

**UPDATED  
CHICAGO TITLE INSURANCE COMPANY**

**Policy No. 72156-46306013**

**GUARANTEE**

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: January 15, 2019

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By: 

ATTEST  


President

Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-46306013

# **SUBDIVISION GUARANTEE UPDATED**

Order No.: 244041AM  
Guarantee No.: 72156-46306013  
Dated: January 15, 2019 at 7:30 A.M.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

Assured: New Suncadia, LLC, a Delaware limited liability company and ESM Consulting Engineers LLC

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

## **PARCEL A**

Lot 2, as described and/or delineated on the face of that certain survey recorded January 30, 2001, under Auditor's File No. 200101300009 and filed in Book 25 of Surveys, page 223, records of Kittitas County, State of Washington; being a portion of Section 15, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

## **PARCEL B**

Lot 1A, as described and/or delineated on the face of that certain survey recorded May 23, 1995 under Auditor's File No. 581729 and filed in Book 21 of Surveys, pages 26 and 27, records of Kittitas County, State of Washington; being a portion of Section 14, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

## **PARCEL C**

Lot 2A, as described and/or delineated on the face of that certain survey recorded May 23, 1995 under Auditor's File No. 581729 and filed in Book 21 of Surveys, pages 26 and 27, records of Kittitas County, State of Washington; being a portion of Section 14, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

## **PARCEL D**

Lot A, as described and/or delineated on the face of that certain survey recorded January 6, 2005, under Auditor's File No. 200501060021 and filed in Book 30 of Surveys, pages 212 through 216, records of Kittitas County, State of Washington; being a portion of Sections 14, 15 and 23, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

PARCEL E

Lot 3, as described and/or delineated on the face of that certain survey recorded May 23, 1995 under Auditor's File No. 581725 and filed in Book 21 of Surveys, page 19, records of Kittitas County, State of Washington; being a portion of Section 23, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington;

Except that portion of Lot 3 of said survey lying Southerly and Westerly of the Yakima River.

PARCEL F

Tract OS-6 of SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of plats, pages 190 through 220, under recording no. 200506220001, records of said County.

PARCEL G

Tract B of that certain Survey as recorded August 30, 2018, in Book 41 of Surveys, pages 179 through 183, under Auditor's File No. 201808300046, being a portion of Tract G-1, SUNCADIA-PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 190 through 220, records of Kittitas County, Washington.

Title to said real property is vested in:

Parcels A through E and G:  
New Suncadia, LLC, a Delaware limited liability company

Parcel F:  
Tumble Creek Village Association, a Washington non-profit corporation

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 244041AM  
Policy No: 72156-46306013

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit:  
<http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$24,064.74  
Tax ID #: 11833  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$12,032.37  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$12,032.37  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019

7. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$2,267.63  
Tax ID #: 16212  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,133.82  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$1,133.81  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019
8. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$68.03  
Tax ID #: 11068  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$34.02  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$34.01  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019
9. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$657.63  
Tax ID #: 16216  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$328.82  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$328.81  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019
10. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$264.51  
Tax ID #: 830134  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$132.26  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$132.25  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019

11. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$323.66  
Tax ID #: 16206  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$161.83  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$161.83  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019
12. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$2,982.58  
Tax ID #: 11836  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,491.29  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$1,491.29  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019
13. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$345.44  
Tax ID #: 16207  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$172.72  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$172.72  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019
14. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$842.13  
Tax ID #: 11067  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$421.07  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$421.06  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019

15. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$0.00  
Tax ID #: 950052  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$0.00  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019
16. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$0.00  
Tax ID #: 950054  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$0.00  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$0.00  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2019
17. Tax Year: 2019  
Tax Type: County  
Total Annual Tax: \$9,299.45  
Tax ID #: 950044  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$4,649.73  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2019  
Second Installment: \$4,649.72  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2019
18. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.  
  
Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.
19. Assessments for Community Enhancement as setforth in Section Amended and Restated Covenant recorded July 20, 2004, under Auditor's File No. 200407200039.
20. Assessment in the amount of \$3,900 as setforth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016.

21. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Frances Madge Hepburn Sutton.

Recorded: July 18, 1957  
Instrument No.: 265056 in Volume 100, page 442  
Affects: Section 14

Undivided One-Fifteenth interest.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

22. The provisions contained in Mineral Deed from Seaboard Lumber Company, a Washington corporation,

Recorded: April 19, 1960,  
Instrument No.: 282037, in Volume 106, pages 97 and 98.  
Affects: Section 14

Undivided Thirteen-Fifteenths interest.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

23. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: Howard F. Clarke  
Purpose: Road

Recorded: April 23, 1963  
Instrument No.: 303987  
Book 112, Page 365

Affects: Existing road on a right of way of minimum essential width with such additional widths as may be necessary for cuts and fills, upon, over and across a portion of said premises in Section 15, Township 20 North, Range 14 East, W.M. and other land

24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: United States of America  
Purpose: Transmission line and access road

Recorded: July 7, 1966  
Instrument No.: 331075  
Book 122, Page 515

Affects: A portion of said premises in Section 23, Township 20 North, Range 14 East, W.M. and other land

25. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.



26. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: State of Washington, acting by and through the Department of Natural Resources  
Purpose: A road or roads  
Recorded: March 26, 1980  
Instrument No.: 440677  
Book 128, Page 392  
Affects: A strip of land 60 feet in width upon, over and along a portion of said premises in Sections 14 and 15, Township 20 North, Range 14 East, W.M. and other land
27. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: State of Washington, acting by and through the Department of Natural Resources  
Purpose: A road or roads for the purpose of hauling forest products and other valuable materials  
Recorded: January 15, 1991  
Instrument No.: 536391  
Affects: A 60 foot strip of land across a portion of premises in Section 23, Township 20 North, Range 14 East, W.M. and other land
28. Exceptions and Reservations as contained in Instrument  
From: Plum Creek Timber Company, L.P., a Delaware Limited Partnership  
To: Jeld-Wen, Inc., an Oregon corporation  
Auditor's File No.: 199610110015, as follows:  
  
"Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. 521473, as such reservation was modified by the certain Partial Waiver of Surface Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028."
29. Rights of the State of Washington in and to that portion of said premises, if any, lying in the beds or former beds of the Cle Elum River and Yakima River, if they are navigable.
30. Any question of location, boundary or area related to the Cle Elum River and Yakima River, including, but not limited to, any past or future changes in them.
31. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
32. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Plum Creek Timber Company, L.P., a Delaware Limited Partnership  
Purpose: Construction, reconstruction, use and maintenance of existing roads  
Recorded: October 11, 1996 and April 8, 1998  
Instrument No.: 199610110017 and 199804080016  
Affects: A strip of land 60 feet in width over, upon, along and across portions of Sections 14 and 15, Township 20 North, Range 14 East, W.M. and other land  
  
Said easement was further amended by Agreement recorded October 18, 2004, under Auditor's File No. 200410180055.

33. Amended and Restated Development Agreement relating to the development commonly known as Suncadia Master Planned Resort, and the terms and conditions thereof, executed by and between the parties herein named;  
Between: Kittitas County, a Washington municipal corporation and Suncadia LLC, a Delaware limited liability company  
Recorded: April 16, 2009  
Auditor's File No.: 200904160090

Said document amends and restates the 2000 Agreement recorded October 24, 2000 under Kittitas County Auditor's File No. 200010240006.

Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. 200906120039.

34. Declaration of Covenant for Cle Elum River Corridor Open Space Area Mountainstar Master Planned Resort, including the terms and provisions thereof, recorded August 21, 2003, under Kittitas County Auditor's File No. 200308210003.

35. Agreement and Covenant for Collection of Payment of Combined Qualification Payment for Extension of Natural Gas Service, and the terms and conditions contained therein  
Between: Mountainstar Resort Development, LLC  
And: Puget Sound Energy, Inc.  
Recorded: April 16, 2004  
Instrument No.: 200404160016

36. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: June 20, 2004  
Instrument No.: 200407200038

Modification(s) of said covenants, conditions and restrictions  
Recorded: June 22, 2005  
Instrument No: 200506220002

Affects: Tract G-1

37. Second Amended and Restated Covenant for Community Enhancement of Suncadia, including the terms and provisions thereof, recorded July 20, 2004, under Auditor's File No. 200407200039.

This covenant amends and restates in its entirety the covenant originally recorded under Auditor's File No. 200311180019 and Amendment recorded under Auditor's File No. 200402170064.

38. Cle Elum River Corridor Grant of Conservation Easement, including the terms and provisions thereof, recorded September 2, 2004, under Auditor's File No. 200409020038, between Mountainstar Resort Development, LLC, a Delaware Limited Liability Company.

39. Declaration of Non-Exclusive Easement (Jenkins Drive), including the terms and provisions thereof, recorded October 5, 2004, under Auditor's File No. 200410050012.  
Affects: Portion of Sections 14 and 23, Township 20 North, Range 14 East, W.M.

40. Grant of Provisional, Non-Exclusive Easement, including the terms and provisions thereof, recorded October 8, 2004, under Auditor's File No. 200410080055, in favor of Kittitas County, Washington, a Municipal Corporation. Said document grants "under the same terms and conditions" easements as set forth in documents recorded October 5, 2004, set forth in documents recorded October 5, 2004, under Auditor's File No.'s 200410050012 through 200410050015.
41. Phase 3 Natural Open Space Grant of Conservation Easement, including the terms and provisions thereof, recorded October 8, 2004, under Auditor's File No. 200410080052, between Mountainstar Resort Development, LLC, a Delaware limited liability company, d/b/a/ Suncadia Development Company, and the Kittitas Conservation Trust, a Washington nonprofit corporation. Affects: All of subject property bordering the Cle Elum River.
42. Phase 3 Managed Open Space Grant of Conservation Easement, including the terms and provisions thereof, recorded October 8, 2004, under Auditor's File No. 200410080053, between Mountainstar \ Resort Development, LLC, a Delaware limited liability company, d/b/a/ Suncadia Development Company, and the Kittitas Conservation Trust, a Washington nonprofit corporation. Affects: All of subject property bordering the Cle Elum River.
43. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Judith L. Rogers, as Trustee of the Judith L. Rogers Declaration of Trust dated December 4, 1989  
Purpose: Easement for ingress and egress  
Recorded: January 21, 2005  
Instrument No.: 200501210005
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260040.
44. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Marilyn G. Rogers, as Executor of the Estate of Franklin J. Rogers  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: 200503140112
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260039.
45. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Dennis Martin  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: 200503140113
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260043.

46. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Lillian A. Freeman, Allen Roy Freeman, Ann Marie Freeman, Karen Lillian Freeman, and Paul Martin Freeman  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: 200503140114

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260044.

47. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Mathis D. Watson and Marlaine M. Watson  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: 200503140115

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260037.

48. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: John Thielman and Shirley Thielman, George Pearson and Sharon Pearson  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: 200503140116

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s 200504260038 and 200504260041.

49. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Peter J. Ploeger  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: 200503140117

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260042.

50. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Meagan Ileen Thorn, Michelle Bauchman, Melanie Ann Schaefer and Anne Elizabeth Nicoll  
Purpose: Easement for ingress and egress  
Recorded: April 26, 2005  
Instrument No.: 200504260015

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260016.

51. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Mark H. Lamon and Jeanne A. Lamon  
Purpose: Easement for ingress and egress  
Recorded: April 26, 2005  
Instrument No.: 200504260017

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260018.

52. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Judith M. Roller  
Purpose: Easement for ingress and egress  
Recorded: April 26, 2005  
Instrument No.: 200504260019

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260020.

53. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Eric Fleischman and Joanne Fleischman; Charlene Simmons, Jeff Simmons and Carol Simmons; and Manke Lumber Company, Inc.  
Purpose: Easement for ingress and egress  
Recorded: April 26, 2005  
Instrument No.: 200504260021

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s 200504260022, 200504260023 and 200504260024.

54. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Robert T. Smithing and Madeline D. Wiley; Eric W. Fleischman and Joanne K. Fleischman; Fleischman Tree Farm, LLC; Franklin Roppel and Patricia Roppel; Swiftwater Company, Inc.; Dale Medina and Nisifredo A. Medina; Gregory Ross; Anton M. Fleischman and Barbara C. Fleischman, Trustees of the Fleischman Family Trust dated September 12, 1985; Donald R. Shannon and Shirley A. Shannon; Barbara J. Schneringer and Jeff S. Schneringer; and Toby B. Devere and Mark R. Long  
Purpose: Easement for ingress and egress  
Recorded: April 26, 2005  
Instrument No.: 200504260025

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s 200504260026, 200504260027, 200504260028, 200504260029, 200504260030, 200504260031, 200504260032, 200504260033, 200504260034, 200504260035 and 200504260036.

Second Correction to Easement Agreement recorded March 30, 2007, under Auditor's File Number 200703300033.

55. The provisions, easements, reservations, notes and or dedication contained in The Plat of Suncadia - Phase 3, Divisions 6 to 9 (Tumble Creek), in Book 9 of Plats, pages 190 through 220,  
Recorded: June 22, 2005,  
Instrument No.: 200506220001.  
Affects: Tract G1

56. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Shane Lemco

Subdivision Guarantee Policy Number: 72156-46306013

Purpose: Easement for ingress and egress  
Recorded: October 13, 2005  
Instrument No.: 200510130006

Amendment to said Easement Agreement recorded on November 13, 2007 under Auditor's File No. 200711130068.

57. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: David M. Christie and Stephanie A. Christie, husband and wife, Alan Christie and Andrea Copping, husband and wife, William B. Christie, Jr. and Karen Christie, husband and wife, Alison Christie, a single person, Robert Christie, a single person, Elizabeth S. Christie, a single person and Henry R. Furney and Colleen Furney, husband and wife.  
Purpose: Easement for Ingress and Egress  
Recorded: June 20, 2006  
Instrument No.: 200606200067
58. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: John W. Knowles and Lisanne Yurichich, husband and wife  
Purpose: Easement for Ingress and Egress  
Recorded: June 20, 2006  
Instrument No.: 200606200068
59. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: James J. Steckline and Lynn Steckline, husband and wife  
Purpose: Easement for Ingress and Egress  
Recorded: June 20, 2006  
Instrument No.: 200606200069
60. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Ronald W. Stordahl and Gilda M. Stordahl, husband and wife  
Purpose: Easement for Ingress and Egress  
Recorded: June 20, 2006  
Instrument No.: 200606200070
61. Stream "C" Corridor Grant of Conservation Easement, including the terms and provisions thereof, Recorded June 21, 2006, under Auditor's File No. 200606210032, between Suncadia LLC, a Delaware limited liability company and Kittitas Conservation Trust, a Washington Non-profit corporation.
62. Utility Easement Agreement and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company  
And: Ronald W. Stordahl and Gilda M. Stordahl, husband and wife  
Recorded: June 22, 2006  
Instrument No.: 200606220053
63. Utility Easement Agreement and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company  
And: James J. Steckline and Lynn Steckline, husband and wife  
Recorded: June 22, 2006  
Instrument No.: 200606220054
64. Utility Easement Agreement and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company  
And: John W. Knowles and Lisanne Furichich, husband and wife  
Recorded: June 22, 2006  
Instrument No.: 200606220055

Subdivision Guarantee Policy Number: 72156-46306013

65. Utility Easement Agreement and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company and David M. Christie and Stephanie A. Christie, husband and wife, Alan Christie and Andrea Copping, husband and wife, William B. Christie, Jr. and Karen Christie, husband and wife, Alison Christie, a single person, Robert Christie, a single person, Elizabeth S. Christie, a single person and Henry R. Furney and Colleen Furney, husband and wife.  
Recorded: June 22, 2006  
Instrument No.: 200606220056
66. Utility Easement Agreement and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company  
And: Jacqueline Allain  
Recorded: July 3, 2006  
Instrument No.: 200607030008
67. Phase 2 Natural Open Space Grant of Conservation Easement, including the terms and provisions thereof, recorded August 15, 2006, under Auditor's File No. 200608150045, between Suncadia, LLC, a Delaware limited liability company and Kittitas Conservation Trust, a Washington Non-profit corporation.
68. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Orville N. Bennett and Marilyn J. Bennett, Trustees of the Bennett Family Trust  
Dated June 15, 1995  
Purpose: Easement for Ingress and Egress  
Recorded: September 11, 2006  
Instrument No.: 200609110051
69. Utility Easement Agreement and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company  
And: Orville N. Bennett and Marilyn J. Bennett, Trustees of the Bennett Family Trust Dated June 15, 1995  
Recorded: September 11, 2006  
Instrument No.: 200609110053
70. Potable Water Utility Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on February 20, 2007, under Kittitas County Auditor's File No. 200702200092.  
In favor of: Suncadia Water Company LLC, a Washington limited liability company, and Suncadia, LLC, a Delaware limited liability company  
For: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes and pump station facilities, together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Grantor shall approve with potable water  
Affects: Tract G-1

71. Irrigation Utility Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on February 20, 2007, under Kittitas County Auditor's File No. 200702200094.  
In favor of: Suncadia Water Company LLC, a Washington limited liability company, and Suncadia, LLC, a Delaware limited liability company  
For: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes together withal reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Suncadia shall approve with irrigation water  
Affects: Tract G-1
72. Sanitary Sewer Utility Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on February 20, 2007, under Kittitas County Auditor's File No. 200702200096.  
In favor of: Suncadia Environmental Company LLC, a Washington limited liability company, and Suncadia, LLC, a Delaware limited liability company  
For: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes and pump station facilities together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Suncadia shall approve with sanitary sewer  
Affects: Tract G-1
73. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Neena Ciotta, a single person  
Purpose: Easement for Ingress and Egress  
Recorded: March 23, 2007  
Instrument No.: 200703230055
74. Storm Drainage Utility Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 30, 2007, under Kittitas County Auditor's File No. 200704300034.  
In favor of: Suncadia Environmental Company LLC, a Washington limited liability company and Suncadia, LLC, a Delaware limited liability company  
For: Construction, maintenance, operation, repair, replacement and/or enlargement of ditches, swales, drains, infiltration galleries and underground pipes together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Grantor shall approve with storm drainage facilities  
Affects: Tract G-1 and other property
75. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more underground utility systems for purposes of transmission, distribution and sale of electricity and natural gas  
Recorded: August 18, 2008  
Instrument No.: 200808180042  
Affects: Tract G-1



76. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity and natural gas  
Recorded: January 27, 2010  
Instrument No.: 201001270024  
Affects: 10 foot strip adjoining all roads shown on the plat
77. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Gregory D. Blount and Carrie E. Greaves, husband and wife  
Purpose: Access easement over Tumble Creek Drive and other land  
Recorded: September 8, 2010  
Instrument No.: 201009080025
78. Natural Open Space Grant of Conservation Easement Restated, and the terms and conditions contained therein  
Between: New Suncadia, LLC, a Delaware limited liability company, Tumble Creek Village Association, a Washington non profit corporation  
And: Kittitas Conservation Trust  
Recorded: December 11, 2015  
Instrument No.: 201512110029  
Affects: Said premises and other land
- Said document terminates and restates document recorded October 8, 2001, under Auditor's File No. 200410080052.
79. Managed Open Space Grant of Conservation Easement Restated, including the terms and provisions thereof, recorded December 11, 2015, under Auditor's File No. 201512110030, between New Suncadia, LLC, a Delaware limited liability company, Tumble Creek Village Association, a Washington nonprofit corporation.  
Affects: Said premises and other land
- Said document terminates and restates document recorded October 8, 2004, under Auditor's File No. 200410080053 and recorded June 21, 2006, under Auditor's File No. 200606210002.
80. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,  
Lessor: New Suncadia LLC, a Delaware limited liability company  
Lessee: T-Mobile West LLC, a Delaware limited liability company  
Disclosed by: Memorandum of Lease  
Date: February 10, 2017  
Recorded: July 21, 2017  
Instrument No.: 201707210009
81. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Easton Ridge Communications LLC, a Washington limited liability company  
Purpose: Telecommunication utility easement  
Recorded: June 21, 2018  
Instrument No.: 201806210030  
Affects: Parcel F

**END OF EXCEPTIONS**

**Notes:**

- a. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tracts G-1 and OS-6, SUNCADIA PH 3 DIV 6 TO 9; ptn of Sections 14, 15 and 23, all in Township 20N, Range 14E, W.M.
- b. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

# A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON

## LEGAL DESCRIPTIONS FOR EXISTING LOTS

**TRACT A**  
 TRACT Z-1, SUNCADIA-PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, AUDITOR'S FILE NO. 200506220001, RECORDS OF KITTITAS COUNTY, WASHINGTON.

**TRACT B**  
 TRACT G-1, SUNCADIA-PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, AUDITOR'S FILE NO. 200506220001, RECORDS OF KITTITAS COUNTY, WASHINGTON.

## LEGAL DESCRIPTIONS FOR PROPOSED LOTS

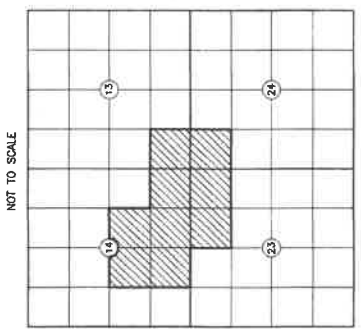
**TRACT A**  
 TOGETHER WITH THAT PORTION OF TRACT G-1 OF SAID PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST EASTERLY CORNER COMMON TO SAID TRACTS;  
 THENCE ALONG THE LINE COMMON TO SAID TRACTS, S 27°56'17" W, 187.77 FEET;  
 THENCE CONTINUING ALONG SAID COMMON LINE, N 80°48'01" W, 776.54 FEET;  
 THENCE S 72°30'20" E, 305.84 FEET;  
 THENCE N 17°52'54" E, 216.53 FEET;  
 THENCE N 76°16'43" W, 98.77 FEET TO THE POINT OF BEGINNING,  
 CONTAINING 6.973 ACRES (303,735 SQUARE FEET), MORE OR LESS.

**TRACT B**  
 TRACT G-6, SUNCADIA-PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, AUDITOR'S FILE NO. 200506220001, RECORDS OF KITTITAS COUNTY, WASHINGTON;  
 EXCEPT THAT PORTION THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST EASTERLY CORNER COMMON TO SAID TRACTS;  
 THENCE ALONG THE LINE COMMON TO SAID TRACTS, S 27°56'17" W, 187.77 FEET;  
 THENCE CONTINUING ALONG SAID COMMON LINE, N 80°48'01" W, 776.54 FEET;  
 THENCE S 72°30'20" E, 305.84 FEET;  
 THENCE N 17°52'54" E, 216.53 FEET;  
 THENCE N 76°16'43" W, 98.77 FEET TO THE POINT OF BEGINNING,  
 CONTAINING 87.685 ACRES (3,819,560 SQUARE FEET), MORE OR LESS.

## NOTES:

1. NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.
2. IT IS NOT THE INTENT OF THIS SURVEY TO PERTURB EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE.
3. FOR ADDITIONAL INFORMATION, SEE THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)" AS RECORDED UNDER AUDITOR'S FILE NO. 200506220001.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE NEW BOUNDARIES RESULTING FROM KITTITAS COUNTY BIA APPLICATION BL-18-00007.

## SUBDIVISION LOCATOR



## SURVEY INSTRUMENTATION

SURVEYS PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:  
 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100  
 THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNIQUES  
 PROCEDURE USED : FIELD TRAVERSE AND GPS WITH ACCURACY MEETING

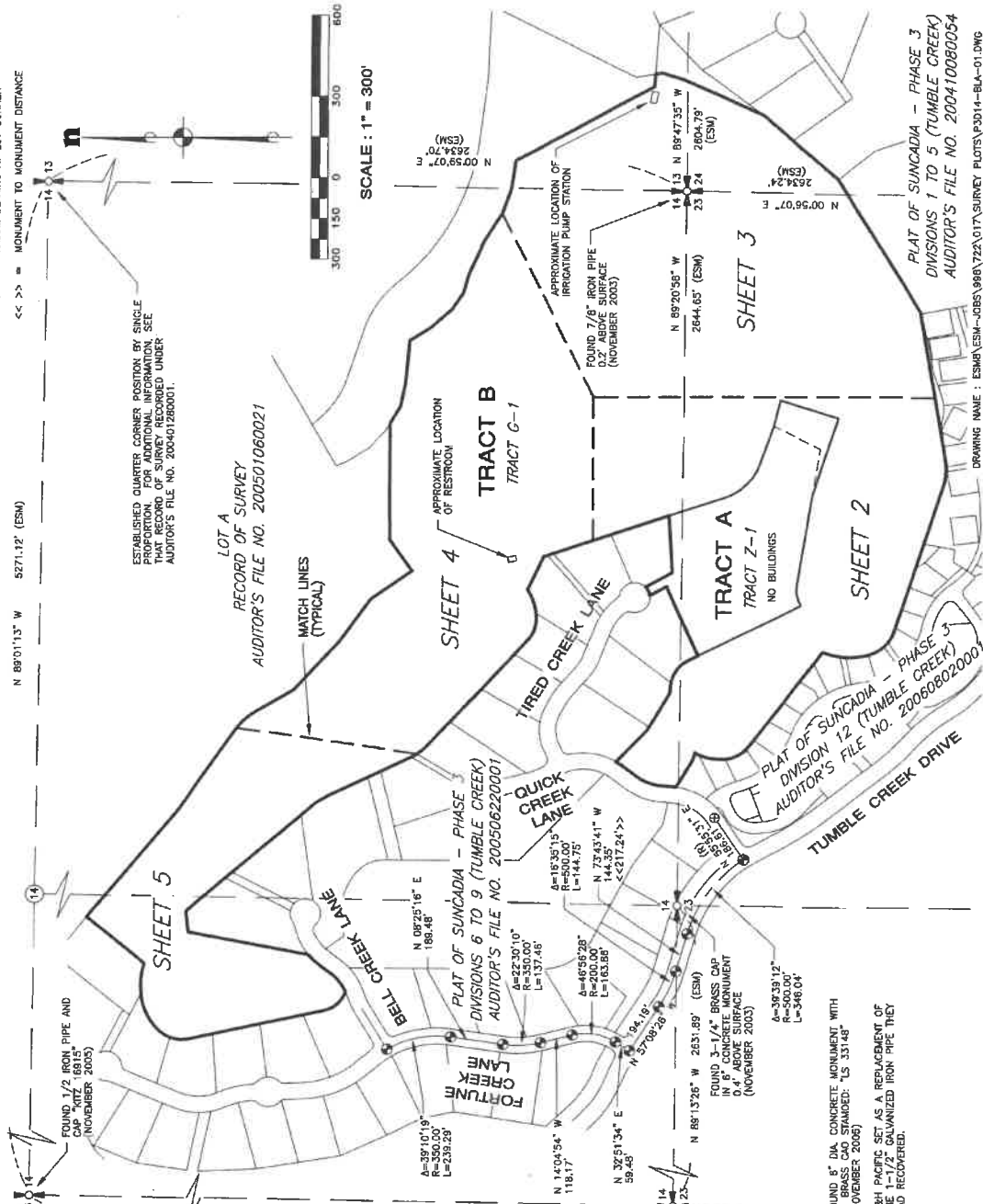
## BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SURV. ZONE, AND 83/210N IS REFERRED TO AS THE BASIS OF BEARINGS. CONTROL POINTS EASTON (PD 510682) AND "J338" (PD 30459) ARE USED TO CONVERT THE DISTANCES SHOWN HEREIN TO GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.9999570367.

## LEGEND

- ⊙ = CENTERLINE MONUMENT SET BY ESM IN CONJUNCTION WITH PREVIOUS PLATS
- ⊕ = MONUMENT NOT FOUND
- A = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER
- <<>> = MONUMENT TO MONUMENT DISTANCE

ESTABLISHED QUARTER CORNER POSITION BY SINGLE PROPORTION. FOR ADDITIONAL INFORMATION, SEE AUDITOR'S FILE NO. 200440168001.



## RECORDING CERTIFICATE

FILED FOR RECORD THIS DAY OF August 20th 2018 AT THE OFFICE OF THE COUNTY CLERK OF KITTITAS COUNTY, WASHINGTON, AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

\_\_\_\_\_  
 COUNTY AUDITOR

RECEIVING NO. 201808200046

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA IN AUGUST OF 2018.

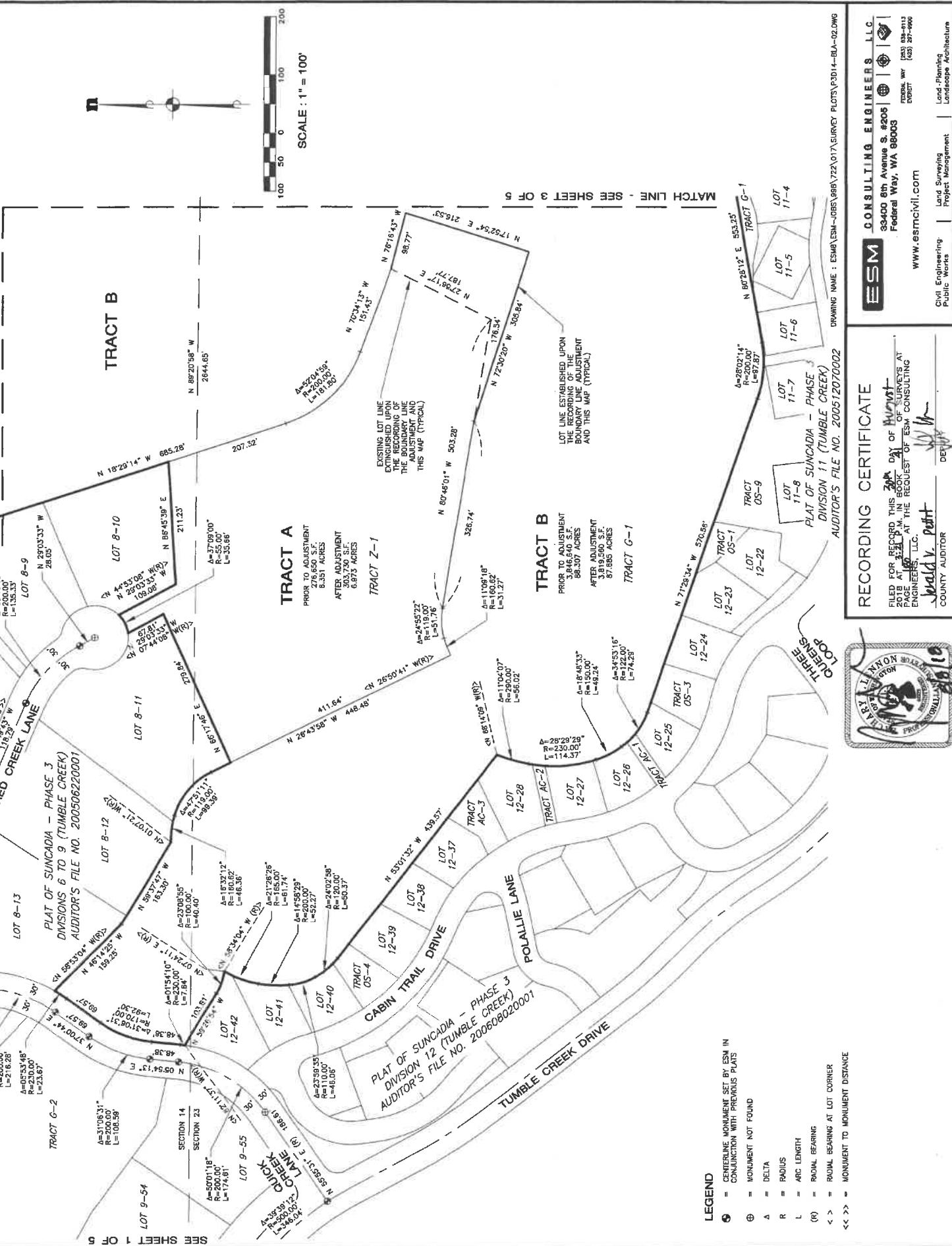
\_\_\_\_\_  
 ZACHARY J. LINDEN  
 L.S. NO. 1952

**ESM CONSULTING ENGINEERS, LLC**  
 33400 8th Avenue S. #205  
 Federal Way, WA 98003  
 (206) 838-9113  
 (206) 871-1400  
 www.esmcevi.com

ESM CONSULTING ENGINEERS, LLC  
 Civil Engineering  
 Land Surveying  
 Project Management  
 Landscape Architecture

JOB NO. 898-767-017-0003 DATE: 2018-08-06  
 DRAWN: C.A.F. SHEET 1 OF 5

A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON  
 MATCH LINE - SEE SHEET 4 OF 5



MATCH LINE - SEE SHEET 3 OF 5

**TRACT A**  
 PRIOR TO ADJUSTMENT  
 276,650 S.F.  
 6.351 ACRES  
 AFTER ADJUSTMENT  
 303,730 S.F.  
 6.975 ACRES

**TRACT B**  
 PRIOR TO ADJUSTMENT  
 3,846,640 S.F.  
 88.307 ACRES  
 AFTER ADJUSTMENT  
 3,819,560 S.F.  
 87.665 ACRES

**RECORDING CERTIFICATE**  
 FILED FOR RECORD THIS BOOK DAY OF MONTH 2018 AT 3:58 PM AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.  
 COUNTY AUDITOR  
 RECEIVING NO. 20180600046



- LEGEND**
- ⊙ = CENTERLINE MONUMENT SET BY ESM IN CONJUNCTION WITH PREVIOUS PLATS
  - ⊕ = MONUMENT NOT FOUND
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - (R) = RADIAL BEARING
  - <> = RUMAL BEARING AT LOT CORNER
  - <<>> = MONUMENT TO MONUMENT DISTANCE

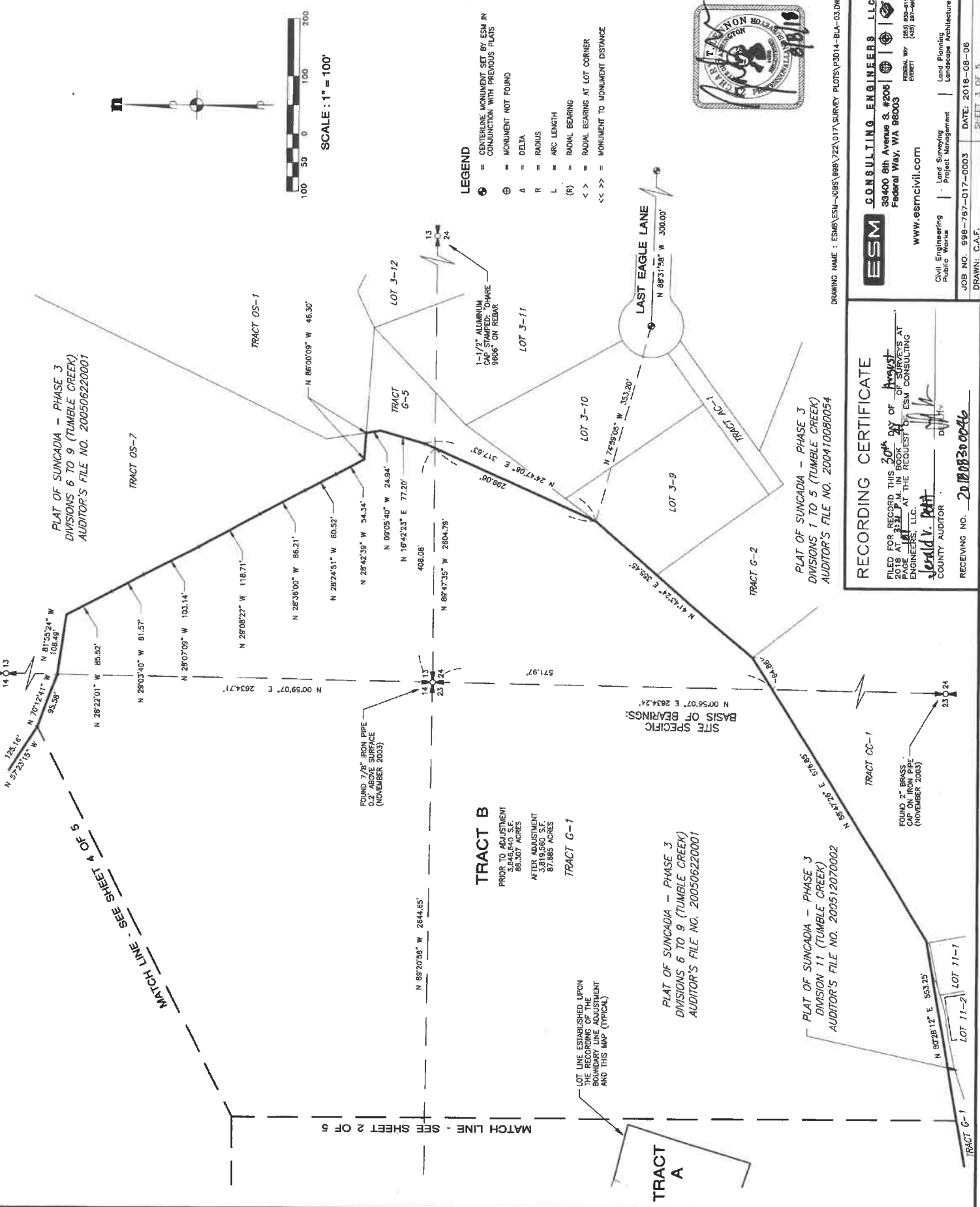
**ESM CONSULTING ENGINEERS, LLC**  
 39400 8th Avenue S. #206  
 Federal Way, WA 98003  
 (206) 898-9113  
 (206) 898-9999  
 www.esmcivil.com

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

JOB NO. 998-767-017-0003 DATE: 2018-08-06  
 DRAWN: G.A.F.

A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON

08/30/2018 03:21:18 PM V: 41 P: 181 201808300946  
 ESM  
 Kittitas County Auditor  
 11/11/18  
 08/30/2018



**LEGEND**

- ⊙ = CENTERLINE MONUMENT SET BY ESM IN CONJUNCTION WITH PREVIOUS PLANS
- ⊕ = MONUMENT NOT FOUND
- A = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- << >> = MONUMENT TO MONUMENT DISTANCE



DRAWING NAME : ESM\ESM\085\988\722\017\ SURVEY PLOTS\3014-BLA-03.DWG

**ESM CONSULTING ENGINEERS, LLC.**  
 33400 8th Avenue S. #206  
 Federal Way, WA 98003  
 PHONE: (206) 828-9113  
 FAX: (206) 828-9962  
 WWW.ESMCIVIL.COM

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

JOB NO. 898-767-017-0003 DATE: 2018-08-06  
 DRAWN: G.A.F. SHEET 3 OF 5

**RECORDING CERTIFICATE**

FILED FOR RECORD THIS 30th DAY OF August 2018 AT 2:12 P.M. IN BOOK OF SURVEYS AT PAGE 1217 M. IN THE REQUEST OF ESM CONSULTING ENGINEERS, LLC. AT THE REQUEST OF

County Auditor: Heald V. Platt

RECEIVING NO. 201808300946

**TRACT B**  
 PRIOR TO ADJUSTMENT  
 3,946,640 S.F.  
 88.307 ACRES

AFTER ADJUSTMENT  
 3,819,560 S.F.  
 87,685 ACRES

SITE SPECIFIC BASIS OF BEARINGS:

LOT LINE ESTABLISHED UPON THE RECORDING OF THE BOUNDARY LINE ADJUSTMENT AND THIS MAP (TYPICAL)

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

PLAT OF SUNCADIA - PHASE 3  
 DIVISION 11 (TUMBLE CREEK)  
 AUDITOR'S FILE NO. 200512070002

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

PLAT OF SUNCADIA - PHASE 3  
 DIVISIONS 1 TO 5 (TUMBLE CREEK)  
 AUDITOR'S FILE NO. 200410080004

A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON

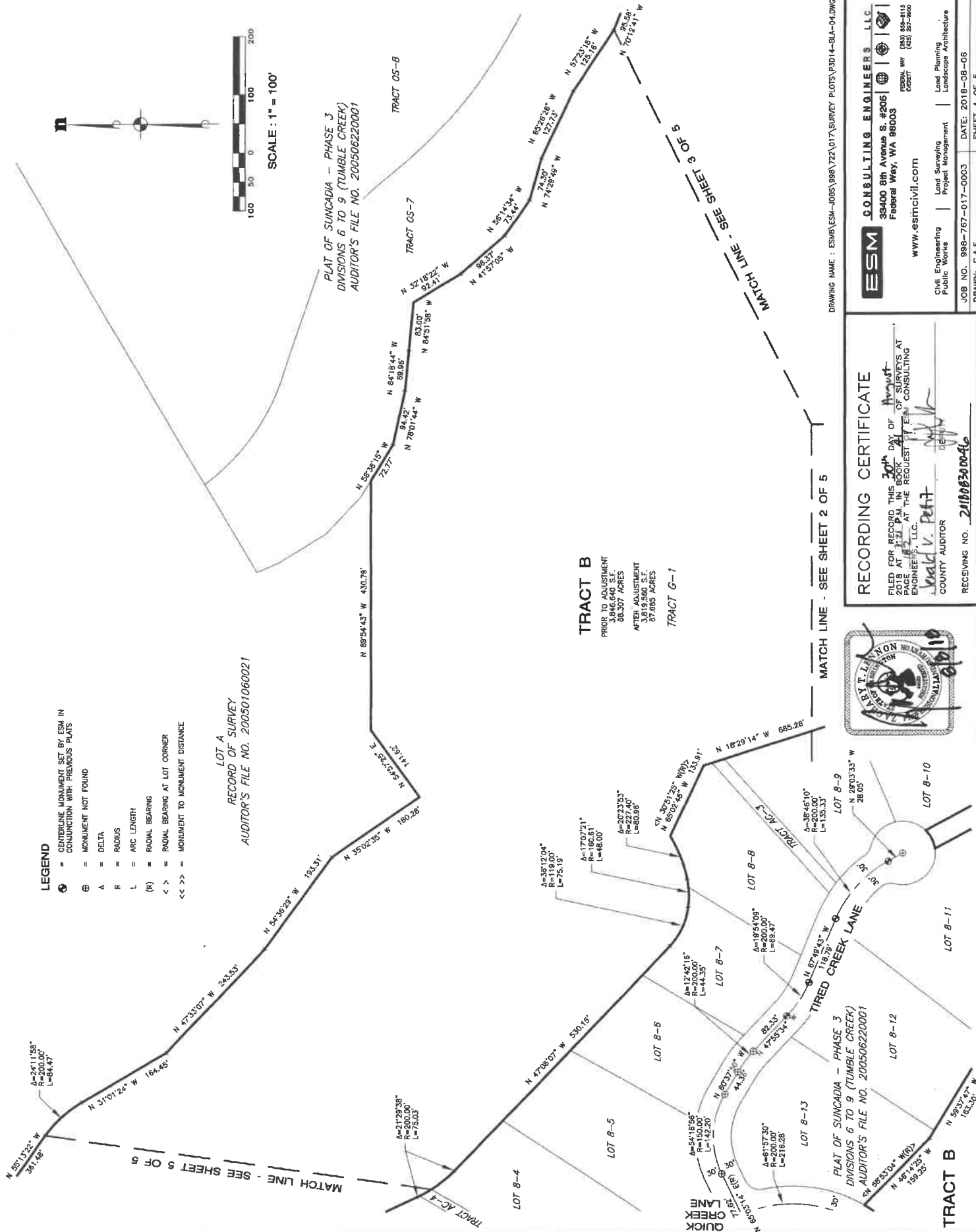
08/30/2018 03:21:18 PM V: 43 P: 102 201808300046  
 ESM  
 Kittitas County Auditor

- LEGEND**
- ⊙ = CENTERLINE MONUMENT SET BY ESM IN CONJUNCTION WITH PREVIOUS PLATS
  - ⊕ = MONUMENT NOT FOUND
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - (R) = RADIAL BEARING
  - < > = RADIAL BEARING AT LOT CORNER
  - << >> = MONUMENT TO MONUMENT DISTANCE

LOT A  
 RECORD OF SURVEY  
 AUDITOR'S FILE NO. 200501060021

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

SCALE: 1" = 100'



**TRACT B**  
 PRIOR TO ADJUSTMENT  
 88.307 ACRES  
 AFTER ADJUSTMENT  
 87.885 ACRES  
 TRACT G-1

**TRACT B**  
 PRIOR TO ADJUSTMENT  
 88.307 ACRES  
 AFTER ADJUSTMENT  
 87.885 ACRES  
 TRACT G-2

MATCH LINE - SEE SHEET 2 OF 5

MATCH LINE - SEE SHEET 3 OF 5



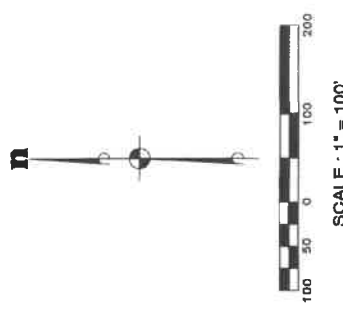
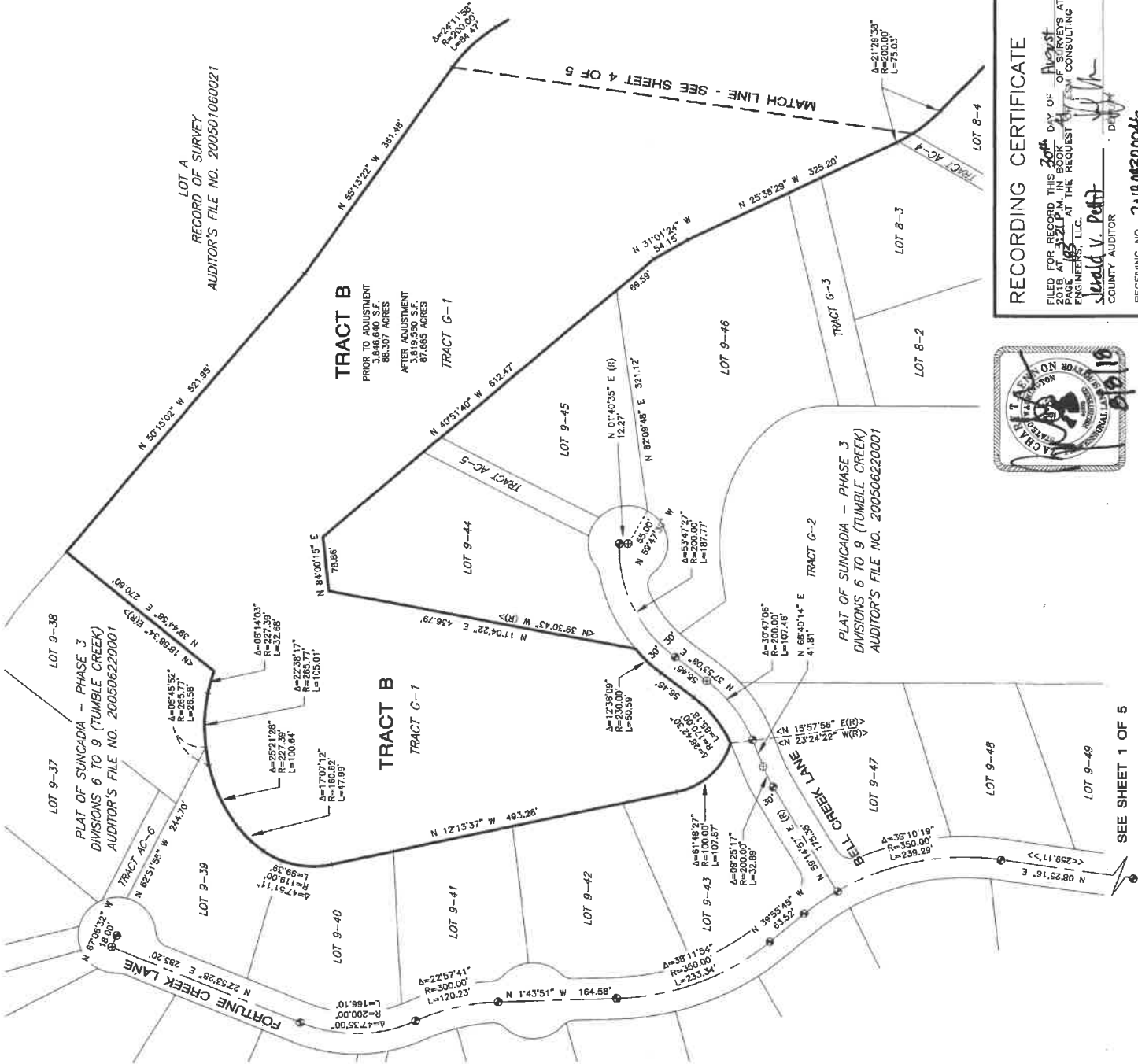
**RECORDING CERTIFICATE**  
 FILED FOR RECORD THIS 30th DAY OF August 2018 AT 10:00 AM AT THE COUNTY CLERK'S OFFICE, KITTITAS COUNTY, WASHINGTON.  
 COUNTY AUDITOR  
 RECEIVING NO. 21808300046

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

DRAWING NAME: ESM\ESM-IDBS\988722\017\ SURVEY PLOTS\P3D14-BLA-04.DWG  
**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Avenue S. #206  
 Federal Way, WA 98003  
 (206) 898-8113  
 (206) 897-8600  
 www.esmcivil.com  
 Civil Engineering | Land Surveying | Land Planning  
 Public Works | Project Management | Landscape Architecture  
 JOB NO. 988-767-017-0003 DATE: 2018-08-08  
 DRAWING: G.A.F. SHEET 4 OF 5

A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON

08/30/2018 03:21:18 PM V: 41 P: 183 20180320046  
 Kittitas County Auditor  
 ESM



- LEGEND**
- ⊕ = CENTERLINE MONUMENT SET BY ESM IN CONJUNCTION WITH PREVIOUS PLATS
  - ⊕ = MONUMENT NOT FOUND
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - (R) = RADIAL BEARING
  - <> = RADIAL BEARINGS AT LOT CORNER
  - << >> = MONUMENT TO MONUMENT DISTANCE

DRAWING NAME : ESM\ESM-J085\988\722\017\SURVEY PLOTS\93014-BLA-05.DWG

**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Avenue S. #206  
 Federal Way, WA 98003  
 FEDERAL WAY, WA 98003  
 (206) 297-9900  
 www.esmcivil.com

Civil Engineering  
 Public Works  
 Land Surveying  
 Project Management  
 Landscape Architecture

JOB NO. 988-767-017-0003 DATE: 2018-08-06  
 DRAWN: G.A.F. SHEET 5 OF 5

**RECORDING CERTIFICATE**

FILED FOR RECORD THIS 20th DAY OF August 2018 AT 3:21 P.M. IN BOOK PAGE 183 AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

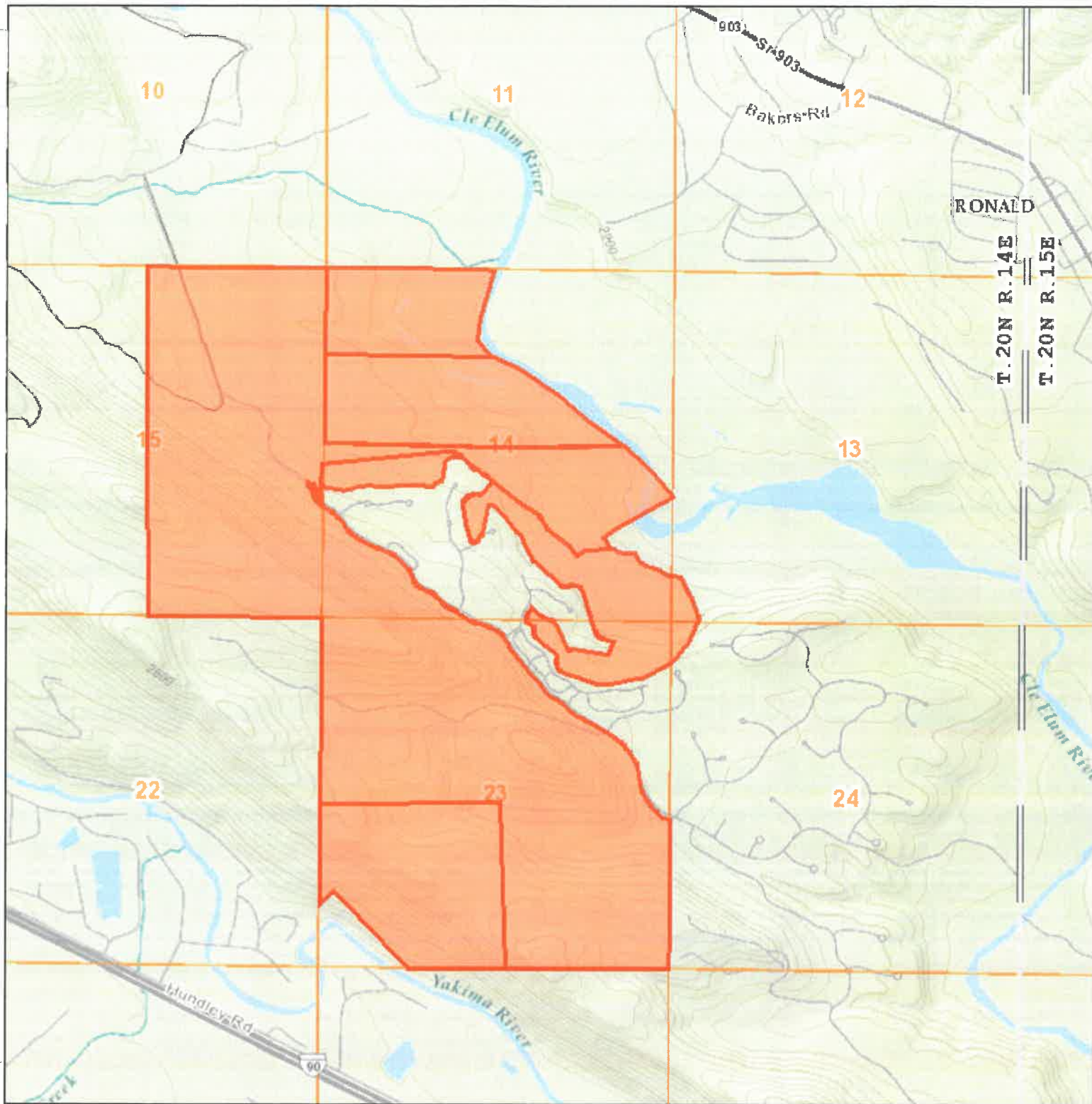
Sherald V. Poff  
 COUNTY AUDITOR

RECEIVING NO. 2180820046



SEE SHEET 1 OF 5

# ASSESSOR'S MAP



Date: 6/19/2018

1 inch = 3,009 feet  
Relative Scale 1:36,112

*Disclaimer:*  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

