

Vol 13
PAGE 135



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, 20-14-13050-0094, 20-14-13050-0095 AND 20-14-13050-0096
(APN) (951841) (951854) (951855) (951856)

AUDITOR'S REFERENCE

LP-20-00004
LPF-21-00005

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 COP'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 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

Roger T. Beck
BY: ROGER T. BECK
ITS: SENIOR VICE PRESIDENT

Gary A. Kittleson
BY: GARY A. KITTLESON
ITS: VICE PRESIDENT

STATE OF WASHINGTON }
COUNTY OF KITTITAS } 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 14 DAY OF May, 2021.

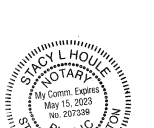


Stacy L. Houle
PRINTED NAME: Stacy L. Houle
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: May 15, 2023

STATE OF WASHINGTON }
COUNTY OF KITTITAS } 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 14 DAY OF May, 2021.



Stacy L. Houle
PRINTED NAME: Stacy L. Houle
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: May 15, 2023

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 PLATTING REGULATIONS.

DATED THIS 10th DAY OF MAY, 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 KITTITAS, 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 26 DAY OF MAY, A.D. 2021.

Mr. Edde
KITTITAS 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 KITTITAS COUNTY.

DATED THIS 28th DAY OF May, A.D. 2021.

Mr. [Signature]
KITTITAS 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 1st DAY OF June, A.D. 2021.

Joseph [Signature]
KITTITAS 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 21 DAY OF MAY, A.D. 2021.

Mr. [Signature]
KITTITAS COUNTY HEALTH SANITARIAN

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 26 DAY OF May, A.D. 2021.

Valley [Signature]
KITTITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 1st DAY OF June, A.D. 2021.

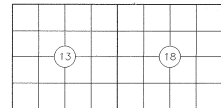
BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

[Signature] CHAIRMAN ATTEST *[Signature]* 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 KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 1st DAY OF JUNE, A.D. 2021, AT 00 MINUTES PAST 12 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 135-148, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY *[Signature]* DEPUTY COUNTY AUDITOR *[Signature]* KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202106010036

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

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DATE: 2021-05-10 JOB NO. 998-812-020-0002
DRAWN BY: C.A.F./R.F.G. SHEET 1 OF 14

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PAGE 136



NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

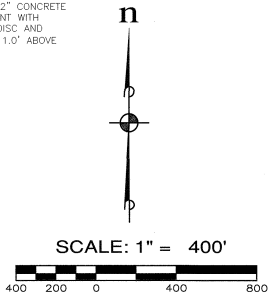
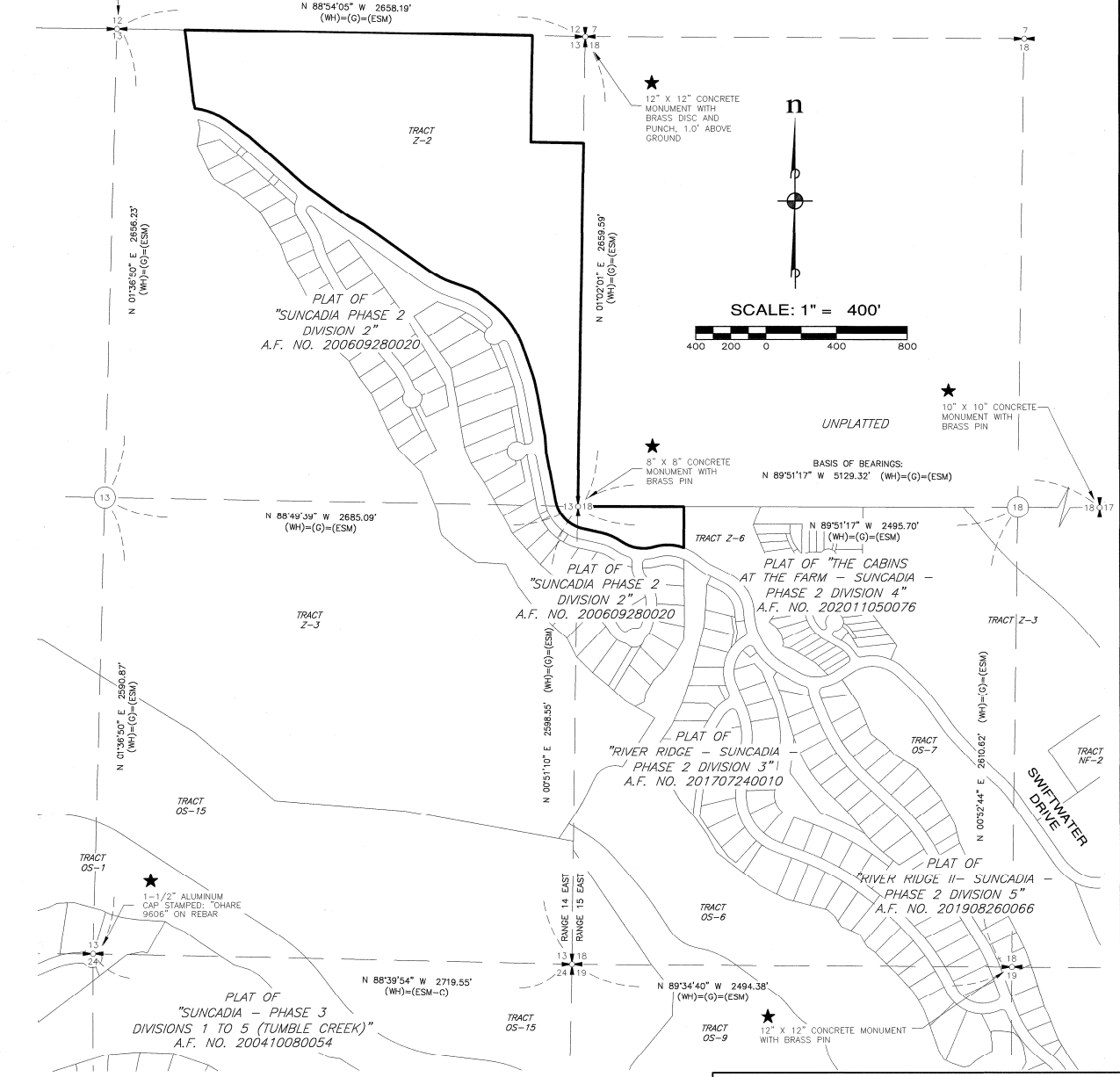
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LPF-21-00005

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★
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.
- (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.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS 'EASTON' (PID 500662) AND 'U35B' (PID 500459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.9999870387.

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-103K, LEICA TCRA 1105 PLUS, TRIMBLE S5.
- TRIMBLE RB, TOPCON GR-5 GNSS EQUIPMENT.
- FARO FOCUS S350 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 S. Higinbotham DEPUTY COUNTY AUDITOR AND Jerry Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202106010036

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DRAWN BY: C.A.F./R.F.G.	SHEET 2 OF 14

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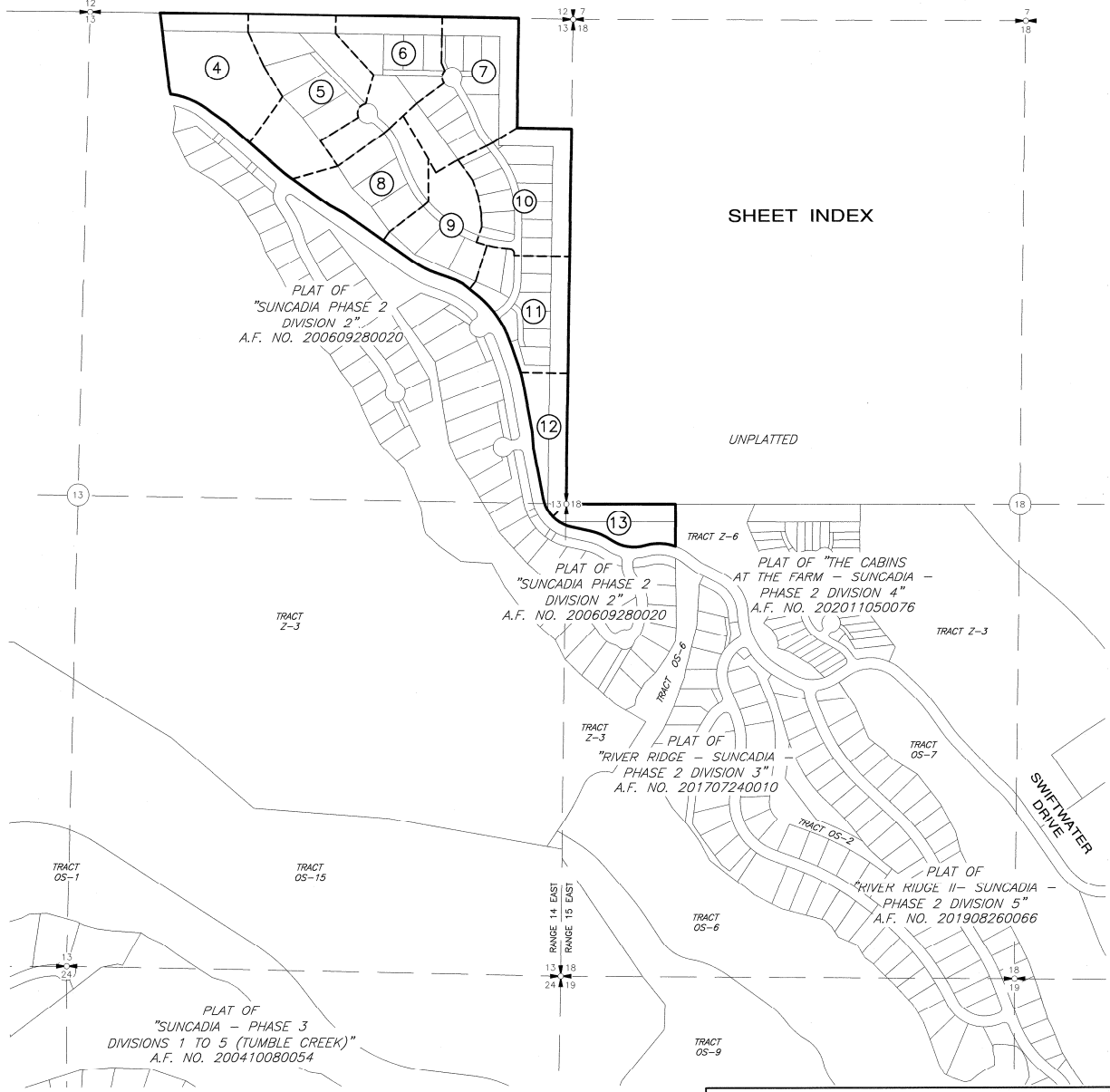
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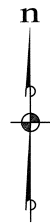
LP-20-00004
 LPF-21-00005



SHEET INDEX

LEGEND

④ SHEET NUMBER



SCALE: 1" = 400'



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BY S. Higginbotham DEPUTY COUNTY AUDITOR
Jerry Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202106010036



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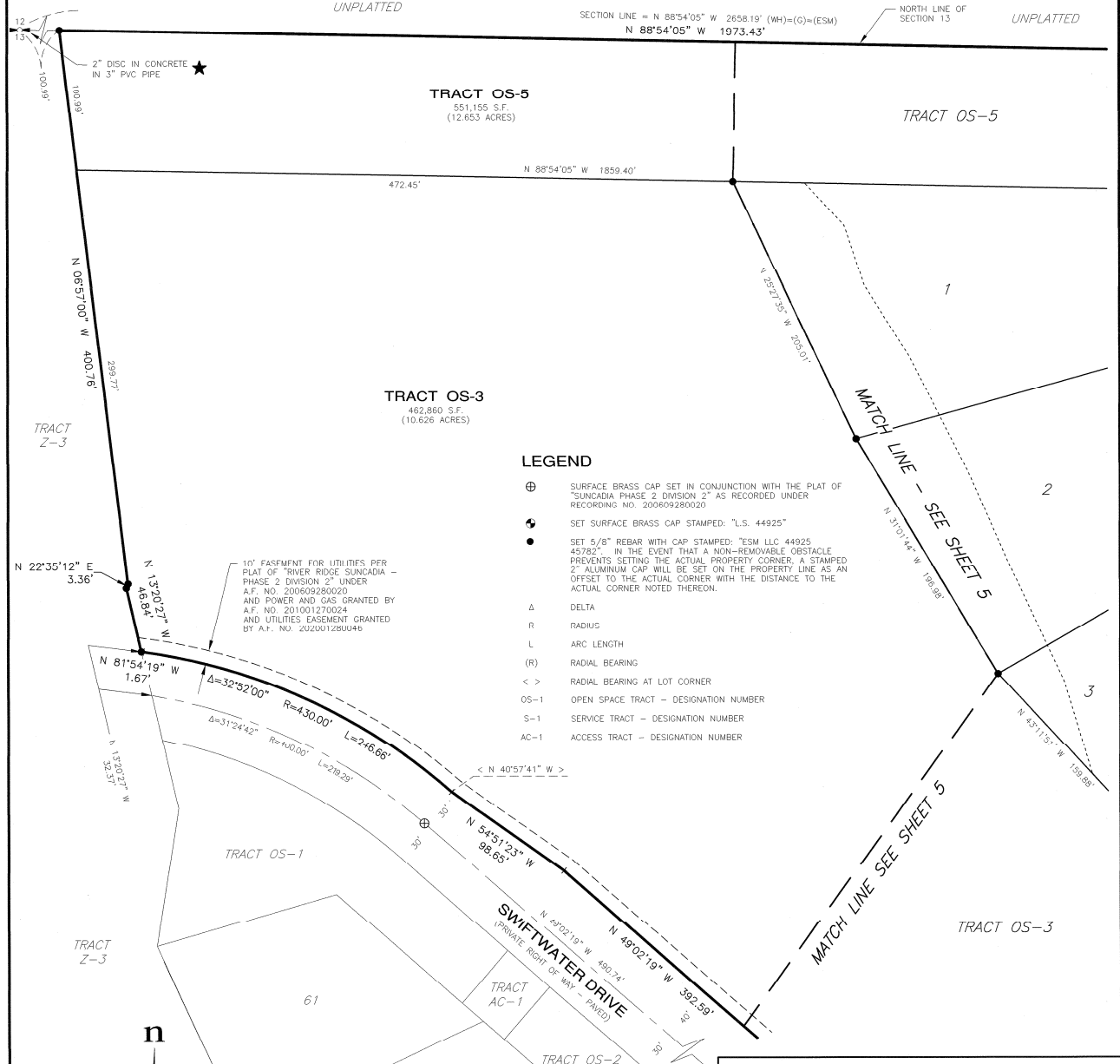
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 SUNCADIA - PHASE 2 DIVISION 6**

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LEGEND

- ⊕ SURFACE BRASS CAP SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA PHASE 2 DIVISION 2" AS RECORDED UNDER RECORDING NO. 200809280020
- ⊙ 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
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- S-1 SERVICE TRACT - DESIGNATION NUMBER
- AC-1 ACCESS TRACT - DESIGNATION NUMBER

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By: *S. Algenbold* DEPUTY COUNTY AUDITOR
Jerry Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202106010036



ESM CONSULTING ENGINEERS L.L.C.
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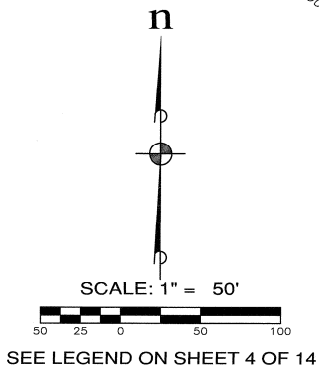
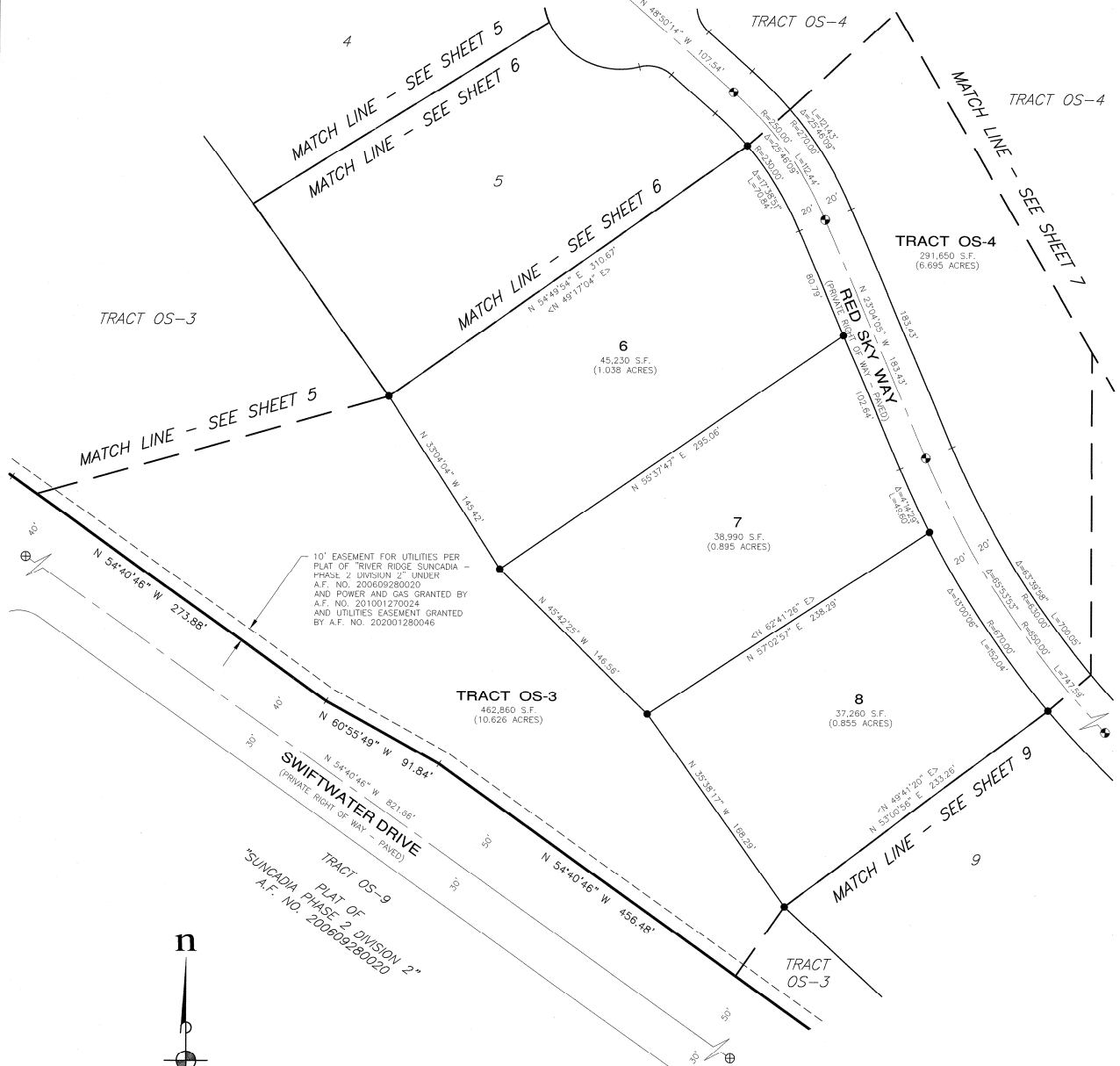
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 BY S. Higginbotham DEPUTY COUNTY AUDITOR
Jerry Pettit KITTITAS COUNTY AUDITOR
 AUDITOR'S REFERENCE: 202106010036



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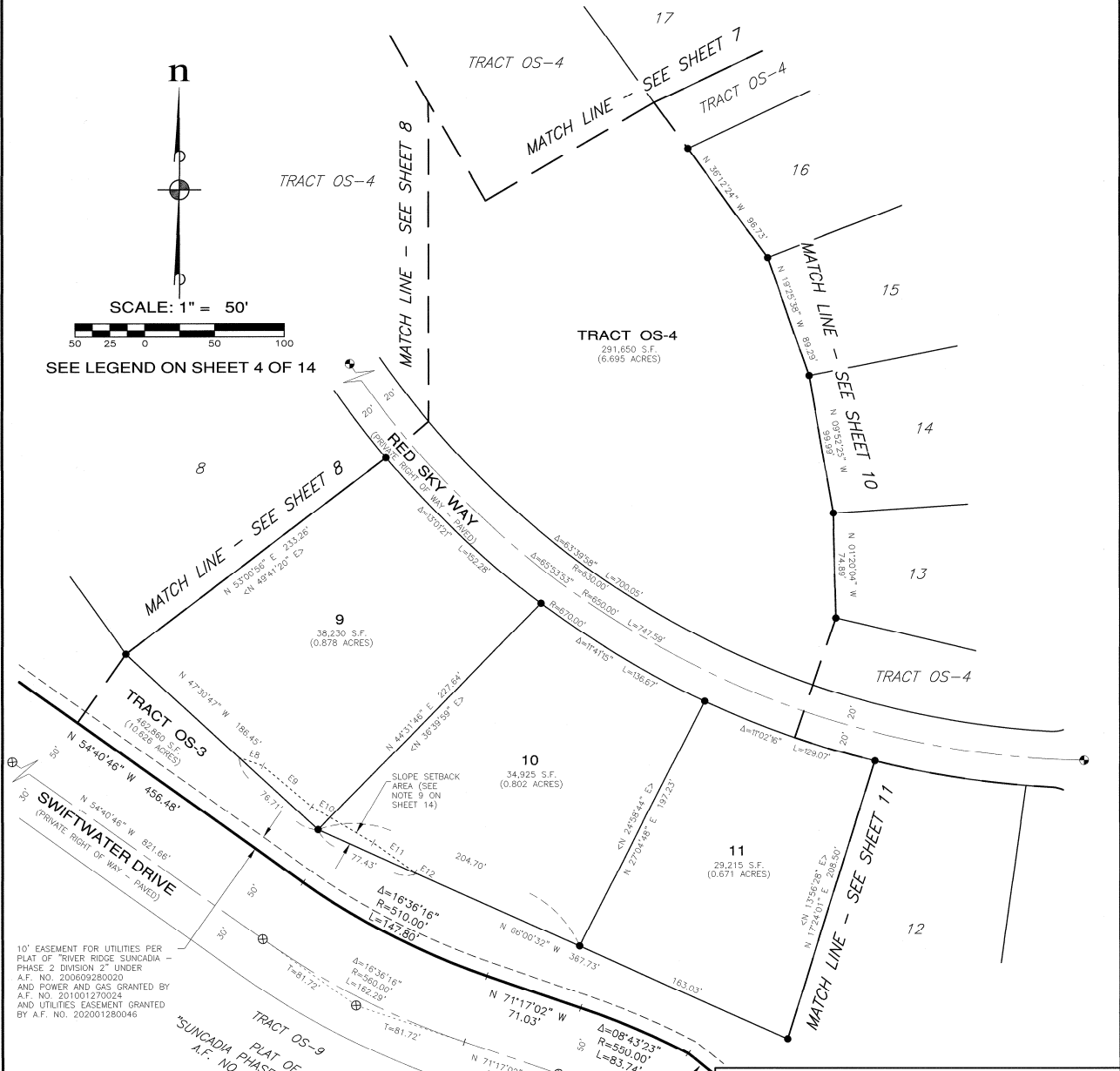
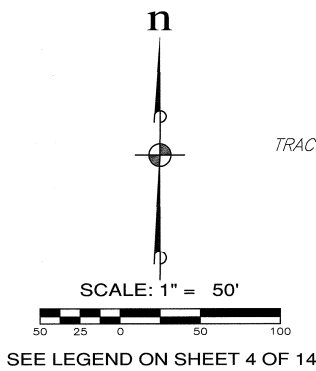
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10' EASEMENT FOR UTILITIES PER PLAT OF "RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 2" UNDER A.F. NO. 200609280020 AND POWER AND GAS GRANTED BY A.F. NO. 201001270024 AND UTILITIES EASEMENT GRANTED BY A.F. NO. 202001280046

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	50.70
E11	N 54°48'28" W	36.79
E12	N 53°18'57" W	1.73

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 BY S. Higgins DEPUTY COUNTY AUDITOR
Jerry Pettit KITITAS COUNTY AUDITOR
 AUDITOR'S REFERENCE: 202106010036



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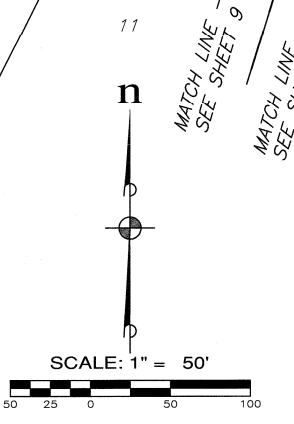
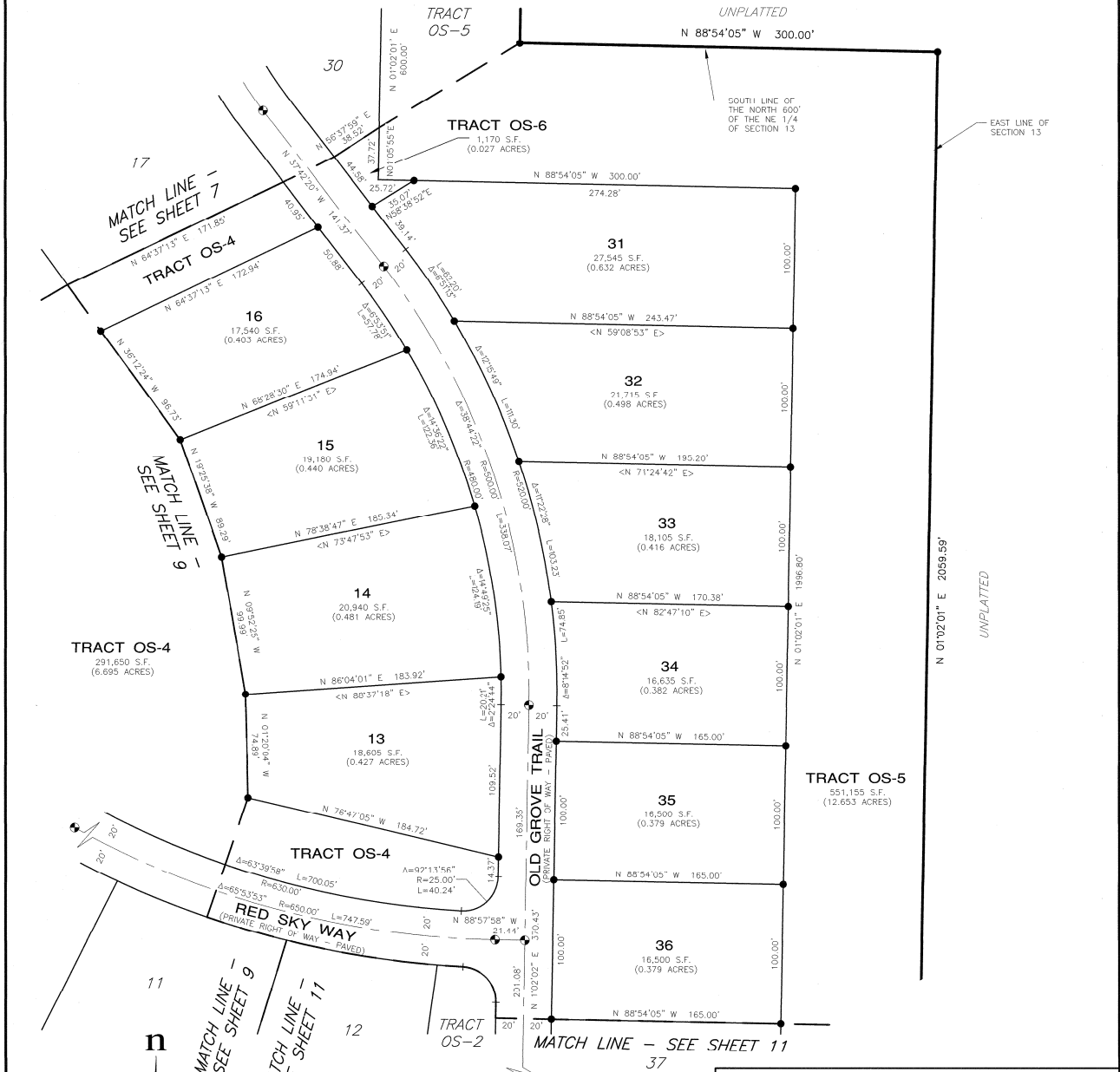
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Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
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DRAWN BY: C.A.F./R.F.G.		SHEET 10 OF 14

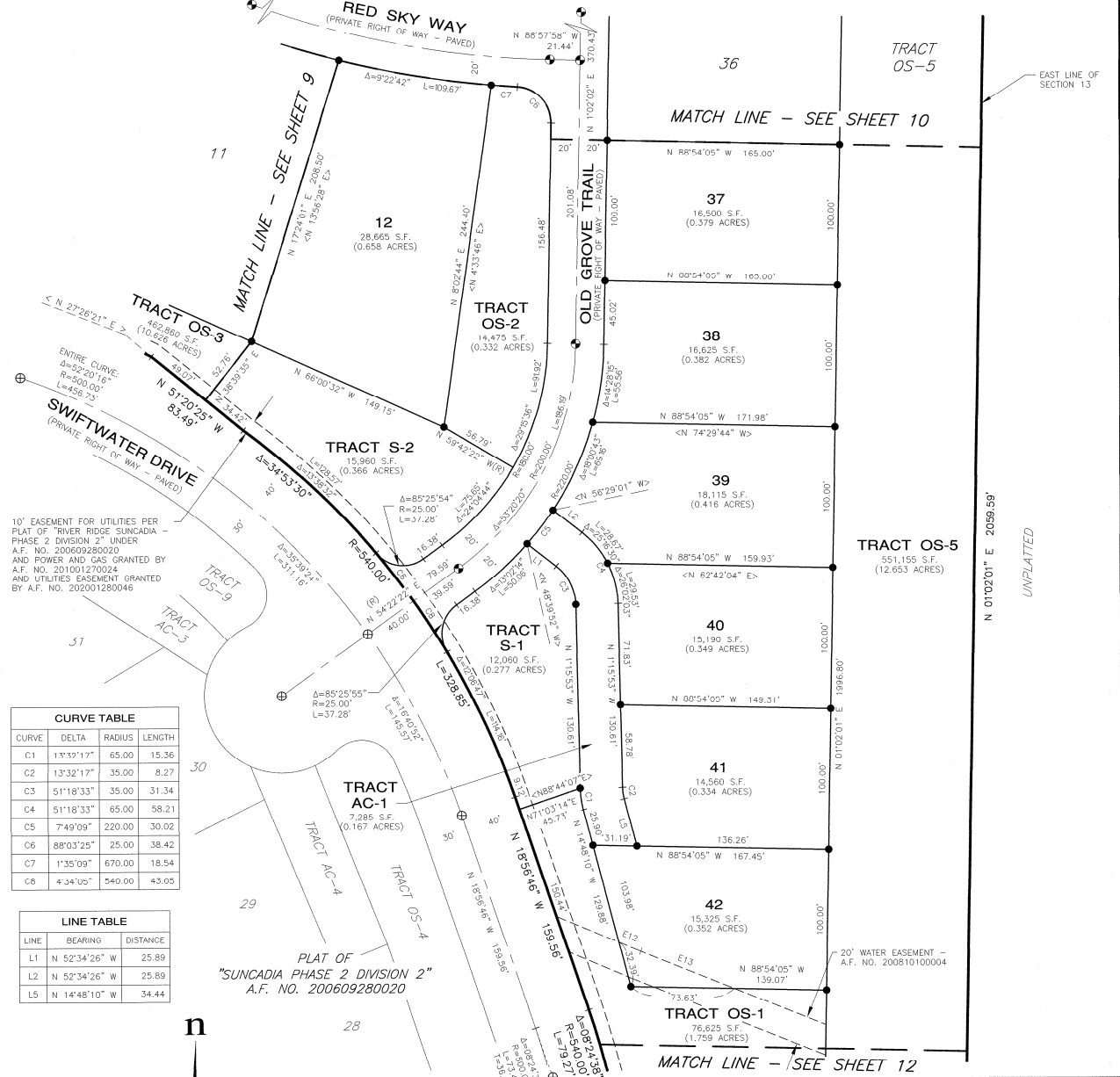
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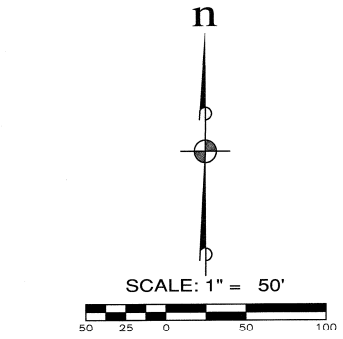


10' EASEMENT FOR UTILITIES PER
 PLAT OF "RIVER RIDGE SUNCADIA -
 PHASE 2 DIVISION 2" UNDER
 A.F. NO. 20060928020
 AND POWER AND GAS GRANTED BY
 A.F. NO. 20100127024
 AND UTILITIES EASEMENT GRANTED
 BY A.F. NO. 202001280046

CURVE	DELTA	RADIUS	LENGTH
C1	1°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°49'09"	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	43.03

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



SEE LEGEND ON SHEET 4 OF 14

LINE	BEARING	DISTANCE
E12	N 67°15'26" W	16.82
E13	N 68°26'30" W	71.37



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS.
 THIS 12 DAY OF JUNE A.D. 2021 AT 00 MINUTES PAST
12 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON
 PAGES 135-138 RECORDS OF KITTITAS COUNTY, WASHINGTON.

By: S. Haggitt Deputy County Auditor
Jerry Pettit Kittitas County Auditor
 AUDITOR'S REFERENCE: 202106010036

ESM CONSULTING ENGINEERS LLC
 33400 8th Ave. S. #205
 Federal Way, WA 98003
 FEDERAL WAY (203) 838-6113
 EVERETT (425) 297-9900
 www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-05-10	JOB NO. 998-812-020-0002	
DRAWN BY: C.A.F./R.F.G.	SHEET 11 OF 14	

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Page 146



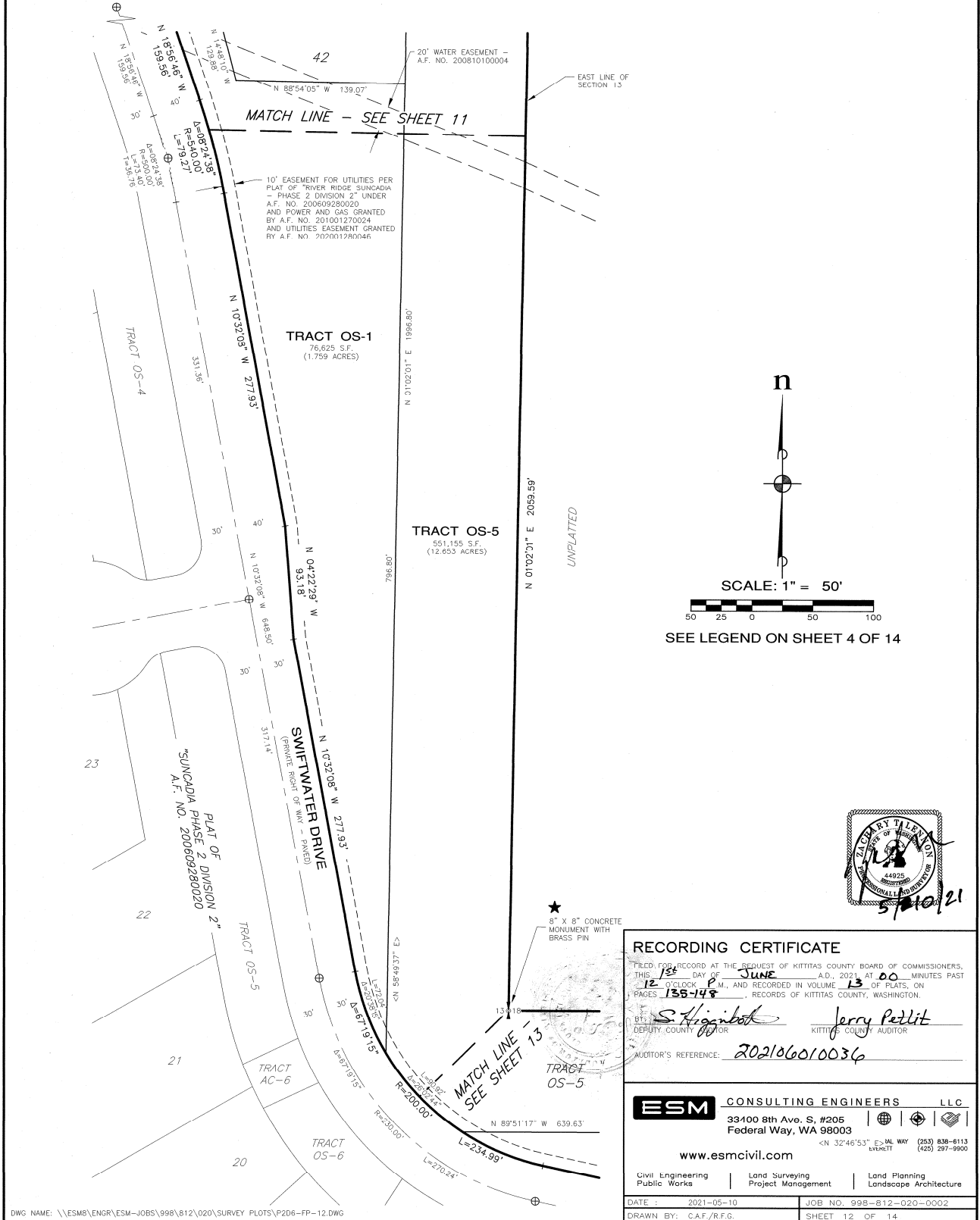
AUDITOR'S REFERENCE

**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

LP-20-00004
LPF-21-00005

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



DWG NAME: \\ESM\ENGR\ESM-JOBS\998\812\020\SURVEY PLOTS\P206-FP-12.DWG

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS 13TH DAY OF JUNE A.D., 2021, AT 00 MINUTES PAST
12 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 135-148, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: *S. Higginbotham* DEPUTY COUNTY CLERK
Jerry Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202106010036



ESM CONSULTING ENGINEERS LLC
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Federal Way, WA 98003
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<N 32°46'53" E> 341.54' WAY EVERETT (253) 838-6113 (425) 297-9900

DATE :	2021-05-10	JOB NO. 998-812-020-0002
DRAWN BY:	C.A.F./R.F.G.	SHEET 12 OF 14

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PAGE 147

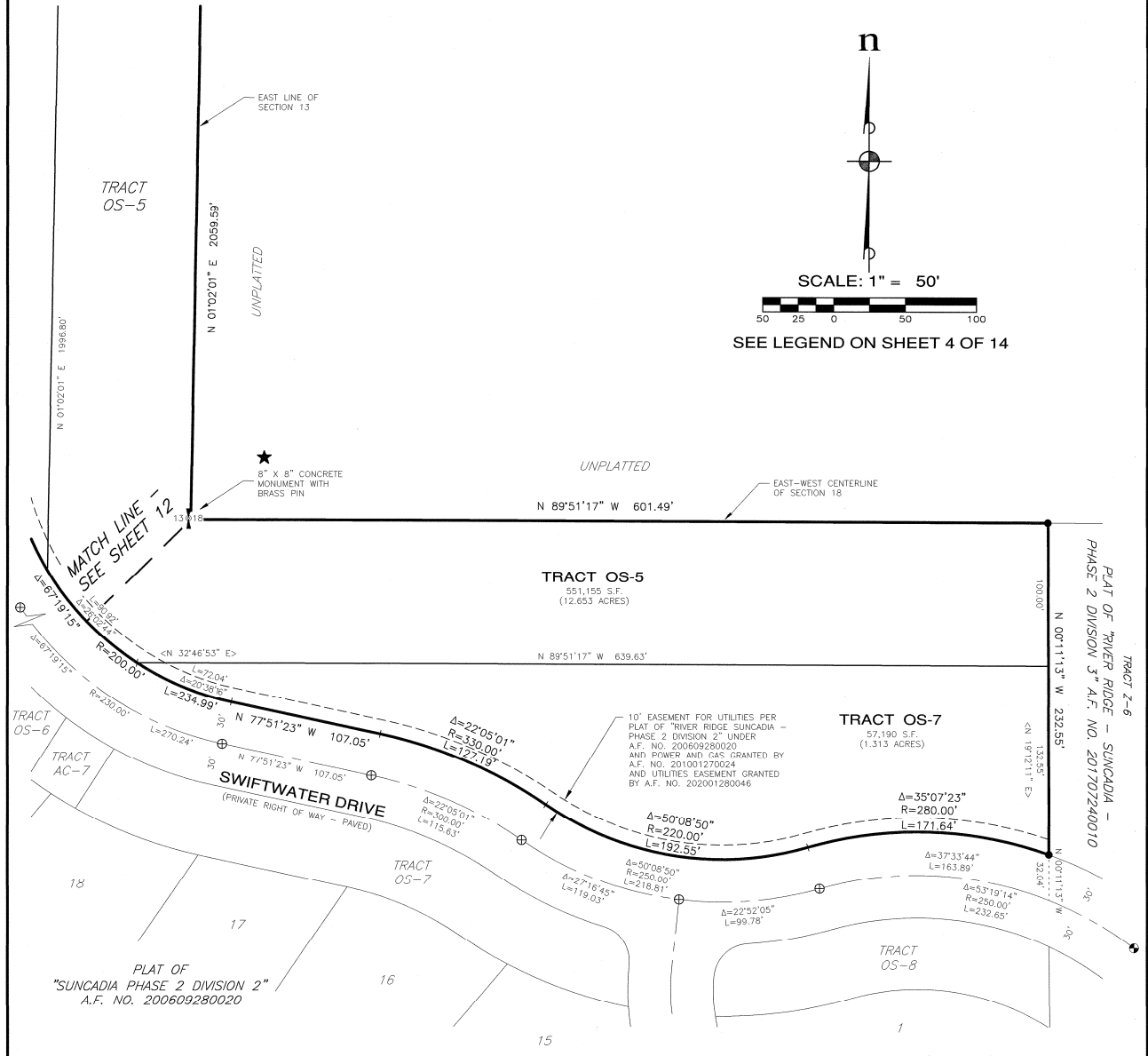
**NELSON RIDGE
SUNCADIA - PHASE 2 DIVISION 6**

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, 20-14-13050-0094, 20-14-13050-0095 AND 20-14-13050-0096

AUDITOR'S REFERENCE

LP-20-00004
LPF-21-00005



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

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

RECORDING CERTIFICATE

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THIS 12th DAY OF JUNE A.D. 2021 AT 00 MINUTES PAST
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PAGES 135-148, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY S. Hignat DEPUTY COUNTY AUDITOR
Jerry Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202106010036



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NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

AUDITOR'S REFERENCE

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KITITAS COUNTY, WASHINGTON

LP-20-0004
LPF-21-00005

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

EASEMENTS AND NOTES

- TRACT Z-2 OF THE PLAT OF "SUNCADIA PHASE 2, DIVISION 2" AS RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 20060920020, 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 10' 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 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 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 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 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, 2009, 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 ("CCRS") 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 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.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS 15th DAY OF JUNE, A.D., 2021, AT 00 MINUTES PAST
12 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 135-148, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY S. Nigibid DEPUTY COUNTY AUDITOR
Jerry Pettit KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202106010036



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