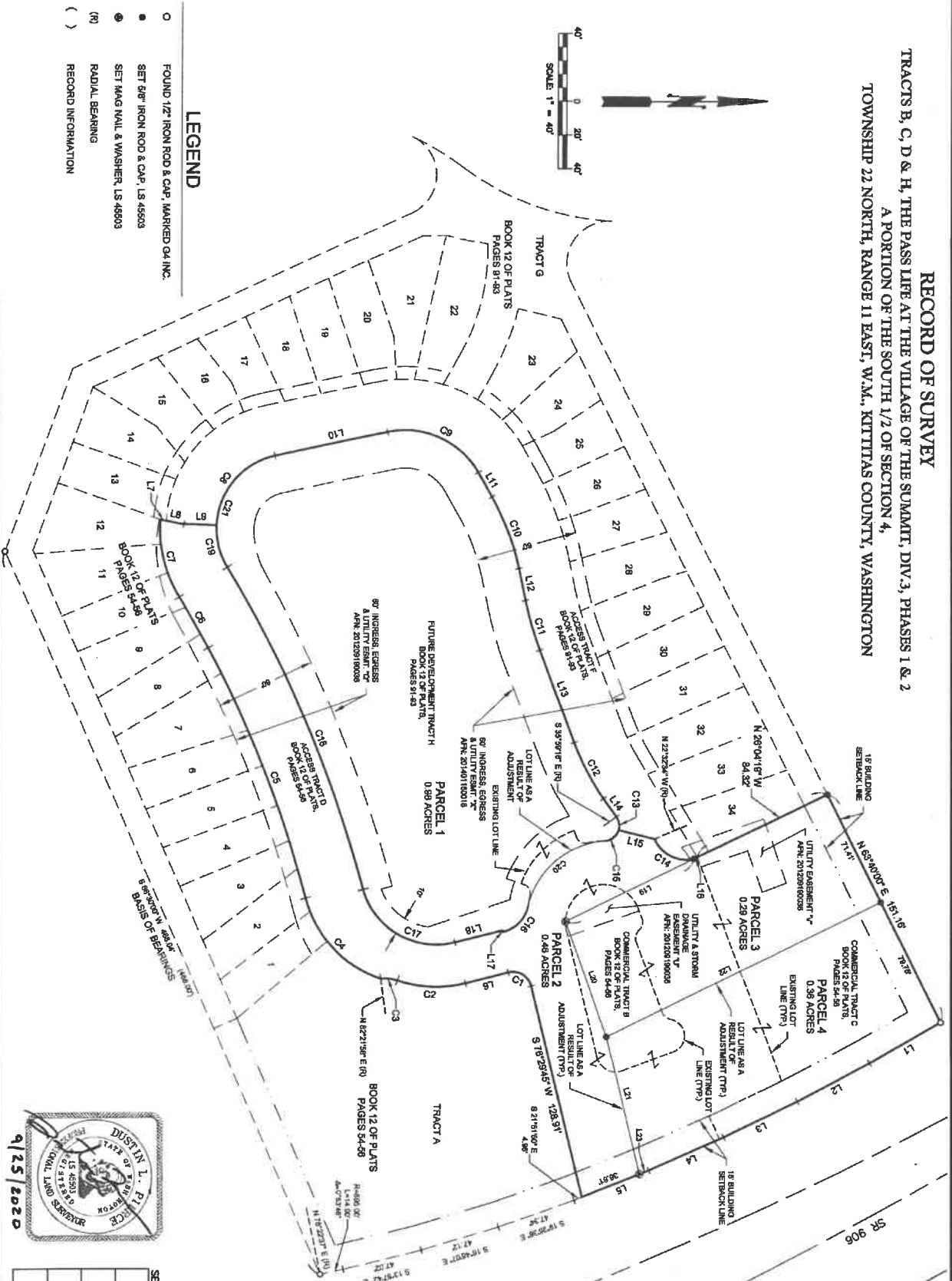




**RECORD OF SURVEY**

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



- LEGEND**
- FOUND 1/2" IRON ROD & CAP, MARKED 04 INC.
  - SET 60" IRON ROD & CAP, LS 45503
  - SET MAG NAIL & WASHER, LS 45503
  - (R) RADIAL BEARING
  - ( ) RECORD INFORMATION

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY REORDING ACT AT THE REQUEST OF BRUCE PHILLIPS

IN SEP 20 2020 Dustin L. Pierce 9/25/2020  
 DUSTIN L. PIERCE DATE  
 CERTIFICATE NO. 45503

**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 36. AT THE REQUEST OF

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

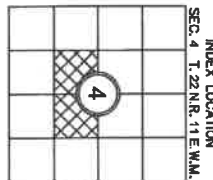


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 Western Washington Division  
 Eastern Washington Division  
 407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

**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., WASHINGTON

DATE 09/2020 JOB NO. 11103-4  
 DWN BY G.W. SCALE 1" = 40' SHEET 1 OF 4  
 CHKD BY M.K.K./D.L.P.



# 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 DEMONSTRATE THE PARCELS AS SUCH AND TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED UNDER KITTITAS COUNTY APPLICATION NO. 18-20-00004.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7 3" TOTAL STATION WITH AN ACCURACY THAT MEETS OR EXCEEDS WAC SEC. 520008.
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 64-68, APR. 2012/09/19/2008
  - BOOK 12 OF PLATS, PAGES 64-68, APR. 2014/01/15/0118

ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

LINE #	DIRECTION	DISTANCE
L1	S 29°44'15"E	48.33'
L2	S 28°03'00"E	48.13'
L3	S 26°11'00"E	47.84'
L4	S 24°05'00"E	47.74'
L5	S 21°19'15"E	42.85'
L6	S 14°14'15"E	28.85'
L7	N 11°17'45"E	3.89'
L8	N 11°17'45"E	6.10'
L9	N 27°00'00"E	21.00'
L10	N 11°19'37"W	68.10'
L11	N 09°03'30"E	18.60'
L12	N 29°11'30"E	18.90'
L13	N 09°03'30"E	58.40'
L14	S 84°58'45"W	13.13'
L15	S 19°47'24"W	21.94'
L16	N 28°04'15"W	2.01'
L17	S 70°46'42"W	1.00'
L18	N 44°14'18"W	28.84'
L19	N 29°04'15"W	64.29'
L20	S 70°32'30"W	72.71'
L21	N 78°20'00"E	63.71'
L22	N 29°20'00"W	179.33'
L23	S 21°51'00"E	6.87'

CURVE #	RADIUS	LENGTH	DELTA
C1	11.00'	17.42'	90°44'03"
C2	68.00'	40.28'	33°37'23"
C3	21.00'	9.88'	28°44'07"
C4	70.00'	67.83'	85°12'56"
C5	708.44'	158.86'	13°01'40"
C6	677.44'	34.73'	73°32'46"
C7	77.50'	48.10'	35°14'10"
C8	44.00'	68.01'	78°32'15"
C9	48.00'	62.22'	72°49'12"
C10	148.00'	43.41'	17°37'44"
C11	201.00'	20.71'	8°45'14"
C12	160.00'	37.00'	14°29'16"
C13	9.00'	6.30'	52°43'40"
C14	20.00'	23.13'	80°46'03"
C15	9.00'	10.84'	80°38'46"
C16	20.00'	22.11'	83°03'09"
C17	44.00'	68.81'	88°28'10"
C18	711.00'	200.40'	16°47'37"
C19	44.00'	28.13'	34°01'54"
C20	50.00'	64.30'	73°40'40"
C21	44.00'	84.14'	109°34'09"

**PARCEL 1**  
CONCRETE TRACT B, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 1, A PLANNED UNIT DEVELOPMENT AS RECORDED JANUARY 14, 2014, IN BOOK 12 OF PLATS, PAGES 64 THROUGH 68, UNDER ADDITION'S FILE NUMBER 20140115018, RECORD 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.

**PARCEL 2**  
CONCRETE TRACT C, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 1, A PLANNED UNIT DEVELOPMENT AS RECORDED SEPTEMBER 18, 2013, IN BOOK 12 OF PLATS, PAGES 64 THROUGH 68, UNDER ADDITION'S FILE NUMBER 20130918018, RECORD 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:

**PARCEL 3**  
ACCESS TRACT D, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 1, A PLANNED UNIT DEVELOPMENT AS RECORDED JANUARY 14, 2014, IN BOOK 12 OF PLATS, PAGES 64 THROUGH 68, UNDER ADDITION'S FILE NUMBER 20140115018, RECORD 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.

**PARCEL 4**  
TRACT H, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 2, A PLANNED UNIT DEVELOPMENT AS RECORDED JANUARY 14, 2014, IN BOOK 12 OF PLATS, PAGES 64 THROUGH 68, UNDER ADDITION'S FILE NUMBER 20140115018, RECORD 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.

**PARCEL 1**  
THE SOUTHWEST CORNER OF THE NORTHWEST CORNER OF CONCRETE TRACT C OF DIVISION 3, PHASE 1, OF SAID PLAT SAID CORNER BEING COMMON THE NORTHWEST CORNER OF TRACT G OF SAID DIVISION 3, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON. THE SOUTHWEST CORNER OF SAID TRACT C.

THENCE SOUTH 28°19'19" EAST, 444.5 FEET;

THENCE CONTINUING SOUTH 28°19'19" EAST, 444.5 FEET;

THENCE SOUTH 63°53'41" 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 BEING NORTH 02°31'00" WEST, 80.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 94.30 FEET, THROUGH A CENTRAL ANGLE OF 79°40'00" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF SAID CURVE BEING SOUTH 12°42'00" WEST, 28.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 1.88 FEET, THROUGH A CENTRAL ANGLE OF 08°40'00" 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 08°40'00" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 4.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 7.93 FEET, THROUGH A CENTRAL ANGLE OF 04°11'10";

THENCE SOUTH 19°28'27" WEST, 2.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF SAID CURVE BEING NORTH 19°28'27" EAST, 01.58 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 45.80 FEET, THROUGH A CENTRAL ANGLE OF 51°11'43";

THENCE NORTH 79°28'09" EAST, 4.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 7.33 FEET, THROUGH A CENTRAL ANGLE OF 65°39'23" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 42.89 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 10.40 FEET, THROUGH A CENTRAL ANGLE OF 14°03'50" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 4.00 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 0.88 FEET, THROUGH A CENTRAL ANGLE OF 02°22'58" WHICH IS 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 11:37 P.M. IN BOOK 43 OF Surveys, AT PAGE 32 AT THE REQUEST OF  
DISTRICT 1, PHASE  
SURVEYOR'S NAME  
JERRAL V. BEITZ  
County Auditor  
Deputy County Auditor



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407 Sullivan Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7133

### BOUNDARY LINE ADJUSTMENT BL-20-00004

RECORDED FOR KITTITAS COUNTY	DATE 09/20/2020	JOB NO. 11103-4
DWN BY G.W.	SCALE N/A	SHEET 2 OF 4
CHKD BY M.K.K.D.L.P.		





3/31

**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 OF THE SUMMIT, DIVISION 3, PHASE 1, A PLANNED UNIT DEVELOPMENT, AS RECORDED SEPTEMBER 18, 2012, IN BOOK 13 OF PLATS, PAGES 34 THROUGH 36, UNDER AUDITOR'S FILE NUMBER 2012091006, RECORD OF SURVEY TO A PART OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, TRACT D, 44.88 FEET, EAST ALONG A LINE COMMON WITH SAID TRACT C AND SAID TRACT D, 44.88 FEET;

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 89°40'00" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT C,  
 79.78 FEET;

THENCE SOUTH 89°40'00" EAST, 16.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID TRACT C;  
 THENCE SOUTH 47°45'00" EAST ALONG SAID BOUNDARY LINE, 48.01 FEET;  
 THENCE SOUTH 21°11'00" EAST ALONG SAID EAST BOUNDARY LINE, 5.87 FEET;  
 THENCE SOUTH 78°29'22" WEST, 62.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCORD TO THE NORTHWEST, THE CENTER OF SAID CURVE BEING NORTH 87°21'18" WEST, 11.48 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 6.07 FEET, THROUGH A CENTRAL ANGLE OF 97°22'22";  
 THENCE NORTH 20°16'48" 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 12.89 FEET, THROUGH A CENTRAL ANGLE OF 70°29'22" TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.29 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 12.89 FEET, THROUGH A CENTRAL ANGLE OF 70°29'22" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 8.92 FEET;  
 THENCE ALONG SAID CURVE AN ARC LENGTH OF 8.99 FEET, THROUGH A CENTRAL ANGLE OF 87°28'28";

THENCE SOUTH 89°44'11" WEST, 1.98 FEET;  
 THENCE NORTH 28°20'00" WEST, 61.29 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 89°40'00" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT C,  
 79.78 FEET;

THENCE SOUTH 28°20'00" EAST, 41.86 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 28°20'00" EAST, 61.29 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 28°20'00" EAST, 36.00 FEET;  
 THENCE NORTH 70°29'22" WEST, 21.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCORD TO THE NORTHWEST, THE CENTER OF SAID CURVE BEING NORTH 87°21'21" WEST, 11.48 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 6.07 FEET, THROUGH A CENTRAL ANGLE OF 97°22'22";  
 THENCE NORTH 20°16'48" 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 12.89 FEET, THROUGH A CENTRAL ANGLE OF 70°29'22" TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.29 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 12.89 FEET, THROUGH A CENTRAL ANGLE OF 70°29'22" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 8.92 FEET;  
 THENCE ALONG SAID CURVE AN ARC LENGTH OF 8.99 FEET, THROUGH A CENTRAL ANGLE OF 87°28'28";

THENCE SOUTH 89°44'11" WEST, 1.98 FEET;  
 THENCE NORTH 28°20'00" WEST, 61.29 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 89°40'00" WEST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT C,  
 79.78 FEET;

THENCE SOUTH 28°20'00" EAST, 41.86 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 28°20'00" EAST, 61.29 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID TRACT B WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE.

AUDITOR'S CERTIFICATE 202009250101

FILED FOR RECORD THIS 25 DAY OF Sept 2020 AT 3:00 P.M.  
 IN BOOK 43 OF Surveys AT PAGE 31 AT THE REQUEST OF

DUSTIN L. FERGEE  
 SURVEYOR'S NAME  
 JERARD V. REITZ  
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 Deputy County Auditor

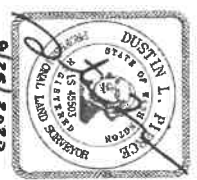
**Encompass**  
 ENGINEERING & SURVEYING

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BOUNDARY LINE ADJUSTMENT BL-20-00004

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

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



9/25/2020