

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITITAS COUNTY, WASHINGTON
ASSESSOR PARCEL NUMBER 21930

AUDITOR'S REFERENCE

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 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

BY: Roger Beck
ITS: Senior Vice President

BY: GARY A. KITTLESON
ITS: VICE PRESIDENT

STATE OF WASHINGTON }
COUNTY OF KITITITAS } 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 Beck, TO ME KNOWN TO BE Senior Vice President OF LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 12TH DAY OF JUNE, 2017.



Terra B. Logg-Sybertz
PRINTED NAME: Terra B. Logg-Sybertz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 5-17-2020

STATE OF WASHINGTON }
COUNTY OF KITITITAS } 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 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 12TH DAY OF JUNE, 2017.



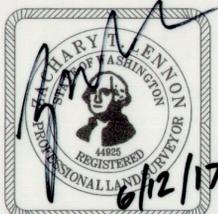
Terra B. Logg-Sybertz
PRINTED NAME: Terra B. Logg-Sybertz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 5-17-2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 19 AND 20, 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 12TH DAY OF JUNE, A.D., 2017.

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



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS 13TH DAY OF JUNE, A.D., 2017.
Lucas Duke
KITITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITITAS COUNTY.

DATED THIS 13 DAY OF JUNE, A.D., 2017.
Deborah Aice
KITITITAS 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 13 DAY OF JUNE, A.D., 2017.
Seeger
KITITITAS COUNTY TREASURER



CERTIFICATE OF COUNTY HEALTH SANITARIAN
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" 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 3 DAY OF JUNE, A.D., 2017.
MD
KITITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 6" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS 13 DAY OF JUNE, A.D., 2017.
Christy Garcia
KITITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 20TH DAY OF JUNE, A.D., 2017.

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON
CHAIRMAN _____ ATTEST: _____
CLERK OF THE BOARD

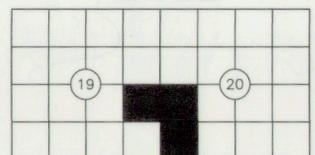
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, A.D., 2017, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITITITAS COUNTY, WASHINGTON.

BY: _____ DEPUTY COUNTY AUDITOR
_____ KITITITAS COUNTY AUDITOR
AUDITOR'S FILE NO. _____

SUBDIVISION LOCATOR

NOT TO SCALE



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

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BY: _____ DEPUTY COUNTY AUDITOR
_____ KITITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: _____

ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205
Federal Way, WA 98003
www.esmcivil.com
Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture
DATE: 2017-06-05 | JOB NO. 998-753-016-0002
DRAWN BY: C.A.F./R.F.G. | SHEET 1 OF 6

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

AUDITOR'S REFERENCE

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON

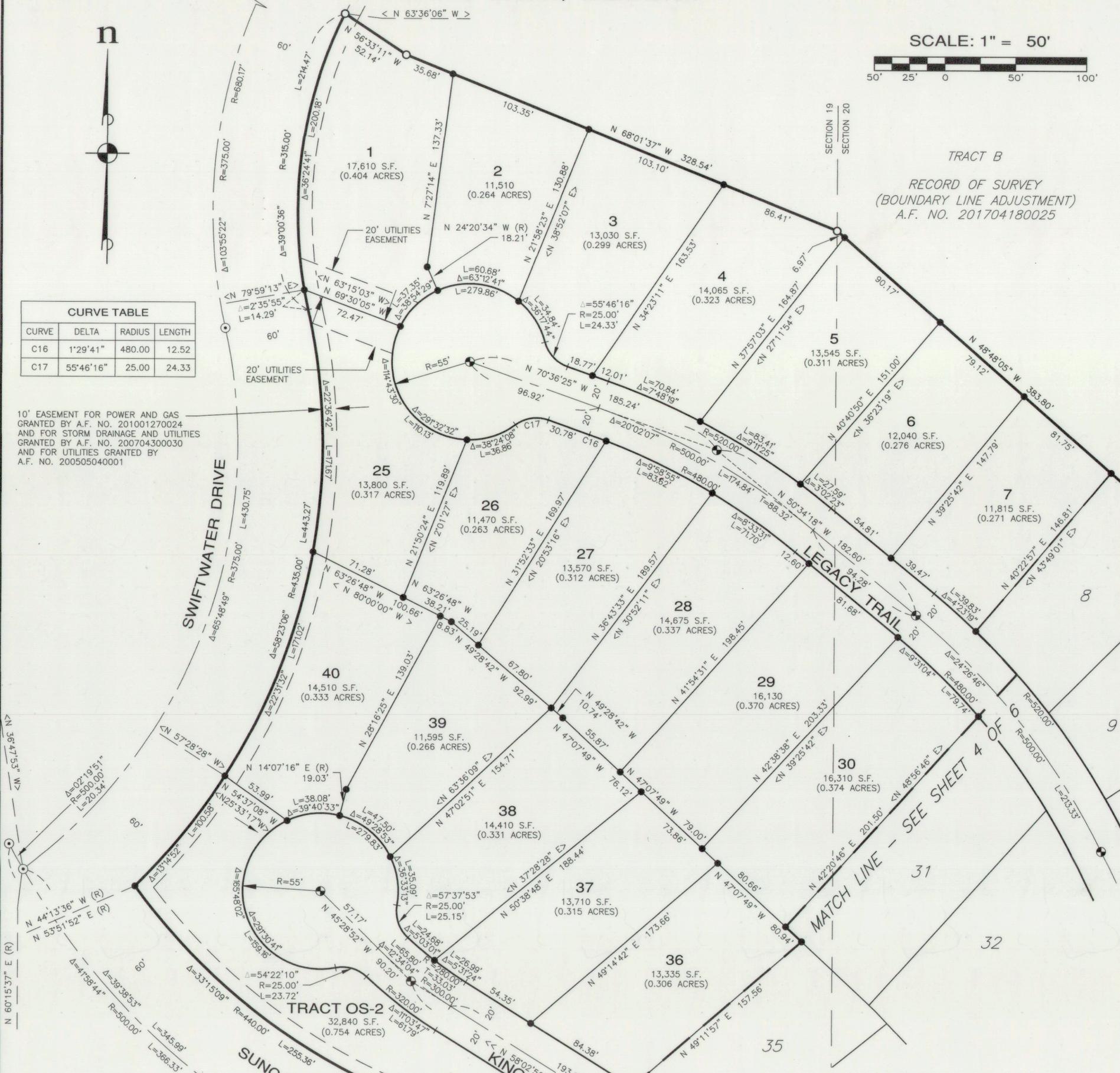
n

SCALE: 1" = 50'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	1°29'41"	480.00	12.52
C17	55°46'16"	25.00	24.33

10' EASEMENT FOR POWER AND GAS GRANTED BY A.F. NO. 201001270024 AND FOR STORM DRAINAGE AND UTILITIES GRANTED BY A.F. NO. 200704300030 AND FOR UTILITIES GRANTED BY A.F. NO. 200505040001



TRACT B
RECORD OF SURVEY
(BOUNDARY LINE ADJUSTMENT)
A.F. NO. 201704180025

LEGACY TRAIL
MATCH LINE - SEE SHEET 4
SECTION 19
SECTION 20

LEGEND

- ⊙ SURFACE BRASS CAP, STAMPED: "L.S. 33148" SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)", A.F. NO. 200506160038
- ⊕ SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
- FOUND REBAR AND CAP STAMPED "HGG PELS 6422"
- SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 35142 44925". 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
- <<>> DISTANCE MONUMENT TO MONUMENT
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- S-1 SERVICE TRACT - DESIGNATION NUMBER
- AC-1 ACCESS TRACT - DESIGNATION NUMBER



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KITITAS COUNTY AUDITOR

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

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

DATE: 2017-06-09 | JOB NO. 998-753-016-0002
DRAWN BY: C.A.F./R.F.G. | SHEET 3 OF 6

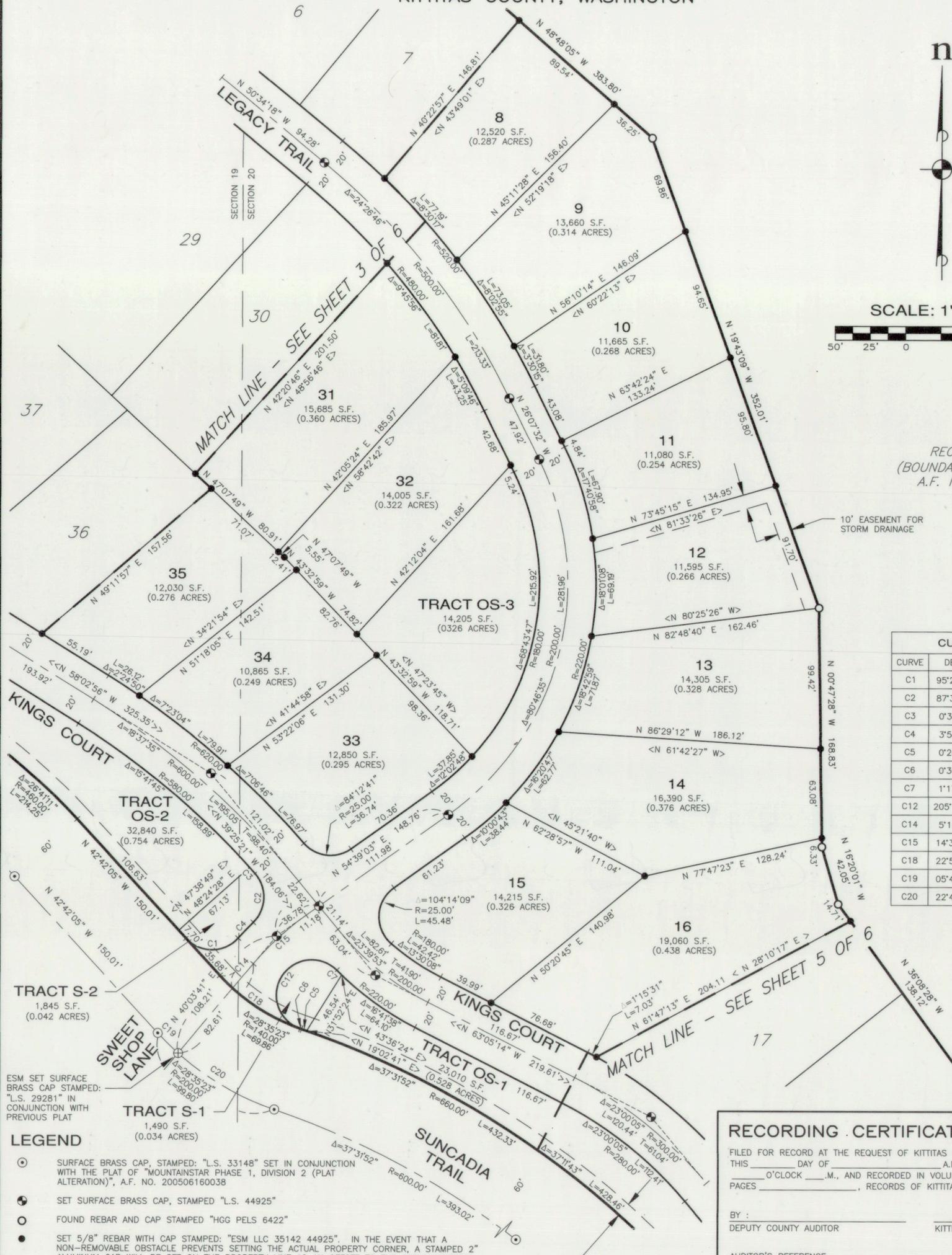
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KITITAS COUNTY, WASHINGTON

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SCALE: 1" = 50'



TRACT B
RECORD OF SURVEY
(BOUNDARY LINE ADJUSTMENT)
A.F. NO. 201704180025

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	95°25'40"	25.00	41.64
C2	87°39'02"	25.00	38.24
C3	0°34'16"	580.00	5.78
C4	3°59'52"	220.00	15.35
C5	0°20'09"	660.00	3.87
C6	0°30'40"	140.00	1.25
C7	1°17'16"	220.00	4.94
C12	205°40'28"	25.00	89.74
C14	5°11'22"	140.00	12.68
C15	14°35'22"	200.00	50.93
C18	22°53'17"	140.00	55.93
C19	05°48'17"	200.00	20.26
C20	22°47'06"	200.00	79.54

T=25.60

LEGEND

- ⊙ SURFACE BRASS CAP, STAMPED: "L.S. 33148" SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)", A.F. NO. 200506160038
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BY: _____ DEPUTY COUNTY AUDITOR
KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

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

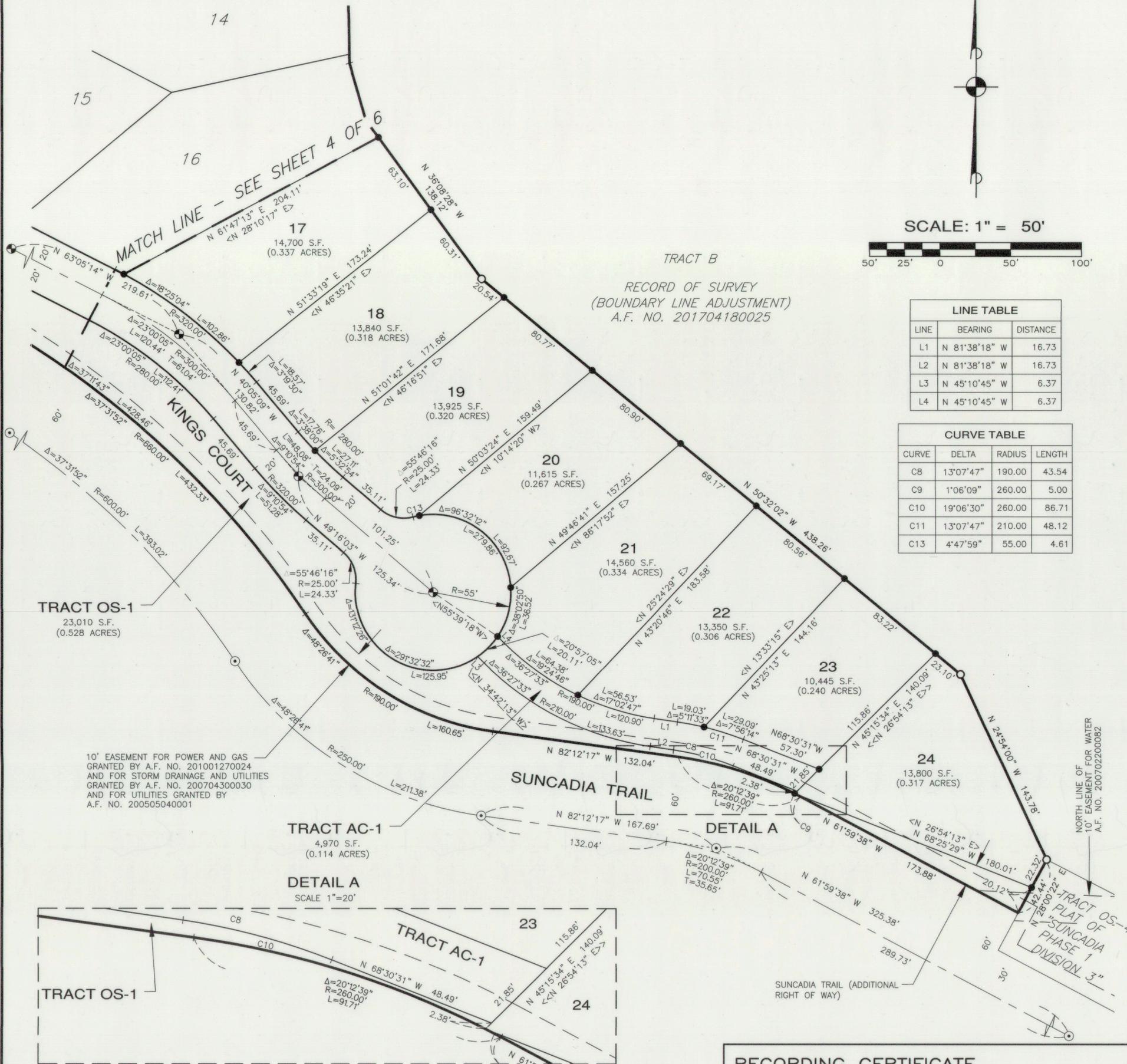
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DATE: 2017-06-09 | JOB NO. 998-753-016-0002
DRAWN BY: C.A.F./R.F.G. | SHEET 4 OF 6

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

AUDITOR'S REFERENCE

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY, WASHINGTON



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°38'18" W	16.73
L2	N 81°38'18" W	16.73
L3	N 45°10'45" W	6.37
L4	N 45°10'45" W	6.37

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C8	13°07'47"	190.00	43.54
C9	1°06'09"	260.00	5.00
C10	19°06'30"	260.00	86.71
C11	13°07'47"	210.00	48.12
C13	4°47'59"	55.00	4.61

- LEGEND**
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BY: _____
DEPUTY COUNTY AUDITOR

BY: _____
KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____



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