

13/244

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

07/25/2022 02:16:13 PM V: 13 P: 244 202207250044
Page 1 of 15
SUNCADIA RESORT LLC
KITTITAS COUNTY AUDITOR

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

ASSESSOR MAP NUMBERS 20-14-13000-0001, 20-14-13000-0007, 20-14-13050-0082, 20-14-13050-0097, 20-14-13050-0098 AND 20-14-13050-0099

LP-22-00001
LPF-22-00004

DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY ("SUNCADIA"), OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND, IN LIEU OF DEDICATION OF ROADS, DOES HEREBY REVEAL TO ITSELF TO HOLD, SUBJECT TO AND TOGETHER WITH THE CCRC AND PLAT NOTICES HERINAFTER 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 SUNCADIA OR ANY ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS WITHIN THE RESORT SHALL PETITION 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.

SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: Mark Thorne BY: Gary A Kittleson
ITS: SENIOR VICE PRESIDENT ITS: VICE PRESIDENT

STATE OF WASHINGTON }
COUNTY OF KITTITAS } SS

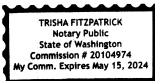
ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MARK THORNE AND GARY A KITTLESON, TO ME KNOWN TO BE THE SENIOR VICE PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF LCI SUNCADIA LLC, A DELAWARE LIMITED LIABILITY 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 5th DAY OF July, 2022.

Trisha Fitzpatrick
PRINTED NAME: Trisha Fitzpatrick

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: May 15, 2024



RATIFICATION OF LENDER

KNOW ALL MEN BY THESE PRESENTS, THAT CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS, AND THE PLAT AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION SO PLATTED.

CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK

BY: Laura Stanley
BY: Laura Stanley
ITS: Managing Director

STATE OF COLORADO }
COUNTY OF DENVER } SS

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

TO ME KNOWN TO BE THE Managing Director OF CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE ASSOCIATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT She IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6th DAY OF July, 2022.

Mary Jo Nolan
PRINTED NAME: Mary Jo Nolan

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

MY COMMISSION EXPIRES: 1-3-2024



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS 16 DAY OF July, A.D., 2022.

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.

DATED THIS 19th DAY OF July, A.D., 2022.

KITTITAS 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 IS NOW TO BE FILED.

DATED THIS 25th DAY OF July, A.D., 2022.

KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWERAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS 19th DAY OF July, A.D., 2022.

KITTITAS COUNTY HEALTH SANITARIAN

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS 12th DAY OF July, A.D., 2022.

KITTITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 25th DAY OF July, A.D., 2022.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

ATTEST: Jungirnik
CLERK OF THE BOARD

LEGAL DESCRIPTION

TRACT 2-3, SUNCADIA PHASE 2 DIVISION 2, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, RECORDS OF KITTITAS COUNTY, WASHINGTON;

AND

LOT 1A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581730 AND FILED IN BOOK 21 OF SURVEYS, PAGES 28 AND 29, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

DATED THIS 30th DAY OF JUNE, A.D., 2022.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR

CERTIFICATE NO. 44925



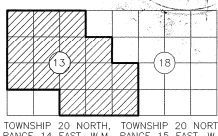
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 25th DAY OF July, A.D., 2022, AT 16 MINUTES PAST 2:44-258 P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 244-258 RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: Paul Truiston Jerald V. Pettit
DEPUTY COUNTY CLERK KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202207250044

SUBDIVISION LOCATOR



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: 2022-06-29 JOB NO. 998-852-021-0003
DRAWN BY: C.A.F. SHEET 1 OF 15

13/245

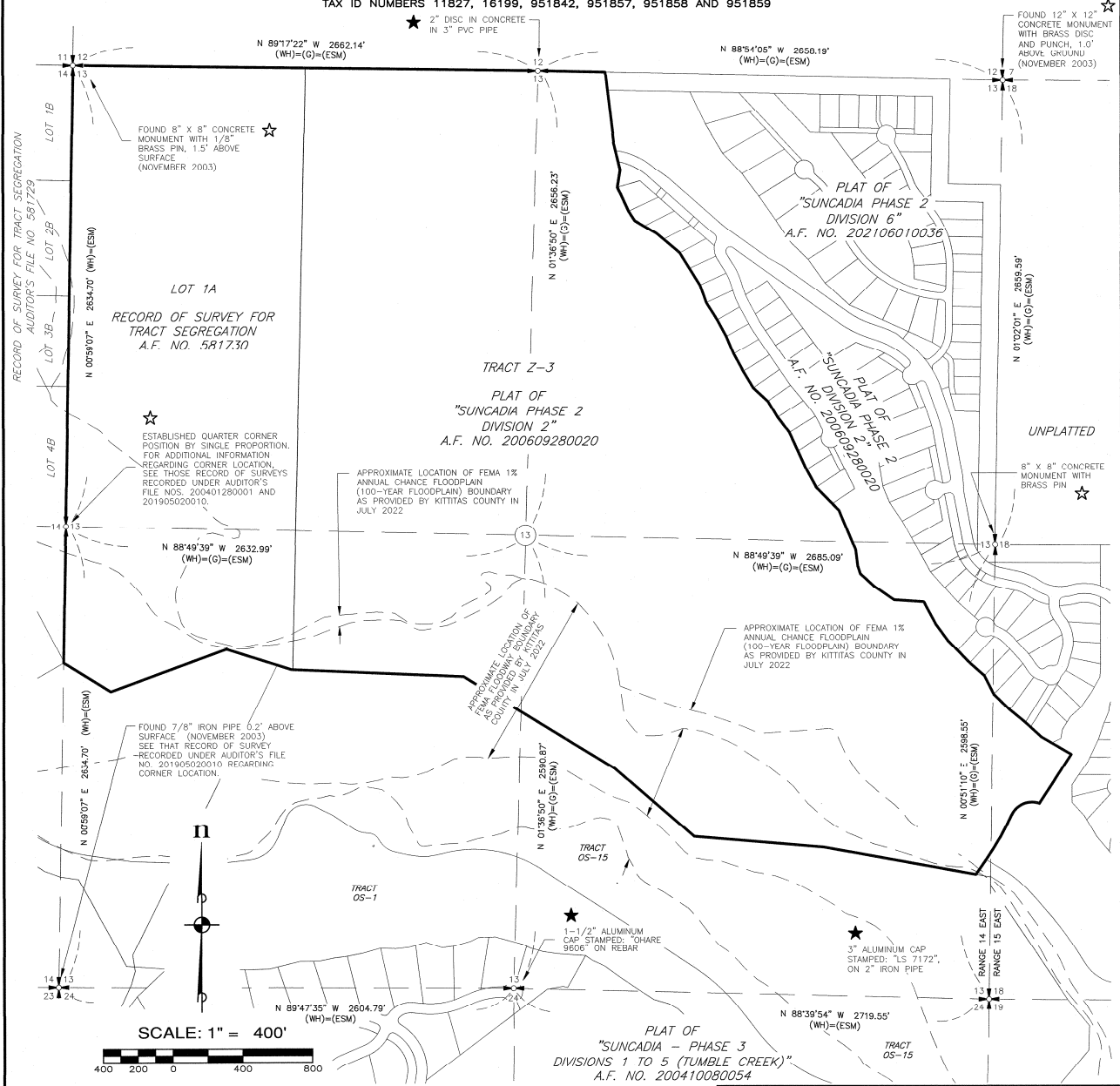
SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

07/25/2022 02:16:13 PM V: 13 P: 245 202207250044
KITTITAS COUNTY, WASHINGTON
SUNCADIA RESORT LLC
Page 2 of 15

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

LP-22-00001
LPF-22-00004



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 THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 BY GOLDSMITH & ASSOCIATES AS RECORDED UNDER AUDITOR'S FILE NO. 200609280020.
- (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 IN 2002. ESM ACCEPTED THEIR POSITION.
- ☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX062) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

- FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)
- ELECTRONIC TOTAL STATIONS, INCLUDING: TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.
- TRIMBLE RB, TOPCON GR-5 GNSS EQUIPMENT.
- FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED: FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS DETAILED IN WAC-332-130-070 -08 AND -09. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

RECORDING CERTIFICATE

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BY [Signature] KITTITAS COUNTY AUDITOR
[Signature] KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202207250044

ESM CONSULTING ENGINEERS LLC
 33400 8th Ave. S, #205
 Federal Way, WA 98003
 www.esmcivil.com
 FEDERAL WAY (253) 838-6113
 LYNWOOD (425) 297-9900

Civil Engineering	Land Surveying	Land Planning
Public Works	Project Management	Landscape Architecture
DATE: 2022-07-11	JOB NO. 998-852-021-0003	
DRAWN BY: C.A.F./R.F.G.	SHEET 2 OF 15	

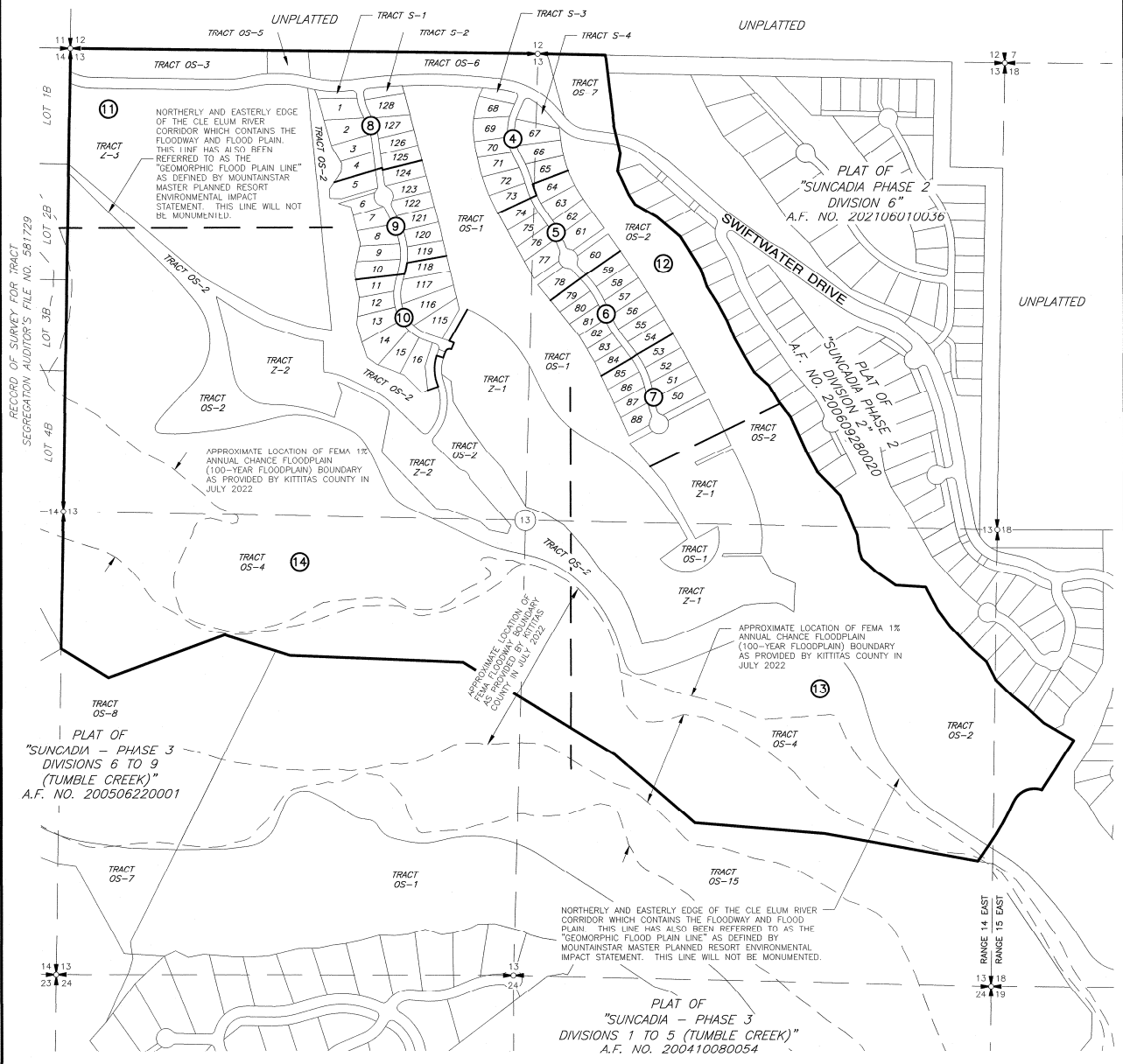
3
13/246

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

07/25/2022 02:16:13 PM V: 13 P: 246 202207250044
\$300.00 SUNCADIA RESORT LLC Page 3 of 15
Plat Kittitas County Auditor

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON
TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

LP-22-00001
LPF-22-00004



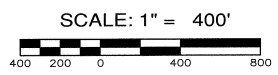
RECORD OF SURVEY FOR TRACT
SEGREGATION AUDITOR'S FILE NO. 561729

PLAT OF
"SUNCADIA - PHASE 3
DIVISIONS 6 TO 9
(TUMBLE CREEK)"
A.F. NO. 200506220001

PLAT OF
"SUNCADIA - PHASE 3
DIVISIONS 1 TO 5 (TUMBLE CREEK)"
A.F. NO. 200410080054



LEGEND
④ SHEET NUMBER



RECORDING CERTIFICATE

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THIS 25th DAY OF July, 2022, AT 16 MINUTES PAST
2:24 P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 244-258, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY *[Signature]* *[Signature]*
DEPUTY COUNTY CLERK KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202207250044

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

FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9900

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DATE: 2022-07-11 JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. SHEET 3 OF 15

13/247

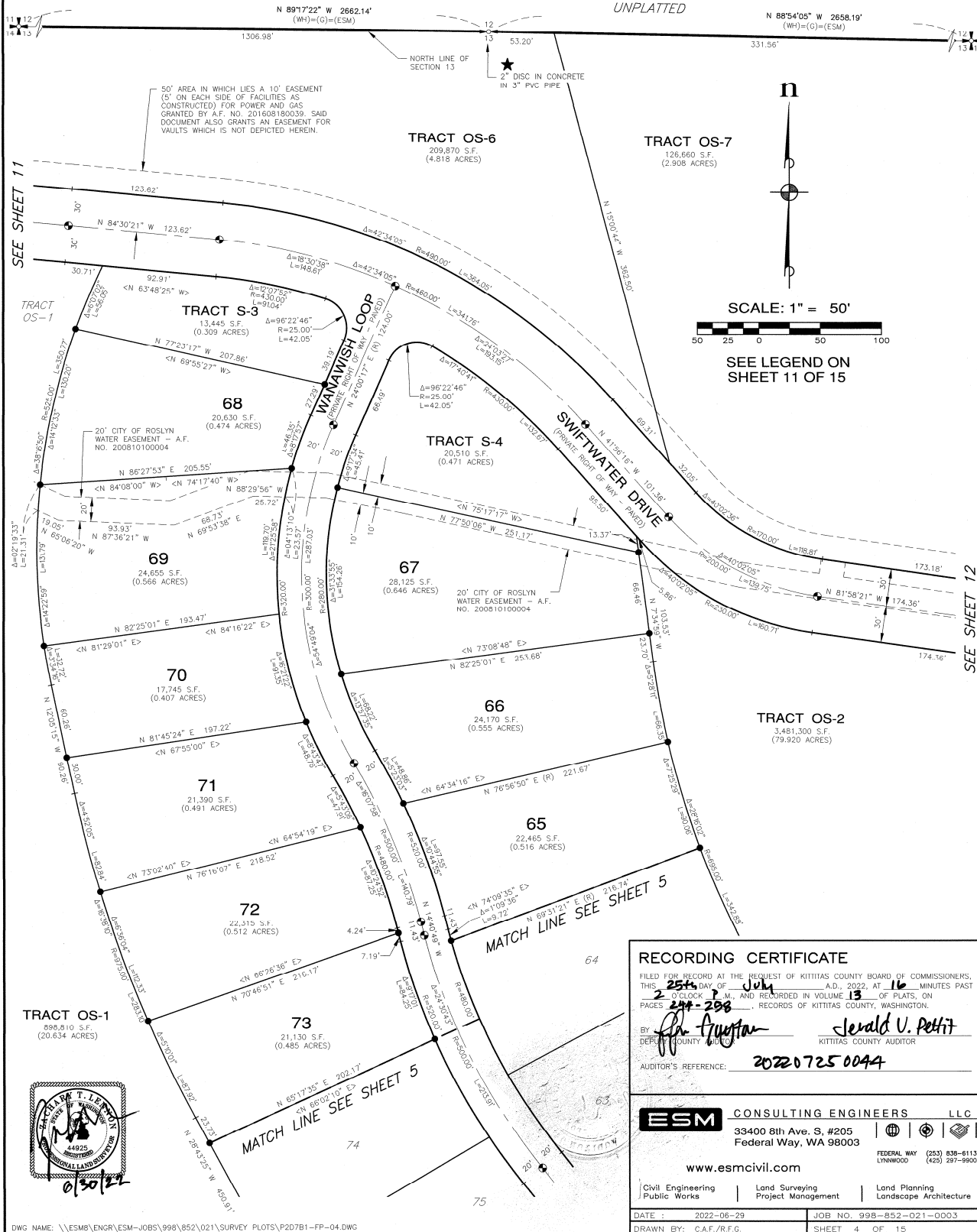
SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

07/25/2022 02:16:13 PM V: 13 P: 247 202207250044
\$300.00 SUNCADIA RESORT LLC
Kittitas County Auditor Page 4 of 15

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

LP-22-00001
LPF-22-00004



SCALE: 1" = 50'
50 25 0 25 50 100

SEE LEGEND ON SHEET 11 OF 15

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 25th DAY OF July, A.D., 2022, AT 14 MINUTES PAST 2:44 P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON RECORDS OF KITITAS COUNTY, WASHINGTON.

BY [Signature] [Signature]
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202207250044

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Federal Way, WA 98003
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LYNNWOOD (425) 297-9900

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DATE: 2022-06-29 JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. SHEET 4 OF 15

13/248

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON
TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

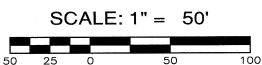
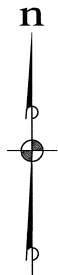
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SUNCADIA RESORT LLC
KITITAS COUNTY REGISTER

LP-22-00001
LPF-22-00004



TRACT OS-1
898,810 S.F.
(20.634 ACRES)

TRACT OS-2
3,481,300 S.F.
(79.920 ACRES)



SCALE: 1" = 50'
SEE LEGEND ON SHEET 11 OF 15

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS 25th DAY OF July, A.D., 2022, AT 16 MINUTES PAST
2:00 O'CLOCK, AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 244-258, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY [Signature] [Signature]
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 2022-07250044



ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205
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LYNNWOOD (425) 297-9900

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

DATE: 2022-06-29 | JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 5 OF 15

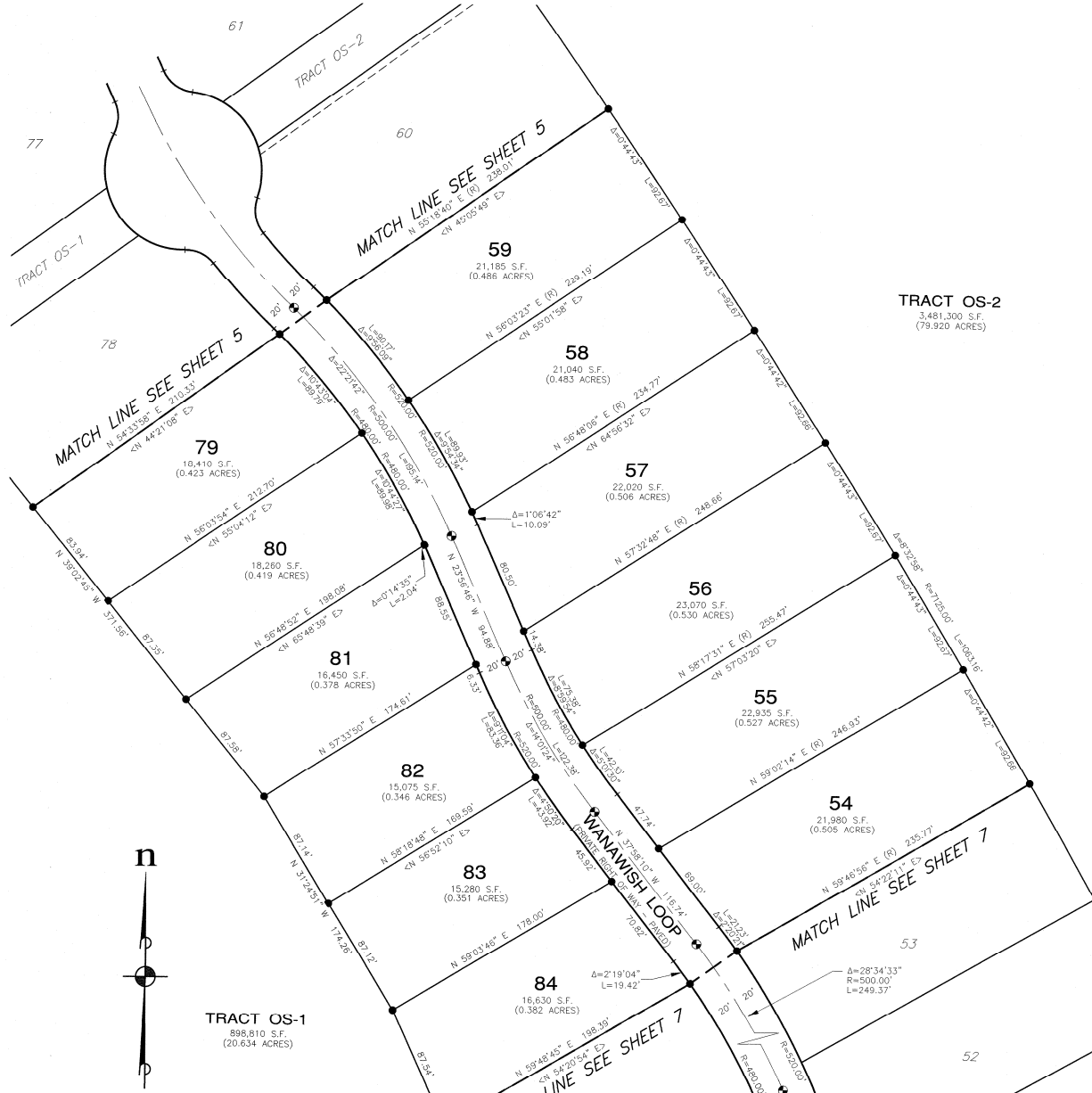
13/249

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON
TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

07/25/2022 02:18:13 PM V: 13 P: 249 202207250044
Plot:
SUNCADIA RESORT LLC
KITITAS COUNTY ROAD 100
Page 6 of 15

LP-22-00001
LPF-22-00004



SCALE: 1" = 50'

SEE LEGEND ON SHEET 11 OF 15



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS 29th DAY OF July, A.D., 2022, AT 16 MINUTES PAST
2 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 249-258, RECORDS OF KITITAS COUNTY, WASHINGTON.

By: [Signature] Jerald V. Pettit
DEPUTY COUNTY CLERK KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202207250044

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

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DATE: 2022-06-29 JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. SHEET 6 OF 15

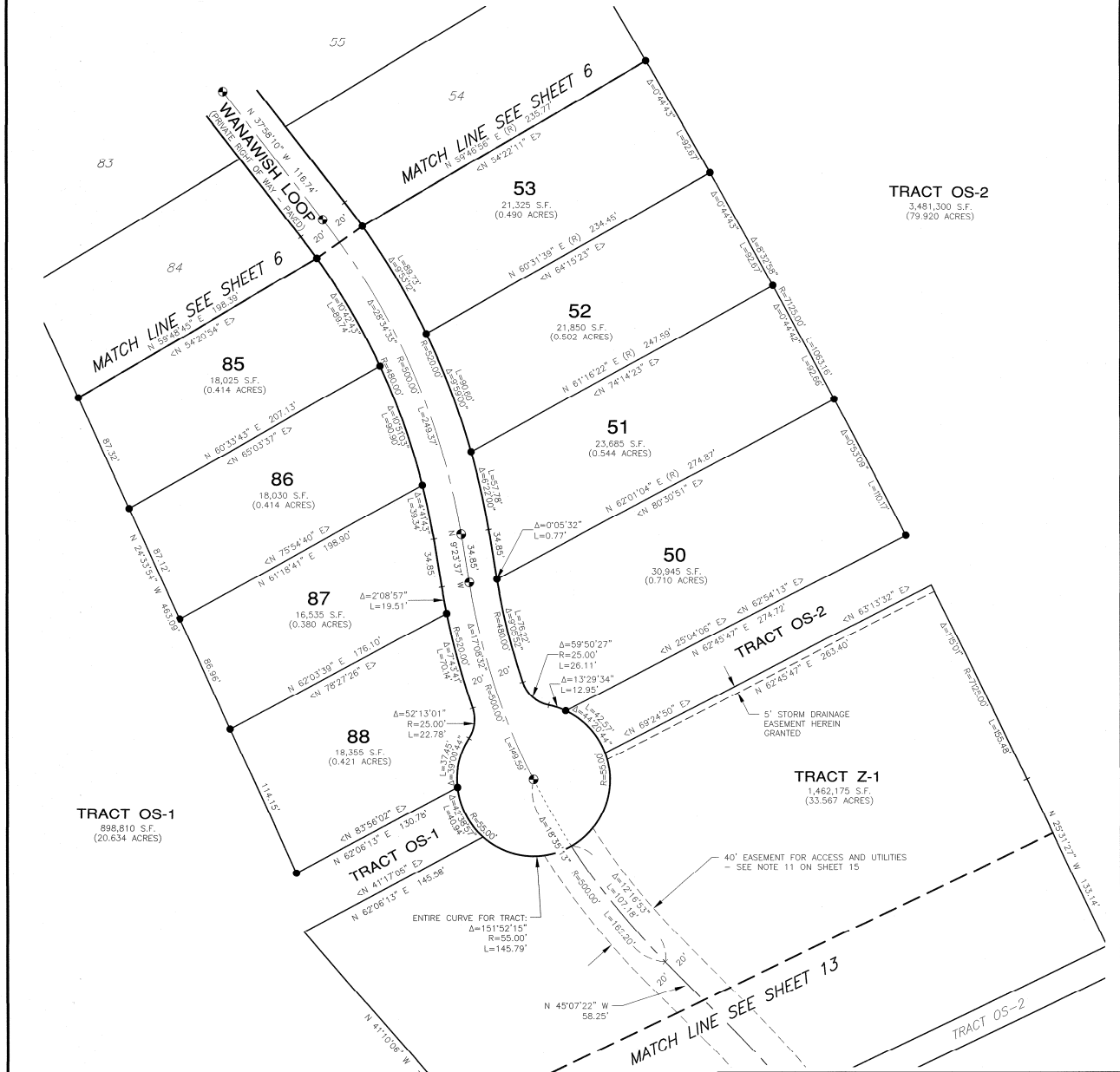
13/250

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON
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07/25/2022 02:16:13 PM V: 13 P: 250 202207250044
3300 ON SUNGRIA RESORT LLC Page 7 of 15
KITITAS County Auditor

LP-22-00001
LPF-22-00004



TRACT OS-1
898,810 S.F.
(20.634 ACRES)

TRACT OS-2
3,481,300 S.F.
(79.920 ACRES)

TRACT Z-1
1,462,175 S.F.
(33.567 ACRES)

SEE LEGEND ON
SHEET 11 OF 15

RECORDING CERTIFICATE

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THIS 25th DAY OF JULY A.D., 2022, AT 10 MINUTES PAST
2:00 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 269-269 RECORDS OF KITITAS COUNTY, WASHINGTON.

BY [Signature] Jerald V. Pettit
DEPUTY COUNTY CLERK KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202207250044



ESM CONSULTING ENGINEERS LLC
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LYNNWOOD (425) 297-9900

Civil Engineering | Land Surveying | Land Planning
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DATE: 2022-06-29	JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G.	SHEET 7 OF 15

13/251

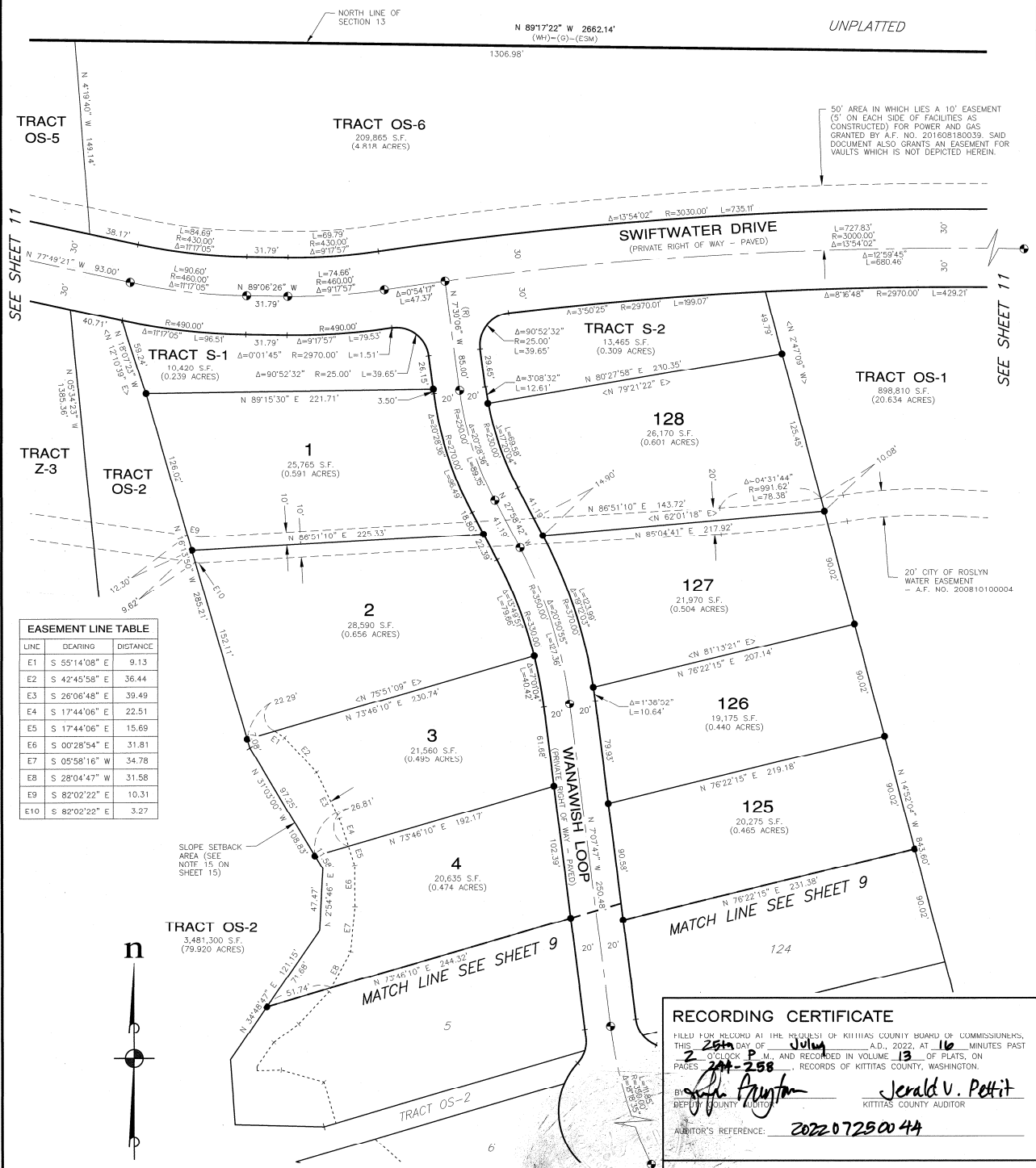
SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

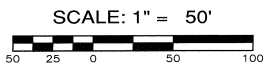
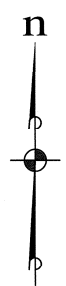
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07/25/2022 02:16:13 PM V: 13 P: 251 202207250044
 8390.00 SUNCADIA RESORT LLC
 11811 Kititas County Auditor
 Page 8 of 15

LP-22-00001
LPF-22-00004



LINE	BEARING	DISTANCE
E1	S 55°14'08" E	9.13
E2	S 42°45'58" E	36.44
E3	S 28°08'48" E	39.49
E4	S 17°44'06" E	22.51
E5	S 17°44'06" E	15.69
E6	S 00°28'54" E	31.81
E7	S 05°58'16" W	34.78
E8	S 28°04'47" W	31.58
E9	S 82°02'22" E	10.31
E10	S 82°02'22" E	3.27



SEE LEGEND ON SHEET 11 OF 15



RECORDING CERTIFICATE
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 BY: *Jerald V. Pettit* Kititas County Auditor
 DEPUTY COUNTY AUDITOR
 AUDITOR'S REFERENCE: 202207250044

ESM CONSULTING ENGINEERS LLC
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 Federal Way, WA 98003
 FEDERAL WAY (253) 838-6113
 LYNNWOOD (425) 297-9900
 www.esmcivil.com
 Civil Engineering | Land Surveying | Land Planning
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 DATE: 2022-06-29 | JOB NO. 998-852-021-0003
 DRAWN BY: C.A.F./R.F.G. | SHEET 8 OF 15

12/25/22

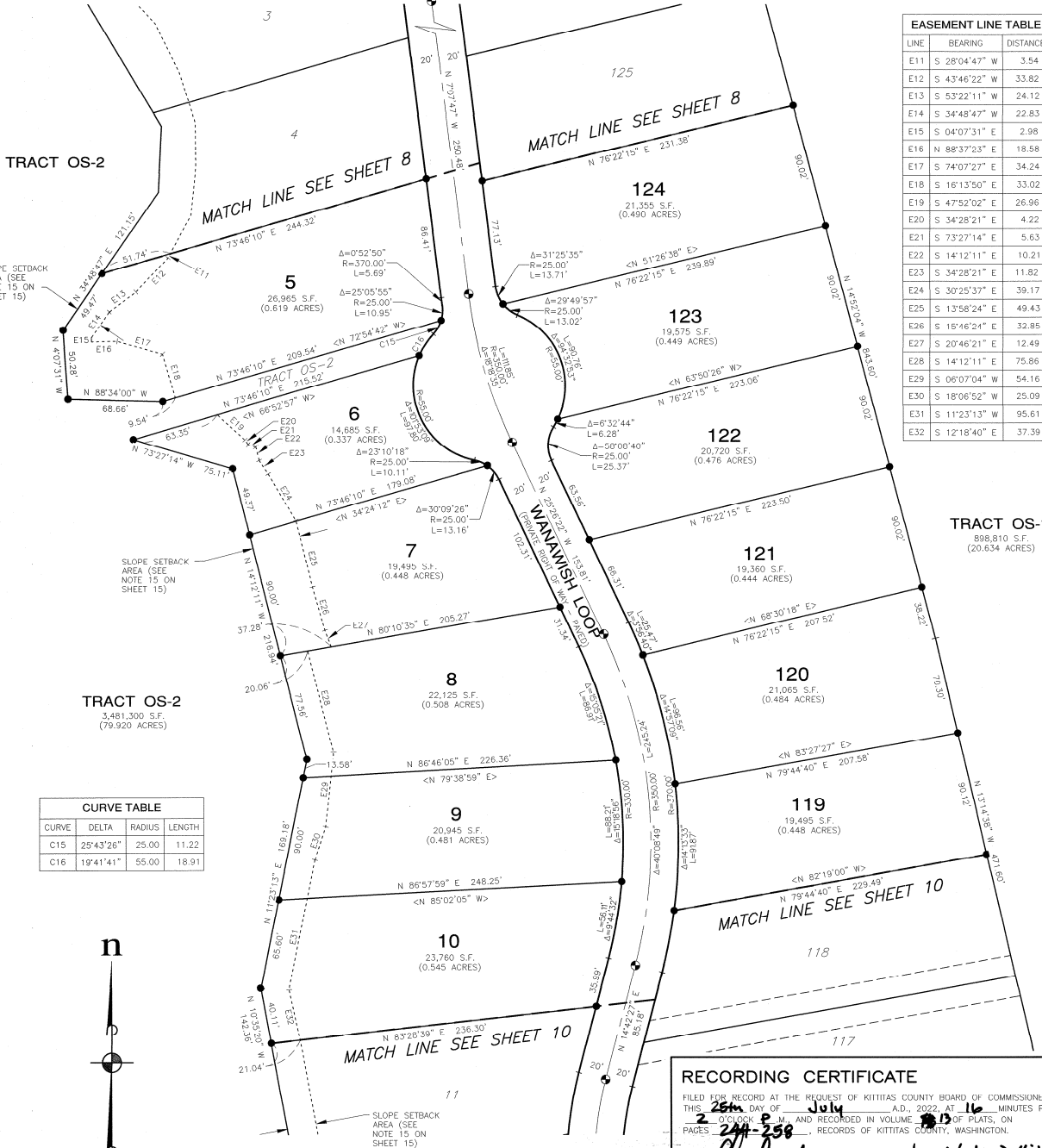
SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

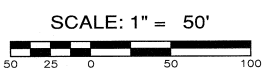
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SUNCADIA RESORT LLC
KITITAS COUNTY AUDITOR

LP-22-00001
LPF-22-00004



LINE	BEARING	DISTANCE
E11	S 28°04'47" W	3.54
E12	S 43°46'22" W	33.82
E13	S 53°22'11" W	24.12
E14	S 34°48'47" W	22.83
E15	S 04°07'31" E	2.98
E16	N 88°37'23" E	18.58
E17	S 74°07'27" E	34.24
E18	S 16°13'50" E	33.02
E19	S 47°52'02" E	26.96
E20	S 34°28'21" E	4.22
E21	S 73°27'14" E	5.63
E22	S 14°12'11" E	10.21
E23	S 34°28'21" E	11.82
E24	S 30°25'37" E	39.17
E25	S 13°58'24" E	49.43
E26	S 15°46'24" E	32.85
E27	S 20°46'21" E	12.49
E28	S 14°12'11" E	75.86
E29	S 06°07'04" W	54.16
E30	S 18°06'52" W	25.09
E31	S 11°23'13" W	95.61
E32	S 12°18'40" E	37.39

CURVE	DELTA	RADIUS	LENGTH
C15	25°43'26"	25.00	11.22
C16	19°41'41"	55.00	18.91



SEE LEGEND ON SHEET 11 OF 15

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 25th DAY OF July, A.D., 2022, AT 10 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 813 OF PLATS, ON PAGES 244-258, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: *[Signature]* DEPUTY COUNTY AUDITOR
[Signature] KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 20220725 00 44



ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave. S, #205
 Federal Way, WA 98003
 www.esmcivil.com
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 LYNNWOOD (425) 297-9900

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

DATE: 2022-06-29 | JOB NO. 998-852-021-0003
 DRAWN BY: C.A.F./R.F.G. | SHEET 9 OF 15

13/253

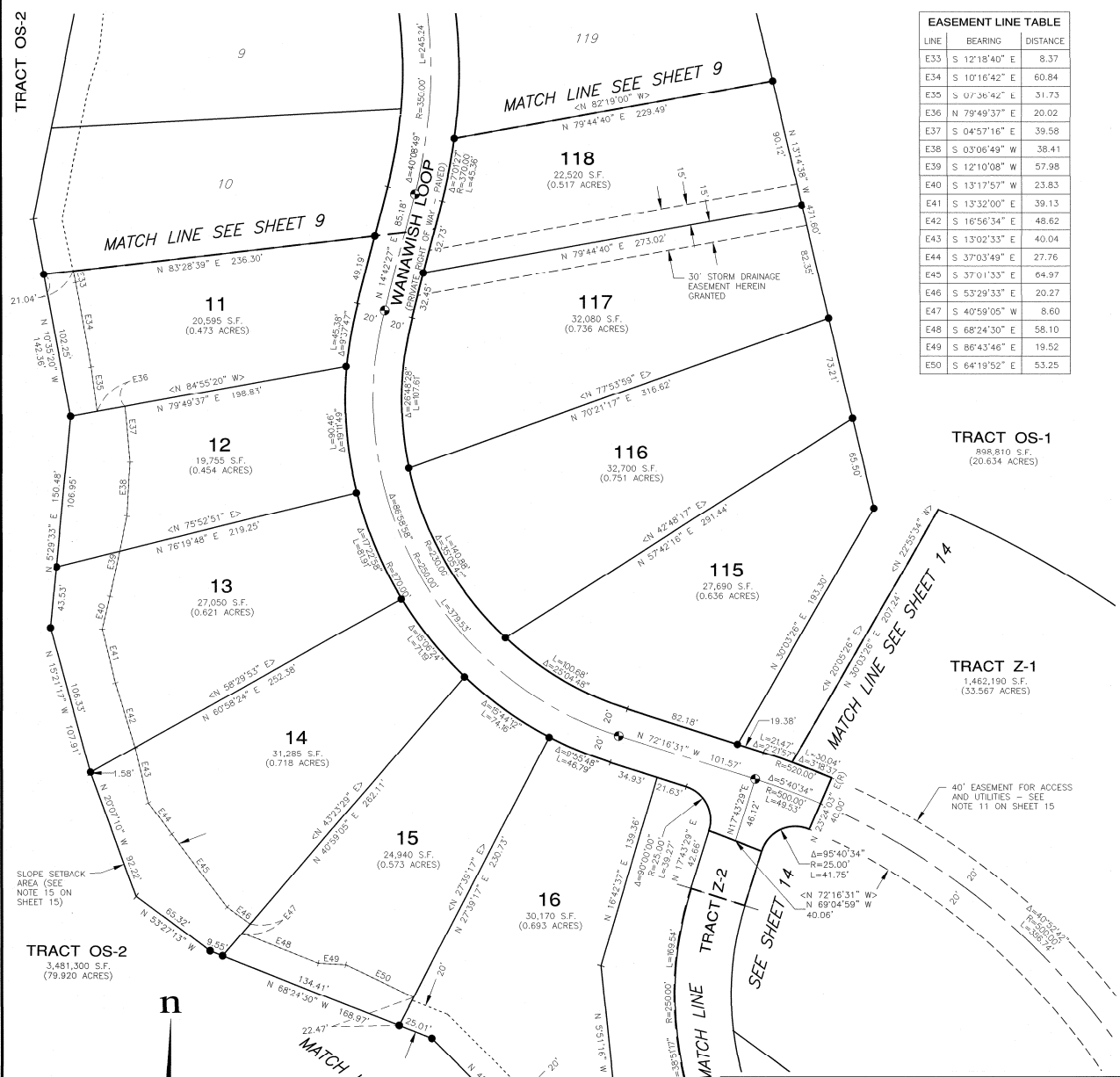
SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

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3900.00 SUNCADIA RESORT LLC Page 10 of 15
KITITAS COUNTY AUDITOR

LP-22-00001
LPF-22-00004

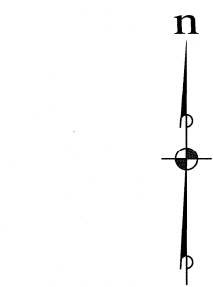


LINE	BEARING	DISTANCE
E33	S 12°18'40" E	8.37
E34	S 10°16'42" E	60.84
E35	S 07°36'42" E	31.73
E36	N 79°49'37" E	20.02
E37	S 04°57'16" E	39.58
E38	S 03°06'49" W	38.41
E39	S 12°10'08" W	57.98
E40	S 13°17'57" W	23.83
E41	S 13°32'00" E	39.13
E42	S 16°56'34" E	48.62
E43	S 13°02'33" E	40.04
E44	S 37°03'49" E	27.76
E45	S 37°01'33" E	64.97
E46	S 53°29'33" E	20.27
E47	S 40°59'06" W	8.60
E48	S 68°24'30" E	58.10
E49	S 86°43'46" E	19.52
E50	S 64°19'52" E	53.25

TRACT OS-2
3,481,300 S.F.
(79.820 ACRES)

TRACT OS-1
808,810 S.F.
(20.634 ACRES)

TRACT Z-1
1,462,190 S.F.
(33.567 ACRES)



SEE LEGEND ON
SHEET 11 OF 15

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS 25th DAY OF July, A.D., 2022, AT 16 MINUTES PAST
2:24 P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON
244-258, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY [Signature] [Signature]
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202207250044



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

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LYNNWOOD (425) 297-9900

Civil Engineering | Land Surveying | Land Planning
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DATE: 2022-06-29 | JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 10 OF 15

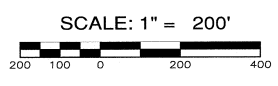
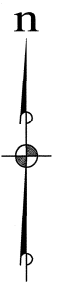
13/254

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

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3300 00
2121 SUNCADIA RESORT LLC
KITTITAS COUNTY REGISTERED
Page 11 of 15

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON
TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

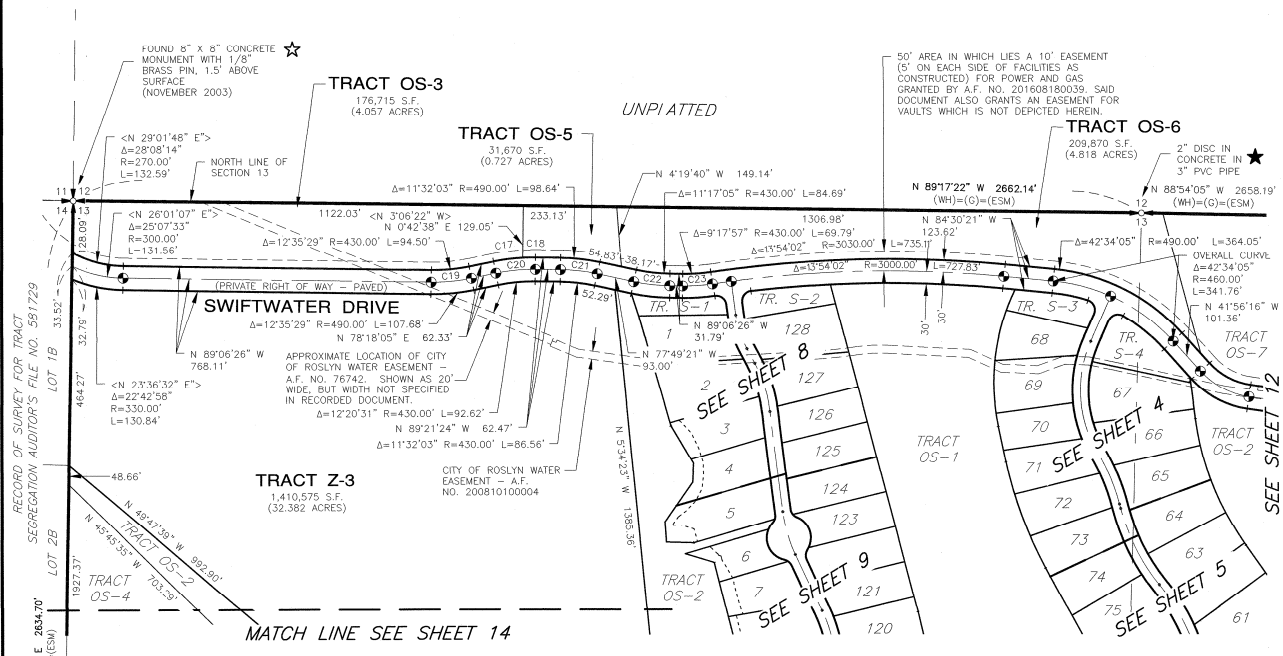
LP-22-00001
LPF-22-00004



SEE LEGEND ON SHEET 11 OF 15

LEGEND FOR SHEETS 4 THROUGH 14

- SET SURFACE BRASS CAP STAMPED: "L.S. 44925"
- SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782" 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
- (R) RADIAL BEARING
- < > RADIAL DCARING AT LOT CORNER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- S-1 SERVICE TRACT - DESIGNATION NUMBER
- Z-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER



RECORD OF SURVEY FOR TRACT SEGREGATION AUDITOR'S FILE NO. 951729
LOT 1B 33.92'
LOT 2B 19.27/37'
N 0559'07" E 263.47' (WH)=(ESM)
N 494'30" W 99.90'
N 45'43'35" W 703.32'
N 49'21'24" W 62.47'
N 89'21'24" W 62.47'
N 11'32'03" R=430.00' L=86.56'
N 89'06'26" W 768.11'
<N 23'36'32" F">
Δ=22'42'58"
R=330.00'
L=130.84'
<N 23'36'32" F">
Δ=22'42'58"
R=330.00'
L=130.84'
<N 29'01'48" E">
Δ=28'08'14"
R=270.00'
L=132.59'
<N 26'01'07" E">
Δ=25'07'33"
R=300.00'
L=131.66'
N 11'32'03" R=490.00' L=98.64'
N 11'17'05" R=430.00' L=84.69'
N 89'17'22" W 2662.14' (WH)=(C)=(ESM)
N 84'30'21" W 123.62'
N 88'54'05" W 2658.19' (WH)=(C)=(ESM)
N 41'56'16" W 101.36'
N 42'34'05" R=490.00' L=364.05'
OVERALL CURVE Δ=42'34'05" R=490.00' L=341.76'
N 41'56'16" W 101.36'
N 89'06'26" W 768.11'
N 78'18'05" E 62.33'
N 89'06'26" W 768.11'
N 23'36'32" F">
Δ=22'42'58"
R=330.00'
L=130.84'
N 89'06'26" W 768.11'
N 78'18'05" E 62.33'
N 89'06'26" W 768.11'
N 23'36'32" F">
Δ=22'42'58"
R=330.00'
L=130.84'
N 89'06'26" W 768.11'
N 78'18'05" E 62.33'
N 89'06'26" W 768.11'
N 23'36'32" F">
Δ=22'42'58"
R=330.00'
L=130.84'

★ ESTABLISHED QUARTER CORNER POSITION BY SINGLE PROPORTION. FOR ADDITIONAL INFORMATION REGARDING CORNER LOCATION, SEE THOSE RECORD OF SURVEYS RECORDED UNDER AUDITOR'S FILE NOS. 200401280001 AND 201905020010.

CURVE	DELTA	RADIUS	LENGTH
C17	6°35'33"	490.00	73.48
C18	3°44'58"	490.00	32.07
C19	12°35'29"	460.00	101.09
C20	12°20'31"	460.00	99.09
C21	11°32'03"	460.00	92.60
C22	11°17'05"	460.00	90.60
C23	9°17'57"	460.00	74.66

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 25th DAY OF July, 2022, AT 10 MINUTES PAST 2:00 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 244-258 OF RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: *[Signature]* KITTITAS COUNTY AUDITOR
[Signature] KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202207250044



ESM CONSULTING ENGINEERS LLC
 33400 8th Ave. S. #205
 Federal Way, WA 98003
 FEDERAL WAY (253) 838-6113
 LYNNWOOD (425) 297-9900

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Civil Engineering | Land Surveying | Land Planning
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DATE: 2022-06-29 | JOB NO. 998-852-021-0003
 DRAWN BY: C.A.F./R.F.G. | SHEET 11 OF 15

13/255

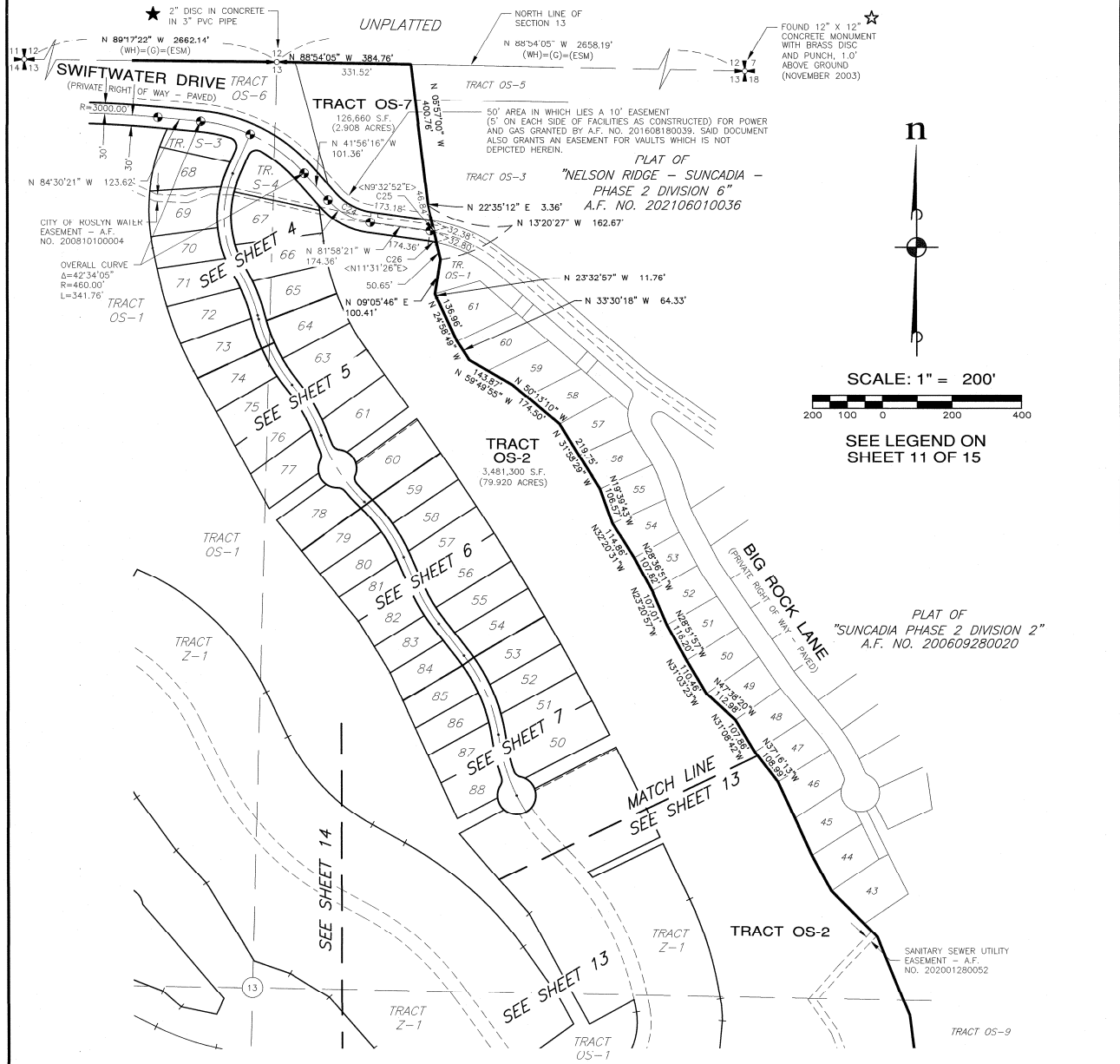
SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

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KITITAS COUNTY, WASHINGTON

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

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3300 00 SUNCADIA RESORT LLC
3141 Kittitas County Auditor
Page 12 of 15

LP-22-00001
LPF-22-00004



SCALE: 1" = 200'

SEE LEGEND ON SHEET 11 OF 15

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C24	40°02'05"	200.00	139.75
C25	1°31'13"	400.00	10.61
C26	3°29'47"	370.00	22.58

RECORDING CERTIFICATE

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THIS 25th DAY OF July, A.D., 2022, AT 16 MINUTES PAST
2:00 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 244-258, RECORDS OF KITITAS COUNTY, WASHINGTON.
By [Signature] Jerald U. Pettit
DEPUTY COUNTY CLERK KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: 2022 07 050044



ESM CONSULTING ENGINEERS LLC
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Public Works | Project Management | Landscape Architecture

DATE: 2022-06-29 JOB NO: 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. SHEET 12 OF 15

13/290

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

07/25/2022 02:16:13 PM V: 13 P: 256 202207250044

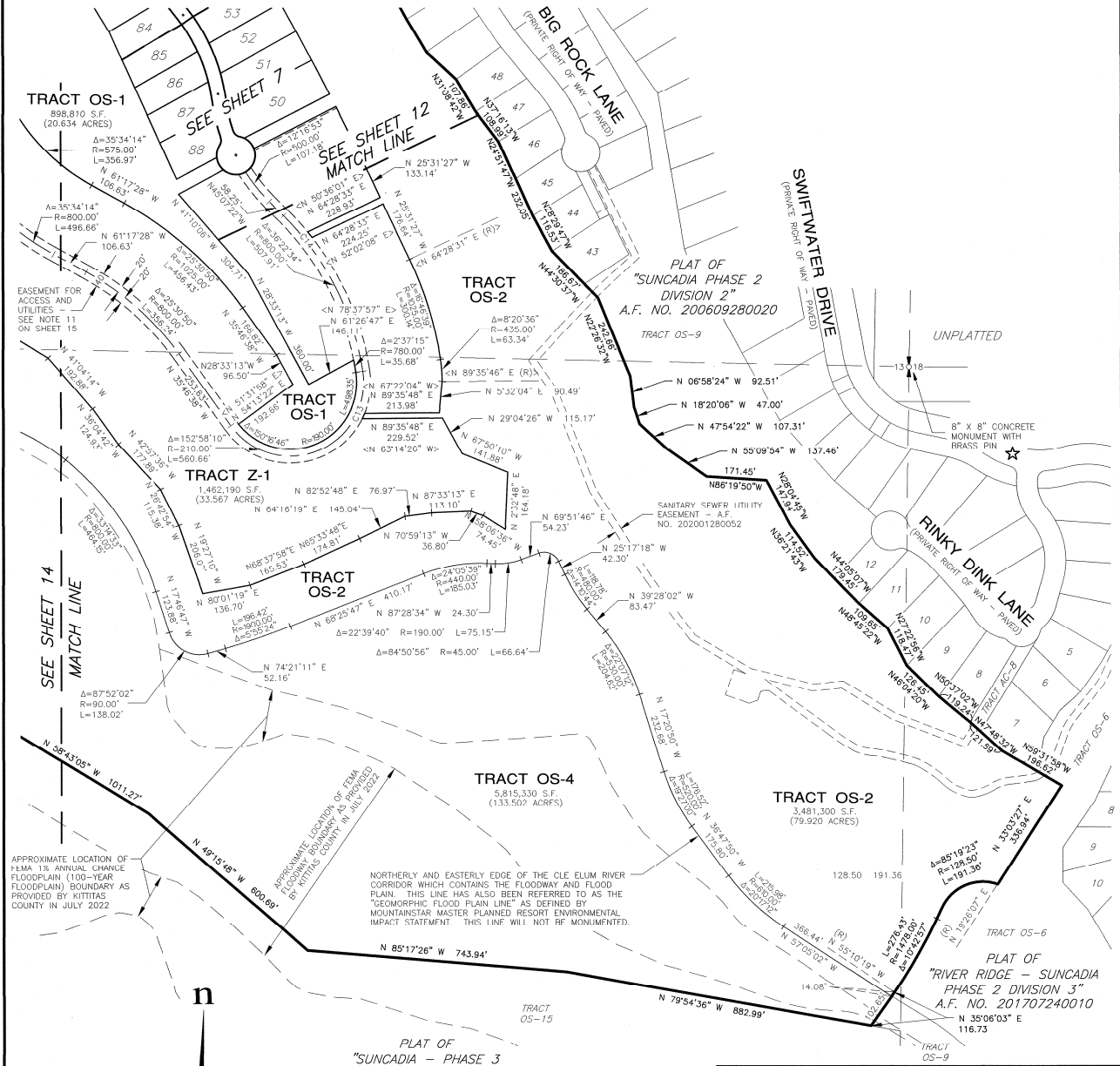
8300 06 SUNCADIA RESORT LLC
KITITAS COUNTY SURVEY

Page 13 of 15

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

LP-22-00001
LPF-22-00004

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859



APPROXIMATE LOCATION OF FEMA 1% ANNUAL CHANCE FLOODPLAIN (100-YEAR FLOODPLAIN) BOUNDARY AS PROVIDED BY KITITAS COUNTY IN JULY 2022

NORTHERLY AND EASTERLY EDGE OF THE CLE ELUM RIVER CORRIDOR WHICH CONTAINS THE FLOODWAY AND FLOOD PLAIN. THIS LINE HAS ALSO BEEN REFERRED TO AS THE "GEOMORPHIC FLOOD PLAIN LINE" AS DEFINED BY MOUNTAINSTAR MASTER PLANNED RESORT ENVIRONMENTAL IMPACT STATEMENT. THIS LINE WILL NOT BE MONUMENTED.



SCALE: 1" = 200'



SEE LEGEND ON SHEET 11 OF 15

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	4°07'38"	230.00	16.57
C14	1°26'07"	820.00	20.54

RECORDING CERTIFICATE

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BY J. H. Brunton DEPUTY COUNTY AUDITOR
Jerald V. Pettit KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 2022 0725 0044



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

FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2022-07-11	JOB NO. 998-852-021-0003	
DRAWN BY: C.A.F./R.F.G.	SHEET 13 OF 15	

13/257

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

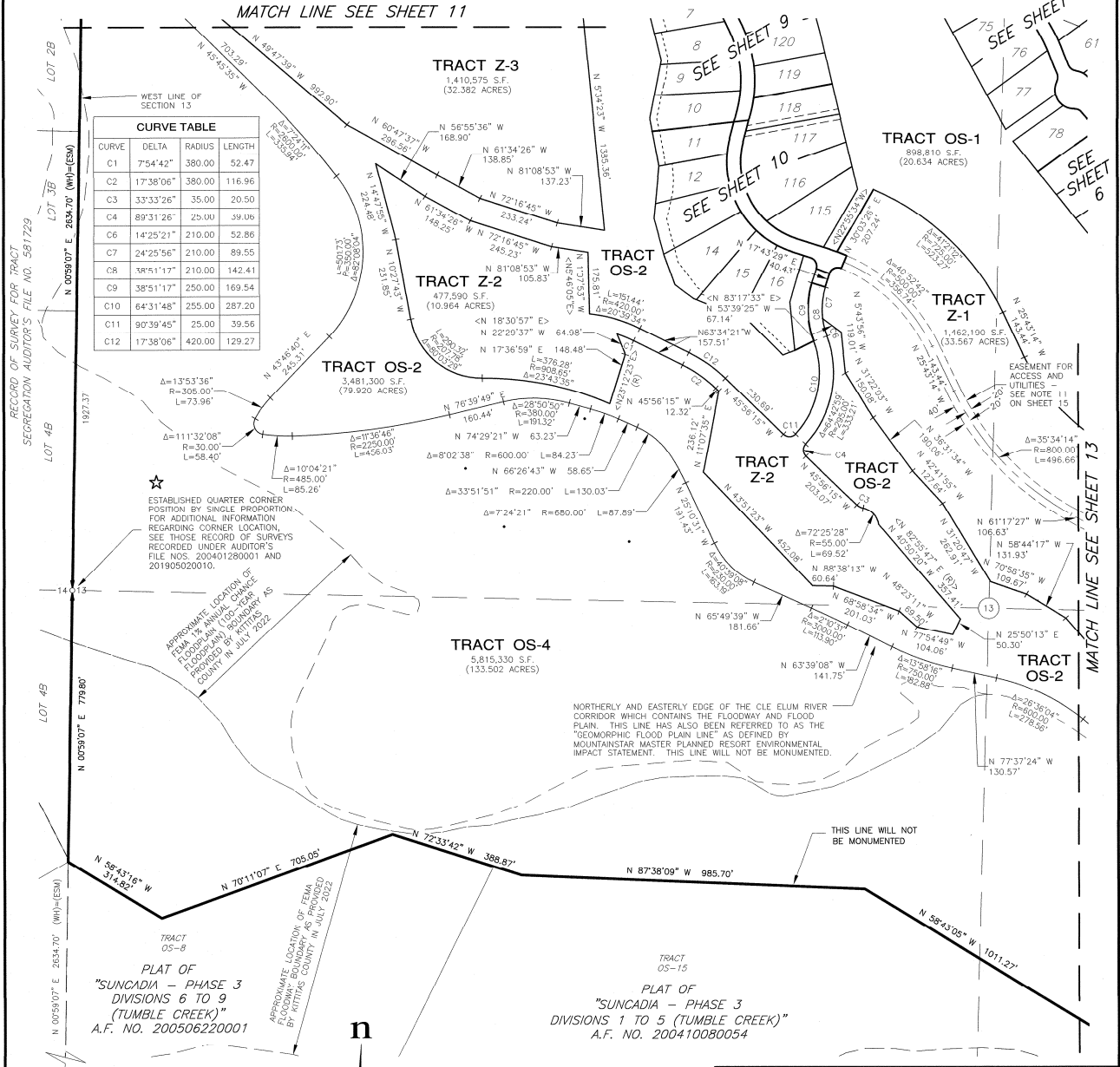
A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

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3160 00 SUNCADIA RESORT LLC
KITTITAS COUNTY, WASH.

LP-22-00001
LPF-22-00004



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 25th DAY OF July, A.D., 2022, AT 14 MINUTES PAST 2:00 P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 254-258, RECORDS OF KITTITAS COUNTY, WASHINGTON.

By: *[Signature]* DEPARTMENT AUDITOR
By: *[Signature]* KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 2022-0725-0044



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

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DATE: 2022-07-11 | JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 14 OF 15

13/258

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

07/25/2022 02:16:13 PM V: 13 P: 258 202207250044
STATE OF WASHINGTON
SUNCADIA RESORT LLC
KITKAS COUNTY, WASHINGTON
Page 15 of 15



A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITKAS COUNTY, WASHINGTON
TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

LP-22-00001
LPF-22-00004

EASEMENTS AND NOTES

- TRACT 2-3 OF THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, IS BEING REPLATED HEREIN, AND THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH IN SAID PLAT WITH RESPECT TO SAID TRACT ARE SUPERSEDED BY THIS PLAT.
- ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT AND AS NOW OR SUBSEQUENTLY PLATTED, 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.
- 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 AND THOSE PORTIONS OF LOTS 60, 117 AND 118, AND TRACT Z-1 IDENTIFIED HEREON AS STORM DRAINAGE EASEMENT 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 THEREON ("FACILITIES") FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS 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. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COUNTY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC, AND THEIR SUCCESSORS AND/OR ASSIGNS (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), A NON-EXCLUSIVE EASEMENT UNDER AND UPON ALL ROADS WITHIN THIS PLAT AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS SUNCADIA SHALL DETERMINE, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS SUNCADIA SHALL APPROVE WITH WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS SUNCADIA SHALL REQUEST. 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 ROADS WITHIN THE RESORT NOW OR HEREAFTER PLATTED AND/OR CONSTRUCTED, FOR THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES, 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. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- 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 KITKAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT RECORDED APRIL 16, 2009, UNDER KITKAS COUNTY AUDITOR'S FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
- THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCRS") 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 SUNCADIA.
- SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN SUNCADIA RESORT LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY SUNCADIA ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED TO SUNCADIA UNDER THIS PLAT.
- NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT, THE BOUNDARIES OF OPEN SPACE (OS) TRACT(S) CREATED BY THIS PLAT MAY BE MODIFIED 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.
- SWIFTWATER DRIVE AS PLATTED HEREON REFLECTS THE AS-BUILT LOCATION OF THOSE PORTIONS OF THE EASEMENT CREATED UNDER "DECLARATION OF NON-EXCLUSIVE EASEMENTS (SWIFTWATER DRIVE)" RECORDED UNDER KITKAS COUNTY AUDITOR'S FILE NO. 200609280021 (THE "DECLARATION OF EASEMENT") WHICH ARE STILL IN EFFECT. BY THE PLATTING OF SWIFTWATER DRIVE HEREON, THE DECLARATION OF EASEMENT IS TERMINATED AND OF NO FURTHER FORCE OR EFFECT.
- UNTIL SUCH TIME AS WANAWISH LOOP PLATTED HEREON IS EXTENDED THROUGH TRACT Z-1, SAID TRACT SHALL BE SUBJECT TO A 50-FOOT RADIUS TEMPORARY TURNAROUND EASEMENT AS DEPICTED HEREON AND THE SAME SHALL TERMINATE UPON THE RECORDED OF A PLAT OR OTHER DOCUMENT WHICH EXTENDS SAID ROAD OVER AND ACROSS SAID TRACT Z-1.
- UNTIL SUCH TIME AS WANAWISH LOOP PLATTED HEREON IS EXTENDED THROUGH TRACT Z-1, SAID TRACT SHALL BE SUBJECT TO A TEMPORARY EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THE APPROXIMATE LOCATION AS DEPICTED HEREON AS "EASEMENT FOR ACCESS AND UTILITIES." THE ACTUAL LOCATION OF SAID EASEMENT SHALL BE COINCIDENT WITH THE ROAD AND FACILITIES AS ARE NOW OR MAY BE CONSTRUCTED. SAID EASEMENT SHALL BENEFIT SUNCADIA, THE OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS IN THE RESORT AND/OR THE UTILITY SERVICE PROVIDERS, AS THE CASE MAY BE, TO THE SAME EXTENT, FOR THE SAME PURPOSES AND SUBJECT TO THE SAME PROVISIONS AS WOULD BE THE CASE SHOULD THE AREA BE PLATTED AS A ROAD HEREON. SAID EASEMENT SHALL COMMENCE AT SUCH TIME AS THE ROAD AND FACILITIES WITHIN SAID AREA, RESPECTIVELY, ARE COMPLETE AND THE ROAD IS OPENED FOR USE AND FACILITIES CONVEYED TO THE UTILITY SERVICE PROVIDERS, AND THE SAME SHALL TERMINATE UPON THE RECORDED OF A PLAT OR OTHER DOCUMENT WHICH EXTENDS WANAWISH LOOP OVER AND ACROSS SAID TRACT Z-1.
- FUTURE DEVELOPMENT TRACTS Z-1, Z-2 AND Z-3 ARE CREATED FOR FUTURE DEVELOPMENT AND/OR SUBDIVISION, THE USES, RIGHTS, AND RESTRICTIONS OF WHICH MAY DIFFER FROM OTHER LOTS AND/OR TRACTS WITHIN THIS PLAT AND/OR THE RESORT.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "DECLARATION OF COVENANT FOR CLE ELLUM RIVER CORRIDOR OPEN SPACE AREA MOUNTAINSTAR MASTER PLANNED RESORT" RECORDED AUGUST 21, 2003, UNDER KITKAS COUNTY AUDITOR'S FILE NO. 200308210003, SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE CLE ELLUM RIVER CORRIDOR WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT OS-4.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "NATURAL OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATEMENT)" RECORDED DECEMBER 11, 2015, UNDER KITKAS COUNTY AUDITOR'S FILE NO. 20151110029, SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE NATURAL OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACTS OS-2, OS-5 AND OS-7.
- DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE-SETBACK AREAS IS PROHIBITED OR RESTRICTED, AND ON LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16 IN PARTICULAR, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED.
- THE EASEMENTS GRANTED HEREINABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(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.
- 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 KITKAS COUNTY BOARD OF COMMISSIONERS, THIS 25th DAY OF July, A.D., 2022, AT 10 MINUTES PAST 2:24 P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 244-258, RECORDS OF KITKAS COUNTY, WASHINGTON.

BY [Signature] [Signature]
DEPUTY COUNTY AUDITOR KITKAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 2022-0725 0044



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

DATE: 2022-06-29 | JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 15 OF 15