

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

AUDITOR'S REFERENCE

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

LP-22-00001
LPF-22-00004

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

ASSESSOR MAP NUMBERS 20-14-13000-0001, 20-14-13000-0007, 20-14-13050-0082, 20-14-13050-0097, 20-14-13050-0098 AND 20-14-13050-0099

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 HEREINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF ITSELF AND ALL OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS IN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), ALL ROADS SHOWN HEREON WHICH SHALL BE PRIVATE; TOGETHER WITH THE RIGHT TO CONVEY SAID ROADS TO THE SUNCADIA RESIDENTIAL OWNERS' ASSOCIATION OR THE SUNCADIA COMMUNITY COUNCIL OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS FOR THE SAME OR SIMILAR PURPOSES.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIGNED AND THEIR CONVEYANCE TO SUCH ASSOCIATION OR COUNCIL, ALL FURTHER COSTS AND OBLIGATIONS FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SAFETY MEASURES, SNOW REMOVAL AND OTHERWISE OF ALL ROADS WITHIN THIS PLAT SHALL THEN AND THEREAFTER BE THE OBLIGATION OF SUCH ASSOCIATION OR COUNCIL.

IN THE EVENT THAT 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: LCIF SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: _____ BY: _____
ITS: _____ ITS: _____

STATE OF WASHINGTON }
COUNTY OF KITITAS } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ 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 _____, 2022.

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, 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 _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

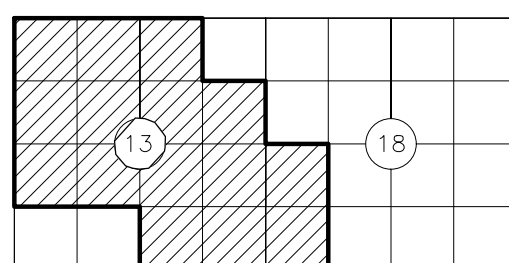
TO ME KNOWN TO BE THE _____, OF CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE ASSOCIATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

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

SUBDIVISION LOCATOR

NOT TO SCALE



TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2022.

KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITAS COUNTY.

DATED THIS _____ DAY OF _____, A.D., 2022.

KITITAS COUNTY COMMUNITY SERVICES DIRECTOR

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

DATED THIS _____ DAY OF _____, A.D., 2022.

KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS _____ DAY OF _____, A.D., 2022.

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS _____ DAY OF _____, A.D., 2022.

KITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2022.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEST : _____
CLERK OF THE BOARD

LEGAL DESCRIPTION

TRACT Z-3, SUNCADIA PHASE 2 DIVISION 2, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, RECORDS OF KITITAS COUNTY, WASHINGTON;

AND

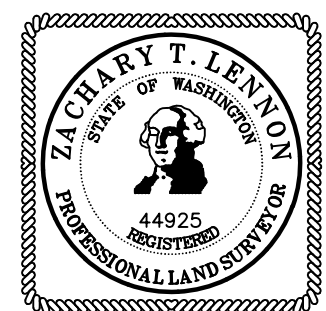
LOT 1A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581730 AND FILED IN BOOK 21 OF SURVEYS, PAGES 28, AND 29, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

DATED THIS _____ DAY OF _____, A.D., 2022.

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



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, A.D., 2022, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY : _____
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

ESM CONSULTING ENGINEERS LLC	33400 8th Ave. S, #205 Federal Way, WA 98003	FEDERAL WAY (253) 838-6113 LYNNWOOD (425) 297-9900
	www.esmcivil.com	
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2022-06-29	JOB NO. 998-852-021-0003	
DRAWN BY: C.A.F.	SHEET 1 OF 15	

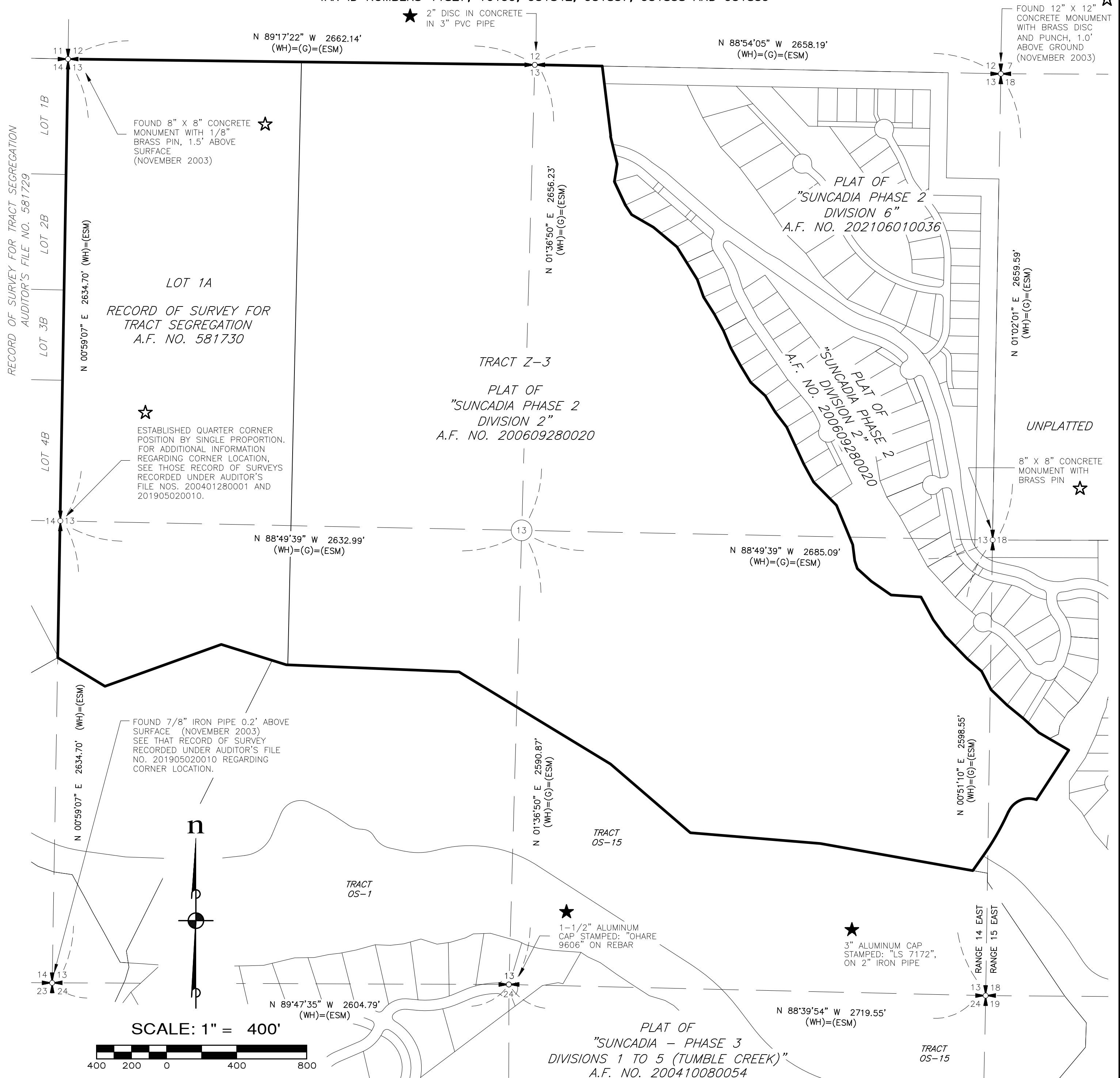
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KITITAS COUNTY, WASHINGTON

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

LP-22-00001
LPF-22-00004



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.
- (G) BEARING AND/OR DISTANCE FROM THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 BY GOLDSMITH & ASSOCIATES AS RECORDED UNDER AUDITOR'S FILE NO. 200609280020.
- (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 LOCATED 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 IN 2002. 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.

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 INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

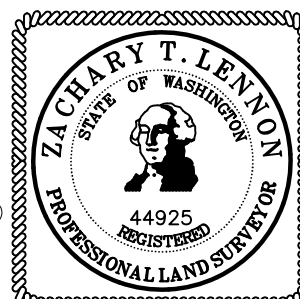
FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

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.



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BY : _____ DEPUTY COUNTY AUDITOR
_____ KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

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

www.esmcivil.com

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

DATE : 2022-06-29 | JOB NO. 998-852-021-0003

DRAWN BY: C.A.F./R.F.G. | SHEET 2 OF 15

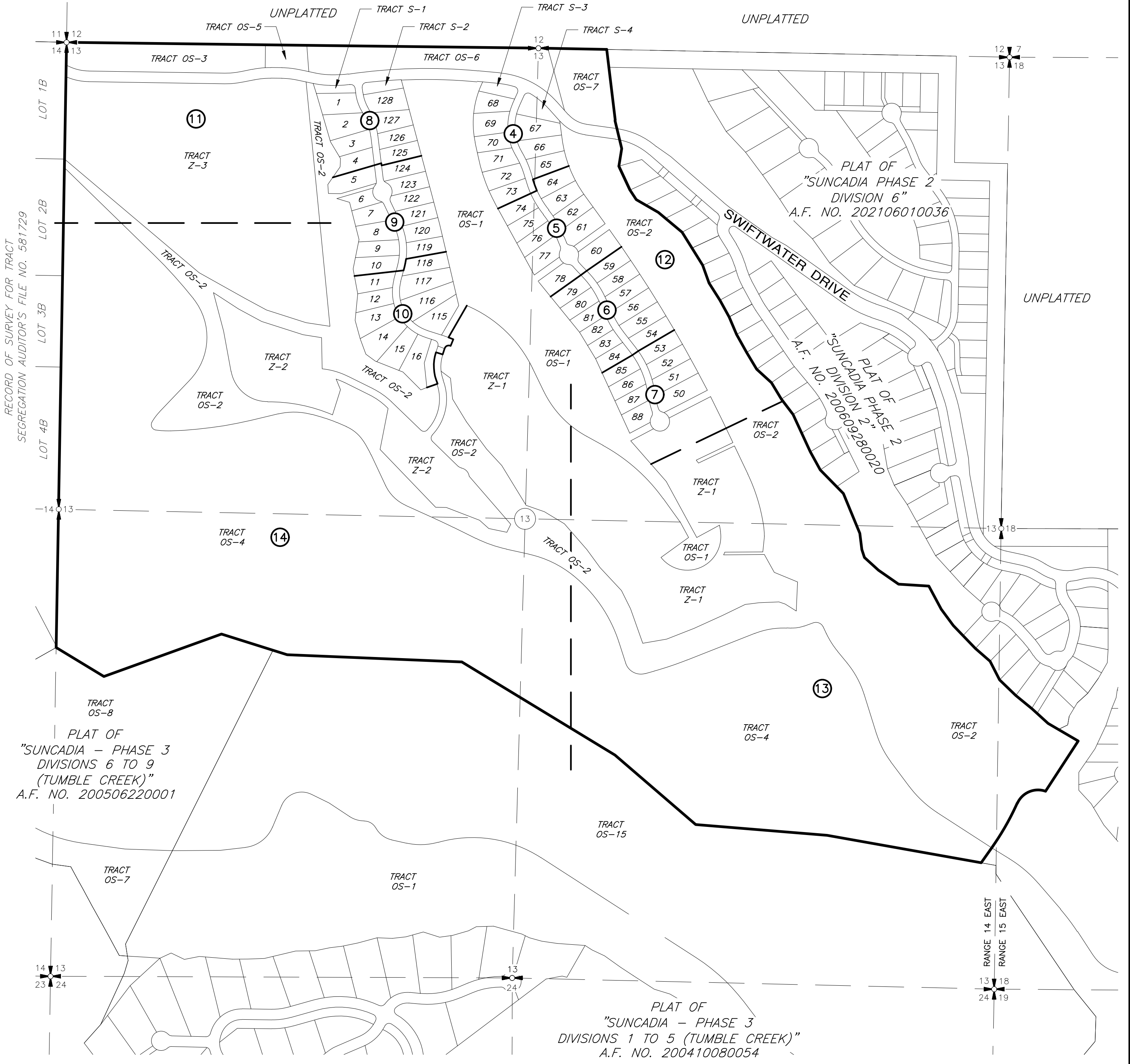
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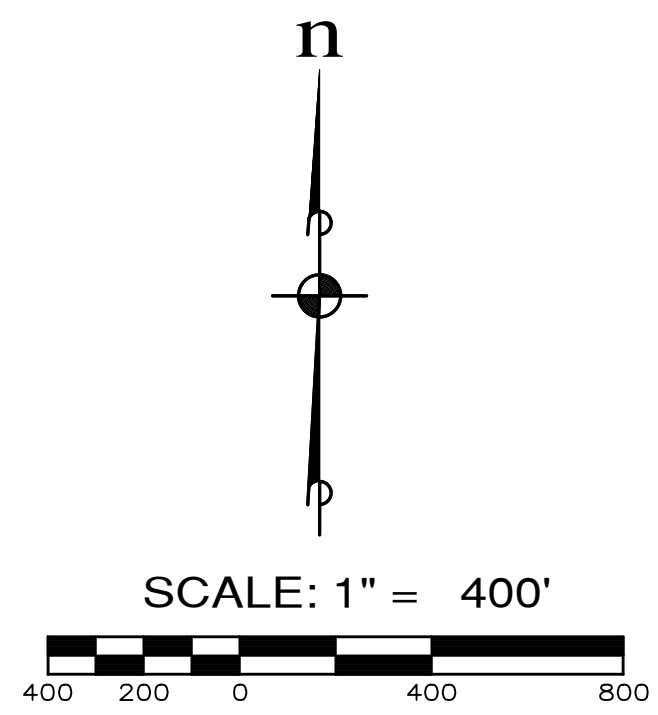
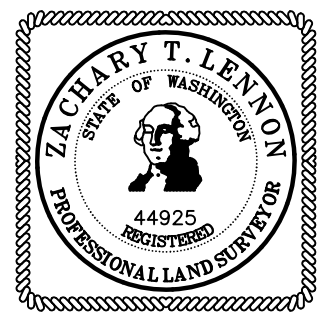
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LYNNWOOD (425) 297-9900

DATE: 2022-06-29 JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. SHEET 3 OF 15



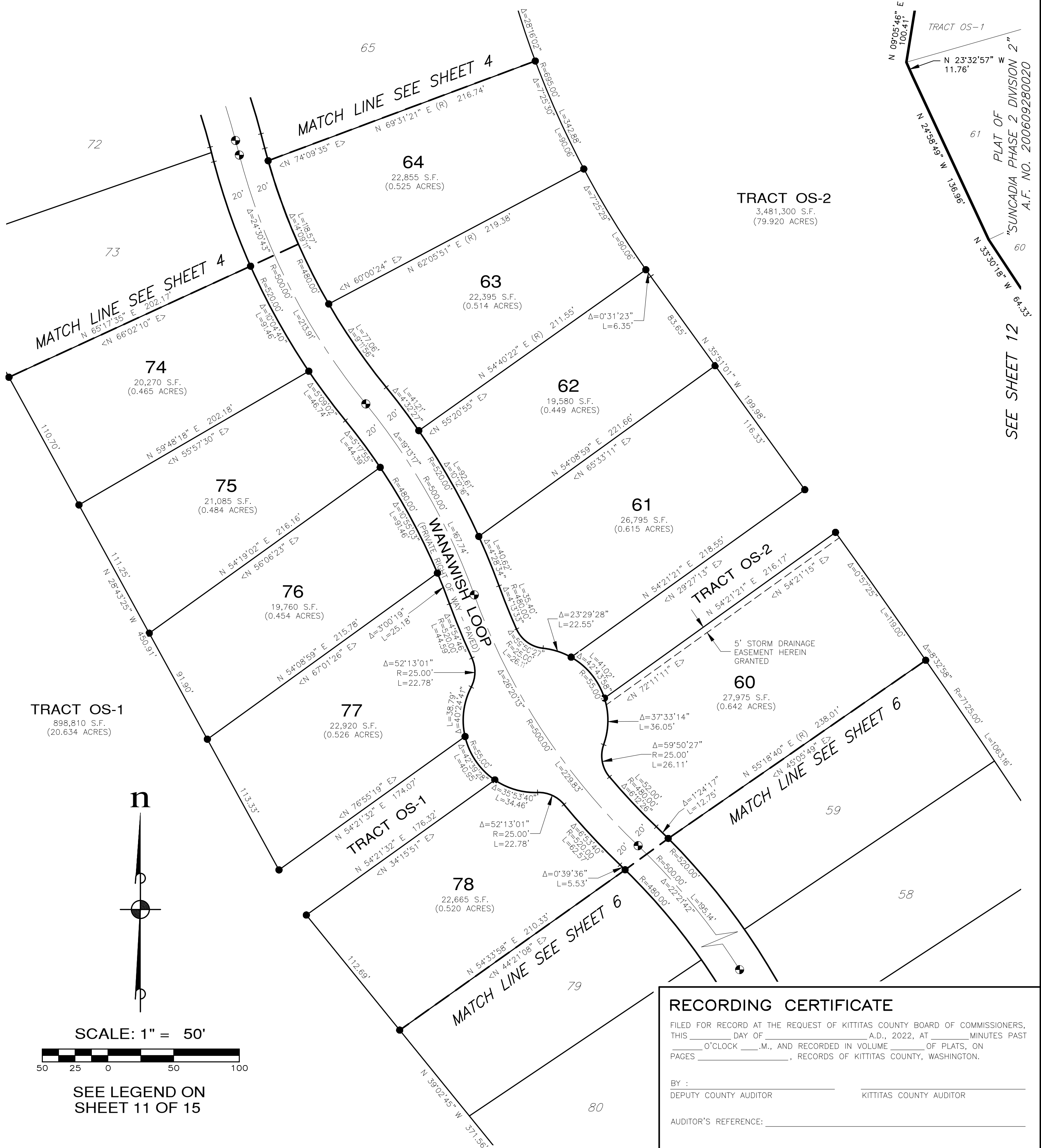
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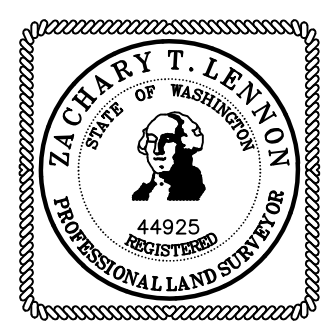
SEE SHEET 12
PLAT OF
"SUNCADIA PHASE 2 DIVISION 2"
A.F. NO. 200609280020

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS _____ DAY OF _____ A.D., 2022, AT _____ MINUTES PAST
_____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY : _____
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____



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LYNNWOOD (425) 297-9900

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

DATE : 2022-06-29 JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. SHEET 5 OF 15

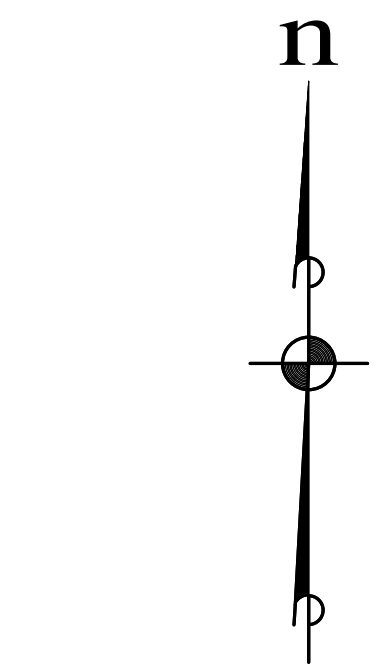
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LP-22-0001
LPF-22-0004



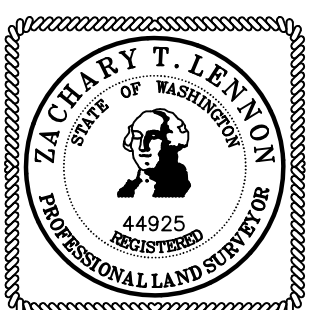
SCALE: 1" = 50'



SEE LEGEND ON SHEET 11 OF 15

TRACT OS-1
898,810 S.F.
(20.634 ACRES)

TRACT OS-2
3,481,300 S.F.
(79.920 ACRES)



RECORDING CERTIFICATE

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BY : _____
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

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DATE : 2022-06-29	JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G.	SHEET 6 OF 15

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

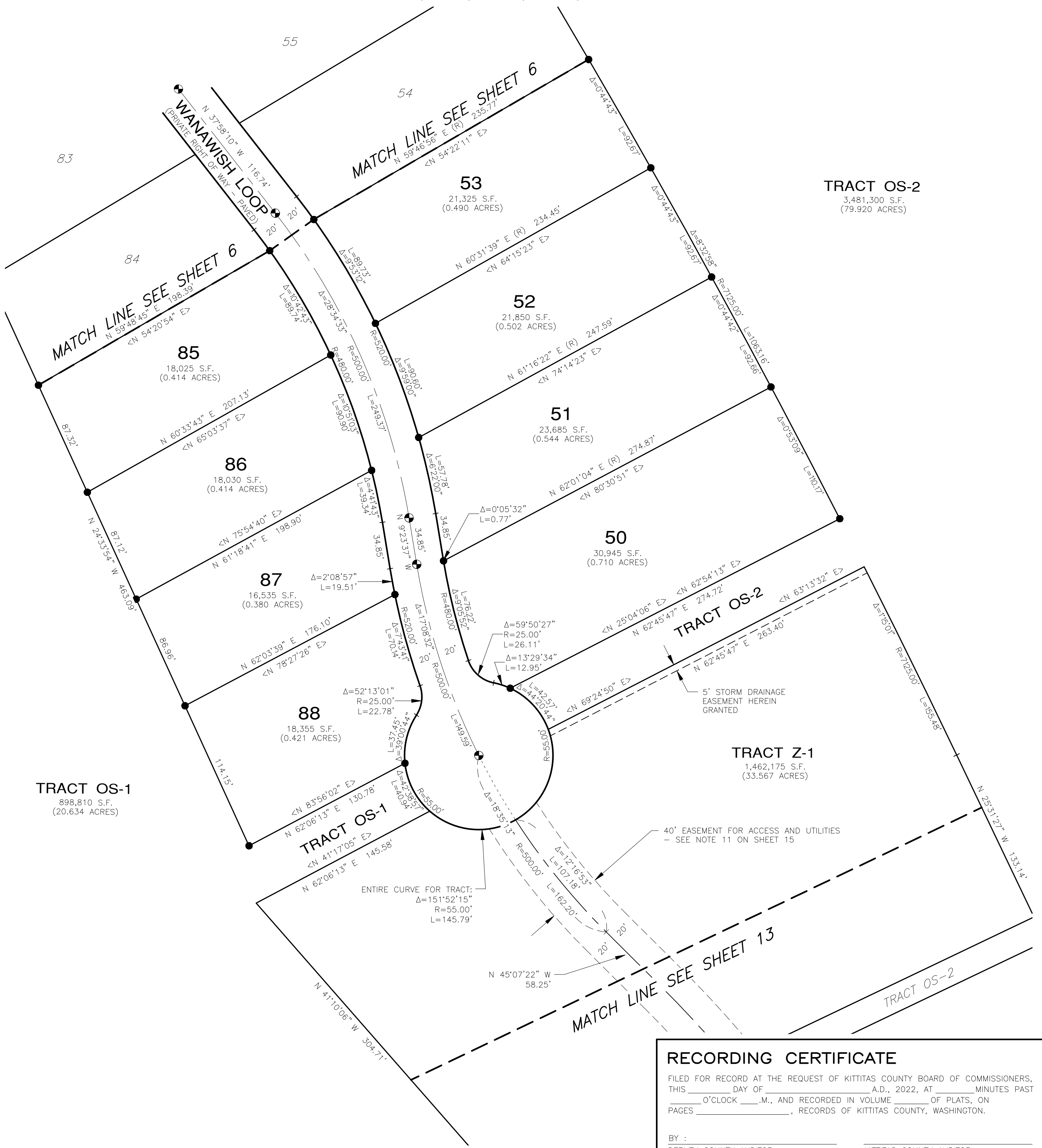
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LP-22-00001
LPF-22-00004

KITTITAS COUNTY, WASHINGTON

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859



TRACT OS-1
898,810 S.F.
(20.634 ACRES)

85
18,025 S.F.
(0.414 ACRES)

86
18,030 S.F.
(0.414 ACRES)

87
16,535 S.F.
(0.380 ACRES)

88
18,355 S.F.
(0.421 ACRES)

53
21,325 S.F.
(0.490 ACRES)

52
21,850 S.F.
(0.502 ACRES)

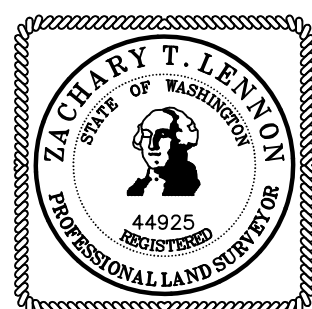
51
23,685 S.F.
(0.544 ACRES)

50
30,945 S.F.
(0.710 ACRES)

TRACT OS-2
3,481,300 S.F.
(79.920 ACRES)

TRACT Z-1
1,462,175 S.F.
(33.567 ACRES)

SEE LEGEND ON
SHEET 11 OF 15



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DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

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Federal Way, WA 98003
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FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9900

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

DATE : 2022-06-29 | JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 7 OF 15

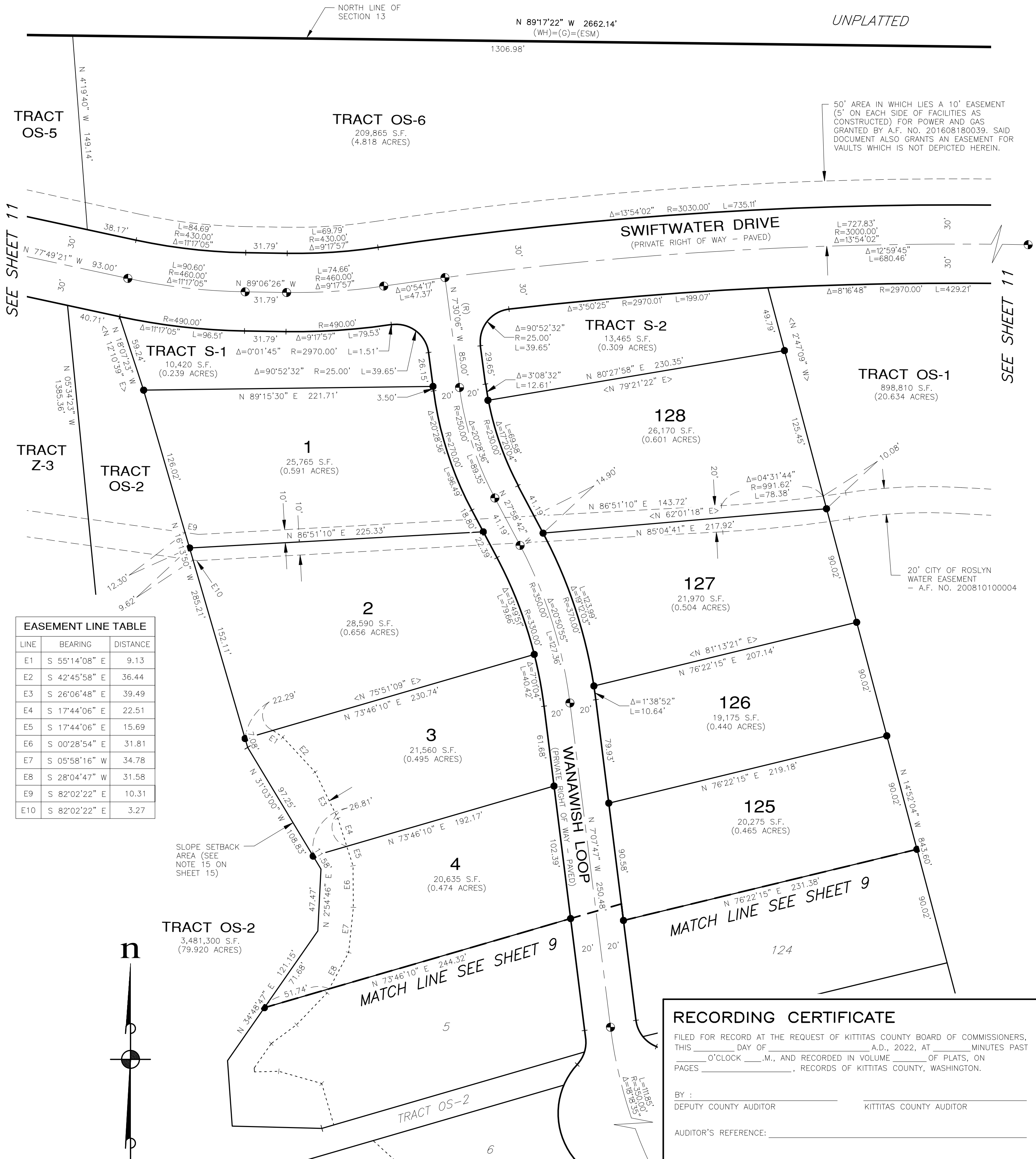
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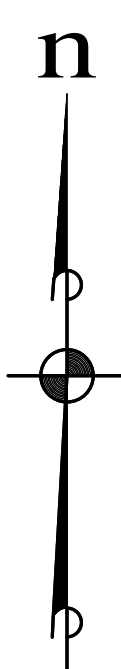
LP-22-00001
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TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859



EASEMENT LINE TABLE

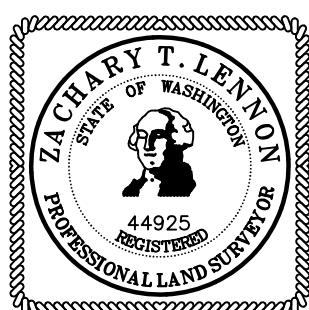
LINE	BEARING	DISTANCE
E1	S 55°14'08" E	9.13
E2	S 42°45'58" E	36.44
E3	S 26°06'48" E	39.49
E4	S 17°44'06" E	22.51
E5	S 17°44'06" E	15.69
E6	S 00°28'54" E	31.81
E7	S 05°58'16" W	34.78
E8	S 28°04'47" W	31.58
E9	S 82°02'22" E	10.31
E10	S 82°02'22" E	3.27



SCALE: 1" = 50'



SEE LEGEND ON SHEET 11 OF 15



RECORDING CERTIFICATE

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

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 33400 8th Ave. S, #205
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 FEDERAL WAY (253) 838-6113
 LYNNWOOD (425) 297-9900

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

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 DRAWN BY: C.A.F./R.F.G. | SHEET 8 OF 15

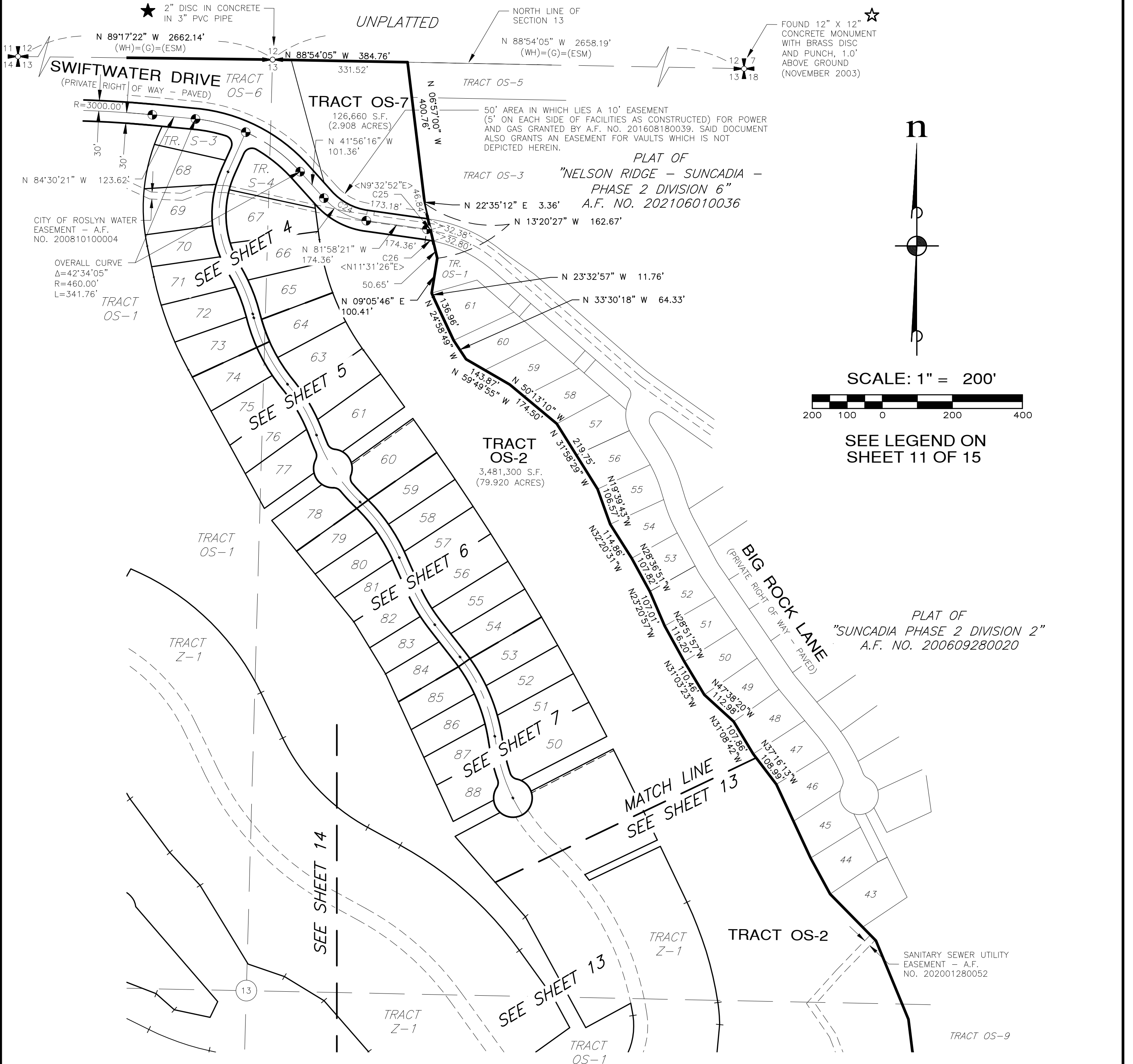
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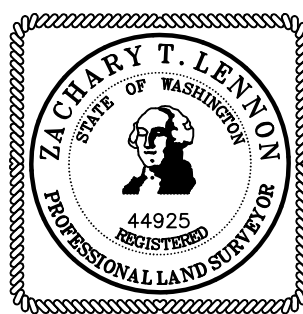
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C24	40°02'05"	200.00	139.75
C25	1°31'13"	400.00	10.61
C26	3°29'47"	370.00	22.58

RECORDING CERTIFICATE

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BY : _____
DEPUTY COUNTY AUDITOR _____ KITITAS COUNTY AUDITOR _____

AUDITOR'S REFERENCE: _____



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DATE : 2022-06-29 | JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 12 OF 15

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

AUDITOR'S REFERENCE

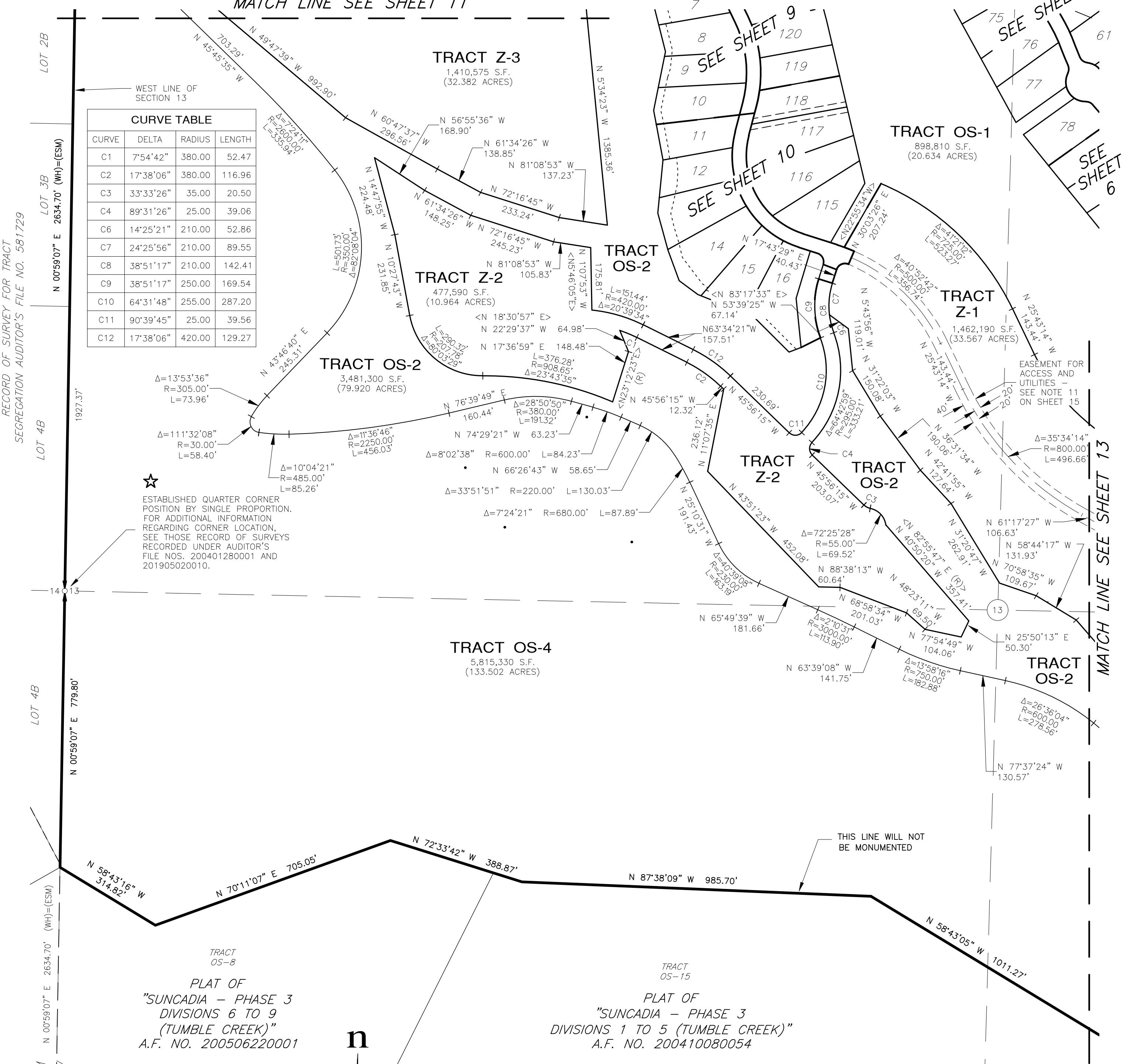
A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

LP-22-00001
LPF-22-00004

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

MATCH LINE SEE SHEET 11

CURVE	DELTA	RADIUS	LENGTH
C1	7°54'42"	380.00	52.47
C2	17°38'06"	380.00	116.96
C3	33°33'26"	35.00	20.50
C4	89°31'26"	25.00	39.06
C6	14°25'21"	210.00	52.86
C7	24°25'56"	210.00	89.55
C8	38°51'17"	210.00	142.41
C9	38°51'17"	250.00	169.54
C10	64°31'48"	255.00	287.20
C11	90°39'45"	25.00	39.56
C12	17°38'06"	420.00	129.27

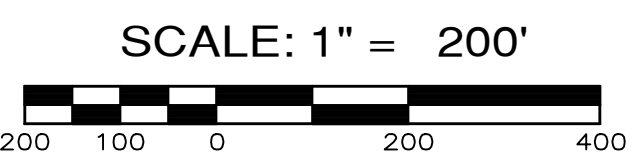
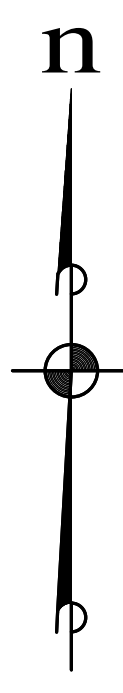


★
ESTABLISHED QUARTER CORNER
POSITION BY SINGLE PROPORTION.
FOR ADDITIONAL INFORMATION
REGARDING CORNER LOCATION,
SEE THOSE RECORD OF SURVEYS
RECORDED UNDER AUDITOR'S
FILE NOS. 200401280001 AND
201905020010.

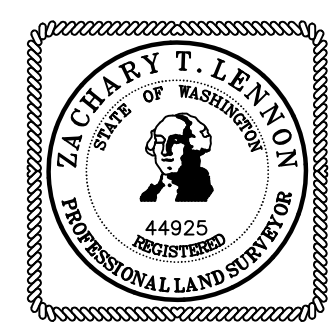
THIS LINE WILL NOT
BE MONUMENTED

TRACT
OS-8
PLAT OF
"SUNCADIA - PHASE 3
DIVISIONS 6 TO 9
(TUMBLE CREEK)"
A.F. NO. 200506220001

TRACT
OS-15
PLAT OF
"SUNCADIA - PHASE 3
DIVISIONS 1 TO 5 (TUMBLE CREEK)"
A.F. NO. 200410080054



SEE LEGEND ON
SHEET 11 OF 15



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,
THIS _____ DAY OF _____ A.D., 2022, AT _____ MINUTES PAST
_____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: _____
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

ESM CONSULTING ENGINEERS, LLC

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

www.esmcivil.com

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

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

DATE: 2022-06-29 JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. SHEET 14 OF 15

SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

AUDITOR'S REFERENCE

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON
TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

LP-22-00001
LPF-22-00004

EASEMENTS AND NOTES

1. TRACT Z-3 OF THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, IS BEING REPLATTED HEREIN, AND THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH IN SAID PLAT WITH RESPECT TO SAID TRACT ARE SUPERSEDED BY THIS PLAT.
2. 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.
3. 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 AND THOSE PORTIONS OF LOTS 60, 117 AND 118, AND TRACT Z-1 IDENTIFIED HEREON AS STORM DRAINAGE EASEMENT 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.
4. 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 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 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, 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.
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 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").
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 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.
8. 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 ALTERED 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.
9. SWIFTWATER DRIVE AS PLATTED HEREON REFLECTS THE AS-BUILT LOCATION OF THOSE PORTIONS OF THE EASEMENT CREATED UNDER "DECLARATION OF NON-EXCLUSIVE EASEMENTS (SWIFTWATER DRIVE)" RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200609280021 (THE "DECLARATION OF EASEMENT") WHICH ARE STILL IN EFFECT. BY THE PLATTING OF SWIFTWATER DRIVE HEREON, THE DECLARATION OF EASEMENT IS TERMINATED AND OF NO FURTHER FORCE OR EFFECT.
10. UNTIL SUCH TIME AS WANAWISH LOOP PLATTED HEREON IS EXTENDED THROUGH TRACT Z-1, SAID TRACT SHALL BE SUBJECT TO A 50-FOOT RADIUS TEMPORARY TURNAROUND EASEMENT AS DEPICTED HEREON AND THE SAME SHALL TERMINATE UPON THE RECORDATION OF A PLAT OR OTHER DOCUMENT WHICH EXTENDS SAID ROAD OVER AND ACROSS SAID TRACT Z-1.
11. UNTIL SUCH TIME AS WANAWISH LOOP PLATTED HEREON IS EXTENDED THROUGH TRACT Z-1, SAID TRACT SHALL BE SUBJECT TO A TEMPORARY EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THE APPROXIMATE LOCATION AS DEPICTED HEREON AS "EASEMENT FOR ACCESS AND UTILITIES." THE ACTUAL LOCATION OF SAID EASEMENT SHALL BE COINCIDENT WITH THE ROAD AND FACILITIES AS ARE NOW OR MAY BE CONSTRUCTED. SAID EASEMENT SHALL BENEFIT SUNCADIA, THE OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS IN THE RESORT AND/OR THE UTILITY SERVICE PROVIDERS, AS THE CASE MAY BE, TO THE SAME EXTENT, FOR THE SAME PURPOSES AND SUBJECT TO THE SAME PROVISIONS AS WOULD BE THE CASE SHOULD THE AREA BE PLATTED AS A ROAD HEREON. SAID EASEMENT SHALL COMMENCE AT SUCH TIME AS THE ROAD AND FACILITIES WITHIN SAID AREA, RESPECTIVELY, ARE COMPLETE AND THE ROAD IS OPENED FOR USE AND FACILITIES CONVEYED TO THE UTILITY SERVICE PROVIDERS; AND THE SAME SHALL TERMINATE UPON THE RECORDATION OF A PLAT OR OTHER DOCUMENT WHICH EXTENDS WANAWISH LOOP OVER AND ACROSS SAID TRACT Z-1.
12. FUTURE DEVELOPMENT TRACTS Z-1, Z-2 AND Z-3 ARE CREATED FOR FUTURE DEVELOPMENT AND/OR SUBDIVISION, THE USES, RIGHTS, AND RESTRICTIONS OF WHICH MAY DIFFER FROM OTHER LOTS AND/OR TRACTS WITHIN THIS PLAT AND/OR THE RESORT.
13. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "DECLARATION OF COVENANT FOR CLE ELUM RIVER CORRIDOR OPEN SPACE AREA MOUNTAINSTAR MASTER PLANNED RESORT" RECORDED AUGUST 21, 2003, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200308210003, SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE CLE ELUM RIVER CORRIDOR WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT OS-4.
14. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "NATURAL OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 201512110029, SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE NATURAL OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACTS OS-2, OS-5 AND OS-7.
15. DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE SETBACK AREAS IS PROHIBITED OR RESTRICTED, AND ON LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16 IN PARTICULAR, 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.
16. 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.
17. THIS PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS OR OTHER MATTERS APPARENT OR OF RECORD WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2022, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY : _____
DEPUTY COUNTY AUDITOR _____ KITTITAS COUNTY AUDITOR _____

AUDITOR'S REFERENCE: _____

ESM	CONSULTING ENGINEERS	LLC
33400 8th Ave. S, #205 Federal Way, WA 98003		
www.esmcivil.com		
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2022-06-29		JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G.		SHEET 15 OF 15

