

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

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

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

11/05/2019 11:07:23 AM V: 13 P: 59 201911050010
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Kittitas County Auditor
Page 1 of 21
LP-19-00002
LPF-19-00008

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 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 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 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

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 EXPLOITED 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 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

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 PLATING 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. Bode
KITTITAS 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 KITTITAS COUNTY.
DATED THIS 24th DAY OF October, A.D., 2019.
Audrey M. Spitt
KITTITAS 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 5th DAY OF November, A.D., 2019.
Steve Calladity
KITTITAS 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 13th DAY OF OCT, A.D., 2019.
M. J. Finkbeiner MD
KITTITAS COUNTY HEALTH SANITARIAN

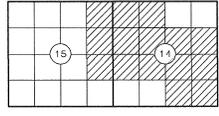
CERTIFICATE OF COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 15 AND 16" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.
DATED THIS 5th DAY OF November, A.D., 2019.
Valerie M. Merritt
KITTITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 5th DAY OF November, A.D., 2019.
BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON
ATTEST: Michelle M. Jensen
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 KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON AND A PORTION OF TRACTS 05-8 AND TRACT C-1 OF SUNCADIA - PHASE 3 DIVISIONS 8 TO 9 (TUMBLE CREEK) IN THE COUNTY OF KITTITAS, 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



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 69-74, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: Paul Grafton DEPUTY COUNTY AUDITOR
Vernad V. Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

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 1 OF 21

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

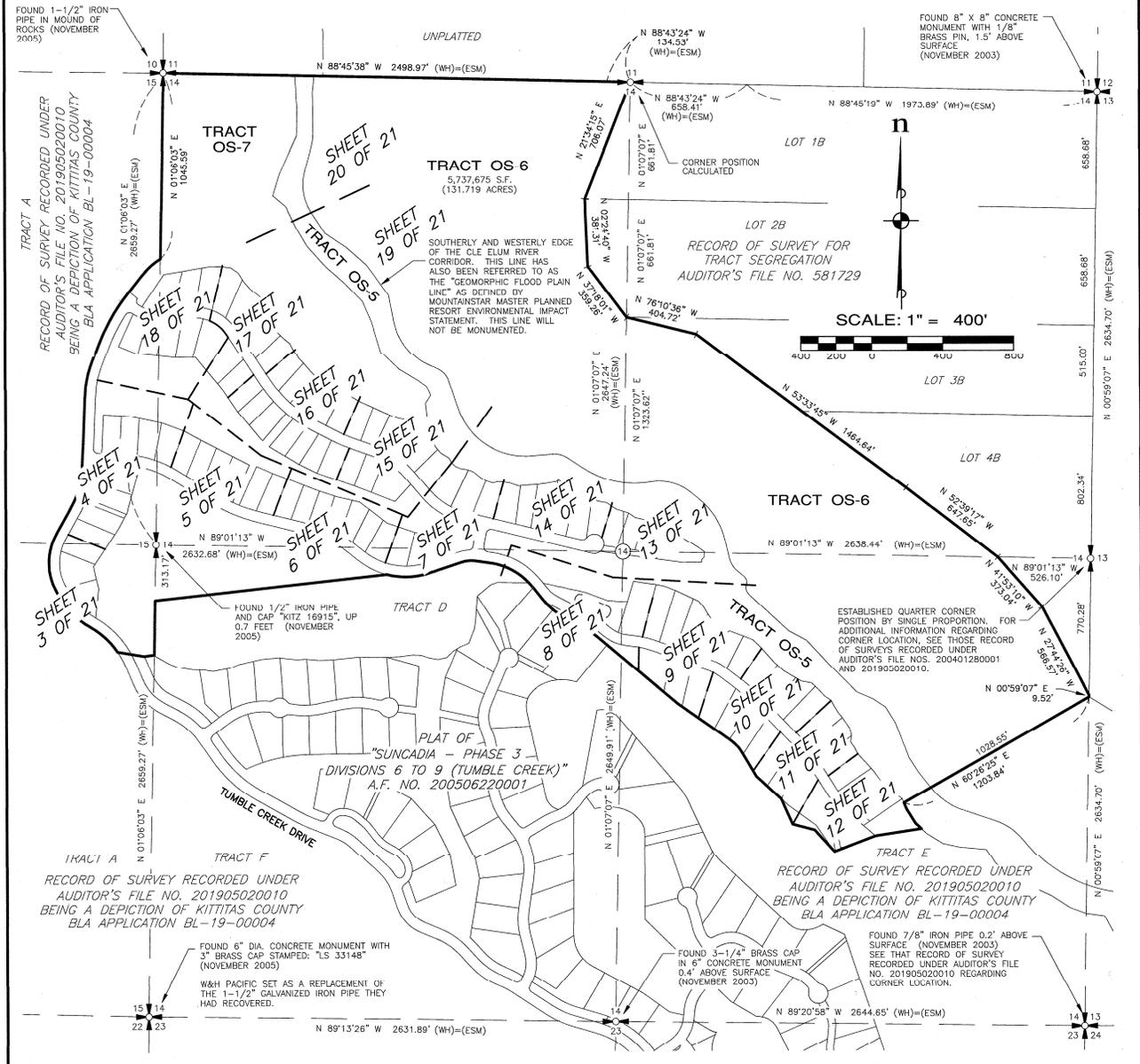
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ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 60 201911050010

Plot: Suncadia Kittitas County Auditor Page 2 of 21

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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 SX0862) AND "US58" (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.



RECORDING CERTIFICATE

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 By: Jerald V. Pettit Kittitas County Auditor
 DEPUTY COUNTY AUDITOR
 AUDITOR'S REFERENCE: 201911050010

ESM CONSULTING ENGINEERS L.L.C.
 33400 8th Ave. S, #205
 Federal Way, WA 98003
 www.esmcivil.com
 FEDERAL WAY (253) 838-6113
 EVERETT (425) 297-9900

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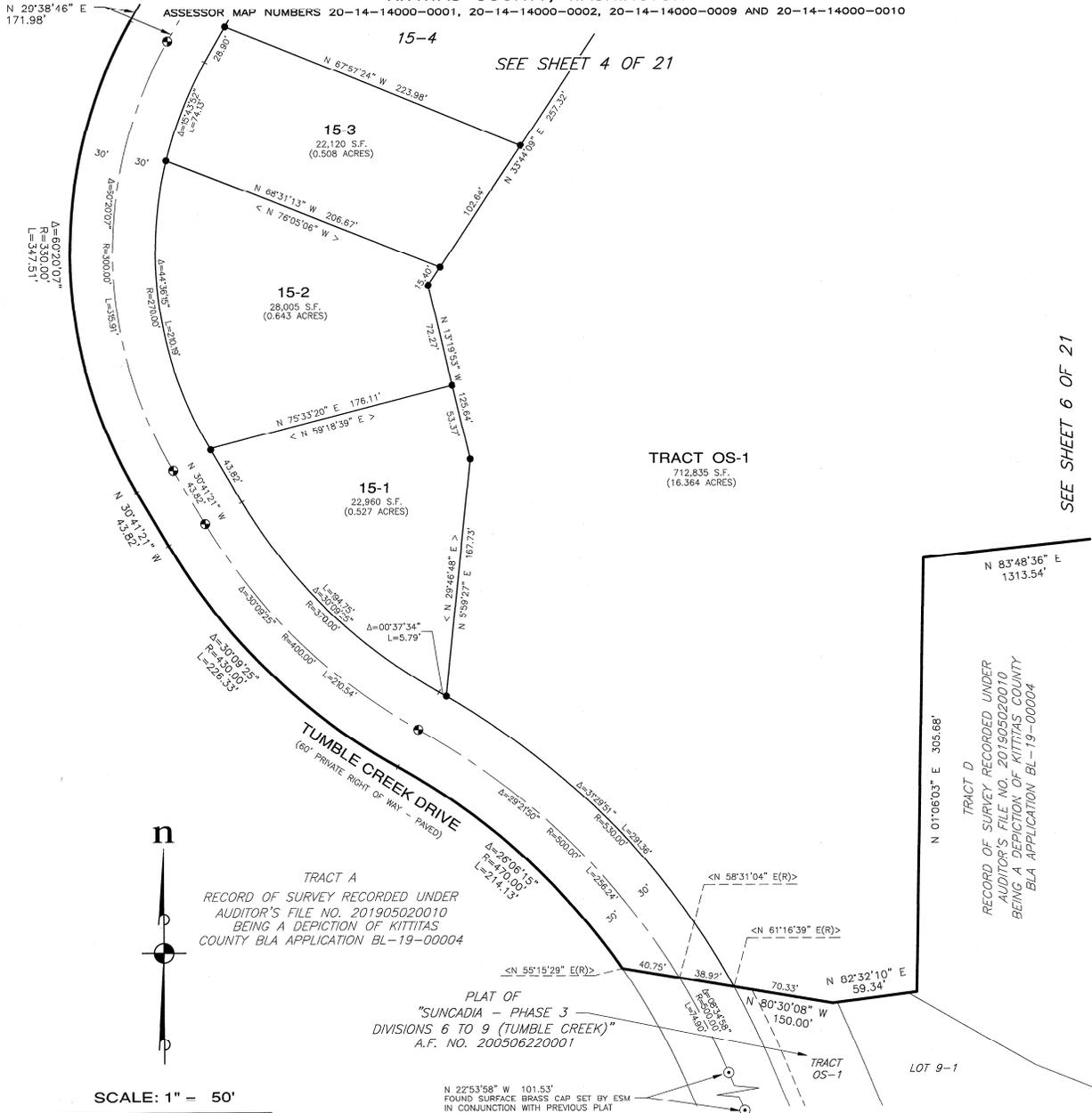
DATE: 2019-10-04 | JOB NO. 998-765-017-0003
 DRAWN BY: C.A.F./R.F.G. | SHEET 2 OF 21

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

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

LP-19-00002
LPF-19-00008



SEE SHEET 6 OF 21

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

RECORDING CERTIFICATE

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PAGES 59-74, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: [Signature] Jerald V. Pettit
DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010



ESM CONSULTING ENGINEERS LLC
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SUNCADIA - PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK)

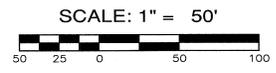
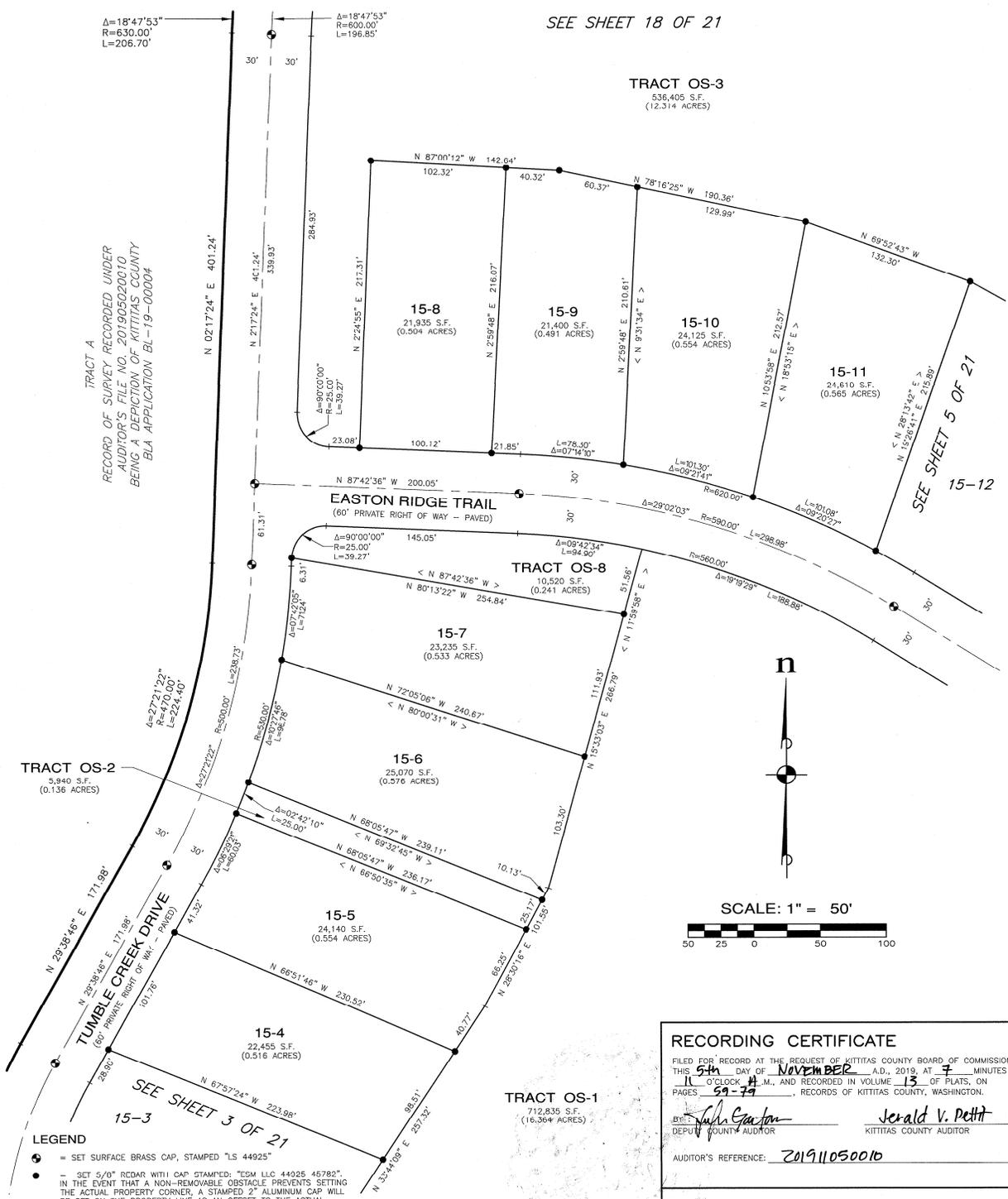
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SUNCADIA
Kittitas County Auditor

LP-19-00002
LPF-19-00008

SEE SHEET 18 OF 21



RECORDING CERTIFICATE

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BY: Juan Canton DEPUTY COUNTY AUDITOR Serald V. Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010



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DATE: 2019-10-04 JOB NO. 998-765-017-0003
DRAWN BY: C.A.F./R.F.G. SHEET 4 OF 21

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

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

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

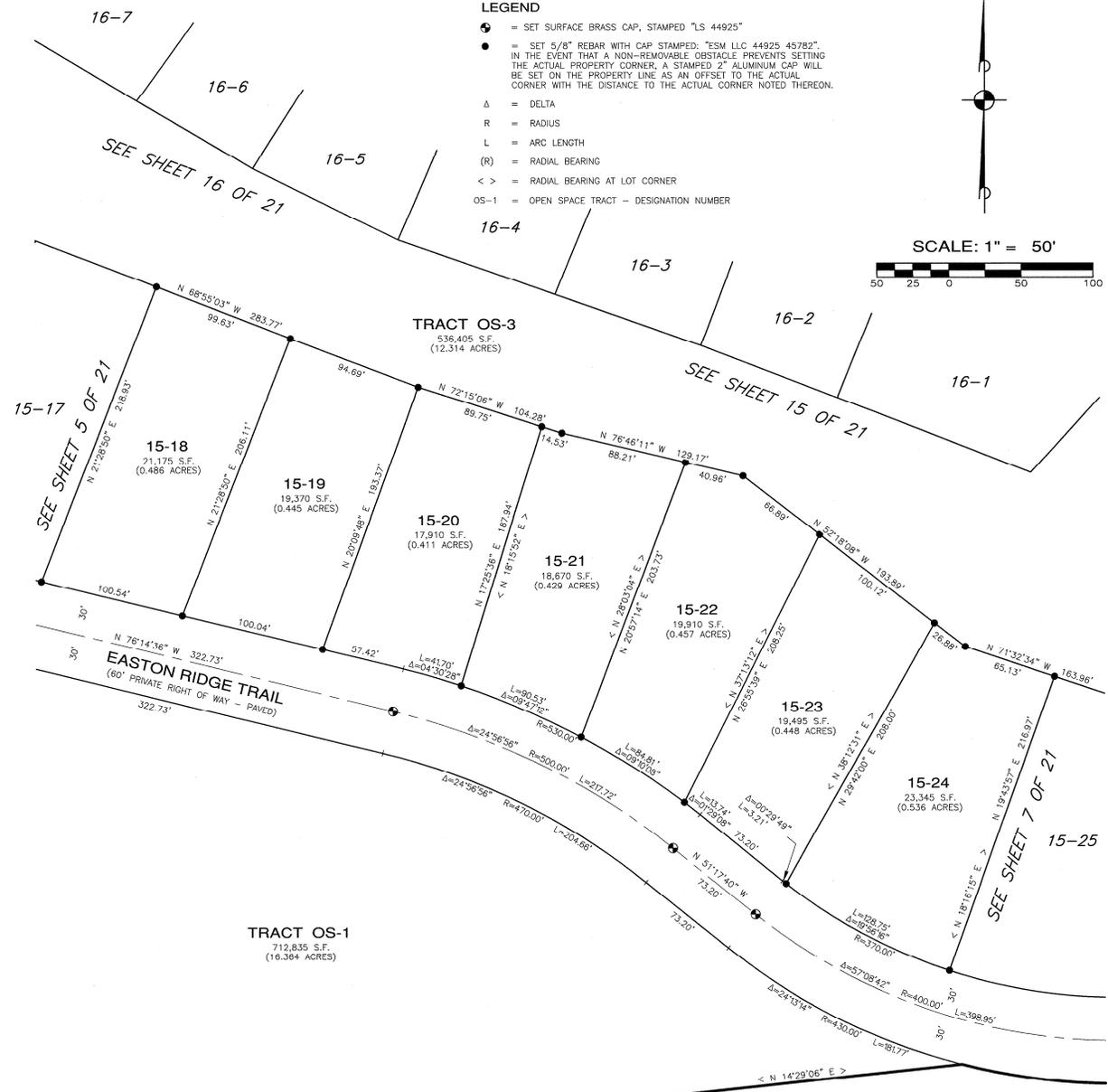
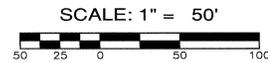
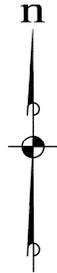
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FILED SURCADIA KITTITAS COUNTY REGISTER

LP-19-00002 LPF-19-00008

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



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



RECORDING CERTIFICATE

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 THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST
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 PAGES 59-79, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY Jerald V. Pettit Jerald V. Pettit
 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

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 6 OF 21	

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

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Sheet SUNCR01A Page 7 of 21
Kittitas County Auditor

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LP-19-00002
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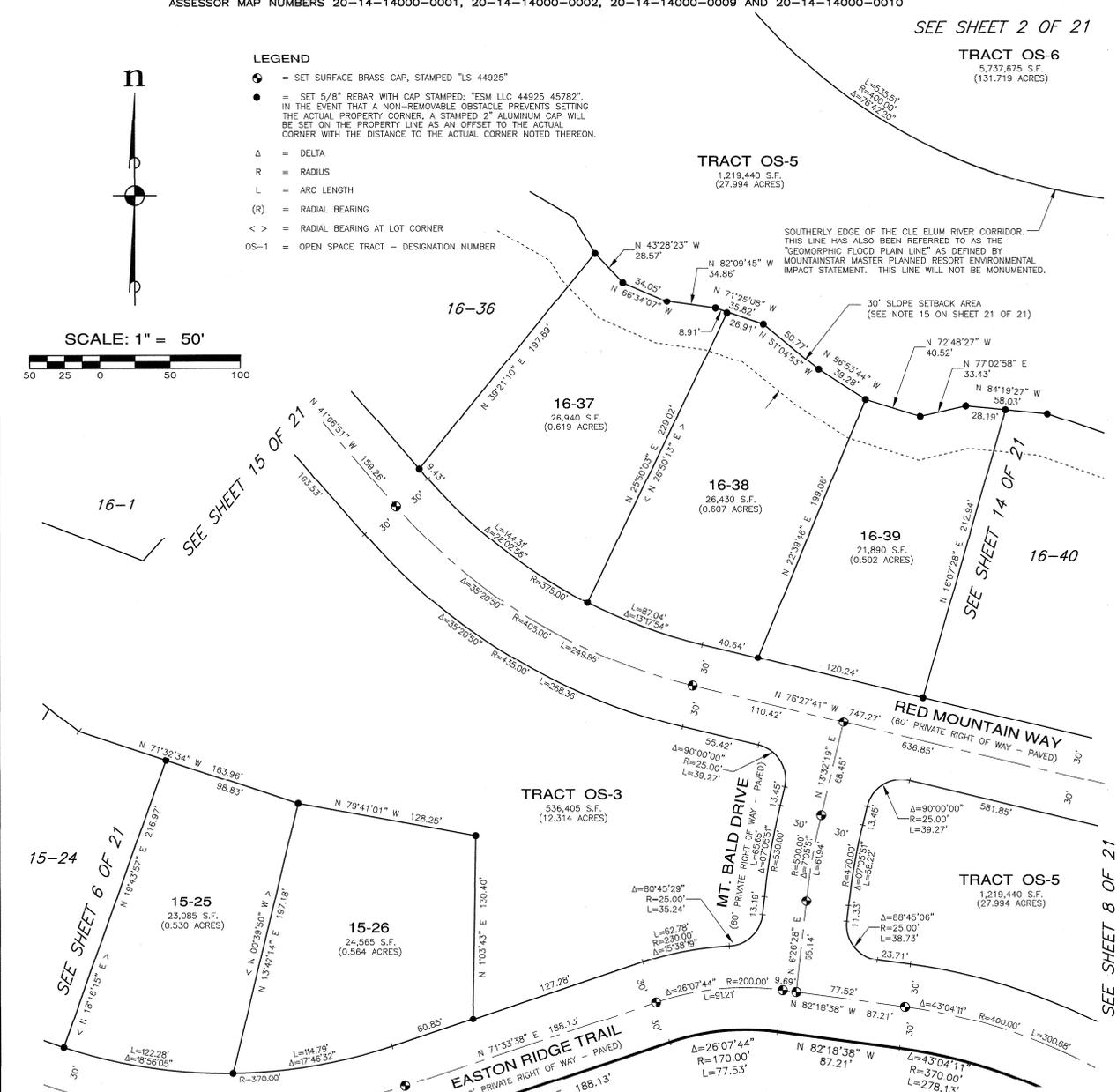
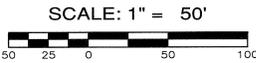
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SEE SHEET 2 OF 21



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By: Judith Gray Deputy County Auditor
Vernad V. Pettit Kittitas County Auditor

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TRACT D
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13/66

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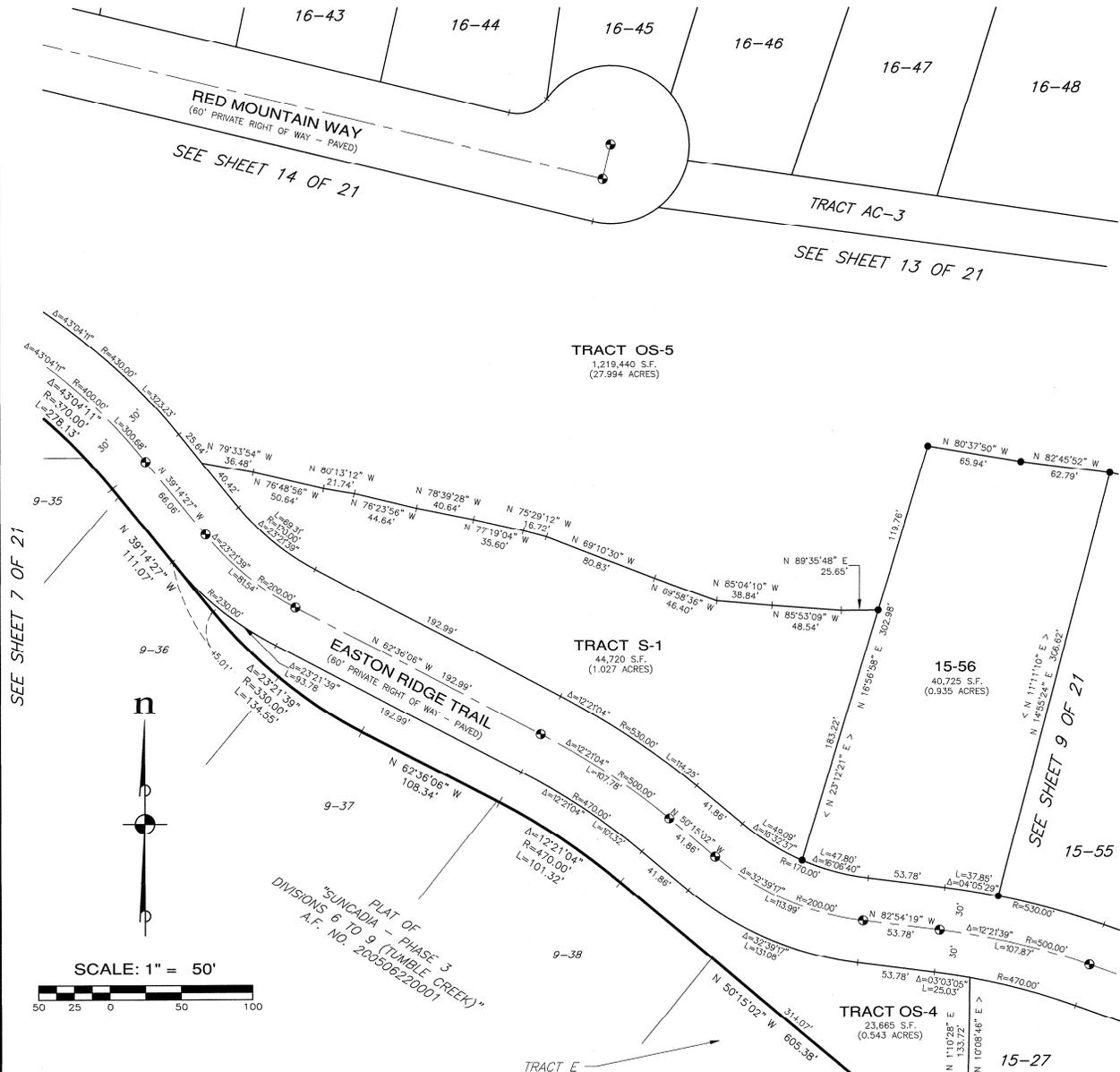
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BLA: SUNCADIA
KIT: Kittitas County Auditor

LP-19-00002
LPF-19-00008



SEE SHEET 7 OF 21

TRACT AC-3
SEE SHEET 13 OF 21

SEE SHEET 9 OF 21



- LEGEND**
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BY: [Signature] Deputy County Auditor
BY: [Signature] Kittitas County Auditor

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13/67

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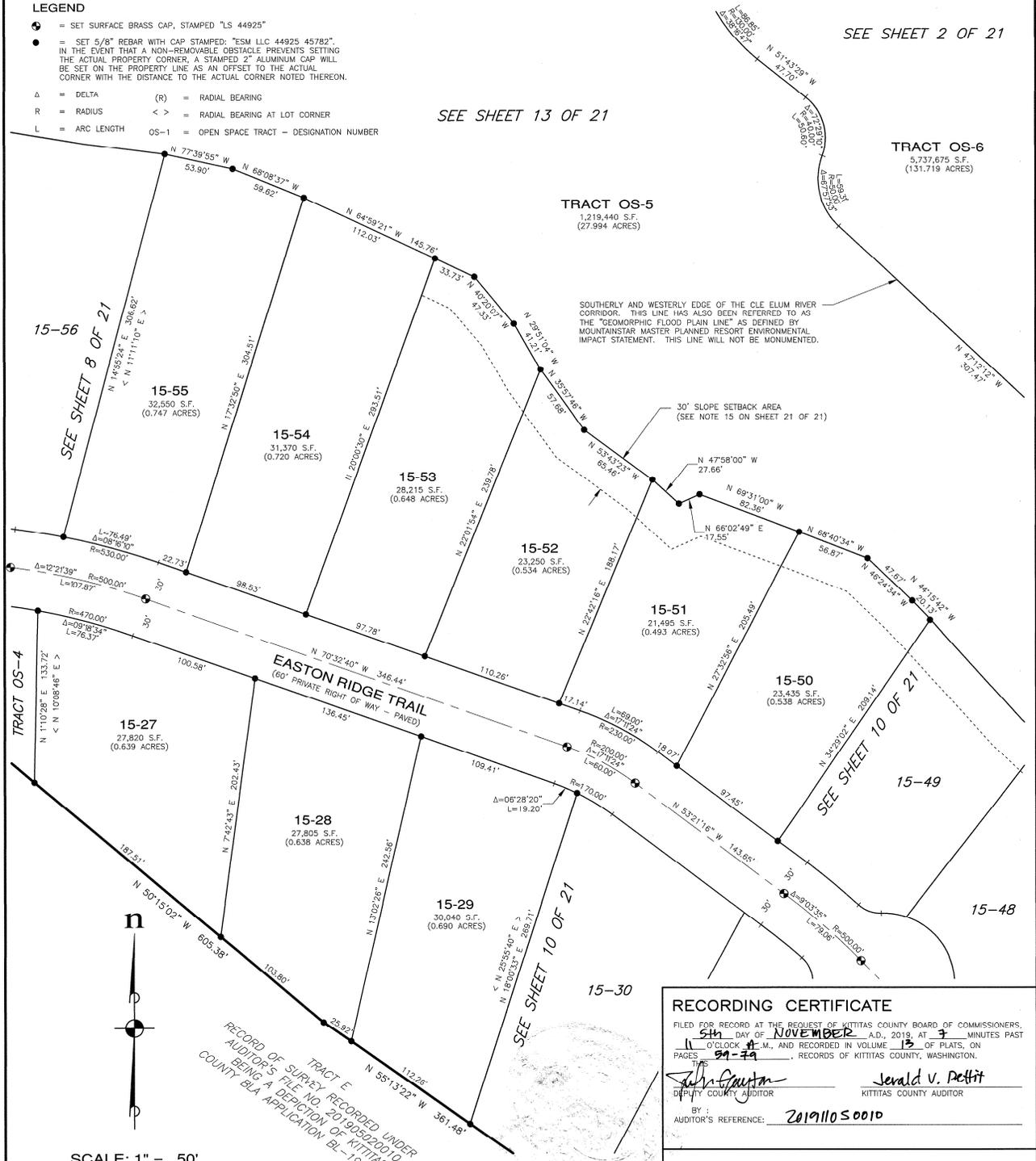
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- L = ARC LENGTH OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, 5th DAY OF NOVEMBER, A.D., 2019, AT 3 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 99-101, RECORDS OF KITTITAS COUNTY, WASHINGTON.

By: *J. H. Gaulton* Deputy County Auditor
Jerald V. Pellitt Kittitas County Auditor

AUDITOR'S REFERENCE: 201911050010

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 | 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 9 OF 21

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

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

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

11/05/2019 11:07:23 AM V: 13 P: 68 201911050010
5216.00 SUNCADIA
214 Kittitas County Auditor
Page 10 of 21

LP-19-00002
LPF-19-00008

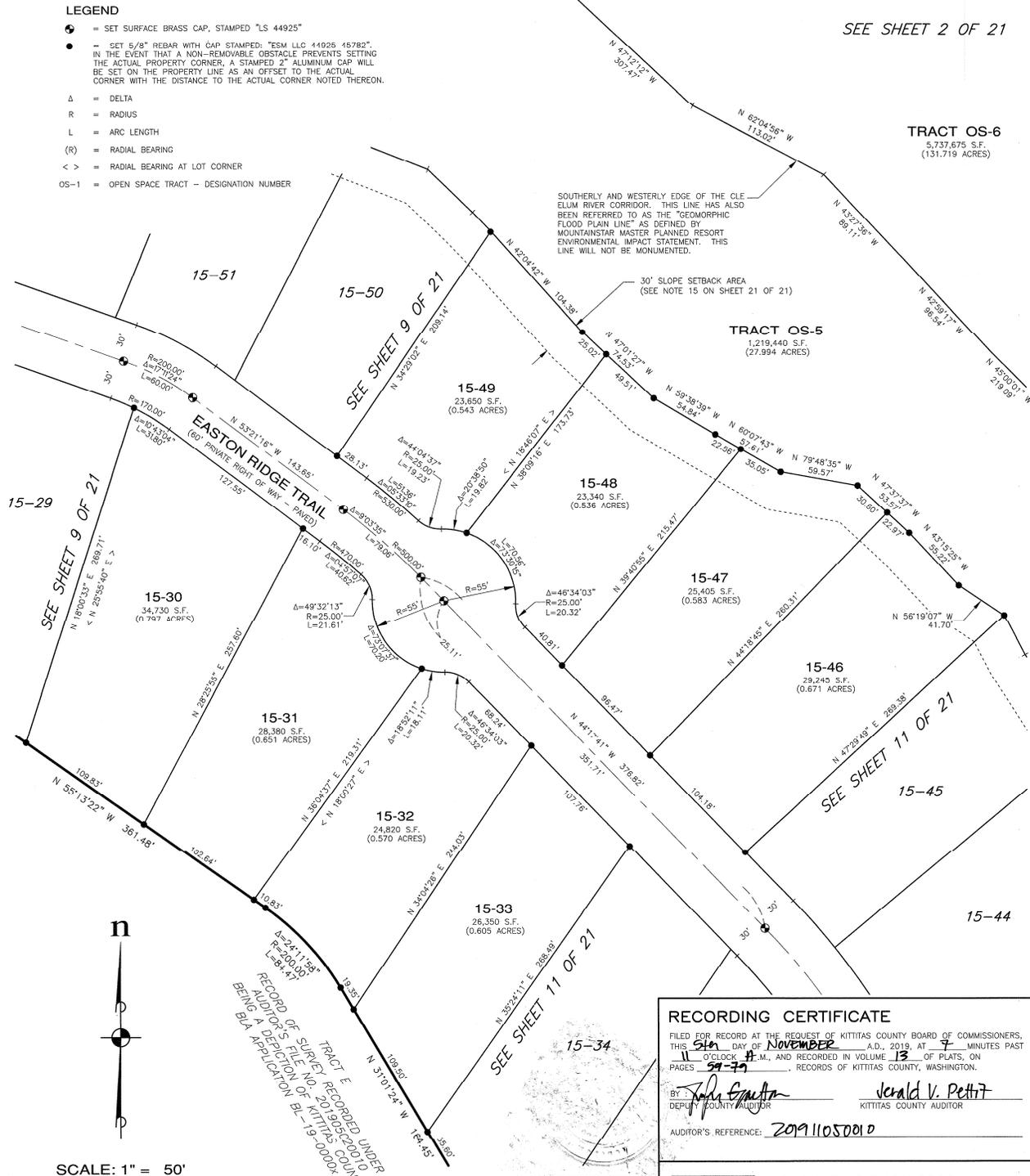
LEGEND

- = SET SURFACE BRASS CAP, STAMPED "LS 44925"
- = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 14925 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED "A" 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)

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



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK PM, AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 91-99, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: John Gault DEPUTY COUNTY AUDITOR Ronald V. Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

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 10 OF 21

13/09

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

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

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

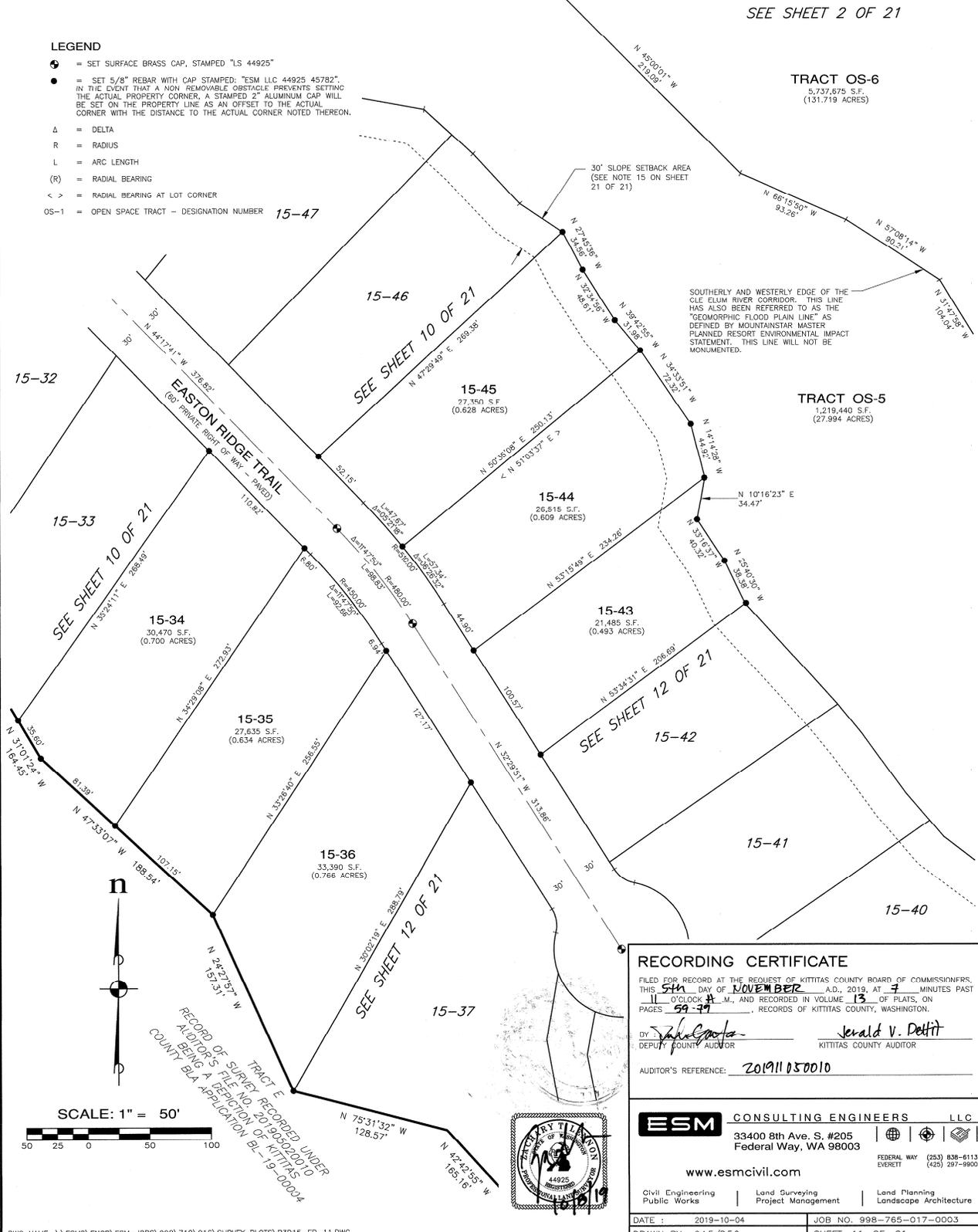
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2019.00 SUNCADIA
KITITAS COUNTY ASSESSOR Page 11 of 21

LP-19-00002
LPF-19-00008

SEE SHEET 2 OF 21

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



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

TRACT OS-8
1,219,440 S.F.
(27.994 ACRES)

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 59-39, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY Jane Gault Jerald V. Dettit
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

ESM CONSULTING ENGINEERS L.L.C.
33400 8th Ave. S. #205
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering | Land Surveying | Land Planning
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DATE: 2019-10-04 JOB NO. 998-765-017-0003

DRAWN BY: C.A.F./R.F.G. SHEET 11 OF 21

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

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

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

11/05/2019 11:07:23 AM V: 13 P: 70 201911050010
 5218 00 SUNCADIA
 Kittitas County Auditor
 LP-19-00002
 LPF-19-00008

LEGEND

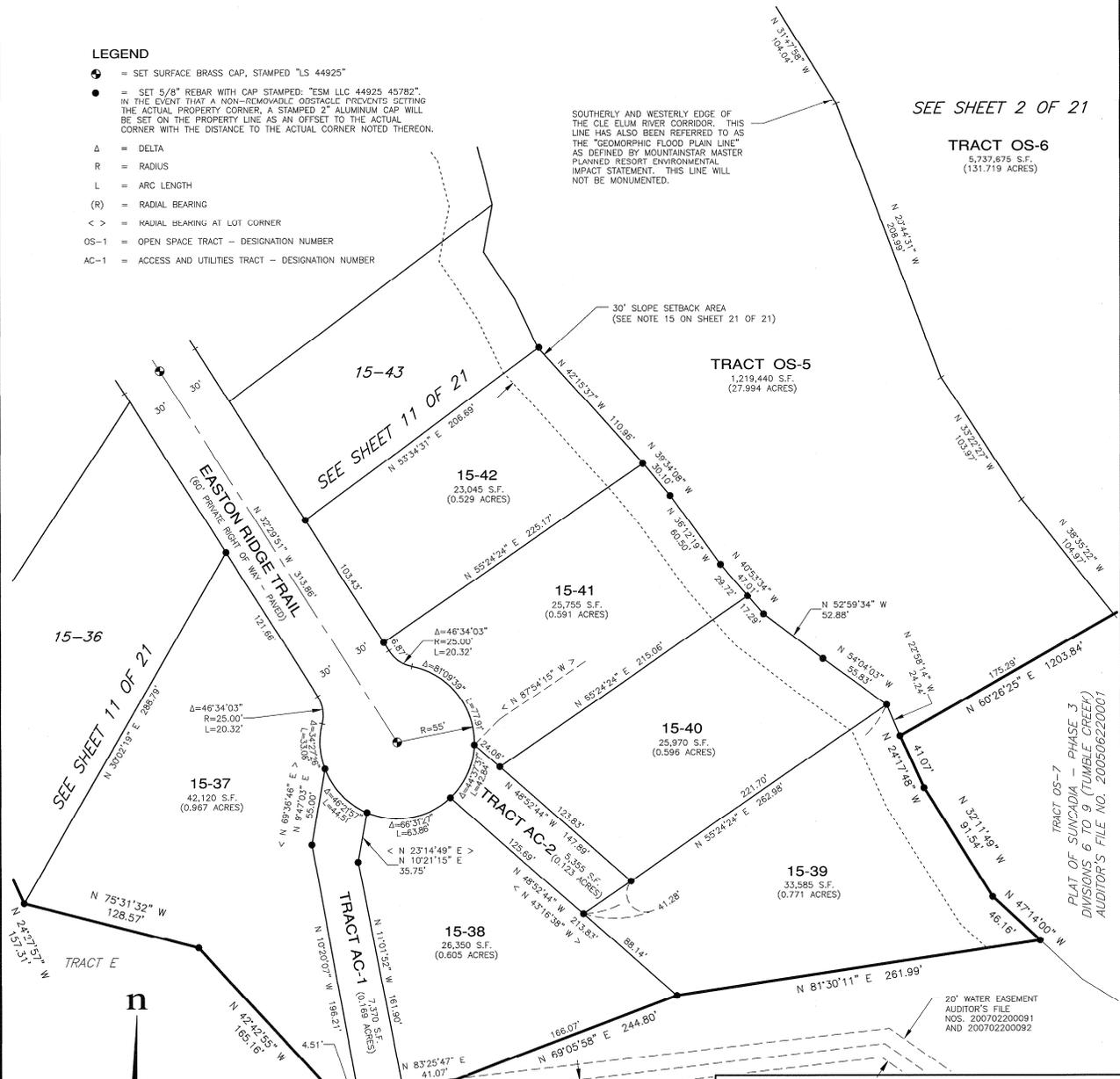
- = SET SURFACE BRASS CAP, STAMPED "LS 44925"
- = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED "Z" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
- AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER

SOUTHERLY AND WESTERLY EDGE OF THE CLE ELLUM 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

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

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



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 KITTITAS
 COUNTY BLA APPLICATION BL-19-00004

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D. 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 59-71, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY Johanna Gaudin DEPUTY COUNTY AUDITOR
Jerald V. Pettit KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010



ESM CONSULTING ENGINEERS LLC
 33400 8th Ave. S, #205
 Federal Way, WA 98003
 FEDERAL WAY (253) 838-6113
 EVERETT (425) 297-9900
 www.esmcivil.com

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 12 OF 21	

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

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

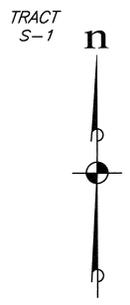
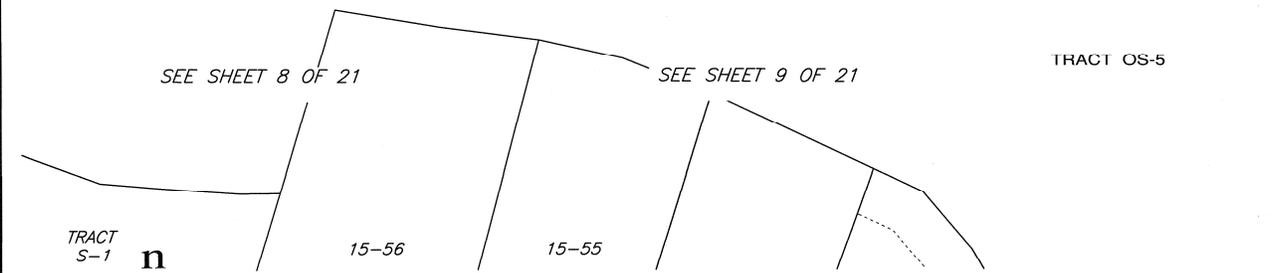
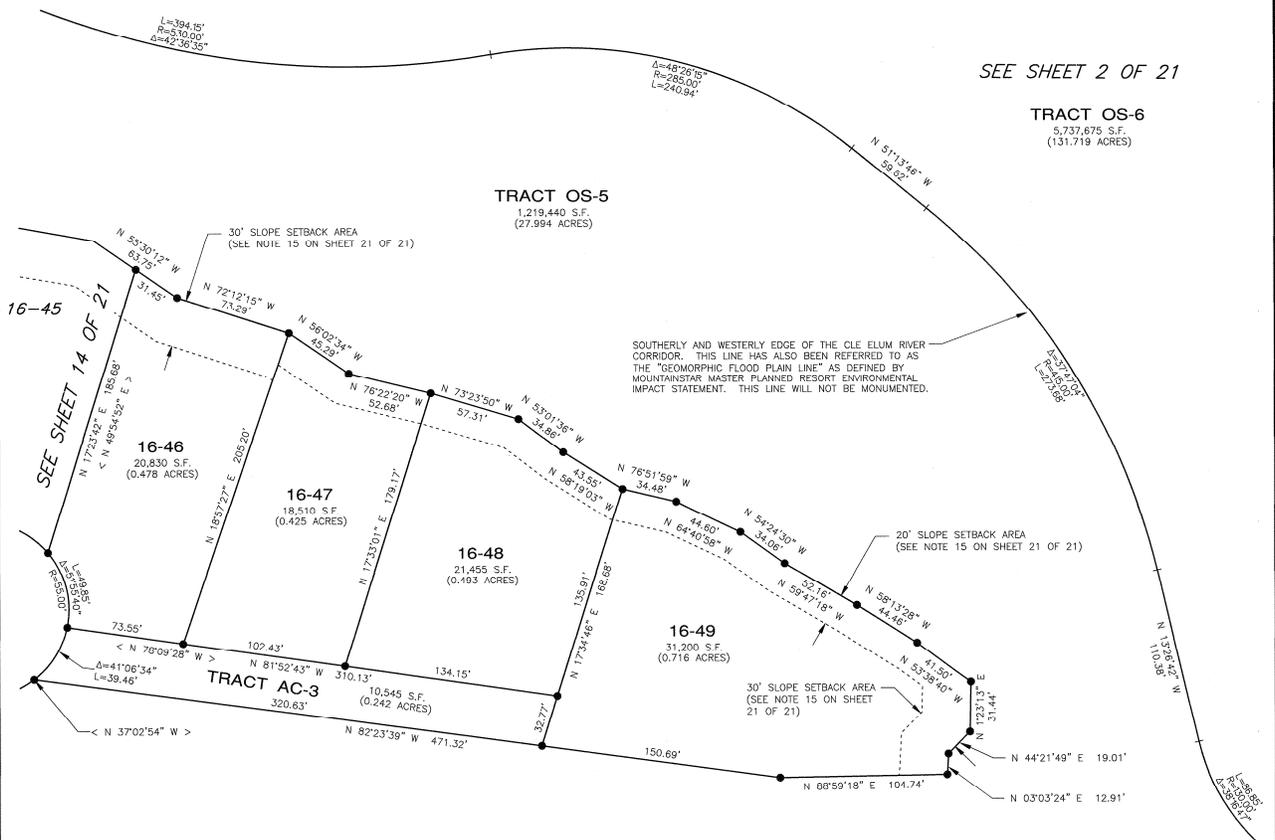
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2019.00
Blair
Kittitas County Auditor



LP-19-00002
LPF-19-00008



- 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
 - AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER
 - S-1 = SERVICE TRACT - DESIGNATION NUMBER

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 59-71, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: J. V. Pettit Jerald V. Pettit
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

ESM CONSULTING ENGINEERS L.L.C.
33400 8th Ave. S. #205
Federal Way, WA 98003

www.esmcivil.com
FEDERAL WAY (253) 836-6113
EVERETT (425) 297-9900

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DATE: 2019-10-04 JOB NO. 998-765-017-0003
DRAWN BY: C.A.F./R.F.G. SHEET 13 OF 21

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

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

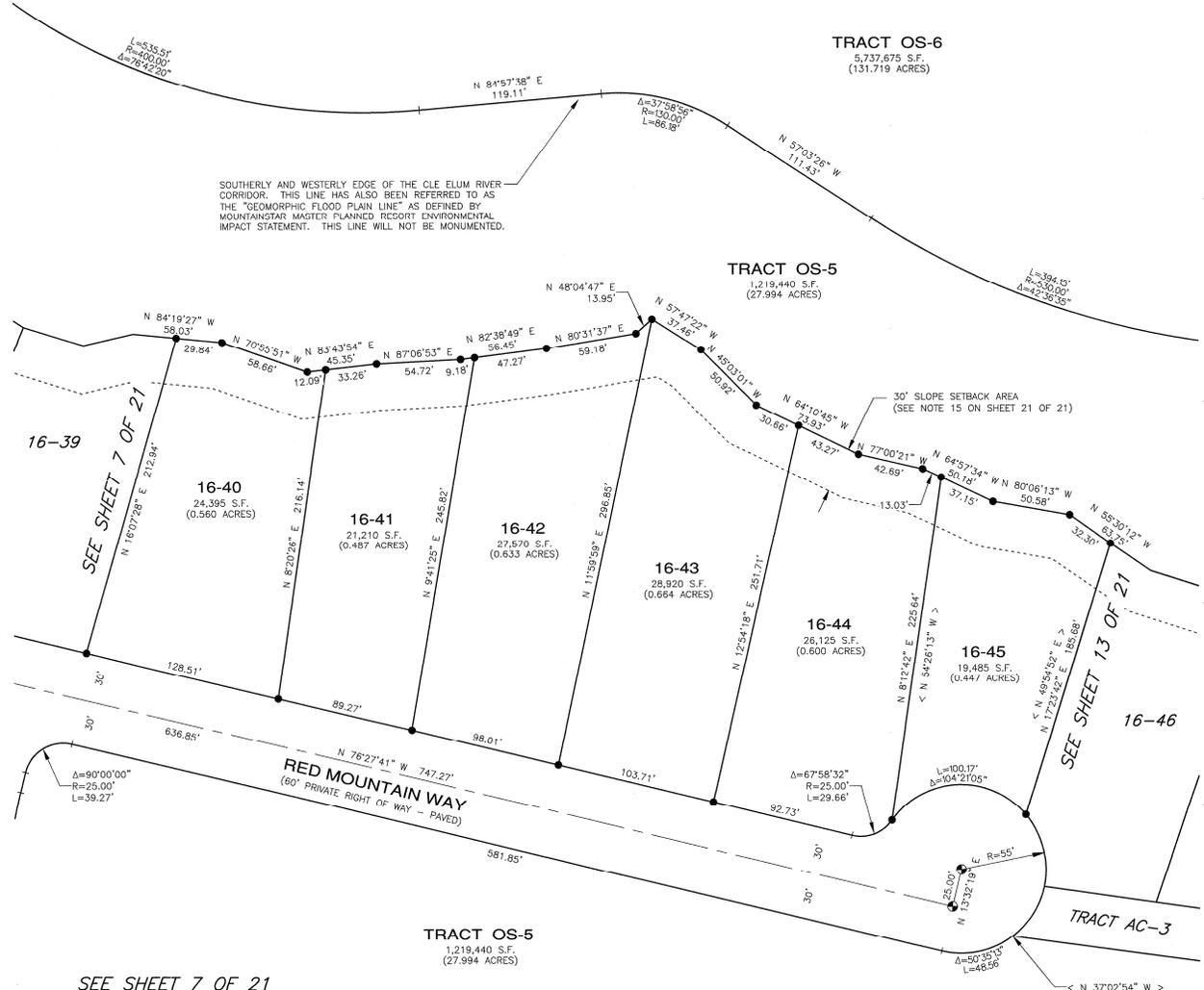
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LP-19-00002
LPF-19-00008

SEE SHEET 2 OF 21

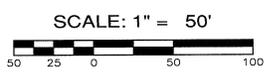


SEE SHEET 7 OF 21

SEE SHEET 8 OF 21



- 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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 - < > = RADIAL BEARING AT LOT CORNER
 - OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER



DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\718\016\SURVEY PLOTS\P3015-FP-14.DWG

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 59-79, RECORDS OF KITITAS COUNTY, WASHINGTON.

By: John Gupton Jerald V. Pettit
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

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

FEDERAL WAY (253) 838-8113
EVERETT (425) 297-9900

Civil Engineering | Land Surveying | Land Planning
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DATE: 2019-10-04 | JOB NO. 998-765-017-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 14 OF 21

13/73

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

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

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

11/05/2019 11:07:23 AM V: 13 P: 73 201911050010

Sheet 00 SUNCADIA Kittitas County Auditor Page 15 of 21



LP-19-00002 LPF-19-00008

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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- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER

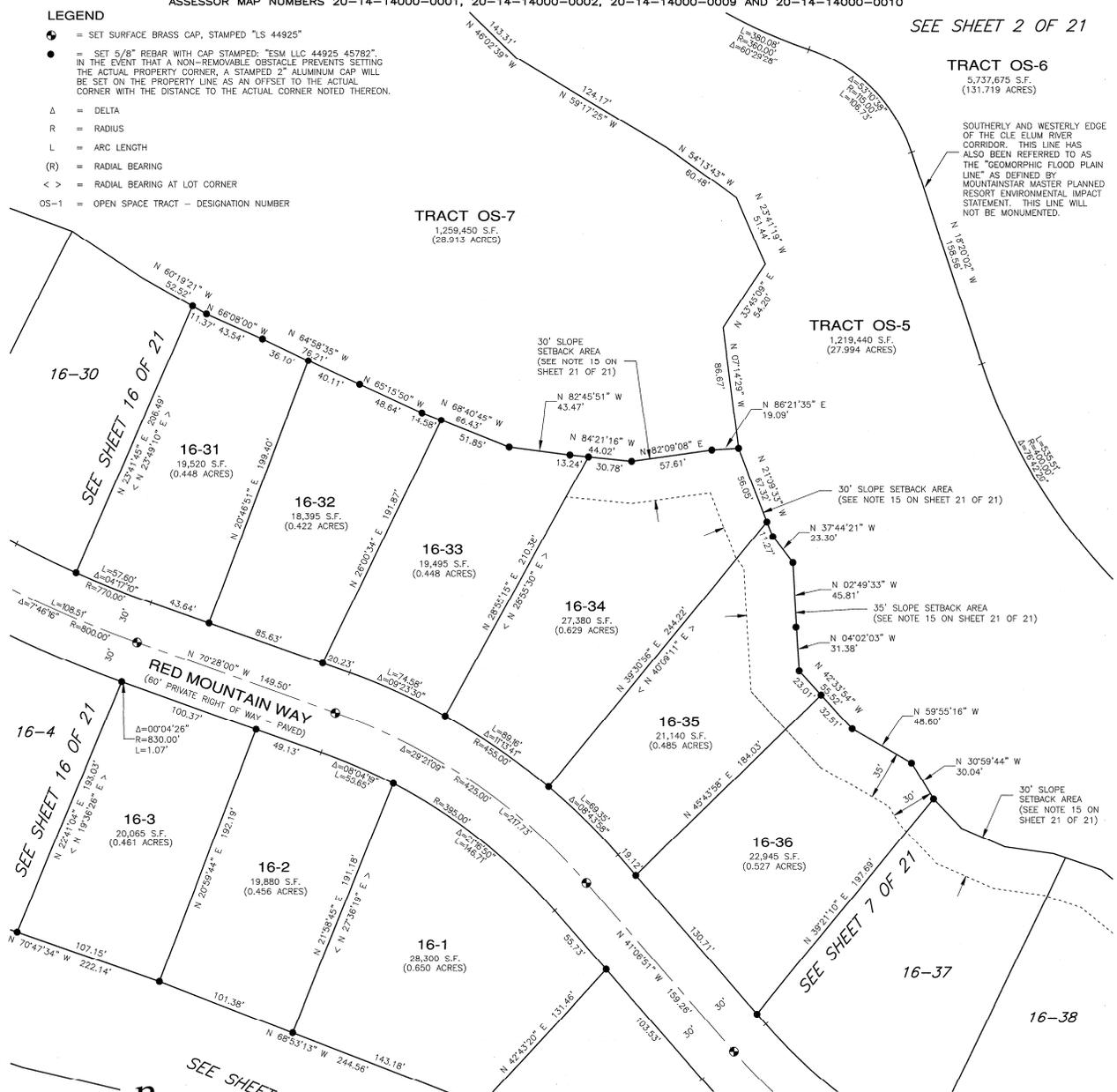
SEE SHEET 2 OF 21

TRACT OS-6
5,737,675 S.F.
(131,719 ACRES)

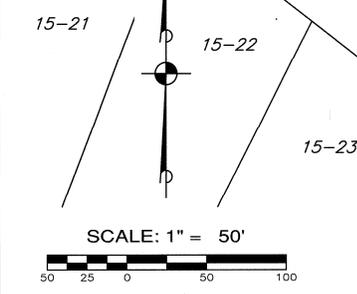
SOUTHERLY AND WESTERLY EDGE OF THE CLE ELLUM RIVER CORRIDOR. THIS LINE HAS ALSO BEEN REFERRED TO AS THE "GEOMORPHIC FLOOD PLAIN LINE" AS DEFINED BY MOUNTAINSTAR MASTER PLANNED RESORT ENVIRONMENTAL IMPACT STATEMENT. THIS LINE WILL NOT BE MONUMENTED.

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

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 99-74, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: John Grafton DEPUTY COUNTY AUDITOR
Jerald V. Peltz KITTITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: 201911050010

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

FEDERAL WAY (253) 838-8113
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 15 OF 21

1344

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

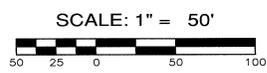
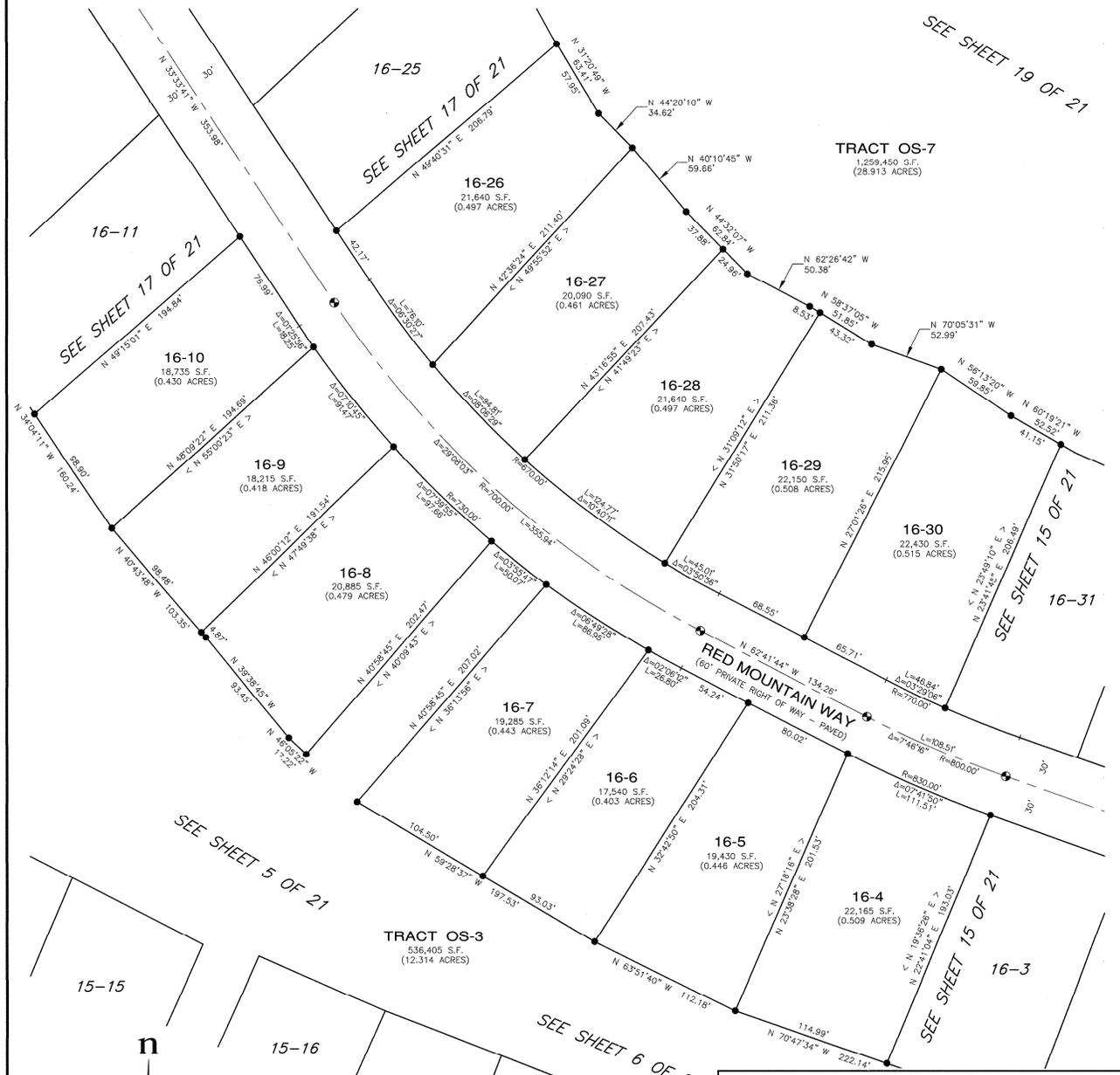
A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

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

11/05/2019 11:07:23 AM V: 13 P: 74 201911050010

2019 00 SUNCADIA
Kititas County Auditor

LP-19-00002
LPF-19-00008



- LEGEND**
- = SET SURFACE BRASS CAP, STAMPED "LS 44925"
 - = SET 5/8" REBAR WITH CAP STAMPED: "ESM ILL# 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



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS. THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 61-74, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY [Signature] Jerald V. Politt
 DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR
 AUDITOR'S REFERENCE: 201911050010

ESM CONSULTING ENGINEERS LLC
 33400 8th Ave. S, #205
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 Civil Engineering | Land Surveying | Land Planning
 Public Works | Project Management | Landscape Architecture
 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 16 OF 21

13/75

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

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.
KITTITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-14000-0001, 20-14-14000-0002, 20-14-14000-0009 AND 20-14-14000-0010

11/05/2019 11:07:23 AM V: 13 P: 75 201911050010
S218.00 SUNCADIA
Kittitas County Auditor

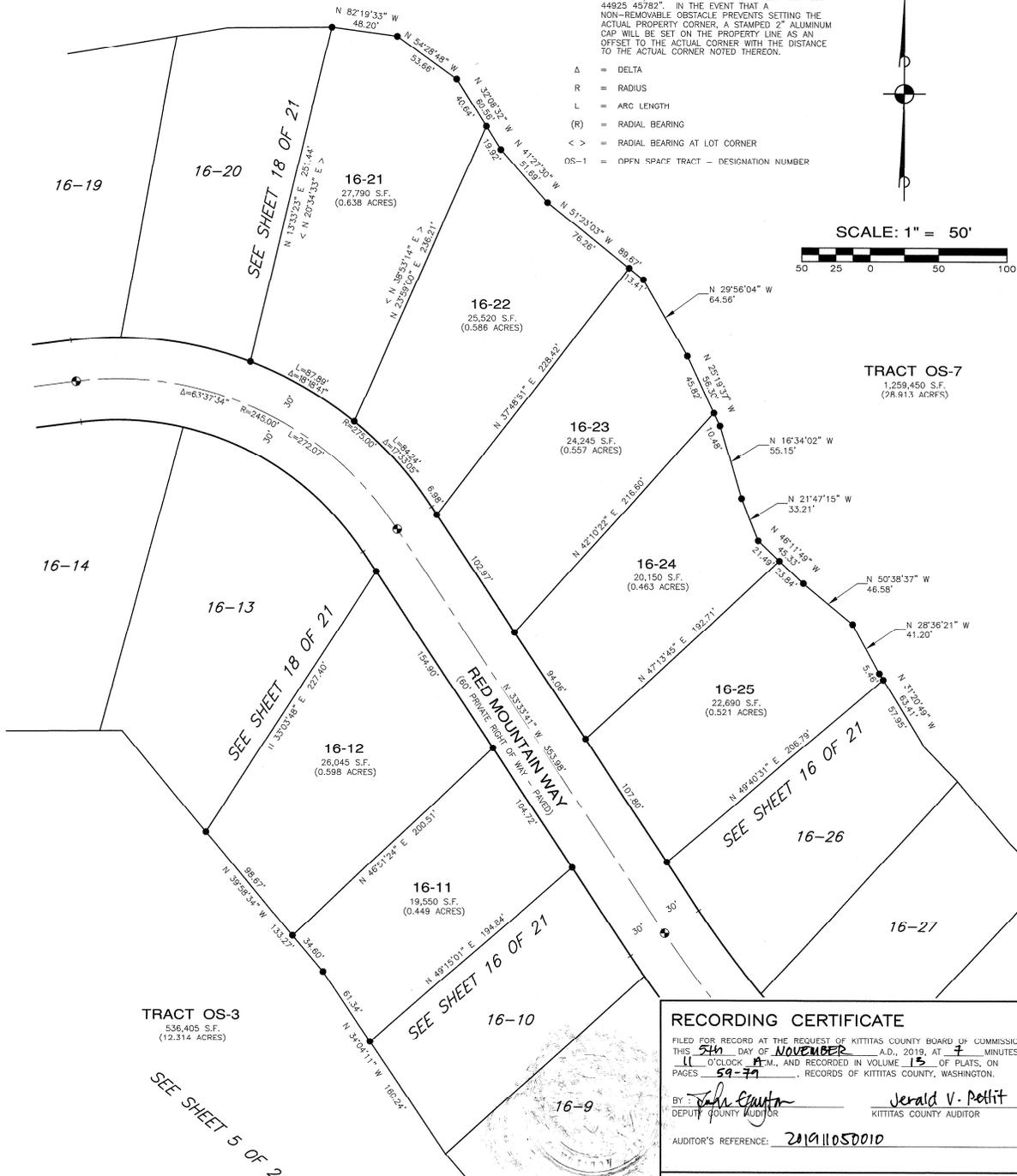
LP-19-00002
LPF-19-00008

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



SCALE: 1" = 50'



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 24 DAY OF NOVEMBER, A.D. 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 15 OF PLATS, ON PAGES 59-74 RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: John Egan Jerald V. Pettit
DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010



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

DATE: 2019-10-04 JOB NO. 99B-765-017-0003
DRAWN BY: C.A.F./R.F.G. SHEET 17 OF 21

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

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

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

11/05/2019 11:07:23 AM V: 13 P: 76 201911050010
Kititas County Auditor

LP-19-00002
LPF-19-00008

SEE SHEET 20 OF 21

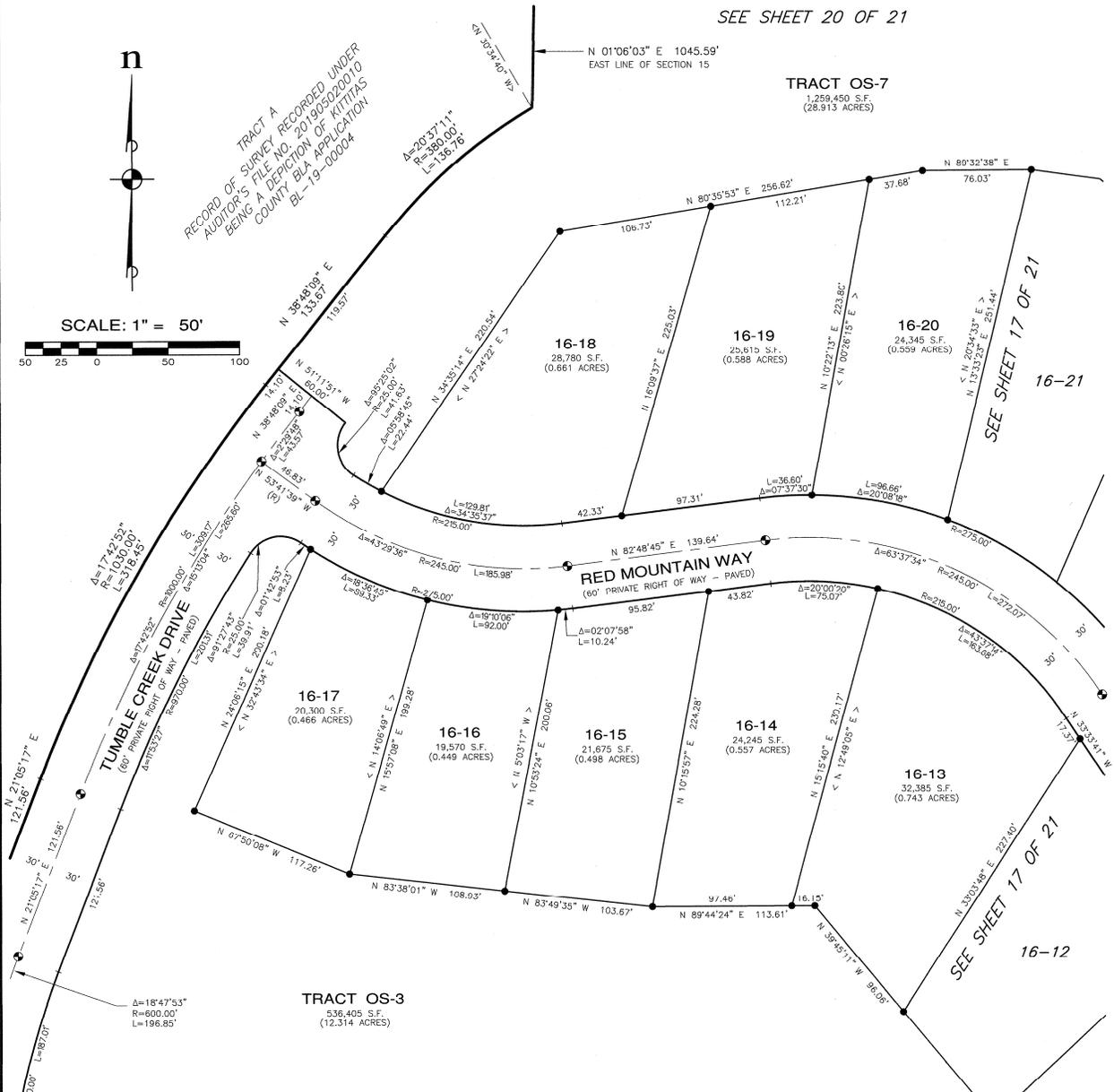


SCALE: 1" = 50'



TRACT A
RECORD OF SURVEY RECORDED UNDER
AUDITOR'S FILE NO. 201905020010
BEING A REVISION OF KITITAS
COUNTY B/LA APPLICATION
BL-19-00004

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



SEE SHEET 17 OF 21

SEE SHEET 17 OF 21

SEE SHEET 4 OF 21

- 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 "Z" ALUMINUM CAP WILL BE SET IN THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
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 - R = RADIUS
 - L = ARC LENGTH
 - (R) = RADIAL BEARING
 - < > = RADIAL BEARING AT LOT CORNER
 - OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7:55 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 59-79, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: J. L. Gault Jerald V. Peiff
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010



ESM CONSULTING ENGINEERS L.L.C.
33400 8th Ave. S, #205
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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 18 OF 21

12/77

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

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

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

11/05/2019 11:07:23 AM V: 13 P: 77 201911050010

Sheet 00 SUNCADIA
Kititas County Auditor

LP-19-00002
LPF-19-00008

SEE SHEET 20 OF 21

SEE SHEET 2 OF 21

SOUTHERLY AND WESTERLY EDGE OF THE GLE 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-6
5,737,675 S.F.
(131.719 ACRES)

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

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

16-21

16-22

16-23

16-24

16-25

16-26

16-27

16-28

16-29

16-30

16-31

16-32

16-33

16-34

SEE SHEET 17 OF 21

SEE SHEET 16 OF 21

SEE SHEET 15 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.
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 5th DAY OF NOVEMBER, A.D., 2019, AT 7 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 15 OF PLATS, ON PAGES 59-79, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY Jud Eganter Jerald V. Pettit
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

ESM CONSULTING ENGINEERS LLC
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DATE : 2019-10-04 JOB NO. 998-765-017-0003
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13/78

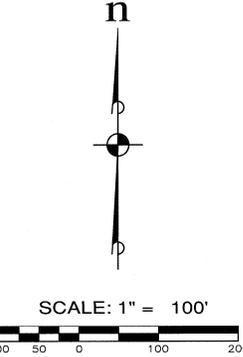
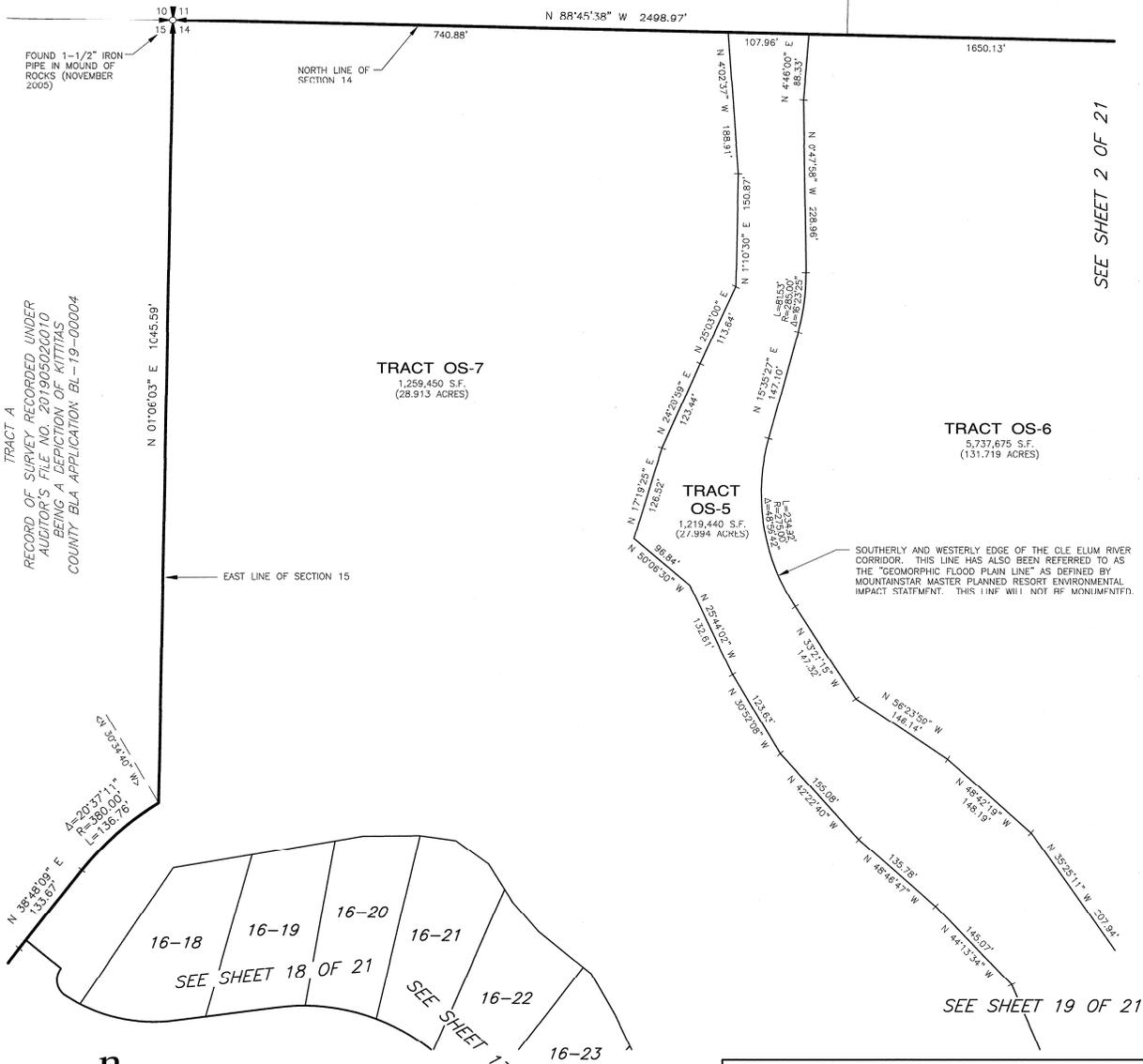
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11/05/2019 11:07:23 AM V: 13 P: 78 201911050010
SUNCADIA
Kittitas County Auditor
LP-19-00002
LPF-19-00008

UNPLATTED



- LEGEND**
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 - = 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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BY John J. Smith DEPUTY COUNTY AUDITOR
Jerald V. Peltz KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 201911050010

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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 20 OF 21	

13/99

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

A PORTION OF SECTIONS 14 AND 15, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON
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11/05/2019 11:07:23 AM V: 13 P: 79 201911050010
2018 00 SUNCADIA
KITITAS COUNTY
LP-19-00002
LPF-19-00008

EASEMENTS AND NOTES

1. PARCELS B AND C AS DESCRIBED AND DELINEATED ON THAT RECORD OF SURVEY RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201905020010 INCLUDES PORTIONS OF TRACTS OS-6 AND G-1 OF THE PLAT OF SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) WHICH ARE BEING REPLATED HEREIN, AND THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH IN SAID PLAT WITH RESPECT TO SAID TRACTS 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. 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.
3. 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 WITHIN THIS PLAT AND 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, 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.
4. NEW SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, EASTON RIDGE COMMUNICATIONS AND TELEVISION SERVICES, LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS, NON-EXCLUSIVE EASEMENTS 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 WITHIN THIS PLAT AND UPON TRACT D, 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 56 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; 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.
5. 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 (THE "DEVELOPMENT AGREEMENT").
6. 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.
7. NEW SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA ASSIGNS TO A TRANSFeree ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED TO NEW SUNCADIA UNDER THIS PLAT.
8. 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) 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) OTHERWISE ALLOWED BY APPLICABLE LAW, THE DEVELOPMENT AGREEMENT, AND THE CCR'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
9. ACCESS TO THIS PLAT VIA JENKINS DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (JENKINS DRIVE) RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200410050012, AS NOW OR HEREAFTER AMENDED (THE "JENKINS DRIVE EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE JENKINS DRIVE EASEMENT IS HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITTED PROPERTY THEREUNDER. DUE TO TOPOGRAPHY AND CONSTRUCTION ACTIVITIES WITHIN AND WITHOUT THIS PLAT, ACCESS TO LOTS AND TRACTS VIA JENKINS DRIVE WILL BE FURTHER RESTRICTED PURSUANT TO THAT CERTAIN JENKINS DRIVE TRAFFIC SAFETY PLAN DATED OCTOBER 5, 2004, A COPY OF WHICH IS ON FILE WITH KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND WITH THE RESORT AND WHICH MAY BE AMENDED AND/OR RELEASED AS TO PORTIONS OR ALL OF JENKINS DRIVE UPON APPROVAL BY NEW SUNCADIA AND KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS; AND, IN THE EVENT A PLAT IS RECORDED WHICH INCLUDES ALL OR PORTIONS OF THE JENKINS DRIVE EASEMENT, THE JENKINS TRAFFIC SAFETY PLAN SHALL AUTOMATICALLY TERMINATE AS TO SUCH PORTIONS.
10. ACCESS TO THIS PLAT VIA TUMBLE CREEK DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (TUMBLE CREEK DRIVE) RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200410050015, AS NOW OR HEREAFTER AMENDED (THE "TUMBLE CREEK EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE TUMBLE CREEK EASEMENT IS HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITTED PROPERTY THEREUNDER.
11. UTILITIES SERVING THIS PLAT SHALL BE AS PROVIDED UNDER THE TERMS AND CONDITIONS OF THAT CERTAIN "TUMBLE CREEK UTILITY EASEMENT" RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200410050013, AS NOW OR HEREAFTER AMENDED, AND THAT CERTAIN RESERVOIR UTILITY EASEMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200410050014, AS NOW OR HEREAFTER AMENDED. SAID DOCUMENTS, AND EACH OF THEM ARE HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITTED PROPERTY THEREUNDER.
12. 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, NEW 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 TRACT OS-6.
13. 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. 201512110030, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE NATURAL OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACTS OS-1 AND OS-5.
14. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "MANAGED OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201512110030, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE MANAGED OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT OS-7, EXCEPT ANY PORTION THEREOF LYING WITHIN THE EXTENSION OF TUMBLE CREEK DRIVE AS NOW OR HEREAFTER CONSTRUCTED AND/OR RELOCATED, IF ANY.
15. DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE SETBACK AREAS IS PROHIBITED OR RESTRICTED, AND ON LOTS 15-39 THROUGH 15-43, AND LOTS 16-34 THROUGH 16-49, IN PARTICULAR, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED.
16. LOTS 15-39 AND 15-40 ARE GRANTED A NON EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-3, 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 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 15-39 AND 15-40.

EASEMENTS AND NOTES

17. LOTS 16-47, 16-48 AND 16-49 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-3, 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 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 16-47, 16-48 AND 16-49.
18. TRACT AC-1 SHALL BE UTILIZED FOR EMERGENCY ACCESS AND SUCH OTHER USES AS NEW SUNCADIA SHALL DETERMINE.
19. 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.
20. THIS PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS OR OTHER MATTERS APPARENT OR OF RECORD WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

RECORDING CERTIFICATE

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BY: J.P. Granta Jerald V. Della
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: 201911050010



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