AUDITOR'S REFERENCE

## **NELSON CREEK SUNCADIA - PHASE 2 DIVISION 1**

A PORTION OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M. KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-15-18053-0050 AND 20-15-18053-0070

LP-20-00003 LPF-21-0000X

#### DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, NEW SUNCADIA, LLC, A DELAWARE LIMITED LABILITY COLUMNY (NEW SUNCADIA), OWNER IN FEC SURFIE OF THE DESCRIBED REAL PROPORERTY, DOES HEREBY ECLARE THIS PLAT AND, IN LEU OF DEDICATION OF ROADS, DOES HEREBY RESERVE TO TISELY TO HOLD, SUBJECT TO AND TOGETHER WITH THE COPYS AND PLAT NOTES HEREBYATED TO THESE. TO HOLD, SUBJECT TO AND TOGETHER WITH THE COPYS AND PLAT NOTES HEREBYATED FOR THE FORTH THE PLAT OF THIS WAS ALL OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS IN THE SUNCADIA MASTER PLANNED RESORT (THE PRESENTY AS PERSENBED) AND EDUCADE HERE WITH THE RICKET TO COMMEY SAID ROADS TO THE SUNCADIA MASTER PLANNED TO THE SUNCADIA MASTER PLANNED TO THE SUNCADIA MASTER PLANNED TO THE SUNCADIA COMMINITY COUNCE OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS FOR THE SAME OR SIMILAR PURPOSES.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED AND THEIR CURVLYANCE TO SUCH ASSOCIATION OF COUNCIL. ALL FURTHER COSTS AND OBLICATIONS FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SEETY MEASURES, SHOW REMOVAL AND OHIERMISE 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 GOAD 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,

BY: GARY A. KITTLESON ITS: VICE PRESIDENT

STATE OF WASHINGTON COUNTY OF KITTITAS

ON THIS DAY, BEFORE ME, THE UNDESPINED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DUTY COMMISSIONED AND SHORT. PRESONALLY PROPRIETO ROCEST. SECK. TO ME KNOWN WASHINGTON, DUTY COMMISSIONED AND SHORT. PRESONALLY PROPRIETO ROCEST. SECK. TO ME KNOWN HE MANAGER OF SUNCEADA OFFERTING MEMBER, ICL, A DELAWARE LIMITED LIBBRITY COMPANY. THE MANAGEN MEMBER OF SHOW SUNCEADA, LLC, A DELAWARE LIMITED LIBBRITY COMPANY. THE MANAGEN MEMBER OF SHOW SUNCEADA, LLC, A DELAWARE LIMITED LIBBRITY COMPANY. THE MANAGEN MEMBER OF SHOW SUNCEADA, LLC, A DELAWARE LIMITED LIBBRITY COMPANY. THE COMPANY THAT EXECUTED THE FORECOMOR INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUMERY ACT AND DEED OF SAID COMPANY. FOR THE USES AND PHYOUSES INFERENMENTHORIES, DAY ON CANTIS STATED THAT HE A SAITHORIZED TO EXECUTE THE 2-SAP MISTISSMENT HEREIN MICHIGARD. AND ON CANTIS STATED THAT HE A SAITHORIZED TO EXECUTE THE 2-SAP MISTISSMENT HEREIN MICHIGARD.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_\_ DAY OF \_\_\_\_

PRINTED NAME:

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

} ss

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SYDDIN, PERSONALLY APPEARED CARY A KITLESON TO ME WASHINGTON, DULY COMMISSIONED AND SYDDIN, PERSONALLY APPEARED CARY A KITLESON TO ME THE MANAGEN OF SUNCADIA, DEPERATION EMBER, LLC, A DELAWARE LIMITED LURSHITY COMPANY, THE MANAGENG MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LURSHITY COMPANY, THE COMPANY THAT FYECTION THE FOREOMY STRUMENT, AND ACKNOWLEDGED THAT THE ASM INSTRIMENT TO THE FIRE AND VOLUMENT AND AND ACKNOWLEDGED THAT THE ASM INSTRIMENT TO THE FIRE AND VOLUMENT AND AND ACKNOWLEDGED THAT THE ASM INSTRIMENT TO THE FIRE AND VOLUMENT AND AND ACKNOWLEDGED THAT THE ASM INSTRIMENT AND AND ACKNOWLEDGED THAT THE ASM INSTRIMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

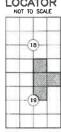
MY COMMISSION EXPIRES:

## **APPROVALS**

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THISDAY OF	A.D., 2021.
KITTITAS COUNTY ENGINEER	
CERTIFICATE OF COUNTY PLANNING OFFICIAL  I HEREBY CERTIFY THAT THE PLAT OF "NELSON CREEK - SUNCADIA DIVISION 1" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFE COMPREHENSING PLAN OF KITTIFIAS COUNTY.	- PHASE 2 DRMS TO THE
DATED THIS DAY OF A.D., 2021.	
KITHTAS COUNTY COMMUNITY SERVICES DIRECTOR	
CERTIFICATE OF COUNTY TREASURER	
I HEREBY CHMIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FY YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FIL	OR THE PRECEDING ED.
DAY OFA.D., 2021.	
KITITAS COUNTY TREASURER	
CERTIFICATE OF COUNTY HEALTH SANITARIAN I HEREBY CHRINY HAT THE PLAT OF "NELSON CREEK - SUNCADIANS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGF AND WASHORN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE DEPARTMENT.	ITER SYSTEM HEREIN
DATED THIS DAY OFA.D., 2021.	
KITITIAS COUNTY HEALTH OFFICER	
CERTIFICATE OF COUNTY ASSESSOR	
I HEREBY CERTIFY THAT THE PLAT OF "NELSON CREEK - SUNCADIA PHASE 2 DIVISION 1" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATFING.	-
DATED THIS DAY OF A.D., 2021.	
KITTITAS COUNTY ASSESSOR	
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS EXAMINED AND APPROVED THIS DAY OF	A.D., 2021.
BOARD OF COUNTY COMMISSIONERS KITITAS COUNTY, WASHINGTON	
ATTEST :	

### SUBDIVISION LOCATOR



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

### SURVEYOR'S CERTIFICATE

I HERLEY CERTIFY THAT THIS PLAT OF "NELSON CREEK - SUNCADIA - PHASE 2 DIMISION I" IS BASED UPON AN ACTUAL SURREY AND SURDIMISION OF SECTIONS 18 AND 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE DISTINACES AND CONCRES AND ANGES ARE SHOWN HEREON CORRECTIFY, THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPUTED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

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



RECORDIN	G CERI	IFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS \_\_\_\_\_\_DAY OF \_\_\_\_\_\_AD, 2021, AT \_\_\_\_\_\_\_MINUTES PAST
\_\_\_\_\_O'CLOCK \_\_\_\_M., AND RECORDED IN YOLUME \_\_\_\_\_OF PLATS, ON
PAGES \_\_\_\_\_ RECORDS OF KITTITAS COUNTY, WASHINGTON.

D1 1			_
DEPUTY	COUNTY	AUDITOR	

KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE:



# ESM CONSULTING ENGINEERS

SHEET 1 OF

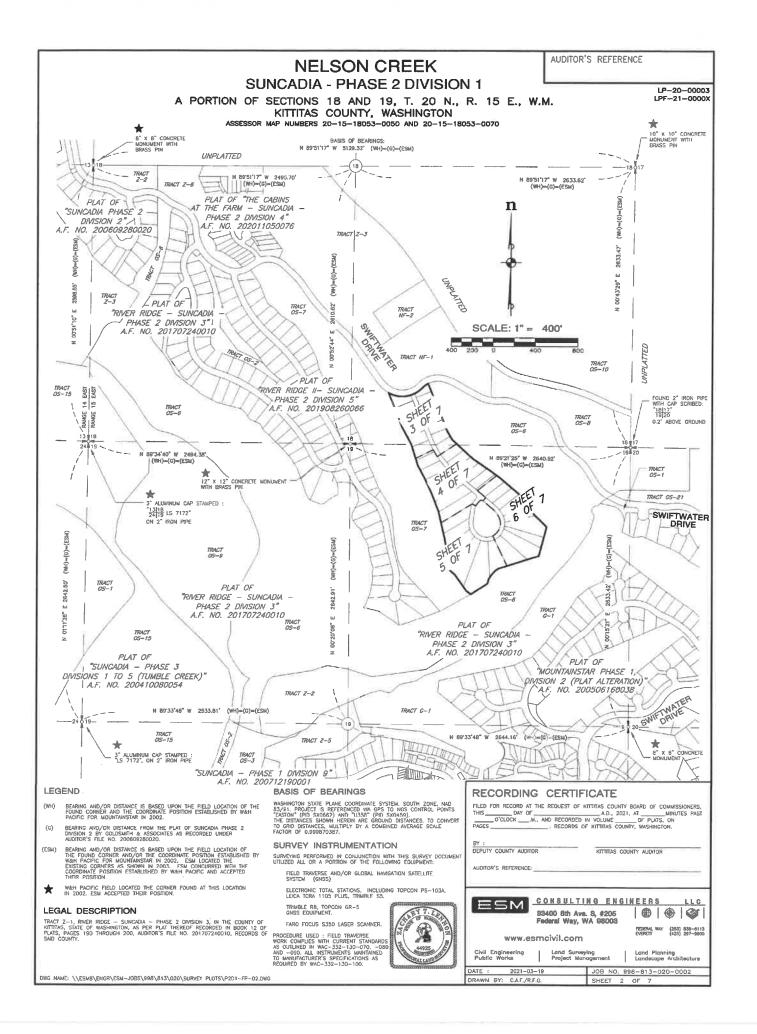
LLC 33400 8th Ave. 8, #205 Federal Way, WA 88003

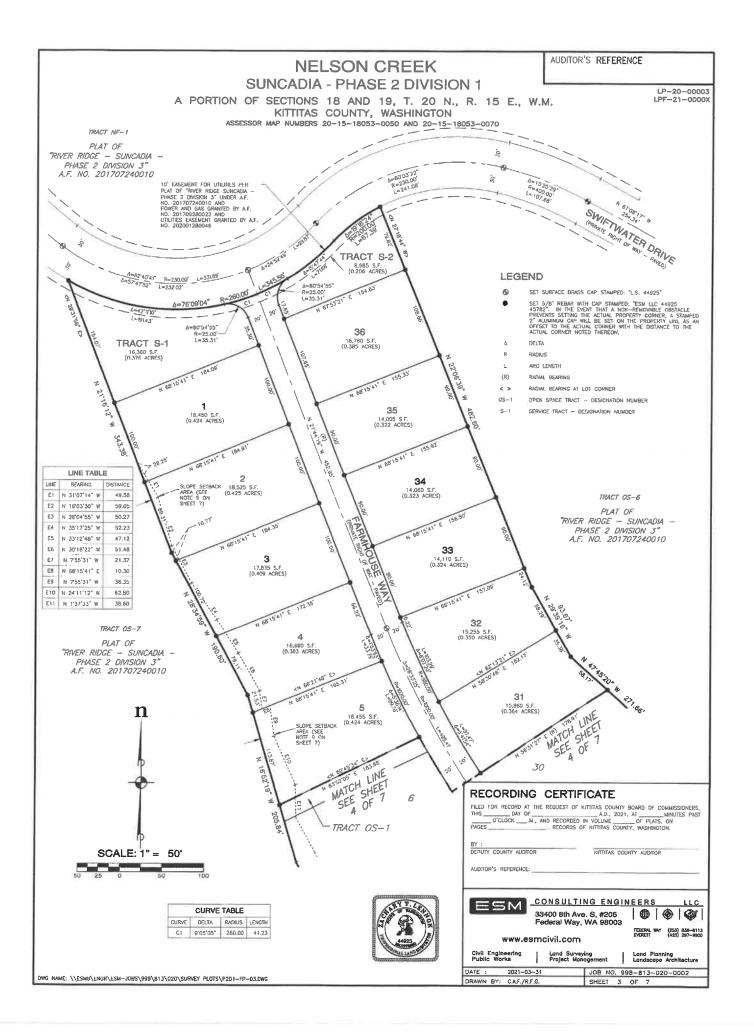
www.esmcivil.com

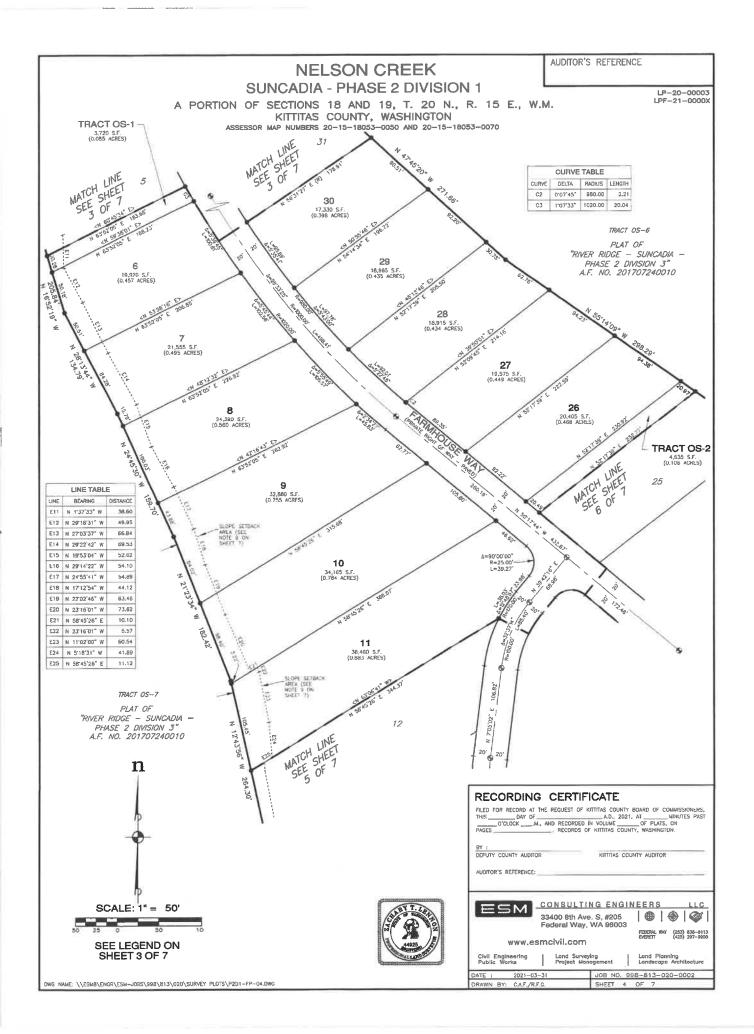
FEDERAL WAY (253) 838-6113 EVERENT (425) 297-9900

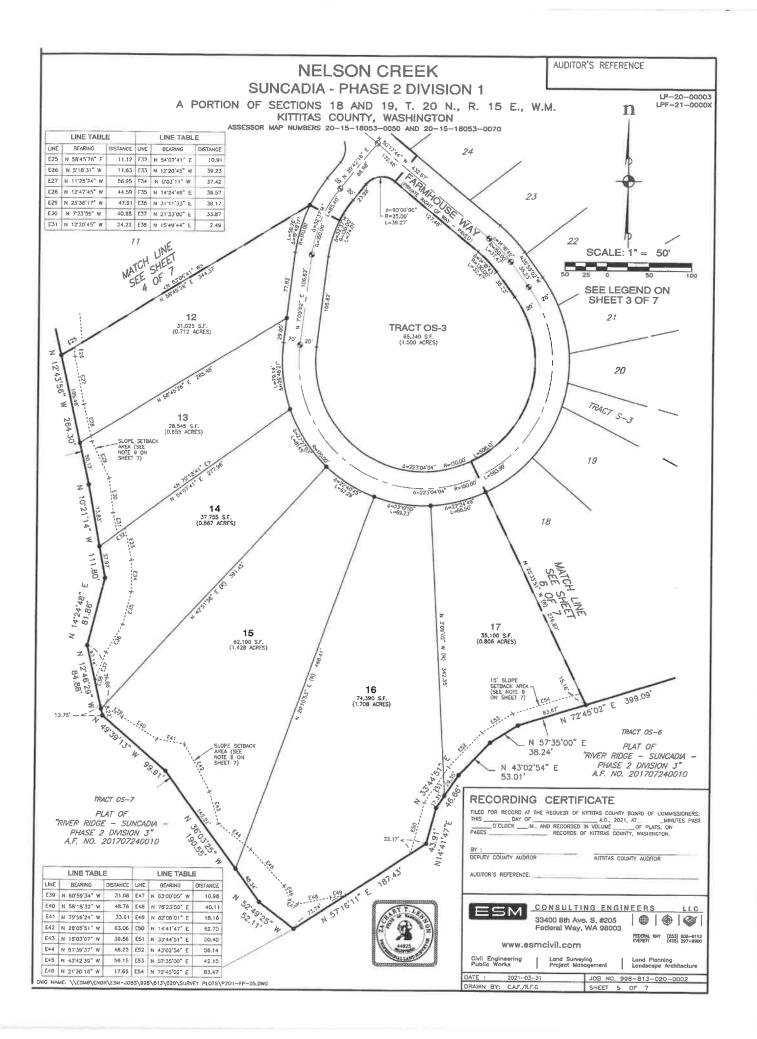
Civil Engineering | Land Surveying | Land Planning | Public Works | Project Management | Landscape Architecture DATE : 2021-03-24

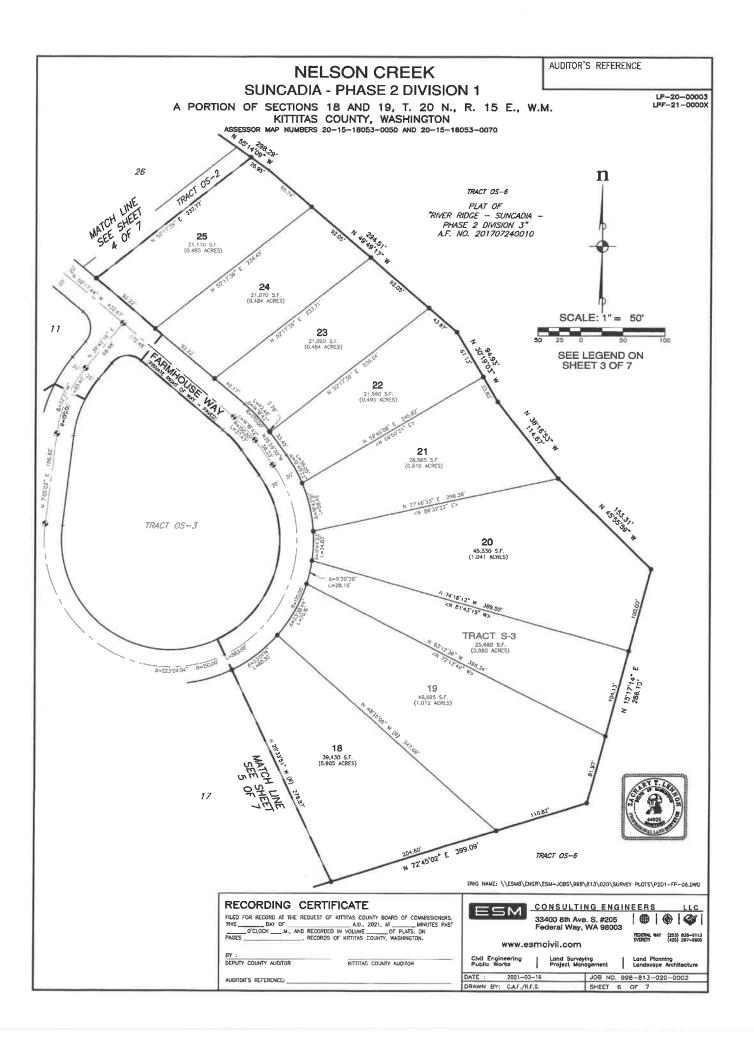
JOB NO. 998-813-020-0002











AUDITOR'S REFERENCE

## **NELSON CREEK** SUNCADIA - PHASE 2 DIVISION 1

A PORTION OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M. KITTITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-15-18053-0050 AND 20-15-18053-0070

## LP-20-00003

### EASEMENTS AND NOTES

TRACT 2-1 OF THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIMSION 3" AS RECORDED UNDER KITITAS UNITY ALUDIORS FILE NO 201707240010, IN BOOK 12 OF PLATS, PAGES 180 THROUGH 200, (THE PHASE 2 TO THE PLATE THE SHORE BELL AND THE PLATE THE SAME AFFECT THIS PROPERTY, THE PLACE SEARCHAITS (INCLUDING BUT AND LIMITED TO THE 10" UTILITY ESSEMENT ALONG THE ORIGINAL BUDIONAY (SEOF SAND TRACT 2-1) OR OTHERWISE SET FORME OF THE PHASE 2 DIMSION 3" PLAT, ARE SUPERSEDED BY THIS

2. ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT AND AS NOW OR SUBSEQUENTLY PLATED, ARE PRIVATE. NEW SUINCAIDA RESERVES TO JUSIE PROME-EXCLUSINE EASEMENTS ON, OVER AND UNDER THE PRIVATE ROADS WITHIN THIS PLAT FOR ACCESS, IRAL AND OLLE PLATOPESS, INCLUDING WITHOUT LIMITATION SIGNS, CART PAINS, IRRIGATION SYSTEMS, THE RIGHT OF MORESS AND EGRESS FOR THEIR CONSTRUCTION AND MAINTEANACE. AND OLD COURSE USE AND IMPROVEMENTS, TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSING FASTAMENTS ON, OVER AND UNDER SUCH ROADS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES; AND TOGETHER WITH THE RIGHT OF GRANT SUDDITIONAL PROPERTY WITHIN THE PLATE TO GRANT SUDDITIONAL PROPERTY WITHIN THE RESORT.

PLAT AND TO PERSONS WHO DO NOT OTHERWISE OWN PROPERTY WITHIN THE RESORT.

3. REW SUNGADIA RESERVES TO TISSUE, A UTILITY CASSIBLET ((NOLUMNO WITHOUT LIMITATION, WATER, SANITARY SEVER, DRAINAGE, POWER, CABLE, REFER OFTIC, GAS, AND THEECOMMUNICATIONS FACURES) ADJURNED EACH PROPERTY LING OF ALL LOTS AND TRAINS WITHIN THES PILT IN WHICH TO CONSTRUCT, MAINTAIN, OFERENE, REPAIR, REPAIR, REPAIR, REPAIR, REPAIR, CESSARY OR CONVENIENT UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOOCTHER WITH ALL REASONABLY RECESSARY OR CONVENIENT UNDERGROUND OR GROUND—MOUNTED APPRIFEMANCES THEREFOR FOR THE PROPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADA SHALL APPROVE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SUPPLICE OF IMPROVIDED HIS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PROPERTY LINES, PIC FEET (CAOO) ON SIDE ESCENIENT SHALL BE TO PREFUL (LOOD) AS TO THE ROOM AND REAR PROPERTY LINES, PIC FEET (CAOO) ON SIDE RIGHT TO GRANT ADDITIONAL NON-COLUMN EASTERN FOR THE SAME OF SIMILAR PRINCIPS.

RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SMALLAR PURPOSES.

4. NEW SUNCABIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA EMPROMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL, AND EASTON RIDGE COMMUNICATIONS LLC (COLLECTRELY, THE UTILITY SERVICE PROVIDERS), AND THEIR SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE MEMORY CONTROLLED TO THE UTILITY SERVICE PROVIDERS, AND THEIR SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE MEMORY CONTROLLED TO THE UTILITY SERVICE MEMORY CONTROLLED TO THE UTILITY SERVICE PROVIDERS, AND THE ORDER SUNCADIA SHALL DETERMINE. IN WHICH TO CONSTRUCT, MANDAM, OPERATE, REPURP, REPLACE AND DRANGE UNDERGROUND PIPES. CONDUINS. CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONTRIBUTE NEW SUNCADIA SHALL APPROVE WITH WATER, SANITARY SEWER, STORM PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE WITH WATER, SANITARY SEWER, STORM BRANGE, LECTREN, CAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICE SEA NON-EXCLUSIVE EASEMENT TO ENTER UPON THOSE PORTIONS OF THE LOTS AND TRACES WITHIN THIS PLAT AND SUCH OTHER PROPERTY AS NON-EXCLUSIVE EASEMENT TO CONSTRUCT, DISTRICT OF THE PURPOSE OF TERFORMING WITH WITH THE PROPERTY FROM THE PURPOSE OF TERFORMING WITH WITH THE PURPOSE ON THE PURPOSE OF TERFORMING WITH INSURANCE AND TO CONSTRUCT, MAINTAIN, DOPERATE, REPARK PROPERS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER SUFFICION AND SUCH CONSTRUCT, MAINTAIN, CONST

5. NOTHING IN THIS PLAT OR MY COVENANTS CONVITIONS, RESTRICTIONS, EASEMENTS DECLARATIONS OF OTHERWISE SHALL SUPPRISEDE, AMERIC OF TAKE PRECEDENCE OVER THE "MERIOD AND RESTRIED DEVELOPMENT ADDRESS." FOR ANY DEPOSIT OF THE PROPERTY OF ANY DEPOSIT OF THE PROPERTY OF ANY DEPOSIT OF THE PROPERTY OF THE PRO

6. THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENINTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CORTS") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO UTILIER MATTERS APPARENT OR OF RECORD WINCH ARE NOT SPECIFICALLY DISCLOSED ON THIS PLAT. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY NEW SUNCADIA.

NEW SUNCADA, AS DEFINED HEREIMABOVE, SHALL MEAN NEW SUNCADA, LLC AND ITS SUCCESSORS AND ASSIGNS, RECORDED INSTRUMENT EXECUTED BY NEW SUNCADA SPECIFICALLY ASSIGNS TO A TRANSFEREE ALL OR ANY INTO OF THE RENHS AND INTERESTS RESERVED BY AND/OR GRANTED TO NEW SUNCADAL MODER THIS PAI.

8. NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT, THE BOUNDAMES OF AN OPEN SPACE (OS) TRACT(S) OR SERVICE (S) TRACT(S) CREATED BY THIS PLAT MAY BE MODIFIED AND/OR SUCH TRACT(S) MAY BE ALTERED AS TO SEE: SLAPPE AND LOCATION BY THE THEN OWNER(S) OF SUCH TRACT(S) AS OTHERWISE ALLOWED BY APPLICABLE LAW. THE DEVELOPMENT AGREEMENT, AND THE COR'S AND WITHOUT REQUIRING AN AMERICAL OF THE TRACT.

9. DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHEN IMPROVEMENTS WITHIN SLOPE SCEBACK AREAS IS PROHIBITED OR RESTRICTED, AND ON LOTS 1 THROUGH 17 IN PARTICULAR. PURSUANT TO PROVISIONS OF 11L COUNTY CONDITIONS OF APPROVAL CONTINUED IN THE DEVELOPMENT ARREMENT, THE VILLAGE ESSON REVIEW FOOMIMITE CRITERIA AND THE CRETS, ALL AS ARRONDED. A SLOPE SCEBACK AREA MAY BE LECEPASED BASED ON A LOT-SPECIFIC EVALUATION THAT MAY INCLUDE ADDITIONAL SUBSURFACE EXPLORATION AND SPECIAL DESIGN MITHAGINET.

10. THE EASCHENTS GRANTED HERDINABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-CONNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIREMENT AN AMENDMENT OF THIS PLAT, PROPUBLE THAT ANY SUCH AMENDMENT OF RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.

11. 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 HTLE INSURANCE.

### RECORDING CERTIFICATE

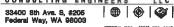
FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF A.D., 2021, AT MINUTES PAST
O'CLOCK M. AND RECORDED IN VOLUME OF PLATS, ON
PAGES RECORDS OF KITTITAS COUNTY, WASHINGTON,

DEPUTY COUNTY AUDITOR

KITTITAS COUNTY AUDITOR

JCB NO. 998-813-020-0002

ESM CONSULTING ENGINEERS



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

www.esmcivil.com

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

DATE : 2021-03-24