

VICINITY MAP
NOT TO SCALE

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025.

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____, 2025.

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, 2025.

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED FOR PARCEL NOS. 11852, 16224, 16231 AND 11853.

DATED THIS _____ DAY OF _____, 2025.

KITTITAS COUNTY TREASURER

SITE INFORMATION

NAME AND ADDRESS – ORIGINAL TRACT OWNERS
NAME: SUNCADIA RESORT LLC
ADDRESS: 770 SUNCADIA TRAIL, CLE ELUM, WA 98922
PHONE: 509-649-6119
EXISTING ZONE: MASTER PLANNED RESORT
SOURCE OF WATER: COMMUNITY WATER SYSTEM
SEWER SYSTEM: COMMUNITY WATER SYSTEM
STORM WATER: NO IMPROVEMENTS PER THIS APPLICATION
WIDTH AND TYPE OF ACCESS: 60' PRIVATE ROAD
NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: N/A THIS SHEET

SUBMITTED ON: _____

AUTOMATIC APPROVAL DATE: _____

RETURNED FOR CAUSE ON: _____

AUDITOR’S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2025,

AT _____ M., IN BOOK ____ OF SHORT PLATS AT PAGE(S) _____ AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

RECEIVING NO. _____

KITTITAS COUNTY AUDITOR

A PORTION OF NW 1/4 NE 1/4 SW 1/4 NE 1/4 SECTION 25, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON
SP-25-00XX

LEGAL DESCRIPTION FOR ORIGINAL TRACT

PARCEL Y, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED _____, 2025 UNDER AUDITOR’S FILE NO. 2025_____ AND FILED IN BOOK _____ OF SURVEYS, PAGES _____, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY (“SUNCADIA”), OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED WITHIN THIS SHORT PLAT AND, IN LIEU OF DEDICATION OF ROADS, DOES HEREBY RESERVE TO ITSELF TO HOLD, SUBJECT TO AND TOGETHER WITH THE CCR’S AND SHORT PLAT NOTES HEREINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF ITSELF AND ALL OWNERS OF LOTS AND TRACTS IN THIS SHORT PLAT AND ALL PRESENT AND FUTURE PLATS IN THE SUNCADIA MASTER PLANNED RESORT (THE “RESORT”) AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), TRACT X AS SHOWN HEREIN WHICH SHALL BE PRIVATE; TOGETHER WITH THE RIGHT TO CONVEY SAID ROAD 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 ROAD 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 THE ROAD WITHIN TRACT X OF THIS SHORT PLAT SHALL THEN AND THEREAFTER BE THE OBLIGATION OF SUCH ASSOCIATION OR COUNCIL.

IN THE EVENT THAT 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.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, 2025.

SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LCIF SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

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 _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____, RESPECTIVELY OF LCIF SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF SUNCADIA RESORT 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 _____, 2025.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

RATIFICATION OF LENDER

KNOW ALL MEN BY THESE PRESENTS, THAT CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY RATIFY AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS, DEDICATIONS 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.

CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK

BY: _____

ITS: _____

STATE OF _____ }
COUNTY OF _____ } 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 THE _____, OF CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE ASSOCIATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, 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 _____, 2025.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

KITTITAS CO CDS
RECEIVED
04/24/2025

DRAWING NAME: ESM8\ENGR\ESM-JOBS\998\893\022\SURVEY PLOTS\SP-01.DWG

AUDITOR’S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2025,

AT _____ M., IN BOOK ____ OF SHORT PLATS AT PAGE(S) _____ AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

RECEIVING NO. _____

KITTITAS COUNTY AUDITOR

LAND SURVEYOR’S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA RESORT LLC IN APRIL OF 2025.

ZACHARY T. LENNON
CERTIFICATE NO. 44925

ESM CONSULTING ENGINEERS LLC

33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

SUNCADIA P3D18B1

DWN. BY
CAF

DATE
2025-04-17

JOB NO.
998-847-022-0203

CHKD. BY
CAF

SCALE
N/A

SHEET
1 OF 3

A PORTION OF NW 1/4 NE 1/4 SECTION 25, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

SP-25-00XX

LEGEND

- ☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION IN 2002. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- △ FOR ADDITIONAL INFORMATION REGARDING MONUMENT SEE THAT RECORD OF SURVEY RECORDED IN BOOK 29 OF SURVEYS, PAGE 213, UNDER AUDITOR'S FILE NO. 200401280001
- Δ DELTA
- R RADIUS
- L LENGTH
- (R) RADIAL BEARING
- BRASS CAP STAMPED: "LS 29281" SET IN CONCRETE SET WITH PLAT

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.

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 NOTES

- FOR ADDITIONAL INFORMATION, SEE THAT RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. _____
- CORNERS HAVE BEEN SET AS DEPICTED HEREIN.
- THERE ARE NO EXISTING STRUCTURES LOCATED WITHIN THIS SHORT PLAT.

PLAT OF SUNCADIA - PHASE 3
DIVISIONS 6 TO 9 (TUMBLE CREEK)
AUDITOR'S FILE
NO. 200506220001

JENKINS DRIVE
AS PLATTED

10' UTILITIES EASEMENT PER PLAT
- A.F. NO. 200506220001

TRACT
OS-24

TRACT
OS-21

NATURAL OPEN SPACE GRANT OF
CONSERVATION EASEMENT A.F.
NO. 201512110029

MANAGED OPEN SPACE GRANT OF
CONSERVATION EASEMENT A.F.
NO. 201512110030

N 88°44'11" W 2646.49'

☆△
FOUND 2" ALUMINUM
CAP ON REBAR
(NOVEMBER 2003)

☆△
FOUND 2-1/2" IRON PIPE
WITH 3" ALUMINUM CAP
(NOVEMBER 2003)

PARCEL X

AUDITOR'S FILE
NO. 2025XXXXXXX

PARCEL X

AUDITOR'S FILE
NO. 2025XXXXXXX

THOSE PORTIONS OF EASEMENTS RECORDED
UNDER A.F. NOS. 199610010017, 200410050012,
200410050014, 200410080055, 200506200067,
AND THE RESPECTIVE AMENDMENTS THERETO, IF
ANY, WHICH CROSS THIS SHORT PLAT ARE
LOCATED WITHIN JENKINS DRIVE. SEE NOTES 11
AND 12 FOR ADDITIONAL INFORMATION.

n



SCALE: 1" = 80'

NATURAL OPEN SPACE GRANT OF
CONSERVATION EASEMENT A.F.
NO. 201512110029

PARCEL X

AUDITOR'S FILE
NO. 2025XXXXXXX

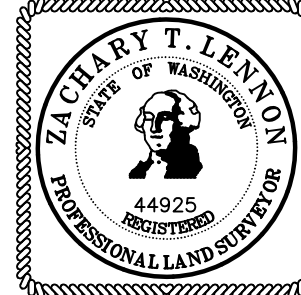
DRAWING NAME: ESM8\ENGR\ESM-JOBS\998\893\022\SURVEY PLOTS\SP-02.DWG

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2025,
AT _____ M., IN BOOK _____ OF SHORT PLATS AT PAGE(S) _____
AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.
RECEIVING NO. _____
KITTITAS COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF SUNCADIA RESORT LLC IN APRIL OF 2025.
ZACHARY T. LENNON
CERTIFICATE NO. 44925



ESM CONSULTING ENGINEERS LLC

33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

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

SUNCADIA P3D18B1

DWN. BY CAF	DATE 2025-04-17	JOB NO. 998-847-022-0203
CHKD. BY CAF	SCALE 1"=80'	SHEET 2 OF 3

EASEMENTS AND NOTES

1. ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS SHORT PLAT AND THE RESORT AND AS NOW OR SUBSEQUENTLY PLATTED, ARE PRIVATE. SUNCADIA RESERVES TO ITSELF NON-EXCLUSIVE EASEMENTS ON, OVER, AND UNDER THE PRIVATE ROADS WITHIN THIS SHORT PLAT FOR ACCESS, TRAIL AND GOLF PURPOSES, INCLUDING WITHOUT LIMITATION SIGNS, CART PATHS, IRRIGATION SYSTEMS; THE RIGHT OF INGRESS AND EGRESS FOR THEIR CONSTRUCTION AND MAINTENANCE; AND GOLF COURSE USE AND IMPROVEMENTS; TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER SUCH ROADS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES; AND TOGETHER WITH THE RIGHT TO GRANT SUCH ACCESS AND USE RIGHTS TO PROPERTIES OUTSIDE THE SHORT PLAT AND TO PERSONS WHO DO NOT OTHERWISE OWN PROPERTY WITHIN THE RESORT.
2. SUNCADIA RESERVES TO ITSELF 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 WITHIN THIS SHORT PLAT 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 ("FACILITIES") FOR THE PURPOSE OF SERVING THIS SHORT 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 TEN FEET (10.00') AS TO THE FRONT AND REAR PROPERTY LINES AND FIVE FEET (5.00') ON SIDE PROPERTY LINES COMMON WITH ANOTHER LOT OR TRACT WITHIN THIS SHORT PLAT. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
3. SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC, AND THEIR SUCCESSORS AND/OR ASSIGNS (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), A NON-EXCLUSIVE EASEMENT UNDER AND UPON ALL ROADS WITHIN THIS SHORT PLAT AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS SUNCADIA SHALL DETERMINE, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES FOR THE PURPOSE OF SERVING THIS SHORT PLAT AND SUCH OTHER PROPERTY AS SUNCADIA SHALL APPROVE WITH WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS SUNCADIA SHALL REQUEST. SUNCADIA FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EASEMENT FOR THE RIGHT TO ENTER UPON THOSE PORTIONS OF THE LOTS AND TRACTS WITHIN THIS SHORT PLAT BEING TEN FEET (10.00') IN WIDTH AND LYING PARALLEL WITH AND ADJOINING ALL ROADS WITHIN THE RESORT NOW OR HEREAFTER PLATTED AND/OR CONSTRUCTED, FOR THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE FACILITIES. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE UTILITY COMPANY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
4. NOTHING IN THIS SHORT 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 KITTITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 16, 2009, UNDER KITTITAS COUNTY AUDITORS' FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
5. THIS SHORT PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCR'S") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY SUNCADIA.
6. THIS SHORT PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS OR OTHER MATTERS APPARENT OR OF RECORD AND/OR WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.
7. SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN SUNCADIA RESORT 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 RESERVED TO SUNCADIA UNDER THIS SHORT PLAT.
8. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "MANAGED OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 201512110030, SUNCADIA HEREBY DEFINES THE BOUNDARY OF THE MANAGED OPEN SPACE AS LYING OUTSIDE OF AND NOT AFFECTING THE PROPERTY PLATTED HEREUNDER.
9. ACCESS TO THIS SHORT PLAT VIA TUMBLE CREEK DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (TUMBLE CREEK DRIVE) RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050015, AS NOW OR HEREAFTER AMENDED (THE "TUMBLE CREEK EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE TUMBLE CREEK EASEMENT IS HEREBY AMENDED TO ADD THIS SHORT PLAT AS A BENEFITED PROPERTY THEREUNDER.
10. ACCESS TO THIS SHORT PLAT VIA JENKINS DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (JENKINS DRIVE) RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050012, AS NOW OR HEREAFTER AMENDED (THE "JENKINS DRIVE EASEMENT") AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS THEREIN. THE JENKINS DRIVE EASEMENT IS HEREBY AMENDED TO ADD THIS SHORT PLAT AS A BENEFITED PROPERTY THEREUNDER. DUE TO TOPOGRAPHY AND CONSTRUCTION ACTIVITIES WITHIN AND WITHOUT THIS SHORT PLAT, ACCESS TO LOTS AND TRACTS VIA JENKINS DRIVE WILL BE FURTHER RESTRICTED PURSUANT TO THAT CERTAIN JENKINS DRIVE TRAFFIC SAFETY PLAN DATED OCTOBER 5, 2004, A COPY OF WHICH IS ON FILE WITH KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND WITH THE RESORT AND WHICH MAY BE AMENDED AND/OR RELEASED AS TO PORTIONS OR ALL OF JENKINS DRIVE UPON APPROVAL BY SUNCADIA AND KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS; AND, IN THE EVENT A PLAT IS RECORDED WHICH INCLUDES ALL OR PORTIONS OF THE JENKINS DRIVE EASEMENT, THE JENKINS TRAFFIC SAFETY PLAN SHALL AUTOMATICALLY TERMINATE AS TO SUCH PORTIONS. TO THE EXTENT THE JENKINS DRIVE EASEMENT CROSSES THIS SHORT PLAT, THE DESCRIPTION AND/OR LOCATION THEREOF IS HEREBY AMENDED TO COINCIDE WITH JENKINS DRIVE AS DELINEATED ON THIS SHORT PLAT AND TERMINATED AS TO SUCH PORTIONS.
11. UTILITIES SERVING THIS SHORT PLAT SHALL BE AS PROVIDED UNDER THE TERMS AND CONDITIONS OF THAT CERTAIN TUMBLE CREEK UTILITY EASEMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050013, AS NOW OR HEREAFTER AMENDED, AND THAT CERTAIN RESERVOIR UTILITY EASEMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200410050014, AS NOW OR HEREAFTER AMENDED. SAID DOCUMENTS, AND EACH OF THEM ARE HEREBY AMENDED TO ADD THIS SHORT PLAT AS A BENEFITED PROPERTY THEREUNDER. TO THE EXTENT SAID EASEMENTS, OR EITHER OF THEM, MAY CROSS THIS SHORT PLAT, THE DESCRIPTION AND/OR LOCATION OF SUCH EASEMENT(S) IS/ARE HEREBY AMENDED TO COINCIDE WITH THE LOCATION OF SUCH EASEMENT(S) AS DELINEATED ON THIS SHORT PLAT.

EASEMENTS AND NOTES continued

12. THE EASEMENTS GRANTED HEREINABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OF THIS SHORT PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.

DRAWING NAME : ESM8\ESM-JOBS\998\893\022\SURVEY PLOTS\BLA--03.DWG

AUDITOR’S CERTIFICATE

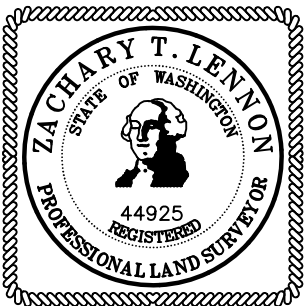
FILED FOR RECORD THIS _____ DAY OF _____, 2025,
AT _____ M., IN BOOK _____ OF SHORT PLATS AT PAGE(S) _____
AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.
RECEIVING NO. _____

KITTITAS COUNTY AUDITOR

LAND SURVEYOR’S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA RESORT LLC IN APRIL OF 2025.

ZACHARY T. LENNON
CERTIFICATE NO. 44925



CONSULTING ENGINEERS LLC
33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
www.esmcivil.com
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9900
Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture

SUNCADIA P3D18B1

DWN. BY CAF	DATE 2025-04-17	JOB NO. 998-847-022-0203
CHKD. BY CAF	SCALE	SHEET 3 OF 3