

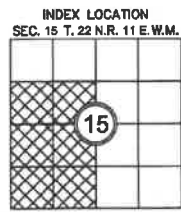
OWNER:
 SKI LIFTS INC
 PO BOX 1088
 SNOQUALMIE PASS, WA 98068
 EAST PEAK DEVELOPMENT L.L.O.
 401 N 36TH ST STE 201
 SEATTLE, WA 98103

SURVEYOR:
 ENCOMPASS ENGINEERING & SURVEYING
 407 SWIFTWATER BLVD
 CLE ELUM WA 98022
 509-674-7433

KITTITAS COUNTY PARCEL AND I/MAP NUMBER:
 886936 (22-11-15031-0019)
 881450 (22-11-15030-0004)

ZONE:
 PLANNED UNIT DEVELOPMENT (P.U.D.)

RECEIVED
 DEC 02 2020
 Kittitas Co. CDS



Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98022 • Phone: (509) 674-7433

PRELIMINARY BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 SKI LIFTS INC
 A PORTION OF THE WEST 1/2 OF SECTION 15,
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.
 KITTITAS COUNTY - WASHINGTON

DWN BY G.W.	DATE 12/2020	JOB NO. 20125
CHKD BY M.K.K./D.L.P.	SCALE 1" = 200'	SHEET 1 OF 2

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S 88°30'34" E	137.19'
L2	S 0°36'35" W	50.01'
L3	S 14°05'28" E	150.00'
L4	S 89°03'13" E	200.00'
L5	N 13°25'11" E	123.23'
L6	S 28°43'56" W	47.17'
L7	N 89°53'13" W	253.54'
L8	N 0°00'47" E	234.71'
L9	S 89°03'13" E	40.85'
L10	S 34°20'58" E	66.55'
L11	S 14°08'26" E	106.25'
L12	S 14°08'26" E	183.30'
L13	N 72°17'13" E	195.67'
L14	S 88°53'13" E	49.36'
L15	S 14°07'18" E	727.30'
L16	N 17°40'22" W	173.00'
L17	S 72°19'38" W	124.77'
L18	N 31°17'00" W	324.25'
L19	S 88°46'28" W	146.28'
L20	N 14°35'34" W	209.45'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L21	N 40°05'19" E	169.48'
L22	N 14°35'34" W	204.23'
L23	N 75°24'28" E	136.61'
L24	N 58°33'56" E	91.39'
L25	N 33°44'48" W	62.49'
L26	N 69°06'41" W	212.84'
L27	N 14°35'34" W	91.22'
L28	N 89°21'46" W	178.14'
L29	N 90°33'10" E	20.20'
L30	S 33°39'49" E	150.00'
L31	N 68°35'10" E	100.00'
L32	N 33°38'48" W	27.55'
L33	N 47°41'48" W	155.23'
L34	N 71°11'48" W	373.64'
L35	S 47°41'48" E	18.88'
L36	S 57°48'12" W	73.11'
L37	S 33°41'58" E	133.80'
L38	N 84°16'12" E	105.66'
L39	S 47°41'48" E	368.08'
L40	S 89°11'48" E	1234.56'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L41	S 48°16'38" W	1361.86'
L42	S 88°30'57" W	243.11'
L43	N 72°13'05" E	347.81'
L44	N 34°22'28" E	48.82'
L45	S 88°43'14" W	220.83'
L46	S 47°02'39" E	117.35'
L47	S 46°44'08" E	84.67'
L48	S 17°57'51" E	44.81'
L49	N 72°02'09" E	90.00'
L50	S 17°57'51" E	185.00'
L51	S 8°34'50" E	129.70'
L52	S 72°00'48" W	48.24'
L53	S 17°57'22" E	200.12'
L54	N 71°59'58" E	98.86'
L55	S 17°54'52" E	209.98'
L56	S 17°54'52" E	388.84'
L57	S 89°03'13" E	123.17'
L58	S 14°08'26" E	500.00'
L59	N 75°16'34" E	337.03'
L60	N 14°35'34" W	889.06'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	804.83'	298.50'	211°45'00"
C2	800.00'	66.87'	4°47'21"
C3	220.00'	135.96'	35°24'30"
C4	120.00'	14.47'	6°54'28"
C5	270.00'	65.21'	20°12'12"
C6	20.00'	25.59'	73°18'55"
C7	20.00'	19.08'	84°40'53"
C8	150.00'	143.18'	54°40'53"
C9	300.00'	73.74'	14°05'00"
C10	126.00'	51.27'	23°30'00"
C11	70.00'	191.20'	158°30'00"
C12	431.69'	244.73'	32°29'12"
C13	220.00'	100.21'	28°05'57"
C14	220.00'	35.76'	91°48'39"

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L61	N 16°42'09" W	233.44'
L62	N 14°47'39" E	100.91'
L63	S 12°10'21" E	474.66'
L64	N 75°51'51" E	84.93'
L65	S 14°07'18" E	582.68'
L66	S 14°07'18" E	164.51'
L67	N 72°19'38" E	105.89'
L68	S 12°10'22" E	173.80'
L69	S 72°19'38" W	89.00'
L70	N 72°19'38" E	213.77'

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE CO. POLICY NO. 72156-47372018:

TRACT A:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON, AS SHOWN AND DESCRIBED ON THE RECORD OF SURVEY DRAWING PREPARED BY WESTERN PACIFIC ENGINEERING, INC., DATED NOVEMBER 1991, AND AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN THE PLAT OF HYAK ESTATES NO. 1, RECORDED IN VOLUME 4 OF PLATS, ON PAGES 36 AND 37, AS FOUND UNDER THE KITTITAS COUNTY AUDITOR'S FILE NO. 341703; THENCE SOUTH 88°32'21" EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY BOUNDARY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S TUNNEL, A DISTANCE OF 199.49 FEET TO THE EAST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, SAID COURSE BEING PARALLEL WITH AND 100.00 FEET SOUTHERLY OF THE CENTERLINE OF THE RIGHT-OF-WAY FOR SAID RAILROAD; THENCE SOUTH 00°29'48" WEST, COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF SAID RAILROAD, A DISTANCE OF 50.01 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY BOUNDARY LINE THAT IS 150.00 FEET SOUTHERLY OF THE CENTERLINE OF THE RIGHT-OF-WAY OF SAID RAILROAD; THENCE SOUTH 14°15'13" EAST, A DISTANCE OF 484.84 FEET TO THE POINT OF BEGINNING, TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION AS FOUND IN BOOK 27 OF OFFICIAL RECORDS, ON PAGE 384, AS FOUND UNDER THE KITTITAS COUNTY AUDITOR'S FILE NO. 372986, TO THE SOUTH RIGHT-OF-WAY BOUNDARY LINE OF THE COUNTY ROAD KNOWN AS HYAK DRIVE EAST, AND TO THE SOUTH BOUNDARY LINE OF THE PLAT KNOWN AS HYAK ESTATES NO. 3 AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, ON PAGES 89 THROUGH 93, AS FOUND UNDER THE KITTITAS COUNTY AUDITOR'S FILE NO. 360174; THENCE NORTH 80°00'00" WEST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY BOUNDARY OF SAID HYAK DRIVE EAST AND THE SOUTH BOUNDARY LINE OF SAID HYAK ESTATES NO. 3 PLAT, A DISTANCE OF 123.17 FEET TO A POINT THAT LIES ON THE SOUTHERLY EXTENSION OF THE NORTH-EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF HYAK DRIVE EAST GOING NORTH-WESTERLY; THENCE SOUTH 14°14'50" EAST, A DISTANCE OF 727.30 FEET TO THE NORTHWEST CORNER OF THE PLAT OF SUNCREST, A CONDOMINIUM, AS DESCRIBED IN BOOK 219 OF OFFICIAL RECORDS, ON PAGE 438, AS FOUND UNDER THE KITTITAS COUNTY AUDITOR'S FILE NO. 455441; THENCE ON THE FOLLOWING TWO (2) COURSES, COINCIDENT WITH THE NORTH-WESTERLY, AND THE NORTH-EASTERLY BOUNDARY LINE OF SAID SUNCREST PLAT:

1. NORTH 72°12'51" EAST, A DISTANCE OF 105.66 FEET;
2. SOUTH 12°17'08" EAST, A DISTANCE OF 173.80 FEET TO THE SOUTHEAST CORNER OF SAID SUNCREST PLAT;
- THENCE NORTH 72°12'51" EAST, A DISTANCE OF 124.77 FEET; THENCE SOUTH 31°22'16" EAST, A DISTANCE OF 324.21 FEET; THENCE NORTH 88°39'19" EAST, A DISTANCE OF 148.42 FEET TO THE SOUTH-WEST RIGHT-OF-WAY BOUNDARY LINE OF THE COUNTY ROAD KNOWN AS KEECHULUS DRIVE, AND TO THE SOUTH-WEST BOUNDARY LINE OF THE PLAT KNOWN AS HYAK ESTATES NO. 3 AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, ON PAGES 89 THROUGH 93, AS FOUND UNDER THE KITTITAS COUNTY AUDITOR'S FILE NO. 360174; THENCE NORTH 14°42'21" WEST, COINCIDENT WITH THE SOUTHWEST RIGHT-OF-WAY BOUNDARY LINE OF SAID KEECHULUS DRIVE AND THE SOUTH-WEST BOUNDARY LINE OF SAID HYAK ESTATES NO. 3 PLAT, A DISTANCE OF 188.85 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION AS FOUND IN BOOK 27 OF OFFICIAL RECORDS, ON PAGE 384, AS FOUND UNDER THE KITTITAS COUNTY AUDITOR'S FILE NO. 372986; THENCE ON THE FOLLOWING TWO (2) COURSES, COINCIDENT WITH THE SOUTH-EAST BOUNDARY LINE AND THE SOUTH-WEST BOUNDARY LINE OF THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION AS FOUND IN BOOK 27 OF OFFICIAL RECORDS, ON PAGE 384, AS FOUND UNDER THE KITTITAS COUNTY AUDITOR'S FILE NO. 372986:

1. SOUTH 75°44'48" WEST, A DISTANCE OF 337.83 FEET;
 2. NORTH 14°15'13" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.
- ALSO KNOWN AS PARCEL B OF THAT CERTAIN SURVEY AS RECORDED APRIL 12, 1994, IN BOOK 20 OF SURVEYS, PAGES 16 AND 17, UNDER AUDITOR'S FILE NO. 659789, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT B:

LOT 4, OF RAMPART ROW SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-19-00002, AS RECORDED JULY 7, 2020, IN BOOK 1 OF SHORT PLATS, PAGES 198 THROUGH 201, UNDER AUDITOR'S FILE NO. 20200701001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT NOTES

- ① 60 FOOT ACCESS EASEMENT, AFN: 350158
- ② 20 FOOT SEWER EASEMENT, AFN: 351534
- ③ MULTIPLE EASEMENTS, AFN: 551003
- ④ 10 FOOT ELECTRICAL EASEMENT, AFN: 385720
- ⑤ 30 FOOT PARKING EASEMENT, AFN: 485531
- ⑥ 30/24 FOOT INGRESS/EGRESS AND UTILITY EASEMENT, AFN: 384875
- ⑦ 20 FOOT WATER LINE & HYDRANT EASEMENT, AFN: 199810230002
- ⑧ 10 FOOT ELECTRIC UTILITY EASEMENT, AFN: 201011020024
- ⑨ 90 FOOT PARKING EASEMENT, AFN: 485528 & 511066
- ⑩ 20 FOOT WATER UTILITY EASEMENT, AFN: 498432
- ⑪ 20 FOOT SEWER UTILITY EASEMENT, AFN: 484336
- ⑫ NON-EXCLUSIVE EASEMENT FOR SLUNDANCE CONDOMINIUMS, AFN: 20151100006 (PROPANE)
- ⑬ 7.0 FOOT UTILITY EASEMENT, PUGET SOUND ENERGY, AFN: 475572
- ⑭ PARKING EASEMENT, AFN: 384674



Encompass

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KITTITAS COUNTY - WASHINGTON

DWN BY G.W.	DATE 12/2020	JOB NO. 20125
CHKD BY M.K.K./D.L.P.	SCALE N/A	SHEET 2 of 2