

AUDITOR'S REFERENCE

**SOUTH COTTAGES
SUNCADIA - PHASE 1 DIVISION 15**
A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBER 20-15-19054-0006, PARCEL ID NUMBER 953908

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 CONVEY TO SUNCADIA COMMUNITY COUNCIL, A WASHINGTON NONPROFIT CORPORATION TO HOLD, SUBJECT TO AND TOGETHER WITH THE COR'S AND PLAT NOTES HERINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF NEW SUNCADIA 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), THE SUNCADIA TRAIL ADDITIONAL RIGHT OF WAY SHOWN HEREON WHICH SHALL BE INCLUDED IN THE RESORT'S PRIVATE ROAD SYSTEM.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED, 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 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.

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 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

_____, 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 _____, 2018.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: _____

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

_____, 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 _____, 2018.

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 15" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 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 THIS ____ DAY OF _____, A.D., 2018.

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



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D., 2018.

KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 15" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS ____ DAY OF _____, A.D., 2018.

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 ____ DAY OF _____, A.D., 2018.

KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 15" 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., 2018.

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 15" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS ____ DAY OF _____, A.D., 2018.

KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D., 2018.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEST : _____
CLERK OF THE BOARD

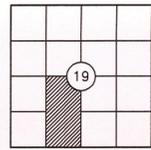
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS ____ DAY OF _____, A.D., 2018, AT ____ MINUTES PAST ____ O'CLOCK ____ M., AND RECORDED IN VOLUME ____ OF PLATS, ON PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: _____
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S FILE NO. _____

SUBDIVISION LOCATOR
NOT TO SCALE



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

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FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS ____ DAY OF _____, A.D., 2018, AT ____ MINUTES PAST ____ O'CLOCK ____ M., AND RECORDED IN VOLUME ____ OF PLATS, ON PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: _____
DEPUTY COUNTY AUDITOR KITITAS 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 : 2018-08-30 JOB NO. 998-766-016-0002
DRAWN BY: C.A.F./R.F.G. SHEET 1 OF 5



AUDITOR'S REFERENCE

SOUTH COTTAGES SUNCADIA - PHASE 1 DIVISION 15

A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBER 20-15-19054-0006, PARCEL ID NUMBER 953908

EASEMENTS AND NOTES

- TRACT Z-2 OF SUNCADIA - PHASE 1 DIVISION 9, RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, RECORDS OF KITITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 200712190001 (THE "PHASE 1 DIVISION 9 PLAT") IS 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 TRACT Z-2) OR OTHERWISE SET FORTH ON THE PHASE 1 DIVISION 9 PLAT, ARE SUPERSEDED BY THIS PLAT.
- ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT ARE PRIVATE. NEW 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 REAR PROPERTY LINES, FIVE FEET (5.00') ON SIDE PROPERTY LINES COMMON WITH ANOTHER LOT OR TRACT WITHIN THIS PLAT, AND SUCH VARYING WIDTHS ADJACENT TO THE FRONT PROPERTY LINES AS ARE DEPICTED HEREON. 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 EASTON RIDGE COMMUNICATIONS LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT UNDER AND UPON ALL ROADS WITHIN THIS PLAT 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 WITH 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 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. 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. NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- 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 18, 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 ("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 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.
- TRACT Z-1 IS 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.
- 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

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2018, AT _____ MINUTES PAST _____ O'CLOCK _____M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY : _____
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____



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EVERETT (425) 297-9900
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Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DATE : 2018-08-28 JOB NO. 998-766-016-0002
DRAWN BY: C.A.F./R.F.G. SHEET 5 OF 5

RECEIVED
SEP 19 2018
Kititas County CDS