

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

May 26, 2017

Talisman Village LLC
97 Big Hill Dr.
Cle Elum, WA 98922

RE: Talisman Parcel Combination CB-16-00007

Dear Applicant,

Kittitas County Community Development Services has reviewed the proposed combination application and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, Please note the following items that must be completed to complete the process:

1. Please be advised that once these parcels have been combined, they cannot be separated again.
2. Final packet was submitted by Community Development Services to the Kittitas County Assessor's Office to finalize the boundary line adjustment on May 26th 2017.

If you have any further questions, please feel free to contact me at (509)-962-7637.

Sincerely,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

cc. Assessor's Office

From: [Chelsea Benner](#)
To: ["JAMES@JRSTAEDLER.COM"; "davegintz444@gmail.com"](#)
Subject: CB-16-00007
Date: Friday, May 26, 2017 4:11:05 PM
Attachments: [CB-16-00007 Talisman Final Approval Letter Signed.pdf](#)

Good Afternoon,

Please see the attached letter regarding the final approval for the Talisman Village parcel combination. Have a great weekend!

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

From: [Chelsea Benner](#)
To: [Christine M. Garcia](#)
Subject: CB-16-00007
Date: Friday, May 26, 2017 4:06:47 PM

Good Afternoon,

[CB-16-00007](#)

Community Development Services has issued final approval for the above Parcel Combination Application. Please review this submission via the hyperlink above.

Thank you,

Chelsea Benner

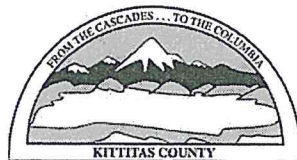
Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

CB-16-00007

PARCEL COMBINATION APPLICATION

(The process of combining two or more parcels, per KCC Title 16)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: a separate application must be filed for each combination request.

- ☒ Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- ☒ Signatures of all property owners.
- ☒ Legal descriptions of the proposed lots.
- ☒ Project narrative description including at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- ☐ Tax Receipt (full-year taxes must be paid in full)
- ☒ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required)

OPTIONAL ATTACHMENTS

- ☐ An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- ☐ Assessor Compas Information about the parcels.

APPLICATION FEE:

\$540.00 Community Development Services

\$540.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

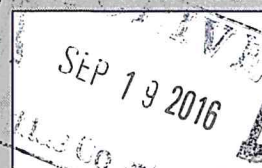
X

DATE:

9/19/16

RECEIPT #

31549



DATE STAMP HERE

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 12-30-15

Page 1 of 3

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.
- Name: Talisman Village, LLC
- Mailing Address: 97 Big Hill Dr.
- City/State/ZIP: Cle Elum, WA 98922
- Day Time Phone: 253-820-5463
- Email Address: james@jrstaedler.com
2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.
- Agent Name: James Staedler
- Mailing Address: 97 Big Hill Dr.
- City/State/ZIP: Cle Elum, WA 98922
- Day Time Phone: 253-820-5463
- Email Address: james@jrstaedler.com
3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.
- Name: Dave Gintz
- Mailing Address: 4503 N. 42nd St.
- City/State/ZIP: TACOMA, WA 98407
- Day Time Phone: 253-653-5214
- Email Address: dave.gintz444@gmail.com
4. **Street address of property:**
- Address: 19 Big Hill Dr.
- City/State/ZIP: Cle Elum, WA 98922
5. **Legal description of property (attach additional sheets as necessary):** SEE ATTACHED
6. **Tax parcel numbers:** SEE ATTACHED
7. **Property size:** 3.13 (acres)
8. **Land Use Information:**
- Zoning: MPR Comp Plan Land Use Designation: Rural Rec.

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

✓ Lot 71 - 954899 - 0.08 ACRES TRACT AC-1 - 1.15 ACRES
✓ Lot 78 - 954906 - 0.08 ACRES

TRACT AC-1 - 0.99 ACRES 954907 1.06 AC

APPLICANT IS: ☒ OWNER ☐ PURCHASER ☐ LESSEE ☐ OTHER

AUTHORIZATION

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

9/19/16

Signature of Land Owner of Record
(Required for application submittal):

Date:

X _____

9/19/16

Treasurer's Office Review

Tax Status: 2017 paid in full

By: Ceci Rahme

Date: 5/26/17

Kittitas County Treasurer's Office

Approved as submitted by Community Development Services

Planner: Chelsea Benner

Signed: 

Date: 5.26.17

From: [Chelsea Benner](#)
To: ["JAMES@JRSTAEDLER.COM"](mailto:JAMES@JRSTAEDLER.COM)
Cc: [Jeff Watson](#)
Subject: CB-16-00007
Date: Thursday, May 25, 2017 9:56:22 AM
Attachments: [CB-16-00007 Talisman Request for Action Letter Signed.pdf](#)

Good Morning,

Attached is a letter requesting that the taxes for parcel 954907 be paid prior to final approval of your parcel combination. A hard copy of this letter is also going out in the mail this afternoon. Please let me know if you have any questions.

Thank you,

Chelsea Benner

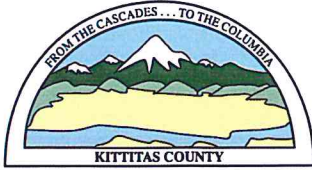
Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

May 25, 2017

Talisman Village LLC
Attn: James Staedler
97 Big Hill Dr.
Cle Elum, WA 98922

RE: Parcel Combination CB-16-00007

Map Number	20-15-19056-0071	Parcel Number	954899
Map Number	20-15-19056-0078	Parcel Number	954906
Map Number	20-15-19056-0079	Parcel Number	954907

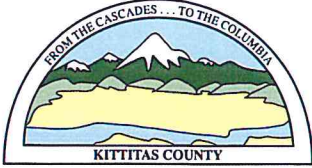
Dear Applicant,

Prior to giving final approval the taxes for parcel 954907 are required to be paid in full for the current year. Please contact CDS when this has been done.

If you have any further questions, please feel free to contact me at (509) 962-7637.

Sincerely,

Chelsea Benner
Staff Planner



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

November 18, 2016

James Staedler
Talisman Village LLC
97 Big Hill Drive
Cle Elum WA 98922

RE: Talisman Parcel Combination CB-16-00007

Dear Mr. Staedler,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the parcel combinations and must be submitted to our offices for review:

1. A legal description or survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

Jeff Watson

From: Jeff Watson
Sent: Friday, October 28, 2016 8:01 AM
To: Lucas Huck; Kelly Bacon; Maria Fischer
Subject: RE: CB-16-00007 Talisman Parcel Combination

I am headed for a two week vacation starting on Monday; was hoping to get this thing approval before I go. PW rarely had comments on these but...?

Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Jeff Watson
Sent: Tuesday, October 18, 2016 10:03 AM
To: Lucas Huck; Kelly Bacon; Maria Fischer
Subject: CB-16-00007 Talisman Parcel Combination

[CB-16-00007 Talisman](#)

Could someone please review the attached (or hyperlink to the file) for PW comments regarding this parcel combination in Suncadia. I used to send them to Christina and on a rare occasion she might have a comment. I'm not sure who I'm supposed to send them to now. Let me know if you have any questions

Jeffrey A. Watson
GIS Technician/Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Jeff Watson

From: Jeff Watson
Sent: Tuesday, October 18, 2016 10:03 AM
To: Lucas Huck; Kelly Bacon; Maria Fischer
Subject: CB-16-00007 Talisman Parcel Combination
Attachments: CB-16-00007 Talisman Master File.pdf

[CB-16-00007 Talisman](#)

Could someone please review the attached (or hyperlink to the file) for PW comments regarding this parcel combination in Suncadia. I used to send them to Christina and on a rare occasion she might have a comment. I'm not sure who I'm supposed to send them to now. Let me know if you have any questions

Jeffrey A. Watson
GIS Technician/Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Jeff Watson

From: James Staedler <staedlerjames@gmail.com>
Sent: Wednesday, October 19, 2016 8:00 PM
To: Jeff Watson
Cc: james@jrstaedler.com; davegintz444@gmail.com
Subject: Re: CB-16-00007 Talisman Parcel Combination
Attachments: Parcel Combination Application amendment19102016.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff,

Attached is the amended page 3 of the parcel combination application. I'm not sure what I'd written on the original, but this should be correct. If it isn't, please let me know. Thanks very much.

On Tue, Oct 18, 2016 at 9:48 AM, Jeff Watson <jeff.watson@co.kittitas.wa.us> wrote:

Gentleman,

I have processed your parcel combination application for intake and distribution and will forward it as is to appropriate departments for comment. However, the application as submitted is not technically correct with respect to acreages; supplemental documents indicating acknowledgement and signatures will need to be submitted prior to final approval. The acreages submitted with the parcel numbers are from the original plat approved in 2008, not the amended plat (attached) which you acknowledged in your narrative. Please make the necessary corrections and submit an updated page 3 of the application.

Thank you,

Jeffrey A. Watson

GIS Technician/Planner II

[Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. __, Pg __)

Assessors # Treasurers #
LOT 71 - 954899 20-15-19056-0071 .06 acres Tract AC-1 1.19 acres
LOT 78 - 954906 20-15-19056-0078 .07 acres
TRACT AC-1 1.06 acres

APPLICANT IS: ☒ OWNER ☐ PURCHASER ☐ LESSEE ☐ OTHER

AUTHORIZATION

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X

10/19/16

Signature of Land Owner of Record
(Required for application submittal):

Date:

X

10/19/16

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

Jeff Watson

From: Jeff Watson
Sent: Tuesday, October 18, 2016 9:48 AM
To: 'james@jrstaedler.com'; 'davegintz444@gmail.com'
Subject: CB-16-00007 Talisman Parcel Combination
Attachments: CB-16-00007 Talisman Plat Amendment Recorded Survey.pdf; CB-16-00007 Talisman Plat Amendment Resolution 2009-086.pdf

Gentleman,

I have processed your parcel combination application for intake and distribution and will forward it as is to appropriate departments for comment. However, the application as submitted is not technically correct with respect to acreages; supplemental documents indicating acknowledgement and signatures will need to be submitted prior to final approval. The acreages submitted with the parcel numbers are from the original plat approved in 2008, not the amended plat (attached) which you acknowledged in your narrative. Please make the necessary corrections and submit an updated page 3 of the application.

Thank you,

Jeffrey A. Watson
GIS Technician/Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



CB-16-00007
Talisman Village

Air
Photo



CB-16-00007
Talisman Village

Parcels
Involved

11-220

11-220

SUNCADIA - PHASE 1 DIVISION 13A (PLAT ALTERATION)

A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

KITTITAS COUNTY, WASHINGTON

TAX PARCEL NUMBERS : 20-15-19056-0001 TO 20-15-19056-0019 AND 20-15-19056-0067 TO 20-15-19056-0079

AUDITOR'S FILE NO.

200907210021

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BENNETT-SFS LLC, A WASHINGTON LIMITED LIABILITY COMPANY ("BENNETT") OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY ALTER AND AMEND THE PLAT OF SUNCADIA, PHASE 1 DIVISION 13A, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 163 THROUGH 168, RECORDS OF KITTITAS COUNTY, WASHINGTON, TO THE EXTENT REFLECTED HEREON AND AS SET FORTH HEREIN, AND DOES FURTHER HEREBY DECLARE THIS PLAT.

BENNETT - SFS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: Paul G. Giesnick
ITS: Authorized Signer

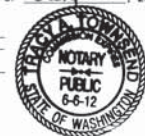
BY: Yuichiro Ono
ITS: Manager

STATE OF WASHINGTON }
COUNTY OF King } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Paul G. Giesnick AND Yuichiro Ono TO ME KNOWN TO BE THE Authorized Signer AND Manager RESPECTIVELY OF BENNETT - SFS, LLC, A WASHINGTON 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 THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF July, 2009.

PRINTED NAME: Tracy A. Townsend
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 6/6/2012



RATIFICATION OF LENDER

KNOW ALL MEN BY THESE PRESENTS, THAT SUMITOMO FORESTRY SEATTLE, INC., A WASHINGTON CORPORATION, THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS AND THE PLAT AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION SO PLATTED.

SUMITOMO FORESTRY SEATTLE, INC., A WASHINGTON CORPORATION

BY: Yuichiro Ono
ITS: Director

STATE OF WASHINGTON }
COUNTY OF KING } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Yuichiro Ono TO ME KNOWN TO BE THE Manager/Director SUMITOMO FORESTRY SEATTLE, INC., A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF July, 2009.

PRINTED NAME: Tracy A. Townsend
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 6/6/2012



RATIFICATION OF LENDER

KNOW ALL MEN BY THESE PRESENTS, THAT SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS AND THE PLAT AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION SO PLATTED.

SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: EASTON RIDGE INVESTORS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: Ronald D. Olson
ITS: Managing Director

BY: Gary Killeen
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 Ronald Olson AND Gary Killeen TO ME KNOWN TO BE THE Managing Director AND Vice President RESPECTIVELY OF EASTON RIDGE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF 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 THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6th DAY OF July, 2009.

PRINTED NAME: Debbie J. Masters
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 8/29/2011



LEGAL DESCRIPTION

LOTS 1 THROUGH 19, 67 THROUGH 78 AND TRACT AC-1 OF SUNCADIA - PHASE 1 DIVISION 13A, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 163 THROUGH 168, UNDER AUDITOR'S FILE NO. 200808210001, ALL IN THE RECORDS OF SAID COUNTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 1 DIVISION 13A (PLAT ALTERATION)" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, 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 25th DAY OF June, A.D., 2009.

Michael R. Bowen
MICHAEL R. BOWEN, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 29294



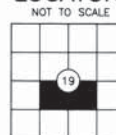
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 21st DAY OF July, A.D., 2009, AT 24 MINUTES PAST 12 O'CLOCK P.M., AND RECORDED IN VOLUME 11 OF PLATS, ON PAGES 220, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: Gerald Pettit
KITTITAS COUNTY AUDITOR

K. R. Andrews
KITTITAS COUNTY AUDITOR
AUDITOR'S FILE NO. 200907210021

SUBDIVISION LOCATOR



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

ESM CONSULTING ENGINEERS LLC
33915 1st Way South #200
Federal Way, WA 98003
www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

DATE: 2009-06-24
DRAWN BY: F.D./D.L.R.

JOB NO. 1262-009-009-0005
SHEET 1 OF 5

FEDERAL WAY (253) 838-6113
BOTHELL (425) 415-6144
ELLensburg (509) 674-1905

VOLUME/PAGE
11
220

11-221

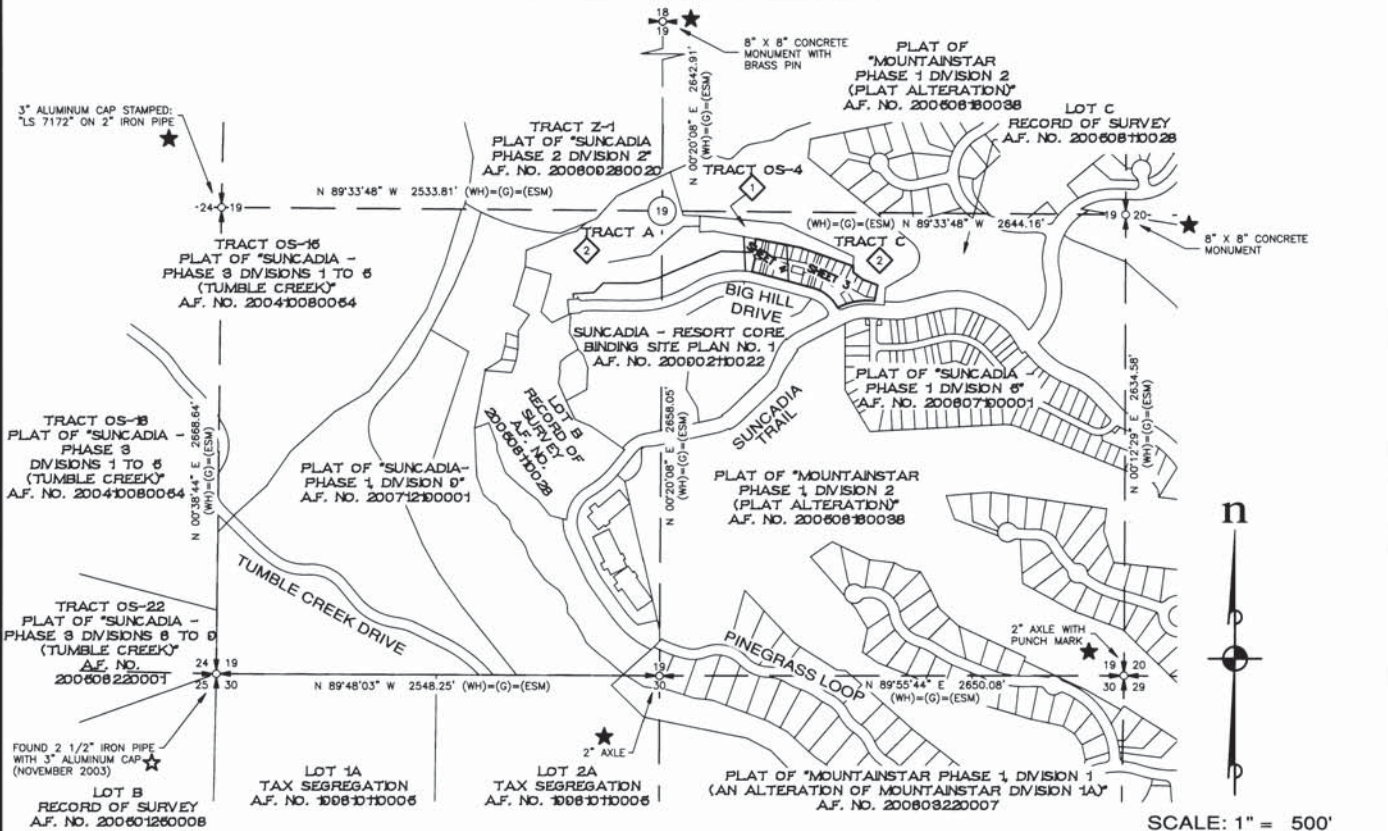
11-221

SUNCADIA - PHASE 1 DIVISION 13A (PLAT ALTERATION)

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

AUDITOR'S FILE NO.

200907210021



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS 13 DAY OF July, A.D., 2009.

KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 13A (PLAT ALTERATION)" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS 20 DAY OF July, A.D., 2009.

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 7th DAY OF July, A.D., 2009.

KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 13A (PLAT ALTERATION)" 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 15th DAY OF July, A.D., 2009.

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 13A (PLAT ALTERATION)" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATING.

DATED THIS 7 DAY OF July, A.D., 2009.

KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 21st DAY OF July, A.D., 2009.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

CHAIRMAN

ATTEST [Signature]
CLERK OF THE BOARD

RECORDER

RECORDED ON July 21, 2009 @ 12:29 pm.
IN VOL 11 - PG 221 IN KITITAS CO.

[Signature]
AUDITOR

[Signature]
DEPUTY RECORDER



6/25/09

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0682) AND "J358" (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 RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100

THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNIQUES

PROCEDURE USED: FIELD TRAVERSE AND GPS WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

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.

(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 CONCURRED WITH 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. ESM ACCEPTED THEIR POSITION.

☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.

(G) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY GOLDSMITH & ASSOCIATES AS RECORDED IN BOOK 30 OF SURVEYS, PAGES 104-107, UNDER AUDITOR'S FILE NO. 200407290063.

1 PLAT OF "SUNCADIA - PHASE 1 DIVISION 9" A.F. NO. 200712190001

2 RECORD OF SURVEY (BOUNDARY LINE ADJUSTMENT) A.F. NO. 200805020040

SCALE: 1" = 500'



ESM

CONSULTING ENGINEERS, LLC

33915 1st Way South #200
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

DATE: 2009-08-24

JOB NO. 1262-009-009-005

DRAWN BY: W.D.D./F.D./D.L.R.

SHEET 2 OF 5

VOLUME/PAGE
11/221

11-222

11-222

SUNCADIA - PHASE 1 DIVISION 13A (PLAT ALTERATION)

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

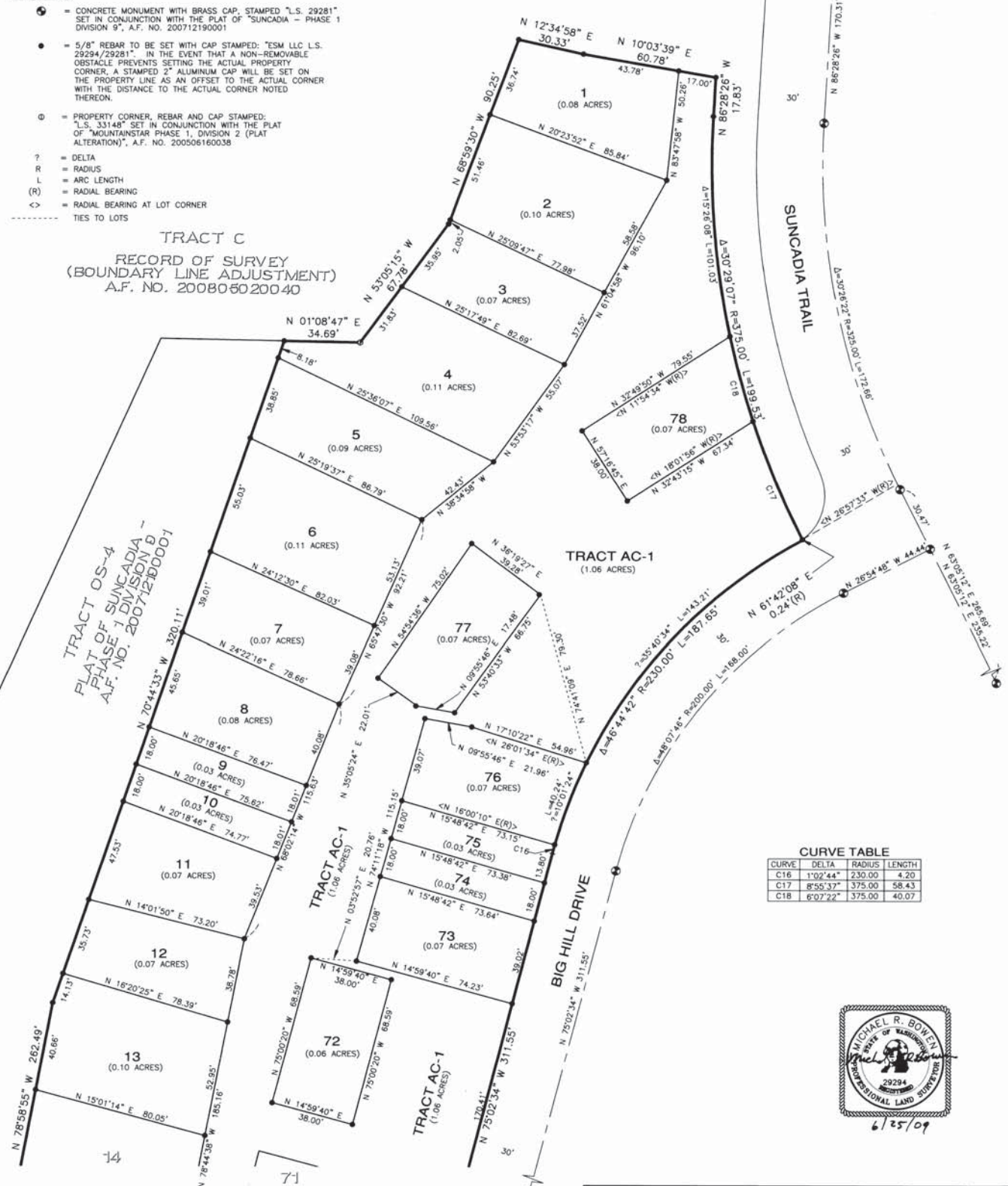
AUDITOR'S FILE NO.

200907210021

LEGEND

- = CONCRETE MONUMENT WITH BRASS CAP, STAMPED "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 9", A.F. NO. 200712190001
- = 5/8" REBAR TO BE SET WITH CAP STAMPED: "ESM LLC L.S. 29294/29281". 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.
- = PROPERTY CORNER, REBAR AND CAP STAMPED: "L.S. 33148" SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)", A.F. NO. 200506160038
- ? = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER
- TIES TO LOTS

TRACT C
RECORD OF SURVEY
(BOUNDARY LINE ADJUSTMENT)
A.F. NO. 200806020040



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	1°02'44"	230.00	4.20
C17	8°55'37"	375.00	58.43
C18	6°07'22"	375.00	40.07



SEE SHEET 4 OF 5

Recorder
Recorded on July 21, 2009 at 12:29 PM
In Volume 11 Page 222 in Kittitas County
Donald Pettit
Auditor
K. J. Thompson
Deputy Recorder

SCALE: 1" = 30'



DWG NAME : ESM\ENGR\ESM-JOBS\1262\009\007\PLATS\P1-FPA-03.DWG

ESM CONSULTING ENGINEERS LLC

33915 1st Way South #200
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

DATE : 2009-06-24

JOB NO. 1262-009-009-0005

DRAWN BY: W.D.D./F.D./D.L.R.

SHEET 3 OF 5

VOLUME/PAGE
11/222

200907210021

SHEET 4 OF 5

11-224

11-224

SUNCADIA - PHASE 1 DIVISION 13A (PLAT ALTERATION)A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.

200907210021

EASEMENTS AND NOTES

1. THE PLAT OF SUNCADIA - PHASE 1 DIVISION 13A, AS RECORDED AUGUST 21, 2008, IN BOOK 11 OF PLATS, PAGES 163-168 IS BEING AMENDED HEREIN AS TO THE DESCRIBED REAL PROPERTY, AND THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH IN SUNCADIA - PHASE 1 DIVISION 9 AND MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION) AND SUNCADIA - PHASE 1 DIVISION 13A WITH RESPECT TO SAID PROPERTY ARE SUPERSEDED BY THIS PLAT.
2. THIS IS THE FIRST PHASE OF A THREE-PHASE PLAT WHICH SHALL BE COLLECTIVELY REFERRED TO AS PHASE 1 DIVISION 13. TRACT A WILL OR MAY BE FURTHER SUBDIVIDED INTO TWO TRACTS IN THE FUTURE AND, IN SUCH EVENT, WILL BE THE SECOND AND THIRD PHASES OF THIS PLAT.
3. BENNETT GRANTS UNTO SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("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 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 SUNCADIA SHALL APPROVE. 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 THE LESSER OF TEN FEET (10.00') OR THE DISTANCE BETWEEN SUCH PROPERTY LINE AND ANY STRUCTURE, INCLUDING FOOTINGS AND FOUNDATIONS, ON SUCH LOT OR TRACT. BENNETT FURTHER GRANTS UNTO SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES; PROVIDED, HOWEVER, THE FOLLOWING LOTS SHALL NOT BE SUBJECTED TO SAID UTILITY EASEMENTS ALONG THE PROPERTY LINES COMMON TO THE SAID LOTS:
LOTS 8, 9, 10, AND 11
LOTS 16, 17, 18, AND 19
LOTS 67, 68, 69, AND 70
LOTS 73, 74, 75, AND 76
4. BENNETT GRANTS UNTO SUNCADIA, AND SUNCADIA WATER COMPANY, LLC AND SUNCADIA ENVIRONMENTAL COMPANY, LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT 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 PUBLIC AND PRIVATE ROADS WITHIN THE RESORT, WITH THE EXCEPTION OF THE INTERNAL PRIVATE ROAD SYSTEM WITHIN THIS PLAT AS REFERENCED HEREINBELOW, FOR THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS. 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. BENNETT FURTHER GRANTS UNTO SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
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 KITITITAS COUNTY, WASHINGTON, SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" DATED DECEMBER 2, 2008, AS ADOPTED AND AUTHORIZED UNDER KITITITAS COUNTY RESOLUTION NO. 2008-37 ON APRIL 7, 2009, AND RECORDED APRIL 16, 2009, UNDER KITITITAS COUNTY AUDITORS' FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
6. THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCRS") 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 SUNCADIA.
7. SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY SUNCADIA ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS GRANTED TO SUNCADIA UNDER THIS PLAT.
8. THE FOLLOWING LOTS SHALL BE REFERRED TO AS "ZERO LOT LINE" LOTS AND THE RESIDENCES CONSTRUCTED THEREON MAY SHARE A COMMON WALL, ROOF OR OTHERWISE. MATTERS RELATIVE TO SUCH ATTACHED RESIDENCES SHALL BE SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE CCR'S.
LOTS 8, 9, 10, AND 11
LOTS 16, 17, 18, AND 19
LOTS 67, 68, 69, AND 70
LOTS 73, 74, 75, AND 76
9. ACCESS TO AND FROM THE LOTS AND TRACTS WITHIN THIS PLAT TO PLATTED ROADS WITHIN THE RESORT SHALL BE VIA AN INTERNAL PRIVATE ROAD SYSTEM WITHIN THIS PLAT OVER AND ACROSS TRACT AC-1 AND A SIMILAR TRACT THAT MAY BE CREATED WITHIN TRACT A OF THE PLAT OF SUNCADIA - PHASE 1 DIVISION 13A, AS RECORDED AUGUST 21, 2008, IN BOOK 11 OF PLATS, PAGES 163-168. MATTERS RELATIVE TO THE WIDTH, LOCATION AND TERMS AND CONDITIONS OF SUCH SHARED ACCESS ROADS SHALL BE SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE CCR'S PROVIDED, HOWEVER, SAID ROAD SYSTEM SHALL BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIATE ACCESS TO EACH OF SAID LOTS AND TRACTS.
10. PARKING WITHIN PHASE 1 DIVISION 13 AND EACH LOT'S RIGHTS TO GARAGE OR OTHER PARKING SPACES WITHIN PHASE 1 DIVISION 13 SHALL BE FULLY SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE CCR'S. ALL OR CERTAIN LOTS WITHIN PHASE 1 DIVISION 13 MAY BE SUBJECTED TO EASEMENTS IN FAVOR OF THE SUNCADIA RESIDENTIAL OWNERS ASSOCIATION OR SUCH OTHER ASSOCIATION WHICH MAY BE FORMED BY THE OWNERS OF THE LOTS AND TRACTS WITHIN PHASE 1 DIVISION 13, IF ANY, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, FOR THE ULTIMATE BENEFIT OF OTHER LOTS WITHIN PHASE 1 DIVISION 13 FOR PURPOSES OF ACCESS TO AND USE OF SUCH PARKING AND/OR GARAGE SPACES. REFERENCE TO RECORD TITLE SHOULD BE MADE FOR PROVISIONS RELATIVE THERETO.
11. THE EXACT LOCATION OF THE EASEMENT RECORDED UNDER KITITITAS COUNTY AUDITOR'S FILE NO. 200710250021 IS NOT DISCLOSED IN SAID DOCUMENT AND IS NOT DELINEATED HEREON.
12. "RIGHT OF WAY #2" CONTAINED IN THE EASEMENT RECORDED UNDER KITITITAS COUNTY AUDITOR'S FILE NO. 200812090029 LIES WITHIN TRACT AC-1; HOWEVER, THE EXACT LOCATION OF THE REFERENCED FACILITIES IS NOT DISCLOSED IN SAID DOCUMENT AND THE LOCATION OF THE EASEMENT IS NOT DELINEATED HEREON.

RECORDER

RECORDED ON July 21 2009 @ 12:29 PM
IN VOL. 11 - PG. 224 IN KITITITAS COUNTYGerald Pettit
AuditorK. Sundaram
DEPUTY RECORDER

8/25/09

ESM

CONSULTING ENGINEERS LLC

33915 1st Way South #200
Federal Way, WA 98003

www.esmcivil.com

FEDERAL WAY (253) 838-6113
BOTHELL (425) 415-6144
ELLensburg (509) 674-1905Civil Engineering
Public WorksLand Surveying
Project ManagementLand Planning
Landscape Architecture

DATE : 2008-09-24

JOB NO. 1262-009-009-0005

DRAWN BY: W.D./F.D./C.F./R.W./D.R.

SHEET 5 OF 5

VOLUME/PAGE
11 224

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

SUNCADIA PHASE 1, DIVISION 13 PLAT AMENDMENT

RESOLUTION NO. 2009- 86

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, a Notice of Application was issued on May 22, 2009, and a public hearing was heard on June 16, 2009 for deliberation, for the purpose of considering the Suncadia Phase 1 Division 13 Plat Amendment (LP-09-01), of which the original plat (Suncadia Phase 1, Division 13, File No. LP-08-00010) was granted final approval on May 20, 2008. The Suncadia Phase 1 Division 13 Plat Amendment is described as follows:

Amendment of Suncadia, Phase 1 Division 13 to provide for platting in three phases (as opposed to two-phases); and amendment of the recorded plat of Suncadia, Phase 1, Division 13A to boundary line adjust certain lots with Tract AC-1 to enable the trails/paths and parking areas to be located in Tract AC-1 and not within residential lots. This amendment does not affect the number of total lots approved under preliminary plat approval, nor does it affect/change any roads, utilities or other infrastructure.

WHEREAS, due notice of the hearing has been given as required by law, public testimony was heard from those persons present who wished to be heard, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed plat amendment:

1. The Board finds that F. Steven Lathrop, authorized agent for Bennett-SFS LLC and Suncadia LLC, landowners, submitted a complete application for the Suncadia Phase 1 Division 13 Plat Amendment (LP-09-01), which included a request, "to provide for platting in three phases (as opposed to two-phases)" and a request, "to boundary line adjust certain lots with Tract AC-1 to enable the trails/paths and parking areas to be located in Tract AC-1 and not within residential lots."

2. The Board finds that the subject property is located within the Suncadia Master Planned Resort, in a portion of Section 19, T20N, R15E, W.M.

3. The Board finds that the original development application, Suncadia Phase 1, Division 13, File No. LP-08-00010:

- a. included a preliminary plat for 78 lots consisting of 78 high-density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces; and

- b. provided that the project would be developed in accordance with the phasing plan as submitted; Phase 1 consisting of lots 1 through 19 and lots 67 through 78; Phase 2 consisting of lots 20 through 66; and
- c. was granted final approval on May 20, 2008.

4. The Board finds that the plat of Suncadia, Phase 1 Division 13A, was approved by the Board August 5, 2008, recorded August 21, 2008 under Kittitas County Auditor's File No. 200808210001 and filed in Book 11 of Plats, pages 163 through 168, records of Kittitas County, Washington, wherein Lots 1 through 19 and Lots 67 through 78 were platted, together with an AC Tract and Tract A for the second phase of the development.

5. The Board finds that Kittitas County Community Development Services has determined that this application is exempt from SEPA.

6. The Board finds that the Kittitas County Community Development Services issued a Notice of Application relative to the Suncadia Phase 1 Division 13 Plat Amendment pursuant to RCW 36.70B and KCC 15A.03 on May 22, 2009, and that said notice solicited comments from jurisdictional agencies and landowners within 500 feet of the subject properties as required by law.

7. The Board finds that an Open Record Public Meeting was held on June 16, 2009, at 2:00 p.m. to consider the matter.

8. The Board finds that, pursuant to the Suncadia Phase 1 Division 13 Plat Amendment, the number of total lots approved is unchanged, but the project will be developed in accordance with the revised phasing plan as follows:

Phase 1 will consist of: Lots 1 through 19 and Lots 67 through 78, together with an AC Tract to accommodate certain common areas, trails, sidewalks, access, parking, etc.

Phase 2 will consist of: Lots 20 through 33 and Lots 57 through 66, together with an AC Tract to accommodate certain common areas, trails, sidewalks, access, parking, etc.

Phase 3 will consist of: Lots 34 through 56, together with an AC Tract to accommodate certain common areas, trails, sidewalks, access, parking, etc.

9. The Board finds that, pursuant to the Suncadia Phase 1 Division 13 Plat Amendment, the plat of Suncadia, Phase 1 Division 13A will be revised to reflect:

- a. Tract A to be Phase 2 and Tract B to be Phase 3; and
- b. the boundary lines of Lots 70, 71, 72, 73, 76, 77 and 78 and the boundary line of Tract AC-1 will be adjusted and certain of said revisions will result in lot lines being two feet (2') from the buildings to be located thereon, as permitted pursuant to Section 7, Exhibit J (Rev. 1) to Development Agreement – Development Standards and Design Guidelines for MountainStar Master Planned Resort –December 2, 2008; and

c. Declarations, Easements and Plat Notes effecting the amendment of the plat of Phase 1 Division 13A.

10. The Board finds that all conditions as listed in Resolution No. 2008-74 still apply.

11. The Board of County Commissioners finds that additional conditions are not necessary to protect the public's interest.

NOW, THEREFORE, BE IT RESOLVED, the Board of Kittitas County Commissioners, after due deliberation, hereby approves the Suncadia Phase 1 Division 13 Plat Amendment (LP-09-01) subject to the conditions as listed in the original Resolution No. 2008-74.

DATED this 16th day of June, 2009.

KITTITAS COUNTY

Alan A. Crankovich
By: Alan A. Crankovich, Chairman

Paul Jewell
By: Paul Jewell, Vice-Chairman

Mark McClain
By: Mark McClain, Commissioner

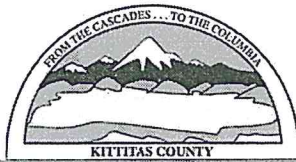
Approved As To Form:

By: _____
Deputy Prosecuting Attorney

ATTEST:



Janet K. Jasnik
Clerk of the Board



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PARCEL COMBINATION APPLICATION

(The process of combining two or more parcels, per KCC Title 16)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: a separate application must be filed for each combination request.

- ☒ Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- ☒ Signatures of all property owners.
- ☒ Legal descriptions of the proposed lots.
- ☒ Project narrative description including at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- ☐ Tax Receipt (full-year taxes must be paid in full)
- ☒ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - ☐ Please pick up a copy of the SEPA Checklist if required)

OPTIONAL ATTACHMENTS

- ☐ An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- ☐ Assessor Compas Information about the parcels.

APPLICATION FEE:

\$540.00 Community Development Services

\$540.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X

DATE:

9/19/16

RECEIPT #

31549

SEP 19 2016

DATE STAMP HERE

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 12-30-15

Page 1 of 3

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Talisman Village, LLC

Mailing Address: 97 Big Hill Dr.

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 253-820-5463

Email Address: james@jrstaedler.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: James Staedler

Mailing Address: 97 Big Hill Dr.

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 253-820-5463

Email Address: james@jrstaedler.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Dave Gintz

Mailing Address: 4503 N. 42nd St.

City/State/ZIP: Tacoma, WA 98407

Day Time Phone: 253-653-5214

Email Address: davegintz444@gmail.com

4. Street address of property:

Address: 19 Big Hill Dr.

City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property (attach additional sheets as necessary):

SEE ATTACHED

6. Tax parcel numbers: SEE ATTACHED

7. Property size: 3.13 (acres)

8. Land Use Information:

Zoning: MPR

Comp Plan Land Use Designation:

Rural Rec.

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

Lot 71 - 954899 - 0.08 ACRES
Lot 78 - 954906 - 0.08 ACRES

TRACT AC-1 - 1.15 ACRES

TRACT AC-1 - 0.99 ACRES

APPLICANT IS: ☒ OWNER ☐ PURCHASER ☐ LESSEE ☐ OTHER

AUTHORIZATION

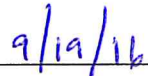
10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

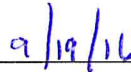
X  _____

 _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X  _____

 _____

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

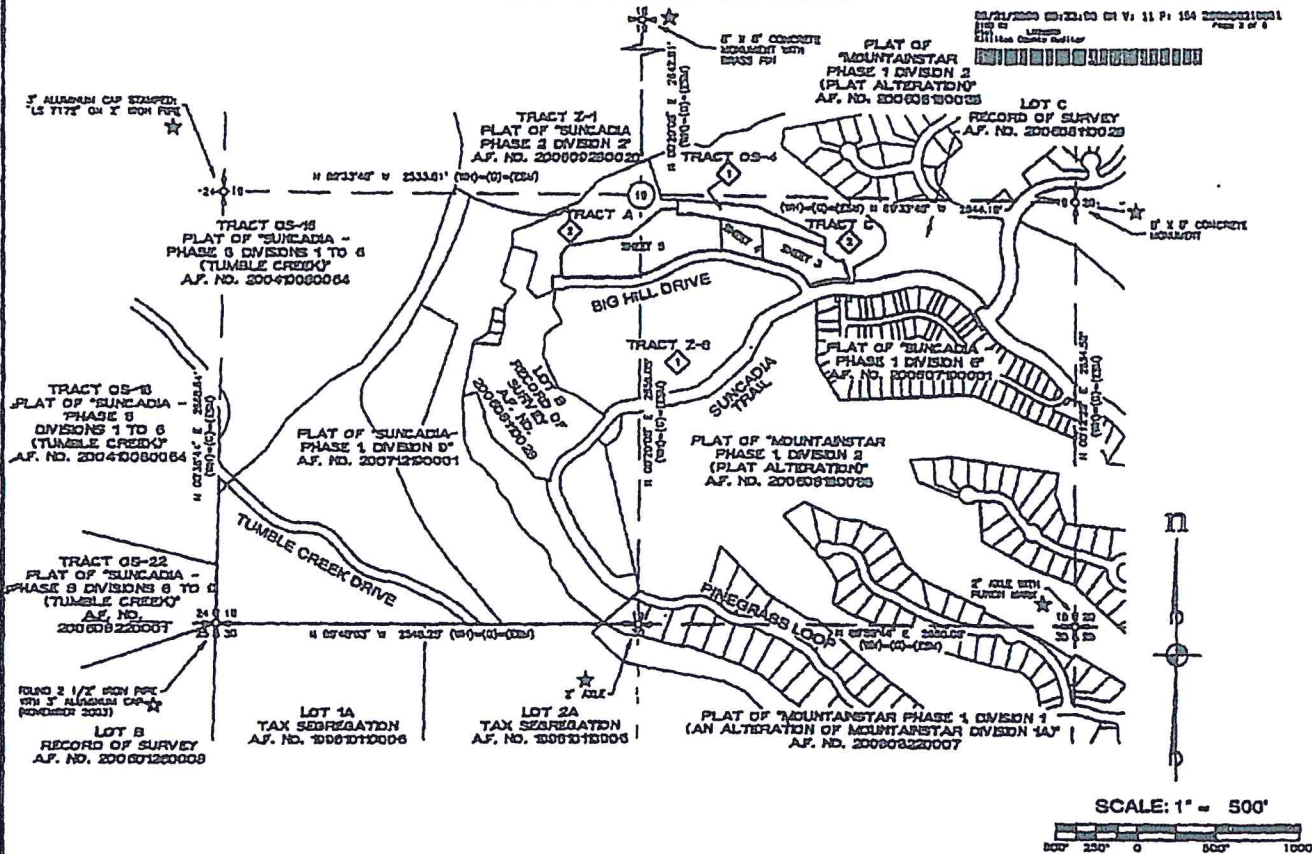
Kittitas County Treasurer's Office

11-16

SUNCADIA - PHASE 1 DIVISION 13A

A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.
2008021.0001



RECEIVED
SEP 19 2016
FILED TO MY CDS

LEGEND

- (1) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY WASH PACIFIC FOR MOUNTAINSTAR IN 2002.
- (2) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY WASH PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE COORDINATE CORNERS AS SHOWN IN 2003. ESM COMPARED WITH THE COORDINATE POSITION ESTABLISHED BY WASH PACIFIC AND ACCEPTED THEIR POSITION.
- ★ WASH PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM ACCEPTED THEIR POSITION.
- ★ WASH PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM COMPARED WITH THE COORDINATE POSITION ESTABLISHED BY WASH PACIFIC AND ACCEPTED THEIR POSITION.
- (3) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY GOLDSTEIN & ASSOCIATES AS RECORDED IN BOOK 30 OF SURVEY, PAGES 104-107, UNDER AUDITOR'S FILE NO. 200407250033.
- ① PLAT OF "SUNCADIA - PHASE 1 DIVISION 1" A.F. NO. 200711150001
- ② RECORD OF SURVEY (BOUNDARY LINE ADJUSTMENT) A.F. NO. 200608220007



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, ZONE 12N, NAD 83/11. PROJECT IS REFERENCED VIA GPS TO 1997 CONTROL POINTS "EASTON" (PD 5000) AND "LOST" (PD 5000). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A CORRECTION FACTOR OF 0.999999997.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONFORMANCE WITH THE CODES OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

- 1" TOTAL STATION MANUFACTURED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-320-120-100
- TRIPLET DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAIN STATIC AND POST PROCESSING TECHNIQUES
- PROCEDURE USED: FIELD TRIANGULATION AND GPS WITH ACCURACY MONITORING OR CHECKING THE REQUIREMENTS OF WAC-320-120-020

ESM CONSULTING ENGINEERS, LLC
6000 1st Way South 6000
Federal Way, WA 98003
www.esmcivil.com

CHD Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

DATE: 2008-08-03
DRAWN BY: W.D.O.

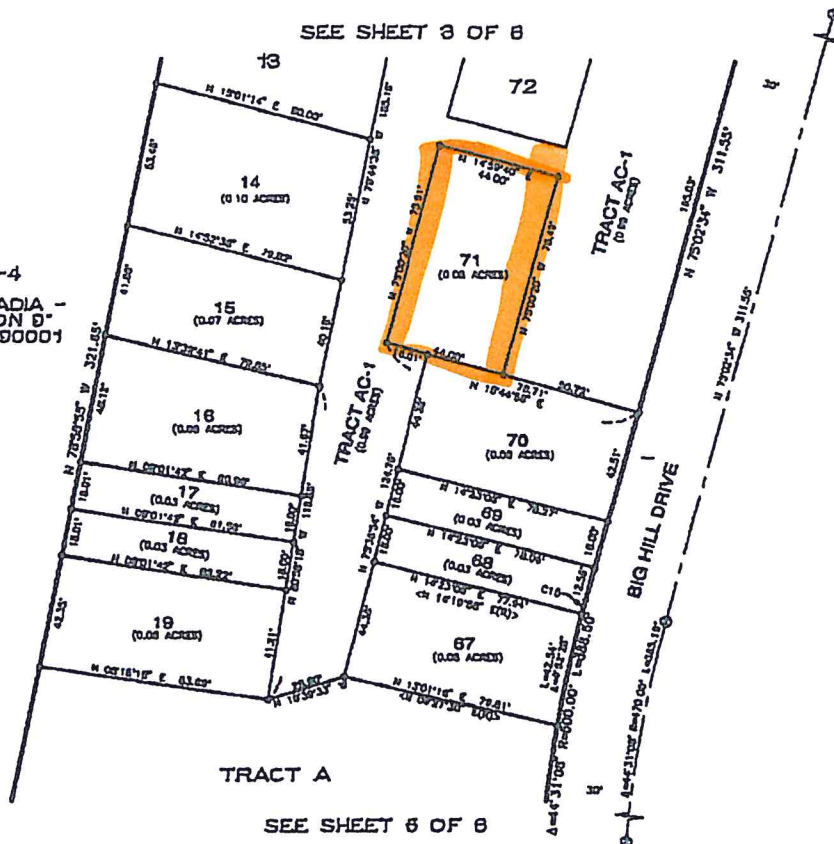
JOB NO. 1202-003-007-0003
SHEET 2 OF 8

VOLUME/PAGE
11-16

AUDITOR'S FILE NO.
200808210001

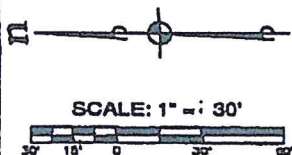
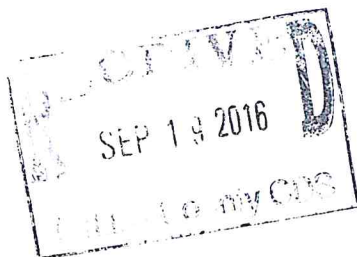
09/21/2006 09:23:09 IN V: 11 P: 103 *****
 177-1-1
 177-1-1 Country Road Lp
 177-1-1

TRACT 05-4
PLAT OF "SUNCADIA -
PHASE 1 DIVISION D"
AF. NO. 20071200001



CURVE	DELTA	RADIUS	WIDENING
C18	0.3728	500.00	3.45

- (C) - CONCRETE MEMORANDUM WITH BRUSH COPY, STAMPED "L.S. 32281" SET IN COMMUNICATION WITH THE PLAT OF "SUSQUEHNA - FENCE DIVISION II", A.P. NO. 2202712(0000)
- (C) - 1/4" X 1/4" REBAR TO BE SET WITH CAP STAMPED "TOM LUC L.S. 32281" - BY THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED "H" ALLEGED CAP WILL BE SET ON THE PROPERTY LINE AS AN EFFECT TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- (C) - REBAR
- (C) - REBAR
- (C) - ARC LAYOUT
- (C) - RADIAL BEARING
- (C) - RADIAL BEARING AT LOW CORNER



VOLUME/PAGE

AUDITOR'S FILE NO.

200808210001

- - CONCRETE WORKMANSHIP WITH REINFC. CAP. STUPEFIED "EEN L.L.C. 2020" SET IN COMBINATION WITH THE PLAT OF "REINFORCE" - PHASE 1 (DISCREP. #, A.F. NO. 2020/12/0020)
- - 5/15 REBAR TO BE SET WITH CAP STUPEFIED "EEN L.L.C. 2020/2020". IN THE EVENT THAT A REB-UNDERSIDE CERTAIN PROVISIONS SETTING THE ACTUAL PROPERTY CORNER, A STUPEFIED #1 ALLEVIATION CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- - PROPERTY CORNER, REBAR AND CAP STUPEFIED "EEN L.L.C. 2020/2020". SET IN COMBINATION WITH THE PLAT OF "REINFORCE" PHASE 1, DISCREP 1 (PLAT ALTERNATE, A.F. NO. 2020/01/0020)

A - DELTA
R - RADIALS
L - ARC LENGTH
[X] - RADIAL BEARINGS
- RADIAL BEARINGS AT LOT CORNER

RECORD OF SURVEY
(BOUNDARY LINE ADJUSTMENT)
A.F. NO. 200806020040

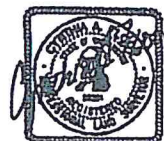
SEP 19 2016

TRACT OS-4
FLAT OF SUNCADIA -
PHASE 1 DIVISION D -
AF. NO. 20071200001

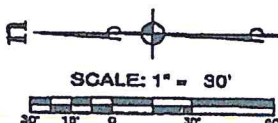
TRACT AC-1
(0.00 ACRES)

BIG HILL DRIVE
Z 311.58-

CURVE	CH2A	RADIUS	LENGTH
C18	PTG44'	250.00	42.7
C17	PTG44'	375.00	62.3
C19	PTG44'	375.00	62.3






SEE SHEET 4 OF 8



DWO NAME : EDGAR DORR ELM-JOHN : 2021 007 007 PLOTS P1 JP-01.DWG

ESM CONSULTING ENGINEERS LLC

33215 1st Way South #200 |  |  | 
Federal Way, WA 98003

www.esmcivil.com

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

DATE : 2008-06-03	JOB NO. 1262-009-007-0003
DRAWN BY: W.O.D.	SHEET 3 OF 8

VOLUME/PAGE

SUNCADIA - PHASE 1 DIVISION 13A
A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.
200808210001

DATE: 2008-07-11 09:23:03 AM V: 11 P: 177 200808210001
JOB NO. 1253-009-007-0003
SHEET 5 OF 8

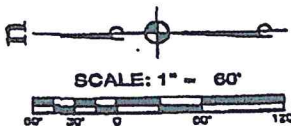
LEGEND

- ⊙ - CONCRETE MONUMENT WITH CORNER CAP, STAMPED "L.S. 2928" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 13A", A.P. NO. 20071210001
- 3/4" IRON ROD TO BE SET WITH CAP STAMPED "ESM LLC L.S. 2008/07/2016". IN THE EVENT THAT A NON-RECOGNIZABLE CORNER PROVIDES EVIDENCE THE ACTUAL PROPERTY CORNER, A STAMPED "L" 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.
- DRAIN
- RAILROAD
- ARC LOCUS
- RAILROAD
- RAILROAD
- RAILROAD

TRACT A
RECORD OF SURVEY
(BOUNDARY LINE ADJUSTMENT)
A.P. NO. 200806020040

TRACT A
(3.88 ACRES)

SEP 19 2016



ESM CONSULTING ENGINEERS LLC
3395 1st Way South 0200
Federal Way WA 98003
www.esmcivil.com

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

DATE: 2008-07-11 JOB NO. 1253-009-007-0003
DRAWN BY: W.D.D./D.L.R. SHEET 5 OF 8

VOLUME/PAGE
11-167

Talisman Village, LLC

Suncadia

97 Big Hill Dr.

Cle Elum, WA 98922

September 19, 2016

Jeff Watson

Kittitas County Community Development

411 N. Ruby St

Ellensburg, WA 98926



Re: Suncadia Phase 1 Division 13A, Parcel Combination Application

Dear Mr. Watson,

Talisman Village, LLC has purchased a plat in Suncadia represented as Phase 1 Division 13A for 31 lots which was recorded on August 21, 2008, in Book 11 of Plats, pages 163 through 168, and under Kittitas County Auditor's File No. 200808210001. It was subsequently determined that an amendment would be necessary to create space for parking. That amendment was approved June 16, 2009, pursuant to Kittitas County Resolution No. 2009-86.

Talisman Village, LLC, in agreement with Suncadia, LLC, has determined a need for more parking which can only be achieved by dissolving lots 71 and 78 into Tract AC-1. Upon approval of this application, Phase 1 Division 13A will consist of 29 lots instead of the previously approved 31 lots.

Talisman Village, LLC purchased the property on July 28, 2016 and as of that date, 2 structures existed which were built by a former developer. A 4-unit townhouse exists on lots 8 through 11, and a single-family residence exists on lot 72. Talisman Village, LLC will complete the construction of Phase 1 Division 13A, which will consist of (3) additional 4-unit townhouses and (12) additional SFRs, in 4 phases. The first phase will consist of (1) 4-unit townhouse on lost 73 through 76, and SFRs on lots 6 and 7.

Conceptual Drainage Plan

Runoff from proposed Phase 1 Division 13A, which will consist of (4) 4-unit townhouses and (13) single-family residences, can either be dispersed or collected in catch basins.

If dispersed, roof and landscape storm water runoff from residential units will be dispersed in a 50 foot wide vegetated buffer towards the existing golf course to the North and be incorporated within the golf course drainage system.

If collected in catch basins along Big Hill Dr, storm water will be conveyed via swales, culverts, and storm drainage pipes offsite to the previously constructed downstream regional facility in the Prospector golf course. For further detail, see the Suncadia Resort Core Stormwater Conveyance Technical Information Report (TIR) prepared by ESM Consulting Engineers, LLC, dated May 16, 2006.

The reason this option is available for Phase 1 Division 13A is that the existing systems have the capacity to accommodate either dispersion or collection.

Infiltration and Detention Facilities

No infiltration or detention facilities are proposed on site. The proposed project will be conveyed to proposed dispersion swales or to existing offsite infiltration and dispersion facilities.

Water Quality Treatment

No water quality treatment is proposed on site. Runoff from the impervious parking areas within the proposed project will be conveyed offsite to the existing Phase 1 water quality facilities. All water quality facilities have been sized to treat the water quality storm. The water quality storm is that storm for which all storms equal or smaller in size account for 90 percent of the average annual runoff. For Phase 1, the water quality design storm is 1.68 inches in 24 hours. Runoff from roof and landscape areas will not generate pollutants and will therefore not require water quality treatment.

Overflow Routes

Each existing storm water facility in Phase 1 has a controlled overflow structure. The overflow discharges to an overflow drainage swale of enclosed pipe where it is conveyed to a downstream facility or controlled dispersion area. In the case of infiltration ponds, overflow routes are provided to the next downstream infiltration facility where feasible. This provides for the infiltration of storm water even if one facility is partially clogged or out of operation.

Source of Water Supply

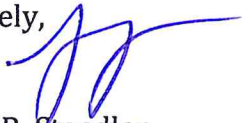
The City of Cle Elum has issued a Water Availability Letter for the proposed Division 13 development on January 30, 2008 which is applicable for Division 13A.

71	954899	20-15-19056-0071	107 Big Hill Dr.
72	954900	20-15-19056-0072	97 Big Hill Dr.
73	954901	20-15-19056-0073	67 Big Hill Dr.
74	954902	20-15-19056-0074	65 Big Hill Dr.
75	954903	20-15-19056-0075	63 Big Hill Dr.
76	954904	20-15-19056-0076	61 Big Hill Dr.
77	954905	20-15-19056-0077	35 Big Hill Dr.
78	954906	20-15-19056-0078	27 Big Hill Dr.

Structures previously constructed

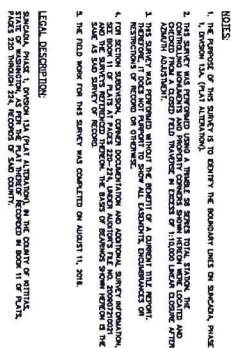
Lots to be dissolved into Tract AC-1

Sincerely,



James R. Staedler
Member, Talisman Village, LLC

A PORTION OF THE S 1/2 OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON



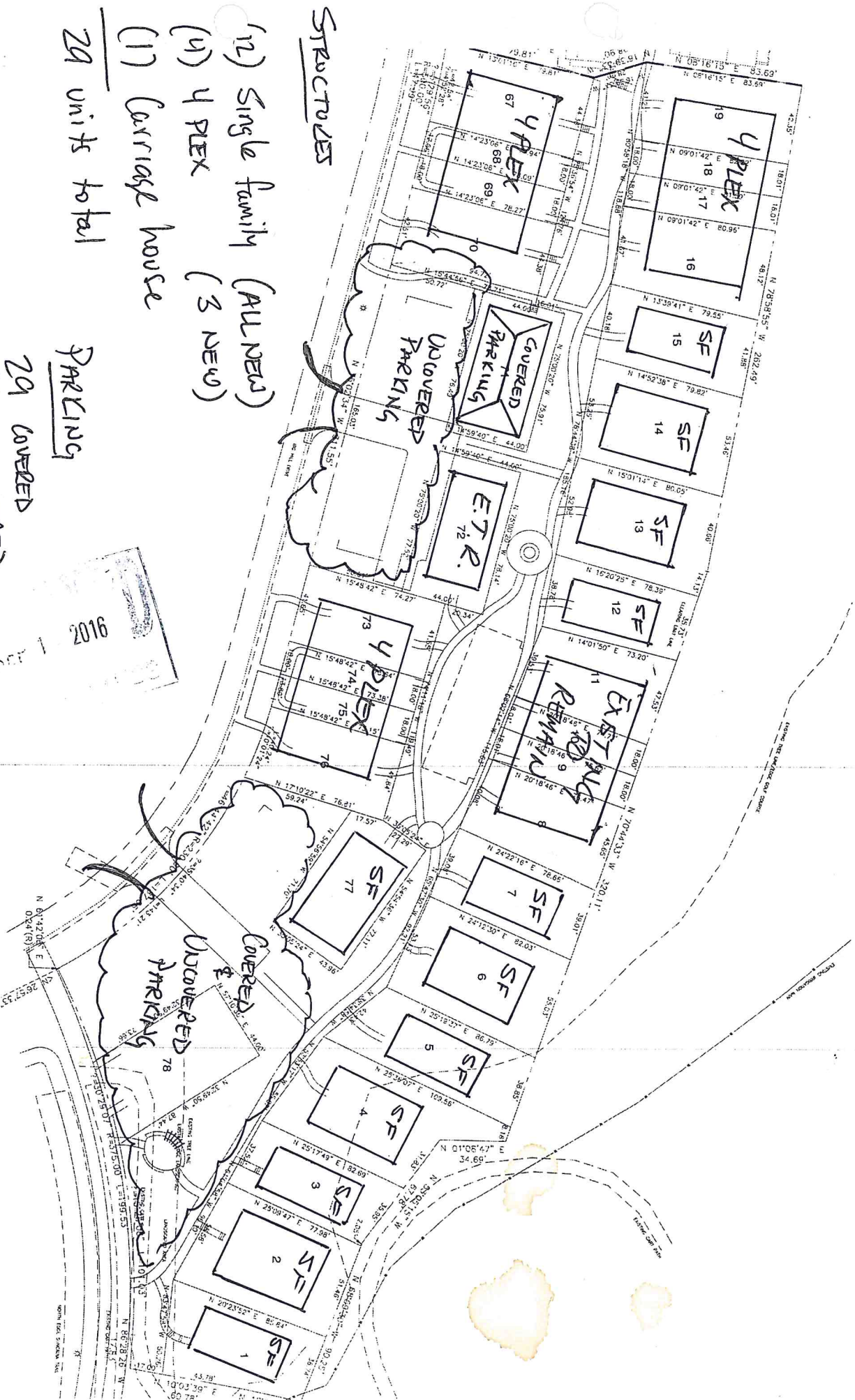
JOB NO.	10111
DATE	09/2016
BICAL	1'-50"
DE BROUDED	N/A
DRAWN	G. WESLER
CHECKED	S. WARD
APPROVED	S. WARD
SHEET	1 of 1

Western Washington Division
185 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 291-0150 • Fax: (425) 291-3069
Eastern Washington Division
107 Sedgwick Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

REVISIONS		
DESCRIPTION	BY	DATE

(H) THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF HANCOCK CONSULTANTS, INC.

Talisman

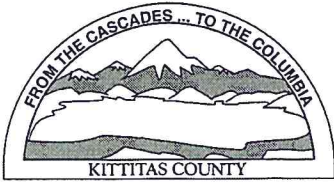


STRUCTURES

- (12) Single family (ALL NEW)
 - (4) 4 PLEX (3 NEW)
 - (1) Carriage house
- 29 units total

PARKING

- 29 COVERED
- 29 UNCOVERED



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00031549

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 031972

Date: 9/19/2016

Applicant: VILLAGE LLC TALISMAN

Type: check # 1037

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-16-00007	PARCEL COMBINATION	540.00
	Total:	540.00