

BOUNDARY LINE ADJUSTMENT
SUNCADIA - PHASE 1, DIVISION 12
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS OF EXISTING PARCELS

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618035

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45213492

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF LOT 3

LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY.

EXCEPT:

THAT PORTION OF SAID LOT 3 OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF LOT 4 OF SAID PLAT AND THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LEGAL DESCRIPTION OF LOT 4

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;

THENCE SOUTH 77°22'47" WEST, 120.01 FEET;

THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;

THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



10/31/2016

RECORDING CERTIFICATE		
FILED FOR RECORD THIS ____ DAY OF ____ 20____ AT ____ M.		
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF		
_____ DUSTIN L. PIERCE		
_____ JERALD V. PETTIT County Auditor	_____ Deputy County Auditor	
Encompass ENGINEERING & SURVEYING		
Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055		
Eastern Washington Division 407 Swifewater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419		
PRELIMINARY BOUNDARY LINE ADJUSTMENT PREPARED FOR HIGHWAY PARK 8, LLC A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITTITAS COUNTY - WASHINGTON		
DWN BY DLP	DATE 10/20/16	JOB NO. 16080
CHKD BY GW	SCALE 1" = 50'	SHEET 2 OF 2