

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR PARCEL NUMBER 21930

AUDITOR'S REFERENCE

DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (NEW SUNCADIA), UNDER THE DEED OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND ALL PLATS OF DEDICATION OF ROADS, LOTS, EASEMENTS, TO ITSELF TO HOLD SUBJECT TO AND TOGETHER WITH THE DEEDS AND PLAT NOTES HEREAFTER DESCRIBED AND SET FORTH FOR THE BENEFIT OF ITSELF AND ALL OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS IN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), ALL ROADS SHOWN HEREON WHICH SHALL BE PRIVATE TOGETHER WITH THE RIGHT TO CONVEY SAID ROADS TO THE SUNCADIA RESIDENTIAL OWNERS ASSOCIATION OR THE SUNCADIA COMMUNITY COUNCIL OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS FOR THE SAME OR SIMILAR PURPOSES.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED AND THEIR CONVEYANCE TO SUCH ASSOCIATION OR COUNCIL, ALL FURTHER COSTS AND OBLIGATIONS FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SAFETY MEASURES, SNOW REMOVAL AND OTHERWISE, OF ALL ROADS WITHIN THIS PLAT SHALL THEN AND THEREAFTER BE THE OBLIGATION OF SUCH ASSOCIATION OR COUNCIL.

IN THE EVENT THAT NEW SUNCADIA OR AN ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS SHALL WITHIN THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE RECONSTRUCTED TO THE THEN APPLICABLE COUNTY STANDARDS.

NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: LEO SUNCADIA MANAGER, INC., A DELAWARE CORPORATION
MANAGER

BY: *Roger Beck*
Roger Beck
Senior Vice President

BY: *Gary A. Kittleman*
Gary A. Kittleman
Vice President

STATE OF WASHINGTON

COUNTY OF KITITAS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

Roger Beck
Senior Vice President

TO ME KNOWN TO BE
CORPORATELY THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 12TH DAY OF JUNE 2017



Terra B. Logg-Sybertz
Terra B. Logg-Sybertz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 5-17-2020

STATE OF WASHINGTON

COUNTY OF KITITAS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

Gary Kittleman
Vice President

TO ME KNOWN TO BE
CORPORATELY THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 12TH DAY OF JUNE 2017



Terra B. Logg-Sybertz
Terra B. Logg-Sybertz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 5-17-2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 19 AND 20 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES AND SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND; AND CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

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

[Signature]
TERRA B. LOGG-SYBERTZ
LAND SURVEYOR
LICENSE NO. 44325



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 13TH DAY OF JUNE, A.D. 2017
[Signature]
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS 13TH DAY OF JUNE, A.D. 2017

[Signature]
KITITAS COUNTY PLANNING OFFICIAL

CERTIFICATE OF COUNTY TREASURER

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

DATED THIS 13TH DAY OF JUNE, A.D. 2017

[Signature]
KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM SHOWN THEREON MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS 13TH DAY OF JUNE, A.D. 2017

[Signature]
KITITAS COUNTY HEALTH SANITARIAN

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS 13TH DAY OF JUNE, A.D. 2017

[Signature]
KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 20TH DAY OF JUNE, A.D. 2017

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEN: _____ CLERK OF THE BOARD

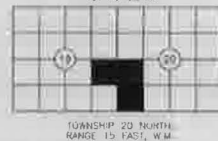
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 20TH DAY OF JUNE, A.D. 2017, AT _____ MINUTES PAST _____ O'CLOCK, A.M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: _____ DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S FILE NO. _____

SUBDIVISION LOCATOR



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 20TH DAY OF JUNE, A.D. 2017, AT _____ MINUTES PAST _____ O'CLOCK, A.M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: _____ DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

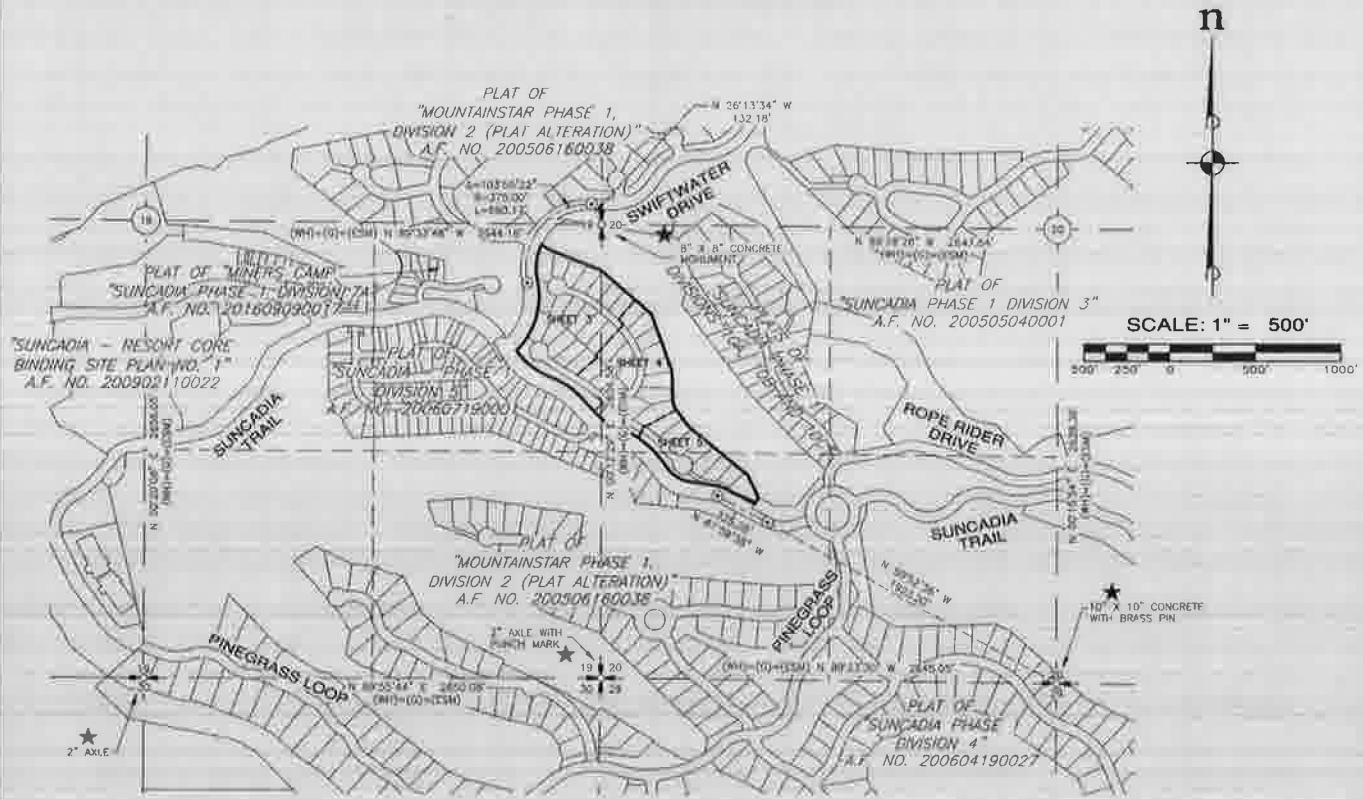
DATE: 2017-06-20 JOB NO: 005-731-016-0002

DRAWN BY: CAT/WFE SHEET 1 OF 8

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

AUDITOR'S REFERENCE

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON



LEGEND

- (WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002.
- (G) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY COLOSMITH & ASSOCIATES AS RECORDED IN BOOK 30 OF SURVEYS, PAGES 104-107, UNDER AUDITOR'S FILE NO. 200407290063.
- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- ★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM ACCEPTED THEIR POSITION.
- ⊙ SURFACE BRASS CAP, STAMPED "L.S. 33148" SET IN CONJUNCTION WITH THE PLAT OF SUNCADIA - PHASE 1 DIVISION 2 (PLAT ALTERATION) A.F. NO. 200506180038.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/11, PROJECT 5, REVERSED NA DPC TO NCC CONTROL POINTS "EASTON" (140 00042) AND "LUNA" (140 00049). THE DISTANCES SHOWN HEREIN ARE MEASURED DISTANCES, TO CORRECT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870367.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

EQUIPMENT USED: TOPCON GR-5 GNSS EQUIPMENT AND 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: REAL TIME KINEMATIC OR RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

LEGAL DESCRIPTION

TRACT A OF THAT CERTAIN SURVEY RECORDED APRIL 18, 2017, UNDER AUDITOR'S FILE NO. 201704180025 AND FILED IN BOOK 40 OF SURVEYS, PAGES 210 AND 211, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING TRACT Z-2 AND A PORTION OF TRACT G-6, OF SUNCADIA, PHASE 1 DIVISION 3, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, RECORDS OF KITITAS COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS.
TYPE: DAY OF A.D. 2017, AT MINUTES PART
PAGES O'CLOCK M., AND RECORDED IN VOLUME OF PLATS, ON
PAGES RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE



ESM CONSULTING ENGINEERS LLC	
33400 8th Ave. S, #205 Federal Way, WA 98003	
www.esmcivil.com	
Civil Engineering Public Works	Land Surveying Project Management
Land Planning Landscape Architecture	
DATE: 2017-05-12	JOB NO. 998-753-016-0002
DRAWN BY: C.A.F./R.F.D.	SHEET 2 OF 8

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

AUDITOR'S REFERENCE

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON

n

SCALE: 1" = 50'

50' 25' 0' 50' 100'

TRACT B

RECORD OF SURVEY
(BOUNDARY LINE ADJUSTMENT)
A.F. NO. 201704180025

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	72°29'41"	480.00	12.52
C17	55°46'16"	25.00	24.33

40' EASEMENT FOR POWER AND GAS
GRANTED BY A.F. NO. 201001370024
AND FOR STORM DRAINAGE AND UTILITIES
GRANTED BY A.F. NO. 200704300030
AND FOR UTILITIES GRANTED BY
A.F. NO. 200505040001

SWIFTWATER DRIVE

LEGACY TRAIL

MATCH LINE - SEE SHEET 4 OF 6

SUNCADIA TRAIL

KINGS COURT

LEGEND

- SURFACE BRASS CAP, STAMPED: "L.S. 44925"
- SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAIN VIEW PHASE 1, DIVISION 2 (PLAT ALTERNATE)", A.F. NO. 200508160033
- SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
- FOUND REBAR AND CAP STAMPED "HGG PELS 8422"
- SET 5" O.D. PIPER WITH CAP STAMPED "33W LLS 33442 84925" IN LINE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED "Z" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (N) RADIAL BEARING
- << >> RADIAL BEARING AT LOT CORNER
- << >> DISTANCE MONUMENT TO MONUMENT
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- S-1 SERVICE TRACT - DESIGNATION NUMBER
- AC-1 ACCESS TRACT - DESIGNATION NUMBER



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS _____ DAY OF _____ A.D. 2017, AT _____ MINUTES PAST
_____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON

BY: _____
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

ESM
CONSULTING ENGINEERS, LLC
33400 8th Ave. S, #206
Federal Way, WA 98003
www.esmcivil.com
Civil Engineering
Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture

TEL: 206-8113
FAX: 206-8113
253-297-8900

DATE: 2017-06-09
DRAWN BY: C.A.F./R.F.G.

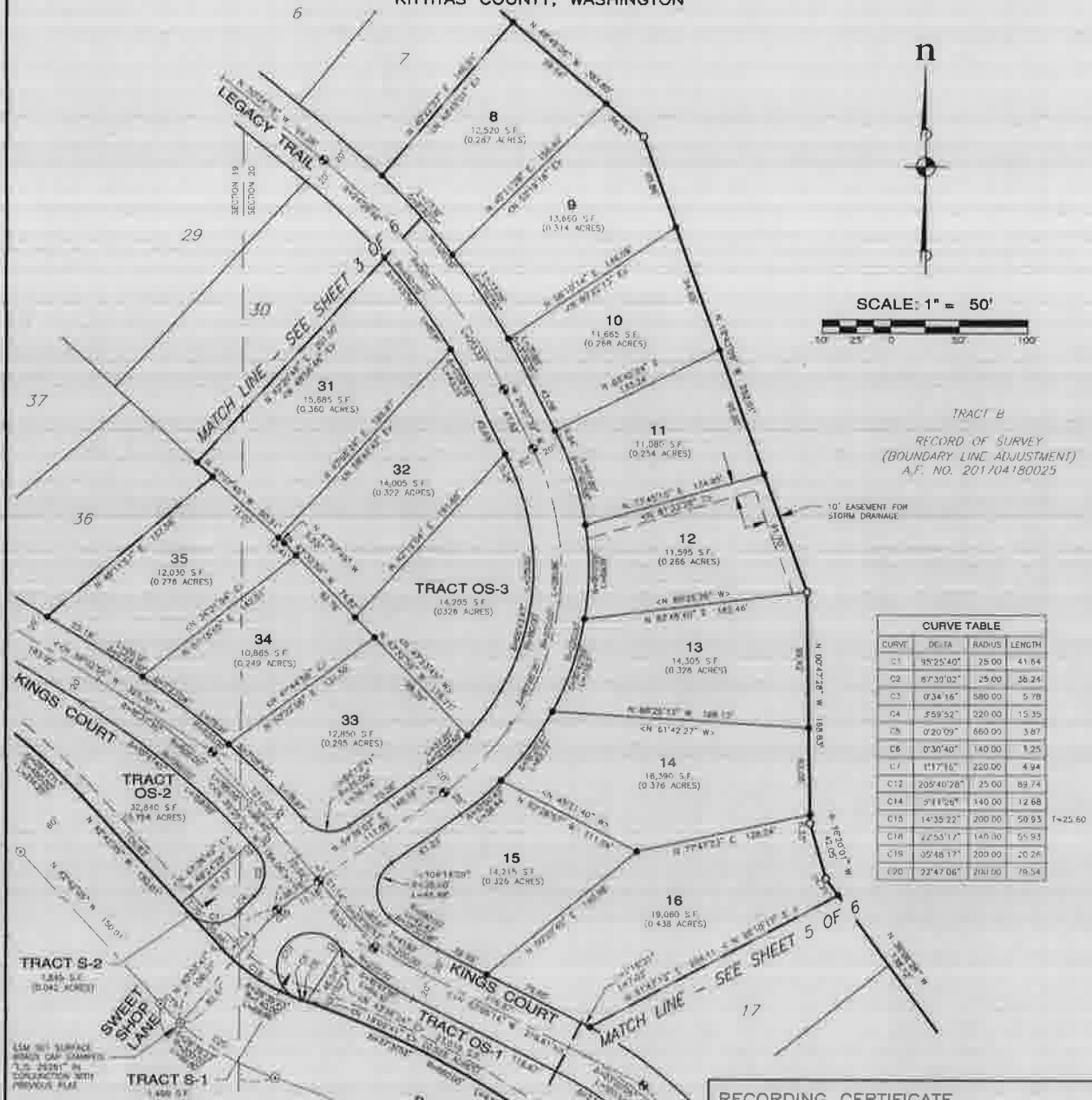
JOB NO: 998-753-016-0002
SHEET 3 OF 6

DWG NAME: \\ESM\ENGR\ESM-JOBS\1634\001\009\SURVEY PLOTS\PD6-FP-03.DWG

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	95°25'40"	25.00	41.64
C2	87°30'02"	25.00	38.24
C3	07°34'16"	580.00	5.78
C4	3°59'52"	220.00	15.35
C5	0°20'09"	660.00	3.87
C6	0°30'40"	140.00	1.25
C7	11°17'16"	220.00	4.94
C12	205°40'28"	25.00	89.74
C14	5°11'26"	140.00	12.68
C15	14°35'22"	200.00	50.93
C18	2°53'17"	140.00	55.93
C19	05°48'17"	200.00	20.26
C20	22°47'06"	200.00	75.54

- LEGEND**
- ⊙ SURFACE BRASS CAP, STAMPED "L.S. 33148" SET IN CONCRETE WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (FINAL ALTERATION)", A.F. NO. 200506160018
 - ⊙ SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
 - ⊙ FOUND REBAR AND CAP STAMPED "L.S. 44925"
 - SET 5/8" REBAR WITH CAP STAMPED "ESM LLC 35142 44925" IN THE EVENT THAT A NON-REMOVABLE DISTANCE PREVENTS SETTING THE ACTUAL PROPERTY CORNER A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON
 - A DELTA
 - R RADIUS
 - L ARC LENGTH
 - (R) RADIAL BEARING
 - < > RADIAL BEARING AT LOT CORNER
 - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
 - S-1 SERVICE TRACT - DESIGNATION NUMBER
 - AO-1 ACCESS TRACT - DESIGNATION NUMBER
- 10' EASEMENT FOR POWER AND GAS GRANTED BY A.F. NO. 201001270024 AND FOR STORM DRAINAGE AND UTILITIES GRANTED BY A.F. NO. 2004030030 AND FOR UTILITIES GRANTED BY A.F. NO. 200505040001
- DWG NAME: \\ESM\ESM\HOB\ESM-JOB\1634\001\009\SURVEY\PL015\PT106-FP-04.DWG

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D. 2017, AT _____ MINUTES PAST _____ O'CLOCK _____ AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON

DEPUTY COUNTY AUDITOR _____ KITITAS COUNTY AUDITOR _____

AUDITOR'S REFERENCE _____

ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205
Federal Way, WA 98003
www.esmcivil.com

Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture

DATE: 2017-06-08 | JOB NO: 1634-001-PT106-FP-04 | SHEET: 4 OF 8

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE

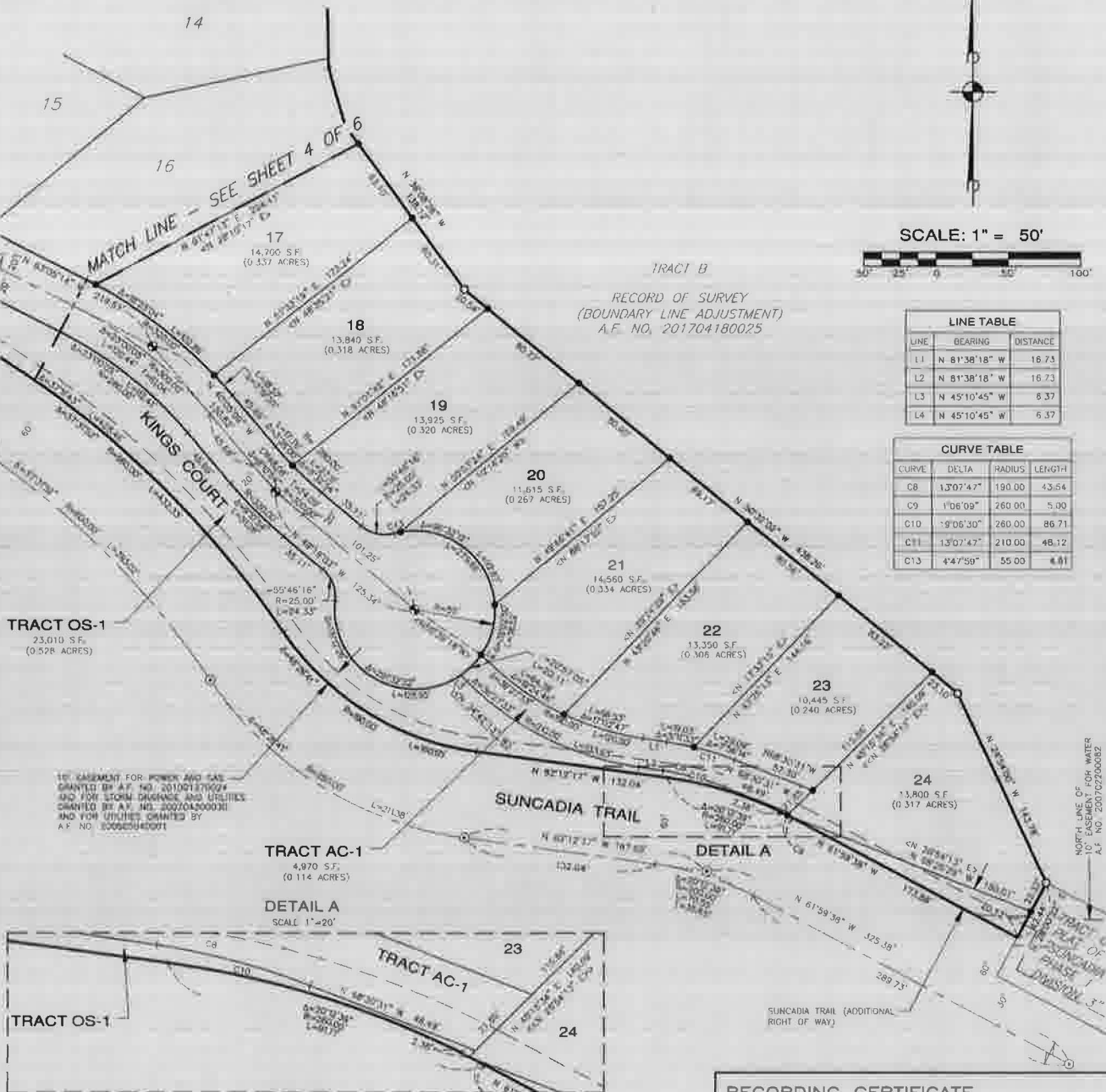
n

SCALE: 1" = 50'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81°38'18" W	16.73
L2	N 81°38'18" W	16.73
L3	N 45°10'45" W	6.37
L4	N 45°10'45" W	6.37

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C8	13°07'47"	190.00	43.64
C9	1°06'09"	260.00	5.90
C10	9°06'30"	260.00	86.71
C11	13°07'47"	210.00	46.12
C13	4°47'59"	55.00	6.81



- LEGEND**
- ① SURFACE BRASS CAP, STAMPED "L.S. 33148" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 2" (PLAT ALTERATION) A.P. NO. 200704180025
 - ② SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
 - FOUND REBAR AND CAP STAMPED "HOG PELS 6422"
 - SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 35142 44925" IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON
 - Δ DELTA
 - R RADIUS
 - L ARC LENGTH
 - (P) RADIAL BEARING
 - < > RADIAL BEARING AT LOT CORNER
 - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
 - S-1 SERVICE TRACT - DESIGNATION NUMBER
 - AC-1 ACCESS TRACT - DESIGNATION NUMBER

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D. 2017, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____ RECORDS OF KITITAS COUNTY, WASHINGTON

BY _____ DEPUTY COUNTY AUDITOR _____ KITITAS COUNTY AUDITOR _____
AUDITOR'S REFERENCE: _____

ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205
Federal Way, WA 98003
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-7900

www.esmcivil.com

Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture

DATE: 2017-06-09 JOB NO: 098-753-016-0002
DRAWN BY: C.A.F./R.F.G. SHEET: 6 OF 8

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

AUDITOR'S REFERENCE

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON

EASEMENTS AND NOTES

1. TRACT 2-2 AND A PORTION OF TRACT C-6 OF SUNCADIA - PHASE 1 DIVISION 3, RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, RECORDS OF KITITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 200505040001 (THE "PHASE 1 DIVISION 3 PLAT") ARE BEING REPLATED HEREIN. TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS (INCLUDING BUT NOT LIMITED TO THE 10' UTILITY EASEMENT ALONG THE ORIGINAL BOUNDARY LINES OF SAID TRACTS 2-2 AND C-6) OR OTHERWISE SET FORTH ON THE "PHASE 1 DIVISION 3 PLAT" ARE SUPERSEDED BY THIS PLAT.
2. ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT ARE PRIVATE. SUNCADIA RESERVES TO ITSELF NON-EXCLUSIVE EASEMENTS ON, OVER, AND UNDER THE PRIVATE ROADS WITHIN THIS PLAT FOR ACCESS, TRAIL AND GOLF PURPOSES, INCLUDING WITHOUT LIMITATION SIGNS, CART PATHS, IRRIGATION SYSTEMS, THE RIGHT OF INGRESS AND EGRESS FOR THEIR CONSTRUCTION AND MAINTENANCE, AND GOLF COURSE USE AND IMPROVEMENTS; TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER SUCH ROADS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES; AND TOGETHER WITH THE RIGHT TO GRANT SUCH ACCESS AND USE RIGHTS TO PROPERTIES OUTSIDE THE PLAT AND TO PERSONS WHO DO NOT OTHERWISE OWN PROPERTY WITHIN THE RESORT.
3. NEW SUNCADIA RESERVES TO ITSELF 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 WITHIN THIS PLAT IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO 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. THE WIDTH OF SUCH EASEMENT SHALL BE TEN FEET (10.00') AS TO THE FRONT AND REAR PROPERTY LINES AND FIVE FEET (5.00') ON SIDE PROPERTY LINES COMMON WITH ANOTHER LOT OR TRACT WITHIN THIS PLAT. NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
4. NEW SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS NON-EXCLUSIVE EASEMENTS UNDER AND UPON ALL ROADS WITHIN THIS PLAT, TRACT AC-1, AND THOSE PORTIONS OF LOTS 11, 12 AND 25 DESCRIBED BELOW, ALL AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS NEW SUNCADIA SHALL DETERMINE, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE WITH WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS NEW SUNCADIA SHALL REQUEST. NEW SUNCADIA FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EASEMENT FOR THE RIGHT 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 PUBLIC AND PRIVATE ROADS AND SAID TRACT AC-1. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE UTILITY COMPANY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
THAT PORTION OF LOT 1 IDENTIFIED HEREON AS 20' UTILITY EASEMENT; AND
THAT PORTION OF LOT 12 IDENTIFIED HEREON AS 10' EASEMENT FOR STORM DRAINAGE; AND
THAT PORTION OF LOT 25 IDENTIFIED HEREON AS 20' UTILITY EASEMENT
5. NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT, RECORDED APRIL 16, 2009, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 20090110090, 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 (COR'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 HEREINABOVE, 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. NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT, THE REMAINDER OF OPEN SPACE (OS) TRACT(S) CREATED BY THIS PLAT MAY BE MODIFIED AND/OR SUCH TRACT(S) MAY BE ALIENED 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 COR'S WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
9. LOTS 22, 23 AND 24 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND AROUND TRACT AC-1. THE EXACT WIDTH AND LOCATION OF WHICH SHALL BE AGREED UPON BY NEW SUNCADIA AND THE LOT OWNER(S) AT SUCH TIME AS APPLICATION FOR CONSTRUCTION IS SUBMITTED TO THE DESIGN REVIEW COMMITTEE PURSUANT TO THE COR'S. PROVIDED, HOWEVER, SAID EASEMENT SHALL BE LOCATED AND BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIATE ACCESS AND UTILITIES TO EACH OF SAID LOTS 22, 23 AND 24.
10. THE EASEMENTS GRANTED HEREINABOVE MAY BE AMENDED AND/OR RELOCATED BY THE COMMON HOLDERS(S) AND THE THEN OWNER(S) OF THE PROPERTY BURDENED 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 IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.
11. THIS PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS OR OTHER MATTERS APPARENT OR OF RECORD WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS _____ DAY OF _____ A.D., 2017, AT _____ MINUTES PAST
_____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGES _____ RECORDS OF KITITAS COUNTY, WASHINGTON.

BY _____
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: _____



ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #206
Federal Way, WA 98003
www.esmcivil.com
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9900

Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture

DATE: 2017-06-02 JOB NO. 1616-763-018-BODY
DRAWN BY: C.A.P./R.F.O. SHEET 6 OF 6