

RIVER RIDGE II SUNCADIA - PHASE 2 DIVISION 5

A PORTION OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-15-18053-0054, 20-15-18053-0072 AND 20-15-18053-0073

LP-19-0001
LPF-19-0006

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 RESERVE TO ITSELF TO HOLD SUBJECT TO AND TOGETHER WITH THE COR'S AND PLAT NOTES HEREINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF ITSELF 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), ALL ROADS SHOWN HEREON WHICH SHALL BE PRIVATE, TOGETHER WITH THE RIGHT TO CONVEY SAID ROADS TO THE SUNCADIA RESIDENTIAL OWNERS ASSOCIATION FOR THE SAME OR SIMILAR PURPOSES.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED AND THEIR CONVEYANCE TO SUCH ASSOCIATION, 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 HOLDING TITLE TO THE ROADS 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
Robert Beck

BY: ROGER T. BECK
ITS: SENIOR VICE PRESIDENT
Robert Beck

BY: GARY A. KITLESON
ITS: VICE PRESIDENT

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 ROGER T. BECK, TO ME KNOWN TO BE THE SENIOR VICE PRESIDENT, 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 13 DAY OF August, 2019.



Stacy L. Houle
PRINTED NAME: Stacy L. Houle
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: May 15, 2023

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 GARY A. KITLESON TO ME KNOWN TO BE THE VICE PRESIDENT, 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 13 DAY OF August, 2019.



Stacy L. Houle
PRINTED NAME: Stacy L. Houle
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: May 15, 2023

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "RIVER RIDGE II - SUNCADIA - PHASE 2 DIVISION 5" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 18 AND 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 PLATTING REGULATIONS.

DATED THIS 8th DAY OF AUGUST, A.D., 2019.

Zachary J. Lennon
ZACHARY J. LENNON, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44925



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS 23rd DAY OF August, A.D., 2019.
Mark R. Cook
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL
I HEREBY CERTIFY THAT THE PLAT OF "RIVER RIDGE II - SUNCADIA - PHASE 2 DIVISION 5" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.
DATED THIS 22nd DAY OF August, A.D., 2019.
Audrey M. Gato
KITITAS COUNTY COMMUNITY SERVICES DIRECTOR / Planning Official

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 26th DAY OF August, A.D., 2019.
Talitha Maxwell
KITITAS COUNTY TREASURER

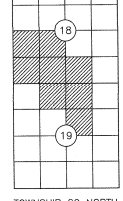
CERTIFICATE OF COUNTY HEALTH SANITARIAN
I HEREBY CERTIFY THAT THE PLAT OF "RIVER RIDGE II - SUNCADIA - PHASE 2 DIVISION 5" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS 16th DAY OF Aug, A.D., 2019.
Michael M. D.
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE PLAT OF "RIVER RIDGE II - SUNCADIA - PHASE 2 DIVISION 5" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.
DATED THIS 19th DAY OF August, A.D., 2019.
Nancy Quinn
KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 26th DAY OF August, A.D., 2019.
BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON
Stacy L. Houle ATTEST: Stacy L. Houle
CHAIRMAN CLERK OF BOARD

SUBDIVISION LOCATOR

NOT TO SCALE



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

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 24th DAY OF AUGUST, A.D., 2019, AT 5:54 MINUTES PAST 2 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 44-53, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: Jerald V. DeHoff
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: 201908260066

ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205
Federal Way, WA 98003

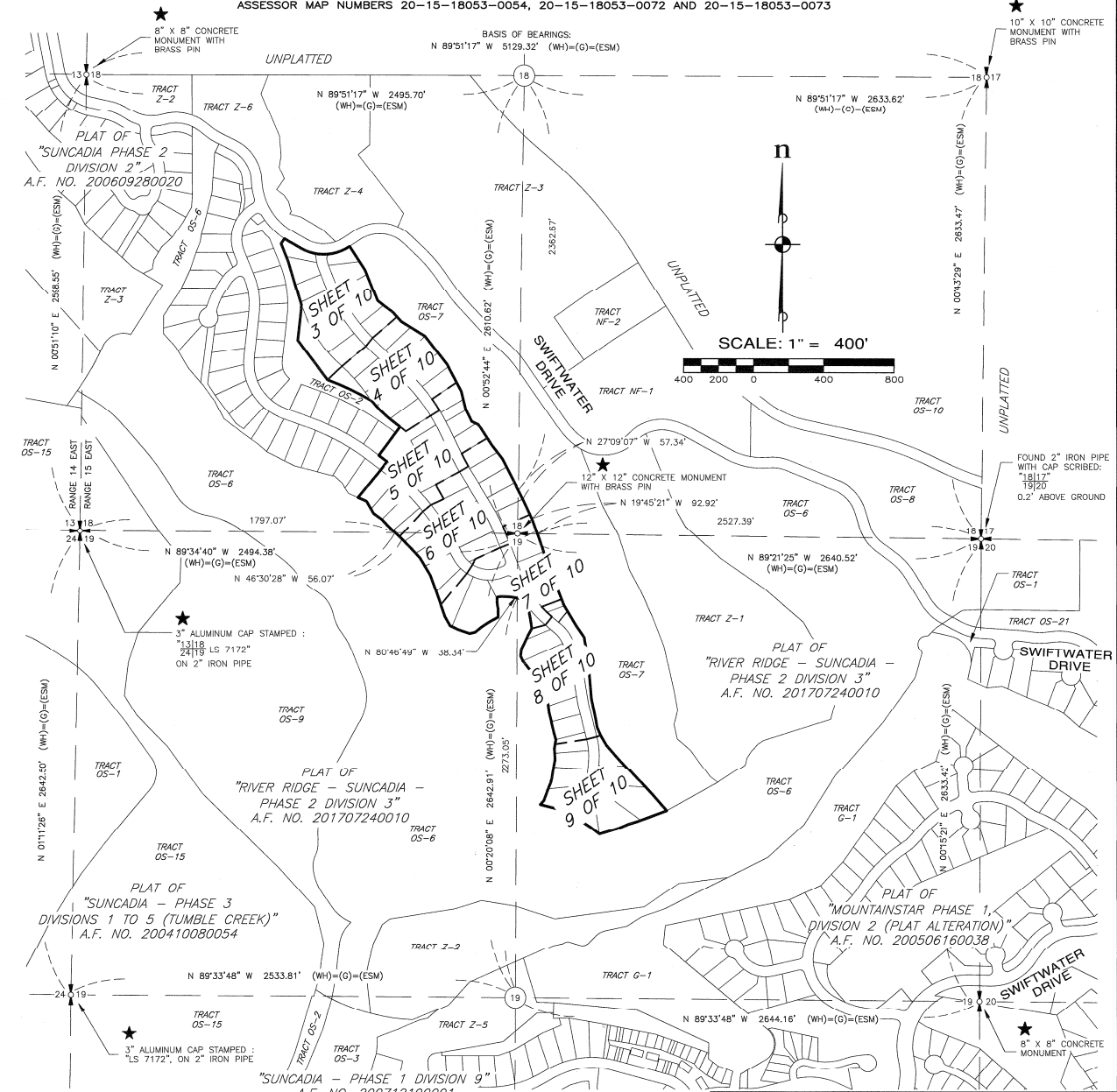
www.esmcivil.com
Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DATE :	2019-08-08	JOB NO. 998-773-018-0002
DRAWN BY:	C.A.F./R.F.G.	SHEET 1 OF 10

RIVER RIDGE II SUNCADIA - PHASE 2 DIVISION 5

A PORTION OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-15-18053-0054, 20-15-18053-0072 AND 20-15-18053-0073

LP-19-00001
LPF-19-00006



- 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 THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 BY GOLDSMITH & ASSOCIATES AS RECORDED UNDER AUDITOR'S FILE NO. 200609280020.
 - (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 IN 2002. ESM ACCEPTED THEIR POSITION.

BASIS OF BEARINGS
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "J358" (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.



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 26th DAY OF AUGUST, A.D., 2019, AT 54 MINUTES PAST 2 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 44-53, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY Jerald V. Pettit KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201908260066

ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205
Federal Way, WA 98003
www.esmcivil.com
FEDERAL WAY (253) 838-6113
EVERETT (425) 297-9900

Civil Engineering	Land Surveying	Land Planning
Public Works	Project Management	Landscape Architecture
DATE: 2019-08-08	JOB NO. 998-773-018-0002	
DRAWN BY: C.A.F./R.F.G.	SHEET 2 OF 10	

13/16

RIVER RIDGE II SUNCADIA - PHASE 2 DIVISION 5

A PORTION OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

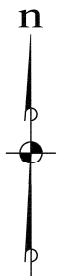
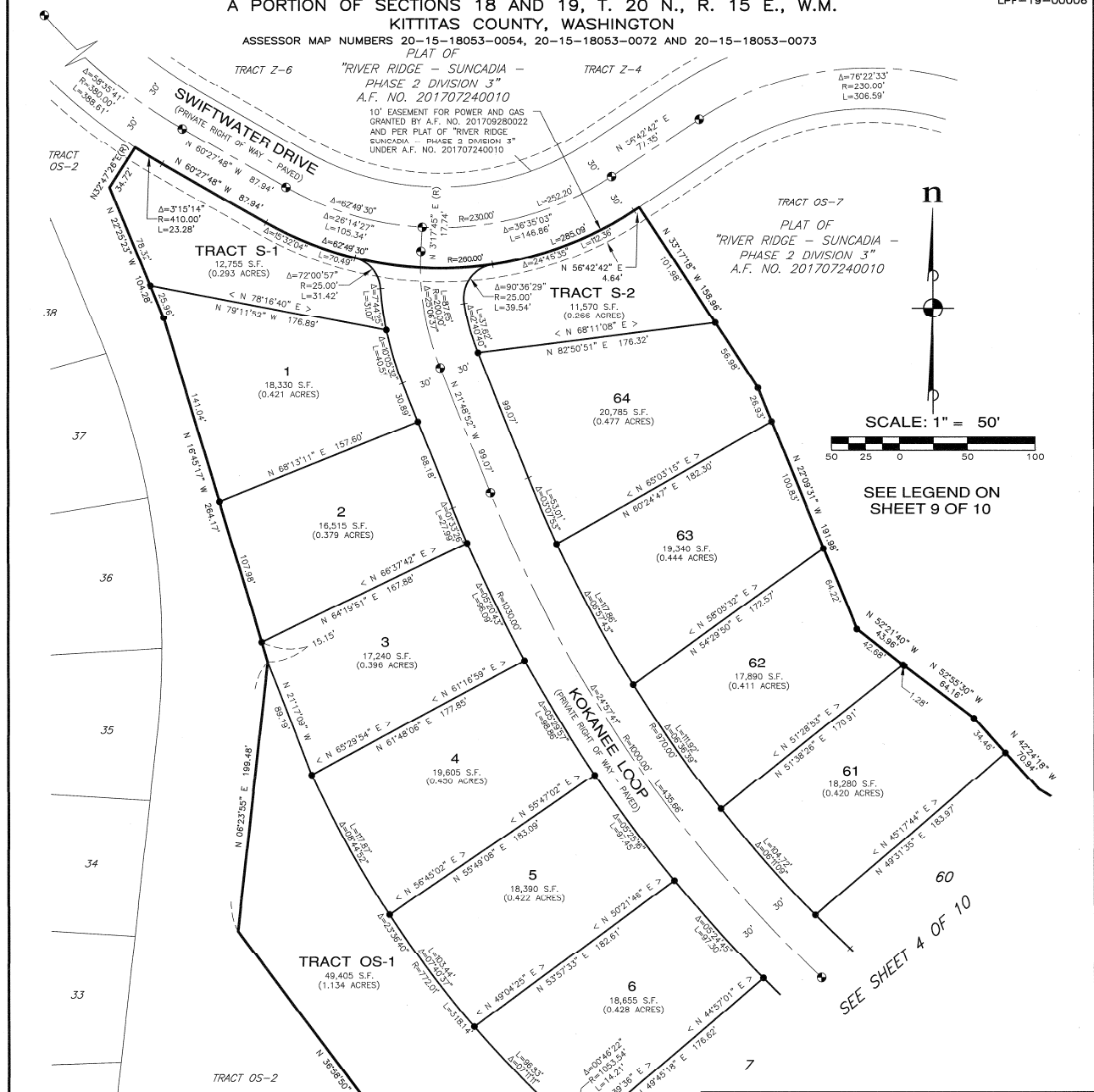
ASSESSOR MAP NUMBERS 20-15-18053-0054, 20-15-18053-0072 AND 20-15-18053-0073

PLAT OF
TRACT Z-6 "RIVER RIDGE - SUNCADIA -
PHASE 2 DIVISION 3"
A.F. NO. 201707240010

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LP-19-00001
LPF-19-00006



SCALE: 1" = 50'
50 25 0 25 50 100

SEE LEGEND ON
SHEET 9 OF 10

SEE SHEET 4 OF 10

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS 20th DAY OF August, A.D., 2019, AT 94 MINUTES PAST
2 O'CLOCK, P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 44-53, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY [Signature] Jerald V. Pettit
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201908260066



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DATE: 2019-08-08 JOB NO. 998-773-018-0002
DRAWN BY: C.A.F./R.F.G. SHEET 3 OF 10

13/47

RIVER RIDGE II SUNCADIA - PHASE 2 DIVISION 5

A PORTION OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

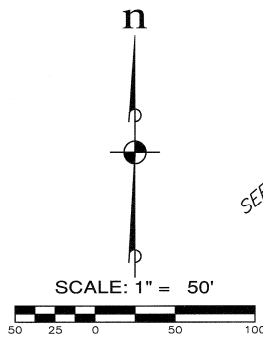
ASSESSOR MAP NUMBERS 20-15-18053-0054, 20-15-18053-0072 AND 20-15-18053-0073

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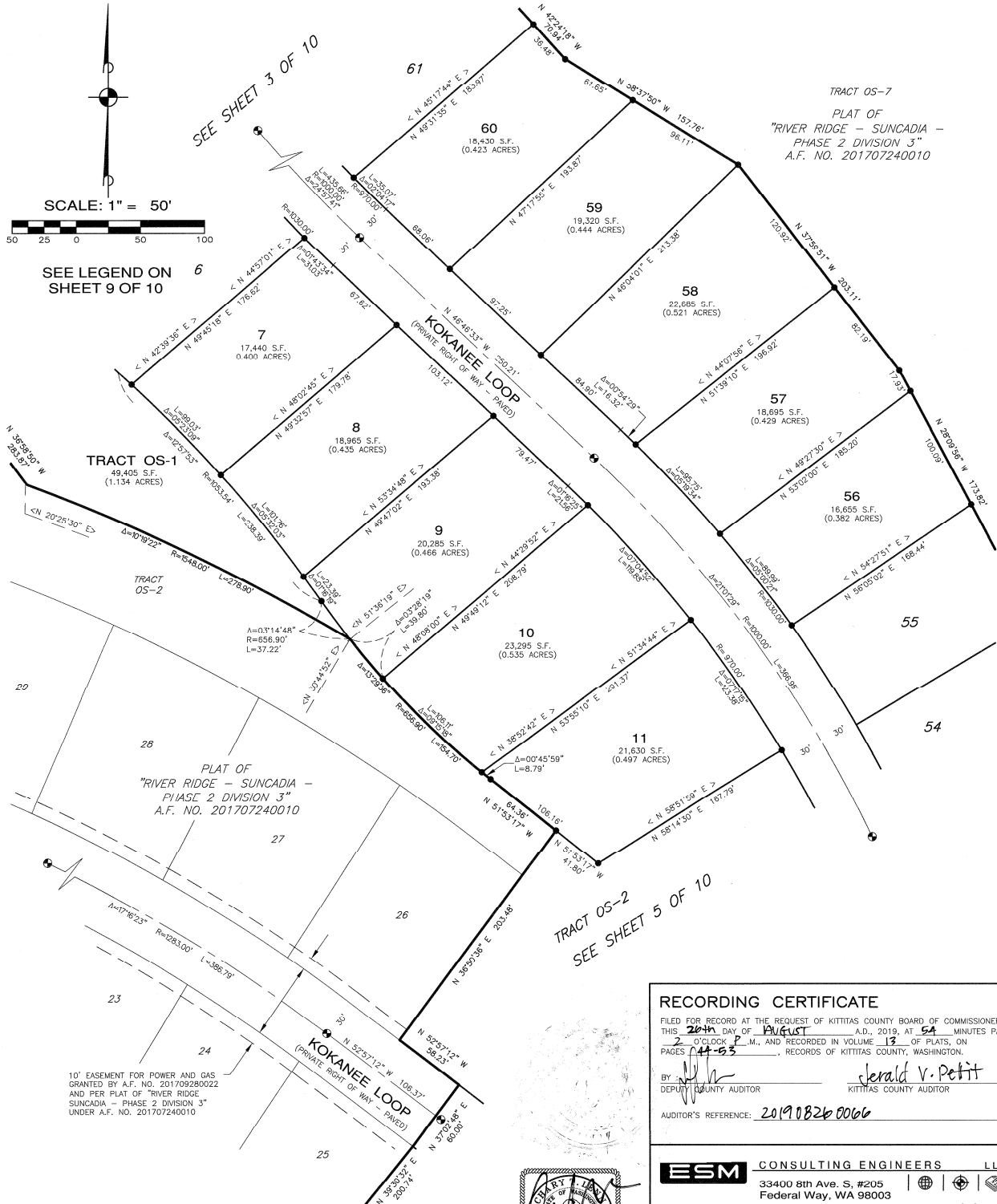
ESM
Kittitas County Auditor

Page 4 of 10

LP-19-00001
LPF-19-00006



SEE LEGEND ON SHEET 9 OF 10



10' EASEMENT FOR POWER AND GAS GRANTED BY A.F. NO. 201709280022 AND PER PLAT OF "RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3" UNDER A.F. NO. 201707240010

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 24th DAY OF AUGUST, A.D., 2019, AT 54 MINUTES PAST 2 O'CLOCK P.M., AND RECORDED IN VOLUME 19 OF PLATS, ON PAGES 44-53, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: [Signature] Deputy County Auditor
Jerald V. Petit Kittitas County Auditor

AUDITOR'S REFERENCE: 201908260066



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DATE: 2019-08-08 JOB NO. 998-773-018-0002
 DRAWN BY: C.A.F./R.F.G. SHEET 4 OF 10

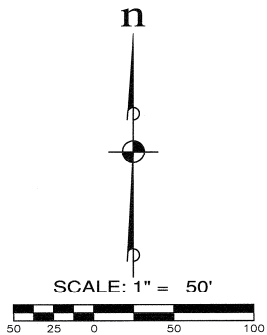
RIVER RIDGE II SUNCADIA - PHASE 2 DIVISION 5

A PORTION OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-15-18053-0054, 20-15-18053-0072 AND 20-15-18053-0073

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Kittitas County Auditor
Page 5 of 10

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LPF-19-00006



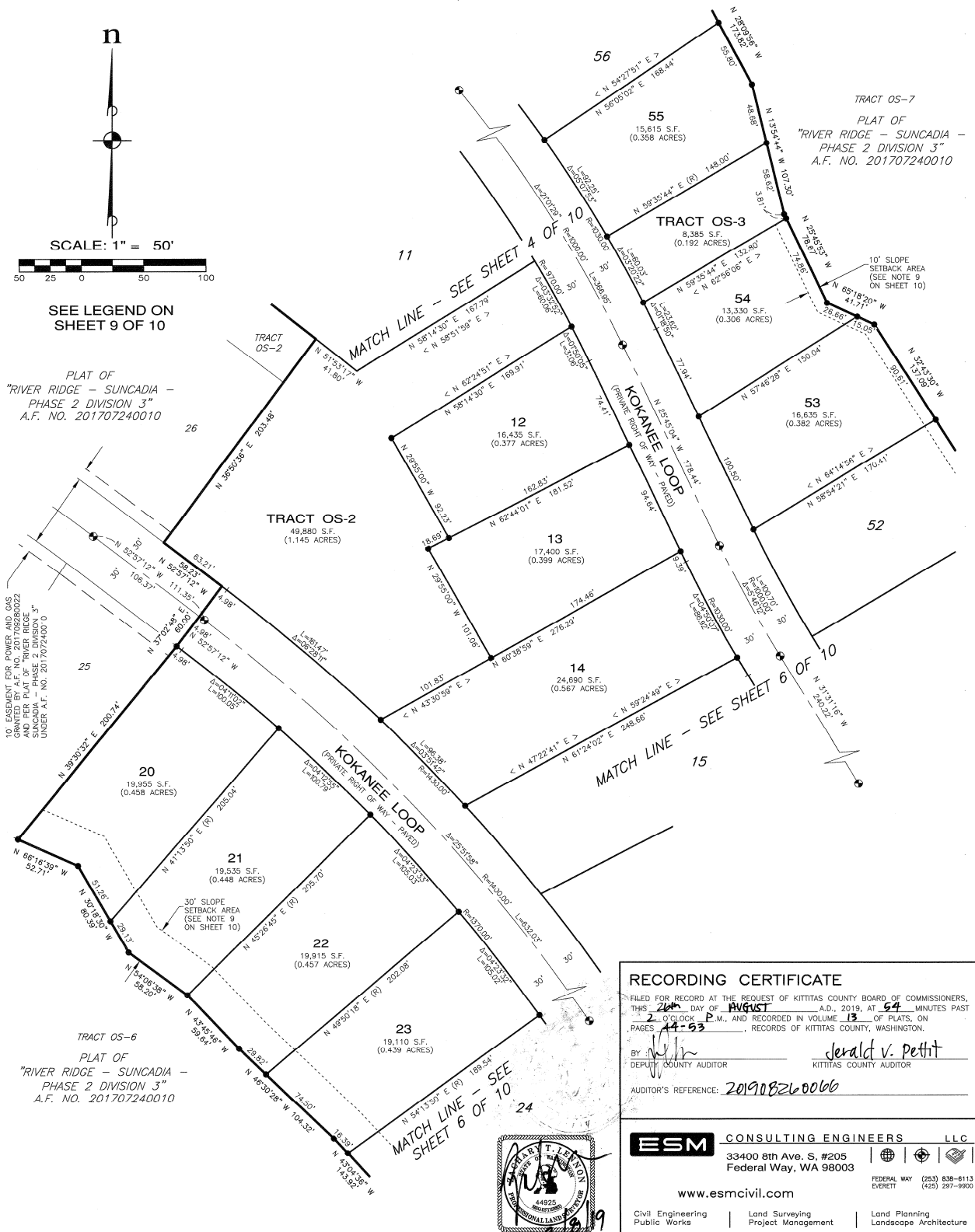
SEE LEGEND ON SHEET 9 OF 10

PLAT OF
"RIVER RIDGE - SUNCADIA -
PHASE 2 DIVISION 3"
A.F. NO. 201707240010

15. ASSUMED PER PERMITS AND GAS GRANTED BY A.F. NO. 20170280022 AND PER PLAT OF "RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3" UNDER A.F. NO. 201707240010

TRACT OS-6
PLAT OF
"RIVER RIDGE - SUNCADIA -
PHASE 2 DIVISION 3"
A.F. NO. 201707240010

DWG NAME: \\ESM\ENGR\ESM-JOBS\998\773\018\SURVEY PLOTS\P205-FP-05.DWG



RECORDING CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS 26th DAY OF AUGUST, A.D., 2019, AT 54 MINUTES PAST
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PAGES 44-53, RECORDS OF KITITAS COUNTY, WASHINGTON.
BY [Signature] [Signature]
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: 201908260066



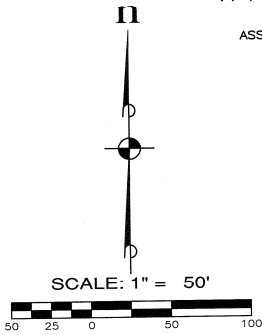
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DATE: 2019-08-08 | JOB NO. 998-773-018-0002
DRAWN BY: C.A.F./R.F.G. | SHEET 5 OF 10

12/19

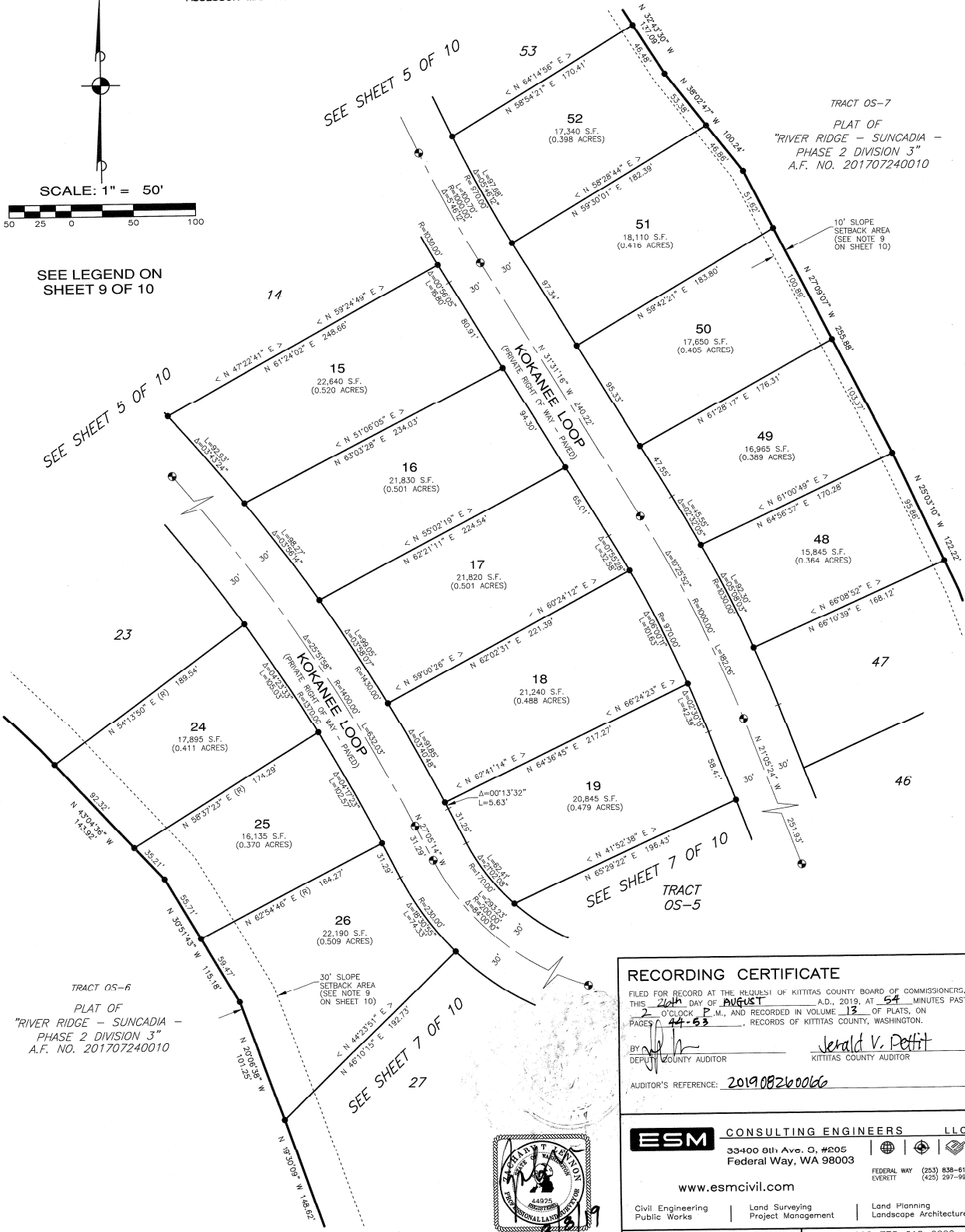
RIVER RIDGE II SUNCADIA - PHASE 2 DIVISION 5

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KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-15-18053-0054, 20-15-18053-0072 AND 20-15-18053-0073

LP-19-00001
LPF-19-00006



SEE LEGEND ON
SHEET 9 OF 10



TRACT OS-6
PLAT OF
"RIVER RIDGE - SUNCADIA -
PHASE 2 DIVISION 3"
A.F. NO. 201707240010

RECORDING CERTIFICATE

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BY: *[Signature]* Jerald V. Pettit
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201908260066



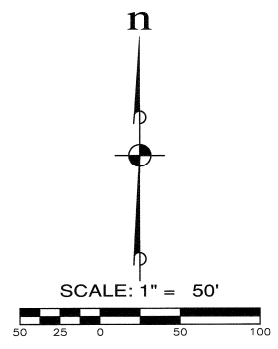
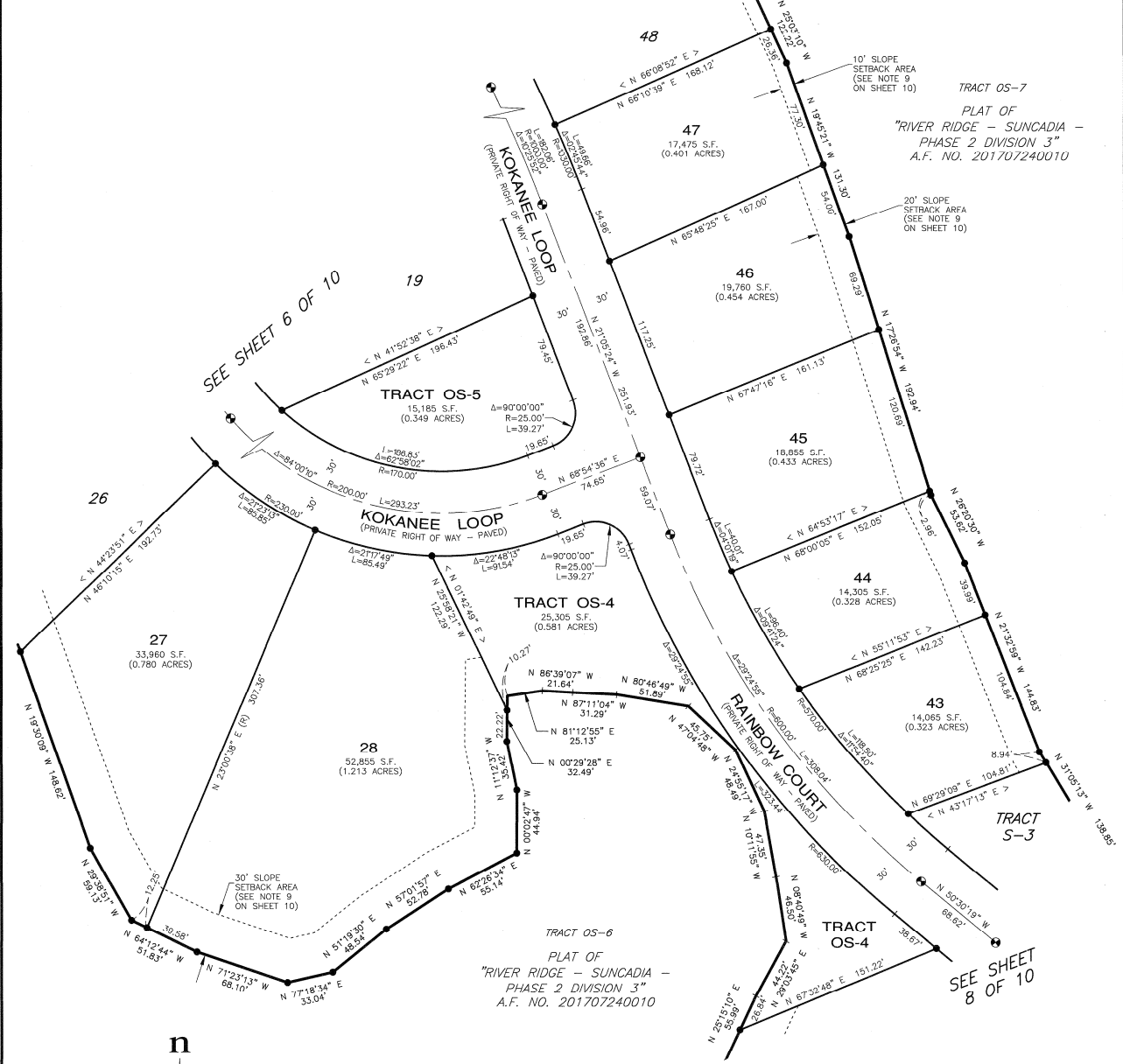
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DATE: 2019-08-08	JOB NO. 998-773-018-0002
DRAWN BY: C.A.F./R.F.G.	SHEET 6 OF 10

RIVER RIDGE II SUNCADIA - PHASE 2 DIVISION 5

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KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-15-18053-0054, 20-15-18053-0072 AND 20-15-18053-0073

LP-19-00001
LPF-19-00006



SEE LEGEND ON
SHEET 9 OF 10

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 26th DAY OF AUGUST, A.D., 2019, AT 54 MINUTES PAST 2 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 44-65, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: [Signature] DEPUTY COUNTY AUDITOR
BY: [Signature] KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201908260065



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DATE: 2019-08-08	JOB NO. 998-773-018-0002
DRAWN BY: C.A.F./R.F.G.	SHEET 7 OF 10

13/51

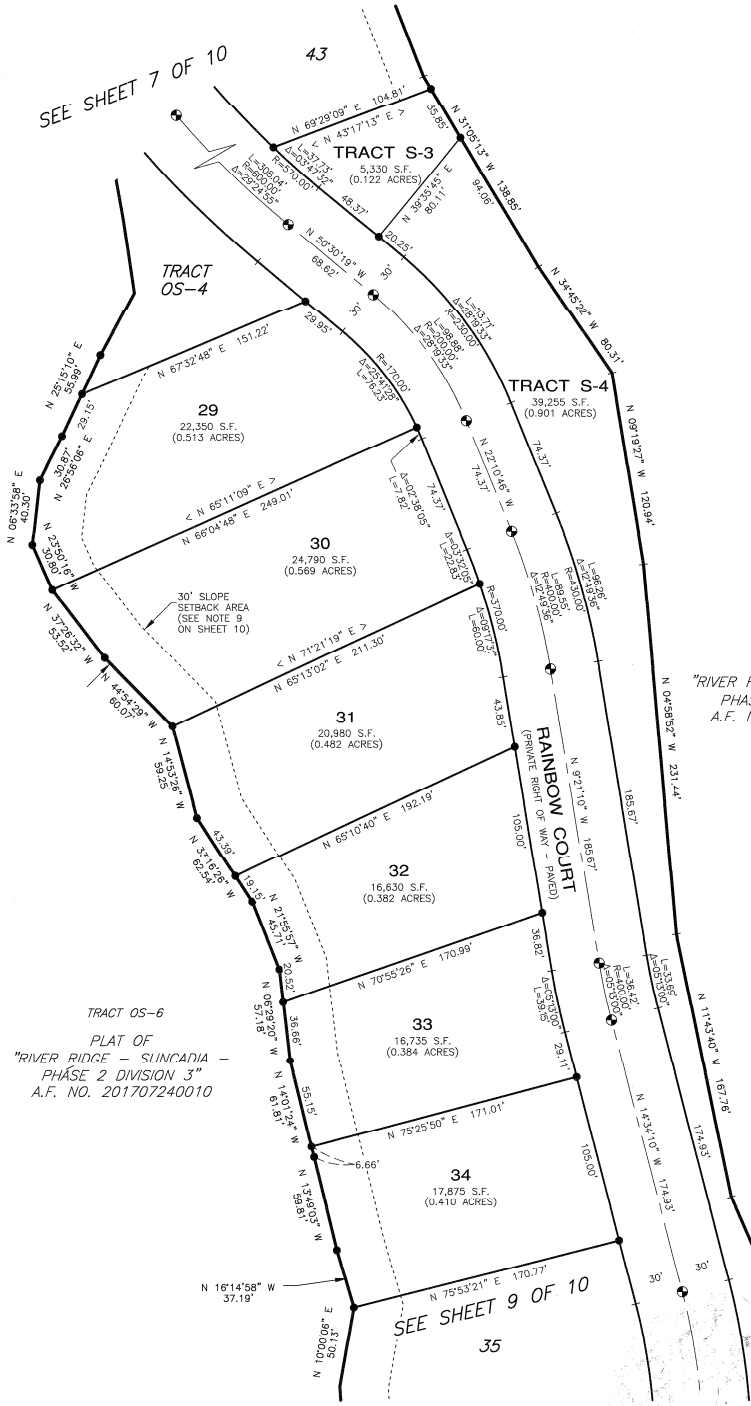
RIVER RIDGE II SUNCADIA - PHASE 2 DIVISION 5

A PORTION OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

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Page 9 of 10
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Kittitas County Auditor

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LPF-19-00006



SCALE: 1" = 50'

SEE LEGEND ON SHEET 9 OF 10

TRACT OS-7
PLAT OF
"RIVER RIDGE - SUNCADIA -
PHASE 2 DIVISION 3"
A.F. NO. 201707240010



RECORDING CERTIFICATE

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2 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 94-95, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: Jerald V. Pettit
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201908260066

ESM CONSULTING ENGINEERS LLC
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DATE: 2019-08-08 | JOB NO. 998-773-018-0002
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13/52

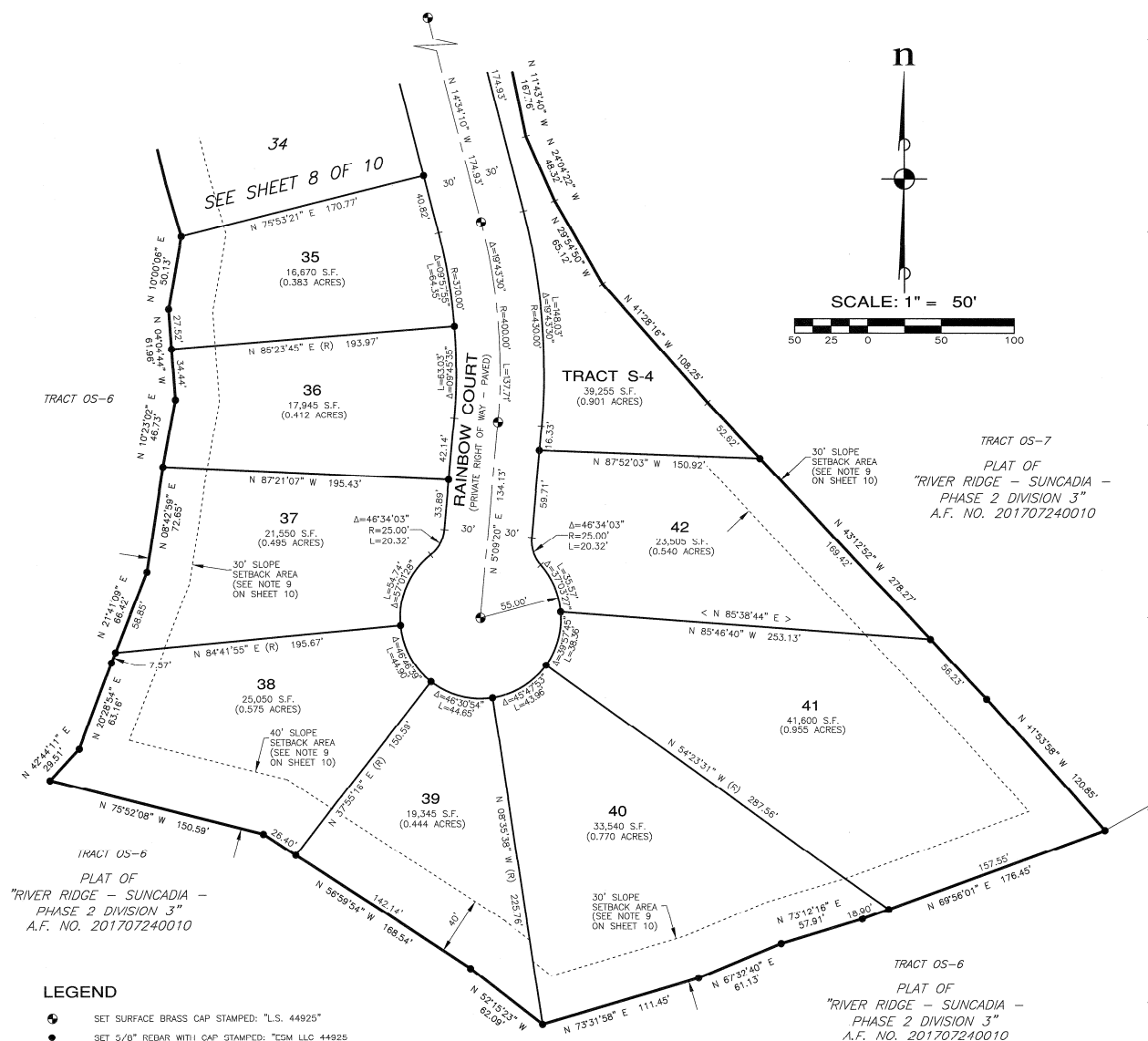
RIVER RIDGE II SUNCADIA - PHASE 2 DIVISION 5

A PORTION OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-15-18053-0054, 20-15-18053-0072 AND 20-15-18053-0073

08/26/2019 02:54:48 PM V: 13 P: 52 201908260066
8197.56 ESM
Kittitas County Auditor

LP-19-00001
LPF-19-00006



PLAT OF
"RIVER RIDGE - SUNCADIA -
PHASE 2 DIVISION 3"
A.F. NO. 201707240010

TRACT OS-7
PLAT OF
"RIVER RIDGE - SUNCADIA -
PHASE 2 DIVISION 3"
A.F. NO. 201707240010

TRACT OS-6
PLAT OF
"RIVER RIDGE - SUNCADIA -
PHASE 2 DIVISION 3"
A.F. NO. 201707240010

- LEGEND**
- SET SURFACE BRASS CAP STAMPED: "L.S. 44925"
 - SET 5/0" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782". 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
 - (R) RADIAL BEARING
 - < > RADIAL BEARING AT LOT CORNER
 - << >> DISTANCE MONUMENT TO MONUMENT
 - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
 - S-1 SERVICE TRACT - DESIGNATION NUMBER

RECORDING CERTIFICATE

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BY: *[Signature]*
DEPUTY COUNTY AUDITOR
KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201908260066



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33400 8th Ave, S, #205
Federal Way, WA 98003
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DATE: 2019-08-08 | JOB NO. 998-773-018-0002
DRAWN BY: C.A.F./R.F.G. | SHEET 9 OF 10

RIVER RIDGE II SUNCADIA - PHASE 2 DIVISION 5

A PORTION OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-15-18053-0054, 20-15-18053-0072 AND 20-15-18053-0073

LP-19-00001
LPF-19-00006

EASEMENTS AND NOTES

- TRACT 2-5 OF THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" AS RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 20170724010, IN BOOK 12 OF PLATS, PAGES 190 THROUGH 200, (THE "PHASE 2 DIVISION 3 PLAT") IS BEING REPLATED HEREIN. TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS (INCLUDING BUT NOT LIMITED TO THE 10' UTILITY EASEMENT ALONG THE ORIGINAL BOUNDARY LINES OF SAID TRACT 2-5) OR OTHERWISE SET FORTH ON THE "PHASE 2 DIVISION 3 PLAT", ARE SUPERSEDED BY THIS PLAT.
- ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT ARE PRIVATE. NEW SUNCADIA RESERVES TO ITSELF NON-EXCLUSIVE EASEMENTS ON, OVER, AND UNDER THE PRIVATE ROADS WITHIN THIS PLAT FOR ACCESS, TRAIL AND GOLF PURPOSES, INCLUDING WITHOUT LIMITATION SIGNS, CART PATHS, IRRIGATION SYSTEMS, THE RIGHT OF INGRESS AND EGRESS FOR THEIR CONSTRUCTION AND MAINTENANCE; AND GOLF COURSE USE AND IMPROVEMENTS; TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER SUCH ROADS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES; AND TOGETHER WITH THE RIGHT TO GRANT SUCH ACCESS AND USE RIGHTS TO PROPERTIES OUTSIDE THE PLAT AND TO PERSONS WHO DO NOT OTHERWISE OWN PROPERTY WITHIN THE RESORT.
- NEW SUNCADIA RESERVES TO ITSELF 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 WITHIN THIS PLAT 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. THE WIDTH OF SUCH EASEMENT SHALL BE TEN FEET (10.00') AS TO THE FRONT AND REAR PROPERTY LINES, FIVE FEET (5.00') ON SIDE PROPERTY LINES COMMON WITH ANOTHER LOT OR TRACT WITHIN THIS PLAT. NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- NEW SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT UNDER AND UPON ALL ROADS WITHIN THIS PLAT AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS NEW SUNCADIA SHALL DETERMINE, 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 WITH WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS NEW SUNCADIA SHALL REQUEST. NEW SUNCADIA FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS 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. NEW SUNCADIA FURTHER RESERVES 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 OF THE PROJECT KNOWN AS SUNCADIA MASTER PLANNED RESORT RECORDED APRIL 16, 2009, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200904160060, AS NOW OR HEREAFTER AMENDED (HEREINAFTER THE "DEVELOPMENT AGREEMENT").
- THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCRS") 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 FOOTPRINTS ESTABLISHED BY NEW SUNCADIA.
- NEW SUNCADIA, AS DEFINED HEREINABOVE, 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.
- NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT, THE BOUNDARIES OF AN OPEN SPACE (OS) TRACT(S) OR SERVICE (S) 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 CCRS AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
- DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN THE SLOPE SETBACK AREAS AFFECTING LOTS 20 THROUGH 54 AS DEPICTED HEREON ARE PROHIBITED OR RESTRICTED, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCRS, ALL AS AMENDED.
- THE EASEMENTS GRANTED HEREINABOVE 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.
- THIS PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS OR OTHER MATTERS APPARENT OR OF RECORD WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS 26th DAY OF August, A.D., 2019, AT 54 MINUTES PAST
2 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 44-63, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY [Signature] DEPUTY COUNTY AUDITOR
BY [Signature] KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 20190826 0066



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