

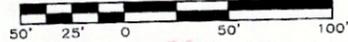
THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

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

AUDITOR'S REFERENCE



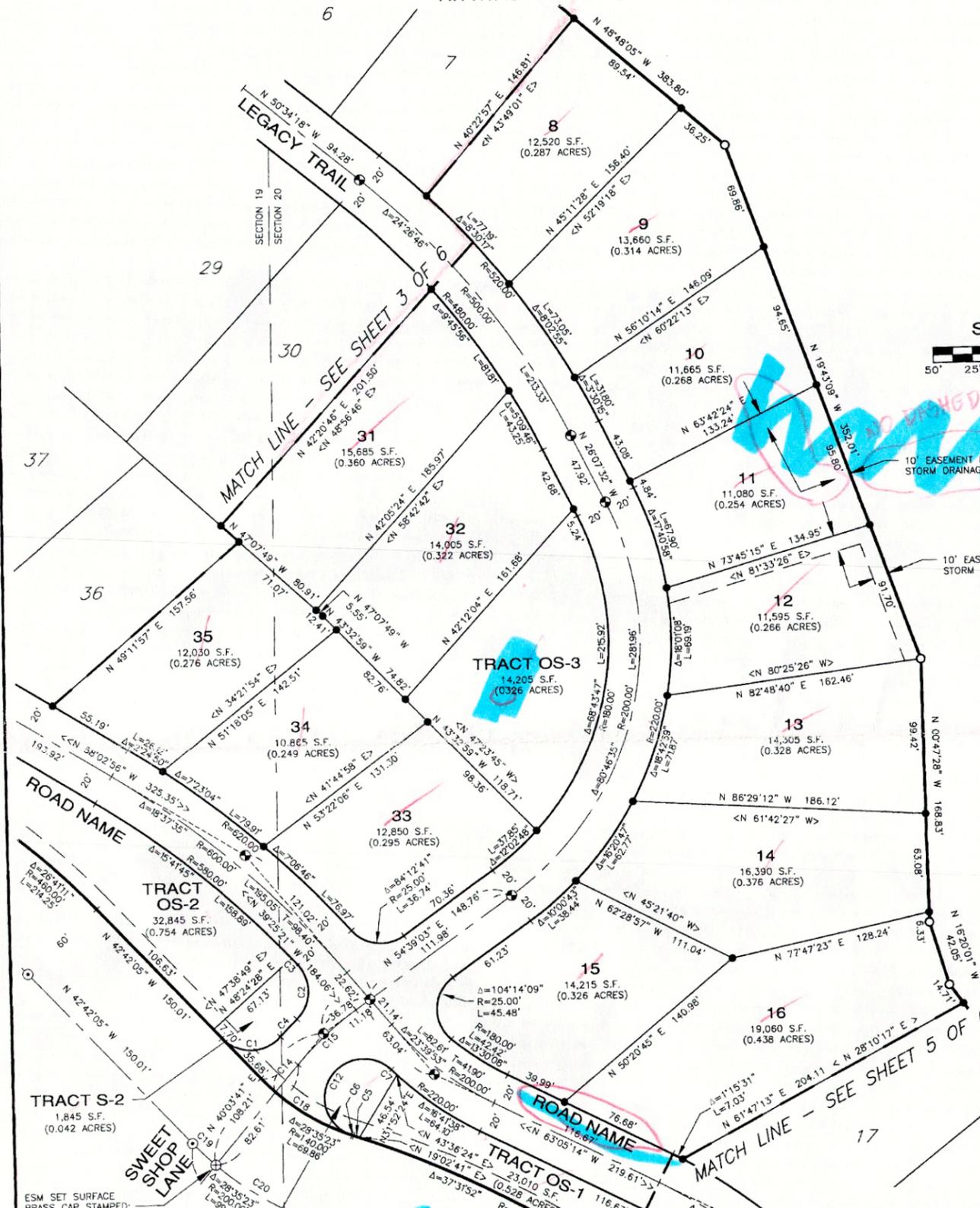
SCALE: 1" = 50'



RECORDED LINES

TRACT B
RECORD OF SURVEY
(BOUNDARY LINE ADJUSTMENT)
A.F. NO. 2017

CURVE	DELTA	RADIUS	LENGTH
C1	95°25'40"	25.00	41.94
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°11'26"	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



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 CORNER AS NOTED
- 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 << >> DISTANCE MONUMENT TO MONUMENT
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- S-1 SERVICE TRACT - DESIGNATION NUMBER
- AC-1 ACCESS TRACT - DESIGNATION NUMBER

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



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS 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 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
Public Works | Project Management | Landscape Architecture

DATE: 2017-04-10 JOB NO. 998-753-016-0002
DRAWN BY: C.A.F./R.F.C. SHEET 4 OF 6

AUDITOR'S REFERENCE

THE LEGACY AT SUNCADIA SUNCADIA - PHASE 1 DIVISION 6

A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR PARCEL NUMBER 21930 AND PTN 11864

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: _____
ITS: _____

BY: _____
ITS: _____

STATE OF WASHINGTON }
COUNTY OF KITITAS } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

_____, TO ME KNOWN TO BE

_____, 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 _____ DAY OF _____, 2017.

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

STATE OF WASHINGTON }
COUNTY OF KITITAS } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

_____, TO ME KNOWN TO BE

_____, 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 _____ DAY OF _____, 2017.

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

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 _____ DAY OF _____, A.D., 2017.

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



PER OUR CODE - OUR CODE SUGG. - UTILIZE STANDARD STATEMENT PER RCW 59.09.080

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2017.

KITITAS 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 KITITAS COUNTY.

DATED THIS _____ DAY OF _____, A.D., 2017.

KITITAS 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., 2017.

KITITAS 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 _____ DAY OF _____, A.D., 2017.

KITITAS 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 _____ DAY OF _____, A.D., 2017.

KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2017.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEST: _____
CLERK OF THE BOARD

RECORDING CERTIFICATE

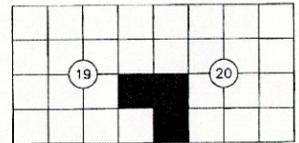
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BY: DEPUTY COUNTY AUDITOR _____ KITITAS COUNTY AUDITOR _____

AUDITOR'S FILE NO. _____

SUBDIVISION LOCATOR

NOT TO SCALE



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

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AUDITOR'S REFERENCE: _____

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

www.esmcivil.com
FEDERAL WAY (253) 838-5113
EVERETT (425) 297-9900

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

DATE: 2017-04-10 JOB NO. 998-753-016-0002
DRAWN BY: C.A.F./R.F.G. SHEET 1 OF 6

*CINDY FLOOD
@ESM
TO PROVIDE LOT CLOSURES*