

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

AUDITOR'S REFERENCE

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.  
KITITAS COUNTY, WASHINGTON

LP-19-0002  
LPF-19-00008

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

## 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 HERINAFTER 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 TUMBLE CREEK VILLAGE 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 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

*Roger T Beck*

BY: **ROGER T BECK**  
ITS: **SENIOR VICE PRESIDENT**

*Gary A Kittleson*

BY: **GARY A KITTLESON**  
ITS: **VICE PRESIDENT**

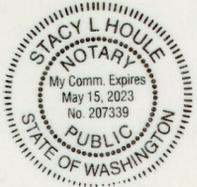
STATE OF WASHINGTON }  
COUNTY OF KITITAS } SS

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

**ROGER T BECK**, TO ME KNOWN TO BE

**SENIOR VICE PRESIDENT** 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 10th DAY OF October, 2019.



*Stacy L Houle*

PRINTED NAME: Stacy L. Houle

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: May 15, 2023

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

**GARY A KITTLESON**, TO ME KNOWN TO BE

**VICE PRESIDENT** 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 10th DAY OF October, 2019.



*Stacy L Houle*

PRINTED NAME: Stacy L. Houle

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: May 15, 2023

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 14 AND 15, 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 8th DAY OF OCTOBER, A.D., 2019.

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



## APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER  
EXAMINED AND APPROVED THIS 24th DAY OF October, A.D., 2019.  
*Mark R. Cole*  
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL  
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.  
DATED THIS 24th DAY OF October, A.D., 2019.  
*Judith M. Sturt*  
KITITAS COUNTY COMMUNITY SERVICES DIRECTOR Planning official

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., 2019.  
KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN  
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" 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 25 DAY OF OCT, A.D., 2019.  
*M. J. ...*  
KITITAS COUNTY HEALTH SANITARIAN

CERTIFICATE OF COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019.  
KITITAS COUNTY ASSESSOR

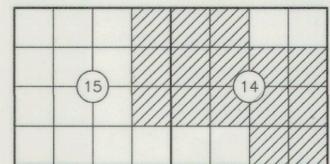
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019.  
BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON  
CHAIRMAN \_\_\_\_\_ ATTEST : \_\_\_\_\_ CLERK OF THE BOARD

## LEGAL DESCRIPTION

TRACTS B AND C, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 2, 2019, UNDER AUDITOR'S FILE NO. 201905020010 AND FILED IN BOOK 42 OF SURVEYS, PAGES 34 THROUGH 50, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON AND A PORTION OF TRACTS OS-6 AND TRACT G-1 OF SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, UNDER RECORDING NO. 200506220001, RECORDS OF SAID COUNTY.

## SUBDIVISION LOCATOR

NOT TO SCALE



TOWNSHIP 20 NORTH,  
RANGE 14 EAST, W.M.

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019, 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  
FEDERAL WAY (253) 838-6113  
EVERETT (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2019-10-04	JOB NO. 998-765-017-0003	
DRAWN BY: C.A.F./R.F.G.	SHEET 1 OF 21	

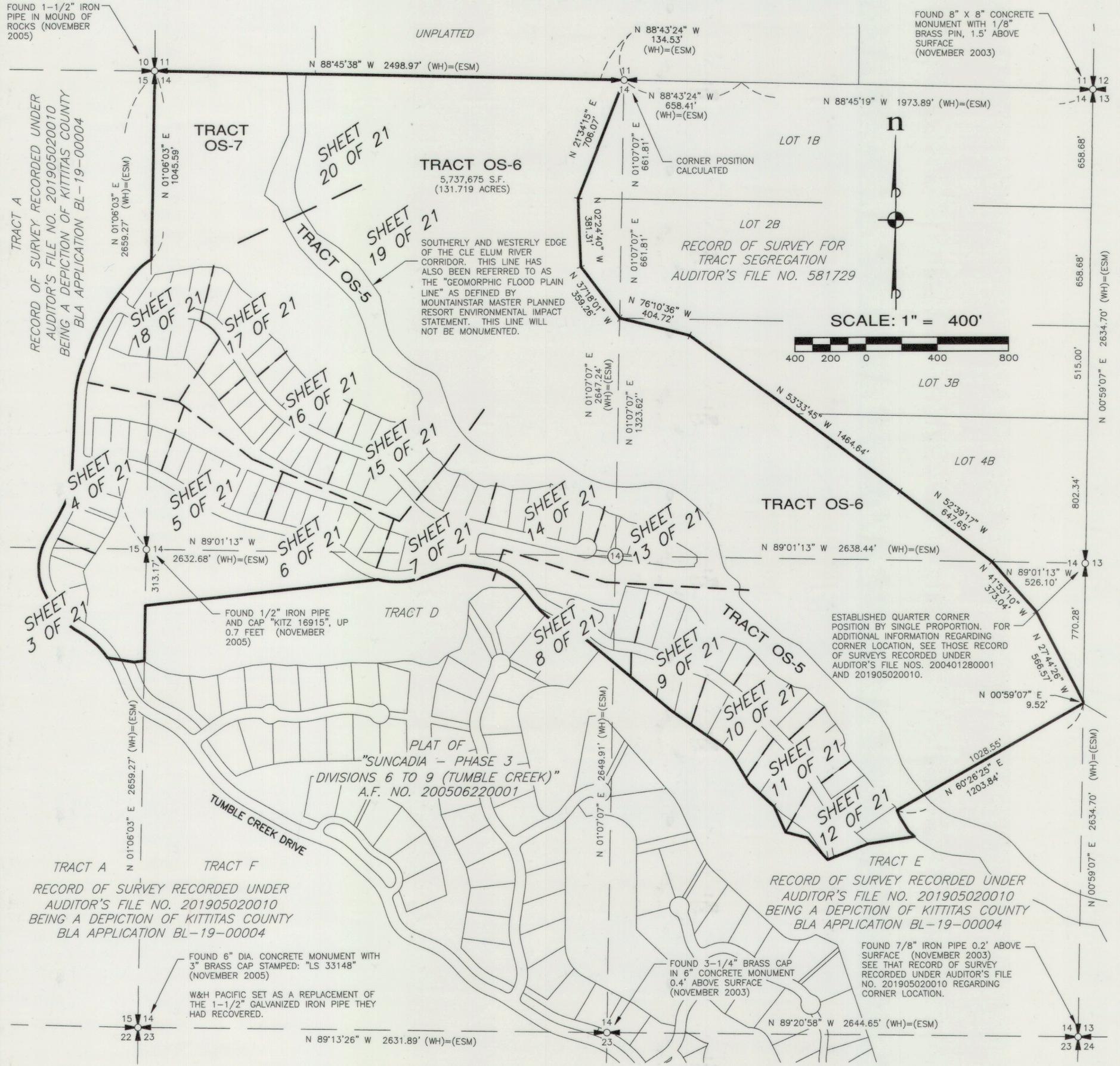
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AUDITOR'S REFERENCE

LP-19-00002  
LPF-19-00008



### 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.
- (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.

### 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.

### 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.



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BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR  
KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: \_\_\_\_\_

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33400 8th Ave. S, #205  
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www.esmcivil.com

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

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

DATE: 2019-10-04 JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 2 OF 21

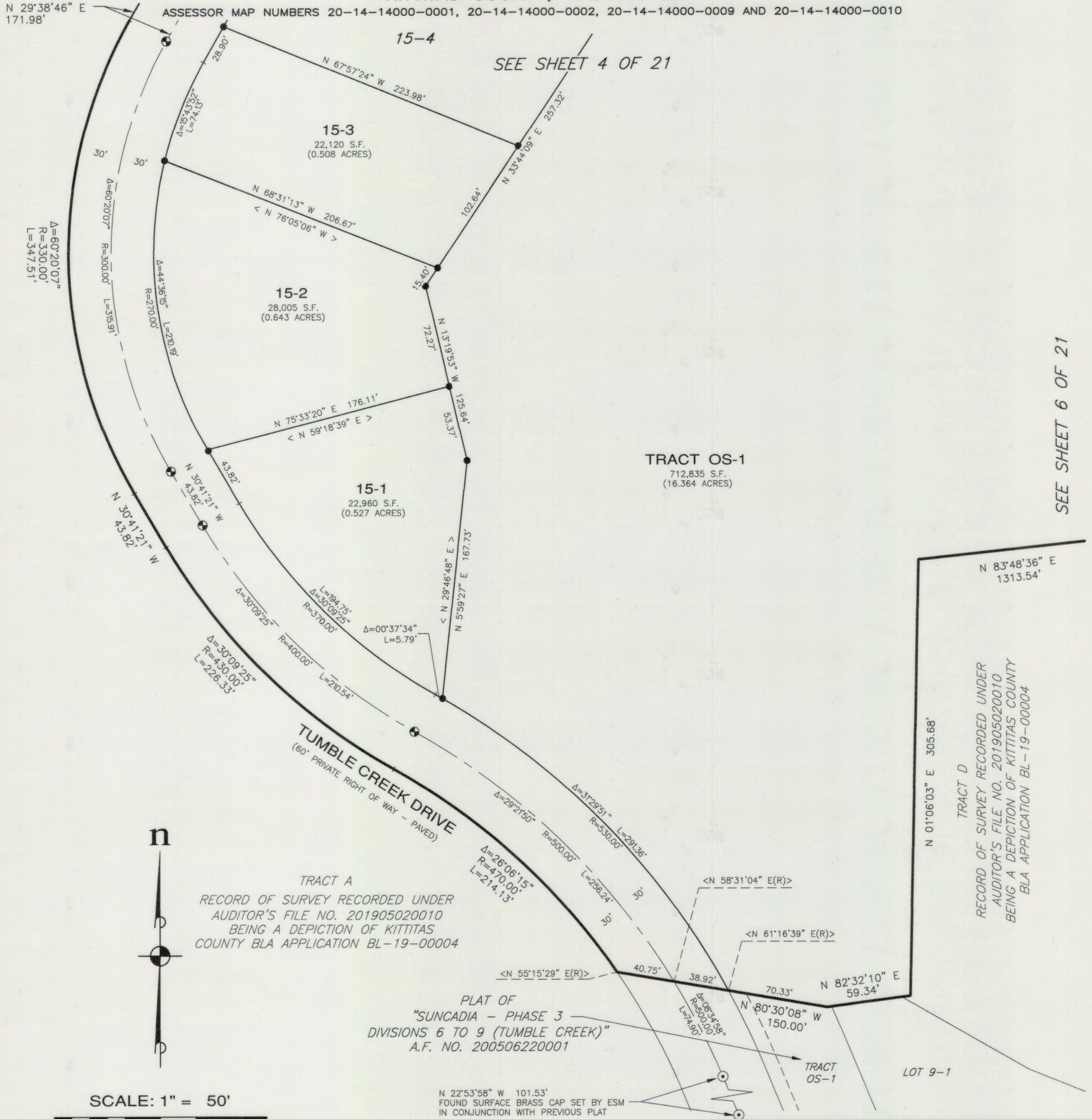
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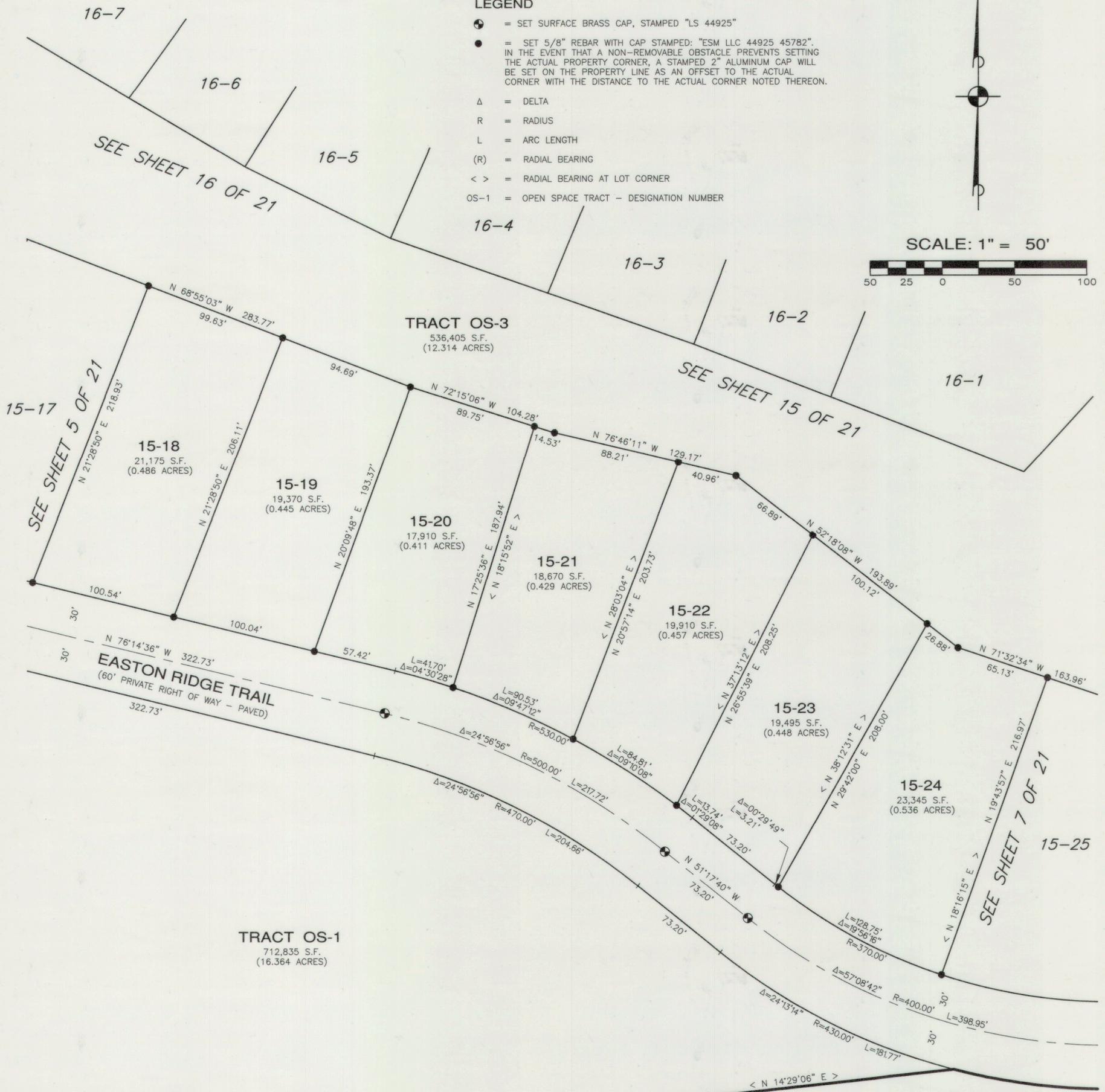
### LEGEND

- ⊙ = SET SURFACE BRASS CAP, STAMPED "LS 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.
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER

n



SCALE: 1" = 50'



**TRACT OS-1**  
712,835 S.F.  
(16.364 ACRES)

**TRACT OS-3**  
536,405 S.F.  
(12.314 ACRES)

**15-18**  
21,175 S.F.  
(0.486 ACRES)

**15-19**  
19,370 S.F.  
(0.445 ACRES)

**15-20**  
17,910 S.F.  
(0.411 ACRES)

**15-21**  
18,670 S.F.  
(0.429 ACRES)

**15-22**  
19,910 S.F.  
(0.457 ACRES)

**15-23**  
19,495 S.F.  
(0.448 ACRES)

**15-24**  
23,345 S.F.  
(0.536 ACRES)

TRACT D  
RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 201905020010  
BEING A DEPICTION OF KITITAS COUNTY  
BLA APPLICATION BL-19-00004



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BY : \_\_\_\_\_  
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: \_\_\_\_\_

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DATE : 2019-10-04 | JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. | SHEET 6 OF 21

# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

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KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

AUDITOR'S REFERENCE

LP-19-00002  
LPF-19-00008

SEE SHEET 2 OF 21

**TRACT OS-6**  
5,737,675 S.F.  
(131.719 ACRES)

**TRACT OS-5**  
1,219,440 S.F.  
(27.994 ACRES)

SOUTHERLY EDGE OF THE CLE ELUM RIVER CORRIDOR.  
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.

30' SLOPE SETBACK AREA  
(SEE NOTE 15 ON SHEET 21 OF 21)

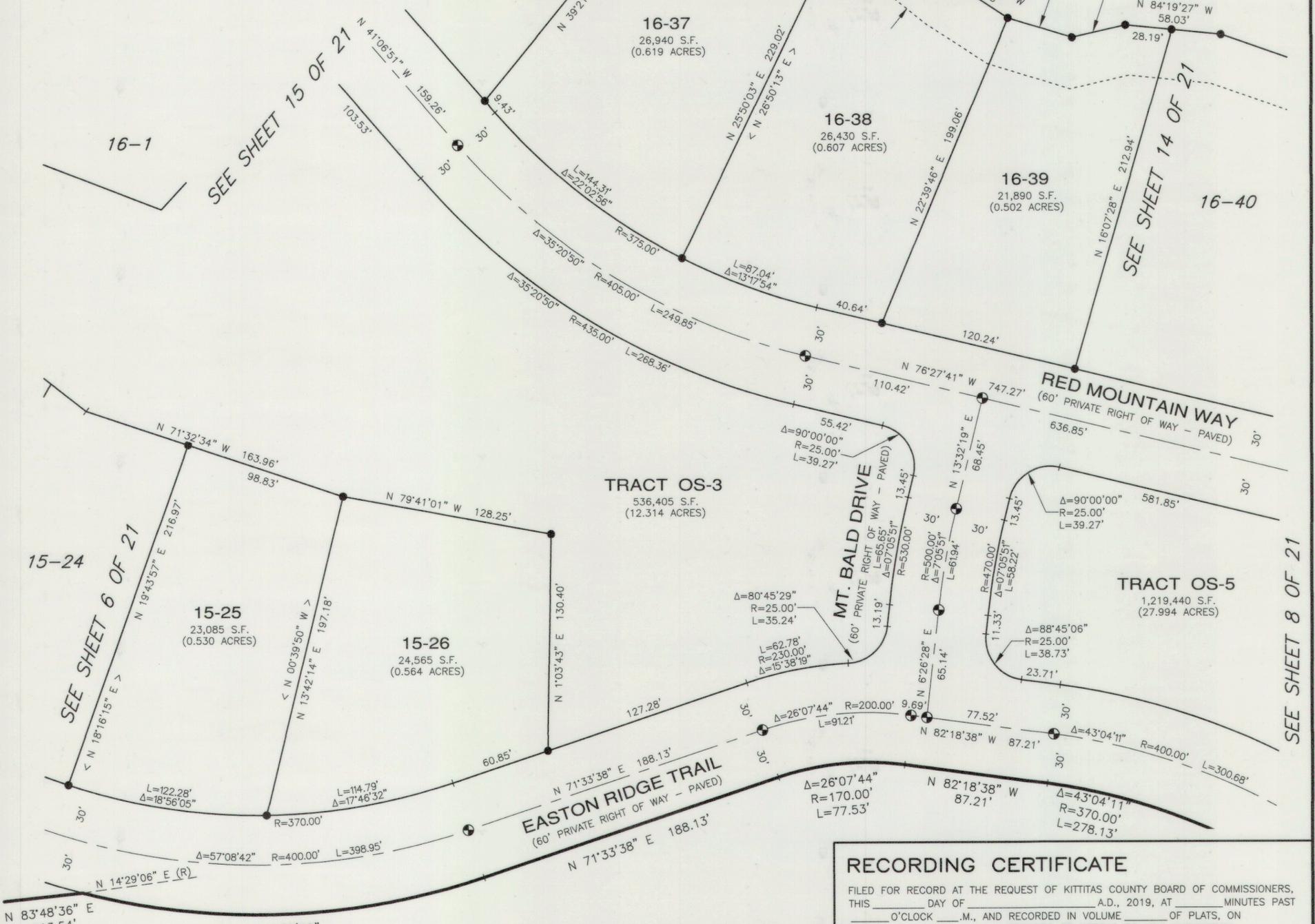
**LEGEND**

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BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL  
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n



SCALE: 1" = 50'



**TRACT OS-3**  
536,405 S.F.  
(12.314 ACRES)

**15-25**  
23,085 S.F.  
(0.530 ACRES)

**15-26**  
24,565 S.F.  
(0.564 ACRES)

**TRACT OS-5**  
1,219,440 S.F.  
(27.994 ACRES)

**EASTON RIDGE TRAIL**  
(60' PRIVATE RIGHT OF WAY - PAVED)

**MT. BALD DRIVE**  
(60' PRIVATE RIGHT OF WAY - PAVED)

**RED MOUNTAIN WAY**  
(60' PRIVATE RIGHT OF WAY - PAVED)

TRACT D  
RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 201905020010  
BEING A DEPICTION OF KITTITAS  
COUNTY BLA APPLICATION BL-19-00004

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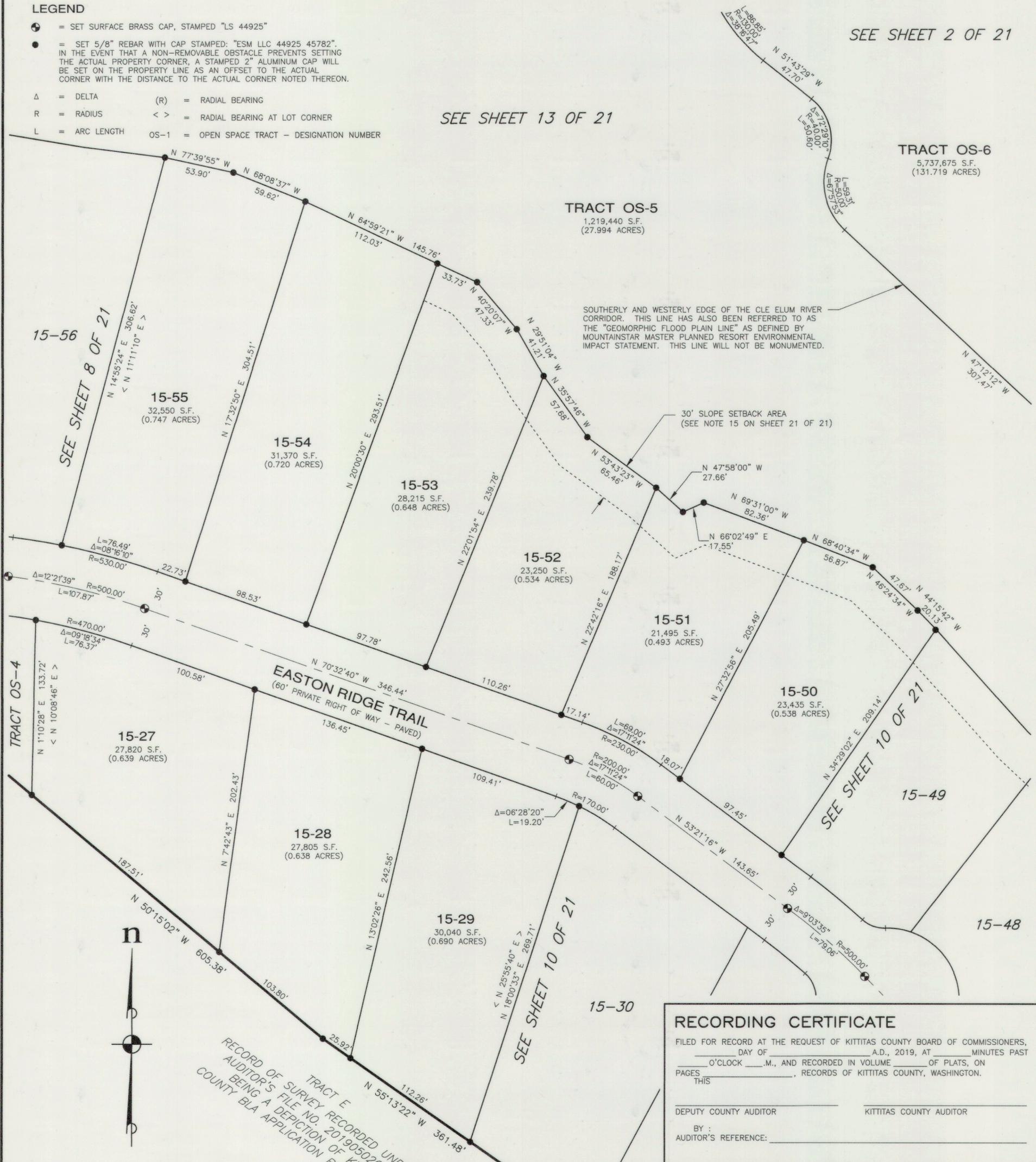
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## LEGEND

- = SET SURFACE BRASS CAP, STAMPED "LS 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.
- Δ = DELTA (R) = RADIAL BEARING
- R = RADIUS < > = RADIAL BEARING AT LOT CORNER
- L = ARC LENGTH OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER

SEE SHEET 13 OF 21

SEE SHEET 2 OF 21



SCALE: 1" = 50'



## RECORDING CERTIFICATE

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\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019, AT \_\_\_\_\_ MINUTES PAST  
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DEPUTY COUNTY AUDITOR \_\_\_\_\_ KITITAS COUNTY AUDITOR \_\_\_\_\_  
BY : \_\_\_\_\_  
AUDITOR'S REFERENCE: \_\_\_\_\_



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- (R) = RADIAL BEARING
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- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
- AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER

SOUTHERLY AND WESTERLY EDGE OF THE CLE ELUM RIVER CORRIDOR. 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 2 OF 21

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5,737,675 S.F.  
(131.719 ACRES)

**TRACT OS-5**  
1,219,440 S.F.  
(27.994 ACRES)

**15-42**  
23,045 S.F.  
(0.529 ACRES)

**15-41**  
25,755 S.F.  
(0.591 ACRES)

**15-40**  
25,970 S.F.  
(0.596 ACRES)

**15-37**  
42,120 S.F.  
(0.967 ACRES)

**15-38**  
26,350 S.F.  
(0.605 ACRES)

**15-39**  
33,585 S.F.  
(0.771 ACRES)

**TRACT AC-1**  
(0.169 ACRES)  
7,370 S.F.

**TRACT AC-2**  
(0.123 ACRES)  
5,355 S.F.

TRACT OS-7  
PLAT OF SUNCADIA - PHASE 3  
DIVISIONS 6 TO 9 (TUMBLE CREEK)  
AUDITOR'S FILE NO. 200506220001

20' WATER EASEMENT  
AUDITOR'S FILE  
NOS. 200702200091  
AND 200702200092

20' SANITARY SEWER EASEMENT  
AUDITOR'S FILE NOS. 200702200095  
AND 200702200096

TRACT E  
RECORD OF SURVEY RECORDED UNDER  
AUDITOR'S FILE NO. 201905020010  
BEING A DEPICTION OF KITITAS  
COUNTY BLA APPLICATION BL-19-00004

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019, AT \_\_\_\_\_ MINUTES PAST  
\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, ON  
PAGES \_\_\_\_\_, RECORDS OF KITITAS COUNTY, WASHINGTON.

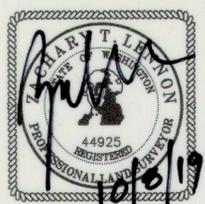
BY : \_\_\_\_\_  
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

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 : 2019-10-04 JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 12 OF 21



SCALE: 1" = 50'







# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CEEK)

AUDITOR'S REFERENCE

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.  
KITITAS COUNTY, WASHINGTON

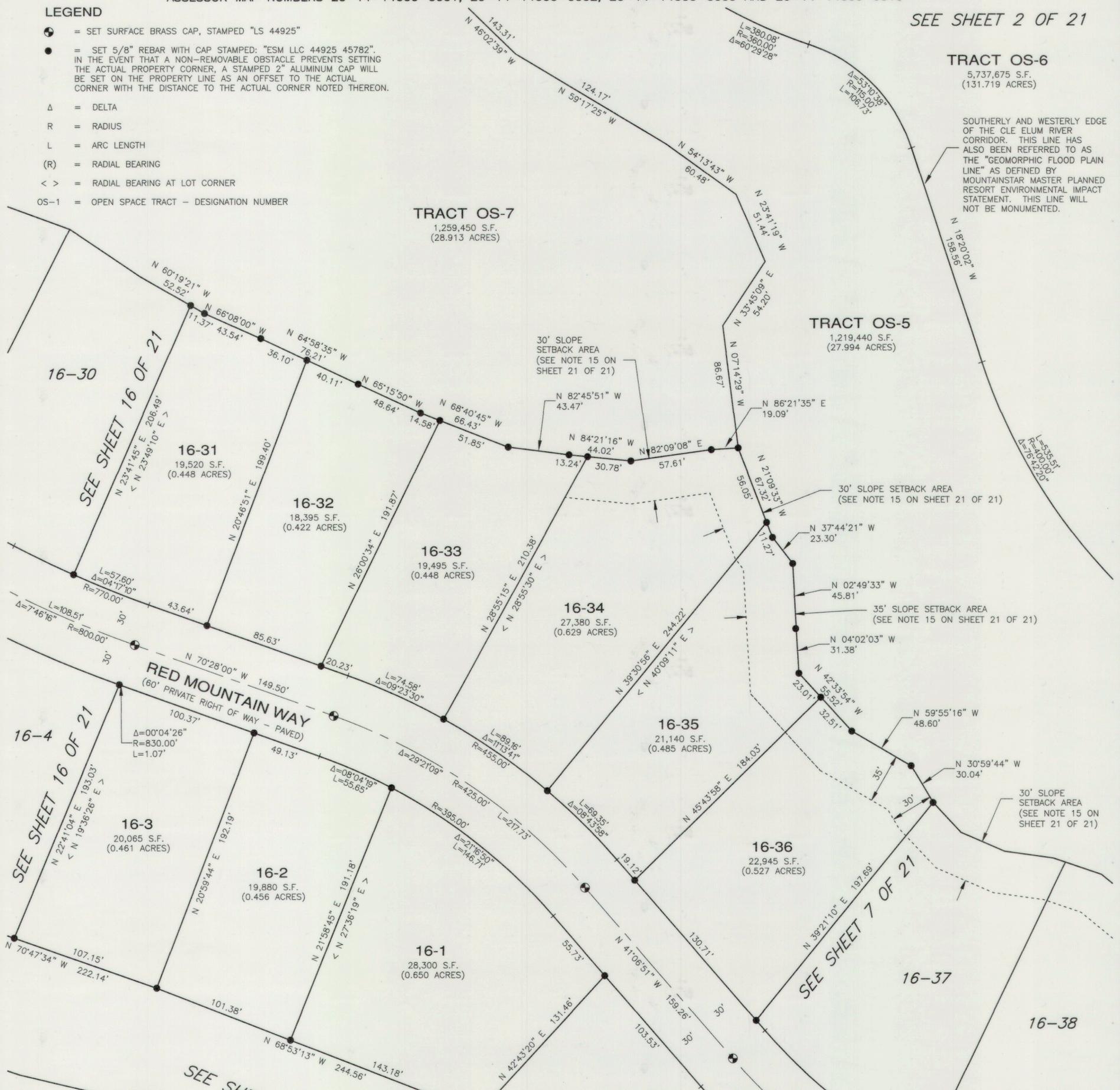
LP-19-00002  
LPF-19-00008

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

### LEGEND

- = SET SURFACE BRASS CAP, STAMPED "LS 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.
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER

SEE SHEET 2 OF 21



**TRACT OS-6**  
5,737,675 S.F.  
(131.719 ACRES)

SOUTHERLY AND WESTERLY EDGE OF THE CLE ELUM RIVER CORRIDOR. 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.

**TRACT OS-7**  
1,259,450 S.F.  
(28.913 ACRES)

**TRACT OS-5**  
1,219,440 S.F.  
(27.994 ACRES)

**RED MOUNTAIN WAY**  
(60' PRIVATE RIGHT OF WAY - PAVED)

**RECORDING CERTIFICATE**

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BY: \_\_\_\_\_ DEPUTY COUNTY AUDITOR  
\_\_\_\_\_ KITITAS COUNTY AUDITOR

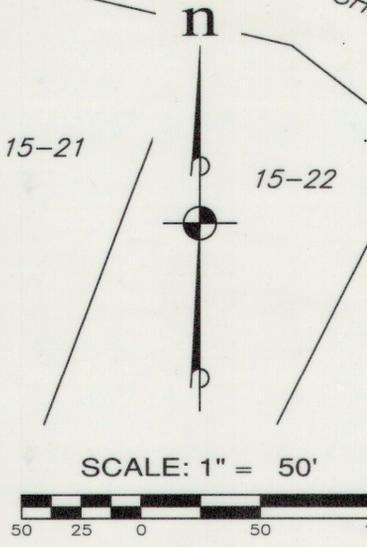
AUDITOR'S REFERENCE: \_\_\_\_\_

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Public Works | Project Management | Landscape Architecture

DATE: 2019-10-04 | JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. | SHEET 15 OF 21









# SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

AUDITOR'S REFERENCE

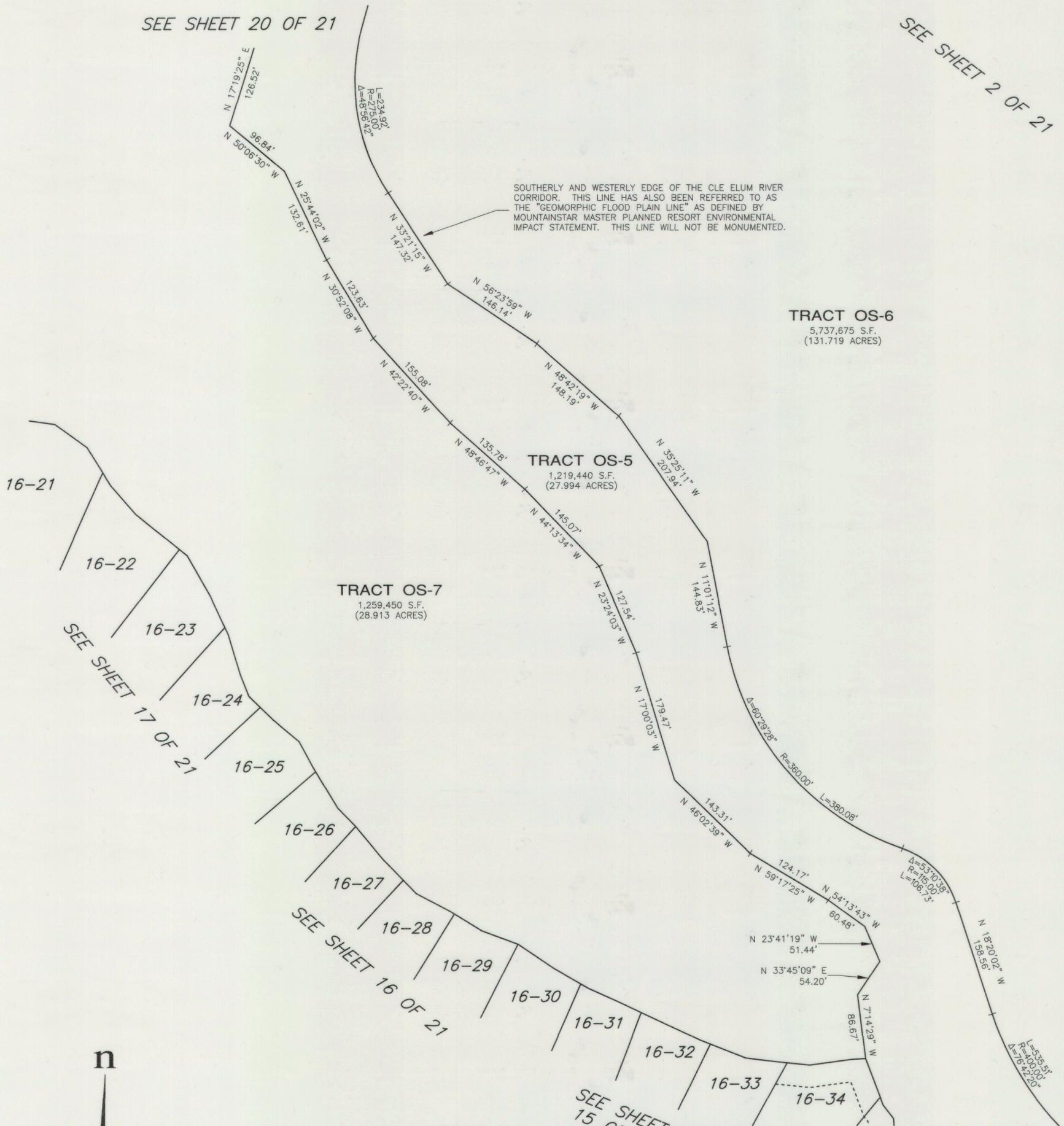
A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.  
KITTITAS COUNTY, WASHINGTON

LP-19-00002  
LPF-19-00008

ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

SEE SHEET 20 OF 21

SEE SHEET 2 OF 21

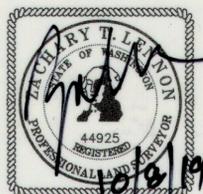


SCALE: 1" = 100'



### LEGEND

- ⊙ = SET SURFACE BRASS CAP, STAMPED "LS 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.
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### RECORDING CERTIFICATE

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BY : \_\_\_\_\_  
DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

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

DATE : 2019-10-04 JOB NO. 998-765-017-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 19 OF 21



