SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004

20-14-14000-0009 MD 20-14-14000-0000 (ALL STEERS - LUVIAGE WILL)

BE UP DRITTED.

LP-19-00002 LPF-19-0000X

DEDICATION AND ACKNOWLEDGMENTS

NOW ALL MÉS BY THESE PRESENTS, THAT THE UNDERSIGNED, NEW SUNCOUN, LLC, A DELAWARE UNITED LABELITY COMMANY ("NEW SUNCOUN"), OWHER IN FEE SAMELOY THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAY AND, IN LEVEL OF EDIDLATION FOR ROADS, DOES HEREBY DECLARE THIS PLAY AND, IN LEVEL OF EDIDLATION FOR ROADS, DOES HEREBY RESERVE TO INSEL! FOR HOLD, SUBJECT TO AND TOGETHER WITH THE COR'S AND PLAY NOTES HEREBY RESERVED AND SET FORTH, FOR THE REPORT FOR SELF AND PLAY NOTES HEREBY THAT SERVED HEREBY AND ALL OWNERS OF LOTS AND THACES IN THIS SHAP AND ALL PRESENT AND FUTURE PLAYS IN THE SUNCOUN MASTER PLANNED RESORT (THE "RESORTY" AS DESCRIBED IN THE DEPLEPANCE ARRESEMENT, REPRESENTLY AND EXCEPTION THE REPORT TO COUNTY SAID PROADS TO THE TIMEST CORES.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED AND THEIR CONVEYANCE TO SUCH ASSOCIATION OR COUNCIL, ALL FURTHER COSTS AND DELIGATIONS FOR CONSTRUCTION, MANTENANCE, RECONSTRUCTION, SAFETY MEASURES, SHOW 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 THEM APPLICABLE COUNTY STANDARDS.

BY:			OPERATI		ABER.	LLC,	A DE	ELAWAF	E LIMITEC	LIABILITY	COMPANY,
	BY:	LDD ITS:			GER,	INC,	A DE	LAWAR	E CORPOR	RATION,	
BY:		_		_				-			

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

TO ME KNOWN TO BE CORPORATION, THE MANAGER OF SURCIDIA OPERATION SURGER, I.A., A DELAWAGE LOCATE LOCATE

INSTRUMENT TO BE PURPOSES THEREIN INSTRUMENT.	THE FREE AND W	DLUNTARY ACT AN	D DEED OF SAID	COMPANY, FOR	THE USES A
GIVEN UNDER MY H	AND AND OFFICIAL	SEAL THIS	DAY OF		2019.

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

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

CORPORATION, THE MANAGER OF SUNCADIA OPERATION BENEZR, LIC, A DELAWARE LABRANT COMPANY, THE MANAGER OF SUNCADIA OPERATION BENEZR, LIC, A DELAWARE LAMITED LABRILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LIC, A DELAWARE LAMITED LABRILITY COMPANY THAT EXCURTED THE FORECOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT IN 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 ____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I HEREEY CERTIFY THAT THIS PLAT OF "SUNCADIA — PHASE 3 DMSIONS 15 AND 16" IS BASED UPON AM ACTUAL SURVEY AND SUBDIMISION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, WAS, THAT THE OSTANCES AND OWNESS AND ANGLES ARE SHOWN HEREON CORRECTLY. THAT THE MONILLEMINS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT THE THAT SHOWS OF THE PLATTING REGULATIONS.

DAY OF

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



TO ME KNOWN TO BE



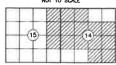
a		C	JA	1 4	Ė

CERTIFICATE OF EXAMINED AND APP	COUNTY ROAD EN	GINEER _DAY OF		, A.D., 2019.
KITHTAS COUNTY EN	GINEER			
I HEREBY CERTIFY I HAS BEEN EXAMINED	COUNTY PLANNING HAT THE PLAT OF "S BY ME AND I FIND W OF KITHTAS COUN	SUNCADIA - PHASE THAT IT CONFORMS	3 DIVISIONS 15 TO THE	AND 16"
DATED THIS	_DAY OF	A.D.,	2019.	
KITHIAS COUNTY CO	MMUNITY SERVICES I	DIRECTOR		
CERTIFICATE OF I	HAT THE TAXES AND	ASSESSMENTS ARE		PRECEDING
DATED THIS	_ DAY OF	A.O.,	2019.	
KITHIAS COUNTY TR	ASURER			
CERTIFICATE OF (I MEREBY CERTIFY TO BEEN EXAMINED BY DOES MEET AND CO.	HAT THE PLAT OF "S	INCADIA - PHASE	3 DMISIONS 15 WATER SYSTEM COUNTY HEALTH	AND 16" HAS HEREIN SHOW DEPARTMENT.
DATED THIS	_DAY OF	, A.D.,	2019.	
KITTITAS COUNTY HE	LTH OFFICER			
CERTIFICATE OF (1 HEREBY CERTIFY TO AND 16" HAS BEEN ACCEPTABLE CONON	HAT THE PLAT OF "S EXAMINED BY ME AN	UNCADIA - PHASE :	3 DIMSIONS 15 PERTY TO BE IN	ı
DATED THIS	DAY OF	A.O.,	2019.	
KITTITAS COUNTY ASS	ESSOR			
CERTIFICATE OF E	DOARD OF COUNT	Y COMMISSIONERS	5	.D., 2019.
BOARD OF COUNTY O				
CHACRMAN	ATTES	T :		
GHALMMAN		CLERK OF T	HE BOARD	

LEGAL DESCRIPTION

TRACTS 8 AND C, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 2, 2019, UNDER AUDITOR'S FILE NO. 20180520010 AND FILED IN BOOK 42 OS SURVEYS, PAGES 34 THROUGH NO, RECORDS OF NITITIAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, WAL, KITTIAS COUNTY, STATE OF WASHINGTON AND PORTION OF TRACTS 05-6 AND TRACT G-1 OF SUNCADA — PHASE 3 OMISIONS 6 TO 9 (TUMBLE CREEK) IN THE COUNTY OF INTITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, UNDER RECORDING NO. 200508220001, RECORDS OF SAID COUNTY.

SUBDIVISION LOCATOR



TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

RECORDING CERTIFICAT

FILED FOR RECORD					
THIS DAY					PAST
PAGESD'CLOCK					
F790L0	 ACCOMPS (or mitting out	nici, masim	renore.	

BY:	
DEPUTY COUNTY AUDITOR	KITHTAS COUNTY AUDITOR
AUDITOR'S REFERENCE:	

ESM CONSULTING ENGINEERS 33400 6th Ave. 8, #205 Federal Way, WA 98003

FEDERAL WAY (253) 838-6113 EVERETT (425) 297-9900

www.esmcivil.com

Civil Engineering Land Surveying Land Planning
Public Works Project Management Landscape Archit

DATE : 2019-D8-27 DRAWN BY: C.A.F./R.F.G. JOS NO. 998-765-017-0003 SHEET 1 OF 21

SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

AUDITOR'S REFERENCE

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004



LEGEND

BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY WASH PACEFUL OF MIDINFAINSTAR IN 2002. ESSIL LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESSI CONCURRED WITH THE EXISTING STANDAY OF THE PACIFIC AND ACCEPTED



BASIS OF BEARINGS

MUSHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, MAD 18/191 PROUED'S REPERBINCED VIA GRS TO MICS CONTROL FORMS "EASTON MICS STATEMENT OF THE DISTANCES HOW HEREON MIC ENGINE DISTANCES TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED MICROSCOPE TO GRID DISTANCES, MULTIPLY BY A COMBINED CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED CONVERDED STATEMENT OF THE DISTANCES OF THE MICROSCOPIC PROPERTY OF THE MICROSCOPIC PROPERTY OF THE MICROSCOPIC PROPERTY OF THE MICROSCOPIC PROUED TO THE MICROSCOPIC PROVIDED THE MICROSCOPIC PROUED TO THE MICROSCOPIC PROVIDED T

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 KITITIAS COUNTY BOARD OF COMMISSIONERS, THIS DAY OF A.D., 2019, AT MINUTES PAST O'CLOCK A. AND RECORDED IN VOLUME OF PLATS, ON PAGES RECORDS OF KITITIAS COUNTY, WASHINGTON.

BY:	
DEPUTY COUNTY AUDITOR	KITHTAS COUNTY AUDITOR
ALIDITOR'S DESERVING.	



ESM CONSULTING ENGINEERS

33400 5th Ava. 8, #205 Federal Way, WA 98003



www.esmcivil.com

Civil Engineering Public Works Land Surveying Project Management

Land Planning Landscape Architecture

DATE ; 2019-08-27 JOB NO. 998-765-017-0003 DRAWN BY: CAF./R.F.G. SHEET 2 OF 21

WG NAME: \\ESM8\ENGR\ESM-JOBS\998\718\016\SURVEY PLOTS\P3D15-FP-02.DWG

AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.
KITTITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 LP-19-00002 LPF-19-0000X N 29'38'46" E 171.98' N 8757'24" W 223.98. SEE SHEET 4 OF 21 15-3 22,120 S.F. (0.508 ACRES) 30 4=60'20'07" Δ=60'20'07" R=330.00' L=347.51' R=300.00 15-2 5 9 N 75'33'20" E SHEET TRACT OS-1
712,835 S.F.
(16.364 ACRES) 15-1 22,960 S.F. (0.527 ACRES) N 83'48'36" E 1313.54' RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE MO. 201905020010 BEING A DEPCTION OF KITTING COUNTY BLA APPLICATION BL. 19-00004 TUMBLE CREEK DRIVE 305.68 N 01'06'03" E n TRACT A <N 55'31'04" E(R)> RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201905020010 BEING A DEPICTION OF KITTITAS COUNTY BLA APPLICATION BL -19-00004 <N 61'16'39" E(R)> <N 55'15'29" E(R)> N 82'32'10" E 59.34' PLAT OF \$0°30′08° \150.00° "SUNCADIA — PHASE 3 — DIVISIONS 6 TO 9 (TUMBLE CREEK)" A.F. NO. 200506220001 TRACT LOT 9-1 N 22'53'58" W 101.53' FOUND SURFACE BRASS CAP SET BY ESM IN CONJUNCTION WITH PREVIOUS PLAT SCALE: 1" = 50' RECORDING CERTIFICATE FILED FOR RECORD AT THE REQUEST OF KITITIAS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF A.D., 2019, AT MINUTES PAST

O'CLOCK M., AND RECORDED IN VOLUME OF PLATS, ON
PAGES , RECORDS OF KITITIAS COUNTY, WESHINGTON. LEGEND - SET SURFACE BRASS CAP, STAMPED "LS 44925" DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR = SET 5/8" 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, LAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL. AUDITOR'S REFERENCE: ESM CONSULTING ENGINEERS 33400 8th Ave. S, #205 Federal Way, WA 98003 = ARC LENGTH ECEIVE SEP 0 4 2019 (R) = RADIAL BEARING FEDERAL WAY (283) 838-8113 EVERETT (425) 297-9900 www.esmcivil.com = RADIAL BEARING AT LOT CORNER OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER Land Surveying Land Planning
Project Management Landscape Architecture Civil Engineering Public Works DATE : 2019-08-27 DRAWN BY: CAF./R.F.G. JOB NO. 998-765-017-0003 DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\718\016\SURVEY PLOTS\P3B15-FF-03.DWG

AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) LP-19-00002 A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 Δ=18'47'53' R=630.00' L=206.70' SEE SHEET 18 OF 21 30' 30' TRACT OS-3 536,405 S.F. (12.314 ACRES) N 87'00'12" W 142.64" 102.32 N 78 16'25" W 190.36' 40.32 60.37 RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2010905020010 BEING A BEPCITON OF KITTING COUNTY BLA APPLICATION BL-19-00004 339.93 401 02'17'24" E N 217'24" E 15-8 15-9 21,935 S.F. (0.504 ACRES) 15-10 21,400 S.F. (0.491 ACRES) 24,125 S.F. (0.554 ACRES) 70'53'88" E 15-11 A=90'00'0 R=25.00' L=39.27' 24,610 S.F. (0,565 ACRES) 100.12 L=78.30 30, N 87"42'36" W 200.05' 15-12 EASTON RIDGE TRAIL (60' PRIVATE RIGHT OF WAY - PAVED) 30. 61.31 Δ=90°00'00" -#=25.00" L=39.27 145.05 And the Edge Control of TRACT OS-8 10,520 S.F. (0.241 ACRES) < N 87'42'36" W > N 80°13'22" W 254.84" 15-7 23,235 S.F. (0.533 ACRES) n V 55.02,02. M 540'ES. 15-6 TRACT OS-2 25,070 S.F. (0.576 ACRES) 0 CE COMME SCALE: 1" = 50' 15-5 24,140 S.F. (0.554 ACRES) N 66:31'45- W 230.52' 15-4 RECORDING CERTIFICATE 22,455 S.F. (0.516 ACRES) SEE SHEET 3 OF 21 W 6757:54° W 223.98 TRACT OS-1 712,835 S.F. (16.364 ACRES) 15-3 BY : DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR LEGEND * SET SURFACE BRASS CAP, STAMPED "LS 44925" "SET 5/6" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING HE ACTUAL PROPERTY CORRER AS TRAMPED 2" ALJUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CONSULTING ENGINEERS 33400 8th Ave. S, #205 Federal Way, WA 98003 RECEIVE SEP 64 2019 · RADIUS FEDERAL WAY (253) 838-8113 EVERETT (425) 297-9900 - ARC LENGTH www.esmcivil.com (R) = RADIAL BEARING Kittitas County CDS Civil Engineering Public Works < > = RADIAL BEARING AT LOT CORNER OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER 2019-08-27 JOB NO. 998-765-017-0003 DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\718\016\SURVEY PLOTS\P3015-FP-04.DWG DRAWN BY: CAF./R.F.G. SHEET 4 OF 21

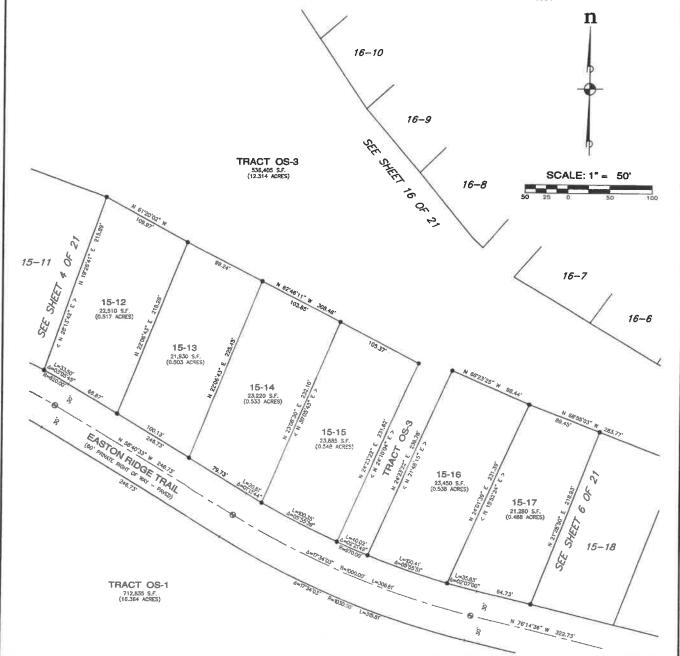
SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.

KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004

LP-19-00002 LPF-19-0000X



LEGEND

- SET SURFACE BRASS CAP, STAMPED "LS 44925"
- "SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44025 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTICLE PREVENTS SETTING THE ACTUAL PROPERTY CORRER. A STAMPED 2" ALUMINUM CAP WILL ESTED ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL. CORNER WITH THE DISTANCE TO THE ACTUAL COPHER NOTED THEREON.

- = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- OS-1 OPEN SPACE TRACT DESIGNATION NUMBER



SEP 0 4 2019

Kittitas County CDS

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF A.D. 2015, AT MINUTES PAST
O'CLOCK M., AND RECORDED IN YOLUNE OF PLATS, OR
PAGES , RECORDS OF KITTITAS COUNTY, WASHINGTON.

DEPUTY COUNTY AUDITOR

KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE:



CONSULTING ENGINEERS

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



www.esmcivil.com

Land Surveying Project Management

Land Planning Landscape Architecture

Civil Engineering Public Works DATE : 2019--08-27 DRAWN BY: CAF./R.F.G.

JOB NO. 998-765-017-0003

DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\718\016\SURVEY PLOTS\P3D15-FP-05.DWG

AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.
KITTITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 n LEGEND 16-7 = SET SURFACE BRASS CAP, STAMPED "LS 44925" » SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782", IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY COMER, A STAMPED 2" ALMAINAN LAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THESEON. 16-6 = DELTA = RADIUS SEE SHEET 16 OF 21 = ARC LENGTH 16-5 (R) = RADIAL BEARING < > = RADIAL BEARING AT LOT CORNER OS-1 - OPEN SPACE TRACT - DESIGNATION NUMBER SCALE: 1" = 50' 16-3 16-2 TRACT OS-3 536,405 S.F. (12.314 ACRES) SEE SHEET 15 OF 21 16-1 N 72"15"08" W 6 49 N 7645'11" W 15-18 21,175 S.F. (0.486 ACRES) 15-19 19,370 S.F. (0.445 ACRES) 15-20 17,910 S.F. (0.411 ACRES) 15-21 18,670 S.F. (0.429 ACRES) 15-22 ĝ N 7614'36" W 322.73' 19,910 S.F. (0.457 ACRES) EASTON RIDGE TRAIL
(60' PRIMTE RIGHT OF WAY PAVED) 163.96 15-23 \$024 56 56" Red 70 00" 15-24 8 23,345 S.F. (0.536 ACRES) SHEET 15-25 TRACT OS-1 712,835 S.F. (16.364 ACRES) 5-5708 52" R=400.00" Deliver Bourse (Deliver) L=398.95 < N 14'29'06" E > N 83'48'36° E. 1313.54' RECORDING CERTIFICATE FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF A.D., 2019, AT MINUTES PAST
O'CLOCK M., AND RECORDS IN VOLUME OF PLATS, ON
PAGES RECORDS OF KITTITAS COUNTY, WASHINGTON. DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR TRACT D RECORD OF SURVEY RECORDED UNDER
AUDITOR'S FILE NO. 201905020010
BEING A DEPICTION OF KITTITAS COUNTY
BLA APPLICATION BL-19-00004 AUDITOR'S REFERENCE: ESM CONSULTING ENGINEERS 33400 8th Ave. S, #205 Federal Way, WA 98003 RECEIVE D FEDERAL WAY (263) 838-8113 EVERETT (425) 297-9900 www.esmcivil.com Kittitas County CDS Civit Engineering Land Surveying Public Works Project Management Land Planning Landscape Architecture DATE : 2019-08-27 JOB NO. 998-765-017-0003 OWG NAME: \\ESMB\ENGR\ESM-JOBS\998\718\016\SURVEY PLOTS\P3D15-FP-06.DWG DRAWN BY: CAF./R.F.G. SHEET 6 OF 21

AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 SEE SHEET 2 OF 21 TRACT OS-6 LEGEND 5,737,675 S.F. (131.719 ACRES) n = SET SURFACE BRASS CAP, STAMPED "LS 44925" = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44825 45782".
IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY COMER, A STAMPED 2" ALMAINION CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL COMERS WITH THE DISTRIBLE TO THE ACTUAL COMERS WITH THE DISTRIBLE TO THE ACTUAL. TRACT OS-5 1,219,440 S.F. (27.994 ACRES) = RADRIS - ARC LENGTH - RADIAL BEARING AT LOT CORNER SOUTHERLY EDGE OF THE CLE ELIM RIVER CORRISOR.

THIS LINE HAS ALSO BEEN REFERRED TO AS THE
RECOMMENTAL FLOOD PLAN IBLE" AS DEFINED BY
MOUNTAINSTAR MASTER PLANNED RESORT ENVIRONMENTAL
IMPACT STATEMENT. THIS TIME WILL NOT BE MONMANEMED. <> OS-1 - OPEN SPACE TRACT - DESIGNATION NUMBER 30' SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) 16-36 SCALE: 1" = 50" N 72'48'27" W 40.52' N 77'02'58" E 33,43" N 84°19°27" W 58.03° 16-37 26,940 S.F. (0.619 ACRES) 9 16-38 26,430 S.F. (0.607 ACRES) 16-1 16-39 16-40 30, N 76'27'41" W RED MOUNTAIN WAY 110.42 ò (60' PROVATE RICHT OF WAY 55,42 A=90'00'00" R=25.00' L=39.27" PAVED) B TRACT OS-3 N 79'41'01" W 12E.25" 535,405 S.F. (12,314 ACRES) E=25.00 L=39.27 BALD REGHT OF LOTOS ST 21 15-24 8 MT. E TRACT OS-5 P 0 A=80'45'29' 1,219,440 S.F. (27.994 ACRES) 15-25 Ø 23,085 S.F. (0.530 ACRES) A=88'45'06 15-26 SHEET 5. A=28'07'44" R=200.00' 9.6 127.28 S 9243.04.M. Seat.00.00. [14300.88. 30 77.52 N 82'18'38" W 87.21" EASTON RIDGE TRAIL
(60 PRIMATE RIGHT OF WAY - PARED) N 71'33'36' E 168.13' Δ=26'07'44" R=170.00' L=77.53' N 82'18'38" 87.21' A=43'04'11' R=370.00' L=278.13' N 71'33'38" E 4-57'08'42" R=400.00" L=398.95 RECORDING CERTIFICATE N 14'29'06" E (R) FILED FOR RECORD AT THE REQUEST OF KITITIAS COUNTY BOARD OF COMMISSIONERS, THIS DAY OF AD, 2019, AT MINUTES PAST O'CLOCK M, AND RECORDED IN YOULUME OF PLATS, ON PAGES RECORDS OF KITITIAS COUNTY, WASHINGTON. N 83'48'36" E 1313.54 A=32'55'28' R=430.00' L=247.10' TRACT D RECORD OF SURVEY RECORDED UNDER DEPUTY COUNTY AUDITOR IGITITAS COUNTY AUDITOR AUDITOR'S FILE NO. 201905020010
BEING A DEPICTION OF KITTIAS
COUNTY BLA APPLICATION BL-19-00004 AUDITOR'S REFERENCE: RECEIVE SEP 04 2019 CONSULTING ENGINEERS ESM 33400 8th Ave. S, #205 Federal Way, WA 98003 FEDERAL WAY (263) 838-8113 EVEREIT (425) 297-9900 Kittitas County CDS www.esmcivil.com Civil Engineering Public Works Lond Surveying Project Management JOB NO. 998-765-017-0003 DWG NAME: \\ESMB\ENGR\ESM~JOBS\998\718\016\SURVEY PLOTS\P3015-FP-07.DWG

DRAWN BY: C.A.F./R.F.C.

SHEET

AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) LP-19-00002 LPF-19-0000X A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 16-43 16-44 16-45 16-46 16-47 RED MOUNTAIN WAY

(60' PRIVATE RIGHT OF WAY - PAVED) 16-48 SEE SHEET 14 OF 21 TRACT AC-3 SEE SHEET 13 OF 21 TRACT OS-5 1,219,440 S.F. (27.994 ACRES) N 80'37'50" W N 82'45'52" W 62.79 2 N 89"35"48" E 25.65" 9 N 85'04'10" W SHEET EASTON FIDGE TRAIL 1 1435'24" E 308.8" TRACT S-1 9-36 44,720 S.F. (1.027 ACRES) 15-56 40,725 S.F. (0.935 ACRES) V n 8 9-37 Onisions Street of Ar. & Stree 15--55 0H 8254'19" W 55 L=107.67 R=500.00' SCALE: 1" = 50" 53.78' A=03 U30s L=25.03' R=470.00 TRACT OS-4 w 23,665 S.F. (0.543 ACRES) 133.72 15-27 TRACT E -RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201905020010 BEING A DEPICTION OF KITTITAS COUNTY BLA APPLICATION BL-19-00004 LEGEND RECORDING CERTIFICATE FILED FOR RECORD AT THE REQUEST OF KITTUS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF AD, 2019, AT MONTES PAST
O'CLOCK M, AND RECORDED IN VOLUME OF PLATS, ON
PAGES , RECORDS OF KITTINGS COUNTY, WASHINGTON. SET SURFACE BRASS CAP, STAMPED "LS 44925" = SET 5/6" REBAR WITH CAP STAMPED: "ESM LLC 44825 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTRUCE PREVENTS SETTING THE ACTUAL PROPERTY CONFER, A STAMPED 2* ALIGNMUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUM. COPNER WITH THE DISTANCE TO THE ACTUM. COPNER WITH THE DISTANCE TO THE ACTUM. DEPUTY COUNTY AUDITOR ≈ D£LTA KITTUTAS COLBUTY AUDITOR # RADIUS AUDITOR'S REFERENCE: - ARC LENGTH < > = RADIAL BEARING AT LOT CORNER ESM CONSULTING ENGINEERS OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER 33400 8th Ave. S, #205 Federal Way, WA 98003 BECEIVE S-1 = SERVICE TRACT -- DESIGNATION NUMBER SEP 0 4 2019 FEDERAL WAY (253) 838-8113 EVERETT (425) 297-9900 www.esmcivil.com Kittitas County CDS

Civil Engineering Public Works

DRAWN BY: CAF./R.F.G.

2019-08-27

Lond Surveying Project Management

JOS NO. 998-765-017-0003

SHEET 8 OF 21

AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) LP-19-00002 LPF-19-0000X A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 LEGEND 0 - SET SURFACE BRASS CAP. STAMPED "LS 44925" SEE SHEET 2 OF 21 ■ SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROFERTY CONNER, A STAMPED ? ALUMENIUA CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL. CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEEDON. DELTA (R) = RADIAL BEARING - RADIUS ... RADIAL BEARING AT LOT CORNER SEE SHEET 13 OF 21 OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER TRACT OS-6 5,737,675 S.F. (131.719 ACRES) TRACT OS-5 1,219,440 S.F. (27.994 ACRES) SOUTHERLY AND WESTERLY EDGE OF THE CLE ELLIM RIVER CORRIBOR. THIS THE HAS ALSO BEEN REFERRED TO AS THE "GEOMORPHIC FLOOD FLAIN LINE" AS DEFINED BY MOUNTAINSTAY MASTER PLAINED RESORT ENVIRONMENTAL MAPACT STATEMENT. THIS LINE WILL, NOT BE MONUMENTED 15-56 15-55 32,550 S.F. (0.747 ACRES) 30' SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) 15-54 31,370 S.F. (0.720 ACRES) N 47"58'00" W 27.86' 15-53 28,215 S.F. (0.648 ACRES) N 66'02'49" 17₁55' 15-52 23,250 S.F. (0.534 ACRES) 6=2°2736° Re500.00' 15-51 21,495 S.F. (0,493 ACRES) N 70'32'40" W 346.44 EASTON RIDGE TRAIL 133.72 **≯**−S0 1'10'28" E 133.72' 15-50 TRACT 23,435 S.F. (0.538 ACRES) ox 15-27 0, 27,820 S.F. (0.639 ACRES) 15-49 15-28 27,805 S.F. (0.638 ACRES) 50.15.02. 15-29 (25.85'40' E.) 15-48 6 n 30,040 S.F. (0.690 ACRES) 15-30 RECORDING CERTIFICATE FILED FOR RECORD AT THE REQUEST OF KITITIAS COUNTY BOARD OF COMMISSIONERS,
DAY OF AD, 2019, AT MINITES PAST
O'CLOCK M., AND RECORDED IN VOLUME OF FLATS, ON
PAGES RECORDS OF KITITIAS COUNTY, WASHINGTON. DEPUTY COUNTY AUDITOR KITHTAS COUNTY AUDITOR BY : AUDITOR'S REFERENCE: SCALE: 1" = 50' ESM CONSULTING ENGINEERS LLC 33400 8th Ave. S, #205 Federal Way, WA 98003 RECEIVE SEP 04 2019 FEDERAL WAY (25J) 838-8113 EVEREIT (425) 297-9900 www.esmcivil.com Civil Engineering Land Surveying Land Planning
Public Works Project Management Landscape Architecture Kittitas County CDS JOB NO. 998-765-017-0003 DATE : 2019-08-28 DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\718\016\SURVEY PLOTS\P3D15-FP-09.DWG DRAWN BY: C.A.F./R.F.G. SHEET 9 OF 21

AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) LP-19-00002 LPF-19-0000X A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 LEGEND SEE SHEET 2 OF 21 = SET SURFACE BRASS CAP, STAMPED "LS 44925" • = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782". IN THE EVENT THAT A NON-RELOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALMINION CAP WILL SE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CONNER WITH THE DISTANCE TO THE ACTUAL CONNER WITH THE DISTANCE TO THE ACTUAL CONNER NOTED THESEOM. = RADIUS TRACT OS-6 5,737,675 S.F. (131.719 ACRES) - ARC LENGTH (R) - RADIAL BEARING = RADIAL BEARING AT LOT CORNER OS-1 - OPEN SPACE TRACT - DESIGNATION NUMBER SOUTHERLY AND WESTERLY EDGE OF THE CLE FLUM RIVER CORRIDOR. THIS LINE HAS ALSO BEEN REFERED TO AS THE "SECONORPHIC FLOOD PLAIN LINE" AS DEFINED BY MOUNTAINSTAR MASTER PLAINED RESORT ENWIRONMENTAL IMPACT STATEMENT. THIS LINE WILL NOT BE MOUNDMENTED. 9052 15-51 30' SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) TRACT OS-5 SHEET 1,219,440 S.F. (27,994 ACRES) 15-49 EAST OF THE PROPERTY OF THE PR 15-48 Control of the State of the Sta 23,340 S.F. (0.536 ACRES) 15-29 6 0) 15-47 ∆=46'34'03" #=25.00' L=20.32' 15-30 34,730 S.F. (0.797 ACRES) L=21.61 15-46 SEE SHEET 11 OF 27 29,245 S.F. (0.871 ACRES) 15-31 28,380 S.F. (0.651 ACRES) 15-32 24,820 S.F. (0.570 ACRES) 15-33 15-44 n 0 SHEET 1 RECORDING CERTIFICATE 高潮 15-34 DEPLITY COUNTY ALIDITOR KITTITAS COUNTY AUDITOR AUDITOR'S REFERENCE: SCALE: 1" = 50' CONSULTING ENGINEERS 33400 8th Ave. S, #205 Federal Way. WA 98003 BECEIVE FEDERAL WAY (253) 838-8113 EVERETT (425) 297-9900 www.esmcivil.com SEP 0 4 2019 Civil Engineering Land Surveying Land Planning Landscape Architecture

2019-08-28

DRAWN BY: C.A.F./R.F.G.

JOB NO. 998-765-017-0003

SHEET 10 OF 21

Kittitas County CDS

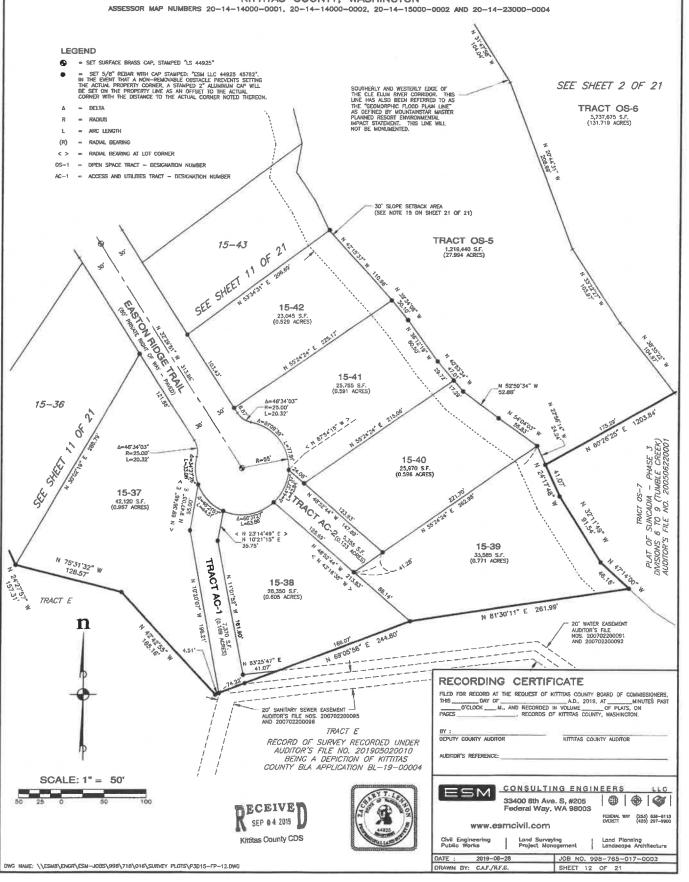
DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\718\016\SURVEY PLOTS\P3D15-FP-10.DWG

SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

LP-19-00002 LPF-19-0000X

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 SEE SHEET 2 OF 21 LEGEND = SET SURFACE BRASS CAP. STAMPED "LS 44925" = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44825 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY COMER, A STAMPED 2" ALUMINUM LAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CONNER WITH THE DISTANCE TO THE ACTUAL CONNER NOTED THEREON. TRACT OS-6 5,737,675 S.F. (131.719 ACRES) ≈ RADIUS = ARC LENGTH 30' SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) (R) * RADIAL REARING - RADIAL BEARING AT LOT CORNER OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER 15-47 SEE SHEET 10 OF 21 SOUTHERLY AND WESTERLY EDGE OF THE LIMB RIVER CORRIDOR. THIS LIMB HAS ALSO BEEN RESERVED TO AS THE "GEOMORPHIC FLOOD PLAN LINE" AS DETRIED BY MOUNTAINISTAR MASTER PLANNED RESINT ENVIRONMENTAL LIMB STATELEN. ESSICAL PROPERTY OF THE PROPER 15-32 15-45 TRACT OS-5 SEE SHEET TO OF 27 15-44 N 10'16'23" E 34.47' 26,515 S.F. (0.609 ACRES) 55 5 16 18 E 234 28 15-43 15-34 21,485 S.F. (D.493 ACRES) SEE SHEET 12 OF 27 27 15-35 873303° 15 - 4115-36 33,390 S.F. (0.766 ACRES) 2 n SHELL NO. 15-40 RECORDING CERTIFICATE FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF AD, 2019, AT MINUTES PAST
O'CLOCK M, AND RECORDED IN YOULUME OF PLATS, ON
PAGES CLOCK M, RECORDS OF KITITIAS COUNTY, WASHINGTON. 15-37 ECEIVE TRACTICATION BY-SEP 0 4 2019 BY: DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR Kittitas County CDS AUDITOR'S REFERENCE: SCALE: 1" = 50' CONSULTING ENGINEERS 33400 8th Ave. S, #205 Federal Way, WA 98003 FEDERAL WAY (253) 838-5113 EVERETY (425) 297-9900 www.esmcivil.com Land Surveying Land Planning Project Management Landscape Architecture Civil Engineering Public Works DATE : JOB NO. 998-765-017-0003 2019-08-28 DWG NAME: \\ESM8\ENGR\ESM-JOB3\998\718\016\SURVEY PLOTS\P3D15-FP-11.DWG DRAWN BY: CAF./R.F.G. SHEET 11 OF 21

1



SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

AUDITOR'S REFERENCE

LP-19-00002 LPF-19-0000X

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.

KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 SEE SHEET 2 OF 21 TRACT OS-6 5,737,675 S.F. (131.719 ACRES) TRACT OS-5 1,219,440 S.F. (27,994 ACRES) 30' SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) · O 73,20° W 16-45 9 SOUTHERLY AND WESTERLY EDGE OF THE CLE ELIM RIVER CORRIDOR. THIS LINE HAS ALSO BEEN REFERRED TO AS THE "GEOMORPHIC FLOOD PLAN LINE" AS DETINED BY MOUNTAINSTAR MASTER PLANNED RESORT ENVIRONMENTAL INPACT STATEMENT. THIS LINE WILL NOT BE MONUMENTED. 16-46 20,830 S.F. (0.478 ACRES) N 76'51'59° 16-47 18,510 S.F. (0.425 ACRES) 20' SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) 16-48 21,455 S.F. (0.493 ACRES) 16-49 73,55 < N 78'09'28 31,200 S.F. (0.716 ACRES) N 81'32'43" W ∆=41°06′34″ L=39.46′ TRACT AC-3 30' SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) 10,545 S.F. (0,242 ACRES) 320.63 N 82'23'39" W 471.32' < N 37'02'54" W > 150,69' N 44'21'49" E 19.01" N 88'59'18" E 104.74" N 03'03'24" E 12.91' TRACT OS-5 1,219,440 S.F. (27.994 ACRES) TRACT OS-5 SEE SHEET 9 OF 21 SEE SHEET 8 OF 21 ECEIVE SEP 04 2019 Kittitas County CDS TRACT 15-56 15-55 n 15-54 LEGEND RECORDING CERTIFICATE = SET SURFACE BRASS CAP, STAMPED "LS 44925" FILED FOR RECORD AT THE REQUEST OF KITITIAS COUNTY BOARD OF COMMISSIONERS, THIS DAY OF AD, 2019, AT MINUTES PAST O'CLOCK M. AND RECORDED IN VOLUME OF PLATS, ON PAGES PAGES OF KITITIAS COUNTY, WASHINGTON. = SET 5/8" 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 THEEDON. = DELTA DEPUTY COUNTY AUDITOR KITHTAS COUNTY AUDITOR = RADIUS = ARC LENGTH AUDITOR'S REFERENCE: (R) - RADUAL BEARING < > = RADIAL BEARING AT LOT CORNER CONSULTING ENGINEERS OS-1 - OPEN SPACE TRACT - DESIGNATION NUMBER 33400 8th Ave. S, #205 Federal Way, WA 98003 AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER S-1 = SERVICE TRACT - DESIGNATION NUMBER SCALE: 1" = 50' FEDERAL WAY (253) 638-6113 EVERETT (425) 297-9900 www.esmcivil.com Civil Engineering Land Surveying Public Works Project Management Land Planning Landscape Architecture JOB NO. 998-765-017-0003 DATE : 2019-08-28

DRAWN BY: CAF./R.F.G.

SHEET 13 OF 21

DWG NAME: \\ESM8\ENGR\ESM~JOBS\988\718\016\SURVEY PLOTS\P3015-FP-13.DWG

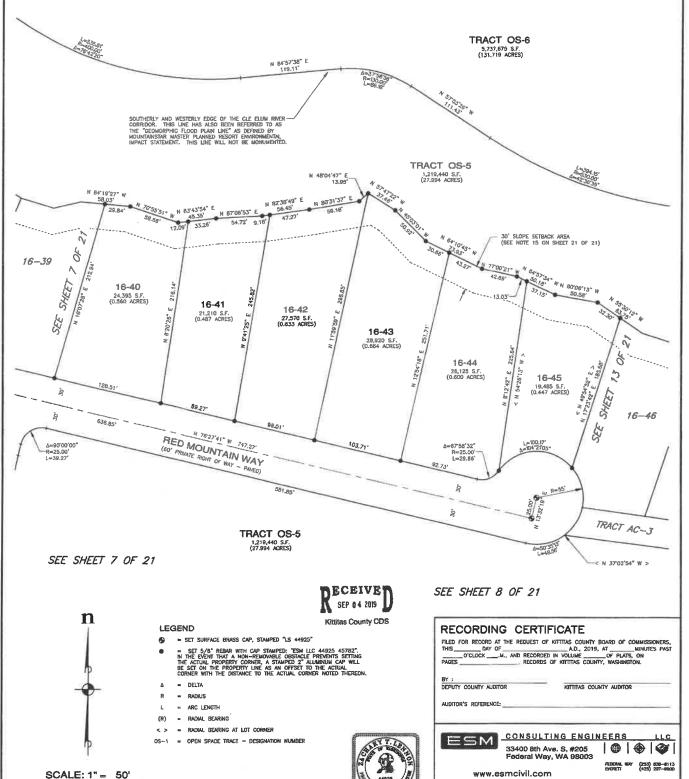
AUDITOR'S REFERENCE **SUNCADIA - PHASE 3 DIVISIONS 15 AND 16** (TUMBLE CREEK)

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON

LP-19-00002 LPF-19-0000X

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004

SEE SHEET 2 OF 21



60 26 0 60

DWG NAME: \\ESM8\ENGR\ESM-J085\996\718\016\SURVEY PLOTS\P3015-FP-14.DWG

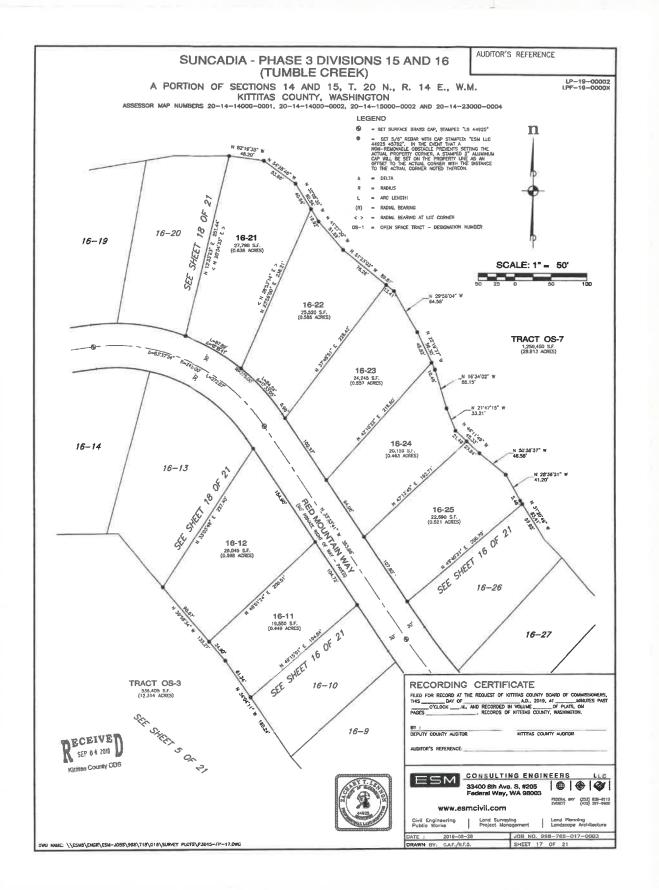
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2019-08-28 JOB NO. 998-765-017-0003 DRAWN BY: CAF./R.F.G. SHEET 14 OF 21

AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 LEGEND = SET SURFACE BRASS CAP, STAMPED "LS 44925" SEE SHEET 2 OF 21 SET 5/6" REBAR WITH CAP STAMPED: "ESM LLC 44925 45762". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SCTTING THE ACTUAL PROPERTY CONNER, A STAMPED 2" ALMAINMAN SCTTING THE ACTUAL PROPERTY LINE AS AN OFFSET TO THE ACTUAL CONNER WITH THE DISTACLE TO THE ACTUAL CONNER NOTED THEREON. TRACT OS-6 5,737,675 S.F. (131,719 ACRES) R SOUTHERLY AND WESTERLY EDGE
OF THE CLE ELIUM RIVER
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ALSO BEEN REFERRED TO AS
THE "GEOMORPHIC FLOOD PLAIN
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STATEMENT. THIS LINE WILL
NOT BE MONUMENTED. - RADIUS # ARC LENGTH ■ RADIAL BEARING - RADIAL BEARING AT LOT CORNER OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER TRACT OS-7 1,259,450 S.F. (28,913 ACRES) TRACT OS-5 30' SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) 1,219,440 S.F. (27.994 ACRES) 6 16-30 SHEET 18 N 82'45'51" W 43.47' N 86'21'35" E 19.09' N 84°21°16° W 44.02° 16-31 30" SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) 16-32 18,395 S.F. (0.422 ACRES) N 37'44'21" W 23.30" 16-33 4074076 (21085) Red00.00 N 02'49'33" W 45.81" 16-34 35' SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) N 70°28'00° W 149.50° GO PECATE RICHT OF WAY - PAVED N 59'55'16" W 48.60' 16-35 Δ=00'04'26" R=830.00' do 18 7100 Ros (25 lb) 6 21,140 S.F. (0.485 ACRES) N 30'59'44" W 30.04' 30' SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 21 OF 21) 16-3 16-36 22,045 S.F. (0.527 ACRES) 2 16-2 19,880 S.F. (0.456 ACRES) SEE SHEET 7 16-1 28,300 S.F. (0.650 ACRES) 16-37 نې 16-38 SEE SHEET & OF 21 n RECORDING CERTIFICATE FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF AD, 2019, AT MINUTES PAST
O'CLOCK M, AND RECORDED IN VOLUME OF PLATS, ON
PAGES RECORDS OF KITTITAS COUNTY, WASHINGTON. SEE SHEET 7 OF TRACT OS-3 15-21 DECEIVE 536,405 S.F. (12.314 ACRES) 15-22 SEP 0 4 2019 DEPUTY COUNTY AUDITOR KITHIAS COUNTY AUDITOR Kittitas County CDS AUDITOR'S REFERENCE: 15-23 CONSULTING ENGINEERS LLC 33400 8th Ave. S, #205 Federal Way, WA 98003 15-24 FEDERAL WAY (253) 838-8113 EVERETT (425) 297-9900 SCALE: 1" = 50" www.esmcivil.com Civil Engineering Public Works Land Surveying Land Planning Project Management Landscape Architecture DATE : 2019-08-28 J08 ND. 998-765-017-0003 DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\718\D16\SURVEY PLOTS\P3D15-FP-15.DWG DRAWN BY: C.A.F./R.F.G. SHEET 15 OF 21

AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.
KITTITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 SET SHEET 19 OF 21 SEE SHEET 17 OF 21 N 44"20'10" W 34.62" TRACT OS-7 N 40"10"45" W 59.66" 1,259,450 S.F. (28.913 ACRES) 21,640 S.F. (0.497 ACRES) SEE SHEET 17 OF 21 N 62°26'42° W 50.38 16-27 N 70'05'31" W 52.99" 18,735 S.F. (0.430 ACRES) 16-28 16-9 16-29 22,150 S.F. (0.508 ACRES) ó 16-30 22,430 S.F. (0.515 ACRES) 16-8 16-31 RED MOUNTAIN WAY S. 22. 16-7 4=7'45'E-R=800.00 16-6 15 SET SHEET 5 OF 21 16-5 16-4 8 22,165 S.E (0.509 ACRE TRACT OS-3 536,405 S.F. (12.314 ACRES) 3 16-3 15-15 SEE SHEET 6 OF 21 n 15-16 RECORDING CERTIFICATE 15-17 FILED FOR RECORD AT THE REQUEST OF KITTIAS COUNTY BOARD OF COMMISSIONERS, THIS DAY OF A.D., 2019, AT MINUTES PAST O'CLOCK M., AND RECORDED IN VOLUME OF PLATS, ON PAGES , REDORDS OF KITTIAS COUNTY, WASHINGTON. 15-18 LEGEND ≈ SET SURFACE BRASS CAP. STAMPED "LS 44925" RECEIVE SEP 04 2019 15-19 SET 5/8" 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, LAP WALL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL. CORNER WITH THE DISTANCE TO THE ACTUAL. BY : DEPUTY COUNTY AUDITOR KITHEAS COUNTY AUDITOR AUDITOR'S REFERENCE: Kittitas County CDS - DELTA = RADIUS = ARC LENGTH CONSULTING ENGINEERS = RADIAL BEARING 33400 8th Ave. S, #205 Federal Way, WA 98003 SCALE: 1" = 50' < > = RADIAL BEARING AT LOT CORNER FEDERAL WAY (255) 838-6113 EVERETY (425) 297-9900 OS-1 - OPEN SPACE TRACT - DESIGNATION NUMBER www.esmcivil.com Civil Engineering Public Works Land Planning Landscape Architecture Land Surveying Project Management JOB NO. 998-765-017-0003 DATE : 2019-08-28 DRAWN BY: CAF./R.F.G. DWG_NAME: \\ESM8\ENGR\ESM-JOBS\998\718\016\SURVEY_PLOTS\P3D15-FP-16.DWG



AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.

KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 LP-19-00002 LPF-19-0000X SEE SHEET 20 OF 21 N 01"06'03" E 1045.59' EAST LINE OF SECTION 15 \mathbf{n} TRACT OS-7 1,259,450 S.F. (28.913 ACRES) N 89'32'38" E N 80'35'53" E 256.62' 37.68 112.21 106.73 6 SCALE: 1" = 50" 16-20 16-19 16-18 SHEET 25,615 S.F. (0.588 ACRES) 28,780 S.F. (0.661 ACRES) 16-21 July 379 36" Re245.00" Lw185.96" 4=633734 · Re24505 N 82'48'45" E 139.64' RED MOUNTAIN WAY (60' PRIVATE RIGHT OF WAY - PAVED) TUMBLE CREEK IN THE PARTY OF TH ∆=20°0 20 L=75.07° 95.82 Δ=02'07'58" L=10.24 16-17 20,300 S.F. (0.466 ACRES) 16-14 16-16 5.03.12 16-15 24,245 S.F. (0.557 ACRES) 19,570 S.F. (0.449 ACRES) 21,675 S.F. (0.498 ACRES) 16-13 32,385 S.F. (0.743 ACRES) 121.36 6750'08" W 2 SHEET TO N 83'38'01" W 108.93' N 83'49'35" W 103,67' 113.61 16-12 TRACT OS-3 536,405 S.F. (12.314 ACRES) SEE SHEET 4 OF 21 RECORDING CERTIFICATE FILED FOR RECORD AT THE REQUEST OF KITITIAS COUNTY BOARD OF COMMISSIONERS,
THIS ______DAY OF ______AD, 2019, AT _______MINUTES PAST ______O**CLOCK _____M., AND RECORDED IN YOULINE ______O**PLATS, ON _______RECORDS OF KITITIAS COUNTY, WASHINGTON. LEGEND = SET SURFACE BRASS CAP, STAMPED "LS 44925" DEPUTY COUNTY AUDITOR KITHIAS COUNTY AUDITOR = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY COMER, A STAMPED 2" ALMAINIAN AP WALL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CONNER WITH THE DISTANCE TO THE ACTUAL CONNER WITH THE DISTANCE TO THE ACTUAL. AUDITOR'S REFERENCE: CONSULTING ENGINEERS ESM - RADIUS 33400 8th Ave. S, #205 Federal Way, WA 98003 RECEIVE SEP 04 2019 - ARC LENGTH PEDERAL TRY (253) 838-8113 ENERGYT (425) 297-9900 (R) = RADIAL PEARING www.esmcivil.com - RADIAL BEARING AT LOT CORNER Kittites County CDS OS-1 - OPEN SPACE TRACT - DESIGNATION NUMBER Civil Engineering Public Works Land Planning
Landscape Architecture

DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\718\016\SURVEY PLOTS\P3D15-FP-18.DWG

JOB NO. 998-765-017-0003

SHEET 18 OF 21

DATE: 2019-08-29

DRAWN BY: CA.F./R.F.G.

AUDITOR'S REFERENCE SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK) LP-19-00002 LPF-19-0000X A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004 Str. SHEPT & O. 31 SEE SHEET 20 OF 21 TRACT OS-6 TRACT OS-5 16-21 16-22 TRACT OS-7 1,259,450 S.F. (28.913 ACRES) 16-23 16-24 16-25 16-27 N 23'41'19" V 51.44 16-31 n 16-33 16-34 LEGEND RECORDING CERTIFICATE - SET SURFACE BRASS CAP, STAMPED "LS 44925" SET 5/8" REBAR WITH CAP STAMPED: "ESM LIC 44825 45782". THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING E ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMANUA CAP WILL SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL RINER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREOM. - DELTA DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR = RADIUS ARC LENGTH AUDITOR'S REFERENCE: = RADIAL BEARING (R) < > = RADIAL BEARING AT LOT CORNER SCALE: 1" = 100' OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER CONSULTING ENGINEERS 33400 8th Ave. S, #205 Federal Way, WA 98003 BECEIVE

SEP 04 2019

Kittitas County CDS

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Land Surveying Project Management

Civil Engineering Public Works

DATE: 2019-08-28

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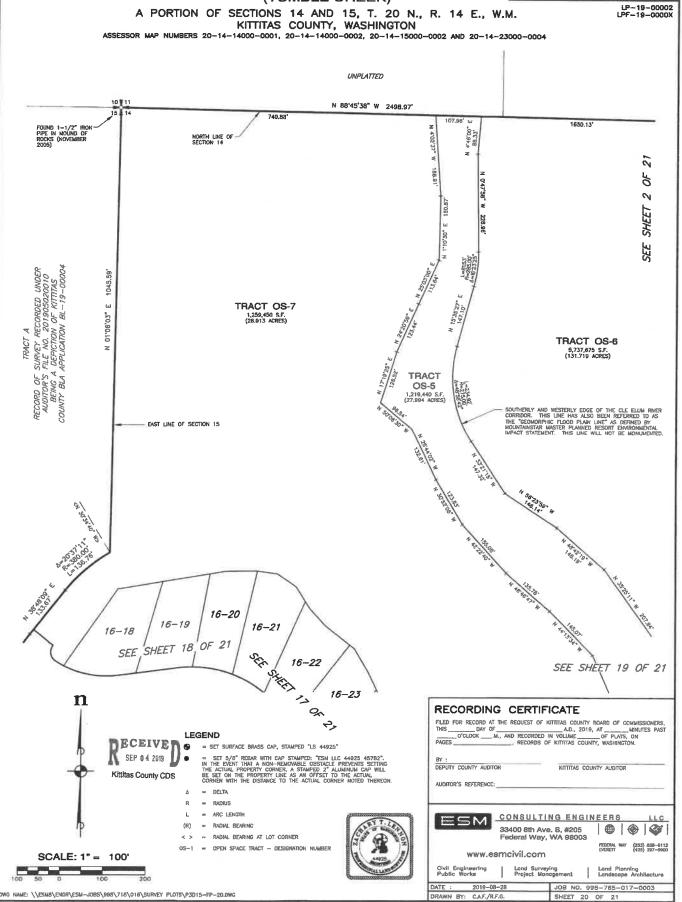
Land Planning Landscape Architecture

JOB NO. 998-765-017-0003

SHEET 19 OF 21

SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

AUDITOR'S REFERENCE



SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M. KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-15000-0002 AND 20-14-23000-0004

EASEMENTS AND NOTES

PARCELS B AND C AS DESCRIBED AND DELINEATED ON THAT RECORD OF SURVEY RECORDED UNDER KITTLIAS COUNTY AUDITOR'S FILE NO. 201905220010 INCLUDES PORTIONS OF TRACTS OS-6 AND G-1 OF THE PLAT OF SURVOIAD — PHASE 3 DIMISIONS OF TO 9 (TUMBLE CREEK) WHICH ARE BEING REPAIRED HEREIN. DATE OF THAT NOTES, DESCRIPTION OR OTHERWISE SET FORTH IN SAID PLAT WITH RESPECT TO SAID TRACTS ARE SUPPRISEDED BY THIS PLAY.

2. ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT AND AS NOW OR SUBSEQUENTLY PLATTED, ARE PRIVATE. NEW SUNCADA RESERVES TO ITSUE NON-EXCULSIVE RESORDING ON, OVER, AND UNDER THE PRIVATE ROADS WITHIN THIS PLAT FOR ACCESS, TAKIL AND GOLF PLYBOOESS, INCLUDING WITHOUT LUMITATION SIGNS, CART PATHS, RIRGHTION SYSTEMS; THE RIGHT OF MOBESS, AND ERRESS FOR THER CONSTRUCTION AND MAINTENANCE; AND GOLF COURSE USE AND MAPROVEMENTS, TOGETHER WITH THE RIGHT TO GROAT ADDITIONAL NON-EXCLUSIVE EASEMENTS ON, OVER AND MAPPOVEMENTS, SUCH ACCESS AND USE RIGHTS OF THE SAME OF SIMILAR PLAYED SOCIETIES. WHO THE RIGHT TO GROAT SUCH ACCESS AND USE RIGHTS OF THE SAME OF SIMILAR PLAYED SOCIETIES WHO DO NOT OTHERWISE. ONE PROPERTY WITHIN THE RESORT.

S. NEW SINCADA RESERVEYS TO ITSELF A UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SERVER, DRAINIAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMAININCATIONS FACILITIES) ARADIMBNO EACH PROPERTY UNE OF ALL LOTS AND TRACTS WITHIN THIS FLAT IN WHICH TO CONSTITUENT AMORTHMAN, OFEDRIE, REPLACE AND EMLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WREEL, MARKTAN, OFEDRIE, REPLACE AND EMLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WREEL, MARKTAN, OFEDRIE, REPLACE AND EMLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WREEL, MARKTAN OF THE PURPOSE OF SERVING THIS PILAT AND SUCH OTHER PROPERTY AS VARIABLE AND SUCH OTHER PROPERTY AS VARIABLE AND SUCH OTHER PROPERTY AS VARIABLE OF SERVING THIS PILAT AND SUCH OTHER PROPERTY AS VARIABLE OF SERVING THIS PILAT AND SUCH OTHER PROPERTY AS VARIABLE OF SERVING THIS PILAT AND SUCH OTHER PROPERTY AS VARIABLE OF THE PURPOS OF SERVING THIS PILAT AND SUCH OTHER PROPERTY AS CONCERNED AS VARIABLE OF THE PILATY PERFORMING THE WORK TO AS GOOD OR BESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BESTORED BY THE PARTY PERFORMING THE GOOD OF PROPERTY WAS COMMON WORK. THE WIDTH OF SUCH EXSENSIT SHALL BE TEN FET (10.00) AS TO THE FRONT AND ROAT WORK TO AS TO THE PROPERTY AS TO THE PIRATY WORK TO AS TO THE PIRATY WORM AND AS TO THE PIRATY BY THE PARTY PERFORME.

GRART ADDRIONAL NON-EXCLISIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES."

4. NEW SUNCADIA RESERVES TO ITSELF AND EGRART TO SUNCADIA WATER COMPANY, LLC, SUNCADIA WATER COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON ROSC COMMUNITY COUNCIL AND EAST SUSSE COUNCIL AND EASTON ROSC COUNCIL AND EAST SUSSE COUNCIL AND EA

5. MOTIONG IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR CHIEFMENE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATED DEVELOPMENT AGREEMENT OF AND BETWEEN KITHTAS COUNTY, WASHINGTON AND SUNCADIA LIC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT RECORDED APRIL 16, 2009, UNDER KITHTAS COUNTY AUDITOR'S FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").

B. THIS PLAT IS AND SHALL BE SUBLECT TO CERTAIN COVENANTS, CONDITIONS, RESERVATIONS AND ELEGIBERTS ("CCR"S") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OF OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS PLAT. ALL BUPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY MICH SHANDLAND.

NEW SURCADIA, AS DEFINED HEREINAROYE, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED TO NEW SUNCADIA UNDER THIS PLAT.

B. MODWITHSTANDING AMY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THAS PLAT, THE BOUNDARIES OF OPEN SPACE (GS) TRACTICS (AND/OR SERVICE (S) TRACTICS CAREED BY THOSE PLAT MAY BE MODIFIED AND/OR SUCH TRACTICS) MAY BE ALTERED AS TO SZZ, SHAFE AND LOCATION BY THE TIBEN COMMERCIS) OF SUCH TRACTICS) AS OTHERWISE ALLOWED BY APPLICABLE LAW, THE DEVELOPMENT ARRESIMENT, AND THE COR'S AND WITHOUT REQUIRENCE AN AMERICIAL THIS PLAT.

ARRESHENT, AND THE CERT AND WITHOUT REQUIRING AN AMERIDHENT OF THIS PLAT.

9. ACCESS TO THIS PLAT VIA JENNINS DRIVE SHALL BE AS SET FORTH IN THAT CERTIAN DECLARATION OF NON-EXCLUSING EASEMENT (JENNINS DRIVE). RECORDED LINDER KITTITIAS COUNTY AUDITOR'S FILE NO. 2004-10005012, AS NOW OR HEREATER AMERIDED (THE "JENNINS DRIVE EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE JENNINS DRIVE EASEMENT IS HEREBY AMERIDED TO ADD THIS PLAY AS A BENEFITTED PROPERTY THEREUNDED. DUE TO TOPOGRAPHY AND CONSTRUCTION ACTIVITIES WITHIN PLAY AS A BENEFIT OF THE COUNTY DEPOT THE PLAY AS A BENEFIT OF THE COUNTY DEPOT THE PLAY AS A BENEFIT PLAY DATED OCTOBER 5, 2004, A COPY OF WHICH IS ON THE WITHIN THIS COUNTY DEPARTMENT OF PUBLIC WORKS AND WITH THE RESORT AND WHICH MAY BE AMERICADED AND/OR RELEASED AS TO PORTIONS OR ALL OF JENKINS DRIVE UPON APPROVAL BY NEW SURCIOUS AND WITHING COUNTY OF PUBLIC WORKS; AND, IN THE EVENT A PLAT IS RECORD WHICH OR THE PLAY OF THE PUBLIC WORKS TO THE JENNING THE PLAY OF THE PUBLIC SHORE SHOULD BE A PLAY OF THE PUBLIC WORKS AND WITH THE PUBLIC OF PUBLIC WORKS AND WITH THE PUBLIC OF PUBLIC WORKS AND WITH THE PUBLIC OF THE PUBLIC WORKS AND WITH THE PUBLIC OF THE PUBLIC WORKS AND WITH THE PUBLIC SHORE SHOULD BE AND WELL BE A PLAY TO SHOULD BE AND WELL BE A PLAY TO SHOULD BE AND WELL BE A PLAY TO SHOULD BE A PLAY TO SHOUL

10. ACCESS TO THIS PLAT VIA TUMBLE CREEK DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF MONE-EXCLUSIVE EXSEMENT (TUMBLE CREEK DRIVE) RECORDED UNDER KITHTAS COUNTY AUDITOR'S FILE NO. 200410050015, AS MOW OR HERBERTER AMENDED (THE TUMBLE CREEK EXSEMENT) AND SHALL BE SUBTOR TO THE TERRIES AND COMMINONS THEREIN. THE TUMBLE CREEK EASEMENT IS HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITED PROPERTY THEREMOREM.

11. UTILITIES SERVING THIS PLAT SHALL BE AS PROVIDED UNDER THE TERMS AND CONDITIONS OF THAT CERTAIN TUNBLE CREEK UTILITY EASEMENT RECORDED UNDER KITTIAS COUNTY AUDITOR'S FILE NO. 200410050015, AS NOW OR HEREAFTER AMENDED, AND THAT CERTAIN RESERVOIR UTILITY EASEMENT RECORDED UNDER KITTIAS COUNTY AUDITOR'S FILE NO. 200410050014, AS NOW OR HEREAFTER AMENDED. SAID DOCUMENTS, AND EACH OF THEM ARE HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITED PROPERTY THEODORDER.

12. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "DECLARATION OF COVENANT FOR CLE ELUM RIVER CORRIDOR OPEN SPACE AREA MOUNTAINSTRAR MASTER PLANNED RESORTE RECORDED AUGUSTS 21, 2003, UNDER KITTIAS COUNTY AUDITOR'S FILE NO. 200308210003, NEW SUNCIOUM HEREBY DEFBIES THAT PORTION OF THE BOUNDLAY OF THE CLE ELUM RIVER CORRIDOR WHICH IS WITHIN THE PROPRIETY PLATTER HEREBURGET TO BE O'PEN SPACE TRACT GS-6.

13. PURBUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "NATURAL OPEN SPACE GRANT OF CONSERVATION EASTBALT (PESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITHTAS COUNTY AUDITOR'S FEE NO. 2015-12110029, NEW SUNCADA HEREPY DEFINES THAT PORTION OF THE BOUNDARY OF THE MATURAL OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACTS OS-1 AND OS-5.

14. PIREBUMIT TO THE PROVISIONS CONTINUED IN THAT CERTAIN "MANAGED OPEN SPACE GRANT OF CONCERNMENTH ASSESSMENT (SETSTATED)" RECORDSTRUCTURE 1: 2015. UNDER KITHERS COUNTY AUDIORISE FILE NO. 201512110030, NEW SUNGADA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE MANAGED OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREBURDER TO BE OPEN SPACE TRACT OS—7, EXCEPT ANY PORTION THEREOF LYMO WITHIN THE EXTENSION OF TUMBLE CREEK DRIVE AS NOW OR HEREATER CONSTRUCTED MAY OR OR RELOCATED, IF ANY.

15. DUE TO LAMOSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE SETBLOCK AREAS IS PROHIBITED OR RESTRICTED, AND ON LOTS 15-3 THROUGH 16-49 IN PARTICULAR, PURSUANT TO PROVISIONS OF 5TH COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW COMMUNITIES CRITERIA AND THE COCYS, ALL AS AMENDED.

16. LOIS 15-39 AND 15-40 ARE GRANTED AND ACK-SCUSIVE EASEMENT FOR ACCESS (INGRESS AND DILITIES OVER UNDER AND ACROSS TRACT AC-2, THE EXACT WORM AND LOCATION OF WHICH CONSTRUCTIVE SUBJECT TO THE DESIGN REVIEW COMMITTER PURSUANT TO THE CORS. PROVIDED, HOWEVER, SHED EASEMENT SHALL BE LOCATED AND BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRISE ACCESS AND UTILIES TO EACH OF SAD LOTS 15-39 AND 15-40.

EASEMENTS AND NOTES

17. LUTS 16-47, 16-48 AND 18-49 ARE GRAFTED A NON-EXCLUSIVE EXEMENT FOR ACCESS (MORRESS AND EXCESS) AND ILLIEUES OFFICE WORDS AND ACCOSS TRACT A.S. THE EXCET WIDTH AND LOCATION, OF WHICH SHALL BE ACCESSED LIPON BY NEW SUNCIDIA, AND THE LOT OWNER(S) AT SUCH TIME AS APPLICATION FOR CONSTRUCTION IS SUBJURITED TO THE DESION REVIEW COMMITTEE PURSUANT TO THE COTS. PROVIDE HOWEVER, SHIP DESIGNATION FOR LOCATION AND EXCENSIVE COUNTRIES TO THE ACCESS AND INTEREST TO SHALL BE LOCATED AND BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIENTE ACCESS AND ILLIEUES TO SEAL OF SAIL DIST 16-47, 16-48 AND 16-48.

19. THE EASEMENTS GRANTED HEREINABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT MOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY BURDIEDED BY SUCH EASEMENT AS MAY BE RESOCIATED. AND THE PLAT, PROVIDED THAT ANY SUCH AMENDMENT OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OF REJOCATION SHALL NOT UNREASONABLY MAPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.

20. 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.

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FILED FOR RECORD A	G CERTIFICATE T THE REQUEST OF KITHTAS COUNTY BOARD OF COMMISSIONERS, A.D., 2019, AT
BY: DEPUTY COUNTY AUDI AUDITOR'S REFERENCE	
ESM	CONSULTING ENGINEERS LLC 33400 8th Ave. S, #205

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DRAWN BY: C.A.F./R.F.G.

FEDERAL WAY (253) 638-6113 EVERETT (425) 297-9900

SHEET 21 OF 21

Civil Engineering Land Surveying Land Planning
Public Works Project Management Landscape Architecture 2019-08-28 JOB NO. 998-765-017-0003 DATE :