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 98057

KITTITAS COUNTY PARCEL AND MAP NUMBER:

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

COUNTY AUDITOR

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

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

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 6°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.

GENERAL NOTES:

- 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.
- 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.
- 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.
- ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES, OR RESTRICTIONS OF RECORD OR OTHERWISE.
- 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

LOT 7 - PARCEL 952827

TOTAL LOT AREA 742,368 SQ. FT. 17.042 AC.

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

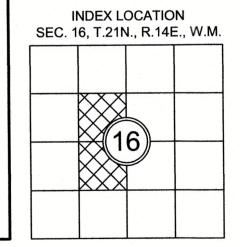
LOT B - PARCEL 952827

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.

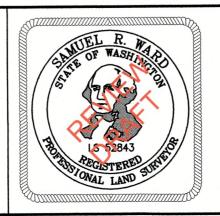


SHEET

OF

AUDITOR'S CERTIFICATE FILED FOR RECORD, THIS _ DAY OF ___ M., IN BOOK _____ OF SURVEYS AT PAGE AT THE REQUEST OF APS SURVEY & MAPPING, INC. JERALD V. PETTIT

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 RECORDING ACT AT THE REQUEST OF JACK FROST, IN APRIL OF 2021.

Sa Mo SAMUEL R. WARD. PLS

5/13/21 DATE

SURVEYED BY: JC

DATE: APRIL 2021

STATE OF WASHINGTON CERTIFICATE NO. 52843

BOUNDARY LINE ADJUSTMENT NO.

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

JACK FROST

DRAWN BY: MAGG CHECKED BY: VW APPROVED BY: SRW APSSM JOB NO.: 1565003 ACAD NAME: 1565003-BLA.DWG



Exceptional Service Has No Boundaries 13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005 TEL: (425) 746-3200 WWW.APSSM.COM

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 PLAT OF BELL CREEK PLAT OF BELL CREEK (OPEN AREA) (OPEN AREA) LOT 1, PLAT LOT 1, PLAT OF BELL OF BELL CREEK **CREEK** S89°20'07"E 1306.33" S89°20'07"E 1306.33' 515.66' 790.68' 100' 200' SCALE: 1" = 200'LOT B **PARCEL 952827** BEFORE BLA CENTER OF CENTER OF E-W CENTER SECTION LINE **SECTION 16** E-W CENTER SECTION LINE N89°20'07<u>"W</u> 1305.97 N89°20'07<u>"W</u> 1305.97 **EXISTING 60' EASEMENT** LOT 7 - PARCEL 952827 197.26 FOR INGRESS, EGRESS AND UTILITIES, PER PLAT **TOTAL LOT AREA** AFN 200309110044 -742,368 SQ. FT. LOT C 17.042 AC. **PARCEL 952828** LOT 8 - PARCEL 952828 LOT 8 PARCEL 952828 **TOTAL LOT AREA** 654,420 SQ. FT. S89°39'16"E 685.32' 15.023 AC. **EXISTING 60' EASEMENT** FOR INGRESS, EGRESS N6°00'49"E AND UTILITIES, PER PLAT 104.52 LOT 3 - PARCEL 952831 LOT 7 AFN 200309110044 **PARCEL 952827 TOTAL LOT AREA** N20°31'51"E 130,790 SQ. FT. 108.24 3.003 AC. LOT A S10°14'24"W PARCEL 952831 S22°12'55"W 34.08 AFTER BLA EXISTING EXISTING HOUSE / HOUSE S22°12'55"W LOT 3 LOT B - PARCEL 952827 PARCEL 952831 163.26 S22°12'55"W S10°15'38"W **TOTAL LOT AREA** 163.26 LOT 6 LOT 6 217,806 SQ. FT. S10°15'38"W 5.000 AC. 20' INGRESS, EGRESS-20' INGRESS, EGRESS-LOT C - PARCEL 952828 AND UTILITY EASEMENT AND UTILITY EASEMENT "S" PER PLAT "S" PER PLAT LOT 5 **TOTAL LOT AREA** LOT 5 LOT 2 961,152 SQ. FT. LOT 2 22.065 AC. LOT A - PARCEL 952831 LOT 4 LOT 4 TOTAL LOT AREA LOT 1 LOT 1 348,623 SQ. FT. 8.003 AC. N88°38'40"W INDEX LOCATION WESTERN INVESTMENT GROUP PLAT WESTERN INVESTMENT GROUP PLAT SEC. 16, T.21N., R.14E., W.M. BEFORE BLA AFTER BLA 16 BOUNDARY LINE ADJUSTMENT NO. SURVEYOR'S CERTIFICATE SHEET **AUDITOR'S CERTIFICATE** TAX PARCEL NUMBERS 952831, 952827 & 952828 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY _ DAY OF ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE FILED FOR RECORD, THIS _ XXX & 1020 ANNA BELL DRIVE, RONALD, WASHINGTON 98940 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE AT_____ M., IN BOOK _____ OF SURVEYS AT PAGE REQUEST OF JACK FROST, IN APRIL OF 2021. **FOR** AT THE REQUEST OF APS SURVEY & MAPPING, INC. Sollro 5/3/21 **JACK FROST** DATE SAMUEL R. WARD, PLS JERALD V. PETTIT DRAWN BY: MAGG CHECKED BY: VW APPROVED BY: SRW SURVEYED BY: JC **COUNTY AUDITOR DEPUTY AUDITOR** STATE OF WASHINGTON CERTIFICATE NO. 52843 Exceptional Service Has No Boundaries 13221 S.E. 26TH STREET, SUITE A , BELLEVUE, WA 98005 DATE: APRIL 2021 APSSM JOB NO.: 1565003 | ACAD NAME: 1565003-BLA.DWG

TEL: (425) 746-3200 WWW.APSSM.COM