

# NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.  
KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-13050-0081, 20-14-13050-0094, 20-14-13050-0095 AND 20-14-13050-0096

AUDITOR'S REFERENCE

LP-20-00004  
LPF-21-00005

## 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 SUNCADIA RESIDENTIAL OWNERS 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

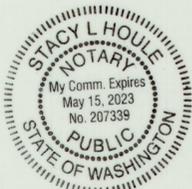
*Gary A. Kittleson*

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 THE 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 14 DAY OF May, 2021.



*Stacy L. Houle*

PRINTED NAME: Stacy L. Houle

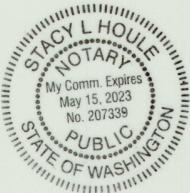
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

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 THE 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 14 DAY OF May, 2021.



*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 "NELSON RIDGE - SUNCADIA - PHASE 2 DIVISION 6" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

DATED THIS 10th DAY OF MAY, A.D., 2021.

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



## LEGAL DESCRIPTION

TRACT Z-2 OF SUNCADIA PHASE 2 DIVISION 2, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, AUDITOR'S FILE NO. 200609280020, RECORDS OF SAID COUNTY.

## APPROVALS

### CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

KITTITAS COUNTY ENGINEER

### CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "NELSON CREEK - SUNCADIA - PHASE 2 DIVISION 1" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

KITTITAS COUNTY COMMUNITY SERVICES DIRECTOR

### CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

KITTITAS COUNTY TREASURER

### CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "NELSON CREEK - SUNCADIA - PHASE 2 DIVISION 1" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

KITTITAS 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 PLATTING.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

KITTITAS COUNTY ASSESSOR

### CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

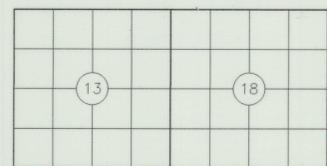
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD

## SUBDIVISION LOCATOR

NOT TO SCALE



TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.      TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

## 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.

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

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

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

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

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-05-10	JOB NO. 998-812-020-0002	
DRAWN BY: C.A.F./R.F.G.	SHEET 1 OF 14	

# NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

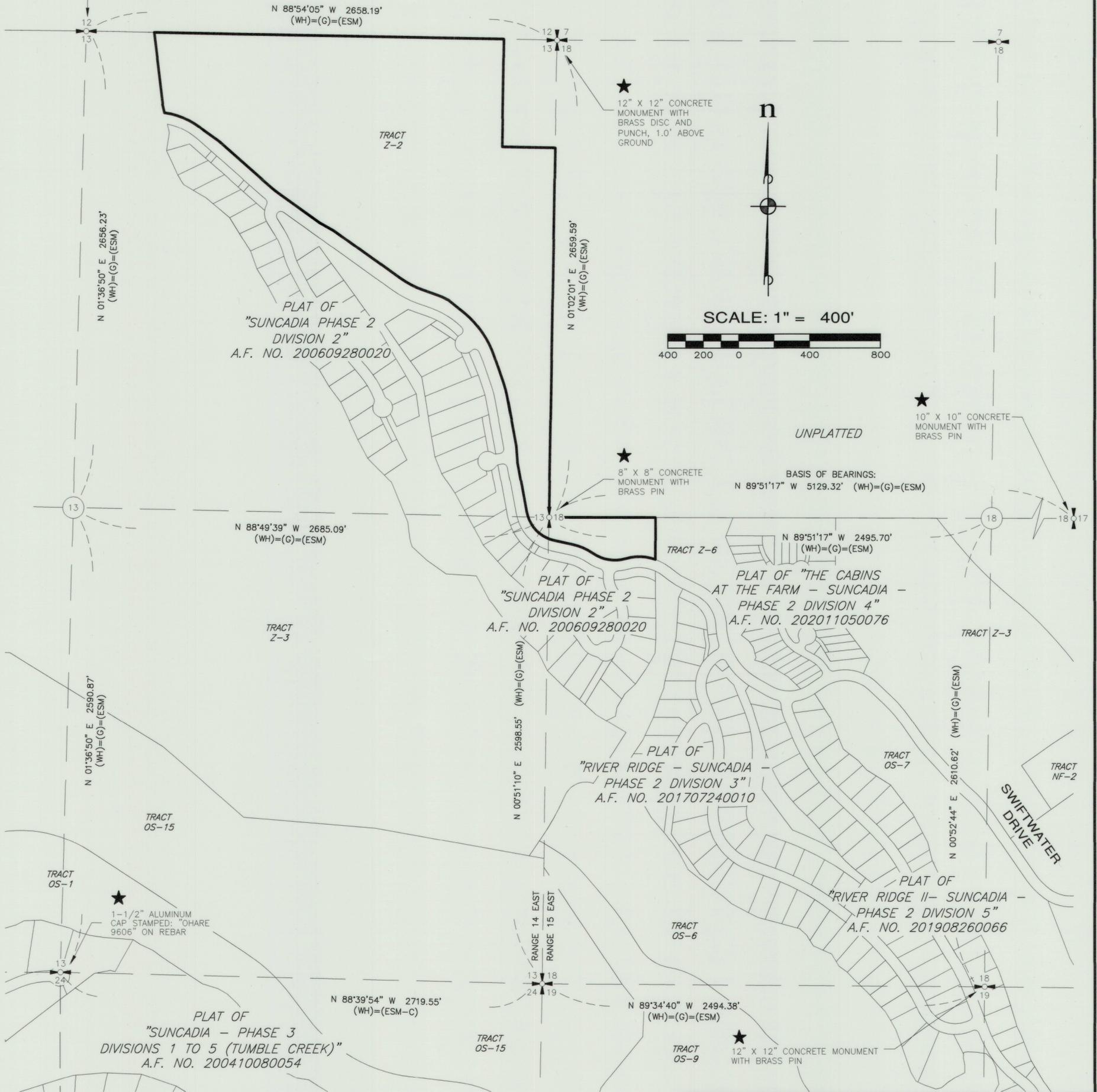
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KITTITAS COUNTY, WASHINGTON

LP-20-00004  
LPF-21-00005

★  
2" DISC IN CONCRETE  
IN 3" PVC PIPE

ASSESSOR MAP NUMBERS 20-14-13050-0081, 20-14-13050-0094, 20-14-13050-0095 AND 20-14-13050-0096



**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.
- (G) BEARING AND/OR DISTANCE FROM THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 BY GOLDSMITH & ASSOCIATES AS RECORDED UNDER AUDITOR'S FILE NO. 200609280020.
- (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.
- ★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION IN 2002. ESM ACCEPTED THEIR POSITION.

**BASIS OF BEARINGS**

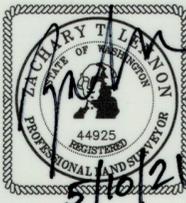
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

**SURVEY INSTRUMENTATION**

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

- FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)
- ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.
- TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.
- FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.



**RECORDING CERTIFICATE**

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BY : \_\_\_\_\_ DEPUTY COUNTY AUDITOR  
 \_\_\_\_\_ KITTITAS COUNTY AUDITOR  
 AUDITOR'S REFERENCE: \_\_\_\_\_

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 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 : 2021-05-10 | JOB NO. 998-812-020-0002  
 DRAWN BY: C.A.F./R.F.G. | SHEET 2 OF 14





# NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

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KITITAS COUNTY, WASHINGTON

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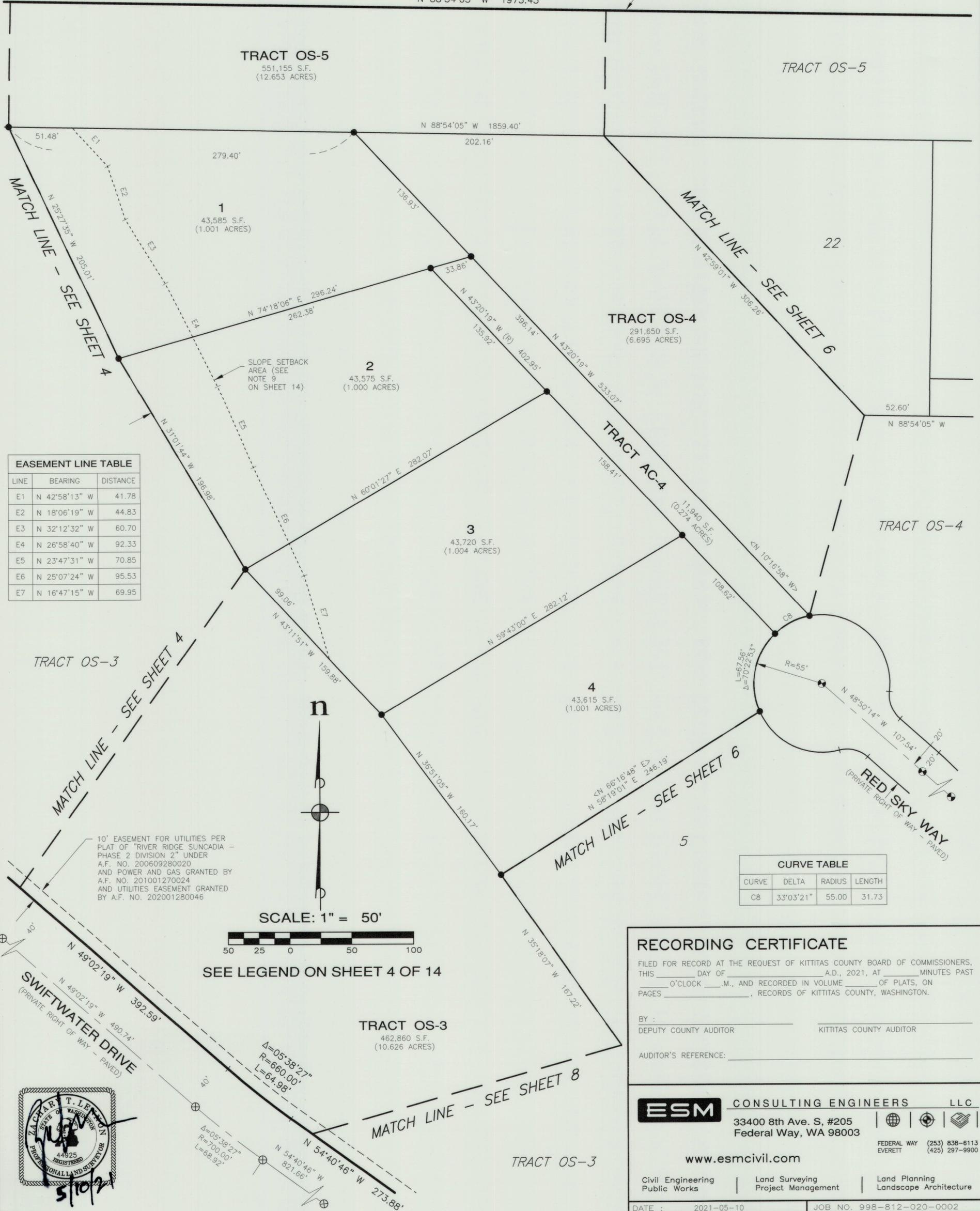
LP-20-00004  
LPF-21-00005

UNPLATTED

SECTION LINE = N 88°54'05" W 2658.19' (WH)=(G)=(ESM)  
N 88°54'05" W 1973.43'

NORTH LINE OF SECTION 13

UNPLATTED



**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	N 42°58'13" W	41.78
E2	N 18°06'19" W	44.83
E3	N 32°12'32" W	60.70
E4	N 26°58'40" W	92.33
E5	N 23°47'31" W	70.85
E6	N 25°07'24" W	95.53
E7	N 16°47'15" W	69.95

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C8	33°03'21"	55.00	31.73

10' EASEMENT FOR UTILITIES PER PLAT OF "RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 2" UNDER A.F. NO. 200609280020 AND POWER AND GAS GRANTED BY A.F. NO. 201001270024 AND UTILITIES EASEMENT GRANTED BY A.F. NO. 202001280046

SCALE: 1" = 50'  
SEE LEGEND ON SHEET 4 OF 14

**RECORDING CERTIFICATE**

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

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

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www.esmcivil.com

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EVERETT (425) 297-9900

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

DATE: 2021-05-10 | JOB NO. 998-812-020-0002  
DRAWN BY: C.A.F./R.F.G. | SHEET 5 OF 14



# NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

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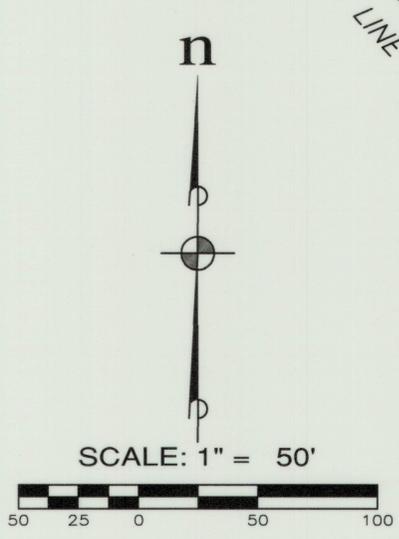
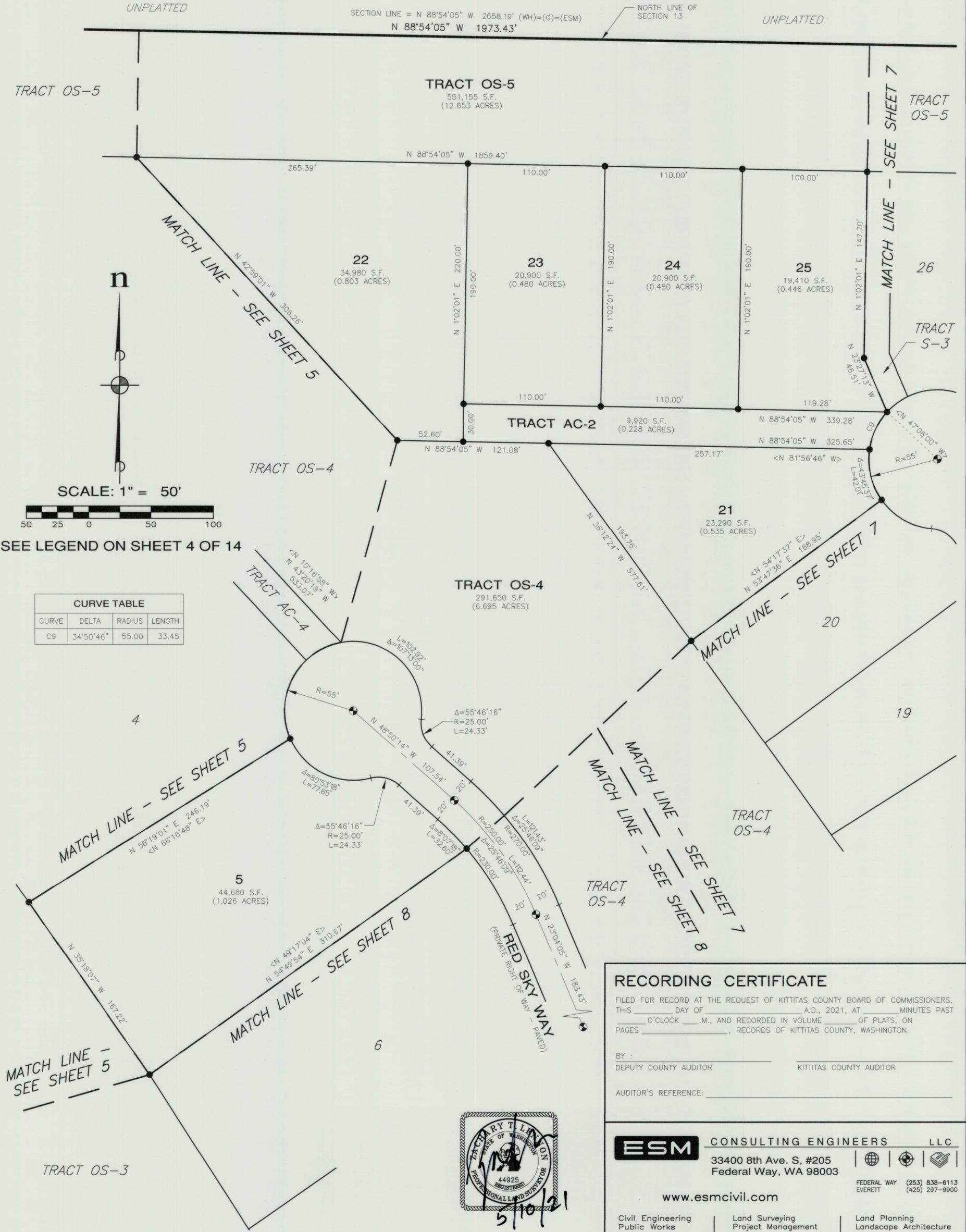
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UNPLATTED

SECTION LINE = N 88°54'05" W 2658.19' (WH)=(G)=(ESM)  
N 88°54'05" W 1973.43'

NORTH LINE OF SECTION 13

UNPLATTED



SEE LEGEND ON SHEET 4 OF 14

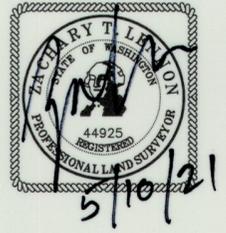
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	34°50'46"	55.00	33.45

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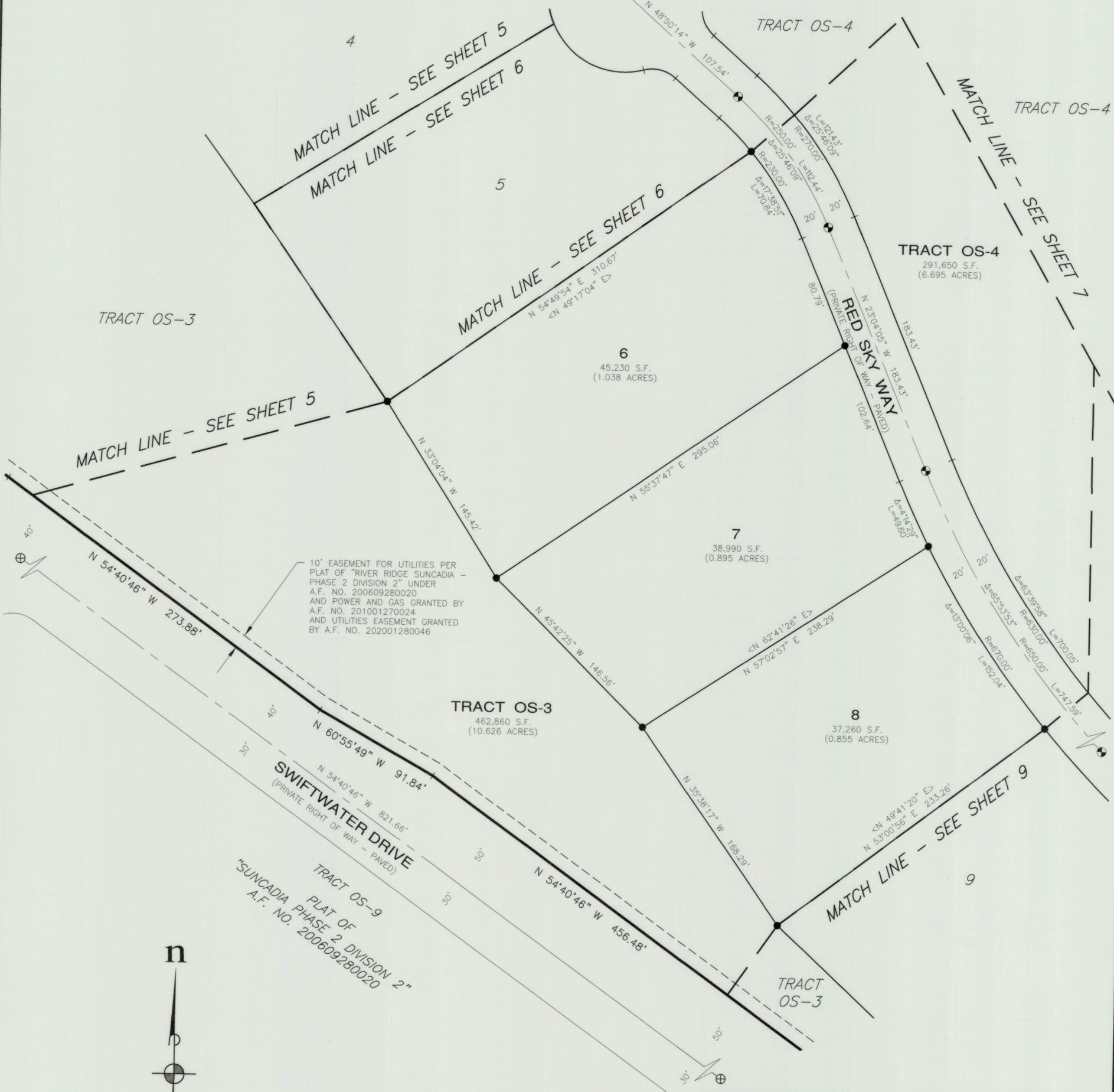
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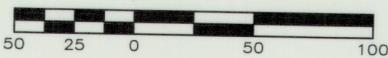
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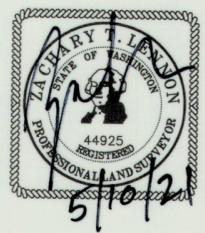
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SCALE: 1" = 50'



SEE LEGEND ON SHEET 4 OF 14



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DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

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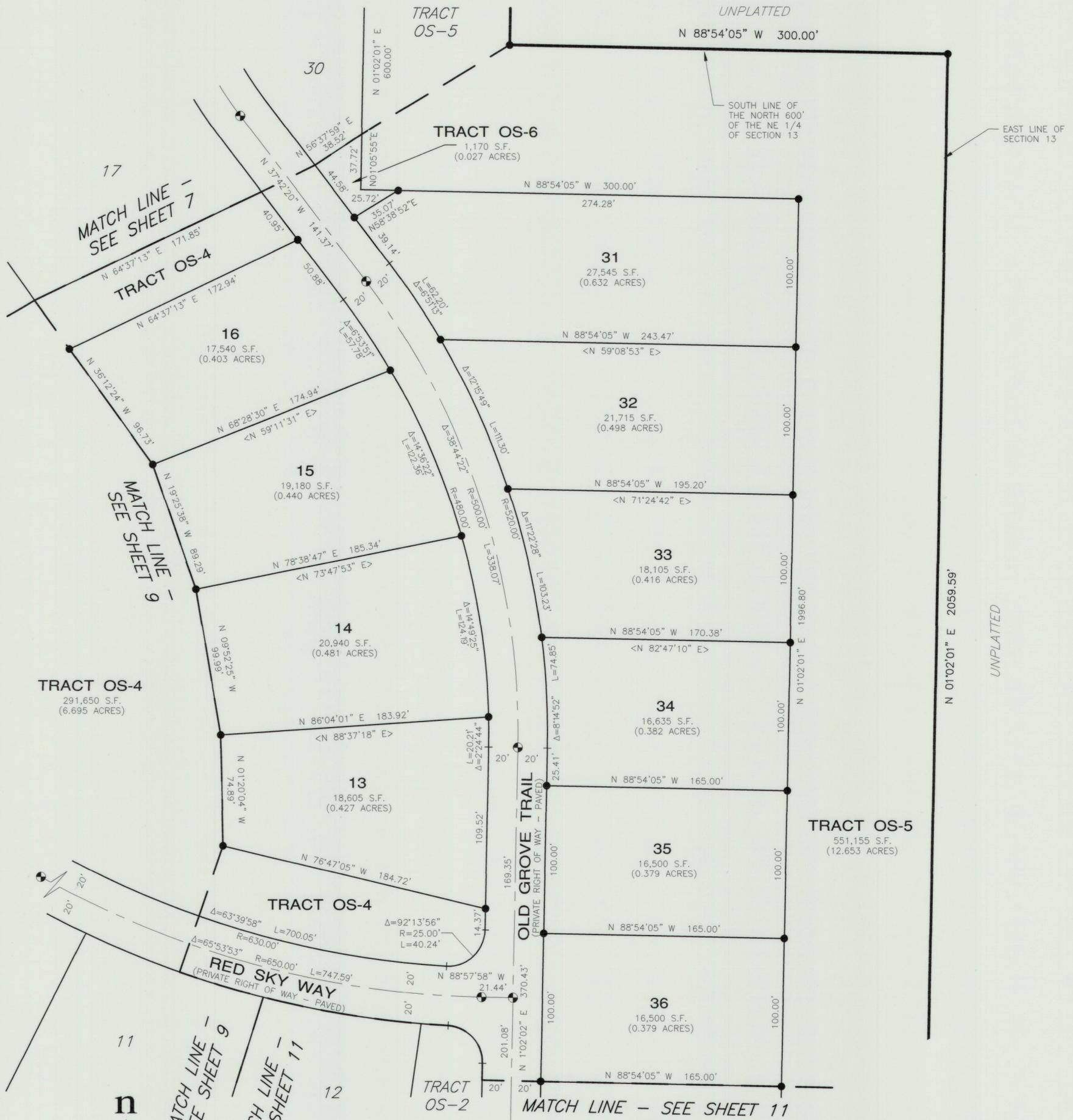
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BY: \_\_\_\_\_ DEPUTY COUNTY AUDITOR  
\_\_\_\_\_ KITTITAS COUNTY AUDITOR

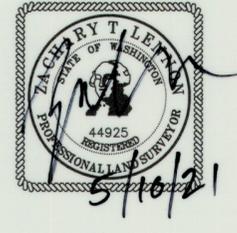
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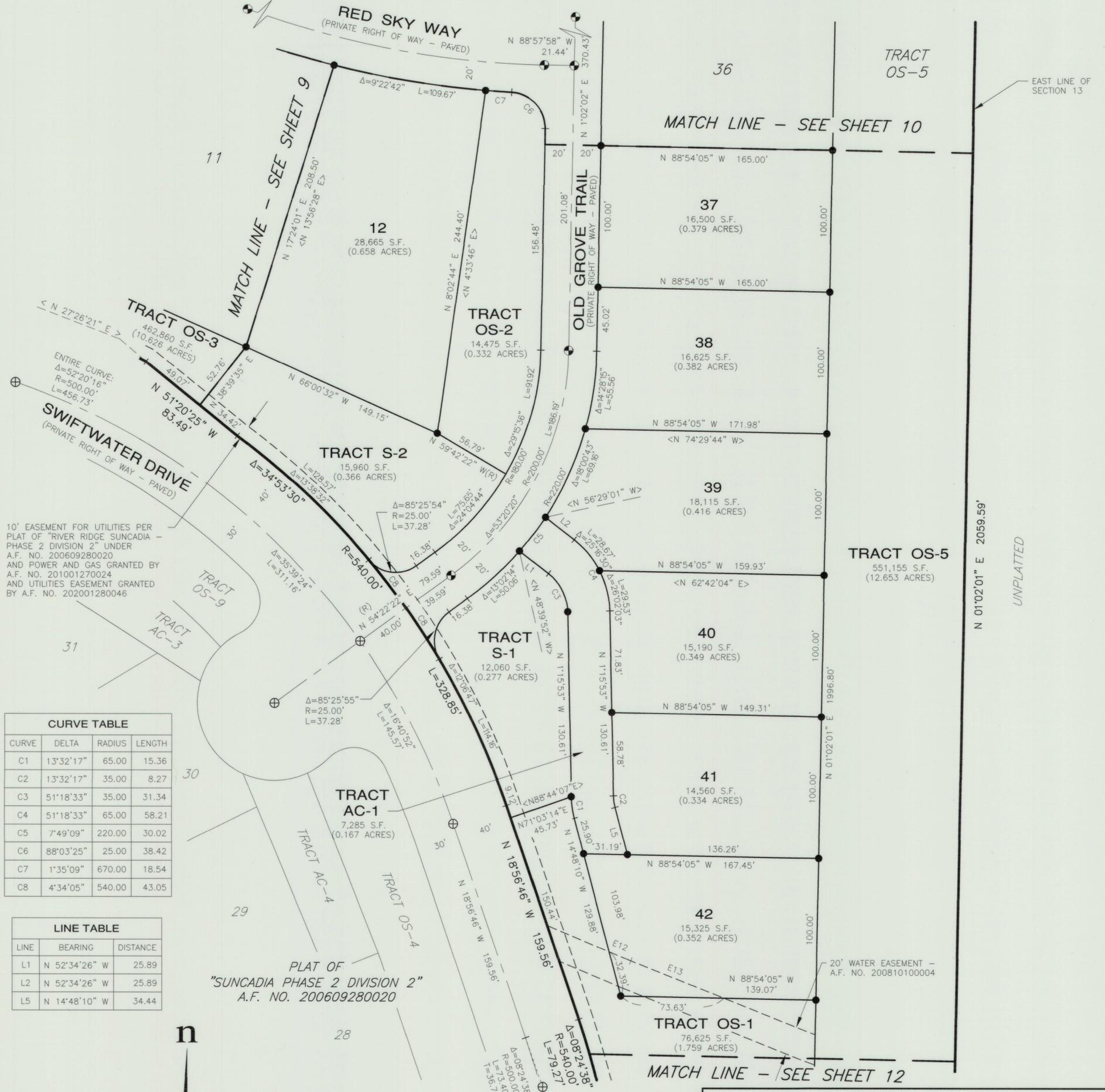
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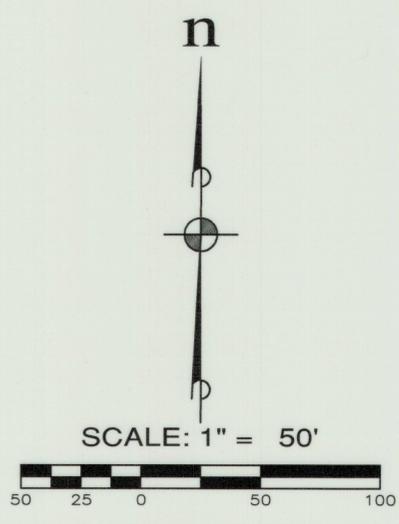


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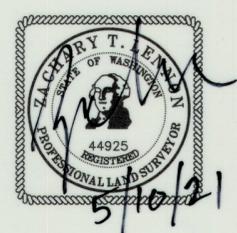
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°32'17"	65.00	15.36
C2	13°32'17"	35.00	8.27
C3	51°18'33"	35.00	31.34
C4	51°18'33"	65.00	58.21
C5	7°49'09"	220.00	30.02
C6	88°03'25"	25.00	38.42
C7	1°35'09"	670.00	18.54
C8	4°34'05"	540.00	43.05

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 52°34'26" W	25.89
L2	N 52°34'26" W	25.89
L5	N 14°48'10" W	34.44

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E12	N 67°15'26" W	16.82
E13	N 68°26'30" W	71.37



SEE LEGEND ON SHEET 4 OF 14



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITITAS 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 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  
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FEDERAL WAY EVERETT (253) 838-6113 (425) 297-9900

DATE: 2021-05-10	JOB NO. 998-812-020-0002
DRAWN BY: C.A.F./R.F.G.	SHEET 11 OF 14

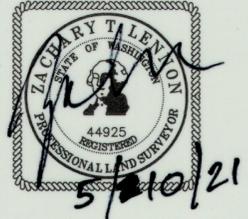
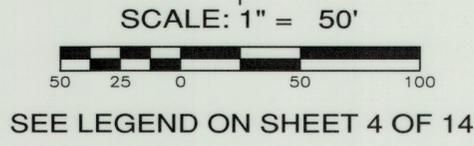
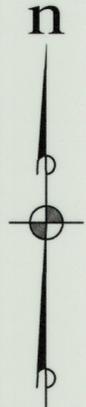
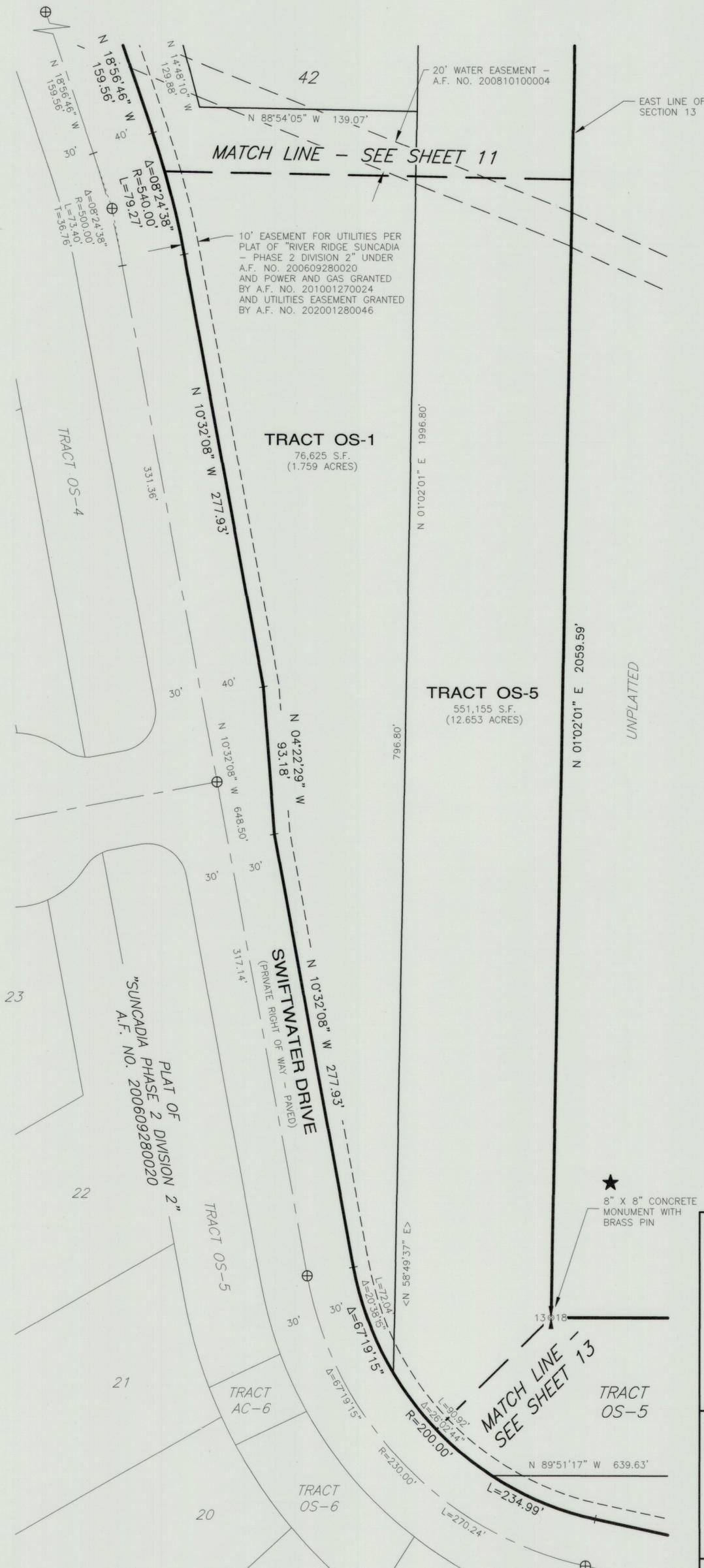
# NELSON RIDGE SUNCADIA - PHASE 2 DIVISION 6

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.  
KITTITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-13050-0081, 20-14-13050-0094, 20-14-13050-0095 AND 20-14-13050-0096

AUDITOR'S REFERENCE

LP-20-00004  
LPF-21-00005



**RECORDING CERTIFICATE**

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