

13/25

SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

A PORTION OF SECTION 15, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-15000-0002 AND 20-14-15000-0005 (PARCEL NUMBERS 11833 AND 16212)

04/19/2022 02:42:21 PM V: 13 P: 215 202204190029
2003 00
KITITAS COUNTY AUDITOR
Page 1 of 14
LP-21-00002
LPF-22-00002

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 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 IRACS 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 TUMBLE CREEK VILLAGE 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 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.

SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: LOIF SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
Mark Thorne
BY: MARK THORNE BY: GARY A KITTLESON
ITS: SENIOR VICE PRESIDENT ITS: VICE PRESIDENT

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 MARK THORNE AND GARY A KITTLESON, TO ME KNOWN TO BE THE SENIOR VICE PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF LOIF 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 17 DAY OF March, 2022.



Stacy L. Haul
PRINTED NAME: Stacy L. Haul
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: May 15, 2023

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: Laura Stanley
BY: Laura Stanley
ITS: Managing Director

STATE OF COLORADO }
COUNTY OF DENVER } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED LAURA STANLEY, TO ME KNOWN TO BE THE MANAGING DIRECTOR 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 SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 24TH DAY OF MARCH, 2022.



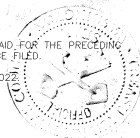
Mary Jo Nolan
PRINTED NAME: MARY JO NOLAN
NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO
MY COMMISSION EXPIRES: 1-3-2024

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS 18 DAY OF APRIL, A.D., 2022.
Mark Thorne
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISION 17" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.
DATED THIS 19th DAY OF April, A.D., 2022.
Stacy L. Haul
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 THE YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
DATED THIS 19th DAY OF April, A.D., 2022.
Stacy L. Haul
KITITAS COUNTY TREASURER



CERTIFICATE OF COUNTY HEALTH SANITARIAN
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISION 17" 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 18 DAY OF April, A.D., 2022.
Stacy L. Haul

CERTIFICATE OF COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 3 DIVISION 17" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.
DATED THIS 15th DAY OF April, A.D., 2022.
Stacy L. Haul
KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 19th DAY OF April, A.D., 2022.
BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON
ATTEST Stacy L. Haul
CLERK OF THE BOARD

LEGAL DESCRIPTION

TRACT A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 2, 2019, UNDER AUDITOR'S FILE NO. 201905020010 AND FILED IN BOOK 42 OF SURVEYS, PAGES 34 THROUGH 50, INCLUSIVE, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 3 DIVISION 17" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 14 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.

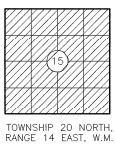
DATED THIS 15th DAY OF MARCH, A.D., 2022.
Stacy L. Haul
ZACHARY T. HENNING, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44225



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 19th DAY OF April, A.D., 2022 AT 09:12 MINUTES PAST 2 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 215-228 RECORDS OF KITITAS COUNTY, WASHINGTON.
BY: Stacy L. Haul DEPUTY COUNTY CLERK
Serald V. Pella KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: 202204190029

SUBDIVISION LOCATOR



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
FEDERAL WAY (253) 838-8113
LYNNWOOD (425) 297-9900

DATE: 2022-03-11 JOB NO. 998-807-020-0202
DRAWN BY: C.A.F. SHEET 1 OF 14

13/210

SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

A PORTION OF SECTION 15, T. 20 N., R. 14 E., W.M. KITITAS COUNTY, WASHINGTON

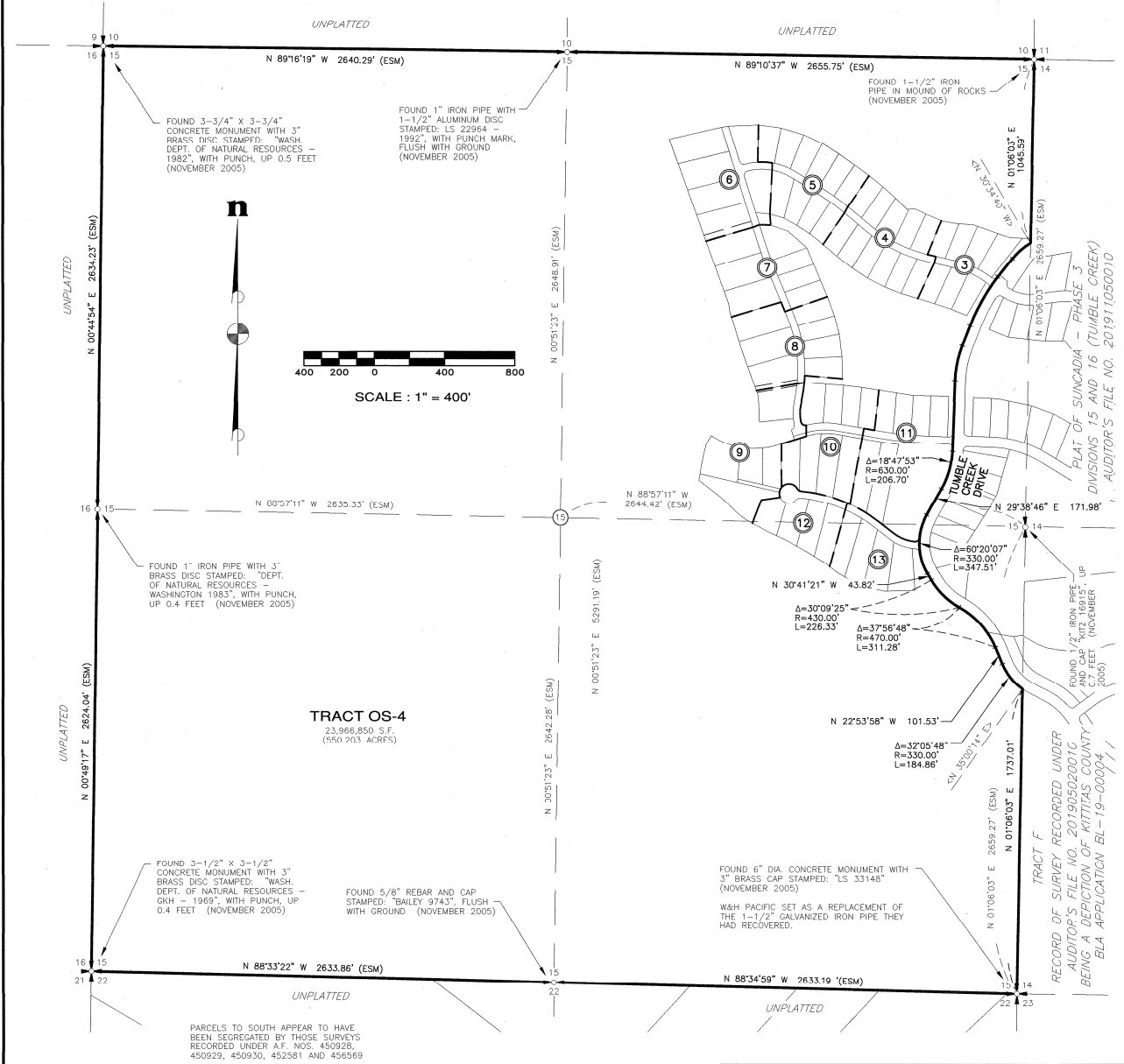
ASSESSOR MAP NUMBERS 20-14-15000-0002 AND 20-14-15000-0005 (PARCEL NUMBERS 11833 AND 16212)

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Kittitas County Auditor

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LEGEND

(ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION BY ESM CONSULTING ENGINEERS LLC

③ SHEET NUMBER

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 "J358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A CORRECTED AVERAGE SCALE FACTOR OF 0.999870387.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

EQUIPMENT USED: TOPCON GR-5 GNSS EQUIPMENT AND 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: REAL TIME KINEMATIC OR RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS. THIS 19th DAY OF April, A.D., 2022, AT 42 MINUTES PAST 2 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 215-228, RECORDS OF KITITAS COUNTY, WASHINGTON.

By: [Signature] DEPUTY COUNTY AUDITOR
[Signature] KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202204190029

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: 2022-03-10 | JOB NO: 998-807-020-0202
 DRAWN BY: C.A.F. | SHEET 2 OF 14

13/28

SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

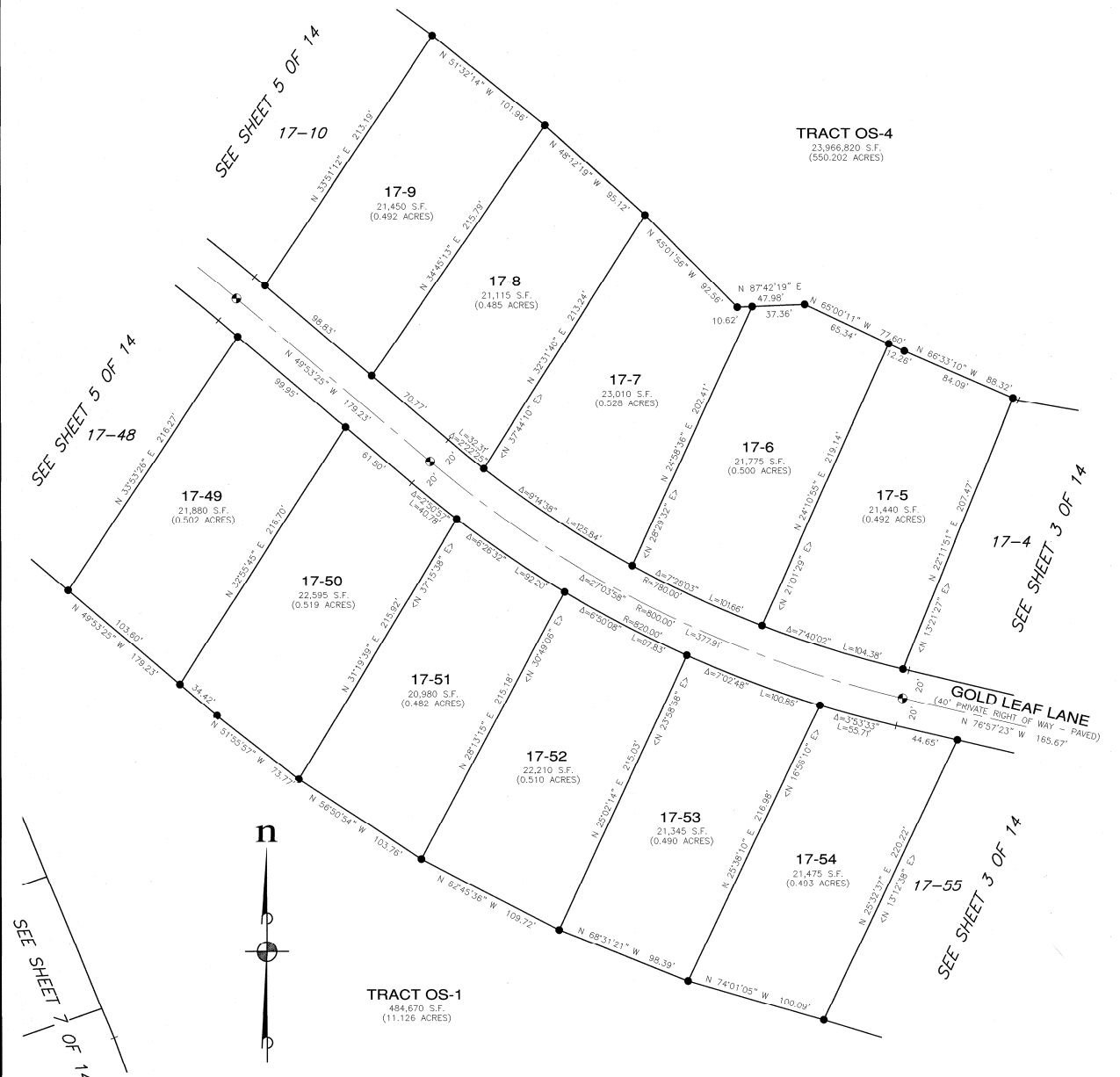
A PORTION OF SECTION 15, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-15000-0002 AND 20-14-15000-0005 (PARCEL NUMBERS 11833 AND 16212)

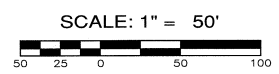
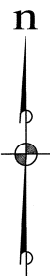
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ESM
Kittitas County Auditor

LP-21-00002
LPF-22-00002



SEE SHEET 7 OF 14



- LEGEND**
- = SET SURFACE BRASS CAP, STAMPED "LS 44925"
 - = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782"
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
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 - OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
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BY: [Signature] [Signature]
DEPUTY COUNTY CLERK KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202204190029

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Federal Way, WA 98003

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LYNNWOOD (425) 297-9900

DATE: 2022-03-10 | JOB NO. 998-807-020-0202
DRAWN BY: C.A.F./R.F.G. | SHEET 4 OF 14

SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

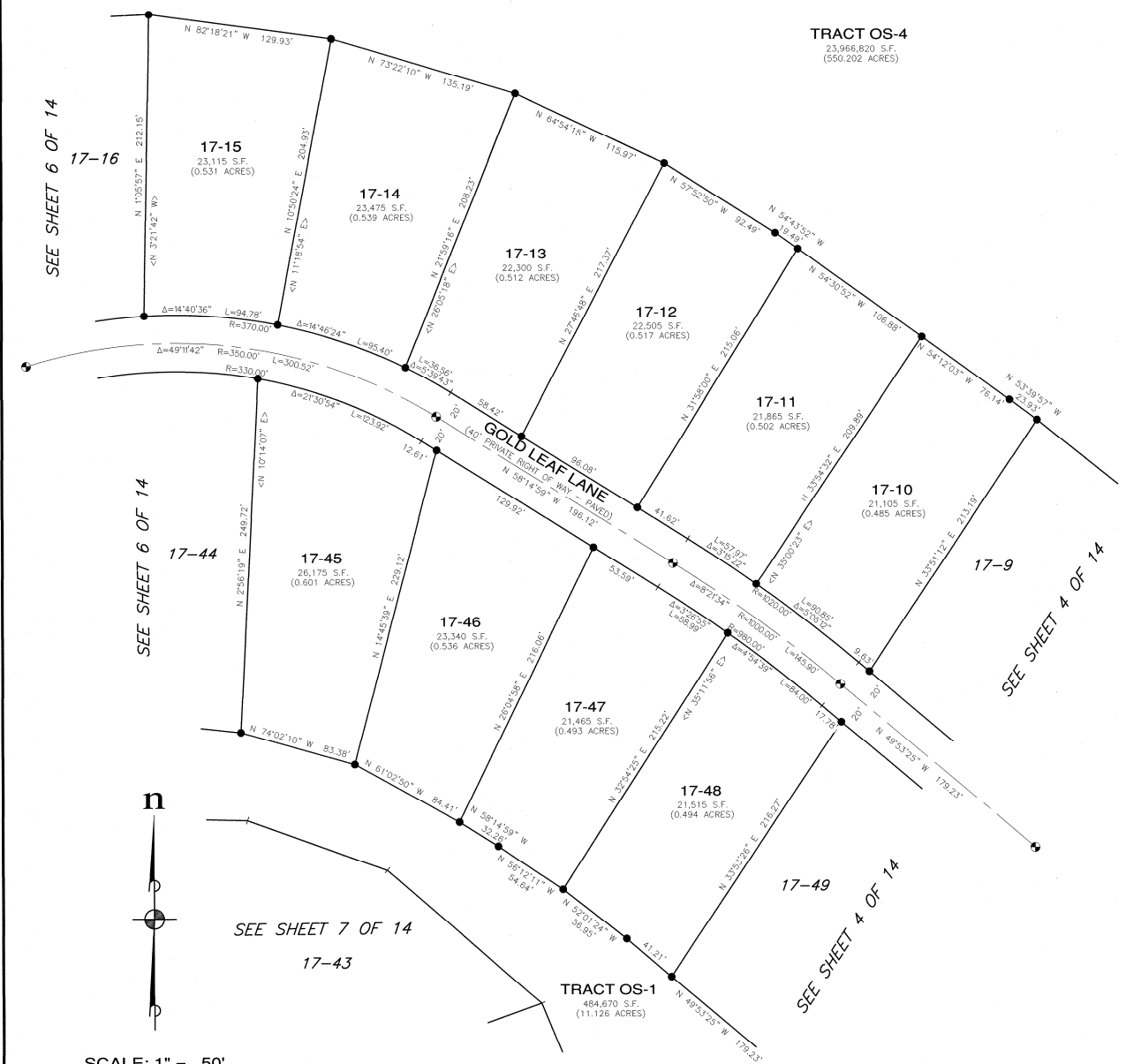
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KITITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-15000-0002 AND 20-14-15000-0005 (PARCEL NUMBERS 11833 AND 16212)

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Kittitas County Auditor
Page 5 of 14

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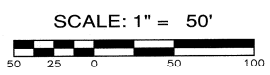
SEE SHEET 6 OF 14

SEE SHEET 6 OF 14

SEE SHEET 7 OF 14

SEE SHEET 4 OF 14

SEE SHEET 4 OF 14



- LEGEND**
- - SET SURFACE BRASS CAP, STAMPED "LS 44925"
 - = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED "Z" 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.
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By: [Signature] Deputy County Auditor
[Signature] Kittitas County Auditor

AUDITOR'S REFERENCE: 202204190029

ESM CONSULTING ENGINEERS L.L.C.
 33400 8th Ave. S, #205
 Federal Way, WA 98003
 FEDERAL WAY (253) 838-8113
 LYNNWOOD (425) 297-9900
 www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2022-03-10	JOB NO. 998-807-020-0202	SHEET 5 OF 14
DRAWN BY: C.A.F./R.F.C.		

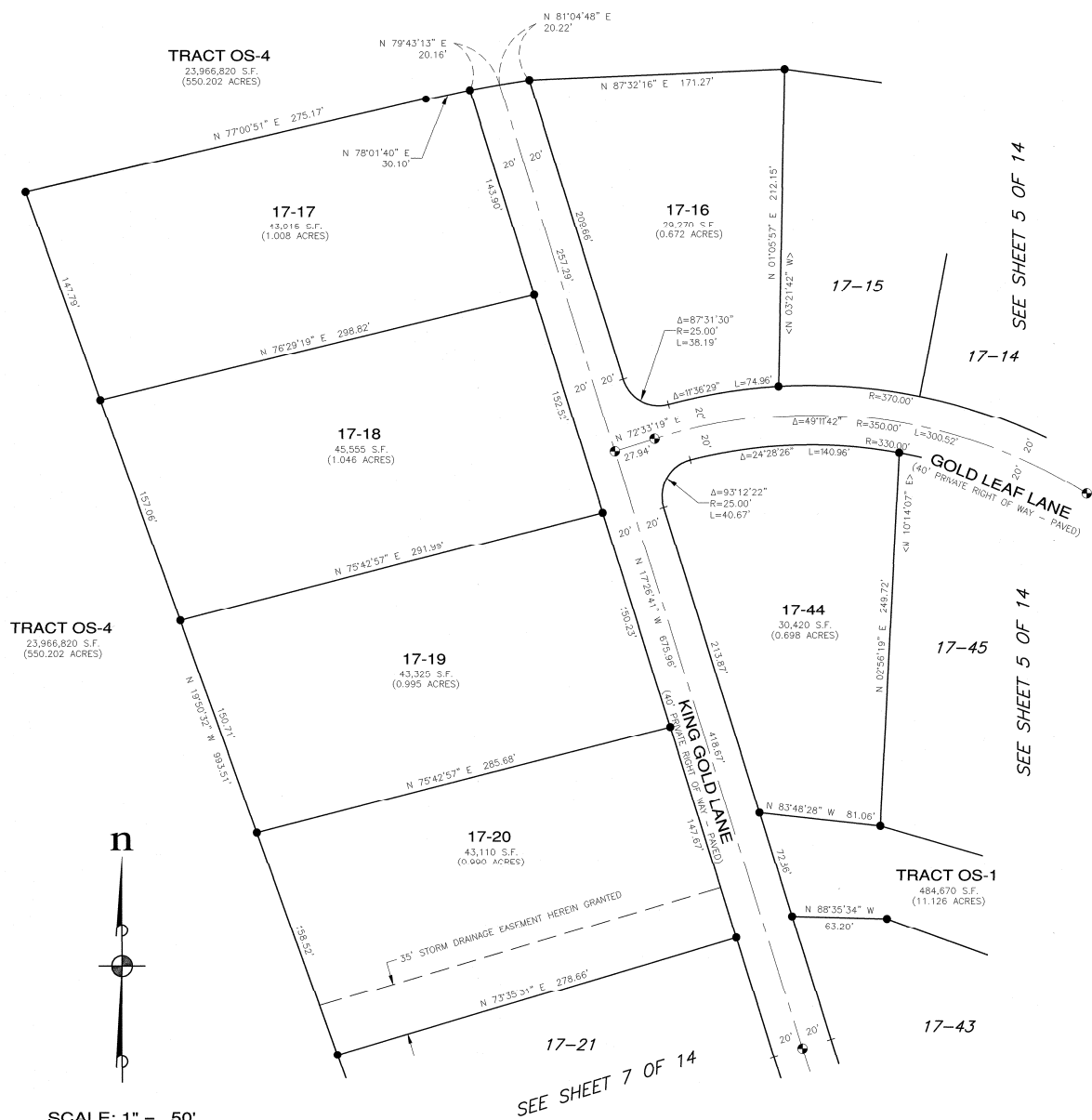
13/220

SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

A PORTION OF SECTION 15, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-15000-0002 AND 20-14-15000-0005 (PARCEL NUMBERS 11833 AND 16212)

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Kittitas County Auditor
Page 6 of 14

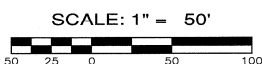
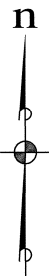
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LPF-22-00002



SEE SHEET 5 OF 14

SEE SHEET 5 OF 14

SEE SHEET 7 OF 14



- LEGEND**
- ⊙ = SET SURFACE BRASS CAP, STAMPED "LS 44925"
 - = SET 5/8" REBAR WITH CAP STAMPED, "ESM LLC 44925 45782" 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.
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RECORDING CERTIFICATE

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THIS 19th DAY OF April, A.D., 2022, AT 42 MINUTES PAST
2 O'CLOCK P. AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGE 215-228 RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: [Signature] Jerald V. Pettit
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202204190029

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

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FEDERAL WAY (203) 838-8113
LYNNWOOD (425) 297-9900

DATE: 2022-03-10 | JOB NO. 998-807-020-0202
DRAWN BY: C.A.F./R.F.G. | SHEET 6 OF 14

13/222

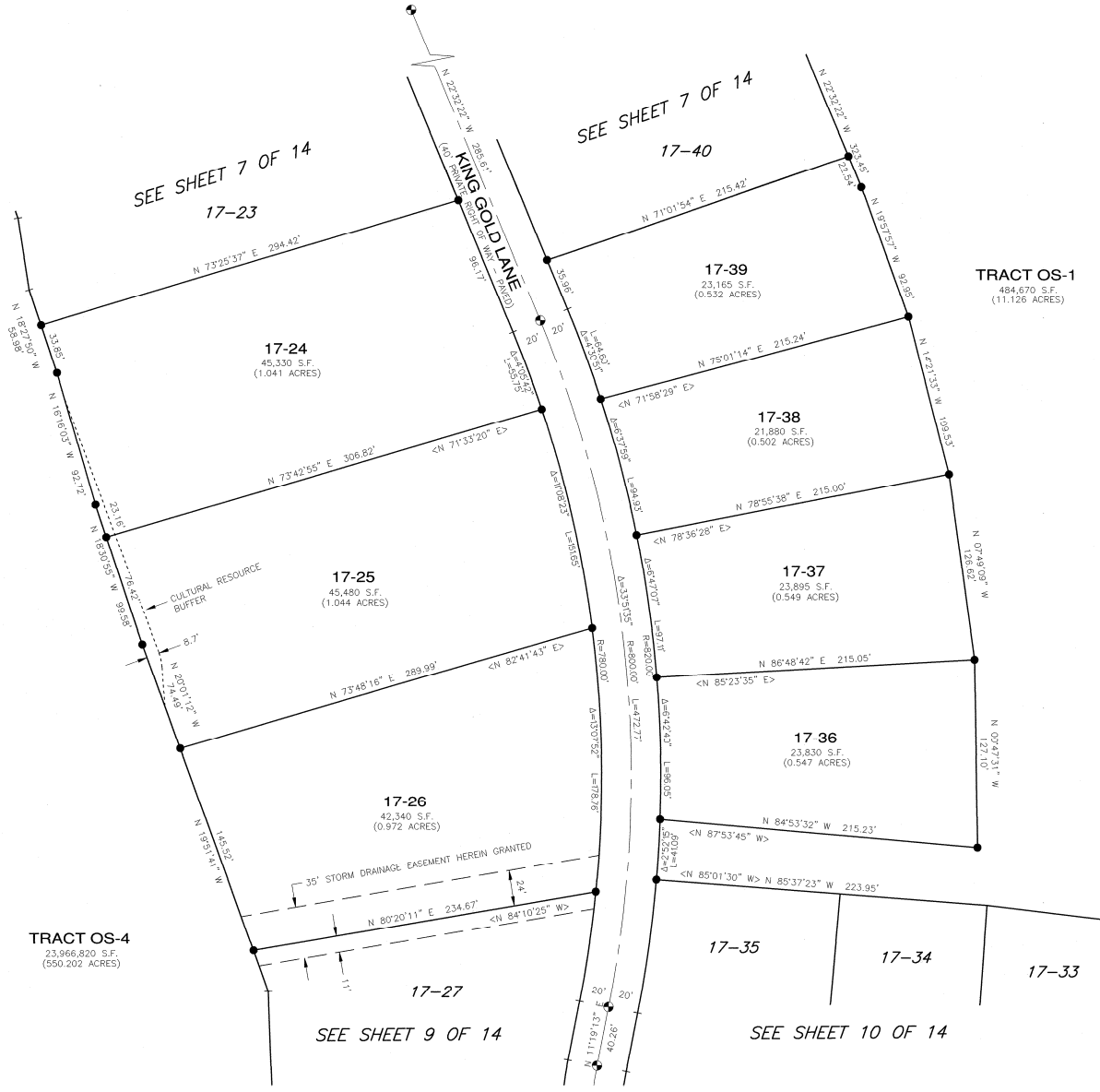
SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

A PORTION OF SECTION 15, T. 20 N., R. 14 E., W.M. KITITAS COUNTY, WASHINGTON

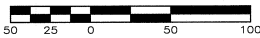
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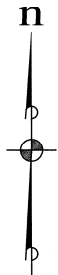


SCALE: 1" = 50'



LEGEND

- = SET SURFACE BRASS CAP, STAMPED "LS 44925"
- = SET 5/8" BRASS WITH CAP STAMPED: "FSM 110 44895 45789" 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.
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BY [Signature] [Signature]
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 2022.04.19.0029

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

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

DATE: 2022-03-10 | JOB NO. 998-807-020-0202
DRAWN BY: C.A.F./R.F.G. | SHEET 5 OF 14

13/23

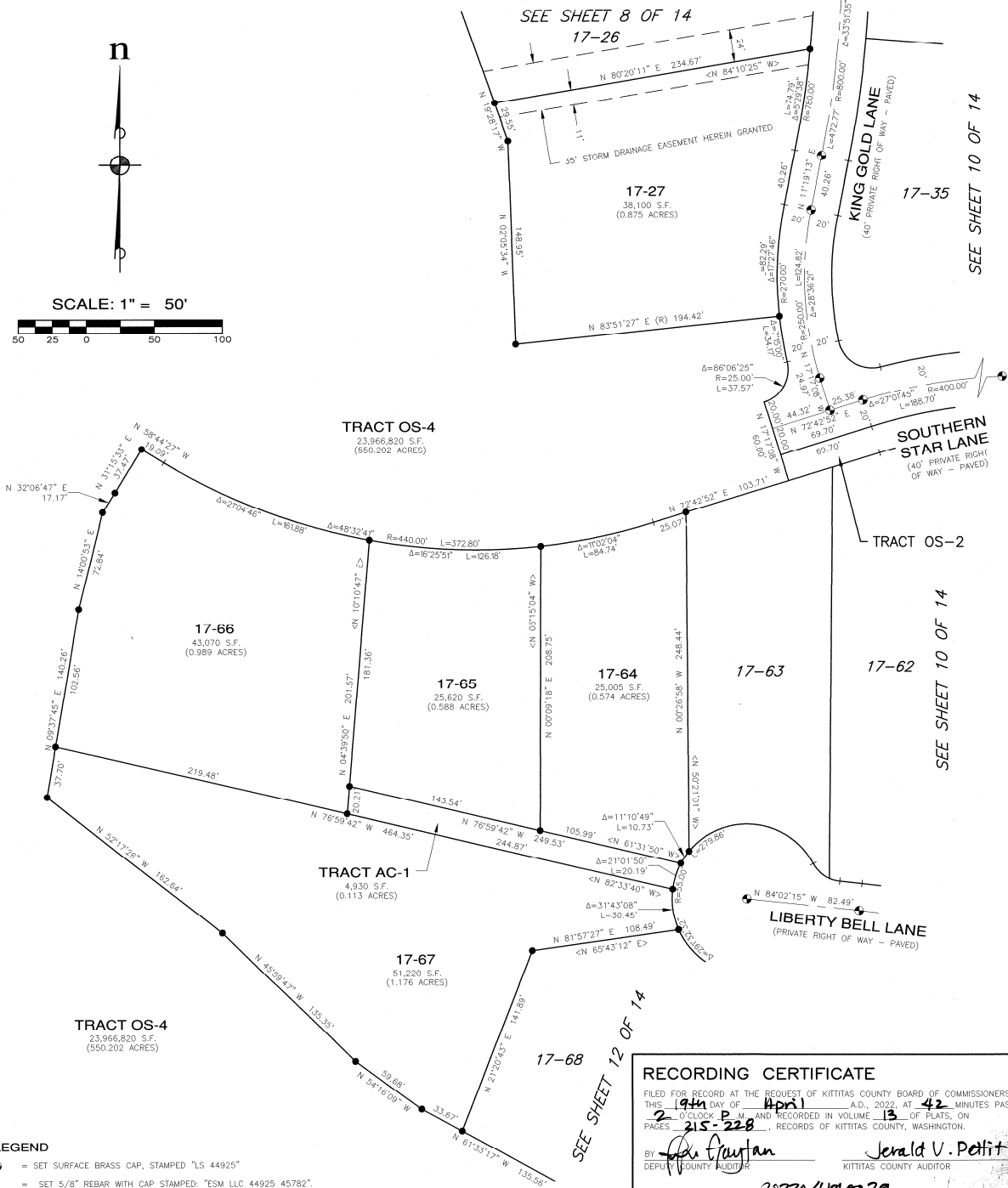
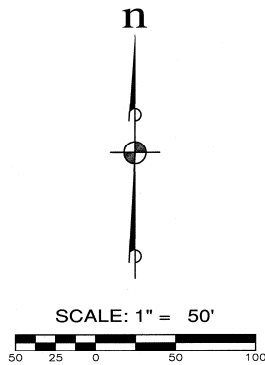
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BY [Signature] DEPUTY COUNTY AUDITOR
BY [Signature] KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202204190029

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Federal Way, WA 98003
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Civil Engineering | Land Surveying | Land Planning
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DRAWN BY: C.A.F./R.F.C. SHEET 9 OF 14

13/224

SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

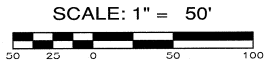
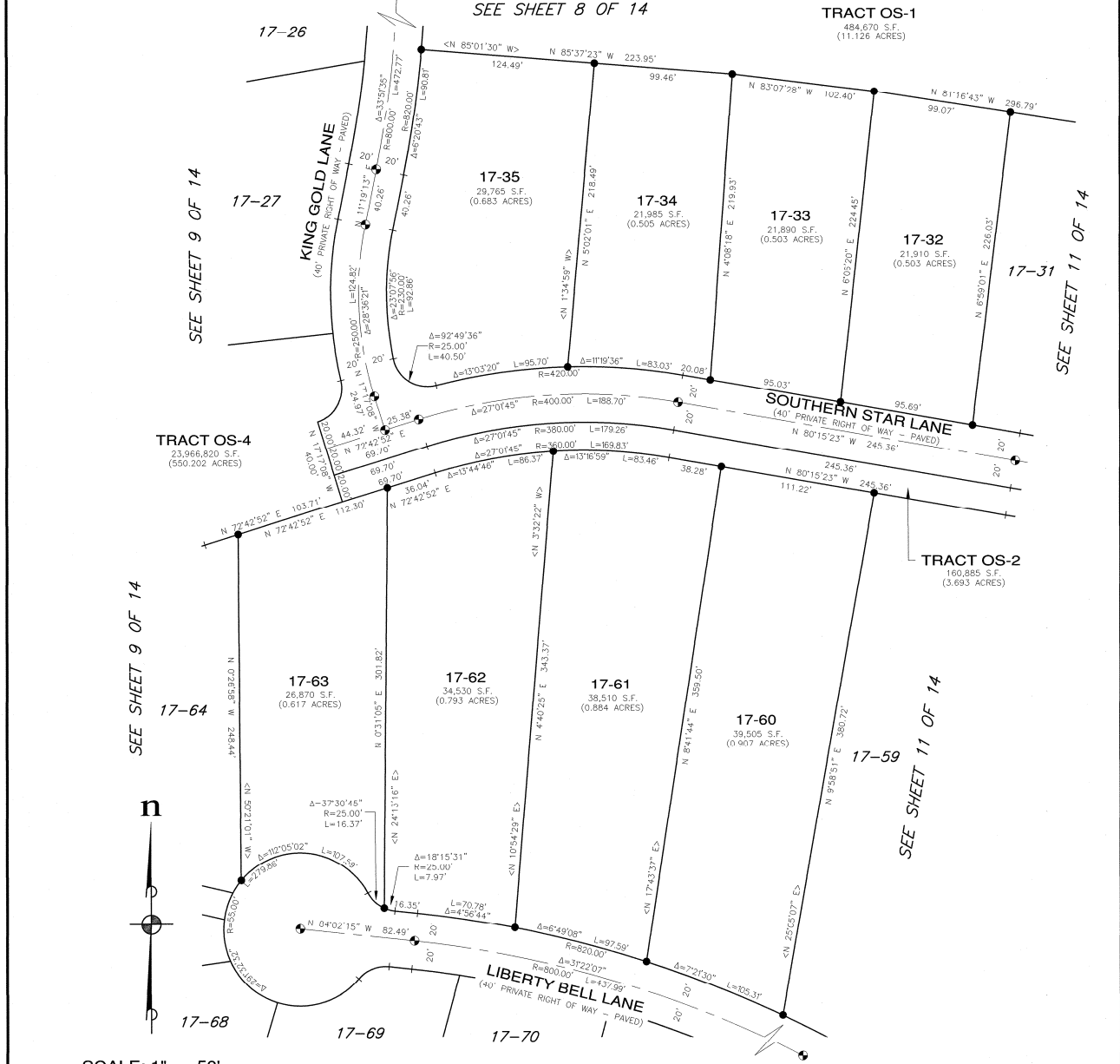
A PORTION OF SECTION 15, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-15000-0002 AND 20-14-15000-0005 (PARCEL NUMBERS 11833 AND 16212)

04/19/2022 02:42:21 PM V: 13 P: 224 202204190029



LP-21-00002
LPF-22-00002



- LEGEND**
- = SET SURFACE BRASS CAP, STAMPED "LS 44920"
 - = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782". 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
 - OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
 - AC-1 = ACCESS TRACT - DESIGNATION NUMBER



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 19th DAY OF April, A.D., 2022, AT 42 MINUTES PAST 2 O'CLOCK P.M. AND RECORDED IN VOLUME 12 OF PLATS, ON PAGES 215-228 RECORDS OF KITITAS COUNTY, WASHINGTON.

BY [Signature] [Signature]
 DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 2022 0419 0029

ESM CONSULTING ENGINEERS L.L.C.
 33400 8th Ave. S, #205
 Federal Way, WA 98003
 FEDERAL WAY (253) 836-6113
 LYNWOOD (425) 297-9900
 www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2022-03-10	JOB NO. 998-807-020-0202	
DRAWN BY: C.A.F./R.F.G.	SHEET 10 OF 14	

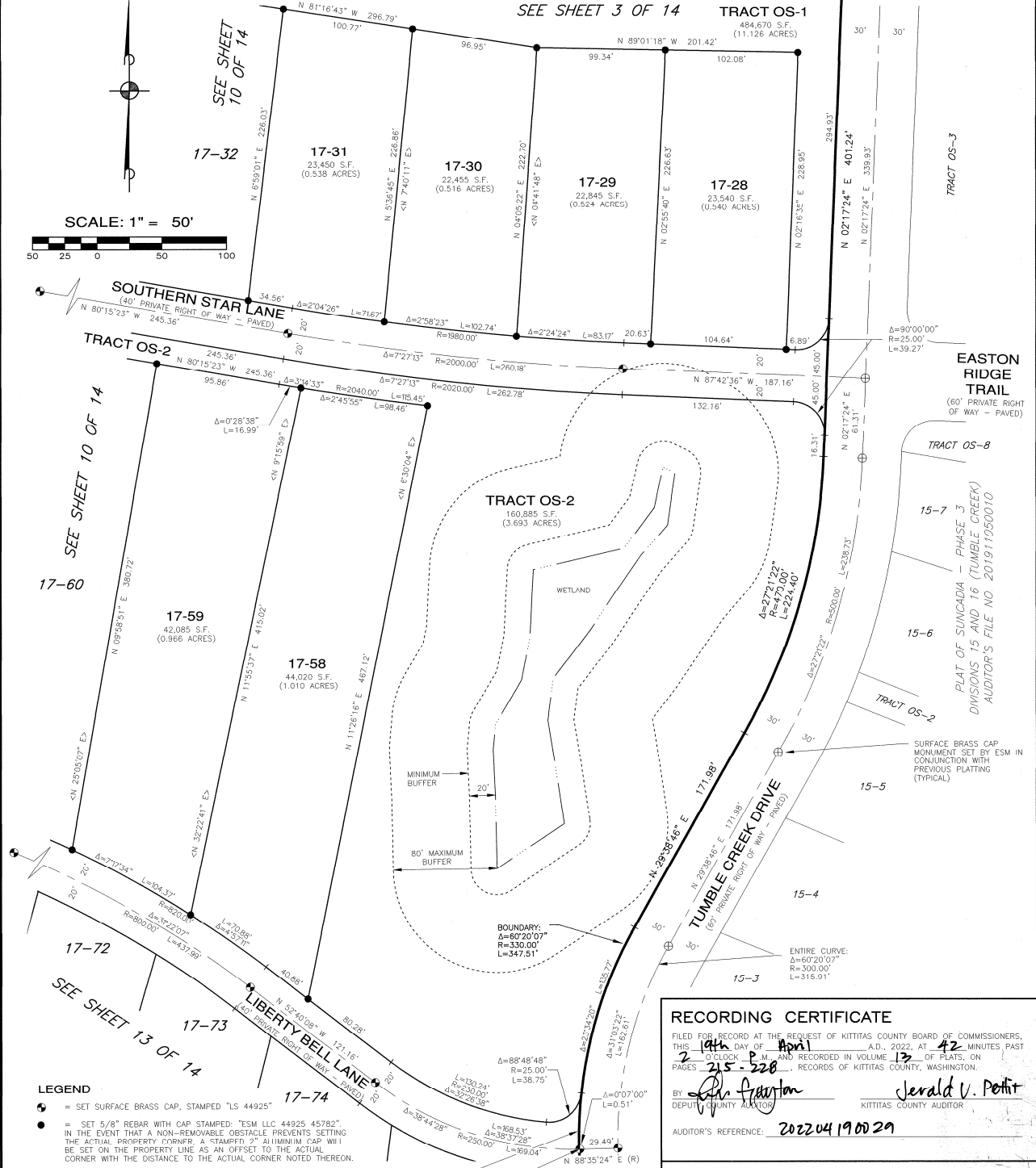
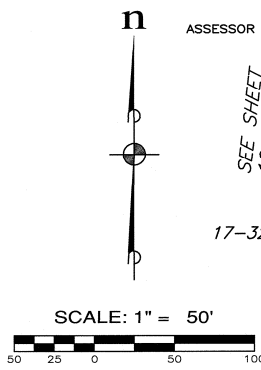
13/225

SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

A PORTION OF SECTION 15, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20-14-15000-0002 AND 20-14-15000-0005 (PARCEL NUMBERS 11833 AND 16212)

04/19/2022 02:42:21 PM V: 13 P: 225 202204190029
Kititas County Auditor
LP-21-00002
LPF-22-00002



- LEGEND**
- = SET SURFACE BRASS CAP, STAMPED "LS 44925"
 - = SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782" 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.
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RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 19th DAY OF April, A.D., 2022, AT 42 MINUTES, PAST 2 O'CLOCK P.M., AND RECORDED IN VOLUME 127 OF PLATS, ON PAGES 215-228, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY [Signature] DEPUTY COUNTY CLERK
BY [Signature] KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 2022.04.19.00.29

ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S. #205
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www.esmcivil.com

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

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2022-03-10	JOB NO. 998-807-020-0202	
DRAWN BY: C.A.F./R.F.G.	SHEET 11 OF 14	

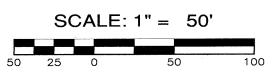
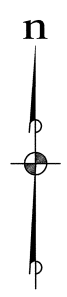
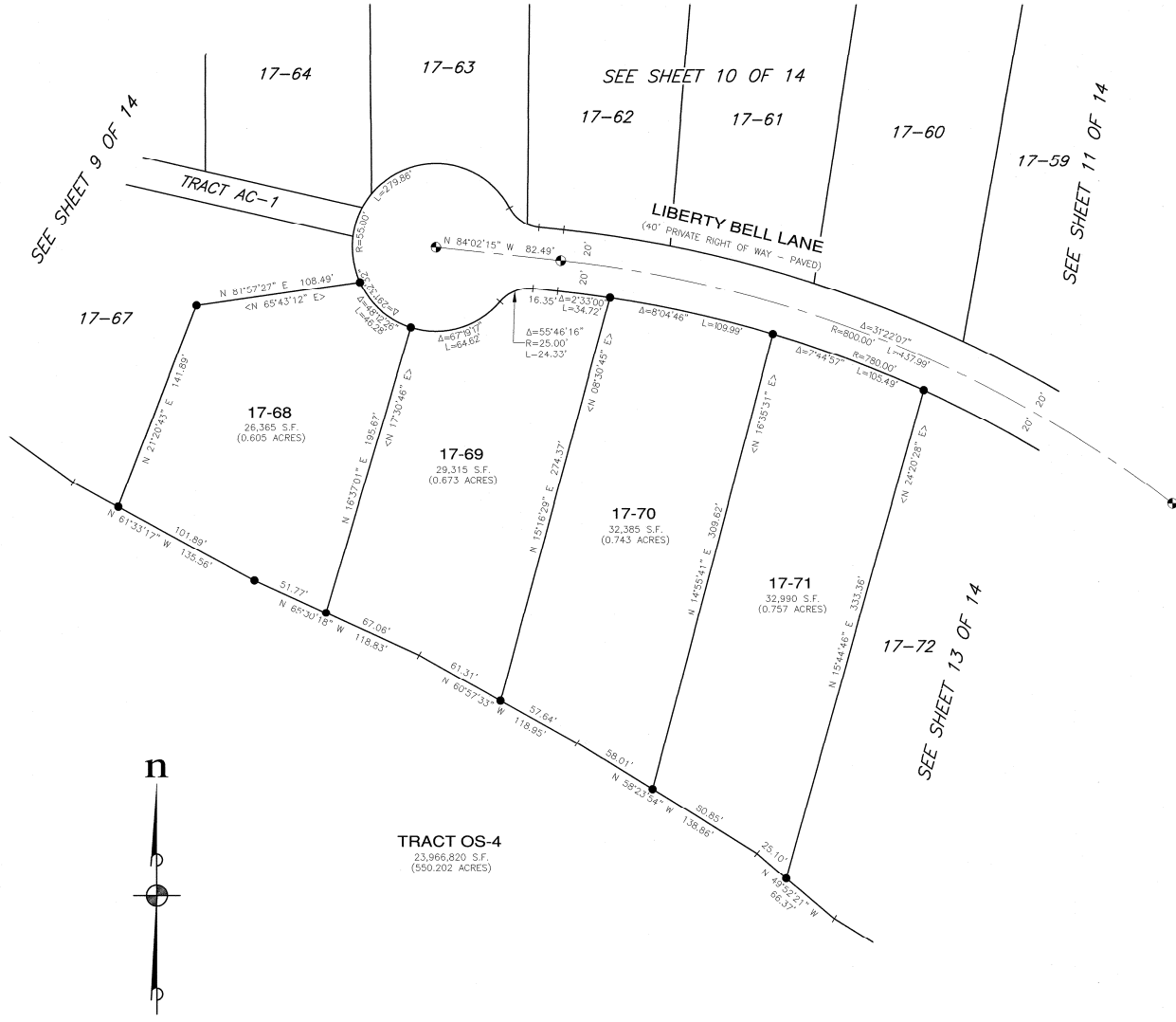
13/226

SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

A PORTION OF SECTION 15, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-15000-0002 AND 20-14-15000-0005 (PARCEL NUMBERS 11833 AND 16212)

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Sheet ESM
Kittitas County Auditor
Page 12 of 14

LP-21-00002
LPF-22-00002



- LEGEND**
- ⊕ = SET SURFACE BRASS CAP, STAMPED "LS 44925"
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RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS 19th DAY OF April, A.D., 2022, AT 42 MINUTES PAST
2 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGES 215-228, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: [Signature] [Signature]
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202204190029



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

FEDERAL WAY (206) 836-6113
LYNNWOOD (425) 297-9900

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

DATE: 2022-03-10 | JOB NO. 998-807-020-0202
DRAWN BY: C.A.F./R.F.G. | SHEET 12 OF 14

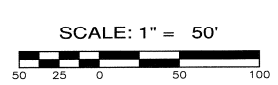
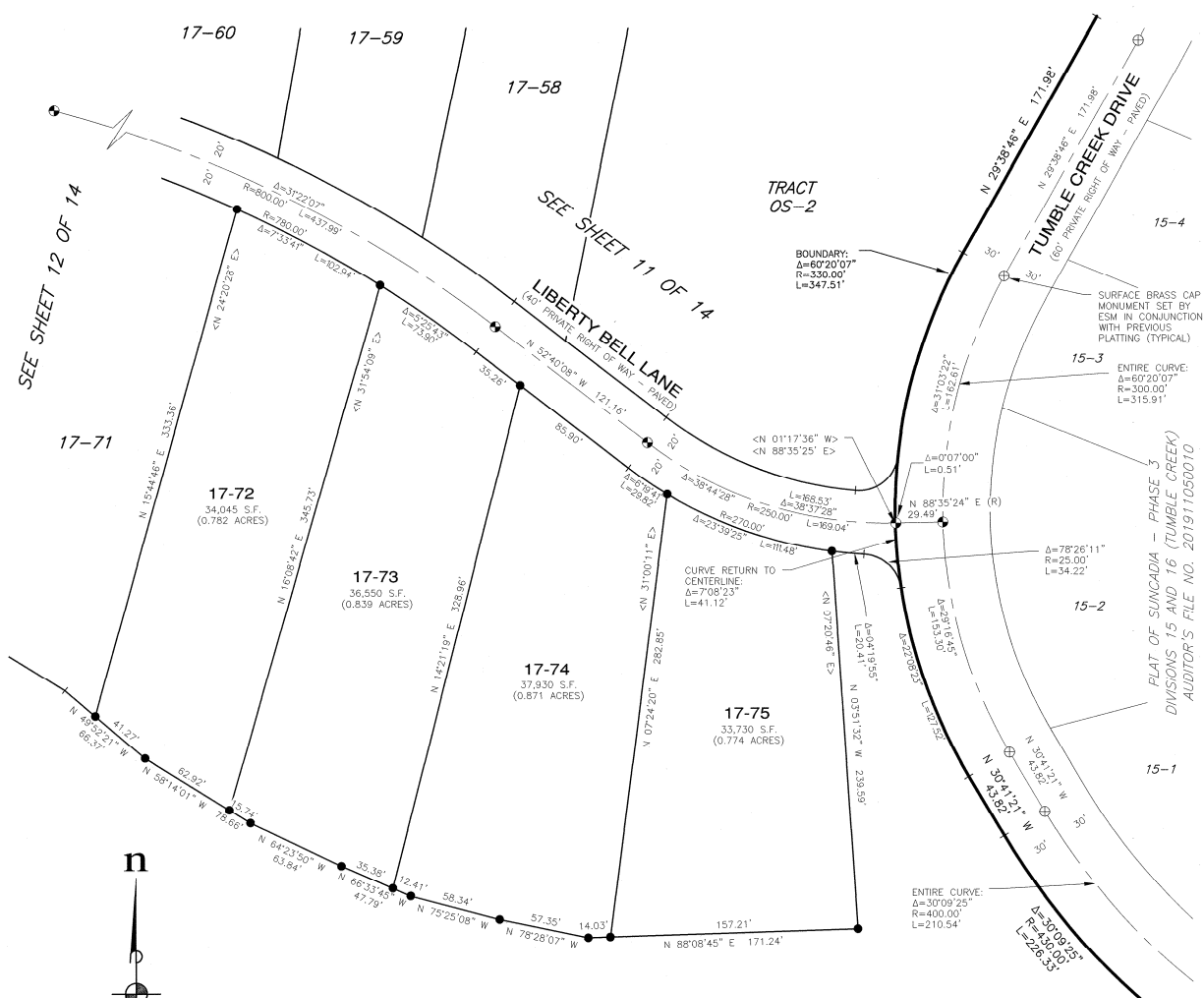
13/227

SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

A PORTION OF SECTION 15, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR MAP NUMBERS 20-14-15000-0002 AND 20-14-15000-0005 (PARCEL NUMBERS 11833 AND 16212)

04/19/2022 02:42:21 PM V: 13 P: 227 202204190029
ESM
Kittitas County Auditor

LP-21-00002
LPF-22-00002



- LEGEND**
- = SET SURFACE BRASS CAP, STAMPED "LS 44925"
 - = SET 5/0" REDAR WITH CAP STAMPED: "ESM LLO 44925 45782"
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RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS.
THIS 19th DAY OF April, A.D., 2022, AT 47 MINUTES PAST
2 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS, ON
PAGE 215-228 RECORDS OF KITITAS COUNTY, WASHINGTON.

BY [Signature] [Signature]
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: 202204190029

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33400 8th Ave. S, #205
Federal Way, WA 98003
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Public Works | Project Management | Landscape Architecture

DATE: 2022-03-10 | JOB NO. 998-807-020-0202
DRAWN BY: C.A.F./R.F.G. | SHEET 13 OF 14

3/228

SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK)

A PORTION OF SECTION 15, T. 20 N., R. 14 E., W.M. KITITITAS COUNTY, WASHINGTON

ASSESSOR MAP NUMBERS 20 14 16000 0002 AND 20 14 16000 0006 (PARCEL NUMBERS 11833 AND 16212)

LP-21-00002
LPF-22-00002

EASEMENTS AND NOTES

- ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS 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 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 PLAT AND TO PERSONS WHO DO NOT OTHERWISE OWN PROPERTY WITHIN THE RESORT.
- 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 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 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 PLAT. SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- 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, "UTILITY SERVICE PROVIDERS"), A NON-EXCLUSIVE EASEMENT UNDER AND UPON ALL ROADS WITHIN THIS PLAT, TRACT AC-1, AND THOSE PORTIONS OF LOTS 17-20, 17-26 AND 17-27 IDENTIFIED HEREIN AS 36" STORM DRAINAGE EASEMENT, ALL 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 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 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, AND TRACT AC-1, FOR THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS AND/OR TRACT 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.
- 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 AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 16, 2009, UNDER KITITITAS COUNTY AUDITORS' FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
- THIS 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 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.
- 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 PLAT.
- NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT, THE BOUNDARIES OF OPEN SPACE (OS) TRACT(S) CREATED BY THIS PLAT MAY BE MODIFIED AND/OR SUCH TRACT(S) MAY BE ALIENED AS TO SIZE, SHAPE AND LOCATION BY THE THEN OWNER(S) OF SUCH TRACT(S) AS OTHERWISE ALLOWED BY APPLICABLE LAW, THE DEVELOPMENT AGREEMENT, AND THE CCR'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
- LOTS 17-64, 17-65 AND 17-66 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-1, THE EXACT WIDTH AND LOCATION OF WHICH SHALL BE AGREED UPON BY SUNCADIA AND THE LOT OWNER(S) AT SUCH TIME AS APPLICATION FOR CONSTRUCTION IS SUBMITTED TO THE DESIGN REVIEW COMMITTEE PURSUANT TO THE CCR'S. PROVIDED, HOWEVER, SAID EASEMENT SHALL BE LOCATED AND BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIATE ACCESS AND UTILITIES TO EACH OF SAID LOTS 17-64, 17-65 AND 17-66.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "MANAGED OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITITITAS COUNTY AUDITOR'S FILE NO. 201512110030, SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE MANAGED OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT OS 4.
- ACCESS TO THIS PLAT VIA TUMBLE CREEK DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (TUMBLE CREEK DRIVE) RECORDED UNDER KITITITAS 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 PLAT AS A BENEFITED PROPERTY THEREUNDER.
- ACCESS TO THIS PLAT VIA JENKINS DRIVE SHALL BE AS SET FORTH IN THAT CERTAIN DECLARATION OF NON-EXCLUSIVE EASEMENT (JENKINS DRIVE) RECORDED UNDER KITITITAS 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 PLAT AS A BENEFITED PROPERTY THEREUNDER. DUE TO TOPOGRAPHY AND CONSTRUCTION ACTIVITIES WITHIN AND WITHOUT THIS 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 KITITITAS 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 KITITITAS 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.
- UTILITIES SERVING THIS PLAT SHALL BE AS PROVIDED UNDER THE TERMS AND CONDITIONS OF THAT CERTAIN TUMBLE CREEK UTILITY EASEMENT RECORDED UNDER KITITITAS COUNTY AUDITOR'S FILE NO. 200410050013, AS NOW OR HEREAFTER AMENDED, AND THAT CERTAIN RESERVOIR UTILITY EASEMENT RECORDED UNDER KITITITAS COUNTY AUDITOR'S FILE NO. 200410050014, AS NOW OR HEREAFTER AMENDED. SAID DOCUMENTS, AND EACH OF THEM ARE HEREBY AMENDED TO ADD THIS PLAT AS A BENEFITED PROPERTY THEREUNDER.
- DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE SETBACK AREAS IS PROHIBITED OR RESTRICTED PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED. LOTS 17-1 AND 17-2 IN PARTICULAR WILL, OR MAYBE, BE SUBJECT TO STEEP SLOPE SETBACK AREAS AS DISCLOSED AND PROVIDED IN A DOCUMENT RECORDED SUBSEQUENT TO THIS PLAT.
- DUE TO WETLANDS LOCATED WITHIN OR ADJACENT TO THIS PLAT, ANY GROUND DISTURBING ACTIVITY WITHIN WETLAND SETBACK AREAS SHOWN ON THIS PLAT IS CONDITIONED, RESTRICTED OR PROHIBITED PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL AS CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED.
- ANY GROUND DISTURBING ACTIVITY WITHIN ANY CULTURAL RESOURCE BUFFER SHOWN ON THIS PLAT IS CONDITIONED, RESTRICTED OR PROHIBITED PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL AS CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED.
- 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 PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.
- THIS PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS OR OTHER MATTERS APPARENT OR OF RECORD WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

DWG NAME: \\ESM\ENGR\ESM-JOBS\998\807\020\SURVEY PLOTS\F3D17-FP-14.DWG



RECORDING CERTIFICATE		
FILED FOR RECORD AT THE REQUEST OF KITITITAS COUNTY BOARD OF COMMISSIONERS, THIS <u>19th</u> DAY OF <u>April</u> , A.D. 2022, AT <u>42</u> MINUTES PAST <u>2</u> O'CLOCK P.M. AND RECORDED IN VOLUME <u>13</u> OF PLATS, ON PAGES <u>215-228</u> , RECORDS OF KITITITAS COUNTY, WASHINGTON.		
BY <u>Jerald V. Pettit</u> DEPUTY COUNTY AUDITOR	<u>Jerald V. Pettit</u> KITITITAS COUNTY AUDITOR	
AUDITOR'S REFERENCE: <u>202204190029</u>		
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: 2022-03-10	JOB NO. 998-807-020-0202	
DRAWN BY: C.A.F.	SHEET 14 OF 14	