

13/126

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THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIVISION 3, PHASE 3
A PLANNED UNIT DEVELOPMENT
A PORTION OF THE SOUTH 1/2 OF SECTION 4,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LPF-21-00001

PROPERTY OWNER:

PASS LIFE ORIGINS LLC
401 N 36TH ST STE 102
SEATTLE, WA 98103-8330

PLAT INFORMATION:

PARCEL NUMBER: 957885
MAP NUMBER: 22-11-0055-0105
ACREAGE: 0.98
LOTS: 16
TRACTS: 1
WATER SOURCE: SNOQUALMIE PUBLIC UTILITY DIST.
SEWER SOURCE: SNOQUALMIE PUBLIC UTILITY DIST.
ZONE: PLANNED UNIT DEVELOPMENT, LAMRDS TYPE 1
LAND USE: LAMRD, ALLOWED USE

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY- GUARANTEE NUMBER 5003353-900510:

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 25, 2020, IN BOOK 43 OF SURVEYS, PAGE 30 THROUGH 39, UNDER AUDITOR'S FILE NO. 202009200191, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF TRACTS 3, C, D & H, THE PASS LIFE AT THE VILLAGE OF THE SUMMIT, DIV. 3, PHASES 1 & 2, AND A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

PLAT NOTES:

- 1. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- 2. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
- 3. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- 4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 5. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- 6. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- 7. THE ROADS WITHIN THIS PLAT WILL NOT BE "ON-SYSTEM" COUNTY ROADS UNTIL THEY ARE CONSTRUCTED AND APPROVED BY KITTITAS COUNTY PUBLIC WORKS, AND ACCEPTED ONTO THE COUNTY SYSTEM THROUGH RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER IS RESPONSIBLE FOR ALL MAINTENANCE AND OPERATION UNTIL SUCH TIME, AS DESCRIBED IN THE KITTITAS COUNTY ROAD STANDARDS.
- 8. PUGET SOUND ENERGY, CENTURY LINK, CABLE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS SHALL RETAIN AN ELECTRICAL, PHONE AND CABLE EASEMENT FIVE (5) FEET ON BOTH SIDES OF CONSTRUCTED LINES FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
- 9. AN EASEMENT SHALL BE RESERVED FOR AND IS HEREBY 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 7.5 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.
- 10. POND TRACT A AT THE VILLAGE AT THE SUMMIT, DIV. 1, IS PRIVATELY AND NOT PUBLICLY OWNED. IT SHALL BE MAINTAINED BY THE VILLAGE AT THE SUMMIT HOMEOWNER'S ASSOCIATION IN PERPETUITY UNLESS OTHERWISE ACCEPTED BY THE KITTITAS COUNTY PUBLIC WORKS DIRECTOR. MAINTENANCE SHALL BE DONE PER THE LATEST DEPARTMENT OF ECOLOGY'S "BEST MANAGEMENT PRACTICES" MANUAL.
- 11. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- 12. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

LINE TABLE with columns: LINE #, DIRECTION, DISTANCE. Rows L1-L20.

LINE TABLE with columns: LINE #, DIRECTION, DISTANCE. Rows L21-L40.

LINE TABLE with columns: LINE #, DIRECTION, DISTANCE. Rows L41-L60.

LINE TABLE with columns: LINE #, DIRECTION, DISTANCE. Rows L61-L80.

LINE TABLE with columns: LINE #, DIRECTION, DISTANCE. Rows L81-L94.

CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, DELTA. Rows C1-C12.

CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, DELTA. Rows C13-C24.

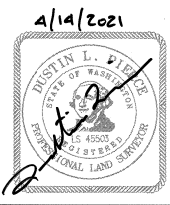
CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, DELTA. Rows C25-C29.

SURVEY NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO DEVELOP THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIV. 3, PHASE 3, A PLANNED UNIT DEVELOPMENT.
- 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 332-30-090.
- 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- 4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 12 OF PLATS, PAGES 54-56, AFN: 201209190038
 - BOOK 12 OF PLATS, PAGES 91-93, AFN: 201401150018
 - BOOK 43 OF SURVEYS, PAGES 36-39, AFN: 202009200191
- 5. ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- 6. DUE TO THE AMOUNT OF SNOW ON THE GROUND AT THE TIME OF COMPLETION OF THIS PLAT, THE SET MONUMENT TYPE MAY VARY DEPENDENT UPON THE SURFACE REVEALED AFTER SNOW MELT.

ADJACENT OWNERS:

957884
958519
THE PASS LIFE OWNERS ASSOCIATION
3621 STONE WAY N UNIT E
SEATTLE, WA 98103-8350



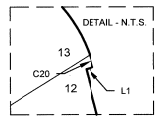
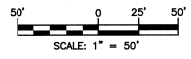
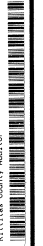
AUDITOR'S CERTIFICATE 202105050076
FILED FOR RECORD THIS 5th DAY OF MAY 2021 AT 2:31 P.
IN BOOK 13 OF Plats AT PAGE 126 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIV. 3, PHASE 3
PREPARED FOR
PASS LIFE ORIGINS LLC
A PORTION OF THE SOUTH 1/2 OF SECTION 4,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.
KITTITAS COUNTY WASHINGTON
DWN BY G.W. DATE 04/2021 JOB NO 11103-5
CHKD BY M.K.K./D.L.P. SCALE N/A SHEET 2 OF 3

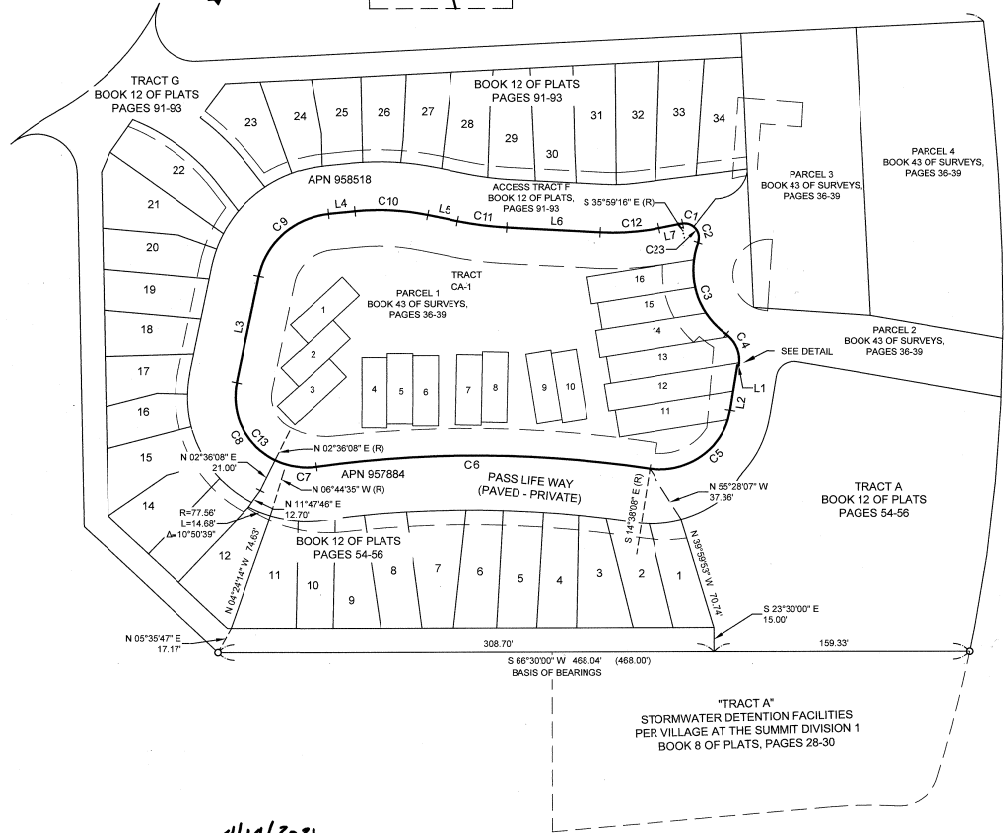
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Kittitas County Auditor



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

LPF-21-00001



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE PASS LIFE ORIGINS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

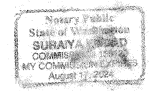
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 27 DAY OF April, A.D. 2021

[Signature]
NAME Nathaniel Gerlich NAME
TITLE Manager TITLE

ACKNOWLEDGEMENT
STATE OF Washington
COUNTY OF King

ON THIS 27 DAY OF April, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Nathaniel Gerlich AND TO ME KNOWN TO BE THE manager AND RESPECTIVELY, OF Pass Life Origins LLC THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT he AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WA RESIDING AT Seattle
MY APPOINTMENT EXPIRES August 11, 2024

LEGEND

- () RECORD INFORMATION
- (R) RADIAL BEARING
- APN ASSESSOR'S PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER



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KITTITAS COUNTY	WASHINGTON	
DWN BY G.W.	DATE 04/2021	JOB NO. 11103-5
CHKD BY M.K.K./D.L.P.	SCALE 1"=50'	SHEET 3 OF 3