

SUNCADIA - PHASE 2 DIVISION 8

A PORTION OF SECTIONS 11, 13 AND 14, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

LP-22-00005
LPF-23-00001

TAX ID NUMBERS 16198, 11894, 770236, 16194, 11839, 16210, 11840, 11841, 11842, 962676 AND 962679

DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY ("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 RESORT (THE "RESORT") 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 SUNCADIA OR ANY ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS WITHIN THE RESORT 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.

SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY

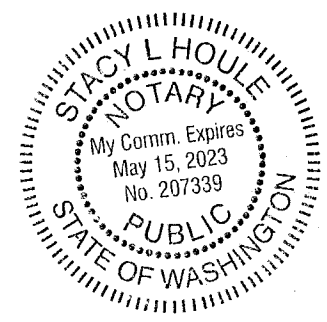
BY: LCIF SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: MARK THORNE BY: GARY A. KITTLESON
ITS: SENIOR VICE PRESIDENT ITS: VICE PRESIDENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MARK THORNE AND GARY A. KITTLESON, TO ME KNOWN TO BE THE SENIOR VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF LCIF SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF SUNCADIA RESORT 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 2nd DAY OF March, 2023.



PRINTED NAME: Stacy L. Houle
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: May 15, 2023

RATIFICATION OF LENDER

KNOW ALL MEN BY THESE PRESENTS, THAT CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS, AND THE PLAT AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION SO PLATTED.

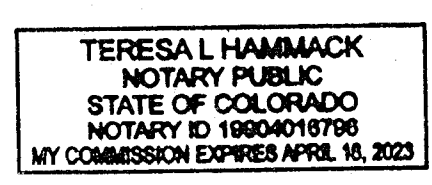
CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK

BY: Laura Stanley
ITS: Managing Director

STATE OF Colorado }
COUNTY OF Denver } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Colorado, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Laura Stanley TO ME KNOWN TO BE THE Managing Director OF CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE ASSOCIATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, 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 14th DAY OF March, 2023.



PRINTED NAME: Teri Hammack
NOTARY PUBLIC IN AND FOR THE STATE OF Colorado
MY COMMISSION EXPIRES: 4-18-2023



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS 13th DAY OF April, A.D., 2023.
John F. Feller
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 8" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.
DATED THIS 20th DAY OF APRIL, A.D., 2023.
Don Canham
KITITAS 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 2nd DAY OF May, A.D., 2023.
John F. Feller
KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 8" 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 17 DAY OF April, A.D., 2023.
Michaela M. M. S.
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 8" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.
DATED THIS 17th DAY OF April, A.D., 2023.
John F. Feller
KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 2nd DAY OF May, A.D., 2023.
BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON
John F. Feller ATTEST John F. Feller
CLERK OF THE BOARD

LEGAL DESCRIPTION

LOTS 3B AND 4B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JUNE 13, 1995 UNDER AUDITOR'S FILE NO. 582255 AND FILED IN BOOK 21 OF SURVEYS, PAGES 44 AND 45, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON;

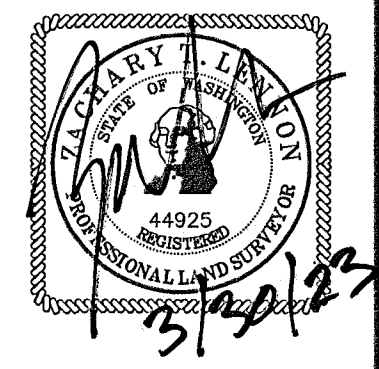
TOGETHER WITH LOTS 1B, 2B, 3B AND 4B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581729 AND FILED IN BOOK 21 OF SURVEYS, PAGES 26 AND 27, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON;

ALSO TOGETHER WITH TRACT 2-3, SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 244 THROUGH 258, UNDER AUDITOR'S FILE NO. 202207250044, RECORDS OF KITITAS COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 2 DIVISION 8" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 11, 13 AND 14, TOWNSHIP 20 NORTH, RANGE 14 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 30th DAY OF MARCH, A.D., 2023.
Zachary T. Lennox
ZACHARY T. LENNOX, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44925



RECORDING CERTIFICATE	
FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS <u>2nd</u> DAY OF <u>May</u> , A.D., 2023, AT <u>44</u> MINUTES PAST <u>10</u> O'CLOCK <u>A</u> .M., AND RECORDED IN VOLUME <u>14</u> OF PLATS, ON PAGES <u>441-44</u> , RECORDS OF KITITAS COUNTY, WASHINGTON.	
BY: <u>John F. Feller</u> DEPUTY COUNTY AUDITOR	<u>Bryan Elliott</u> KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: <u>2023 0502 0009</u>	

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: 2023-02-15	JOB NO. 998-883-022-0002
DRAWN BY: C.A.F.	SHEET 1 OF 13

A PORTION OF:
NW 1/4 SE 1/4 OF SECTION 11
NE 1/4 SE 1/4 OF SECTION 11
SE 1/4 SE 1/4 OF SECTION 11
SW 1/4 SE 1/4 OF SECTION 11
NW 1/4 NW 1/4 OF SECTION 13
NE 1/4 NW 1/4 OF SECTION 13
SE 1/4 NW 1/4 OF SECTION 13
SW 1/4 NW 1/4 OF SECTION 13
NE 1/4 NE 1/4 OF SECTION 14
NW 1/4 NE 1/4 OF SECTION 14
SE 1/4 NE 1/4 OF SECTION 14
SW 1/4 NE 1/4 OF SECTION 14
NW 1/4 SE 1/4 OF SECTION 14

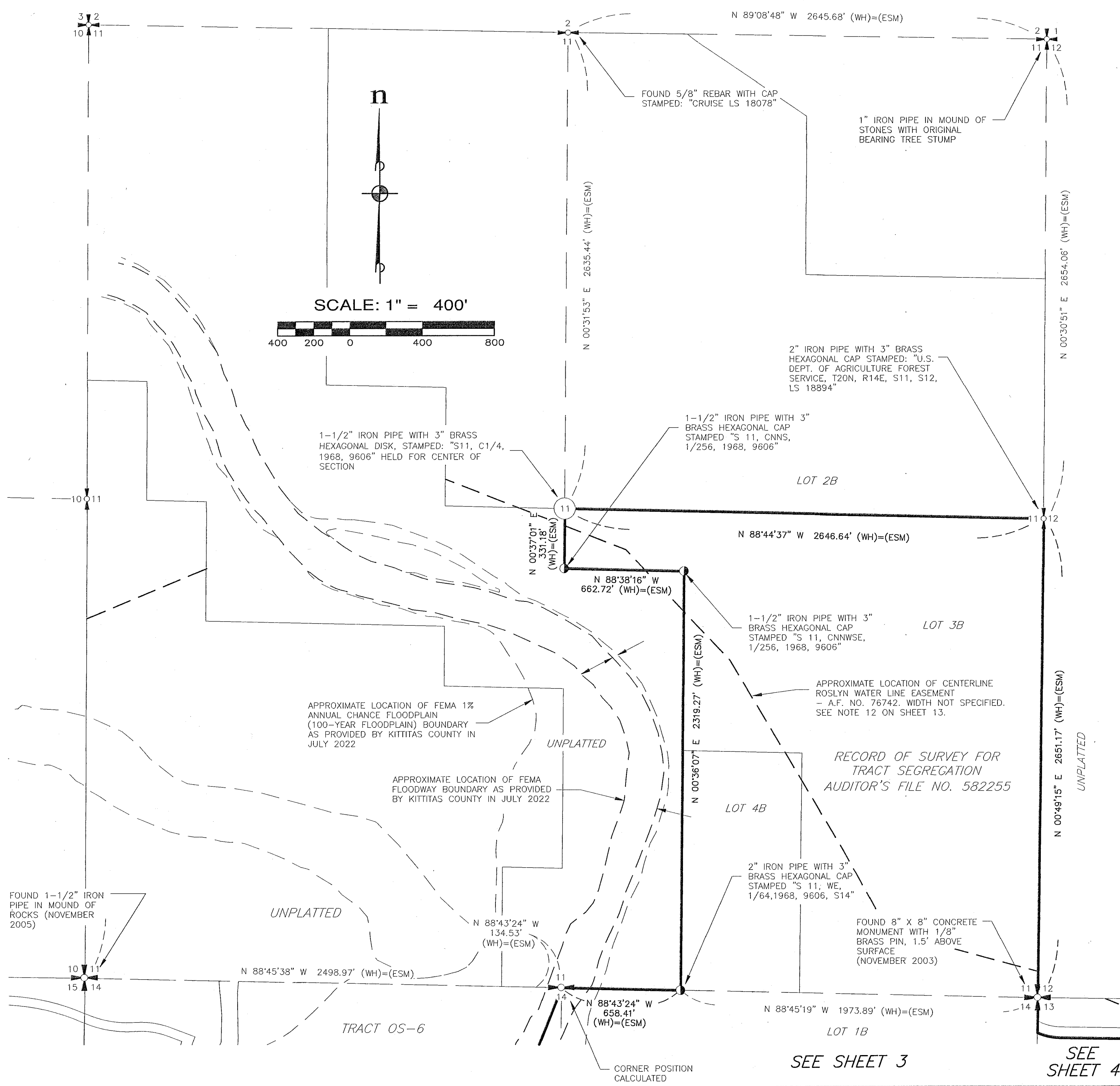
14/50

SUNCADIA - PHASE 2 DIVISION 8

A PORTION OF SECTIONS 11, 13 AND 14, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

LP-22-00005
LPF-23-00001

TAX ID NUMBERS 16198, 11894, 770236, 16194, 11839, 16210, 11840, 11841, 11842, 962676 AND 962679



LEGEND

- (WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. COORDINATE POSITIONS AND LINEWORK WERE PROVIDED TO ESM IN 2003. THIS INFORMATION IS NOT AVAILABLE IN RECORDED SURVEY RECORDS.
- (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 THOSE EXISTING CORNERS IDENTIFIED AS FOUND IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND 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 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 0.999870387. A SITE SPECIFIC BASIS OF BEARINGS IS DEPICTED ON SHEET 4 - EAST LINE OF NORTHEAST QUARTER OF SECTION 13 = N 01°02'01" E 2659.59'.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

- FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)
- ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.
- TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.
- FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED: FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.



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BY <u>[Signature]</u> DEPUTY COUNTY AUDITOR	<u>Bryan Elliott</u> KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: <u>202305020009</u>	
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: 2023-03-29	JOB NO. 998-883-022-0002
DRAWN BY: C.A.F.	SHEET 2 OF 13

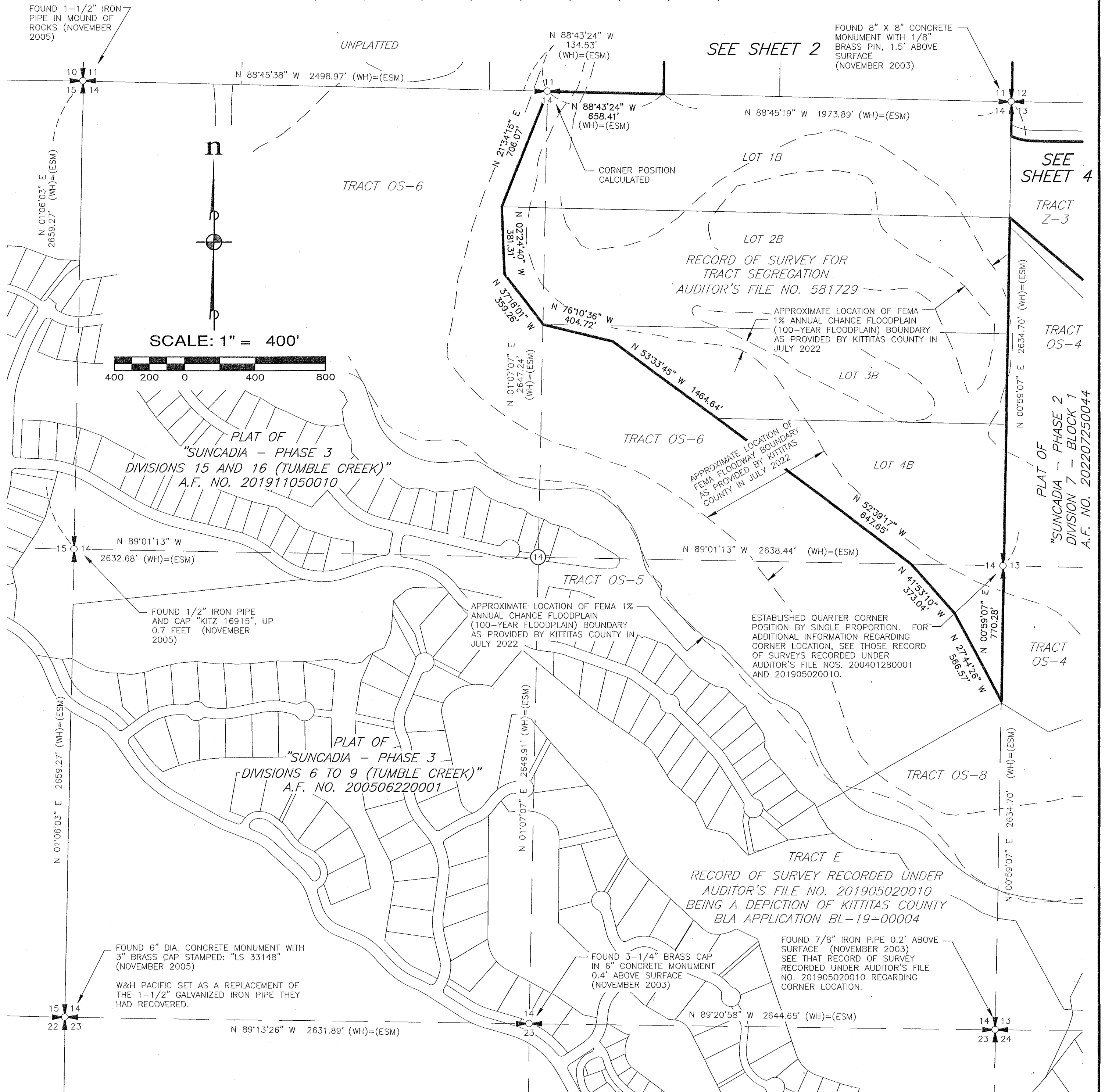
14/51

SUNCADIA - PHASE 2 DIVISION 8

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RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 2nd DAY OF May, A.D., 2023, AT 44 MINUTES PAST 10 O'CLOCK A.M., AND RECORDED IN VOLUME 14 OF PLATS, ON PAGES 49-61, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY John Arystan Bryan Elliot
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 2023 05 02 0009



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

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

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
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DATE: 2023-03-29 JOB NO. 998-883-022-0002
DRAWN BY: C.A.F. SHEET 3 OF 13

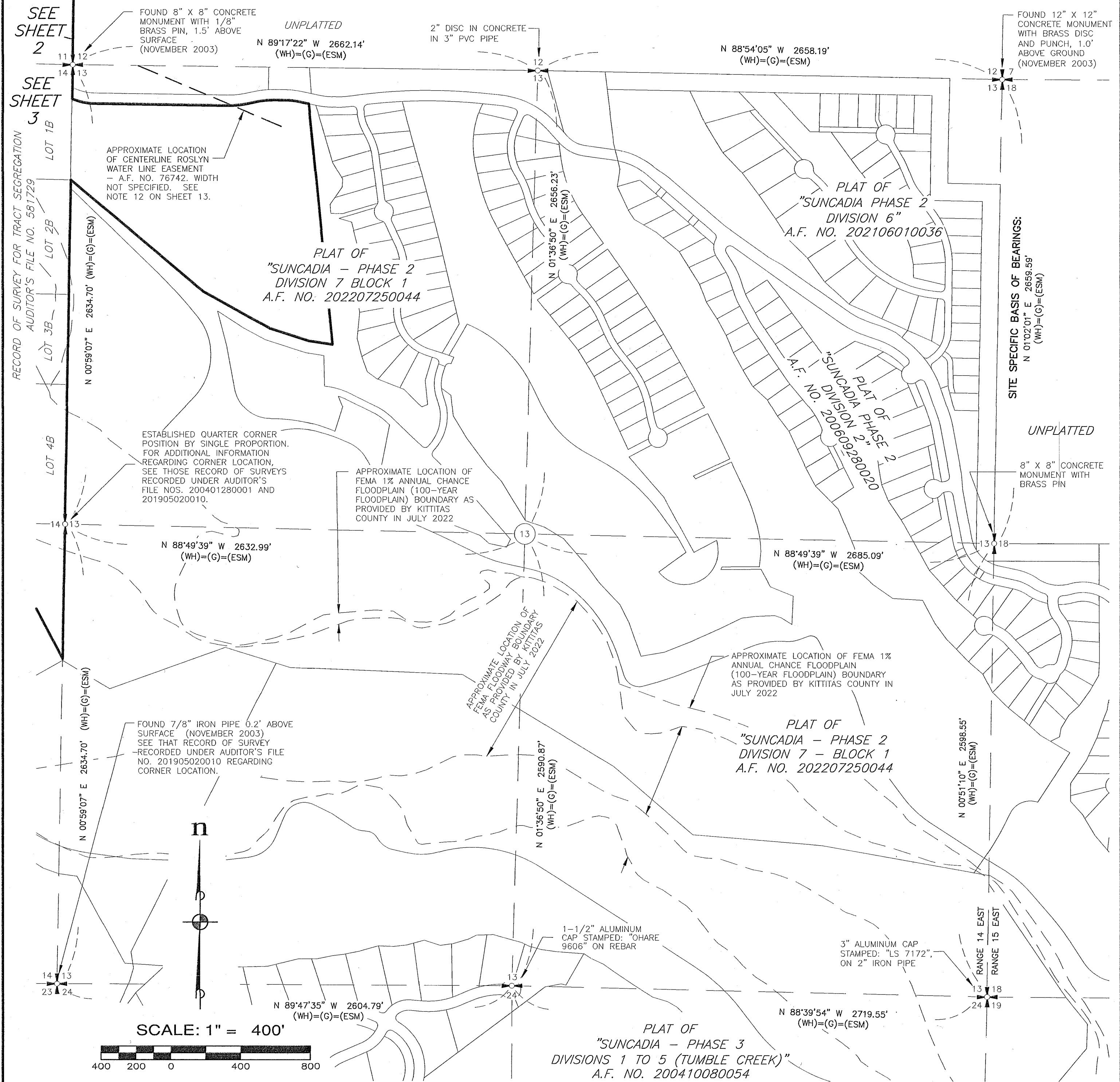
14/52

SUNCADIA - PHASE 2 DIVISION 8

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 - (G) BEARING AND/OR DISTANCE FROM THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 BY GOLDSMITH & ASSOCIATES AS RECORDED UNDER AUDITOR'S FILE NO. 200609280020 AND THAT RECORD OF SURVEY AS RECORDED UNDER AUDITOR'S FILE NO. 200407290063.

RECORDING CERTIFICATE

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BY [Signature] Bryan Elliott
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 20230502 0009



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LYNNWOOD
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(425) 297-9900

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

DATE: 2023-03-29

JOB NO. 998-883-022-0002

DRAWN BY: C.A.F.

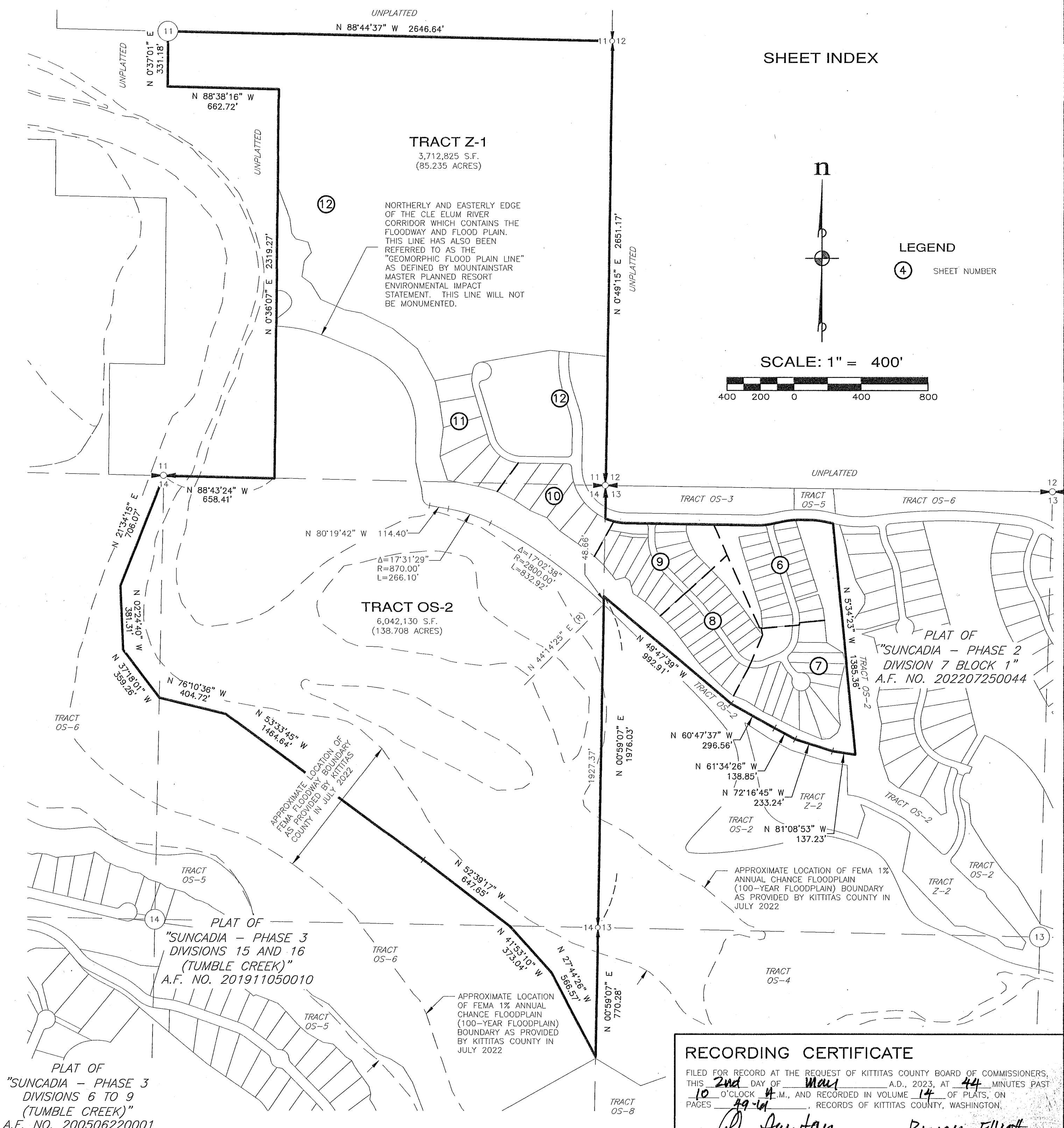
SHEET 4 OF 13

14/53

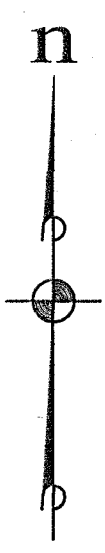
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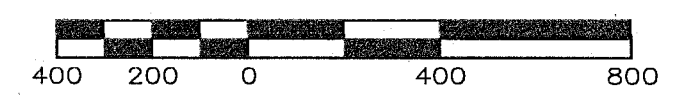
SHEET INDEX



LEGEND

④ SHEET NUMBER

SCALE: 1" = 400'



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BY: *John Grueter* DEPUTY COUNTY AUDITOR *Bryan Elliott* KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202305020009



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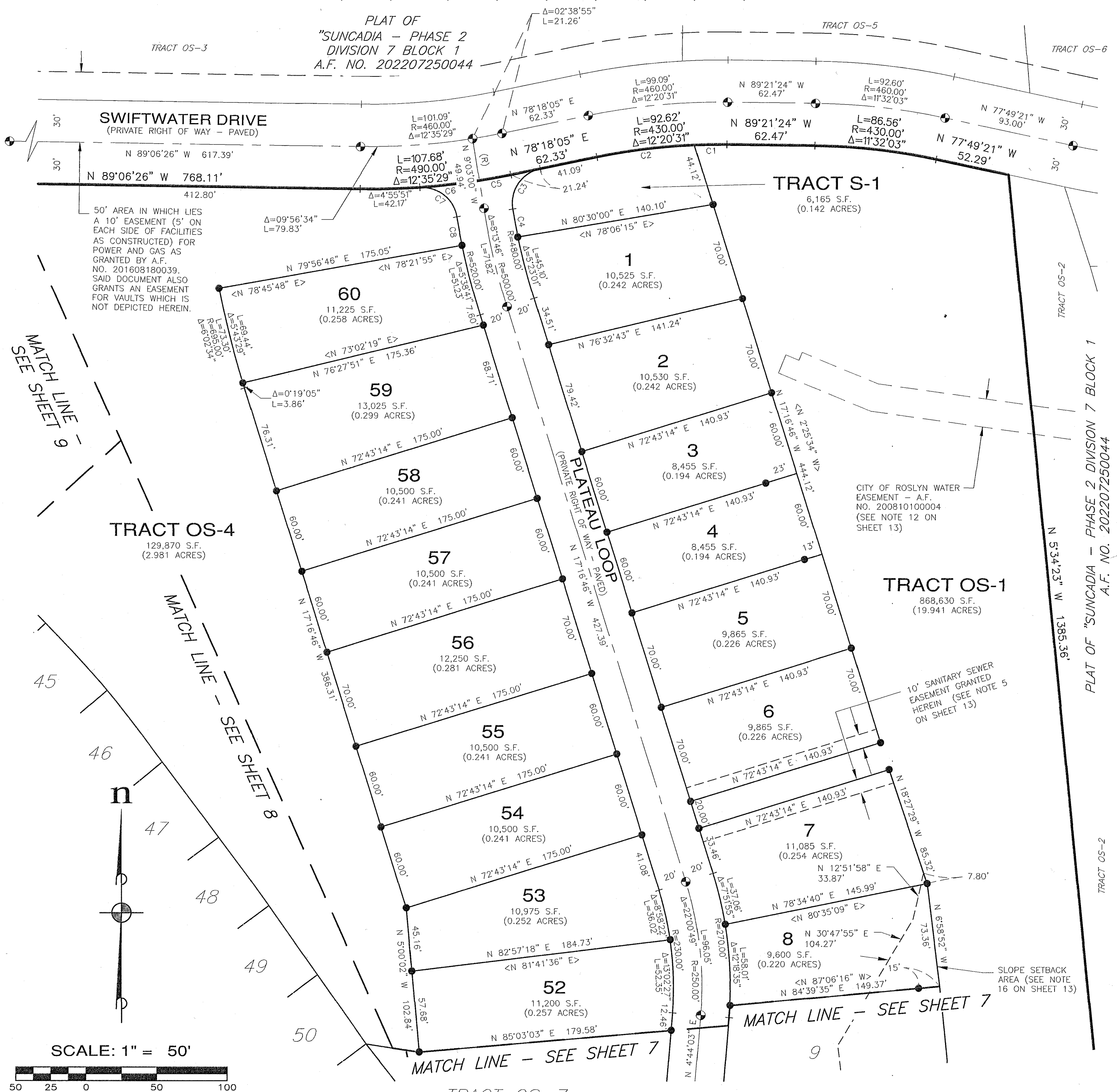
DATE : 2023-03-28	JOB NO. 998-883-022-0002
DRAWN BY: C.A.F.	SHEET 5 OF 13

14/54

SUNCADIA - PHASE 2 DIVISION 8

A PORTION OF SECTIONS 11, 13 AND 14, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

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- LEGEND FOR ALL SHEETS**
- SET SURFACE BRASS CAP STAMPED: "L.S. 44925"
 - SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782". 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.
 - DELTA
 - RADIUS
 - ARC LENGTH
 - RADIAL BEARING
 - RADIAL BEARING AT LOT CORNER
 - OPEN SPACE TRACT - DESIGNATION NUMBER
 - SERVICE TRACT - DESIGNATION NUMBER
 - FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3'04"10"	430.00	23.03
C2	9'16"21"	430.00	69.59
C3	87'47'43"	25.00	38.31
C4	2'24'07"	480.00	20.12
C5	2'38'55"	490.00	22.65
C6	5'00'43"	490.00	42.86
C7	84'39'49"	25.00	36.94
C8	2'15'37"	520.00	20.51

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BY: John Grayson Brian Elliott
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 2023 05020009

ESM CONSULTING ENGINEERS, LLC
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Federal Way, WA 98003
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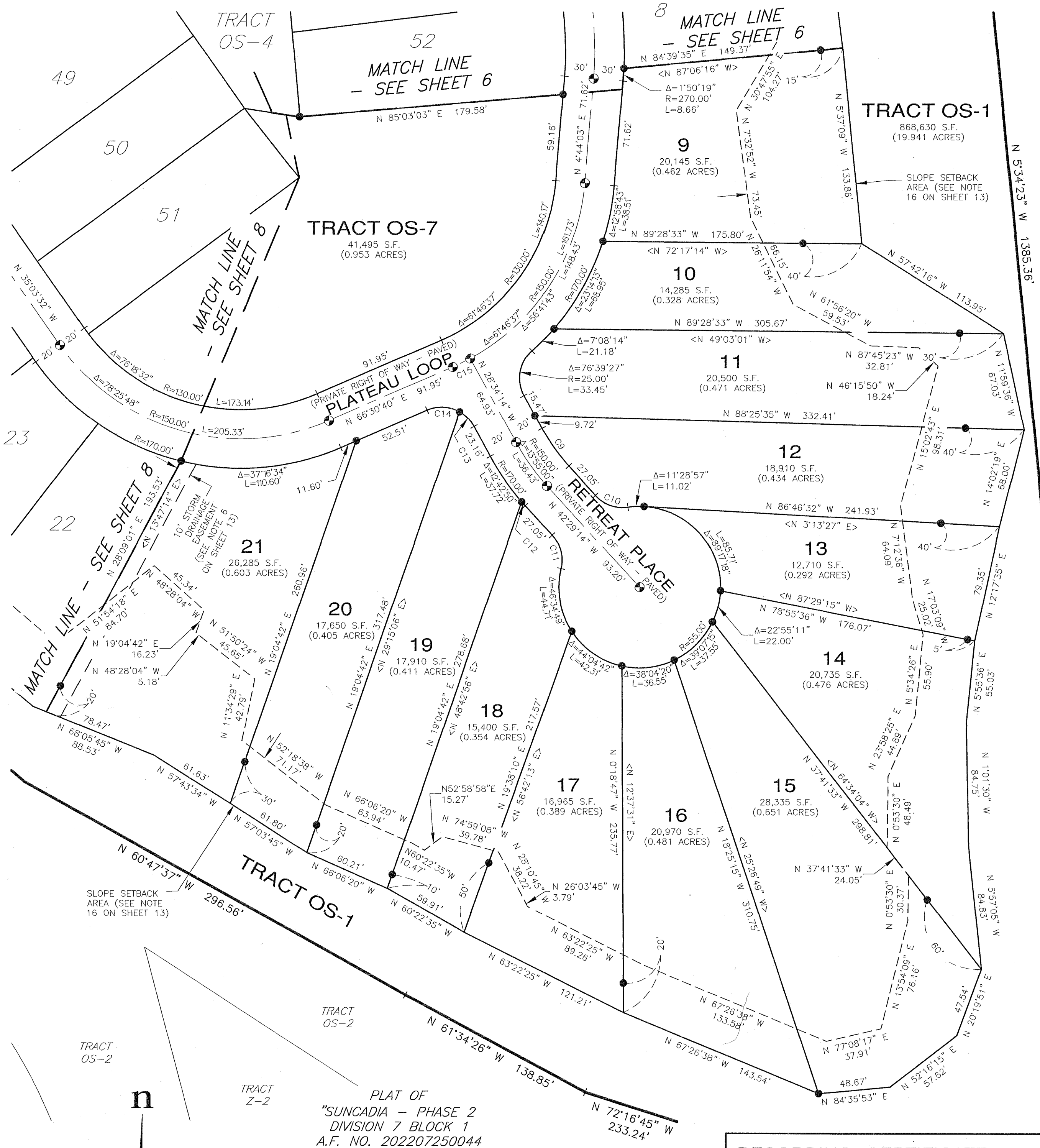
14/55

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TRACT OS-2
PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1
A.F. NO. 202207250044

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	13°55'00"	130.00	31.58
C10	55°46'16"	25.00	24.33
C11	55°46'16"	25.00	24.33
C12	1°12'10"	170.00	3.57
C13	32°10'40"	25.00	14.04
C14	52°44'26"	25.00	23.01
C15	5°04'54"	150.00	13.30

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BY Bryan Elliott Bryan Elliott
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202305020009

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LYNNWOOD (425) 297-9900

DATE: 2023-03-28 JOB NO. 998-883-022-0002
DRAWN BY: C.A.F./R.F.G. SHEET 7 OF 13



14/56

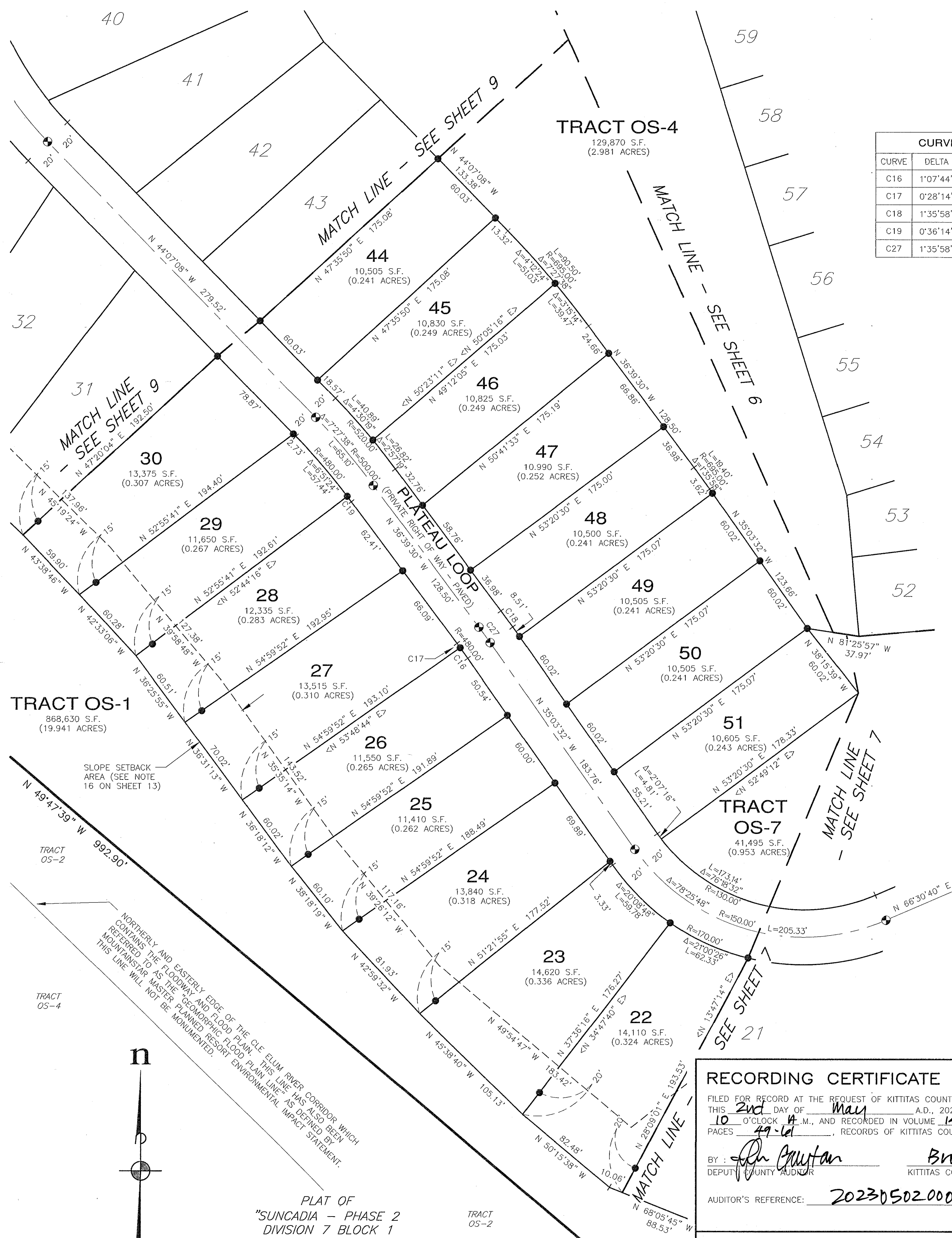
05/02/2023 10:44:31 AM V: 14 P: 56 202305020009
SUNCADIA
Kittitas County Auditor

SUNCADIA - PHASE 2 DIVISION 8

A PORTION OF SECTIONS 11, 13 AND 14, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

LP-22-00005
LPF-23-00001

TAX ID NUMBERS 16198, 11894, 770236, 16194, 11839, 16210, 11840, 11841, 11842, 962676 AND 962679

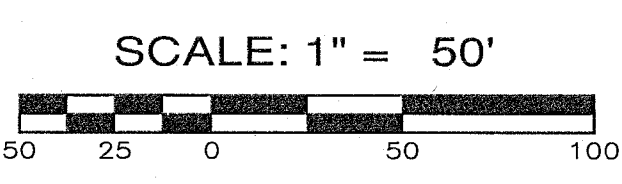


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	1°07'44"	480.00	9.46
C17	0°28'14"	480.00	3.94
C18	1°35'58"	520.00	14.52
C19	0°36'14"	480.00	5.06
C27	1°35'58"	500.00	13.96

SLOPE SETBACK
AREA (SEE NOTE
16 ON SHEET 13)

NORTHERLY AND EASTERLY EDGE OF THE CLE ELUM RIVER CORRIDOR WHICH
CONTAINS THE FLOODWAY AND FLOOD PLAIN. THIS LINE HAS ALSO BEEN
REFERRED TO AS THE "GEOMORPHIC FLOOD PLAIN LINE" AS DEFINED BY
MOUNTAINSTAR MASTER PLANNED RESORT ENVIRONMENTAL IMPACT STATEMENT.

PLAT OF
"SUNCADIA - PHASE 2
DIVISION 7 BLOCK 1
A.F. NO. 202207250044



SEE LEGEND ON
SHEET 6 OF 13

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS 2nd DAY OF May A.D., 2023, AT 44 MINUTES PAST
10 O'CLOCK A.M., AND RECORDED IN VOLUME 14 OF PLATS, ON
PAGES 49-51, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: *Bryan Elliott* *Bryan Elliott*
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202305020009



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: 2023-03-28
DRAWN BY: C.A.F./R.F.G.

JOB NO. 998-883-022-0002
SHEET 8 OF 13

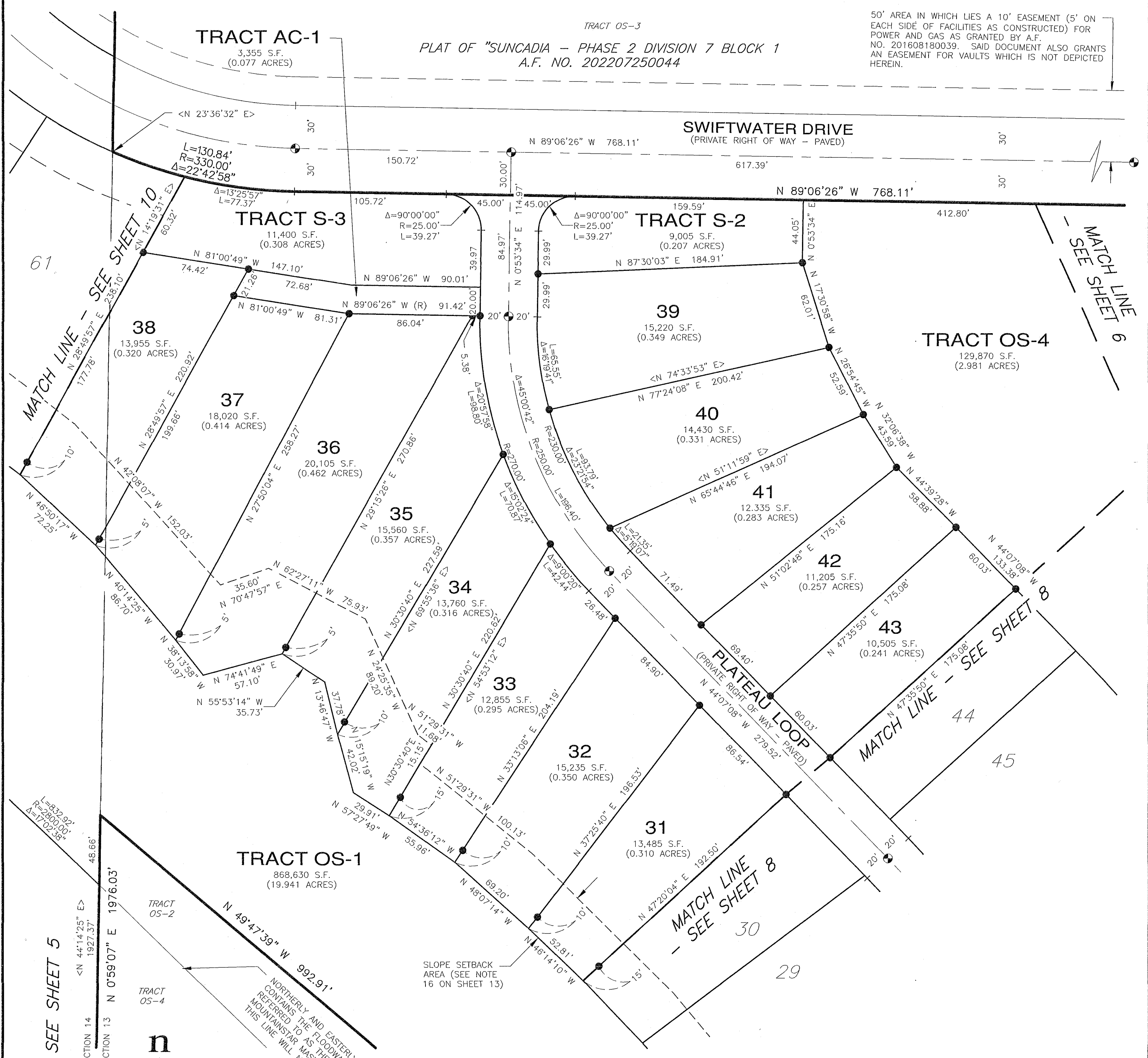
14/57

SUNCADIA - PHASE 2 DIVISION 8

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KITITAS COUNTY, WASHINGTON

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PLAT OF
"SUNCADIA - PHASE 2
DIVISION 7 BLOCK 1
A.F. NO. 202207250044

SEE LEGEND ON
SHEET 6 OF 13

RECORDING CERTIFICATE	
FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS <u>2nd</u> DAY OF <u>May</u> A.D., 2023, AT <u>44</u> MINUTES PAST <u>10</u> O'CLOCK <u>A.</u> M., AND RECORDED IN VOLUME <u>14</u> OF PLATS, ON PAGES <u>49-61</u> , RECORDS OF KITITAS COUNTY, WASHINGTON.	
BY: <u>[Signature]</u> DEPUTY COUNTY AUDITOR	<u>Bryan Elliott</u> KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: <u>202305020009</u>	
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: 2023-03-28	JOB NO. 998-883-022-0002
DRAWN BY: C.A.F./R.F.G.	SHEET 9 OF 13



SUNCADIA - PHASE 2 DIVISION 8

A PORTION OF SECTIONS 11, 13 AND 14, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

TAX ID NUMBERS 16198, 11894, 770236, 16194, 11839, 16210, 11840, 11841, 11842, 962676 AND 962679

05/02/2023 10:44:31 AM V: 14 P: 59 202305020009
S298 50 SUNCADIA
Plat Kittitas County Auditor
Page 11 of 13

LP-22-00005
LPF-23-00001

SEE SHEET 12

TRACT Z-1

3,712,825 S.F.
(85.235 ACRES)

72

28,855 S.F.
(0.662 ACRES)

71

31,725 S.F.
(0.728 ACRES)

70

36,025 S.F.
(0.827 ACRES)

69

37,210 S.F.
(0.854 ACRES)

68

29,450 S.F.
(0.676 ACRES)

67

23,385 S.F.
(0.537 ACRES)

66

RECORDING CERTIFICATE

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BY: Alan Gaytan Bryan Elliott
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202305020009

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LYNNWOOD (425) 297-9900

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

DATE: 2023-03-28 JOB NO. 998-883-022-0002
DRAWN BY: C.A.F./R.F.G. SHEET 11 OF 13

SEE SHEET 12

TRACT OS-2

6,042,130 S.F.
(138.708 ACRES)

TRACT OS-1

868,630 S.F.
(19.941 ACRES)

SLOPE SETBACK
AREA (SEE NOTE
16 ON SHEET 13)

NORTHERLY AND EASTERLY EDGE
OF THE CLE ELUM RIVER
CORRIDOR WHICH CONTAINS THE
FLOODWAY AND FLOOD PLAIN.
THIS LINE HAS ALSO BEEN
REFERRED TO AS THE
"GEOMORPHIC FLOOD PLAIN LINE"
AS DEFINED BY MOUNTAINSTAR
MASTER PLANNED RESORT
ENVIRONMENTAL IMPACT
STATEMENT. THIS LINE WILL NOT
BE MONUMENTED.

SEE SHEET 5

SEE LEGEND ON
SHEET 6 OF 13

SCALE: 1" = 50'



14/60

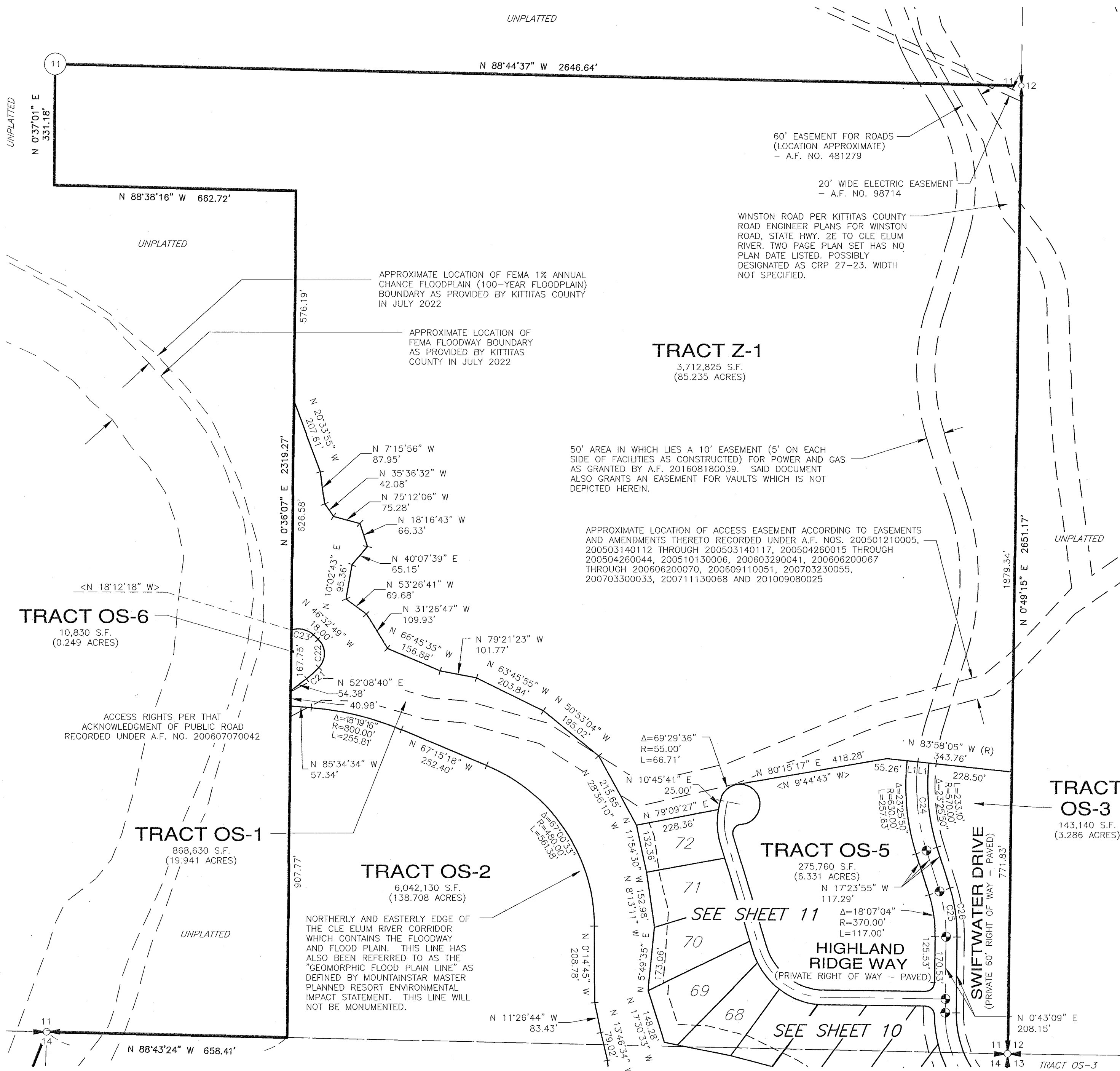
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05/02/2023 10:44:31 AM V: 14 P: 60 202305020009
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SUNCADIA
Kititas County Auditor
Page 12 of 13

LP-22-00005
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14/61

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EASEMENTS AND NOTES

1. TRACT Z-3 OF THE PLAT OF SUNCADIA PHASE 2 DIVISION 7, BLOCK 1 RECORDED IN BOOK 13 OF PLATS, PAGES 244 THROUGH 258, IS BEING REPLATTED HEREIN, AND THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH IN SAID PLAT WITH RESPECT TO SAID TRACT ARE SUPERSEDED BY THIS PLAT.

2. ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT AND AS NOW OR SUBSEQUENTLY PLATTED, 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. 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 ("FACILITIES") FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS 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. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.

4. SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC, AND THEIR SUCCESSORS AND/OR ASSIGNS (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), A NON-EXCLUSIVE EASEMENT UNDER AND UPON ALL ROADS WITHIN THIS PLAT, ALL AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS SUNCADIA SHALL DETERMINE, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS SUNCADIA SHALL APPROVE WITH WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS SUNCADIA SHALL REQUEST. 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 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. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.

5. SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA ENVIRONMENTAL COMPANY, LLC AND SUNCADIA WATER COMPANY, LLC, RESPECTIVELY, AND THEIR SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT UNDER AND UPON THOSE PORTIONS OF LOTS 61, 62, 63 AND 64 IDENTIFIED HEREON AS 30' SANITARY SEWER EASEMENT, THOSE PORTIONS OF LOTS 6 AND 7 IDENTIFIED HEREON AS 10' SANITARY SEWER EASEMENT, AND THOSE PORTIONS OF TRACT AC-1 AND TRACT S-3 BEING 20.00 FEET IN WIDTH AND LYING 10.00 FEET EACH SIDE OF THE SANITARY SEWER AND WATER FACILITIES, RESPECTIVELY, AS CONSTRUCTED WITHIN SAID TRACTS, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS SUNCADIA SHALL APPROVE WITH SANITARY SEWER AND WATER, AS THE CASE MAY BE. 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. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.

6. SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA COMMUNITY COUNCIL, AND ITS SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT UNDER AND UPON THAT PORTION OF LOT 21 IDENTIFIED HEREON AS 10' STORM DRAINAGE EASEMENT, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE DITCHES, SWALES, DRAINS, INFILTRATION GALLERIES AND UNDERGROUND PIPES TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THE SUNCADIA PROPERTY AND/OR SUCH OTHER PROPERTY AS GRANTOR SHALL APPROVE WITH STORM DRAINAGE FACILITIES; TOGETHER WITH REASONABLE RIGHTS OF INGRESS TO AND EGRESS FROM SAID EASEMENT OVER AND ACROSS SUCH PORTIONS OF SAID LOT 21 AS THE THEN-OWNER THEREOF MAY REASONABLY DESIGNATE OR APPROVE FROM TIME TO TIME. 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. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES. NO USE OF SAID LOT 21 SHALL INTERFERE WITH THE USE OF SAID STORM DRAINAGE EASEMENT OR THE OPERATION OF THE STORM DRAINAGE SYSTEM INCLUDING, BUT NOT LIMITED TO, THE PLACEMENT OR USE, WHETHER TEMPORARY OR PERMANENT, OF FENCES, TREES OR OTHER VEGETATION, STRUCTURES OF ANY KIND, ANYTHING THAT PENETRATES OR IS MAINTAINED BELOW THE SURFACE OF THE STORM DRAINAGE EASEMENT, NOR SHALL ANY OTHER ACTION OR IMPEDIMENT BE TAKEN OR MADE THAT MAY DAMAGE OR OBSTRUCT THE CONSTRUCTION, MAINTENANCE OR OPERATION OF THE STORM DRAINAGE SYSTEM OR OTHERWISE PREVENT OR LIMIT IMMEDIATE AND REASONABLE ACCESS TO SAID SYSTEM.

7. NOTHING IN THIS PLAT OR ANY OVENANTS, 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 AUDITORS' FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").

8. THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCR'S") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS PLAT. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY SUNCADIA.

9. SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN SUNCADIA RESORT LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY SUNCADIA ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED TO SUNCADIA UNDER THIS PLAT.

10. 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), ACCESS (AC) TRACT(S) AND/OR SERVICE (S) 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. FURTHER, SUNCADIA SPECIFICALLY RESERVES THE RIGHT TO REPLAT TRACT OS-5, OS-7, AND FUTURE DEVELOPMENT TRACT Z-1. TRACT OS-7 MAY BE IMPROVED WITH RECREATIONAL AMENITIES, SUCH AS A COMMUNITY BUILDING AND POOL. THE MAINTENANCE OBLIGATIONS AND IDENTIFICATION OF THE BENEFITED LOTS WILL BE ESTABLISHED AFTER CONSTRUCTION.

11. LOTS 36, 37 AND 38 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 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 36, 37 AND 38.

12. THE ROSLYN WATER LINE EASEMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 76742 PRESENTLY AFFECTS LOTS 1, 2, 70, 71 AND 72, TRACTS OS-1, S-1, OS-3 OS-4, OS-5, Z-1, SWIFTWATER DRIVE, HIGHLAND RIDGE WAY, AND PLATEAU LOOP, AND OTHER LAND. PURSUANT TO "WATER LINE RELOCATION AND CONSTRUCTION AGREEMENT" BETWEEN SUNCADIA AND THE CITY OF ROSLYN, THOSE PORTIONS OF SAID EASEMENT AND THE WATERLINE REFERENCED THEREIN WHICH ARE WITHIN THE RESORT ARE BEING RELOCATED IN PHASES TO ACCOMMODATE THE PHASED DEVELOPMENT OF THE RESORT; THE INTENT BEING TO RELOCATE THE WATERLINE TO THE ROADS AND CLEAR THE EASEMENT FROM THE LOTS AND TRACTS TO THE EXTENT POSSIBLE. "AMENDMENT OF EASEMENT" RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200810100004 ADDRESSES THE COMPLETION OF THE FIRST PHASE OF SUCH RELOCATION AND, UPON COMPLETION OF EACH SUCCESSIVE PHASE, ADDITIONAL AMENDMENTS WILL BE RECORDED IDENTIFYING THE NEW LOCATION OF SAID WATERLINE.

13. FUTURE DEVELOPMENT TRACT Z-1 IS CREATED FOR FUTURE DEVELOPMENT AND/OR SUBDIVISION, THE USES, RIGHTS, AND RESTRICTIONS OF WHICH - AND OF TRACT OS-5 IN THE EVENT THE SAME IS REPLATTED WITH SAID TRACT Z-1 - MAY DIFFER FROM OTHER LOTS AND/OR TRACTS WITHIN THIS PLAT AND/OR THE RESORT.

14. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "DECLARATION OF COVENANT FOR CLE ELUM RIVER CORRIDOR OPEN SPACE AREA MOUNTAINSTAR MASTER PLANNED RESORT" RECORDED AUGUST 21, 2003, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200308210003, SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE CLE ELUM RIVER CORRIDOR WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACTS OS-2 AND OS-6.

15. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "NATURAL OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201512110029, SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE NATURAL OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT OS-1.

16. DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE SETBACK AREAS IS PROHIBITED OR RESTRICTED, AND ON LOTS 7 THROUGH 38 AND ON LOTS 61 THROUGH 72, INCLUSIVE IN PARTICULAR, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, APPLICABLE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED.

17. 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.

18. 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.

RECORDING CERTIFICATE

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BY: Bryan Elliott Bryan Elliott
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202305020009

ESM	CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205 Federal Way, WA 98003	
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DATE: 2023-04-07	JOB NO. 998-883-022-0002
DRAWN BY: C.A.F./R.F.G.	SHEET 13 OF 13

