## SUNCADIA - PHASE 2 DIVISION 7 **BLOCK 1**

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M. LPF-22-0000X KITTITAS COUNTY, WASHINGTON

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 DELIMARE LIMITED LIMBRILTY COMPANY ("SUNCADIA"), OWNER IN FER SIMPLE OF THE DISCRIBED REAL PROPERTY DOES HEREBY OCCURE THIS PLAY AND, IN LIEU OF DEDICATION OF ROADS, DISCS HEREBY RESULVE: TO TISELY TO HOUD, SUBJECT TO AND TOGETHER WITH THE COR'S AND PLAT NOTES HEREINATED DESCRIBED AND SET FORTH, FOR THE BENEFIT OF TISELY AND ALL OWNERS OF COSTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FILTURE PLATS IN THE SUNCADIA MASIEN FLANKED TRACTS IN THIS PLAT AND ALL PRESENT AND EVELOPMENT ARRESENT (HEREINATER DEFINED), ALL ROADS SHOWN HEREON WHICH SHALL BE PRIVATE; TOGETHER WITH THE RIGHT TO CONNEY SUD ROADS TO THE SUNCADIA MADERIAL PROPERTY.

TO THE SUNCADIA RESIDENTIAL OWNERS ASSOCIATION OR THE SUNCADIA COMMUNITY COUNCIL OF RESPECTIVE SUCCESSORS OR ASSIGNS FOR THE SAME OR SIMILAR PURPOSES.	THEIR
FOLLOWING THE INTIAL CONSTRUCTION OF SUCH ROADS BY THE UNDERSIONED AND THEIR CONY TO SUCH ASSOCIATION OR COUNCIL, ALL FURTHER COSTS AND DELICATIONS FOR CONSTRUMINITENINGE, RECONSTRUCTION, SAFETY MEASURES, SMOW REMOVAL AND OTHERWISE OF ALL WITHIN THIS PLAT SMALL THEN AND THEREAFTER BE THE OBLIGATION OF SUCH ASSOCIATIC COUNCIL.	EYANCE ICTION, ROADS ON OR
IN THE EVENT THAT SUNCADIA OR ANY ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS THE RESORT SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE CRADS STALL FIRST BE RECONSTRUCTED TO THE APPLICABLE COUNTY STANDARDS.	WITHIN COUNTY THEN
SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY	
BY: LOF SUNCADIA LLC. A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER	
BY:	<del></del>
ITS:ITS:	-
STATE OF WASHINGTON )	
COUNTY OF KITHIAS }	
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  AND  RESPECTIVELY OF LCIF SUNCADIA LLC, A DELAWARE LUBBILITY COMPANY, THE MANAGING MEDIER OF SUNCADIA RESORT LLC, A DELAWARE LUMTED LIAB COMPANY, THE COMPANY THAT EXECUTED THE FORECOMED INSTRUMENT, AND ACKNOWLEDGED THA SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTI SAID INSTRUMENT.	IMITED ILITY THE USES THE
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 CIBIC BARN USA, AN LUNDIG STATE CAMETIED BY BEINEFICIAL WINDOWN AS A DEED OF TRUST ENCUMBERING THE HERBIN DESCRIBED FEAL PROPERTY BEINEFICIAL PROPERTY BY A DEED OF THE STATE OF	K, THE DOES HEREIN T ANY ES AND
CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK	
BY:	
H3:	
CTATE OF	
STATE OF SS	
COUNTY OF	
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 CONSTRUCTION THAT EXECUTED THE FORCE HISTORIAN SHE AND ACHIOMY THAT THE SAME HISTORIAN THAT EXECUTED THE FORCE HISTORIAN SHE ACHIOMY THAT THE SAME INSTRUMENT OR ETHE FREE AND VOLUNTARY ACT AND DEED OF SAME SAME HISTORIAN SHE AND ACT AND DEED OF SAME SAME SHEAT HISTORIAN SHEAT OF THAT SHE SAME SHEAT SH	SIAIL EDSED ION, FOR ) TO
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF	
PRINTED NAME:	
NOTARY PUBLIC IN AND FOR THE STATE OF	===

### SUBDIVISION LOCATOR

RECEIVE MAY 81 2022 Kittitas County CDS

	18
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.	TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

### **APPROVALS**

EXAMINED AND APPROVED THISDAY OF, A.D., 2022.
KITTITAS 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 KITTIAS COUNTY.
DATED THIS DAY OF A.D., 2022.
KITTITAS 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.
KITTITAS COUNTY TREASURER
CERTIFICATE OF COUNTY HEALTH SANITARIAN  1 MERGEY CERTIFY THAT THE PLAT OF "SUNCADA - PHASE 2 DIMSION 7 - BLOCK 1" MAS 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
DATED THISDAY OFA.D., 2022.
KITDIAS COUNTY HEALTH OFFICER
CERTIFICATE OF COUNTY ASSESSOR  I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" HAS BETH EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.
DATED IHISDAY OF, A.D., 2022.
KITTITAS COUNTY ASSESSOR
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS EXAMINED AND APPROVED THIS
BOARD OF COUNTY COMMISSIONERS KITITAS COUNTY, WASHINGTON
CHAIRMAN ATTEST : CLERK OF THE BOARD

### LEGAL DESCRIPTION

TRACT 7-3, SUNCADIA PHASE 2 OMSION 2, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, PECORDS OF KITTITAS COUNTY, WASHINGTON.

AND

LOT 1A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1998 UNDER AUDITORS FILE NO. 581730 AND FILED IN BOOK 21 OF SURVEYS, PAGES 28, AND 29, RECORDS OF KITHIAS COUNTY, STATE OF WASHINGTON: BEING A PORTION OF SECTION 13, TOWNSHIP 20 NORTH, RAING 14 EAST, W.M., KITHIAS COUNTY, STATE OF WASHINGTON.

### SURVEYOR'S CERTIFICATE

I HERELY CERTIFY THAI THIS PLAT OF "SURCADIA — PHASE 2 DIVISION 7 — BLOCK 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 20 ADRITH, RANCE 14 EAST, W.M. AND OF SECTION 15, TOWNSHIP 20 ADRITH, RANCE 14 EAST, W.M. AND OF SECTION 15, TOWNSHIP 20 ADRITH, RANCE 15 EAST, W.M. THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY THAT THE MONIMENTS WILL BE STAKED CORRECTLY ON THE MONIMENTS WILL BE STAKED CORRECTLY ON THE PLATTING REGULATIONS.

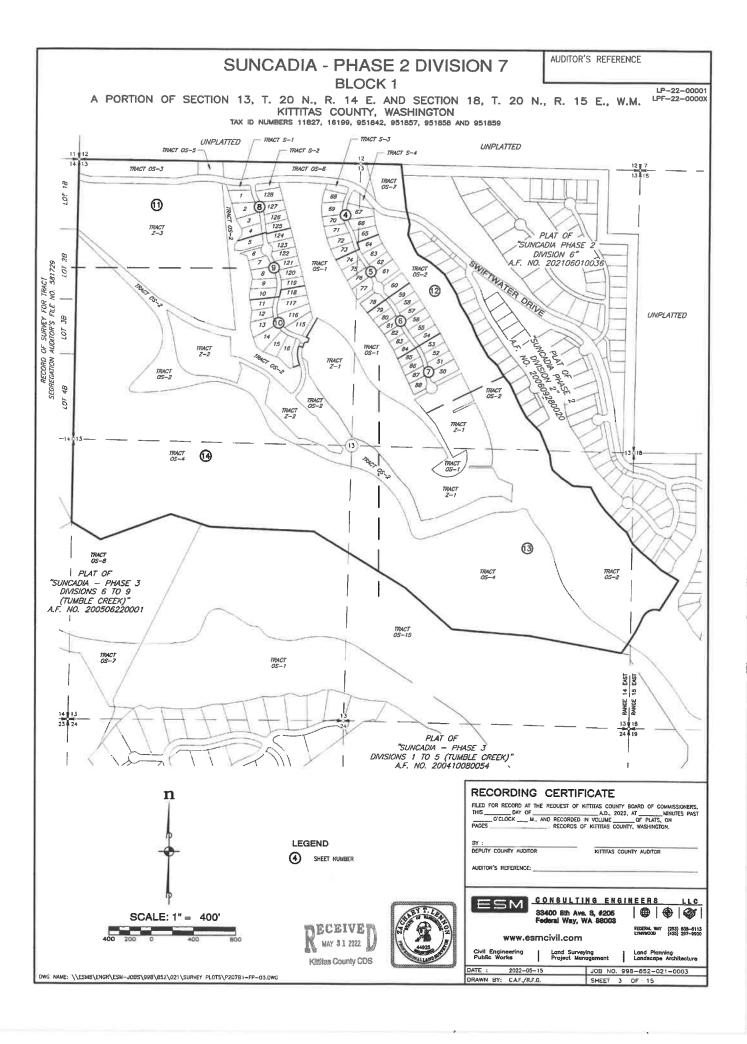
DATED	THIS	 DAY	OF	 . A.D.,	2022.

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



RECORDING CERTIFICATE  FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,  DAY OF A.D. 2022, AT MINUTES PAST  O'CLOCKM., AND RECORDED IN VOLUME OF PLATS,  PAGES OF RITTITAS COUNTY, WASHINGTON.					
BY:					
DEPUTY COUNTY AUDITOR	KITTITAS COUNTY AUDITOR				
AUDITOR'S REFERENCE.  CONSULTING ENGINEERS LLC					
33400 8th Ave. S, #205					
Www.esmcivil.com (425) 257-9900					
Civil Engineering Public Works    Land Surveying   Land Planning   Landscope Architecture					
DATE : 2022-05-15	JOB NO. 998-852-021-0003				
DRAWN BY: C.A.F. SHEET 1 OF 15					

AUDITOR'S REFERENCE SUNCADIA - PHASE 2 DIVISION 7 **BLOCK 1** LP-22-00001 A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M. LPF-22-0000X KITTITAS COUNTY, WASHINGTON TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859 FOUND 12" x 12"
CONCRETE MONUMENT
WITH BRASS DISC
AND PUNCH, 1.0"
ABOVE GROUND
(NOVEMBER 2003) N 89'17'22" W 2862.14' (WH)=(G)=(ESM) N 88'54'05" W 2658.19' (WH)=(G)=(ESM) õ 107 FOUND 8" x 8" CONCRETE 
MONUMENT WITH 1/8"
BRASS PIN. 1.5" ABOVE
SURFACE
(NOVEMBER 2003) R TRACT SEGRE 01'36'50" E 2656.23' (WH)=(G)=(ESM) PLAT OF "SUNCADIA PHASE DIVISION 6" 38 .F. NO. (MH)=(ESM) 202106010036 TOR'S FILE NO 107 01'02'01" E 2659.59' (WH)~(G)=(ESM) LOT IA 2634 OF SI AUDIT RECORD OF SURVEY FOR TRACT SEGREGATION 38 A.F. NO. 581730 RECORD 107 TRACT Z-3 "SUNCADIA PHASE 2 ☆ DIVISION 2" ESTABLISHED QUARTER CORNER POSITION BY SHIGLE PROPORTION. FOR ADDITIONAL INFORMATION RECARDING CORNER LOCATION, SEE THOSE PECORD OF SURVEYS RECORDED UNDER AUDTOR'S FILE NOS. 200401280001 AND 20190502010 UNPLATTED A.F. NO. 200609280020 3,0 107 公 N 88'49'39° W 2632.99' N 88'49'39" W 8'49'39" W 2685.09 (WH)=(G)=(ESM) (MH)=(ESM) FOUND 7/8" IRON PIPE 0.2" ABOVE SURFACE (NOVEMBER 2003)
SEE THAT RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2019/05/2010 REGARDING CORNER LOCATION. 2634,70 2590. (ESM) n TRACT OS-15 EAST 4 5 (WH)=(ESM) SCALE: 1" = 400' PLAT OF "SUNCADIA — PHASE 3
DIVISIONS 1 TO 5 (TUMBLE CREEK)".
A.F. NO. 200410080054 LEGEND BASIS OF BEARINGS RECORDING CERTIFICATE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, MAD \$3,701, PROJECT IS RETERBINED WA GPS TO MCS COMMEND, POINTS THE DISTANCES SHOWN HERBIN ARE GROUND OSTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.998070387. FILED FOR RECORD AT THE REQUEST OF KITITIAS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF A.D. 2022, AT MINUTES PAST
O'CLOCK M. AND RECORDED IN VOLUME OF FLATS, ON
PAGES RECORDS OF KITITIAS COUNTY, WASHINGTON. 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. BEARING AND/OR DISTANCE FROM THE PLAT OF SUNCADIA PHASE 2 DIMISION 2 BY GOLDSMITH & ASSOCIATES AS RECORDED UNDER AUDITOR'S FILE NO. 200609280020. BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FUNDUL CORRER AND/OR THE COORDINATE POSTION ESTABLISHED BY EXISTING COMMERS AS SHOWN IN 2003. EAS CONDUSTRED WITH THE COGREDIANTE POSTION ESTABLISHED BY WASH PACIFIC AND ACCEPTED THEIR POSTION. SURVEY INSTRUMENTATION DEPUTY COUNTY AUDITOR KITHAS COUNTY AUDITOR SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT: AUDITOR'S REFERENCE: FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (CMSS) WASH PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION IN 2002. ESM ACCEPTED THEIR POSITION. ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCPA ! 105 PLUS, TRIMBLE S5. ESM CONSULTING ENGINEERS WASH PACIFIC FIELD LOCATED THE CORNER FOLIND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COGREDANCE POSITION ESTABLISHED BY WASH PACIFIC AND ACCEPTED THEIR POSITION. ☆ TRIMBLE R8. TOPCON GR-5 GNSS EQUIPMENT. 83400 8th Ave. 8, #205 Federal Way, WA 98003 FARO FOCUS \$350 LASER SCANNER. RECEIVED FEDERAL WAY (253) 838-6113 LYNNWOOD (425) 297-9900 PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED 'N WAC-332-130-107, -080 AND -090, ALL INSTRUMENTS MAINTAINED TO AMANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100. www.esmcivil.com Land Surveying Land Planning Landscape Architecture Kittitas County CDS JOB NO. 998-852-021-0003 2022-05-15 DWG NAME: \\ESMB\ENGR\ESM-JOBS\998\852\021\SURVEY PLOTS\P20781-FP-02.DWG RAWN BY: CAF./R.F.G.



AUDITOR'S REFERENCE **SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1** LP-22-00001 LPF-22-0000X 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

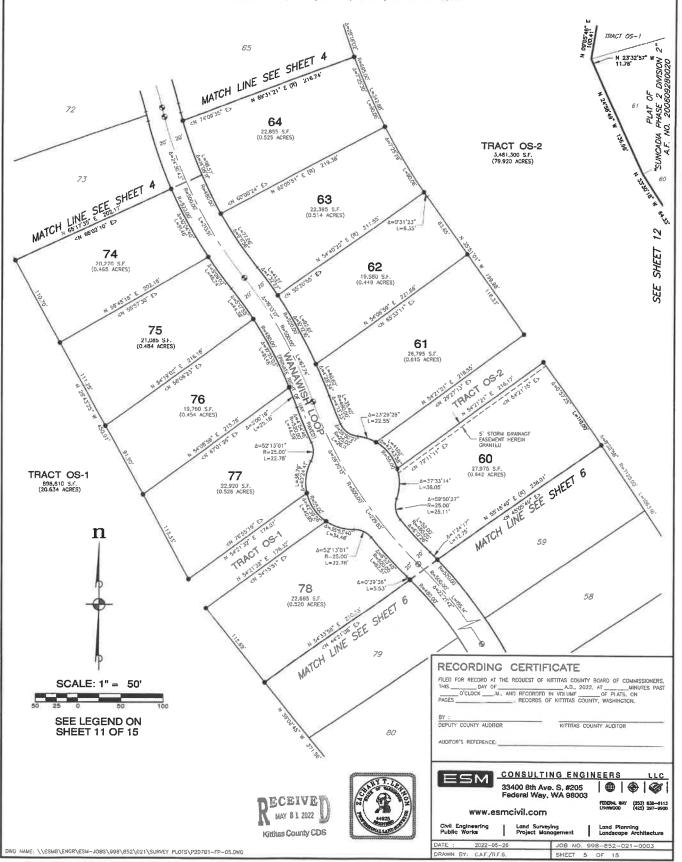
TAX ID NUMBERS 11827, 18199, 951842, 951857, 951858 AND 951859 UNPLATTED N 6977'22" W 2662.14' (WH)=(G)=(ESM) 1306.98 50' AREA IN WHICH LIES A 10' EASEMENT (5' ON EACH SIDE OF FACILITIES AS CONSTRUCTED) FOR POWER AND GAS GRANTED SY A.F. NO. 2015081B0039, SAID DOCUMENT ALSO GRANTS AM EASEMENT FOR VAULTS WHICH IS NOT DEPICTED HEREIN. n TRACT OS-6 209,865 S.F. (4.818 ACRES) TRACT OS-7 126,860 S.F. (2.908 ACRES) SHEET 30. <N 53'48'25" W> W> A-120 S R=4.30 of TRACT S-3 SCALE: 1" = 50' TRACT OS-1 Δ=96'22'46" R=25.00' L=42.05' 13,445 S.F. (0.309 ACRES) T TE <N 69'55'27" SEE LEGEND ON **SHEET 11 OF 15** Δ=96'22'46' SAN PARTIES OF THE PA 68 20,630 S.F. (0.474 ACRES) -20' CITY OF ROSLYN WATER EASEMENT - A.F. NO. 200810100C04 TRACT S-4 N 86'27'53" E 205.55' N 8627 33 (N 74'17'40' W) (N 84'08'00" W) (N 74'17'40' W) N 88'29'55" <N 75-17-17 W 93.93' N 87'36'21" W 69 67 24,654 S.F. (0.566 ACRES) 20' CITY OF ROSLYN WATER EASEMENT -NU. 200810100004 SHEET N 87'25'01" E 193,47' <N 81'29'01" E> <N 73'08'48" E> 8Z'25'01" E 253.68 70 17,745 S.F. (0.407 ACRES) 66 TRACT OS-2 N 81"45"24" E 197,22 3,481,300 S.F. (79.920 ACRES) <N B755'00" E> 71 65 22,465 S.F. (0.516 ACRES) MATCH LINE SEE SHEET 5 CN 75'02'40" E> N 76'16'07" E ECEIVE MAY 3 1 2022 72 Kittites County CDS RECORDING CERTIFICATE 64 FILED FOR RECORD AT THE REQUEST OF KITHIAS COUNTY BOARD OF COMMISSIONERS.
THIS DAY OF A.D., 2022, AT MINUTES PAST
O'CLOCK M. AND RECORDED IN YOLUME OF PLATS, OF PLATS, OR
PROBES RECORDS OF KITHIAS COUNTY, WASHINGTON. Landa Strate TRACT OS-1 73 MATCH LINE SEE SHEET 5 DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR AUDITOR'S REFERENCE: 63 CONSULTING ENGINEERS 33400 8th Ave. S, #205 Federal Way, WA 98003 \* 28 1375 FEDERAL WAY (253) 838-6113 LYNN/WOOD (425) 297-9900 www.esmcivil.com Land Surveying Land Planning Project Management Landscape Archit 75 JOB NO. 998-852-021-0003 DWG NAME: \\ESM8\ENGR\ESM-JO8S\998\852\021\SURVEY PLOTS\P2D781-FP-04.DWG DRAWN BY: C.A.F./R.F.G. SHEET 4 OF 15

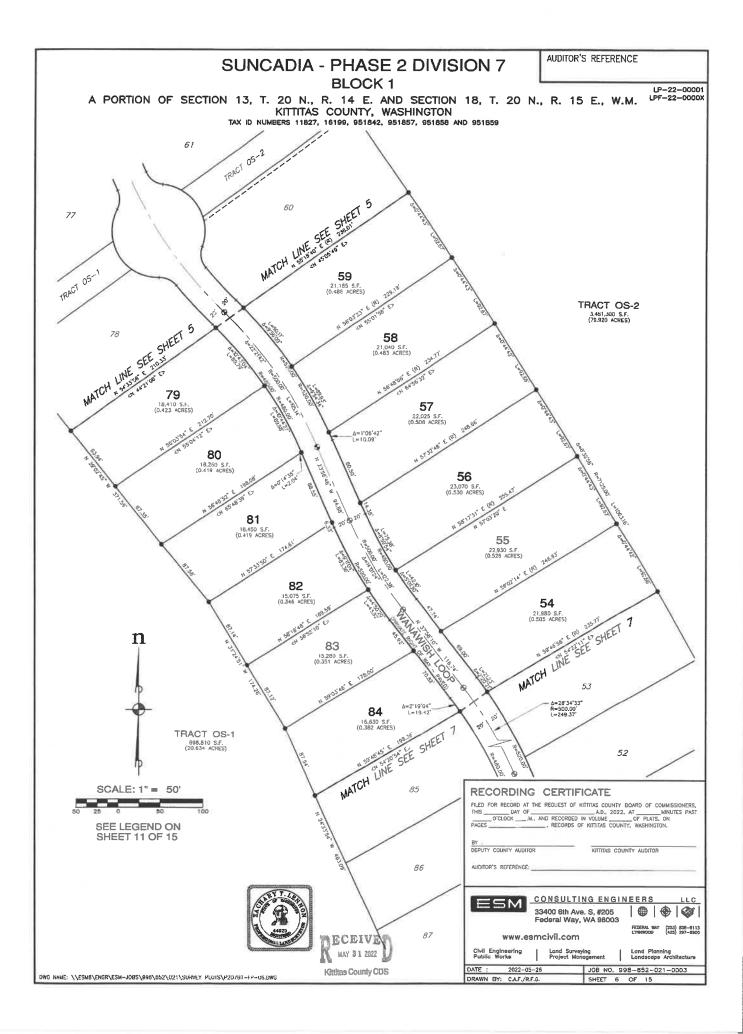
## **SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1**

AUDITOR'S REFERENCE

LP-22-00001 LPF-22-0000X

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

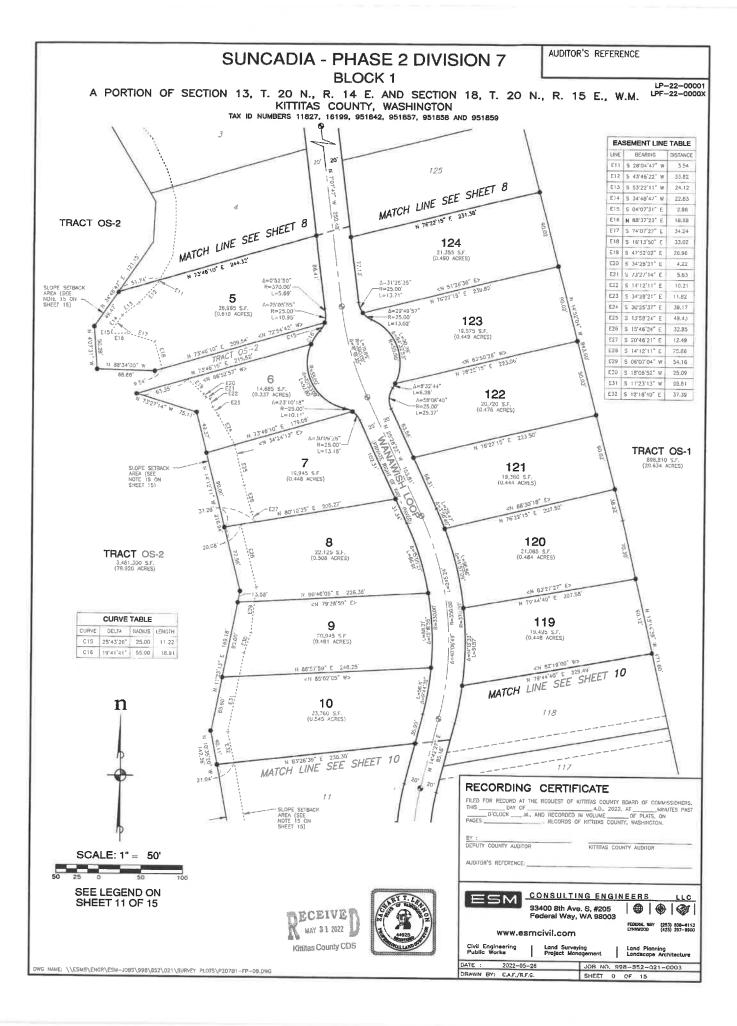




AUDITOR'S REFERENCE SUNCADIA - PHASE 2 DIVISION 7 **BLOCK 1** LP-22-00001 LPF-22-0000X A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M. KITTITAS COUNTY, WASHINGTON

TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859 MATCH LINE SEE SHEET 83 TRACT OS-2 3,481,300 S.F. (79,920 ACRES) MATCH LINE SE 52 51 86 50 87 ∆≈59'50'27' -R=25.00' L≈26.11' Δ=52'13'01" R=25.00' L=22.76' 5' STORM DRAMAGE EASEMENT HEREIN GRANTED 88 TRACT Z-1 1.482,175 S.F. (33.567 ACRES) TRACT OS-1 TRACT OS-1 40' EASEMENT FOR ACCESS AND UTILITIES - SEE NOTE 11 ON SHEET 15 R=55.00° L=145.79° MATCH LINE SEE SHEET 13 TRACT OS-2 N 45'07'22" W 58.25' 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.M., AND RECORDED IN VOLUME
FAGES RECORDS OF KITITIAS COUNTY, WASHINGTON. DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR AUDITOR'S REFERENCE: ESM CONSULTING ENGINEERS 33400 8th Ave. S, #205 Federal Way, WA 98003 SEE LEGEND ON ECEIVE FEDERAL WAY (253) 838-6113 LYMMW000 (425) 297-9900 MAY 81 2022 **SHEET 11 OF 15** www.esmcivil.com Kittitas County CDS Land Surveying Project Management DRAWN BY: C.A.F./R.F.G.

#### AUDITOR'S REFERENCE SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1 A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M. LP-22-00001 KITTITAS COUNTY, WASHINGTON TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859 N 89"17"22" W 2662.14" (WH)=(G)=(ESM) UNPLATTED TRACT TRACT OS-6 OS-5 209,865 S.F. (4.818 ACRES) Δ=13°54'02° R=3030.00' L=735.11' SWIFTWATER DRIVE SHEET (PRIVATE RIGHT OF WAY - PAVED) N 77'49'21" W 30 SEE 30 R=2970.00" SHEET TRACT S-2 R=25.00° TRACT S-1 4=0'01'45" R=29/0.00' L=1.51'-13.465 S.F. (0.309 ACRES) 85,00 N 80'27'58" E 230 35' 10,420 S.F. (0.239 ACRES) Δ=90'52'32" R=25.00' L=39.65' TRACT OS-1 <N 79'21'22° E> N 89'15'30" E 221.71 898,610 S.F. (20.634 ACRES) 128 26,170 S.F. (0.601 ACRES) 1 25,765 S.F. (0.592 ACRES) TRACT **Z-3** TRACT OS-2 Ĭ, N 8651'10" E 143.72' 85'04'41" E 217.92 20' CITY OF ROSLYN WATER EASEMENT - A.F. NO. 200810100004 127 21,970 S.F. (0.504 ACRES) 2 28,590 S.F. (0.656 ACRES) EASEMENT LINE TABLE BEARING DISTANCE CN 81"13"21" E> 76 22 15" E 207.14" EI 5 55"14"08" E 9.13 S 42"45"58" E 36.44 £2 E3 S 26'06'48" E 39,49 E4 \$ 17'44'06" ε 22,51 126 E5 5 17'44'06" F 15.69 19,175 S.F. (0.440 ACRES) 3 E6 S 00"28"54" E 31.81 WANAWISH E7 S 05'58'16" W 34.78 7672'15" E 219.18' E8 S 28'04'47" W 31.58 E9 S 82'02'22" E 10.51 E10 S 82'02'22" E 3.27 125 LOOP MATCH LINE SEE SHEET 9 9 TRACT OS-2 N 1546 TO E 244 SEE SHEET 9 3,481,300 S.F. (79.920 ACRES) n 124 RECORDING CERTIFICATE 5 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. TRACT OS-2 BY : DEPUTY COUNTY AUDITOR AUDITOR'S REFERENCE: 6 SCALE: 1" = 50' ESM CONSULTING ENGINEERS 33400 8th Ave. S, #205 Federal Way, WA 98003 ECEIVE SEE LEGEND ON FEDERAL WAY (253) 838-6113 LYHNYOOD (425) 297-9900 MAY 31 2022 www.esmcivil.com **SHEET 11 OF 15** Kittitas County CDS Land Surveying Project Management NG NAME: \\ESM8\ENGR\ESM-JOBS\898\852\021\SURVEY PLOTS\P2D781-FP-08.DWG 2022-05-26 JOB NO. 998-852-021-0003 DRAWN BY: C.A.F./R.F.G SHEET 8 OF 15



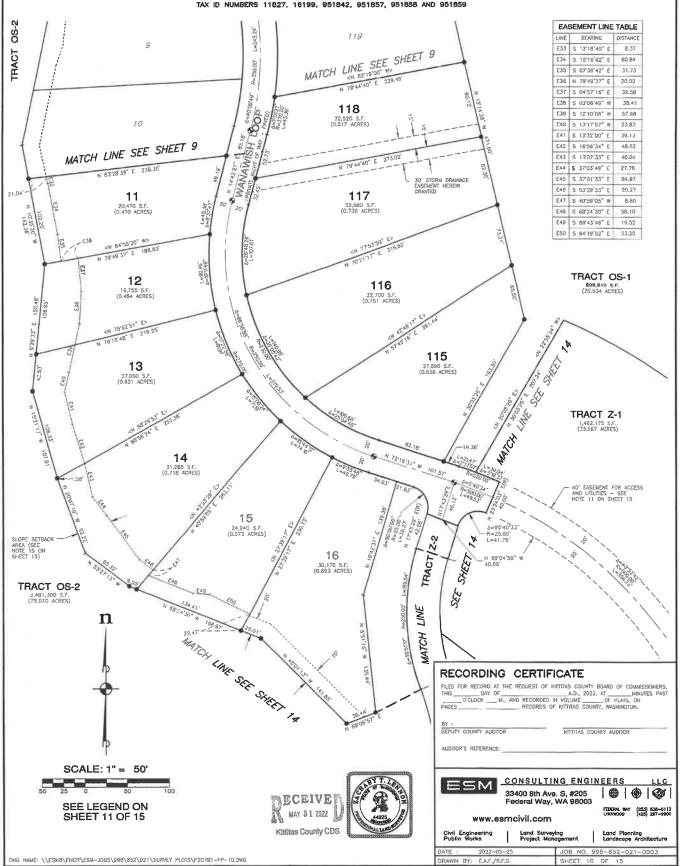
# SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

AUDITOR'S REFERENCE

LP-22-00001 LPF-22-0000X

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

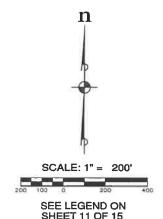


LP-22-00001 LPF-22-0000X

## SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

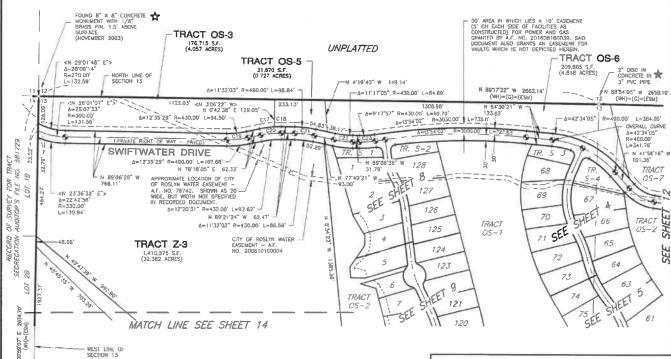
A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M. KITTITAS COUNTY, WASHINGTON

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



### LEGEND FOR SHEETS 4 THROUGH 14

- SET SURFACE BRASS CAP STAMPED: "L.S. 44925"
- SET 5/8" REBUR WITH OUR STAMPED, "ESH LIC 4/9/5)
  FIRST THE STEAT THAT I RED-REDVOWER OBSTALLE
  FIRST-WITH SETTING THE ACTUAL PROPERTY CORNER, STAMPED
  Z ALLIMINUM CAP WILL BE SET ON THE PROPERTY LICE AS AN
  OFF-SEL TO THE ACTUAL CORNER WITH HE DISTANCE TO THE
  ACTUAL CORNER THE HE DISTANCE TO THE
- DELTA
- R RADIUS
- ARC LENGTH
- (R) RADIAL BEARING
- RADIAL BEARING AT LCT CORNER < >
- OS-1 OPEN SPACE TRACT - GESIGNATION NUMBER
- S-1 SERVICE TRACT - DESIGNATION NUMBER
- FUTURE DEVELOPMENT TRACT DESIGNATION NUMBER



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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH		
C17	8'35'33"	490.00	73.48		
C18	3'44'58"	490.00	32.07		
Ç19	12'35'29"	460.00	101,09		
C20	12'20'31"	450.00	99.09		
C21	11'32'03"	460.00	92.60		
C22	11'17'05"	460.00	90.60		
C23	9'17'57"	460.00	74 66		

BECEIVE MAY 3 1 2022



### RECORDING CERTIFICATE

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 Land Planning Project Management Lendscape Architecture

FEDERAL WAY (253) 638-6113 LYNNW000 (425) 297-9900

JOB NO. 998-852-021-0003 DATE : 2022-05-15 DRAWN BY: CAT./R.C.G. SUCCET 11 OF

DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\852\021\SURVEY PLOTS\P2D781-FP-11.DWG

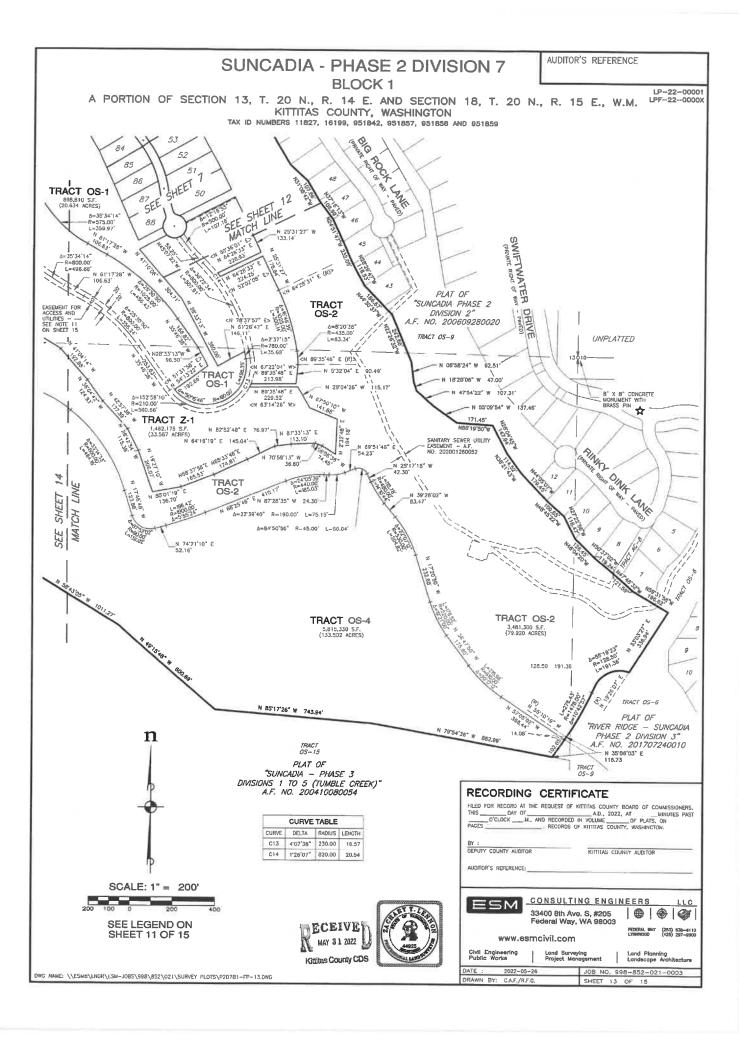
Kittitas County CDS

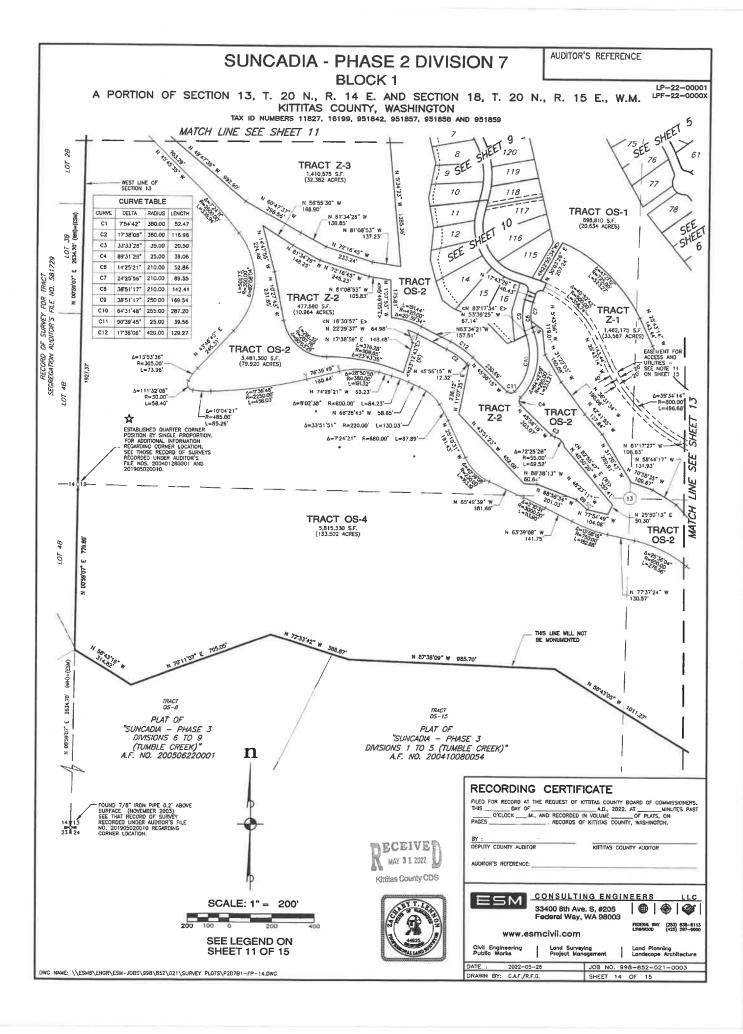
Kittitas County CDS

DWG\_NAME: \\ESM8\ENGR\ESM=JOBS\998\852\D21\SURVEY\_PLOTS\P2D7B1=FP=12.DWG

JOB NO. 998-852-021-0003

DATE: 2022-05-26





#### AUDITOR'S REFERENCE

## **SUNCADIA - PHASE 2 DIVISION 7** BLOCK 1

LP-22-00001 LPF-22-0000X 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

### EASEMENTS AND NOTES

TRACT Z=3 OF THE PLAT OF SUNCADIA PHASE 2 DIMSION 2 RECORDED IN BOOK 10 OF PLATS, PAGES 170
PLAT WITH RESPECT TO SAID TRACT ARE SUPPRESTRED BY THIS PLAT.

2. ALL ROMS, INCLUING ALL RIGHTS OF MAY FOR THE SAME, WITHIN THAN THE RESORT AND AS 100M FOR SUBSTDENENT PLATES, MAY FRIVATE. SUMMAN RESPONSES TO ITESELY MOHE EXCLUSIVE EXPOSED ON OVER AND UNDER THE PRIVATE ROADS WITHIN THIS PLAT FOR ACCESS, INNL, AND GOLF PURPOSES, INCLUDING WITHOUT MAD MAINTENANCE; AND GOLF PORTS, RIRGATION STSTEMS, THE RIGHT OF INDRESS AND ECRESS FOR THEIR CONSTRUCTION AND MAINTENANCE; AND GOLF COURSE USE AND IMPROVEMENTS, TOGETHER WITH THE RIGHT TO GRAIN MUDITIONAL MON-EXCLUSIVE ZASELWIST, OF OVER AND UNDER SUCH ROADS TO THIRD PARTIES FOR THE SAME OR SMILLIAR PURPOSES, AND TOGETHER WITH THE RIGHT TO GRAIN MUDITIONAL THE PURPOSES, AND TOGETHER WITH THE SAME OR SMILLIAR PURPOSES, AND TOGETHER WITH THE RESORT.

THAT AND TO PERSONED WILL DO THE OTHERWISE, OWN PROPERTY WITHIN THE RESORT.

S. SUNCOME, RESERVES TO TISEE A MITTIN PASSEMENT (MICHENDING WITHOUT JUNITATION, WATER, SANTIARY SEWER, DRIAMAGE, PRYMH, CAMES, FIRER OPTIC, GAS, AND THE COMMUNICATIONS FACULTIES) ADJOINING EACH PROPERTY LINE OF ALL LOTS AND TRACES WITHIN HIS PLAT IN WHICH TO CONSTRUCT, MANTHAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, COMDUITS, CAMELS AND WIVES, TOGETHER WITH ALL REASONABLY RECESSARY OR CONVENIENT UNDERGROUND PIPES, COMDUITS, CAMELS AND WIVES, TOGETHER WITH ALL REASONABLY RECESSARY OR SCRIVENING THIS PLAT AND SUCH OTHER PROPERTY AS SUNCADA SHALL APPROVE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURPROCE SERVING INVESTIGATION, AS ALL DISTURBANCES TO THE SURPROCE DEVICE AND THE PURPOSE OF THE PURPOSES.

RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EXSENENTS TO INTRO PAYIES FOR THE SAME ON SMILLAR PURPOSES.

SUNCADA, RESERVES TO ITSELF AND GRANTS TO SUNCADA, WAITER COMPANY, LLC, SUNCADA CHARMONIMENTAL COMPANY, LLC, SUNCADA CHARMONITY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC, AND THEIR SUCCESSORS AND/OR ASSIGNS (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), A NON-EXCLUSIVE EXSENTAT LINERS AND UPON ALL ROADS WITHIN THIS FLAT AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS SUNCADA SHALL DETERMINE, IN WHICH TO CONSTRUCT, MANTIAN, OPERATE, FEPAR, REPLACE AND ENLARGE EACHLINES FOR HIP FURFOSE OF SERVING THIS PIJAT AND SUCH OTHER FROPERTY AS SUNCADA SHALL APPROVE WITH WATER, SANTIARY SEWER, STORM DENIANGE, LECTICING, CAS, TELEPIÓNE, TELEVISION AND SUCH OTHER LITELY SERVICES AS SUNCADAS SHALL REQUEST. SUNCADA FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EXSEMENT FOR THE RIGHT TO SUFFICIAL SERVICES OF THE LOSS AND TRACES WHITH HIS FLAT EBENE TEXT FEET (100 O) IN WOOTH AND OPERATE. REPEAR EPERAGE AND FIRST SERVICES OF THE CONTROLLED OF THE RIGHT TO CONSTRUCT, MANTIAN, OPERATE, REPURDED OF PERFORMING WORK IN SUCH GUAZENT BRADS AND TO CONSTRUCT, MANTIAN, OPERATE, REPURDED AND ENLARGE EACHDIES. UNDO CONDITION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED TO THE UTILITY COMPANY PERFORMING THE WORK TO AS GOOD OR GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THE OTHER PARTIES FOR THE HE WORK. SUCH CADA FURTHER RESPORTS THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THE OTHER PARTIES FOR THE HE WORK. SUCH CADA FURTHERS RESPORTS THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THE OTHER PARTIES FOR THE SAME DOR SIMILAR PURPOSES.

5. NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS ON OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITTIAS COUNTY, WISHINGTON AND SUNCADIA LIC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANIED RICSORT RECORDED APRIL 16, 2009, UNDER KITTIAS COUNTY AUDITORS' FIRE TO, 200904-100900, AS NOW ON HEKBAFTER AMENDED (THE O'EVELOPMENT AGREEMENT).

8. THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CORES") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO OTHER MAILLES PAPARENT OR OF RECORD WHICH ARE NOT SECCIFICALLY DISCUSSED ON THIS PLAT. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES FSTARLISHED BY SUNCADIA.

SUNCADIA, AS DEFINED HEREINABOVE. SHALL MEAN SUNCADIA RESORT LLC AND ITS SUCCESSORS AND ASSIGHS, A RECORDED INSTRUMENT EXECUTED BY SUNCADIA ASSIGNS TO A TRANSFERRE ALL OR ANY PORTION OF THE HIS AND INTERCESTS RESERVED TO SUNCADIA MORER THIS PLAT.

8. NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT MAY DE MODIFICE AND/OR SUCH TRACT(S) MAY BE ALTERED AS TO SIZE, SHAPE AND LOCATION BY THE THEM OWNER(S) OF SUCH TRACT(S) AS OF SUCH TRACT(S) AS OF SUCH TRACT(S) AS OF SUCH ASSET OF SUCH TRACT(S) AS OF SUCH TRACT(S) AS OF SUCH TRACT(S) AS OF SUCH TRACT(S) AS OF SUCH ASSET OF SUCH TRACT(S) AS OF SUCH ASSET OF SUCH AS

9. SWIFTWATER DRIVE AS PLATED HEREON REFLECTS THE AS-BUILT LOCATION OF THOSE PORTIONS OF THE EASDWATH CREATED UNDER "DECLARATION OF NON-EXCLUSIVE EASDWATNS (SWIFTWATER DRIVE)" RECORDED UNDER KITTIAS COUNTY AUDITOR'S FILE MO. 20060920021 (THE "DECLARATION OF EASEMENT) WHICH ARE SILL IN 6FFECT. BY THE PLATTING OF SWIFTWATER DRIVE HEREON, THE DECLARATION OF EASEMENT WHICH ARE SILL IN 6FFECT. BYTHERE PROFECO OR EFFECT.

LUTIE, SUCH TIME AS WANNINGH LOOP PLATED HERCON IS EXTENDED THROUGH TRACT Z-1. SAID TRACT SHALL SUBJECT TO A 50-FOOT ABOUND TEMPORARY TURNARDUNG DESCRETAT AS DEPOCTED HERCON AND THE SAME SHALL REMAKE UPON THE RECORDATION OF A PLAT OR OTHER DOCUMENT WHICH EXTENDS SAID ROAD OVER AND ACROSS O TRACT Z-1.

PRACT Z-1.

FUTURE DEVELOPMENT TRACTS Z-1, Z-2 AND Z-3 ARE CREATED FOR FUTURE DEVELOPMENT AND/OR TRACTS IN THE USES, RIGHTS, AND RESTRICTIONS OF WHICH MAY DIFFER FROM OTHER LOTS AND/OR TRACTS IN THIS PLAY MON/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 RESSIRT RECORDED AUGUST 21, 2003, UNDER INITIAS COUNTY AUDITOR'S FILE NO. 2003021003, SUNCOLDIA HEREOFF DEFINES THAT PORTION OF THE BOUNDARY OF THE LE ELUM RIVER CURRIDOR WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT 05-4.

14. PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "NATURAL OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATEDY RECORDED DECOMBER 11, 2015, UNDER KITHIAS COUNTY AUDITOR'S FILE NO. 2015/21 10029, SUNCADUA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE NATURAL OPEN SPACE WHICH IS WITHIN THE PROPERTY FLATTED HEREUNDER TO 86 OPEN SPACE TRACTS OS—2, US—5 AND US—7.

15. DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN SLOPE SETBACK AREAS IS PROMISITED OR RESTRICTED, AND ON LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 4, 15, AND 16 IN PARTICULAR, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT. THE VILLAGE DESIGN RENEW COMMUTTEE CRITERIA FAND THE CONS, ALL AS AMENDED.

THE EASEMENTS GRAVIED HERBIABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(3).
THE THEN-OWNER(5) OF THE PROPERTY BURGENED BY SUCH EASEMENT AS MAY BE REASONABLY INECESSARY
HOUTE REQUIRING AM AMENDMENT OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL
LUNREASONABLY IMPAIR THE RIGHTS GRAVIED 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.

BECEIVER MAY \$1 2022 Kititas County CDS



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

DEPUTY COUNTY AUDITOR KITHTAS COUNTY AUDITOR

AUDITOR'S REFERENCE:



ESM CONSULTING ENGINEERS 

www.esmcivil.com

FEDERAL WAY (253) 838-6113 LYNNWOOD (425) 297-2900

Civil Engineering | Lond SurveyIng | Land Planning | Public Works | Project Management | Landscope Architecture

DATE : 2022-05-15 DRAWN BY: C.A.F./R.F.G.

JOB NO. 998-852-021-0003 SHEET 15 OF 15