

THE LEGACY AT SUNCADIA
SUNCADIA - PHASE 1 DIVISION 6
 A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON
 ASSESSOR PARCEL NUMBER 21930 AND PTN 11864

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 COR'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 RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), ALL ROADS SHOWN HEREON WHICH SHALL BE PRIVATE; TOGETHER WITH THE RIGHT TO CONVERT 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: LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION,

ITS: MANAGER

BY: _____

ITS: _____

BY: _____

ITS: _____

STATE OF WASHINGTON }
 COUNTY OF KITTITAS } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____,

TO ME KNOWN TO BE _____,

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2017.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

STATE OF WASHINGTON }
 COUNTY OF KITTITAS } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____,

TO ME KNOWN TO BE _____,

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

GIVEN UNDER MY HAND AND OFFICAL SEAL THIS _____ DAY OF _____, 2017.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

DATED THIS _____ DAY OF _____, A.D., 2017.

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



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
 EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2017.

KITTITAS COUNTY ENGINEER _____

CERTIFICATE OF COUNTY PLANNING OFFICIAL
 I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.

DATED THIS _____ DAY OF _____, A.D., 2017.

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 _____ DAY OF _____, A.D., 2017.

KITTITAS COUNTY TREASURER _____

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" 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., 2017.

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS _____ DAY OF _____, A.D., 2017.

KITTITAS COUNTY ASSESSOR _____

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2017.
 BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEST: _____
 CLERK OF THE BOARD

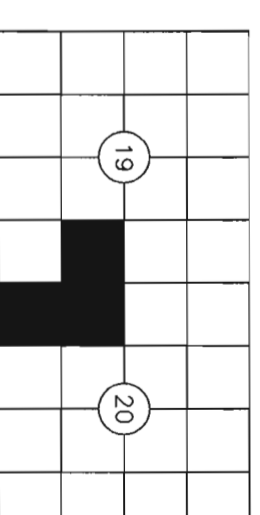
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, A.D., 2017, AT _____ OF PLATS, ON _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON _____ PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: DEPUTY COUNTY AUDITOR _____ KITTITAS COUNTY AUDITOR _____

AUDITOR'S FILE NO. _____

SUBDIVISION LOCATOR
 NOT TO SCALE



TOWNSHIP 20 NORTH,
 RANGE 15 EAST, W.M.

RECORDING CERTIFICATE

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BY: DEPUTY COUNTY AUDITOR _____ KITTITAS COUNTY AUDITOR _____

AUDITOR'S REFERENCE: _____

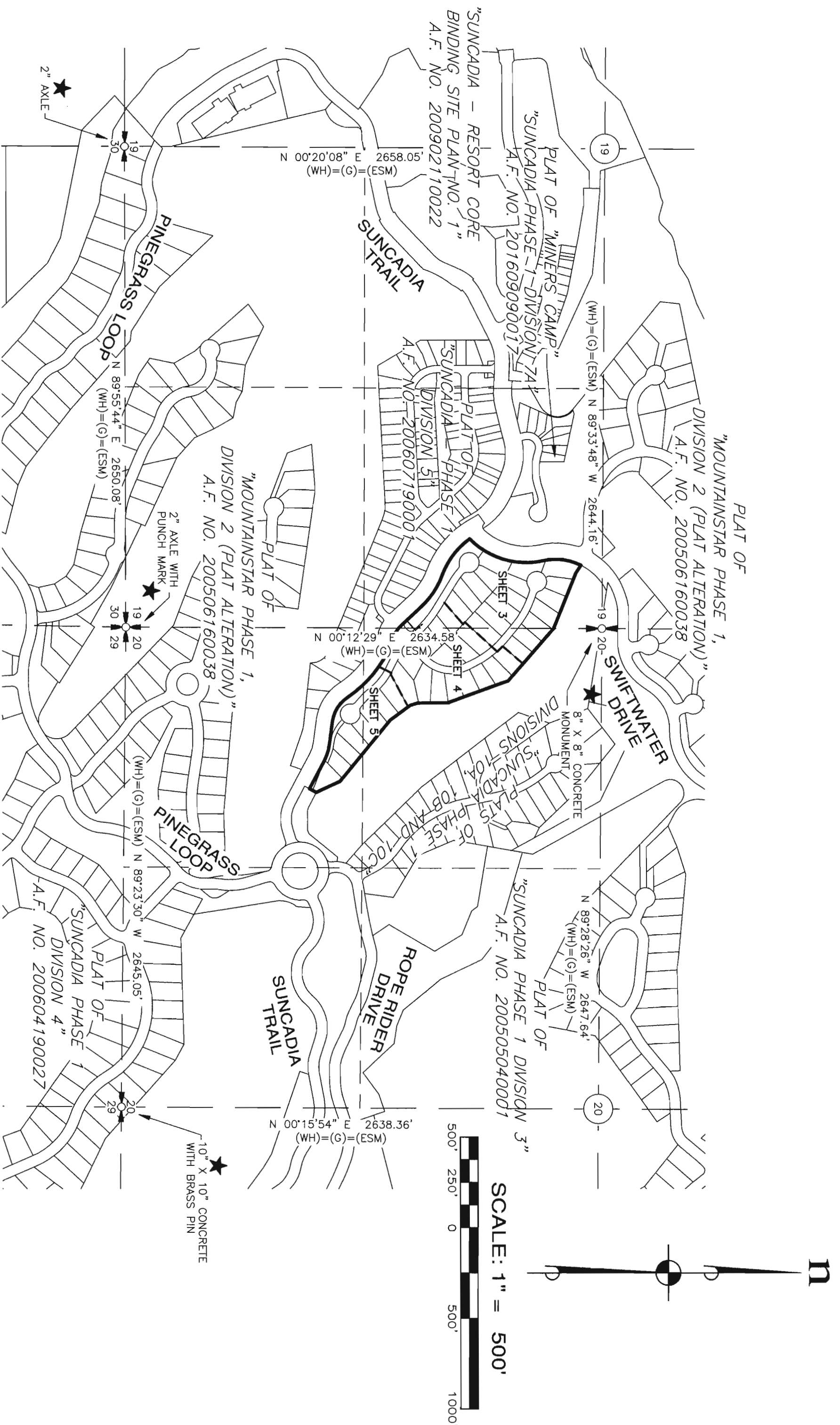
ESM CONSULTING ENGINEERS LLC
 33400 8th Ave. S, #205
 Federal Way, WA 98003
 www.esmcivil.com

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

DATE: 2017-04-10 JOB NO. 998-753-016-0002
 DRAWN BY: C.A.F./R.F.G. SHEET 1 OF 6

FEDERAL WAY (253) 838-6113
 EVERETT (425) 297-9900

THE LEGACY AT SUNCADIA
SUNCADIA - PHASE 1 DIVISION 6
 A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



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 THAT RECORD OF SURVEY BY GLOUSMITH & ASSOCIATES AS RECORDED IN BOOK 30 OF SURVEYS, PAGES 104-107, UNDER AUDITOR'S FILE NO. 200407290063.
- (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 CONCURRED WITH 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, AND 83.61' PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES, TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.9989870387.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
 EQUIPMENT USED: TOPCON GR-5 GNSS 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

LEGAL DESCRIPTION

TRACT A OF THAT CERTAIN SURVEY RECORDED AND FILED IN BOOK _____ OF SURVEYS, PAGES _____ AND _____ OF SUNCADIA, PHASE 1 DIVISION 3, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, RECORDS OF KITTITAS COUNTY, WASHINGTON.

RECORDING CERTIFICATE

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BY: _____ DEPUTY COUNTY AUDITOR
 _____ KITTITAS COUNTY AUDITOR
 AUDITOR'S REFERENCE: _____



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

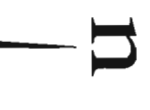
Civil Engineering | Land Surveying | Land Planning
 Public Works | Project Management | Landscape Architecture

DATE: 2017-04-10 | JOB NO. 998-753-016-0002 | SHEET 2 OF 6
 DRAWN BY: C.A.F./R.F.G.

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON

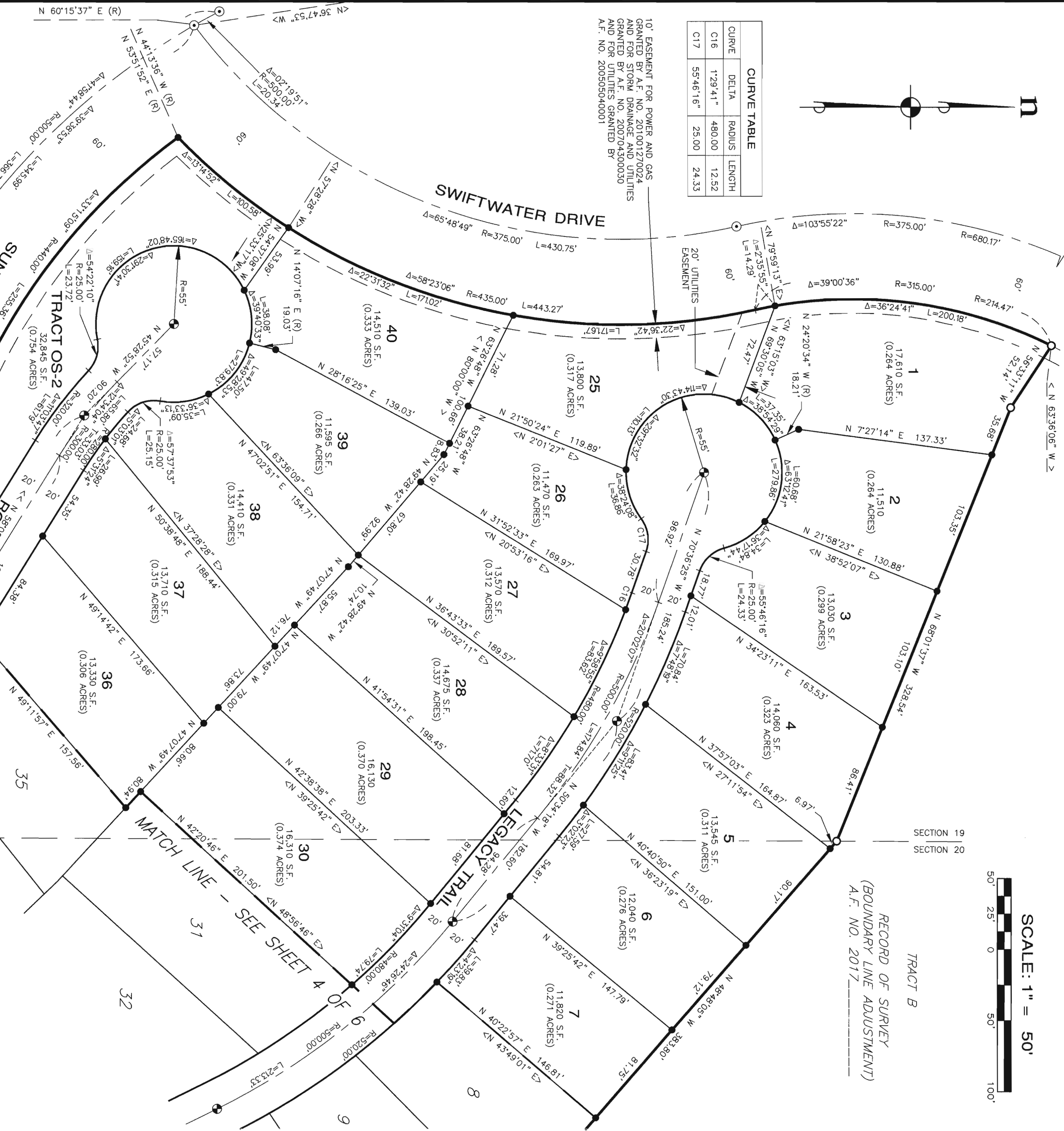
**THE LEGACY AT SUNCADIA
SUNCADIA - PHASE 1 DIVISION 6**

AUDITOR'S REFERENCE



CURVE	DELTA	RADIUS	LENGTH
C16	129.41°	480.00	12.52
C17	55.4616°	25.00	24.33

10' EASEMENT FOR POWER AND GAS GRANTED BY A.F. NO. 201001270024 AND FOR STORM DRAINAGE AND UTILITIES GRANTED BY A.F. NO. 200704300030 AND FOR UTILITIES GRANTED BY A.F. NO. 200505040001



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. 200506160038
- SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
- FOUND CORNER AS NOTED
- △ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- <> RADIAL BEARING AT LOT CORNER
- <<>> DISTANCE MONUMENT TO MONUMENT
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- S-1 SERVICE TRACT - DESIGNATION NUMBER
- AC-1 ACCESS TRACT - DESIGNATION NUMBER

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 Z 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.



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BY: _____ DEPUTY COUNTY AUDITOR
KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

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DRAWN BY: C.A.F./R.F.C. SHEET 3 OF 6

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON

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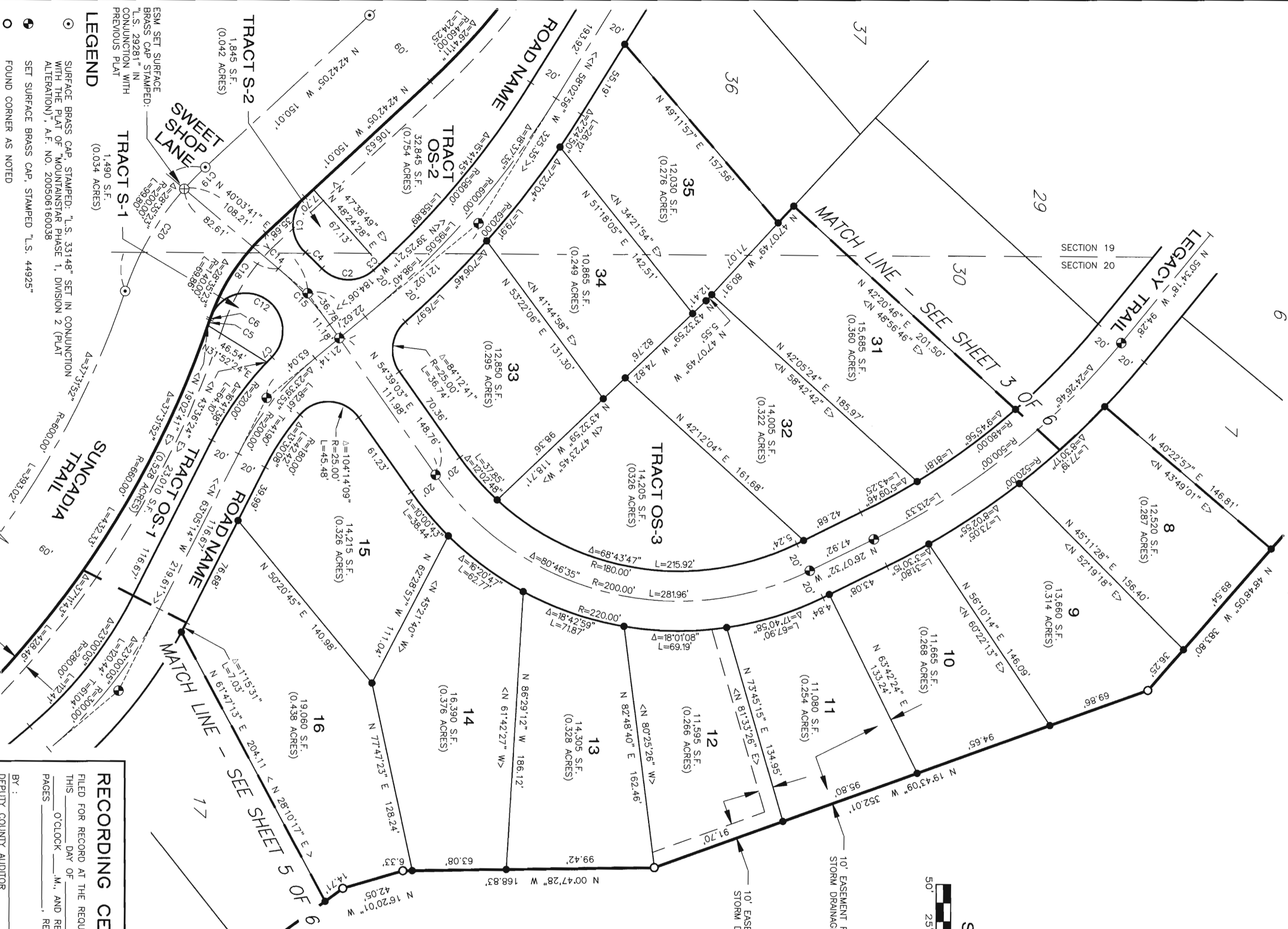


SCALE: 1" = 50'



CURVE	DELTA	RADIUS	LENGTH
C1	95°25'40"	25.00	41.64
C2	87°39'02"	25.00	38.24
C3	0°34'16"	580.00	5.78
C4	3°59'52"	220.00	15.35
C5	0°20'09"	660.00	3.87
C6	0°30'40"	140.00	1.25
C7	1°17'16"	220.00	4.94
C12	205°40'28"	25.00	89.74
C14	5°11'26"	140.00	12.68
C15	14°35'22"	200.00	50.93
C18	22°53'17"	140.00	55.93
C19	05°48'17"	200.00	20.26
C20	22°47'06"	200.00	79.54

TRACT B
RECORD OF SURVEY
(BOUNDARY LINE ADJUSTMENT)
A.F. NO. 2017



ESM SET SURFACE BRASS CAP STAMPED: "S. 33148" SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)", A.F. NO. 200506160038
CONJUNCTION WITH PREVIOUS PLAT

TRACT S-1 1,490 S.F. (0.034 ACRES)
TRACT S-2 1,845 S.F. (0.042 ACRES)

LEGEND

- SURFACE BRASS CAP, STAMPED: "S. 33148" SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)", A.F. NO. 200506160038
- ⊕ SET SURFACE BRASS CAP, STAMPED "S. 44925"
- FOUND CORNER AS NOTED
- 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
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<< >> DISTANCE MONUMENT TO MONUMENT

10' EASEMENT FOR POWER AND GAS GRANTED BY A.F. NO. 201001270024 AND FOR STORM DRAINAGE AND UTILITIES GRANTED BY A.F. NO. 200704300030 AND FOR UTILITIES GRANTED BY A.F. NO. 200505040001



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BY: _____ DEPUTY COUNTY AUDITOR
KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

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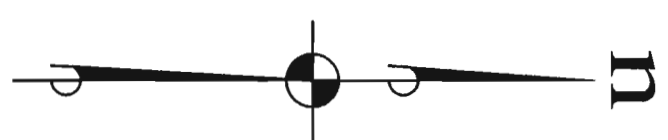
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DATE: 2017-04-10
DRAWN BY: C.A.F./R.F.G.
JOB NO. 998-753-016-0002
SHEET 4 OF 6

AUDITOR'S REFERENCE

THE LEGACY AT SUNCADIA
SUNCADIA - PHASE 1 DIVISION 6
A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON



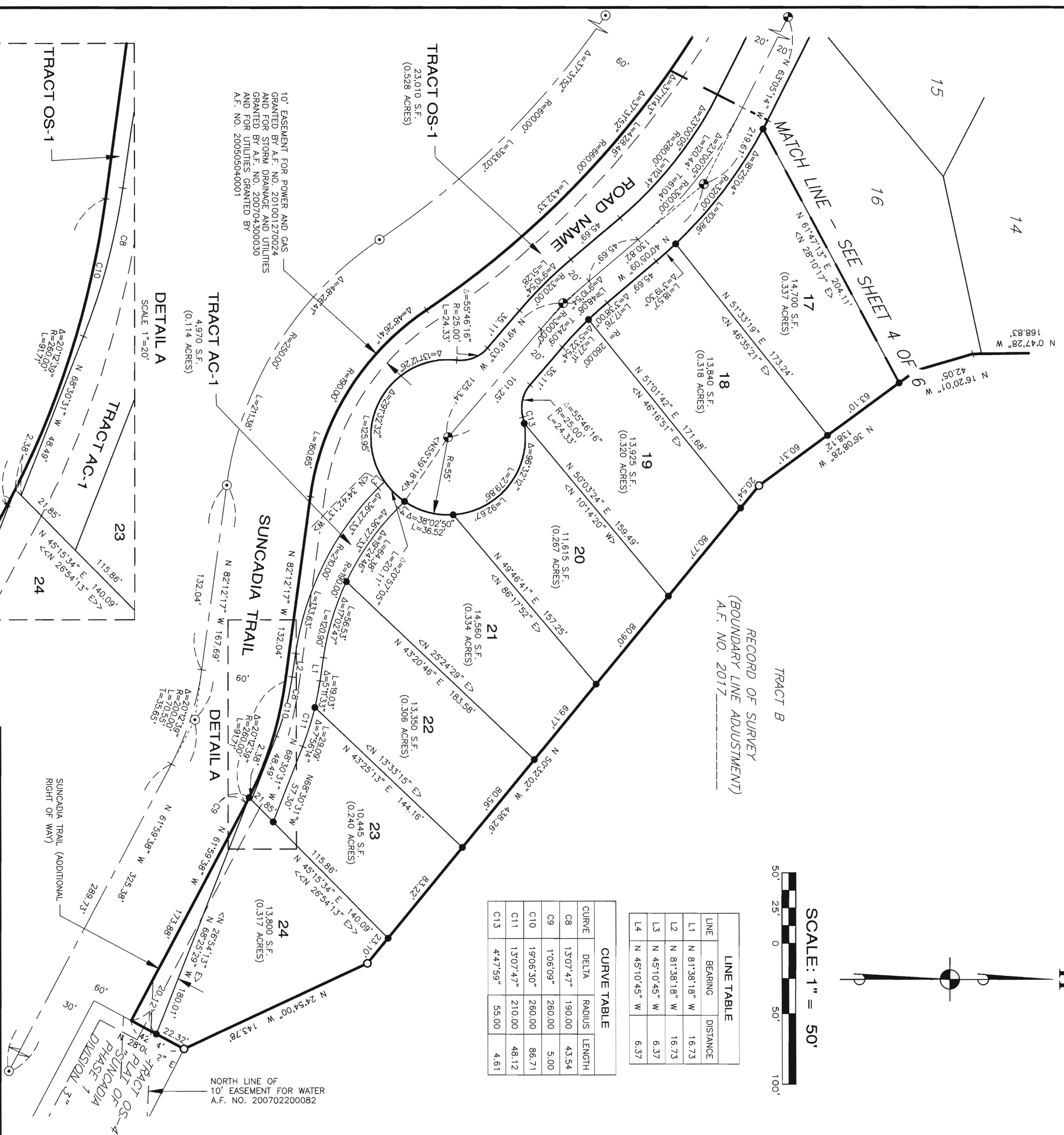
SCALE: 1" = 50'



RECORD OF SURVEY
(BOUNDARY LINE ADJUSTMENT)
A.F. NO. 2017

LINE	BEARING	DISTANCE
L1	N 81°38'18" W	16.73
L2	N 81°38'18" W	16.73
L3	N 45°10'45" W	6.37
L4	N 45°10'45" W	6.37

CURVE	DELTA	RADIUS	LENGTH
C8	1°30'7.47"	190.00	43.54
C9	1°06'09"	260.00	5.00
C10	1°06'30"	260.00	86.71
C11	1°30'7.47"	210.00	48.12
C13	4°47'59"	55.00	4.61

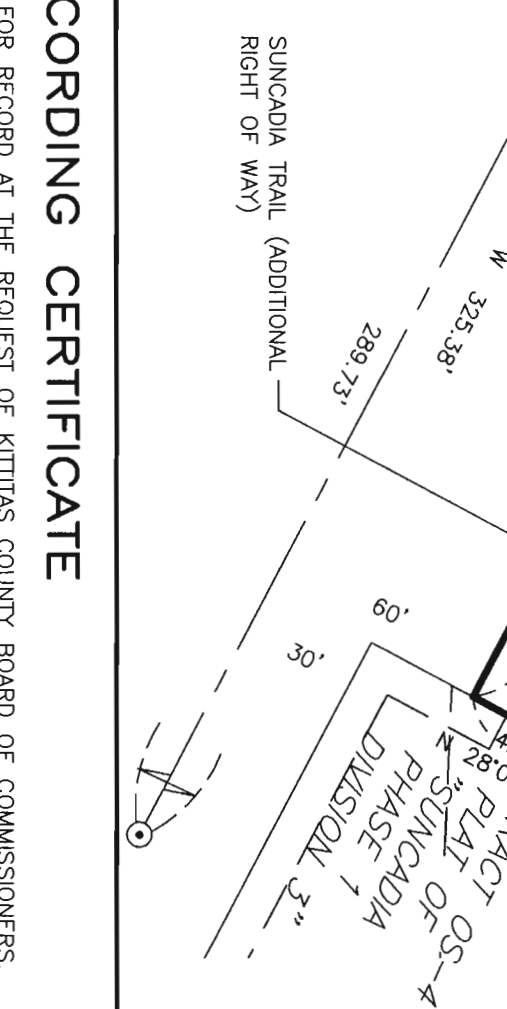
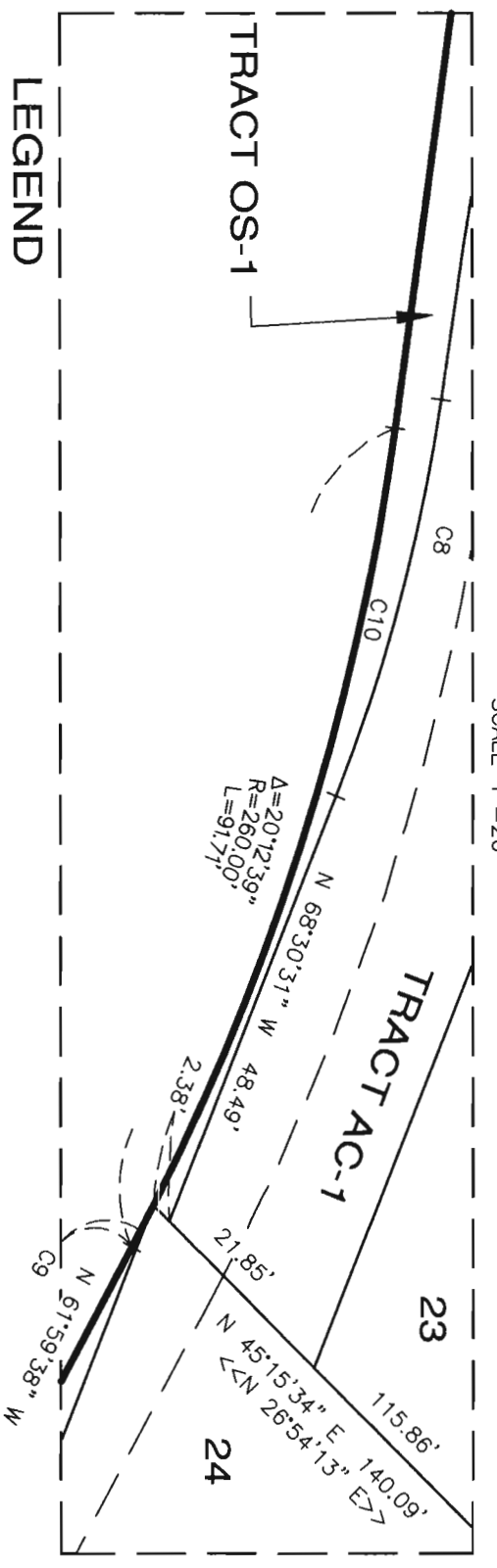


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TRACT OS-1
23,010 S.F.
(0.528 ACRES)

TRACT AC-1
4,970 S.F.
(0.114 ACRES)

TRACT OS-4
13,800 S.F.
(0.317 ACRES)



- LEGEND**
- SURFACE BRASS CAP, STAMPED "L.S. 33148" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 2" (PLAT ALTERATION)" A.F. NO. 200506160038
 - ⊕ SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
 - FOUND CORNER AS NOTED
 - 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.
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KITITAS COUNTY AUDITOR

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JOB NO. 998-753-016-0002
DRAWN BY: C.A.F./R.F.C. SHEET 5 OF 6

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON

EASEMENTS AND NOTES

- TRACT Z-2 AND A PORTION OF TRACT G-6 OF SUNCADIA - PHASE 1 DIVISION 3, RECORDED IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, RECORDS OF KITITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 200505040001 (THE "PHASE 1 DIVISION 3 PLAT") ARE BEING REPLATTED HEREIN, TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS (INCLUDING BUT NOT LIMITED TO THE 10' UTILITY EASEMENT ALONG THE ORIGINAL BOUNDARY LINES OF SAID TRACTS Z-2 AND G-6) 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 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.
- NEW SUNCADIA RESERVES TO ITSELF A UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, DRAINAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMMUNICATIONS FACILITIES) ADJOINING EACH PROPERTY LINE OF ALL LOTS AND TRACTS WITHIN THIS PLAT IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. THE WIDTH OF SUCH EASEMENT SHALL BE TEN FEET (10.00') AS TO THE FRONT AND REAR PROPERTY LINES 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.
- NEW SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND NEW-SUN-BELL (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS NON-EXCLUSIVE EASEMENTS UNDER AND UPON ALL ROADS WITHIN THIS PLAT, TRACT AC-1 AND THOSE PORTIONS OF LOTS 11, 12 AND 25 DESCRIBED BELOW, 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 APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE WITHIN WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS NEW SUNCADIA SHALL REQUEST. NEW SUNCADIA FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EASEMENT 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 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 NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES. THOSE PORTIONS OF LOTS 11 AND 12 IDENTIFIED HEREON AS 10' EASEMENT FOR STORM DRAINAGE; AND THAT PORTION OF LOT 25 IDENTIFIED HEREON AS 20' UTILITIES EASEMENT.
- NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 16, 2009, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (HEREINAFTER THE "DEVELOPMENT AGREEMENT").
- THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("COR'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 HEREINAbove, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA SPECIFICALLY ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED BY AND/OR GRANTED TO NEW SUNCADIA UNDER THIS PLAT.
- 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) 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 OWNERS(S) OF SUCH TRACT(S) AS OTHERWISE ALLOWED BY APPLICABLE LAW, THE DEVELOPMENT AGREEMENT, AND THE COR'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
- LOTS 22, 23 AND 24 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 COR'S. PROVIDED, HOWEVER, SAID EASEMENT SHALL BE LOCATED AND BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIATE ACCESS AND UTILITIES TO EACH OF SAID LOTS 22, 23 AND 24.



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS _____ DAY OF _____ A.D., 2017, AT _____ MINUTES PAST
_____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY : _____ KITITAS COUNTY AUDITOR
DEPUTY COUNTY AUDITOR _____

AUDITOR'S REFERENCE: _____



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DATE : 2017-04-10 JOB NO. 998-753-016-0002
DRAWN BY: C.A.F./R.F.G. SHEET 6 OF 6