

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-46568907**

## 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 incorrectness in 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: October 1, 2018

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



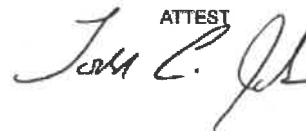
Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By: 

President



ATTEST  


Secretary

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

Subdivision Guarantee Policy Number: 72156-46568907

# **SUBDIVISION GUARANTEE UPDATED**

Order No.: 263738AM  
Guarantee No.: 72156-46568907  
Dated: January 15, 2019 at 7:30 AM

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

Your Reference: New Suncadia

Assured: ESM Consulting Engineers, LLC and New Suncadia, LLC

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 Z-5, River Ridge Suncadia - Phase 2, Division 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 190 through 200, records of said County.

Title to said real property is vested in:

New Suncadia, LLC, a Delaware limited liability company

**END OF SCHEDULE A**

Subdivision Guarantee Policy Number: 72156-46568907

**(SCHEDULE B)**

Order No: 263738AM  
Policy No: 72156-46568907

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: 2019  
Tax Type: County  
Total Annual Tax: \$22,260.68  
Tax ID #: 960518  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$11,130.34  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$11,130.34  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019

Subdivision Guarantee Policy Number: 72156-46568907

7. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$60.53  
Tax ID #: 960537  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$30.27  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$30.26  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019

8. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$0.82  
Tax ID #: 960536  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$0.82  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019

9. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

10. Liens, levies and assessments of the 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.

Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land.

11. Assessment in the amount of \$3,900 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.

12. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

Subdivision Guarantee Policy Number: 72156-46568907

13. The provisions contained in instrument,  
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 Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028."
14. 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 relating to the development commonly known as Suncadia Master Planned Resort  
Recorded: April 16, 2009  
Instrument No.: 200904160090  
  
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.
15. Agreement and the terms and conditions contained therein  
Between: Mountainstar Resort Development, LLC  
And: Puget Sound Energy, Inc.  
Purpose: Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service  
Recorded: April 16, 2004  
Instrument No.: 200404160016
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by River Ridge Suncadia - Phase 2, Division 3,  
Recorded: July 24, 2017  
Book: Pages: 190 through 200  
Instrument No.: 201707240010  
Matters shown:  
a) Notes 1 through 17 thereon  
b) Dedication thereon  
c) Temporary turnaround easement
17. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$4,075,000.00  
Trustor/Grantor: New Suncadia LLC, a Delaware limited liability company  
Trustee: AmeriTitle  
Beneficiary: First Interstate Bank, a Montana corporation  
Dated: September 15, 2017  
Recorded: September 25, 2017  
Instrument No.: 201709250059  
Affects: Said premises and other land

Said Deed of Trust was rerecorded October 9, 2017 under Auditor's File No. 201710090007.

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: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of gas and electricity  
Recorded: September 28, 2017  
Instrument No.: 201709280022

**END OF EXCEPTIONS**

**Notes:**

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information 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 No. 2: Note No. 2: 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 Z-5, River Ridge Suncadia Phase 2 Division 3, Book 12 of Plats, pages 190 through 200.

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**

RIVER RIDGE

SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON ASSESSOR PARCEL NUMBERS 14055, 14057, 342834, 372834, 951840, 951852, AND 951853

07/24/2017 10:45:11 AM V: 12 P: 198 201707240010
Page 1 of 11

DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("NEW SUNCADIA"), OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND, IN LIEU OF DEDICATION OF ROADS, DOES HEREBY RESERVE TO ITSELF TO HOLD SUBJECT TO AND TOGETHER WITH THE CCR'S AND PLAT NOTES HEREINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF ITSELF AND ALL OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS IN THE SUNCADIA MASTER PLANNED REPORT (THE "REPORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), ALL ROADS SHOWN HEREON WHICH SHALL BE PRIVATE TOGETHER WITH THE RIGHT TO CONVEY SAID ROADS TO THE SUNCADIA RESIDENTIAL OWNERS' ASSOCIATION OR THE SUNCADIA COMMUNITY COUNCIL OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS FOR THE SAME OR SIMILAR PURPOSES.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED AND THEIR CONVEYANCE TO SUCH ASSOCIATION OR COUNCIL, ALL FURTHER COSTS AND OBLIGATIONS FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SAFETY MEASURES, SNOW REMOVAL AND OTHERWISE OF ALL ROADS WITHIN THIS PLAT SHALL THEN AND THEREAFTER BE THE OBLIGATION OF SUCH ASSOCIATION OR COUNCIL.

IN THE EVENT THAT NEW SUNCADIA OR ANY ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE RECONSTRUCTED TO THE THEN APPLICABLE COUNTY STANDARDS.

NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS: MANAGING MEMBER

BY: LLD SUNCADIA MANAGER, INC, A DELAWARE CORPORATION, ITS: MANAGER

BY: Roger T Beck, Senior Vice President
BY: Marne Schwartz, Asst Vice President

STATE OF WASHINGTON } SS
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

Roger T Beck, Senior Vice President of LLD SUNCADIA MANAGER, INC, A DELAWARE CORPORATION, THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 11th DAY OF July, 2017.



Terra B. Legg-Schwartz
PRINTED NAME: Terra B. Legg-Schwartz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 5-17-2020

STATE OF WASHINGTON } SS
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

Marne Schwartz, Asst Vice President of LLD SUNCADIA MANAGER, INC, A DELAWARE CORPORATION, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 11th DAY OF July, 2017.



Terra B. Legg-Schwartz
PRINTED NAME: Terra B. Legg-Schwartz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 5-17-2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OF SECTIONS 18 AND 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

DATED 15 10th DAY OF July, A.D., 2017.

ZACHARY L. LEWIS, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44925



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS 12th DAY OF July, A.D., 2017.
Leo Hunt, Kittitas County Engineer

CERTIFICATE OF COUNTY PLANNING OFFICIAL
I HEREBY CERTIFY THAT THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.
DATED THIS 13th DAY OF July, A.D., 2017.
Tom Carlin, Kittitas County Community Services Director

CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
DATED THIS 24th DAY OF July, A.D., 2017.
Dwayne Cruse, Kittitas County Treasurer

CERTIFICATE OF COUNTY HEALTH SANITARIAN
I HEREBY CERTIFY THAT THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" 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 12th DAY OF July, A.D., 2017.
Dennis H., Kittitas County Health Sanitarian

CERTIFICATE OF COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.
DATED THIS 12th DAY OF July, A.D., 2017.
Dennis H., Kittitas County Assessor

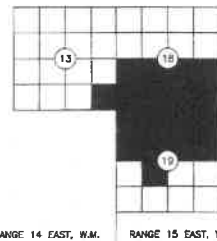
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 18th DAY OF July, A.D., 2017.
BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON
ATTEST: Dwayne Cruse, Clerk of the Board

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 24th DAY OF July, A.D., 2017, AT 45 MINUTES PAST 10 O'CLOCK A.M. AND RECORDED IN VOLUME 12 OF PLATS, ON PAGES 190-200, RECORDS OF KITTITAS COUNTY, WASHINGTON.
BY: Dwayne Cruse, Deputy County Auditor; Gerald V. Bhatt, Kittitas County Auditor
AUDITOR'S FILE NO. 201707240010

SUBDIVISION LOCATOR

NOT TO SCALE
TOWNSHIP 20 NORTH



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 24th DAY OF July, A.D., 2017, AT 45 MINUTES PAST 10 O'CLOCK A.M. AND RECORDED IN VOLUME 12 OF PLATS, ON PAGES 190-200, RECORDS OF KITTITAS COUNTY, WASHINGTON.
BY: Dwayne Cruse, Deputy County Auditor; Gerald V. Bhatt, Kittitas County Auditor
AUDITOR'S REFERENCE: 201707240010

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

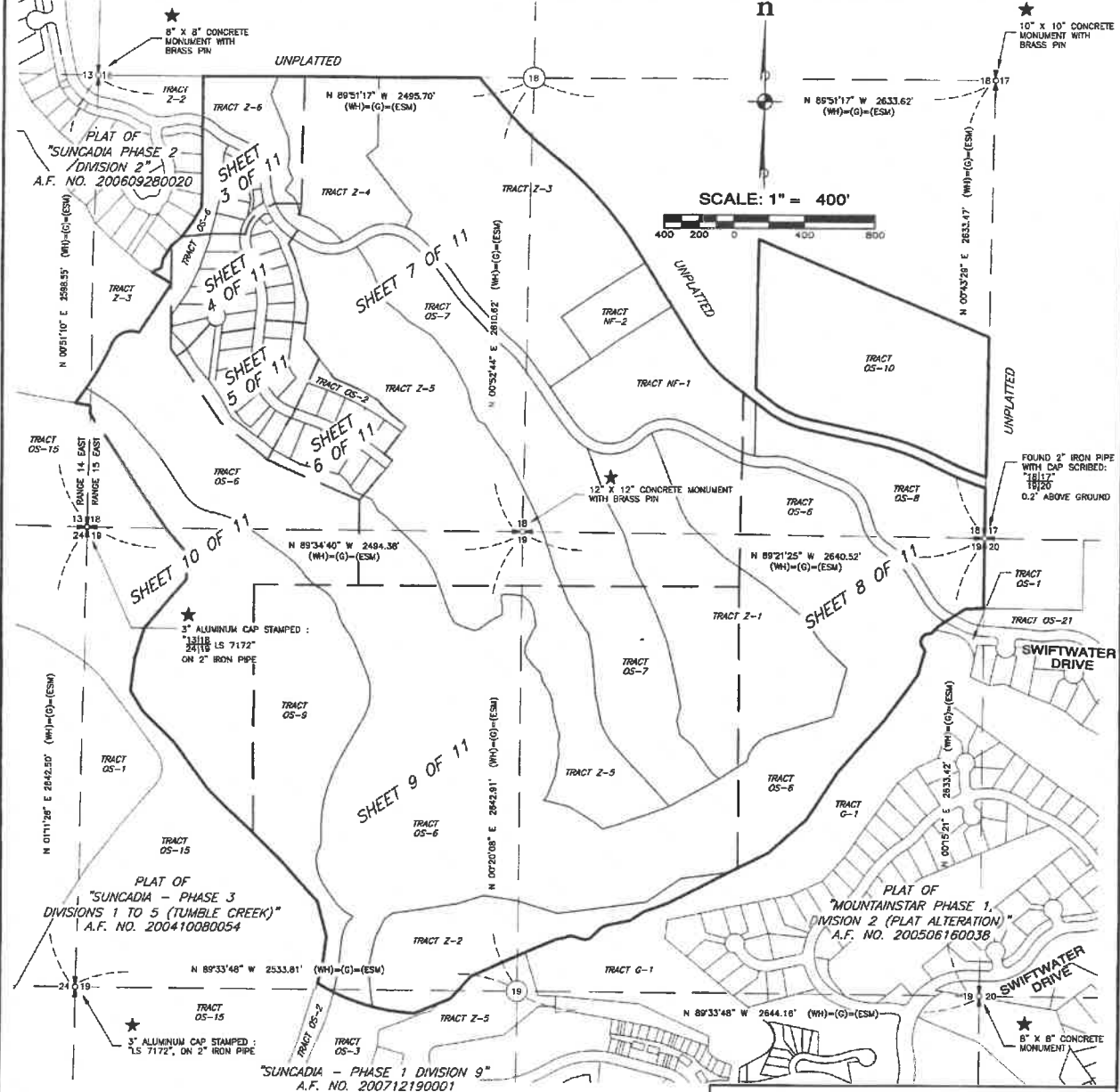
www.esmcivil.com
Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture

DATE: 2017-07-26 JOB NO. 998-754-016-0003
DRAWN BY: C.A.F./R.F.C. SHEET 1 OF 11

# RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF  
SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

07/24/2017 10:49:11 AM V: 12 P: 191 201707240010  
 FILED BY: ESM CONSULTING ENGINEERS, LLC  
 KITTITAS COUNTY AUDITOR  
 PAGE 2 OF 11



**LEGEND**

- (WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002.
- (G) BEARING AND/OR DISTANCE FROM THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 BY GOLDSMITH & ASSOCIATES AS RECORDED UNDER AUDITOR'S FILE NO. 200908280020.
- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- ★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM ACCEPTED THEIR POSITION.

**BASIS OF BEARINGS**

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID 5X0662) AND "J356" (PID 5X0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870367.

**SURVEY INSTRUMENTATION**

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:  
 EQUIPMENT USED: TOPCON GR-5 CHSS EQUIPMENT AND 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100  
 PROCEDURE USED: REAL TIME KINEMATIC OR RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 24<sup>th</sup> DAY OF JULY A.D., 2017, AT 4:55 MINUTES PAST 10 O'CLOCK A.M. AND RECORDED IN VOLUME 12 OF PLATS, ON PAGE 191, RECORDS OF KITTITAS COUNTY, WASHINGTON.  
 BY Jon Rupp Jerald V. Pettit  
 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR  
 AUDITOR'S REFERENCE: 201707240010



**ESM CONSULTING ENGINEERS, LLC**

33400 8th Ave. S, #205  
 Federal Way, WA 98003  
 www.esmcivil.com

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

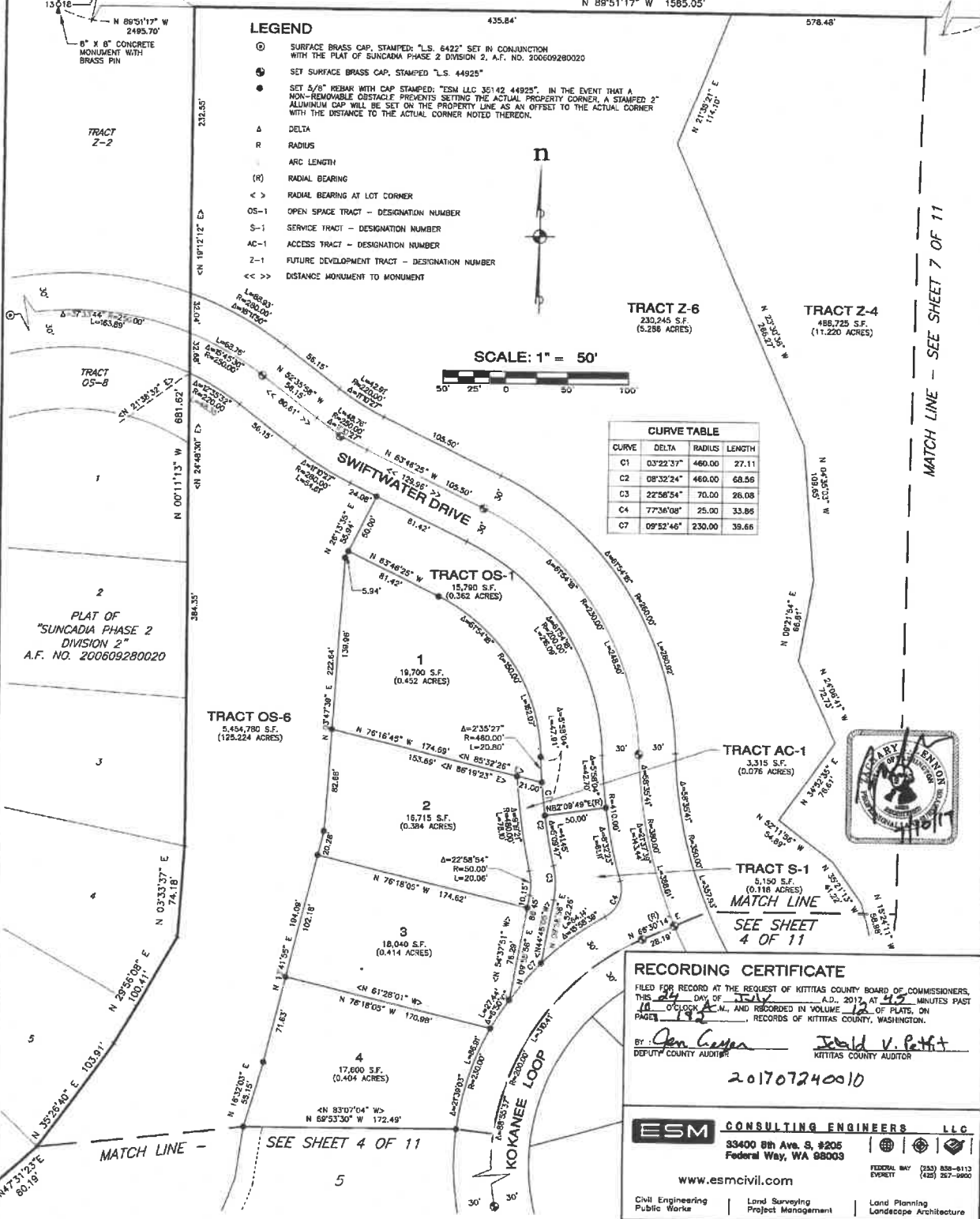
DATE: 2017-07-10 JOB NO. 998-754-016-0003  
 DRAWN BY: C.A.F./R.F.G. SHEET 2 OF 11



# RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF  
SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

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 Kittitas County Auditor  
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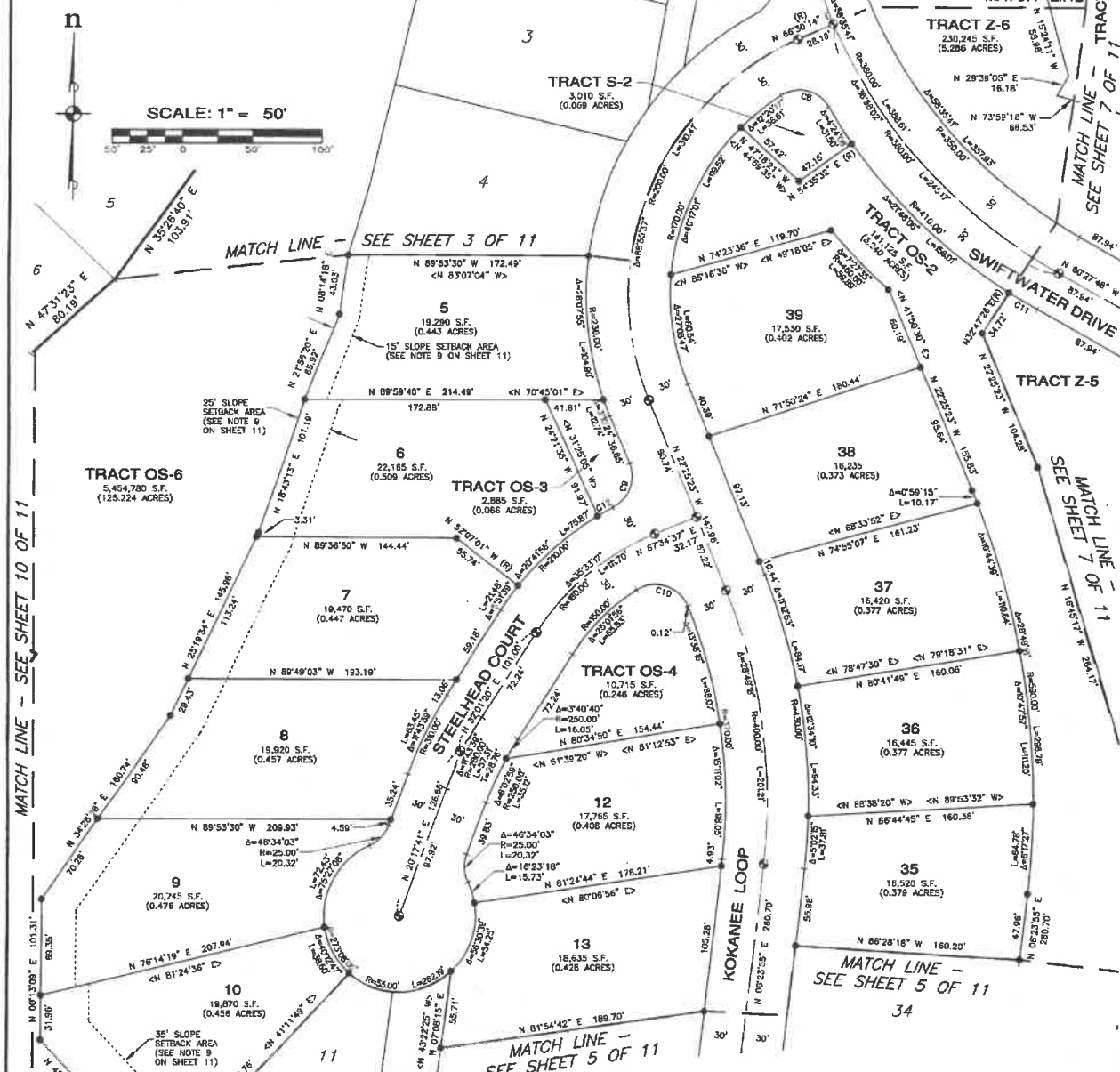
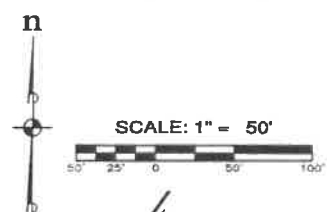


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# RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

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 2100-00 SURPLOT  
 Kittitas County Auditor  
 Page 4 of 11



MATCH LINE - SEE SHEET 10 OF 11

MATCH LINE - SEE SHEET 7 OF 11

MATCH LINE - SEE SHEET 7 OF 11

MATCH LINE - SEE SHEET 5 OF 11

MATCH LINE - SEE SHEET 5 OF 11

### LEGEND

- SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
- SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 35142 44925". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- S-1 SERVICE TRACT - DESIGNATION NUMBER
- Z-1 FUTURE DEVELOPMENT - DESIGNATION NUMBER

CURVE	DELTA	RADIUS	LENGTH
CB	91°38'58"	25.00	36.99
CP	84°25'32"	25.00	36.84
C10	100°31'21"	25.00	43.86
C11	03°15'14"	410.00	23.28
C12	03°25'14"	210.00	12.54



### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 24<sup>TH</sup> DAY OF JULY, A.D. 2017 AT 10:45 MINUTES PAST 10 O'CLOCK A.M., AND RECORDED IN VOLUME 103 OF PLATS, ON PAGE 103. RECORDS OF KITTITAS COUNTY, WASHINGTON.

By: *Don Gayler* Deputy County Auditor  
*Serald V. Pettit* Kittitas County Auditor

AUDITOR'S REFERENCE: 2017 07240010

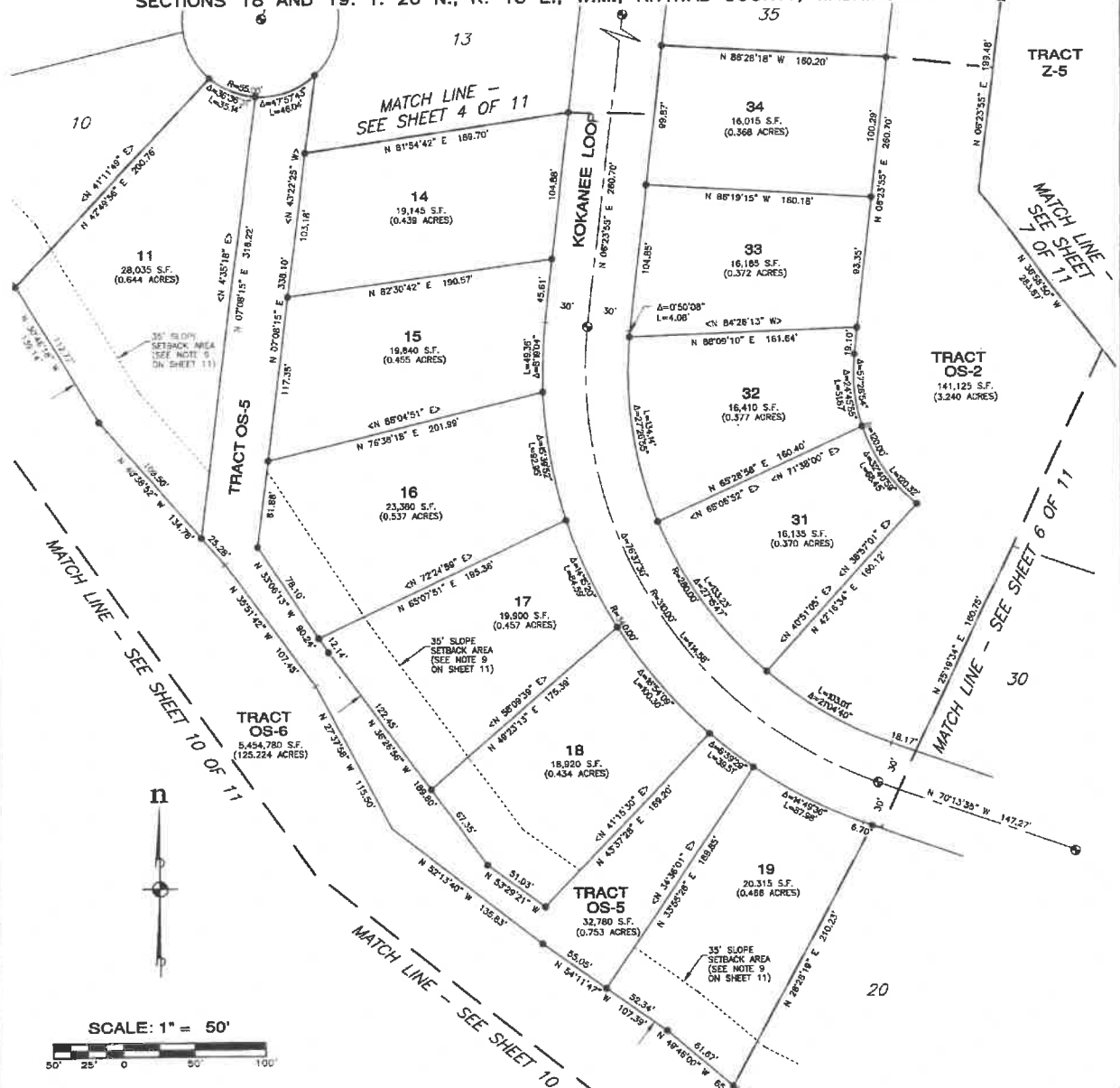
**ESM CONSULTING ENGINEERS L.L.C.**  
 83400 6th Ave. S, #205  
 Federal Way, WA 98003

www.esmcivil.com  
 Civil Engineering | Land Surveying | Land Planning  
 Public Works | Project Management | Landscape Architecture

DATE: 2017-07-06 JOB NO: 998-754-016-0003  
 DRAWN BY: C.A.F./R.F.G. SHEET 4 OF 11

# RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF  
 SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
  - SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 35142 44925" IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
  - Δ DELTA
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  - (R) RADIAL BEARING
  - < > RADIAL BEARING AT LOT CORNER
  - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
  - Z-1 FUTURE DEVELOPMENT - DESIGNATION NUMBER

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 24th DAY OF August, A.D., 2017, AT 4:57 MINUTES PAST 10 O'CLOCK P.M., AND RECORDED IN VOLUME 194 OF PLATS, ON PAGE 194, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY *Don Cullen* Deputy County Auditor and *Joel V. Pettit* Kittitas County Auditor

AUDITOR'S REFERENCE: 201707240010

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

FEDERAL WAY (206) 838-0113  
 OROCHI (425) 297-8602

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

DATE: 2017-08-02 | JOB NO. 998-754-018-0003  
 DRAWN BY: C.A.F./R.F.G. | SHEET 6 OF 11

# RIVER RIDGE

## SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF  
 SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



### LEGEND

- ⊙ SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
- SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 35142 44925". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- Z-1 FUTURE DEVELOPMENT - DESIGNATION NUMBER



DWG NAME : \\ESM6\ENGR\ESM-JOBS\998\719\016\SURVEY PLOTS\F2D3-FP-06.DWG

### RECORDING CERTIFICATE

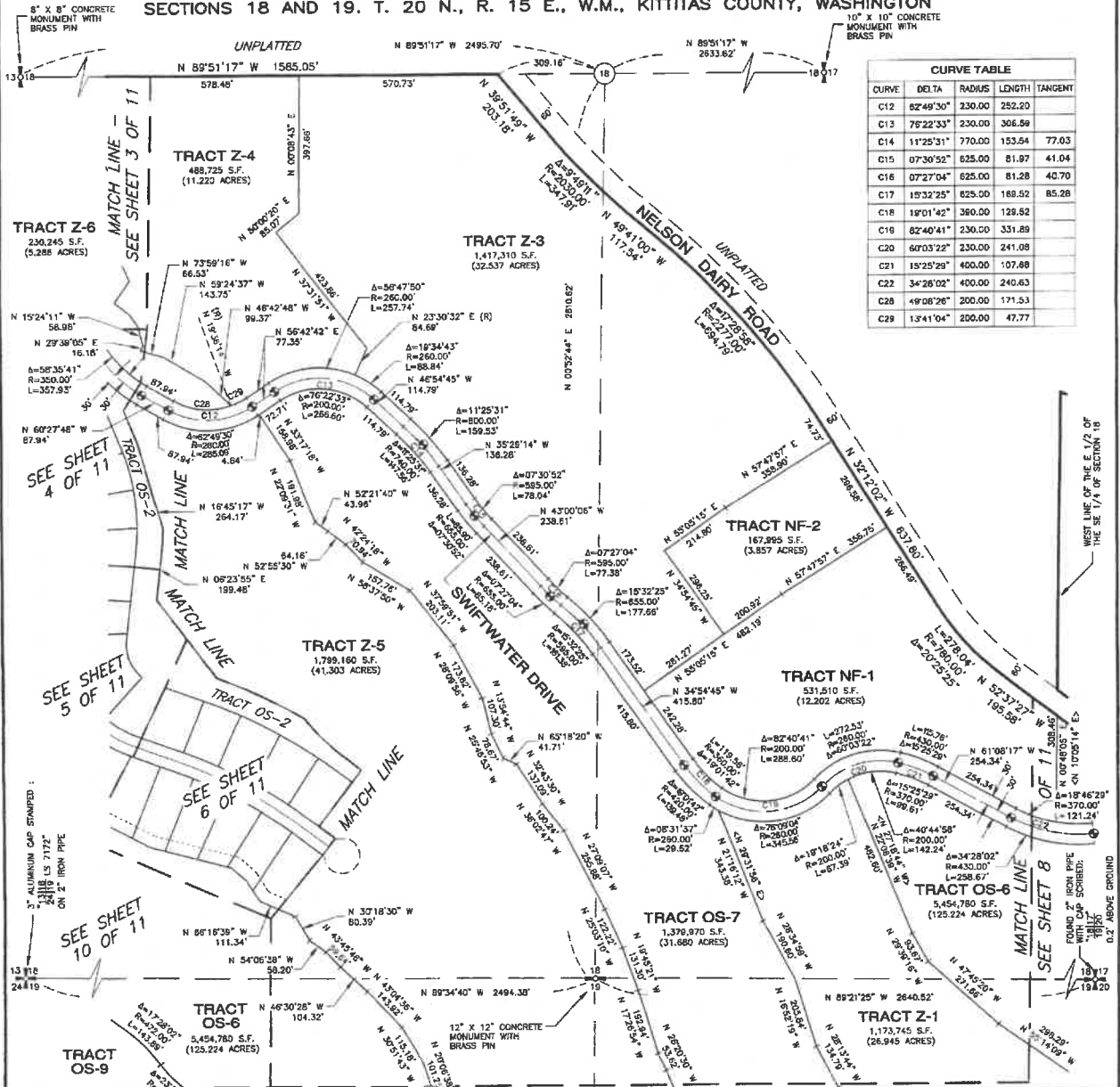
FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,  
 THIS 24 DAY OF July, A.D., 2017, AT 45 MINUTES PAST  
10 O'CLOCK A.M., AND RECORDED IN VOLUME 12 OF PLATS, ON  
 PAGE 13, RECORDS OF KITTITAS COUNTY, WASHINGTON.  
 BY John C. Gish Joald V. Peritt  
 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR  
 AUDITOR'S REFERENCE: 201707240010

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

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 Civil Engineering | Land Surveying | Land Planning  
 Public Works | Project Management | Landscape Architecture  
 DATE : 2017-06-02 | JOB NO. 998-754-016-0003  
 DRAWN BY: C.A.F./R.F.G. | SHEET 6 OF 11

# RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF  
 SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C12	82°49'30"	230.00	252.20	
C13	78°22'33"	230.00	306.59	
C14	11°25'31"	770.00	153.54	77.03
C15	07°30'52"	625.00	81.97	41.04
C16	07°27'04"	625.00	81.28	40.70
C17	15°32'25"	825.00	188.52	85.28
C18	15°01'42"	360.00	128.52	
C19	82°40'41"	230.00	331.89	
C20	60°03'22"	230.00	241.08	
C21	15°25'29"	400.00	107.68	
C22	34°28'02"	400.00	240.63	
C23	49°06'26"	200.00	171.53	
C29	13°41'04"	200.00	47.77	

- LEGEND**
- ⊙ SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
  - Δ DELTA
  - R RADIUS
  - L ARC LENGTH
  - (R) RADIAL BEARING
  - < > RADIAL BEARING AT LOT CORNER
  - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
  - Z-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER
  - NF-1 NELSON FARM TRACT - DESIGNATION NUMBER
  - << >> DISTANCE MONUMENT TO MONUMENT

MATCH LINE - SEE SHEET 9 OF 11



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,  
 THIS 24th DAY OF July, A.D. 2017, AT 4:57 MINUTES PAST  
 10 O'CLOCK A.M. AND RECORDED IN VOLUME 12 OF PLATS, ON  
 PAGE 196, RECORDS OF KITTITAS COUNTY, WASHINGTON.

By: *Don Clegg* Deputy County Auditor  
 By: *John V. Pettit* Kittitas County Auditor

AUDITOR'S REFERENCE: 201707240010

**ESM CONSULTING ENGINEERS LLC**  
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 EVERETT (425) 297-9900

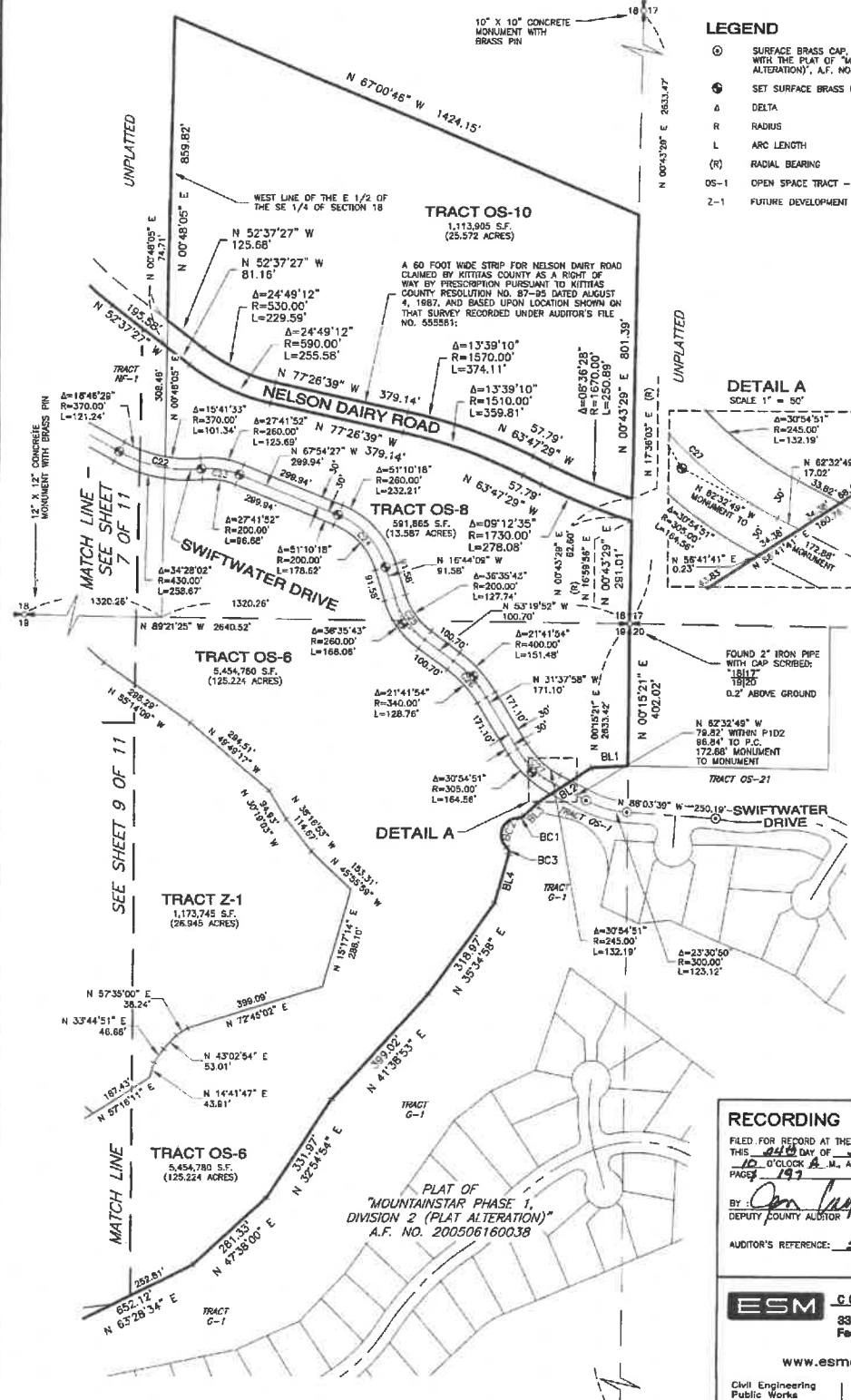
Civil Engineering | Land Surveying | Land Planning  
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DATE: 2017-07-10 JOB NO. 998-754-016-0003  
 DRAWN BY: C.A.F./R.F.G. SHEET 7 OF 11

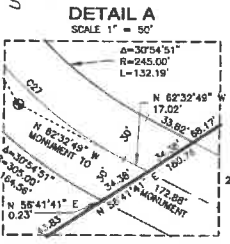
# RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF  
SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

07/24/2017 10:45:11 AM V: 12 P: 197 201707240010  
 8100 00 SUNCADIA  
 Kittitas County Register  
 Page 8 of 11



- LEGEND**
- ⊙ SURFACE BRASS CAP, STAMPED: "L.S. 33148" SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)", A.F. NO. 200508160038
  - ⊙ SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
  - Δ DELTA
  - R RADIUS
  - L ARC LENGTH
  - (R) RADIAL BEARING
  - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
  - Z-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER



SCALE: 1" = 200'

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
BL1	N 87°20'31" E	105.81
BL2	N 58°41'41" E	180.76
BL3	N 45°54'42" E	55.98
BL4	N 16°08'08" E	141.50

**BOUNDARY CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
BC1	45°21'03"	20.00	15.83
BC2	140°10'34"	47.00	114.99
BC3	85°02'55"	20.00	22.71

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C22	34°28'02"	400.00	240.63	
C23	27°41'52"	230.00	111.19	
C24	51°10'18"	230.00	205.42	
C25	38°35'43"	230.00	146.90	76.05
C26	21°41'54"	370.00	140.12	70.91
C27	30°54'51"	275.00	148.38	76.04



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 24 DAY OF JULY, A.D. 2017, AT 4:45 MINUTES PAST 10 O'CLOCK A.M., AND RECORDED IN VOLUME 62 OF PLATS, ON PAGE 197 RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY Don Jahn Janet V. Pettit  
 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201707240010

**ESM CONSULTING ENGINEERS LLC**  
 83400 8th Ave. S, #205  
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DATE: 2017-07-11 JOB NO. 998-754-016-0003  
 DRAWN BY: C.A.F./R.F.G. SHEET 8 OF 11

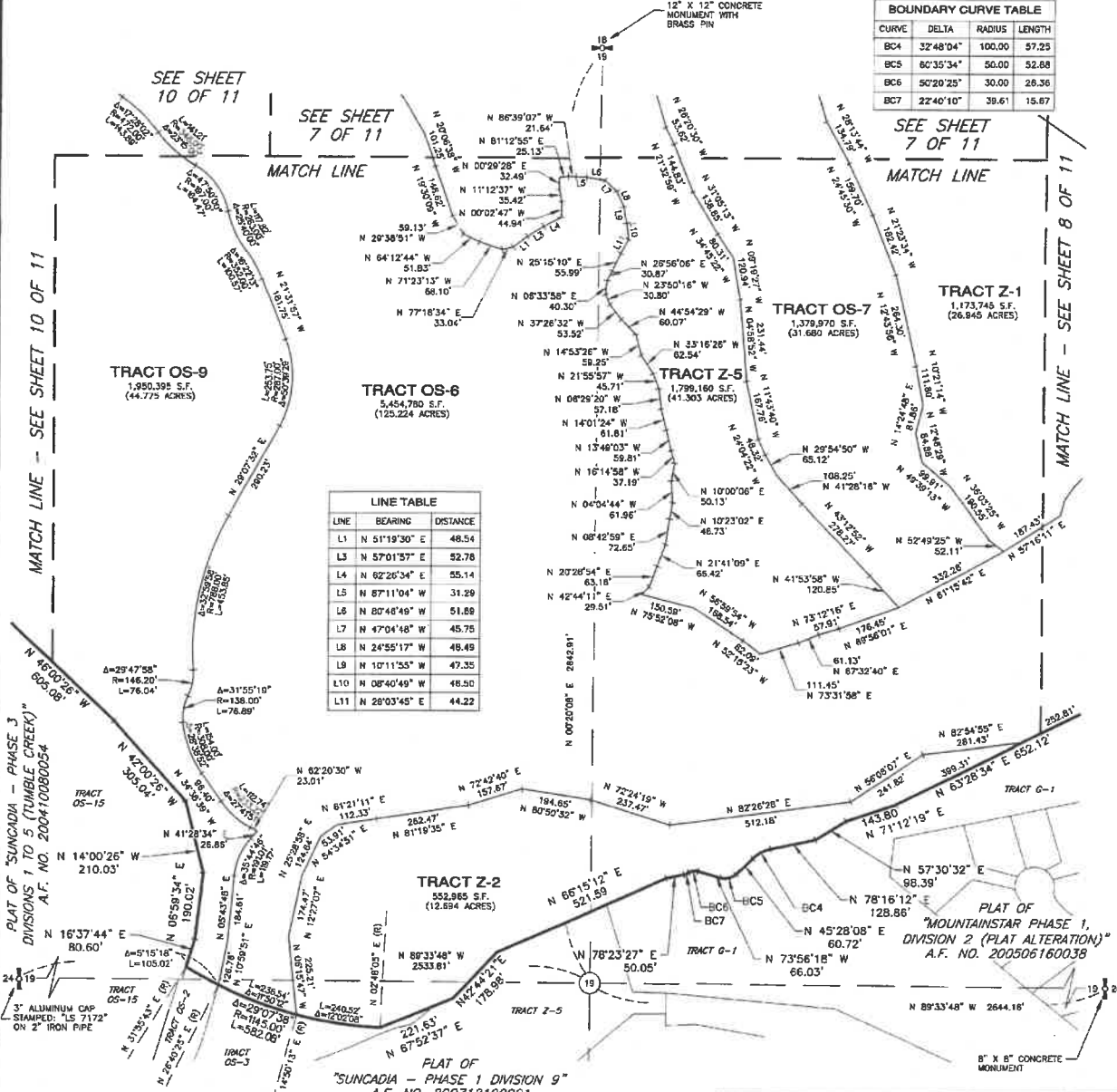
# RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF  
SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

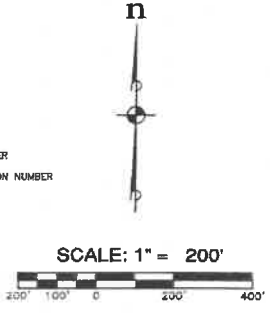
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 1:00:00 SURCADA  
 Kittitas County Auditor  
 Page 9 of 11

BOUNDARY CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
BC4	32°48'04"	100.00	57.25
BC5	80°35'34"	50.00	52.88
BC6	50°20'25"	30.00	26.36
BC7	22°40'10"	39.61	15.67

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 51°19'30" E	48.54
L3	N 57°01'57" E	52.78
L4	N 62°26'34" E	55.14
L5	N 87°11'04" W	31.29
L6	N 80°40'49" W	51.89
L7	N 47°04'48" W	45.75
L8	N 24°55'17" W	48.49
L9	N 10°11'55" W	47.35
L10	N 08°40'49" W	48.50
L11	N 28°03'45" E	44.22



- LEGEND**
- Δ DELTA
  - R RADIUS
  - L ARC LENGTH
  - (N) RADIAL BEARING
  - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
  - Z-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER



**RECORDING CERTIFICATE**  
 FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,  
 THIS 24 DAY OF July, A.D., 2017, AT 9:45 MINUTES PAST  
10 O'CLOCK A.M., AND RECORDED IN VOLUME 12 OF PLATS, ON  
 PAGES 198 RECORDS OF KITTITAS COUNTY, WASHINGTON.  
 BY: Jan Curp Scot V. Pettit  
 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR  
 AUDITOR'S REFERENCE: 201707240010

**ESM CONSULTING ENGINEERS LLC**  
 33400 6th Ave. S, #205  
 Federal Way, WA 98003  
 www.esmcivil.com  
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 EVERETT (425) 397-9900

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 DATE: 2017-04-13 | JOB NO. 998-754-016-0003  
 DRAWN BY: C.A.F./R.F.C. | SHEET 9 OF 11

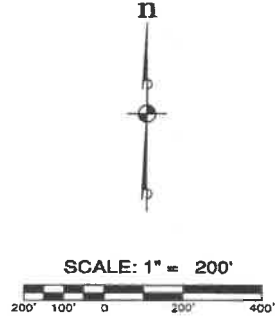
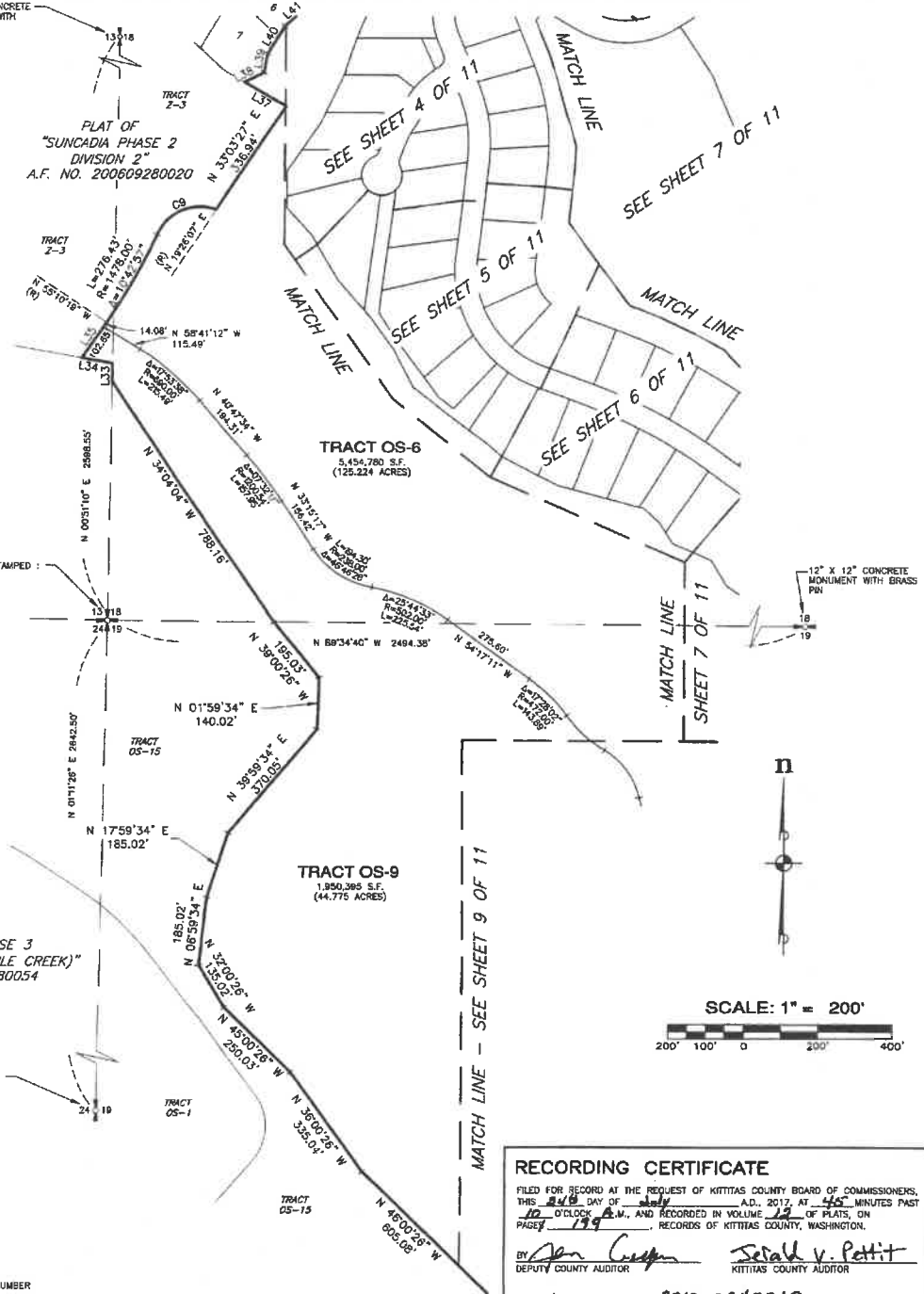
DWG NAME: \\ESM\ENGR\ESM-JOBS\998\719\016\SURVEY PLOTS\F203-FP-09.DWG

# RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF  
 SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N 00°51'10" E	48.41
L34	N 79°54'36" W	85.00
L35	N 35°06'03" E	118.73
L37	N 59°31'58" W	129.53
L38	N 84°02'50" E	58.12
L39	N 09°58'53" E	49.84
L40	N 31°03'24" E	88.03
L41	N 47°31'23" E	80.19

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
CS	85°19'23"	128.50	191.36



- LEGEND**
- Δ DELTA
  - R RADIUS
  - L ARC LENGTH
  - (R) RADIAL BEARING
  - < > RADIAL BEARING AT LOT CORNER
  - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 24 DAY OF JULY A.D. 2017, AT 45 MINUTES PAST 10 O'CLOCK A.M., AND RECORDED IN VOLUME 12 OF PLATS, ON PAGE 179, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY Jan Culp Sarah V. Pettit  
 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201702240010

**ESM CONSULTING ENGINEERS LLC**

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 Federal Way, WA 98003

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DATE: 2017-04-13 JOB NO. 998-754-016-0003  
 DRAWN BY: C.A.F./R.F.G. SHEET 10 OF 11



# RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF  
SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

8/7/24/2017 10:45:11 AM V: 12 P: 200 201707240010  
Kittitas County Auditor  
Page 11 of 11

### EASEMENTS AND NOTES

1. TRACT Z-1 OF SUNCADIA - PHASE 2 DIVISION 2, RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, RECORDS OF KITTITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 20080280020 (THE "PHASE 2 DIVISION 2 PLAT"), TOGETHER WITH OTHER LANDS, IS BEING REPLATED HEREIN. TO THE EXTENT THE SAME AFFECT THESE PROPERTIES, THE PLAT NOTES, EASEMENTS (INCLUDING BUT NOT LIMITED TO THE 10' UTILITY EASEMENT ALONG THE ORIGINAL BOUNDARY LINE OF SAID TRACT Z-1) OR OTHERWISE SET FORTH ON THE PHASE 2 DIVISION 2 PLAT, ARE SUPERSEDED BY THIS PLAT.
2. ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT ARE PRIVATE. SUNCADIA RESERVES TO ITSELF NON-EXCLUSIVE EASEMENTS ON, OVER, AND UNDER THE PRIVATE ROADS WITHIN THIS PLAT FOR ACCESS, TRAIL AND GOLF PURPOSES, INCLUDING WITHOUT LIMITATION SIGNS, CART PATHS, IRRIGATION SYSTEMS; THE RIGHT OF INGRESS AND EGRESS FOR THEIR CONSTRUCTION AND MAINTENANCE; AND GOLF COURSE USE AND IMPROVEMENTS; TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER SUCH ROADS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES; AND TOGETHER WITH THE RIGHT TO GRANT SUCH ACCESS AND USE RIGHTS TO PROPERTIES OUTSIDE THE PLAT AND TO PERSONS WHO DO NOT OTHERWISE OWN PROPERTY WITHIN THE RESORT.
3. NEW SUNCADIA RESERVES TO ITSELF A UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, DRAINAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMMUNICATIONS FACILITIES) ADJOINING EACH PROPERTY LINE OF ALL LOTS AND TRACTS WITHIN THIS PLAT IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPEARANCES THEREFOR FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. THE WIDTH OF SUCH EASEMENT SHALL BE TEN FEET (10.00') AS TO THE FRONT AND REAR PROPERTY LINES AND FIVE FEET (5.00') ON SIDE PROPERTY LINES COMMON WITH ANOTHER LOT OR TRACT WITHIN THIS PLAT. NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
4. NEW SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS, INC. ("UTILITY SERVICE PROVIDERS") AND THEIR SUCCESSORS AND/OR ASSIGNS NON-EXCLUSIVE EASEMENTS UNDER AND UPON ALL ROADS WITHIN THIS PLAT, TRACT AC-1, ALL AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS NEW SUNCADIA SHALL DETERMINE, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPEARANCES THEREFOR FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE UTILITY COMPANY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. NEW SUNCADIA FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EASEMENT 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 ALL PUBLIC AND PRIVATE ROADS AND SAID TRACT AC-1, 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. NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
5. 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 KITTITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT RECORDED APRIL 15, 2009, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200904160000, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
6. THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCR'S") 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.
7. 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.
8. NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITTING ANY OR ALL LOTS WITHIN THIS PLAT, 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 CCR'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
9. DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN THE SLOPE SETBACK AREAS AFFECTING LOTS 5 THROUGH 11 AND LOTS 16 THROUGH 20 AS DEPICTED HEREON ARE PROHIBITED OR RESTRICTED, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED.
10. LOTS 1, 2 AND 3 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-1, THE EXACT WIDTH AND LOCATION OF WHICH SHALL BE AGREED UPON BY NEW SUNCADIA AND THE LOT OWNER(S) AT SUCH TIME AS APPLICATION FOR CONSTRUCTION IS SUBMITTED TO THE DESIGN REVIEW COMMITTEE PURSUANT TO THE CCR'S. PROVIDED, HOWEVER, SAID EASEMENT SHALL BE LOCATED AND BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIATE ACCESS AND UTILITIES TO EACH OF SAID LOTS 1, 2, AND 3.
11. SWIFTWATER DRIVE AS PLATTED HEREON REFLECTS THE AS-BUILT LOCATION OF THOSE PORTIONS OF THE EASEMENT CREATED UNDER "DECLARATION OF NON-EXCLUSIVE EASEMENTS (SWIFTWATER NOTES) RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 20080280021 (THE "DECLARATION OF EASEMENT") LOCATED WITHIN SECTIONS 18 AND 19 OF TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. BY THE DEDICATION HEREON OF SWIFTWATER DRIVE, THE DECLARATION OF EASEMENT IS TERMINATED AND OF NO FURTHER FORCE OR EFFECT AS TO ANY PORTION WITHIN SAID SECTIONS 18 AND 19.
12. FUTURE DEVELOPMENT TRACTS Z-1, Z-2, Z-3, Z-4, Z-5 AND Z-6, AND NELSON FARM TRACTS NF-1 AND NF-2, ARE CREATED FOR FUTURE DEVELOPMENT AND/OR SUBDIVISION, THE USES, RIGHTS, AND RESTRICTIONS OF WHICH MAY DIFFER FROM OTHER LOTS AND/OR TRACTS WITHIN THIS PLAT AND/OR THE RESORT.
13. UNTIL SUCH TIME AS KOKANEE LOOP PLATTED HEREON IS EXTENDED THROUGH TRACT Z-5, SAID TRACT SHALL BE SUBJECT TO A TEMPORARY TURNAROUND EASEMENT AS DEPICTED HEREON AND THE SAME SHALL TERMINATE UPON THE RECORDED OF A PLAT OR OTHER DOCUMENT WHICH EXTENDS SAID ROAD OVER AND ACROSS SAID TRACT Z-5.
14. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "DECLARATION OF COVENANT FOR CLE ELLUM RIVER CORRIDOR OPEN SPACE AREA MOUNTAINSTAR MASTER PLANNED RESORT" RECORDED AUGUST 21, 2003, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200308210003, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE CLE ELLUM RIVER CORRIDOR WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT OS-6.
15. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "NATURAL OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 201512110029, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE NATURAL OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACTS OS-6, OS-7, OS-8 AND OS-10.
16. THE EASEMENTS GRANTED HEREINAFORE 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.
17. THIS PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS OR OTHER MATTERS APPARENT OR OF RECORD WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

### LEGAL DESCRIPTION

TRACT Z-1 OF THE PLAT OF "SUNCADIA PHASE 2 DIVISION 2" AS RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 20080280020, IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183;

EXCEPT A 60 FOOT WIDE STRIP FOR NELSON DAIRY ROAD CLAIMED BY KITTITAS COUNTY AS A RIGHT OF WAY BY PRESCRIPTION PURSUANT TO KITTITAS COUNTY RESOLUTION NO. 87-85 DATED AUGUST 4, 1987, AND BASED UPON LOCATION SHOWN ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 552551;

TOGETHER WITH PARCELS B, D AND E OF THAT CERTAIN SURVEY AS RECORDED JANUARY 29, 1989, IN BOOK 24 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NO. 199901280041, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

ALSO TOGETHER WITH PARCEL C OF THAT CERTAIN SURVEY AS RECORDED JANUARY 29, 1989, IN BOOK 24 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NO. 199901280041, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18;  
THENCE NORTH 89°34'40" WEST ALONG THE SOUTH LINE OF SAID SECTION, 407.42 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°34'40" WEST ALONG SAID SOUTH LINE, 380.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH 00°46'03" EAST ALONG SAID WEST LINE, 390.00 FEET;  
THENCE LEAVING SAID WEST LINE, SOUTH 43°39'24" EAST, 542.88 FEET TO THE POINT OF BEGINNING.

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 24<sup>th</sup> DAY OF July, A.D., 2017, AT 4:57 MINUTES PAST 10 O'CLOCK A.M. AND RECORDED IN VOLUME 12 OF PLATS, ON PAGES 202, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY Don Cullen Scott V. Pettit  
DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201707240010

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DATE: 2017-07-11 JOB NO. 998-754-016-0003

DRAWN BY: C.A.F./R.F.G. SHEET 11 OF 11

