

# SOUTH COTTAGES SUNCADIA - PHASE 1 DIVISION 15

AUDITOR'S REFERENCE

A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
KITITAS COUNTY, WASHINGTON  
ASSESSOR MAP NUMBER 20-15-19054-0006, PARCEL ID NUMBER 953908

## DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("NEW SUNCADIA"), OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND, IN LIEU OF DEDICATION OF ROADS, DOES HEREBY CONVEY TO SUNCADIA COMMUNITY COUNCIL, A WASHINGTON NONPROFIT CORPORATION TO HOLD, SUBJECT TO AND TOGETHER WITH THE CCR'S AND PLAT NOTES HEREINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF NEW SUNCADIA AND ALL OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS IN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), THE SUNCADIA TRAIL ADDITIONAL RIGHT OF WAY SHOWN HEREON WHICH SHALL BE INCLUDED IN THE RESORT'S PRIVATE ROAD SYSTEM.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED, ALL FURTHER COSTS AND OBLIGATIONS FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SAFETY MEASURES, SNOW REMOVAL AND OTHERWISE OF ALL ROADS WITHIN THIS PLAT SHALL THEN AND THEREAFTER BE THE OBLIGATION OF SUCH ASSOCIATION OR COUNCIL.

IN THE EVENT THAT NEW SUNCADIA OR ANY ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS WITHIN THE RESORT SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE RECONSTRUCTED TO THE THEN APPLICABLE COUNTY STANDARDS.

NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
ITS: MANAGING MEMBER

BY: LDD SUNCADIA MANAGER, INC, A DELAWARE CORPORATION,  
ITS: MANAGER

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

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

STATE OF WASHINGTON }  
COUNTY OF KITITAS } SS

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

\_\_\_\_\_ TO ME KNOWN TO BE

\_\_\_\_\_ OF LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF KITITAS } SS

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

\_\_\_\_\_ TO ME KNOWN TO BE

\_\_\_\_\_ OF LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 1 DIVISION 15" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATING REGULATIONS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 44925



## APPROVALS

### CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

KITITAS COUNTY ENGINEER

### CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 15" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

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 "SUNCADIA - PHASE 1 DIVISION 15" 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

KITITAS COUNTY HEALTH OFFICER

### CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 15" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATING.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

KITITAS COUNTY ASSESSOR

### CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON

CHAIRMAN \_\_\_\_\_ ATTEST \_\_\_\_\_ CLERK OF THE BOARD

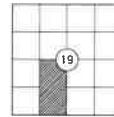
## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, ON PAGES \_\_\_\_\_ RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: \_\_\_\_\_ DEPUTY COUNTY AUDITOR \_\_\_\_\_ KITITAS COUNTY AUDITOR  
AUDITOR'S FILE NO. \_\_\_\_\_

## SUBDIVISION LOCATOR

NOT TO SCALE



TOWNSHIP 20 NORTH,  
RANGE 15 EAST, W.M.

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BY: \_\_\_\_\_ DEPUTY COUNTY AUDITOR \_\_\_\_\_ KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: \_\_\_\_\_

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33400 8th Ave. S, #205  
Federal Way, WA 98003

www.esmcivil.com

Federal Way (253) 838-8113  
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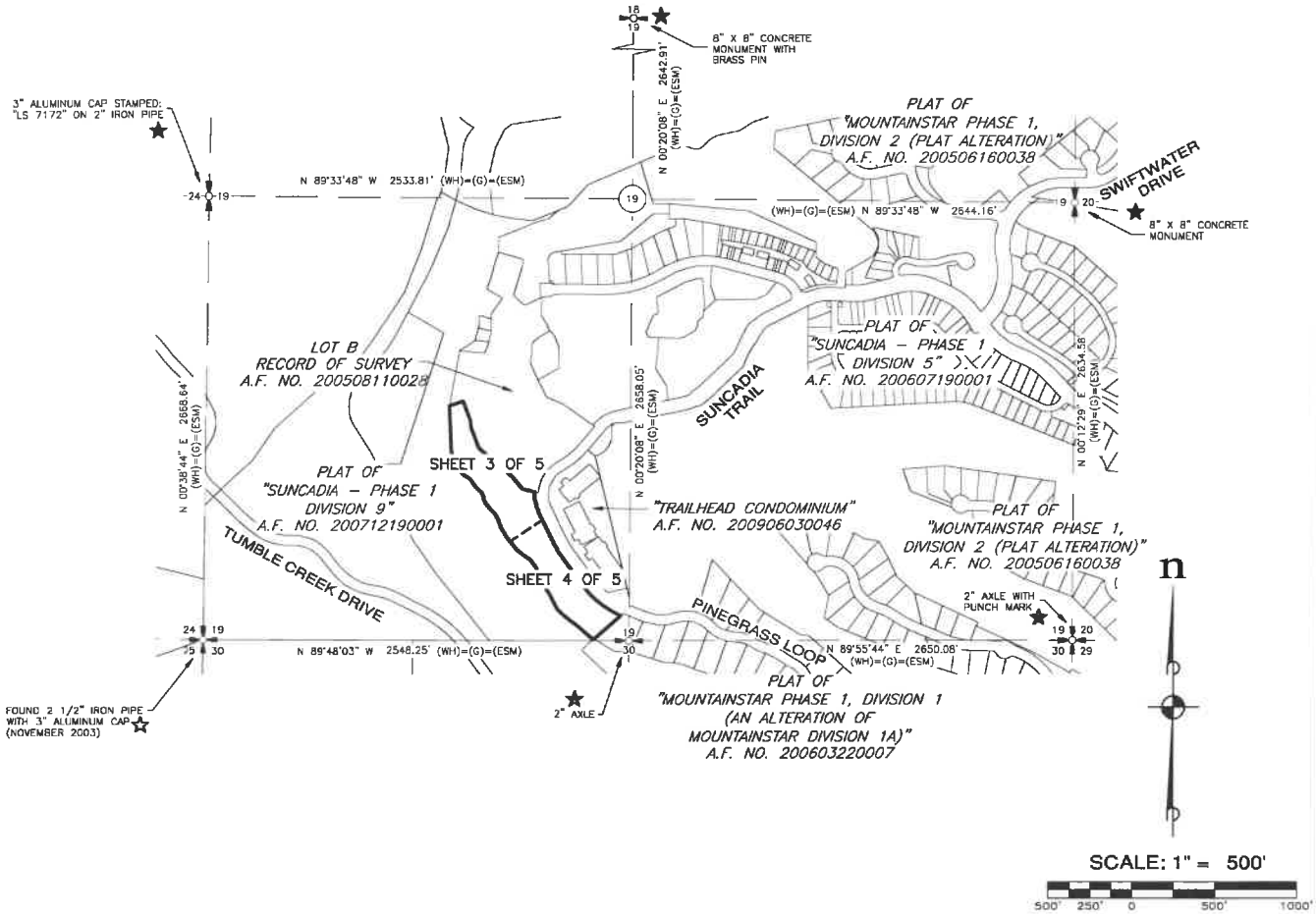
DATE : 2018-08-30 | JOB NO. 998-766-016-0002  
DRAWN BY: C.A.F./R.F.G. | SHEET 1 OF 5

# SOUTH COTTAGES SUNCADIA - PHASE 1 DIVISION 15

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KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBER 20-15-19054-0006, PARCEL ID NUMBER 953908

AUDITOR'S REFERENCE



**LEGEND**

- (WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002.
- (G) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY GOLDSMITH & ASSOCIATES AS RECORDED IN BOOK 30 OF SURVEYS, PAGES 104-107, UNDER AUDITOR'S FILE NO. 200407250063.
- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- ★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM ACCEPTED THEIR POSITION.
- ☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.

**LEGAL DESCRIPTION**

TRACT 2-2, OF SUNCADIA - PHASE 1 DIVISION 9, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 79 THROUGH 82, RECORDS OF SAID COUNTY.

**BASIS OF BEARINGS**

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED WA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U35B" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

**SURVEY INSTRUMENTATION**

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:  
EQUIPMENT USED: TOPCON GR-5 GNSS EQUIPMENT AND 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100  
PROCEDURE USED: REAL TIME KINEMATIC OR RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090



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FEDERAL WAY (253) 838-6113  
EVERETT (425) 297-9800

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
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DATE: 2018-08-28      JOB NO. 998-766-016-0002  
DRAWN BY: C.A.F./R.F.G.      SHEET 2 OF 5

# SOUTH COTTAGES SUNCADIA - PHASE 1 DIVISION 15

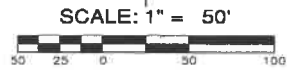
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### LEGEND

- ⊕ SURFACE BRASS CAP STAMPED "L.S. 29281" SET BY ESM WITH PREVIOUS PLAT
- FOUND CORNER AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 35142 44523". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED "Z" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- <> RADIAL BEARING AT LOT CORNER
- << >> DISTANCE MONUMENT TO MONUMENT
- Z-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- E3 UTILITY EASEMENT - SEE NOTE 3 ON SHEET 5



LOT B

RECORD OF SURVEY  
A.F. NO. 200508110028

AKA

THE LODGE AT SUNCADIA  
MASTER CONDOMINIUM  
A.F. NO. 200710260003

TRACT Z-1  
123,850 S.F.  
(2.843 ACRES)

TRACT OS-3

PLAT OF  
"SUNCADIA - PHASE 1 DIVISION 9"  
A.F. NO. 200712190001

SUNCADIA TRAIL  
Δ=270°05'  
R=500.00  
L=235.77

LOT 4  
LOT 3

ENTIRE CURVE:  
Δ=29°45'16"  
R=250.00'  
L=129.90'

"TRAILHEAD CONDOMINIUM"  
A.F. NO. 200906030046

10' EASEMENT FOR POWER AND GAS  
GRANTED BY A.F. NO. 201001270024  
AND PER PLAT OF "SUNCADIA -  
PHASE 1 DIVISION 9" RECORDED  
UNDER A.F. NO. 200712190001

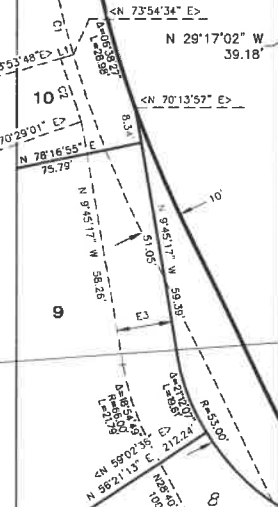
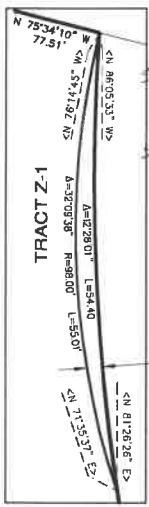
LOT 2

10  
19,570 S.F.  
(0.449 ACRES)

9  
20,475 S.F.  
(0.470 ACRES)

DETAIL A  
SCALE: 1"=10'

DETAIL B  
SCALE: 1"=20'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°24'25"	260.00	52.60
C2	3°24'47"	263.00	15.67

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°48'27" E	3.00

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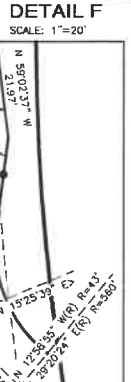
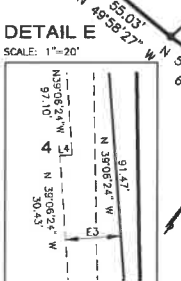
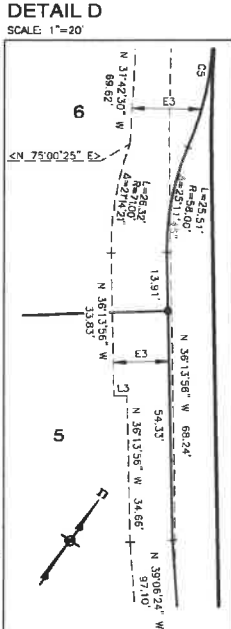
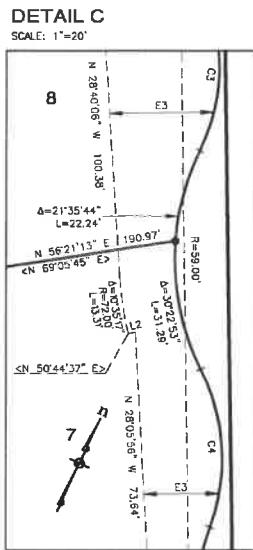
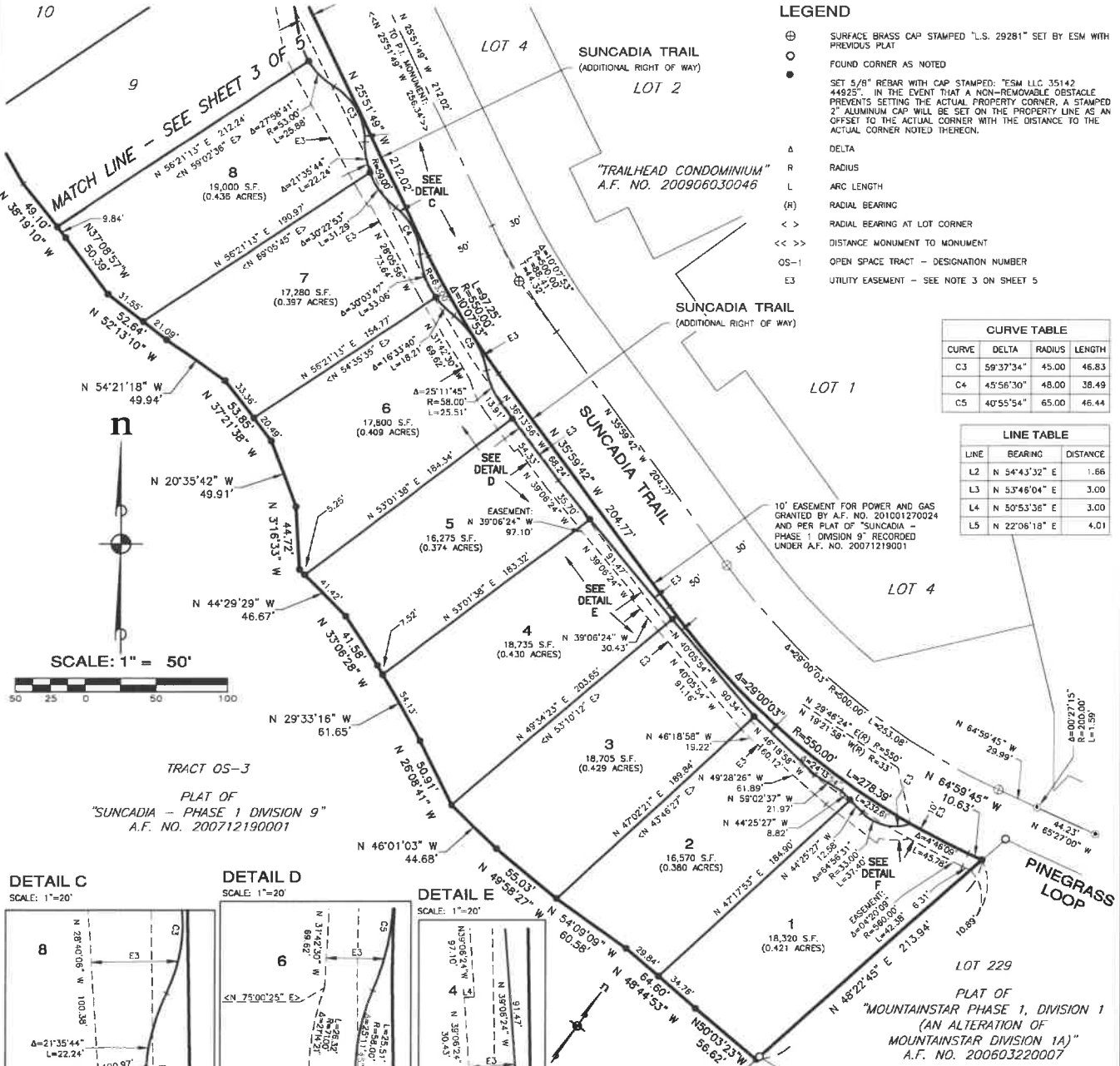
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### LEGEND

- ⊙ SURFACE BRASS CAP STAMPED "L.S. 29281" SET BY ESM WITH PREVIOUS PLAT
- FOUND CORNER AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 35142 44925". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- Δ DELTA
- R RADIUS
- L ARC LENGTH
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- << >> DISTANCE MONUMENT TO MONUMENT
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- E3 UTILITY EASEMENT - SEE NOTE 3 ON SHEET 5

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	59°37'34"	45.00	46.83
C4	45°56'30"	48.00	38.49
C5	40°55'54"	65.00	46.44

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N 54°43'32" E	1.66
L3	N 53°46'04" E	3.00
L4	N 50°53'36" E	3.00
L5	N 22°06'18" E	4.01



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