

# RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF SECTION 15,  
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITITAS COUNTY, WASHINGTON

## LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

### PARCEL 2B

A PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15:  
THENCE NORTH 00°24'13" EAST ALONG THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 15, 180.54 FEET,  
MORE OR LESS, TO THE NORTHEAST CORNER OF THE PLAT OF HYAK ESTATES, AS PER THE PLAT THEREOF RECORDED IN  
BOOK 4 OF PLATS, PAGES 36 & 37, UNDER AUDITOR'S FILE NUMBER 341703, RECORDS OF SAID COUNTY;  
THENCE SOUTH 88°30'34" EAST ALONG THE NORTH BOUNDARY LINE OF SAID PLAT, 1193.22 FEET TO THE TRUE POINT OF  
BEGINNING OF SAID LINE;  
THENCE CONTINUING SOUTH 88°30'34" EAST, 137.19 FEET;  
THENCE SOUTH 00°36'35" WEST, 50.01 FEET;  
THENCE SOUTH 14°08'26" EAST, 150.00 FEET;  
THENCE SOUTH 89°53'13" EAST, 200.00 FEET;  
THENCE NORTH 13°23'11" EAST, 123.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST,  
THE CENTER OF SAID CURVE BEARS SOUTH 13°21'20" WEST, 804.83 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 298.50 FEET, THROUGH A CENTRAL ANGLE OF 21°14'50";  
THENCE SOUTH 26°43'56" WEST, 47.17 FEET;  
THENCE NORTH 89°53'13" WEST, 253.54 FEET;  
THENCE SOUTH 00°06'47" WEST, 234.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST,  
THE CENTER OF SAID CURVE BEARS SOUTH 04°54'08" WEST, 800.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 66.87 FEET, THROUGH A CENTRAL ANGLE OF 04°47'21";  
THENCE NORTH 89°53'13" WEST, 40.65 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET;  
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 135.96 FEET, THROUGH A CENTRAL ANGLE OF 36°24'36" TO THE  
BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET;  
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 14.47 FEET, THROUGH A CENTRAL ANGLE OF 06°54'26";  
THENCE NORTH 34°20'38" WEST, 86.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET;  
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 95.21 FEET, THROUGH A CENTRAL ANGLE OF 20°12'12";  
THENCE NORTH 14°08'26" WEST, 271.51 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.  
(ALSO KNOWN AS PARCEL 2 OF THAT CERTAIN SURVEY RECORDED IN BOOK 41 OF SURVEYS, PAGES 73 THROUGH 76, UNDER  
AUDITOR'S FILE NUMBER 201712110032, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON)

**AND**

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 15 BEING A PORTION OF PARCEL 2A OF THAT CERTAIN  
SURVEY RECORDED IN BOOK 41 OF SURVEYS, PAGES 73 THROUGH 76, UNDER AUDITOR'S FILE NUMBER 201712110032,  
RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 15;  
THENCE SOUTH 89°11'48" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER, 403.20 FEET TO A POINT  
ON THE SOUTHWESTERNLY BOUNDARY LINE OF SAID PARCEL 2A WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;  
THENCE NORTH 46°16'36" EAST, 1381.86 FEET;  
THENCE NORTH 86°30'57" EAST, 243.11 FEET;  
THENCE NORTH 72°13'05" EAST, 347.61 FEET;  
THENCE NORTH 34°22'28" EAST, 46.82 FEET;  
THENCE SOUTH 88°43'14" WEST, 220.63 FEET;  
THENCE NORTH 47°02'39" WEST, 117.35 FEET;  
THENCE NORTH 46°44'09" WEST, 54.87 FEET;  
THENCE NORTH 17°57'51" WEST, 44.61 FEET;  
THENCE SOUTH 72°02'09" WEST, 90.00 FEET;  
THENCE NORTH 17°57'51" WEST, 125.00 FEET;  
THENCE NORTH 08°34'50" WEST, 129.70 FEET;  
THENCE SOUTH 72°00'48" WEST, 48.24 FEET;  
THENCE NORTH 17°57'22" WEST, 200.12 FEET;  
THENCE SOUTH 71°58'56" WEST, 96.86 FEET;  
THENCE NORTH 17°54'52" WEST, 605.80 FEET;  
THENCE NORTH 72°17'13" EAST, 195.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST,  
THE CENTER OF SAID CURVE BEARS NORTH 73°25'43" EAST, 20.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 25.59 FEET, THROUGH A CENTRAL ANGLE OF 73°18'55";  
THENCE SOUTH 14°35'34" EAST, 209.43 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET;  
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 19.09 FEET, THROUGH A CENTRAL ANGLE OF 64°40'53";  
THENCE SOUTH 40°05'19" WEST, 169.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET;  
THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 143.16 FEET, THROUGH A CENTRAL ANGLE OF 64°40'53";

## LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT CONTINUED:

THENCE SOUTH 14°35'34" EAST, 204.23 FEET;  
THENCE SOUTH 75°24'26" WEST, 138.61 FEET;  
THENCE SOUTH 56°33'56" WEST, 91.93 FEET;  
THENCE SOUTH 33°44'48" EAST, 62.49 FEET;  
THENCE SOUTH 89°06'41" EAST, 212.84 FEET;  
THENCE SOUTH 14°35'34" EAST, 91.22 FEET;  
THENCE NORTH 89°21'46" WEST, 176.14 FEET;  
THENCE SOUTH 56°35'10" WEST, 120.20 FEET;  
THENCE NORTH 33°36'48" WEST, 177.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET;  
THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 73.74 FEET, THROUGH A CENTRAL ANGLE OF 14°05'00";  
THENCE NORTH 47°41'48" WEST, 155.23 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET;  
THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 51.27 FEET, THROUGH A CENTRAL ANGLE OF 23°30'00";  
THENCE NORTH 71°11'48" WEST, 373.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET;  
THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 191.20 FEET, THROUGH A CENTRAL ANGLE OF 156°30'00";  
THENCE SOUTH 47°41'48" EAST, 18.88 FEET;  
THENCE SOUTH 57°46'12" WEST, 73.11 FEET;  
THENCE SOUTH 33°41'58" EAST, 133.60 FEET;  
THENCE NORTH 54°18'12" EAST, 105.08 FEET;  
THENCE SOUTH 47°41'48" EAST, 368.08 FEET;  
THENCE SOUTH 42°16'12" WEST, 431.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 431.59 FEET;  
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 244.79 FEET, THROUGH A CENTRAL ANGLE OF 32°29'21";  
THENCE NORTH 89°11'48" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 2A, 1234.58 FEET TO THE TRUE POINT OF  
BEGINNING AND TERMINUS OF SAID LINE.  
CONTAINS 29.13 ACRES.

### PARCEL 3A

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITITAS COUNTY, STATE OF  
WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;  
THENCE NORTH 00°46'33" EAST ALONG THE WEST BOUNDARY LINE OF SAID SOUTHWEST QUARTER, 1,444.15 FEET;  
THENCE SOUTH 89°12'27" EAST, 249.55 FEET TO A POINT ON THE SOUTHWESTERNLY BOUNDARY OF THE PLAT OF HYAK ESTATES, AS  
PER THE PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 36 & 37, UNDER AUDITOR'S FILE NUMBER 341703, RECORDS OF SAID  
COUNTY;  
THENCE SOUTH 39°44'34" EAST ALONG SAID BOUNDARY LINE OF SAID PLAT, 115.80 FEET TO A POINT ON THE SOUTH BOUNDARY LINE  
OF SAID PLAT;  
THENCE SOUTH 89°53'50" EAST ALONG SAID SOUTH BOUNDARY LINE OF SAID PLAT, 395.49 FEET TO THE TRUE POINT OF BEGINNING OF  
SAID LINE;  
THENCE NORTH 46°01'24" EAST, 688.32 FEET;  
THENCE SOUTH 17°54'52" EAST, 209.96 FEET;  
THENCE NORTH 71°59'56" EAST, 13.86 FEET;  
THENCE SOUTH 17°59'46" EAST, 200.10 FEET;  
THENCE SOUTH 81°44'34" WEST, 641.57 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.  
CONTAINS 2.96 ACRES.

## EASEMENT NOTES

- 60 FOOT ACCESS EASEMENT, AFN: 350158
- 20 FOOT SEWER EASEMENT, AFN: 351534
- MULTIPLE EASEMENTS, AFN: 551003
- 10 FOOT ELECTRICAL EASEMENT, AFN: 385720
- 30 FOOT PARKING EASEMENT, AFN: 485531
- 30/24 FOOT INGRESS/EGRESS AND UTILITY EASEMENT, AFN: 384975
- 20 FOOT WATER LINE & HYDRANT EASEMENT, AFN: 199810230002
- 10 FOOT ELECTRIC UTILITY EASEMENT, AFN: 201011020024
- 90 FOOT PARKING EASEMENT, AFN: 485528 & 511066
- 20 FOOT WATER UTILITY EASEMENT, AFN: 498432
- 20 FOOT SEWER UTILITY EASEMENT, AFN: 484336
- NON-EXCLUSIVE EASEMENT FOR SUNDANCE CONDOMINIUMS, AFN: 201511100006 (PROPANE)
- 7.0 FOOT UTILITY EASEMENT, PUGET SOUND ENERGY, AFN: 475572
- PARKING EASEMENT, AFN: 384974

## SURVEY NOTES:

- THIS SURVEY AMENDS AND SUPERCEDES THAT CERTAIN SURVEY RECORDED ON MAY 24, 2018, IN BOOK 41 OF SURVEYS, AT PAGES 139 THROUGH 142, UNDER AUDITOR'S FILE NO. 201805240034, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON. THIS SURVEY SPECIFICALLY AMENDS THE DESCRIPTION FOR PARCEL 2B.
- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITITAS COUNTY UNDER APPLICATION NO. BL-17-00021.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 332-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING AND THE REFERENCES THEREON:

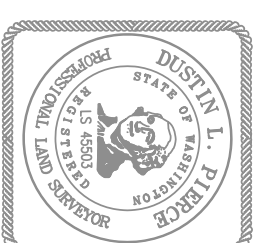
- BOOK 4 OF PLATS, PAGES 36-37, AFN: 341703
- BOOK 4 OF PLATS, PAGES 44-45, AFN: 345882
- BOOK 4 OF PLATS, PAGES 63-65, AFN: 350174
- BOOK 5 OF PLATS, PAGES 18-19, AFN: 354007
- BOOK 6 OF PLATS, PAGES 45-49, AFN: 387137
- BOOK 8 OF PLATS, PAGES 4-10, AFN: 455530
- BOOK 8 OF PLATS, PAGES 149-151, AFN: 198905270017
- BOOK 20 OF SURVEYS, PAGES 16-17, AFN: 699789
- BOOK 41 OF SURVEYS, PAGES 73-76, AFN: 201712110032
- BOOK 41 OF SURVEYS, PAGES 139-142, AFN: 201805240034

ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

- THE BASIS OF BEARINGS IS ESTABLISHED PER THE FOUND MONUMENTS ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SECTION 15.
- ACCESS TO ADJUSTED PARCEL 3A, AS SHOWN HEREON, SHALL BE ACROSS THE SOUTHERLY PORTION OF PARCEL NO. 388735.

## HORIZONTAL DATUM:

BEARINGS ON THIS SURVEY ARE REFERENCED TO THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999877665. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.



## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_ AT \_\_\_\_ M.  
IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
\_\_\_\_\_  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
\_\_\_\_\_  
JERALD V. PETTI  
County Auditor Deputy County Auditor

**Encompass**  
ENGINEERING & SURVEYING

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## BOUNDARY LINE ADJUSTMENT

PREPARED FOR  
PAT DENEN  
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,  
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,  
KITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	06/2018	14099-2
CHKD BY	SCALE	SHEET
D.L.P.	N/A	4 OF 4