

17/163

# WINEMAKERS CABINS

## SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-1

A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,  
KITKITAS COUNTY, WASHINGTON

LP-20-00002  
LPF-21-00007

### EASEMENTS AND NOTES

- TRACT CC-1C OF THAT CERTAIN SURVEY RECORDED DECEMBER 18, 2020, IN BOOK 43 OF SURVEYS, PAGES 96 THROUGH 98, UNDER AUDITOR'S FILE NO. 202012180065, RECORDS OF KITKITAS 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THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON THE PHASE 1 DIVISION 3 PLAT, ARE SUPERSEDED BY THIS PLAT.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, COCS (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 COCS, 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, 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 FIVE FEET (5.00') ON PROPERTY LINES COMMON WITH ANOTHER LOT OR TRACT WITHIN THIS PLAT; PROVIDED, HOWEVER, THE COMMON BOUNDARY LINES OF THE "ZERO LOT LINE" LOTS (HEREINAFTER DEFINED) SHALL NOT BE SUBJECT TO SUCH EASEMENT AND THE WIDTH OF THE REAR BOUNDARY LINE OF LOTS 15 THROUGH 20, INCLUSIVE, SHALL BE FIVE FEET (5.00').
- SWIFTWATER CELLARS PROPERTIES LLC GRANTS TO NEW SUNCADIA ON THE ONE HAND AND ALSO TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC, AND THEIR SUCCESSORS AND/OR ASSIGNS (THE "UTILITY SERVICE PROVIDERS"), A NON-EXCLUSIVE EASEMENT UNDER AND UPON WINEMAKERS LANE AND TRACT F AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS NEW SUNCADIA SHALL DETERMINE, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES FOR THE PURPOSE OF SERVING THIS PLAT. ANY SUCH OTHER EASEMENT GRANTED BY NEW SUNCADIA SHALL APPROVE WITH WATER, SANITARY SERVICE, CABLE, DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS NEW SUNCADIA SHALL REQUEST. SWIFTWATER CELLARS PROPERTIES LLC FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EASEMENT FOR THE RIGHT TO ENTER UPON THOSE PORTIONS OF THE LOTS AND TRACTS WITHIN THIS PLAT BEING TEN FEET (10.00') IN WIDTH AND LYING PARALLEL WITH AND ADJOINING WINEMAKERS LANE, TRACT F AND ALL ROADS WITHIN THE RESORT NOW OR HEREAFTER PLATTED AND/OR CONSTRUCTED, FOR THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE 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 OR OTHERWISE RELATIVE TO SUCH ADJACENT RESIDENCES SHALL BE SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE COCS.  
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, AND 24
- PARKING WITHIN THIS PLAT AND EACH LOT'S RIGHTS TO PARKING SPACES WITHIN THIS PLAT SHALL BE FULLY SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE COCS. ALL OR CERTAIN LOTS WITHIN THIS PLAT MAY BE SUBJECT 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 THE PORTIONS 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 KITKITAS COUNTY AUDITORS FILE NO. 202101050081 ARE LOCATED WITHIN TRACTS D, F, AND G, LOT 25, AND WINEMAKER'S 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 KITKITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT RECORDED APRIL 16, 2009, UNDER KITKITAS COUNTY AUDITOR'S FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
- THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("COCS") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPEARING OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS PLAT. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY NEW SUNCADIA.
- NEW SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA ASSIGNS TO A TRANSFERREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED TO NEW SUNCADIA UNDER THIS PLAT.
- THE EASEMENTS GRANTED HEREINABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.
- NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT, THE BOUNDARIES OF OPEN SPACE (OS) TRACTS 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 COCS AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
- ALL OR CERTAIN LOTS WITHIN THIS PLAT MAY BE SUBJECT 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 COCS. REFERENCE TO RECORD TITLE SHOULD BE MADE FOR PROVISIONS RELATIVE THERETO.

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 96 THROUGH 98, UNDER AUDITOR'S FILE NO. 202012180065, RECORDS OF KITKITAS COUNTY, WASHINGTON; BEING A PORTION OF TRACTS CC-1, G-2, G-3 AND G-2, OF SUNCADIA PHASE 1, DIVISION 3, IN THE COUNTY OF KITKITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, IN THE COUNTY OF KITKITAS, STATE OF WASHINGTON.

### KITKITAS COUNTY PARCEL INFORMATION:

PARCEL NO.: 21909  
MAP NO.: 20-15-20058-0162

### APPROVALS

#### CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 1<sup>st</sup> DAY OF SEPTEMBER A.D., 2021.

*[Signature]*  
KITKITAS 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 KITKITAS COUNTY.

DATED THIS 1<sup>st</sup> DAY OF September A.D., 2021.

*[Signature]*  
KITKITAS 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 2<sup>nd</sup> DAY OF September A.D., 2021.

*[Signature]*  
KITKITAS 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 25<sup>th</sup> DAY OF August A.D., 2021.

*[Signature]*  
KITKITAS 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 30<sup>th</sup> DAY OF August A.D., 2021.

*[Signature]*  
KITKITAS COUNTY ASSESSOR

#### CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF September A.D., 2021.

*[Signature]*  
KITKITAS COUNTY, WASHINGTON

CHAIRMAN: *[Signature]* ATTEST: *[Signature]*  
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 RECORDED ACT AT THE REQUEST OF SWIFTWATER CELLARS PROPERTIES LLC IN AUG. 2021. *[Signature]* 8/17/2021  
DUSTIN L. PIERCE DATE

CERTIFICATE NO. 45503

### AUDITOR'S CERTIFICATE 202109210018

FILED FOR RECORD THIS 21<sup>st</sup> DAY OF Sept 2021 AT 11:44 AM  
IN BOOK 13 OF Plats AT PAGE 163 AT THE REQUEST OF

DUSTIN L. PIERCE SURVEYOR'S NAME  
JERALD V. PETTIT County Auditor Deputy County Auditor

## Encompass

ENGINEERING & SURVEYING

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

### WINEMAKERS CABINS

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

DWN BY	DATE	JOB NO.
D. PIERCE	08/2021	131203
CHKD BY	SCALE	SHEET
GW	N/A	1 of 6

### 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.

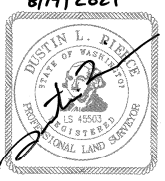
SWIFTWATER CELLARS PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

NAME & DATE: *[Signature]*  
TITLE: *[Signature]*

STATE OF WASHINGTON }  
COUNTY OF Kittitas }

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *[Signature]* TO ME, KNOWN TO BE THE *[Signature]* OF SWIFTWATER CELLARS PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY 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 SAID DATE THAT *[Signature]* IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 19<sup>th</sup> DAY OF September 2021.  
*[Signature]*  
PRINTED NAME: *[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: 10-3-2024



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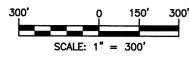
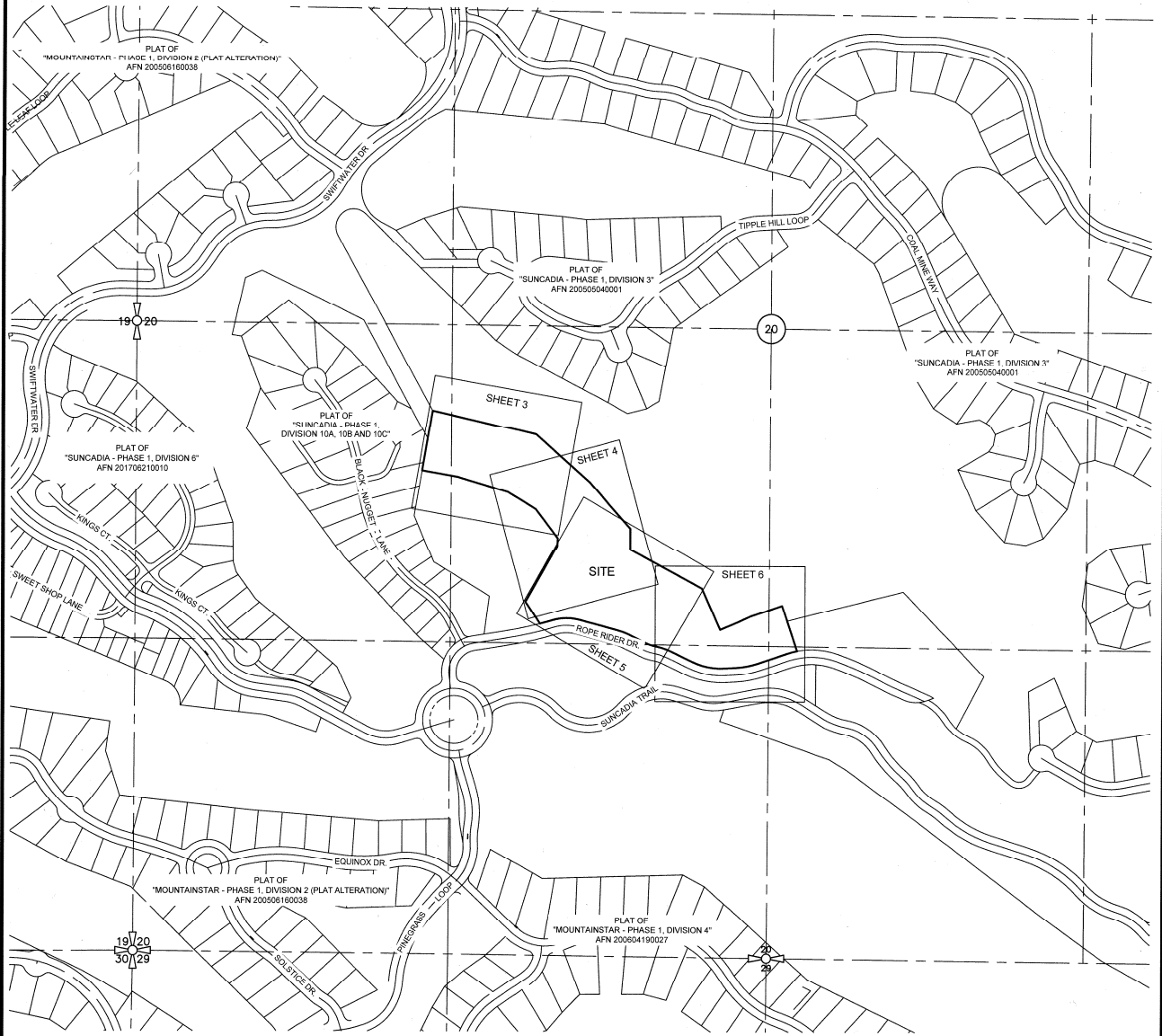


# WINEMAKERS CABINS

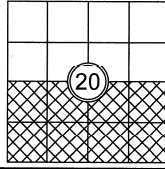
## SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-1

A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,  
KITITITAS COUNTY, WASHINGTON

LP-20-00002  
LPF-21-00007



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



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IN BOOK 13 OF Plats AT PAGE 164 AT THE REQUEST OF  
\_\_\_\_\_  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
\_\_\_\_\_  
JERALD V. PETTIT  
County Auditor

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A PORTION OF THE SOUTH HALF OF SECTION 20  
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
KITITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D. PIERCE	08/2021	131203
CHKD BY	SCALE	SHEET
GW	1" = 300'	2 OF 6

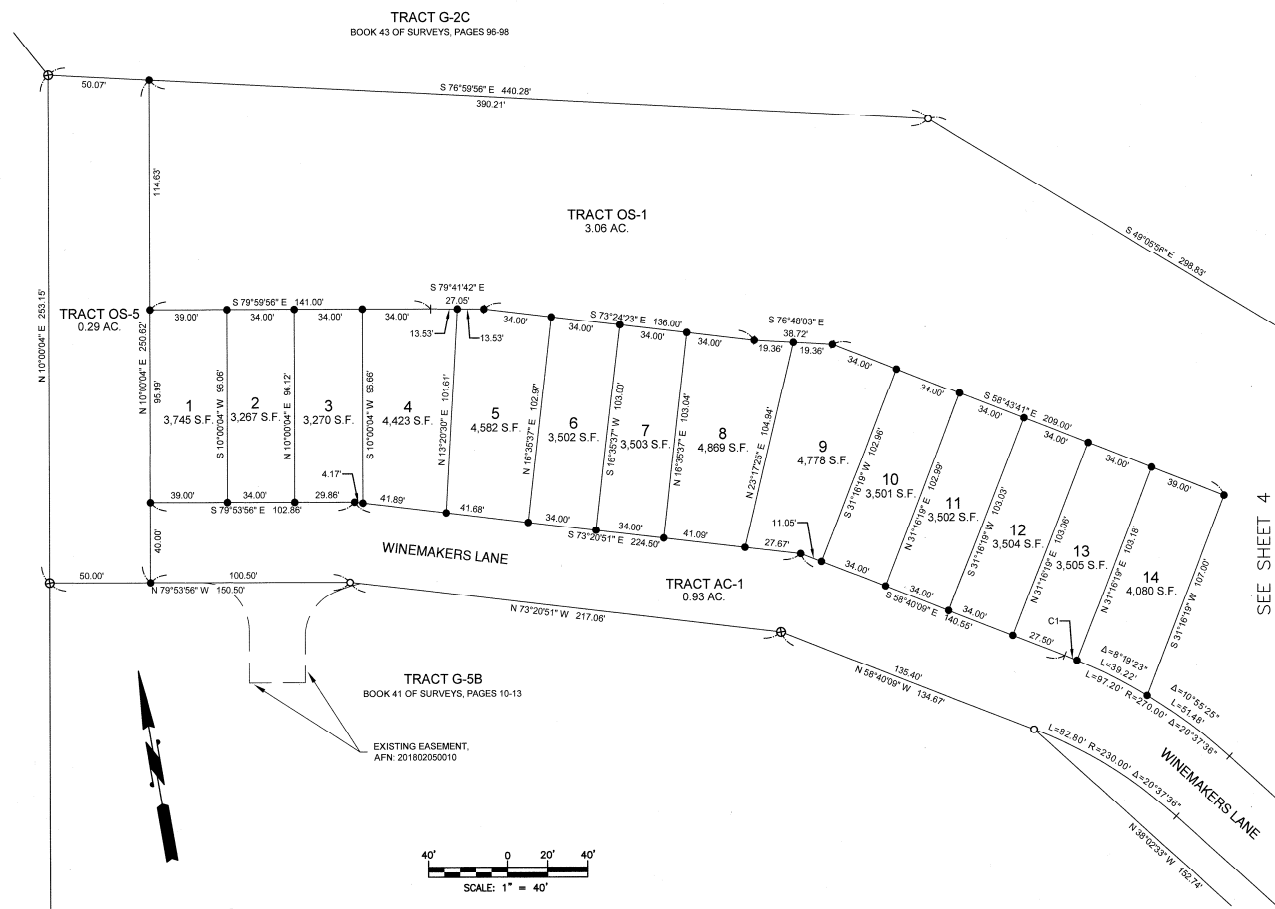
13/165

# WINEMAKERS CABINS

## SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-1

A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,  
KITKITAS COUNTY, WASHINGTON

LP-20-00002  
LPF-21-00007



- LEGEND**
- ⊕ FOUND 5/8" IRON ROD & CAP, GOLDSMITH, LS 6422, 16921, 29277
  - FOUND 5/8" IRON ROD & CAP, LS 45503
  - SET 5/8" IRON ROD & CAP, LS 46603
  - (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-332-130-090.
  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 84-120, AFN: 200505040001
    - BOOK 36 OF SURVEYS, PAGES 120-121, AFN: 200906150001
    - BOOK 41 OF SURVEYS, PAGES 10-13, AFN: 201708180022
    - BOOK 43 OF SURVEYS, PAGES 96-98, AFN: 202012180065
  4. 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.



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

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**AUDITOR'S CERTIFICATE** 202109210018  
FILED FOR RECORD THIS 21st DAY OF Sept 2021 AT 11:44 AM  
IN BOOK 13 OF Plats AT PAGE 165 AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD V. PETTIT  
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<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. KITKITAS COUNTY - WASHINGTON		
DWN BY <b>D. PIERCE</b>	DATE <b>08/2021</b>	JOB NO. <b>131203</b>
CHKD BY <b>GW</b>	SCALE <b>1" = 40'</b>	SHEET <b>3 OF 6</b>

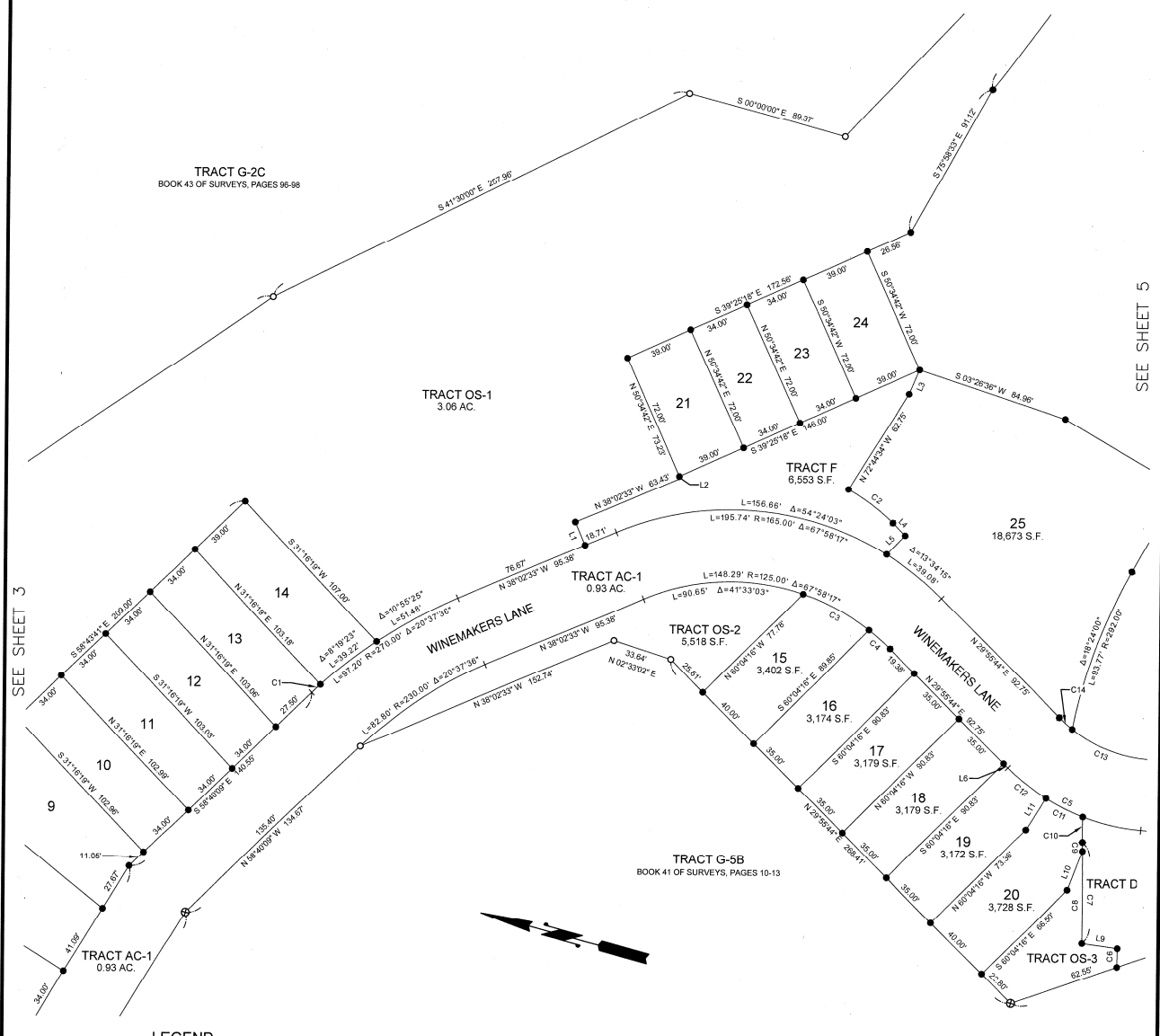
13/160

# 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-21-00007



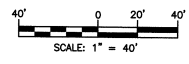
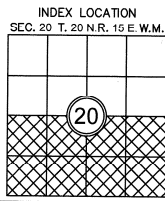
SEE SHEET 3

SEE SHEET 5

- ### LEGEND
- ⊕ FOUND 5/8" IRON ROD & CAP, GOLDSMITH, LS 6422, 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



9/17/2021



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County Auditor  
*Jerald V. Pettit*  
Deputy County Auditor

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KITITAS COUNTY - WASHINGTON

DWN BY D. PIERCE	DATE 08/2021	JOB NO. 131203
CHKD BY GW	SCALE 1" = 40'	SHEET 4 OF 6

13/167

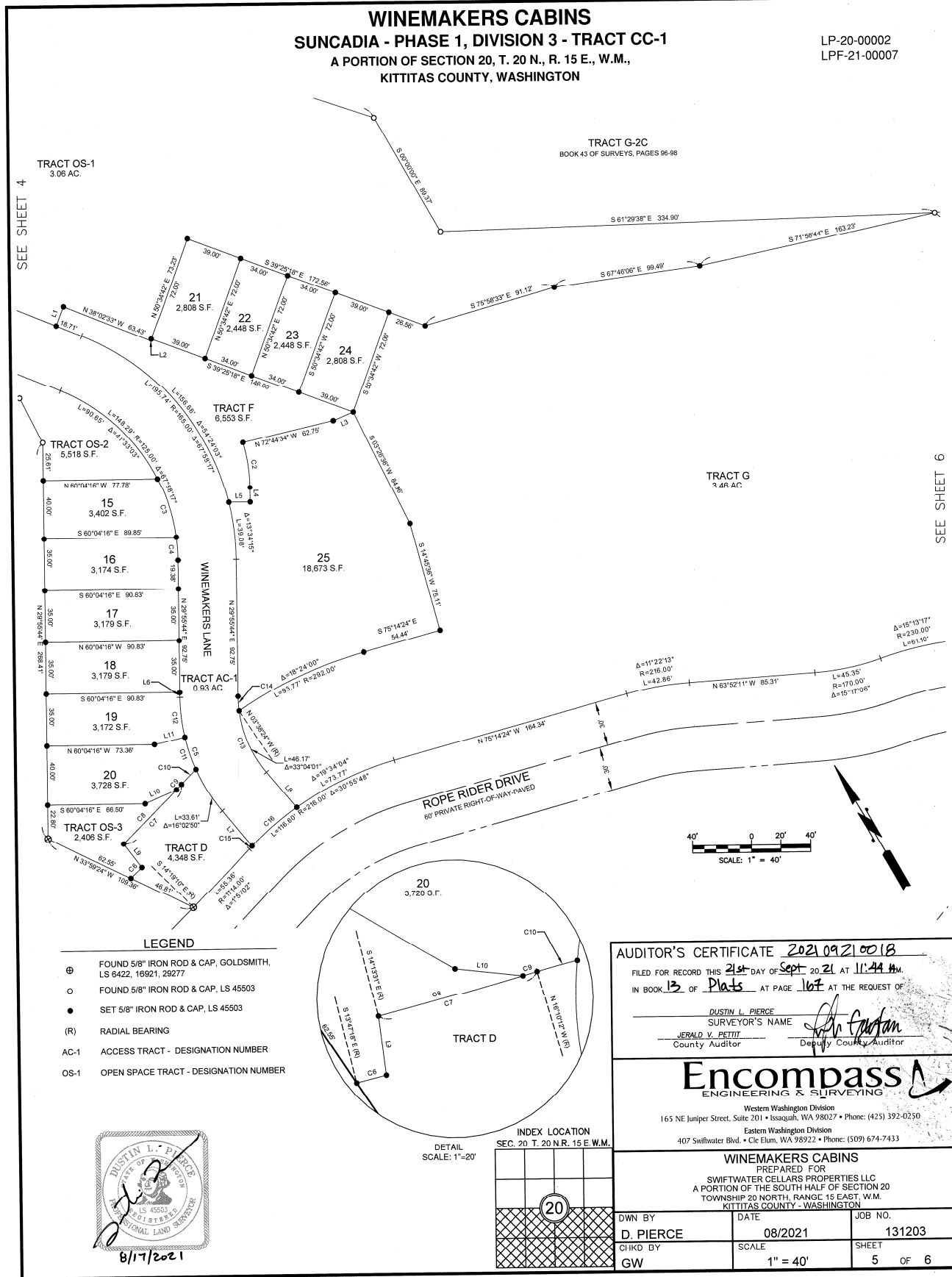


# WINEMAKERS CABINS

## SUNCADIA - PHASE 1, DIVISION 3 - TRACT CC-1

A PORTION OF SECTION 20, T. 20 N., R. 15 E., W.M.,  
KITITITAS COUNTY, WASHINGTON

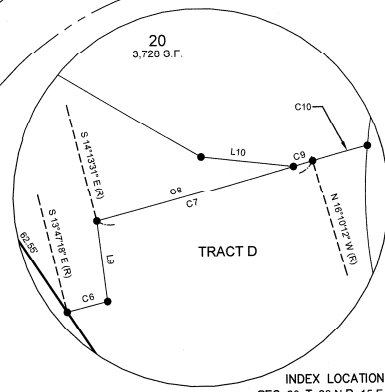
LP-20-00002  
LPF-21-00007



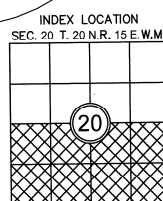
SEE SHEET 4

SEE SHEET 6

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DETAIL SCALE: 1"=20'



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

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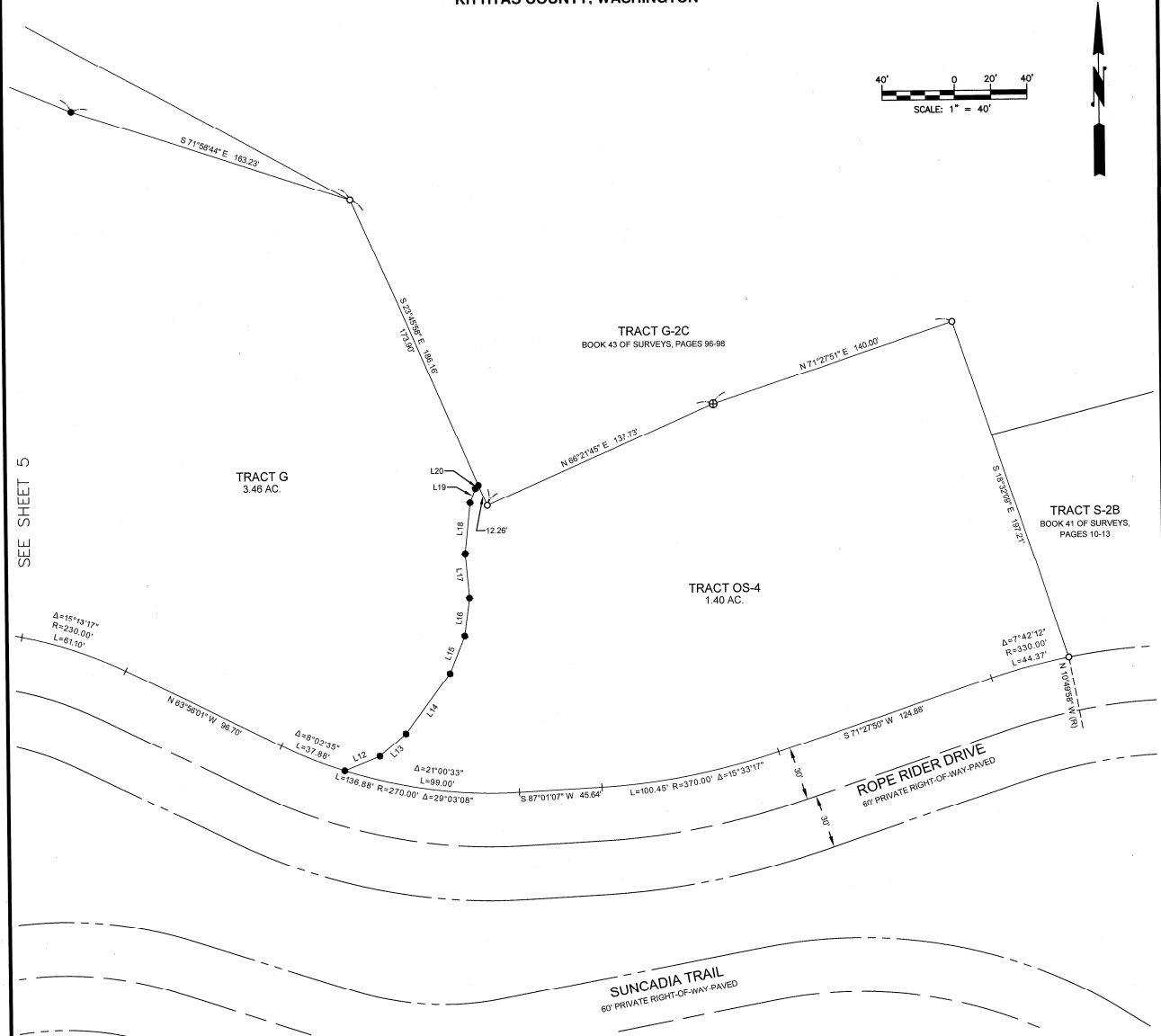
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<b>WINEMAKERS CABINS</b>		
PREPARED FOR SWIFTWATER CELLARS PROPERTIES LLC A PORTION OF THE SOUTH HALF OF SECTION 20 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITITITAS COUNTY - WASHINGTON		
DWN BY D. PIERCE	DATE 08/2021	JOB NO. 131203
CHKD BY GW	SCALE 1" = 40'	SHEET 5 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  
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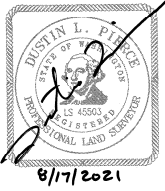


SEE SHEET 5

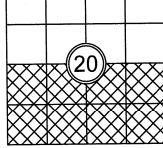
LINE #	DIRECTION	DISTANCE
L1	S 51°57'27" W	14.00'
L2	N 50°34'42" E	1.23'
L3	N 82°22'33" W	14.78'
L4	N 29°55'44" E	10.02'
L5	S 60°04'16" E	14.77'
L6	N 29°55'44" E	3.37'
L7	N 10°07'14" W	31.41'
L8	S 10°07'14" E	31.41'
L9	N 7°03'32" W	20.19'
L10	N 83°29'12" W	23.08'
L11	S 73°01'39" E	21.07'
L12	S 67°59'35" 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 1°42'41" E	21.40'
L17	N 5°01'01" W	24.67'
L18	N 6°08'51" E	28.37'
L19	N 21°07'49" E	8.51'
L20	S 44°40'02" W	2.52'

CURVE #	RADIUS	LENGTH	DELTA
C1	270.00'	6.50'	1°22'48"
C2	109.00'	31.13'	10°21'02"
C3	125.00'	41.98'	19°14'32"
C4	125.00'	15.66'	7°10'42"
C5	120.00'	83.88'	40°02'58"
C6	1670.00'	10.50'	0°21'37"
C7	1650.00'	56.00'	1°56'41"
C8	1650.00'	51.00'	1°46'16"
C9	1650.00'	5.00'	0°10'25"
C10	353.90'	14.24'	2°18'18"
C11	120.00'	23.13'	11°02'48"
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	216.00'	2.78'	0°44'12"
C16	216.00'	40.06'	10°37'32"

- LEGEND**
- ⊕ FOUND 5/8" IRON ROD & CAP, GOLDSMITH, LS 6422, 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.



**AUDITOR'S CERTIFICATE** 202109210018  
 FILED FOR RECORD THIS 21st DAY OF Sept 2021 AT 11:44 P.M.  
 IN BOOK 13 OF Plats AT PAGE 168 AT THE REQUEST OF  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
 JERALD V. PETTIT  
 County Auditor Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250.  
 Eastern Washington Division  
 407 Swilwater 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 15 EAST, W.M.  
 KITTITAS COUNTY - WASHINGTON

DWN BY D. PIERCE	DATE 08/2021	JOB NO. 131203
CHKD BY GW	SCALE 1" = 40'	SHEET 6 OF 6