

MINERS CAMP
SUNCADIA - PHASE 1, DIVISION 7B AND 7C
 A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

EASEMENTS AND NOTES

- TRACT FD-1 OF MINERS CAMP SUNCADIA - PHASE 1 DIVISION 7A, RECORDED IN BOOK 12 OF PLATS, PAGES 162 THROUGH 165, RECORDS OF KITTITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 201609090017 (THE "PHASE 1 DIVISION 7A PLAT") IS BEING REPLATTED HEREIN AS THE SECOND AND THIRD PHASE OF THE MULTI-PHASE PLAT REFERRED TO AS MINERS CAMP. TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON THE PHASE 1 DIVISION 7A PLAT, ARE SUPERSEDED BY THIS PLAT.
- ALL ROADS WITHIN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED) AND AS NOW OR SUBSEQUENTLY PLATTED, ARE PRIVATE AND ARE SUBJECT TO SUCH COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND OTHERWISE AS ARE SET FORTH IN VARIOUS DOCUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED, TO CCR'S (HEREINAFTER DEFINED) AND RECORDED PLATS WITHIN THE RESORT. ACCESS TO THE LOTS AND TRACTS HEREIN IS OBTAINED VIA SUCH PLATTED ROADS WITHIN THE RESORT.
- MINERS CAMP, LLC GRANTS TO NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("NEW SUNCADIA") 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 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 FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW 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. SUCH EASEMENT(S) SHALL BE TEN FEET (10.00') AND SHALL ABOUT THE EXTERIOR LOT AND TRACT BOUNDARY LINES AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT AND TRACT BOUNDARY LINES. MINERS CAMP, LLC FURTHER GRANTS TO NEW SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- MINERS CAMP, LLC GRANTS TO NEW SUNCADIA ON THE ONE HAND AND FURTHER GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, AND SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS, LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS, A NON-EXCLUSIVE EASEMENT 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. 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. MINERS CAMP, LLC FURTHER GRANTS TO NEW SUNCADIA THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITTITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT" RECORDED APRIL 16, 2009, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (HEREINAFTER THE "DEVELOPMENT AGREEMENT").
- THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCR'S") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS PLAT. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY NEW SUNCADIA.
- NEW SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA SPECIFICALLY ASSIGNS TO A TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED BY AND/OR GRANTED TO NEW SUNCADIA UNDER THIS PLAT.
- 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.
- NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THE RESORT, 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.
- THIS IS THE SECOND AND THIRD PHASE OF A PHASED PLAT WHICH WILL BE COLLECTIVELY REFERRED TO AS PHASE 1, DIVISION 7. TRACT FD-2 WILL BE FURTHER SUBDIVIDED BY SUBSEQUENT PHASED PLATS.

DECLARATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, MINERS CAMP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT.

MINERS CAMP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Nancy Smith William Smith
 PRINTED NAME: Nancy Smith PRINTED NAME: William Smith
 TITLE: Member TITLE: Member

STATE OF WASHINGTON }
 COUNTY OF Kittitas } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Nancy Smith, William Smith TO ME KNOW TO BE THE Members OF MINERS CAMP LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 they IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 13 DAY OF June, 2017

Kathy L. Osborne
 PRINTED NAME: Kathy L. Osborne
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY COMMISSION EXPIRES: 10-23-19



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 MINERS CAMP LLC
 IN JUNE 2017, Dustin L. Pierce 6/5/2017
 DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503



LEGAL DESCRIPTION PER CHICAGO TITLE COMPANY GUARANTEE NO. 72156-45618074:

TRACT FD-1 OF MINERS CAMP, SUNCADIA-PHASE 1, DIVISION 7A, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 162 THROUGH 165, RECORDS OF SAID COUNTY.

KITTITAS COUNTY PARCEL INFORMATION:

PARCEL NO.: 959995
 MAP NO.: 20-15-19060-0100

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 12th DAY OF June, A.D., 2017.

Lucas Smith
 KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7B AND 7C" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.

DATED THIS 14th DAY OF JUNE, A.D., 2017.

Dan Conder, AICP
 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 12 DAY OF June, A.D., 2017.

Anny Crisoke
 KITTITAS COUNTY TREASURER



CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "MINERS CAMP - SUNCADIA - PHASE 1, DIVISION 7B AND 7C" 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 12 DAY OF June, A.D., 2017.

[Signature]
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

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

DATED THIS 12 DAY OF June, A.D., 2017.

Christy Garcia
 KITTITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2017.

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

CHAIRMAN _____ ATTEST: _____
 CLERK OF THE BOARD

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

DUSTIN L. PIERCE

JERALD V. PETTIT Deputy County Auditor
 County Auditor

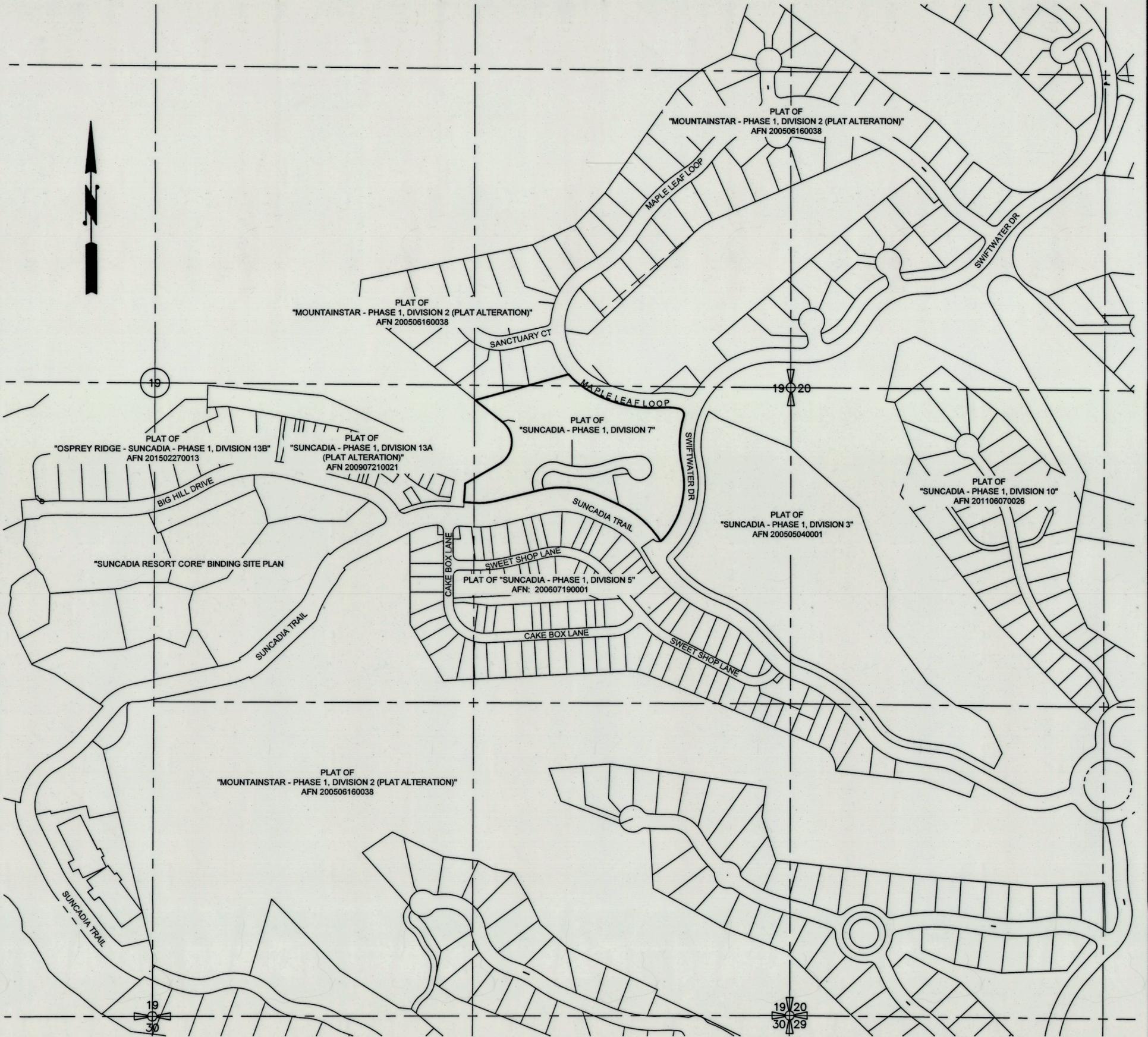


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 Eastern Washington Division
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 PREPARED FOR
 MINERS CAMP LLC
 A PORTION OF SECTION 19
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
DLP/GW	6/2017	16010
CHKD BY	SCALE	SHEET
DLP/GW	N/A	1 OF 4

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 JERALD V. PETTIT
 County Auditor Deputy County Auditor

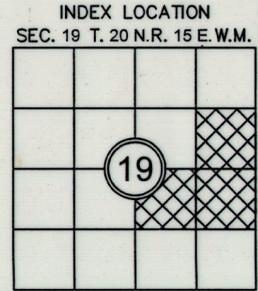
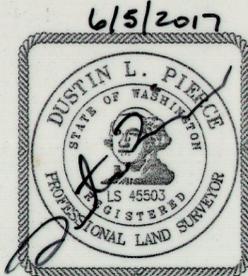
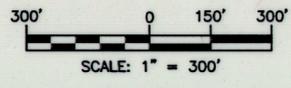
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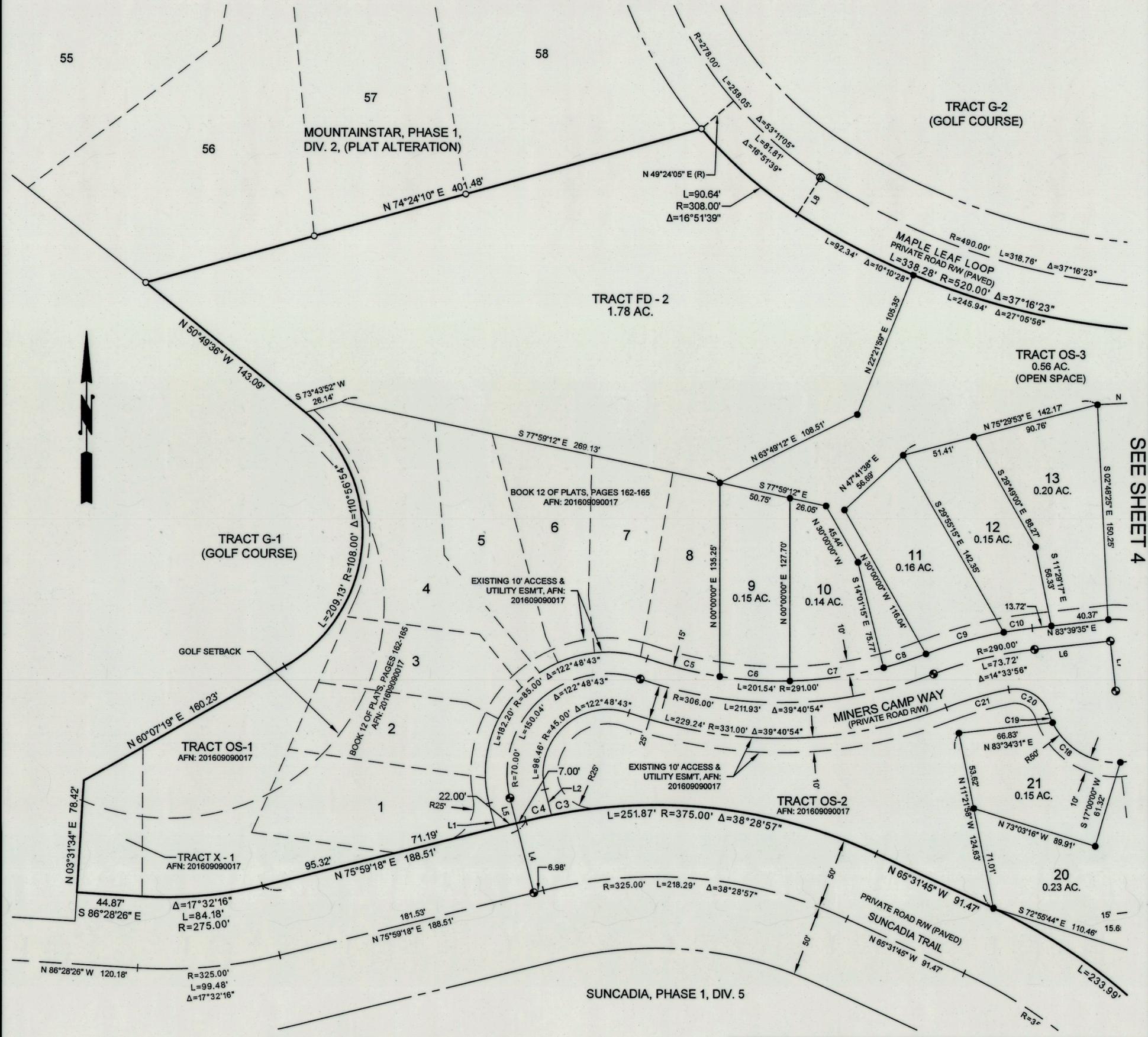
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DLP/GW	1" = 300'	2 OF 4



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SEE SHEET 4

BASIS HORIZONTAL & VERTICAL DATUM:

HORIZONTAL DATUM: A MODIFIED WASHINGTON STATE PLANE COORDINATE SYSTEM AS PROVIDED BY OTHERS. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999870387 TO OBTAIN GRID DISTANCES.

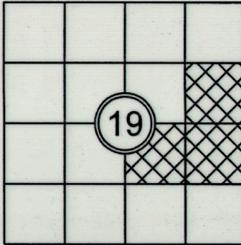
FOR ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING:
 SURVEY RECORDED IN BOOK 31 OF SURVEYS, PAGES 158-161, UNDER AUDITOR'S FILE NO. 200508110028
 PLAT OF PHASE 1, DIVISION 7A, SUNCADIA (MINERS CAMP), RECORDED IN BOOK 12 OF PLATS PAGES 162-165, UNDER AUDITOR'S FILE NO. 201609090017 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

SURVEY INSTRUMENTATION
 THIS SURVEY WAS PERFORMED USING A TRIMBLE S6, 3" TOTAL STATION. PROCEDURE USED - FIELD TRAVERSE WITH ACCURACY THAT MEETS OR EXCEEDS REQUIREMENTS PER WAC-332-130-090.

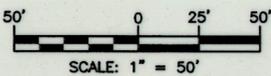
LEGEND

- FOUND 5/8" IRON ROD & PLASTIC CAP, "WHP LS 33148"
- ⊙ FOUND UNMARKED 2" BRASS MONUMENT, AT SURFACE
- SET 5/8" IRON ROD & PLASTIC CAP, LS 45503
- ⊙ 2" BRASS MONUMENT AT SURFACE TO BE SET UPON COMPLETION OF CONSTRUCTION
- (R) RADIAL BEARING

INDEX LOCATION
 SEC. 19 T. 20 N.R. 15 E. W.M.



6/5/2017



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 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

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 JERALD V. PETTIT
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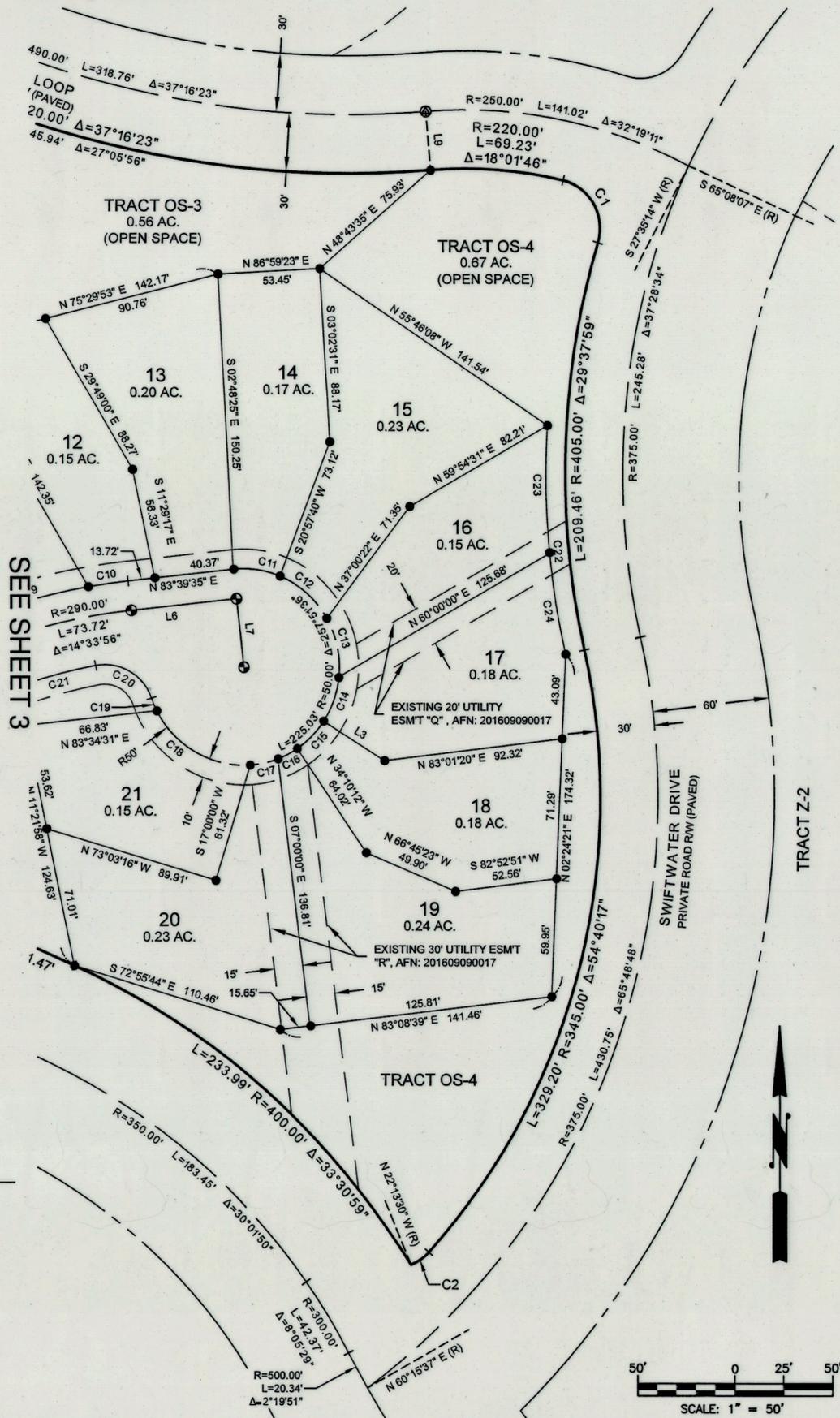
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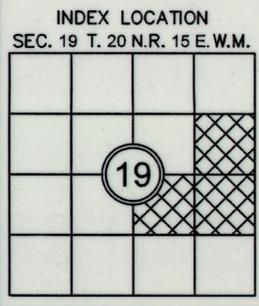


- LEGEND**
- FOUND 5/8" IRON ROD & PLASTIC CAP, "WHP LS 33148"
 - ⊙ FOUND UNMARKED 2" BRASS MONUMENT, AT SURFACE
 - SET 5/8" IRON ROD & PLASTIC CAP, LS 45503
 - ⊙ 2" BRASS MONUMENT AT SURFACE TO BE SET UPON COMPLETION OF CONSTRUCTION
 - (R) RADIAL BEARING

LINE #	DIRECTION	DISTANCE
L1	N 14°02'10" W	18.14'
L2	N 14°02'10" W	18.59'
L3	S 7°30'30" E	37.39'
L4	N 14°02'10" W	50.00'
L5	N 14°02'10" W	18.14'
L6	N 83°39'35" E	54.08'
L7	N 6°20'25" W	35.00'
L8	S 32°32'27" W	30.00'
L9	S 4°43'57" E	30.00'

CURVE #	RADIUS	LENGTH	DELTA
C1	25.00'	40.90'	93°43'28"
C2	25.00'	11.22'	25°42'55"
C3	375.00'	233.87'	35°43'55"
C4	375.00'	18.00'	2°45'02"
C5	291.00'	52.80'	10°23'44"
C6	291.00'	49.79'	9°48'12"
C7	291.00'	67.36'	13°15'49"
C8	291.00'	31.59'	6°13'09"
C9	305.00'	57.08'	10°43'20"
C10	305.00'	20.46'	3°50'36"
C11	50.00'	25.05'	28°42'07"
C12	50.00'	33.14'	37°58'29"
C13	50.00'	30.80'	35°17'22"
C14	50.00'	24.20'	27°44'02"
C15	50.00'	19.73'	22°36'42"
C16	50.00'	11.45'	13°07'20"
C17	50.00'	14.91'	17°05'11"
C18	50.00'	58.78'	67°21'43"
C19	50.00'	6.96'	7°58'40"
C20	25.00'	35.98'	82°27'30"

CURVE #	RADIUS	LENGTH	DELTA
C21	265.00'	46.10'	9°58'02"
C22	415.00'	117.01'	16°09'15"
C23	415.00'	65.08'	8°59'07"
C24	415.00'	51.93'	7°10'08"



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