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## THE CABINS AT THE FARM SUNCADIA - PHASE 2 DIVISION 4

A PORTION OF SECTION 18, T. 20 N., R. 15 E., W.M.

KITTITAS COUNTY, WASHINGTON ASSESSOR MAP NUMBER 20-15-18053-0053

## EASEMENTS AND NOTES

TRACT Z-4 OF THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" AS RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 201707240010, IN BOOK 12 OF PLATS, PAGE 190 THROUGH 200, (THE "PHASE 2 DIVISION 3 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ALONG THE ORIGINAL BOUNDARY LINES OF SAID TRACT Z-4) ÒR OTHERWISE SET FORTH ON THE PHASE 2 DIVISION 3 PLAT, ARE SUPERSEDED BY THIS PLAT.

ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT AND AS NOW OR SUBSEQUENTLY PLATTED ARE PRIVATE. NON—EXCLUSIVE EASEMENTS ON, OVER, AND UNDER THESE PRIVATE ROADS ARE GRANTED IN FAVOR OF NEW SUNCADIA BY CABINS AT THE FARM FOR ACCESS, TRAIL AND GOLF PURPOSES, INCLUDING WITHOUT LIMITATION SIGNS, CARE PARTS, 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.

CABINS AT THE FARM GRANTS TO NEW SUNCADIA 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 AND TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON—EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES. 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.

4. CABINS AT THE FARM GRANTS TO NEW SUNCADIA ON ONE HAND AND FURTHER 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 REASONABLY 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 ("FACILITIES") 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. CABINS AT THE FARM FURTHER GRANTS TO NEW SUNCADIA AND 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 PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. CABINS AT THE FARM FURTHER GRANTS TO NEW SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR

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 KITTITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 16, 2009, UNDER KITTITAS 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.

7. 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 GRANTED 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), SERVICE (S) TRACT(S) OR ACCESS (AC) TRACT(S) 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.

9. DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN THE SLOPE SETBACK AREAS AFFECTING LOTS 20 THROUGH 39 AS DEPICTED HEREON ARE PROHIBITED OR RESTRICTED PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED.

10. THE FOLLOWING LOTS ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS THE IDENTIFIED TRACT AS SET FORTH HEREINBELOW, 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:

10	01 01 10 2010.		
LOT(S)	NUMBERED:	TRACT	NUMBERED

1, 2 AND 3		AC-5
6 AND 7		AC-4
8 AND 9		AC-3
12, 13 AND	14	AC-2
20, 21 AND	22	AC-1

11. 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.

12. 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.

	CURVE T	<b>FABLE</b>				LINE TABL	E
	DELTA	RADIUS	LENGTH	LIN	E	BEARING	DISTANCE
	8'38'53"	260.00	39.24	L	1	N 31°45'08" W	55.12
	9'47'55"	260.00	44.46	L	2	N 23°48'16" W	29.89
	1*02'30"	260.00	4.73	L3	3	N 23'48'16" W	29.89
	93'15'16"	25.00	40.69	L4	-	N 6°01'18" W	22.82
	1*00'32"	180.00	3.17	LS	5	N 6'01'18" W	22.82
	3'28'08"	245.00	14.83	Le	5	N 10°03'38" E	20.62
	4.14,14,	245.00	18.12	L7	7	N 10°03'38" E	20.62
	0'27'58"	277.00	2.25	L8	3	N 0°08'43" E	51.17
	4.13,02"	277.00	20.39	L1	0	S 0°08'43" W	14.72
	33°43'04"	25.00	14.71	L1	1	S 60°43'25" W	15.44
	39'42'39"	25.00	17.33	L1	2	S 60°43'25" W	12.20
	8'43'00"	170.00	25.86	L1	3	N 62'55'53" E	5.44
	5*49'44"	170.00	17.29	L1	6	N 29°16′35" W	36.94
	54'59'38"	15.00	14.40				
	16°23'37"	51.00	14.59			LINE TABL	E
	23'04'22"	51.00	20.54	LIN	E	BEARING	DISTANCE
	22*24*23"	90.00	35.20	E	1	N 50'50'34" W	120.82
	24°43'06"	110.00	47.46	E2	2	N 74'24'52" W	51.01
^		1		1			1

CURVE

C1 C2

C3

C4

C5

C6 C7

C8

C9

C10

C11

C12 C13 C14

C16

C17 C18

C19

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110.00

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110.00

51.00

110.00

110.00

90.00

15.00

15.00

200.00

18.08,10"

6'34'56"

24.56,53"

22'43'27"

13'33'02"

7'44'20"

5'48'42"

62'34'41"

100'09'50"

49'18'40"

110'39'23'

8 27 53"

17°46'58'

17'46'58"

13'08'36"

4'38'22"

9"44'38"

3'26'26"

6'18'12"

31'13'09"

8'11'24"

29'18'14"

57.58'27"

90.00,00,

4'10'42"

34.82

12.64

22.21

20.23

49.67

28.36

21.30

16.38

43.70

21.52

28.97

13.30

34.14

27.93

20.65

7.29

18.7

6.61

12.10

59.94

15.72

46.03

15,18

23.56

14.59

LINE	BEARING	DISTANCE
E1	N 50'50'34" W	120.82
E2	N 74°24'52" W	51.01
E3	N 52°30'54" W	44.87
E4	N 32*47'33" W	18.63
E5	N 59'38'54" E	5.00
E6	N 32°47'33" W	9.10
E7	N 60°22'48" W	42.57
E8	N 51°27'34" W	37.10
E9	N 36°31'51" W	18.07
E10	N 33°32'59" W	15.98
E11	N 16'56'05" E	13.03
E12	N 73'37'44" E	5.98
E13	N 16*56'05" E	11.12
E14	N 4'02'55" E	26.19
E15	N 4*51'48" W	23.17
E16	N 19°39'50" E	31.99
E17	N 13'28'01" W	45.76
E18	N 3°46'15" W	51.96
E19	N 80'00'24" E	5.03
E20	N 3'46'15" W	2.67
E21	N 3°48'34" W	15.16
E22	N 0°49'16" W	40.49
E23	N 34°53'27" W	28.99
E24	N 80'00'24" E	11.02
E25	N 34°53'27" W	6.56
E26	N 21°56'39" W	17.70
E27	N 3°05'11" W	20.34
E28	N 13°35'44" W	48.15
E29	N 44°37'29" W	48.05
E30	N 33°57'37" W	18.79
E31	N 64°01'29" W	28.67
E32	N 64°01'29" W	3.55
E33	N 49*41'12" W	9.05
E34	N 5'10'24" E	3.08
E35	N 0°53'29" W	12.54
E36	N 0°53'29" W	17.61
E37	N 1°00'45" E	19.44
E38	N 14°05'55" W	48.20
E39	N 38°13'30" W	17.50
E40	N 22°53'46" W	19.41
E41	N 54°41'54" W	16.84
E42	N 13'53'30" E	14.53

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, \_\_\_\_ DAY OF \_\_\_\_\_ \_\_A.D., 2020, AT \_\_\_\_\_MINUTES PAST O'CLOCK \_\_\_\_.M., AND RECORDED IN VOLUME \_\_\_\_ OF PLATS, ON PAGES \_\_\_\_\_\_, RECORDS OF KITTITAS COUNTY, WASHINGTON.

DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE:

CONSULTING ENGINEERS





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

LLC

www.esmcivil.com

Civil Engineering Land Surveying Project Management Public Works

Land Planning Landscape Architecture

2020-08-28 JOB NO. 2111-001-019-0002 DATE DRAWN BY: C.A.F./R.F.G. SHEET 5 OF 5

33400 8th Ave. S, #205 Federal Way, WA 98003



