

17/15

THE CABINS AT THE FARM SUNCADIA - PHASE 2 DIVISION 4

A PORTION OF SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBER 20-15-18053-0053

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Kititas County Auditor
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LPF-20-00003

DEDICATION AND ACKNOWLEDGMENTS

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

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

IN THE EVENT THAT THE 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.

CABINS AT THE FARM, INC., A WASHINGTON CORPORATION

Austin Roupe
PRINTED NAME: AUSTIN ROUPE TITLE: PRESIDENT

CENTRAL WASHINGTON CAPITAL LENDERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,

Kurt Ursich
PRINTED NAME: KURT URSICH TITLE: Managing Member

STATE OF WASHINGTON }
COUNTY OF King } 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 THE OWNER OF CABINS AT THE FARM, INC., A WASHINGTON CORPORATION, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, 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 8th DAY OF October, 2020.

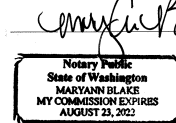


William Andrew Gilbof
PRINTED NAME: William Andrew Gilbof
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 1-15-2020

STATE OF WASHINGTON }
COUNTY OF King } 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 THE MANAGING MEMBER OF CENTRAL WASHINGTON CAPITAL LENDERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, 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 8th DAY OF October, 2020.



Maryann Blake
PRINTED NAME: Maryann Blake
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 08/23/2022

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS 20 DAY OF October, A.D., 2020.
[Signature]
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL
I HEREBY CERTIFY THAT THE PLAT OF "THE CABINS AT THE FARM - SUNCADIA - PHASE 2 DIVISION 4" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.
DATED THIS 22nd DAY OF October, A.D., 2020.
[Signature]
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 5th DAY OF November, A.D., 2020.
[Signature]
KITITAS COUNTY TREASURER



CERTIFICATE OF COUNTY HEALTH SANITARIAN
I HEREBY CERTIFY THAT THE PLAT OF "THE CABINS AT THE FARM - SUNCADIA - PHASE 2 DIVISION 4" 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 9th DAY OF Oct, A.D., 2020.
[Signature]
KITITAS COUNTY HEALTH SANITARIAN

CERTIFICATE OF COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE PLAT OF "THE CABINS AT THE FARM - SUNCADIA - PHASE 2 DIVISION 4" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.
DATED THIS 09th DAY OF October, A.D., 2020.
[Signature]
KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 3rd DAY OF November, A.D., 2020.
BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON
[Signature] ATTEST: [Signature]
CHAIRMAN CLERK OF THE BOARD

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "THE CABINS AT THE FARM - SUNCADIA - PHASE 2 DIVISION 4" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., THAT THE DISTANCES 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 16th DAY OF OCTOBER, A.D., 2020.

Zachary T. Lenson
ZACHARY T. LENSON, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44925



RECORDING CERTIFICATE

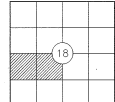
FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2020, AT 02 MINUTES PAST 3 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 95, RECORDS OF KITITAS COUNTY, WASHINGTON.

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

AUDITOR'S REFERENCE: 202011050076

SUBDIVISION LOCATOR

NOT TO SCALE



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

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

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

DATE: 2020-10-02 | JOB NO. 2111-001-019-0002
DRAWN BY: C.A.F. | SHEET 1 OF 5

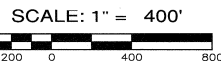
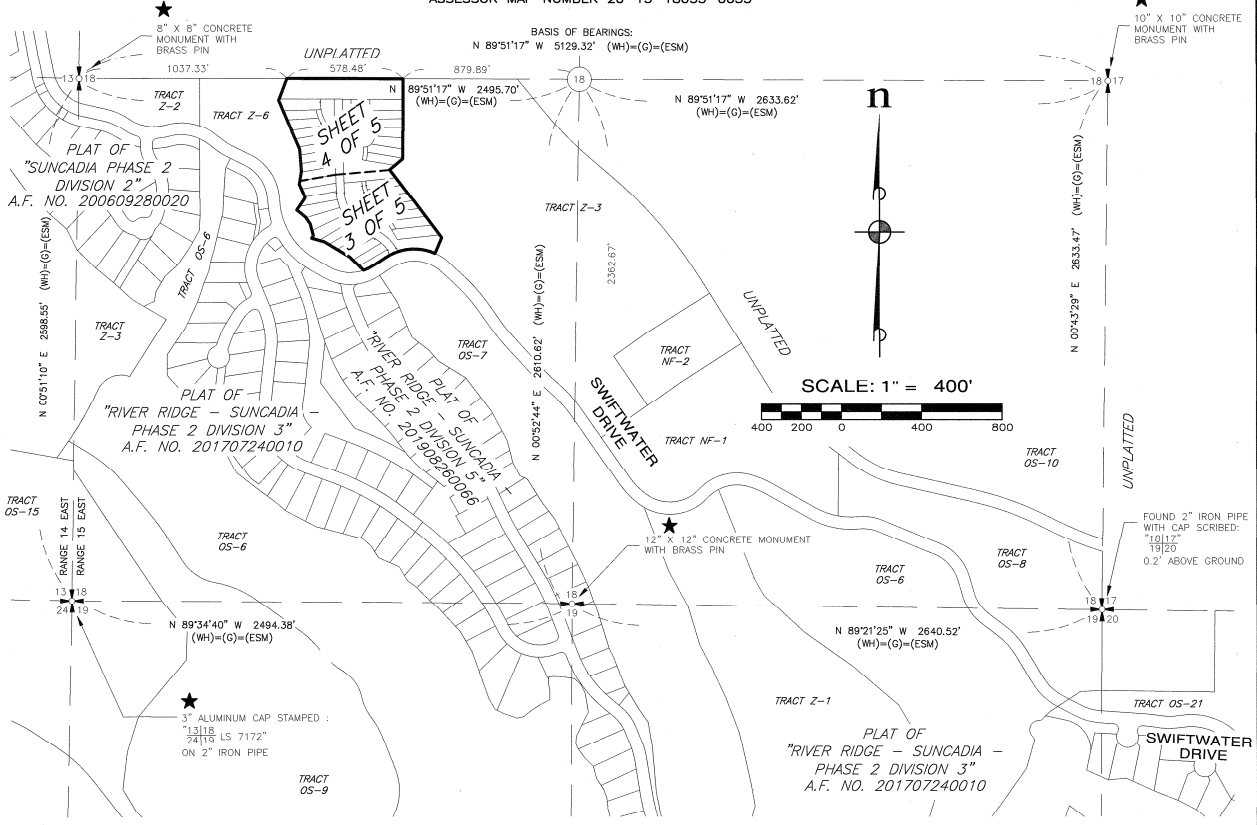
12/9/20

THE CABINS AT THE FARM SUNCADIA - PHASE 2 DIVISION 4

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KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBER 20-15-18053-0053

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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.

LEGAL DESCRIPTION

TRACT Z-4, RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 190 THROUGH 200, AUDITOR'S FILE NO. 201707240010, RECORDS OF SAID COUNTY.

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 5TH DAY OF NOVEMBER, A.D. 2020, AT 02 MINUTES PAST 3 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 96, RECORDS OF KITITAS COUNTY, WASHINGTON.

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

AUDITOR'S REFERENCE: 202011050076



ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205
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EVERETT (425) 297-9808

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DATE: 2020-10-02 | JOB NO. 2111-001-019-0002
DRAWN BY: C.A.F. | SHEET 2 OF 5

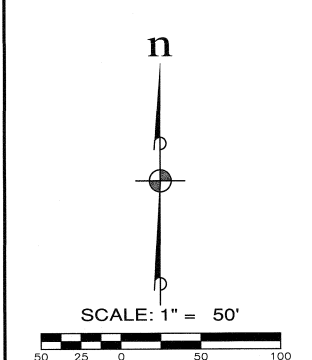
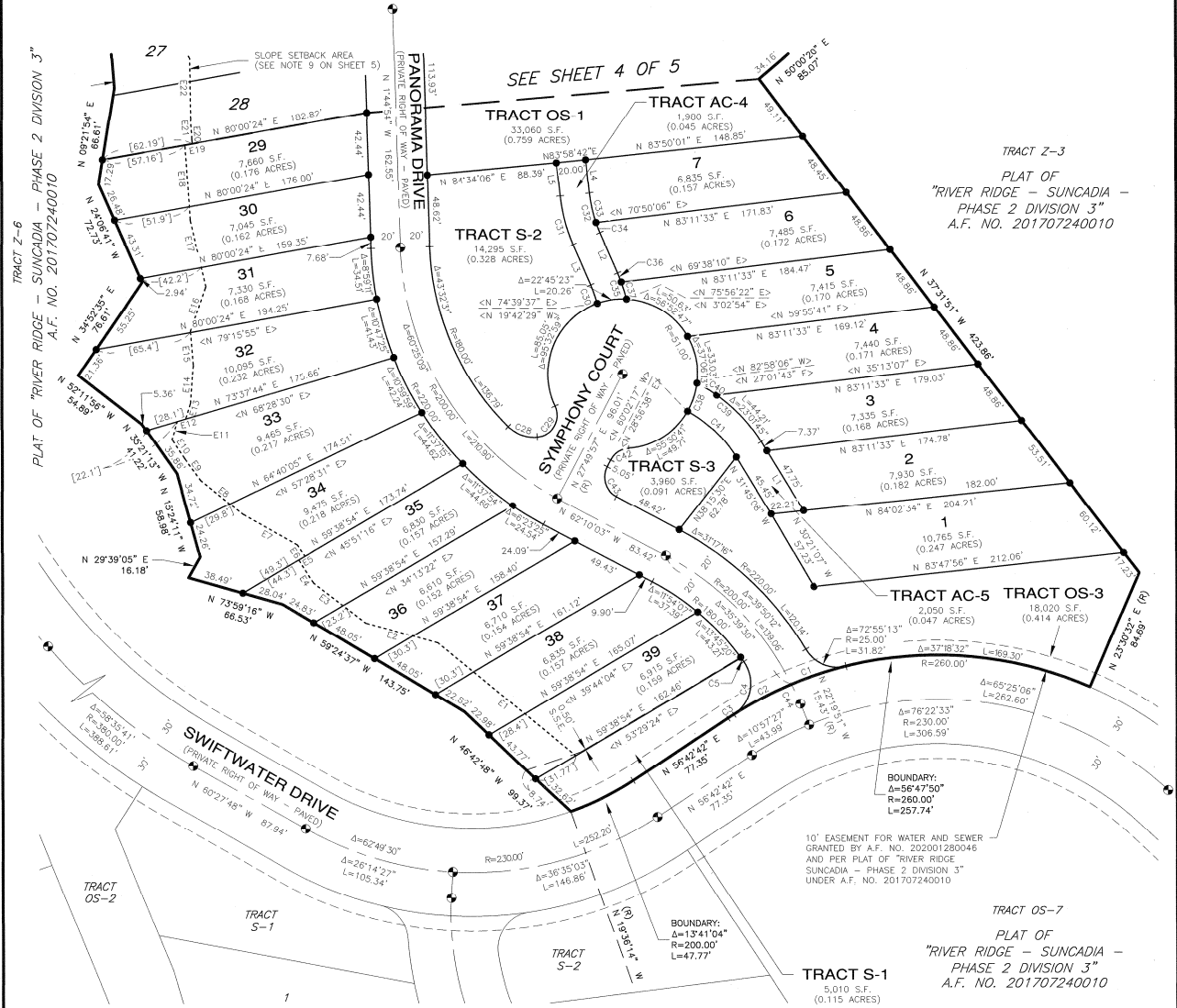
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THE CABINS AT THE FARM SUNCADIA - PHASE 2 DIVISION 4

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PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 5" A.F. NO. 201908260066
SEE LINE AND CURVE CHARTS ON SHEET 5

- LEGEND**
- SET SURFACE BRASS CAP STAMPED: "L.S. 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
 - << >> DISTANCE MONUMENT TO MONUMENT
 - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
 - S-1 SERVICE TRACT - DESIGNATION NUMBER
 - AC-1 ACCESS TRACT - DESIGNATION NUMBER
 - [X.X] DISTANCE TO SETBACK LINE
 - S.S.E. SANITARY SEWER EASEMENT

RECORDING CERTIFICATE

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

AUDITOR'S REFERENCE: 2020 1105 0076

ESM CONSULTING ENGINEERS LLC
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DATE: 2020-10-02 | JOB NO. 2111-001-019-0002
DRAWN BY: C.A.F./R.F.C. | SHEET 3 OF 5

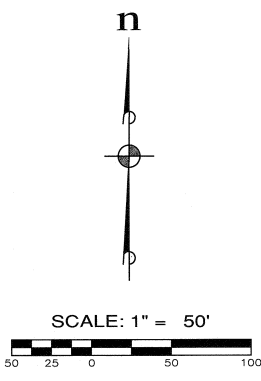
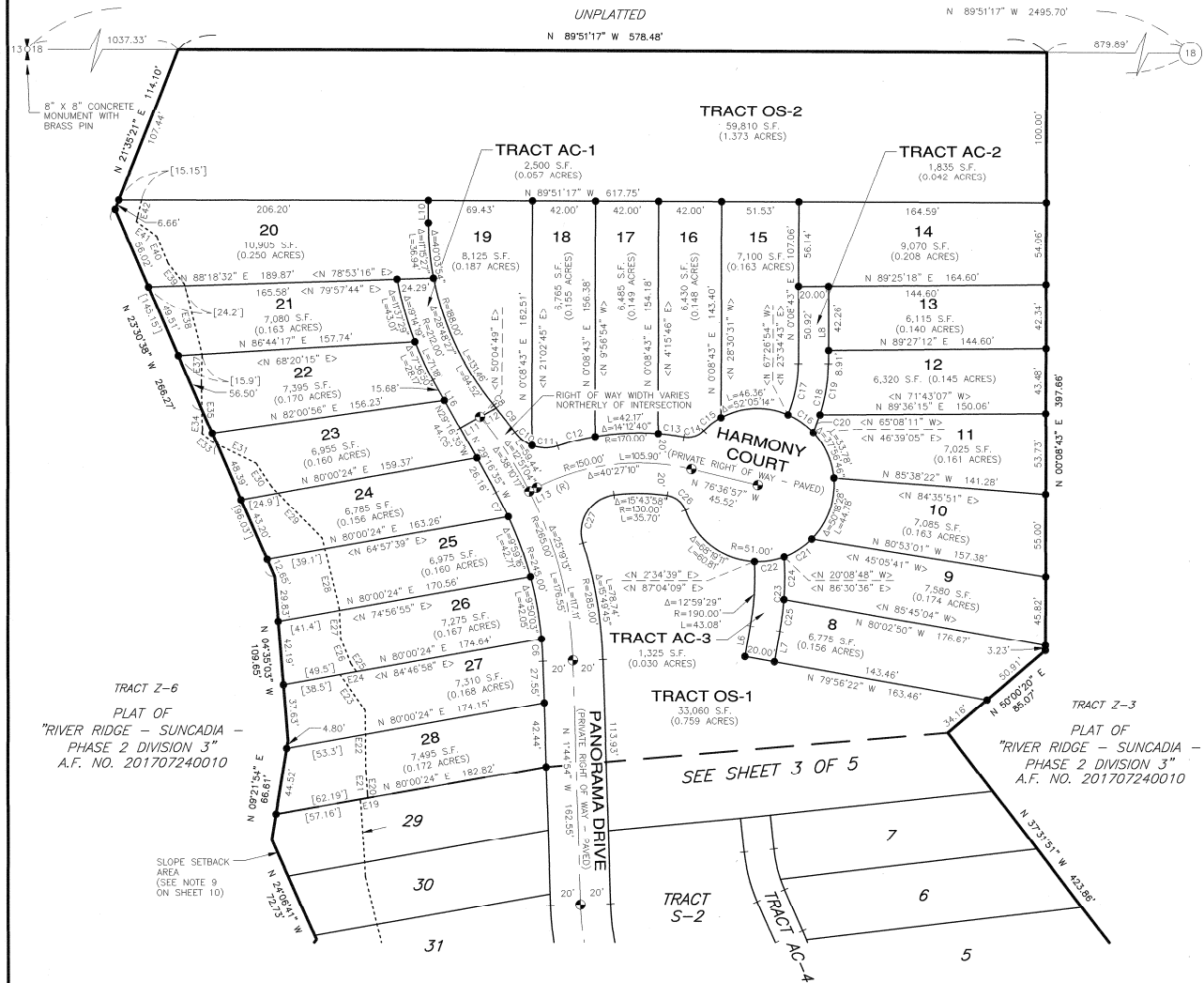
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THE CABINS AT THE FARM SUNCADIA - PHASE 2 DIVISION 4

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KITITAS COUNTY, WASHINGTON
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KITITAS COUNTY AUDITOR
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- LEGEND**
- ⊕ SET SURFACE BRASS CAP STAMPED: "L.S. 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
 - << >> DISTANCE MONUMENT TO MONUMENT
 - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
 - S-1 SERVICE TRACT - DESIGNATION NUMBER
 - AC-1 ACCESS TRACT - DESIGNATION NUMBER
 - [X.X'] DISTANCE TO SETBACK LINE

SEE LINE AND CURVE CHARTS ON SHEET 5

RECORDING CERTIFICATE

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[Signature] *[Signature]*
 DEPUTY COUNTY CLERK KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202011050090



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DATE: 2020-10-02 | JOB NO. 2111-001-019-0002
 DRAWN BY: C.A.F./R.F.G. | SHEET 4 OF 5

THE CABINS AT THE FARM SUNCADIA - PHASE 2 DIVISION 4

A PORTION OF SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON
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ESM CONSULTING ENGINEERS, LLC
1107 50th Street, Everett, WA 98203
Phone: (425) 287-9900

LP-20-00001
LPF-20-00003

EASEMENTS AND NOTES

- TRACT Z-4 OF THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" AS RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201707240010, IN BOOK 12 OF PLATS, PAGE 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 Z-4) 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 AND AS NOW OR SUBSEQUENTLY PLATTED ARE PRIVATE. NON-EXCLUSIVE EASEMENTS ON, OVER, AND UNDER THESE PRIVATE ROADS ARE GRANTED IN FAVOR OF NEW SUNCADIA BY CABINS AT THE FARM FOR ACCESS, TRAIL AND GOLF PURPOSES, INCLUDING WITHOUT LIMITATION SONS, 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.
- CABINS AT THE FARM GRANTS TO NEW SUNCADIA A UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, DRAINAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMMUNICATIONS FACILITIES) ADJOINING EACH PROPERTY LINE OF ALL LOTS AND TRACTS 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 AND TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES. 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.
- CABINS AT THE FARM GRANTS TO NEW SUNCADIA ON ONE HAND AND FURTHER 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 REASONABLY 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 (FACILITIES) 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. CABINS AT THE FARM FURTHER GRANTS TO NEW SUNCADIA AND THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EASEMENT FOR THE RIGHT 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 THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES. 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. CABINS AT THE FARM FURTHER GRANTS TO NEW SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 16, 2009, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200904100090, AS NOW OR HEREAFTER AMENDED (HEREINAFTER THE "DEVELOPMENT AGREEMENT").
- THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS (CCR'S) AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS PLAT. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY NEW SUNCADIA.
- NEW SUNCADIA, AS DEFINED 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 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 OPEN SPACE (OS) TRACT(S), SERVICE (S) TRACT(S) OR ACCESS (AC) 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.
- DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN THE SLOPE SETBACK AREAS AFFECTING LOTS 20 THROUGH 39 AS DEPICTED HEREON ARE PROHIBITED OR RESTRICTED, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED.
- THE FOLLOWING LOTS ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS THE IDENTIFIED TRACT AS SET FORTH HEREINBELOW, 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:

LOT(S) NUMBERED:	TRACT NUMBERED
1, 2 AND 3	AC-5
6 AND 7	AC-4
8 AND 9	AC-3
12, 13 AND 14	AC-2
20, 21 AND 22	AC-1

- THE EASEMENTS GRANTED HEREINABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN OWNER(S) OF THE PROPERTY BENEATH 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.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°38'53"	260.00	39.24
C2	9°47'55"	260.00	44.46
C3	1°02'30"	260.00	4.73
C4	93°15'16"	25.00	40.69
C5	1°00'43"	180.00	3.17
C6	3°28'08"	245.00	14.83
C7	4°14'14"	245.00	18.12
C8	0°27'58"	277.00	2.25
C9	4°13'02"	277.00	20.39
C10	33°43'04"	25.00	14.71
C11	38°42'39"	25.00	17.33
C12	8°43'00"	170.00	23.88
C13	5°49'44"	170.00	17.29
C14	54°59'38"	15.00	14.40
C15	16°23'37"	51.00	14.59
C16	23°04'22"	51.00	20.54
C17	22°24'23"	90.00	35.20
C18	24°43'06"	110.00	47.46
C19	18°08'10"	110.00	34.82
C20	6°34'56"	110.00	12.64
C21	24°56'53"	51.00	22.21
C22	22°43'27"	51.00	20.23
C23	13°33'02"	210.00	49.67
C24	7°44'20"	210.00	28.36
C25	5°48'42"	210.00	21.30
C26	62°34'41"	15.00	16.38
C27	100°09'50"	25.00	43.70
C28	49°18'40"	25.00	21.52
C29	110°39'23"	15.00	28.97
C30	8°27'53"	90.00	13.30
C31	17°46'58"	110.00	34.14
C32	17°46'58"	90.00	27.93
C33	13°08'36"	90.00	20.65
C34	4°38'22"	90.00	7.29
C35	9°44'38"	110.00	18.71
C36	3°26'26"	110.00	6.61
C37	6°18'12"	110.00	12.10
C38	22°55'49"	51.00	20.41
C39	31°13'09"	110.00	59.94
C40	8°11'24"	110.00	15.72
C41	29°18'14"	90.00	46.03
C42	57°58'27"	15.00	15.18
C43	90°00'00"	15.00	23.56
C44	4°10'42"	200.00	14.59

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 31°45'08" W	55.12
L2	N 23°48'16" W	29.89
L3	N 23°48'16" W	29.89
L4	N 60°11'18" W	22.82
L5	N 60°11'18" W	22.82
L6	N 10°03'38" E	20.62
L7	N 10°03'38" E	20.62
L8	N 0°08'43" E	51.17
L10	S 0°08'43" W	14.72
L11	S 60°43'25" W	15.44
L12	S 60°43'25" W	12.20
L13	N 62°55'53" E	5.44
L16	N 29°16'35" W	36.94

LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 50°50'34" W	120.82
E2	N 74°24'52" W	51.01
E3	N 52°30'54" W	44.87
E4	N 32°47'33" W	18.63
E5	N 59°58'54" E	5.00
E6	N 32°47'33" W	9.10
E7	N 60°22'48" W	42.57
E8	N 51°27'34" W	37.10
E9	N 30°31'61" W	18.07
E10	N 33°32'59" W	15.98
E11	N 16°56'05" E	13.03
E12	N 73°37'44" E	5.98
E13	N 16°56'05" E	11.12
E14	N 40°25'55" E	26.19
E15	N 45°11'48" W	23.17
E16	N 19°39'50" E	31.99
E17	N 13°28'01" W	45.76
E18	N 3°46'15" W	51.96
E19	N 80°00'24" E	2.03
E20	N 3°46'15" W	5.67
E21	N 3°48'34" W	15.16
E22	N 0°49'16" W	40.49
E23	N 34°53'27" W	28.99
E24	N 80°00'24" E	11.02
E25	N 34°53'27" W	6.56
E26	N 21°56'39" W	17.70
E27	N 3°05'11" W	20.34
E28	N 13°35'44" W	48.15
E29	N 44°37'26" W	48.05
E30	N 33°57'37" W	18.79
E31	N 64°01'29" W	28.67
E32	N 64°01'29" W	3.55
E33	N 49°41'12" W	9.05
E34	N 5°10'24" E	3.08
E35	N 0°53'29" W	12.54
E36	N 0°53'29" W	17.61
E37	N 1°00'45" E	19.44
E38	N 14°05'55" W	48.20
F19	N 38°13'30" W	17.50
E40	N 22°53'46" W	19.41
E41	N 54°41'54" W	16.84
E42	N 13°53'30" E	14.53

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2020, AT 02 MINUTES PAST 3 O'CLOCK P.M., AND RECORDED IN VOLUME 12 OF PLATS, ON PAGES 99, RECORDS OF KITITAS COUNTY, WASHINGTON.

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

AUDITOR'S REFERENCE: 20201105 0076



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

DATE: 2020-10-02 | JOB NO. 2111-001-019-0002
DRAWN BY: C.A.F./R.F.G. | SHEET 5 OF 5