(WH)
N 53°22'53" E 910.52' (ESM)
N 36°37'07" W 50.54'
30' ASPHALT ROAD
100' BUFFER ALONG BULLFROG ROAD PER PARAGRAPH 28 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT (99)
30'
N 53°22'53" E 661.98'
Δ=19°47'01" R=535.00' L=184.73'
N 16°50'06" W 172.58'
Δ=27°58'03" R=460.00' L=224.54'
NOT A PART
OWNER:
CITY OF CLE ELUM
TRACT A
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179–185 AUDITOR'S FILE NO. 202104020107
N 16°36'25" W 600.32' (ESM)=(R5)
NOT A PART
OWNER:
CLE ELUM–ROSLYN SCHOOL DISTRICT NO. 404
20' IRRIGATION EASEMENT A.F. NO. 200702200101 AND 20' WATER EASEMENT A.F. NO. 200710150081 (85) (87)
BPA EASEMENT – A.F. NO. 331075 ACCESS ROADS RELEASED BY A.F. NO. 523787 (59)
<N 45°11'51" E>
N 73°07'30" E 663.18'
N 73°07'30" E 3709.19'
N 73°07'30" E 3046.01'
150' BPA EASEMENT A.F. NO. 331075
1538.78' (ESM)
DIRT ROAD
75'
75'
175'
N 73°07'30" E (ESM) 4593.90' (BPA)=(ESM)
TRACT B
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179–185 AUDITOR'S FILE NO. 202104020107
SANITARY SEWER EASEMENT – A.F. NO. 200702020039 AND UTILITY EASEMENT – A,F. NO. 200308210004 (83) (75)
5
2644.71' (R2)=(R4)
2644.74' (R4*)
N 89°18'18" W 2644.76' (WH)=(ESM)
1322.38' (ESM)
NO CORNER FOUND SET BY SINGLE PROPORTION BY WH PACIFIC AND ACCEPTED BY ESM
21 28
930.80' (ESM)
FOUND REBAR AND CAP STAMPED: "RFM 7172" (JUNE 2002) NW 74.5' OF BPA CL OF EASEMENT
0.4' (FN)
20' WATER EASEMENT A.F. NO. 200710150081 (87)
20' IRRIGATION EASEMENT A.F. NO. 200702200101 (85)
EASEMENT TO PSE – A.F. NO. 200306230025 (73)
2.6' (PW)
2.3' (PW)
N 73°07'30" E 2744.25' (ESM) 2744.25' (R5)
N 73°07'30" E 2560.83' (ESM)=(R5)
SEE SHEET 8
SEE SHEET 12
TRACT B
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179–185 AUDITOR'S FILE NO. 202104020107
PSPL EASEMENT – A.F. NO. 375194 (61)
107°36'40" (BPA)
107°37'04" (ESM)
N 0°44'34" E 1410.65' (ESM)=(R5)
N 16°47'27" W 19.77' (ESM)=(R5)
(ESM)=(R5) Δ=90°00'00" R=30.00' L=47.12'
N 73°12'33" E 173.44' (ESM)=(R5)
2.5' (PW)
2.0' (PW)
Δ=36°47'29" R=535.00' (ESM)=(R5) L=343.54'
N 69°59'58" W 606.47' (ESM)=(R5)
EASEMENT TO PSE – A.F. NO. 200306230025 (73)
PARCEL 3
BOUNDARY LINE ADJUSTMENT BOOK 35 OF SURVEYS, PAGES 8 AND 9 AUDITOR'S FILE NO. 200804160004
N 00°30'17" E 2645.91' (WH)=(ESM) 2646.17' (R4)
Δ=36°52'32" (ESM)=(R5) R=465.00' L=299.27'
N 73°07'30" E 700.07' (ESM)=(R5)
Δ=40°44'25" R=1035.00' L=735.94' (ESM)=(R5)
803.20' (BPA)=(ESM)
FOUND 2–1/4" LEAD PIPE, UP 0.3' (OCTOBER 2005)
29 28
N 89°25'39" W 2655.78' (WH)=(ESM) 2656.79' (R4)
SEE SHEET 10
TRACT B
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179–185 AUDITOR'S FILE NO. 202104020107
n
SCALE: 1" = 100'
100' 50' 0 100' 200'

SEE LEGEND ON SHEET 8

RECEIVED
By Virgil Amick at
8:00 am, May 19, 2026

ZACHARY T. LENNON
44925
08/12/2024

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2018	ZL
1	UPDATE SURVEY DECEMBER 2019	ZL
2	UPDATE SURVEY DECEMBER 2021	ZL
3	UPDATE SURVEY AUGUST 2024	ZL

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WASHINGTON

BULLFROG FLATS LLC

BULLFROG FLATS

ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY

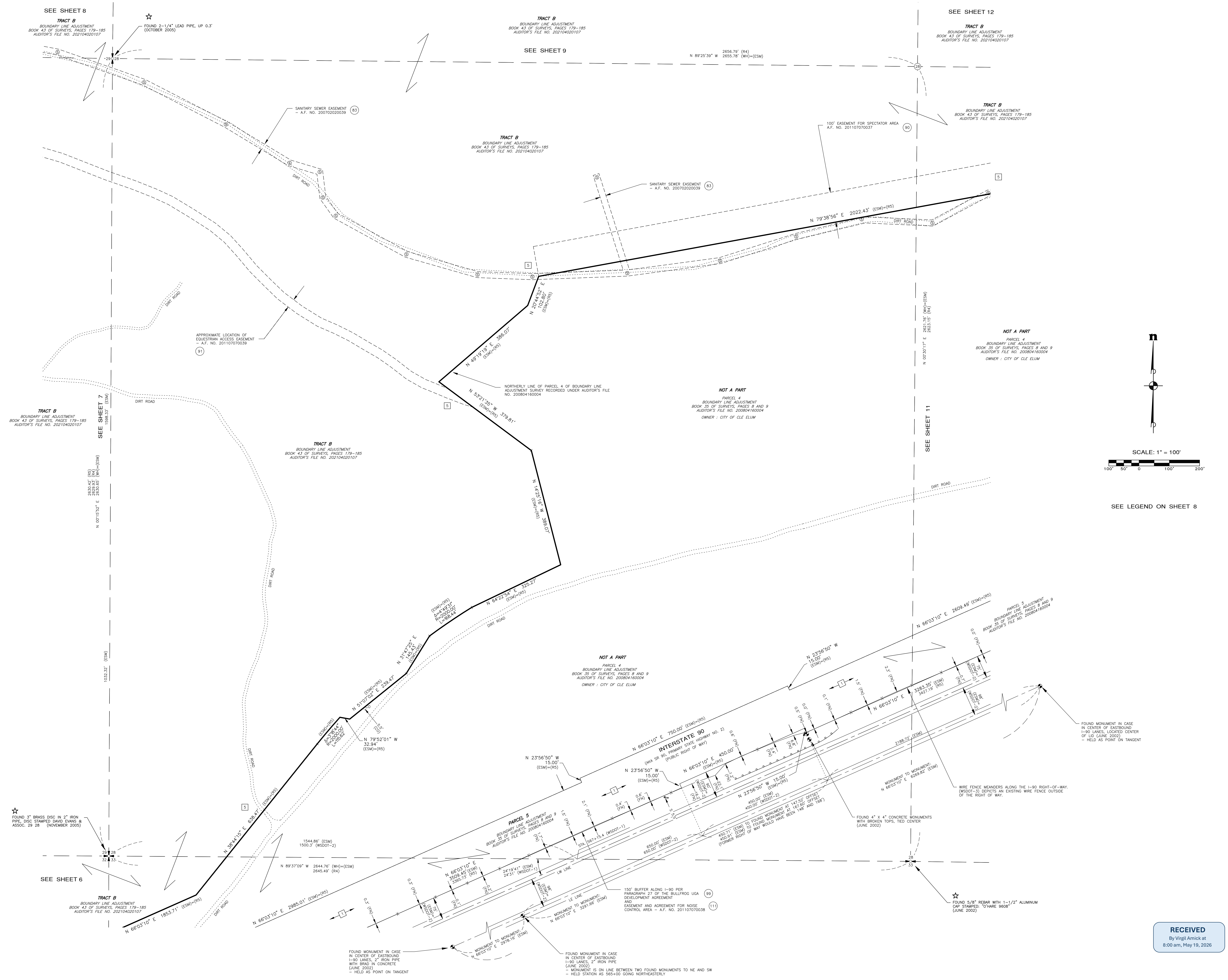
JOB NO.	1938-010-024
DWG. NAME	ALTA-09
DESIGNED BY:	
DRAWN BY:	R.G./C.F.
CHECKED BY:	
DATE:	2024-08-12
PRINT DATE:	

ALTA-09

9 OF 12 SHEETS

File: \\ESM8\ENGR\ESM-JOBS\2050\001\018\Survey Plots\ALTA-09.dwg
Plotted: 8/12/2024 9:34 AM
Plotted By: Cindy Flood

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


SEE SHEET 8
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179–185
AUDITOR'S FILE NO. 202104020107
FOUND 2–1/4" LEAD PIPE, UP 0.3'
(OCTOBER 2005)
29 28
SEE SHEET 9
N 89°25'39" W 2656.79' (R4) 2655.78' (WH)=(ESM)
SEE SHEET 12
28
SANITARY SEWER EASEMENT – A.F. NO. 200702020039 (83)
100' EASEMENT FOR SPECTATOR AREA A.F. NO. 201107070037 (90)
DIRT ROAD
N 79°38'56" E 2022.43' (ESM)=(R5)
5
N 20°44'52" E 102.80' (ESM)=(R5)
N 49°19'19" E 386.07' (ESM)=(R5)
APPROXIMATE LOCATION OF EQUESTRIAN ACCESS EASEMENT – A.F. NO. 201107070039 (91)
NORTHERLY LINE OF PARCEL 4 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200804160004
N 53°21'35" W 379.81' (ESM)=(R5)
N 14°25'16" W 389.07' (ESM)=(R5)
SEE SHEET 7
1598.33' (ESM)
N 00°15'52" E 2630.42' (R5) 2629.93' (R4) 2630.65' (WH)=(ESM)
1032.32' (ESM)
NOT A PART
PARCEL 4
BOUNDARY LINE ADJUSTMENT
BOOK 35 OF SURVEYS, PAGES 8 AND 9
AUDITOR'S FILE NO. 200804160004
OWNER : CITY OF CLE ELUM
N 00°30'17" E 2621.76' (WH)=(ESM) 2623.15' (R4)
SEE SHEET 11
n
SCALE: 1" = 100'
100' 50' 0 100' 200'
SEE LEGEND ON SHEET 8
N 64°22'54" E 325.27' (ESM)=(R5)
(ESM)=(R5) Δ=4°49'31" R=2000.00' L=168.44'
N 31°47'25" E 145.43' (ESM)=(R5)
N 51°07'02" E 239.47' (ESM)=(R5)
5.5' (CO)
(ESM)=(R5) Δ=3°18'44" R=2000.00' L=115.62'
N 79°52'01" W 32.94' (ESM)=(R5)
N 38°44'15" E 638.47' (ESM)=(R5)
FOUND 3" BRASS DISC IN 2" IRON PIPE, DISC STAMPED DAVID EVANS & ASSOC. 29 28 (NOVEMBER 2005)
29 28 32 33
SEE SHEET 6
1544.86' (ESM) 1500.3' (WSDOT–2)
N 89°37'09" W 2644.76' (WH)=(ESM) 2645.49' (R4)
N 66°03'10" E 1853.71' (ESM)=(R5)
N 66°03'10" E 2985.01' (ESM)=(R5)
N 66°03'10" E 750.00' (ESM)=(R5)
INTERSTATE 90
(AKA SR 90, PRIMARY STATE HIGHWAY NO. 2)
(PUBLIC RIGHT OF WAY)
N 23°56'50" W 15.00' (ESM)=(R5)
N 66°03'10" E 450.00' (ESM)=(R5)
PARCEL 5
BOUNDARY LINE ADJUSTMENT
BOOK 35 OF SURVEYS, PAGES 8 AND 9
AUDITOR'S FILE NO. 200804160004
N 66°03'10" E 3509.45' (ESM) 3365.73' (R5)
24°19'41" (ESM) 24°31' (WSDOT–1)
STA. 567+15.4 (WSDOT–1)
LW LINE
LE LINE
75' (ESM)=(WSDOT–2)
90' (ESM)=(WSDOT–2)
98' (ESM)=(WSDOT–2)
22.1' (FN)
16.2' (FN)
0.3' (FN)
0.1' (FN)
0.2' (FN)
1.7' (FN)
1.5' (FN)
2.1' (FN)
0.4' (FN)
0.6' (FN)
1.2' (FN)
2.4' (FN)
6.8' (FN)
0.5' (FN)
0.0' (FN)
2.3' (FN)
0.7' (FN)
S 5.5'
1
650.00' (ESM) 650.00' (WSDOT–2)
N 23°56'50" W 15.00' (ESM)=(R5)
450.00' (ESM) 450.00' (WSDOT–2)
450.71' (ESM) TO FOUND MONUMENT AT 147.52' OFFSET
450.91' (ESM) TO FOUND MONUMENT AT 167.60' OFFSET
(FORMER RIGHT OF WAY WOULD HAVE BEEN 148' AND 168')
150' BUFFER ALONG I–90 PER PARAGRAPH 27 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT (99)
AND
EASEMENT AND AGREEMENT FOR NOISE CONTROL AREA – A.F. NO. 201107070038 (111)
MONUMENT TO MONUMENT: N 66°03'10" E 3291.66' (ESM)
MONUMENT TO MONUMENT: N 66°03'10" E 2978.16' (ESM)
FOUND MONUMENT IN CASE IN CENTER OF EASTBOUND I–90 LANES, 2" IRON PIPE WITH BRAD IN CONCRETE (JUNE 2002) – HELD AS POINT ON TANGENT
FOUND MONUMENT IN CASE IN CENTER OF EASTBOUND I–90 LANES, 2" IRON PIPE (JUNE 2002) – MONUMENT IS ON LINE BETWEEN TWO FOUND MONUMENTS TO NE AND SW – HELD STATION AS 565+00 GOING NORTHEASTERLY
N 66°03'10" E 2609.49' (ESM)=(R5)
N 66°03'10" E 3283.35' (ESM) 3427.19' (R5)
2188.72' (ESM)
MONUMENT TO MONUMENT: N 66°03'10" E 6269.82' (ESM)
FOUND 4" X 4" CONCRETE MONUMENTS WITH BROKEN TOPS, TIED CENTER (JUNE 2002)
WIRE FENCE MEANDERS ALONG THE I–90 RIGHT–OF–WAY. (WSDOT–3) DEPICTS AN EXISTING WIRE FENCE OUTSIDE OF THE RIGHT OF WAY.
FOUND MONUMENT IN CASE IN CENTER OF EASTBOUND I–90 LANES, LOCATED CENTER OF LID (JUNE 2002) – HELD AS POINT ON TANGENT
28 33
FOUND 5/8" REBAR WITH 1–1/2" ALUMINUM CAP STAMPED: "O'HARE 9608" (JUNE 2002)

ZACHARY T. LENNON
44925

08/12/2024

File: \\ESM8\ENGR\ESM-JOBS\2050\001\018\Survey Plots\ALTA-10.dwg
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REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2018	ZL
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BULLFROG FLATS LLC

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ALTA/NSPS LAND TITLE SURVEY

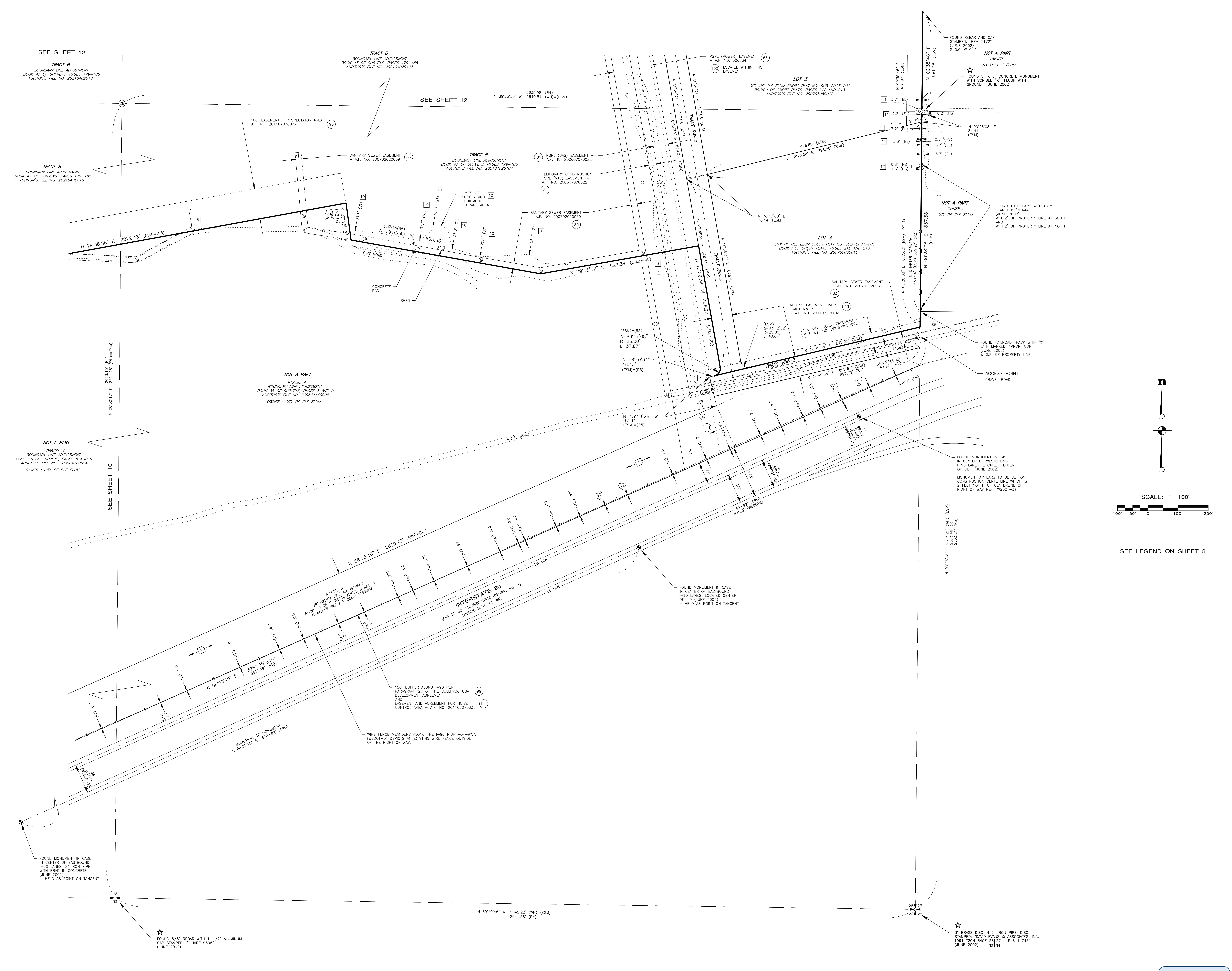
CITY OF CLE ELUM, KITTITAS COUNTY
WASHINGTON

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

ALTA-10

10 OF 12 SHEETS

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


SEE SHEET 12
TRACT B
BOUNDARY LINE ADJUSTMENT
BOOK 43 OF SURVEYS, PAGES 179–185
AUDITOR'S FILE NO. 202104020107
SEE SHEET 12
N 89°25'39" W 2639.98' (R4) 2640.54' (WH)=(ESM)
100' EASEMENT FOR SPECTATOR AREA A.F. NO. 201107070037 (90)
SANITARY SEWER EASEMENT – A.F. NO. 200702020039 (83)
(81) PSPL (GAS) EASEMENT – A.F. NO. 200607070022
TEMPORARY CONSTRUCTION PSPL (GAS) EASEMENT – A.F. NO. 200607070022 (81)
LIMITS OF SUPPLY AND EQUIPMENT STORAGE AREA
CONCRETE PAD
SHED
DIRT ROAD
N 79°38'56" E 2022.43' (ESM)=(R5)
N 07°43'52" W 123.09' (ESM) =(R5)
(ESM)=(R5) N 79°53'42" W 635.63'
N 79°58'12" E 529.34' (ESM)=(R5)
PSPL (POWER) EASEMENT – A.F. NO. 506734 (63)
(100) LOCATED WITHIN THIS EASEMENT
LOT 3
CITY OF CLE ELUM SHORT PLAT NO. SUB–2007–001
BOOK I OF SHORT PLATS, PAGES 212 AND 213
AUDITOR'S FILE NO. 200708080012
TRACT RW–2
TRACT RW–3
N 10°06'34" W 477.08' (ESM)
N 10°06'34" W 699.36' (ESM)
N 10°06'34" W 628.51' (ESM)
N 10°06'34" W 406.23' (ESM)=(R5)
N 10°06'34" W 626.26' (ESM)
676.80' (ESM)
N 76°13'08" E 728.50' (ESM)
N 76°13'08" E 70.14' (ESM)
FOUND REBAR AND CAP STAMPED: "RFM 7172" (JUNE 2002) S 0.0' W 0.1'
NOT A PART
OWNER : CITY OF CLE ELUM
FOUND 5" X 5" CONCRETE MONUMENT WITH SCRIBED "X", FLUSH WITH GROUND (JUNE 2002)
N 00°35'46" E 330.06' (ESM)
N 00°35'46" E 428.93' (ESM)
N 00°28'08" E 34.44' (ESM)
51.70'
3.7' (EL)
2.2' (EL)
7.2' (EL)
3.3' (EL)
0.2' (HS)
0.6' (HS)
0.8' (HS)
1.6' (HS)
FOUND 10 REBARS WITH CAPS STAMPED: "30444" (JUNE 2002) W 0.2' OF PROPERTY LINE AT SOUTH AND W 1.2' OF PROPERTY LINE AT NORTH
LOT 4
CITY OF CLE ELUM SHORT PLAT NO. SUB–2007–001
BOOK I OF SHORT PLATS, PAGES 212 AND 213
AUDITOR'S FILE NO. 200708080012
N 00°28'08" E 837.56' (ESM)
N 00°28'08" E 677.02' (ESM) LOT 4
TO QUARTER CORNER: 659.94' (ESM) 659.97' (R2)
SANITARY SEWER EASEMENT – A.F. NO. 200702020039 (83)
ACCESS EASEMENT OVER TRACT RW–3 – A.F. NO. 201107070041 (93)
(81) PSPL (GAS) EASEMENT A.F. NO. 200607070022
(ESM) Δ=93°12'52" R=25.00' L=40.67'
(ESM)=(R5) Δ=86°47'08" R=25.00' L=37.87'
N 76°40'34" E 16.43' (ESM)=(R5)
N 76°40'34" E 577.22' (ESM)
N 76°40'34" E 697.63' (ESM) 697.72' (R5)
67.96' (ESM)
58.14' (ESM) 57.92' (R5)
N 13°19'26" W 97.91' (ESM)=(R5)
FOUND RAILROAD TRACK WITH "X" LATH MARKED: "PROP. COR." (JUNE 2002) W 0.2' OF PROPERTY LINE
ACCESS POINT
GRAVEL ROAD
FOUND MONUMENT IN CASE IN CENTER OF WESTBOUND I–90 LANES, LOCATED CENTER OF LID (JUNE 2002)
MONUMENT APPEARS TO BE SET ON CONSTRUCTION CENTERLINE WHICH IS 2 FEET NORTH OF CENTERLINE OF RIGHT OF WAY PER (WSDOT–3)
99.90' (ESM) 100.00' (WSDOT–3)
98' (ESM)= (WSDOT–2)
839.97' (ESM) 840.0' (WSDOT2)
73'
100'
173'
NOT A PART
PARCEL 4
BOUNDARY LINE ADJUSTMENT
BOOK 35 OF SURVEYS, PAGES 8 AND 9
AUDITOR'S FILE NO. 200804160004
OWNER : CITY OF CLE ELUM
N 00°30'17" E 2623.15' (R4) 2621.76' (WH)=(ESM)
SEE SHEET 10
GRAVEL ROAD
N 66°03'10" E 2609.49' (ESM)=(R5)
PARCEL 5
BOUNDARY LINE ADJUSTMENT
BOOK 35 OF SURVEYS, PAGES 8 AND 9
AUDITOR'S FILE NO. 200804160004
N 66°03'10" E 3283.35' (ESM) 3427.19' (R5)
INTERSTATE 90
(AKA SR 90, PRIMARY STATE HIGHWAY NO. 2)
(PUBLIC RIGHT OF WAY)
LW LINE
LE LINE
MONUMENT TO MONUMENT: N 66°03'10" E 6269.82' (ESM)
150' BUFFER ALONG I–90 PER PARAGRAPH 27 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT (99) AND EASEMENT AND AGREEMENT FOR NOISE CONTROL AREA – A.F. NO. 201107070038 (111)
WIRE FENCE MEANDERS ALONG THE I–90 RIGHT–OF–WAY. (WSDOT–3) DEPICTS AN EXISTING WIRE FENCE OUTSIDE OF THE RIGHT OF WAY.
FOUND MONUMENT IN CASE IN CENTER OF EASTBOUND I–90 LANES, LOCATED CENTER OF LID (JUNE 2002) – HELD AS POINT ON TANGENT
N 00°28'08" E 2633.21' (WH)=(ESM) 2633.46' (R4) 2633.21' (R5)
FOUND MONUMENT IN CASE IN CENTER OF EASTBOUND I–90 LANES, 2" IRON PIPE WITH BRAD IN CONCRETE (JUNE 2002) – HELD AS POINT ON TANGENT
FOUND 5/8" REBAR WITH 1–1/2" ALUMINUM CAP STAMPED: "O'HARE 9608" (JUNE 2002)
N 89°10'45" W 2642.22' (WH)=(ESM) 2641.38' (R4)
3" BRASS DISC IN 2" IRON PIPE, DISC STAMPED: "DAVID EVANS & ASSOCIATES, INC. 1991 T20N R45E 28|27 33|34 PLS 14743" (JUNE 2002)
28 27 33 34
n
SCALE: 1" = 100'
100' 50' 0 100' 200'

SEE LEGEND ON SHEET 8

NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2018	ZL
1	UPDATE SURVEY DECEMBER 2019	ZL
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ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY

JOB NO. 1938–010–024
DWG. NAME ALTA–11
DESIGNED BY:
DRAWN BY: R.G./C.F.
CHECKED BY:
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ALTA-11
11 OF 12 SHEETS

ZACHARY T. LENNON 44925
08/12/2024

File: \\ESM8\ENGR\ESM–JOBS\2050\001\018\Survey Plots\ALTA–11.dwg
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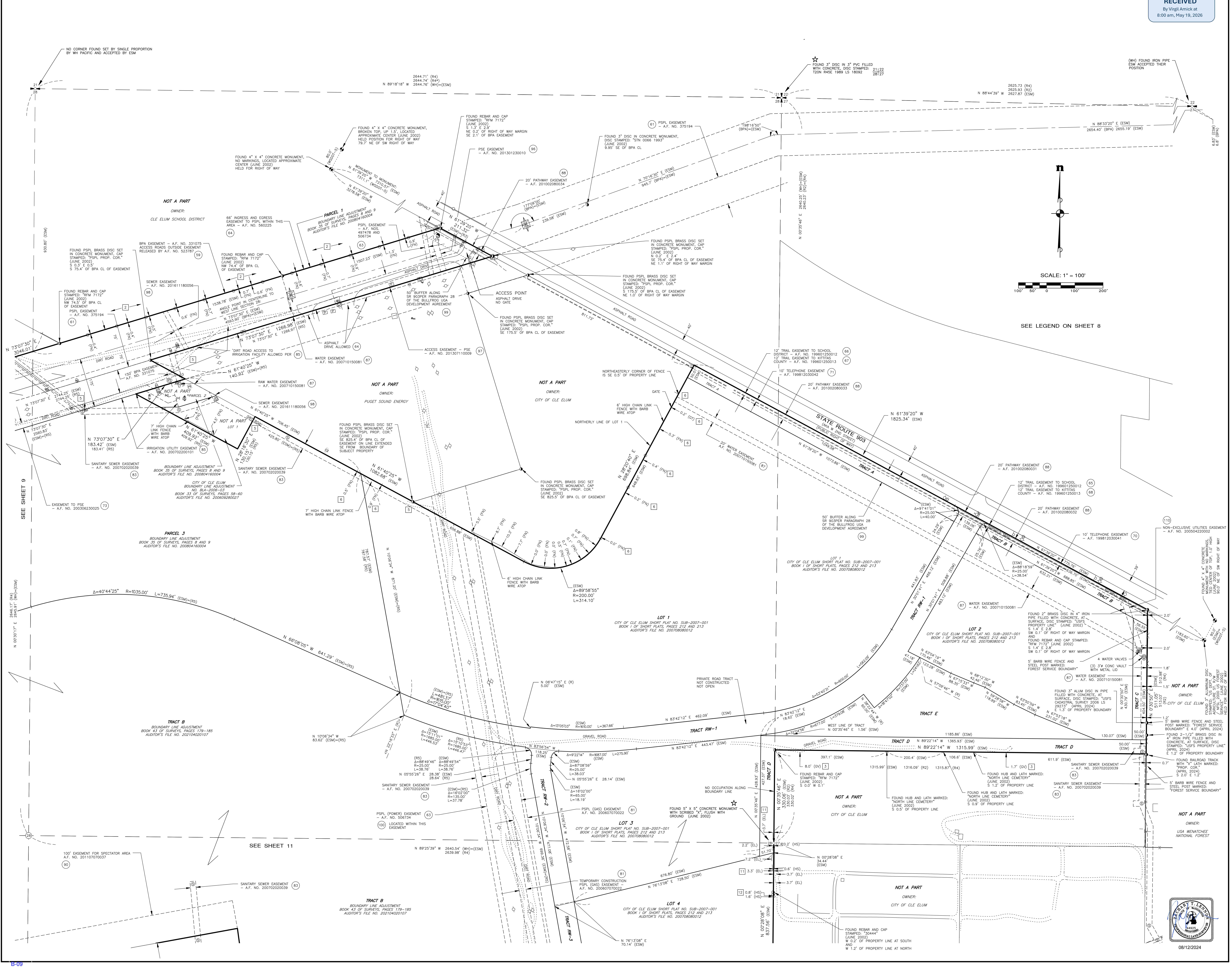
A PORTION OF SECTIONS 21, 27, 28, 29, 30, 31, 32 AND 33, T. 20 N., R. 15 E., W.M.


NO CORNER FOUND SET BY SINGLE PROPORTION BY WH PACIFIC AND ACCEPTED BY ESM
21 28
N 89°18'18" W 2644.71' (R4) 2644.74' (R4*) 2644.76' (WH)=(ESM)
930.80' (ESM)
FOUND 3" DISC IN 3" PVC FILLED WITH CONCRETE, DISC STAMPED: T20N R45E 1989 LS 18092 21|22 28|27
21 22 28 27
N 88°44'39" W 2625.73 (R4) 2625.93 (R2) 2627.87 (ESM)
(WH) FOUND IRON PIPE ESM ACCEPTED THEIR POSITION
22 27
N 88°33'20" E (ESM) 2654.40' (BPA) 2655.19' (ESM)
6.83' (ESM) 6.8' (BPA)
198°16'50" (BPA)=(ESM)
N 00°35'46" E 2640.25' (WH)=(ESM) 2640.23' (R2)=(R4)
FOUND 4" X 4" CONCRETE MONUMENT, BROKEN TOP, UP 1.5', LOCATED APPROXIMATE CENTER (JUNE 2002) HELD POSITION FOR RIGHT OF WAY 79.7' NE OF SW RIGHT OF WAY
80.0' (WSDOT-5)
FOUND 4" X 4" CONCRETE MONUMENT, NO MARKINGS, LOCATED APPROXIMATE CENTER (JUNE 2002) HELD FOR RIGHT OF WAY
MONUMENT TO MONUMENT: N 61°39'20" W 7310.57' (ESM) 7311.1' (WSDOT-5)
N 61°39'20" W 3278.58' (ESM)
NOT A PART
OWNER:
CLE ELUM SCHOOL DISTRICT
FOUND REBAR AND CAP STAMPED: "RFM 7172" (JUNE 2002) S 1.3' E 2.9' NE 0.2' OF RIGHT OF WAY MARGIN SE 2.1' OF BPA EASEMENT
PSE EASEMENT – A.F. NO. 201301230010 (96)
FOUND 3" DISC IN CONCRETE MONUMENT, DISC STAMPED: "STN 0066 1993" (JUNE 2002) 9.95' SE OF BPA CL
(61) PSPL EASEMENT – A.F. NO. 375194
N 70°16'30" E (ESM) 945.7' (BPA)=(ESM)
(88) 20' PATHWAY EASEMENT – A.F. 201002080034
177°09'00" (BPA)=(ESM)
239.58' (ESM)
66' INGRESS AND EGRESS EASEMENT TO PSPL WITHIN THIS AREA – A.F. NO. 560225 (64)
PARCEL 1
BOUNDARY LINE ADJUSTMENT BOOK 35 OF SURVEYS, PAGES 8 AND 9 AUDITOR'S FILE NO. 200804160004
PSPL EASEMENT – A.F. NOS. 497478 AND 506734 (63)
ASPHALT ROAD
40'
N 61°39'20" W 211.32' (ESM)=(R3)
0.9' (FN)
1.3' (FN)
1507.23' (ESM)
0.7' (FN)
0.6' (FN)
ASPHALT DRIVE
FOUND PSPL BRASS DISC SET IN CONCRETE MONUMENT, CAP STAMPED: "PSPL PROP. COR." (JUNE 2002) N 0.2' E 2.4' SE 75.4' OF BPA CL OF EASEMENT NE 1.1' OF RIGHT OF WAY MARGIN
FOUND PSPL BRASS DISC SET IN CONCRETE MONUMENT, CAP STAMPED: "PSPL PROP. COR." (JUNE 2002) S 175.5' OF BPA CL OF EASEMENT NE 1.0' OF RIGHT OF WAY MARGIN
ACCESS POINT
ASPHALT DRIVE NO GATE
50' BUFFER ALONG SR 903PER PARAGRAPH 28 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT (99)
FOUND PSPL BRASS DISC SET IN CONCRETE MONUMENT, CAP STAMPED: "PSPL PROP. COR." (JUNE 2002) SE 175.5' OF BPA CL OF EASEMENT
811.73'
ASPHALT ROAD
40'
FOUND PSPL BRASS DISC SET IN CONCRETE MONUMENT, CAP STAMPED: "PSPL PROP. COR." (JUNE 2002) S 0.3' E 0.5' S 75.4' OF BPA CL OF EASEMENT
BPA EASEMENT – A.F. NO. 331075 ACCESS ROADS OUTSIDE EASEMENT RELEASED BY A.F. NO. 523787 (59)
FOUND REBAR AND CAP STAMPED: "RFM 7172" (JUNE 2002) NW 74.4' OF BPA CL OF EASEMENT
SEWER EASEMENT – A.F. NO. 201611180056 (98)
FOUND REBAR AND CAP STAMPED: "RFM 7172" (JUNE 2002) NW 74.5' OF BPA CL OF EASEMENT
PSPL EASEMENT – A.F. NO. 375194 (61)
2
1538.78' (ESM)
0.7' (FN)
0.6' (FN)
0.5' (FN)
0.4' (FN)
0.4' (FN)
75'
75'
175'
ANGLE POINT IN CENTERLINE TO WEST LINE SECTION 28: N 73°07'30" E (ESM) 4593.90' (BPA)=(ESM)
N 73°07'30" E 3046.01'
N 73°07'30" E 1266.98' (ESM) N 73°07'30" E 1266.97' (R5)
ASPHALT DRIVE ALLOWED (64)
'DIRT ROAD ACCESS TO IRRIGATION FACILITY ALLOWED PER (85)
WATER EASEMENT – A.F. NO. 200710150081 (87)
ACCESS EASEMENT – PSE – A.F. NO. 201307110009 (97)
DIRT ROAD
150' BPA EASEMENT A.F. NO. 331075
5
N 61°40'25" W 140.92' (ESM)=(R5)
RAW WATER EASEMENT – A.F. NO. 200710150081 (87)
NOT A PART
PARCEL 2
N 73°07'30" E 2744.25' (ESM) 2744.25' (R5)
SEWER EASEMENT – A.F. NO. 201611180056 (98)
N 61°40'25" W 706.45' (ESM)
425.80' (ESM)=(R5)
NOT A PART
LOT 1
4.7' (FN)
4.5' (FN)
N 73°07'30" E 2560.83' (ESM)=(R5)
N 73°07'30" E 183.42' (ESM) 183.41' (R5)
7' HIGH CHAIN LINK FENCE WITH BARB WIRE ATOP
N 61°40'25" W 409.92' (ESM) 409.92' (R5)
N 28°18'30" E 130.15' (ESM) 130.15' (R5)
IRRIGATION UTILITY EASEMENT – A.F. NO. 200702200101 (85)
SANITARY SEWER EASEMENT – A.F. NO. 200702020039 (83)
BOUNDARY LINE ADJUSTMENT BOOK 35 OF SURVEYS, PAGES 8 AND 9 AUDITOR'S FILE NO. 200804160004
CITY OF CLE ELUM BOUNDARY LINE ADJUSTMENT NO. BLA-2006-03 BOOK 33 OF SURVEYS, PAGES 58-60 AUDITOR'S FILE NO. 200609280027
SANITARY SEWER EASEMENT – A.F. NO. 200702020039 (83)
EASEMENT TO PSE – A.F. NO. 200306230025 (73)
SEE SHEET 9
FOUND PSPL BRASS DISC SET IN CONCRETE MONUMENT, CAP STAMPED: "PSPL PROP. COR." (JUNE 2002) SE 825.4' OF BPA CL OF EASEMENT ON LINE EXTENDED SE FROM BOUNDARY OF SUBJECT PROPERTY
NOT A PART
OWNER:
PUGET SOUND ENERGY
N 61°40'25" W 1082.68' (ESM)
0.5' (FN)
0.9' (FN)
6
7' HIGH CHAIN LINK FENCE WITH BARB WIRE ATOP
PARCEL 3
BOUNDARY LINE ADJUSTMENT BOOK 35 OF SURVEYS, PAGES 8 AND 9 AUDITOR'S FILE NO. 200804160004
787.57' (ESM) 787.58' (R5)
N 10°06'34" W 871.20' (ESM)=(R5)
DIRT ROAD
656.88' (ESM)
5.5' (FN)
8.7' (FN)
10.3' (FN)
7.7' (FN)
0.0' (FN)
0.0' (FN)
0.0' (FN)
0.5' (FN)
0.7' (FN)
0.1' (FN)
0.7' (FN)
0.8' (FN)
0.0' (FN)
FOUND PSPL BRASS DISC SET IN CONCRETE MONUMENT, CAP STAMPED: "PSPL PROP. COR." (JUNE 2002) SE 825.5' OF BPA CL OF EASEMENT
6' HIGH CHAIN LINK FENCE WITH BARB WIRE ATOP
(ESM) Δ=89°58'55" R=200.00' L=314.10'
NOT A PART
OWNER:
CITY OF CLE ELUM
NORTHEASTERLY CORNER OF FENCE IS SE 0.5' OF PROPERTY LINE
GATE
6' HIGH CHAIN LINK FENCE WITH BARB WIRE ATOP
NORTHERLY LINE OF LOT 1
0.2' (GT)
0.3' (FN)
0.4' (FN)
0.2' (FN)
N 28°20'40" E 698.84' (ESM)
648.83' (ESM)
50.01' (ESM)
TRACT A
20' WATER EASEMENT A.F. NO. 200710150081 (87)
12' TRAIL EASEMENT TO SCHOOL DISTRICT – A.F. NO. 199601250012 (66)
12' TRAIL EASEMENT TO KITTITAS COUNTY – A.F. NO. 199601250013 (67)
10' TELEPHONE EASEMENT – A.F. 199812030042 (71)
20' PATHWAY EASEMENT – A.F. 201002080033 (88)
STATE ROUTE 903 (AKA W 2ND STREET) (PUBLIC RIGHT OF WAY)
N 61°39'20" W 1825.34' (ESM)
1049.58'
N 61°39'20" W 1073.86' (ESM)
ASPHALT ROAD
40'
50' BUFFER ALONG SR 903PER PARAGRAPH 28 OF THE BULLFROG UGA DEVELOPMENT AGREEMENT (99)
(ESM) Δ=91°41'01" R=25.00' L=40.00'
24.29' (ESM)
139.06' (ESM)
25.76' (ESM)
20' PATHWAY EASEMENT – A.F. 201002080031 (88)
12' TRAIL EASEMENT TO SCHOOL DISTRICT – A.F. NO. 199601250012 (65)
12' TRAIL EASEMENT TO KITTITAS COUNTY – A.F. NO. 199601250013 (68)
20' PATHWAY EASEMENT – A.F. 201002080032 (88)
ASPHALT TRAIL
TRACT B
10' TELEPHONE EASEMENT – A.F. 199812030041 (70)
(110) NON-EXCLUSIVE UTILITIES EASEMENT – A.F. NO. 200504220002
N 61°39'20" W 775.76' (ESM)
N 61°39'20" W 636.70' (ESM) 688.85' (ESM)
632.31' (ESM)
(ESM) Δ=88°18'59" R=25.00' L=38.54'
39'
TRACT B
FOUND 4" X 4" CONCRETE MONUMENT WITH NO MARKINGS, TIED CENTER OF TOP, 1.0' HIGH (JUNE 2002) 90.0' NE OF SW RIGHT OF WAY
1183.60' (ESM)
90.0' (ESM)= (WSDOT-5)
LOT 1
CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001 BOOK I OF SHORT PLATS, PAGES 212 AND 213 AUDITOR'S FILE NO. 200708080012
441.83' (ESM)
N 30°01'41" E 466.12' (ESM)
TRACT RW-1
N 30°01'41" E 508.88' (ESM)
483.12' (ESM)
(87) WATER EASEMENT – A.F. NO. 200710150081
FOUND 2" BRASS DISC IN 4" IRON PIPE FILLED WITH CONCRETE, AT SURFACE, DISC STAMPED: "USFS PROPERTY LINE" (JUNE 2002) S 1.4' E 2.8' SW 0.1' OF RIGHT OF WAY MARGIN AND FOUND REBAR AND CAP STAMPED: "RFM 7172" (JUNE 2002) S 1.4' E 2.8' SW 0.1' OF RIGHT OF WAY MARGIN
2.0'
56.55' (ESM)
2.0'
4 WATER VALVES
(3) 3'ø CONC VAULT WITH METAL LID
5' BARB WIRE FENCE AND STEEL POST MARKED: FOREST SERVICE BOUNDARY"
1.8'
(87) WATER EASEMENT – A.F. NO. 200710150081
LOT 2
CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001 BOOK I OF SHORT PLATS, PAGES 212 AND 213 AUDITOR'S FILE NO. 200708080012
L=562.09' (ESM)
Δ=53°40'31" R=600.00'
47.18' (ESM)
L=241.62'
N 63°04'19" W 170.46' (ESM)
123.28' (ESM)
N 57°09'46" W (R)
N 67°15'33" W 88.35' (ESM)
N 68°12'30" W 42.46' (ESM)
N 59°28'58" W 118.99' (ESM)
N 63°50'59" W 83.45' (ESM)
N 67°53'18" W 231.02' (ESM)
R=737.00' (ESM)
Δ=18°47'02"
N 38°22'44" W (R) 60.00' (ESM)
L=379.08' (ESM)
R=677.00'
Δ=32°04'56"
N 83°42'12" E 18.62' (ESM)
WEST LINE OF TRACT N 00°35'46" E 1.56' (ESM)
TRACT E
FOUND 3" ALUM DISC IN PIPE FILLED WITH CONCRETE, AT SURFACE, DISC STAMPED: "USFS CADASTRAL SURVEY 2006 LS 29273" (APRIL 2024) E 1.3' OF PROPERTY BOUNDARY
N 00°30'50" E 430.79' (ESM)
TRACT C
404.50' (ESM)
N 0°30'50" E 511.05' (ESM) 513.03' (R2)
512.98' (R4)
1.5'
1.2'
NOT A PART
OWNER:
CITY OF CLE ELUM
FOUND 3" ALUMINUM DISC STAMPED: "US DEPT. OF AGRICULTURE ST. R/W / NFSL 2000 US FOREST SERVICE" (JUNE 2002) HELD FOR RIGHT OF WAY
5' BARB WIRE FENCE AND STEEL POST MARKED: "FOREST SERVICE BOUNDARY" E 4.0' (APRIL 2024)
FOUND 2-1/2" BRASS DISC IN 4" IRON PIPE FILLED WITH CONCRETE, AT SURFACE, DISC STAMPED: "USFS PROPERTY LINE" (APRIL 2024) E 1.2' OF PROPERTY BOUNDARY
FOUND RAILROAD TRACK WITH "X" LATH MARKED: "PROP. COR." (APRIL 2024) S 2.0' E 1.2'
0.7'
5' BARB WIRE FENCE AND STEEL POST MARKED: "FOREST SERVICE BOUNDARY"
1185.86' (ESM)
130.07' (ESM)
50.00' (ESM)
50.00' (ESM)
TRACT D
N 89°22'14" W 1365.93' (ESM)
N 89°22'14" W 1315.99' (ESM)
TRACT D
GRAVEL ROAD
397.1' (ESM)
8.0' (GV) 3
200.4' (ESM)
106.6' (ESM)
1.7' (GV) 3
611.9' (ESM)
1315.99' (ESM) 1316.09' (R2) 1315.87' (R4)
FOUND REBAR AND CAP STAMPED: "RFM 7172" (JUNE 2002) S 0.0' W 0.1'
FOUND HUB AND LATH MARKED: "NORTH LINE CEMETERY" (JUNE 2002) S 0.5' OF PROPERTY LINE
FOUND HUB AND LATH MARKED: "NORTH LINE CEMETERY" (JUNE 2002) S 0.9' OF PROPERTY LINE
FOUND HUB AND LATH MARKED: "NORTH LINE CEMETERY" (JUNE 2002) S 1.2' OF PROPERTY LINE
SANITARY SEWER EASEMENT – A.F. NO. 200702020039 (83)
SANITARY SEWER EASEMENT – A.F. NO. 200702020039 (83)
NOT A PART
OWNER:
CITY OF CLE ELUM
NOT A PART
OWNER:
USA WENATCHEE NATIONAL FOREST
Δ=40°44'25" R=1035.00' L=735.94' (ESM)=(R5)
N 00°30'17" E 2646.17' (R4) 2645.91' (WH)=(ESM)
N 66°08'05" W 641.29' (ESM)=(R5)
TRACT B
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179-185 AUDITOR'S FILE NO. 202104020107
N 10°06'34" W 83.62' (ESM)=(R5)
<N 22°16'33" E (R)>
(ESM)=(R5) L=481.37' R=1615.00' Δ=17°04'40"
(ESM) Δ=15°11'01" R=1685.00' L=446.53'
(R5) Δ=15°10'53" R=1685.00' L=446.47'
(R5) Δ=88°49'46" R=25.00' L=38.76'
(ESM) Δ=88°49'54" R=25.00' L=38.76'
N 05°55'26" E 28.38' (ESM) 28.64' (R5)
SANITARY SEWER EASEMENT – A.F. NO. 200702020039 (83)
(ESM)=(R5) Δ=16°02'00" R=135.00' L=37.78'
PSPL (POWER) EASEMENT – A.F. NO. 506734 (63)
(100) LOCATED WITHIN THIS EASEMENT
N 83°56'54" W 118.25' (ESM)
N 06°47'15" E (R) 5.00' (ESM)
Δ=13°05'03" (ESM) R=1610.00' L=367.66'
N 83°42'12" E 462.09' (ESM)
PRIVATE ROAD TRACT NOT CONSTRUCTED NOT OPEN
TRACT RW-1
GRAVEL ROAD
Δ=9°22'14" R=1687.00' (ESM) L=275.90'
N 83°42'12" E 443.47' (ESM)
(ESM) Δ=87°08'59" R=25.00' L=38.03'
N 05°55'26" E 28.14' (ESM)
(ESM) Δ=16°02'00" R=65.00' L=18.19'
TRACT RW-2
DIRT ROAD
N 10°06'34" W 699.36' (ESM)=(R5)
N 10°06'34" W 477.08' (ESM)
N 10°06'34" W 472.58' (ESM)
PSPL (GAS) EASEMENT A.F. NO. 200607070022 (81)
LOT 3
CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001 BOOK I OF SHORT PLATS, PAGES 212 AND 213 AUDITOR'S FILE NO. 200708080012
28
N 89°25'39" W 2640.54' (WH)=(ESM) 2639.98' (R4)
SEE SHEET 11
100' EASEMENT FOR SPECTATOR AREA A.F. NO. 201107070037 (90)
SANITARY SEWER EASEMENT – A.F. NO. 200702020039 (83)
TRACT B
BOUNDARY LINE ADJUSTMENT BOOK 43 OF SURVEYS, PAGES 179-185 AUDITOR'S FILE NO. 202104020107
(81) TEMPORARY CONSTRUCTION PSPL (GAS) EASEMENT – A.F. NO. 200607070022
N 76°13'08" E 676.80' (ESM) 728.50' (ESM)
N 76°13'08" E 70.14' (ESM)
TRACT RW-3
LOT 4
CITY OF CLE ELUM SHORT PLAT NO. SUB-2007-001 BOOK I OF SHORT PLATS, PAGES 212 AND 213 AUDITOR'S FILE NO. 200708080012
NO OCCUPATION ALONG BOUNDARY LINE
FOUND 5" X 5" CONCRETE MONUMENT WITH SCRIBED "X", FLUSH WITH GROUND (JUNE 2002)
N 00°35'46" E 428.93' (ESM)
427.37' (ESM)
TRACT D
N 00°35'46" E 330.06' (ESM) 330.03' (R2) 330.02' (R4)
11
3.7' (EL)
2.2' (EL)
28 27
0.2' (HS)
51.70'
7.2' (EL)
N 00°28'08" E 34.44' (ESM)
11 3.3' (EL)
0.6' (HS)
3.7' (EL)
3.7' (EL)
12 0.8' (HS) 1.6' (HS)
N 00°28'08" E 837.56' (ESM)
FOUND REBAR AND CAP STAMPED: "30444" (JUNE 2002) W 0.2' OF PROPERTY LINE AT SOUTH AND W 1.2' OF PROPERTY LINE AT NORTH
NOT A PART
OWNER:
CITY OF CLE ELUM
n
SCALE: 1" = 100'
100' 50' 0 100' 200'
SEE LEGEND ON SHEET 8

ZACHARY T. LENNON
44925
08/12/2024

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	ORIGINAL SURVEY NOVEMBER 2018	ZL
1	UPDATE SURVEY DECEMBER 2019	ZL
2	UPDATE SURVEY DECEMBER 2021	ZL
3	UPDATE SURVEY AUGUST 2024	ZL

ESM
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Civil Engineering
Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture

BULLFROG FLATS LLC

BULLFROG FLATS

ALTA/NSPS LAND TITLE SURVEY

CITY OF CLE ELUM, KITTITAS COUNTY
WASHINGTON

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

ALTA-12