

NELSON CREEK SUNCADIA - PHASE 2 DIVISION 1

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

ASSESSOR MAP NUMBERS 20-15-18053-0050 AND 20-15-18053-0070

AUDITOR'S REFERENCE

LP-20-00003
LPF-21-0000X

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 SUNCADIA RESIDENTIAL OWNERS 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 CONFORMANCE 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: ROGER T. BECK
ITS: SENIOR VICE PRESIDENT

BY: GARY A. KITTLESON
ITS: VICE PRESIDENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROGER T. BECK, TO ME KNOWN TO BE THE SENIOR VICE PRESIDENT, OF LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2021.

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 GARY A. KITTLESON TO ME KNOWN TO BE THE VICE PRESIDENT, OF LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2021.

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "NELSON CREEK - SUNCADIA - PHASE 2 DIVISION 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 18 AND 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

DATED THIS ____ DAY OF _____, A.D., 2021.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44929



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D., 2021.

KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "NELSON CREEK - SUNCADIA - PHASE 2 DIVISION 1" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS ____ DAY OF _____, A.D., 2021.

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., 2021.

KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "NELSON CREEK - SUNCADIA - PHASE 2 DIVISION 1" 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., 2021.

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "NELSON CREEK - SUNCADIA - PHASE 2 DIVISION 1" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS ____ DAY OF _____, A.D., 2021.

KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

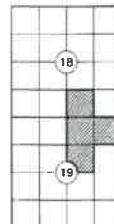
EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D., 2021.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEST: _____ CLERK OF THE BOARD

SUBDIVISION LOCATOR

NOT TO SCALE



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

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS ____ DAY OF _____, A.D., 2021, 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) 835-6113 EVERETT (425) 297-9900	
Civil Engineering Public Works	Land Surveying Project Management
	Land Planning Landscape Architecture
DATE: 2021-03-24	JOB NO. 998-813-020-0002
DRAWN BY: C.A.F./R.F.G.	SHEET 1 OF 7

NELSON CREEK SUNCADIA - PHASE 2 DIVISION 1

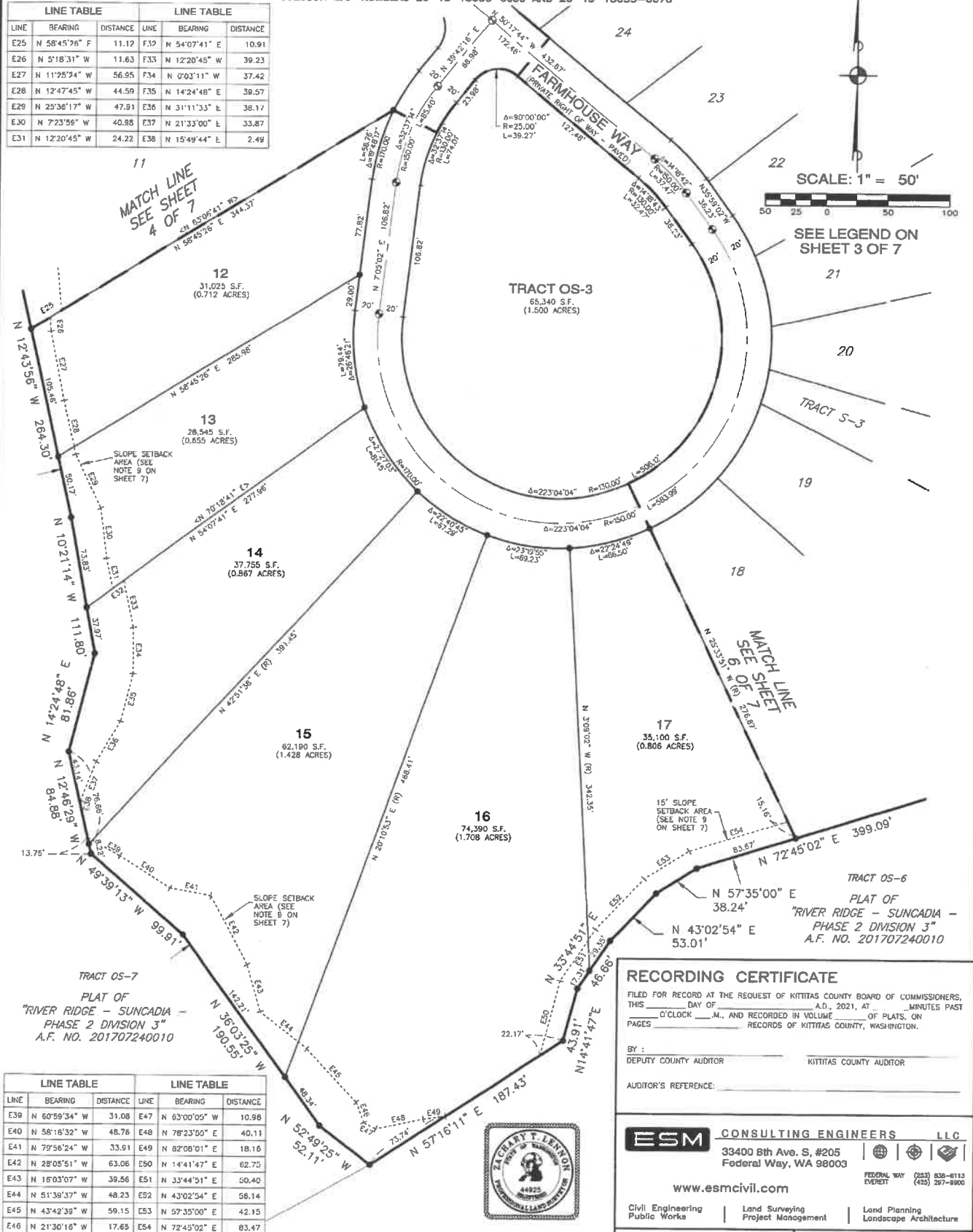
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KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-15-18053-0050 AND 20-15-18053-0070

AUDITOR'S REFERENCE

LP-20-00003
LPF-21-0000X

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E25	N 58°45'26" E	11.17	F32	N 54°07'41" E	10.91
E26	N 5°18'31" W	11.63	F33	N 12°20'45" W	39.23
E27	N 11°25'24" W	56.95	F34	N 0°03'11" W	37.42
E28	N 12°47'45" W	44.59	F35	N 14°24'48" E	39.57
E29	N 25°36'17" W	47.91	E36	N 31°11'33" E	38.17
E30	N 7°23'56" W	40.98	E37	N 21°33'00" E	33.87
E31	N 12°20'45" W	24.22	E38	N 15°49'44" E	2.49



SCALE: 1" = 50'

SEE LEGEND ON SHEET 3 OF 7

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

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

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E39	N 60°59'34" W	31.08	E47	N 63°00'05" W	10.98
E40	N 58°18'32" W	48.76	E48	N 78°23'55" E	40.11
E41	N 79°56'24" W	33.01	E49	N 82°08'01" E	18.16
E42	N 28°05'51" W	63.06	E50	N 1°41'47" E	62.75
E43	N 16°03'07" W	39.56	E51	N 33°44'51" E	50.40
E44	N 51°39'37" W	48.23	E52	N 43°02'54" E	58.14
E45	N 43°42'39" W	59.15	E53	N 57°35'00" E	42.15
E46	N 21°30'16" W	17.65	E54	N 72°45'02" E	83.47

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2021, 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

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

DATE: 2021-03-31 JOB NO. 998-813-020-0002
DRAWN BY: C.A.F./R.F.C. SHEET 5 OF 7

