

**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.
KITITAS 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~~
~~20-14-14000-0009~~ AND ~~20-14-14000-0010~~ (ALL SHEETS - NUMBERS WILL BE UPDATED)

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 CCR'S AND PLAT NOTES HERINAFTER 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 TUMBLE CREEK VILLAGE ASSOCIATION OR THE SUNCADIA COMMUNITY COUNCIL OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS FOR THE SAME OR SIMILAR PURPOSES.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED AND THEIR CONVEYANCE TO SUCH ASSOCIATION OR COUNCIL, 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 _____, 2019.

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 _____, 2019.

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 3 DIVISIONS 15 AND 16" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 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 _____ DAY OF _____, A.D., 2019.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44825



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2019.

KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS _____ DAY OF _____, A.D., 2019.

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., 2019.

KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" 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., 2019.

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS _____ DAY OF _____, A.D., 2019.

KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2019.

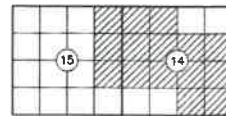
BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEST _____ CLERK OF THE BOARD

LEGAL DESCRIPTION

TRACTS B AND C, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 2, 2019, UNDER AUDITOR'S FILE NO. 201805020010 AND FILED IN BOOK 42 OF SURVEYS, PAGES 34 THROUGH 50, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON BEING A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON AND A PORTION OF TRACTS 05-8 AND TRACT C-1 OF SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK) IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, UNDER RECORDING NO. 200506220001, RECORDS OF SAID COUNTY.

SUBDIVISION LOCATOR
NOT TO SCALE



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

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS 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 KITITAS COUNTY, WASHINGTON.

BY: _____
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

ESM CONSULTING ENGINEERS LLC

83400 8th Ave. S, #205
Federal Way, WA 98003

FEDERAL WAY (203) 838-6113
EVERETT (425) 297-9900

www.esmcivil.com

Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DATE: 2019-08-27 JOB NO. 898-765-017-0003
DRAWN BY: C.A.F./R.F.G. SHEET 1 OF 21



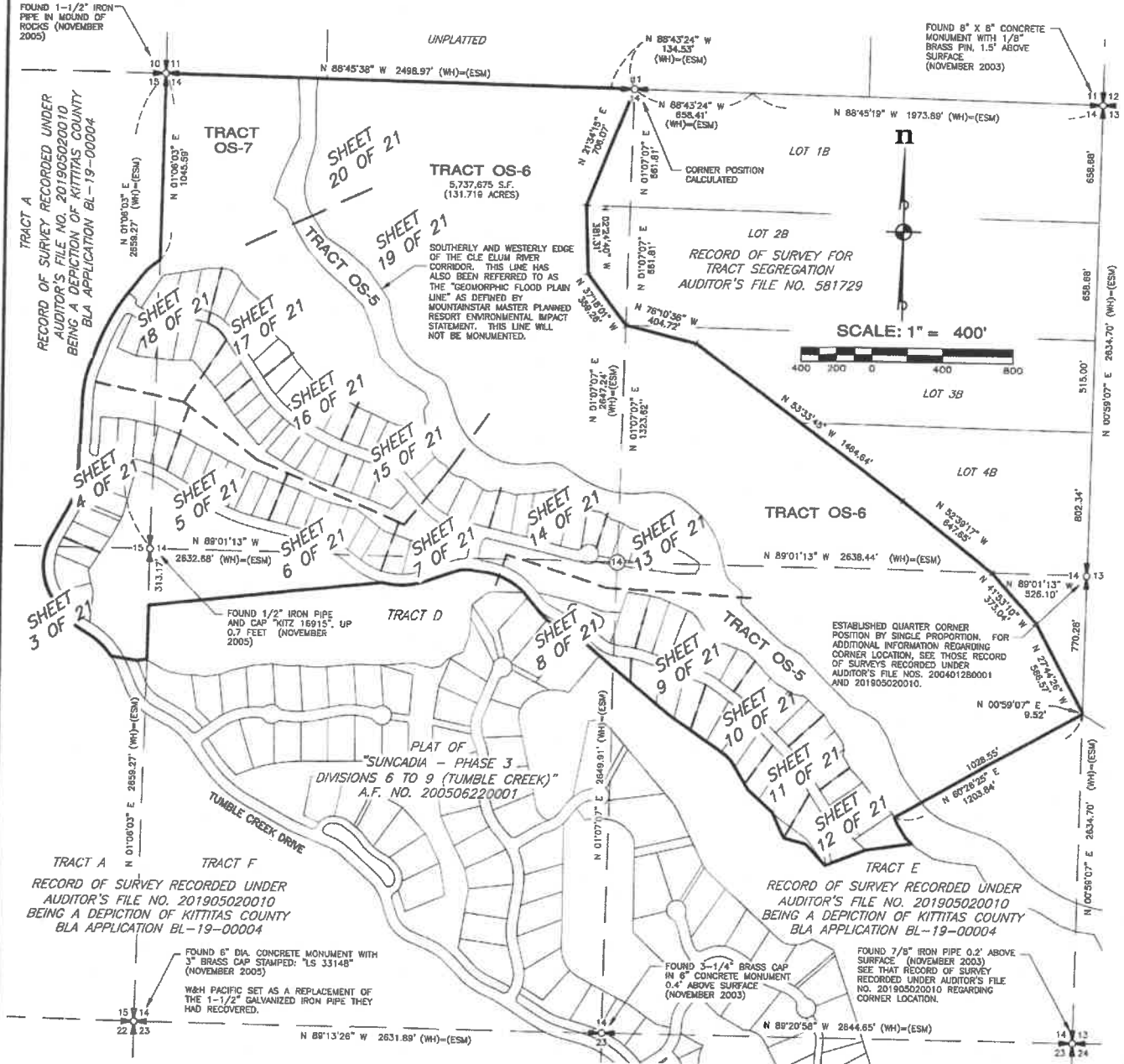
SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

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KITITAS 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



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.
- (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.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NCS CONTROL POINTS "EASTON" (PID SX0662) AND "J358" (PID SX0458). 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 CR-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-332-130-060.



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BY: _____
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: _____



ESM CONSULTING ENGINEERS LLC
39400 8th Ave. S, #205
Federal Way, WA 98003
www.esmcivil.com
FEDERAL WAY (253) 838-8113
EVERETT (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2019-08-27	JOB NO. 998-765-017-0003	
DRAWN BY: C.A.F./R.F.G.	SHEET 2 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.
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AUDITOR'S REFERENCE

LP-19-00002
LPF-19-0000X

LEGEND

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

SEE SHEET 13 OF 21

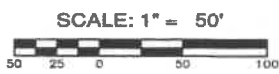
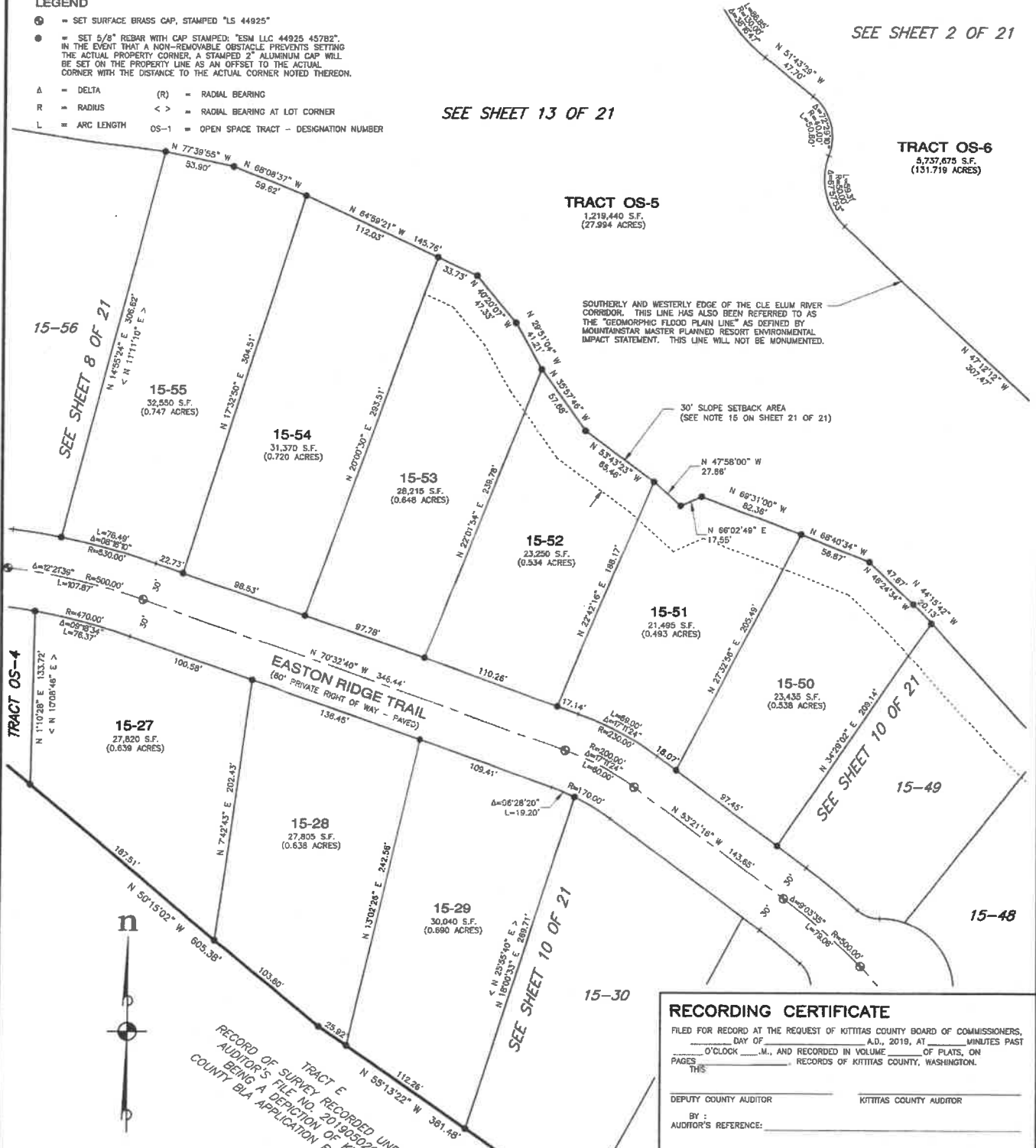
SEE SHEET 2 OF 21

TRACT OS-6
5,737,675 S.F.
(131.719 ACRES)

TRACT OS-5
1,219,440 S.F.
(27.994 ACRES)

SOUTHERLY AND WESTERLY EDGE OF THE CLE ELLUM RIVER CORRIDOR. THIS LINE HAS ALSO BEEN REFERRED TO AS THE "GEOMORPHIC FLOOD PLAIN LINE" AS DEFINED BY MOUNTAINSTAR MASTER PLANNED RESORT ENVIRONMENTAL IMPACT STATEMENT. THIS LINE WILL NOT BE MONUMENTED.

30' SLOPE SETBACK AREA
(SEE NOTE 15 ON SHEET 21 OF 21)



RECORD OF SURVEY RECORDED UNDER
AUDITOR'S FILE NO. 201905020010
BEING A DEPICTION OF KITITAS
COUNTY B/LA APPLICATION BL-19-00004

RECEIVED
SEP 04 2019
Kititas County CDS



RECORDING CERTIFICATE

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_____ DAY OF _____ A.D., 2019, AT _____ MINUTES PAST
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DEPUTY COUNTY AUDITOR _____ KITITAS COUNTY AUDITOR _____
BY: _____
AUDITOR'S REFERENCE: _____

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FEDERAL WAY (253) 838-8113
EVERETT (425) 297-9000

Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DATE: 2019-08-28 | JOB NO. 998-785-017-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 9 OF 21

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

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KITITAS COUNTY, WASHINGTON

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

AUDITOR'S REFERENCE

LP-19-00002
LPF-19-0000X

SEE SHEET 2 OF 21

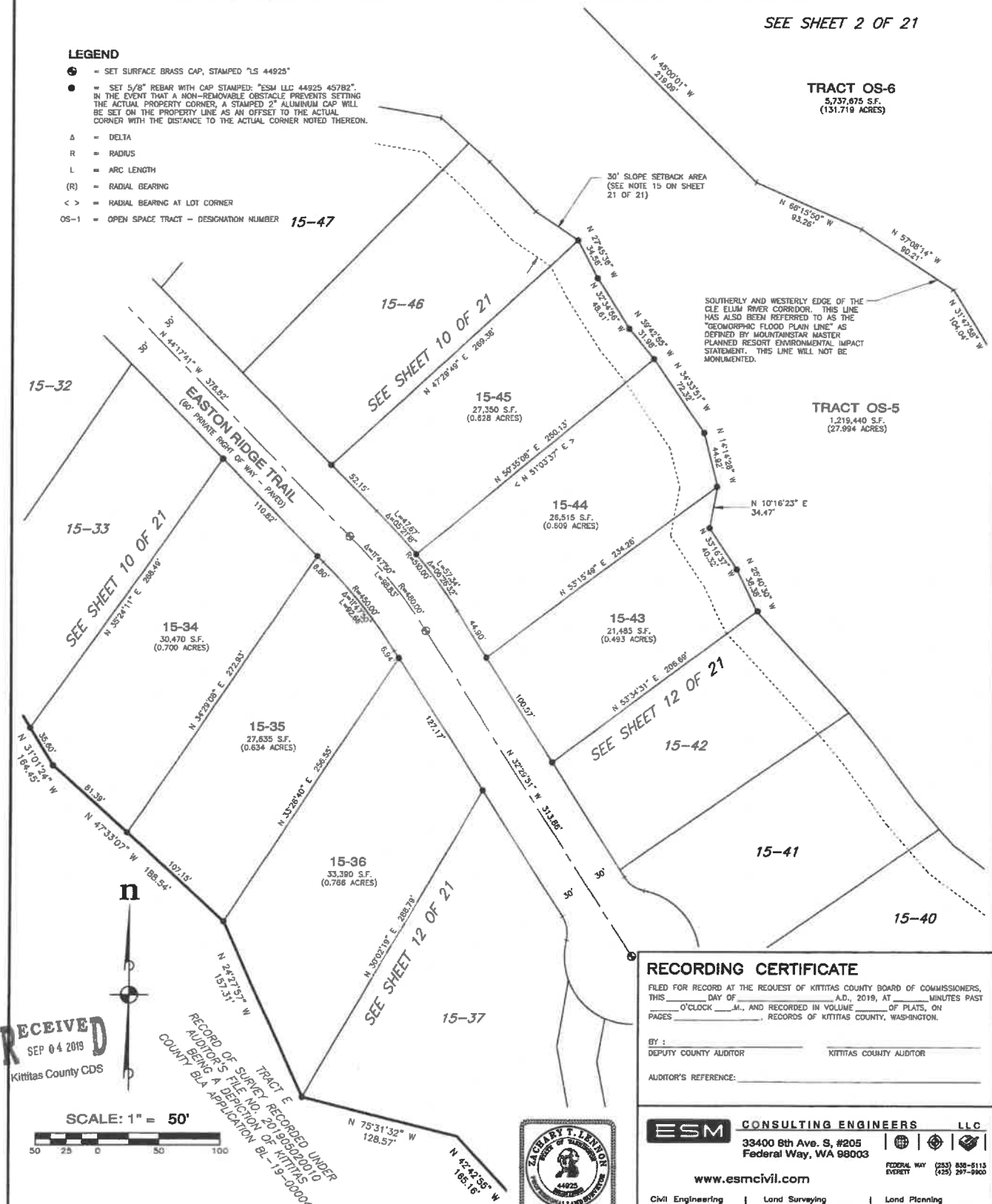
LEGEND

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- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER 15-47

TRACT OS-6
5,737,875 S.F.
(131.719 ACRES)

TRACT OS-5
1,219,440 S.F.
(27.994 ACRES)

SOUTHERLY AND WESTERLY EDGE OF THE CLE ELLUM RIVER CORRIDOR. THIS LINE HAS ALSO BEEN REFERRED TO AS THE "GEOMORPHIC FLOOD PLAIN LINE" AS DEFINED BY MOUNTAINSTAR MASTER PLANNED RESORT ENVIRONMENTAL IMPACT STATEMENT. THIS LINE WILL NOT BE MONUMENTED.



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DATE: 2019-08-28 JOB NO. 998-765-017-0003
DRAWN BY: C.A.F./R.F.G. SHEET 11 OF 21

RECEIVED
SEP 04 2019
Kittitas County CDS

SCALE: 1" = 50'



RECORD OF SURVEY RECORDED UNDER
AUDITOR'S FILE NO. 201900020010
COUNTY B/LA APPLICATION BL-19-00004

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

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KITITAS COUNTY, WASHINGTON

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AUDITOR'S REFERENCE
LP-19-00002
LPF-18-0000X

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- AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER

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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)

15-43

15-42
23,045 S.F.
(0.529 ACRES)

15-41
25,785 S.F.
(0.591 ACRES)

15-40
25,070 S.F.
(0.586 ACRES)

15-37
42,120 S.F.
(0.967 ACRES)

15-38
28,350 S.F.
(0.650 ACRES)

15-39
33,585 S.F.
(0.771 ACRES)

TRACT OS-7
PLAT OF SUNCADIA - PHASE 3
DIVISIONS 6 TO 9 (TUMBLE CREEK)
AUDITOR'S FILE NO. 200506220001

EASTON RIDGE TRAIL
(60' PRIVATE RIGHT OF WAY - PAVED)



SCALE: 1" = 50'



20' SANITARY SEWER EASEMENT
AUDITOR'S FILE NOS. 200702200095
AND 200702200096

TRACT E
RECORD OF SURVEY RECORDED UNDER
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DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: _____

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Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2019-08-28	JOB NO. 998-765-017-0003	
DRAWN BY: C.A.F./R.F.G.	SHEET 12 OF 21	

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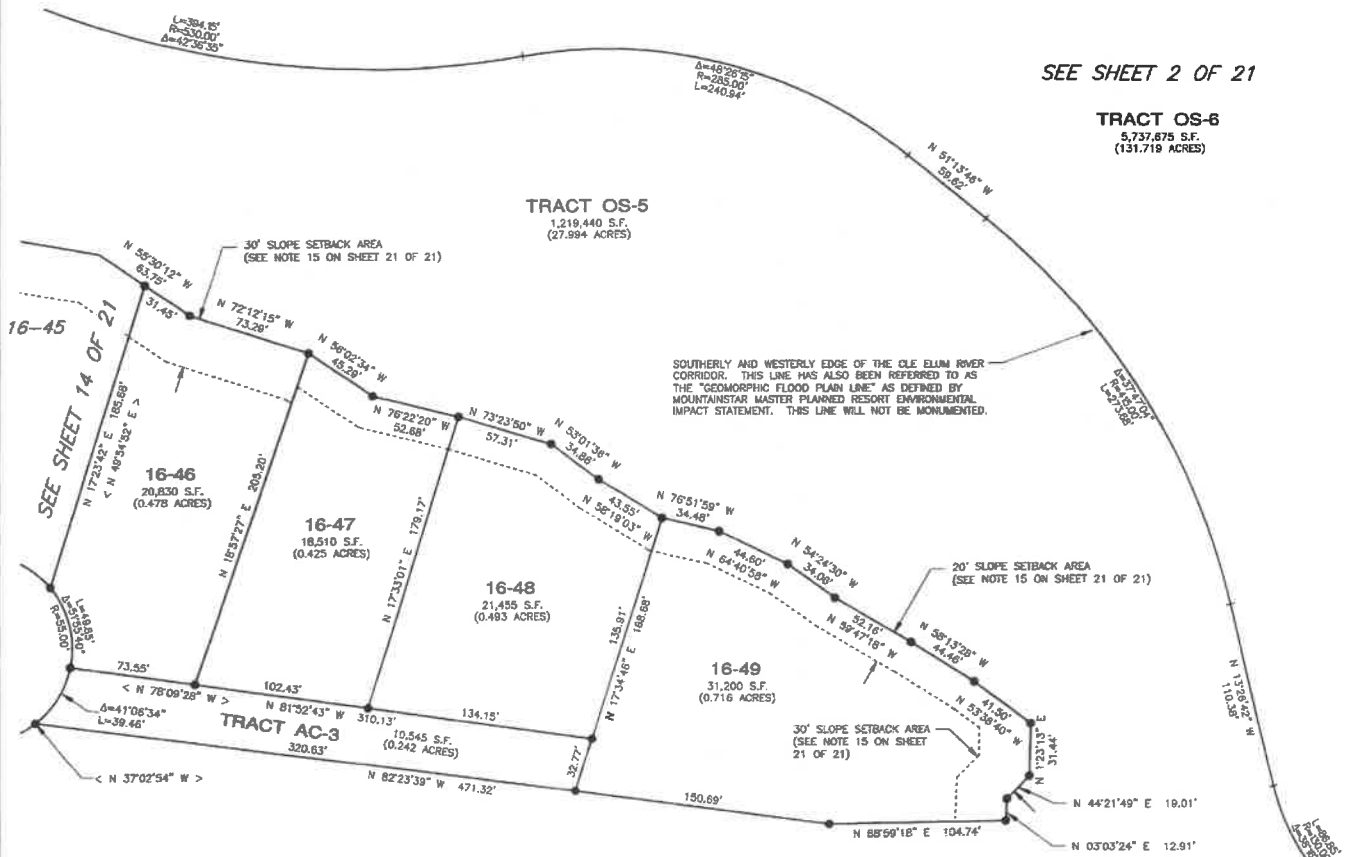
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SEE SHEET 14 OF 21

16-46
20,830 S.F.
(0.478 ACRES)

16-47
18,510 S.F.
(0.425 ACRES)

16-48
21,425 S.F.
(0.493 ACRES)

16-49
31,200 S.F.
(0.716 ACRES)

TRACT AC-3
10,545 S.F.
(0.242 ACRES)

TRACT OS-5
1,219,440 S.F.
(27.994 ACRES)

SEE SHEET 8 OF 21

SEE SHEET 9 OF 21

TRACT OS-5

RECEIVED
SEP 04 2019
Kittitas County CDS

TRACT S-1



SCALE: 1" = 50'



LEGEND

- = 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 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
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
- AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER
- S-1 = SERVICE TRACT - DESIGNATION NUMBER



RECORDING CERTIFICATE

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BY: _____ DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

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Federal Way, WA 98003

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Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DATE: 2019-08-28 JOB NO. 988-785-017-0003
DRAWN BY: CAF./R.F.G. SHEET 13 OF 21

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

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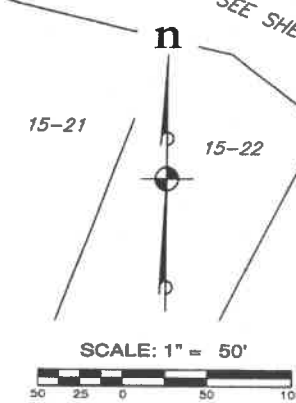
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TRACT OS-6
5,737,875 S.F.
(131.719 ACRES)

SOUTHERLY AND WESTERLY EDGE OF THE CLE ELUM RIVER CORRIDOR. THIS LINE HAS ALSO BEEN REFERRED TO AS THE "GEOMORPHIC FLOOD PLAIN LINE" AS DEFINED BY MOUNTAINSTAR MASTER PLANNED RESORT ENVIRONMENTAL IMPACT STATEMENT. THIS LINE WILL NOT BE MONUMENTED.

TRACT OS-7
1,258,450 S.F.
(28.913 ACRES)

TRACT OS-5
1,219,440 S.F.
(27.994 ACRES)



RECEIVED
SEP 04 2019
Kititas County CDS

TRACT OS-3
538,405 S.F.
(12.314 ACRES)



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS 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 KITITAS COUNTY, WASHINGTON.

BY: _____
DEPUTY COUNTY AUDITOR
KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205
Federal Way, WA 98003
www.esmcivil.com
FEDERAL WAY (253) 838-8113
EVERETT (425) 297-9900

Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DATE: 2019-08-28 | JOB NO. 998-785-017-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 15 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.
KITITAS COUNTY, WASHINGTON

LP-18-00002
LPF-19-00004

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 KITITAS COUNTY AUDITOR'S FILE NO. 20180520010 INCLUDES PORTIONS OF TRACTS OS-6 AND OS-7 OF THE PLAT OF SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK) WHICH ARE BEING REPLATED HEREIN, AND THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH IN SAID PLAT WITH RESPECT TO SAID TRACTS ARE SUPERSEDED BY THIS PLAT.
- 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 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 WIRE COMMUNICATIONS LLC (COLLECTIVELY "UTILITY SERVICE PROVIDERS") AND THEIR SUCCESSORS AND/OR ASSIGNS, NON-EXCLUSIVE EASEMENTS 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, ELECTRIC, 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 AND UPON TRACT D, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 2, 2019, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 20180520010 AND FILED IN BOOK 42 OF SURVEYS, PAGES 34 THROUGH 50, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; 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 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 18, 2009, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
- THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS (CCR'S) AND DESIGN CONDITIONS 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 HEREINABOVE, 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.
- NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT, THE BOUNDARIES OF OPEN SPACE (OS) TRACT(S) AND/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 CCR'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
- ACCESS TO THIS PLAT VIA JENKINS DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (JENKINS DRIVE) RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200410050012, AS NOW OR HEREAFTER AMENDED (THE "JENKINS DRIVE EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE JENKINS DRIVE EASEMENT IS HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITTED PROPERTY THEREUNDER. DUE TO TOPOGRAPHY AND CONSTRUCTION ACTIVITIES WITHIN AND WITHOUT THIS PLAT, ACCESS TO LOTS AND TRACTS VIA JENKINS DRIVE WILL BE FURTHER RESTRICTED PURSUANT TO THAT CERTAIN JENKINS DRIVE TRAFFIC SAFETY PLAN DATED OCTOBER 5, 2004, A COPY OF WHICH IS ON FILE WITH KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND WITH THE RESORT AND WHICH MAY BE AMENDED AND/OR RELEASED AS TO PORTIONS OR ALL OF JENKINS DRIVE UPON APPROVAL BY NEW SUNCADIA AND KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS; AND, IN THE EVENT A PLAT IS RECORDED WHICH INCLUDES ALL OR PORTIONS OF THE JENKINS DRIVE EASEMENT, THE JENKINS TRAFFIC SAFETY PLAN SHALL AUTOMATICALLY TERMINATE AS TO SUCH PORTIONS.
- ACCESS TO THIS PLAT VIA TUMBLE CREEK DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (TUMBLE CREEK DRIVE) RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200410050015, AS NOW OR HEREAFTER AMENDED (THE "TUMBLE CREEK EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE TUMBLE CREEK EASEMENT IS HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITTED PROPERTY THEREUNDER.
- UTILITIES SERVING THIS PLAT SHALL BE AS PROVIDED UNDER THE TERMS AND CONDITIONS OF THAT CERTAIN TUMBLE CREEK UTILITY EASEMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200410050013, AS NOW OR HEREAFTER AMENDED, AND THAT CERTAIN RESERVOIR UTILITY EASEMENT RECORDED UNDER KITITAS 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 BENEFITTED PROPERTY THEREUNDER.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "DECLARATION OF COVENANT FOR CLE ELUM RIVER CORRIDOR OPEN SPACE AREA MOUNTAINTAIN MASTER PLANNED RESORT" RECORDED AUGUST 21, 2003, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200308210003, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE CLE ELUM RIVER CORRIDOR WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT OS-6.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "NATURAL OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2018, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201812110029, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE NATURAL OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACTS OS-1 AND OS-5.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "MANAGED OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2018, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201812110030, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE MANAGED OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT OS-7, EXCEPT ANY PORTION THEREOF LYING WITHIN THE EXTENSION OF TUMBLE CREEK DRIVE AS NOW OR HEREAFTER CONSTRUCTED AND OR RELOCATED, IF ANY.
- DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE SETBACK AREAS IS PROHIBITED OR RESTRICTED, AND ON LOTS 15-39 THROUGH 15-53; AND LOTS 16-34 THROUGH 16-49 IN PARTICULAR, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED.
- LOTS 15-39 AND 15-40 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT OS-2, THE EXACT WIDTH AND LOCATION OF WHICH SHALL BE AGREED UPON BY NEW SUNCADIA AND THE LOT OWNER(S) AT SUCH TIME AS APPLICATION FOR CONSTRUCTION IS SUBMITTED TO THE DESIGN REVIEW COMMITTEE PURSUANT TO THE CCR'S. PROVIDED, HOWEVER, SAID EASEMENT SHALL BE LOCATED AND BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIATE ACCESS AND UTILITIES TO EACH OF SAID LOTS 15-39 AND 15-40.

EASEMENTS AND NOTES

- LOTS 16-47, 16-48 AND 16-49 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT OS-3, THE EXACT WIDTH AND LOCATION OF WHICH SHALL BE AGREED UPON BY NEW SUNCADIA AND THE LOT OWNER(S) AT SUCH TIME AS APPLICATION FOR CONSTRUCTION IS SUBMITTED TO THE DESIGN REVIEW COMMITTEE PURSUANT TO THE CCR'S. PROVIDED, HOWEVER, SAID EASEMENT SHALL BE LOCATED AND BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIATE ACCESS AND UTILITIES TO EACH OF SAID LOTS 16-47, 16-48 AND 16-49.
- TRACT AC-1 SHALL BE UTILIZED FOR EMERGENCY ACCESS AND SUCH OTHER USES AS NEW SUNCADIA SHALL DETERMINE.
- 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 _____ DAY OF _____ A.D., 2019, 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 REFERENCE: _____



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Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DATE: 2019-08-28 JOB NO. 998-785-017-0003
DRAWN BY: C.A.F./R.F.G. SHEET 21 OF 21