

MINERS CAMP
SUNCADIA - PHASE 1, DIVISION 7B AND 7C
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON

EASEMENTS AND NOTES

1. TRACT PD-1 OF MINERS CAMP SUNCADIA - PHASE 1 DIVISION 7A, RECORDED IN BOOK 12 OF PLATS, PAGES 182 THROUGH 185, RECORDS OF KITITITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 201809090017 (THE "PHASE 1 DIVISION 7A PLAT") IS BEING REPLATTED HEREIN AS THE SECOND AND THIRD PHASE OF THE MULTI-PHASE PLAT REFERRED TO AS MINERS CAMP. TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON THE PHASE 1 DIVISION 7A PLAT, ARE SUPERSEDED BY THIS PLAT.
2. ALL ROADS WITHIN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED) AND AS NOW OR SUBSEQUENTLY PLATTED, ARE PRIVATE AND ARE SUBJECT TO SUCH COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND OTHERWISE AS ARE SET FORTH IN VARIOUS DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED, TO CCR'S (HEREINAFTER DEFINED) AND RECORDED PLATS WITHIN THE RESORT. ACCESS TO THE LOTS AND TRACTS HEREIN IS OBTAINED VIA SUCH PLATTED ROADS WITHIN THE RESORT.
3. MINERS CAMP, LLC GRANTS TO NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("NEW SUNCADIA") A UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, DRAINAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMMUNICATIONS FACILITIES) ADJOINING EACH PROPERTY LINE OF ALL LOTS AND TRACTS IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRING TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THEREIN FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. SUCH EASEMENT(S) SHALL BE TEN FEET (10.00') AND SHALL ADJUT THE EXISTING LOT AND TRACT BOUNDARY LINES AND SHALL BE DIVIDED 5 FEET ON EACH END OF INTERIOR LOT AND TRACT BOUNDARY LINES. MINERS CAMP, LLC FURTHER GRANTS TO NEW SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
4. MINERS CAMP, LLC GRANTS TO NEW SUNCADIA ON THE ONE HAND AND FURTHER GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, AND SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS, LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS, AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT TO ENTER UPON THOSE PORTIONS OF THE LOTS AND TRACTS WITHIN THIS PLAT BEING TEN FEET (10.00') IN WIDTH AND LYING PARALLEL WITH AND ADJOINING ALL BORDERS WITHIN THE RESORT NOW OR HEREAFTER PLATTED AND/OR CONSTRUCTED, FOR THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. MINERS CAMP, LLC FURTHER GRANTS TO NEW SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
5. NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATEMENT DEVELOPMENT AGREEMENT BY AND BETWEEN KITITITAS COUNTY, WASHINGTON AND SUNCADIA, LLC RELATIVE TO THE DEVELOPMENT OF SUNCADIA, A MASTER PLANNED RESORT" RECORDED APRIL 16, 2009, UNDER KITITITAS COUNTY AUDITOR'S FILE NO. 200904180090, AS NOW OR HEREAFTER AMENDED (HEREINAFTER THE "DEVELOPMENT AGREEMENT").
6. THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCR'S") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS PLAT. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY NEW SUNCADIA.
7. NEW SUNCADIA, AS DEFINED HEREINAFTER, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS. IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA SPECIFICALLY ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED BY AND/OR GRANTED TO NEW SUNCADIA UNDER THIS PLAT.
8. THE EASEMENTS GRANTED HEREINAFTER MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY SUBJECTED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY INFRINGE THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.
9. NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY ON ALL LOTS WITHIN THE RESORT, THE BOUNDARIES OF OPEN SPACE (OS) TRACTS CREATED BY THIS PLAT MAY BE AMENDED AND/OR SUCH TRACT(S) MAY BE ALTERED AS TO SIZE, SHAPE AND LOCATION BY THE THEN OWNER(S) OF SUCH TRACT(S) AS OTHERWISE ALLOWED BY APPLICABLE LAW, THE DEVELOPMENT AGREEMENT, AND THE CCR'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
10. THIS IS THE SECOND AND THIRD PHASE OF A PHASED PLAT WHICH WILL BE COLLECTIVELY REFERRED TO AS PHASE 1, DIVISION 7. TRACT PD-2 WILL BE FURTHER SUBDIVIDED BY SUBSEQUENT PHASED PLATS.

DECLARATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, MINERS CAMP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT.

MINERS CAMP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

PRINTED NAME: Nancy Smith PRINTED NAME: William Smith
TITLE: Member TITLE: Member

STATE OF WASHINGTON }
COUNTY OF Kitititas } ss.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Nancy Smith, PERSONALLY KNOWN TO ME TO BE THE MEMBER OF MINERS CAMP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON DATH STATED THAT she IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 13 DAY OF June, 2017



Karen L. Buehner
PRINTED NAME: Karen L. Buehner
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 12-31-2019

SURVEYOR'S CERTIFICATE

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 MINERS CAMP, LLC

IN JUNE 2017, 21 4/5/2017
DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503

LEGAL DESCRIPTION PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618074:

TRACT PD-1 OF MINERS CAMP, SUNCADIA-PHASE 1, DIVISION 7A, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 182 THROUGH 185, RECORDS OF SAID COUNTY.

KITITITAS COUNTY PARCEL INFORMATION:

PARCEL NO.: 059995
MAP NO.: 20-15-19080-0100

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 12th DAY OF June, A.D., 2017.

Lucas Rind
KITITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7B AND 7C" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITITAS COUNTY.

DATED THIS 14th DAY OF JUNE, A.D., 2017.

Dan Carlin, AICP
KITITITAS COUNTY COMMUNITY SERVICES DIRECTOR

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT NOW TO BE FILED.

DATED THIS 12 DAY OF June, A.D., 2017.

Chris Crisler
KITITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7B AND 7C" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS 12 DAY OF JUNE, A.D., 2017.

12-2017/1/11
KITITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7B AND 7C" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS 12 DAY OF June, A.D., 2017.

Christy Garcia
KITITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2017.

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEST: _____
CLERK OF THE BOARD

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

QUINTIN L. PIERCE

GERALD V. PETTIT
County Auditor

Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
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Eastern Washington Division
407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

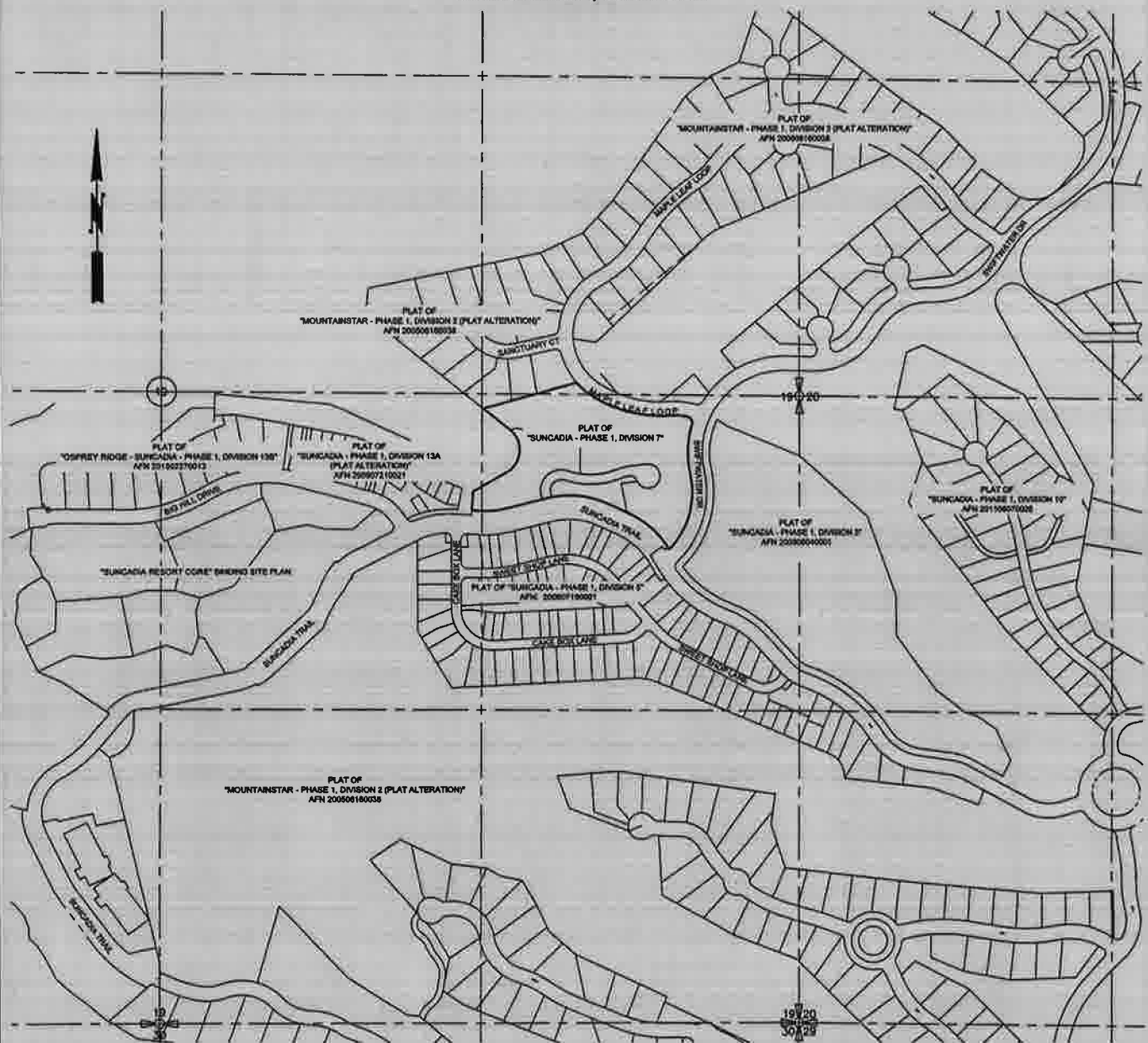
SUNCADIA - PHASE 1-DIVISION 7B & 7C

PREPARED FOR
MINERS CAMP LLC

A PORTION OF SECTION 18
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
DLP/GW	6/2017	18010
CHKD BY	SCALE	SHEET
DLP/GW	N/A	1 OF 4

SUNCADIA - PHASE 1, DIVISION 7B AND 7C
A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF ____

RUSTY L. BAKER

Countdown
County Auditor

Deputy County Auditor

Encompass

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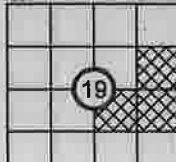
SUNCADIA - PHASE 1-DIVISION 7B & 7C

PREPARED FOR
MINERS CAMP LLC
A PORTION OF SECTION 18
TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.
KITITITAS COUNTY - WASHINGTON

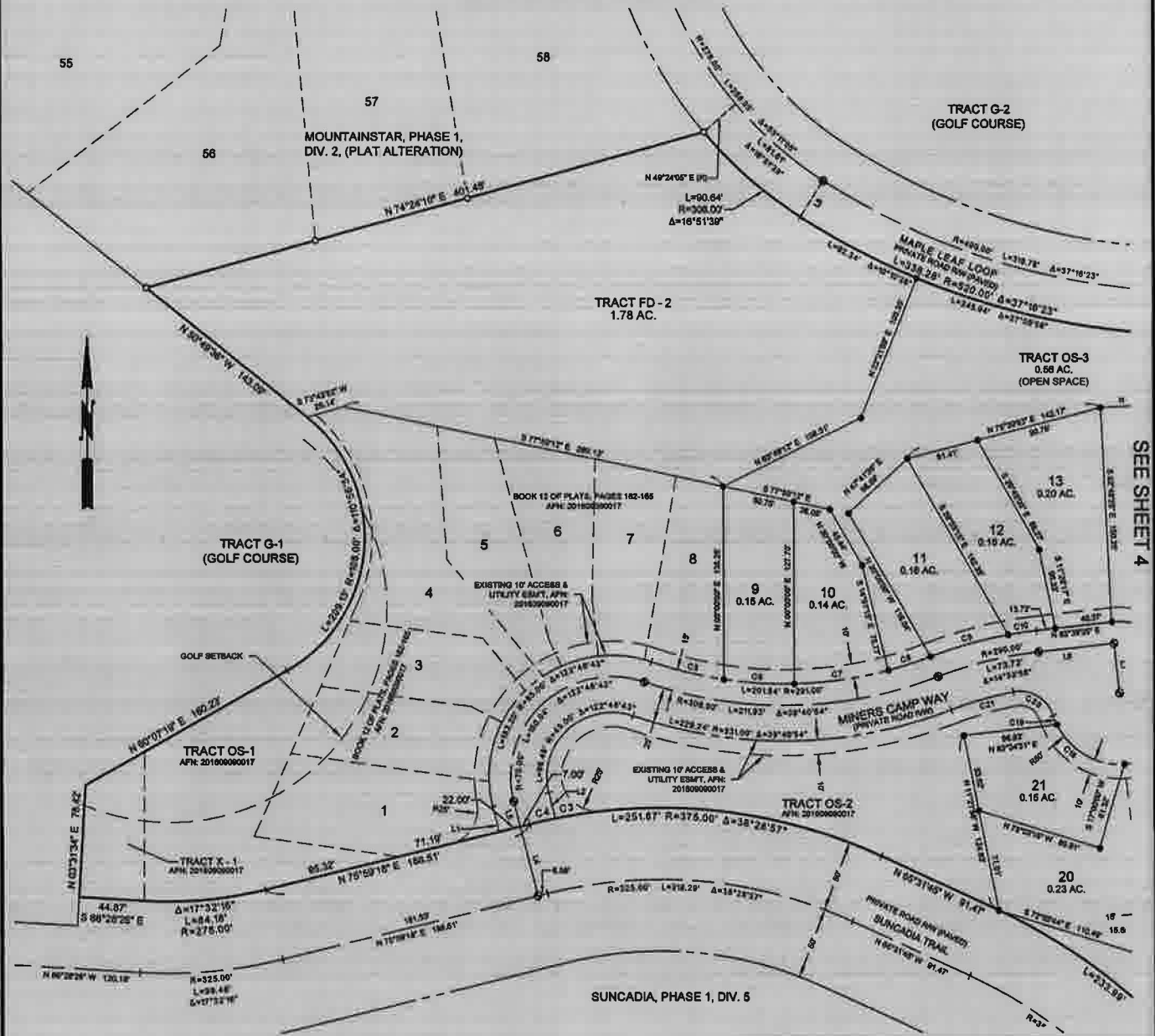
DWN BY DLP/GW	DATE 6/2017	JOB NO. 16010
CHKD BY DLP/GW	SCALE 1" = 300'	SHEET 2 OF 4



INDEX LOCATION
SEC. 18 T. 20 N.R. 16 E.W.M.



MINERS CAMP
SUNCADIA - PHASE 1, DIVISION 7B AND 7C
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON



BASIS HORIZONTAL & VERTICAL DATUM:

HORIZONTAL DATUM: A MODIFIED WASHINGTON STATE PLANE COORDINATE SYSTEM AS PROVIDED BY OTHERS. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999870387 TO OBTAIN GRID DISTANCES.

FOR ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING:
 SURVEY RECORDED IN BOOK 31 OF SURVEYS, PAGES 158-161, UNDER AUDITOR'S FILE NO. 20050810028
 PLAT OF PHASE 1, DIVISION 7A, SUNCADIA (MINERS CAMP), RECORDED IN BOOK 12 OF PLATS PAGES 162-165, UNDER AUDITOR'S FILE NO. 201609090017 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

SURVEY INSTRUMENTATION

THIS SURVEY WAS PERFORMED USING A TRIMBLE S6, 3" TOTAL STATION. PROCEDURE USED - FIELD TRAVERSE WITH ACCURACY THAT MEETS OR EXCEEDS REQUIREMENTS PER WAC-332-130-080.



6/5/2017

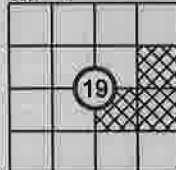


LEGEND

- FOUND 5/8" IRON ROD & PLASTIC CAP, "WP" LS 33148"
- FOUND UNMARKED 3" BRASS MONUMENT, AT SURFACE
- SET 5/8" IRON ROD & PLASTIC CAP, LS 45503
- 2" BRASS MONUMENT AT SURFACE TO BE SET UPON COMPLETION OF CONSTRUCTION

(H) RADIAL BEARINGS

INDEX LOCATION
 SEC. 19 T. 20 N.R. 15 E.W.M.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

JUSTIN L. PENCE

SEAL OF JUSTIN L. PENCE
 County Auditor

Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

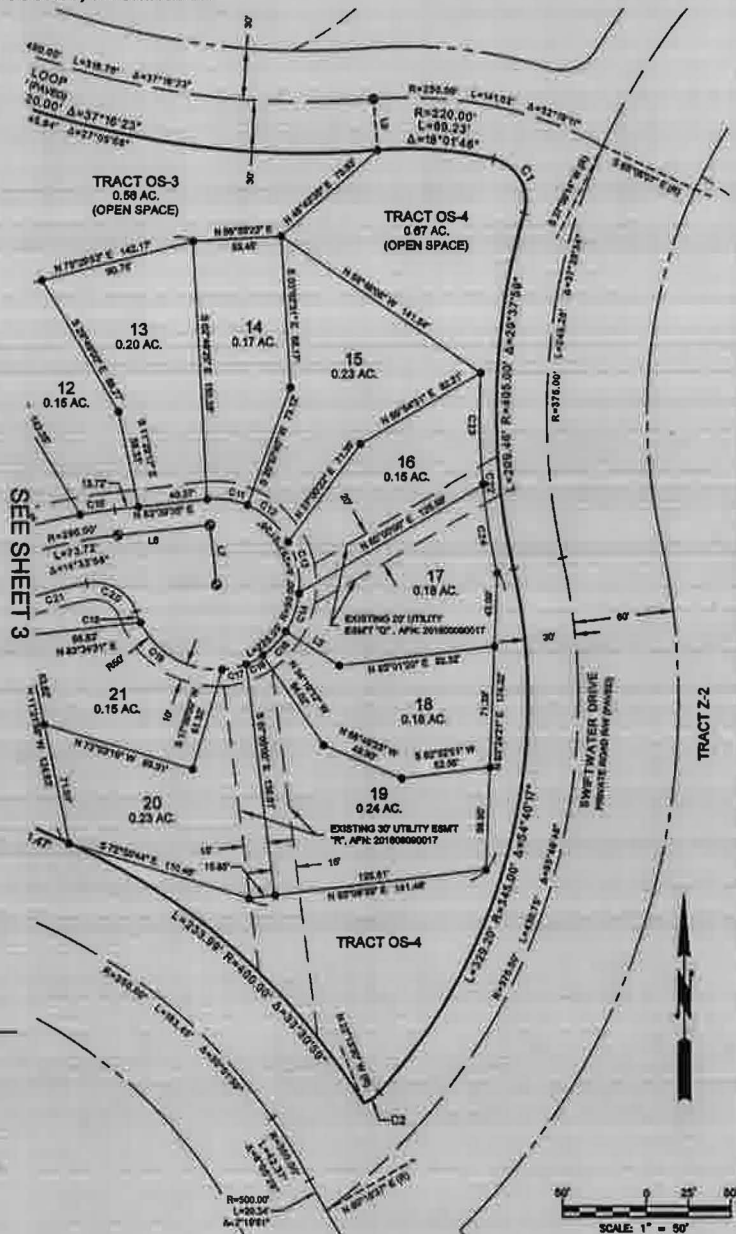
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SUNCADIA - PHASE 1-DIVISION 7B & 7C

PREPARED FOR
 MINERS CAMP LLC
 A PORTION OF SECTION 19
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP/GW	6/2017	16010
CHKD BY	SCALE	SHEET
DLP/GW	1" = 50'	3 OF 4

MINERS CAMP
SUNCADIA - PHASE 1, DIVISION 7B AND 7C
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON



6/5/2017

LEGEND

- FOUND 5/8" IRON ROD & PLASTIC CAP, "W" L.S. 33145"
- FOUND UNMARKED 2" BRASS MONUMENT AT SURFACE
- SET 5/8" IRON ROD & PLASTIC CAP, L.S. 45503
- 2" BRASS MONUMENT AT SURFACE TO BE SET UPON COMPLETION OF CONSTRUCTION
- (R) RADIAL BEARING

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 14°02'10" W	18.14'
L2	N 14°02'10" W	18.58'
L3	S 87°30'30" E	37.38'
L4	N 14°02'10" W	50.00'
L5	N 14°02'10" W	18.14'
L6	N 63°30'30" E	54.08'
L7	N 8°20'25" W	35.00'
L8	S 32°32'1" W	30.00'
L9	S 4°43'57" E	30.00'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	25.00'	40.90'	93°43'28"
C2	25.00'	11.22'	28°42'58"
C3	375.00'	233.87'	38°43'59"
C4	375.00'	18.00'	2°48'02"
C5	291.00'	52.80'	10°23'44"
C6	291.00'	48.78'	9°48'12"
C7	291.00'	67.38'	13°18'49"
C8	291.00'	31.59'	6°13'08"
C9	308.00'	57.08'	10°43'20"
C10	308.00'	20.48'	3°50'38"
C11	80.00'	25.06'	28°42'07"
C12	80.00'	33.14'	37°58'29"
C13	80.00'	30.80'	35°17'22"
C14	80.00'	24.20'	27°44'02"
C15	80.00'	19.73'	22°38'42"
C16	80.00'	11.48'	13°07'20"
C17	80.00'	14.91'	17°06'11"
C18	80.00'	58.78'	87°21'43"
C19	80.00'	6.98'	7°58'40"
C20	25.00'	35.98'	82°27'30"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C21	285.00'	46.10'	9°58'02"
C22	415.00'	117.01'	16°09'18"
C23	415.00'	56.08'	8°59'07"
C24	415.00'	51.92'	7°10'08"



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 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

 COUNTY CLERK

 County Auditor

 Deputy County Auditor

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 PREPARED FOR
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DWN BY	DATE	JOB NO.
DLP/GW	6/2017	16010
CHKD BY	SCALE	SHEET
DLP/GW	1" = 50'	4 OF 4