



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## FINAL PLAT APPLICATION

Please type or print clearly in ink. Attach additional sheets as necessary. The following items must be attached to the application packet at intake or the application will not be accepted. Pursuant to RCW 58.17.140 "Final plats and short plats shall be approved, disapproved, or returned to the applicant within thirty days from the date of filing thereof, unless the applicant consents to an extension of such time period;" therefore Kittitas County must have all of the required attachments to accept the final plat/short plat for review to meet the required timeframes. For plats that require the Board of County Commissioners (BOCC) signature, all documents must be uploaded for consideration approximately one (1) week in advance of the BOCC Agenda Session Meeting. This leaves three (3) weeks from the date of applicant submittal for County Staff to review and sign the plat.

### REQUIRED ATTACHMENTS

- One paper copy of Final Plat drawings meeting all final drawing requirements (reference KCC Title 16 Subdivision Code for plat drawing requirements) and RCW Title 58 along with WAC 332-130.
  - May be submitted on polyester film, however please note these may need to be reprinted based on staff review (this is not required for initial review)
- Project Condition Compliance Document that responds in writing as to how each condition of preliminary approval has been met, including supporting documentation as necessary (Example Attached).
- If this is a plat associated with a Planned Unit Development, the Final Development Plan must be approved through Resolution by the BOCC prior to submittal for final plat/short plat review.
- Recent Title Report, within 90 days of final plat submittal.
- Lot Line Closures
- Proof of water sufficient to meet Kittitas County Department of Environmental Health requirements.
- Any other items specifically required by conditions of preliminary approval.

### APPLICATION FEES:

\$960.00	Kittitas County Community Development Services (KCCDS) Final Plat Fee
\$295.00	Kittitas County Environmental Health Final Plat Fee
\$1,215.00*	Kittitas County Public Works Final Plat Fee
<b>\$2,470.00</b>	<b>Total fees due for final plat processing</b>
*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.	
<b>FOR STAFF USE ONLY</b>	

Application Received By (CDS Staff Signature): 	DATE: 7/21/21	RECEIPT # CD21-02524	
Planner Intake Signature (required for submittal): 	7/21/2021		

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 06-01-2021

**GENERAL APPLICATION INFORMATION**

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Swiftwater Cellars Properties LLC  
Mailing Address: P.O. Box 492  
City/State/ZIP: Roslyn, WA 98941  
Day Time Phone: 509-674-6555  
Email Address: donwatts@garnetledge.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Jeff Hansell  
Mailing Address: 411 Swiftwater Blvd., Suite 115  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 509-572-7721  
Email Address: jeff@swiftwatercustomhomes.com

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: Dustin Pierce  
Mailing Address: 407 Swiftwater Blvd.  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 509-674-7433  
Email Address: dpierce@encompasses.net

4. **Street address of property:**

Address: 301 Rope Rider Dr.  
City/State/ZIP: Cle Elum, WA 98922

5. **Tax parcel number(s):** 21909

6. **Project File Name (at time of preliminary review):** Suncadia Winemakers Cabins

7. **Project File Number (at time of preliminary review):** LP-20-00002

8. **Preliminary Approval Date:** 2/16/2021

9. **Preliminary Approval Resolution Number** 2021-025

10. **Final Development Plan Resolution Number (only if this applies):** \_\_\_\_\_

11. **Development Agreement Ordinance Number (only if this applies):** \_\_\_\_\_

**AUTHORIZATION**

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

**Signature of Authorized Agent:**  
**(REQUIRED if indicated on application)**

**Date:**

X



7/6/21

**Signature of Land Owner of Record**  
**(Required for application submittal):**

**Date:**

X

\_\_\_\_\_

\_\_\_\_\_

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

Date:

X



7/6/21

Signature of Land Owner of Record  
(Required for application submittal)

Date:

X



7/6/2021

# Letter of Transmittal



**Western Washington Division**  
 165 NE Juniper St., Suite 201, Issaquah, WA 98027  
 Tel (425) 392-0250

**Eastern Washington Division**  
 407 Swiftwater Blvd., Cle Elum, WA 98922  
 Tel (509) 674-7433

To: Kittitas County CDS

Date: 07-21-2021

Job No. 131203

Attn:

Re: Winemakers Cabins

**WE ARE SENDING YOU**     Attached     Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
1	7/21/2021	4	Final Plat Application & Fee
1	7/21/2021	3	Compliance Document
1	7/21-2021	9	Subdivision Guarantee
1	7-2-2021	45	Lot Line Closures
1	6-13-2021	2	Proof of Water and Sewer
1	6-9-2021	4	Transfer Notice
1	7/2021	6	Final Plat Drawings

**THESE ARE TRANSMITTED as checked below:**

- For approval                       Approved as submitted                       Resubmit \_\_\_\_ copies for approval                       For signature
- For your use                       Approved as noted                       Submit \_\_\_\_ copies for distribution
- As requested                       Returned for corrections                       Return \_\_\_\_ corrected prints
- For review and comment \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_                       PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature: *Mouie Lopez*

Title: Office Administrator



Kittitas County CDS

Copy to: File

**SUNCADIA WINEMAKER'S CABINS (LP-20-00002)  
COMPLIANCE DOCUMENT**

DATE OF COMMENT	NAME/AGENCY	CONDITIONS	APPLICANT RESPONSE	STAFF REVIEW
2/16/2021	Board of County Commissioners Preliminary Plat Approval			
		<b>Item 1:</b> The project shall proceed in substantial conformance with the plans and application materials on file dated September 8, 2020 except as amended by the conditions herein.	Noted; applicant shall comply	
		<b>Item 2:</b> The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.	Noted; applicant shall comply	
		<b>Item 3:</b> This application is subject to the latest revision of the MountainStar Development Agreement. The MountainStar Conceptual Master Plan, Environmental Impact Statement, General Site Plans and Site Development Plans which govern development within the Master Planned Resort.	Noted	
		<b>Item 4:</b> It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.	Noted; Applicant shall obtain Treasurer's signature prior to recording final plat	
		<b>Item 5:</b> Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.	Closure reports are attached	
		<b>Item 6:</b> The Final Plat shall meet all requirements of applicable law as defined in the Development Agreement.	Noted; applicant shall comply	
		<b>Item 7:</b> The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.	Noted; applicant shall comply	

**RECEIVED**  
JUL 21 2021

**SUNCADIA WINEMAKER'S CABINS (LP-20-00002)  
COMPLIANCE DOCUMENT**

DATE OF COMMENT	NAME/AGENCY	CONDITIONS	APPLICANT RESPONSE	STAFF REVIEW
		<b>Item 8:</b> All development, design and construction shall comply with all applicable laws as defined in the Development Agreement.	Noted, applicant shall comply	
		<b>Item 9:</b> New Private Road Names will be required to complete a private road naming application prior to final approval.	Noted; applicant shall comply	
		<b>Item 10:</b> The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.	Noted; applicant shall comply	
		<b>Item 11:</b> Civil Plans will be reviewed and approved as submitted prior to final plat approval in accordance with the Development Agreement.	See civil plans approved July 15, 2021	
		<b>Item 12:</b> A stormwater plan prepared by a licensed professional engineer in the State of Washington is required to be submitted with roadway engineering.	See civil plans approved July 15, 2021	
		<b>Item 13:</b> Required Infrastructure and Utilities, as defined in the Development Agreement, shall be installed and completed or bonded or other financial guaranties or accommodations made for their completion prior to final plat approval of each subphase.	Applicant has secured a bond for improvements	
		<b>Item 14:</b> Timing of Improvements: Per the Suncadia 2009 Development Agreement section 5.3 Infrastructure, Surety Bonding or Other Assurances. Infrastructure identified by Trendwest in an approved Site Development Plan must be provided and available for use before the issuance of the first certificate of occupancy for Master Planned Resort Accommodation Units included with such plan. For purposes of final plat	Applicant has secured a bond for improvements	

**SUNCADIA WINEMAHER'S CABINS (LP-20-00002)  
COMPLIANCE DOCUMENT**

DATE OF COMMENT	NAME/AGENCY	CONDITIONS	APPLICANT RESPONSE	STAFF REVIEW
		approval or issuance of building permits, infrastructure may be guaranteed through surety bonding or other financial assurance device acceptable to the County. The estimated costs of providing all such guaranteed Infrastructure shall be reviewed and approved by the County Public Works Director or designee. Surety bonding or other financial device provided to the County shall be in an amount equal to at least 110% of such estimated costs as determined by Trendwest's architects and engineers.		
		<b>Item 15:</b> Water availability certificates shall be provided by Suncadia Water System LLC for each of the 24 lots created by this subdivision.	Noted; applicant shall comply	
		<b>Item 16:</b> All Cultural resources shall be handled as identified in Exhibit F-1, C-21-23 of the Development Agreement. Please see index #34 of the index file for this proposal (LP-20-00002).	Noted, applicant shall comply	



# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46840381

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any inaccuracy of the assurances set forth in Schedule A.

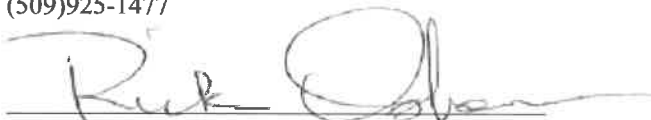
1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: August 31, 2020

Issued by:

AmeriTitle, LLC  
101 W Fifth Ave.  
Ellensburg, WA 98926  
(509)925-1477



Authorized Signer

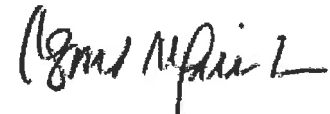
*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-46840381

CHICAGO TITLE INSURANCE COMPANY

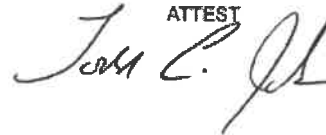


By:



President

ATTEST



Secretary

**RECEIVED**  
JUL 21 2021

Kittitas County CDS

# SUBDIVISION GUARANTEE UPDATED

Order No.: 303444AM

Guarantee No.: 72156-46840381

Dated: June 3, 2021 at 7:30 A.M.

Liability: \$1,000.00

Fee: \$350.00

Tax: \$29.05

Assured: Swiftwater Cellars Properties, LLC, a Washington limited liability company

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract CC-1C of that certain Survey as recorded December 18, 2020, in Book 43 of Surveys, pages 96 through 98, under Auditor's File No. 202012180065, records of Kittitas County, Washington; being a portion of Tracts CC-1, G-2, G-5 and S-2, of SUNCADIA PHASE I, DIVISION 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 94 through 120, in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Swiftwater Cellars Properties, LLC, a Washington limited liability company

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 303444AM  
Policy No: 72156-46840381

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$51,896.50  
Tax ID #: 21909  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$25,948.25  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$25,948.25  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021

7. Any Suncadia Community Council unpaid assessments or charges, and liability to further assessments or charges, for which lien may have arisen (or may arise), as imposed by Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, recorded July 20, 2004, under Auditor's File No. 200407200038.
8. Assessments for Community Enhancement as set forth in Second Amended and Restated Covenant recorded July 20, 2004, under Auditor's File No. 200407200039, in the amount of 0.5% of the gross purchase price payable upon any transfer of ownership, unless the transfer is exempt as provided in said covenant.
9. Assessments as set forth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016.
10. Any Suncadia Commercial Owner's Association unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), as imposed by Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Commercial Properties, recorded July 30, 2009, under Auditor's File No. 200907300008.
11. The provisions contained in Instrument from Plum Creek Timber Company, L.P., a Delaware Limited Partnership, to Jeld-Wen, Inc., an Oregon corporation,  
Recorded: October 11, 1996,  
Instrument No.: 199610110015.

As follows: "Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. 521473, as such reservation was modified by the certain Partial Waiver of Surface Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028."

12. Agreement and the terms and conditions contained therein  
Between: Kittitas County, a Washington municipal corporation  
And: Suncadia LLC, a Delaware limited liability company  
Purpose: Amended and Restated Development Agreement  
Recorded: April 16, 2009  
Instrument No.: 200904160090

Said document amends and restates the 2000 Agreement recorded October 24, 2000 under Kittitas County Auditor's File No. 200010240006.

Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. 200906120039.

13. Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016.

14. Amended and Restated Declaration of Covenants and Easements for Suncadia Community Improvements, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 20, 2004  
Instrument No.: 200407200038

Said document "is made for the purpose of amending and restating in its entirety" documents recorded under Auditor's File No.'s 200308210007, 200311180020 and 200401080027.

Modification(s) of said covenants, conditions and restrictions

Recorded: May 4, 2005  
Instrument No: 200505040003

15. Second Amended and Restated Covenant for Community Enhancement of Suncadia, including the terms and provisions thereof, recorded July 20, 2004, under Auditor's File No. 200407200039.

This covenant amends and restates in its entirety the covenant originally recorded under Auditor's File No. 200311180019 and Amendment recorded under Auditor's File No. 200402170064.

Modification(s) of said covenants, conditions and restrictions

Recorded: October 27, 2006  
Instrument No: 200610270011

Further modifications of said covenants, conditions and restrictions

Recorded: July 30, 2009  
Instrument No.: 200907300006

Note: Amended Supplements One through Fourteen do not affect the subject property.

16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Suncadia Phase I, Division 3,

Recorded: May 4, 2005  
Book: 9 of Plats Pages: 94 through 120  
Instrument No.: 200505040001

Matters shown:

- a) Notes 1 through 9 thereon
- b) Dedication thereon
- c) Easements as shown thereon

17. Amendment of Utility Easement, including the terms and provisions thereof, recorded July 30, 2009, under Auditor's File No. 200907300003 to relocate easements to the lot lines as adjusted by survey recorded June 15, 2009, in Book 36 of Surveys, pages 120 and 121, under Auditor's File No. 200906150001.

Second Amendment of Utility Easement recorded February 5, 2018, under Auditor's File No. 201802050012.

Third Amendment of Utility Easement recorded April 8, 2021 under Auditor's File No. 202104080042.

18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Suncadia Environmental Company, LLC, a Washington limited liability company  
Purpose: Sanitary sewer services  
Recorded: February 20, 2007  
Instrument No.: 200702200084  
  
Amendment of Sanitary Sewer Easement, and the terms and conditions thereof, dated July 16, 2009, entered into by and between Suncadia LLC, a Delaware Limited Liability Company, and Suncadia Environmental Company LLC, a Washington Limited Liability Company, recorded July 30, 2009 under Auditor's File No. 200907300005.
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Suncadia Environmental Company, LLC, a Washington limited liability company  
Purpose: Storm Drainage and Utilities  
Recorded: April 30, 2007  
Instrument No.: 200704300030  
  
Amendment of Storm Drainage Easement, and the terms and conditions thereof, dated July 16, 2009, entered into by and between Suncadia LLC, a Delaware Limited Liability Company, and Suncadia Environmental Company LLC, a Washington Limited Liability Company, recorded July 30, 2009 under Auditor's File No. 200907300004.
20. Amendment of Utility Easement, including the terms and provisions thereof, recorded July 30, 2009, under Auditor's File No. 200907300003 to relocate easements to the lot lines as adjusted by survey recorded June 15, 2009, in Book 36 of Surveys, pages 120 and 121, under Auditor's File No. 200906150001.
21. Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Commercial Properties, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: July 30, 2009  
Instrument No.: 200907300008
22. Right of first refusal in favor of Suncadia, LLC, a Delaware Limited Liability Company, and the terms and conditions thereof, as contained in Section 11 of that certain Purchase and Sale Agreement dated July 3, 2009 entered into by and between Suncadia, LLC, a Delaware Limited Liability Company, and Swiftwater Cellars Properties, LLC, a Washington Limited Liability Company, as contained in deed recorded July 30, 2009 under Auditor's File No. 200907300009.
23. Possible additional purchase price as set forth in that certain Purchase and Sale Agreement dated July 3, 2009, entered into by and between Suncadia, LLC, a Delaware Limited Liability Company, and Swiftwater Cellars Properties, LLC, a Washington Limited Liability Company, as contained in deed recorded July 30, 2009 under Auditor's File No. 200907300009.
24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Purposes of transmission, distribution and sale of electricity  
Recorded: January 27, 2010  
Instrument No.: 201001270023

25. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc.  
Purpose: Purposes of transmission, distribution and sale of electricity  
Recorded: January 27, 2010  
Instrument No.: 201001270024
26. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,  
Lessor: Swiftwater Cellars Properties, LLC, a Washington limited liability company  
Lessee: Suncadia, LLC, a Delaware limited liability company  
Disclosed by: Memorandum Commercial Building Lease  
Recorded: August 1, 2011  
Instrument No.: 201108010124  
  
Assignment of Lessee's interest in Lease  
Assignor: New Suncadia, LLC, a Delaware limited liability company  
Assignee: New Suncadia Hospitality, LLC, a Delaware limited liability company  
Recorded: May 24, 2017  
Instrument No.: 201705240030
27. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Purposes of transmission, distribution and sale of electricity  
Recorded: October 26, 2011  
Instrument No.: 201110260027
28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: August 18, 2017  
Book: 41 of Surveys, Pages: 10 through 13  
Instrument No.: 201708180022
29. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: December 18, 2020  
Book: 43 of Surveys Page: 96 through 98  
Instrument No.: 202012180065
30. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Suncadia Community Council, a Washington non-profit corporation; New Suncadia, LLC, a Delaware limited liability company and New Suncadia Hospitality, LLC, a Delaware limited liability company  
Recorded: January 5, 2021  
Instrument No.: 202101050081
31. The right of first refusal to lease/purchase disclosed by recitals set forth in document:  
Recorded: April 8, 2021  
Instrument No.: 202104080041  
In favor of: New Suncadia, LLC, a Delaware limited liability company
32. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: Transmission, distribution and sale of gas  
Recorded: May 6, 2021  
Instrument No.: 202105060005

**END OF EXCEPTIONS**



**Notes:**

- a. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tract CC-1C, Book 43 of Surveys, pages 96 through 98; Ptn of Tracts CC-1, G-2, G-5 and S-2, Book 9 of Plats, pages 94 through 120.
- b. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

**131203 LOT 25**

Point # 1						10000.000		10000.000
	S	72	44	34	E		62.750	
Point # 2						9981.384		10059.925
	S	82	22	33	E		14.780	
Point # 3						9979.424		10074.574
	S	3	26	36	W		84.960	
Point # 4						9894.617		10069.472
	S	14	45	36	W		75.110	
Point # 5						9821.985		10050.336
	N	75	14	24	W		54.440	
Point # 6						9835.855		9997.692
	S	14	45	36	W		292.000	
Radius Point # 7							9553.491	9923.299
						Delta = 18 24 0	Length = 93.773	Tangent = 47.294
	N	3	38	24	W		292.000	
Point # 8						9844.902		9904.761
	S	67	3	13	E		80.000	
Radius Point # 9							9813.712	9978.430
						Delta = 6 58 57	Length = 9.749	Tangent = 4.881
	N	60	4	16	W		80.000	
Point # 10						9853.626		9909.099
	N	29	55	44	E		92.750	
Point # 11						9934.007		9955.374
	N	60	4	16	W		165.000	
Radius Point # 12							10016.330	9812.378
						Delta = 13 34 15	Length = 39.081	Tangent = 19.632
	S	73	38	31	E		165.000	
Point # 13						9969.860		9970.698
	S	60	4	16	E		14.770	
Point # 14						9962.490		9983.499
	N	29	55	44	E		10.020	
Point # 15						9971.174		9988.498

N	60	4	16	W	109.000		
Radius Point # 16					10025.557		9894.034
		Delta = 16 21 52				Length = 31.132	Tangent = 15.673
S	76	26	8	E	109.000		

---

Point # 17	9999.992	9999.993
------------	----------	----------

---

AREA = 18,673.34 sf (.4287 acres)  
 LENGTH = 409.58  
 NORTHING ERROR = -0.008                      EASTING ERROR = -0.007  
 LINEAR ERROR = S 40 42 54 W 0.010

JUL - 2 2021

131203 LOT 25

Point # 1						10000.000		10000.000
	S	72	44	34	E		62.750	
Point # 2						9981.384		10059.925
	S	82	22	33	E		14.780	
Point # 3						9979.424		10074.574
	S	3	26	36	W		84.960	
Point # 4						9894.617		10069.472
	S	14	45	36	W		75.110	
Point # 5						9821.985		10050.336
	N	75	14	24	W		54.440	
Point # 6						9835.855		9997.692
	S	14	45	36	W		292.000	
Radius Point # 7							9553.491	9923.299
					Delta = 18 24 0		Length = 93.773	Tangent = 47.294
	N	3	38	24	W		292.000	
Point # 8						9844.902		9904.761
	S	67	3	13	E		80.000	
Radius Point # 9							9813.712	9978.430
					Delta = 6 58 57		Length = 9.749	Tangent = 4.881
	N	60	4	16	W		80.000	
Point # 10						9853.626		9909.099
	N	29	55	44	E		92.750	
Point # 11						9934.007		9955.374
	N	60	4	16	W		165.000	
Radius Point # 12							10016.330	9812.378
					Delta = 13 34 15		Length = 39.081	Tangent = 19.632
	S	73	38	31	E		165.000	
Point # 13						9969.860		9970.698
	S	60	4	16	E		14.770	
Point # 14						9962.490		9983.499
	N	29	55	44	E		10.020	
Point # 15						9971.174		9988.498

N	60	4	16	W	109.000		
Radius Point # 16					10025.557	9894.034	
		Delta = 16 21 52			Length = 31.132	Tangent = 15.673	
S	76	26	8	E	109.000		

---

Point # 17	9999.992	9999.993
------------	----------	----------

---

AREA = 18,673.34 sf (.4287 acres)  
 LENGTH = 409.58  
 NORTHING ERROR = -0.008                      EASTING ERROR = -0.007  
 LINEAR ERROR = S 40 42 54 W 0.010

JUL - 2 2021

131203 LOT 1

---

Point # 1						10000.000		10000.000
	N	10	0	4	E		95.990	
<hr/>								
Point # 2						10094.531		10016.670
	S	79	59	56	E		39.000	
<hr/>								
Point # 3						10087.758		10055.078
	S	10	0	4	W		96.060	
<hr/>								
Point # 4						9993.158		10038.395
	N	79	53	56	W		39.000	
<hr/>								
Point # 5						9999.998		10000.000

---

AREA = 3,745.01 sf (.0860 acres)

LENGTH = 270.05

NORTHING ERROR = -0.002

EASTING ERROR = +0.000

LINEAR ERROR = S 8 14 25 W 0.002

131203 LOT 2

---

Point # 1						10000.000		10000.000
	S	79	59	56	E		34.000	
Point # 2						9994.095		10033.483
	S	10	0	4	W		96.120	
Point # 3						9899.436		10016.790
	N	79	53	56	W		34.000	
Point # 4						9905.399		9983.317
	N	10	0	4	E		96.060	
Point # 5						9999.999		10000.000

---

AREA = 3,267.07 sf (.0750 acres)

LENGTH = 260.18

NORTHING ERROR = -0.001

EASTING ERROR = +0.000

LINEAR ERROR = S 5 30 25 W 0.001

JUL - 1 2021

131203 LOT 3

---

Point # 1						10000.000		10000.000
	S	79	59	56	E		34.000	
Point # 2						9994.095		10033.483
	S	10	0	4	W		96.660	
Point # 3						9898.904		10016.697
	N	73	20	51	W		4.170	
Point # 4						9900.099		10012.702
	N	79	53	56	W		29.860	
Point # 5						9905.336		9983.304
	N	10	0	4	E		96.120	
Point # 6						9999.996		9999.997

---

AREA = 3,270.42 sf (.0751 acres)

LENGTH = 260.81

NORTHING ERROR = -0.004

EASTING ERROR = -0.003

LINEAR ERROR = S 31 8 24 W 0.005

JUL - 1 2021



131203 LOT 4

---

Point # 1						10000.000		10000.000
	S	79	59	56	E		34.000	
<hr/>								
Point # 2						9994.095		10033.483
	S	79	41	42	E		13.530	
<hr/>								
Point # 3						9991.675		10046.795
	S	13	20	30	W		101.610	
<hr/>								
Point # 4						9892.807		10023.348
	N	73	20	51	W		41.890	
<hr/>								
Point # 5						9904.812		9983.215
	N	10	0	4	E		96.660	
<hr/>								
Point # 6						10000.003		10000.001

---

AREA = 4,422.89 sf (.1015 acres)

LENGTH = 287.69

NORTHING ERROR = +0.003

EASTING ERROR = +0.001

LINEAR ERROR = N 26 39 57 E 0.003

131203 LOT 5

---

Point # 1						10000.000		10000.000
	S	79	41	42	E		13.530	
Point # 2						9997.580		10013.312
	S	73	24	23	E		34.000	
Point # 3						9987.870		10045.896
	S	16	35	37	W		102.970	
Point # 4						9889.188		10016.489
	N	73	20	51	W		41.680	
Point # 5						9901.132		9976.558
	N	13	20	30	E		101.610	
Point # 6						10000.000		10000.005

---

AREA = 4,581.84 sf (.1052 acres)

LENGTH = 293.79

NORTHING ERROR = +0.000

EASTING ERROR = +0.005

LINEAR ERROR = S 88 36 26 E 0.005

131203 LOT 6

---

Point # 1						10000.000		10000.000
	S	73	24	23	E		34.000	
Point # 2						9990.290		10032.584
	S	16	35	37	W		103.000	
Point # 3						9891.580		10003.169
	N	73	20	51	W		34.000	
Point # 4						9901.323		9970.595
	N	16	35	37	E		102.970	
Point # 5						10000.005		10000.001

---

AREA = 3,501.40 sf (.0804 acres)

LENGTH = 273.97

NORTHING ERROR = +0.005

EASTING ERROR = +0.001

LINEAR ERROR = N 16 48 6 E 0.005

131203 LOT 7

---

Point # 1						10000.000		10000.000
	N	16	35	37	E		103.000	
<hr/>								
Point # 2						10098.711		10029.415
	S	73	24	23	E		34.000	
<hr/>								
Point # 3						10089.001		10061.999
	S	16	35	37	W		103.040	
<hr/>								
Point # 4						9990.252		10032.573
	N	73	20	51	W		34.000	
<hr/>								
Point # 5						9999.995		9999.999

---

AREA = 3,502.77 sf (.0804 acres)

LENGTH = 274.04

NORTHING ERROR = -0.005

EASTING ERROR = -0.001

LINEAR ERROR = S 16 23 24 W 0.005

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131203 LOT 8

---

Point # 1						10000.000		10000.000
	N	16	35	37	E		103.040	
<hr/>								
Point # 2						10098.749		10029.426
	S	73	24	23	E		34.000	
<hr/>								
Point # 3						10089.039		10062.010
	S	76	48	3	E		19.360	
<hr/>								
Point # 4						10084.618		10080.859
	S	23	17	25	W		104.940	
<hr/>								
Point # 5						9988.230		10039.367
	N	73	20	51	W		41.090	
<hr/>								
Point # 6						10000.005		10000.000

---

AREA = 4,869.22 sf (.1118 acres)

LENGTH = 302.43

NORTHING ERROR = +0.005

EASTING ERROR = +0.000

LINEAR ERROR = N 0 21 21 E 0.005

131203 LOT 9

---

Point # 1						10000.000		10000.000
	N	23	17	25	E		104.940	
Point # 2						10096.389		10041.492
	S	76	48	3	E		19.360	
Point # 3						10091.968		10060.341
	S	58	43	41	E		34.000	
Point # 4						10074.319		10089.401
	S	31	16	19	W		102.960	
Point # 5						9986.318		10035.954
	N	58	40	9	W		11.050	
Point # 6						9992.063		10026.516
	N	73	20	51	W		27.670	
Point # 7						9999.993		10000.006

---

AREA = 4,777.91 sf (.1097 acres)

LENGTH = 299.98

NORTHING ERROR = -0.007

EASTING ERROR = +0.006

LINEAR ERROR = S 39 45 35 E 0.010

131203 LOT 10

---

Point # 1						10000.000		10000.000
	N	31	16	19	E		102.960	
Point # 2						10088.001		10053.447
	S	58	43	41	E		34.000	
Point # 3						10070.352		10082.507
	S	31	16	19	W		102.990	
Point # 4						9982.325		10029.045
	N	58	40	9	W		34.000	
Point # 5						10000.004		10000.003

---

AREA = 3,501.07 sf (.0804 acres)

LENGTH = 273.95

NORTHING ERROR = +0.004

EASTING ERROR = +0.003

LINEAR ERROR = N 31 28 48 E 0.005

JUL - 1 2021

131203 LOT 11

---

Point # 1						10000.000		10000.000
	N	31	16	19	E		102.990	
<hr/>								
Point # 2						10088.027		10053.462
	S	58	43	41	E		34.000	
<hr/>								
Point # 3						10070.377		10082.522
	S	31	16	19	W		103.030	
<hr/>								
Point # 4						9982.316		10029.039
	N	58	40	9	W		34.000	
<hr/>								
Point # 5						9999.996		9999.997

---

AREA = 3,502.43 sf (.0804 acres)

LENGTH = 274.02

NORTHING ERROR = -0.004

EASTING ERROR = -0.003

LINEAR ERROR = S 31 4 6 W 0.005

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131203 LOT 12

---

Point # 1						10000.000		10000.000
	N	31	16	19	E		103.030	
<hr/>								
Point # 2						10088.061		10053.483
	S	58	43	41	E		34.000	
<hr/>								
Point # 3						10070.412		10082.543
	S	31	16	19	W		103.060	
<hr/>								
Point # 4						9982.325		10029.045
	N	58	40	9	W		34.000	
<hr/>								
Point # 5						10000.004		10000.003

---

AREA = 3,503.45 sf (.0804 acres)

LENGTH = 274.09

NORTHING ERROR = +0.004

EASTING ERROR = +0.003

LINEAR ERROR = N 31 28 48 E 0.005

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**131203 LOT 13**

Point # 1						10000.000		10000.000
	N	31	16	19	E		103.060	
Point # 2						10088.087		10053.499
	S	58	43	41	E		34.000	
Point # 3						10070.437		10082.559
	S	31	16	19	W		103.180	
Point # 4						9982.248		10028.998
	S	32	42	39	W		270.000	
	Radius Point # 5						9755.068	9883.090
				Delta = 1	22 48		Length = 6.503	Tangent = 3.252
	N	31	19	51	E		270.000	
Point # 6						9985.696		10023.484
	N	58	40	9	W		27.500	
Point # 7						9999.995		9999.994

AREA = 3,505.03 sf (.0805 acres)

LENGTH = 267.74

NORTHING ERROR = -0.005

EASTING ERROR = -0.006

LINEAR ERROR = S 50 38 26 W 0.007

JUL - 1 2021



131203 LOT 15

Point # 1						10000.000		10000.000
	S	60	4	16	E		77.780	
Point # 2						9961.194		10067.408
	N	86	29	30	W		125.000	
	Radius Point # 3						9968.843	9942.642
						Delta = 19 14 32	Length = 41.980	Tangent = 21.190
	S	67	14	58	E		125.000	
Point # 4						9920.503		10057.917
	N	60	4	16	W		89.850	
Point # 5						9965.331		9980.049
	N	29	55	44	E		40.000	
Point # 6						9999.997		10000.005

AREA = 3,401.50 sf (.0781 acres)

LENGTH = 207.63

NORTHING ERROR = -0.003

EASTING ERROR = +0.005

LINEAR ERROR = S 61 51 24 E 0.006

**131203 LOT 16**

Point # 1						10000.000		10000.000
	S	60	4	16	E		89.850	
Point # 2						9955.172		10077.868
	N	67	14	57	W		125.000	
Radius Point # 3						10003.512		9962.594
							Length = 15.661	Tangent = 7.841
	S	60	4	15	E		125.000	
Point # 4						9941.146		10070.924
	S	29	55	44	W		19.380	
Point # 5						9924.350		10061.255
	N	60	4	16	W		90.830	
Point # 6						9969.668		9982.537
	N	29	55	44	E		35.000	
Point # 7						10000.000		10000.000

AREA = 3,173.94 sf (.0729 acres)

LENGTH = 235.06

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 24 5 45 W 0.000

131203 LOT 17

---

Point # 1						10000.000		10000.000
	S	60	4	16	E		90.830	
<hr/>								
Point # 2						9954.683		10078.717
	S	29	55	44	W		35.000	
<hr/>								
Point # 3						9924.350		10061.255
	N	60	4	16	W		90.830	
<hr/>								
Point # 4						9969.667		9982.538
	N	29	55	44	E		35.000	
<hr/>								
Point # 5						10000.000		10000.000

---

AREA = 3,179.05 sf (.0730 acres)

LENGTH = 251.66

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 0 0 0 E 0.000

131203 LOT 18

---

Point # 1						10000.000		10000.000
	S	60	4	16	E		90.830	
Point # 2						9954.683		10078.717
	S	29	55	44	W		35.000	
Point # 3						9924.350		10061.255
	N	60	4	16	W		90.830	
Point # 4						9969.667		9982.538
	N	29	55	44	E		35.000	
Point # 5						10000.000		10000.000

---

AREA = 3,179.05 sf (.0730 acres)

LENGTH = 251.66

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 0 0 0 E 0.000

**131203 LOT 19**

Point # 1						10000.000		10000.000
	S	60	4	16	E		90.830	
Point # 2						9954.683		10078.717
	S	29	55	44	W		3.370	
Point # 3						9951.762		10077.036
	S	60	4	16	E		120.000	
Radius Point # 4							9891.891	10181.033
						Delta = 12 57 23	Length = 27.136	Tangent = 13.626
	N	73	1	39	W		120.000	
Point # 5						9926.921		10066.260
	N	73	1	39	W		21.070	
Point # 6						9933.071		10046.108
	N	60	4	16	W		73.360	
Point # 7						9969.672		9982.531
	N	29	55	44	E		35.000	
Point # 8						10000.005		9999.993

AREA = 3,172.47 sf (.0728 acres)

LENGTH = 223.63

NORTHING ERROR = +0.005

EASTING ERROR = -0.007

LINEAR ERROR = N 54 46 19 W 0.009



131203 LOT 20

Point # 1						10000.000		10000.000
	S	60	4	16	E		73.360	
Point # 2						9963.399		10063.577
	S	73	1	39	E		21.070	
Point # 3						9957.248		10083.729
	S	73	1	39	E		120.000	
Radius Point # 4						9922.219		10198.503
							Length = 23.134	Tangent = 11.603
	N	84	4	24	W		120.000	
Point # 5						9934.609		10079.144
	S	13	51	54	E		353.900	
Radius Point # 6						9591.021		10163.951
							Length = 14.237	Tangent = 7.120
	N	16	10	12	W		353.900	
Point # 7						9930.921		10065.394
	N	16	10	12	W		1650.000	
Radius Point # 8						11515.646		9605.888
							Length = 5.000	Tangent = 2.500
	S	15	59	47	E		1650.000	
Point # 9						9929.536		10060.590
	N	83	29	12	W		23.060	
Point # 10						9932.151		10037.679
	N	60	4	16	W		66.500	
Point # 11						9965.330		9980.047
	N	29	55	44	E		40.000	
Point # 12						9999.996		10000.004

AREA = 3,727.91 sf (.0856 acres)

LENGTH = 223.99

NORTHING ERROR = -0.004

EASTING ERROR = +0.004

LINEAR ERROR = S 42 25 27 E 0.006

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131203 LOT 21

---

Point # 1						10000.000		10000.000
	N	50	34	42	E		72.000	
Point # 2						10045.722		10055.620
	S	39	25	18	E		39.000	
Point # 3						10015.594		10080.385
	S	50	34	42	W		72.000	
Point # 4						9969.873		10024.766
	N	39	25	18	W		39.000	
Point # 5						10000.000		10000.000

---

AREA = 2,808.00 sf (.0645 acres)

LENGTH = 222.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 0 0 0 W 0.000

131203 LOT 22

---

Point # 1						10000.000		10000.000
	N	50	34	42	E		72.000	
<hr/>								
Point # 2						10045.722		10055.620
	S	39	25	18	E		34.000	
<hr/>								
Point # 3						10019.457		10077.210
	S	50	34	42	W		72.000	
<hr/>								
Point # 4						9973.735		10021.591
	N	39	25	18	W		34.000	
<hr/>								
Point # 5						10000.000		10000.000

---

AREA = 2,448.00 sf (.0562 acres)

LENGTH = 212.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 0 0 0 W 0.000

131203 LOT 23

---

Point # 1						10000.000		10000.000
	S	39	25	18	E		34.000	
<hr/>								
Point # 2						9973.735		10021.591
	S	50	34	42	W		72.000	
<hr/>								
Point # 3						9928.014		9965.971
	N	39	25	18	W		34.000	
<hr/>								
Point # 4						9954.278		9944.380
	N	50	34	42	E		72.000	
<hr/>								
Point # 5						10000.000		10000.000

---

AREA = 2,448.00 sf (.0562 acres)

LENGTH = 212.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 0 0 0 E 0.000

131203 LOT 24

---

Point # 1						10000.000		10000.000
	S	39	25	18	E		39.000	
<hr/>								
Point # 2						9969.873		10024.766
	S	50	34	42	W		72.000	
<hr/>								
Point # 3						9924.151		9969.146
	N	39	25	18	W		39.000	
<hr/>								
Point # 4						9954.278		9944.380
	N	50	34	42	E		72.000	
<hr/>								
Point # 5						10000.000		10000.000

---

AREA = 2,808.00 sf (.0645 acres)

LENGTH = 222.00

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = N 0 0 0 E 0.000

**131203 TRACT AC-1**

Point # 1						10000.000		10000.000
	N	10	0	4	E		40.000	
Point # 2						10039.392		10006.947
	S	79	53	56	E		102.860	
Point # 3						10021.352		10108.212
	S	73	20	51	E		224.500	
Point # 4						9957.018		10323.297
	S	58	40	9	E		140.550	
Point # 5						9883.935		10443.352
	S	31	19	51	W		270.000	
Radius Point # 6							9653.306	10302.957
						Delta = 20 37 36	Length = 97.201	Tangent = 49.132
	N	51	57	27	E		270.000	
Point # 7						9819.693		10515.597
	S	38	2	33	E		95.380	
Point # 8						9744.576		10574.375
	S	51	57	27	W		165.000	
Radius Point # 9							9642.895	10444.428
						Delta = 67 58 17	Length = 195.744	Tangent = 111.234
	S	60	4	16	E		165.000	
Point # 10						9560.573		10587.425
	S	29	55	44	W		92.750	
Point # 11						9480.191		10541.149
	S	60	4	16	E		80.000	
Radius Point # 12							9440.277	10610.481
						Delta = 40 2 58	Length = 55.920	Tangent = 29.157
	S	79	52	46	W		80.000	
Point # 13						9426.220		10531.726
	S	10	7	14	E		31.410	
Point # 14						9395.299		10537.245
	S	4	48	28	E		216.000	
Radius Point # 15							9180.059	10555.349
						Delta = 10 37 32	Length = 40.057	Tangent = 20.086

	N	15	26	0	W		216.000		
Point # 16						9388.270		10497.868	
	N	10	7	14	W		31.410		
Point # 17						9419.191		10492.348	
	N	79	52	46	E		120.000		
Radius Point # 18							9440.277		10610.481
					Delta = 40 2 58			Length = 83.879	Tangent = 43.735
	N	60	4	16	W		120.000		
Point # 19						9500.148		10506.484	
	N	29	55	44	E		92.750		
Point # 20						9580.530		10552.759	
	N	60	4	16	W		125.000		
Radius Point # 21							9642.895		10444.428
					Delta = 67 58 17			Length = 148.291	Tangent = 84.268
	N	51	57	27	E		125.000		
Point # 22						9719.926		10542.872	
	N	38	2	33	W		95.380		
Point # 23						9795.043		10484.095	
	S	51	57	27	W		230.000		
Radius Point # 24							9653.306		10302.957
					Delta = 20 37 36			Length = 82.801	Tangent = 41.853
	N	31	19	51	E		230.000		
Point # 25						9849.768		10422.553	
	N	58	40	9	W		135.400		
Point # 26						9920.173		10306.897	
	N	73	20	51	W		217.060		
Point # 27						9982.375		10098.940	
	N	79	53	56	W		100.500		
Point # 28						10000.001		9999.998	

AREA = 40,450.72 sf (.9286 acres)

LENGTH = 1399.95

NORTHING ERROR = +0.001

EASTING ERROR = -0.002

LINEAR ERROR = N 60 58 60 W 0.002

**131203 TRACT F**

Point # 1						10000.000		10000.000
	N	51	57	27	E		14.000	
Point # 2						10008.627		10011.026
	S	38	2	33	E		63.430	
Point # 3						9958.673		10050.114
	N	50	34	42	E		1.230	
Point # 4						9959.454		10051.064
	S	39	25	18	E		146.000	
Point # 5						9846.670		10143.778
	N	82	22	33	W		14.780	
Point # 6						9848.631		10129.128
	N	72	44	34	W		62.750	
Point # 7						9867.246		10069.203
	N	76	26	8	W		109.000	
Radius Point # 8							9892.811	9963.244
						Delta = 16 21 52	Length = 31.132	Tangent = 15.673
	S	60	4	16	E		109.000	
Point # 9						9838.428		10057.708
	S	29	55	44	W		10.020	
Point # 10						9829.745		10052.709
	N	60	4	16	W		14.770	
Point # 11						9837.114		10039.908
	N	73	38	30	W		165.000	
Radius Point # 12							9883.585	9881.588
						Delta = 54 24 3	Length = 156.663	Tangent = 84.800
	N	51	57	27	E		165.000	
Point # 13						9985.265		10011.534
	N	38	2	33	W		18.710	
Point # 14						10000.001		10000.004



AREA = 6,551.87 sf (.1504 acres)

LENGTH = 345.69

NORTHING ERROR = +0.001

EASTING ERROR = +0.004

LINEAR ERROR = N 81 58 52 E 0.004

**131203 TRACT G**

Point # 1					10000.000		10000.000
	N	63	56	1	W	96.700	
Point # 2						10042.491	9913.136
	S	26	4	0	W	230.000	
Radius Point # 3						9835.886	9812.070
					Delta = 15 13 17		Length = 61.103
	N	10	50	43	E	230.000	Tangent = 30.732
Point # 4						10061.778	9855.346
	N	10	50	43	E	170.000	
Radius Point # 5						10228.742	9887.333
					Delta = 15 17 6		Length = 45.352
	S	26	7	49	W	170.000	Tangent = 22.811
Point # 6						10076.116	9812.463
	N	63	52	11	W	85.310	
Point # 7						10113.688	9735.872
	S	26	7	49	W	216.000	
Radius Point # 8						9919.764	9640.742
					Delta = 11 22 13		Length = 42.865
	N	14	45	36	E	216.000	Tangent = 21.503
Point # 9						10128.637	9695.773
	N	75	14	24	W	164.340	
Point # 10						10170.506	9536.856
	S	14	45	36	W	216.000	
Radius Point # 11						9961.633	9481.825
					Delta = 19 34 4		Length = 73.769
	N	4	48	28	W	216.000	Tangent = 37.247
Point # 12						10176.873	9463.722
	N	10	7	14	W	31.410	
Point # 13						10207.795	9458.202
	N	79	52	46	E	80.000	
Radius Point # 14						10221.852	9536.958
					Delta = 33 4 1		Length = 46.170
	N	67	3	13	W	80.000	Tangent = 23.748
Point # 15						10253.042	9463.288

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	S	3	38	24	E	292.000		
Radius Point # 16						9961.631	9481.826	
			Delta = 18	24	0		Length = 93.773	Tangent = 47.294
	N	14	45	36	E	292.000		
Point # 17						10243.995		9556.219
	S	75	14	24	E		54.440	
Point # 18						10230.126		9608.863
	N	14	45	36	E		75.110	
Point # 19						10302.757		9627.999
	N	3	26	36	E		84.960	
Point # 20						10387.564		9633.102
	N	50	34	42	E		72.000	
Point # 21						10433.285		9688.721
	S	39	25	18	E		26.560	
Point # 22						10412.768		9705.587
	S	75	58	33	E		91.120	
Point # 23						10390.687		9793.991
	S	67	46	6	E		99.490	
Point # 24						10353.044		9886.086
	S	71	58	44	E		163.230	
Point # 25						10302.546		10041.308
	S	23	45	58	E		173.900	
Point # 26						10143.393		10111.390
	S	44	40	2	W		2.520	
Point # 27						10141.601		10109.619
	S	21	7	40	W		8.510	
Point # 28						10133.663		10106.551
	S	6	8	51	W		28.370	
Point # 29						10105.456		10103.513
	S	5	1	1	E		24.670	
Point # 30						10080.881		10105.671
	S	7	42	41	W		21.400	

Point # 31						10059.674		10102.799
	S	22	24	30	W		22.400	
Point # 32						10038.966		10094.260
	S	37	36	39	W		41.570	
Point # 33						10006.035		10068.890
	S	49	18	45	W		19.040	
Point # 34						9993.622		10054.453
	S	67	59	35	W		20.890	
Point # 35						9985.794		10035.085
	N	18	1	40	E		270.000	
Radius Point # 36							10242.539	10118.644
			Delta = 8 2 35				Length = 37.902	Tangent = 18.982
	S	26	4	15	W		270.000	
Point # 37						10000.011		9999.984

AREA = 150,912.59 sf (3.4645 acres)

LENGTH = 1407.94

NORTHING ERROR = +0.011                      EASTING ERROR = -0.016

LINEAR ERROR = N 55 22 56 W 0.020

### 131203 TRACT G

Point # 1					10000.000		10000.000		
	N	63	56	1	W		96.700		
Point # 2						10042.491		9913.136	
	S	26	4	0	W		230.000		
Radius Point # 3							9835.886	9812.070	
			Delta = 15 13 17					Length = 61.103	Tangent = 30.732
	N	10	50	43	E		230.000		
Point # 4						10061.778		9855.346	
	N	10	50	43	E		170.000		
Radius Point # 5							10228.742	9887.333	
			Delta = 15 17 6					Length = 45.352	Tangent = 22.811
	S	26	7	49	W		170.000		
Point # 6						10076.116		9812.463	
	N	63	52	11	W		85.310		
Point # 7						10113.688		9735.872	
	S	26	7	49	W		216.000		
Radius Point # 8							9919.764	9640.742	
			Delta = 11 22 13					Length = 42.865	Tangent = 21.503
	N	14	45	36	E		216.000		
Point # 9						10128.637		9695.773	
	N	75	14	24	W		164.340		
Point # 10						10170.506		9536.856	
	S	14	45	36	W		216.000		
Radius Point # 11							9961.633	9481.825	
			Delta = 19 34 4					Length = 73.769	Tangent = 37.247
	N	4	48	28	W		216.000		
Point # 12						10176.873		9463.722	
	N	10	7	14	W		31.410		
Point # 13						10207.795		9458.202	
	N	79	52	46	E		80.000		
Radius Point # 14							10221.852	9536.958	
			Delta = 33 4 1					Length = 46.170	Tangent = 23.748
	N	67	3	13	W		80.000		
Point # 15						10253.042		9463.288	

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	S	3	38	24	E	292.000		
Radius Point # 16						9961.631		9481.826
			Delta = 18 24 0				Length = 93.773	Tangent = 47.294
	N	14	45	36	E	292.000		
Point # 17						10243.995		9556.219
	S	75	14	24	E		54.440	
Point # 18						10230.126		9608.863
	N	14	45	36	E		75.110	
Point # 19						10302.757		9627.999
	N	3	26	36	E		84.960	
Point # 20						10387.564		9633.102
	N	50	34	42	E		72.000	
Point # 21						10433.285		9688.721
	S	39	25	18	E		26.560	
Point # 22						10412.768		9705.587
	S	75	58	33	E		91.120	
Point # 23						10390.687		9793.991
	S	67	46	6	E		99.490	
Point # 24						10353.044		9886.086
	S	71	58	44	E		163.230	
Point # 25						10302.546		10041.308
	S	23	45	58	E		173.900	
Point # 26						10143.393		10111.390
	S	44	40	2	W		2.520	
Point # 27						10141.601		10109.619
	S	21	7	40	W		8.510	
Point # 28						10133.663		10106.551
	S	6	8	51	W		28.370	
Point # 29						10105.456		10103.513
	S	5	1	1	E		24.670	
Point # 30						10080.881		10105.671
	S	7	42	41	W		21.400	

Point # 31					10059.674		10102.799
	S	22	24	30	W	22.400	
Point # 32					10038.966		10094.260
	S	37	36	39	W	41.570	
Point # 33					10006.035		10068.890
	S	49	18	45	W	19.040	
Point # 34					9993.622		10054.453
	S	67	59	35	W	20.890	
Point # 35					9985.794		10035.085
	N	18	1	40	E	270.000	
Radius Point # 36						10242.539	10118.644
			Delta = 8 2 35				Length = 37.902
	S	26	4	15	W	270.000	Tangent = 18.982
Point # 37					10000.011		9999.984

AREA = 150,912.59 sf (3.4645 acres)  
 LENGTH = 1407.94  
 NORTHING ERROR = +0.011                      EASTING ERROR = -0.016  
 LINEAR ERROR = N 55 22 56 W 0.020

**131203 TRACT OS-1**

Point # 1						10000.000		10000.000
	S	76	59	56	E		390.210	
Point # 2						9912.214		10380.207
	S	49	5	56	E		298.830	
Point # 3						9716.554		10606.075
	S	41	30	0	E		257.960	
Point # 4						9523.353		10777.005
	S	0	0	0	E		89.370	
Point # 5						9433.983		10777.005
	S	61	29	38	E		334.900	
Point # 6						9274.151		11071.303
	N	71	58	44	W		163.230	
Point # 7						9324.649		10916.081
	N	67	46	6	W		99.490	
Point # 8						9362.292		10823.987
	N	75	58	33	W		91.120	
Point # 9						9384.373		10735.583
	N	39	25	18	W		172.560	
Point # 10						9517.674		10626.003
	S	50	34	42	W		73.230	
Point # 11						9471.172		10569.434
	N	38	2	33	W		63.430	
Point # 12						9521.126		10530.345
	S	51	57	27	W		14.000	
Point # 13						9512.499		10519.319
	N	38	2	33	W		76.670	
Point # 14						9572.881		10472.072
	S	51	57	27	W		270.000	
Radius Point # 15							9406.494	10259.432
						Delta = 10 55 25	Length = 51.476	Tangent = 25.816



	N	41	2	2	E		270.000	
Point # 16						9610.161		10436.689
	N	31	16	19	E		107.000	
Point # 17						9701.615		10492.233
	N	58	43	41	W		209.000	
Point # 18						9810.107		10313.598
	N	76	48	3	W		38.720	
Point # 19						9818.949		10275.900
	N	73	24	23	W		136.000	
Point # 20						9857.788		10145.564
	N	79	41	42	W		27.050	
Point # 21						9862.627		10118.951
	N	79	59	56	W		141.000	
Point # 22						9887.114		9980.093
	N	10	0	4	E		114.630	
Point # 23						10000.002		10000.001

AREA = 133,265.71 sf (3.0594 acres)

LENGTH = 2898.40

NORTHING ERROR = +0.002

EASTING ERROR = +0.001

LINEAR ERROR = N 20 3 54 E 0.002

**131203 TRACT OS-2**

Point # 1						10000.000		10000.000
	N	38	2	33	W		152.740	
Point # 2						10120.291		9905.875
	S	58	40	9	E		0.730	
Point # 3						10119.911		9906.498
	S	31	19	51	W		230.000	
	Radius Point # 4						9923.450	9786.903
					Delta = 20 37 36		Length = 82.801	Tangent = 41.853
	N	51	57	27	E		230.000	
Point # 5						10065.187		9968.040
	S	38	2	33	E		95.380	
Point # 6						9990.070		10026.818
	S	51	57	27	W		125.000	
	Radius Point # 7						9913.039	9928.374
					Delta = 41 33 3		Length = 90.650	Tangent = 47.422
	S	86	29	30	E		125.000	
Point # 8						9905.390		10053.139
	N	60	4	16	W		77.780	
Point # 9						9944.196		9985.732
	N	29	55	44	E		25.610	
Point # 10						9966.391		9998.509
	N	2	33	2	E		33.640	
Point # 11						9999.998		10000.006

AREA = 5,518.63 sf (.1267 acres)

LENGTH = 385.88

NORTHING ERROR = -0.002

EASTING ERROR = +0.006

LINEAR ERROR = S 70 2 56 E 0.007

**131203 TRACT OS-3**

Point # 1						10000.000		10000.000
	N	29	55	44	E		22.800	
Point # 2						10019.760		10011.375
	S	60	4	16	E		66.500	
Point # 3						9986.581		10069.007
	S	83	29	12	E		23.060	
Point # 4						9983.965		10091.919
	N	15	59	47	W		1650.000	
Radius Point # 5							11570.076	9637.217
						Delta = 1 46 16	Length = 51.004	Tangent = 25.504
	S	14	13	31	E		1650.000	
Point # 6						9970.670		10042.680
	S	7	3	52	E		20.150	
Point # 7						9950.673		10045.158
	N	14	8	56	W		1670.000	
Radius Point # 8							11570.011	9636.939
						Delta = 0 21 37	Length = 10.501	Tangent = 5.251
	S	13	47	19	E		1670.000	
Point # 9						9948.138		10034.967
	N	33	59	24	W		62.550	
Point # 10						10000.000		9999.999

AREA = 2,406.20 sf (.0552 acres)

LENGTH = 195.06

NORTHING ERROR = +0.000

EASTING ERROR = -0.001

LINEAR ERROR = N 85 11 9 W 0.001

**131203 TRACT OS-4**

Point # 1						10000.000		10000.000
	S	23	45	58	E		12.260	
Point # 2						9988.780		10004.941
	N	66	21	45	E		137.730	
Point # 3						10044.002		10131.115
	N	71	27	51	E		140.000	
Point # 4						10088.508		10263.853
	S	18	32	9	E		197.210	
Point # 5						9901.528		10326.545
	S	10	49	58	E		330.000	
Radius Point # 6							9577.409	10388.567
						Delta = 7 42 12	Length = 44.368	Tangent = 22.217
	N	18	32	10	W		330.000	
Point # 7						9890.290		10283.659
	S	71	27	50	W		124.880	
Point # 8						9850.590		10165.257
	N	18	32	10	W		370.000	
Radius Point # 9							10201.396	10047.633
						Delta = 15 33 17	Length = 100.448	Tangent = 50.535
	S	2	58	53	E		370.000	
Point # 10						9831.897		10066.878
	S	87	1	7	W		45.640	
Point # 11						9829.523		10021.300
	N	2	58	53	W		270.000	
Radius Point # 12							10099.157	10007.256
						Delta = 21 0 33	Length = 99.003	Tangent = 50.064
	S	18	1	40	W		270.000	
Point # 13						9842.412		9923.697
	N	67	59	35	E		20.890	
Point # 14						9850.240		9943.065
	N	49	18	45	E		19.040	
Point # 15						9862.653		9957.503

	N	37	36	39	E		41.570	
Point # 16						9895.584		9982.873
	N	22	24	30	E		22.400	
Point # 17						9916.292		9991.412
	N	7	42	41	E		21.400	
Point # 18						9937.499		9994.283
	N	5	1	1	W		24.670	
Point # 19						9962.074		9992.126
	N	6	8	51	E		28.370	
Point # 20						9990.281		9995.164
	N	21	7	40	E		8.510	
Point # 21						9998.219		9998.231
	N	44	40	2	E		2.520	
Point # 22						10000.011		10000.003

AREA = 61,062.03 sf (1.4018 acres)

LENGTH = 847.09

NORTHING ERROR = +0.011

EASTING ERROR = +0.003

LINEAR ERROR = N 14 29 30 E 0.012

131203 TRACT OS-5

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Point # 1						10000.000		10000.000
	N	10	0	4	E		253.150	
Point # 2						10249.303		10043.964
	S	76	59	56	E		50.070	
Point # 3						10238.039		10092.750
	S	10	0	4	W		250.620	
Point # 4						9991.227		10049.226
	N	79	53	56	W		50.000	
Point # 5						9999.997		10000.001

---

AREA = 12,594.68 sf (.2891 acres)

LENGTH = 603.84

NORTHING ERROR = -0.003

EASTING ERROR = +0.001

LINEAR ERROR = S 14 30 47 E 0.004

**131203 TRACT D**

Point # 1					10000.000		10000.000	
	N	33	59	24	W		46.810	
Point # 2						10038.812		9973.831
	N	13	47	18	W		1670.000	
Radius Point # 3							11660.687	9575.810
					Delta = 0 21 37			Length = 10.501
	S	14	8	55	E		1670.000	Tangent = 5.251
Point # 4						10041.347		9984.021
	N	7	3	52	W		20.150	
Point # 5						10061.344		9981.543
	N	14	13	31	W		1650.000	
Radius Point # 6							11660.750	9576.080
					Delta = 1 56 41			Length = 56.004
	S	16	10	12	E		1650.000	Tangent = 28.005
Point # 7						10076.024		10035.586
	S	16	10	12	E		353.900	
Radius Point # 8							9736.125	10134.143
					Delta = 2 18 18			Length = 14.237
	N	13	51	54	W		353.900	Tangent = 7.120
Point # 9						10079.713		10049.336
	S	84	4	24	E		120.000	
Radius Point # 10							10067.323	10168.695
					Delta = 16 2 50			Length = 33.609
	S	79	52	46	W		120.000	Tangent = 16.915
Point # 11						10046.236		10050.562
	S	10	7	14	E		31.410	
Point # 12						10015.315		10056.081
	S	15	26	0	E		216.000	
Radius Point # 13							9807.104	10113.563
					Delta = 0 44 12			Length = 2.777
	N	16	10	12	W		216.000	Tangent = 1.389
Point # 14						10014.559		10053.409
	N	16	10	12	W		1714.000	
Radius Point # 15							11660.752	9576.080
					Delta = 1 51 2			Length = 55.359
								Tangent = 27.682

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S 14 19 10 E

1714.000

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Point # 16

10000.003

10000.000

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AREA = 4,347.94 sf (.0998 acres)

LENGTH = 98.37

NORTHING ERROR = +0.003

EASTING ERROR = +0.000

LINEAR ERROR = N 3 47 51 E 0.003

JUL 15 2021



131203 PARENT

**RECEIVED**  
JUL 21 2021

Kittitas County CDS

Point # 1						10000.000		10000.000
	S	76	59	56	E		440.280	
Point # 2						9900.950		10428.994
	S	49	5	56	E		298.830	
Point # 3						9705.290		10654.862
	S	41	30	0	E		257.960	
Point # 4						9512.089		10825.791
	S	0	0	0	E		89.370	
Point # 5						9422.719		10825.791
	S	61	29	38	E		334.900	
Point # 6						9262.887		11120.090
	S	23	45	58	E		186.160	
Point # 7						9092.514		11195.113
	N	66	21	45	E		137.730	
Point # 8						9147.737		11321.288
	N	71	27	51	E		140.000	
Point # 9						9192.242		11454.025
	S	18	32	9	E		197.210	
Point # 10						9005.262		11516.718
	S	10	49	58	E		330.000	
Radius Point # 11							8681.143	11578.739
						Delta = 7 42 12		Length = 44.368
	N	18	32	10	W		330.000	Tangent = 22.217
Point # 12						8994.024		11473.831
	S	71	27	50	W		124.880	
Point # 13						8954.324		11355.430
	N	18	32	10	W		370.000	
Radius Point # 14							9305.130	11237.806
						Delta = 15 33 17		Length = 100.448
	S	2	58	53	E		370.000	Tangent = 50.535
Point # 15						8935.631		11257.050

JUL - 2 2021

	S	87	1	7	W		45.640		
Point # 16						8933.257		11211.472	
	N	2	58	53	W		270.000		
Radius Point # 17							9202.891		11197.429
						Delta = 29 3 8		Length = 136.905	Tangent = 69.958
	S	26	4	15	W		270.000		
Point # 18						8960.364		11078.769	
	N	63	56	1	W		96.700		
Point # 19						9002.855		10991.904	
	S	26	4	0	W		230.000		
Radius Point # 20							8796.250		10890.839
						Delta = 15 13 17		Length = 61.103	Tangent = 30.732
	N	10	50	43	E		230.000		
Point # 21						9022.142		10934.115	
	N	10	50	43	E		170.000		
Radius Point # 22							9189.105		10966.102
						Delta = 15 17 6		Length = 45.352	Tangent = 22.811
	S	26	7	49	W		170.000		
Point # 23						9036.480		10891.231	
	N	63	52	11	W		85.310		
Point # 24						9074.052		10814.640	
	S	26	7	49	W		216.000		
Radius Point # 25							8880.128		10719.511
						Delta = 11 22 13		Length = 42.865	Tangent = 21.503
	N	14	45	36	E		216.000		
Point # 26						9089.000		10774.541	
	N	75	14	24	W		164.340		
Point # 27						9130.869		10615.624	
	S	14	45	36	W		216.000		
Radius Point # 28							8921.997		10560.594
						Delta = 30 55 48		Length = 116.603	Tangent = 59.760
	N	16	10	12	W		216.000		
Point # 29						9129.452		10500.440	
	N	16	10	12	W		1714.000		
Radius Point # 30							10775.645		10023.112
						Delta = 1 51 2		Length = 55.359	Tangent = 27.682
	S	14	19	10	E		1714.000		

JUL - 2 2021

Point # 31						9114.896		10447.032
	N	33	59	24	W		109.360	
Point # 32						9205.570		10385.894
	N	29	55	44	E		268.410	
Point # 33						9438.187		10519.810
	N	2	33	2	E		33.640	
Point # 34						9471.793		10521.307
	N	38	2	33	W		152.740	
Point # 35						9592.084		10427.182
	N	58	40	9	W		134.670	
Point # 36						9662.110		10312.150
	N	73	20	51	W		217.060	
Point # 37						9724.312		10104.193
	N	79	53	56	W		150.500	
Point # 38						9750.708		9956.026
	N	10	0	4	E		253.150	
Point # 39						10000.011		9999.990

AREA = 520,152.28 sf (11.9411 acres)

LENGTH = 3918.84

NORTHING ERROR = +0.011

EASTING ERROR = -0.010

LINEAR ERROR = N 43 9 36 W 0.015

JUL - 2 2021

RECEIVED  
JUL 21 2021

Kittitas County CDS



June 13, 2019

Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, Washington 98926

**RE: Winemaker's Cabins at Swiftwater Cellars  
Preliminary Plat  
Water and Sewer Utility Infrastructure  
A portion of SEC 20, T20N, R15E, Kittitas County, WA  
Owner: Swiftwater Cellars Properties, LLC**

The purpose of this letter is to address water and sewer availability to service the proposed 26-unit development ("Project") referenced above.

### **Potable Water**

Water service to the Project is provided by Suncadia Water Company, LLC. Water mains have previously been installed that run adjacent to the project and will provide adequate capacity and flow for the anticipated level of development. After necessary mains and service lines are constructed within the Project and conveyed per Suncadia Water Company standards, Suncadia Water Company will provide potable water service to the proposed 26 units.

### **Sanitary Sewer**

Sanitary sewer service to the Project is provided by Suncadia Environmental Company, LLC. Existing sewer mains run adjacent to the Project. Suncadia Environmental Company has capacity to service the Project. After necessary

**Kittitas County Community Development Services  
Water and Sewer Utility Infrastructure  
June 13, 2019  
Page 2**

**sewer mains and services are constructed and conveyed per Suncadia Environmental Company standards, the Suncadia Environmental Company will provide sanitary sewer service to the proposed 26 units.**

**Please contact me at 509-649-6352 if you have any questions.**

**Sincerely**

A handwritten signature in blue ink, appearing to read "Gary Kittleson", with a stylized flourish extending to the right.

**Gary Kittleson  
Vice President – Director of Construction and Real Estate Finance**



RECEIVED  
JUL 21 2021

Kittitas County CDS

June 9, 2021

Dan Carlson, AICP  
Director of Community Development Services  
Kittitas County  
411 N. Ruby Street Suite 2  
Ellensburg, Washington 98926  
Email: [cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

**RE: Winemaker's Cabins at Swiftwater Cellars  
Suncadia Phase 1 Division 3 Tract CC-1  
Transfer Notice**

Dear Mr. Carlson:

Please find enclosed the Transfer Notice to Kittitas County for Suncadia Phase 1 Division 3 Tract CC-1 (Winemaker's Cabins at Swiftwater Cellars). Should you have any questions or require any additional information, please do not hesitate to contact me at (509) 649-6352 or via e-mail at [gkittleson@suncadia.com](mailto:gkittleson@suncadia.com).

Sincerely,

Gary A. Kittleson  
Vice President – Director of Construction and Real Estate Finance

Cc:

Kittitas County Board of Commissioners  
Kittitas County Courthouse  
205 West 5<sup>th</sup> Street, Room 110  
Ellensburg, Washington 98926  
Email: [bocc@co.kittitas.wa.us](mailto:bocc@co.kittitas.wa.us)

Prosecuting Attorney  
Kittitas County Courthouse  
205 West 5<sup>th</sup> Street, Room 213  
Ellensburg, Washington 98926  
Email: [prosecutor@co.kittitas.wa.us](mailto:prosecutor@co.kittitas.wa.us)

Roger Beck  
Managing Director, Suncadia

Steve Lathrop  
Lathrop, Winbauer, Harrel, Slothower & Denison, LLP

Chris Addicott  
Hillis, Clark, Martin & Peterson, P.S.

Jeff Hansell  
Swiftwater Custom Homes

Michael Bennett  
Director of Community Associations, Suncadia

**TRANSFER NOTICE TO KITTITAS COUNTY**  
**SUNCADIA PHASE 1 DIVISION 3 TRACT CC-1**

New Suncadia, LLC ("Suncadia") is a party in a purchase and sale agreement with Swiftwater Cellars Properties, LLC ("Swiftwater"), for land within the Suncadia Master Planned Resort and which provided Swiftwater with certain rights to build residential properties that are proposed to be developed as Winemaker's Cabins at Swiftwater Cellars ("Winemaker's Cabins"). This presents the next occasion where a third party developer undertakes the development application approval process for a tract within Suncadia.

Section 9 of the Development Agreement with the County allows for transfers of interests under circumstances that either do, or do not, require County consent. It is believed by Suncadia and Swiftwater that the present transaction does not require formal County consent under Section 9.3(a) (iii) or (iv) because Suncadia is retaining all responsibilities and obligations under the MPR Approvals, except for the Parcel Obligations that will be the responsibility of Swiftwater. Swiftwater has further agreed with Suncadia to not violate the MPR Approvals.

The County may elect to make compliance with the Parcel Obligations and all collateral practices and plans including, but not limited to, the Land Stewardship Plan, Solid Waste Management Plan, Master Drainage Plan, Noxious Weed Plan, temporary erosion and sedimentation control plans, hazardous material and spill prevention plans, development management plans, construction traffic management plan and no violation of the MPR Approvals, conditions of the approval process.

All County staffing agreements and outside consulting contracts with Suncadia, as the same may presently exist, will continue to apply with Suncadia and Swiftwater separately settling Suncadia's expenditures for these services. Swiftwater has presented a Site Development Plan and Long Plat Application to the County to develop within this tract not greater than twenty-four (24) single family residential units and associated open space and amenities. All plat requirements that may not be completed at final plat approval will be subject to the normal County bonding requirements.

In lieu of dedication, the final plat will grant all roads and rights-of-way to a Suncadia community association entity, consistent with prior plats, and all open space tracts, except for private open space on lots, will be conveyed to Suncadia or a Suncadia community association entity. The open space dedications and covenants, conditions and restrictions that have been applied to the other plats within Phase 1 will be placed against Tract CC-1, which will have a separate owners' association.



Suncadia Water Company, LLC and Suncadia Environmental Company, LLC ("Utility Companies") will provide domestic water and sewer service to Tract Z-4 in the same manner as to all other lots in Phase 21. The plat notes will recite, and Suncadia and the Utility Companies will retain or receive, easements or other appropriate rights along lot lines and roads for utilities. Offsite easements for access and storm drainage will also be created, as appropriate.

At the end of the platting process, Swiftwater will be constructing residences. Upon the sale of all residences, Swiftwater will retain no further interest in or obligations for the Winemaker's Cabins.

**WINEMAKERS CABINS**  
**SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-1**  
**A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,**  
**KITITAS COUNTY, WASHINGTON**

LP-20-00002  
 LPF-21-

**EASEMENTS AND NOTES**

- TRACT CC-1C OF THAT CERTAIN SURVEY RECORDED DECEMBER 18, 2020, IN BOOK 43 OF SURVEYS, PAGES 98 THROUGH 98, UNDER AUDITOR'S FILE NO. 202012180065, RECORDS OF KITITAS COUNTY, WASHINGTON IS BEING REPLATED HEREIN, TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON THE PHASE 1 DIVISION 3 PLAT, ARE SUPERSEDED BY THIS PLAT.
- ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED) AND AS NOW OR SUBSEQUENTLY PLATTED, ARE PRIVATE AND ARE SUBJECT TO SUCH COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND OTHERWISE AS ARE SET FORTH IN VARIOUS DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED, TO CCR'S (HEREINAFTER DEFINED) AND RECORDED PLATS WITHIN THE RESORT. ACCESS TO THIS PLAT IS OBTAINED VIA SUCH PLATTED ROADS WITHIN THE RESORT.
- ACCESS TO AND FROM SOME OF THE LOTS AND TRACTS WITHIN THIS PLAT TO THE PLATTED ROADS WITHIN THE RESORT SHALL BE VIA AN INTERNAL PRIVATE ROAD SYSTEM OVER AND ACROSS WINEMAKERS LANE AND PORTIONS OF TRACT F. MATTERS RELATIVE TO OWNERSHIP, EASEMENT RIGHTS AND TERMS AND CONDITIONS OF THE USE OF SUCH SHARED ACCESS, AS WELL AS TO THE WIDTH AND LOCATION OF SUCH ACCESS OVER TRACT F SHALL BE SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE CCR'S; PROVIDED, HOWEVER, SUCH RIGHTS SHALL BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIATE ACCESS TO EACH OF SAID LOTS AND TRACTS.
- SWIFTWATER CELLARS PROPERTIES LLC GRANTS TO NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("NEW SUNCADIA") A NON-EXCLUSIVE 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 ("FACILITIES") FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE, 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 ALL PROPERTY LINES COINCIDENT WITH THE EXTERNAL BOUNDARY OF THIS PLAT AND/OR COINCIDENT WITH THE BOUNDARY OF WINEMAKERS LANE 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 UTILITY COMPANY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. SWIFTWATER CELLARS PROPERTIES LLC FURTHER GRANTS TO NEW SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- THE FOLLOWING LOTS SHALL BE REFERRED TO AS "ZERO LOT LINE" LOTS AND THE RESIDENCES CONSTRUCTED THEREON MAY SHARE A COMMON WALL, ROOF OR OTHERWISE. MATTERS RELATIVE TO SUCH ATTACHED RESIDENCES SHALL BE SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE CCR'S.  
 LOTS 1, 2, 3, AND 4  
 LOTS 5, 6, 7, AND 8  
 LOTS 9, 10, 11, 12, 13, AND 14  
 LOTS 15, 16, 17, 18, 19, AND 20  
 LOTS 21, 22, 23, AND 24
- PARKING WITHIN THIS PLAT AND EACH LOTS RIGHTS TO PARKING SPACES WITHIN THIS PLAT SHALL BE FULLY SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE CCR'S. ALL OR CERTAIN LOTS WITHIN THIS PLAT MAY BE SUBJECTED TO EASEMENTS IN FAVOR OF THE SUNCADIA RESIDENTIAL OWNERS ASSOCIATION OR SUCH OTHER ASSOCIATION WHICH MAY BE FORMED BY THE OWNERS OF THE LOTS AND TRACTS WITHIN THIS PLAT, IF ANY, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, FOR THE ULTIMATE BENEFIT OF OTHER LOTS WITHIN THIS PLAT FOR PURPOSES OF ACCESS TO AND USE OF SUCH PARKING SPACES. REFERENCE TO RECORD TITLE SHOULD BE MADE FOR PROVISIONS RELATIVE THERETO.
- THE SWIFTWATER EASEMENT AREAS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED JANUARY 5, 2021, UNDER KITITAS COUNTY AUDITORS FILE NO. 202101050081 ARE LOCATED WITHIN TRACTS D, F, AND G, LOT 25, AND WINEMAKERS LANE.
- 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. 200904160020, 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 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 HEREINAFORE, 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.
- THE EASEMENTS GRANTED HEREINAFORE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY SUBJECTED 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.
- 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) 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.
- ALL OR CERTAIN LOTS WITHIN THIS PLAT MAY BE SUBJECTED TO EASEMENTS FOR TRAIL OR PATH PURPOSES FOR THE BENEFIT OF OTHER LOTS WITHIN THIS PLAT OR THE RESORT, THE USE, MAINTENANCE AND OTHER MATTERS RELATIVE THERETO OF WHICH SHALL BE MORE FULLY SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE CCR'S. REFERENCE TO RECORD TITLE SHOULD BE MADE FOR PROVISIONS RELATIVE THERETO.

**DECLARATION & ACKNOWLEDGEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SWIFTWATER CELLARS PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT.

SWIFTWATER CELLARS PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

NAME & DATE: \_\_\_\_\_ NAME & DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF WASHINGTON }  
 COUNTY OF \_\_\_\_\_ } 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 \_\_\_\_\_ OF SWIFTWATER CELLARS PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 \_\_\_\_\_ IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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



**LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 72156-46840381:**

TRACT CC-1C OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 18, 2020, IN BOOK 43 OF SURVEYS, PAGES 98 THROUGH 98, UNDER AUDITOR'S FILE NO. 202012180065, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF TRACTS CC-1, G-2, G-5 AND S-2, OF SUNCADIA PHASE 1 DIVISION 3, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

**KITITAS COUNTY PARCEL INFORMATION:**

PARCEL NO.: 021909  
 MAP NO.: 20-15-20056-0162

**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 "WINEMAKERS CABINS - SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-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 OFFICIAL \_\_\_\_\_

**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 "WINEMAKERS CABINS - SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-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 "WINEMAKERS CABINS - SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-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

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SWIFTWATER CELLARS PROPERTIES LLC IN JULY, 2021.  
 \_\_\_\_\_ DATE  
 DUSTIN L. PIERCE  
 CERTIFICATE NO. 45503

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
 \_\_\_\_\_  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
 \_\_\_\_\_  
 JERALD V. PETTIT  
 County Auditor Deputy County Auditor



Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
 Eastern Washington Division  
 407 Swifwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

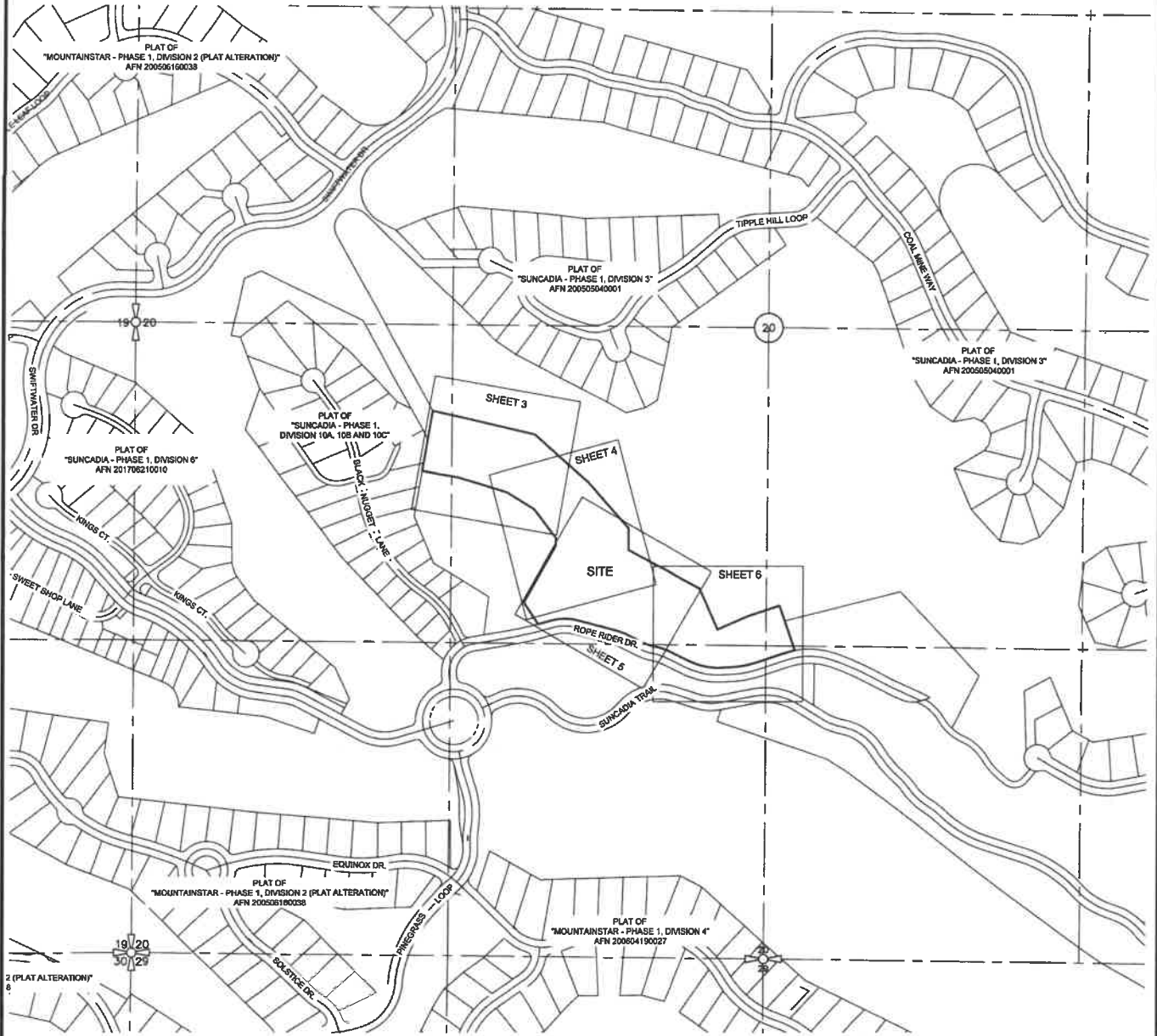
**WINEMAKERS CABINS**

PREPARED FOR  
 SWIFTWATER CELLARS PROPERTIES LLC  
 A PORTION OF THE SOUTH HALF OF SECTION 20  
 TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.  
 KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D. PIERCE	07/2021	131203
CHKD BY	SCALE	SHEET
GW	1" = 40'	1 OF 6

**WINEMAKERS CABINS**  
**SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-1**  
 A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,  
 KITTITAS COUNTY, WASHINGTON

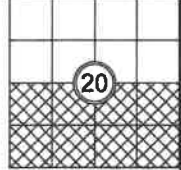
LP-20-00002  
 LPF-21-



**RECEIVED**  
 JUL 21 2021  
 Kittitas County CDS



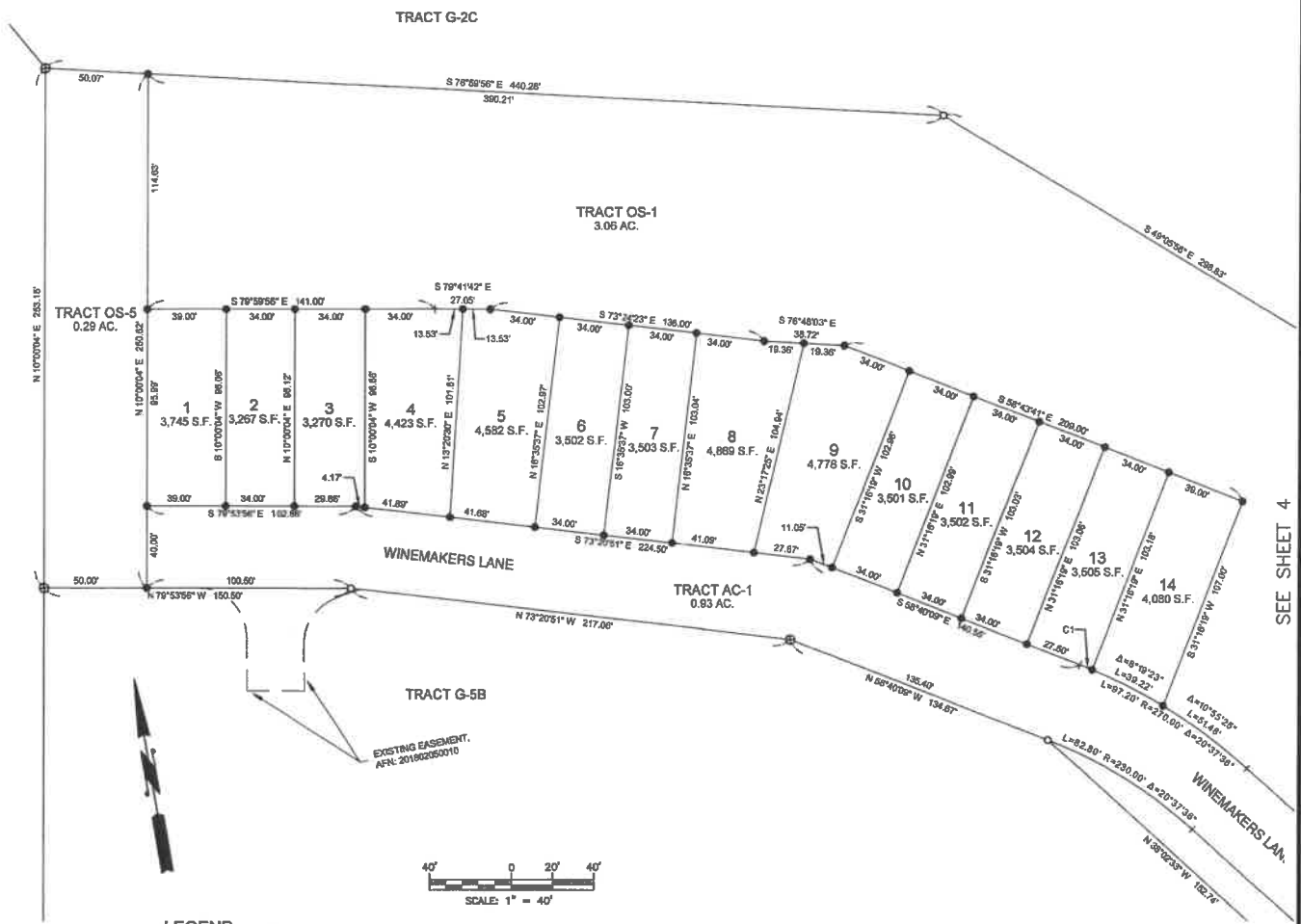
**INDEX LOCATION**  
 SEC. 20 T. 20 N.R. 15 E. W.M.



<b>AUDITOR'S CERTIFICATE</b>		
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.		
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF		
_____ DUSTIN L. PIERCE SURVEYOR'S NAME		
_____ JERALD V. PETTIT County Auditor		_____ Deputy County Auditor
Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 Eastern Washington Division 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433		
<b>WINEMAKERS CABINS</b> PREPARED FOR SWIFTWATER CELLARS PROPERTIES LLC A PORTION OF THE SOUTH HALF OF SECTION 20 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITTITAS COUNTY - WASHINGTON		
DWN BY	DATE	JOB NO.
D. PIERCE	07/2021	131203
CHKD BY	SCALE	SHEET
GW	1" = 300'	2 OF 6

**WINEMAKERS CABINS**  
**SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-1**  
 A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,  
 KITTITAS COUNTY, WASHINGTON

LP-20-00002  
 LPF-21-



SEE SHEET 4

**LEGEND**

- ⊕ FOUND 5/8" IRON ROD & CAP, GOLDSMITH, LS 6422, 18821, 29277
- FOUND 5/8" IRON ROD & CAP, LS 45503
- SET 5/8" IRON ROD & CAP, LS 45503
- (R) RADIAL BEARING
- AC-1 ACCESS TRACT - DESIGNATION NUMBER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER

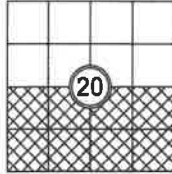
**SURVEY NOTES:**

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-050.
  2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
  3. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
    - BOOK 9 OF PLATS, PAGES 94-120, AFR: 20025040001
    - BOOK 36 OF SURVEYS, PAGES 120-121, AFR: 2006066100021
    - BOOK 41 OF SURVEYS, PAGES 10-13, AFR: 201708180022
    - BOOK 43 OF SURVEYS, PAGES 86-88, AFR: 202012180055
- ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS IS REFERENCED TO THE WASHINGTON STATE PLANE COORDINATE SYSTEM AS NOTED ON THE PLAT AND SURVEY LISTED ABOVE. PER THE FOUND MONUMENTS AS ILLUSTRATED HEREON.

**RECEIVED**  
 JUL 21 2021  
 Kittitas County CDS



INDEX LOCATION  
 SEC. 20 T. 20 N.R. 15 E.W.M.



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

DUSTIN L. PIERCE  
 SURVEYOR'S NAME

GERALD V. PELTIT  
 Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

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**WINEMAKERS CABINS**

PREPARED FOR  
 SWEETWATER CELLARS PROPERTIES LLC  
 A PORTION OF THE SOUTH HALF OF SECTION 20  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 KITTITAS COUNTY - WASHINGTON

DWN BY <b>D. PIERCE</b>	DATE <b>07/2021</b>	JOB NO. <b>131203</b>
CHKD BY <b>GW</b>	SCALE <b>1" = 40'</b>	SHEET <b>3 OF 6</b>

**WINEMAKERS CABINS**  
**SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-1**  
 A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,  
 KITTITAS COUNTY, WASHINGTON

LP-20-00002  
 LPF-21-



SEE SHEET 3

SEE SHEET 5

**LEGEND**

- ⊕ FOUND 5/8" IRON ROD & CAP, GOLDSMITH, LS 9422, 16921, 29277
- FOUND 5/8" IRON ROD & CAP, LS 45503
- SET 5/8" IRON ROD & CAP, LS 45503
- (R) RADIAL BEARING
- AC-1 ACCESS TRACT - DESIGNATION NUMBER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER



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 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 KITTITAS COUNTY - WASHINGTON

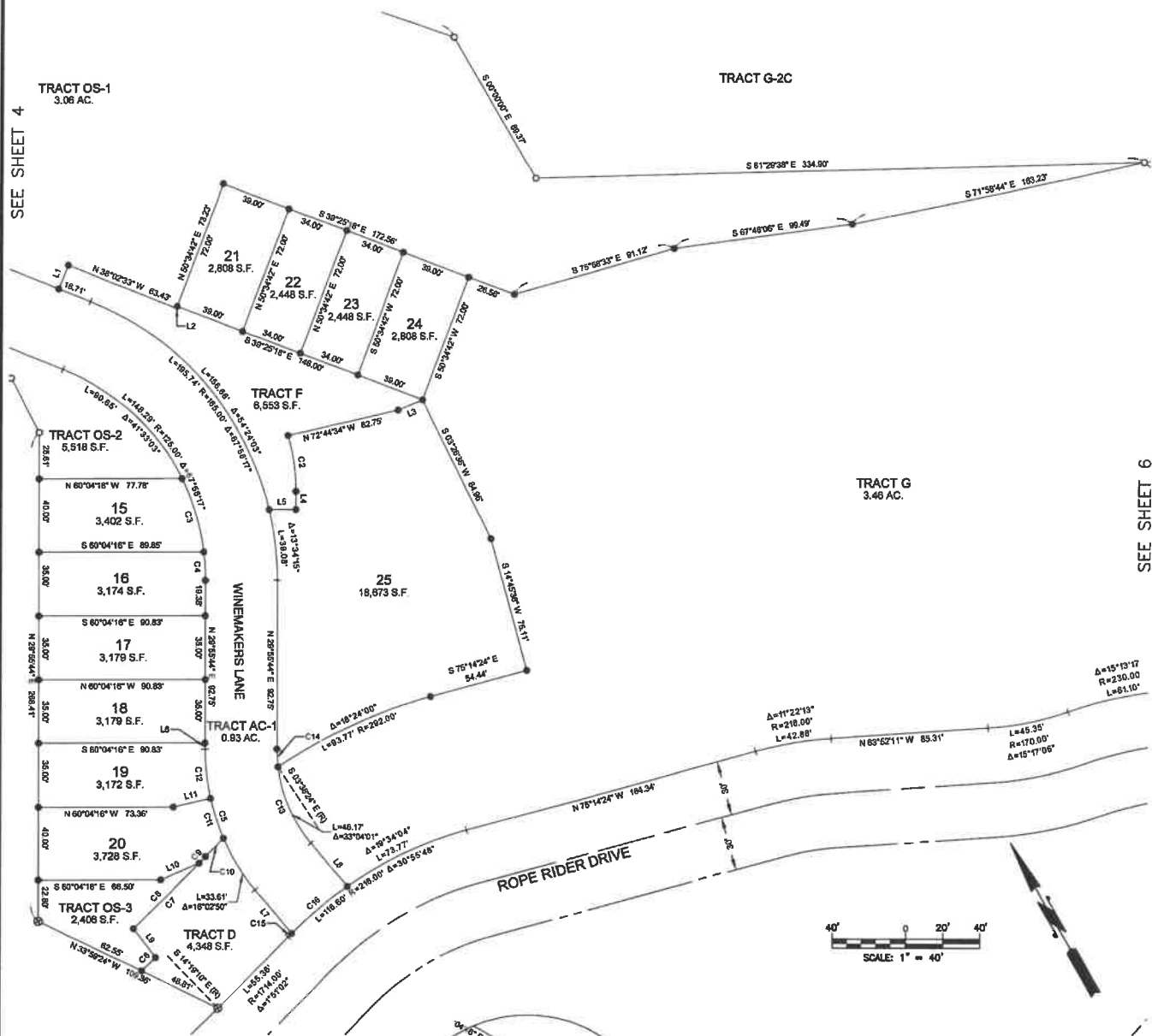
DWN BY <b>D. PIERCE</b>	DATE <b>07/2021</b>	JOB NO. <b>131203</b>
CHKD BY <b>GW</b>	SCALE <b>1" = 40'</b>	SHEET <b>4 OF 6</b>

**WINEMAKERS CABINS**  
**SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-1**  
 A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,  
 KITTITAS COUNTY, WASHINGTON

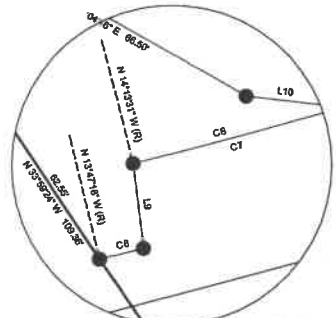
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SEE SHEET 4

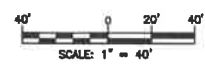
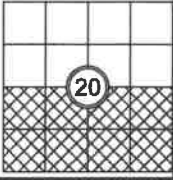
SEE SHEET 6



- LEGEND**
- ⊕ FOUND 5/8" IRON ROD & CAP, GOLDSMITH, LS 8422, 16921, 29277
  - FOUND 5/8" IRON ROD & CAP, LS 45503
  - SET 5/8" IRON ROD & CAP, LS 45503
  - (R) RADIAL BEARING
  - AC-1 ACCESS TRACT - DESIGNATION NUMBER
  - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER



INDEX LOCATION  
 SEC. 20 T. 20 N.R. 15 E. W.M.



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 Kittitas County CDS

**AUDITOR'S CERTIFICATE**

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DUSTIN L. PIERCE  
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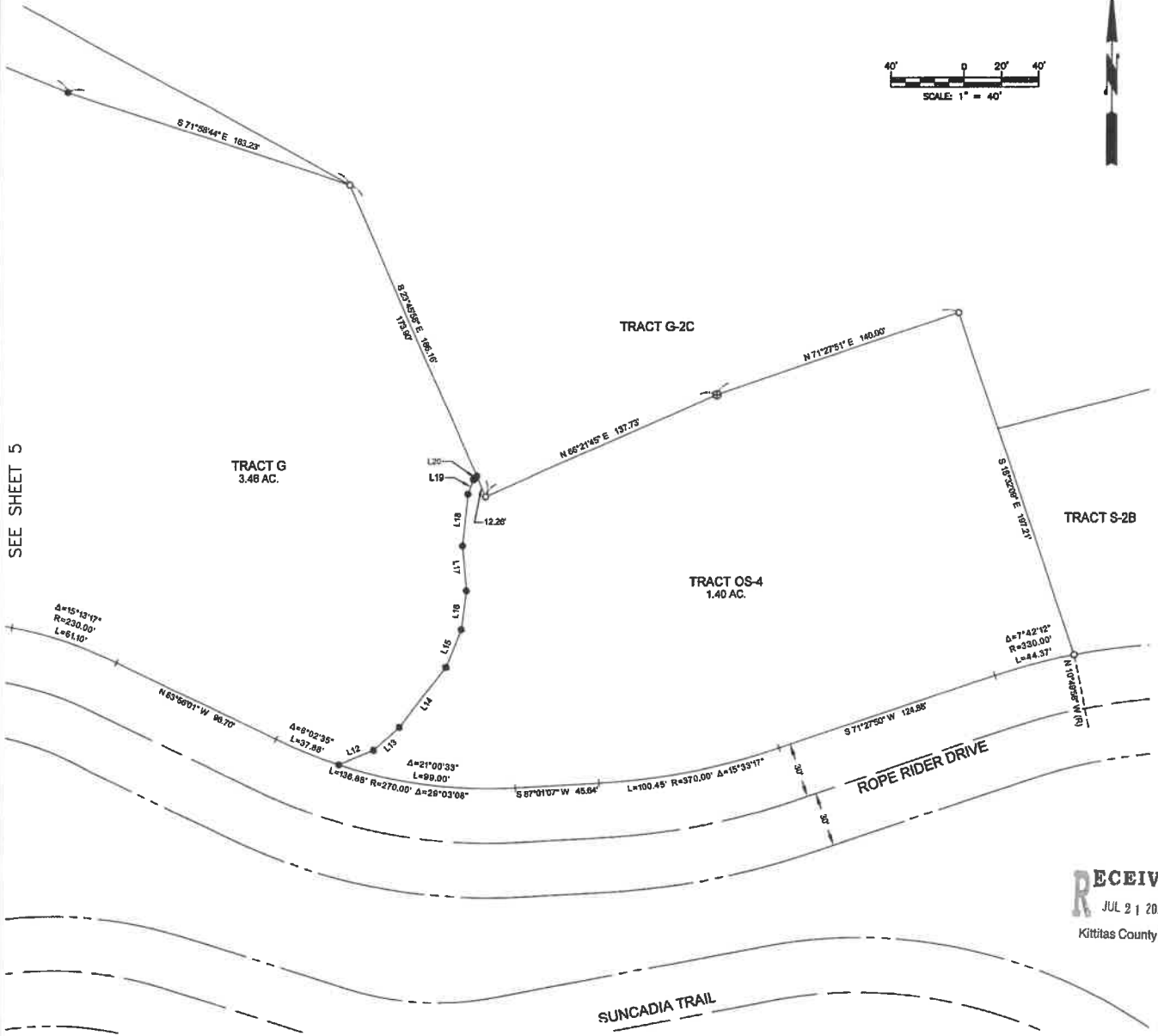
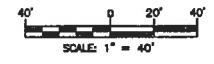
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A PORTION OF THE SOUTH HALF OF SECTION 20		
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY - WASHINGTON		
DWN BY	DATE	JOB NO.
D. PIERCE	07/2021	131203
CHKD BY	SCALE	SHEET
GW	1" = 40'	5 OF 6

**WINEMAKERS CABINS**  
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LP-20-00002  
 LPF-21-



SEE SHEET 5

**RECEIVED**  
 JUL 21 2021  
 Kittitas County COS

LINE #	DIRECTION	DISTANCE
L1	S 61°57'27" W	14.00'
L2	N 60°34'42" E	1.23'
L3	N 82°22'33" W	14.78'
L4	N 29°25'44" E	10.02'
L5	S 60°04'10" E	14.77'
L6	N 29°55'44" E	3.37'
L7	N 10°07'14" W	31.41'
L8	S 10°07'14" E	31.41'
L9	N 7°03'52" W	20.15'
L10	N 83°29'12" W	23.08'
L11	S 73°01'39" E	21.07'
L12	S 67°59'35" W	20.89'
L13	S 49°18'45" W	19.04'
L14	S 37°36'39" W	41.57'
L15	N 22°24'30" E	22.40'
L16	N 7°42'41" E	21.40'
L17	N 6°01'01" W	24.87'
L18	N 6°08'51" E	28.37'
L19	N 21°07'40" E	8.51'
L20	S 44°40'02" W	2.52'

CURVE #	RADIUS	LENGTH	DELTA
C1	270.00'	8.50'	1°22'48"
C2	109.00'	31.13'	16°21'52"
C3	125.00'	41.98'	19°14'32"
C4	125.00'	15.68'	7°10'42"
C5	120.00'	83.88'	40°02'58"
C8	1670.00'	10.50'	0°21'37"
C7	1650.00'	58.00'	1°56'41"
C8	1650.00'	51.00'	1°48'16"
C9	1650.00'	6.50'	0°10'25"
C10	353.90'	14.24'	2°18'18"
C11	120.00'	23.13'	11°02'45"
C12	120.00'	27.14'	12°57'23"
C13	80.00'	55.92'	40°02'58"
C14	80.00'	9.75'	6°58'57"
C15	218.00'	2.78'	0°44'12"
C16	216.00'	40.08'	10°37'32"

- LEGEND**
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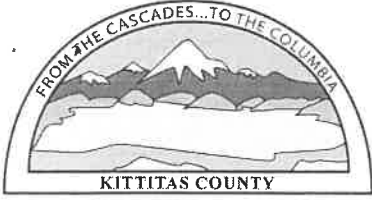
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CHKD BY <b>GW</b>	SCALE <b>1" = 40'</b>	SHEET <b>6 OF 6</b>



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD21-02506**

411 N. Ruby St., Suite 2  
Ellensburg, WA 98926  
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

**Payer/Payee:** SWIFTWATER CELLARS  
PO BOX 492  
ROSLYN WA 98941

**Cashier:** STEPHANIE MIFFLIN      **Date:** 07/21/2021  
**Payment Type:** CHECK (13869)

**LPF-21-00007      LONG PLAT- FINAL**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Final Plat	\$960.00	\$960.00	\$0.00
Final Plat (Health)	\$295.00	\$295.00	\$0.00
Final Plat (Public Works) - One (1) Civil Review	\$1,215.00	\$1,215.00	\$0.00
<b>LPF-21-00007 TOTALS:</b>	<b>\$2,470.00</b>	<b>\$2,470.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$2,470.00</b>	