

**RECORD OF SURVEY**  
**LOTS 3, 7 AND 8, FROSTY PINES**  
**WITHIN THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON**

**LOTS 7 AND 8 OWNER:**

FROSTY PINES, LLC  
 38415 SE HUDSON ROAD  
 RAVENSDALE, WASHINGTON 98057

**KITTITAS COUNTY PARCEL AND MAP NUMBER:**

952827 21-14-16652-0007  
 952828 21-14-16652-0008

**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 8**  
 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, 393.32 FEET;  
 THENCE N 89°20'07" W, 590.12 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, 510.79 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, 393.32 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING S 00°59'15" W ALONG SAID EAST LINE, 795.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7;  
 THENCE N 70°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, 104.52 FEET;  
 THENCE N 6°00'48" E, 104.52 FEET;  
 THENCE N 89°39'16" W TO THE WEST LINE OF SAID LOT 6, 685.32 FEET;  
 THENCE N 00°59'10" E ALONG SAID WEST LINE, 371.60 FEET;  
 THENCE N 00°52'21" E ALONG SAID WEST LINE, 318.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;  
 THENCE S 89°20'07" E ALONG THE NORTH LINE OF SAID LOT 8, 795.58 FEET;  
 THENCE S 10°49'44" W, 405.68 FEET;  
 THENCE S 89°20'07" E, 590.12 FEET TO THE TRUE POINT OF BEGINNING.

**LOT 3 OWNER:**

CRAIG S. SAVIDO & CHARLENE A. SAVIDO,  
 TRUSTEES OF THE SAVIDO FAMILY LIVING TRUST  
 7720 80TH PLACE SE  
 MERCER ISLAND, WASHINGTON 98040

**KITTITAS COUNTY PARCEL AND MAP NUMBER:**

952881 21-14-16652-0003

**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**  
 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, 1192.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7 AND NORTHEAST CORNER OF LOT 8 OF SAID PLAT;  
 THENCE N 70°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, 163.28 FEET;  
 THENCE S 10°15'35" W ALONG SAID EAST LINE OF LOT 3, 70.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;  
 THENCE S 89°39'16" W ALONG THE SOUTH LINE OF SAID LOT 3, 540.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;  
 THENCE S 00°59'10" E TO THE CENTERLINE OF SAID LOT 3, 688.74 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, 885.32 FEET;  
 THENCE S 0°00'48" 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 HEREIN, 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, APN # 200706060046, IN BOOK 10 OF PLATS, PAGES 224 & 225, RECORDS OF KITTITAS COUNTY, WASHINGTON. THE BASIS OF BEARINGS SHOWN HEREIN IS THE SAME AS SAID SURVEY OF RECORD.

**REFERENCES:**

- FROSTY PINES  
 APN: 200706060046  
 BOOK 10 OF PLATS, PAGES 224 & 225  
 DATE: JUNE 6, 2007
- WESTERN INVESTMENT GROUP PLAT  
 APN: 200706060046  
 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  
 694,420 SQ. FT.  
 15,023 AC.

**LOT 3 - PARCEL 952881**  
 TOTAL LOT AREA  
 130,790 SQ. FT.  
 3,003 AC.

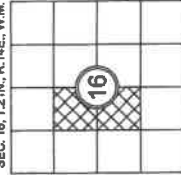
**AFTER BLA**

**LOT B - PARCEL 952827**  
 TOTAL LOT AREA  
 217,368 SQ. FT.  
 5,000 AC.

**LOT C - PARCEL 952828**  
 TOTAL LOT AREA  
 961,152 SQ. FT.  
 22,055 AC.

**LOT A - PARCEL 952881**  
 TOTAL LOT AREA  
 348,823 SQ. FT.  
 8,003 AC.

INDEX LOCATION  
 SEC. 16, T. 21 N., R. 14 E., W.M.



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021,  
 AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF AFS SURVEY & MAPPING, INC.

SEALD V. PRITTI  
 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 SURVEYING ACT AT THE REQUEST OF CRAIG S. SAVIDO & CHARLENE A. SAVIDO, TRUSTEES OF THE SAVIDO FAMILY LIVING TRUST.

SAMUEL R. WARD, PLS  
 DATE: 5/13/21

**BOUNDARY LINE ADJUSTMENT NO. \_\_\_\_\_**

TAX PARCEL NUMBERS 952881, 952827 & 952828  
 XXX & 1020 ANNA BELL DRIVE, RONALD, WASHINGTON 98840

FOR JACK FROST

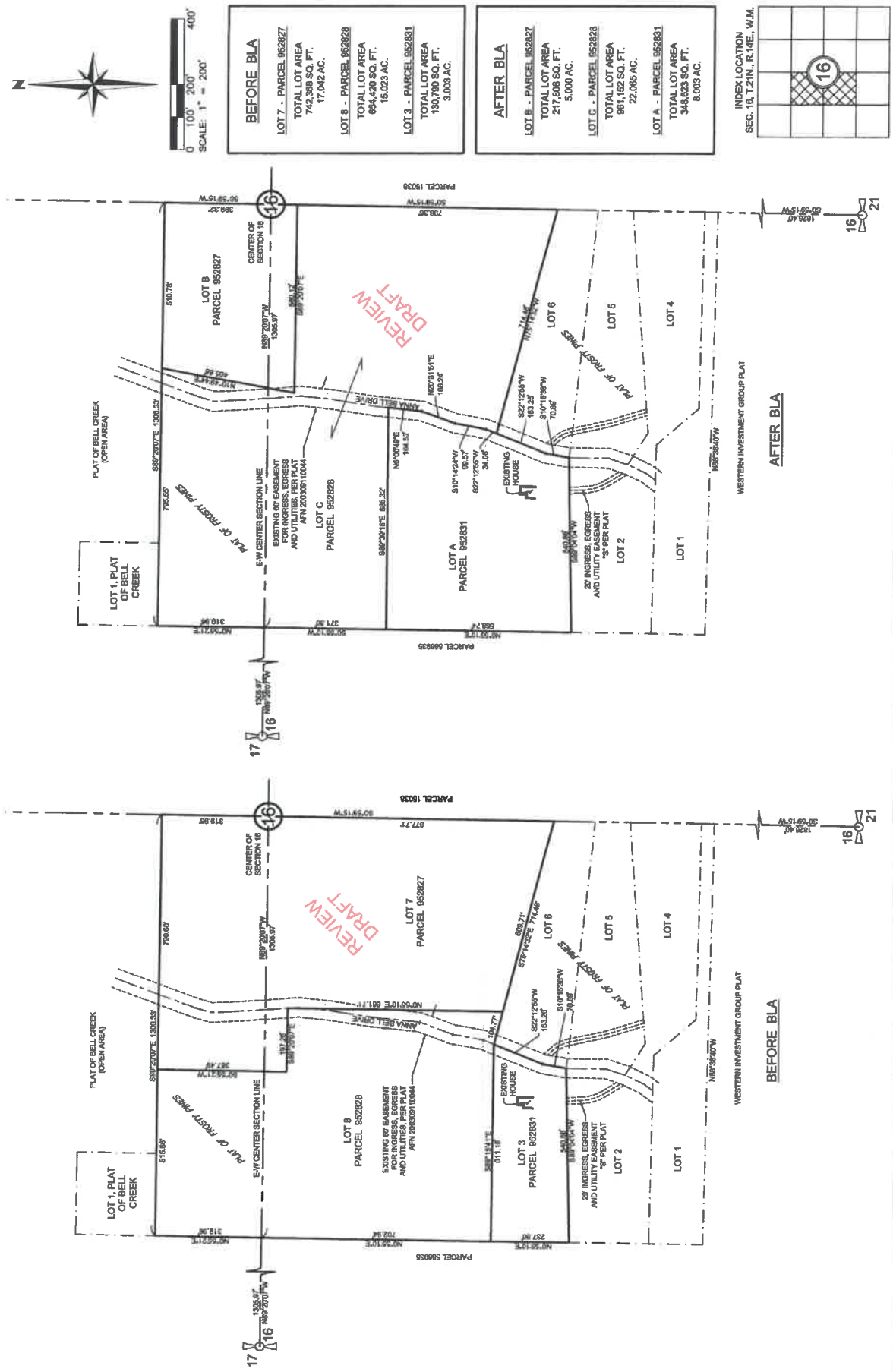
SURVEYED BY: JC DRAWN BY: MAGE CHECKED BY: VW APPROVED BY: SRW  
 DATE: APRIL 2021 APSSM JOB NO.: 1565003 ACAD NAME: 1565003-BLADJWG

SHEET

1 OF 2

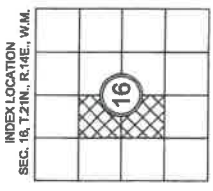


RECORD OF SURVEY  
 LOTS 3, 7 AND 8, FROSTY PINES  
 WITHIN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



**BEFORE BLA**  
 LOT 7 - PARCEL 952827  
 TOTAL LOT AREA  
 742,369 SQ. FT.  
 17.042 AC.  
 LOT 8 - PARCEL 952828  
 TOTAL LOT AREA  
 694,420 SQ. FT.  
 15.923 AC.  
 TOTAL LOT AREA  
 1,436,789 SQ. FT.  
 32.965 AC.

**AFTER BLA**  
 LOT B - PARCEL 952827  
 TOTAL LOT AREA  
 217,668 SQ. FT.  
 5.000 AC.  
 LOT C - PARCEL 952828  
 TOTAL LOT AREA  
 91,162 SQ. FT.  
 2.085 AC.  
 LOT A - PARCEL 952831  
 TOTAL LOT AREA  
 348,623 SQ. FT.  
 8.000 AC.



SHEET 2 OF 2

**A.P.S. SURVEY & MAPPING**  
 Exceptional Service Has No Boundaries  
 1221 S.E. 20TH STREET, SUITE A, BELLEVUE, WA 98005  
 TEL: (425) 746-5200 WWW.APSM.COM

**BOUNDARY LINE ADJUSTMENT NO.**  
 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: VM APPROVED BY: SRW  
 DATE: APRIL 2021 APSSM JOB NO.: 1565003 ACAD NAME: 1565003-BLA.DWG

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AS REQUESTED BY JACK FROST, IN APRIL OF 2021.  
 SAMUEL E. HARGO, P.L.S. DATE: 5/13/21  
 STATE OF WASHINGTON CERTIFICATE NO. 22943



**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021,  
 AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF A.P.S. SURVEY & MAPPING, INC.  
 JERALD V. PETTY COUNTY AUDITOR DEPUTY AUDITOR