

# VILLAGE AT THE SUMMIT DIV. 2

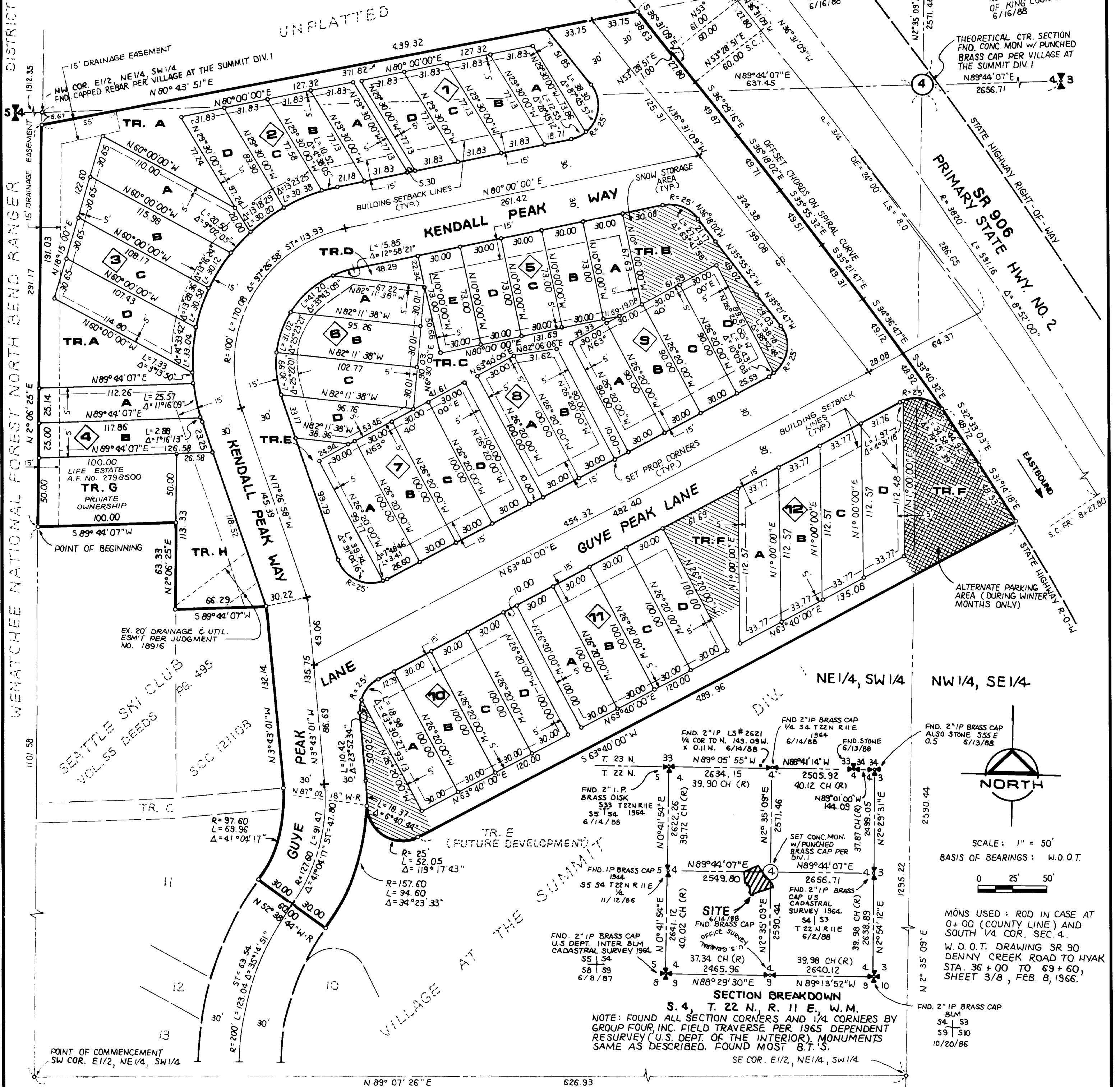
## NW1/4, SW1/4 & SE1/4 SEC. 4, TWP. 22 N., RGE. 11 E., W.M.

### KITTITAS COUNTY, WASHINGTON

RECEIVING NO.: 528341

NOTE: IF THE HOMEOWNER'S ASSOCIATION CHOOSES TO PETITION THE COUNTY TO TAKE OVER THE MAINTENANCE OF THE INTERNAL ROADS, THE INTERSECTION WITH SR 906 SHALL BE MODIFIED AS NECESSARY TO COMPLY WITH CURRENT WDOT STANDARDS AT THE TIME OF MAINTENANCE TRANSFER.

SE 1/4, NW 1/4



- LEGEND:**
- BLOCK NUMBER
  - LOT NUMBER
  - SET CAPPED REBAR
  - SET SURFACE MONUMENT
  - LIMITS OF EASEMENTS
  - BUILDING SETBACK LINE
  - SNOW STORAGE AREA
  - ALTERNATE PARKING AREA (DURING WINTER MONTHS ONLY)

| TRACT DESIGNATION |                               |                         |
|-------------------|-------------------------------|-------------------------|
| NO.               | USE                           | OWNERSHIP               |
| TRACT A           | PEDESTRIAN ACCESS             | HOMEOWNER'S ASSOCIATION |
| TRACT B           | PEDESTRIAN ACCESS             | HOMEOWNER'S ASSOCIATION |
| TRACT C           | PEDESTRIAN ACCESS             | HOMEOWNER'S ASSOCIATION |
| TRACT D           | PEDESTRIAN ACCESS             | HOMEOWNER'S ASSOCIATION |
| TRACT E           | PEDESTRIAN ACCESS             | HOMEOWNER'S ASSOCIATION |
| TRACT F           | PEDESTRIAN ACCESS             | HOMEOWNER'S ASSOCIATION |
| TRACT G           | LIFE ESTATES A.F. NO. 2798500 | PRIVATE OWNERSHIP       |
| TRACT H           | FUTURE DEVELOPMENT            | PRIVATE OWNERSHIP       |

NOTE: ROADSIDE PARKING WITHIN THIS PLAT SHALL BE PROHIBITED DURING THE WINTER MONTHS, EXCEPT AS DESIGNATED HEREON AS ALTERNATE PARKING AREA.

NOTE: ALL FOUND POINTS LOCATED BY FIELD SURVEY USING 6" DIRECT READING THEODOLITE WITH E.D.M.

**SECTION BREAKDOWN**  
S. 4, T. 22 N., R. 11 E., W.M.  
NOTE: FOUND ALL SECTION CORNERS AND 1/4 CORNERS BY GROUP FOUR INC. FIELD TRAVERSE PER 1965 DEPENDENT RESURVEY (U.S. DEPT. OF THE INTERIOR) MONUMENTS SAME AS DESCRIBED. FOUND MOST B.T.'S.

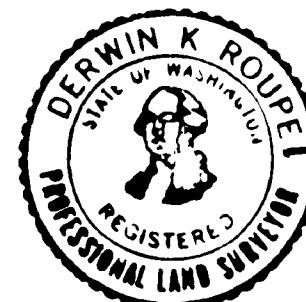
**NORTH**

SCALE: 1" = 50'

BASIS OF BEARINGS: W.D.O.T.

MONS USED: ROD IN CASE AT 0+00 (COUNTY LINE) AND SOUTH 1/4 COR. SEC. 4.

W.D.O.T. DRAWING SR 90 DENNY CREEK ROAD TO HYAK STA. 36+00 TO 69+50, SHEET 3/8, FEB. 8, 1966.



*D. K. Roupe* 8/30/89  
D. K. ROUPE, PRO. LAND SURVEYOR  
CERTIFICATE NO. 9435  
GROUP FOUR, INC. 88-4514

4/3

# VILLAGE AT THE SUMMIT DIV. 2

S1/2 SEC. 4, TWP. 22 N., RGE. 11 E., W.M.

RECEIVING NO.: 528341

## KITTITAS COUNTY, WASHINGTON

### DESCRIPTION

This plat of Village At The Summit Div. 2 embraces that portion of the W 1/2 of the NW 1/4 of the SE 1/4, the E 1/2 of the NE 1/4 of the SW 1/4 and of the E 1/2 of the SE 1/4 of the NW 1/4 of Section 4, Township 22 North, Range 11 East, W.M., in Kittitas County, Washington, described as follows:

COMMENCING at the Southwest corner of said E 1/2 of the NE 1/4 of the SW 1/4, also being the Southwest corner of Village At The Summit Div. 1 recorded in Volume \_\_\_ of Plats, pages \_\_\_ and \_\_\_, records of said county; thence N2°06'25"E along the West boundary of said plat and the West line of that certain tract of land conveyed to Seattle Ski Club by deed recorded in Volume 55 of Deeds, page 495, under Auditor's File No. 121108, records of said county, a total distance of 1,001.58 feet to the Northwest corner of said tract and the POINT OF BEGINNING; thence N2°06'25"E along the West line of said E 1/2 of the NE 1/4 of the SW 1/4 a distance of 291.17 feet to a point on the county line common to Kittitas and King Counties, as shown on boundary line map recorded in Volume 70 of Plats, page 70, records of King County, Washington; thence N80°43'51"E along said county line 439.32 feet to a point on the southwesterly right-of-way of SR 906 (Primary State Highway No. 2); thence S36°31'09"E along said highway right-of-way 38.63 feet; thence N53°28'51"E 1.00 foot; thence S36°31'09"E along said highway right-of-way 27.80 feet to the beginning of an offset to a spiral curve; thence in a general southeasterly direction along said highway right-of-way and chords of said offset to a spiral curve by the following courses and distances: S36°29'16"E 49.87 feet; S36°18'02"E 49.71 feet; S35°55'32"E 49.51 feet; S35°21'47"E 49.31 feet; S34°36'47"E 49.12 feet; S33°40'32"E 48.92 feet; S32°33'03"E 48.72 feet and S31°14'18"E 48.53 feet to the northwesterly boundary of said plat of Village At The Summit Div. 1; thence S63°40'00"W along said plat boundary 489.96 feet to the beginning of a curve to the right with a radius of 25.00 feet; thence northwesterly along said boundary and curve through a central angle of 119°17'43" an arc length of 52.05 feet to a point of cusp and the beginning of a curve to the right the center of which bears N87°02'18"W 157.60 feet distant; thence southerly along said boundary and curve through angle of 34°23'33" an arc length of 94.60 feet; thence N52°38'44"W along said boundary 60.00 feet to intersect the arc of a curve at a point from which the center lies N52°38'44"W 97.60 feet distant; thence northerly along said boundary and curve to the left through a central angle of 41°04'17" an arc length of 69.96 feet to a point of tangency, said point being the Southeast corner of that certain tract quieted in Seattle Ski Club by Judgement and Decree entered in Kittitas County Superior Court Cause No. 18916; thence N3°43'01"W along the East line of said tract 132.14 feet to the Northeast corner thereof; thence S89°44'07"W along the North line of said tract 66.29 feet to the Northwest corner thereof, said corner being a point on the East line of said tract conveyed to Seattle Ski Club by deed recorded in Volume 55 of Deeds, page 495, under Auditor's File No. 121108, Records of said County; thence N2°06'25"E along said East line 63.33 feet to the Northeast corner thereof; thence S89°44'07"W along the North line thereof 100.00 feet to the POINT OF BEGINNING.

(Containing 16.2768 acres.)

### EASEMENT PROVISIONS

An easement shall be reserved for and is herein granted to Snoqualmie Pass Sewer District (sewer and water), Cable TV, Puget Sound Power and Light Company, and Telephone Utilities of Washington serving subject plat and their respective successors and assigns, under and upon the exterior 7 feet parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipe, and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, and utility service together with the right to enter upon the lots at all times for the purposes herein stated.

### RECORDING CERTIFICATE

"Filed for record at the request of the Kittitas County Board of Commissioners, this 11<sup>TH</sup> day of APRIL, A.D., 1990, at 21 minutes past 11:00 o'clock A.M., and recorded in Volume 8 of Plats, on page 31, Records of Kittitas County, Washington.

By M. L. Wines  
Deputy County Auditor"

Beverly M. Allmendinger  
Kittitas County Auditor

Receiving No. 528341

"KNOW ALL MEN BY THESE PRESENTS That this plat of VILLAGE AT THE SUMMIT DIV. 2 Kittitas County, Washington is subject to additional restrictions entitled COVE. & EASEMENTS which are filed with the Kittitas County Auditor and which are hereby made a part of this plat.

Dorcas J. Wines  
Deputy Auditor

"This is to certify that the above mentioned restrictions have been filed this 11<sup>TH</sup> day of APRIL, A.D., 1990, at 21 minutes past 11:00 o'clock A.M., in Volume 304 of Deeds, on page 685, Records of Kittitas County, Washington.

Beverly M. Allmendinger  
Kittitas County Auditor"

### APPROVALS

"EXAMINED AND APPROVED This 10 day of APRIL, A.D., 1990.

Robert J. Holt  
Kittitas County Engineer" (seal)

"I hereby certify that the plat of Village At The Summit 2 has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 10th day of April, A.D., 1990.

Tom Jackson  
Kittitas County Planning Director"

"I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this 2nd day of April, A.D., 1990.

Angie Hruschka  
Kittitas County Treasurer" assist

"I hereby certify that the plat of Village at the Summit Div. 2 has been examined by me and I find that the sewage and water system herein shown do meet and comply with all requirements of the County Health Department.

Dated this 2nd day of April, A.D., 1990.

John A. Kelly  
Kittitas County Health Officer"

"EXAMINED AND APPROVED This 2nd day of APRIL, A.D., 1990.

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

Acting K. C. Ullrich  
Administrator, District No. 5"

"EXAMINED AND APPROVED This 11 day of APRIL, A.D., 1990.

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

By Ray Brown  
Chairman

ATTEST:

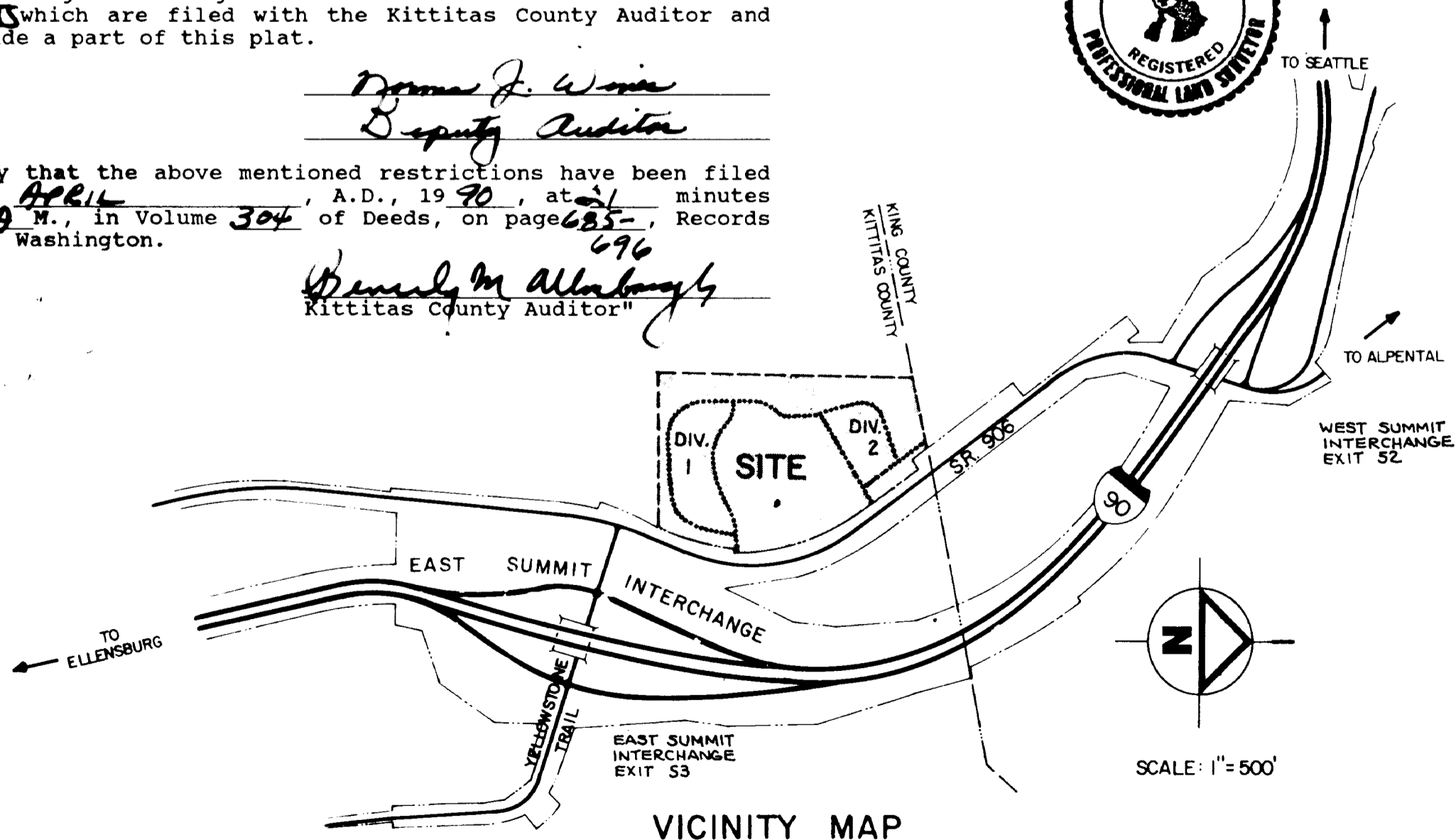
Beverly M. Allmendinger Clerk of the Board"

### LAND SURVEYOR'S CERTIFICATE

"I hereby certify that the plat of VILLAGE AT THE SUMMIT DIV. 2 is based on actual survey and subdivision of Section 4, Township 22, Range 11 W.M.; that the distances and courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners staked on the ground.



Derwin K. Rouje (seal)  
Licensed Land Surveyor"



VICINITY MAP

8/3/90

# VILLAGE AT THE SUMMIT DIV. 2

S1/2 SEC. 4, TWP. 22 N., RGE. 11 E., W.M.

RECEIVING NO.: 528341

KITTITAS COUNTY, WASHINGTON

## DEDICATION

"Know all men by these presents that SNOQUALMIE SUMMIT INN, INC.  
AND WESTOP, INC. FORMERLY KNOWN AS NEW SNOQUALMIE SUMMIT INN, INC.

do hereby declare this plat and dedicate to the public forever all roads and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

"The costs of construction, maintaining and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation."

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 6TH day of MARCH, A.D., 1990."

| LOT NO. | SQUARE FOOTAGE | LOT NO. | SQUARE FOOTAGE |
|---------|----------------|---------|----------------|
| 1A      | 2,301 SF       | 7A      | 3,000 SF       |
| 1B      | 2,314 SF       | 7B      | 3,000 SF       |
| 1C      | 2,314 SF       | 7C      | 3,000 SF       |
| 1D      | 2,314 SF       | 7D      | 3,000 SF       |
| 2A      | 2,314 SF       | 8A      | 3,000 SF       |
| 2B      | 2,316 SF       | 8B      | 2,850 SF       |
| 2C      | 2,405 SF       | 9A      | 2,700 SF       |
| 2D      | 2,700 SF       | 9B      | 2,700 SF       |
| 3A      | 3,582 SF       | 9C      | 2,700 SF       |
| 3B      | 3,346 SF       | 9D      | 2,699 SF       |
| 3C      | 3,216 SF       | 10A     | 2,963 SF       |
| 3D      | 3,311 SF       | 10B     | 3,000 SF       |
| 4A      | 2,879 SF       | 10C     | 3,000 SF       |
| 4B      | 3,053 SF       | 10D     | 3,000 SF       |
| 5A      | 2,141 SF       | 11A     | 3,000 SF       |
| 5B      | 2,190 SF       | 11B     | 3,000 SF       |
| 5C      | 2,190 SF       | 11C     | 3,000 SF       |
| 5D      | 2,190 SF       | 11D     | 3,000 SF       |
| 5E      | 2,190 SF       | 12A     | 3,377 SF       |
| 6A      | 2,519 SF       | 12B     | 3,377 SF       |
| 6B      | 3,006 SF       | 12C     | 3,377 SF       |
| 6C      | 3,028 SF       | 12D     | 3,377 SF       |
| 6D      | 2,027 SF       |         |                |

| TRACT DESIG. | SQUARE FOOTAGE | TRACT DESIG. | SQUARE FOOTAGE |
|--------------|----------------|--------------|----------------|
| A            | 15,845 SF      | E            | 1,987 SF       |
| B            | 4,773 SF       | F            | 19,380 SF      |
| C            | 4,734 SF       | G            | 4,996 SF       |
| D            | 763 SF         | H            | 5,258 SF       |

ROAD AREA = 91,895 SF

## SNOQUALMIE SUMMIT INN, INC.

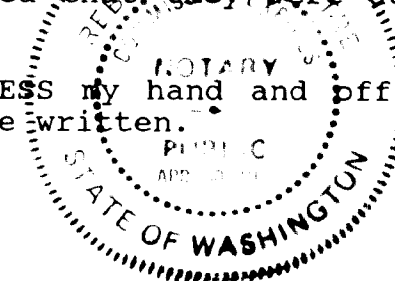
BY: George E. Barber TITLE: PRESIDENT  
BY: Mark O. Zenger TITLE: SECRETARY

## ACKNOWLEDGMENTS

"STATE OF WASHINGTON) SS  
COUNTY OF SNOQUALMIE

On this 6TH day of MARCH, A.D., 1990, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GEORGE E. BARBER and MARK O. ZENGER, to me known to be the president and secretary, respectively, of SNOQUALMIE SUMMIT INN, INC. Corporation, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Roberta Jane Pate  
Notary Public in and for the State of Washington, residing at BELLEVUE

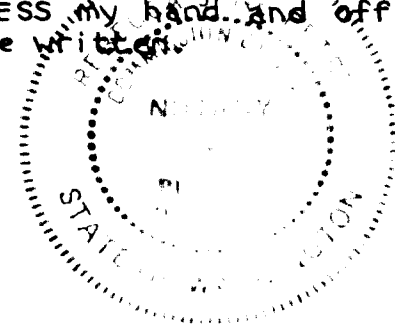
## WESTOP, INC. formerly known as NEW SNOQUALMIE SUMMIT INN, INC.

BY: Jeri L. Kronmal TITLE: PRESIDENT

"STATE OF WASHINGTON) SS  
COUNTY OF KING

On this 6TH day of APRIL, A.D., 1990, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JERI L. KRONMAL, to me known to be the PRESIDENT of WESTOP, INC. and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument and that the seal affixed is the corporate seal of said Corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Roberta Jane Pate  
Notary Public in and for the State of Washington, residing at BELLEVUE

\* FORMERLY KNOWN AS NEW SNOQUALMIE SUMMIT INN, INC.



8/24/90