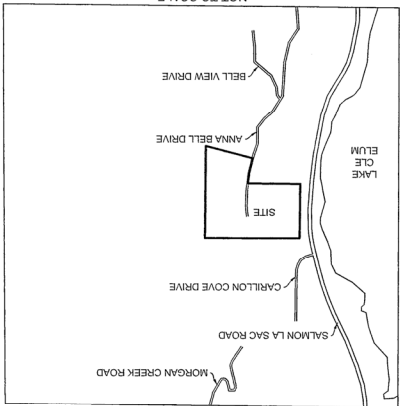


11/4-3

VICINITY MAP



APPROVALS

KITTITAS COUNTY PUBLIC WORKS
EXAMINED AND APPROVED THIS 27 DAY OF JANUARY A.D. 2025

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES
I HEREBY CERTIFY THAT THE FROSTY PINES II SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 28 DAY OF JANUARY A.D. 2025

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE FROSTY PINES II SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS 23 DAY OF JAN A.D. 2025

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

DATED THIS 30 DAY OF JAN A.D. 2025

KITTITAS COUNTY TREASURER

AUDITOR'S CERTIFICATE
FILED FOR RECORD, THIS 30th DAY OF JAN 2025
AT 9:55 AM IN BOOK 1147 OF SHORT PLATS AT PAGE 43-45
AT THE REQUEST OF APS SURVEY & MAPPING, LLC
COUNTY AUDITOR
Bryan Elmer



SURVEYOR'S CERTIFICATE

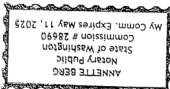
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF JACK PIERCE IN APRIL 2024.
SAMUEL R. WARD, PLS
DATE 11/15/25
STATE OF WASHINGTON CERTIFICATE NO. 52843

SHORT PLAT NOTES:

- A PUBLIC UTILITY EASEMENT, 10 FEET IN WIDTH, IS RESERVED ALONG ALL LOT LINES. THE 10-FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT MAY ALSO BE USED FOR IRRIGATION.
- ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REGULATIONS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS AND FORMALLY ADOPTED BY THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- SEE KITTITAS COUNTY ROAD STANDARDS.
- METINGS IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS, AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.36.027 AND ECOLOGY REGULATIONS.
- THE APPROVAL OF THIS SUBDIVISION THAT USE OF WATER UNDER THE GROUND WATER DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS, FOREST LANDS, OR MINERAL RESOURCE AND/OR MINERAL OPERATIONS PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC nuisances.

EXISTING LEGAL DESCRIPTION:
LOT C OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 2021, IN BOOK 44 OF SURVEYS, PAGES 11 AND 12, UNDER AUDITORS FILE NO. 20210720120, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF LOT 7 AND LOT 8, FROSTY PINES, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY.

PROPERTY INFORMATION:



PROPERTY OWNER:
FROSTY PINES, LLC
36415 SE HUDSON ROAD
RAVENSDALE, WA 98087

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 15584444
MY COMMISSION EXPIRES: 5/11/2028

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
ANNETTE GENE
My Comm. Expires May 11, 2028

THIS IS TO CERTIFY THAT ON THIS 3th DAY OF JANUARY, A.D. 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JACK FROST, PRESIDENT OF FROSTY PINES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE SET MY HANDS THIS 3th DAY OF JANUARY, A.D. 2025.

KNOW ALL MEN BY THESE PRESENTS THAT FROSTY PINES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, SUBDIVIDE, AND SHORT PLAT AS HEREIN DESCRIBED.

DEDICATION

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

EXISTING LEGAL DESCRIPTION:

LOT B OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 2021, IN BOOK 44 OF SURVEYS, PAGES 11 AND 12, UNDER AUDITORS FILE NO. 20210720120, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF LOT 7 AND LOT 8, FROSTY PINES, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY.

PROPERTY INFORMATION:

HAZEN AND JYOTIKA YOUNGS
4433 219TH PLACE SE
BOTHELL, WA 98021-4428
PARCEL NUMBER: 952827
ACREAGE: 5.000 ACRES
MAP NUMBER: 21-14-16052-0007

WATER SOURCE: INDIVIDUAL AND/OR SHARED WELL
SEWER SOURCE: ON-SITE SEPTIC SYSTEM
DRAINAGE IMPROVEMENTS: NONE PLANNED
ZONE: RURAL RECREATION

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF JANUARY, A.D. 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED HAZEN YOUNGS AND JYOTIKA YOUNGS, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGMENT TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND

IN WITNESS WHEREOF, I HAVE SET MY HANDS THIS 5th DAY OF JANUARY, A.D. 2025.

JYOTIKA YOUNGS



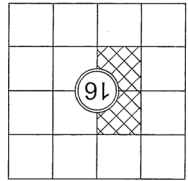
USA (WNP)
215 MEADOW LANE
WEAVER, WA 98001
PARCEL NUMBER: 560935

PARCEL NUMBER: 952831
KIMBLE, STEVEN ELLIX
ROUNDA, WA 98940-0280
PO BOX 200

PARCEL NUMBER: 952831
THE SAVIO FAMILY LIVING TRUST
PO BOX 44
ROUNDA, WA 98940-0044

PARCEL NUMBER: 952834
CENTRAL CASCADE FOREST, LLC
74 WALL STREET
SEATTLE, WA 98121-1320

LAKE STEVENS, WA 98256-7412
7909 5TH PL SE



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



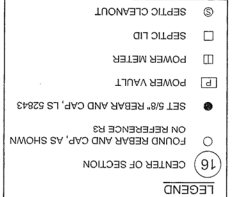
Exceptional Service Has No Boundaries
SURVEY & MAPPING
13221 S.E. 28TH STREET, SUITE A, BELLEVUE, WA 98005
TEL: (425) 746-3200 WWW.APSSM.COM

DATE: DEC. 2024
APSSM JOB NO.: 1565.005
ACAD NAME: 1565005SP

SURVEYED BY: JC
DRAWN BY: SW
CHECKED BY: VW
APPROVED BY: SW

SET1/4NW1/4 AND NE1/4SW1/4 OF SECTION 16, T.21 N., R.14 E., W.M.
FOR
FROSTY PINES, LLC
SP-24-00008
FROSTY PINES II

FROSTY PINES II, SP-24-00008



THE BASIS OF BEARINGS IS PER WASHINGTON STATE PLANE COORDINATES, NAD83/2011, SOUTH ZONE, AS DETERMINED BY TIES TO WASHINGTON STATE REFERENCE NETWORK FROM THE FOUND MONUMENTS MARKING WEST LINE OF LOT 9, BOUNDARY LINE ADJUSTMENT BL-21-00074, AS SHOWN HEREON, WITH THE LINE BETWEEN THEM OBSERVED AS NORTH 10°49'28" EAST.

VERTICAL DATUM.

NAVD 88

CONTOUR INTERVAL=5-FOOT.

THE CONTOURS SHOWN HEREON WERE COMPUTED FROM LIDAR DATA AND DIRECT FIELD OBSERVATIONS.

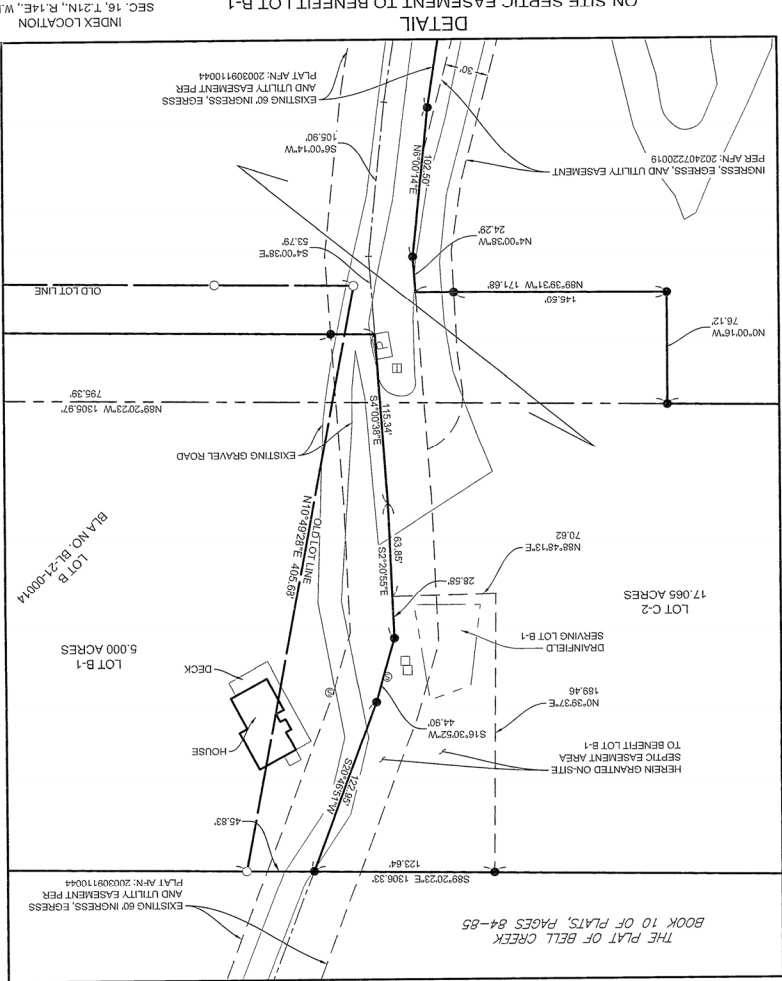
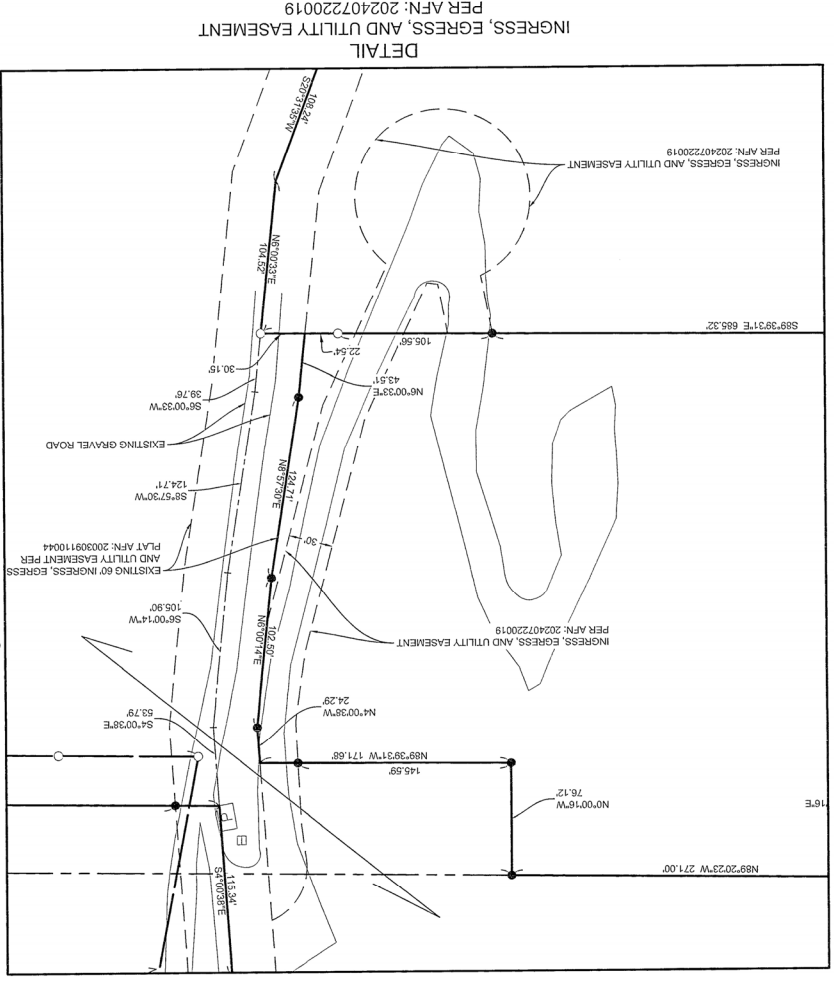
NATURAL RESOURCES SHOWN HEREON WERE COMPUTED FROM WASHINGTON STATE DEPARTMENT OF

M/45

01/30/2025 09:05:23 AM V: 45 202501300004
SHEET 1 of 1
COUNTY: ADAMS
TOWNSHIP: 21 NORTH
RANGE: 14 EAST
SECTION: 16



- LEGEND
- 16 CENTER OF SECTION
 - FOUND REBAR AND CAP, AS SHOWN
 - SET 5/8" REBAR AND CAP, LS 52843
 - POWER METER
 - SEPTIC LID
 - SEPTIC CLEANOUT



FROSTY PINES II, SP-24-00008
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

THE PLAT OF BELL CREEK
BOOK 10 OF PLATS, PAGES 84-85

FROSTY PINES II
FOR
SP-24-00008
FROSTY PINES, LLC
SET 1/4NW1/4 AND NE1/4SW1/4 OF SECTION 16, T.21 N., R.14 E., W.M.

SURVEYED BY: JC
DRAWN BY: SW
CHECKED BY: VM
APPROVED BY: SW

APSSM JOB NO.: 1565.005
ACAD NAME: 1565005SP

DATE: DEC. 2024



13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005
TEL: (425) 746-3200 WWW.APSSM.COM

Exceptional Service Has No Boundaries

SHEET 3 OF 3