

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-46568862**

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: July 17, 2018

Issued by:  
AmeriTitle, Inc.  
101 W Fifth  
Ellensburg, WA 98926  
(509)925-1477



Authorized Signer

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

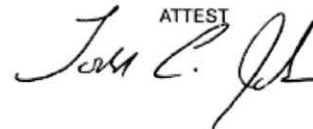
Subdivision Guarantee Policy Number: 72156-46568862

CHICAGO TITLE INSURANCE COMPANY



By: 

President

ATTEST  


Secretary

**RECEIVED**  
AUG 27 2018  
Kittitas County CDS



# SUBDIVISION GUARANTEE

Order No.: 250055AM  
Guarantee No.: 72156-46568862  
Dated: July 17, 2018 at 7:30 A.M.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract FD-2 of Miners Camp, Suncadia-Phase 1, Divisions 7B and 7C, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 180 through 183, records of said County.

Title to said real property is vested in:

Miners Camp, LLC, a Washington limited liability company

**END OF SCHEDULE A**



(SCHEDULE B)

Order No: 250055AM  
Policy No: 72156-46568862

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018  
Tax Type: County  
Total Annual Tax: \$1,222.07  
Tax ID #: 959995  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$611.04  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2018  
Second Installment: \$611.03  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2018

7. Liens, levies and assessments of the Suncadia Residential Owner's Association.
8. Liens, levies and assessments of the Suncadia Community Council.

Subdivision Guarantee Policy Number: 72156-46568862



9. Liens, levies and assessments of the Community Enhancement.

Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land, including, but not limited to, any conveyance resulting from a foreclosure of an interest in the Land and any subsequent transfer, of the land, whether or not such transfer was derived through foreclosure.

10. Assessments in the amount of \$3,900 as setforth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016.

11. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Plum Creek Timber Company, L.P., a Delaware Limited Partnership.

Recorded: October 11, 1996

Instrument No.: 199610110015, as follows:

"Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. 521473, as such reservation was modified by the certain Partial Waiver of Surface Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028."

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

13. Agreement and the terms and conditions contained therein  
Between: Kittitas County, a Washington municipal corporation  
And: Suncadia LLC, a Delaware limited liability company  
Purpose: Amended and Restated Development Agreement  
Recorded: April 16, 2009  
Instrument No.: 200904160090

Said document amends and restates the 2000 Agreement recorded October 24, 2000 under Kittitas County Auditor's File No. 200010240006.

Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. 200906120039.

14. Agreement and the terms and conditions contained therein  
Between: Mountainstar Resort Development, LLC  
And: Puget Sound Energy, Inc.  
Purpose: Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service  
Recorded: April 16, 2004  
Instrument No.: 200404160016





15. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 20, 2004

Instrument No.: 200407200037

Modification(s) of said covenants, conditions and restrictions

Recorded: December 29, 2015

Instrument No: 201512290029

16. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 20, 2004

Instrument No.: 200407200038

Modification(s) of said covenants, conditions and restrictions

Recorded: December 29, 2015

Instrument No: 201512290030

17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 20, 2004

Instrument No.: 200407200039

Modification(s) of said covenants, conditions and restrictions

Recorded: December 29, 2015

Instrument No: 201512290031

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Puget Sound Energy

Purpose: To construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of gas and electricity

Recorded: May 26, 2017

Instrument No.: 201705260084

Affects: A strip of land 10 feet in width across all lots, tracts and open spaces

19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Miners Camp, Suncadia Phase 1 Divisions 7B and 7C,

Recorded: June 21, 2017

Book: 12 of Plats, Pages: 180 through 183

Instrument No.: 201706210009

Matters shown:

a) Dedication thereon

b) Easements and notes as shown thereon

## END OF EXCEPTIONS

### Notes:

Subdivision Guarantee Policy Number: 72156-46568862



- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tract FD-2 of Miners Camp, Suncadia-Phase 1, Divisions 7B and 7C, Book 12 of Plats, pages 180 through 183.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**



12-180

# MINERS CAMP

## SUNCADIA - PHASE 1, DIVISION 7B AND 7C

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

**EASEMENTS AND NOTES**

1. TRACT FD-1 OF MINERS CAMP SUNCADIA - PHASE 1 DIVISION 7A, RECORDED IN BOOK 12 OF PLATS, PAGES 162 THROUGH 165, RECORDS OF KITTITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 201609090017 (THE "PHASE 1 DIVISION 7A PLAT") IS BEING REPLATED HEREIN AS THE SECOND AND THIRD PHASE OF THE MULTI-PHASE PLAT REFERRED TO AS MINERS CAMP. TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON THE PHASE 1 DIVISION 7A PLAT, ARE SUPERSEDED BY THIS PLAT.
2. 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.
3. MINERS CAMP, LLC GRANTS TO NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("NEW SUNCADIA") 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 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. SUCH EASEMENT(S) SHALL BE TEN FEET (10.00') AND SHALL ABUT THE EXTERIOR LOT AND TRACT BOUNDARY LINES. MINERS CAMP, LLC FURTHER GRANTS TO NEW SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
4. MINERS CAMP, LLC GRANTS TO 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 NON-EXCLUSIVE EASEMENT TO ENTER UPON THOSE PORTIONS OF THE LOTS AND TRACTS WITHIN THIS PLAT BEING TEN FEET (10.00') IN WIDTH AND LYING PARALLEL WITH AND ADJOINING ALL ROADS WITHIN THE RESORT NOW OR HEREAFTER PLATTED AND/OR CONSTRUCTED, FOR THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. MINERS CAMP, LLC FURTHER GRANTS TO NEW SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
5. NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITTITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 15, 2009, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200904160080, AS NOW OR HEREAFTER AMENDED (HEREINAFTER THE "DEVELOPMENT AGREEMENT").
6. 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.
7. NEW SUNCADIA, AS DEFINED HEREINAFORE, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA SPECIFICALLY ASSIGNS TO A TRANSFERREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED BY AND/OR GRANTED TO NEW SUNCADIA UNDER THIS PLAT.
8. THE EASEMENTS GRANTED HEREINAFORE 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.
9. 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.
10. THIS IS THE SECOND AND THIRD PHASE OF A PHASED PLAT WHICH WILL BE COLLECTIVELY REFERRED TO AS PHASE 1, DIVISION 7, TRACT FD-2 WILL BE FURTHER SUBDIVIDED BY SUBSEQUENT PHASED PLATS.

**LEGAL DESCRIPTION PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618074:**

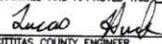
TRACT FD-1 OF MINERS CAMP, SUNCADIA-PHASE 1, DIVISION 7A IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 162 THROUGH 165, RECORDS OF SAID COUNTY.

**KITTITAS COUNTY PARCEL INFORMATION:**


PARCEL NO.: 959995  
 MAP NO.: 20-15-19080-0100

**APPROVALS**


**CERTIFICATE OF COUNTY ROAD ENGINEER**

EXAMINED AND APPROVED THIS 12<sup>th</sup> DAY OF June, A.D., 2017.  
  
 KITTITAS COUNTY ENGINEER

**CERTIFICATE OF COUNTY PLANNING OFFICIAL**


I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7B AND 7C" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.  
 DATED THIS 14<sup>th</sup> DAY OF JUNE, A.D., 2017.  
  
 KITTITAS COUNTY COMMUNITY SERVICES DIRECTOR

**CERTIFICATE OF COUNTY TREASURER**

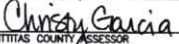
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 DATED THIS 16<sup>th</sup> DAY OF June, A.D., 2017.  
  
 KITTITAS COUNTY TREASURER



**CERTIFICATE OF COUNTY HEALTH SANITARIAN**

I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7B AND 7C" 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 12 DAY OF JUNE, A.D., 2017.  
  
 KITTITAS COUNTY HEALTH OFFICER

**CERTIFICATE OF COUNTY ASSESSOR**

I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7B AND 7C" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.  
 DATED THIS 12 DAY OF June, A.D., 2017.  
  
 KITTITAS COUNTY ASSESSOR

**CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS**

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF JUNE, A.D., 2017.

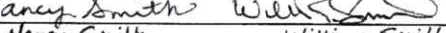
**BOARD OF COUNTY COMMISSIONERS**  
 KITTITAS COUNTY, WASHINGTON


**DECLARATION & ACKNOWLEDGEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, MINERS CAMP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT.

MINERS CAMP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

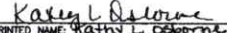
  
 PRINTED NAME: Nancy Smith PRINTED NAME: William Smith  
 TITLE: Member TITLE: Member

STATE OF WASHINGTON }  
 COUNTY OF Kittitas } ss.

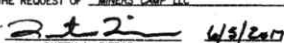
ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Nancy Smith William Smith TO ME KNOW TO BE THE Members OF MINERS CAMP LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, 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 they IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

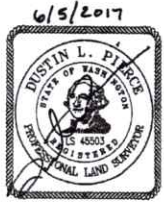
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 13 DAY OF June, 2017



  
 PRINTED NAME: KATHRYN L. OSBORNE  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 MY COMMISSION EXPIRES: 10-28-19

**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 MINERS CAMP LLC  
 IN JUNE, 2017,   
 DUSTIN L. PIERCE DATE 4/3/2017  
 CERTIFICATE NO. 45503



**AUDITOR'S CERTIFICATE** 2017-06-21-0009

FILED FOR RECORD THIS 21<sup>st</sup> DAY OF June 2017 AT 10:10 AM  
 IN BOOK 12 OF Plats AT PAGE 180 AT THE REQUEST OF  
 DUSTIN L. PIERCE  
 JERALD V. PETTIT  
 County Auditor Deputy County Auditor

**Encompass**  
 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

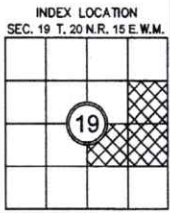
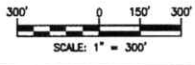
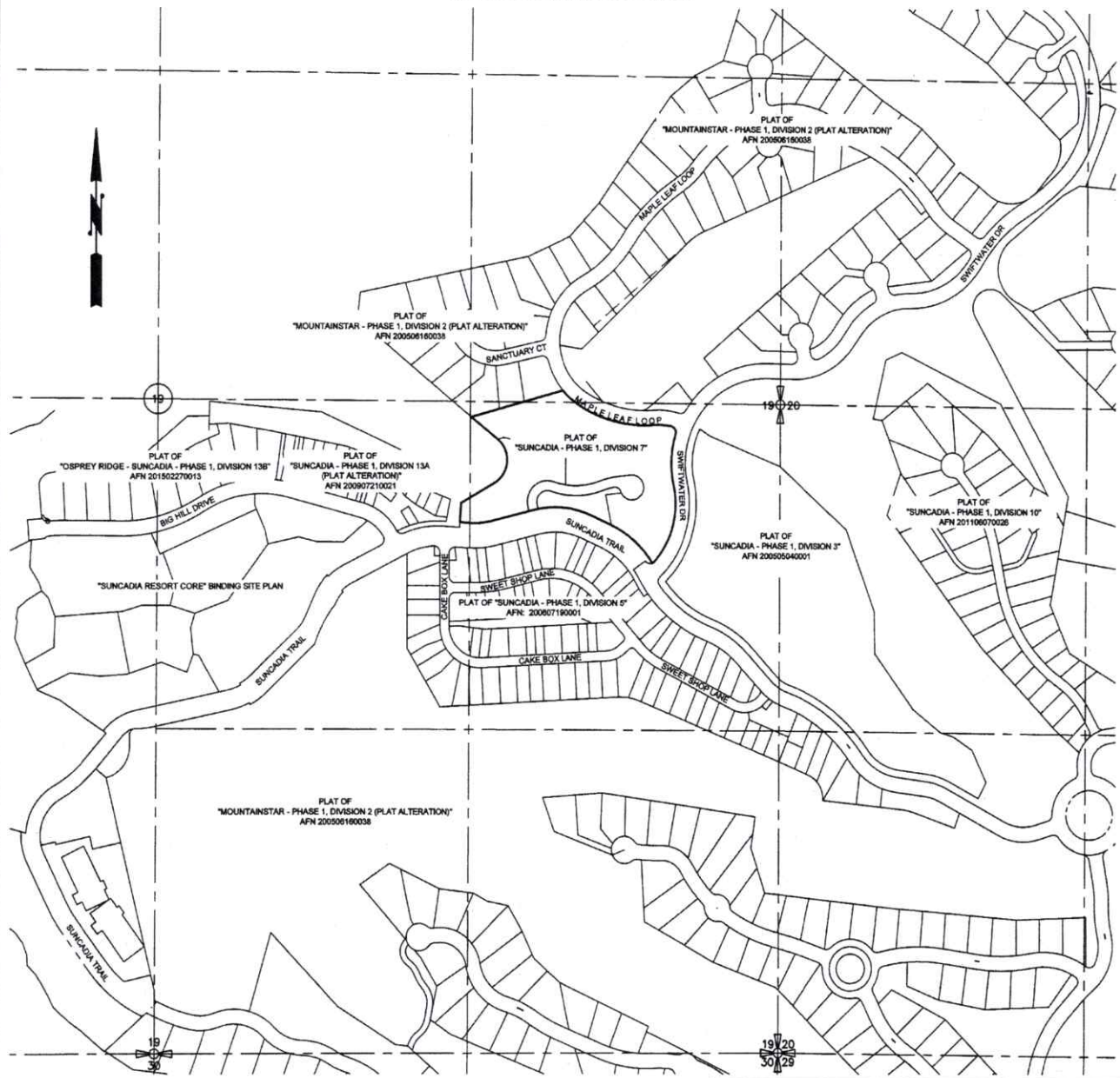
**SUNCADIA - PHASE 1-DIVISION 7B & 7C**  
 PREPARED FOR  
 MINERS CAMP LLC  
 A PORTION OF SECTION 19  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP/GW	6/2017	16010
CHKD BY	SCALE	SHEET
DLP/GW	N/A	1 OF 4



12-101

**MINERS CAMP**  
**SUNCADIA - PHASE 1, DIVISION 7B AND 7C**  
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,  
 KITTITAS COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE 201706210009  
 FILED FOR RECORD THIS 21<sup>st</sup> DAY OF June, 2017 AT 10:10 AM  
 IN BOOK 12 OF Plats AT PAGE 101 AT THE REQUEST OF  
 \_\_\_\_\_  
 DUSTIN L. PIERCE  
 \_\_\_\_\_  
 JERALD V. PETTIT  
 County Auditor Deputy County Auditor

**Encompass**  
 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 Sweetwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**SUNCADIA - PHASE 1-DIVISION 7B & 7C**  
 PREPARED FOR  
 MINERS CAMP LLC  
 A PORTION OF SECTION 19  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 KITTITAS COUNTY - WASHINGTON

DWN BY DLP/GW	DATE 6/2017	JOB NO. 16010
CHKD BY DLP/GW	SCALE 1" = 300'	SHEET 2 OF 4

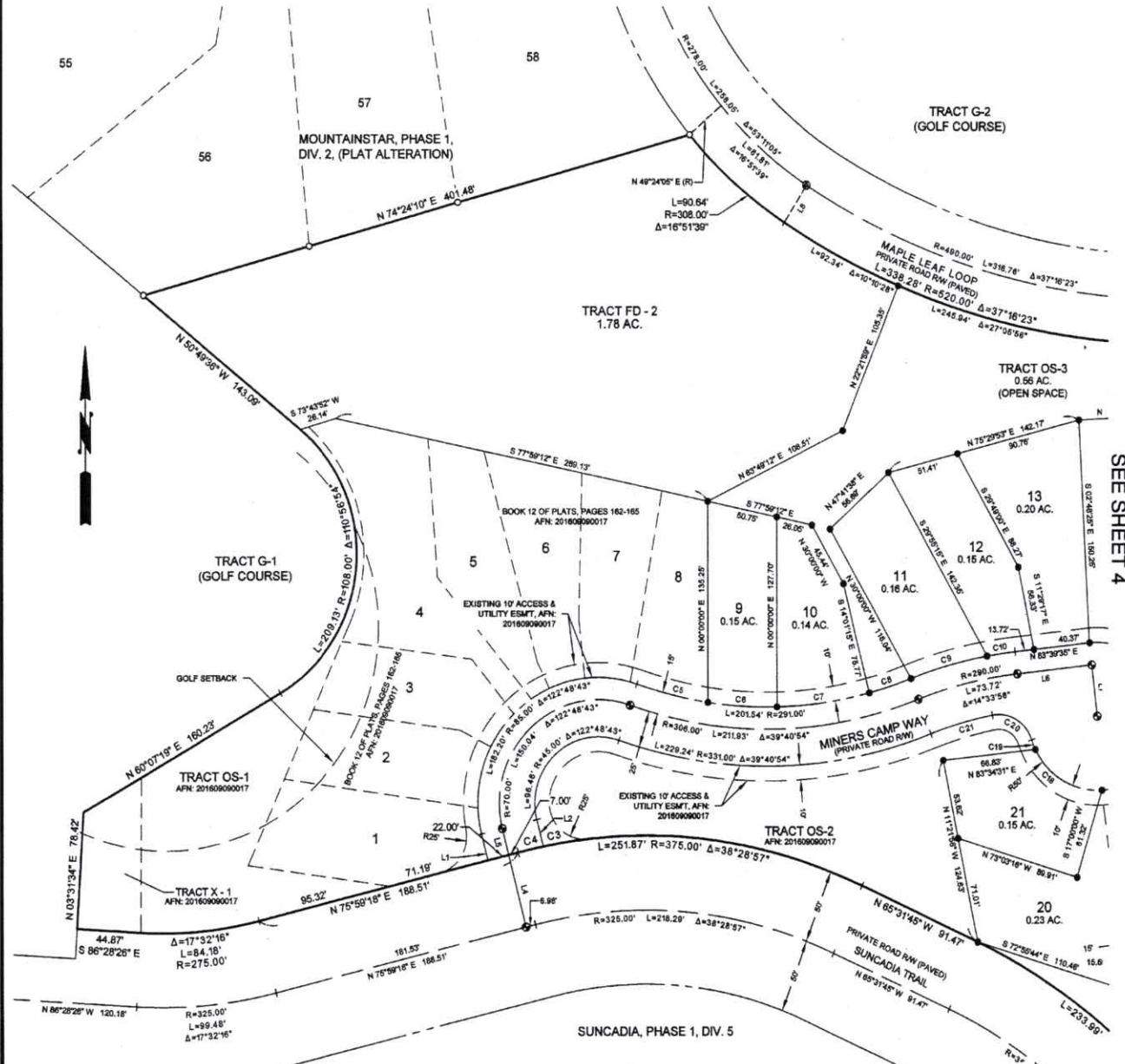
6/5/2017





12-182

**MINERS CAMP**  
**SUNCADIA - PHASE 1, DIVISION 7B AND 7C**  
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,  
 KITTITAS COUNTY, WASHINGTON



SEE SHEET 4

**BASIS HORIZONTAL & VERTICAL 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.

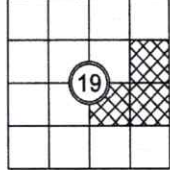
FOR ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING:  
 SURVEY RECORDED IN BOOK 31 OF SURVEYS, PAGES 158-161, UNDER AUDITOR'S FILE NO. 200508110028  
 PLAT OF PHASE 1, DIVISION 7A, SUNCADIA (MINERS CAMP), RECORDED IN BOOK 12 OF PLATS PAGES 162-165, UNDER AUDITOR'S FILE NO. 201609090017 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

**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, "WHP LS 33148"
  - FOUND UNMARKED 2" BRASS MONUMENT, AT SURFACE
  - SET 5/8" IRON ROD & PLASTIC CAP, LS 45503
  - 2" BRASS MONUMENT AT SURFACE TO BE SET UPON COMPLETION OF CONSTRUCTION
- (R) RADIAL BEARING

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



**AUDITOR'S CERTIFICATE 201706210009**

FILED FOR RECORD THIS 21<sup>ST</sup> DAY OF JUNE 2017 AT 10:10 AM  
 IN BOOK 12 OF PLATS AT PAGE 182 AT THE REQUEST OF

DUSTIN L. PIERCE  
 JERALD V. PETTIT  
 County Auditor Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

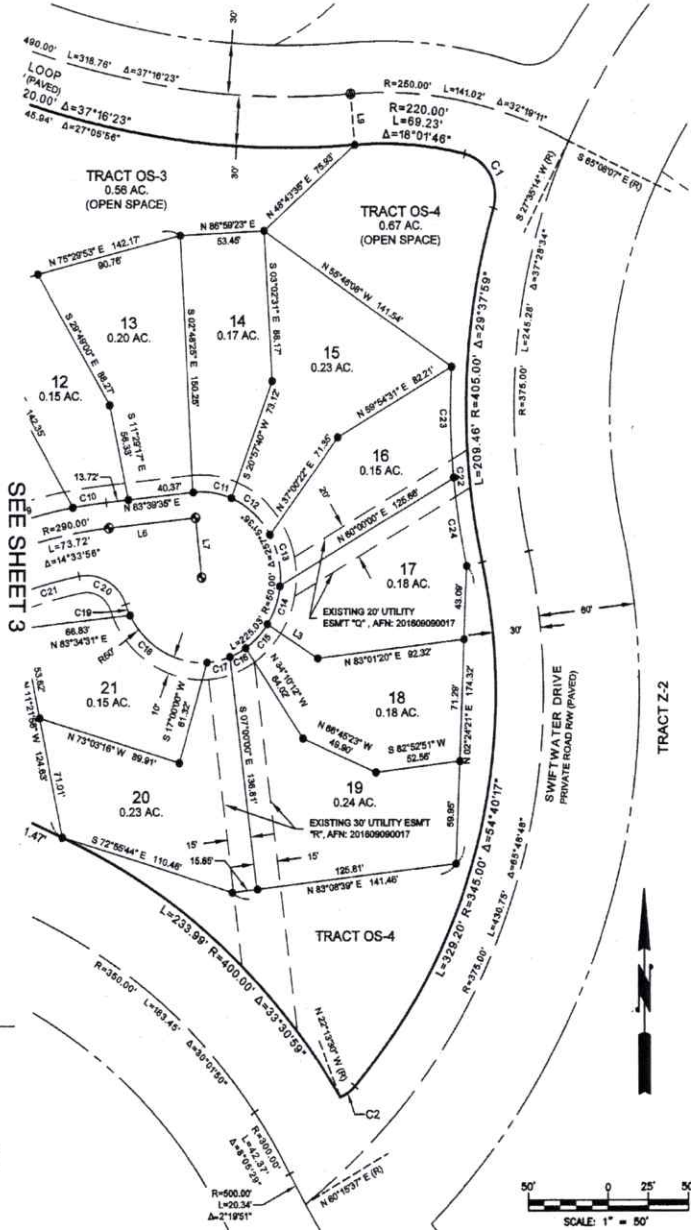
Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Swifwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**SUNCADIA - PHASE 1-DIVISION 7B & 7C**  
 PREPARED FOR  
 MINERS CAMP LLC  
 A PORTION OF SECTION 18  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP/GW	6/2017	16010
CHKD BY	SCALE	SHEET
DLP/GW	1" = 50'	3 OF 4



**MINERS CAMP**  
**SUNCADIA - PHASE 1, DIVISION 7B AND 7C**  
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,  
 KITITAS COUNTY, WASHINGTON



**LEGEND**

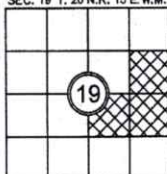
- FOUND 5/8" IRON ROD & PLASTIC CAP, "WHP LS 33148"
- FOUND UNMARKED 2" BRASS MONUMENT, AT SURFACE
- SET 5/8" IRON ROD & PLASTIC CAP, LS 45503
- 2" BRASS MONUMENT AT SURFACE TO BE SET UPON COMPLETION OF CONSTRUCTION
- (R) RADIAL BEARING

LINE #	DIRECTION	DISTANCE
L1	N 14°02'10" W	18.14
L2	N 14°02'10" W	18.59
L3	S 87°30'00" E	37.39
L4	N 14°02'10" W	50.00
L5	N 14°02'10" W	18.14
L6	N 83°38'35" E	54.08
L7	N 6°20'25" W	35.00
L8	S 32°32'27" W	30.00
L9	S 4°43'57" E	30.00

CURVE #	RADIUS	LENGTH	DELTA
C1	25.00'	40.90'	93°43'28"
C2	25.00'	11.22'	25°42'59"
C3	375.00'	233.87'	35°43'50"
C4	375.00'	18.00'	2°45'02"
C5	291.00'	52.80'	10°23'44"
C6	291.00'	48.78'	9°48'12"
C7	291.00'	67.36'	13°16'49"
C8	291.00'	31.59'	8°13'09"
C9	306.00'	57.08'	10°43'20"
C10	306.00'	20.48'	3°50'38"
C11	50.00'	25.05'	28°42'07"
C12	50.00'	33.14'	37°58'29"
C13	50.00'	30.80'	35°17'22"
C14	50.00'	24.20'	27°44'02"
C15	50.00'	18.73'	22°36'42"
C16	50.00'	11.48'	13°07'20"
C17	50.00'	14.91'	17°05'11"
C18	50.00'	88.78'	87°21'43"
C19	50.00'	6.96'	7°58'40"
C20	25.00'	35.98'	82°27'30"

CURVE #	RADIUS	LENGTH	DELTA
C21	265.00'	46.10'	9°58'02"
C22	415.00'	117.01'	18°08'19"
C23	415.00'	65.08'	8°59'07"
C24	415.00'	51.93'	7°10'08"

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



**AUDITOR'S CERTIFICATE** 201706210009

FILED FOR RECORD THIS 21<sup>ST</sup> DAY OF JUNE 2017 AT 10:10 AM  
 IN BOOK 12 OF PLATS AT PAGE 183 AT THE REQUEST OF

JUSTIN L. PIERCE  
 County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

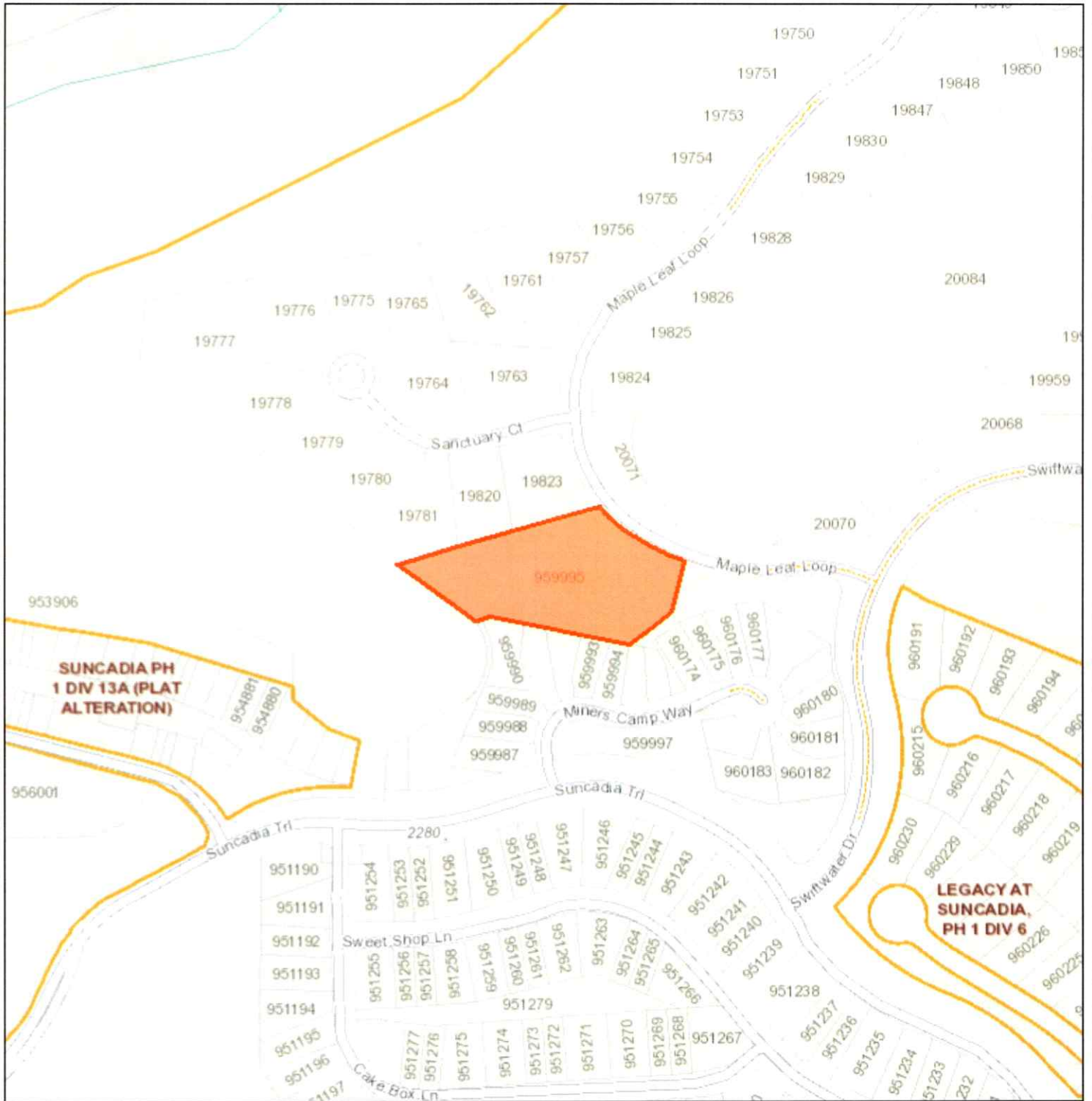
Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**SUNCADIA - PHASE 1-DIVISION 7B & 7C**  
 PREPARED FOR  
 MINERS CAMP LLC  
 A PORTION OF SECTION 19  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP/GW	6/2017	16010
CHKD BY	SCALE	SHEET
DLP/GW	1" = 50'	4 OF 4



# NKA MINERS CAMP TRAIL



Date: 7/25/2018

1 inch = 376 feet  
Relative Scale 1:4,514

**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

