



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

LP-16-00002

EASEMENTS AND NOTES

- TRACT FD-2 OF MINERS CAMP SUNCADIA - PHASE 1 DIVISION 7B AND 7C, RECORDED IN BOOK 12 OF PLATS, PAGES 180 THROUGH 183, RECORDS OF KITITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 201708210009 (THE "PHASE 1 DIVISION 7B AND 7C PLAT") IS BEING REPLATTED HEREIN AS THE FOURTH 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SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON THE PHASE 1 DIVISION 7B AND 7C PLAT, ARE SUPERSEDED BY THIS PLAT.
- 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.
- 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 (10.0') AND SHALL ABUT THE EXTERIOR LOT AND TRACT BOUNDARY LINES AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR 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.
- 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.
- 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. 200904160066, 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, 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.
- THE EASEMENTS GRANTED HEREIN 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.
- THIS IS THE FOURTH PHASE OF A PHASED PLAT WHICH WILL BE COLLECTIVELY REFERRED TO AS PHASE 1, DIVISION 7.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 72156-4658862:

TRACT FD-2 OF MINERS CAMP, SUNCADIA-PHASE 1, DIVISIONS 7B AND 7C, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 180 THROUGH 183, RECORDS OF SAID COUNTY.

KITITAS COUNTY PARCEL INFORMATION:

PARCEL NO.: 959995
MAP NO.: 20-15-19000-0100

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 19TH DAY OF September, 2018.

Mark R. Cook
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7D" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS 21ST DAY OF September, A.D., 2018.

Kimberly M. Sparks
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 25TH DAY OF September, A.D., 2018.

Kyle Wuesthoff
KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7D" 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 17TH DAY OF Sept, A.D., 2018.

Mark A. MD
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7D" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS 17TH DAY OF Sept, A.D., 2018.

Dale Hahn
KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 24TH DAY OF September, A.D., 2018.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

CHAIRMAN: *[Signature]* ATTEST: *Michelle Janarik*
CLERK OF THE BOARD

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

William R. Smith *Nancy A. Smith*
NAME & DATE: William R. Smith 9/13/18 NAME & DATE: Nancy A. Smith 9/13/18
TITLE: MEMBER TITLE: MEMBER

STATE OF WASHINGTON }
 } ss.
COUNTY OF Kittitas }

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED William R. Smith & Nancy A. 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.

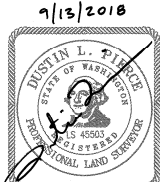
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 13TH DAY OF September, 2018



William N. Cobb
PRINTED NAME: William N. Cobb
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 8/15/2020

SURVYOR'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 SEPT, 2018 9/13/2018
Dustin L. Pierce DATE
CERTIFICATE NO. 45503



AUDITOR'S CERTIFICATE 201809250016

FILED FOR RECORD THIS 25TH DAY OF SEPT, 2018, AT 1:07 P.M.
IN BOOK 12 OF Plats AT PAGE 250 AT THE REQUEST OF

DUSTIN L. PIERCE

Jerald V. Pettit
County Auditor Deputy County Auditor

Encompass

ENGINEERING & SURVEYING

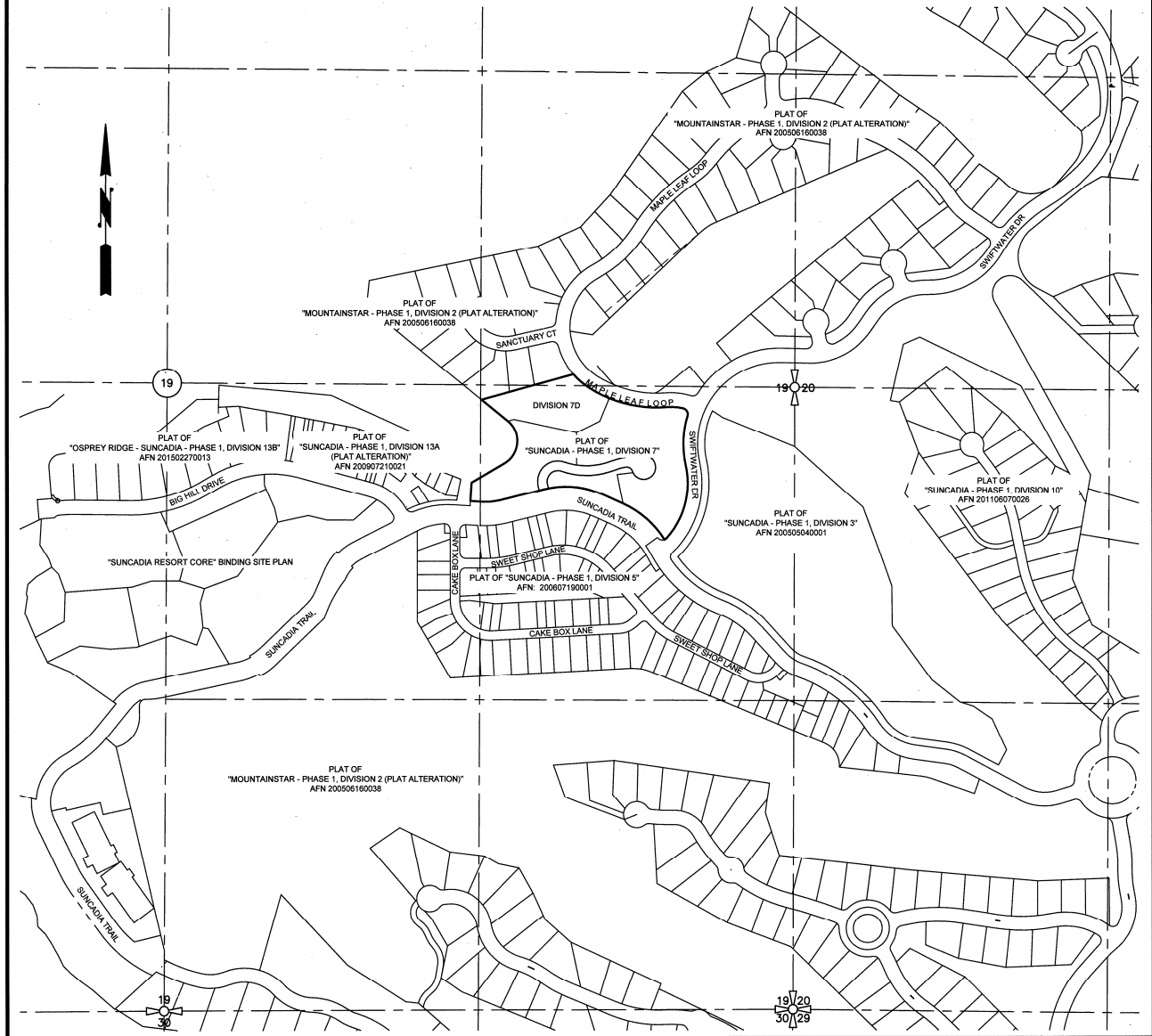
Western Washington Division
163 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SUNCADIA - PHASE 1-DIVISION 7D
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.
EFG	9/2018	16010
CHKD BY	SCALE	SHEET
DLP	N/A	1 OF 3

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

LP-16-00002



AUDITOR'S CERTIFICATE 201809250016
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 IN BOOK 12 OF PLATS AT PAGE 251 AT THE REQUEST OF

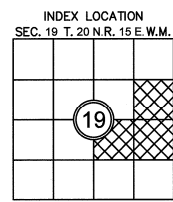
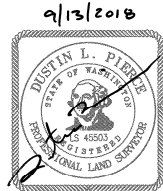
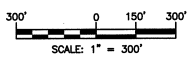
 DUSTIN L. PIERCE

 JERALD V. PETTIT
 County Auditor Deputy County Auditor

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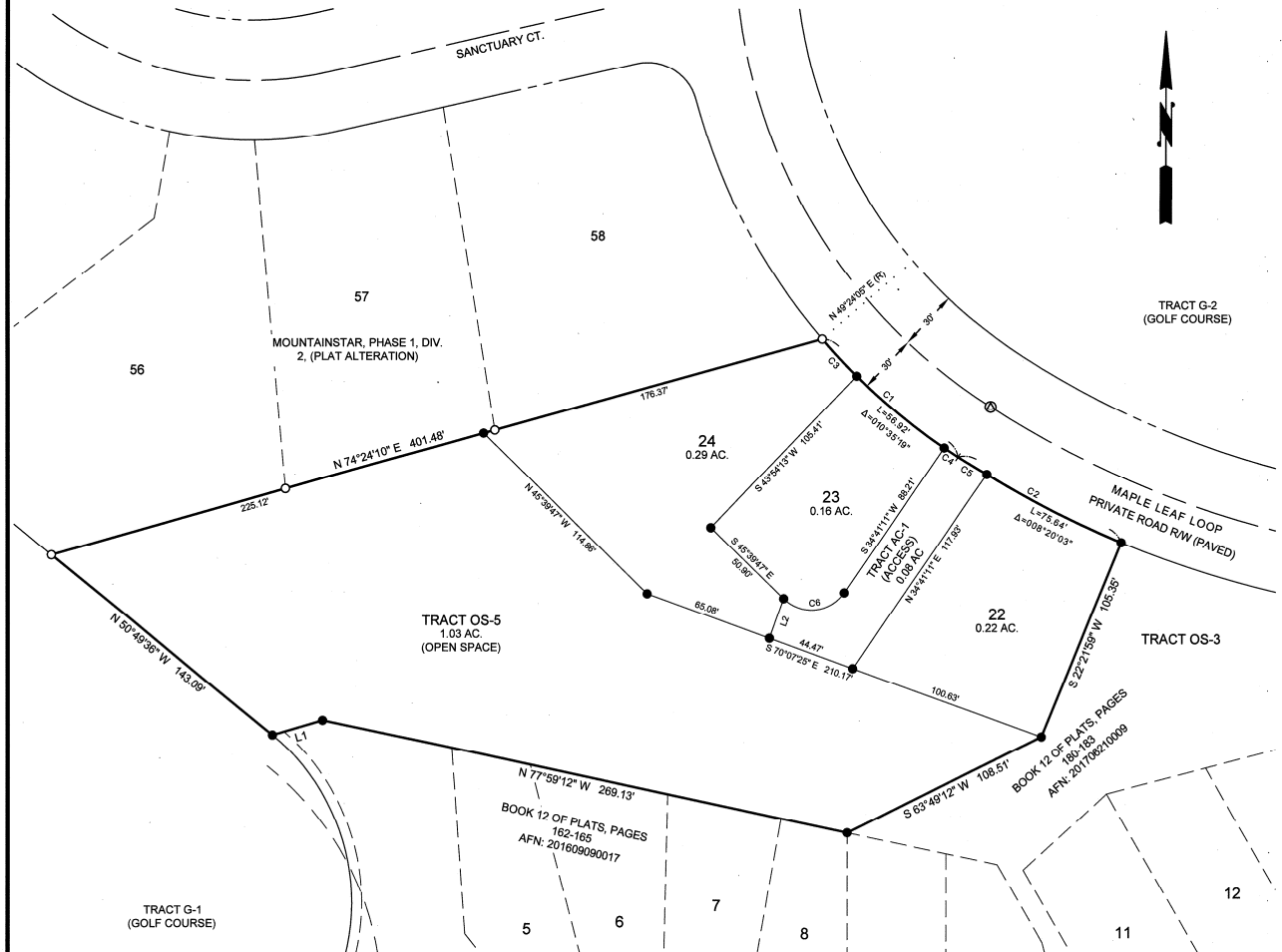
DWN BY	DATE	JOB NO.
EFG	9/2018	16010
CHKD BY	SCALE	SHEET
DLP	1" = 300'	2 OF 3





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

LP-16-00002



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	308.00'	90.04'	16°51'39"
C2	520.00'	92.34'	10°10'28"
C3	308.00'	25.39'	4°43'28"
C4	308.00'	8.33'	1°32'55"
C5	520.00'	16.70'	1°50'25"
C6	20.00'	34.78'	99°39'02"

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S 73°43'52"W	26.14'
L2	S 19°52'35"W	20.97'

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.
- PLAT OF PHASE 1, DIVISION 7B AND 7C, SUNCADIA (MINERS CAMP), RECORDED IN BOOK 12 OF PLATS PAGES 180-183, UNDER AUDITOR'S FILE NO. 201706210009 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

SURVEY INSTRUMENTATION

THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION. PROCEDURE USED - FIELD TRAVERSE WITH ACCURACY THAT MEETS OR EXCEEDS REQUIREMENTS PER WAC-332-130-090.

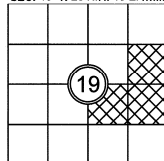
9/13/2018



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
- (R) RADIAL BEARING

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



AUDITOR'S CERTIFICATE 201809250016

FILED FOR RECORD THIS 25TH DAY OF SEPT 2018 AT 1:07 P.M.
 IN BOOK 12 OF PLATS AT PAGE 252 AT THE REQUEST OF

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 KITTITAS COUNTY - WASHINGTON

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EFG	9/2018	16010
CHKD BY	SCALE	SHEET
DLP	1" = 40'	3 OF 3