

**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

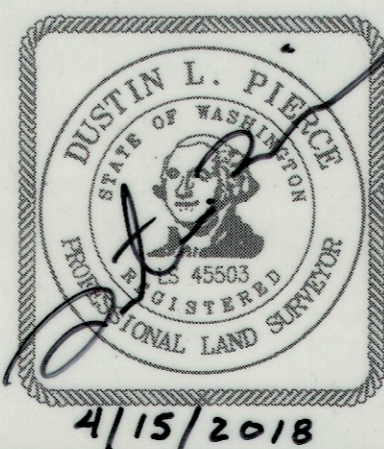
- ALL ROADS WITHIN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED) AND AS NOW OR SUBSEQUENTLY PLATTED, ARE PRIVATE AND ARE SUBJECT TO SUCH COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND OTHERWISE AS ARE SET FORTH IN VARIOUS DOCUMENTS 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 (10.00') 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 (5.00') 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 5, 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 SUBJECT 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 UNREASONABLY 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.

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. Dustin L. Pierce 4/15/2018
DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503

KITITAS COUNTY PARCEL INFORMATION:

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



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 88, AND ACCORDING TO THE AMENDED AND RESTATED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201312120009 AND RERECORDED 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.

Kimberly M. Fack
KITITAS COUNTY COMMUNITY SERVICES DIRECTOR

CERTIFICATE OF COUNTY TREASURER

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

DATED THIS _____ DAY OF _____, A.D., 2018.

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. Larson MD
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.

Dawn H.
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 _____ ATTEST: J. Morsink
CLERK OF THE BOARD

AUDITOR'S CERTIFICATE

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

DUSTIN L. PIERCE

JERALD V. PETTIT
County Auditor Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
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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