THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIVISION 3, PHASE 3 LPF-21-00001 A PLANNED UNIT DEVELOPMENT **APPROVALS** A PORTION OF THE SOUTH 1/2 OF SECTION 4, -KENDALL PEAK WAY KITTITAS COUNTY PUBLIC WORKS TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND GUYE PEAK LN APPROVED THIS ___ DAY OF ____ YELLOWSTONE RD SUMMIT KITTITAS COUNTY ENGINEER WAY **EXIT 53 COMMUNITY DEVELOPMENT SERVICES** DR **UTILITY & STORM** 27 **BOOK 12 OF PLATS** ass Ski Area DRAINAGE I HEREBY CERTIFY THAT THE "PASS LIFE AT THE VILLAGE AT THE PAGES 91-93 N OLSON EASEMENT "U" SUMMIT, DIVISION 3, PHASE 3, A PLANNED UNIT DEVELOPMENT" HAS 26 AFN: 201209190036 BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING C23-25 **OLSON DR-**DATED THIS ____ DAY OF ______A.D., 20___. ACCESS TRACT F BOOK 12 OF PLATS, **KEARNY DR-**MOUNTAIN 24 PARCEL 2 HOME RD BOOK 43 OF SURVEYS, KITTITAS COUNTY PLANNING OFFICIAL PAGES 36-39 23 1,068 S.F. KITTITAS COUNTY HEALTH DEPARTMENT APN 958518 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 1,267 S.F. **VICINITY MAP** N.T.S. 13 1,368 S.F TRACT CA-1 & UTILITY ESMT, "X" DATED THIS ____ DAY OF ______, A.D., 20____ 28,502 S.F. AFN: 201401150018 **LEGEND** 0.65 AC. 12 1,382 S.F. (COMMON AREA) KITTITAS COUNTY HEALTH OFFICER FOUND 1/2" IRON ROD & CAP, MARKED G4 INC. 1,216 S.F. PARCEL 1 BOOK 43 OF SURVEYS, **CERTIFICATE OF COUNTY TREASURER** SET 5/8" IRON ROD & CAP, LS 45503 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAGES 36-39 PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN SET MAG NAIL & WASHER, LS 45503 WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO.: 957885 RECORD INFORMATION DATED THIS ___ DAY OF _____ A.D., 20___. 694 S.F RADIAL BEARING APN ASSESSOR'S PARCEL NUMBER KITTITAS COUNTY TREASURER ", PASS LIFE WAY (PAVED - PRIVATE) 699 S.F AUDITOR'S FILE NUMBER 699 S.F. CERTIFICATE OF COUNTY ASSESSOR SQUARE FEET I HEREBY CERTIFY THAT THE "PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIVISION 3, PHASE 3, A PLANNED UNIT DEVELOPMENT" HAS BEEN EXAMINED BY ME AND I FIND THE 694 S.F. PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO.: 957885 DATED THIS ___ DAY OF _____ A.D., 20___. 17 APN 957884 INGRESS, EGRESS KITTITAS COUNTY ASSESSOR & UTILITY ESMT. "Q" AFN: 201209190036 16 KITTITAS COUNTY BOARD OF COMMISSIONERS EXAMINED AND APPROVED THIS _____ DAY OF INDEX LOCATION SEC. 4 T. 22 N.R. 11 E.W.M. 15 BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON **BOOK 12 OF PLATS** PAGES 54-56 CHAIRMAN 13 ATTEST: CLERK OF THE BOARD NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED. THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIV. 3, PHASE 3 SURVEYOR'S CERTIFICATE AUDITOR'S CERTIFICATE _ PREPARED FOR PASS LIFE ORIGINS LLC Encompass & Engineering & Surveying THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY A PORTION OF THE SOUTH 1/2 OF SECTION 4, FILED FOR RECORD THIS ____ DAY OF____ 20__ AT ___ TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M. DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY IN BOOK____ OF _____ AT PAGE ____ AT THE REQUEST OF KITTITAS COUNTY WASHINGTON RECORDING ACT AT THE REQUEST OF __PASS_LIFE_ORIGINS_LLC_ DWN BY DATE JOB NO. DUSTIN L. PIERCE Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 IN <u>APRIL</u> 20<u>21</u>. SURVEYOR'S NAME G.W. 04/2021 11103-5 Eastern Washington Division JERALD V. PETTIT DUSTIN L. PIERCE CHKD BY **SCALE** SHEET 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 Deputy County Auditor County Auditor CERTIFICATE NO. 45503 M.K.K./D.L.P. 1" = 30' OF 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

PROPERTY OWNER:

PASS LIFE ORIGINS LLC 401 N 36TH ST STE 102 SEATTLE, WA 98103-8630

PLAT INFORMATION:

PARCEL NUMBER: 957885 MAP NUMBER: 22-11-04055-0105 ACREAGE: 0.98 LOTS: 16 WATER SOURCE: SNOQUALMIE PUBLIC UTILITY DIST. SEWER SOURCE: SNOQUALMIE PUBLIC UTILITY DIST. ZONE: PLANNED UNIT DEVELOPMENT, LAMIRDS TYPE 1 LAND USE: LAMIRD, ALLOWED USE

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY- GUARANTEE NUMBER 5003353-800510:

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 25, 2020, IN BOOK 43 OF SURVEYS, PAGE 36 THROUGH 39, UNDER AUDITOR'S FILE NO. 202009250101, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF TRACTS B, 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:

- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
- 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- 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.
- 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.
- 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.
- AN EASEMENT SHALL BE RESERVED FOR AND IS HEREIN 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
- 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

LINE TABLE		
LINE# DIRECTION		DISTANCE
L1	S 75°45'42" W	1.00'
L2	N 14°14'18" W	28.64'
L3	N 11°51'37" W	68.10'
L4	N 60°53'35" E	16.63'
L5	N 78°21'20" E	19.30'
L6	N 69°36'06" E	58.43'
L7	S 55°09'48" W	13.13'
L8	N 23°30'38" E	44.00'
L9	S 66°29'22" E	15.78'
L10	S 23°30'38" W	44.00'
L11	N 66°29'22" W	15.78'
L12	S 23°30'38" W	44.00'
L13	S 23°30'38" W	22.67'
L14	S 23°30'38" W	22.67'
L15	N 66°29'22" W	15.90'
L16	S 66°29'22" E	15.90'
L17	S 23°30'38" W	44.00'
L18	S 23°30'38" W	18.00'
L19	S 23°30'38" W	44.00'
L20	S 23°30'38" W	18.00'

LINE TABLE				
LINE#	DIRECTION	DISTANCE		
L21	N 66°29'22" W	15.78'		
L22	N 23°30'38" E	44.00'		
L23	S 66°29'22" E	15.78'		
L24	N 23°18'55" W	44.00'		
L25	N 66°41'05" E	15.78'		
L26	S 23°18'55" E	44.00'		
L27	S 23°18'55" E	2.50'		
L28	S 23°18'55" E	2.50'		
L29	S 66°41'05" W	15.78'		
L30	S 66°41'05" W	15.90'		
L31	S 23°18'55" E	1.25'		
L32	S 66°41'05" W	15.78'		
L33	S 23°18'55" E	44.00'		
L34	S 23°18'55" E	44.00'		
L35	N 66°41'05" E	15.90'		
L36	S 23°18'55" E	1.25'		
L37	N 23°18'55" W	44.00'		
L38	N 66°41'05" E	15.78'		
L39	N 67°40'46" E	15.78'		
L40	N 22°19'14" W	44.00'		

LINE#	DIRECTION	DISTANCE
L41	S 67°40'46" W	15.78'
L42	S 22°19'14" E	44.00'
L43	S 22°19'14" E	2.00'
L44	S 22°19'14" E	44.00'
L45	S 22°19'14" E	2.00'
L46	N 67°40'46" E	15.78'
L47	S 67°40'46" W	15.78'
L48	N 22°19'14" W	44.00'
L49	N 32°32'35" W	44.00'
L50	N 57°27'25" E	15.78'
L51	S 32°32'35" E	44.00'
L52	S 57°27'25" W	15.78'
L53	S 32°32'35" E	2.00'
L54	S 32°32'35" E	44.00'
L55	S 32°32'35" E	2.00'
L56	S 57°27'25" W	15.78'
L57	N 32°32'35" W	44.00'
L58	N 57°27'25" E	15.78'
L59	N 57°27'26" E	68.35'
L60	S 32°32'34" E	17.00'

LINE TABLE

LINE TABLE		
LINE#	DISTANCE	
L61	N 57°27'26" E	78.39'
L62	N 57°27'26" E	74.39'
L63	N 57°27'26" E	4.00'
L64	N 57°27'26" E	61.33'
L65	N 14°14'18" W	16.48'
L66	S 32°32'34" E	17.00'
L67	N 14°14'18" W	12.16'
L68	N 57°27'26" E	84.99'
L69	N 57°27'26" E	4.00'
L70	N 57°27'26" E	80.99'
L71	S 23°18'55" E	44.00'
L72	S 32°32'34" E	17.00'
L73	N 57°27'26" E	77.23'
L74	N 57°27'26" E	4.00'
L75	N 57°27'26" E	81.23'
L76	S 32°32'34" E	17.00'
L77	N 57°27'26" E	69.37'
L78	N 57°27'26" E	65.37'
L79	S 32°32'34" E	17.00'
L80	N 57°27'26" E	4.00'

LINE TABLE		
LINE#	DIRECTION	DISTANCE
L81	N 57°27'26" E	4.00'
L82	N 57°27'26" E	65.33'
L83	S 32°32'34" E	17.00'
L84	S 57°27'26" W	67.27'

LPF-21-00001

LINE TABLE			
LINE# DIRECTION		DISTANCE	
L85	N 15°18'31" E	15.54'	
L86	N 63°35'03" E	11.91'	
L87	N 73°05'51" E	11.22'	
L88	N 22°46'46" E	16.82'	
L89	S 32°32'35" E	27.21'	
L90	S 32°32'35" E	21.45'	
L91	S 22°19'14" E	20.93'	
L92	S 22°19'14" E	19.38'	
L93	S 23°18'55" E	19.02'	
L94	S 23°18'55" E	21.00'	

CURVE TABLE				
CURVE#	RADIUS	LENGTH	DELTA	
C1	9.00'	8.28'	52°43'40"	
C2	9.00'	10.94'	69°38'49"	
C3	50.00'	64.30'	73°40'40"	
C4	20.00'	22.01'	63°03'09"	
C5	44.00'	68.81'	89°36'10"	
C6	711.00'	208.40'	16°47'37"	
C7	44.00'	26.13'	34°01'54"	
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	150.00'	37.80'	14°26'18"	

CURVE TABLE				
URVE#	RADIUS	LENGTH	DELTA	
C13	44.00'	84.14'	109°34'09"	
C14	50.00'	10.94'	12°32'21"	
C15	50.00'	17.20'	19°42'18"	
C16	50.00'	17.56'	20°07'38"	
C17	50.00'	18.59'	21°18'23"	
C18	20.00'	2.26'	6°28'25"	
C19	20.00'	18.01'	51°36'19"	
C20	20.00'	1.74'	4°58'26"	
C21	44.00'	5.89'	7°40'08"	
C22	44.00'	62.92'	81°56'02"	
C23	9.00'	19.22'	122°22'29"	
C24	711.00'	34.53'	2°46'57"	
		· · · · · · · · · · · · · · · · · · ·		

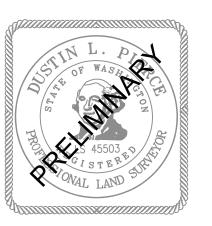
CURVE TABLE			
CURVE#	RADIUS	LENGTH	DELTA
C25	711.00'	32.51'	2°37'10"
C26	711.00'	22.79'	1°50'12"
C27	711.00'	31.57'	2°32'38"
C28	711.00'	10.80'	0°52'13"
C29	711.00'	47.58'	3°50'02"
C30	711.00'	28.63'	2°18'25"
	_	-	

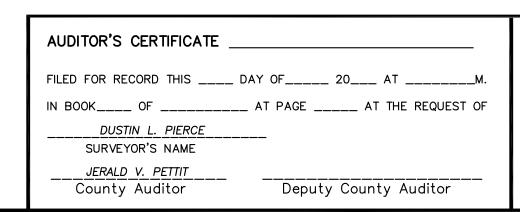
SURVEY NOTES:

- 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 332-130-090.
- 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: 201209190036
- BOOK 12 OF PLATS, PAGES 91-93, AFN: 201401150018 BOOK 43 OF SURVEYS, PAGES 36-39, AFN: 202009250101

ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

5. 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.







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 98922 • Phone: (509) 674-7433

TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M. KITTITAS COUNTY DWN BY DATE

WASHINGTON JOB NO. G.W. 04/2021 11103-5 CHKD BY **SCALE** SHEET M.K.K./D.L.P. N/A OF **3**

THE PASS LIFE AT THE VILLAGE AT THE SUMMIT, DIV. 3, PHASE 3

PREPARED FOR PASS LIFE ORIGINS LLC

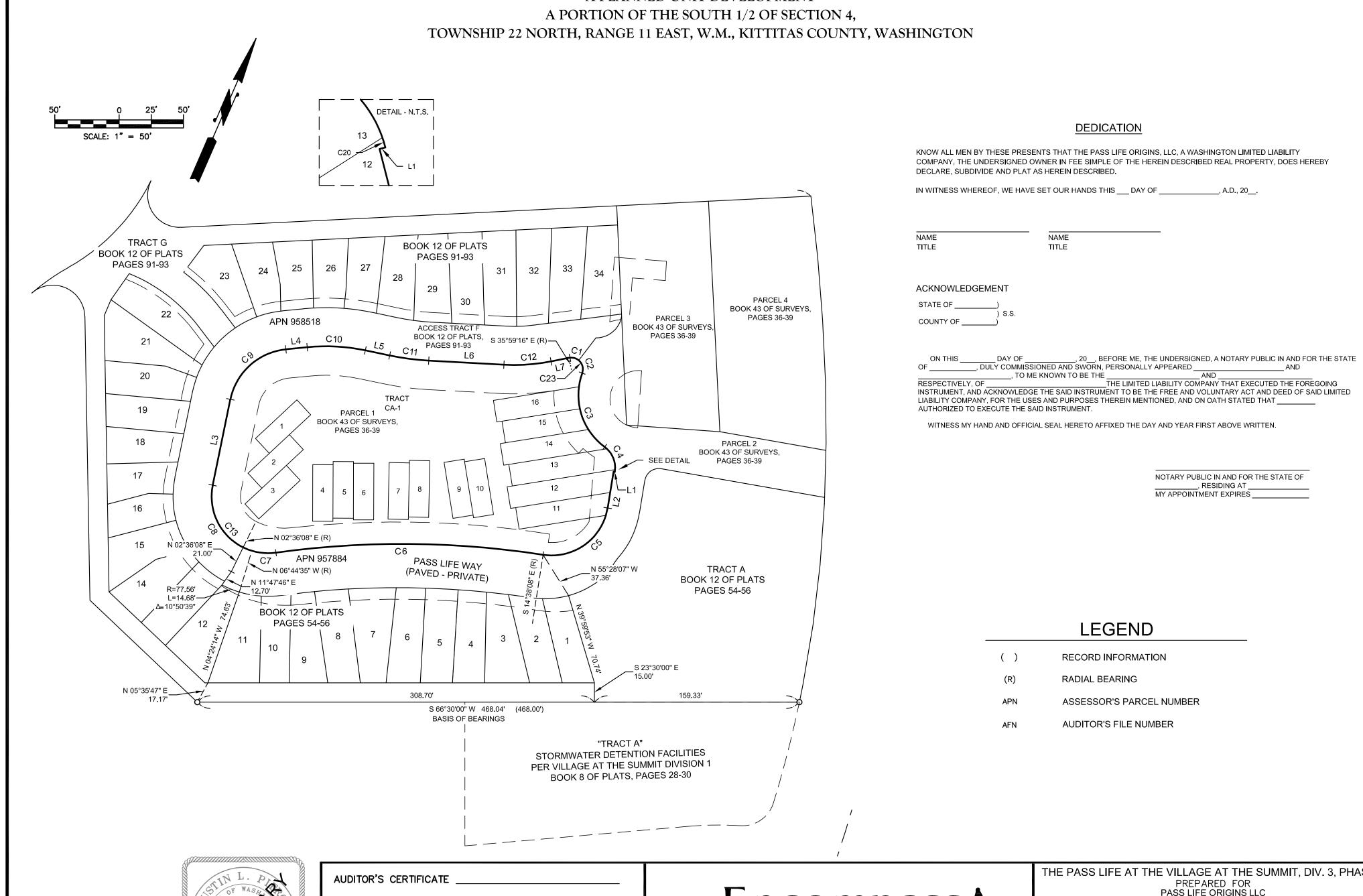
A PORTION OF THE SOUTH 1/2 OF SECTION 4,

ADJACENT OWNERS

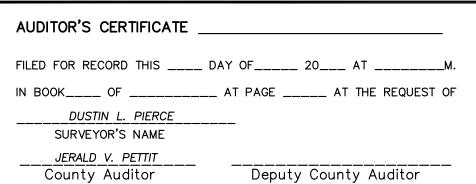
THE PASS LIFE OWNERS ASSOCIATION 3621 STONE WAY N UNIT E SEATTLE, WA 98103-8050

LPF-21-00001

A PLANNED UNIT DEVELOPMENT









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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.

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