



TRAILHEAD SUNCADIA - PHASE 1, DIVISION 12A A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITITAS COUNTY, WASHINGTON

EASEMENTS AND NOTES

- ALL ROADS WITHIN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED) AND AS NOW OR SUBSEQUENTLY PLATTED, ARE PRIVATE AND ARE SUBJECT TO SUCH COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND OTHERWISE AS ARE SET FORTH IN VARIOUS DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, CCR'S (HEREINAFTER DEFINED) AND RECORDED PLATS WITHIN THE RESORT. ACCESS TO THE LOTS AND TRACTS HEREIN IS OBTAINED VIA SUCH PLATTED ROADS WITHIN THE RESORT.
- TRAILHEAD DEVELOPMENT LLC GRANTS TO NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("NEW SUNCADIA") ON THE ONE HAND AND FURTHER GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, AND SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS, LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS, A UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, DRAINAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMMUNICATIONS FACILITIES) OVER AND ACROSS TRACT AC-1, AS SHOWN HEREON, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. TRAILHEAD DEVELOPMENT LLC FURTHER GRANTS TO NEW SUNCADIA THE RIGHT TO GRANT ADDITIONAL, NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- TRAILHEAD DEVELOPMENT LLC GRANTS TO NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("NEW SUNCADIA") ON THE ONE HAND AND FURTHER GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, AND SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS, LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS, 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 IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS 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 THE LESSER OF TEN FEET (10.0') OR THE DISTANCE BETWEEN SUCH PROPERTY LINE AND ANY STRUCTURE, INCLUDING FOOTINGS AND FOUNDATIONS, AND SHALL ABUT THE EXTERIOR LOT AND TRACT BOUNDARIES. SUCH EASEMENTS SHALL BE DIVIDED THE LESSER OF FIVE FEET (5.0') OR THE DISTANCE BETWEEN SUCH PROPERTY LINE AND ANY STRUCTURE, INCLUDING FOOTINGS AND FOUNDATIONS ON EACH SIDE OF THE PROPERTY LINES COMMON TO THE FOLLOWING LOTS: 2 AND 3, 4 AND 6, 10 AND 11. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES; PROVIDED, HOWEVER, THE FOLLOWING LOTS SHALL NOT BE SUBJECTED TO SAID UTILITY EASEMENTS ALONG THE PROPERTY LINES COMMON TO THE SAID LOTS: 1 AND 2, 3 AND 4, 5 AND 6, 7 AND 8, 9 AND 10, 11 AND 12, 13 AND 14.
- NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 16, 2009, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (HEREINAFTER THE "DEVELOPMENT AGREEMENT").
- THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCR'S") 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 ABOVE, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA SPECIFICALLY ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED BY AND/OR GRANTED TO NEW SUNCADIA UNDER THIS PLAT.
- ACCESS TO AND FROM LOTS AND TRACTS WITHIN THIS PLAT TO PLATTED ROADS WITHIN THE RESORT SHALL BE VIA AN INTERNAL PRIVATE ROAD SYSTEM WITHIN THIS PLAT OVER AND ACROSS TRACT AC-1. MATTERS RELATIVE TO THE WIDTH, LOCATION, AND TERMS AND CONDITIONS OF SUCH SHARED ACCESS ROADS SHALL BE SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE CCR'S; PROVIDED, HOWEVER, SAID ROAD SYSTEM SHALL BE SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIATE ACCESS TO EACH OF SAID LOTS AND TRACTS.
- 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 REASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.
- NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THE RESORT, THE BOUNDARIES OF OPEN SPACE (OS) TRACT(S) CREATED BY THIS PLAT MAY BE MODIFIED AND/OR SUCH TRACT(S) MAY BE ALTERED AS TO SIZE, SHAPE AND LOCATION BY THE THEN OWNER(S) OF SUCH TRACT(S) AS OTHERWISE ALLOWED BY APPLICABLE LAW, THE DEVELOPMENT AGREEMENT, AND THE CCR'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.

LEGAL DESCRIPTION PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618035:

LOT 4 OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, BEING A PORTION OF TRACT Z-1 OF SUNCADIA PHASE 1, DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

AND

THAT PORTION OF LOT 3, OF SUNCADIA-PHASE 1, DIVISION 12, AN AMENDED BINDING SITE PLAN, AS RECORDED IN BOOK 39 OF SURVEYS, PAGES 2 THROUGH 5, UNDER AUDITOR'S FILE NO. 201312120007, LYING WITHIN TRAILHEAD CONDOMINIUM, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS DEPICTED IN THE SURVEY MAP FOR SAID CONDOMINIUM RECORDED IN BOOK 11 OF PLATS, PAGES 199 THROUGH 205, AND AMENDED BY FIRST AMENDMENT RECORDED IN BOOK 12 OF PLATS, PAGES 85 THROUGH 89, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RECORDED UNDER AUDITOR'S FILE NO. 201401060036, RECORDS OF SAID COUNTY, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 13°21'25" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, 52.00 FEET;
THENCE SOUTH 77°22'47" WEST, 120.01 FEET;
THENCE NORTH 13°21'25" WEST, 52.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4;
THENCE NORTH 77°22'47" EAST, 120.01 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 10th DAY OF MAY, A.D., 2018.

M. K. Cook
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "TRAILHEAD - SUNCADIA - PHASE 1, DIVISION 12A" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS 14th DAY OF May, A.D., 2018.

Doreen M. Stark
KITITAS COUNTY COMMUNITY SERVICES DIRECTOR

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

DATED THIS 18 DAY OF May, A.D., 2018.

Ernie J. Gaudy
KITITAS COUNTY TREASURER



CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "TRAILHEAD - SUNCADIA - PHASE 1, DIVISION 12A" 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 14 DAY OF May, A.D., 2018.

M. K. Cook
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "TRAILHEAD - SUNCADIA - PHASE 1, DIVISION 12A" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS 11 DAY OF May, A.D., 2018.

Dustin L. Pierce
KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 15th DAY OF May, A.D., 2018.

BOARD OF COUNTY COMMISSIONERS

KITITAS COUNTY, WASHINGTON
CHAIRMAN: *[Signature]* ATTEST: *[Signature]*
CLERK OF THE BOARD

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 JEFF HANSELL

IN APRIL, 2018, *[Signature]* 4/15/2018

DUSTIN L. PIERCE DATE

CERTIFICATE NO. 45503

KITITAS COUNTY PARCEL INFORMATION:

PARCEL NO.: 954846
MAP NO.: 20-15-19055-0003



AUDITOR'S CERTIFICATE 201805180057

FILED FOR RECORD THIS 10th DAY OF MAY, 2018, AT 2:45 PM

IN BOOK 12 OF Plats AT PAGE 233 AT THE REQUEST OF

DUSTIN L. PIERCE

JERALD V. PETTIT

County Auditor

Deputy County Auditor

Compass

ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PLAT
PREPARED FOR
TRAILHEAD DEVELOPMENT LLC
A PORTION OF THE SW 1/4 OF SECTION 19,
TOWNSHIP 20 NORTH RANGE 15 EAST, W.M.
KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2018	16080
CHKD BY	SCALE	SHEET
GW	N/A	1 OF 4



TRAILHEAD SUNCADIA - PHASE 1, DIVISION 12A A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITITAS COUNTY, WASHINGTON

DECLARATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, TRAILHEAD DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS HIGHWAY 9 OFFICE PARK CENTER LLC, OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT.

ALLEGRE FAMILY LLC, A WASHINGTON LIMITED LIABILITY COMPANY
SIGNING AS A MEMBER OF TRAILHEAD DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY

David Allegre
PRINTED NAME: David Allegre PRINTED NAME: _____
TITLE: Managing Member TITLE: _____
DATE: 3/30/18 DATE: _____

STATE OF WASHINGTON }
COUNTY OF King } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED David Allegre TO ME KNOWN TO BE

THE Managing Member OF ALLEGRE FAMILY LLC, A WASHINGTON LIMITED LIABILITY COMPANY SIGNING AS A MEMBER OF TRAILHEAD DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 30 DAY OF March, 2018.



Janet Vaughan
PRINTED NAME: Janet Vaughan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: June 30 2018

DECLARATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, J&J DAKOTA LLC, A NEVADA LIMITED LIABILITY COMPANY, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

J&J DAKOTA LLC, A NEVADA LIMITED LIABILITY COMPANY

James W Ries
PRINTED NAME: James W Ries PRINTED NAME: _____
TITLE: Managing Member TITLE: _____
DATE: 3/30/18 DATE: _____

STATE OF King }
COUNTY OF King } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Washington DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED James W Ries TO ME KNOWN TO BE THE

Managing Member OF J&J DAKOTA LLC, A NEVADA LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 30 DAY OF March, 2018.



Janet Vaughan
PRINTED NAME: Janet Vaughan
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
MY COMMISSION EXPIRES: June 30 2018

DECLARATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, WESTSIDE MEADOWS, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

WESTSIDE MEADOWS, A WASHINGTON LIMITED LIABILITY COMPANY

David Allegre
PRINTED NAME: David Allegre PRINTED NAME: _____
TITLE: Managing Member TITLE: _____
DATE: 3/30/18 DATE: _____

STATE OF WASHINGTON }
COUNTY OF King } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED David Allegre TO ME KNOWN TO BE

THE Managing Member OF WESTSIDE MEADOWS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 30 DAY OF March, 2018.



Janet Vaughan
PRINTED NAME: Janet Vaughan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: June 30 2018

DECLARATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, WATSON PROPERTIES L.P., A WASHINGTON LIMITED PARTNERSHIP, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

WATSON PROPERTIES L.P., A WASHINGTON LIMITED PARTNERSHIP

Bowley W. Watson
PRINTED NAME: Bowley W. Watson PRINTED NAME: _____
TITLE: Limited Partner TITLE: _____
DATE: 4/03/18 DATE: _____

STATE OF WA }
COUNTY OF Shelton } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Bowley W. Watson TO ME KNOWN TO BE THE

Limited Partner OF WATSON PROPERTIES L.P., A WASHINGTON LIMITED PARTNERSHIP, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 3rd DAY OF April, 2018.



Rose M. Treedema
PRINTED NAME: Rose M. Treedema
NOTARY PUBLIC IN AND FOR THE STATE OF WA
MY COMMISSION EXPIRES: 2/29/20

AUDITOR'S CERTIFICATE 201805180057

FILED FOR RECORD THIS 18th DAY OF MAY, 2018, AT 2:45 P.M.
IN BOOK 12 OF Plats AT PAGE 234 AT THE REQUEST OF

DUSTIN L. PIERCE

JERALD V. PETTIT
County Auditor

W. L. P.
Deputy County Auditor

Encompass

ENGINEERING & SURVEYING

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PLAT
PREPARED FOR
TRAILHEAD DEVELOPMENT LLC
A PORTION OF THE SW 1/4 OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY - WASHINGTON

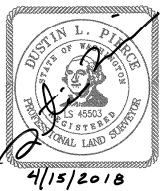
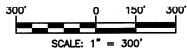
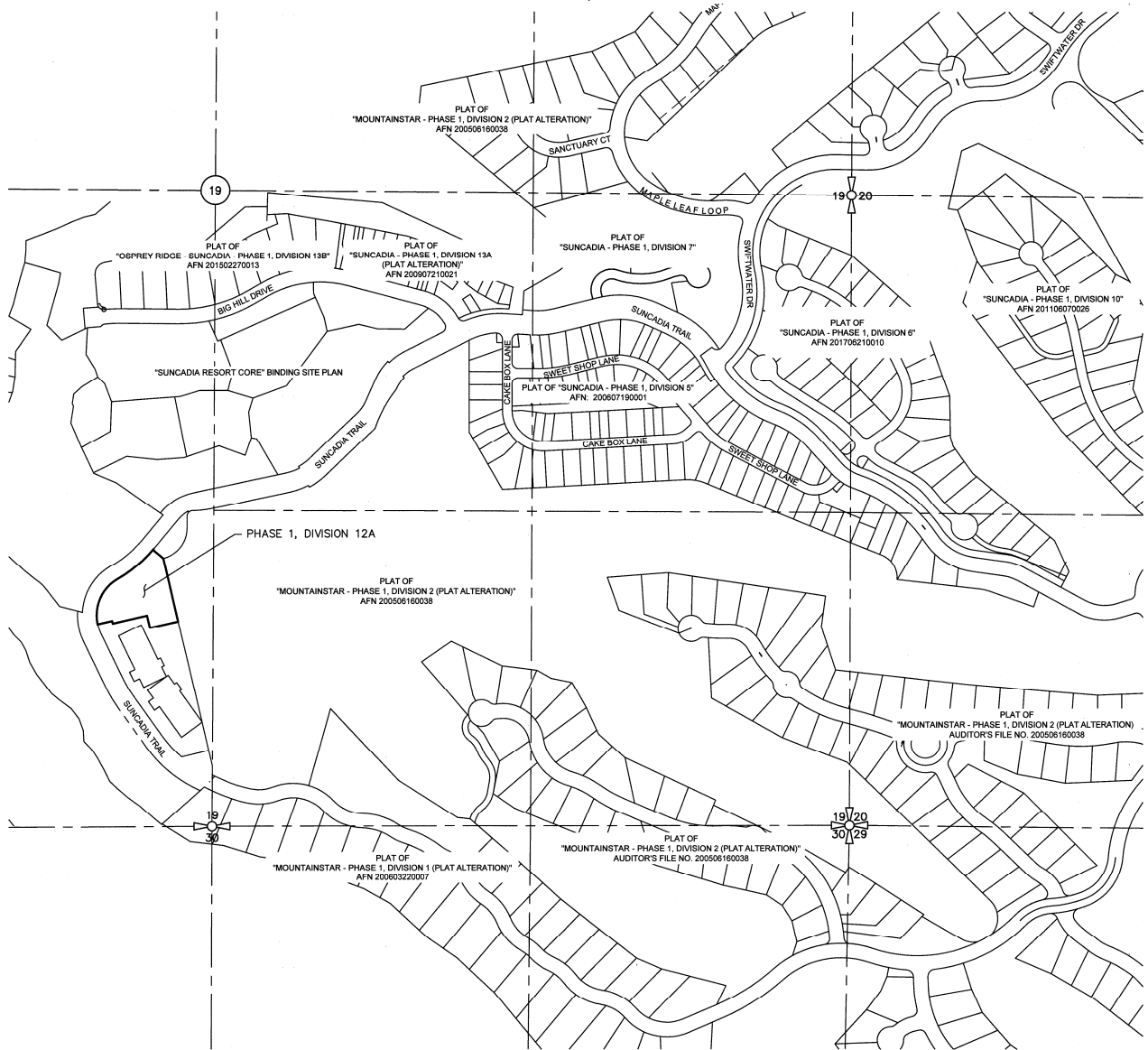
DWN BY	DATE	JOB NO.
DLP	3/2018	16080
CHKD BY	SCALE	SHEET
GW	N/A	2 OF 4



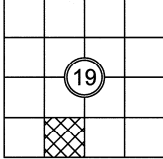
4/15/2018



TRAILHEAD
SUNCADIA - PHASE 1, DIVISION 12A
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON



INDEX LOCATION
 SEC. 19 T. 20 N.R. 15 E.W.M.



AUDITOR'S CERTIFICATE 201805180057
 FILED FOR RECORD THIS 18th DAY OF MAY 2018 AT 2:45P.
 IN BOOK 12 OF Plats AT PAGE 235 AT THE REQUEST OF
DUSTIN L. PIERCE
JERALD V. PETTIT County Auditor
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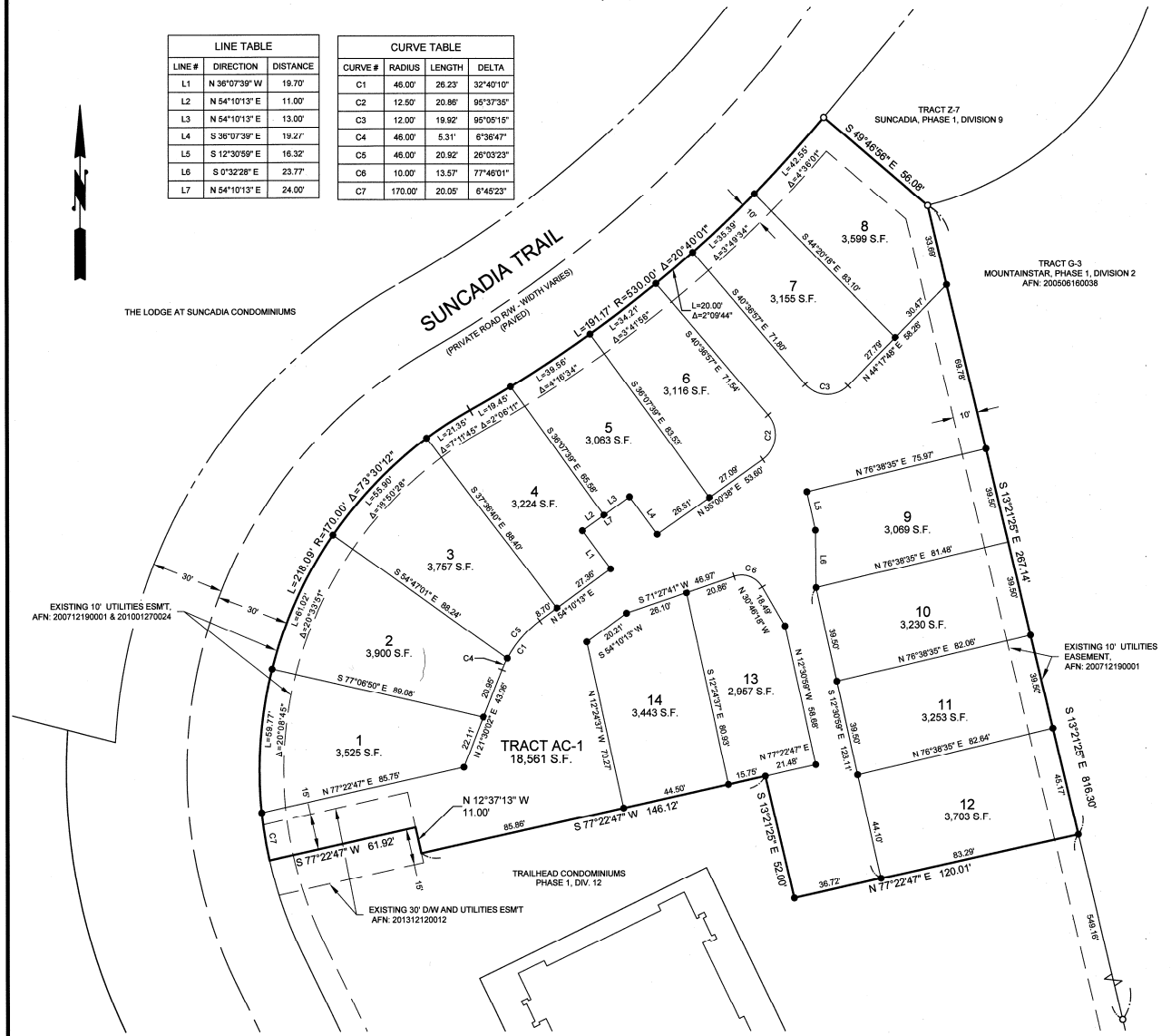
PLAT PREPARED FOR TRAILHEAD DEVELOPMENT LLC A PORTION OF THE SW 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITTITAS COUNTY - WASHINGTON		
DWN BY DLP	DATE 3/2018	JOB NO. 16080
CHKD BY GW	SCALE 1" = 300'	SHEET 3 OF 4

TRAILHEAD

SUNCADIA - PHASE 1, DIVISION 12A

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	DISTANCE	CURVE #	RADIUS	LENGTH	DELTA
L1	N 36°07'39" W	19.70'	C1	46.00'	26.23'	32°40'10"
L2	N 54°10'13" E	11.00'	C2	12.50'	20.86'	95°37'35"
L3	N 54°10'13" E	13.00'	C3	12.00'	19.92'	95°05'15"
L4	S 36°07'39" E	19.27'	C4	46.00'	5.31'	6°39'47"
L5	S 12°30'59" E	16.32'	C5	46.00'	20.92'	26°03'23"
L6	S 0°32'28" E	23.77'	C6	10.00'	13.57'	77°46'01"
L7	N 54°10'13" E	24.00'	C7	170.00'	20.05'	6°45'23"



BASIS OF HORIZONTAL DATUM:

HORIZONTAL DATUM: A MODIFIED WASHINGTON STATE PLANE COORDINATE SYSTEM AS PROVIDED BY OTHERS. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999870387 TO OBTAIN GRID DISTANCES.

FOR ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING:

- BOOK 11 OF PLATS, PAGES 78-82, AFN: 200712190001.
 - BOOK 11 OF PLATS, PAGES 155-158, AFN: 200807180026.
 - BOOK 11 OF PLATS, PAGES 199-205, AFN: 200906030046.
 - BOOK 12 OF PLATS, PAGES 85-88, AFN: 201312120008.
 - BOOK 39 OF SURVEYS, PAGES 2-5, AFN: 201312120007.
 - BOOK 40 OF SURVEYS, PAGES 194-195, AFN: 201701060023.
- ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

THE BASIS OF BEARINGS IS PER THE FOUND MONUMENTS ON THE EASTERLY BOUNDARY OF LOT 4 OF THE BINDING SITE PLAN RECORDED IN BOOK 11 OF PLATS, PAGES 155-158, RECORDS OF KITTITAS COUNTY.

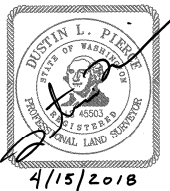
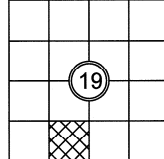
SURVEY INSTRUMENTATION

THIS SURVEY WAS PERFORMED USING A TRIMBLE S6, 3" TOTAL STATION. PROCEDURE USED - FIELD TRAVERSE WITH ACCURACY THAT MEETS OR EXCEEDS REQUIREMENTS PER WAC-332-130-090.

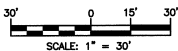
LEGEND

- FOUND 5/8" IRON ROD & PLASTIC CAP, "ESM" LS 29294/29281
- SET 5/8" IRON ROD & PLASTIC CAP, LS 45503

INDEX LOCATION
SEC. 19 T. 20 N. R. 15 E. W.M.



4/15/2018



AUDITOR'S CERTIFICATE 201805180057

FILED FOR RECORD THIS 16th DAY OF MAY 2018 AT 2:45 P.M.
 IN BOOK 12 OF Plats AT PAGE 236 AT THE REQUEST OF

DUSTIN L. PIERCE

JERALD V. PETTIT
 County Auditor

Deputy County Auditor

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PLAT
 PREPARED FOR
 TRAILHEAD DEVELOPMENT LLC
 A PORTION OF THE SW 1/4 OF SECTION 19,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP	3/2018	16080
CHKD BY	SCALE	SHEET
GW	1" = 30'	4 OF 4