

**RECORD OF SURVEY  
LOTS 3, 7 AND 8, FROSTY PINES**

WITHIN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

**LOTS 7 AND 8 OWNER:**

FROSTY PINES, LLC  
36415 SE HUDSON ROAD  
RAVENSDALE, WASHINGTON 98040

**KITTITAS COUNTY PARCEL AND MAP NUMBER:**

952827 21-14-16052-0007  
952828 21-14-16052-0008

**PREVIOUS LEGAL DESCRIPTION:**

LOTS 7 AND 8, FROSTY PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY.

**REVISED LEGAL DESCRIPTION:**

**LOT B**

THAT PORTION OF LOT 7, FROSTY PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;  
THENCE S 00°59'15" W ALONG THE EAST LINE OF SAID LOT 7, 399.32 FEET;  
THENCE N 89°20'07" W, 580.12 FEET;  
THENCE N 10°49'44" E TO THE NORTH LINE OF SAID LOT 7, 405.68 FEET;  
THENCE S 89°20'07" E ALONG THE NORTH LINE OF SAID LOT 7, 510.78 FEET TO THE TRUE POINT OF BEGINNING.

**LOT C**

THAT PORTION OF LOTS 7 AND 8, FROSTY PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7;  
THENCE S 00°59'15" W ALONG THE EAST LINE OF SAID LOT 7, 399.92 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING S 00°59'15" W ALONG SAID EAST LINE, 798.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7;  
THENCE N 75°14'32" W ALONG THE SOUTH LINE OF SAID LOT 7, 714.48 FEET;  
THENCE N 22°12'55" E, 34.08 FEET;  
THENCE N 10°14'24" E, 99.57 FEET;  
THENCE N 20°31'51" E, 108.24 FEET;  
THENCE N 6°00'49" E, 104.52 FEET;  
THENCE N 89°39'16" W TO THE WEST LINE OF SAID LOT 8, 685.32 FEET;  
THENCE N 00°55'10" E ALONG SAID WEST LINE, 371.80 FEET;  
THENCE N 00°55'21" E ALONG SAID WEST LINE, 319.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;  
THENCE S 89°20'07" E ALONG THE NORTH LINE OF SAID LOT 8, 795.55 FEET;  
THENCE S 10°49'44" W, 405.68 FEET;  
THENCE S 89°20'07" E, 580.12 FEET TO THE TRUE POINT OF BEGINNING.

**LOT 3 OWNER:**

CRAIG S. SAVIO & CHARLENE A. SAVIO,  
AS TRUSTEES OF THE SAVIO FAMILY LIVING TRUST  
7770 80TH PLACE SE  
MERCER ISLAND, WASHINGTON 98040

**KITTITAS COUNTY PARCEL AND MAP NUMBER:**

952831 21-14-16052-0003

**PREVIOUS LEGAL DESCRIPTION:**

LOT 3, FROSTY PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY

**REVISED LEGAL DESCRIPTION:**

**LOT A**

THAT PORTION OF LOTS 3 AND 8, FROSTY PINES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 OF SAID FROSTY PINES;  
THENCE S 00°59'15" W ALONG THE EAST LINE OF SAID LOT 7, 1197.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7 AND NORTHEAST CORNER OF LOT 6 OF SAID PLAT;  
THENCE N 75°14'32" W ALONG THE NORTH LINE OF SAID LOT 6, 714.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE TRUE POINT OF BEGINNING;  
THENCE S 22°12'55" W ALONG THE EAST LINE OF SAID LOT 3, 163.26 FEET;  
THENCE S 10°15'38" W ALONG SAID EAST LINE OF LOT 3, 70.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;  
THENCE S 89°04'04" W ALONG THE SOUTH LINE OF SAID LOT 3, 540.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;  
THENCE N 00°55'10" E ALONG THE WEST LINE OF SAID LOT 3, 568.74 FEET;  
THENCE S 89°39'16" E TO THE CENTERLINE OF AN EXISTING 60' INGRESS, EGRESS AND UTILITY EASEMENT AS RECORDED UNDER RECORDING NUMBER 200309110044, 685.32 FEET;  
THENCE S 8°00'49" W ALONG SAID CENTERLINE, 104.52 FEET;  
THENCE S 20°31'51" W ALONG SAID CENTERLINE, 108.24 FEET;  
THENCE S 10°14'24" W ALONG SAID CENTERLINE, 99.57 FEET;  
THENCE S 22°12'55" W ALONG SAID CENTERLINE, 34.08 FEET TO THE TRUE POINT OF BEGINNING.

**EASEMENT AREA "O" TO BE CREATED BY SEPERATE DOCUMENT:**

EASEMENT AREA "O", AS SHOWN HEREON, IS FOR THE BENEFIT OF LOT B AND RESERVED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF AN ON-SITE SEPTIC SYSTEM.

**GENERAL NOTES:**

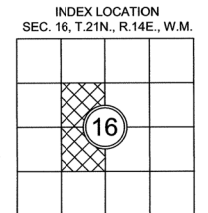
1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S SERIES, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL OF 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES, OR RESTRICTIONS OF RECORD OR OTHERWISE.
6. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE FROSTY PINES, AFN # 200706060046, IN BOOK 10 OF PLATS, PAGES 224 & 225, RECORDS OF KITTITAS COUNTY, WASHINGTON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.

**REFERENCES:**

- R1. FROSTY PINES  
AFN: 200706060046  
BOOK 10 OF PLATS, PAGES 224 & 225  
DATE: JUNE 6, 2007
- R2. WESTERN INVESTMENT GROUP PLAT  
AFN: 200809170030  
BOOK 11 OF PLATS, PAGES 171 & 172  
DATE: SEPTEMBER 17, 2008

BEFORE BLA
<u>LOT 7 - PARCEL 952827</u>
TOTAL LOT AREA 742,368 SQ. FT. 17.042 AC.
<u>LOT 8 - PARCEL 952828</u>
TOTAL LOT AREA 654,420 SQ. FT. 15.023 AC.
<u>LOT 3 - PARCEL 952831</u>
TOTAL LOT AREA 130,790 SQ. FT. 3.003 AC.

AFTER BLA
<u>LOT B - PARCEL 952827</u>
TOTAL LOT AREA 217,806 SQ. FT. 5.000 AC.
<u>LOT C - PARCEL 952828</u>
TOTAL LOT AREA 961,152 SQ. FT. 22.065 AC.
<u>LOT A - PARCEL 952831</u>
TOTAL LOT AREA 348,623 SQ. FT. 8.003 AC.



**AUDITOR'S CERTIFICATE** 202107230120

FILED FOR RECORD, THIS 23rd DAY OF July, 2021,  
AT 4:24 P.M., IN BOOK 74 OF SURVEYS AT PAGE 11  
AT THE REQUEST OF APS SURVEY & MAPPING, INC.

GERALD V. PETTIT  
COUNTY AUDITOR

DEPUTY AUDITOR



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF JACK FROST, IN APRIL OF 2021.

SAMUEL R. WARD, PLS  
DATE 7/21/2021  
STATE OF WASHINGTON CERTIFICATE NO. 52843

**BOUNDARY LINE ADJUSTMENT NO. BL-21-00014**

TAX PARCEL NUMBERS 952831, 952827 & 952828  
XXX & 1020 ANNA BELL DRIVE, RONALD, WASHINGTON 98940

FOR  
JACK FROST

SURVEYED BY: JC	DRAWN BY: MAGG	CHECKED BY: VW	APPROVED BY: SRW
DATE: JULY 2021	AFSSM JOB NO.: 1565003	ACAD NAME: 1565003-BLA.DWG	

**APS**  
SURVEY & MAPPING  
*Exceptional Service Has No Boundaries*  
13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005  
TEL: (425) 746-3300 WWW.AFSSM.COM

SHEET

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Surveyor: BPS  
Kittitas County Auditor



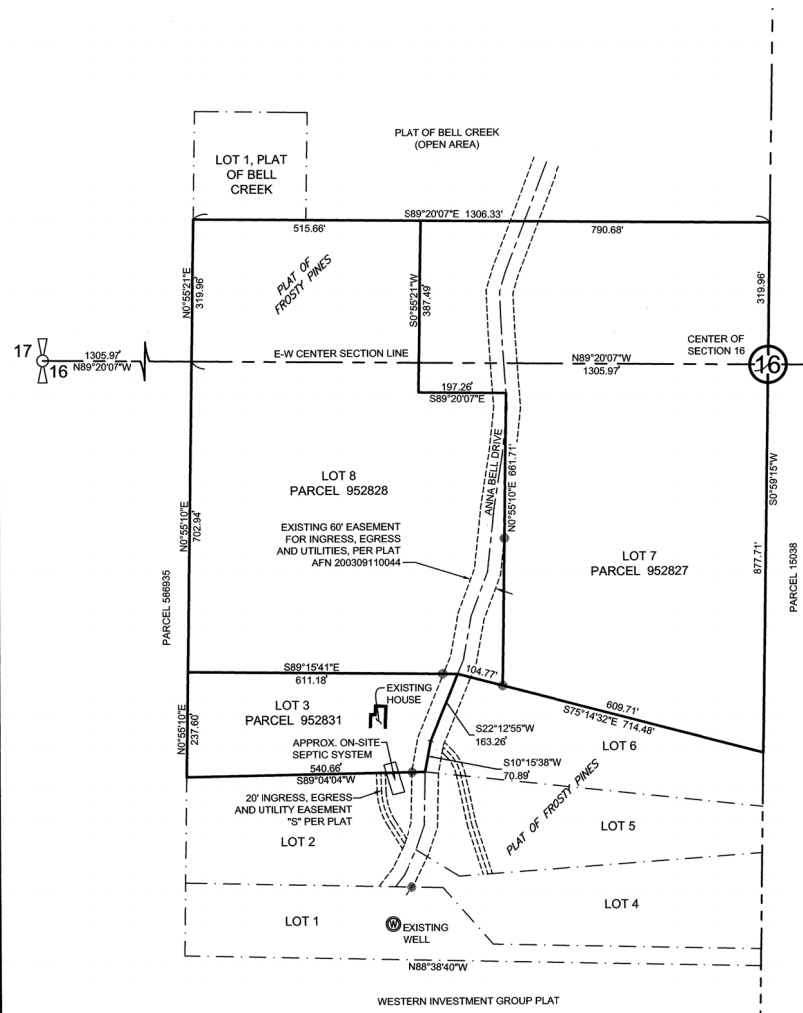
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Kittitas County Auditor

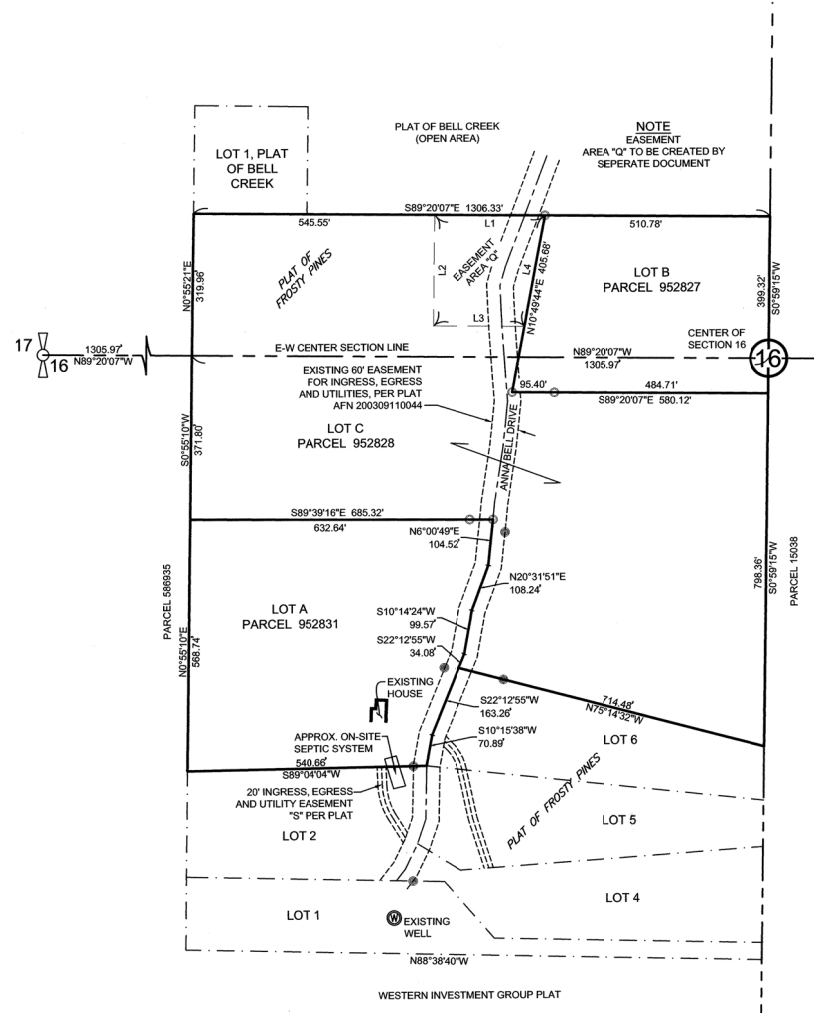
# RECORD OF SURVEY LOTS 3, 7 AND 8, FROSTY PINES

WITHIN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



- LEGEND**
- RECORD QUARTER CORNER
  - RECORD CENTER OF SECTION
  - FOUND 1/2" REBAR AND CAP, LS 18092
  - SET 5/8" REBAR AND CAP, LS 52843

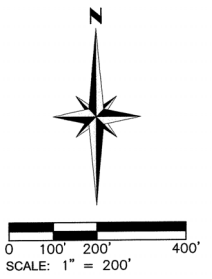
**BEFORE BLA**



**EASEMENT LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	250.00'	S89°20'07"E
L2	250.00'	S0°55'21"W
L3	206.30'	S89°20'07"E
L4	253.99'	N10°49'44"E

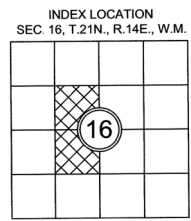
**AFTER BLA**



BEFORE BLA	
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LOT 8 - PARCEL 952828	TOTAL LOT AREA 654,420 SQ. FT. 15.023 AC.
LOT 3 - PARCEL 952831	TOTAL LOT AREA 130,790 SQ. FT. 3.003 AC.

AFTER BLA	
LOT B - PARCEL 952827	TOTAL LOT AREA 217,806 SQ. FT. 5.000 AC.
LOT C - PARCEL 952828	TOTAL LOT AREA 961,152 SQ. FT. 22.065 AC.
LOT A - PARCEL 952831	TOTAL LOT AREA 348,623 SQ. FT. 8.003 AC.



**AUDITOR'S CERTIFICATE** 202107230120  
 FILED FOR RECORD, THIS 23<sup>rd</sup> DAY OF JULY, 2021,  
 AT 4:23 P.M. IN BOOK 44 OF SURVEYS AT PAGE  
 AT THE REQUEST OF APS SURVEY & MAPPING, INC.  
 JERALD V. PETTIT  
 COUNTY AUDITOR



**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY  
 ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE  
 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE  
 REQUEST OF JACK FROST, IN APRIL OF 2021.  
 Samuel R. Ward, PLS  
 DATE 7/21/2021  
 STATE OF WASHINGTON CERTIFICATE NO. 52843

**BOUNDARY LINE ADJUSTMENT NO. BL-21-00014**  
 TAX PARCEL NUMBERS 952831, 952827 & 952828  
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 FOR  
 JACK FROST

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