

RECEIVING NO. 200706200025

SW 1/4, SW 1/4, SEC. 21, TWP. 20N., R15E., W.M. KITTITAS COUNTY, WASHINGTON

- 5/8" REBAR/CAP STAMPED PLS 6482 SET IN CONJUNCTION WITH SUNCADIA PHASE 1 DIVISION 3 FINAL PLAT
- 5/8" REBAR/CAP TO BE SET IN CONJUNCTION WITH SUNCADIA PHASE 1 DIVISION 3 FINAL PLAT
- 5/8" REBAR/CAP TO BE SET IN CONJUNCTION WITH SUNCADIA PHASE 1 DIVISION 3 FINAL PLAT
- STAMPED GOLDSMITH PLS 6422, 1692, 19277

SEE RECORD OF SURVEY FOR CURRENT BULLFROG ROAD R.O.W. INFORMATION

Tax Parcel 20-15-21030-0032

Tax Parcel 20-15-21030-0021

Tax Parcel 20-15-21030-0003

Tax Parcel 20-15-21057-0002

Tax Parcel 20-15-21057-0002

Tax Parcel 20-15-28030-0001

Tax Parcel 20-15-28030-0002

Tax Parcel 20-15-21030-0041

Tax Parcel 20-15-20058-0192

Tax Parcel 20-15-20058-0178

Tax Parcel 20-15-20058-0181

Tax Parcel 20-15-20058-0180

Tax Parcel 20-15-20058-0174

Tax Parcel 20-15-20058-0174

Tax Parcel 20-15-20058-0174

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Tax Parcel 20-15-20058-0174

Tax Parcel 20-15-20058-0174

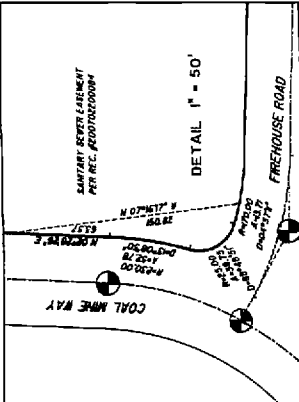
Tax Parcel 20-15-20058-0174

Tax Parcel 20-15-20058-0174

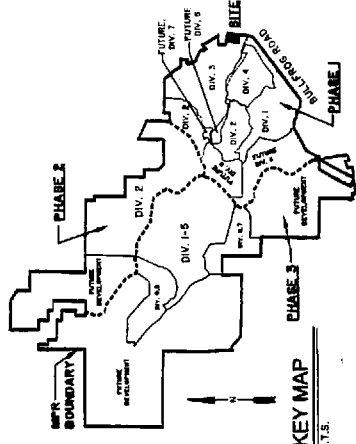
Tax Parcel 20-15-20058-0174

Tax Parcel 20-15-20058-0174

Tax Parcel 20-15-20058-0174



- NOTES:**
- SEWAGE DISPOSAL TO BE PROVIDED BY EXISTING GRAVITY SEWER SYSTEM IN COAL MINE WAY AND FIREHOUSE ROAD. SYSTEM IS TO BE OWNED AND OPERATED BY SUNCADIA ENVIRONMENTAL COMPANY.
  - DOMESTIC WATER TO BE PROVIDED BY EXISTING WATERLINES IN COAL MINE WAY AND FIREHOUSE ROAD TO BE OWNED AND OPERATED BY SUNCADIA WATER COMPANY.
  - TOTAL ACRES OF SHORT PLATTED LANDS IS 7.44 ACRES.
  - THE PORTION OF THE INTERSECTION OF FIREHOUSE ROAD AND BULLFROG ROAD IS REFERENCED TO THE WASHINGTON STATE PLANE COORDINATE SYSTEM. SOUTH PLAT NO. SP-06-124, SHEET 1 OF THIS SHORT PLAT, THE NAD 83 (91) (GRID) COORDINATE VALUE OF THIS INTERSECTION IS N 682080.865, E 182033.387. ALL GRID DISTANCES WERE CONVERTED TO GROUND COORDINATES BY OBTAINING GRID NUMBERS BY THE COMBINATION OF GRID COORDINATES 10.8998705871. THEREFORE, THE PROJECT (GROUND) COORDINATE FOR THIS INTERSECTION IS N 682080.865, E 182033.387.
  - CURRENT OWNER IS: SUNCADIA LLC 824 BULLFROG ROAD GOSHEN, WASHINGTON 98941
  - SUNCADIA RESERVES TO ITSELF AND ITS SUCCESSORS AND/OR ASSIGNS, A TEN FOOT (10.00) UTILITY EASEMENT (INCLUDING AND INCLUDING UTILITIES) FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF UTILITIES (INCLUDING GAS LINES) AND HIGH VOLTAGE POWER LINES AND TRACTS, TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.



**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 SUNCADIA LLC IN NOVEMBER, 2008.

*Gerald C. Retzlaff*  
 GERALD C. RETZLAFF  
 PROFESSIONAL LAND SURVEYOR, LICENSE NO. 16521  
 DATE: 4/16/08



SHORT PLAT  
 TRACT S-1  
 SUNCADIA PHASE 1 DIVISION 3

**GOLDSMITH & ASSOCIATES**  
 ENGINEERING & SURVEYING  
 1215 11th Avenue SE, Bellevue, WA 98004, P.O. Box 3565, Bellevue, WA 98009  
 OFFICE: (425) 462-1001, FAX: (425) 462-7110, info@goldsmithengineering.com

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**SUNCADIA RESORT SERVICES PARCEL SHORT PLAT**  
KITTITAS COUNTY SHORT PLAT NO. SP-06-124  
Tract S-1 Suncadia Phase 1 Division 3

RECEIVING NO. Z007062D.002.29  
SW 1/4, SW 1/4, SEC. 21, TWP. 20N., R.15E., W.M.  
KITTITAS COUNTY, WASHINGTON

**APPROVALS**  
CERTIFICATE OF COUNTY PUBLIC WORKS DIRECTOR  
EXAMINED AND APPROVED THIS 27 DAY OF MAY, A.D. 2007.  
KITTITAS COUNTY ENGINEER

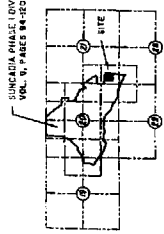
**CERTIFICATE OF COUNTY PLANNING DIRECTOR**  
I HEREBY CERTIFY THAT THIS SHORT PLAT OF TRACT S-1, SUNCADIA PHASE 1 DIVISION 3 HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS 23 DAY OF MAY, A.D. 2007.  
KITTITAS COUNTY PLANNING SERVICES DIRECTOR

**CERTIFICATE OF COUNTY TREASURER**  
I HEREBY CERTIFY THAT THE ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND ARE CURRENT AS OF 5/31/07.  
DATED THIS 27 DAY OF MAY, A.D. 2007.  
KITTITAS COUNTY TREASURER

**CERTIFICATE OF HEALTH OFFICER**  
I HEREBY CERTIFY THAT THIS SHORT PLAT OF TRACT S-1, SUNCADIA PHASE 1 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 27 DAY OF MAY, A.D. 2007.  
KITTITAS COUNTY HEALTH OFFICER

**SURVEY PROCEDURE AND PRECISION**  
1. HORIZONTAL DATUM: WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/81  
PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS TBM07-0100 AND TBM07-0101  
2. BASIS OF BEARING: DISTANCES TO BE MEASURED TO GRID DISTANCES, MULTIPLY BY A CORRECTION AVERAGE SCALE FACTOR OF 0.999970387.  
3. MONUMENTATION: VISITED OCT. 2003 THROUGH MARCH 2004 OR AS NOTED HEREON.  
4. SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:  
A. FIELD TRAVERSE AND/OR GLOBAL POSITIONING SYSTEM SURVEY.  
B. DTM-450 OR UNKON DTM-330.  
C. LEICA SYSTEM 300 GPS EQUIPMENT.  
D. ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN #AC 332-330-070, 080 AND 090.  
E. INTERIOR LOT SURVEYS.  
F. REAR CORNERS: 3/8" DIA. 24" LONG REBAR WITH CAP PLS 6422/6922/2827  
G. FRONT CORNERS: 5/8" DIA. 24" LONG REBAR WITH CAP PLS 6422/6922/2827  
H. ALL LIMITS SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.  
I. (GROUND DISTANCES), NOT GRID DISTANCES, UNLESS OTHERWISE SPECIFIED.  
5. SEE RECORD OF SURVEY FOR #E0606040008 FOR ADDITIONAL BOUNDARY RELATED INFORMATION.

**SURVEYOR'S CERTIFICATE**  
THIS HAS BEEN EXAMINED AND APPROVED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA LLC IN NOVEMBER, 2006.  
GERALD C. RETLAFF  
PROFESSIONAL LAND SURVEYOR, LICENSE NO. 6921  
DATE: 4/11/07



**LEGAL DESCRIPTION**  
TRACT S-1, SUNCADIA PHASE 1 DIVISION 3, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 84 THROUGH 85, INCLUDING RECORDS OF KITTITAS COUNTY, WASHINGTON.

**DECLARATION AND ACKNOWLEDGMENTS**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER IN LIEU OF ANY OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS SHORT PLAT TO BE THE OFFICIAL REPRESENTATION OF THE COUNTY SUBDIVISION MADE HEREBY.  
THIS SHORT PLAT IS MADE WITH THE FULL CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 27 DAY OF MAY, A.D. 2007.

SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY EASTON RIDGE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER  
BY: *W.G. Hunt*  
WILLIAM G. HUNT, PRESIDENT  
ITS EXECUTIVE VICE PRESIDENT

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 SOVEREIGN PERSONALLY APPEARED WILLIAM G. HUNT TO ME KNOWN TO BE THE EXECUTIVE VICE PRESIDENT OF EASTON RIDGE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE IS THE OWNER OF THE SAID INSTRUMENT, AND VOLUNTARILY 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 27 DAY OF MAY, A.D. 2007.

PRINTED NAME: *Wayne D. Farnham - Wayne D. Farnham*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: 4-1-2010

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 SOVEREIGN PERSONALLY APPEARED DELIA JOHNSON TO ME KNOWN TO BE THE MANAGING MEMBER OF SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE IS THE OWNER OF THE SAID INSTRUMENT, AND VOLUNTARILY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 20 DAY OF JUNE, A.D. 2007.

PRINTED NAME: *Delia Johnson - Delia Johnson*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: 4-1-2010

**CERTIFICATE OF RECORDING**  
FILED FOR RECORD AT THE REQUEST OF THE KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 20 DAY OF JUNE, A.D. 2007, AT 10:40 AM, AND RECORDED IN VOLUME 9 OF PLATS, PAGES 84 THROUGH 85, INCLUDING RECORDS OF KITTITAS COUNTY, WASHINGTON.

FILED IN: 1007062D.002.29  
COUNTY OF KITTITAS

NOTARY NAME: *Wayne D. Farnham - Wayne D. Farnham*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: 4-1-2010

SHORT PLAT  
TRACT S-1  
SUNCADIA PHASE 1 DIVISION 3

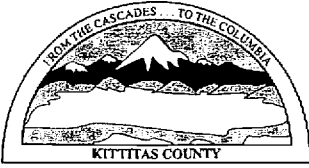
FILED NUMBER 2.007062D.002.29

**GOLDSMITH & ASSOCIATES**  
Engineering - Land Use Planning - Surveying

1216 11th Avenue SE, Bellevue, WA 98004, P.O. Box 3545, Bellevue, WA 98009  
OFFICE: (425) 462-1061, FAX: (425) 462-7119, [goldsmith@goldsmithsurveying.com](mailto:goldsmith@goldsmithsurveying.com)

SCALE: SCALE	DATE: 4/10/07	JOB NO.: 02035-2	PLD NO.:
UNIT: N/T	CHK. DNL	SHEET: 1/2	P. #:

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## FINDINGS OF FACT

### Suncadia Phase 1, Division 3 Short Plat


### File Number SP-06-124

Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

1. The Suncadia Phase 1, Division 3 Short Plat (SP 06-124) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
3. The applicant has demonstrated that sewage disposal will be provided by an existing gravity sewer system operated by Suncadia Environmental Company.
4. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
5. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record.
6. Kittitas County Community Development Services Department completed a Critical Areas Review. No Critical Areas were found on this Short Plat.

Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved  
This 23rd day of May, 2007



Darryl Piercy, CDS Director