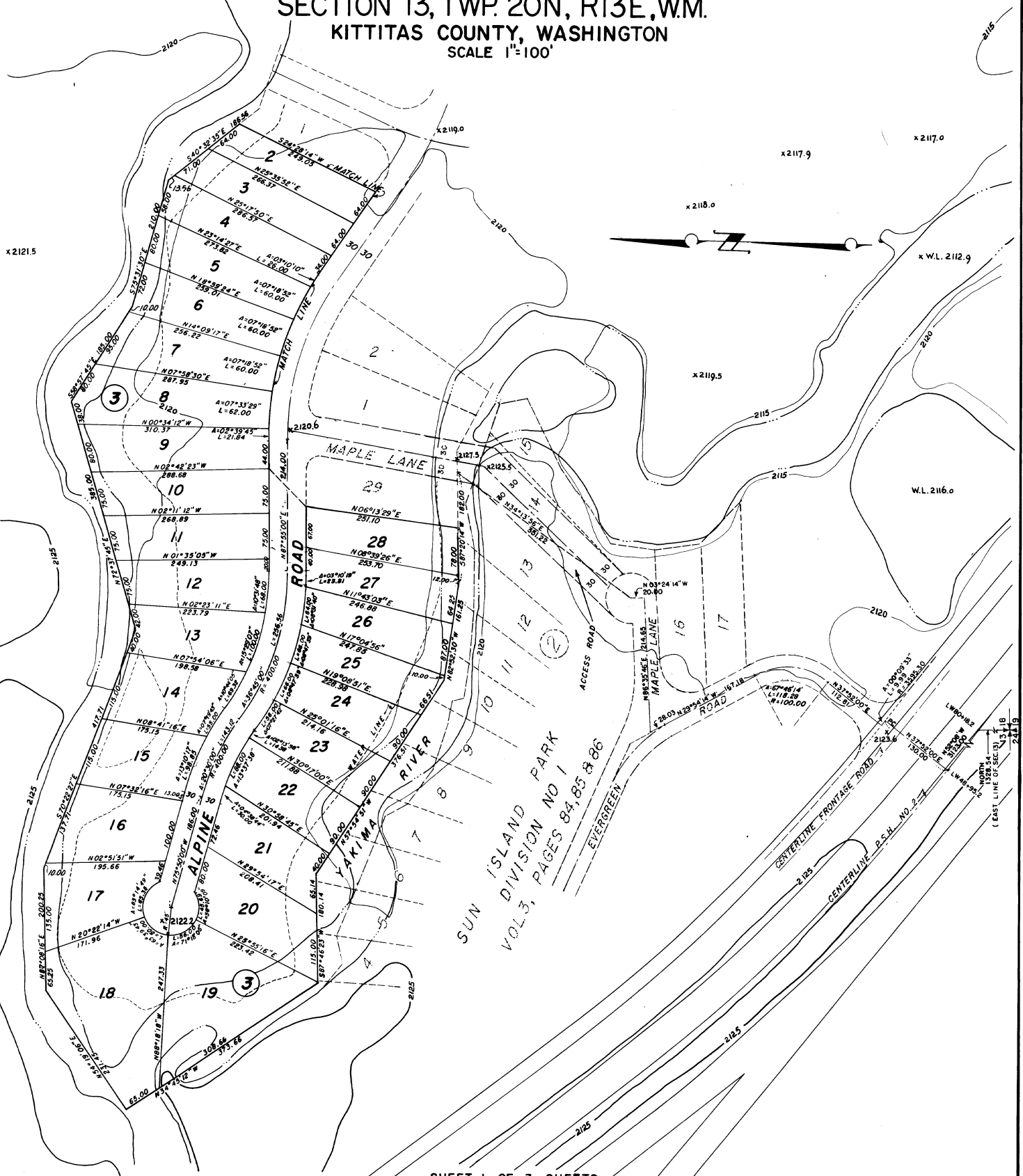


# SUN ISLAND PARK DIVISION NO. 2

## SECTION 13, TWP. 20N, R13E, W.M. KITTITAS COUNTY, WASHINGTON

SCALE 1"=100'

Receiving No. 352450



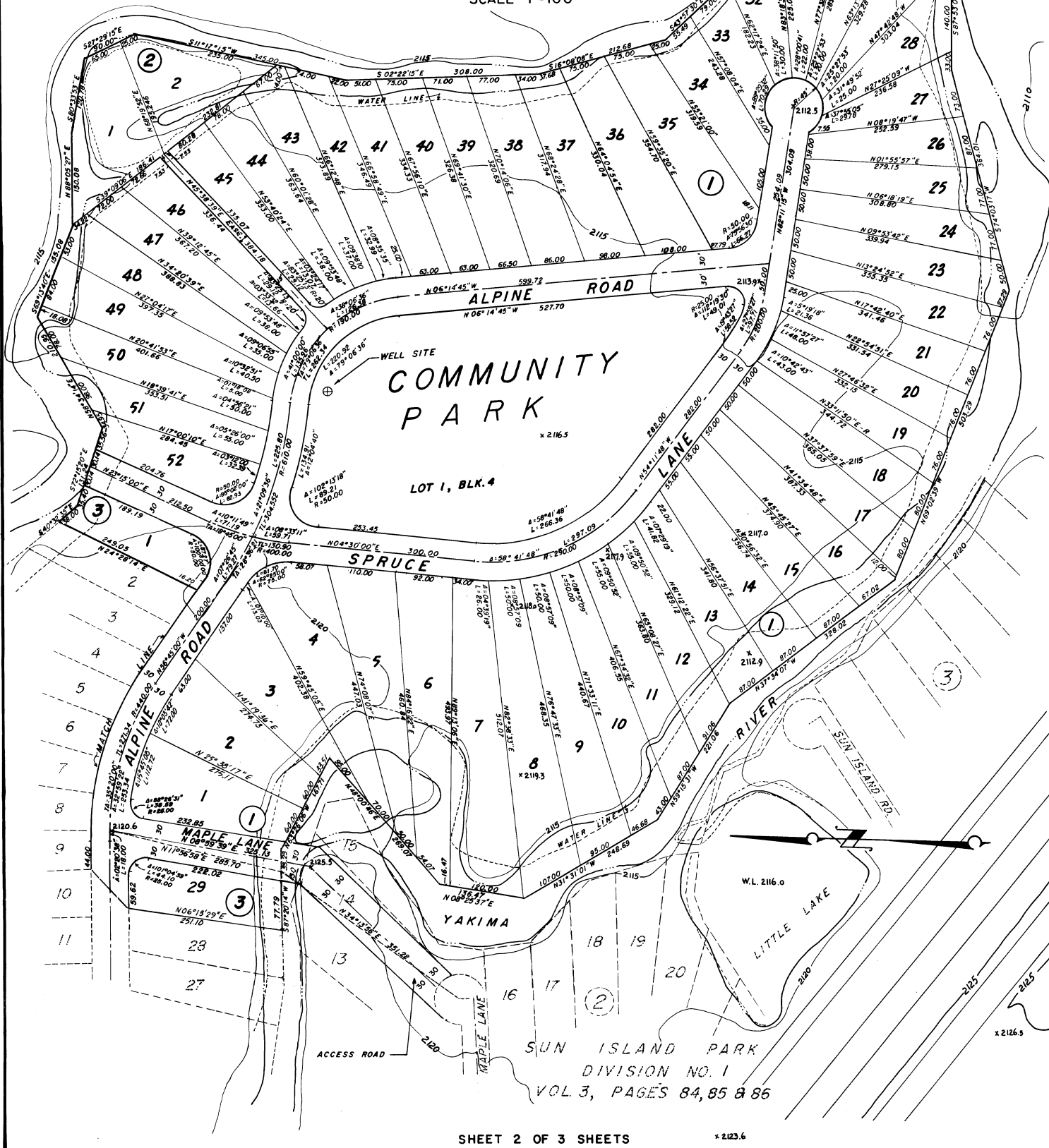
44-5

# SUN ISLAND PARK DIVISION NO. 2

## SECTION 13, TWP. 20N, R13E, WM KITTITAS COUNTY, WASHINGTON

SCALE 1"=100'

Receiving No. 357450



SUN ISLAND PARK  
DIVISION NO. 1  
VOL 3, PAGES 84, 85 & 86

x 2123.6

51-5

# SUN ISLAND PARK DIVISION NO. 2 SECTION 13, TWP. 20N, R13E, W.M. KITITAS COUNTY, WASHINGTON

Receiving No. 359450

## DESCRIPTION

A portion of the NW 1/4 and the NE 1/4 of Section 13, Twp. 20N., R13E., W.M., more particularly described as follows: Beginning at the southeast corner of said Section 13; thence North along the east line of said Section 13 a distance of 1328.54 feet to a point on the centerline of Primary State Highway No. 2, highway stationing being LW 80+12.2; thence along said centerline N52°08'W, 3123.00 feet to highway stationing LW 48+95.2; thence N37°52'E a distance of 130.00 feet to a point on the northeasterly right-of-way margin of said Primary State Highway No. 2; thence along a curve to the right the center of which bears N37°52'E, having a radius of 3595.30 feet, an arc length of 9.99 feet, and a central angle of 00°09'33" to a point on the centerline of Evergreen Road of the plat of Sun Island Park - Division No. 1 as recorded in Vol. 3 of plats, Pages 84, 85, and 86, Records of KITITAS COUNTY, WASHINGTON; thence N37°52'E along said centerline a distance of 112.81 feet; thence along a curve to the left having a radius of 100.00 feet, an arc length of 118.28 feet, through a central angle of 67°46'14"; thence N29°54'14"W along said centerline 167.18 feet to a point of curve; thence continuing N29°54'14"W a distance of 28.03 feet to the centerline of Maple Lane; thence N86°35'46"E along said centerline of Maple Lane a distance of 214.65 feet; thence N03°24'14"W a distance of 20.00 feet to the center of cul-de-sac; thence N34°13'56"E a distance of 351.22 feet to the true point of beginning; thence around SUN ISLAND along the approximate center of the YAKIMA RIVER the following bearings and distances: S87°20'14"W, 182.00 feet; thence N82°52'30"W, 161.25 feet; thence N57°54'51"W, 376.51 feet; thence S87°46'23"W, 180.14 feet; thence N34°45'12"W, 373.66 feet; thence N54°19'06"E, 231.45 feet; thence N87°08'16"E, 200.25 feet; thence S70°22'27"E, 417.71 feet; thence N72°37'45"E, 385.00 feet; thence S58°57'45"E, 185.00 feet; thence S75°31'30"E, 210.00 feet; thence S40°32'35"E, 186.56 feet; thence S72°15'20"E, 131.24 feet; thence N58°34'14"E, 210.95 feet; thence S69°13'40"E, 155.08 feet; thence N88°03'27"E, 150.08 feet; thence S80°33'53"E, 120.78 feet; thence S27°29'15"E, 90.00 feet; thence S11°17'18"W, 345.00 feet; thence S02°22'15"E, 308.00 feet; thence S16°08'08"E, 212.68 feet; thence S43°37'50"E, 194.49 feet; thence S36°23'04"E, 118.00 feet; thence S15°56'43"E, 109.20 feet; thence S15°03'02"W, 120.11 feet; thence S87°43'01"W, 243.98 feet; thence S74°03'17"W, 364.01 feet; thence N69°02'39"W, 503.29 feet; thence N37°34'07"W, 328.02 feet; thence N59°15'31"W, 221.06 feet; thence N31°31'01"W, 248.69 feet; thence N08°25'37"E, 136.47 feet; thence N48°00'46"E, 269.07 feet; thence N63°26'06"W, 167.71 feet; thence S87°20'14"W, 33.23 feet to the true point of beginning.

## RESTRICTIONS

1. No building or structure shall be built closer than fifty (50) feet to the front property line.
2. No building or structure shall be built closer than eight (8) feet to any side property line.
3. All property in this plat shall be used for residential purposes only.
4. Sewage systems shall be located a minimum of (100) feet from the river bank.
5. Easements five (5) feet each side of lot lines for water pipes for water system, sewage systems pipes, storm sewers and utilities including right of maintenance is hereby reserved.
6. The community water system, electricity, and recreational area and equipment shall be constructed, improved and maintained by a non-profit corporation to be composed of all owners of lots of this plat and additional plats, if any, as may be designated by the developers of the aforesaid land and addition.
7. No lot, tract or portion of a lot or tract in this plat shall be divided or sold or re-sold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than the present width and depth.
8. Community Park is hereby reserved for all owners of lots in this plat and additional plats, if any, for recreational area.
9. The cost of constructing, maintaining and plowing for all streets and highways within this plat and all access roads to this plat shall be the obligation of the non-profit corporation to be composed of all the owners of the lots of the plat and of any additional plats that may be served by these streets, roads and highways. 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 county minimum standards by said non-profit corporation.
10. This land, in common with all other riverbottom, may be subject to flooding.
11. All lot lines extend to the high water line only.

## ENGINEER'S CERTIFICATE

I hereby certify that the plat of SUN ISLAND PARK - DIVISION NO. 2 is based upon an actual survey and subdivision of the Northwest one-quarter and the Northeast one-quarter of Section 13, Township 20 North, Range 13 East, W.M. that the distances and courses are shown correctly; that the monuments have been set and lot corners staked correctly on the ground; that I have fully complied with the provisions of the statutes and of the regulations governing platting.



Harstad Associates, Inc.  
Consulting Engineers

*Howard T. Harstad*  
Professional Engineer & Land Surveyor  
Certificate No. 6081

## APPROVALS

Examined and approved this 16 day of February, A.D., 1968

*Leonard C. Blumson*  
County Engineer

Examined and approved this 16 day of February, A.D., 1968

Board of Kittitas County Commissioners

*John M. Manning* Chairman  
Attest: *Marian Swartz* Clerk of the Board

## TREASURER'S CERTIFICATE

I hereby certify that all State and County taxes on the property described hereon has been paid. Dated this 16 day of February, 1968

*Lucille Bernheim*  
County Treasurer  
*Ray C. Spencer*  
Deputy

## RECORDING CERTIFICATE

Filed for record at the request of the Board of Kittitas County Commissioners on the 16 day of February, 1968, at 8 minutes past 3 P.M., and recorded in volume 3 of Plats, on Page 354, 452, 46, records of Kittitas County, Washington.

Receiving No. 359450

*Marian Swartz*  
County Auditor

By \_\_\_\_\_  
Deputy County Auditor

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Wayne Turley & D. Virginia Turley, Delmont M. Ulrich & Doris P. Ulrich, Anthony P. Burzanski & Selma M. Burzanski, owners in fee simple of the above described real property, do hereby declare this Plat and Description, and Dedicate to the use of the public forever as highways all streets thereon.

WITNESS our hands and seals this 14 day of May, 1968.

*Wayne Turley* *D. Virginia Turley* *Delmont M. Ulrich*  
Wayne Turley D. Virginia Turley Delmont M. Ulrich

*Doris P. Ulrich* *Anthony P. Burzanski* *Selma M. Burzanski*  
Doris P. Ulrich Anthony P. Burzanski Selma M. Burzanski

## ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF KING

On the 13 day of JUNE, 1968, before me personally appeared, Delmont M. Ulrich and Doris P. Ulrich, Anthony P. Burzanski and Selma M. Burzanski, owners in fee simple, who executed the foregoing instrument and on oath acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

*Edwin Libby*  
Notary Public, in and for the State of Washington,  
Residing at SEA TAC, WA 98158

STATE OF WA  
COUNTY OF WA

On the 16 day of MAY, 1968, before me personally appeared, Wayne Turley, and D. Virginia Turley, owners in fee simple, who executed the foregoing instrument and on oath acknowledged said instrument to be their free and voluntary act and deed for the uses therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

*John M. Manning*  
Notary Public, in and for the State of  
Residing at PROUD, WA 98974

91-5