

# SUNCADIA - PHASE 3 DIVISION 14 (TUMBLE CREEK)

AUDITOR'S REFERENCE

LP-18-00002

A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON  
 ASSESSOR MAP NUMBER 20-14-14050-0021, PARCEL ID NUMBER 950057

## DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (NEW SUNCADIA), OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND, IN LIEU OF DEDICATION OF ROADS, DOES HEREBY RESERVE TO ITSELF TO HOLD, SUBJECT TO AND TOGETHER WITH THE CCR'S AND PLAT NOTES HEREINAFTER 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 TUMBLE CREEK VILLAGE ASSOCIATION FOR THE SAME OR SIMILAR PURPOSES.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED AND THEIR CONVEYANCE TO SUCH ASSOCIATION, 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 ANY ASSOCIATION HOLDING TITLE TO THE ROADS 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.

NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: LDD SUNCADIA MANAGER, INC, A DELAWARE CORPORATION,  
 ITS: MANAGER

Roger T Beck  
 ROGER T BECK

ITS: SENIOR VICE PRESIDENT

Gary A Kettleston  
 GARY A KETTLESTON

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

Roger T Beck TO ME KNOWN TO BE

Senior Vice President OF LDD SUNCADIA MANAGER, INC, A DELAWARE CORPORATION, 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 19TH DAY OF OCTOBER, 2018.



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

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

Gary A Kettleston TO ME KNOWN TO BE

Vice President OF LDD SUNCADIA MANAGER, INC, A DELAWARE CORPORATION, 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 19TH DAY OF OCTOBER, 2018.



Terra B. Legg-Sybertz  
 PRINTED NAME: Terra B. Legg-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 3 DIVISION 14" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 14 AND 23, TOWNSHIP 20 NORTH, RANGE 14 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 10TH DAY OF OCTOBER, A.D., 2018.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 44925



## APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER  
 EXAMINED AND APPROVED THIS 30th DAY OF OCTOBER, A.D., 2018.  
Mark R. Smith  
 KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL  
 I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISION 14" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.  
 DATED THIS 30th DAY OF OCTOBER, A.D., 2018.  
Shirley M. Spatz  
 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 1st DAY OF NOVEMBER, A.D., 2018.  
Justin J. Gladay  
 KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN  
 I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISION 14" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREON SHOWN MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
 DATED THIS 22nd DAY OF OCT, A.D., 2018.  
W. H. Farnham  
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISION 14" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.  
 DATED THIS 24 DAY OF OCTOBER, A.D., 2018.  
 By: Dakota Humble  
 KITTITAS COUNTY ASSESSOR

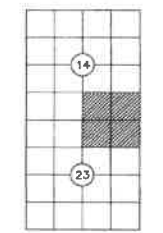
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS  
 EXAMINED AND APPROVED THIS 31st DAY OF OCTOBER, A.D., 2018.

BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON  
 CHAIRMAN SSD ATTEST: Jim J. Jirik  
 CLERK OF THE BOARD



## SUBDIVISION LOCATOR

NOT TO SCALE



TOWNSHIP 20 NORTH,  
 RANGE 14 EAST, W.M.

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 1st DAY OF November, A.D., 2018, AT 25 MINUTES PAST 2 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 10 RECORDS OF KITTITAS COUNTY, WASHINGTON.

By: Jerald V. Pettit  
 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201811010029

**ESM CONSULTING ENGINEERS, LLC**  
 33400 8th Ave. S, #205  
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Civil Engineering | Land Surveying | Land Planning  
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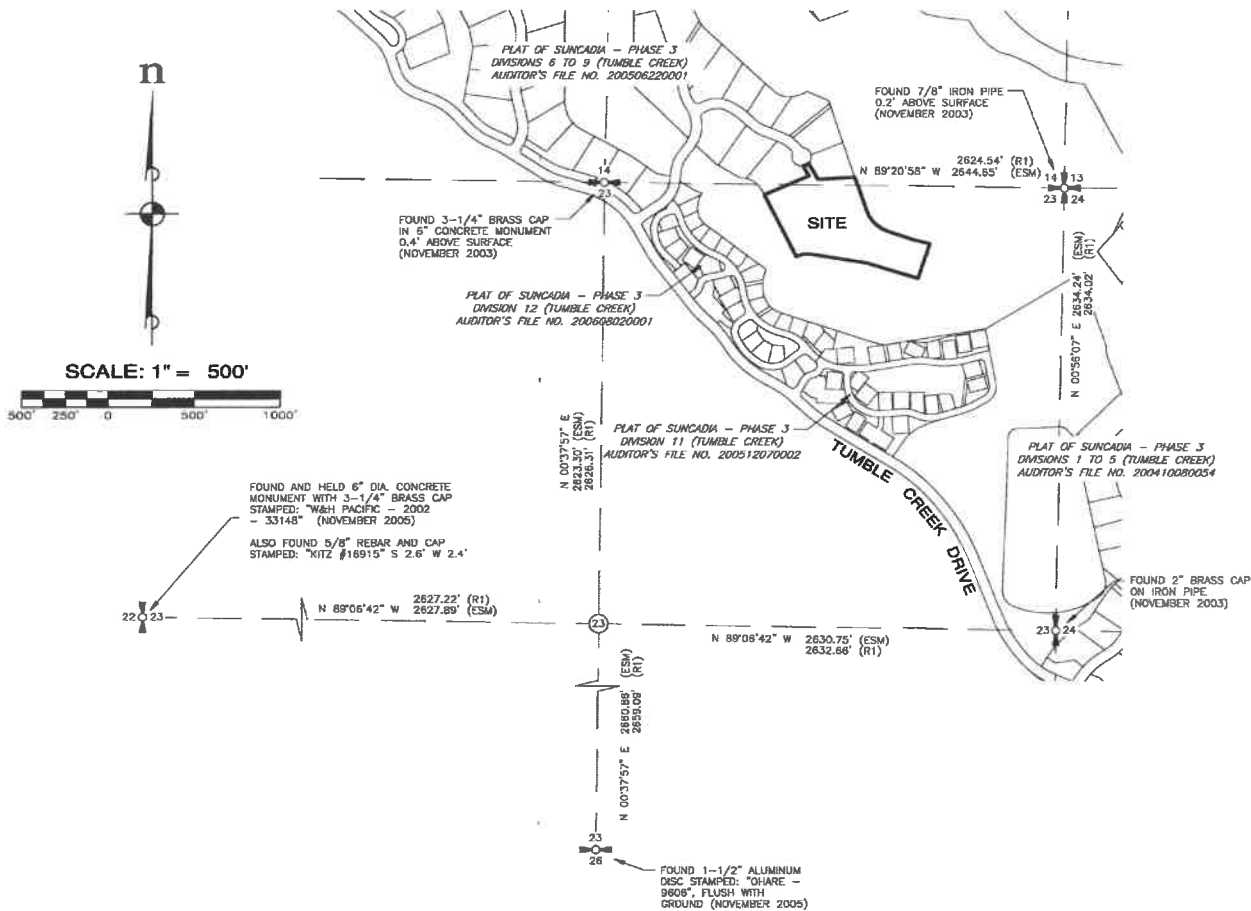
DATE: 2018-10-11 JOB NO. 998-787-017-0100  
 DRAWN BY: C.A.F./R.F.G. SHEET 1 OF 5

# SUNCADIA - PHASE 3 DIVISION 14 (TUMBLE CREEK)

AUDITOR'S REFERENCE  
 LP-18-00002

A PORTION OF SECTIONS 14 AND .23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBER 20-14-14050-0021, PARCEL ID NUMBER 950057



### LEGEND

- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER
- (R1) RECORD OF SURVEY BY EASTSIDE CONSULTANTS, INC., AUDITOR'S FILE NO. 581725 (1995)

### LEGAL DESCRIPTION

TRACT A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 30, 2018, IN BOOK 41 OF SURVEYS, PAGES 179 THROUGH 183, UNDER AUDITOR'S FILE NO. 201808300048, BEING TRACT Z-1 AND A PORTION OF TRACT G-1, SUNCADIA-PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, RECORDS OF KITTITAS COUNTY, WASHINGTON.

### BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SK0662) AND "J358" (PID SK0459). 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 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

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 1st DAY OF November A.D., 2018, AT 25 MINUTES PAST 2 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 9, RECORDS OF KITTITAS COUNTY, WASHINGTON.

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

AUDITOR'S REFERENCE: 201811010029



**ESM CONSULTING ENGINEERS LLC**  
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 EVERETT (425) 297-9900

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

DATE: 2018-10-11 | JOB NO. 998-767-017-0100  
 DRAWN BY: C.A.F./R.F.G. | SHEET 2 OF 5

# SUNCADIA - PHASE 3 DIVISION 14 (TUMBLE CREEK)

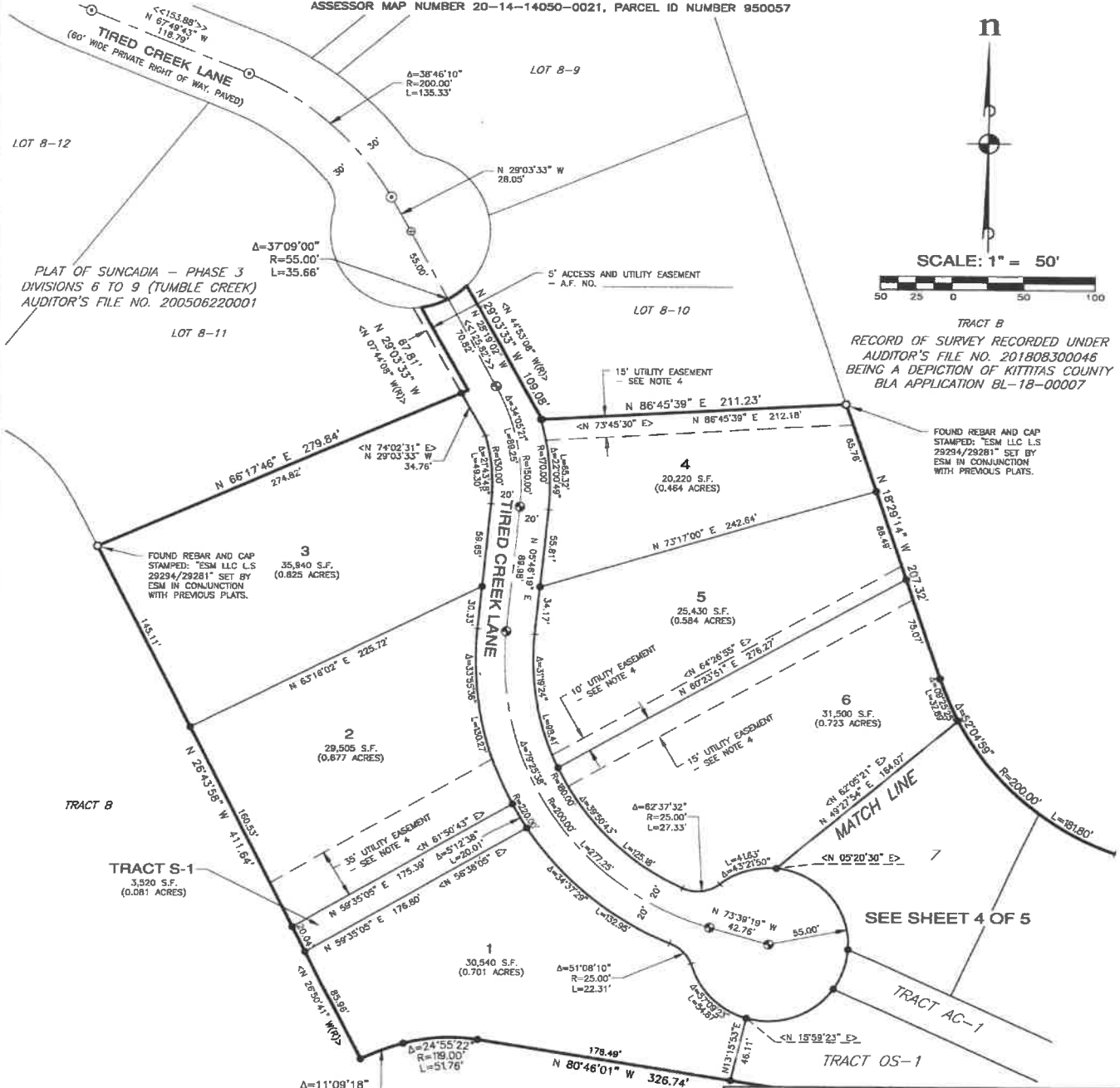
A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE  
 LP-18-00002

ASSESSOR MAP NUMBER 20-14-14050-0021, PARCEL ID NUMBER 950057



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



**LEGEND**

- ⊙ = SET SURFACE BRASS CAP, STAMPED: "L.S. 44925"
- ⊙ = CENTERLINE MONUMENT SET BY ESM IN CONJUNCTION WITH PREVIOUS PLATS
- ⊙ = MONUMENT NOT FOUND
- ⊙ = FOUND CORNER AS NOTED
- = 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 BEARING AT LOT CORNER
- << >> = MONUMENT TO MONUMENT DISTANCE

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 1st DAY OF November A.D., 2018, AT 25 MINUTES PAST 2 O'CLOCK P.M., AND RECORDED IN VOLUME 15 OF PLATS, ON PAGES 10 RECORDS OF KITTITAS COUNTY, WASHINGTON.

By: [Signature] Jerald V. Peffitt  
 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201811010029



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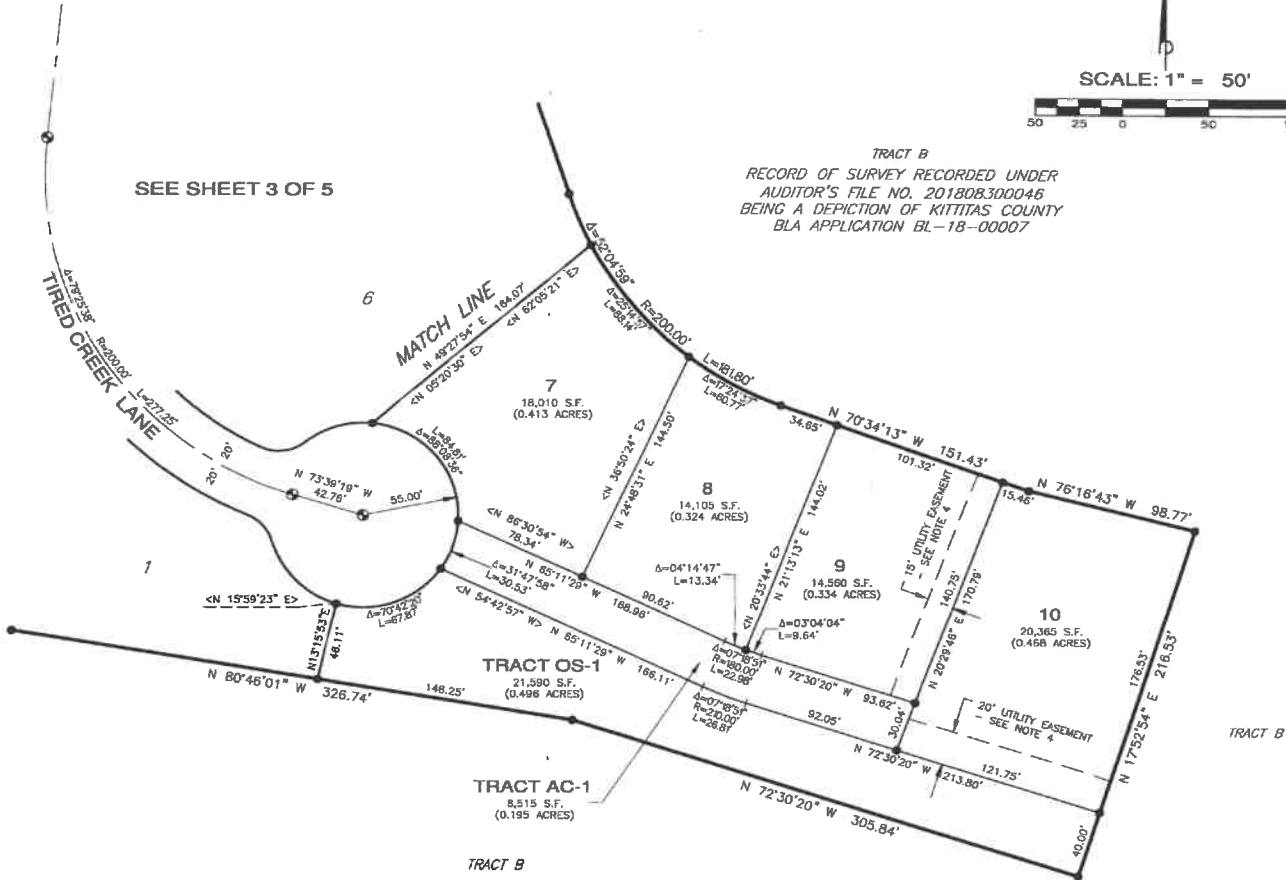
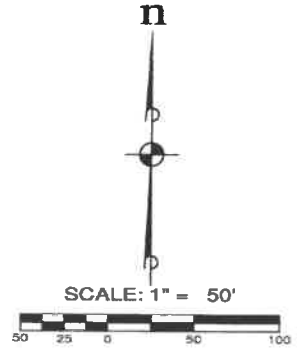
DATE: 2018-10-17 JOB NO. 998-767-017-0100  
 DRAWN BY: C.A.F./R.F.G. SHEET 3 OF 5

# SUNCADIA - PHASE 3 DIVISION 14 (TUMBLE CREEK)

AUDITOR'S REFERENCE

LP-18-00002

A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON  
 ASSESSOR MAP NUMBER 20-14-14050-0021, PARCEL ID NUMBER 950057



SEE SHEET 3 OF 5

TRACT B  
 RECORD OF SURVEY RECORDED UNDER  
 AUDITOR'S FILE NO. 201808300046  
 BEING A DEPICTION OF KITTITAS COUNTY  
 BLA APPLICATION BL-18-00007

**LEGEND**

- ⊕ = SET SURFACE BRASS CAP, STAMPED "LS 44925"
- = FOUND CORNER AS NOTED
- = 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 BEARING AT LOT CORNER
- << >> = MONUMENT TO MONUMENT DISTANCE

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,  
 THIS 15<sup>th</sup> DAY OF November, A.D., 2018, AT 25 MINUTES PAST  
2 O'CLOCK P.M., AND RECORDED IN VOLUME 19 OF PLATS, ON  
 PAGES 11 RECORDS OF KITTITAS COUNTY, WASHINGTON.

By: *[Signature]* Deputy County Auditor  
*[Signature]* Gerald V. Pettit  
 Kittitas County Auditor

AUDITOR'S REFERENCE: 201811010029



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

DATE: 2018-10-15 JOB NO. 998-767-017-0100  
 DRAWN BY: C.A.F./R.F.G. SHEET 4 OF 5

# SUNCADIA - PHASE 3 DIVISION 14 (TUMBLE CREEK)

AUDITOR'S REFERENCE

A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, WASHINGTON  
 ASSESSOR MAP NUMBER 20-14-14050-0021, PARCEL ID NUMBER 950057

LP-18-00002

## EASEMENTS AND NOTES

1. TRACT A AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED AUGUST 30, 2018, UNDER AUDITOR'S FILE NO. 201808300048 AND FILED IN BOOK 41 OF SURVEYS AT PAGE 179, BEING A PORTION OF TRACT Z-1 AND A PORTION TRACT G-1 OF THE PLAT OF SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK), RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, 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.
2. ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT ARE PRIVATE. NEW 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 A NON-EXCLUSIVE EASEMENT UNDER AND UPON THOSE PORTIONS OF LOTS 2, 4, 5, 8, 9 AND 10 IDENTIFIED AS "UTILITY EASEMENTS" TRACT AC-1, AND ALL ROADS WITHIN THIS PLAT 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 ROADS 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 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.
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 KITTITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 18, 2009, UNDER KITTITAS COUNTY AUDITORS' FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
6. 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 NEW SUNCADIA.
7. NEW SUNCADIA, AS DEFINED HEREBY, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED TO NEW SUNCADIA UNDER THIS PLAT.
8. NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY DR 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 CCRS AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
9. LOTS 8, 9 AND 10 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS 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 CCRS. 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 8, 9 AND 10.
10. ACCESS TO THIS PLAT VIA TUMBLE CREEK DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (TUMBLE CREEK DRIVE) RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050015, AS NOW OR HEREAFTER AMENDED (THE "TUMBLE CREEK EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE TUMBLE CREEK EASEMENT IS HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITED PROPERTY THEREUNDER.
11. ACCESS TO THIS PLAT VIA JENKINS DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (JENKINS DRIVE) RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050012, AS NOW OR HEREAFTER AMENDED (THE "JENKINS DRIVE EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE JENKINS DRIVE EASEMENT IS HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITED PROPERTY THEREUNDER. DUE TO TOPOGRAPHY AND CONSTRUCTION ACTIVITIES WITHIN AND WITHOUT THIS PLAT, ACCESS TO LOTS AND TRACTS VIA JENKINS DRIVE WILL BE FURTHER RESTRICTED PURSUANT TO THAT CERTAIN JENKINS DRIVE TRAFFIC SAFETY PLAN DATED OCTOBER 5, 2004, A COPY OF WHICH IS ON FILE WITH KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND WITH THE RESORT AND WHICH MAY BE AMENDED AND/OR RELEASED AS TO PORTIONS OR ALL OF JENKINS DRIVE UPON APPROVAL BY NEW SUNCADIA AND KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS; AND, IN THE EVENT A PLAT IS RECORDED WHICH INCLUDES ALL OR PORTIONS OF THE JENKINS DRIVE EASEMENT, THE JENKINS TRAFFIC SAFETY PLAN SHALL AUTOMATICALLY TERMINATE AS TO SUCH PORTIONS.
12. UTILITIES SERVING THIS PLAT SHALL BE AS PROVIDED UNDER THE TERMS AND CONDITIONS OF THAT CERTAIN TUMBLE CREEK UTILITY EASEMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050013, AS NOW OR HEREAFTER AMENDED, AND THAT CERTAIN RESERVOIR UTILITY EASEMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050014, AS NOW OR HEREAFTER AMENDED. SAID DOCUMENTS, AND EACH OF THEM ARE HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITED PROPERTY THEREUNDER.
13. THE EASEMENTS GRANTED HEREBY 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.

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 15 DAY OF NOVEMBER, A.D. 2018, AT 2:29 MINUTES PAST 2 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 12, RECORDS OF KITTITAS COUNTY, WASHINGTON.

By: Jerald V. Pettit  
 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201811010029



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