

EQUINOX SHORT PLAT

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO.
72156-48322170:

LOTS 86 AND 87, OF MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION), IN THE COUNTY OF KITITITAS,
STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 157 THROUGH 157,
ALTERING PLAT ORIGINALLY RECORDED IN BOOK 9 OF PLATS, PAGES 9 THROUGH 39, RECORDS OF SAID
COUNTY.

KITITITAS COUNTY PARCEL INFORMATION:

PARCEL NO.: 10954
MAP NO.: 20-15-10050-0088

APPROVALS

CERTIFICATE OF COUNTY ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2024.

KITITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "EQUINOX SHORT PLAT" HAS BEEN EXAMINED BY ME AND I FIND THAT IT
CONFORMS TO THE COMPREHENSIVE PLAN OF KITITITAS COUNTY.

DATED THIS _____ DAY OF _____, A.D., 2024.

KITITITAS COUNTY COMMUNITY SERVICES OFFICIAL

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 _____ DAY OF _____, A.D., 2024.

KITITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT OF "EQUINOX SHORT PLAT" 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 _____ DAY OF _____, A.D., 2024.

KITITITAS COUNTY HEALTH OFFICER

NOTES:

1. THE PURPOSE OF THIS SHORT PLAT IS TO RE-ESTABLISH AS TWO SEPARATE PARCELS
THOSE LOTS COMBINED INTO A SINGLE PARCEL PURSUANT TO KITITITAS COUNTY PARCEL
COMBINATION CB-14-00012 (THE "COMBINATION") IN THEIR ORIGINAL CONFIGURATION AND
STATUS AS PREVIOUSLY PLATTED LOT 86 AND LOT 87, BOTH OF THE PLAT OF
MOUNTAINSTAR PHASE 1 DIVISION 2 (PLAT ALTERATION) RECORDED IN BOOK 9 OF PLATS,
PAGES 157 THROUGH 157, UNDER AUDITOR'S FILE NO. 200506180038, RECORDS OF KITITITAS
COUNTY, WASHINGTON (THE "PLAT").
2. NOTWITHSTANDING THE COMBINATION, THE DESCRIBED REAL PROPERTY HAS REMAINED,
AND THIS SHORT PLAT IS, SUBJECT TO THE PLAT NOTES, EASEMENTS AND OTHER
MATTERS SET FORTH ON THE PLAT, ALL OF WHICH, AS NOW OR HEREAFTER AMENDED, ARE
IN FULL FORCE AND EFFECT AND ARE INCORPORATED HEREIN BY THIS REFERENCE,
WHETHER OR NOT ALSO SET FORTH AND/OR DEPICTED HEREON. REFER TO THE PLAT FOR
DETAILS REGARDING BOUNDARIES, MONUMENTATION OF PROPERTY CORNERS OR
OTHERWISE, EASEMENTS, DEDICATIONS AND OTHER MATTERS SET FORTH ON THE PLAT.
3. NOTHING IN THIS SHORT 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 KITITITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE
DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED
APRIL 16, 2008, UNDER KITITITAS COUNTY AUDITOR'S FILE NO. 200904160060, AS NOW OR
HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
4. THIS SHORT PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS AND EASEMENTS AND DESIGN GUIDELINES PURSUANT TO
THE DEVELOPMENT OF THE SUNCADIA MASTER PLANNED RESORT AS DESCRIBED IN THE
DEVELOPMENT AGREEMENT INCLUDING, BUT NOT LIMITED TO THE DECLARATION. ALL
IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED
BY SUNCADIA.
5. LOT 86A AND LOT 87A OF THIS SHORT PLAT ARE EACH A UNIT UNDER THE GOVERNING
DOCUMENTS (AS SUCH TERMS ARE DEFINED IN THE DECLARATION) AND SHALL FOR ALL
PURPOSES PERPETUALLY BE TREATED AS TWO SEPARATE UNITS, INCLUDING, BUT NOT
LIMITED TO, FOR PURPOSES OF ALLOCATION OF VOTING RIGHTS AND ASSESSMENT
OBLIGATIONS BY, UNDER AND PURSUANT TO THE DECLARATION. ANY REFERENCE IN THE
GOVERNING DOCUMENTS TO LOT 86 AND/OR LOT 87 OF THE PLAT SHALL INSTEAD MEAN,
RESPECTIVELY, LOT 86A AND LOT 87A OF THIS SHORT PLAT.
6. THIS SHORT PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS,
RESERVATIONS, RESTRICTIONS OR OTHER MATTERS APPARENT OR OF RECORD AND/OR
WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY
MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-060.
2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR
RESTRICTIONS OF RECORD OR OTHERWISE.
3. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
 - BOOK 9 OF PLATS, PAGES 157-157, AFN: 200506160038.
 - BOOK 9 OF PLATS, PAGES 8-33, AFN: 200401080024.
 ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
4. THE BASIS OF BEARINGS IS REFERENCED TO THE WASHINGTON STATE PLANE COORDINATE
SYSTEM AS NOTED ON THE PLAT AND SURVEY LISTED ABOVE, PER THE FOUND MONUMENTS AS
ILLUSTRATED HEREON.

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
REGULATING ACT AT THE REQUEST OF CAKE BOX, LLC
IN MARCH, 2024.
DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503



AUDITOR'S CERTIFICATE

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

DUSTIN L. PIERCE
SURVEYOR'S NAME
RYAN ELIOTT
County Auditor Deputy County Auditor



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swilwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

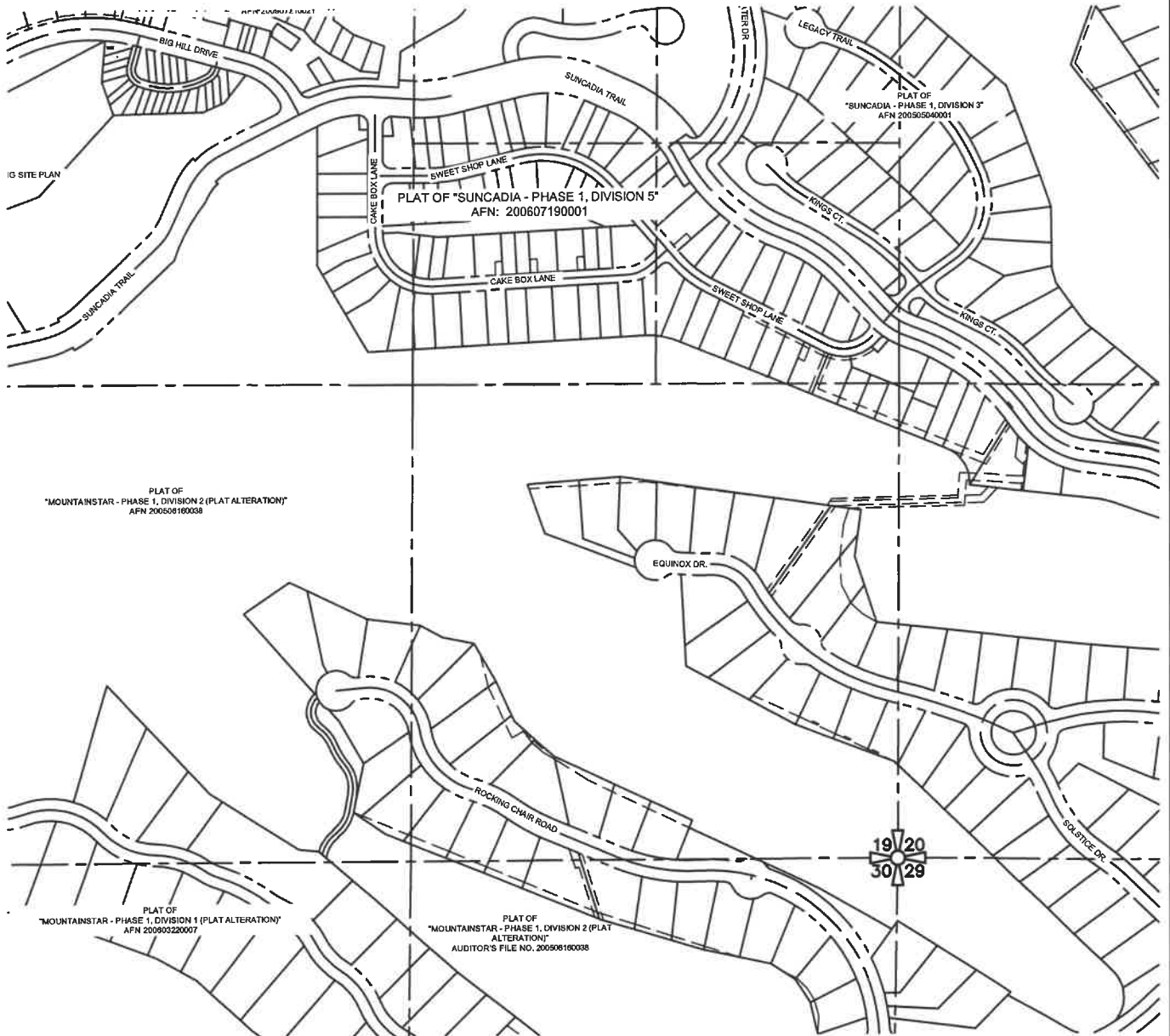
**EQUINOX SHORT PLAT
PREPARED FOR**

CAKE BOX, LLC
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITITAS COUNTY - WASHINGTON

DWN BY D.L.P./G.W.	DATE 03/2024	JOB NO. 23118
CHKD BY D.L.P.	SCALE N/A	SHEET 1 OF 4

EQUINOX SHORT PLAT

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON

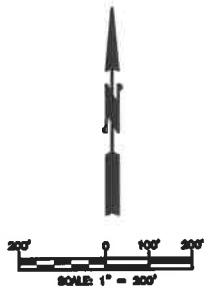


PLAT OF
"MOUNTAINSTAR - PHASE 1, DIVISION 2 (PLAT ALTERATION)"
AFN 200506160038

PLAT OF
"MOUNTAINSTAR - PHASE 1, DIVISION 1 (PLAT ALTERATION)"
AFN 200603220007

PLAT OF
"MOUNTAINSTAR - PHASE 1, DIVISION 2 (PLAT ALTERATION)"
AUDITOR'S FILE NO. 200506160038

19/20
30/29



AUDITOR'S CERTIFICATE

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

DUSTIN L. PERCE
SURVEYOR'S NAME

BRYAN ELIOTT
County Auditor Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
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EQUINOX SHORT PLAT PREPARED FOR

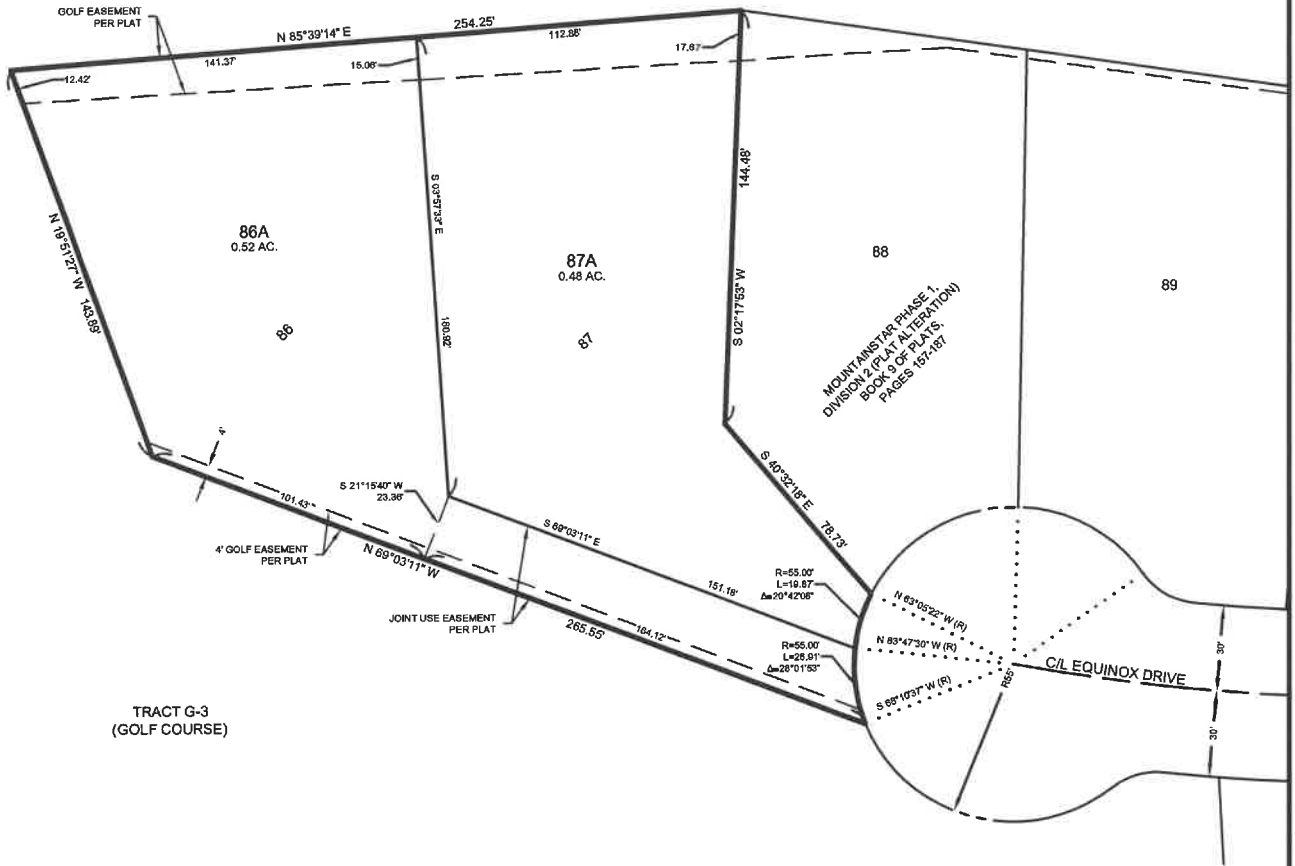
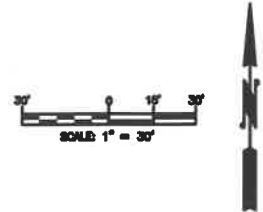
CAKE BOX, LLC
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	03/2024	23118
CHKD BY	SCALE	SHEET
D.L.P.	1" = 200'	3 OF 4

EQUINOX SHORT PLAT

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITIS COUNTY, WASHINGTON

TRACT G-3
(GOLF COURSE)



TRACT G-3
(GOLF COURSE)

AUDITOR'S CERTIFICATE

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IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF ____

DUSTIN L. PERCE
SURVEYOR'S NAME
BRYAN BLUMIT
County Auditor Deputy County Auditor



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KITITIS COUNTY - WASHINGTON

DWN BY D.L.P./G.W.	DATE 03/2024	JOB NO. 23118
CHKD BY D.L.P.	SCALE 1" = 30'	SHEET 4 OF 4

