

Road Name Changes:  
 Red Mountain Way = Gold Leaf Lane  
 Mt. Baldy Way = Little Jewel Way  
 Eastern Ridge Trail = Southern Star Lane

13/59

**SUNCADIA - PHASE 3 DIVISIONS 15 AND 16  
 (TUMBLE CREEK)**  
 A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.  
 KITTITAS COUNTY, WASHINGTON  
 ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/08/2019 11:07:23 AM V: 13 P: 55 201911090810  
 5218 00 SUNCADIA  
 Kittitas County Auditor  
 Page 1 of 21

LP-19-00002  
 LPF-19-00008

**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 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 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.

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,  
 ITS: MANAGER

Roger T Beck  
 BY: ROGER T BECK

ITS: SENIOR VICE PRESIDENT

Gary A Kittleson  
 BY: GARY A KITTLESON

ITS: VICE PRESIDENT

STATE OF WASHINGTON } SS  
 COUNTY OF KITTITAS }

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

SENIOR VICE PRESIDENT OF LEO 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 10th DAY OF October, 2019.



Stacy L Houle  
 PRINTED NAME: Stacy L Houle  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 MY COMMISSION EXPIRES: May 15, 2023

STATE OF WASHINGTON } SS  
 COUNTY OF KITTITAS }

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 KITTLESON

VICE PRESIDENT OF LEO 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 10th DAY OF October, 2019.



Stacy L Houle  
 PRINTED NAME: Stacy L Houle  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 MY COMMISSION EXPIRES: May 15, 2023

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE PLACED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATING REGULATIONS.

DATED THIS 8th DAY OF OCTOBER, A.D., 2019.

ZACHARY T. LINDEN, Professional Land Surveyor  
 CERTIFICATE NO. 44925



**APPROVALS**

CERTIFICATE OF COUNTY ROAD ENGINEER  
 EXAMINED AND APPROVED THIS 10th DAY OF October, A.D., 2019.  
Mark R. Cook  
 KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL  
 I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.  
 DATED THIS 24th DAY OF October, A.D., 2019.  
Andrew M. Scott  
 KITTITAS COUNTY COMMUNITY SERVICES DIRECTOR Planning 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 5th DAY OF November, A.D., 2019.  
Roger Odaday  
 KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN  
 I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" 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 25th DAY OF Oct, A.D., 2019.  
Alfred A. MD  
 KITTITAS COUNTY HEALTH SANITARIAN

CERTIFICATE OF COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATING.  
 DATED THIS 5th DAY OF November, A.D., 2019.  
Haley Merritt  
 KITTITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS  
 EXAMINED AND APPROVED THIS 5th DAY OF November, A.D., 2019.  
 BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON  
Chairman ATTEST: Clerk



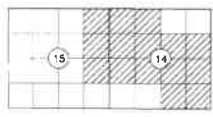
**RECEIVED**  
 MAY 29 2020

Kittitas County CDS

**LEGAL DESCRIPTION**

TRACTS B AND C, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 2, 2010, UNDER AUDITOR'S FILE NO. 201905020010 AND FILED IN BOOK 42 OF SURVEYS, PAGES 34 THROUGH 50, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON AND A PORTION OF TRACTS 05-B AND TRACT G-1 OF SUNCADIA - PHASE 3 DIVISIONS 8 10 9 (TUMBLE CREEK) IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 180 THROUGH 220, UNDER RECORDING NO. 20050822001, RECORDS OF SAID COUNTY.

**SUBDIVISION LOCATOR**  
 NOT TO SCALE



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M. AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 64-67 RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: Rob Taylor Deputy County Auditor  
Nerald V. Pettit Kittitas County Auditor

AUDITOR'S REFERENCE: 2011050010

**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Ave. S, #205  
 Federal Way, WA 98003  
 FEDERAL WAY (206) 838-8113  
 EVERETT (425) 297-9500  
 www.esmcivil.com

Civil Engineering	Land Surveying	Land Planning
Public Works	Project Management	Landscape Architecture
DATE: 2019-10-04	JOB NO. 998-765-017-0003	
DRAWN BY: C.A.F./R.F.C.	SHEET 1 OF 21	

13/00

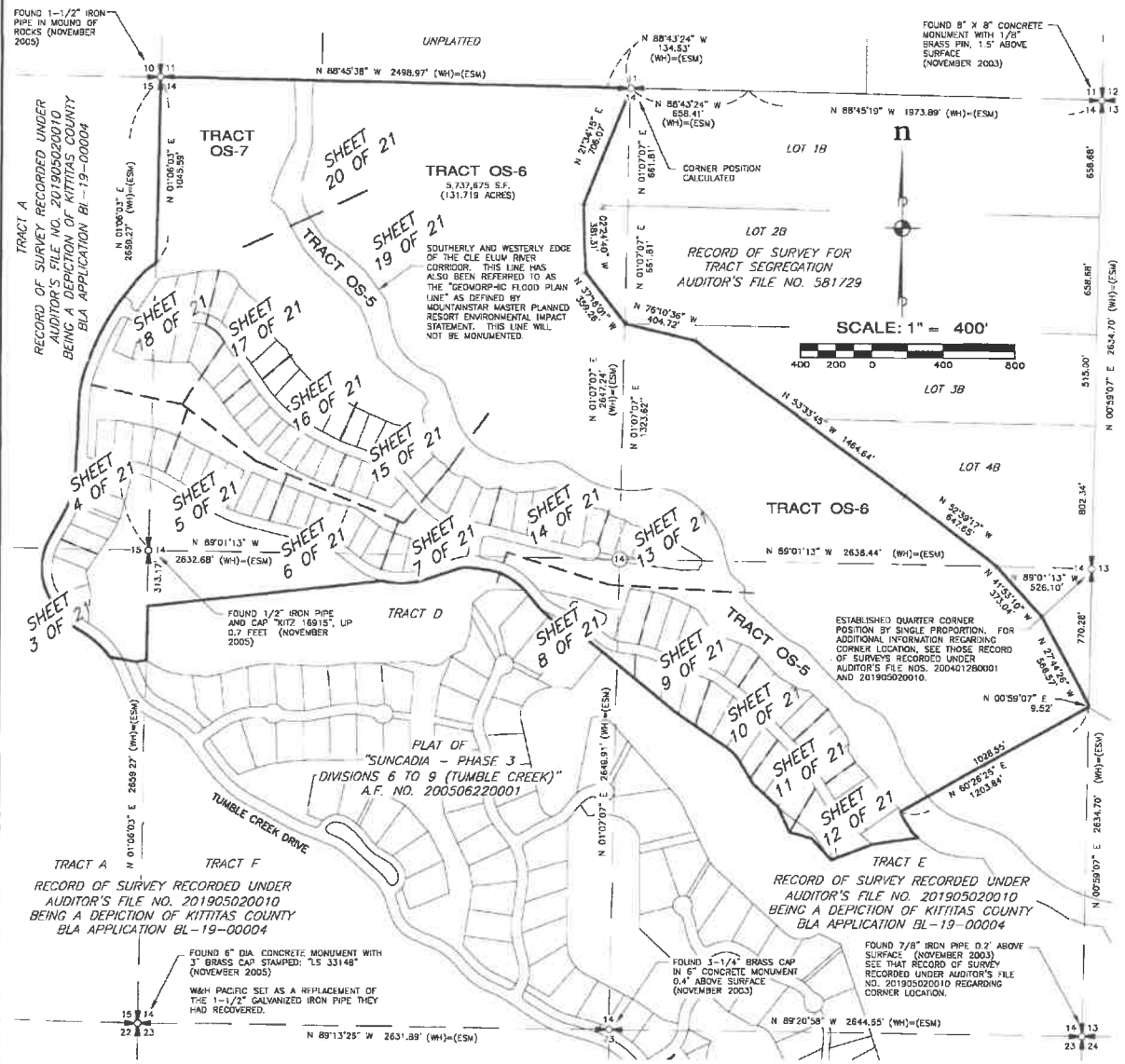
# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

## A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 60 201911050010  
Page 2 of 21

LP-19-00002  
LPF-19-00008



**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

(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.

**BASIS OF BEARINGS**

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS 'EASTON' (PID 530552) AND 'J356' (PID 530459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999570387.

**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 KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5TH DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 17 OF PLATS, ON PAGES 69-77. RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: Jerald V. Peltit DEPUTY COUNTY AUDITOR  
Jerald V. Peltit KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

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

FEDERAL HWY (253) 836-8113  
 EVERETT (425) 297-9100

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

DATE: 2019-10-04 | JOB NO. 998-785-017-0003  
 DRAWN BY: C.A.F./R.F.G. | SHEET 2 OF 21

13/16

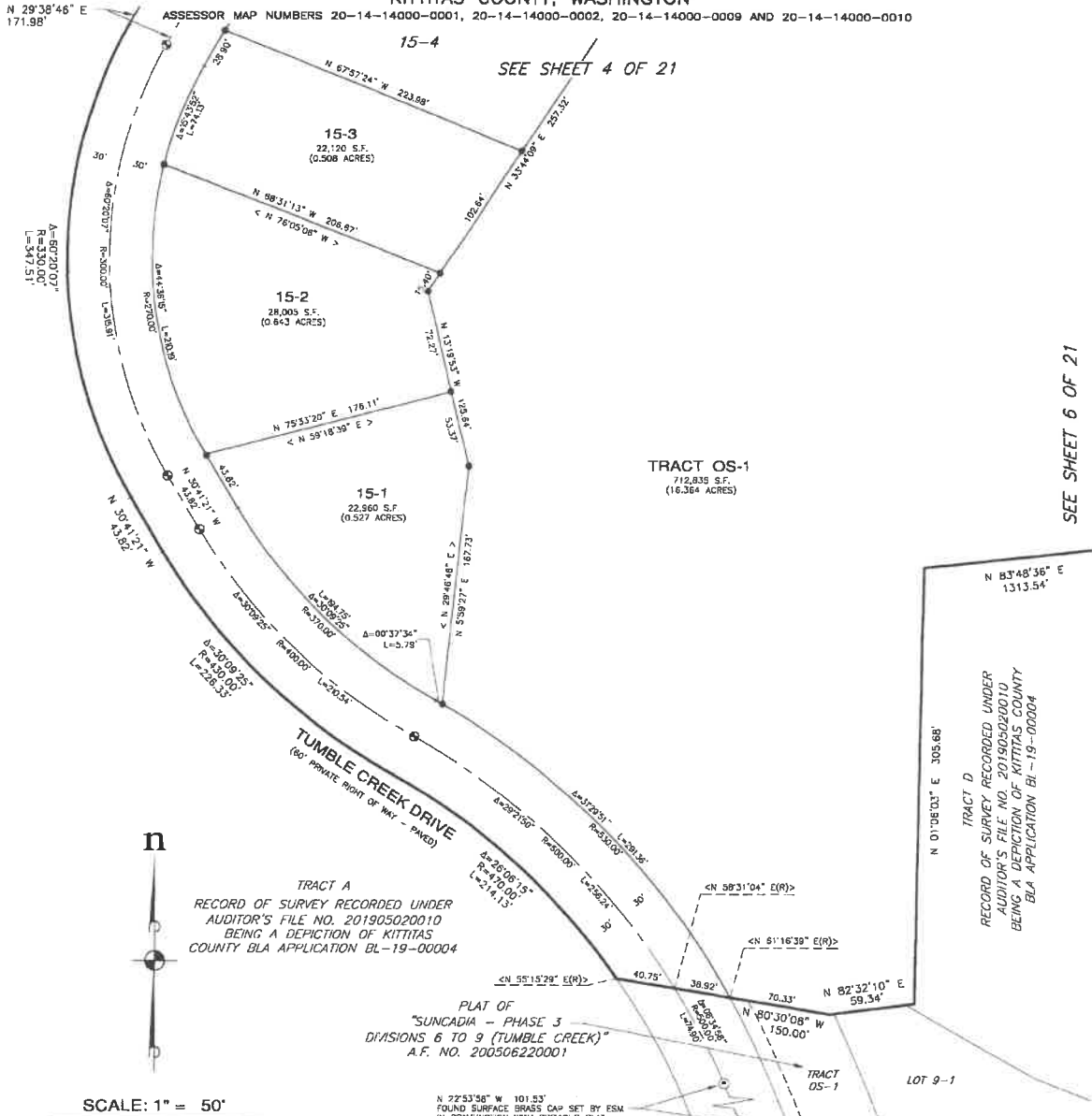
# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

## A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON

11/05/2019 11:07:23 AM V: 13 P: 61 201911050010  
Page 3 of 21  
Kittitas County Auditor

LP-19-00002  
LPF-19-00008

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010



SEE SHEET 6 OF 21

TRACT A  
RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 201905020010  
BEING A DEPICTION OF KITTITAS  
COUNTY BLA APPLICATION BL-19-00004

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

TRACT D  
RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 201905020010  
BEING A DEPICTION OF KITTITAS COUNTY  
BLA APPLICATION BL-19-00004



- LEGEND**
- - SET SURFACE BRASS CAP, STAMPED "LS 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 AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - ( ) = RADIAL BEARING
  - < > = RADIAL BEARING AT LOT CORNER
  - OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER



**RECORDING CERTIFICATE**

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BY: [Signature] Jerald V. Pettit  
DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

**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: 2019-10-04 JCB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 3 OF 21

3/62

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

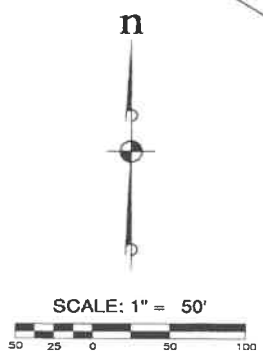
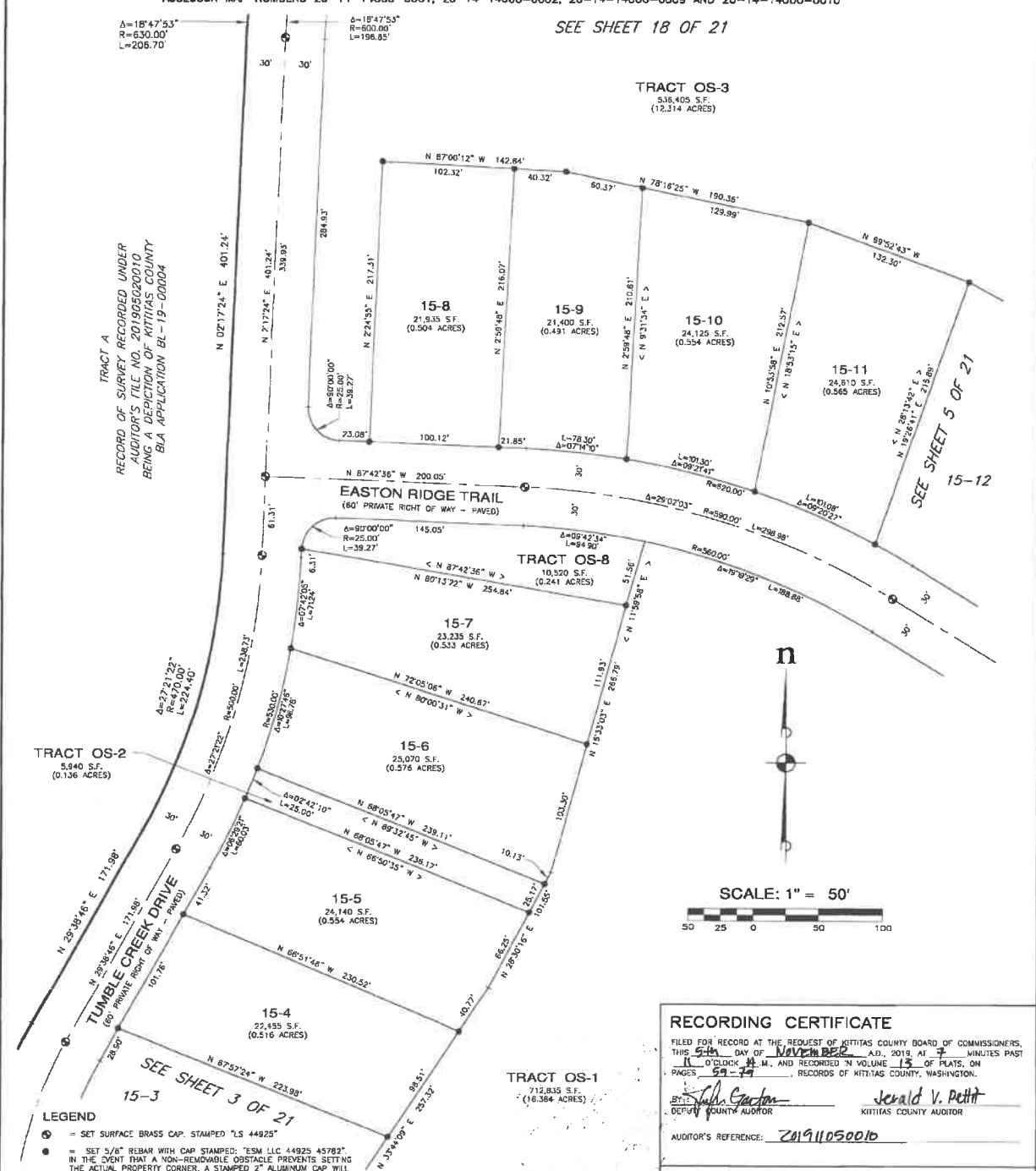
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219 00 SUNCADIA  
Kittitas County Auditor  
Page 4 of 21

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

LP-19-00002  
LPF-19-00008

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

SEE SHEET 18 OF 21



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 WHITES PAST 9 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 59-74, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: Jerald V. Pettit Kititas County Auditor  
Jessie Carter Deputy County Auditor

AUDITOR'S REFERENCE: 201911050010

---

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 Federal Way, WA 98003

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Civil Engineering | Land Surveying | Land Planning  
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DATE: 2019-10-04 | JOB NO. 998-765-017-0003  
 DRAWN BY: C.A.F./R.F.G. | SHEET 4 OF 21

DWG NAME: \\ESM\ENGR\ESM-00BS\998\118\016\SURVEY\_PLOTS\VP3015-FP-04.DWG

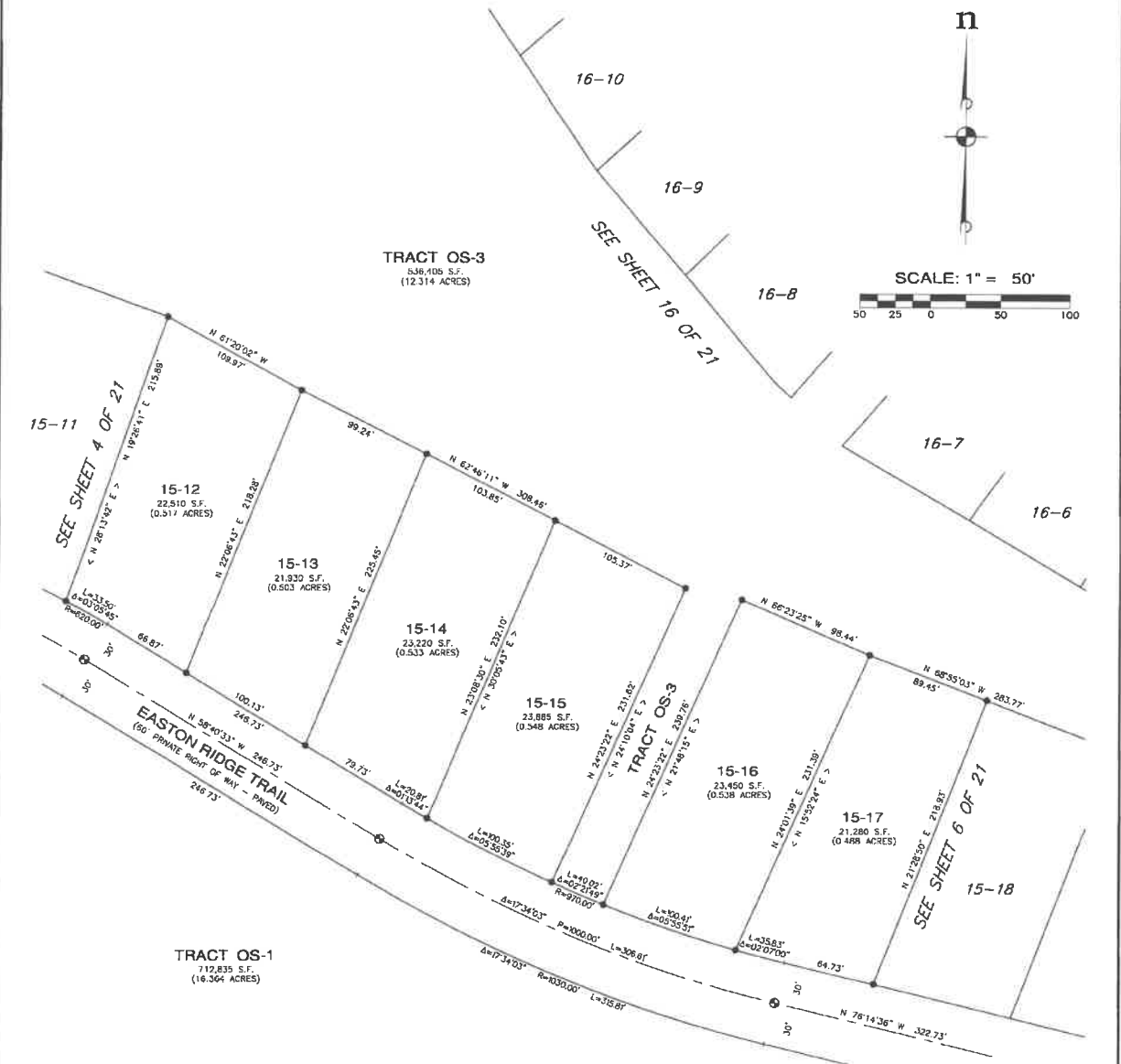
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ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 63 201911050010  
2019-09  
SUNCADIA  
KITITAS COUNTY TRACTOR

LP-19-00002  
LPF-19-00008



- LEGEND**
- ⊙ = SET SURFACE BRASS CAP, STAMPED "LS 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
  - ⌒ = ARC LENGTH
  - (R) = RADIAL BEARING
  - < > = RADIAL BEARING AT LOT CORNER
  - OS-1 = OPEN SPACE TRACT DESIGNATION NUMBER



**RECORDING CERTIFICATE**

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

AUDITOR'S REFERENCE: 201911050010

**ESM CONSULTING ENGINEERS LLC**

33400 8th Ave. S, #205  
Federal Way, WA 98003

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FEDERAL WAY (206) 838-6113  
EVERETT (425) 767-9900

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

DATE: 2019-10-04 JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 5 OF 21

13/04

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

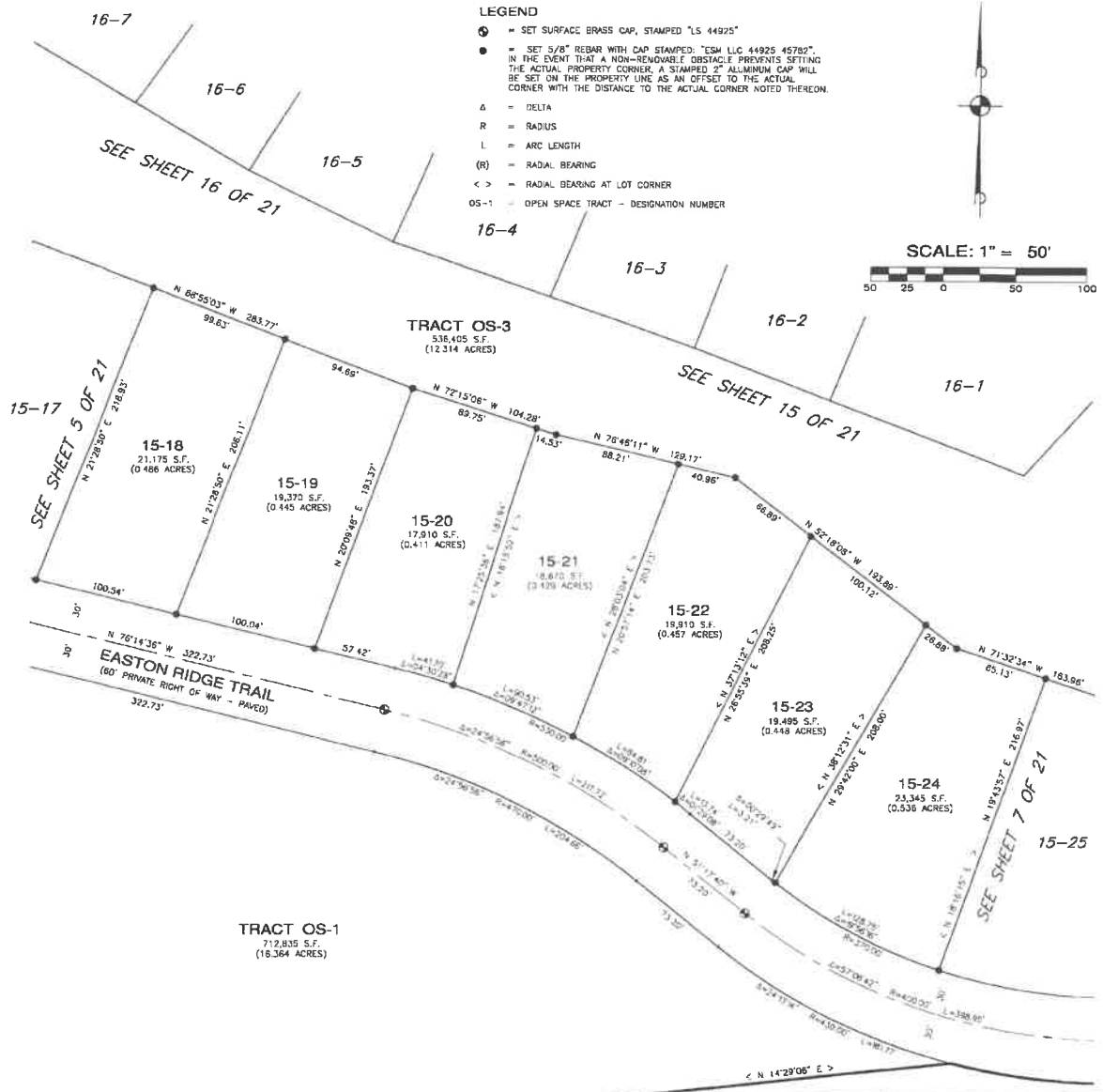
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11/05/2019 11:07:23 AM V: 13 P: 04 201911050010  
Page 6 of 21  
ESM CONSULTING ENGINEERS  
33400 8th Ave. S, #205  
Federal Way, WA 98003  
FEDERAL TAX ID: (253) 836-6113  
(425) 287-9900

LP-19-00002  
LPF-19-00008

- LEGEND**
- = SET SURFACE BRASS CAP, STAMPED "LS 44925"
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**TRACT OS-1**  
712,835 S.F.  
(16,364 ACRES)

**TRACT OS-3**  
338,405 S.F.  
(12,314 ACRES)

**15-18**  
21,175 S.F.  
(0.486 ACRES)

**15-19**  
19,370 S.F.  
(0.445 ACRES)

**15-20**  
17,910 S.F.  
(0.411 ACRES)

**15-21**  
18,670 S.F.  
(0.429 ACRES)

**15-22**  
19,910 S.F.  
(0.457 ACRES)

**15-23**  
19,495 S.F.  
(0.448 ACRES)

**15-24**  
23,345 S.F.  
(0.536 ACRES)

TRACT D  
RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 201905020010  
BEING A DEPICTION OF KITITAS COUNTY  
BLA APPLICATION BL-19-00004



**RECORDING CERTIFICATE**

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BY: Jerald V. Pettit  
DEPUTY COUNTY AUDITOR  
KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

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Federal Way, WA 98003

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DATE: 2019-10-04 | JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. | SHEET 6 OF 21

13/05

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

## A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON

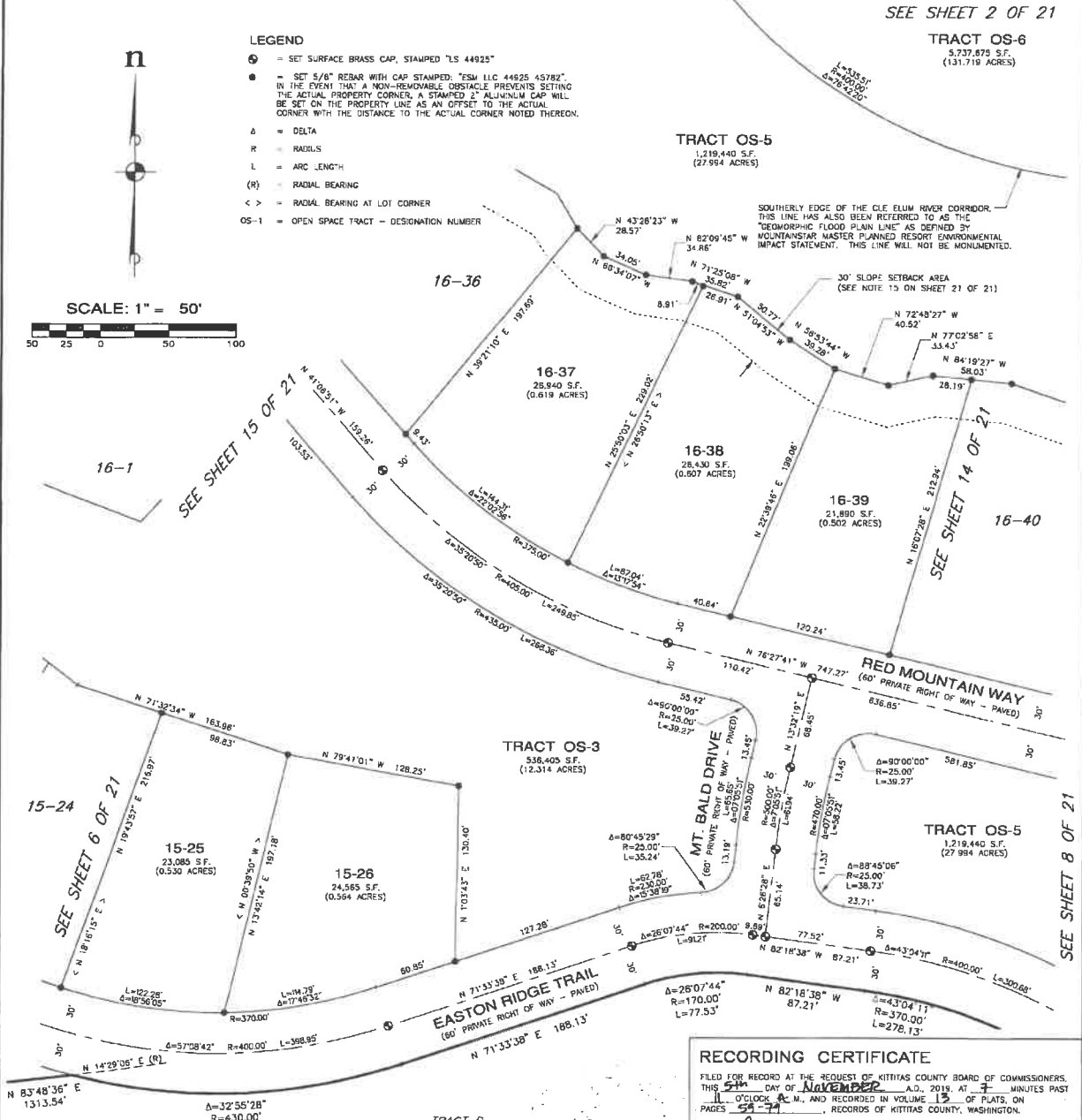
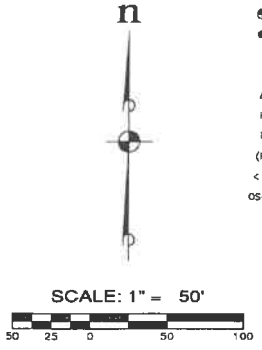
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 65 201911050018  
Kittitas County Auditor

LP-19-00002  
LPF-19-00008

SEE SHEET 2 OF 21

- LEGEND**
- ⊙ = SET SURFACE BRASS CAP, STAMPED "LS 44925"
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  - < > = RADIAL BEARING AT LOT CORNER
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TRACT D  
RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 201905020018  
BEING A DEPICTION OF KITTITAS  
COUNTY BIA APPLICATION BL-19-00004

**RECORDING CERTIFICATE**

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THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST  
11 O'CLOCK A. M., AND RECORDED IN VOLUME 13 OF PLATS, ON  
PAGES 59-74 RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: Jed Gault DEPUTY COUNTY AUDITOR      Kenneth V. Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010



**ESM CONSULTING ENGINEERS LLC**

33400 8th Ave. S, #205  
Federal Way, WA 98003

FEDERAL WAY (253) 838-6113  
EVERETT (425) 287-9000

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Public Works | Project Management | Landscape Architecture

DATE: 2019-10-04      JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G.      SHEET 7 OF 21

13/66

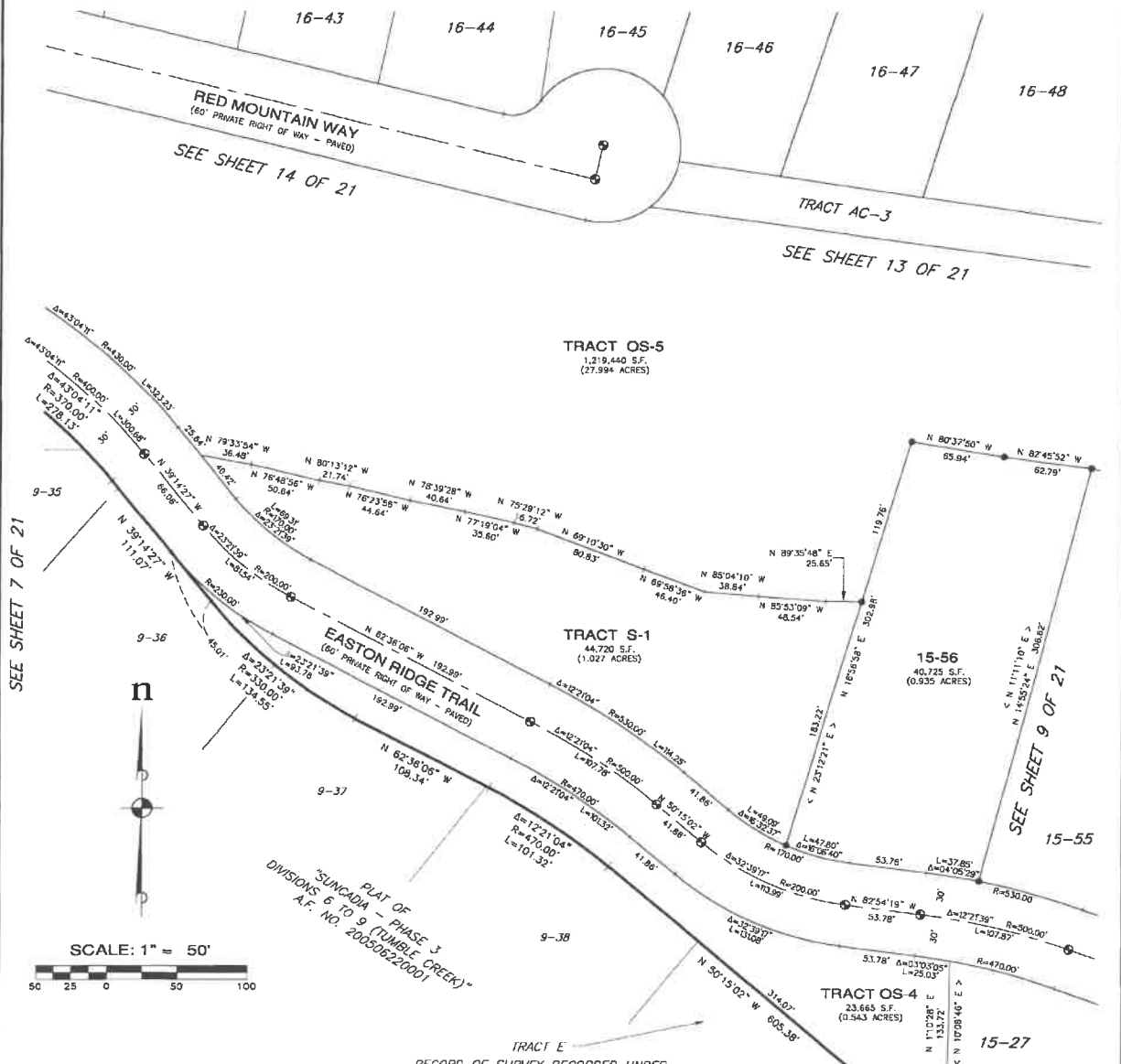
# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

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

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 68 201911050010  
KITITAS COUNTY Auditor

LP-19-00002  
LPF-19-00008



SEE SHEET 7 OF 21

SEE SHEET 13 OF 21

SEE SHEET 9 OF 21

### LEGEND

- ⊙ = SET SURFACE BRASS CAP, STAMPED "LS 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 BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
- S-1 = SERVICE TRACT - DESIGNATION NUMBER

RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 201905020010  
BEING A DEPICTION OF KITITAS  
COUNTY B/LA APPLICATION BL-19-00004



### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,  
THIS 5th DAY OF NOVEMBER, A.D. 2019, AT 7 MINUTES PAST  
11 O'CLOCK A.M. AND RECORDED IN VOLUME 19 OF PLATS, ON  
PAGES 59-74, RECORDS OF KITITAS COUNTY, WASHINGTON.

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

AUDITOR'S REFERENCE: 201911050010

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

FEDERAL WAY (253) 838-8113  
EVERETT (425) 297-8900

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

DATE: 2019-10-04 JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 8 OF 21



13/67

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

## A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITITAS COUNTY, WASHINGTON

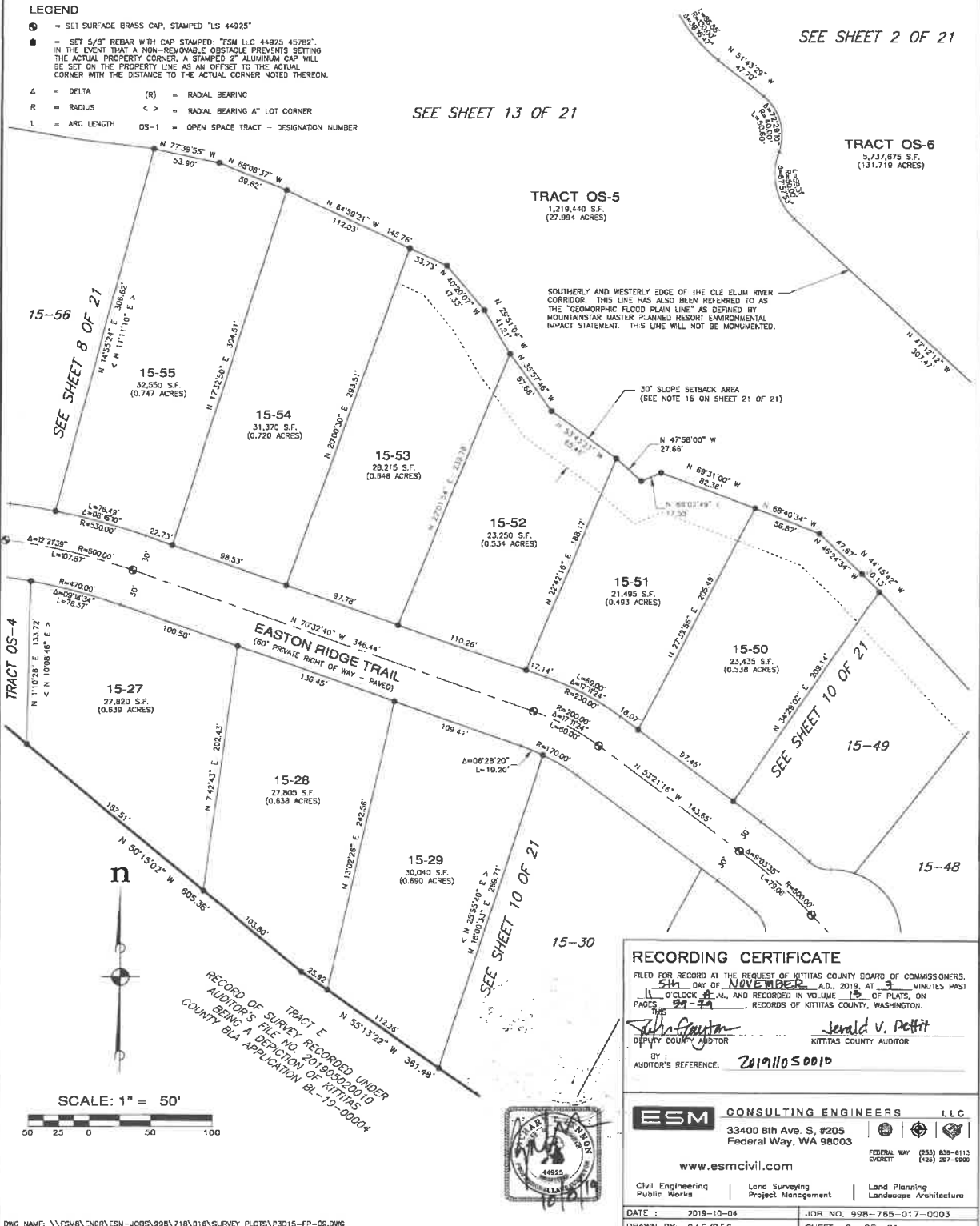
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 67 201911050010  
8728 00 SUNCADIA Page 9 of 21  
Kittitas County Auditor

LP-19-00002  
LPF-19-00008

### LEGEND

- = SET SURFACE BRASS CAP, STAMPED 'LS 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) = RADIAL BEARING
- R = RADIUS < > = RADIAL BEARING AT LOT CORNER
- L = ARC LENGTH OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER



RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 201900020010  
BEING A PORTION OF KITITAS  
COUNTY BLA APPLICATION BL-19-00004



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,  
ON 5th DAY OF NOVEMBER A.D. 2019, AT 3 MINUTES PAST  
11 O'CLOCK A.M., AND RECORDED IN VOLUME 15 OF PLATS, ON  
PAGES 99-101 RECORDS OF KITITAS COUNTY, WASHINGTON.

By: Jerald V. Pettit Deputy County Auditor  
KITITAS COUNTY AUDITOR

BY: [Signature]  
AUDITOR'S REFERENCE: 201911050010

**ESM CONSULTING ENGINEERS LLC**

33400 8th Ave. S, #205  
Federal Way, WA 98003

FEDERAL WAY (253) 838-6115  
EVERETT (425) 287-9900

www.esmcivil.com

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

DATE: 2019-10-04 JDR NO. 998-785-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 9 OF 21

13/60

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

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

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 00 201911050010  
1518 00 SUNCADIA  
KITITAS COUNTY REGISTER

LP-19-00002  
LPF-19-00008

### LEGEND

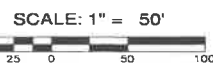
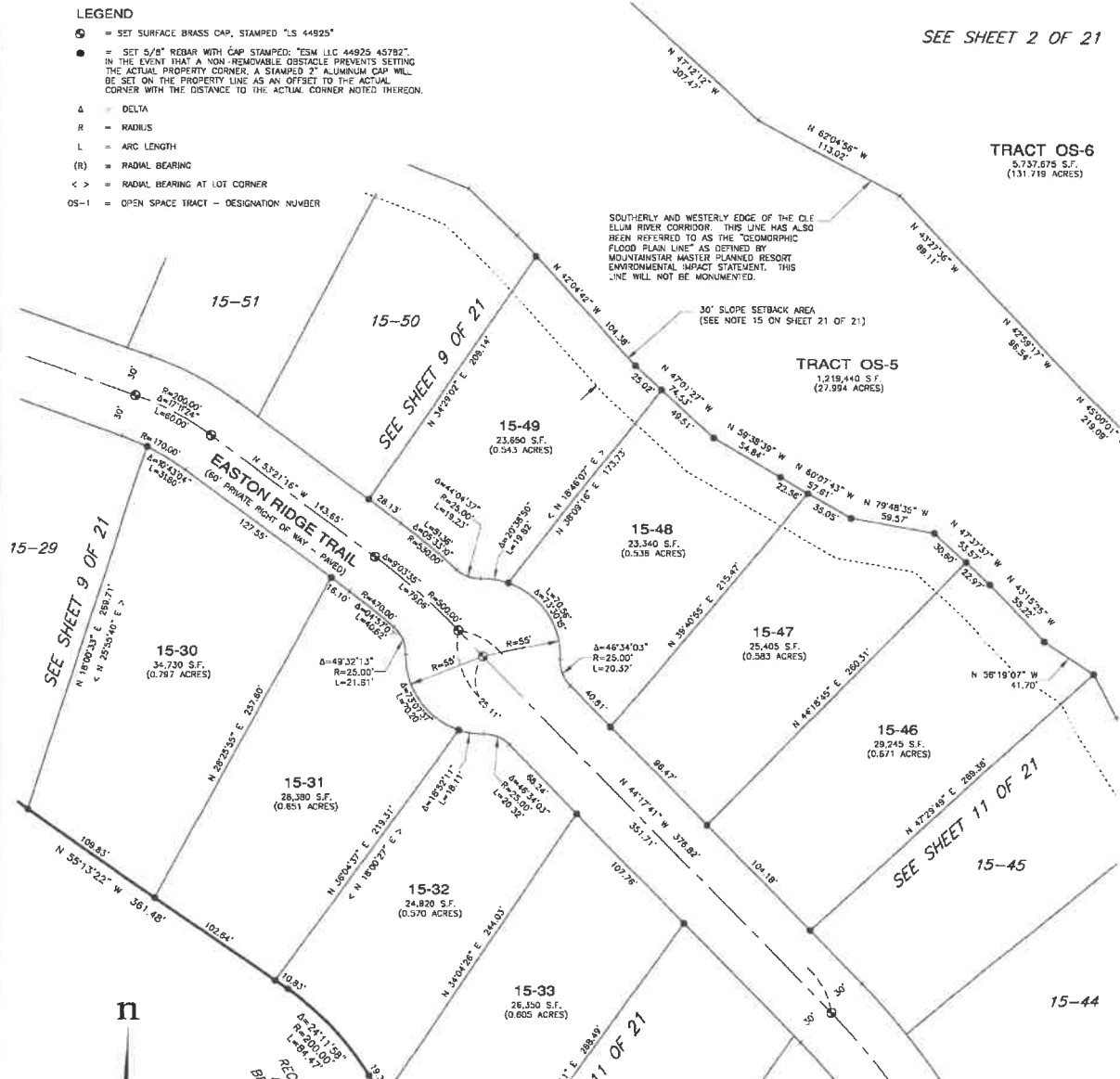
- ⊙ = SET SURFACE BRASS CAP, STAMPED "LS 44925"
- = SET 5/8" REDAR WITH CAP STAMPED: "ESM LIC 44925 45792"  
IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER

SEE SHEET 2 OF 21

TRACT OS-6  
5,737.675 S.F.  
(131.719 ACRES)

SOUTHERLY AND WESTERLY EDGE OF THE CLE ELUM RIVER CORRIDOR. THIS LINE HAS ALSO BEEN REFERRED TO AS THE "GEOMORPHIC FLOOD PLAN LINE" AS DEFINED BY MOUNTAINSTAR MASTER PLANNED RESORT ENVIRONMENTAL IMPACT STATEMENT. THIS LINE WILL NOT BE MONUMENTED.

TRACT OS-5  
1,219,440 S.F.  
(27,994 ACRES)



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D. 2019, AT 9 MINUTES PAST 11 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 1-21 RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: John Spaulding DEPUTY COUNTY AUDITOR  
Derald V. Pettit KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010



**ESM CONSULTING ENGINEERS, LLC**

33400 8th Ave. S, #205  
Federal Way, WA 98003

www.esmcivil.com

FEDERAL WAY (253) 858-9115  
EVERETT (425) 287-9900

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

DATE: 2019-10-04 JOB NO. 998-785-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 10 OF 21

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

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

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

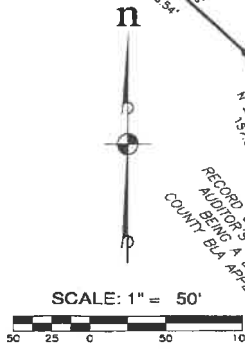
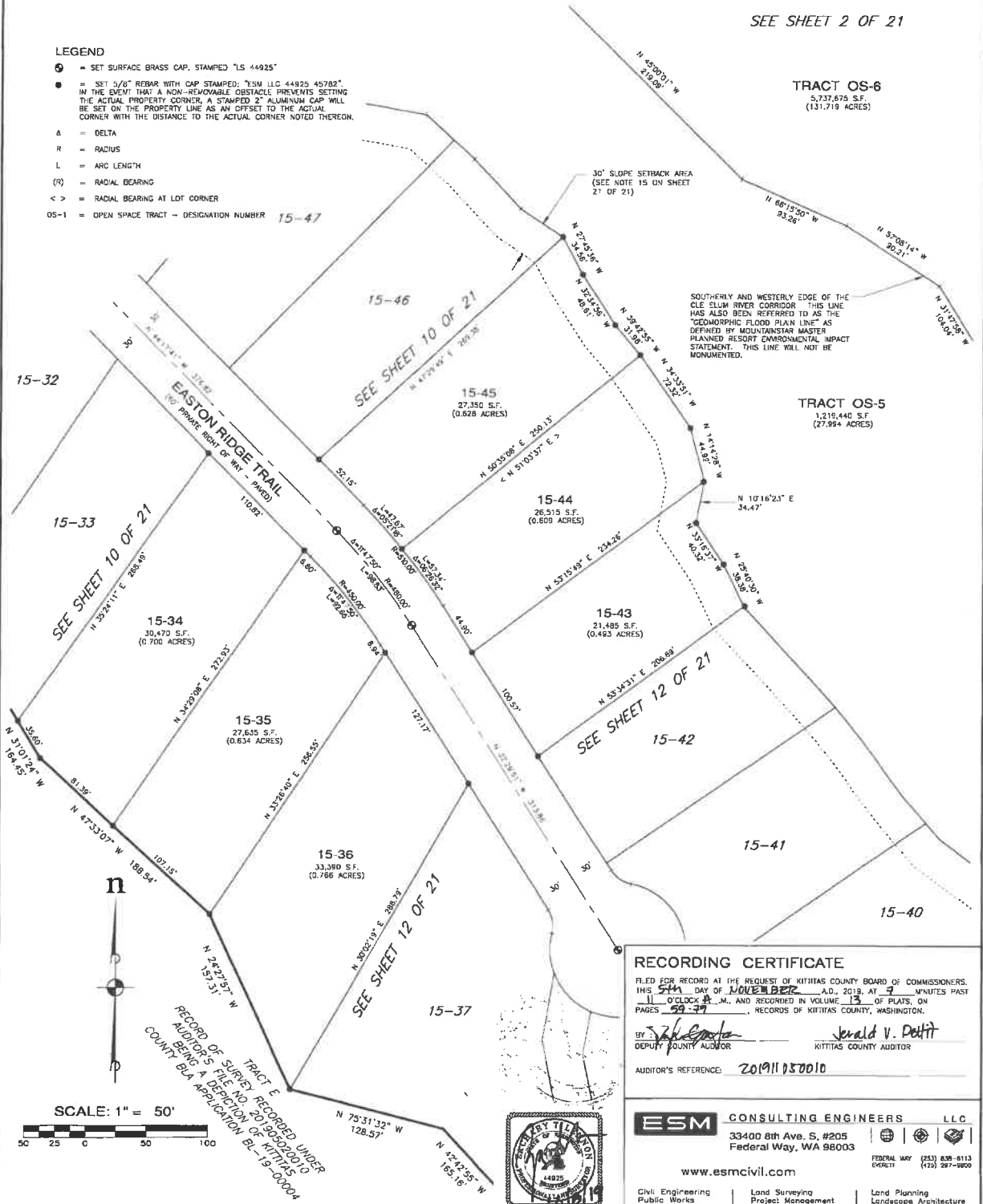
11/05/2019 11:07:23 AM V: 13 P: 69 201911050010  
Page 11 of 21

LP-19-00002  
LPF-19-00008

SEE SHEET 2 OF 21

### LEGEND

- ⊙ = SET SURFACE BRASS CAP, STAMPED "LS 44925"
- = SET 5/8" REBAR WITH CAP, STAMPED: "ESM LLC 44825 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
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER



RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 201905000010  
COUNTY B/LA APPLICATION BL-19-00004



**RECORDING CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,  
THIS 5th DAY OF NOVEMBER A.D., 2019, AT 9 MINUTES PAST  
11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON  
PAGES 59-59, RECORDS OF KITTITAS COUNTY, WASHINGTON.  
BY: [Signature] Jerald V. Dettit  
DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR  
AUDITOR'S REFERENCE: 201911050010

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

FEDERAL WAY (253) 838-8113  
EVERETT (425) 297-9800

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

DATE: 2019-10-04 | JCR NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. | SHEET 11 OF 21

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

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

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0008 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 78 201911050010  
SUNCEM  
Kittitas County Auditor

LP-19-00002  
LPF-19-00008

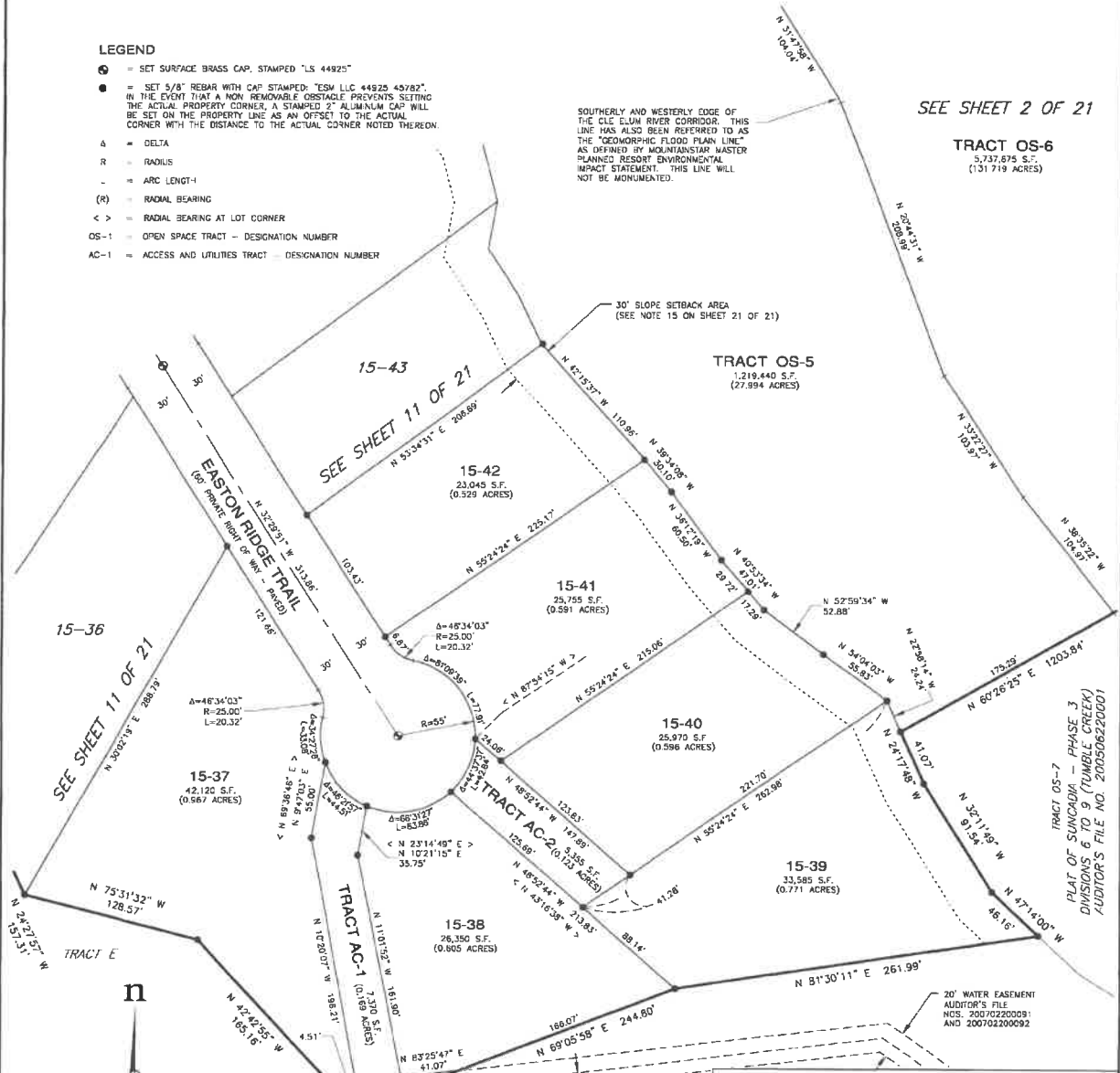
### LEGEND

- = SET SURFACE BRASS CAP, STAMPED "LS 44925"
- = SET 5/8" REBAR WITH CAP STAMPED "ESM LLC 44925 40782". 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
- = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
- AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER

SOUTHERLY AND WESTERLY CORNER OF THE CLE ELUM RIVER CORRIDOR. 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.

SEE SHEET 2 OF 21

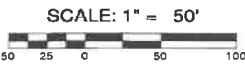
TRACT OS-6  
5,737.875 S.F.  
(131.719 ACRES)



SEE SHEET 11 OF 21

SEE SHEET 11 OF 21

TRACT OS-7  
PLAT OF SUNCADIA - PHASE 3  
DIVISIONS 15 AND 16 (TUMBLE CREEK)  
AUDITOR'S FILE NO. 200506220001



DWG NAME: \\ESM\ENGR\ESM-JOBS\888\718\016\SURVEY PLOTS\3015-FP-12.DWG

20' SANITARY SEWER EASEMENT  
AUDITOR'S FILE NOS. 200702200095  
AND 200702200096

TRACT E

RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 2019050220010  
BEING A DEPICTION OF KITITAS  
COUNTY BLA APPLICATION, BL-19-00004



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,  
THIS 23 DAY OF NOVEMBER A.D. 2019, AT 4 MINUTES PAST  
11 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON  
PAGES 59-74 RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: Josh Gaudin Jerald U. Pettit  
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201905010

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

FEDERAL WAY (253) 838-8113  
EVERETT (425) 287-9900

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

DATE: 2019-10-04 JOB NO. 998-783-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 12 OF 21

13/21

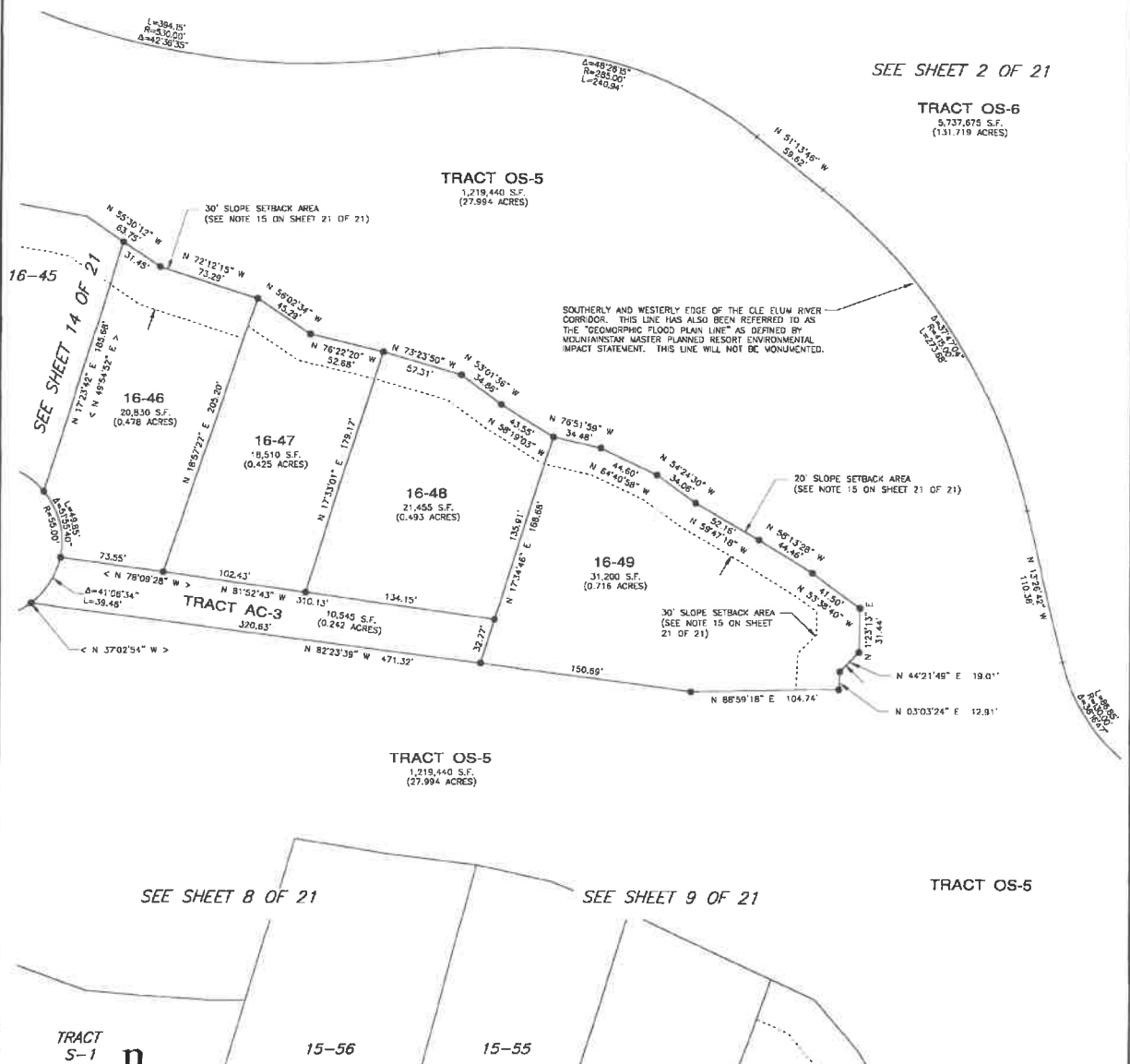
# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

## A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 71 201911050010  
8718 05 SUNCADIA  
Kittitas County Auditor  
Page 13 of 21

LP-19-00002  
LPF-19-00008



- LEGEND**
- ⊙ = SET SURFACE BRASS CAP, STAMPED "LS 44825"
  - = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44825 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP SHALL 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
  - OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
  - AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER
  - S-1 = SERVICE TRACT - DESIGNATION NUMBER

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER A.D. 2019, AT 4 MINUTES PAST 11 O'CLOCK A. AND RECORDED IN VOLUME 15 OF PLATS, ON PAGES 59-79, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: Jah Austin DEPUTY COUNTY AUDITOR  
Jerald V. Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

**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: 2019-10-04 JOB NO. 998-765-017-0003  
 DRAWN BY: C.A.F./R.F.C. SHEET 13 OF 21

1372

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

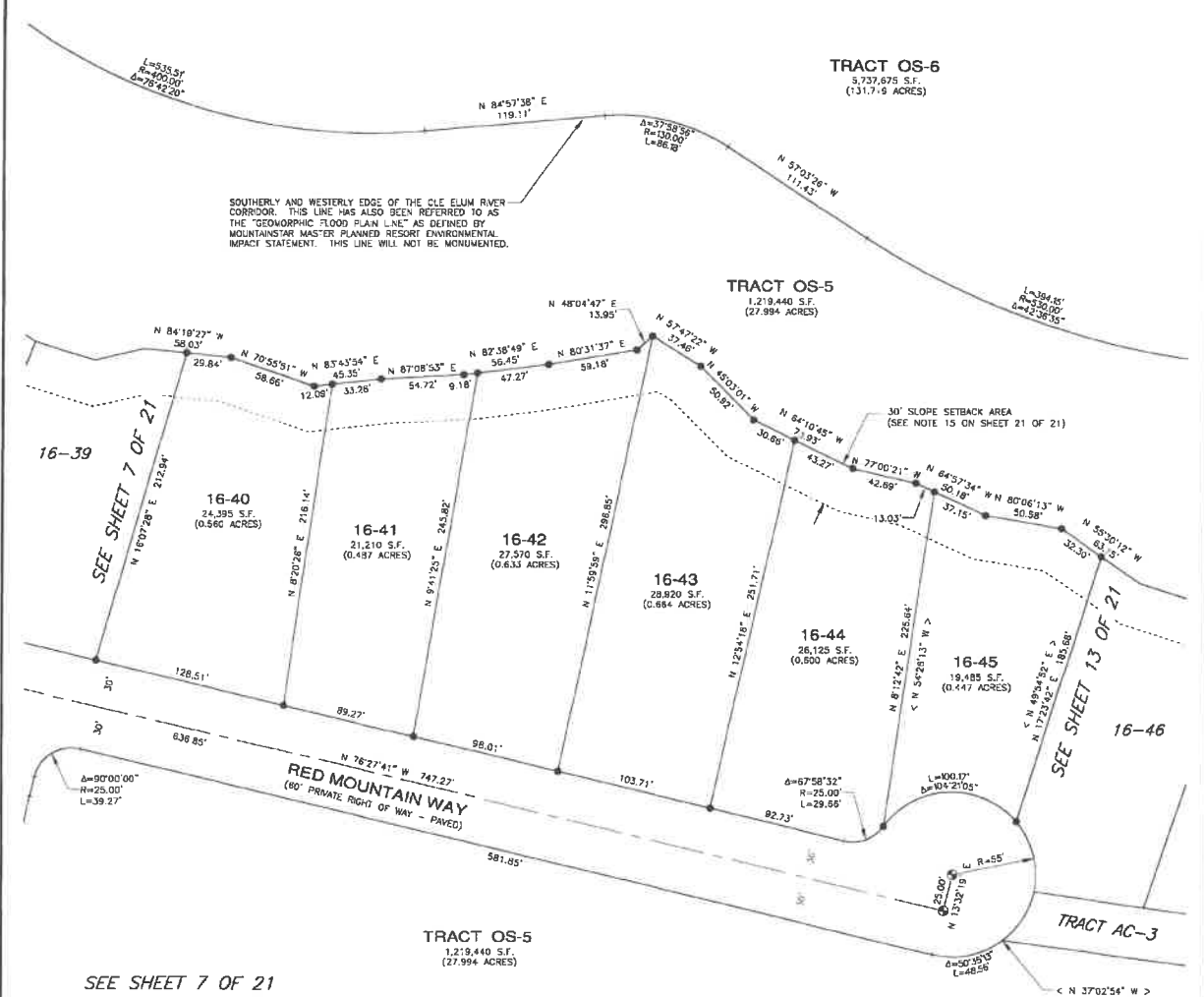
A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.  
KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2018 11:07:23 AM V: 13 P: 72 201911050016  
Kittitas County Auditor

LP-19-00002  
LPF-19-00008

SEE SHEET 2 OF 21



SEE SHEET 7 OF 21

SEE SHEET 8 OF 21



### LEGEND

- = SET SURFACE BRASS CAP, STAMPED "LS 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
- = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER

SCALE: 1" = 50'



DWC NAME: \\ESM\ENGR\ESM-JOBS\968\718\016\SURVEY PLOTS\3D15-FP-14.DWG

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 26 DAY OF NOVEMBER A.D. 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 15 OF PLATS, ON PAGES 69-79 RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: Jahn Grunin DEPUTY COUNTY AUDITOR  
Kenneth V. Peltz KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

### ESM CONSULTING ENGINEERS I.L.C.

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: 2019-10-04 JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 14 OF 21

13/73

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

## A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITITAS COUNTY, WASHINGTON

11/05/2019 11:07:23 AM V: 13 P: 73 201911050010  
2216.00 SURVEY  
Kititas County Auditor

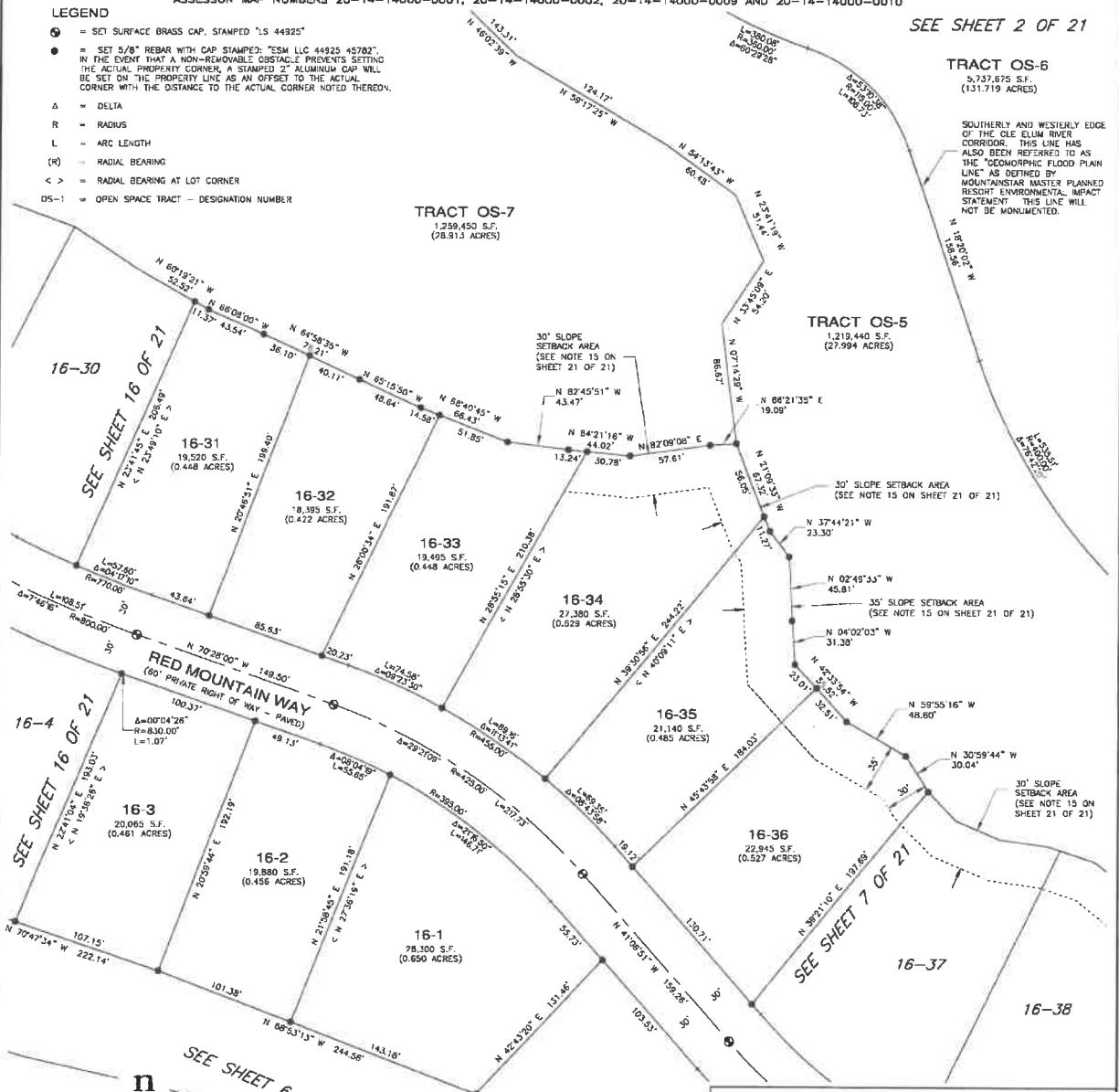
LP-19-00002  
LPF-19-00006

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

SEE SHEET 2 OF 21

### LEGEND

- = SET SURFACE BRASS CAP, STAMPED "LS 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 "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
- (M) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER



TRACT OS-6  
5,737,675 S.F.  
(131.719 ACRES)

SOUTHERLY AND WESTERLY EDGE OF THE CLE ELUM RIVER CORRIDOR. 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.

TRACT OS-7  
1,259,450 S.F.  
(28.913 ACRES)

TRACT OS-5  
1,219,440 S.F.  
(27.994 ACRES)

TRACT OS-3  
536,405 S.F.  
(12.314 ACRES)

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 21 DAY OF NOVEMBER A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M. AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 94-95, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY Jana Gauthier Deputy County Auditor  
Jerald V. Pellet Kititas County Auditor  
AUDITOR'S REFERENCE: 201911050010

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

FEDERAL WAY (206) 838-6113  
EVERETT (425) 207-1800

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

DATE: 2019-10-04 JCB NO. 999-755-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 15 OF 21

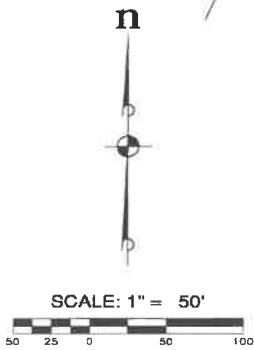
# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

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

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 74 201911050018  
Page 16 of 21  
Kititas County Auditor

LP-19-0002  
LPF-19-0006



- LEGEND**
- ⊙ = SET SURFACE BRASS CAP STAMPED "LS 44925"
  - = SET 5/8" REBAR WITH CAP STAMPED "ESM 1101 44925 45762"
  - = IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED ZEPHYRUS MARK 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
  - OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER



## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER A.D. 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 69-70, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: Jed Grohn Deputy County Auditor  
Kerald V. Politt Kititas County Auditor

AUDITOR'S REFERENCE: 20191050010

**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: 2019-10-04 | JOB NO. 998-765-017-0003  
 DRAWN BY: C.A.F./R.F.G. | SHEET 16 OF 21



13/35

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

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

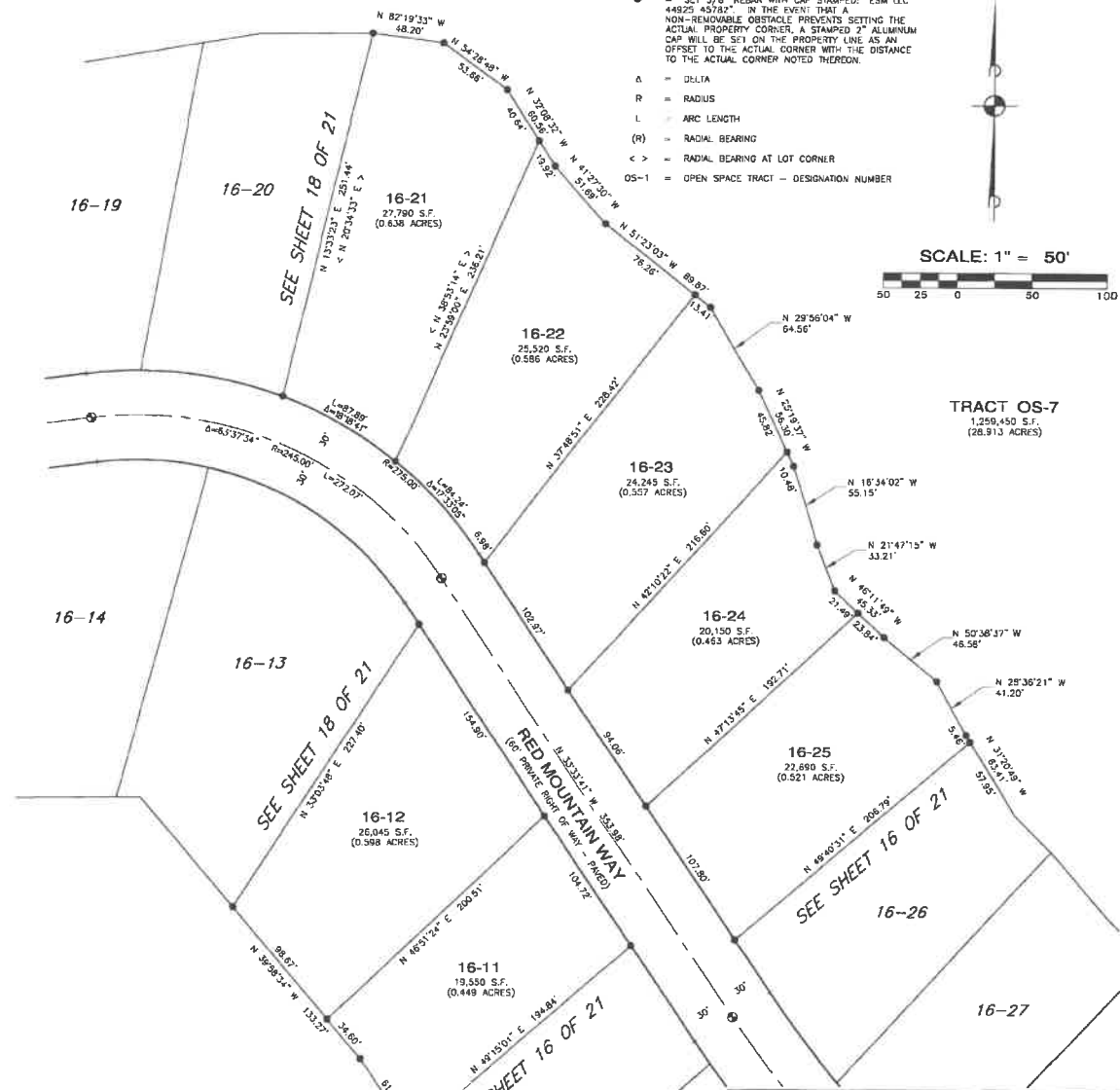
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 75 201911050010  
2118 08 SUNCADIA  
2118 08 Kititas County Auditor Page 17 of 21

LP-19-00002  
LPF-19-00008

### LEGEND

- = SET SURFACE BRASS CAP, STAMPED "LS 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 BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER



TRACT OS-7  
1,259,450 S.F.  
(28.913 ACRES)

TRACT OS-3  
536,405 S.F.  
(12.314 ACRES)

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,  
THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST  
11 O'CLOCK A.M., AND RECORDED IN VOLUME 15 OF PLATS, ON  
PAGE 59-77 RECORDS OF KITITAS COUNTY, WASHINGTON.

BY John Custer Jerald V. Pettit  
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 20191105010



**ESM CONSULTING ENGINEERS, LLC**  
33400 8th Ave. S., #205  
Federal Way, WA 98003  
www.esmcivil.com  
FEDERAL WAY (253) 838-8113  
DORSETT (425) 297-9900

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

DATE: 2019-10-04 JOB NO. 998-785-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 17 OF 21

17/70

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

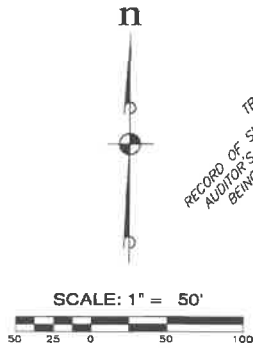
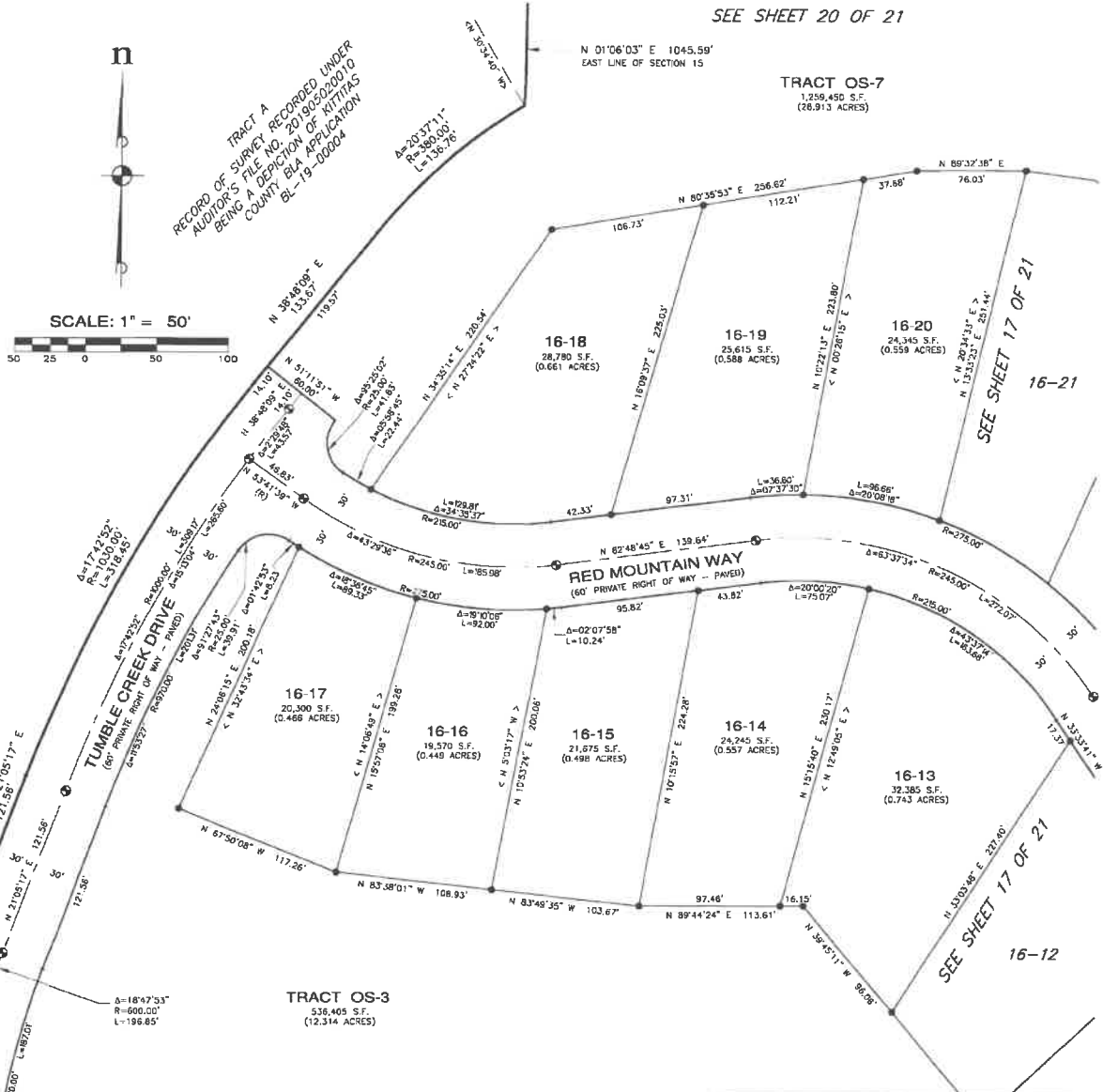
## A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2018 11:07:23 AM V: 13 P: 70 201811050010  
\$19.00 SURVEYOR  
KITTITAS COUNTY REGISTER  
Page 18 of 21

LP-19-00002  
LPF-19-00008

SEE SHEET 20 OF 21



RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2018002000 TO BEING COUNTY BLA APPLICATION BEING COUNTY BL-19-00004

SEE SHEET 4 OF 21

- LEGEND**
- ⊙ = SET SURFACE BRASS CAP, STAMPED "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 "HEREON".
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - (R) = RADIAL BEARING
  - < > = RADIAL BEARING AT LOT CORNER
  - OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER

DWG NAME: \\ESM\CAD\ESM-JOB\990\718\018\SURVEY PLOTS\3D15-PP-18.DWG

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 29 DAY OF November A.D., 2019, AT 7:28 MINUTES PAST 11 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 29-39, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY J. Smith Ronald V. Peiff  
DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 2019110JDD10



**ESM CONSULTING ENGINEERS, L.L.C.**  
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: 2019-10-04 JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 18 OF 21

12/77

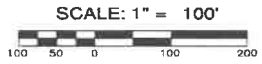
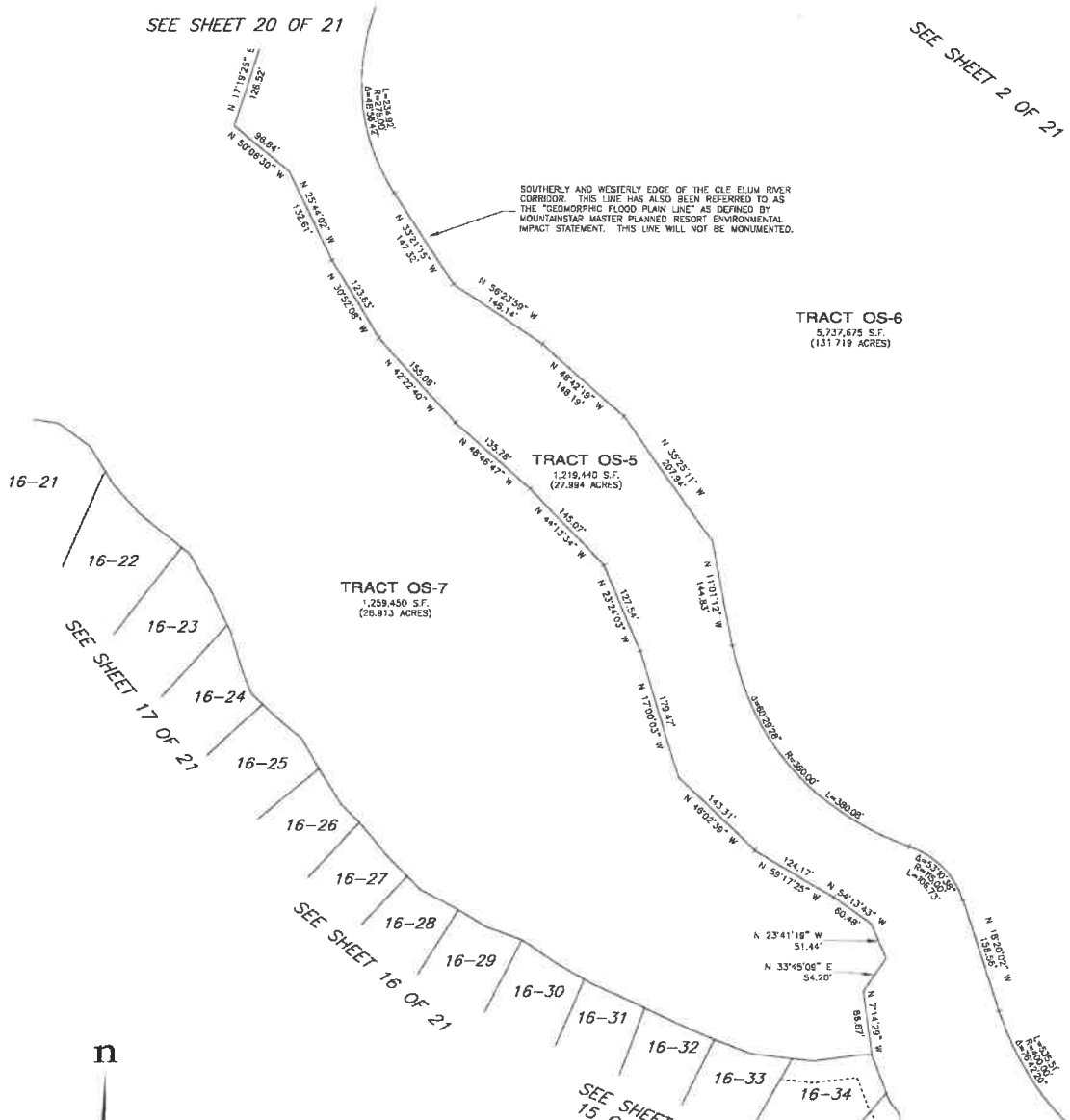
# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

11/06/2019 11:07:23 AM V: 13 P: 77 201911050010  
2718 00 Suncadia  
Kittitas County Auditor  
Page 19 of 21

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

LP-19-00002  
LPF-19-00008

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010



- LEGEND**
- ⊙ = SET SURFACE BRASS CAP, STAMPED "LS 44925"
  - = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING OF 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



## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 21st DAY OF NOVEMBER, A.D. 2019, AT 7 MINUTES PAST 11 O'CLOCK PM, AND RECORDED IN VOLUME 19 OF PLATS, ON PAGES 59-77 RECORDS OF KITITAS COUNTY, WASHINGTON.

By: Julie Gustin Jerald V. Pettit  
 DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Ave. S, #205  
 Federal Way, WA 98003  
 www.esmcivil.com  
 FEDERAL WAY (253) 838-8113  
 EVERETT (425) 827-9900

Civil Engineering	Land Surveying	Land Planning
Public Works	Project Management	Landscape Architecture
DATE: 2019-10-04	JOB NO. 998-765-017-0003	
DRAWN BY: C.A.F./R.F.G.	SHEET 19 OF 21	

13/78

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

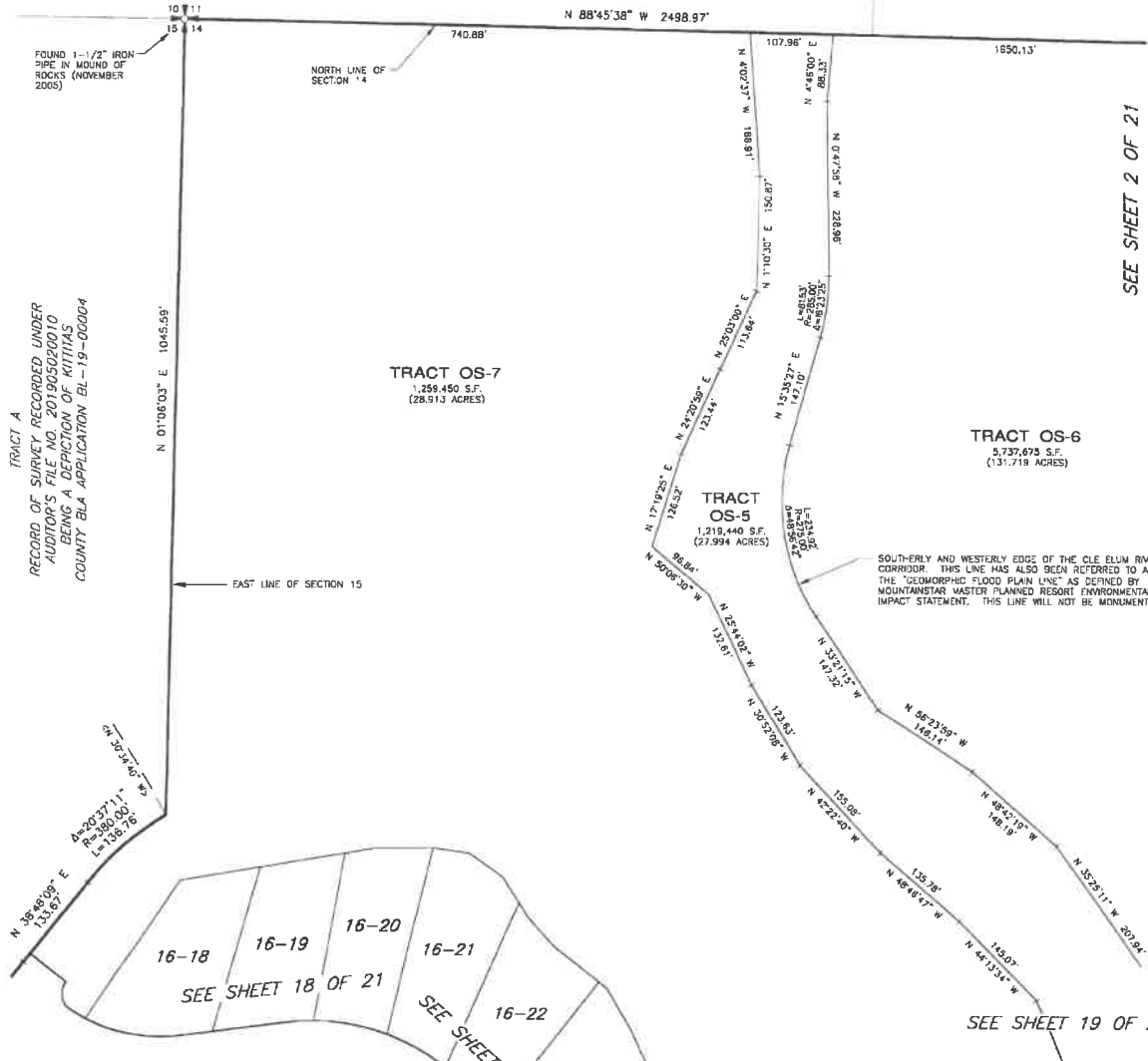
11/05/2019 11:07:23 AM V: 13 P: 78 201911050010  
 2019 00 SURV0010  
 Kittitas County Auditor  
 PLAT NO. 59-79 RECORDS OF KITTITAS COUNTY, WASHINGTON

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

LP-19-00002  
 LPF-19-00008

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

UNPLATTED



TRACT A  
 RECORD OF SURVEY RECORDED UNDER  
 AUDITOR'S FILE NO. 201905020010  
 BEING A DEPICTION OF KITTITAS  
 COUNTY BLA APPLICATION EL-19-00004

$\Delta = 203.371'$   
 $R = 130.100'$   
 $L = 155.76'$   
 $\Delta = 303.40'$   
 $R = 188.67'$   
 $L = 203.371'$

n



SCALE: 1" = 100'



**LEGEND**

- = SET SURFACE BRASS CAP, STAMPED "LS 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
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**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,  
 THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST  
11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS ON  
 PAGES 59-79 RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY John Jantzen Jerald V. Pettit  
 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

**ESM CONSULTING ENGINEERS, LLC**  
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 EVERETT (425) 287-9900  
 www.esmcivil.com

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

DATE: 2019-10-04 JOB NO. 958-755-017-0003  
 DRAWN BY: C.A.F./R.F.C. SHEET 20 OF 21

379

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

## A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 78 201911050010  
Page 21 of 21

LP-19-00002  
LPF-19-00008

### EASEMENTS AND NOTES

- PARCELS B AND C AS DESCRIBED AND DELINEATED ON THAT RECORD OF SURVEY RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 20190502010 INCLUDES PORTIONS OF TRACTS 05-6 AND G-1 OF THE PLAT OF SUNCADIA - PHASE 3 DIVISIONS 6 TO 8 (TUMBLE CREEK) WHICH ARE BEING REPLATED HEREIN, AND THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH IN SAID PLAT WITH RESPECT TO SAID TRACTS 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. 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.
- 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 REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THEREFOR 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, 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.
- 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 AT SUCH LOCATIONS AND UPON SUCH DETERMINED AS NECESSARY IN WHICH TO CONDUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THEREFOR 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 TO ENTER UPON THOSE PORTIONS OF LOTS AND TRACTS WITHIN THIS PLAT AND UPON TRACT I, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 20100802010 AND FILED IN BOOK 42 OF SURVEYS, PAGES 34 THROUGH 50, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, 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 PARTY 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.
- 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" 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.
- NEW SUNCADIA, AS DEFINED HEREIN, 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.
- 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) AND/OR SERVICE (S) TRACT(S) CREATED BY THIS PLAT MAY BE MODIFIED AND/OR SUCH TRACT(S) MAY BE ALTERED AS TO SIZE, SHAPE, LOCATION BY THE THEN OWNER(S) OF SUCH TRACT(S) AS OTHERWISE ALLOWED BY APPLICABLE LAW, THE DEVELOPMENT AGREEMENT, AND THE COR'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
- ACCESS TO THIS PLAT VIA JENKINS DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (JENKINS DRIVE) RECORDED UNDER KITITAS 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. ACCESS TO THIS PLAT 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 KITITAS COUNTY 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 KITITAS 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 DRIVE TRAFFIC SAFETY PLAN SHALL AUTOMATICALLY TERMINATE AS TO SUCH PORTIONS.
- 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 KITITAS COUNTY AUDITOR'S FILE NO. 200410050013, 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.
- UTILITIES SERVING THIS PLAT SHALL BE AS PROVIDED UNDER THE TERMS AND CONDITIONS OF THAT CERTAIN TUMBLE CREEK UTILITY EASEMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200410050013, AS NOW OR HEREAFTER AMENDED, AND THAT CERTAIN RESORT UTILITY EASEMENT RECORDED UNDER KITITAS 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.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "DECLARATION OF COVENANT FOR CLE ELUM RIVER CORRIDOR OPEN SPACE AREA MOUNTAINSTAR MASTER PLANNED RESORT" RECORDED AUGUST 21, 2003, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200308210003, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE CLE ELUM RIVER CORRIDOR WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT 05-6.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "NATURAL OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201512110029, NEW 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 05-1 AND 05-5.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "MANAGED OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201512110030, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE MANAGED OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT 05-7, EXCEPT ANY PORTION THEREOF LYING WITHIN THE EXTENSION OF TUMBLE CREEK DRIVE AS NOW OR HEREAFTER CONSTRUCTED AND OR RELOCATED, IF ANY.
- DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE SETBACK AREAS IS PROHIBITED OR RESTRICTED, AND ON LOTS 15-39 THROUGH 15-43 AND LOTS 16-1 THROUGH 16-19 IN PARTICULAR, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW CRITERIA AND THE COR'S, ALL AS AMENDED.
- LOTS 15-39 AND 15-40 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-2. 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 15-39 AND 15-40.

### EASEMENTS AND NOTES

- LOTS 15-47, 15-48 AND 16-48 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-3. 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 15-47, 16-48 AND 16-48.
- TRACT AC-1 SHALL BE UTILIZED FOR EMERGENCY ACCESS AND SUCH OTHER USES AS NEW SUNCADIA SHALL DETERMINE.
- THE EASEMENTS GRANTED HEREIN ABOVE 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.

DWG NAME: \\ESH\ENGR\ESH-JOBS\598\718\016\SURVY\PLATS\2015-PP-21.DWG

RECORDING CERTIFICATE	
FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,	THIS <u>5th</u> DAY OF <u>NOVEMBER</u> , A.D. 2019, AT <u>7</u> MINUTES PAST
<u>11</u> O'CLOCK <u>AM</u> , AND RECORDED IN VOLUME <u>19</u> OF PLATS, ON	PAGES <u>21-22</u> RECORDS OF KITITAS COUNTY, WASHINGTON.
BY: <u>J. V. Peltt</u>	<u>Jerald V. Peltt</u>
KITITAS COUNTY AUDITOR	KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: <u>201911050010</u>	
	
33400 8th Ave. S. #205 Federal Way, WA 98003 www.esmcivil.com	
FEDERAL WAY (252) 836-6113 PHRETT (425) 237-9900	
Civil Engineering   Land Surveying   Land Planning Public Works   Project Management   Landscape Architecture	
DATE: 2019-10-04	JOB NO. 998-765-017-0003
DRAWN BY: CAJ, R.F.G.	SHEET 21 OF 21

