

# CANYON RIVER RANCH, A CONDOMINIUM

IN THE NE1/4 OF THE SE1/4 OF SECTION 18 AND IN THE NW1/4 OF THE SW1/4 OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M., KITTITAS COUNTY, WASHINGTON

### LEGAL DESCRIPTION

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST W.M., IN KITTITAS COUNTY, WASHINGTON.

EXCEPT EASEMENT GRANTED BY THE HIGHWAY SERVICE CORPORATION OF THE STATE OF WASHINGTON, DATED JULY 21, 1931, FILED FOR RECORD SEPTEMBER 5, 1931, AND RECORDED IN BOOK 49 OF DEEDS, PAGE 540, GRANTING A RIGHT-OF-WAY OVER A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF CENTERLINE OF SAID ROAD AS SURVEYED OVER AND ACROSS SAID PREMISES;

EXCEPT A RIGHT-OF-WAY 400 FEET IN WIDTH RESERVED BY THE NORTHERN PACIFIC RAILWAY COMPANY OVER AND ACROSS A PORTION OF THE ABOVE-DESCRIBED PREMISES;

EXCEPT THE NORTH 200 FEET THEREOF.

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OF RECORD.

### PROPERTY THAT MAY BE WITHDRAWN FROM THE CONDOMINIUM

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST, W.M., IN KITTITAS COUNTY, WASHINGTON LYING SOUTHWESTERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY;

EXCEPT THE NORTH 200.00 FEET THEREOF;

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO;

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OR OF RECORD;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

### PROPERTY THAT MAY BE ADDED TO THE CONDOMINIUM

THE NORTH 200 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST W.M., IN KITTITAS COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 25 FEET OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST W.M., IN KITTITAS COUNTY, WASHINGTON.

EXCEPT EASEMENT GRANTED BY THE HIGHWAY SERVICE CORPORATION OF THE STATE OF WASHINGTON, DATED JULY 21, 1931, FILED FOR RECORD SEPTEMBER 5, 1931, AND RECORDED IN BOOK 49 OF DEEDS, PAGE 540, GRANTING A RIGHT-OF-WAY OVER A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF CENTERLINE OF SAID ROAD AS SURVEYED OVER AND ACROSS SAID PREMISES;

EXCEPT A RIGHT-OF-WAY 400 FEET IN WIDTH RESERVED BY THE NORTHERN PACIFIC RAILWAY COMPANY OVER AND ACROSS A PORTION OF THE ABOVE-DESCRIBED PREMISES;

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OR OF RECORD.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE, HEREBY DECLARE THIS SURVEY MAP AND THESE PLANS AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THE SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FOR CANYON RIVER RANCH, A CONDOMINIUM, DATED June 15, 2007 AND RECORDED UNDER KITTITAS COUNTY AUDITOR'S FEE NUMBER 200706190005

THIS DEDICATION IS NOT FOR ANY PUBLIC PURPOSES BUT SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT (RCW CHAPTER 64.34) FOR A SURVEY MAP AND PLANS TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION FILED IN CONJUNCTION HERewith.

WE FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF THE BUILDING CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

CANYON RIVER RANCH, LLC

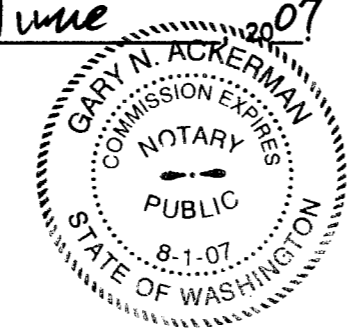
BY: [Signature]  
RICHARD T. LEIDER, IT'S MANAGER

BY: \_\_\_\_\_

### ACKNOWLEDGMENT

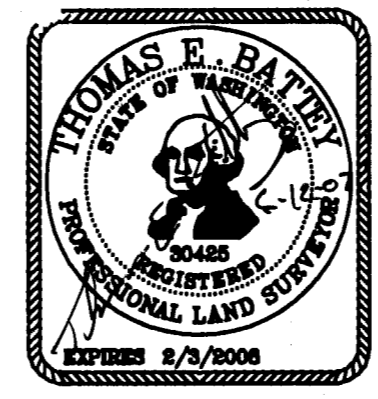
STATE OF WASHINGTON }  
COUNTY OF MASON } SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD T. LEIDER,  
MANAGER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED  
THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO  
EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF  
CANYON RIVER RANCH, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY  
FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 15<sup>th</sup> DAY OF June, 2007  
[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Seattle  
(PRINT NAME) GARY N. ACKERMAN  
MY COMMISSION EXPIRES: Aug 1, 2007



STATE OF WASHINGTON }  
COUNTY OF MASON } SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_  
\_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED  
THAT \_\_\_\_\_ SIGNED THIS INSTRUMENT, ON OATH STATED THAT \_\_\_\_\_ WAS AUTHORIZED TO  
EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF  
\_\_\_\_\_ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY  
FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
(PRINT NAME) \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND THESE PLANS FOR "CANYON RIVER RANCH, A CONDOMINIUM," ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL THE INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

Thomas E. Battey  
THOMAS E. BATTEY, REGISTERED PROFESSIONAL LAND SURVEYOR DATE 6-12-07  
LICENSE NO. 30425

### SURVEYOR'S VERIFICATION

THOMAS E. BATTEY, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 12 DAY OF June, 2007

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Port Orchard  
(PRINT NAME) E. Farline Maysonet  
MY COMMISSION EXPIRES: 3-29-2010



### AUDITOR'S CERTIFICATE

THE DECLARATION FOR CANYON RIVER RANCH, A CONDOMINIUM WAS RECORDED ON THE 19 DAY OF June, 2007 UNDER KITTITAS COUNTY AUDITOR'S FEE NO. 200706190004

FILED FOR RECORD AT THE REQUEST OF Canyon River Ranch THIS 19 DAY OF June A.D., 2007 AT 0 MINUTES PAST 11 A.M., AND RECORDED IN VOLUME 10 OF PLATS, PAGE 15-16 RECORDS OF KITTITAS COUNTY, WASHINGTON. AUDITOR'S FEE NO. 200706190004

[Signature]  
AUDITOR OF KITTITAS COUNTY

BY [Signature]  
DEPUTY  
FEE: \$98.00



SHEET 1 OF 5 SHEETS

## WestSound Engineering, Inc

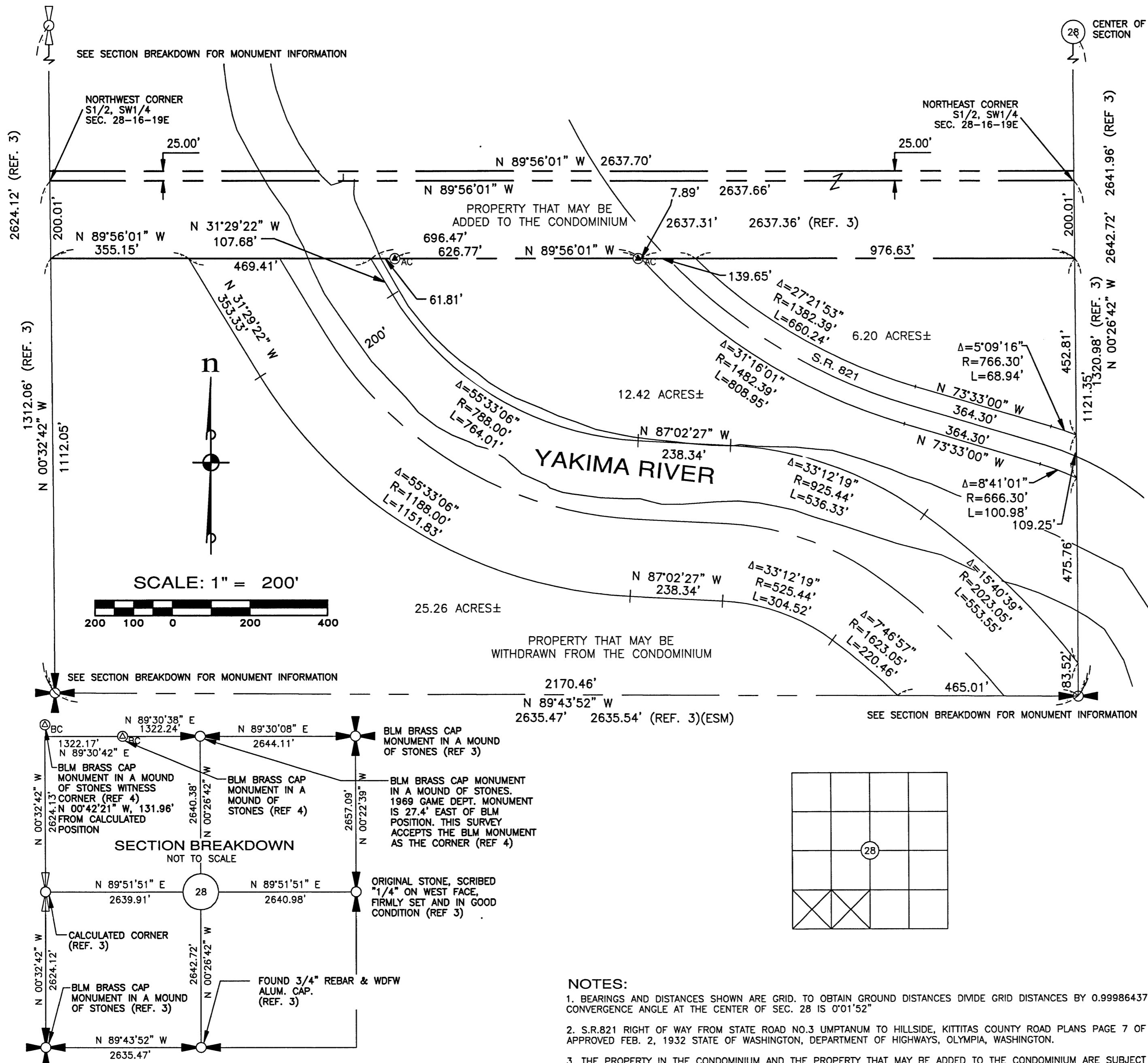
217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
Phone (360) 876-3770 Fax (360) 876-0439  
E-mail: wse@wsengineering.com http://www.wsengineering.com

DRAWN <u>TB</u>	DATE <u>SEPT. 11, 2006</u>	FIELD BOOK <u>20005</u>
CHECKED <u>TEB</u>	SCALE <u>AS SHOWN</u>	JOB NUMBER <u>20005</u>

# CANYON RIVER RANCH, A CONDOMINIUM

IN A PORTION OF THE S1/2 OF THE SW1/4 OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M., KITTITAS COUNTY, WASHINGTON

PLEASE NOTE: Unrecorded copy of this map obtained from Surveyor and is attached to enhance legibility

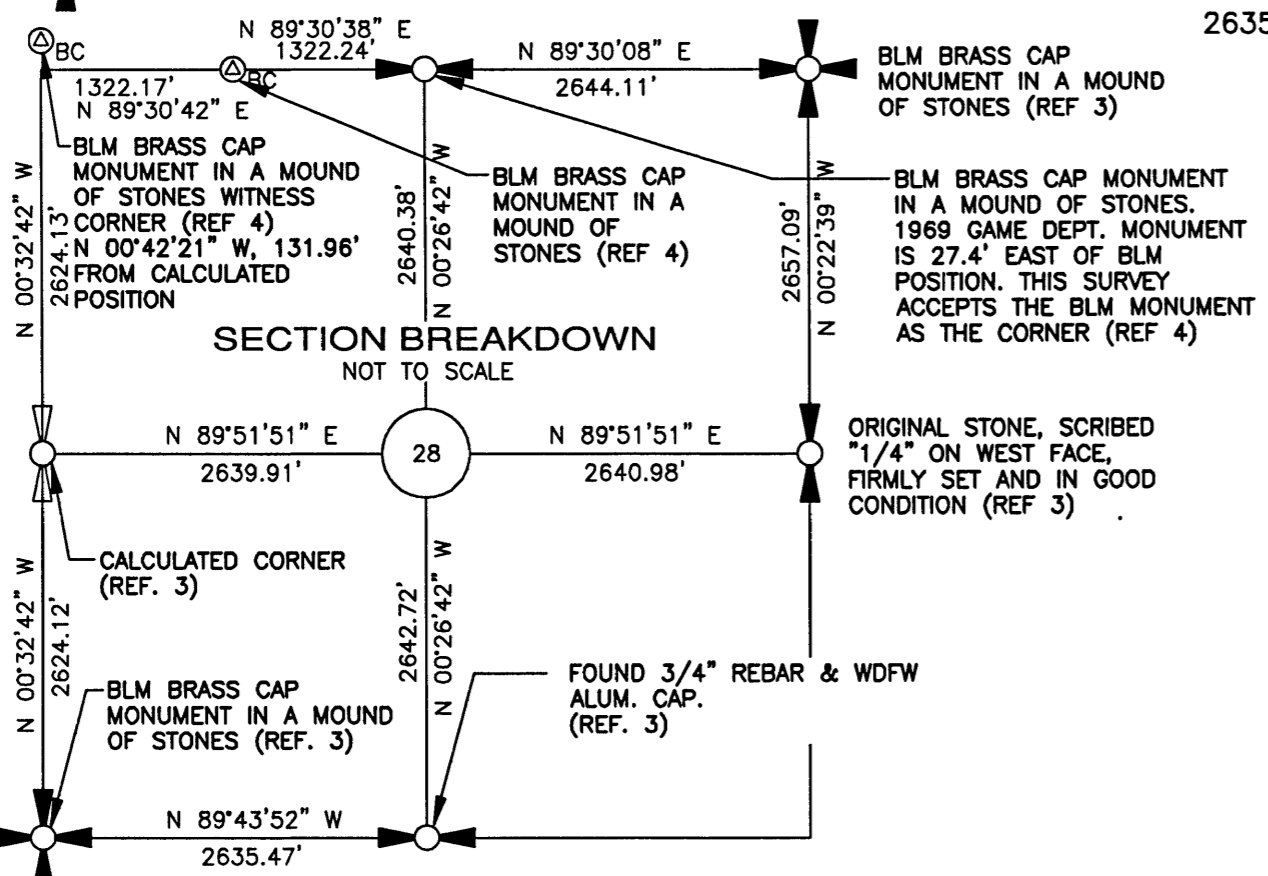
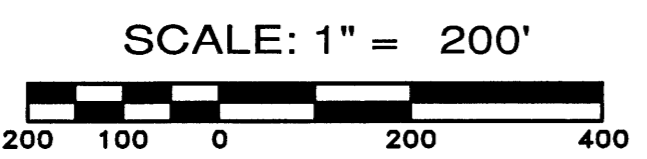


- LEGEND**
- QUARTER CORNER CALCULATED
  - QUARTER CORNER FOUND
  - SECTION CORNER FOUND
  - FOUND BRASS CAP
  - FOUND ALUMINUM CAP

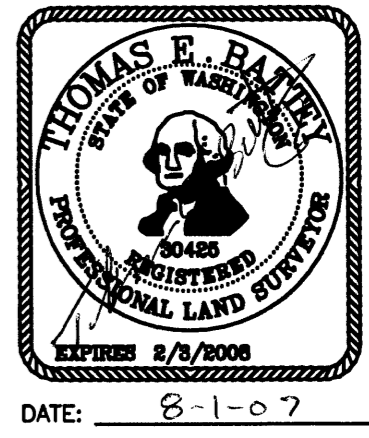
**BASIS OF BEARING:**  
 WASHINGTON COORDINATE SYSTEM  
 NAVD83(1988) SOUTH ZONE. FROM  
 NGS PUBLISHED CONTROL  
 STATIONS W-527 (PID SB0928)  
 0138-1993 (PID AA6021)

**REFERENCES:**

- BLM PLAT 16-19-D, DATED 3/6/2000
- UNRECORDED 1969 SURVEY BY THE DEPT. OF GAME LABELED "UMTANUM YAKIMA RIVER"
- RECORD OF SURVEY KITTITAS COUNTY BOOK 31, PAGE 175
- RECORD OF SURVEY KITTITAS COUNTY BOOK 32, PAGE 156



- NOTES:**
- BEARINGS AND DISTANCES SHOWN ARE GRID. TO OBTAIN GROUND DISTANCES DIVIDE GRID DISTANCES BY 0.99986437 THE CONVERGENCE ANGLE AT THE CENTER OF SEC. 28 IS 0'01'52"
  - S.R.821 RIGHT OF WAY FROM STATE ROAD NO.3 UMTANUM TO HILLSIDE, KITTITAS COUNTY ROAD PLANS PAGE 7 OF 23, APPROVED FEB. 2, 1932 STATE OF WASHINGTON, DEPARTMENT OF HIGHWAYS, OLYMPIA, WASHINGTON.
  - THE PROPERTY IN THE CONDOMINIUM AND THE PROPERTY THAT MAY BE ADDED TO THE CONDOMINIUM ARE SUBJECT TO THE DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.



SHEET 2 OF 5 SHEETS

**WSE WestSound Engineering, Inc**

217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
 Phone (360) 876-3770 Fax (360) 876-0439  
 E-mail: wse@wseengineering.com http://www.wseengineering.com

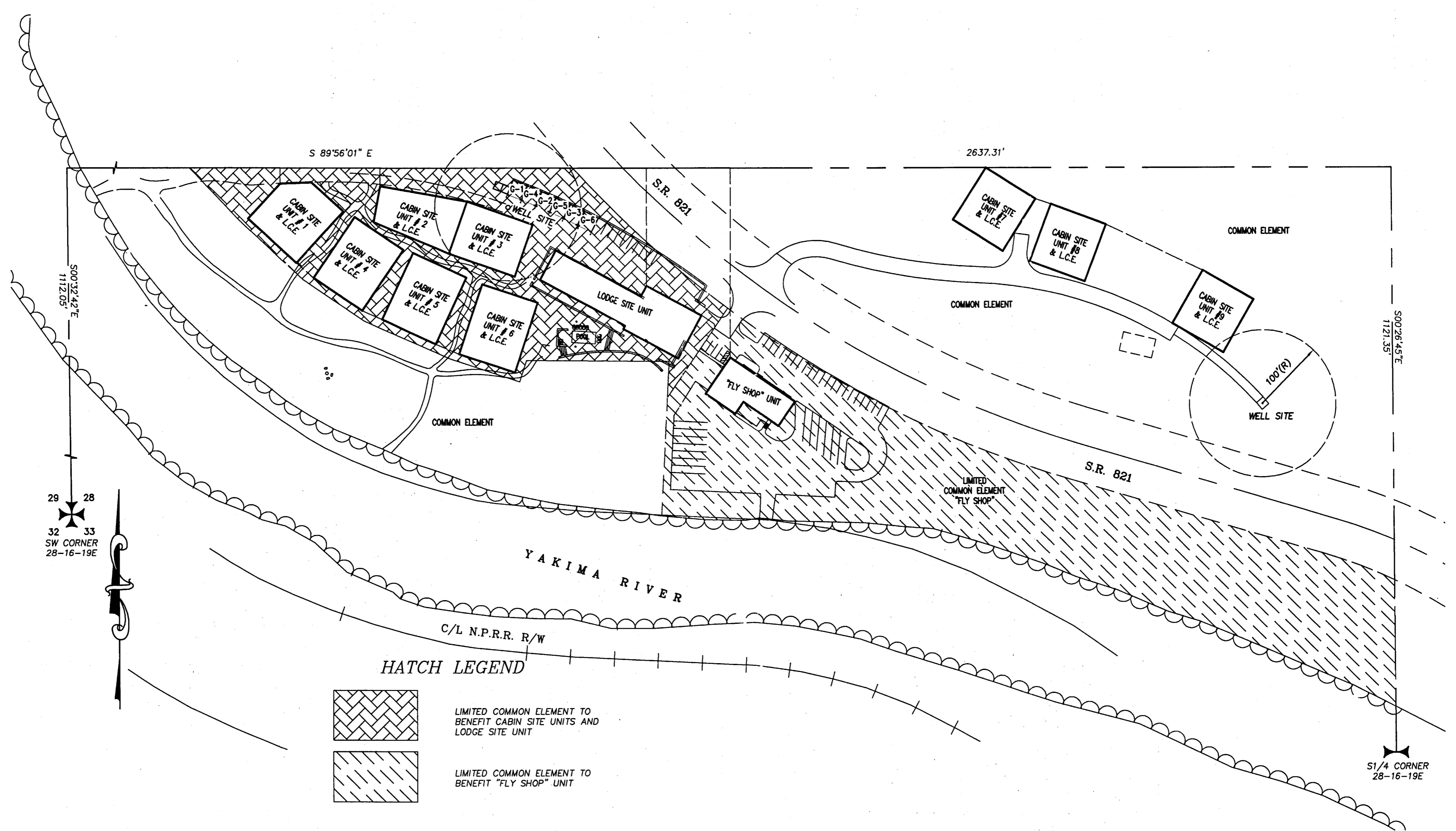
DRAWN TB	DATE SEPT. 5, 2006	FIELD BOOK 20005
CHECKED TEB	SCALE 1" = 200'	JOB NUMBER 20005

200706190004

10-232

# CANYON RIVER RANCH, A CONDOMINIUM



IN A PORTION OF THE S1/2 OF THE SW1/4 OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M., KITTITAS COUNTY, WASHINGTON



29 28  
32 33  
SW CORNER  
28-16-19E

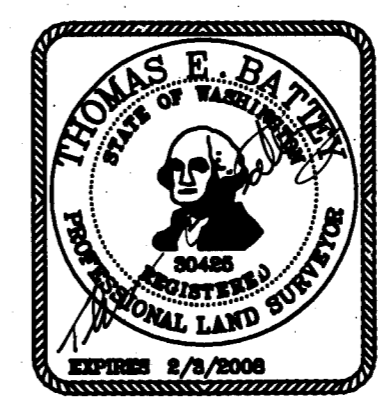
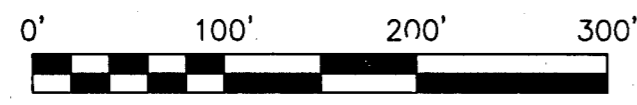
S1/4 CORNER  
28-16-19E

### HATCH LEGEND

-  LIMITED COMMON ELEMENT TO BENEFIT CABIN SITE UNITS AND LODGE SITE UNIT
-  LIMITED COMMON ELEMENT TO BENEFIT "FLY SHOP" UNIT

### UNIT VERTICAL BOUNDARIES

- CABIN SITE UNITS 1-6 : 1307' TO 1362'
- CABIN SITE UNIT 7 : 1359' TO 1414'
- CABIN SITE UNIT 8 : 1371 TO 1426'
- CABIN SITE UNIT 9 : 1371' TO 1426'
- LODGE SITE UNIT : 1312' TO 1367'
- "FLY SHOP" UNIT : 1299' TO 1365'



DATE: 5-21-2007

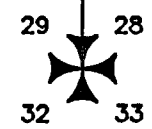
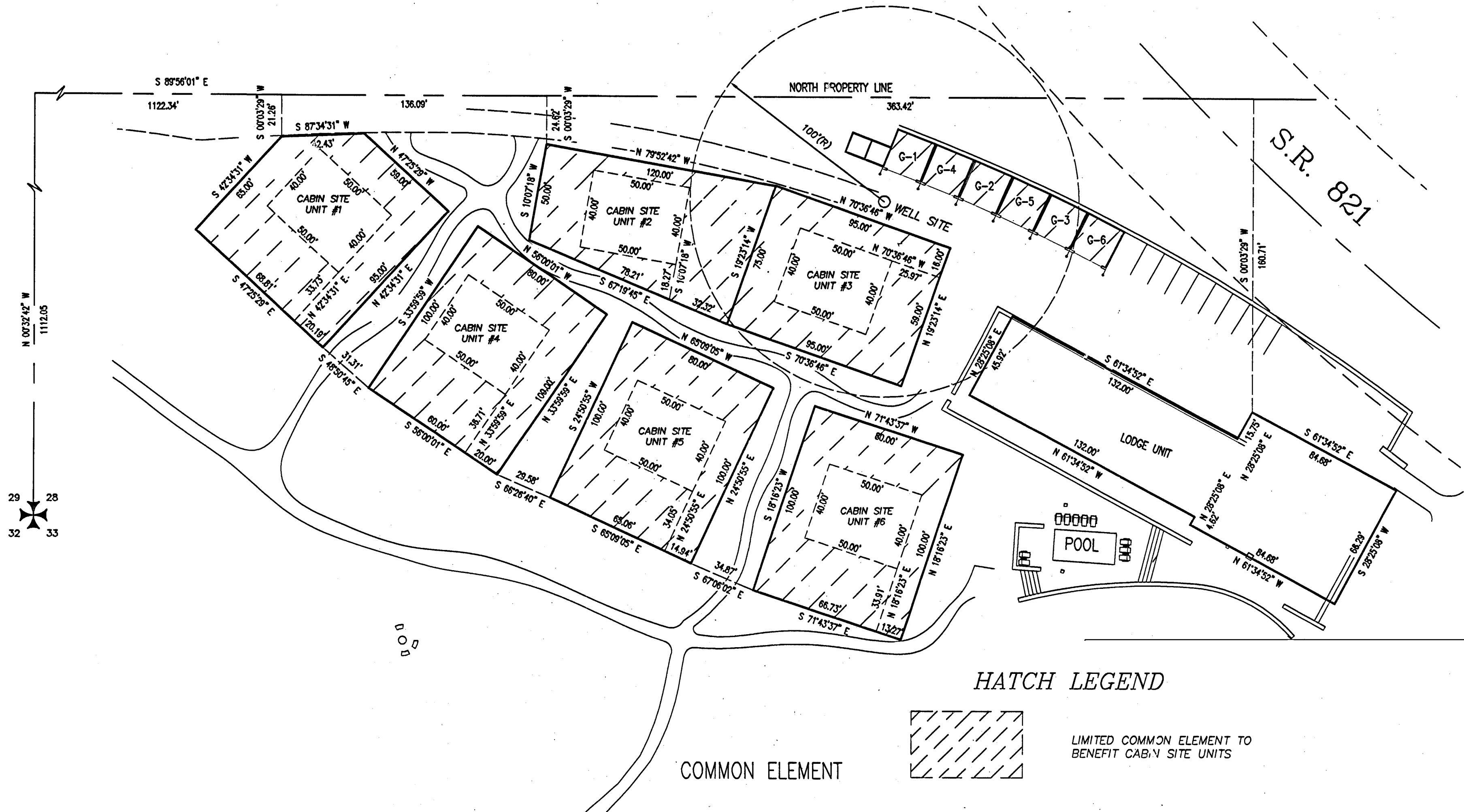
SHEET 3 OF 5 SHEETS

**WestSound Engineering, Inc**  
 217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
 Phone (360) 876-3770 Fax (360) 876-0439  
 E-mail: [wse@wseengineering.com](mailto:wse@wseengineering.com) <http://www.wseengineering.com>

DRAWN TB	DATE SEPT. 5, 2006	FIELD BOOK 20005
CHECKED TEB	SCALE 1" = 100'	JOB NUMBER 20005

# CANYON RIVER RANCH, A CONDOMINIUM

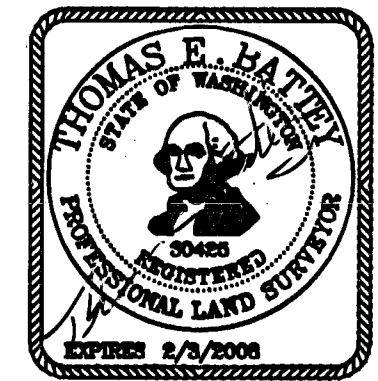
IN A PORTION OF THE S1/2 OF THE SW1/4 OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M., KITTITAS COUNTY, WASHINGTON



### HATCH LEGEND

COMMON ELEMENT

LIMITED COMMON ELEMENT TO BENEFIT CABIN SITE UNITS



DATE: 5-21-07

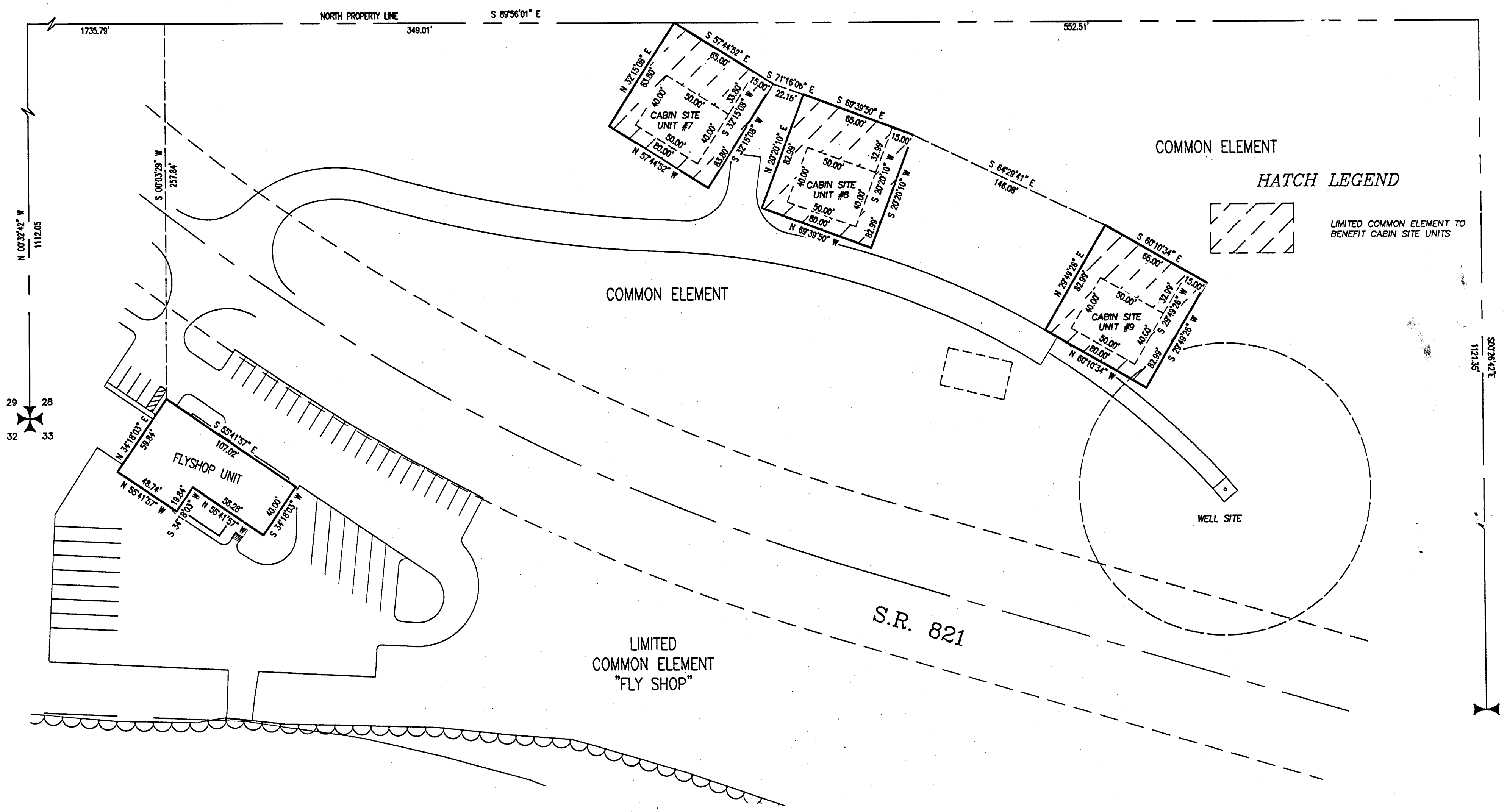
SHEET 4 OF 5 SHEETS

**WestSound Engineering, Inc**  
 217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
 Phone (360) 876-3770 Fax (360) 876-0439  
 E-mail: wse@wseengineering.com http://www.wseengineering.com

DRAWN TB	DATE SEPT. 5, 2006	FIELD BOOK 20005
CHECKED TEB	SCALE 1" = 40'	JOB NUMBER 20005

# CANYON RIVER RANCH, A CONDOMINIUM

IN A PORTION OF THE S1/2 OF THE SW1/4 OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M., KITTITAS COUNTY, WASHINGTON



COMMON ELEMENT

HATCH LEGEND

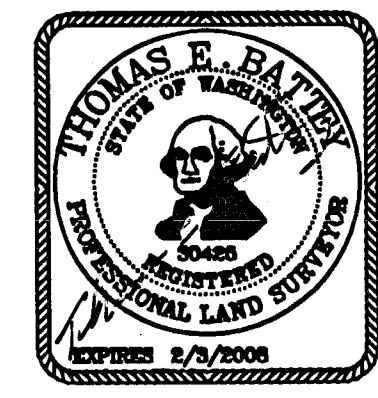
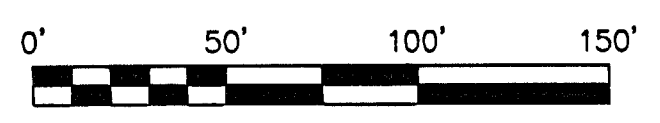
LIMITED COMMON ELEMENT TO BENEFIT CABIN SITE UNITS

COMMON ELEMENT

LIMITED COMMON ELEMENT "FLY SHOP"

S.R. 821

WELL SITE



DATE: 5/21/2007

SHEET 5 OF 5 SHEETS

**WSE WestSound Engineering, Inc**  
 217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
 Phone (360) 876-3770 Fax (360) 876-0439  
 E-mail: wse@wseengineering.com http://www.wseengineering.com

DRAWN TB	DATE SEPT. 5, 2006	FIELD BOOK 20005
CHECKED TEB	SCALE 1" = 50'	JOB NUMBER 20005

# AMENDMENT NO. 1 CANYON RIVER RANCH, A CONDOMINIUM 11-99

IN THE S1/2 OF THE SW1/4 OF SECTION 28  
TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M.,  
KITITAS COUNTY, WASHINGTON

01/23/2008 04:33:38 PM V: 11 P: 99 200801230016  
\$108.00  
Condominium AMERITITLE Page 1 of 3  
Kittitas County Auditor

## LEGAL DESCRIPTION

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST W.M., IN KITITAS COUNTY, WASHINGTON.

EXCEPT EASEMENT GRANTED BY THE HIGHWAY SERVICE CORPORATION OF THE STATE OF WASHINGTON, DATED JULY 21, 1931, FILED FOR RECORD SEPTEMBER 5, 1931, AND RECORDED IN BOOK 49 OF DEEDS, PAGE 540, GRANTING A RIGHT-OF-WAY OVER A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF CENTERLINE OF SAID ROAD AS SURVEYED OVER AND ACROSS SAID PREMISES;

EXCEPT A RIGHT-OF-WAY 400 FEET IN WIDTH RESERVED BY THE NORTHERN PACIFIC RAILWAY COMPANY OVER AND ACROSS A PORTION OF THE ABOVE-DESCRIBED PREMISES;

EXCEPT THE NORTH 200 FEET THEREOF.

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OR OF RECORD.

## AMENDMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUCCESSOR DECLARANT HEREBY SUBMITS THIS AMENDMENT NO. 1 CANYON RIVER RANCH, A CONDOMINIUM, IN ORDER TO CORRECT THE POSITION AND EXTERIOR DIMENSIONS OF THE LODGE UNIT AS SHOWN ON THE SURVEY AND PLANS FOR CANYON RIVER RANCH, A CONDOMINIUM, RECORDED UNDER KITITAS COUNTY AUDITOR'S FEE NUMBER 200706190004. THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FOR CANYON RIVER RANCH, A CONDOMINIUM, RECORDED UNDER KITITAS COUNTY AUDITOR'S FEE NUMBER 200706190004, AND ANY AMENDMENTS THERETO.

CANYON RIVER LODGE LLC


BY:   
RICHARD T. LEIDER, IT'S MANAGER

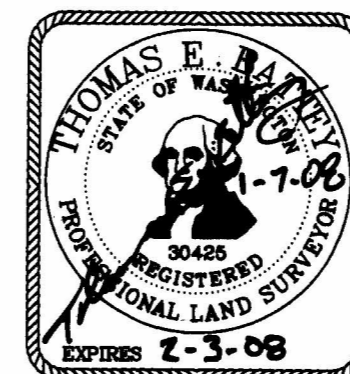
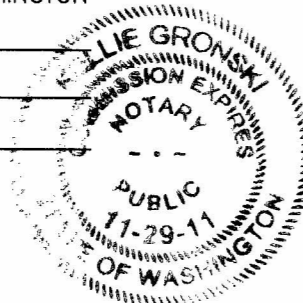
## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD T. LEIDER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF CANYON RIVER LODGE LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 22<sup>nd</sup> DAY OF January, 2008

  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Port Orchard, WA  
(PRINT NAME) Kellie Gronski  
MY COMMISSION EXPIRES: 11/29/2011



## SURVEYOR'S CERTIFICATE

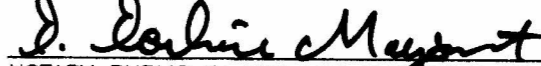
I HEREBY CERTIFY THAT THIS SURVEY MAP AND THESE PLANS FOR "AMENDMENT NO. 1 CANYON RIVER RANCH, A CONDOMINIUM," ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL THE INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE LODGE UNIT ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

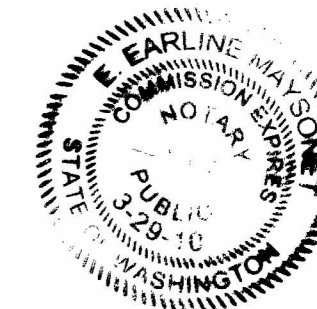
  
THOMAS E. BATTEY, REGISTERED PROFESSIONAL LAND SURVEYOR DATE 1-7-08  
LICENSE NO. 30425

## SURVEYOR'S VERIFICATION

THOMAS E. BATTEY, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 7 DAY OF January 2008

  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Port Orchard, WA  
(PRINT NAME) E. Earline Maysonet  
MY COMMISSION EXPIRES: 3-29-10

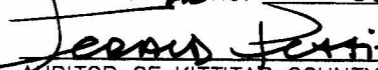



## AUDITOR'S CERTIFICATE

THE DECLARATION FOR AMENDMENT NO. 1 CANYON RIVER RANCH, A CONDOMINIUM WAS RECORDED ON THE 23 DAY OF JANUARY, 2008 UNDER KITITAS COUNTY AUDITOR'S FEE NO. 200801230016 FILE

FILED FOR RECORD AT THE REQUEST OF AMERITITLE THIS 23 DAY OF January A.D., 2008 AT 83 MINUTES PAST 4:00 P.M., AND RECORDED IN VOLUME 11 OF PLATS, PAGE 99-101, RECORDS OF KITITAS COUNTY, WASHINGTON.

AUDITOR'S FILE NO. 200801230016

  
JESUS BATIT  
AUDITOR OF KITITAS COUNTY

  
DEPUTY  
FEE: \$ 108.00

SHEET 1 OF 3



217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
Phone (360) 876-3770 Fax (360) 876-0439  
E-mail: wse@wsengineering.com http://www.wsengineering.com

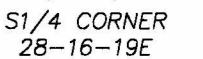
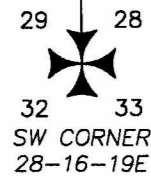
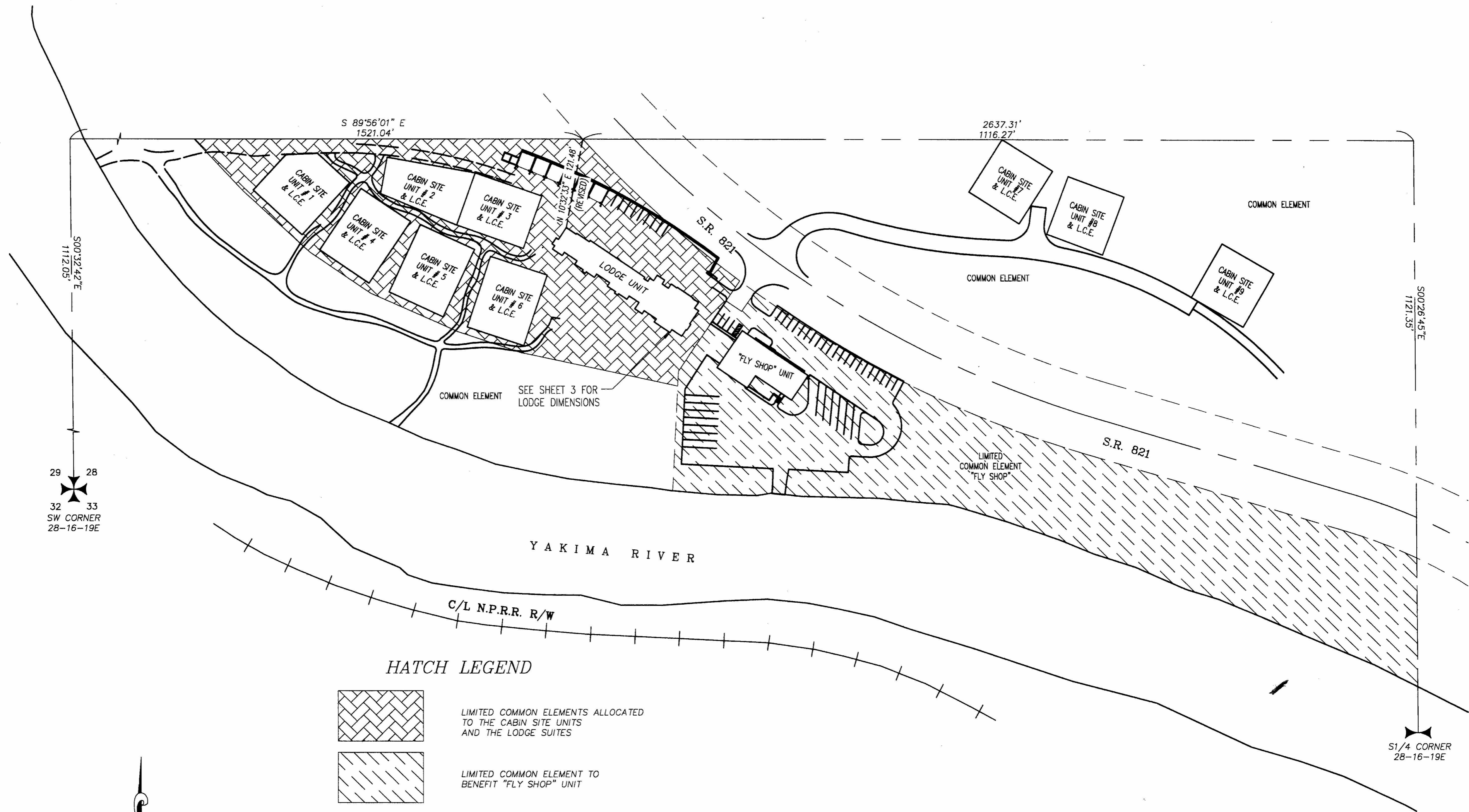
DRAWN WJI	DATE 01/02/2008	DRAWING LodgeExbt SHT1&2.dwg
CHECKED TEB	FIELD BOOK 20005	JOB NUMBER 20005

# AMENDMENT NO. 1 CANYON RIVER RANCH, A CONDOMINIUM

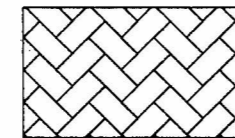
11-100

IN THE S1/2 OF THE SW1/4 OF SECTION 28  
TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M.,  
KITITAS COUNTY, WASHINGTON

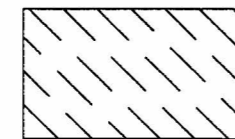
01/23/2008 04:33:38 PM V: 11 P: 100 200801230016  
\$108.00  
Condominium AMERITITLE Page 2 of 3  
Kittitas County Auditor



### HATCH LEGEND



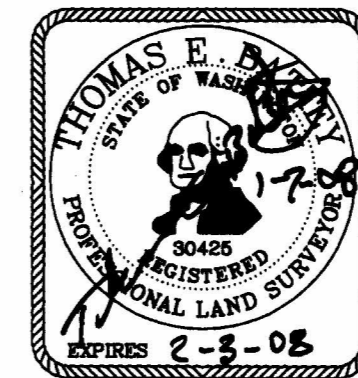
LIMITED COMMON ELEMENTS ALLOCATED TO THE CABIN SITE UNITS AND THE LODGE SUITES



LIMITED COMMON ELEMENT TO BENEFIT "FLY SHOP" UNIT



UNIT VERTICAL BOUNDARIES  
LODGE SITE UNIT : 1312' TO 1367'



SHEET 2 OF 3

**WSE WestSound Engineering, Inc**

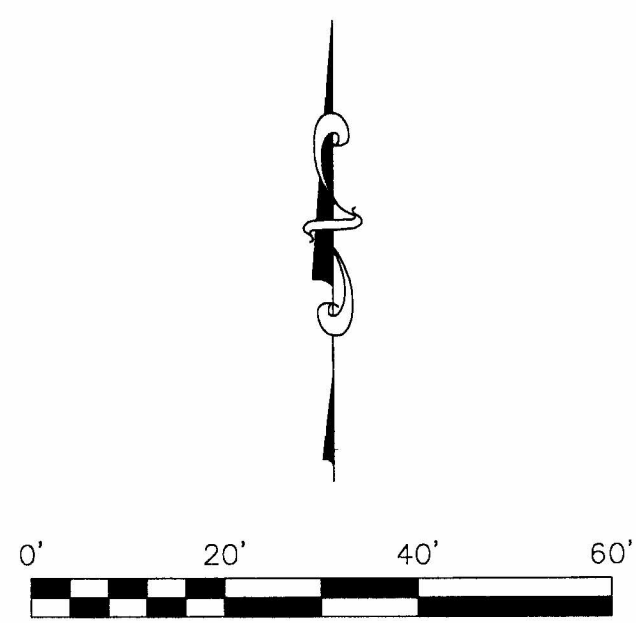
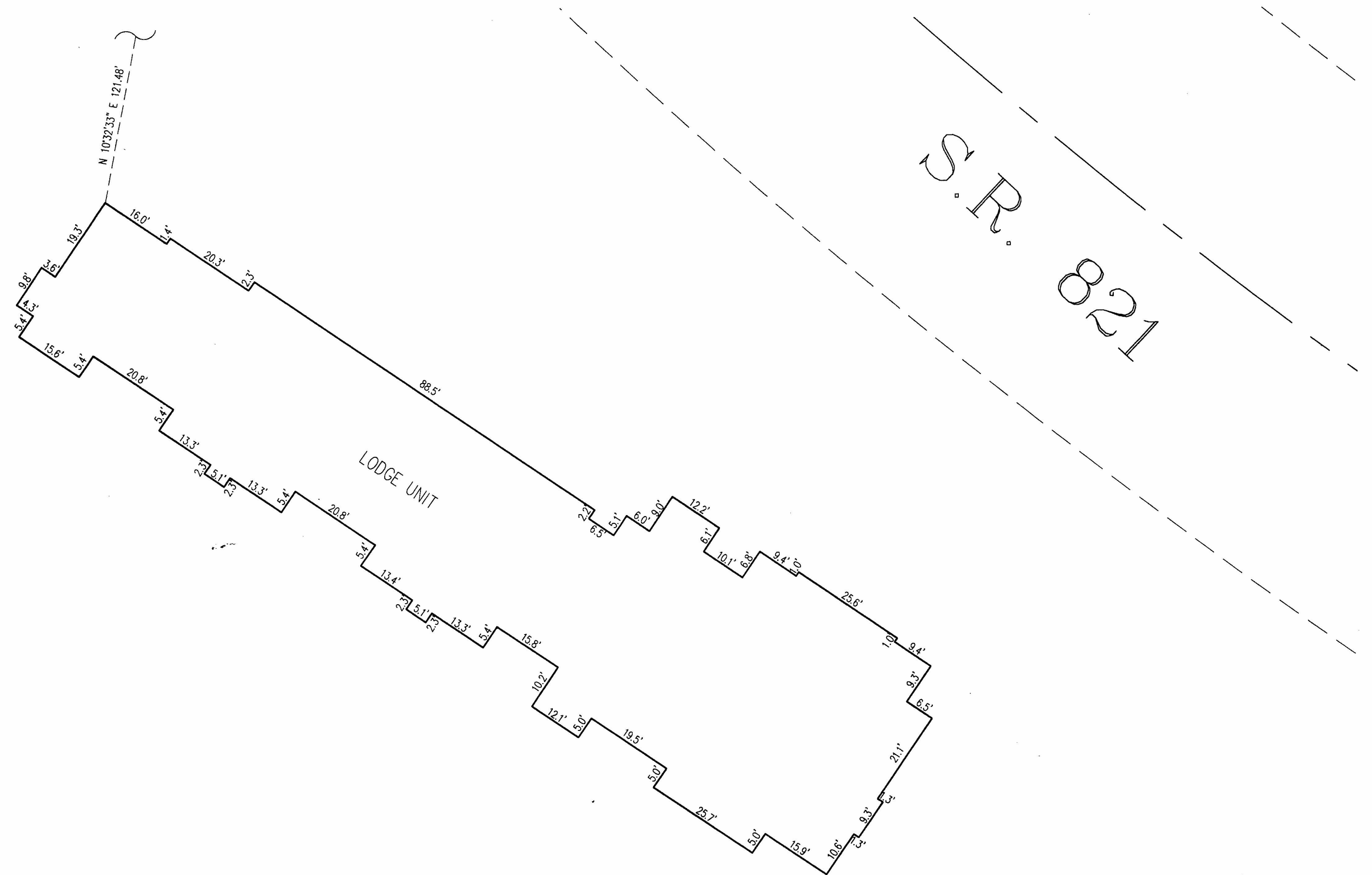
217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
Phone (360) 876-3770 Fax (360) 876-0439  
E-mail: wse@wsengineering.com http://www.wsengineering.com

DRAWN	DATE	DRAWING
WJI	01/02/2008	LodgeExbt SHT1&2.dwg
CHECKED	FIELD BOOK	JOB NUMBER
TEB	20005	20005

# AMENDMENT NO. 1 CANYON RIVER RANCH, A CONDOMINIUM

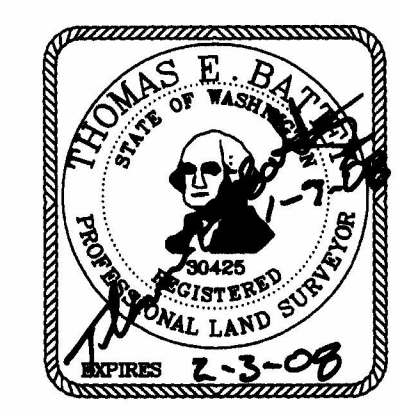
IN THE S1/2 OF THE SW1/4 OF SECTION 28  
TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M.,  
KITITAS COUNTY, WASHINGTON

01/23/2008 04:33:38 PM V: 11 P: 101 200801230016  
\$108.00  
Condominium AMERITITLE Page 3 of 3  
Kittitas County Auditor



SHEET 3 OF 3

**WSE WestSound Engineering, Inc**  
 217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
 Phone (360) 876-3770 Fax (360) 876-0439  
 E-mail: wse@wsengineering.com http://www.wsengineering.com



DRAWN WJI	DATE 01/02/2008	DRAWING LodgeExbtSHT1&2.dwg
CHECKED TEB	FIELD BOOK 20005	JOB NUMBER 20005



# AMENDMENT NO. 2 CANYON RIVER RANCH, A CONDOMINIUM

IN THE S1/2 OF THE SW1/4 OF SECTION 28  
TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M.,  
KITITAS COUNTY, WASHINGTON

07/08/2009 04:13:29 PM V: 11 P: 216 200907080042  
\$108.00  
Condominium  
KITITAS County Auditor



### LEGAL DESCRIPTION

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST W.M., IN KITITAS COUNTY, WASHINGTON.

EXCEPT EASEMENT GRANTED BY THE HIGHWAY SERVICE CORPORATION OF THE STATE OF WASHINGTON, DATED JULY 21, 1931, FILED FOR RECORD SEPTEMBER 5, 1931, AND RECORDED IN BOOK 49 OF DEEDS, PAGE 540, GRANTING A RIGHT-OF-WAY OVER A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF CENTERLINE OF SAID ROAD AS SURVEYED OVER AND ACROSS SAID PREMISES;

EXCEPT A RIGHT-OF-WAY 400 FEET IN WIDTH RESERVED BY THE NORTHERN PACIFIC RAILWAY COMPANY OVER AND ACROSS A PORTION OF THE ABOVE-DESCRIBED PREMISES;

EXCEPT THE NORTH 200 FEET THEREOF.

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OR OF RECORD.



### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CANYON RIVER LODGE LLC IN JUNE, 2009.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND THESE PLANS FOR "AMENDMENT NO. 2 CANYON RIVER RANCH, A CONDOMINIUM," ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL THE INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE LODGE UNIT ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

Thomas E. Battey 6/16/2009  
THOMAS E. BATTEY, REGISTERED PROFESSIONAL LAND SURVEYOR DATE  
LICENSE NO. 30425

### SURVEYOR'S VERIFICATION

THOMAS E. BATTEY, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_

(PRINT NAME) \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### AMENDMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUCCESSOR DECLARANT HEREBY SUBMITS THIS AMENDMENT NO. 2 CANYON RIVER RANCH, A CONDOMINIUM, IN ORDER TO CORRECT THE POSITION AND EXTERIOR DIMENSIONS OF THE LODGE UNIT AND ADD INTERIOR UNITS TO THE LODGE AS SHOWN ON THE SURVEY AND PLANS FOR CANYON RIVER RANCH, A CONDOMINIUM, RECORDED UNDER KITITAS COUNTY AUDITOR'S FEE NUMBER 200706190004. THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FOR CANYON RIVER RANCH, A CONDOMINIUM, RECORDED UNDER KITITAS COUNTY AUDITOR'S FEE NUMBER 200706190004, AND ANY AMENDMENTS THERETO.

CANYON RIVER LODGE LLC

BY: [Signature]  
RICHARD T. LEIDER, IT'S MANAGER

### ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD T. LEIDER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF CANYON RIVER LODGE LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 1<sup>st</sup> DAY OF July, 2009

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Seattle  
(PRINT NAME) GARY N. ACKERMAN

MY COMMISSION EXPIRES: Aug 1, 2011



### AUDITOR'S CERTIFICATE

THE DECLARATION FOR AMENDMENT NO. 2 CANYON RIVER RANCH, A CONDOMINIUM WAS RECORDED ON THE 8 DAY OF July, 2009 UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200907080042

FILED FOR RECORD AT THE REQUEST OF NO. 2 Canyon River Ranch THIS 8 DAY OF July A.D., 2009 AT 11 MINUTES PAST 4:00 P M., AND RECORDED IN VOLUME 11 OF PLATS, PAGE 216, RECORDS OF KITITAS COUNTY, WASHINGTON.

AUDITOR'S FEE NO. \_\_\_\_\_

[Signature]  
AUDITOR OF KITITAS COUNTY

BY: [Signature]  
DEPUTY

FEE: \$ 108.00

SHEET 1 OF 4

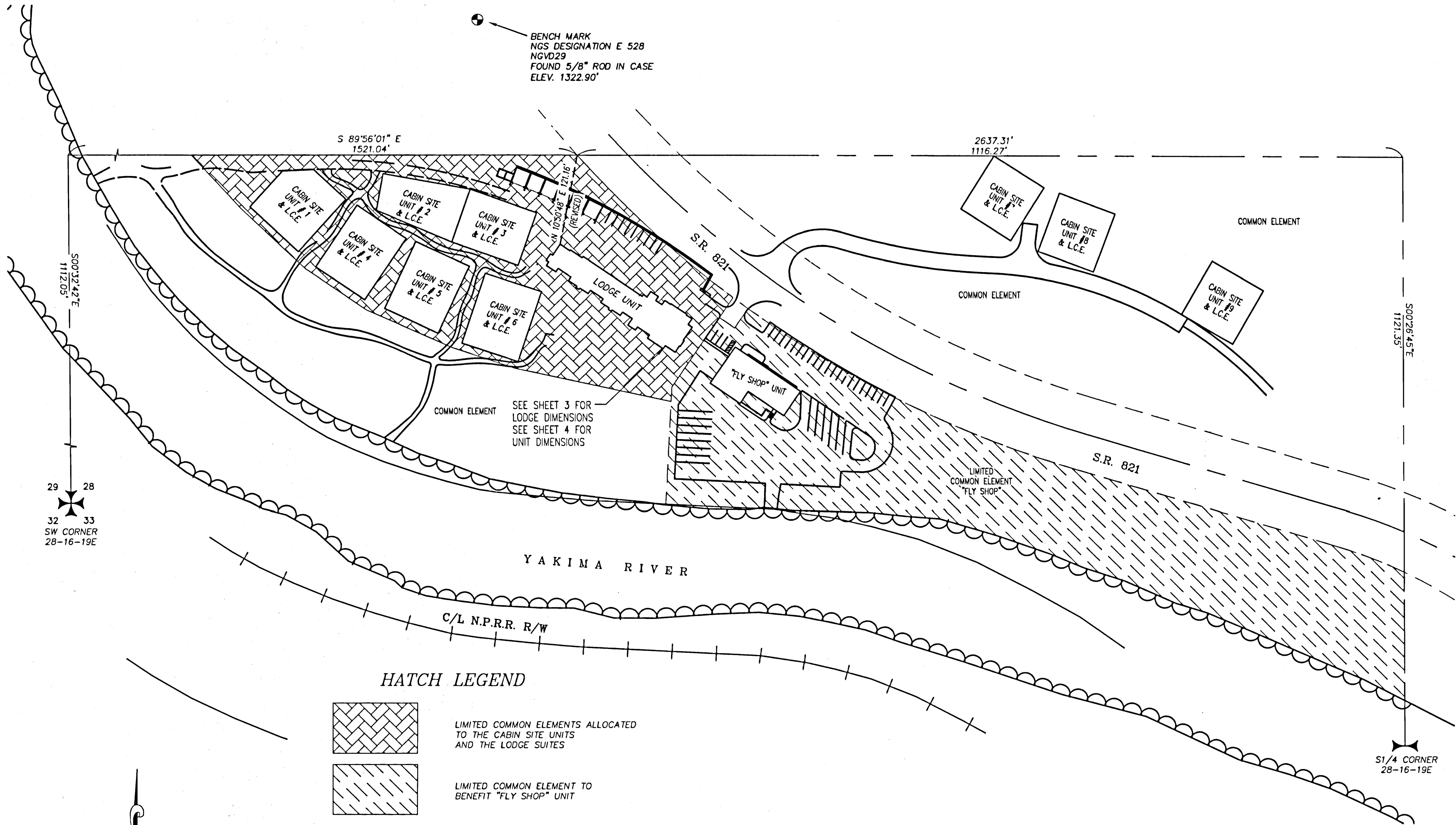
**WestSound Engineering, Inc**  
217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
Phone (360) 876-3770 Fax (360) 876-0439  
E-mail: wse@wsengineering.com http://www.wsengineering.com

DRAWN TJB	DATE 06/16/2009	DRAWING AMENDMENT2.DWG
CHECKED TEB	FIELD BOOK 20005	JOB NUMBER 20005

# AMENDMENT NO. 2 CANYON RIVER RANCH, A CONDOMINIUM

IN THE S1/2 OF THE SW1/4 OF SECTION 28  
TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M.,  
KITITAS COUNTY, WASHINGTON

07/08/2009 04:13:29 PM V: 11 P: 217 200907080042  
\$109.00  
Condominium amt  
Kittitas County Auditor Page 2 of 4

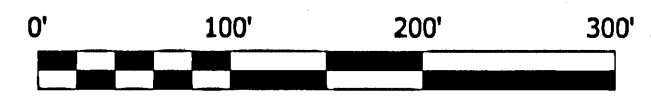


29 28  
32 33  
SW CORNER  
28-16-19E

S1/4 CORNER  
28-16-19E

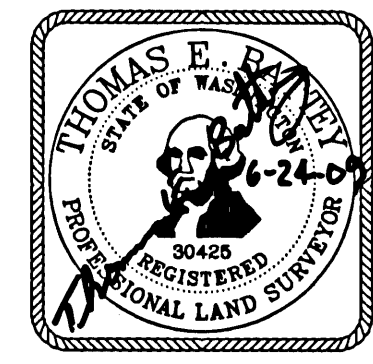
### HATCH LEGEND

- LIMITED COMMON ELEMENTS ALLOCATED TO THE CABIN SITE UNITS AND THE LODGE SUITES
- LIMITED COMMON ELEMENT TO BENEFIT "FLY SHOP" UNIT



200907080042  
Recorded @ 4:13 pm on July 8, 2009  
in BOOK 11 of PLATS at page 217  
Jarrod Pettit  
Kittitas County Auditor  
Jennifer Green  
Records Deputy

UNIT VERTICAL BOUNDARIES  
LODGE SITE UNIT : 1312' TO 1367'



SHEET 2 OF 4

## WSE WestSound Engineering, Inc

217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
Phone (360) 876-3770 Fax (360) 876-0439  
E-mail: wse@wsengineering.com http://www.wsengineering.com

DRAWN TJB	DATE 06/16/2009	DRAWING AMENDMENT2.DWG
CHECKED TEB	FIELD BOOK 20005	JOB NUMBER 20005

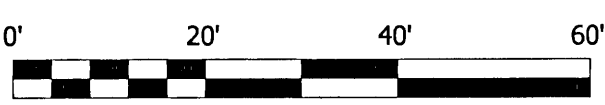
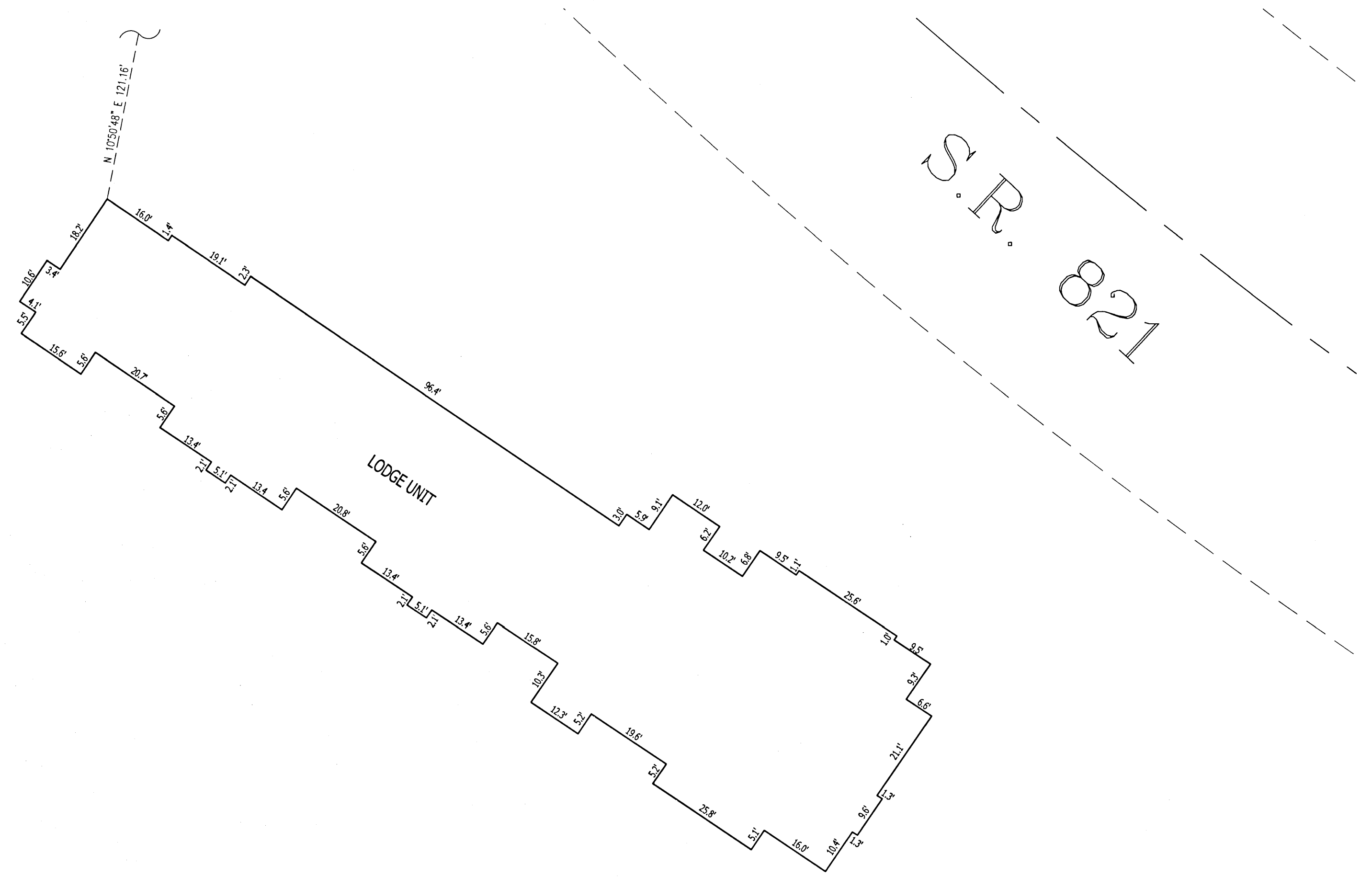
# AMENDMENT NO. 2 CANYON RIVER RANCH, A CONDOMINIUM

IN THE S1/2 OF THE SW1/4 OF SECTION 28  
TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M.,  
KITITAS COUNTY, WASHINGTON

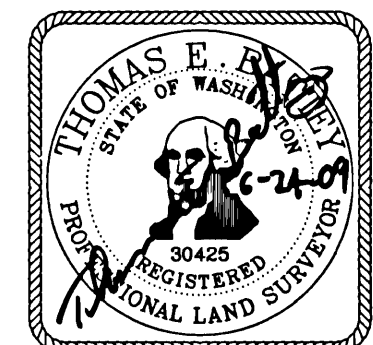
07/08/2009 04:13:29 PM V: 11 P: 218 200907080042

\$108.00  
Condominium AMT  
Kittitas County Auditor

Page 3 of 4



200907080042  
 Recorded on July 8 2009 at  
 4:13 pm in Book 11 of PLATS  
 AT PAGE 218  
*Jerard Pettit*  
 Kittitas County Auditor  
*Kimberly Queen*



SHEET 3 OF 4

**WSE WestSound Engineering, Inc**

217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
 Phone (360) 876-3770 Fax (360) 876-0439  
 E-mail: wse@wseengineering.com http://www.wseengineering.com

DRAWN	DATE	DRAWING
TJB	01/02/2008	AMENDMENT2.DWG
CHECKED	FIELD BOOK	JOB NUMBER
TEB	20005	20005

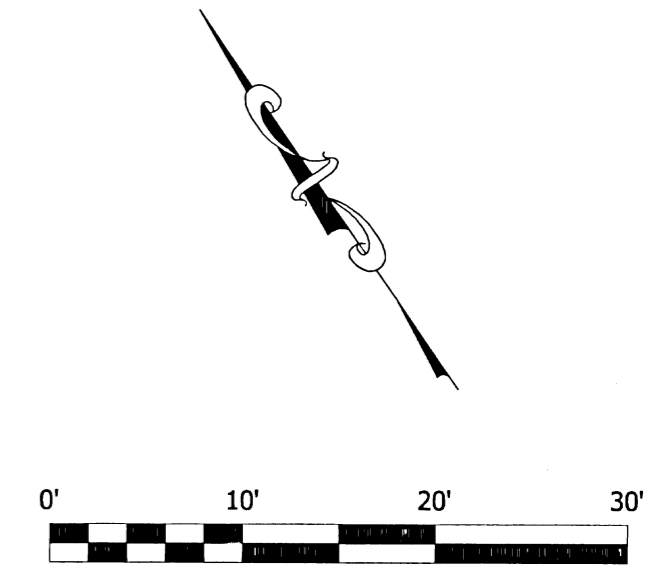
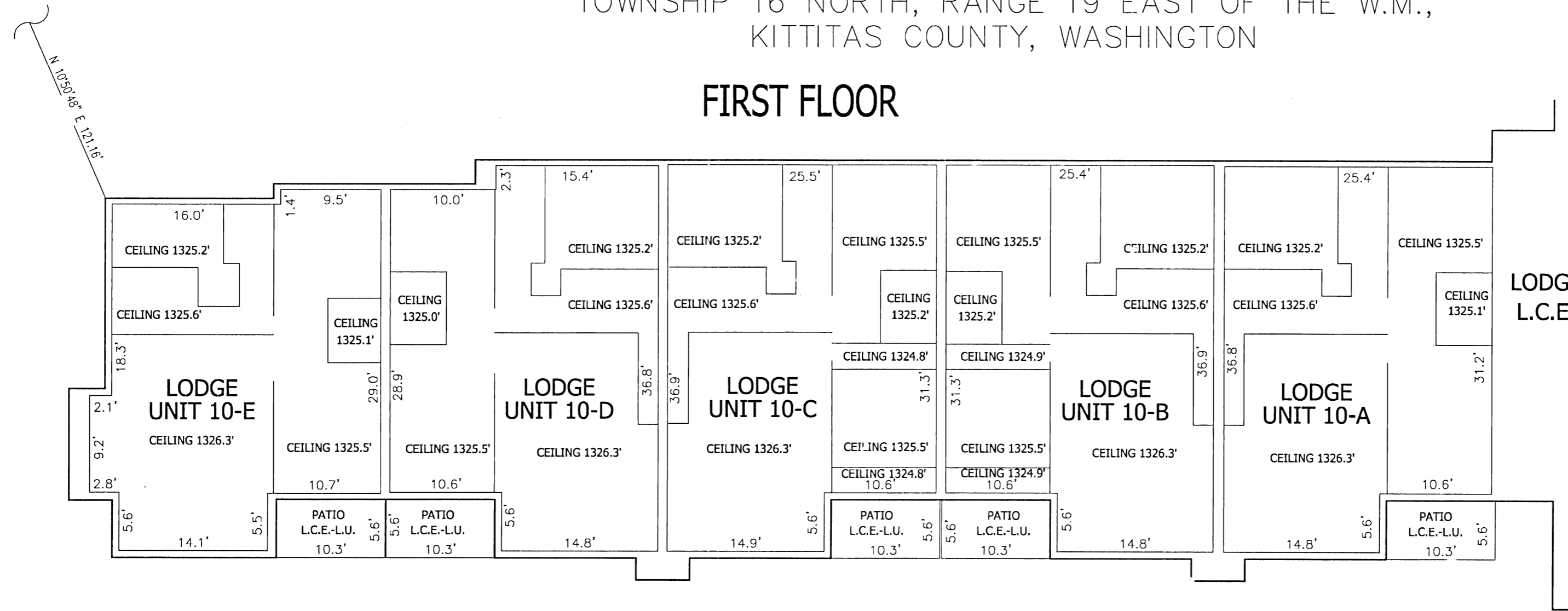
# AMENDMENT NO. 2 CANYON RIVER RANCH, A CONDOMINIUM

IN THE S1/2 OF THE SW1/4 OF SECTION 28  
TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M.,  
KITITAS COUNTY, WASHINGTON

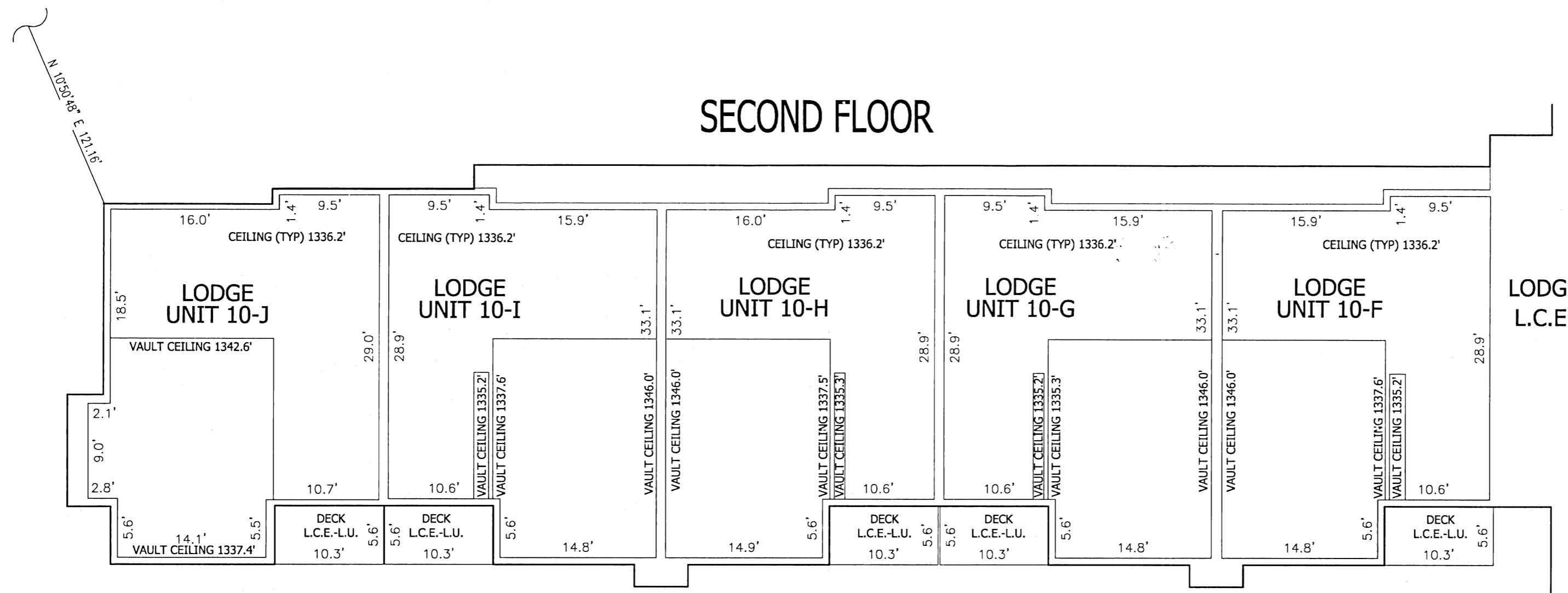
07/08/2009 04:13:29 PM V: 11 P: 219 200907080042  
\$108.00  
Condominium AMT  
Kittitas County Auditor Page 4 of 4



## FIRST FLOOR



## SECOND FLOOR



LODGE UNIT	FLOOR ELEV.	SQUARE FOOTAGE
10 - A	1317.2'	875 ±
10 - B	1317.2'	878 ±
10 - C	1317.2'	882 ±
10 - D	1317.2'	852 ±
10 - E	1317.2'	814 ±
10 - F	1327.7'	795 ±
10 - G	1327.7'	795 ±
10 - H	1327.7'	798 ±
10 - I	1327.7'	795 ±
10 - J	1327.7'	814 ±

200907080042  
Recorded on July 8, 2009 @ 4:13 pm  
in BOOK 11 OF PLATS AT PAGE 219  
Jared Pettit  
Kittitas Co Auditor  
Shirley S. Green  
Records Deputy

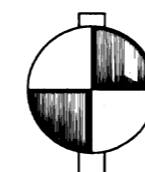
SHEET 4 OF 4

### LEGEND

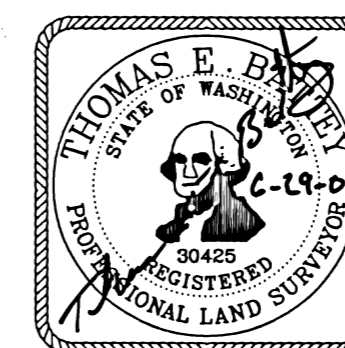
- L.C.E. LIMITED COMMON ELEMENT ALLOCATED TO THE CABIN SITE UNITS AND THE LODGE UNITS
- L.C.E.-L.U. LIMITED COMMON ELEMENT TO BENEFIT LODGE UNITS

### GENERAL NOTES

- DIMENSIONS ARE SHOWN TO THE NEAREST 0.1'
- UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF SHEETROCK
- FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FINISHED FLOORS
- CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE FINISHED CEILINGS



VERTICAL DATUM  
NGS DESIGNATION E 528  
NGVD29  
FOUND 5/8" ROD IN CASE  
ELEV. 1322.90'



**WSE WestSound Engineering, Inc**

217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
Phone (360) 876-3770 Fax (360) 876-0439  
E-mail: wse@wsengineering.com http://www.wsengineering.com

DRAWN	DATE	DRAWING
TJB	01/02/2008	AMENDMENT2.DWG
CHECKED	FIELD BOOK	JOB NUMBER
TEB	20005	20005

# AMENDMENT NO. 3 CANYON RIVER RANCH, A CONDOMINIUM

IN THE S1/2 OF THE SW1/4 OF SECTION 28  
TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M.,  
KITITAS COUNTY, WASHINGTON

06/29/2011 12:08:54 PM V: 12 P: 29 201106290019  
\$128.00  
Condominium STWT TITLE Page 1 of 2  
Kititas County Auditor

## LEGAL DESCRIPTION

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST W.M., IN KITITAS COUNTY, WASHINGTON.

EXCEPT EASEMENT GRANTED BY THE HIGHWAY SERVICE CORPORATION OF THE STATE OF WASHINGTON, DATED JULY 21, 1931, FILED FOR RECORD SEPTEMBER 5, 1931, AND RECORDED IN BOOK 49 OF DEEDS, PAGE 540, GRANTING A RIGHT-OF-WAY OVER A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF CENTERLINE OF SAID ROAD AS SURVEYED OVER AND ACROSS SAID PREMISES;

EXCEPT A RIGHT-OF-WAY 400 FEET IN WIDTH RESERVED BY THE NORTHERN PACIFIC RAILWAY COMPANY OVER AND ACROSS A PORTION OF THE ABOVE-DESCRIBED PREMISES;

EXCEPT THE NORTH 200 FEET THEREOF.

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OR OF RECORD.

## PROPERTY WITHDRAWN FROM THE CONDOMINIUM

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST, W.M., IN KITITAS COUNTY, WASHINGTON LYING SOUTHWESTERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY;

EXCEPT THE NORTH 200.00 FEET THEREOF;

TOGETHER WITH THAT PORTION LYING SOUTH OF THE YAKIMA RIVER AND NORTH OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY THEREOF;

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO;

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OR OF RECORD;

SITUATE IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

## PROPERTY ADDED TO THE CONDOMINIUM

THE NORTH 200 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST W.M., IN KITITAS COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 25 FEET OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST W.M., IN KITITAS COUNTY, WASHINGTON.

EXCEPT EASEMENT GRANTED BY THE HIGHWAY SERVICE CORPORATION OF THE STATE OF WASHINGTON, DATED JULY 21, 1931, FILED FOR RECORD SEPTEMBER 5, 1931, AND RECORDED IN BOOK 49 OF DEEDS, PAGE 540, GRANTING A RIGHT-OF-WAY OVER A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF CENTERLINE OF SAID ROAD AS SURVEYED OVER AND ACROSS SAID PREMISES;

EXCEPT A RIGHT-OF-WAY 400 FEET IN WIDTH RESERVED BY THE NORTHERN PACIFIC RAILWAY COMPANY OVER AND ACROSS A PORTION OF THE ABOVE-DESCRIBED PREMISES;

EXCEPT THAT PORTION OF THE ABOVE-DESCRIBED PREMISES LYING WEST OF A RIGHT-OF-WAY 400 FEET IN WIDTH RESERVED BY THE NORTHERN PACIFIC RAILWAY COMPANY OVER AND ACROSS A PORTION OF THE ABOVE-DESCRIBED PREMISES;

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OR OF RECORD.

## AMENDMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED DECLARANT HEREBY SUBMITS THIS AMENDMENT NO. 3 CANYON RIVER RANCH, A CONDOMINIUM, IN ORDER TO WITHDRAW THE PROPERTY AND ADD THE PROPERTY LABELED AS MAY BE WITHDRAWN AND MAY BE ADDED AS SHOWN ON THE SURVEY AND PLANS FOR CANYON RIVER RANCH, A CONDOMINIUM, RECORDED UNDER KITITAS COUNTY AUDITOR'S FEE NUMBER 200706190004, AS CORRECTED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NUMBER 201106290014. THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FOR CANYON RIVER RANCH, A CONDOMINIUM, RECORDED UNDER KITITAS COUNTY AUDITOR'S FEE NUMBER 200706190005, IS AMENDED BY AMENDMENTS THERETO RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NUMBERS 200907080043 AND 201106290020.

CANYON RIVER RANCH, LLC

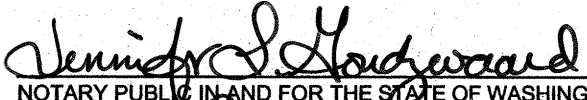
BY:   
RICHARD T. LEIDER, ITS MANAGER

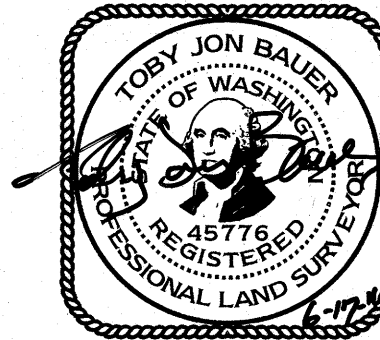
## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD T. LEIDER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF CANYON RIVER RANCH, LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 21<sup>st</sup> DAY OF June, 2011.

  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Dynwood  
(PRINT NAME) Jennifer L. Gaudewaard  
MY COMMISSION EXPIRES: 6-29-13



## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CANYON RIVER RANCH, LLC IN JUNE, 2011.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND THESE PLANS FOR "AMENDMENT NO. 3 CANYON RIVER RANCH, A CONDOMINIUM," ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL THE INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE LODGE UNIT ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

  
TOBY JON BAUER, REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 45776

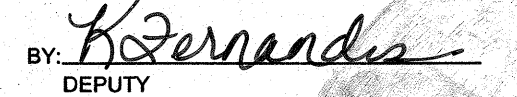
6-17-11  
DATE

## AUDITOR'S CERTIFICATE

THE DECLARATION FOR AMENDMENT NO. 3 CANYON RIVER RANCH, A CONDOMINIUM WAS RECORDED ON THE 29 DAY OF JUNE, 2011, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201106290014.

FILED FOR RECORD AT THE REQUEST OF WEST SOUND ENGINEERING THIS 29 DAY OF JUNE, A.D., 2011 AT 12:08 MINUTES PAST PM., AND RECORDED IN VOLUME 12 OF PLATS, PAGE 29, RECORDS OF KITITAS COUNTY, WASHINGTON. AUDITOR'S FEE NO. 201106290014

  
AUDITOR OF KITITAS COUNTY

BY:   
DEPUTY  
FEE: \$ 128.-

SHEET 1 OF 2

 **WestSound Engineering, Inc**

217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
Phone (360) 876-3770 Fax (360) 876-0439  
E-mail: wse@wsengineering.com http://www.wsengineering.com

DRAWN	DATE	DRAWING
TJB	06/09/2011	Condo Amend 3.dwg
CHECKED	FIELD BOOK	JOB NUMBER
TJB	20005	20005

# AMENDMENT NO. 3 CANYON RIVER RANCH, A CONDOMINIUM

IN THE S1/2 OF THE SW1/4 OF SECTION 28  
TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M.,  
KITITAS COUNTY, WASHINGTON

06/29/2011 12:08:54 PM V: 12 P: 30 201106290019  
\$128.00 Condominium STWT TITLE Page 2 of 2  
Kittitas County Auditor

### LEGEND

- QUARTER CORNER CALCULATED
- QUARTER CORNER FOUND
- SECTION CORNER FOUND
- FOUND BRASS CAP
- FOUND ALUMINUM CAP

### BASIS OF BEARING:

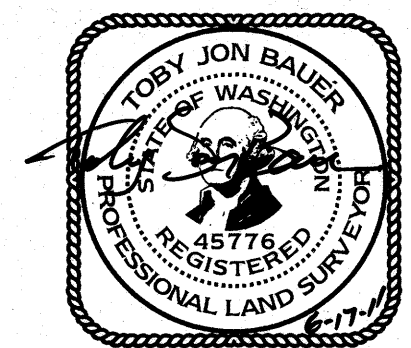
WASHINGTON COORDINATE SYSTEM  
NAVD83(1988) SOUTH ZONE, FROM NGS  
PUBLISHED CONTROL STATIONS W-527  
(PID SB0928) 0138-1993 (PID AA6021)

### REFERENCES:

1. BLM PLAT 16-19-D, DATED 3/6/2000
2. UNRECORDED 1969 SURVEY BY THE DEPT. OF GAME LABELED "UMTANUM YAKIMA RIVER"
3. RECORD OF SURVEY KITITAS COUNTY BOOK 31, PAGE 175
4. RECORD OF SURVEY KITITAS COUNTY BOOK 32, PAGE 156

AUDITORS CERTIFICATE:  
FILED FOR RECORD THIS DAY 29 OF  
JUNE 20 11 AT 12:08 PM IN BOOK  
12 OF PLATS AT PAGE 30 AT THE  
REQUEST OF WSE WESTSOUND ENGINEERING

Gerald Pettit Auditor  
K. Kennard Deputy

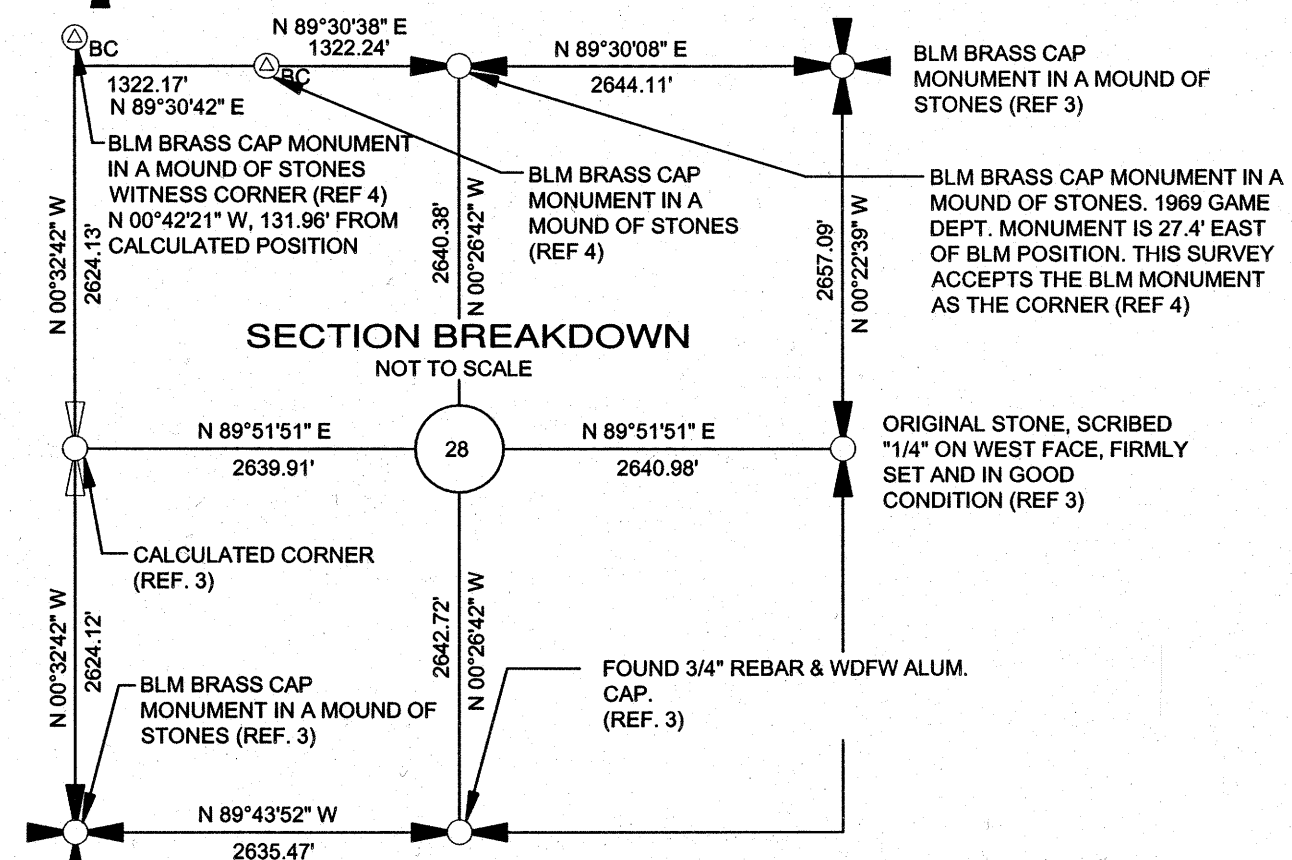
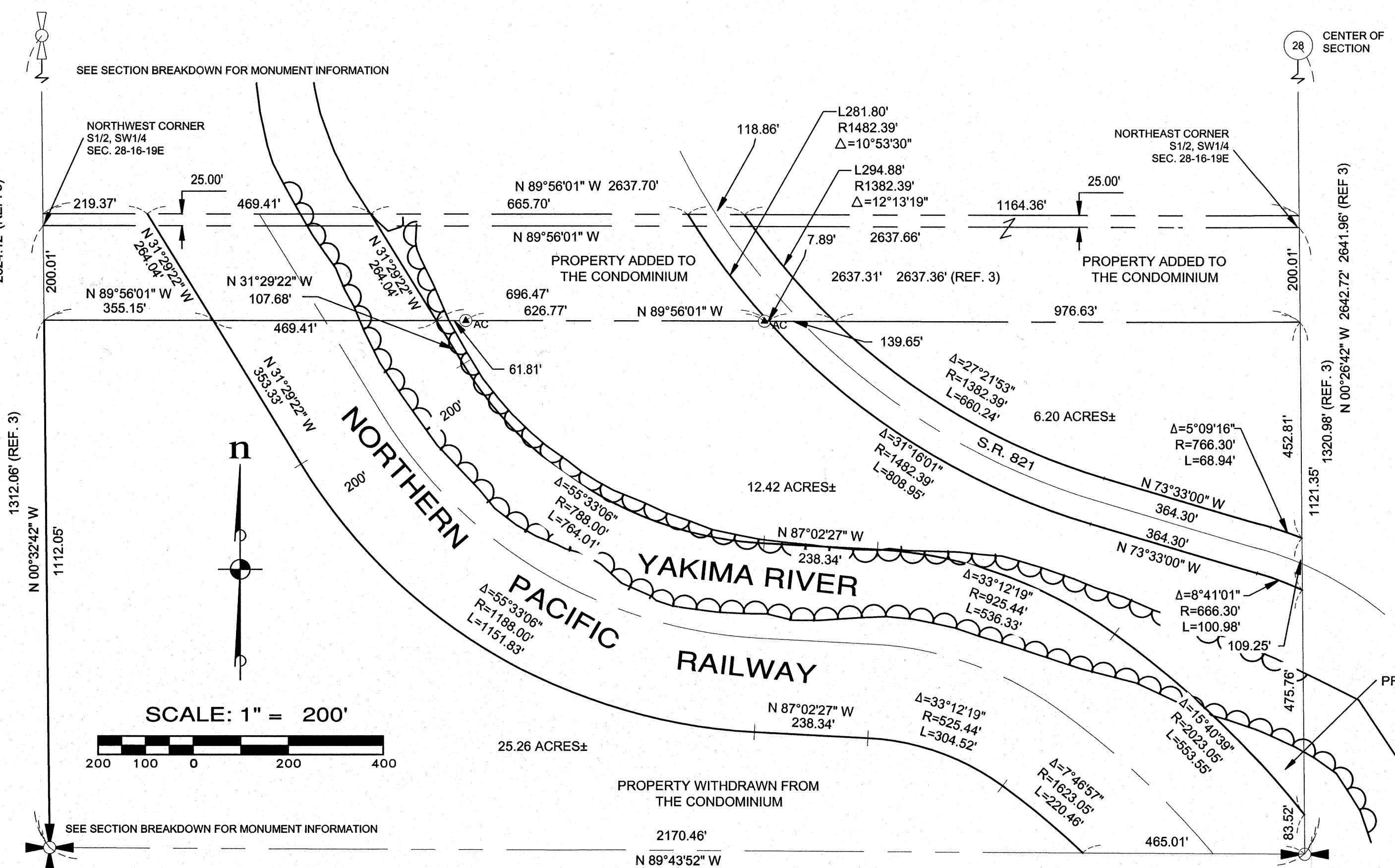


SHEET 2 OF 2

## WSE WestSound Engineering, Inc

217 S.W. Wilkins Drive Port Orchard, Wa. 98366  
Phone (360) 876-3770 Fax (360) 876-0439  
E-mail: wse@wsengineering.com http://www.wsengineering.com

DRAWN	DATE	DRAWING
TJB	06/09/2011	Condo Amend 3.dwg
CHECKED	FIELD BOOK	JOB NUMBER
TJB	20005	20005



### NOTES:

1. BEARINGS AND DISTANCES SHOWN ARE GRID. TO OBTAIN GROUND DISTANCES DIVIDE GRID DISTANCES BY 0.99986437 THE CONVERGENCE ANGLE AT THE CENTER OF SEC. 28 IS 0°01'52"
2. S.R. 821 RIGHT OF WAY FROM STATE ROAD NO. 3 UMTANUM TO HILLSIDE, KITITAS COUNTY ROAD PLANS PAGE 7 OF 23, APPROVED FEB. 2, 1932 STATE OF WASHINGTON, DEPARTMENT OF HIGHWAYS, OLYMPIA, WASHINGTON.
3. THE PROPERTY IN THE CONDOMINIUM AND THE PROPERTY THAT MAY BE ADDED TO THE CONDOMINIUM ARE SUBJECT TO THE DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

# AMENDMENT NO. 5 CANYON RIVER RANCH, A CONDOMINIUM

IN THE SW 1/4 OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST OF THE W.M. KITITAS COUNTY, WASHINGTON

07/27/2015 09:25:28 AM V: 12 P: 135 201507270008  
 LEIDER  
 Kittitas County Auditor  
 \$138 00  
 Page 1 of 2

## LEGAL DESCRIPTION:

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST W.M., IN KITITAS COUNTY, WASHINGTON.

EXCEPT EASEMENT GRANTED BY THE HIGHWAY SERVICE CORPORATION OF THE STATE OF WASHINGTON, DATED JULY 21, 1931, FILED FOR RECORD SEPTEMBER 5, 1931, AND RECORDED IN BOOK 49 OF DEEDS, PAGE 540, GRANTING A RIGHT-OF-WAY OVER A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF CENTERLINE OF SAID ROAD AS SURVEYED OVER AND ACROSS SAID PREMISES;

EXCEPT A RIGHT-OF-WAY 400 FEET IN WIDTH RESERVED BY THE NORTHERN PACIFIC RAILWAY COMPANY OVER AND ACROSS A PORTION OF THE ABOVE-DESCRIBED PREMISES;

EXCEPT THE NORTH 200 FEET THEREOF.

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OR OF RECORD.

## PROPERTY WITHDRAWN FROM THE CONDOMINIUM:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST, W.M., IN KITITAS COUNTY, WASHINGTON LYING SOUTHWESTERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY;

EXCEPT THE NORTH 200.00 FEET THEREOF;

TOGETHER WITH PORTION LYING SOUTH OF THE YAKIMA RIVER AND NORTH OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY THEREOF.

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO;

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OR OF RECORD.

SITUATE IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

## PROPERTY ADDED TO THE CONDOMINIUM:

19 EAST W.M., IN KITITAS COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 25 FEET OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 28, TOWNSHIP 16 NORTH, RANGE 19 EAST W.M., IN KITITAS COUNTY, WASHINGTON.

EXCEPT EASEMENT GRANTED BY THE HIGHWAY SERVICE CORPORATION OF THE STATE OF WASHINGTON, DATED JULY 21, 1931, FILED FOR RECORD SEPTEMBER 5, 1931, AND RECORDED IN BOOK 49 OF DEEDS, PAGE 540, GRANTING A RIGHT-OF-WAY OVER A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF CENTERLINE OF SAID ROAD AS SURVEYED OVER AND ACROSS SAID PREMISES;

EXCEPT A RIGHT-OF-WAY 400 FEET IN WIDTH RESERVED BY THE NORTHERN PACIFIC RAILWAY COMPANY OVER AND ACROSS A PORTION OF THE ABOVE-DESCRIBED PREMISES;

TOGETHER WITH ALL WATER RIGHTS AND IRRIGATION DITCHES APPURTENANT THERETO.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAY APPARENT OR OF RECORD.

## AMENDMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED DECLARANT HEREBY SUBMITS THIS AMENDMENT NO. 5 CANYON RIVER RANCH, A CONDOMINIUM, IN ORDER TO ADD CABIN SITES AS SHOWN HEREIN, THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FOR CANYON RIVER RANCH, A CONDOMINIUM, RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NUMBER 200706190005, IS AMENDED BY AMENDMENTS THERETO RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NUMBERS 200907080043, 201106290020, 201109220023, 201408040043, AND 201507270008.

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON }  
 COUNTY OF MASON } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Richard T. Leider IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT he SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF Canyon River Ranch, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 24<sup>th</sup> DAY OF July 20 15

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT Seattle, WA  
Vincent Madari  
 MY COMMISSION EXPIRES: 03/20/2019



BY: Richard T. Leider, Its Manager

CANYON RIVER RANCH, LLC



## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CANYON RIVER RANCH, LLC IN JUNE, 2015

I HEREBY CERTIFY THAT THIS SURVEY MAP AND THESE PLANS FOR AMENDMENT NO. 5 CANYON RIVER RANCH, A CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL THE INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF LODGE UNIT ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.



MICHAEL R. BOWEN, REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 29294

DATE 7/24/2015

## AUDITOR'S CERTIFICATE

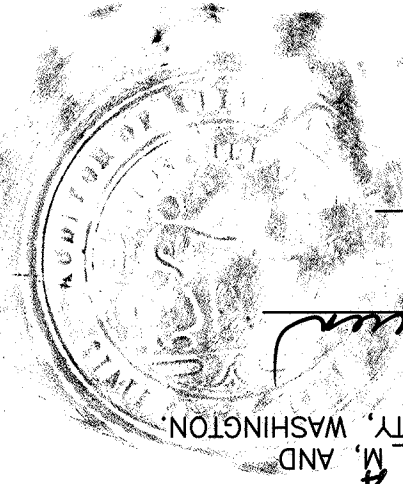
THE DECLARATION FOR AMENDMENT NO. 5 CANYON RIVER RANCH, A CONDOMINIUM WAS RECORDED ON THE 27 DAY OF July, 2015, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201507270008

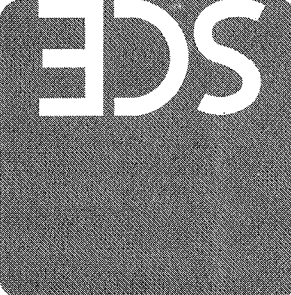
FILED FOR RECORD AT THE REQUEST OF R. Leider A.D., 2015 AT 9 M. AND THIS 27 DAY OF July, 2015, RECORDS OF KITITAS COUNTY, WASHINGTON. RECORDED IN VOLUME 12 OF PLATS, PAGE 135.

AUDITOR OF KITITAS COUNTY

FEE: \$ 138

BY: Michael R. Bowen  
 DEPUTY



MRB	CHECKED: NA	JOB NUMBER: 13010
MPK	DATE: 07/24/15	DRAWING: CONDO AMEND 5
 SAEZ CONSULTING ENGINEERS, INC. 748 Winslow Way E. Bainbridge Island, WA, 98110 PH: (206) 842-4188 FAX: (206) 238-9125		
SHEET 1 OF 2		

# AMENDMENT NO. 5 CANYON RIVER RANCH, A CONDOMINIUM

IN THE SW 1/4 OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 19  
EAST OF THE W.M. KITTITAS COUNTY, WASHINGTON

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Kittitas County Auditor  
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Page 2 of 2

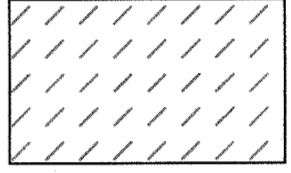
NORTH LINE OF THE  
SOUTH 1/2 OF THE  
SW 1/4 SECTION 28  
944.04

EAST LINE  
SW 1/4  
SECTION 28  
1402.11



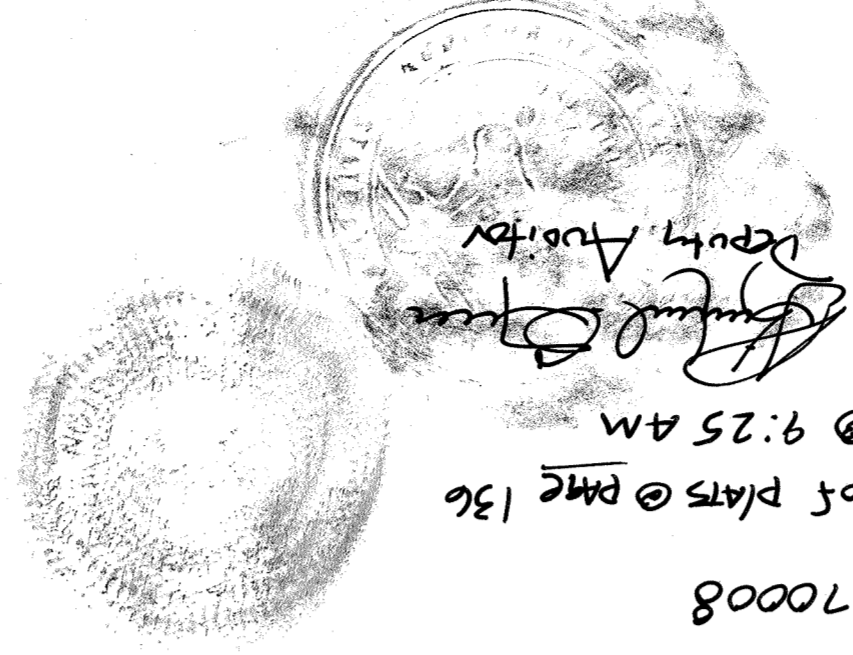
HATCH LEGEND

LIMITED COMMON ELEMENTS ALLOCATED  
TO THE CABIN SITE UNITS AND THE  
LODGE SUITES



Recorded in Vol 12 of Plat @ Page 136  
on July 27, 2015 @ 9:25 AM  
Jerry Pettit  
Kittitas County Auditor

201507270008



SHEET  
2 OF 2

MRB	CHECKED:	SCALE:	1"=40'
MPK	DATE:	07/24/15	
DRAWING:		CONDO AMEND 5	
JOB NUMBER:		13010	

SAEZ CONSULTING ENGINEERS, INC.  
748 Winslow Way E.  
Bainbridge Island, WA. 98110  
PH: (206) 842-4188  
FAX: (206) 238-9125

**SCE**