

LIABILITY TO FUTURE ASSESSMENTS levied by Pineloch/Sun Beach Club, In., a Washington Non-profit corporation.

PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS of the **Pineloch/Sun Beach Club, Inc., Homeowners' Association**, and any tax, fee, assessments or charges as may be levied by said association.

Recorded: June 2, 1969
Recording no.: 354680

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c):

Recorded: June 9, 1969
Recording number(s): 354684

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Roslyn Cascade Company, Sunny Lands Development A Corporation
And Pineloch/Sun Beach Club, Inc.
Regarding: Development issues
Recorded: June 9, 1969
Recording No.: 354685

EASEMENT, including terms and provisions contained therein:

Recorded: July 9, 1969
Recording no.: 355300
In favor of: George H. Bartell, Jr. and his successors
For: A four inch water main pipeline
Affects: The East 20 feet of Lots 12 and 13, Block A, Division III of Pineloch/Sun

Refer to the record of said instrument for full particulars.

CONDITIONS, DEDICATIONS, AND PROVISIONS contained and/or delineated on the face of the plat recorded in Volume 5 of Plats at page(s) 24 and 25 in Kittitas County, Washington, substantially as follows:

The costs of construction, maintaining and snow removal of all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all of the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

EASEMENTS AND PROVISIONS contained and/or delineated on the face of the plat recorded in Volume 5 of Plats at page(s) 24 and 25 in Kittitas County, Washington, substantially as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Pacific Northwest Bell Telephone Company and their respective heirs, successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service.

All permanent utility services shall be provided by underground service exclusively.



RECORD OF SURVEY
LOTS 12 AND 13, BLOCK A, PINE LOCH SUN III
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

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 153
 Kititas County Auditor
 Engineers
 Page 1 of 2

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DEFINE AND ILLUSTRATE THE LOCATION OF THE BOUNDARY LINE BETWEEN THE ADJACENT PARCELS OF LAND. THIS SURVEY WAS PERFORMED USING A TRIMBLE S8 TOTAL STATION, THE COORDINATE SYSTEM WAS WASHINGTON STATE NAD 83. THE BOUNDARY LINE WAS LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER A MINUTE ADJUSTMENT.
2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD OR OTHERWISE.
3. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 • BOOK 5 OF PLATS, PAGES 24 AND 25, APR. 354683
 • BOOK 24 OF SURVEYS, PAGES 227-228, APR. 354683
 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON
5. THE BASIS OF BEARINGS IS THE SAME AS THE SURVEY FILED IN BOOK 24 OF SURVEYS, PAGES 227-228.

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 272518-44626080
 LOT 12, BLOCK A, PINE LOCH SUN III, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER THE PLAT HEREOF RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25, RECORDS OF SAID COUNTY.

EXISTING LEGAL DESCRIPTION PER STEWART TITLE GUARANTEE COMPANY GUARANTEE NO. G-6328-000007353
 LOT 13, BLOCK A, PINE LOCH SUN III, AS PER THE PLAT HEREOF RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

PROPOSED LEGAL DESCRIPTIONS:

LOT 12, BLOCK A, PINE LOCH SUN III AS PER THE PLAT HEREOF, RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25, AND AS AMENDED IN BOOK 10 OF PLATS, PAGE 135, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

AND

THAT PORTION OF LOT 12, BLOCK A, PINE LOCH SUN III AS PER THE PLAT HEREOF, RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25, AND AS AMENDED IN BOOK 10 OF PLATS, PAGE 135, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 13, SAID CORNER BEING THE POINT OF BEGINNING OF SAID LOT 13, SAID CORNER BEING THE POINT OF BEGINNING OF SAID LINE;
 THENCE NORTH 53°39'54" EAST, 100.16 FEET;
 THENCE SOUTH 43°19'29" WEST, 89.43 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF GRAND FRIAR CREEK RIGHT-OF-WAY LINE, 18.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

EXCEPT

ALL THAT PORTION OF LOT 12, BLOCK A, PINE LOCH SUN III AS PER THE PLAT HEREOF, RECORDED IN BOOK 5 OF PLATS, PAGES 24 AND 25, AND AS AMENDED IN WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12;
 THENCE NORTH 53°39'54" EAST, 100.16 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE NORTH 43°19'29" EAST, 82.77 FEET;
 THENCE NORTH 53°39'54" EAST, 52.88 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 12;
 THENCE SOUTH 07°13'41" WEST, ALONG SAID EAST BOUNDARY LINE, 14.03 FEET TO THE SOUTHERLY CORNER ON THE EAST BOUNDARY LINE OF SAID LOT 12;
 THENCE SOUTH 43°19'29" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 12, 108.07 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

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 THENCE NORTH 43°19'29" EAST, 82.77 FEET;
 THENCE SOUTH 07°13'41" WEST, ALONG SAID EAST BOUNDARY LINE, 14.03 FEET TO THE SOUTHERLY CORNER ON THE EAST BOUNDARY LINE OF SAID LOT 12;
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 THENCE SOUTH 43°19'29" WEST, 89.43 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF GRAND FRIAR CREEK RIGHT-OF-WAY LINE, 18.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.



<p>AUDITOR'S CERTIFICATE <u>201805202024</u></p> <p>FILED FOR RECORD THIS <u>20th</u> DAY OF <u>JUNE</u>, 20<u>18</u> AT <u>4:06 P.M.</u></p> <p>IN BOOK <u>A1</u> OF <u>SURVEYS</u> AT PAGE <u>153</u> AT THE REQUEST OF</p> <p>SURVEYOR'S NAME <u>DUSTIN L. PIERCE</u></p> <p><u>ARNO V. PETTIT</u> County Auditor</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF <u>LINDA COGGARD</u></p> <p>IN <u>JUNE</u>, 20<u>18</u>.</p> <p><u>DUSTIN L. PIERCE</u> DATE <u>6/20/18</u></p> <p>CERTIFICATE NO. <u>45503</u></p>	<p>BOUNDARY LINE ADJUSTMENT BL-15-00003</p> <p>LINDA COGGARD</p> <p>A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.</p> <p>KITITAS COUNTY</p> <p>DRAWN BY <u>DLP</u> DATE <u>6/2018</u> JOB NO. <u>WASHINGTON</u></p> <p>CHECKED BY <u>GW</u> SCALE <u>N/A</u> SHEET <u>15026</u></p> <p style="text-align: right;">2 OF 2</p>
<p>Encompass ENGINEERING & SURVEYING</p> <p>Western Washington Division 165 NE Lanker Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 375-0210 • Fax: (425) 391-3055</p> <p>Eastern Washington Division 407 Stillwater Blvd. • Cle Elum, WA 99022 • Phone: (509) 674-7433 • Fax: (509) 674-7419</p>		