

NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

LP-20-00004
LPF-21-0000X

ASSESSOR MAP NUMBERS 20-14-13050-0081, 20-14-13050-0094, 20-14-13050-0095 AND 20-14-13050-0096

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 COSTS AND PLAT NOTES HEREINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF ITSELF AND ALL OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS IN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT" AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), ALL ROADS SHOWN HEREON WHICH SHALL BE PRIVATE; TOGETHER WITH THE RIGHT TO CONVEY SAID ROADS TO THE SUNCADIA RESIDENTIAL OWNERS ASSOCIATION 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, 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 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. KITLISON
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. KITLISON 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 RIDGE - SUNCADIA - PHASE 2 DIVISION 6" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND SECTION 18, 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 PLATING REGULATIONS.

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

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



LEGAL DESCRIPTION

TRACT Z-2 OF SUNCADIA PHASE 2 DIVISION 2, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, AUDITOR'S FILE NO. 200609280020, RECORDS OF SAID COUNTY.

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

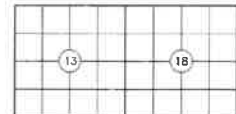
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2021.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEST: _____
CLERK OF THE BOARD

SUBDIVISION LOCATOR

NOT TO SCALE



TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. 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
39400 8th Ave. S, #205
Federal Way, WA 98003

www.esmcivil.com

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

DATE: 2021-04-01 JOB NO. 998-812-020-0002
DRAWN BY: C.A.F./R.F.G. SHEET 1 OF 14

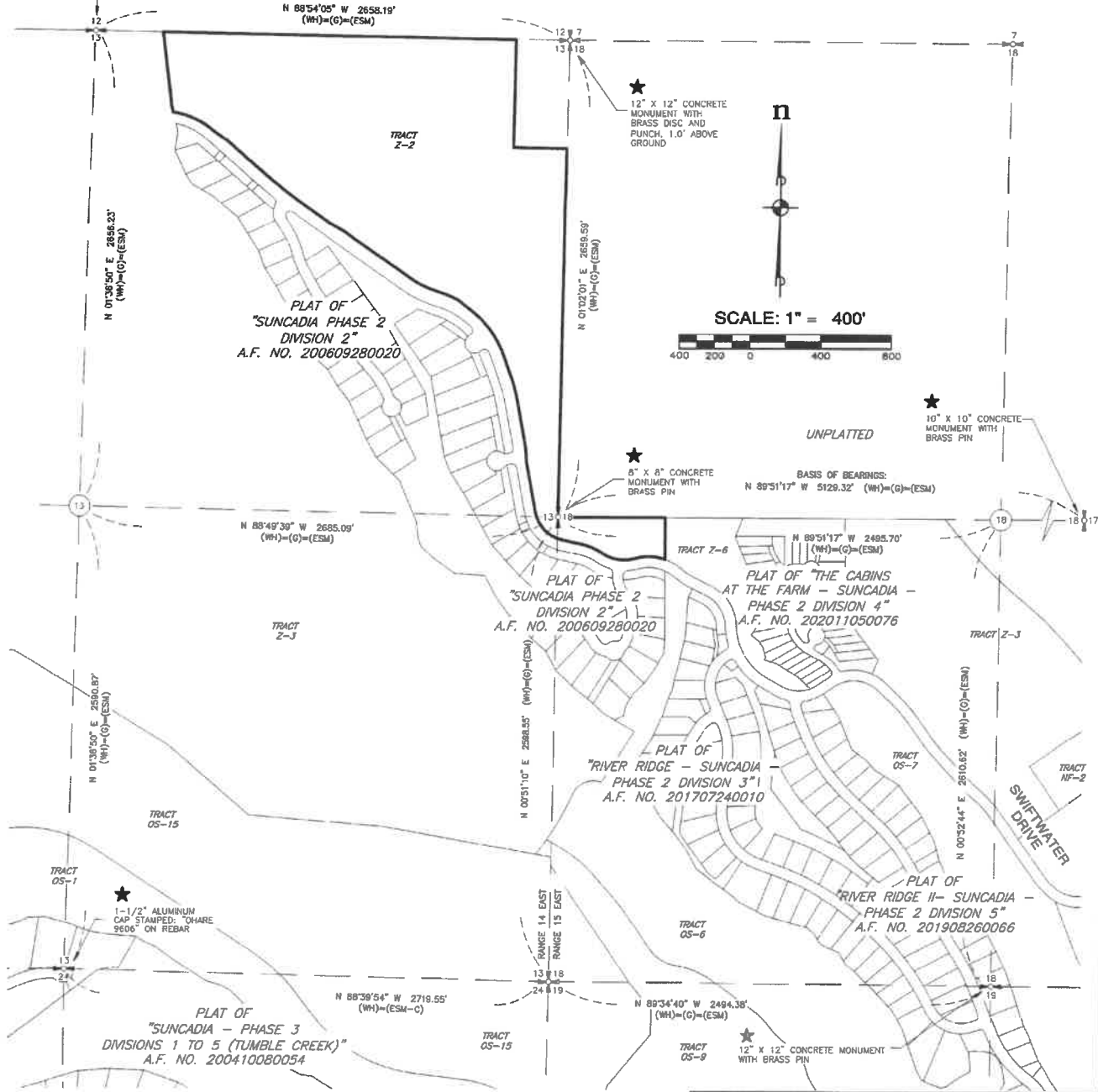
NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

LP-20-0004
LPF-21-0000X

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.

ASSESSOR MAP NUMBERS 20-14-13050-0081, 20-14-13050-0094, 20-14-13050-0085 AND 20-14-13050-0086

★
2" DISC IN CONCRETE
IN 3" PVC PIPE



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.
- (C) 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 CONCURRENT WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- ★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION IN 2002. ESM ACCEPTED THEIR POSITION.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID 510662) AND "1335" (PID 514559). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870357.

SURVEY INSTRUMENTATION

- SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:
- FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)
- ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.
- TRIMBLE RB, TOPCON GR-5 GNSS EQUIPMENT.
- FARO FOCUS 5350 LASER SCANNER.

PROCEDURE USED: FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.



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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 (206) 838-8113
 EVERETT (425) 237-9900

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NELSON RIDGE

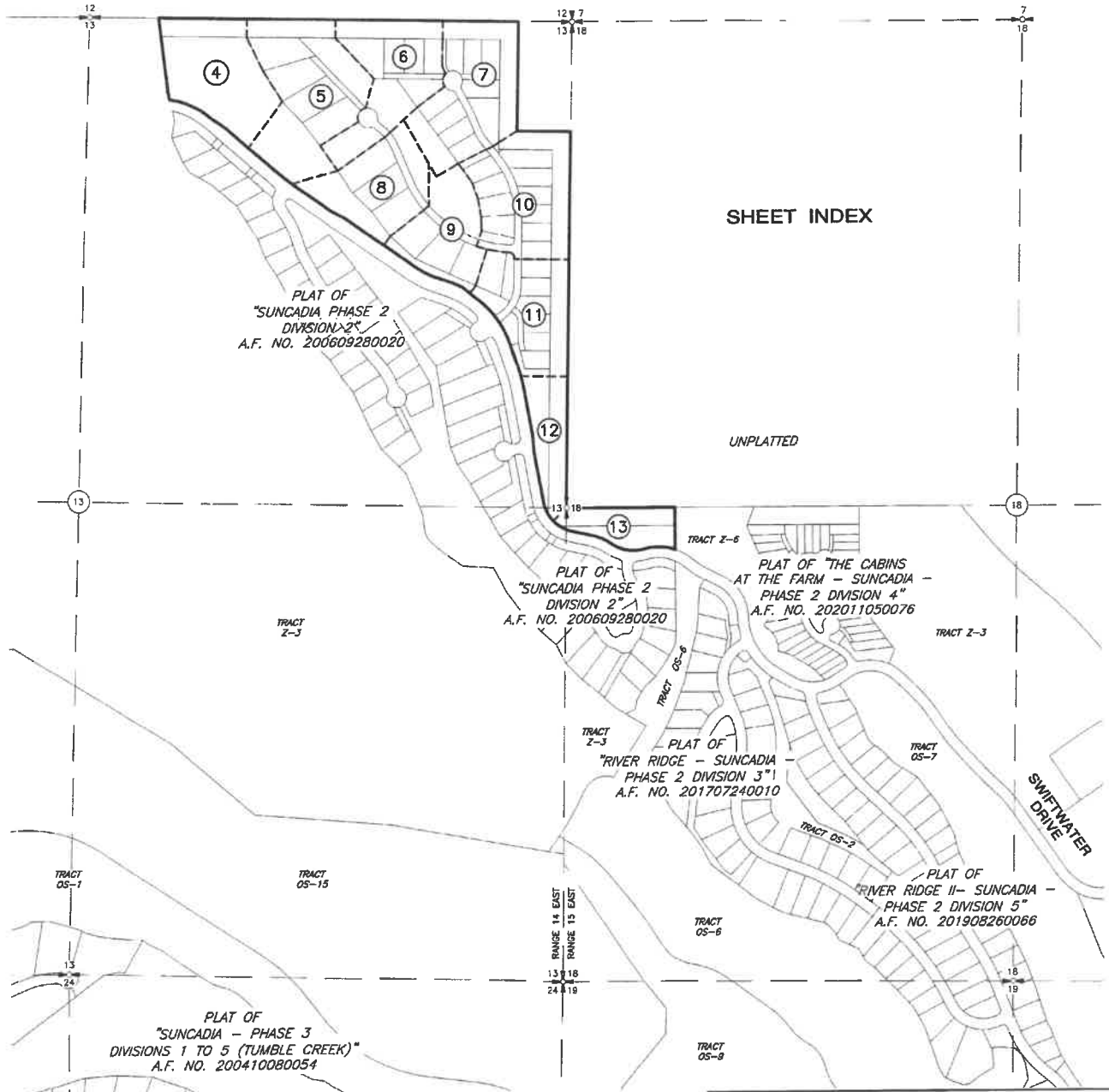
SUNCADIA - PHASE 2 DIVISION 6

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-13050-0081, 20-14-13050-0084, 20-14-13050-0085 AND 20-14-13050-0086

AUDITOR'S REFERENCE

LP-20-00004
LPF-21-0000X



SHEET INDEX

UNPLATTED

LEGEND

④ SHEET NUMBER



SCALE: 1" = 400'



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BY : _____ DEPUTY COUNTY AUDITOR _____ KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____



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33400 8th Ave. S, #206
Federal Way, WA 98003

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DATE : 2021-04-01 | JOB NO. 998-B12-020-0002
DRAWN BY: C.A.F./R.F.G. | SHEET 3 OF 14

NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON

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AUDITOR'S REFERENCE

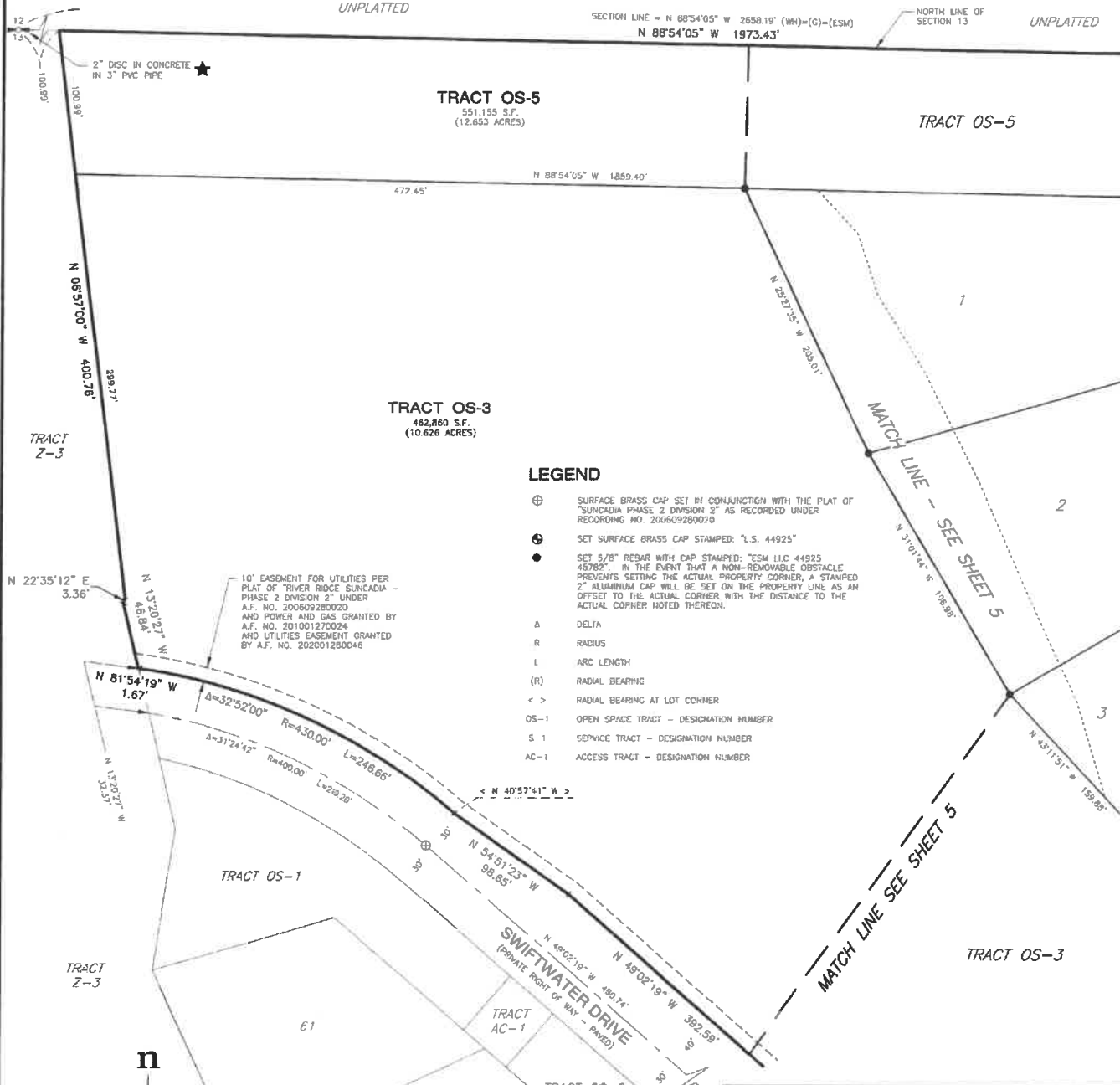
LP-20-00004
LPF-21-0000X

UNPLATTED

SECTION LINE = N 88°54'05" W 2858.19' (WH)=(G)=(ESM)
N 88°54'05" W 1973.43'

NORTH LINE OF SECTION 13

UNPLATTED



RECORDING CERTIFICATE

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FEDERAL WAY (253) 838-8113
OVERTON (425) 297-9900

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

DATE: 2021-04-07 | JOB NO. 998-812-020-0002
DRAWN BY: C.A.F./R.F.G. | SHEET 4 OF 14

NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

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LPF-21-0000X

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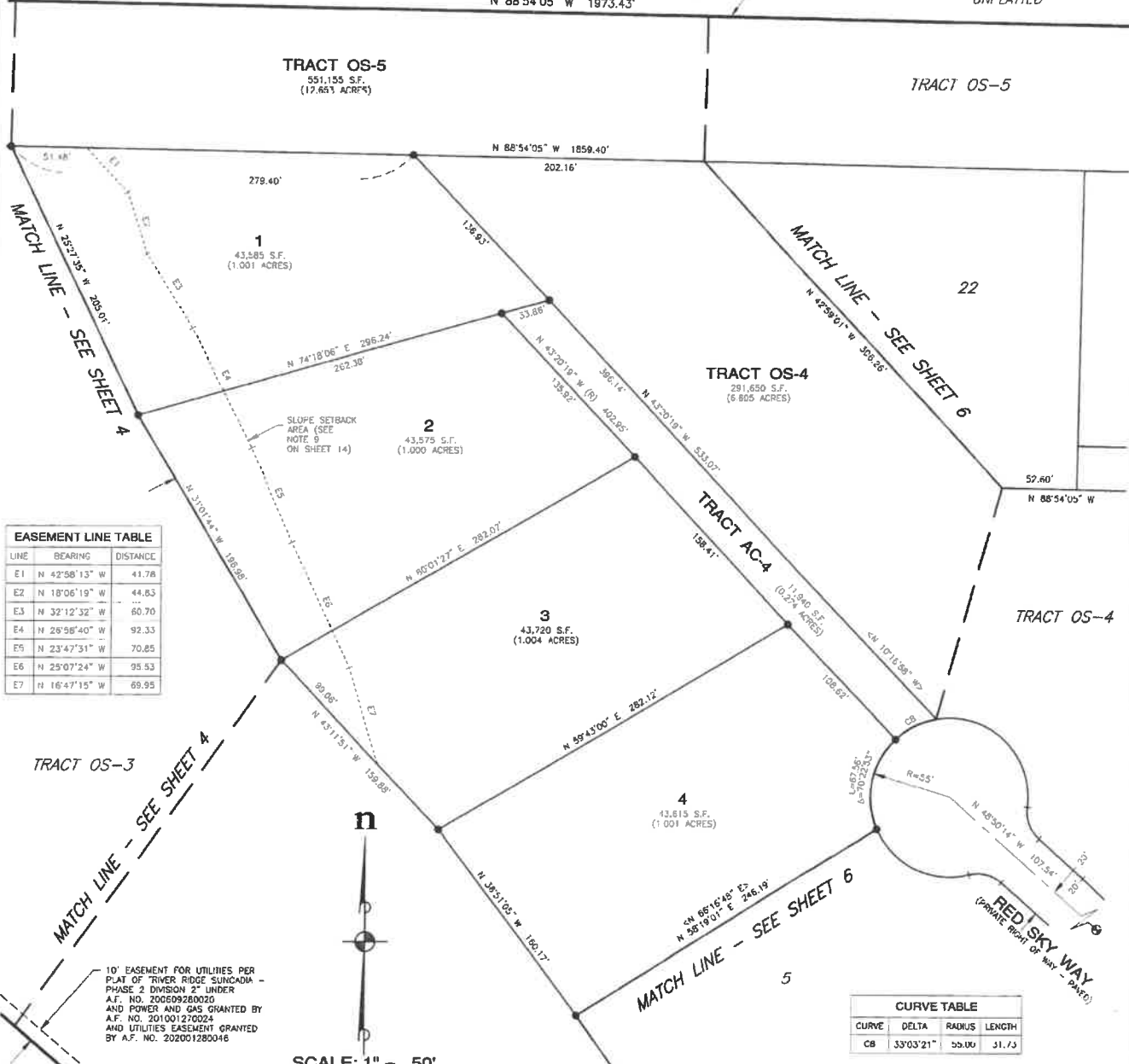
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UNPLATTED

SECTION LINE = N 88°54'05" W 2658.19' (NH)-(G)-(ESW)
N 88°54'05" W 1973.43'

NORTH LINE OF SECTION 13

UNPLATTED



LINE	BEARING	DISTANCE
E1	N 42°58'13" W	41.78
E2	N 18°06'19" W	44.83
E3	N 32°12'32" W	60.70
E4	N 28°58'40" W	92.33
E5	N 23°47'31" W	70.85
E6	N 25°07'24" W	95.53
E7	N 16°47'15" W	69.95

CURVE	DELTA	RADIUS	LENGTH
CB	33°03'21"	50.00'	31.73'

10' EASEMENT FOR UTILITIES PER PLAT OF "RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 2" UNDER A.F. NO. 200609280020 AND POWER AND GAS GRANTED BY A.F. NO. 201001270024 AND UTILITIES EASEMENT GRANTED BY A.F. NO. 202001280046

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BY: _____ DEPUTY COUNTY AUDITOR
_____ KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

SWIFTWATER DRIVE (PRIVATE RIGHT OF WAY - PAVED)
N 49°02'19" W 392.59'
N 46°02'19" W 480.74'



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NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

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KITITAS COUNTY, WASHINGTON

LP-20-00004
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UNPLATTED

SECTION LINE = N 88°54'05" W 2858.19' (W)=G)=(ESM)
N 88°54'05" W 1973.43'

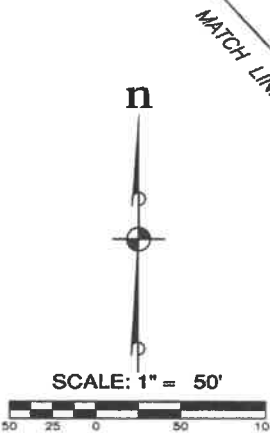
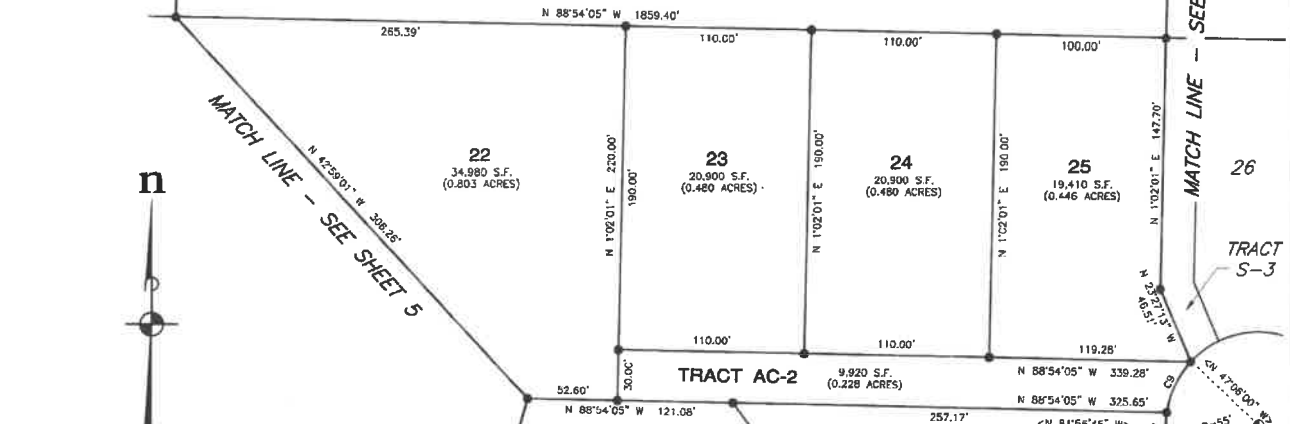
NORTH LINE OF SECTION 13

UNPLATTED

TRACT OS-5

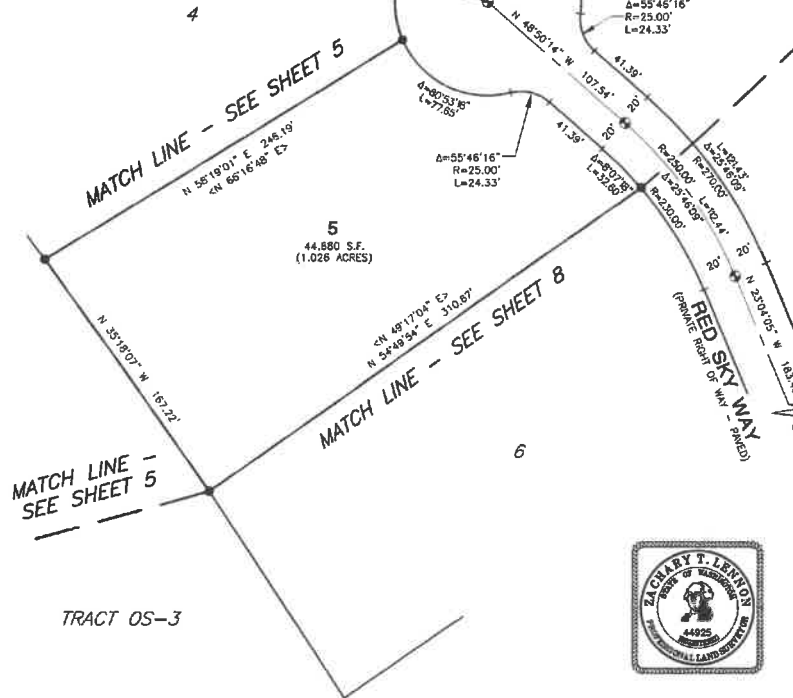
TRACT OS-5
551,155 S.F.
(12.653 ACRES)

TRACT OS-5



SEE LEGEND ON SHEET 4 OF 14

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	34°50'46"	55.00	33.45



RECORDING CERTIFICATE

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DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

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Federal Way, WA 98003

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DRAWN BY: C.A.F./R.F.G. | SHEET G OF 14



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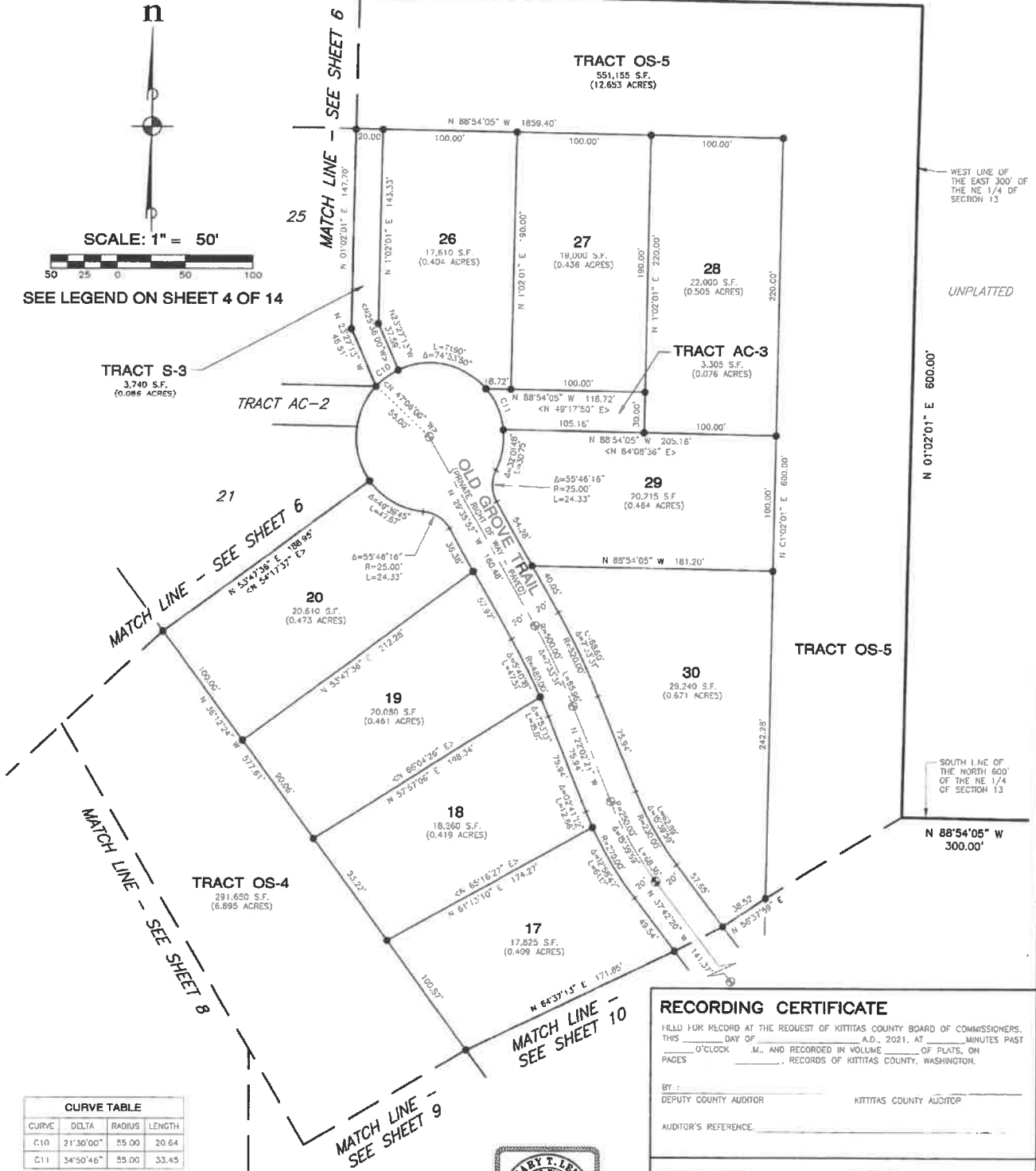
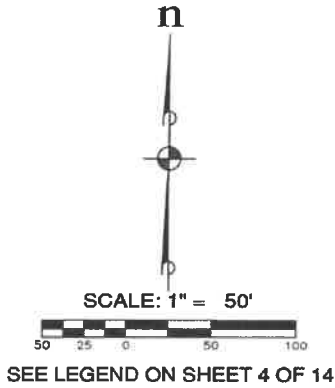
AUDITOR'S REFERENCE

LP--20--00004
LPF-21--0000X

SECTION LINE = N 88°54'05" W 2659.19' (WH)=(C)=(F=94)
N 88°54'05" W 1973.43'

NORTH LINE OF SECTION 13

UNPLATTED



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	21°30'00"	55.00	20.64
C11	34°50'46"	55.00	33.45



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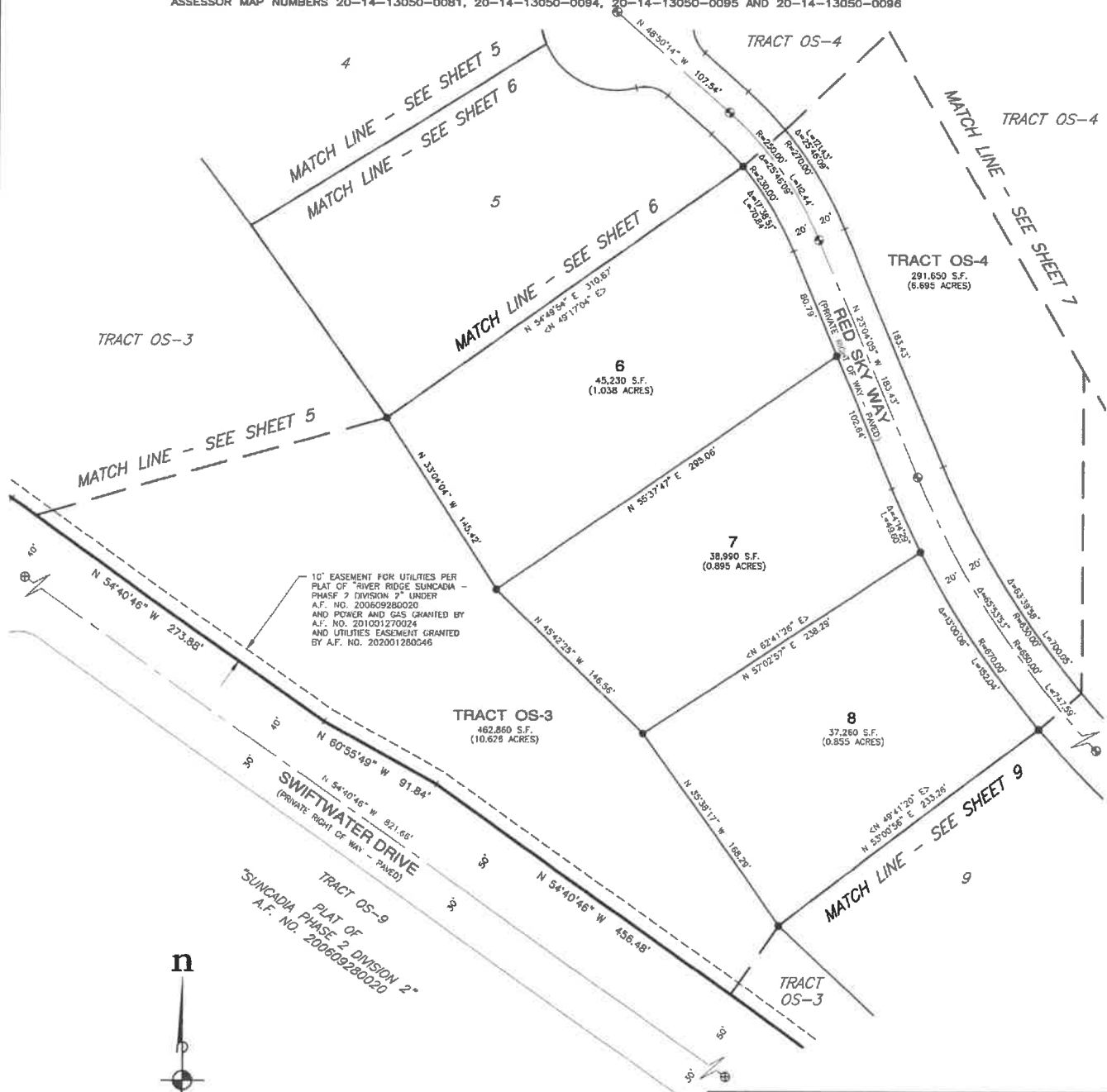
NELSON RIDGE

SUNCADIA - PHASE 2 DIVISION 6

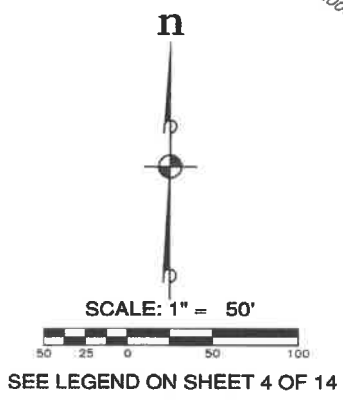
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10' EASEMENT FOR UTILITIES PER PLAT OF "RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 2" UNDER A.F. NO. 200609280020 AND POWER AND GAS GRANTED BY A.F. NO. 201001270024 AND UTILITIES EASEMENT GRANTED BY A.F. NO. 202001280046



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

DATE : 2021-04-07 | JOB NO. 99B-812-020-0002
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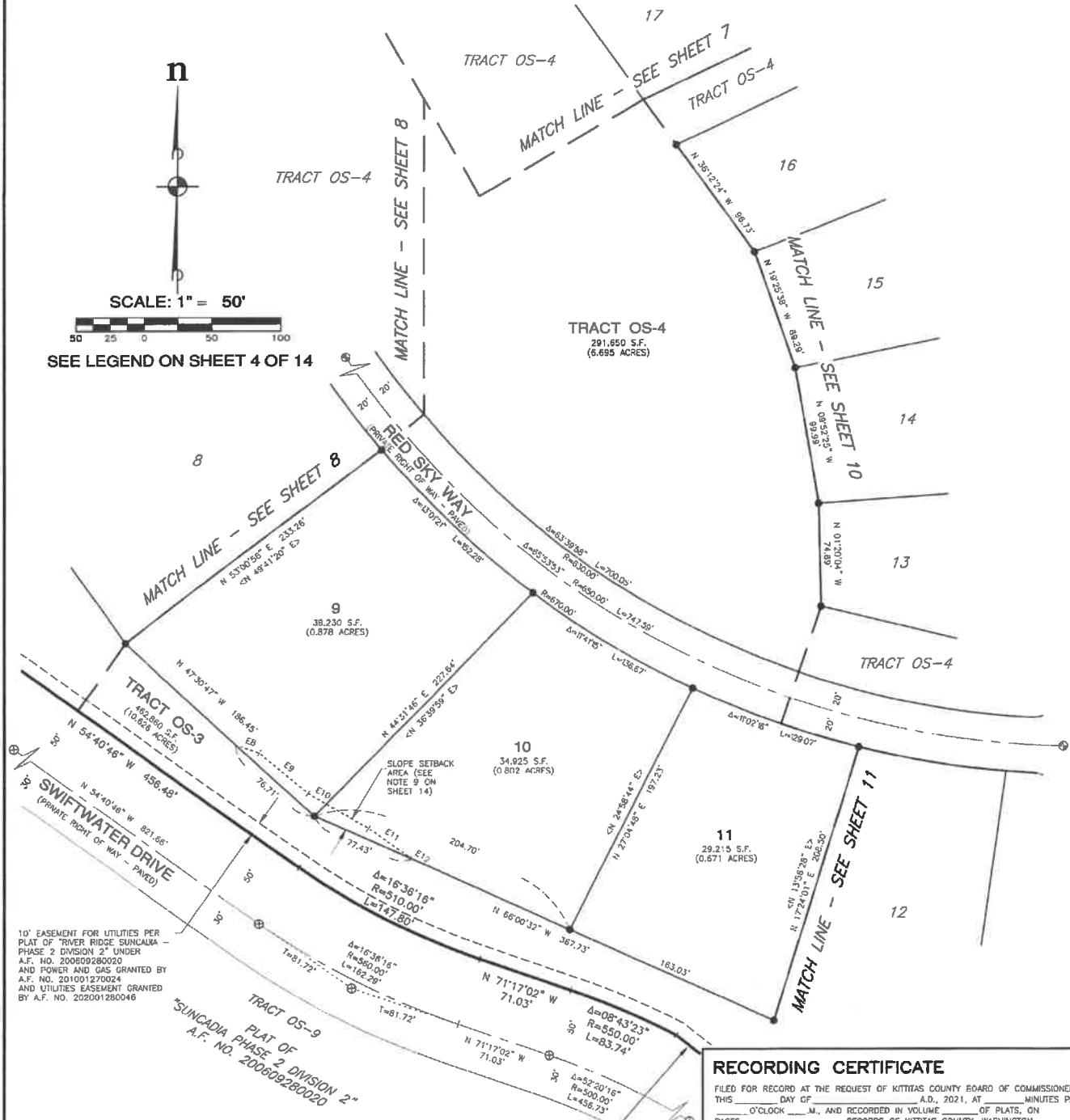
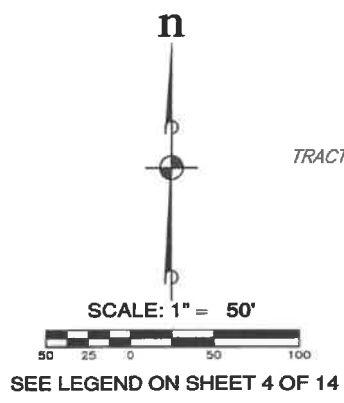
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TRACT OS-9
PLAT OF
"SUNCADIA PHASE 2 DIVISION 2"
A.F. NO. 200609280020

LINE	BEARING	DISTANCE
E8	N 70°42'33" W	18.25
E9	N 49°55'53" W	45.53
E10	N 59°34'02" W	50.79
E11	N 54°48'28" W	36.79
E12	N 53°18'57" W	1.73



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THIS _____ DAY OF _____ A.D., 2021, AT _____ MINUTES PAST
_____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGE(S) _____ RECORDS OF KITTITAS COUNTY, WASHINGTON.
BY: _____ DEPUTY COUNTY AUDITOR _____ KITTITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: _____

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Federal Way, WA 98003
www.esmcivil.com
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FEDERAL WAY (253) 838-8113
EVRETT (425) 287-9900

DATE: 2021-04-07 JOB NO. 998-812-020-0002
DRAWN BY: C.A.F./R.F.G. SHEET 9 OF 14

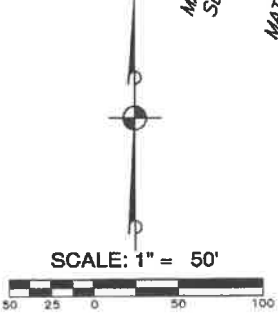
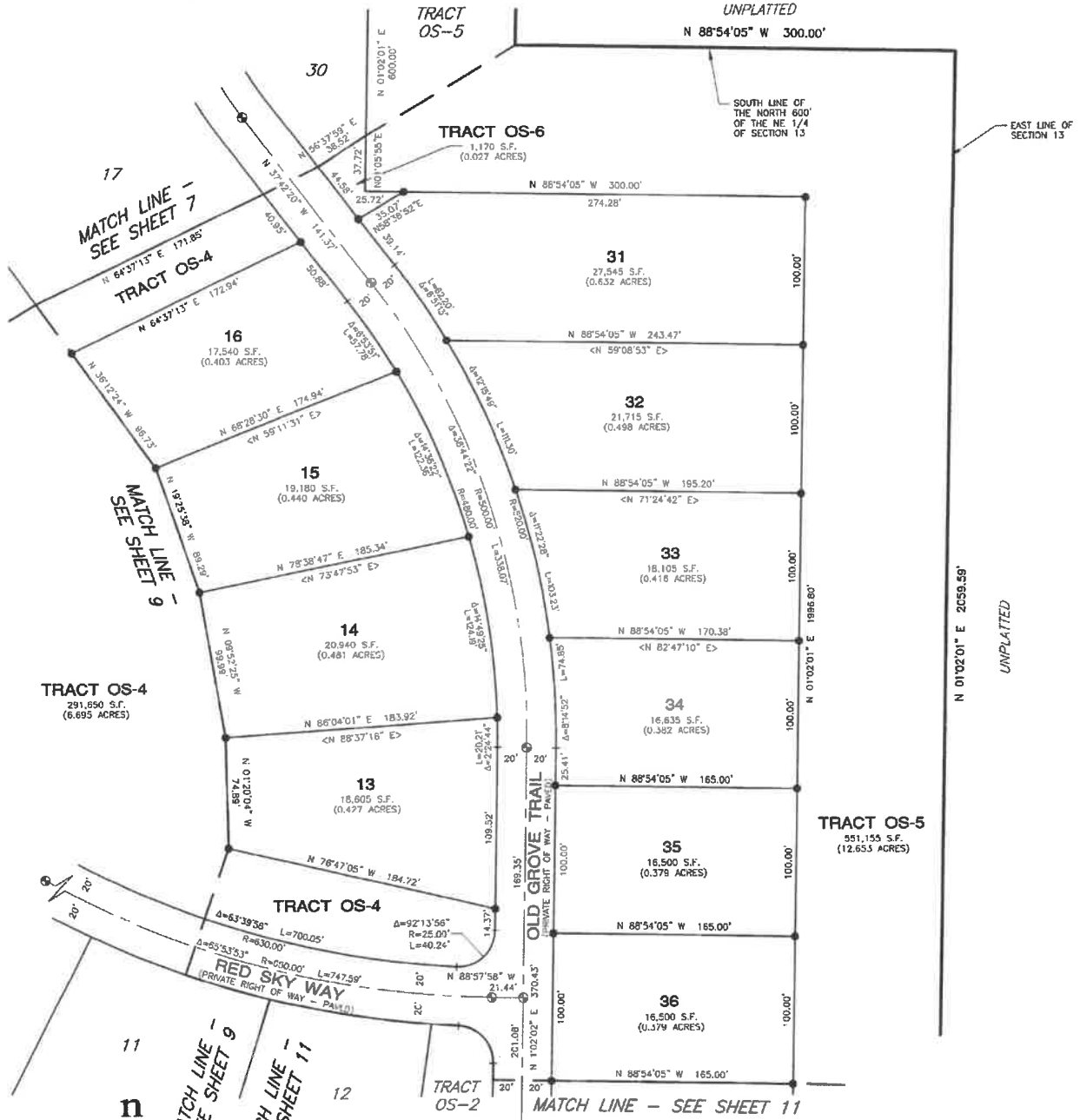
NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-13050-0081, 20-14-13050-0094, 20-14-13050-0095 AND 20-14-13050-0096

AUDITOR'S REFERENCE

LP-20-00004
LPF-21-0000X



SEE LEGEND ON SHEET 4 OF 14



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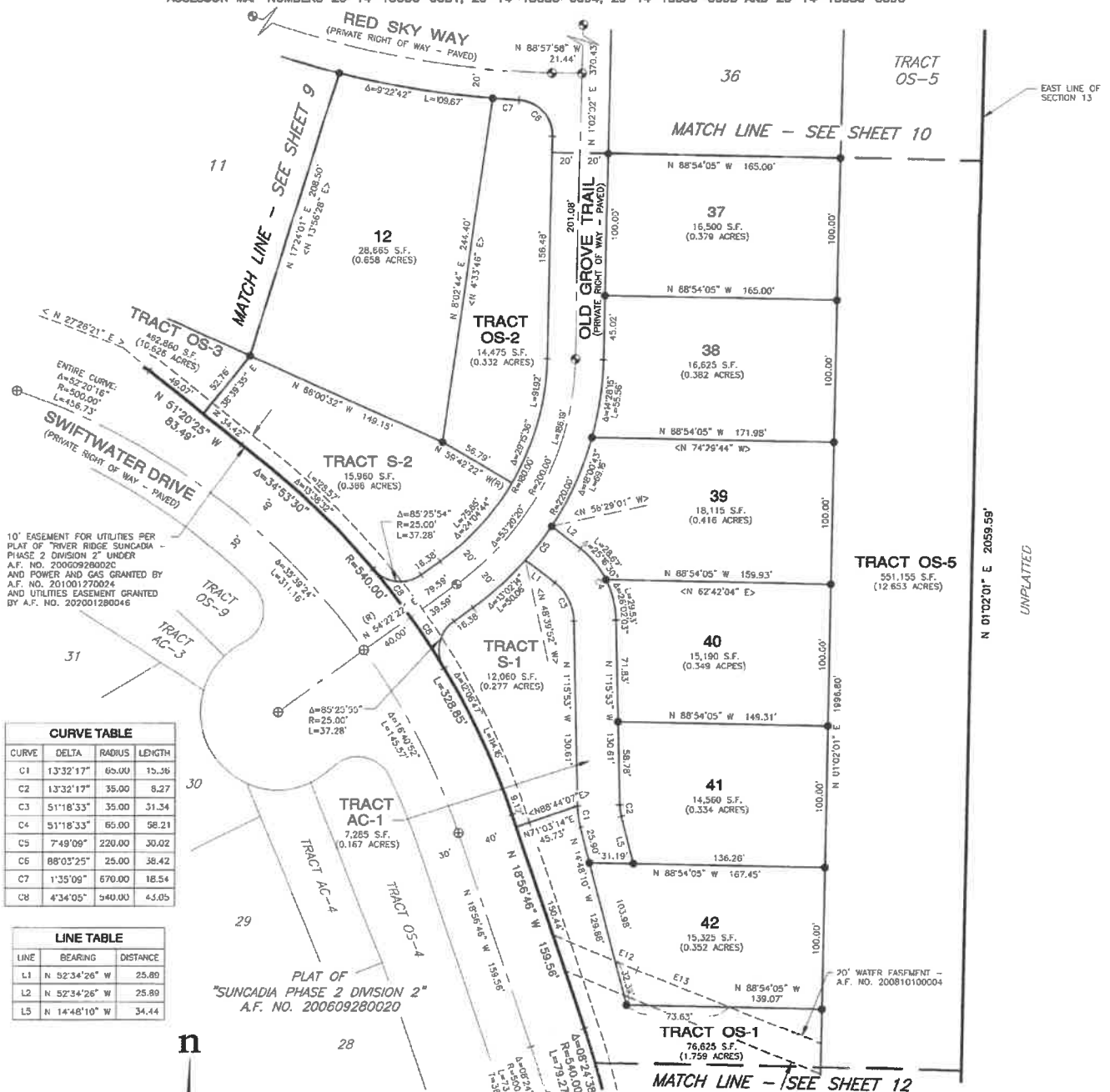
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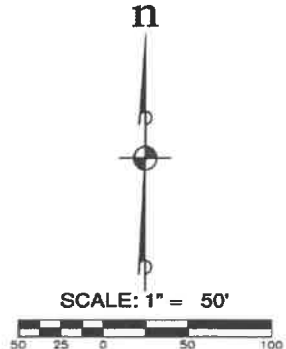


10' EASEMENT FOR UTILITIES PER PLAT OF "PRIMER RIDGE SUNCADIA - PHASE 2 DIVISION 2" UNDER A.F. NO. 20060928002C AND POWER AND GAS GRANTED BY A.F. NO. 201001770004 AND UTILITIES EASEMENT GRANTED BY A.F. NO. 207001280046

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°32'17"	65.00	15.36
C2	13°32'17"	35.00	8.27
C3	51°18'33"	35.00	31.34
C4	51°18'33"	65.00	58.21
C5	7°49'08"	220.00	30.02
C6	88°03'25"	25.00	38.42
C7	1°35'09"	670.00	18.54
C8	4°34'05"	540.00	43.05

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 52°34'26" W	25.89
L2	N 52°34'26" W	25.89
L5	N 14°48'10" W	34.44

PLAT OF "SUNCADIA PHASE 2 DIVISION 2" A.F. NO. 200609280020



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E12	N 67°15'26" W	18.82
E13	N 68°26'30" W	71.37



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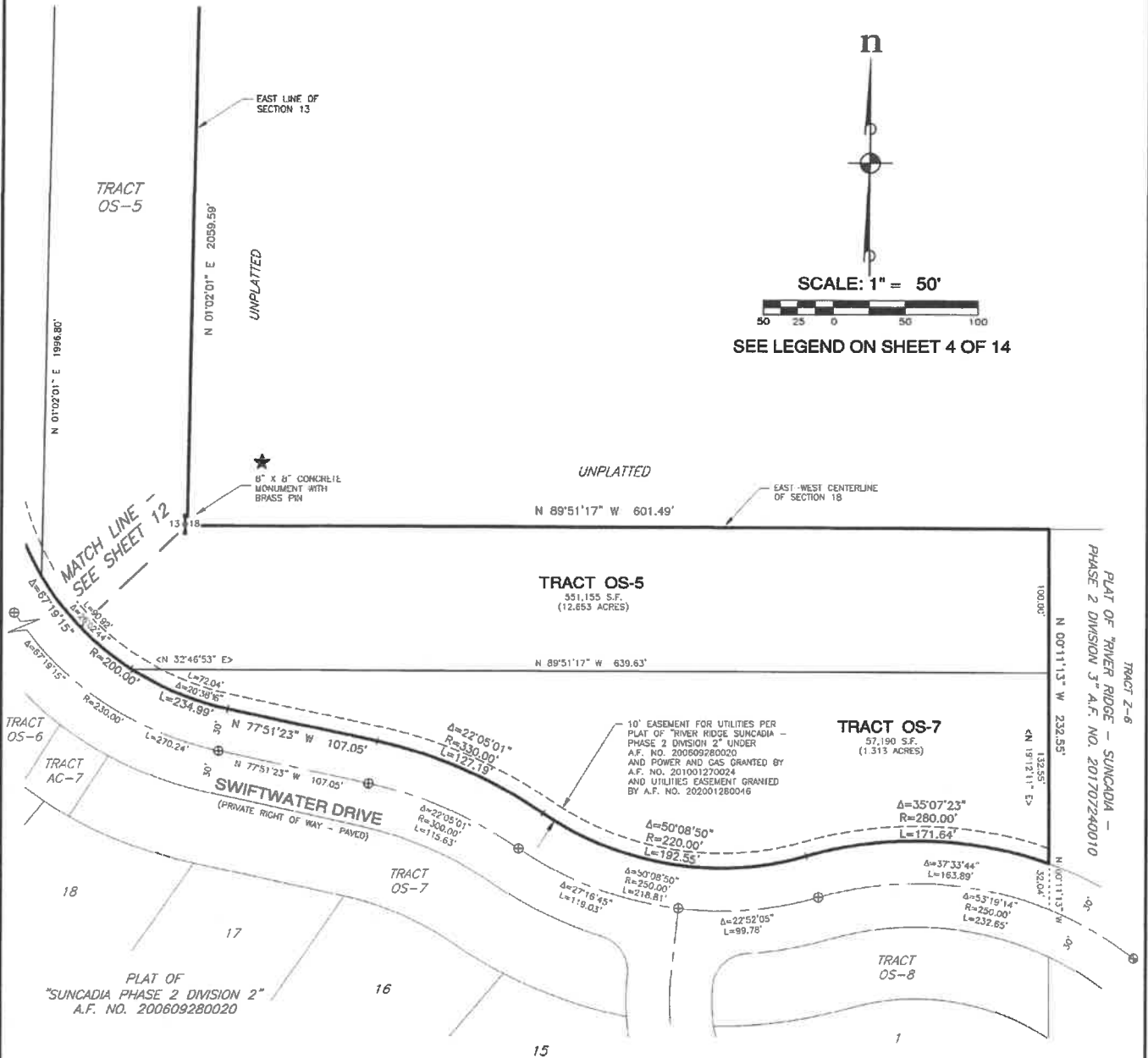
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EASEMENTS AND NOTES

- TRACT Z-2 OF THE PLAT OF "SUNCADIA PHASE 2, DIVISION 2" AS RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200609280020, IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, (THE PHASE 2 DIVISION 2 PLAT) IS BEING REPLATED HEREIN. TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS (INCLUDING BUT NOT LIMITED TO THE "U" UTILITY EASEMENT ALONG THE ORIGINAL BOUNDARY LINES OF SAID TRACT Z-2) OR OTHERWISE SET FORTH ON THE PHASE 2 DIVISION 2 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. 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 OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. THE WIDTH OF SUCH EASEMENT SHALL BE TEN FEET (10.00') AS TO THE FRONT AND REAR PROPERTY LINES, FIVE FEET (5.00') ON SIDE PROPERTY LINES COMMON WITH ANOTHER LOT OR TRACT WITHIN THIS PLAT. NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- NEW SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT UNDER AND UPON ALL ROADS WITHIN THIS PLAT AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS NEW SUNCADIA SHALL DETERMINE, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO ("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. NEW SUNCADIA FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EASEMENT TO ENTER UPON TRACTS WITHIN THIS PLAT BEING TEN FEET (10.00') IN WIDTH AND LYING PARALLEL WITH AND ADJOINING ALL ROADS WITHIN THE RESORT NOW OR HEREAFTER PLATTED AND/OR CONSTRUCTED, FOR THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS 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. NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 16, 2008, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200904160090, 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 ENVELOPE ESTABLISHED BY NEW SUNCADIA.
- NEW SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, AS A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA SPECIFICALLY ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED BY AND/OR GRANTED TO NEW SUNCADIA UNDER THIS PLAT.
- NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT, THE BOUNDARIES OF AN OPEN SPACE (OS) TRACT(S), ACCESS (AC) TRACT(S) OR SERVICE (S) TRACT(S) CREATED BY THIS PLAT MAY BE MODIFIED AND/OR SUCH TRACT(S) MAY BE ALTERED AS TO SIZE, SHAPE AND LOCATION BY THE THEN OWNER(S) OF SUCH TRACT(S) AS OTHERWISE ALLOWED BY APPLICABLE LAW, THE DEVELOPMENT AGREEMENT, AND THE CCR'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
- DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE SETBACK AREAS IS PROHIBITED OR RESTRICTED, AND ON LOTS 1, 2, 3, 9 AND 10 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. A SLOPE SETBACK AREA MAY BE DECREASED BASED ON A LOT-SPECIFIC EVALUATION THAT MAY INCLUDE ADDITIONAL SUBSURFACE EXPLORATION AND SPECIAL DESIGN MITIGATION.
- LOTS 40, 41, AND 42 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-1, 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 40, 41, AND 42.
- LOTS 22, 23, 24 AND 25 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-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 22, 23, 24 AND 25.
- LOTS 27 AND 28 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-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 27 AND 28.
- LOTS 1, 2, AND 3 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-4, 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 1, 2, AND 3.
- 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.

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DATE: 2021-04-12 | JOB NO. 998-B12-020-0002
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