

4/3/20



RECORD OF SURVEY

TRACTS B, C, D & H, THE PASS LIFE AT THE VILLAGE OF THE SUMMIT, DIV.3, PHASES 1 & 2 A PORTION OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED UNDER KITTITAS COUNTY APPLICATION NO. BL-20-00004.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 332.130.090.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 12 OF PLATS, PAGES 64-66, AFN: 201209190036
 - BOOK 12 OF PLATS, PAGES 91-93, AFN: 201401150018
- ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

LEGAL DESCRIPTION PER NEXT TITLE A TITLE & ESCROW CO. ORDER NO. NXWA-0321294.

PARCEL 1

COMMERCIAL TRACT B, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 1, A PLANNED UNIT DEVELOPMENT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 64, 65, AND 66, RECORDS OF SAID COUNTY.

PARCEL 2

COMMERCIAL TRACT C, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 1, A PLANNED UNIT DEVELOPMENT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 64, 65, AND 66, RECORDS OF SAID COUNTY.

PARCEL 3

ACCESS TRACT D, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 1, A PLANNED UNIT DEVELOPMENT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 64, 65, AND 66, RECORDS OF SAID COUNTY.

PARCEL 4

TRACT H, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 2, A PLANNED UNIT DEVELOPMENT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 91, 92 AND 93, RECORDS OF SAID COUNTY.

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENTS:

PARCEL 1

FUTURE DEVELOPMENT TRACT H OF THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIVISION 3, PHASE 2, A PLANNED UNIT DEVELOPMENT, AS RECORDED JANUARY 15, 2014, IN BOOK 12 OF PLATS, PAGES 91 THROUGH 93, UNDER AUDITOR'S FILE NUMBER 201401150018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

AND THAT PORTION OF ACCESS TRACT D OF THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIVISION 3, PHASE 1, A PLANNED UNIT DEVELOPMENT, AS RECORDED SEPTEMBER 19, 2012, IN BOOK 12 OF PLATS, PAGES 64 THROUGH 66, UNDER AUDITOR'S FILE NUMBER 201209190036, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF COMMERCIAL TRACT C OF DIVISION 3, PHASE 1 OF SAID PLAT SAID CORNER BEING COMMON THE NORTHERN-MOST CORNER OF TRACT G OF SAID DIVISION 3, PHASE 2 PLAT;

THENCE SOUTH 26°04'19" EAST ALONG THE WEST BOUNDARY LINE OF SAID TRACT C 84.32 FEET TO THE SOUTHWEST CORNER OF SAID TRACT C;

THENCE CONTINUING SOUTH 28°04'19" EAST, 44.43 FEET;

THENCE SOUTH 63°55'41" WEST 32.60 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF SAID CURVE BEARS NORTH 68°23'13" EAST, 50.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 64.30 FEET, THROUGH A CENTRAL ANGLE OF 73°40'40" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF SAID CURVE BEARS SOUTH 12°42'32" WEST, 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 1.98 FEET, THROUGH A CENTRAL ANGLE OF 05°40'58" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 44.38 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 5.12 FEET, THROUGH A CENTRAL ANGLE OF 06°36'28" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 5.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 7.35 FEET, THROUGH A CENTRAL ANGLE OF 84°11'10";

THENCE SOUTH 19°26'52" WEST 2.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF SAID CURVE BEARS NORTH 19°26'52" EAST, 51.36 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 45.89 FEET, THROUGH A CENTRAL ANGLE OF 51°11'43";

THENCE NORTH 70°38'36" EAST 4.26 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 7.33 FEET, THROUGH A CENTRAL ANGLE OF 83°56'23" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 42.36 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 10.40 FEET, THROUGH A CENTRAL ANGLE OF 14°03'39" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 9.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 0.69 FEET, THROUGH A CENTRAL ANGLE OF 04°22'58" WHICH IS THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

LINE #	DIRECTION	DISTANCE
L1	S 28°44'18" E	48.33'
L2	S 28°03'04" E	48.13'
L3	S 26°10'34" E	47.94'
L4	S 24°06'50" E	47.74'
L5	S 21°51'50" E	42.58'
L6	S 14°14'18" E	25.85'
L7	N 11°47'46" E	3.59'
L8	N 11°47'46" E	9.10'
L9	N 2°36'08" E	21.00'
L10	N 11°51'37" W	68.10'
L11	N 60°53'35" E	16.63'
L12	N 78°21'20" E	19.30'
L13	N 69°36'06" E	58.43'
L14	S 55°09'48" W	13.13'
L15	S 13°47'24" W	21.94'
L16	N 26°04'19" W	2.01'
L17	S 75°45'42" W	1.00'
L18	N 14°14'18" W	28.64'
L19	N 26°04'19" W	84.29'
L20	S 70°32'39" W	72.71'
L21	N 76°30'52" E	83.71'
L22	N 26°20'00" W	179.33'
L23	S 21°51'50" E	5.97'

CURVE #	RADIUS	LENGTH	DELTA
C1	11.00'	17.42'	90°44'03"
C2	69.00'	40.36'	33°40'23"
C3	21.00'	9.86'	26°54'07"
C4	70.00'	67.83'	55°31'25"
C5	703.49'	159.96'	13°01'40"
C6	677.44'	34.79'	2°56'34"
C7	77.56'	48.10'	35°31'49"
C8	44.00'	58.01'	75°32'15"
C9	49.00'	62.22'	72°45'12"
C10	149.00'	45.41'	17°27'44"
C11	201.00'	30.71'	8°45'14"
C12	190.00'	37.80'	14°26'18"
C13	9.00'	8.28'	52°43'40"
C14	20.00'	28.19'	80°46'03"
C15	9.00'	10.94'	69°38'49"
C16	20.00'	22.01'	63°03'09"
C17	44.00'	68.81'	89°36'10"
C18	711.00'	208.40'	16°47'37"
C19	44.00'	26.13'	34°01'54"
C20	50.00'	64.30'	73°40'40"
C21	44.00'	84.14'	109°34'09"

AUDITOR'S CERTIFICATE 202009250101

FILED FOR RECORD THIS 25 DAY OF Sept 20 2020 AT 3:37 P.M.
IN BOOK 43 OF Surveys AT PAGE 37 AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTI
County Auditor

Deputy County Auditor

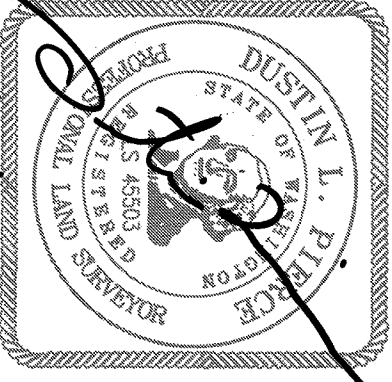


Western Washington Division
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BOUNDARY LINE ADJUSTMENT BL-20-00004

PREPARED FOR
BRYCE PHILLIPS
A PORTION OF THE SOUTH 1/2 OF SECTION 4,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,
KITTITAS COUNTY WASHINGTON

DOWN BY	DATE	JOB NO.
G.W.	09/2020	11103-4
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	N/A	2 OF 4



9/25/2020

4/23/20



RECORD OF SURVEY
TRACTS B, C, D & H, THE PASS LIFE AT THE VILLAGE OF THE SUMMIT, DIV.3, PHASES 1 & 2
A PORTION OF THE SOUTH 1/2 OF SECTION 4,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENTS CONTINUED:

PARCEL 2

ACCESS TRACT D OF THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIVISION 3, PHASE 1, A PLANNED UNIT DEVELOPMENT, AS RECORDED SEPTEMBER 19, 2012, IN BOOK 12 OF PLATS, PAGES 54 THROUGH 56, UNDER AUDITOR'S FILE NUMBER 201209190036, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

AND THAT PORTION OF COMMERCIAL TRACT B OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT D, SAID CORNER BEING COMMON TO THE NORTHEAST CORNER OF COMMERCIAL TRACT A OF SAID PLAT:

THENCE NORTH 21°51'50" WEST ALONG THE EAST BOUNDARY LINE OF SAID TRACT D, 36.61 FEET;

THENCE SOUTH 75°30'52" WEST 62.26 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF SAID CURVE BEARS NORTH 87°27'21" WEST, 11.45 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 15.77 FEET, THROUGH A CENTRAL ANGLE OF 79°56'39";

THENCE SOUTH 75°30'00" WEST 77.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF SAID CURVE BEARS NORTH 09°28'59" WEST, 22.24 FEET;

THENCE SOUTH 26°04'19" EAST, 38.43 FEET;

THENCE NORTH 70°32'39" EAST, 72.71 FEET;

THENCE NORTH 75°30'52" EAST, 21.45 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF SAID TRACT D OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF COMMERCIAL TRACT C OF DIVISION 3, PHASE 1 OF SAID PLAT SAID CORNER BEING COMMON TO THE NORTHERNMOST CORNER OF TRACT G OF SAID DIVISION 3, PHASE 2 PLAT:

THENCE SOUTH 26°04'19" EAST ALONG THE WEST BOUNDARY LINE OF SAID TRACT C, 84.32 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D;

THENCE CONTINUING SOUTH 26°04'19" EAST, 44.43 FEET;

THENCE SOUTH 63°55'41" WEST, 32.80 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF SAID CURVE BEARS NORTH 86°23'13" EAST, 50.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 64.30 FEET, THROUGH A CENTRAL ANGLE OF 73°40'40" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF SAID CURVE BEARS SOUTH 12°42'32" WEST, 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 1.98 FEET, THROUGH A CENTRAL ANGLE OF 05°40'58" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 44.36 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 5.12 FEET, THROUGH A CENTRAL ANGLE OF 06°36'28" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 5.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 7.35 FEET, THROUGH A CENTRAL ANGLE OF 84°11'10";

THENCE SOUTH 19°28'52" WEST, 2.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF SAID CURVE BEARS NORTH 19°28'52" EAST, 51.36 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 45.89 FEET, THROUGH A CENTRAL ANGLE OF 61°11'43";

THENCE NORTH 70°38'36" EAST, 4.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 7.33 FEET, THROUGH A CENTRAL ANGLE OF 83°56'23" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 42.38 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 10.40 FEET, THROUGH A CENTRAL ANGLE OF 14°03'59" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 9.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 0.69 FEET, THROUGH A CENTRAL ANGLE OF 04°22'59" WHICH IS THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE, AND EXCEPTING THAT PORTION OF SAID TRACT D WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C:

THENCE SOUTH 63°40'00" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT C, 79.75 FEET;

THENCE SOUTH 26°20'00" EAST, 91.95 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT C WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 69°44'11" EAST ALONG SAID SOUTH BOUNDARY LINE OF SAID TRACT C, 69.44 FEET;

THENCE SOUTH 26°10'34" EAST ALONG A LINE COMMON WITH SAID TRACT C AND SAID TRACT D, 44.88 FEET;

THENCE SOUTH 24°06'50" EAST ALONG SAID COMMON LINE, 2.30 FEET;

THENCE NORTH 66°30'00" EAST, 15.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID TRACT D;

THENCE SOUTH 24°06'50" EAST ALONG SAID BOUNDARY LINE, 45.01 FEET;

THENCE SOUTH 21°51'50" EAST ALONG SAID BOUNDARY LINE, 5.97 FEET;

THENCE SOUTH 76°30'52" WEST, 62.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF SAID CURVE BEARS NORTH 87°27'21" WEST, 11.45 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 6.07 FEET, THROUGH A CENTRAL ANGLE OF 30°24'22";

THENCE NORTH 20°15'49" WEST, 30.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 12.83 FEET, THROUGH A CENTRAL ANGLE OF 73°31'17" TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.29 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 12.86 FEET, THROUGH A CENTRAL ANGLE OF 70°29'23" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 6.92 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 6.93 FEET, THROUGH A CENTRAL ANGLE OF 57°28'29";

THENCE SOUTH 69°44'11" WEST, 1.98 FEET;

THENCE NORTH 26°20'00" WEST, 51.29 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AND EXCEPTING THAT PORTION OF SAID TRACT D WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C:

THENCE SOUTH 63°40'00" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT C, 79.75 FEET;

THENCE SOUTH 26°20'00" EAST, 91.95 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT C WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE CONTINUING SOUTH 26°20'00" EAST, 51.29 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT D;

THENCE SOUTH 69°44'11" WEST, 42.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF SAID CURVE BEARS NORTH 20°48'49" WEST, 6.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 7.52 FEET, THROUGH A CENTRAL ANGLE OF 62°18'12" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 6.43 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 7.22 FEET, THROUGH A CENTRAL ANGLE OF 64°24'20";

THENCE SOUTH 69°44'11" WEST, 7.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, THE CENTER OF SAID CURVE BEARS SOUTH 23°14'41", 22.24 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 11.79 FEET, THROUGH A CENTRAL ANGLE OF 30°22'33";

THENCE NORTH 26°04'19" WEST, 46.87 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID TRACT D;

THENCE NORTH 69°44'11" EAST ALONG SAID NORTH BOUNDARY LINE, 72.20 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

PARCEL 3

COMMERCIAL TRACT C OF THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIVISION 3, PHASE 1, A PLANNED UNIT DEVELOPMENT, AS RECORDED SEPTEMBER 19, 2012, IN BOOK 12 OF PLATS, PAGES 54 THROUGH 56, UNDER AUDITOR'S FILE NUMBER 201209190036, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

AND THAT PORTION OF ACCESS TRACT D OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C:

THENCE SOUTH 63°40'00" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT C, 79.75 FEET;

THENCE SOUTH 26°20'00" EAST, 91.95 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT C WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE CONTINUING SOUTH 26°20'00" EAST, 51.29 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT D;

THENCE SOUTH 69°44'11" WEST, 42.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF SAID CURVE BEARS NORTH 20°48'49" WEST, 6.92 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 7.52 FEET, THROUGH A CENTRAL ANGLE OF 62°18'12" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 6.43 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 7.22 FEET, THROUGH A CENTRAL ANGLE OF 64°24'20";

THENCE SOUTH 69°44'11" WEST, 7.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, THE CENTER OF SAID CURVE BEARS SOUTH 23°14'41", 22.24 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 11.79 FEET, THROUGH A CENTRAL ANGLE OF 30°22'33";

THENCE NORTH 26°04'19" WEST, 46.87 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID TRACT D;

THENCE NORTH 69°44'11" EAST ALONG SAID NORTH BOUNDARY LINE, 72.20 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AND THAT PORTION OF COMMERCIAL TRACT B OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C:

THENCE SOUTH 63°40'00" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT C, 79.75 FEET;

THENCE SOUTH 26°20'00" EAST, 91.95 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT C, SAID LINE BEING COMMON WITH SAID TRACT D;

THENCE CONTINUING SOUTH 26°20'00" EAST, 51.29 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID TRACT B WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE CONTINUING SOUTH 26°20'00" EAST, 36.09 FEET;

THENCE SOUTH 70°32'39" WEST, 72.71 FEET;

THENCE NORTH 26°04'19" WEST, 39.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF SAID CURVE BEARS SOUTH 53°37'14" EAST, 22.24 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 11.79 FEET, THROUGH A CENTRAL ANGLE OF 30°22'33";

THENCE NORTH 69°44'11" EAST, 7.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF SAID CURVE BEARS SOUTH 12°58'13" EAST, 6.43 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 7.22 FEET, THROUGH A CENTRAL ANGLE OF 64°24'20" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 6.92 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 7.52 FEET, THROUGH A CENTRAL ANGLE OF 62°18'12";

THENCE NORTH 69°44'11" EAST, 42.49 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF SAID COMMERCIAL TRACT C WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE SOUTH 29°44'18" EAST, 48.33 FEET ALONG THE EAST BOUNDARY LINE OF SAID TRACT C;

THENCE SOUTH 28°03'04" EAST, 48.13 FEET;

THENCE SOUTH 28°10'34" EAST, 47.94 FEET;

THENCE SOUTH 24°06'50" EAST, 2.73 FEET THE SOUTHEASTERLY MOST CORNER OF SAID TRACT C;

THENCE SOUTH 66°30'00" WEST, 15.00 FEET;

THENCE NORTH 24°06'50" WEST, 2.30 FEET;

THENCE NORTH 26°10'34" WEST, 44.68 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT C;

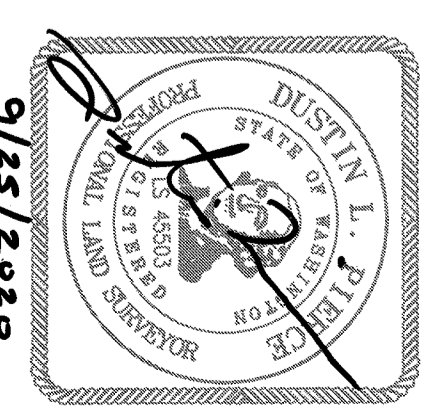
THENCE SOUTH 69°44'11" WEST, 69.44 FEET;

THENCE NORTH 26°20'00" WEST, 91.95 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID TRACT C;

THENCE NORTH 63°40'00" EAST ALONG SAID NORTH BOUNDARY LINE, 79.75 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

BOUNDARY LINE ADJUSTMENT BL-20-00004
PREPARED FOR BRUCE PHILLIPS
A PORTION OF THE SOUTH 1/2 OF SECTION 4,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON

CHKD BY M.K.K./D.L.P. DATE 09/2020 JOB NO. 11103-4 SHEET 3 OF 4



AUDITOR'S CERTIFICATE 202009250101

FILED FOR RECORD THIS 25 DAY OF Sept 20 2020 AT 3:37 P.M.
IN BOOK 43 OF Surveys AT PAGE 38 AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTI
County Auditor
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Western Washington Division
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43/39



RECORD OF SURVEY
TRACTS B, C, D & H, THE PASS LIFE AT THE VILLAGE OF THE SUMMIT, DIV.3, PHASES 1 & 2
A PORTION OF THE SOUTH 1/2 OF SECTION 4,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENTS CONTINUED.

PARCEL 4

COMMERCIAL TRACT C OF THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIVISION 3, PHASE 1, A PLANNED UNIT DEVELOPMENT, AS RECORDED SEPTEMBER 19, 2012, IN BOOK 12 OF PLATS, PAGES 54 THROUGH 56, UNDER AUDITOR'S FILE NUMBER 2012091900036, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

AND THAT PORTION OF ACCESS TRACT D OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C;

THENCE SOUTH 63°40'00" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT C, 79.75 FEET;

THENCE SOUTH 26°20'00" EAST, 91.95 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT C WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 69°44'11" EAST ALONG SAID SOUTH BOUNDARY LINE OF SAID TRACT C, 69.44 FEET;

THENCE SOUTH 26°10'34" EAST ALONG A LINE COMMON WITH SAID TRACT C AND SAID TRACT D, 44.88 FEET;

THENCE SOUTH 24°06'50" EAST ALONG SAID COMMON LINE, 2.30 FEET;

THENCE NORTH 66°30'00" EAST, 15.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID TRACT D;

THENCE SOUTH 24°06'50" EAST ALONG SAID BOUNDARY LINE, 45.01 FEET;

THENCE SOUTH 21°51'50" EAST ALONG SAID EAST BOUNDARY LINE, 5.97 FEET;

THENCE SOUTH 76°30'52" WEST, 62.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF SAID CURVE BEARS NORTH 87°27'21" WEST, 11.45 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 6.07 FEET, THROUGH A CENTRAL ANGLE OF 30°24'22";

THENCE NORTH 20°19'48" WEST, 30.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 12.83 FEET, THROUGH A CENTRAL ANGLE OF 73°31'17" TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.29 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 12.86 FEET, THROUGH A CENTRAL ANGLE OF 70°29'23" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 6.92 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 6.93 FEET, THROUGH A CENTRAL ANGLE OF 57°26'29";

THENCE SOUTH 69°44'11" WEST, 1.98 FEET;

THENCE NORTH 26°20'00" WEST, 51.29 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AND THAT PORTION OF ACCESS TRACT B OF SAID PLAT WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C;

THENCE SOUTH 63°40'00" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT C, 79.75 FEET;

THENCE SOUTH 26°20'00" EAST, 91.95 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT C, SAID LINE BEING COMMON TO TRACT D OF SAID PLAT;

THENCE CONTINUING SOUTH 26°20'00" EAST, 51.29 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID TRACT B WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE.

THENCE CONTINUING SOUTH 26°20'00" EAST, 36.09 FEET;

THENCE NORTH 76°30'52" EAST, 21.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF SAID CURVE BEARS NORTH 87°27'21" WEST, 11.45 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 6.07 FEET, THROUGH A CENTRAL ANGLE OF 30°24'22";

THENCE NORTH 20°19'48" WEST, 30.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 12.83 FEET, THROUGH A CENTRAL ANGLE OF 73°31'17" TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.29 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 12.86 FEET, THROUGH A CENTRAL ANGLE OF 70°29'23" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 6.92 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 6.93 FEET, THROUGH A CENTRAL ANGLE OF 57°26'29";

THENCE SOUTH 69°44'11" WEST, 1.98 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF SAID COMMERCIAL TRACT C WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C;

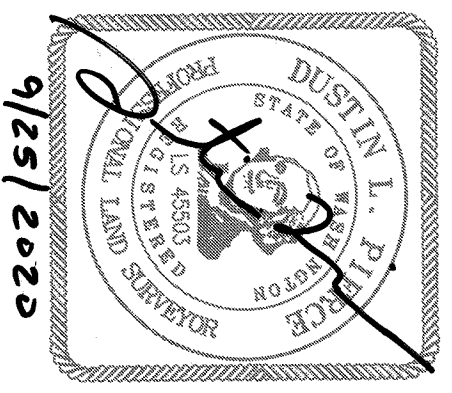
THENCE SOUTH 63°40'00" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT C, 79.75 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 26°20'00" EAST, 91.95 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT C;

THENCE CONTINUING SOUTH 26°20'00" EAST, 51.29 FEET TO A POINT ON THE SOUTH BOUNDARY LINE, 72.20 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID TRACT C;

THENCE NORTH 26°04'19" WEST ALONG SAID WEST BOUNDARY LINE, 84.32 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID TRACT C;

THENCE NORTH 63°40'00" EAST ALONG SAID NORTH BOUNDARY LINE, 71.41 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



AUDITOR'S CERTIFICATE 202009250101

FILED FOR RECORD THIS 25 DAY OF Sept 20 2020 AT 3:58 PM
IN BOOK 43 OF Surveys AT PAGE 31 AT THE REQUEST OF
SURVEYOR'S NAME
DUSTIN L. PIERCE
JERALD V. PETTIT
County Auditor

Deputy County Auditor



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Western Washington Division
Eastern Washington Division

BOUNDARY LINE ADJUSTMENT BL-20-00004

PREPARED FOR
BRYCE PHILLIPS
A PORTION OF THE SOUTH 1/2 OF SECTION 4,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.

KITTITAS COUNTY	DATE	JOB NO.
DWN BY	09/2020	11103-4
G.W.	SCALE	SHEET
CHKD BY	N/A	4 OF 4
M.K.K./D.L.P.		