

RIVER RIDGE

SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON ASSESSOR PARCEL NUMBERS 14055, 14057, 342834, 372834, 951840, 951852, AND 951853

AUDITOR'S REFERENCE

DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("NEW SUNCADIA"), OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND, IN LIEU OF DEDICATION OF ROADS, DOES HEREBY RESERVE TO ITSELF TO HOLD, SUBJECT TO AND TOGETHER WITH THE CCR'S AND PLAT NOTES HERINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF ITSELF AND ALL OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS IN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), ALL ROADS SHOWN HEREON WHICH SHALL BE PRIVATE; TOGETHER WITH THE RIGHT TO CONVEY SAID ROADS TO THE SUNCADIA RESIDENTIAL OWNERS' ASSOCIATION OR THE SUNCADIA COMMUNITY COUNCIL OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS FOR THE SAME OR SIMILAR PURPOSES.

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

IN THE EVENT THAT NEW SUNCADIA OR ANY ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE RECONSTRUCTED TO THE THEN APPLICABLE COUNTY STANDARDS.

NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS: MANAGING MEMBER

BY: LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, ITS: MANAGER

BY: Roger T Beck Senior Vice President

BY: Marne' Schwartz Asst Vice President

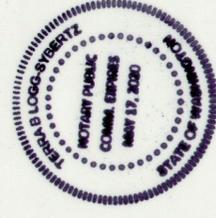
STATE OF WASHINGTON } COUNTY OF KITTITAS }

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

Roger T Beck TO ME KNOWN TO BE

Senior Vice President of LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 11th DAY OF July, 2017.



PRINTED NAME: Terra B. Logg-Sybertz NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON MY COMMISSION EXPIRES: 5-17-2020

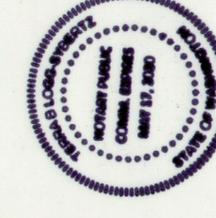
STATE OF WASHINGTON } COUNTY OF KITTITAS }

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

Marne' Schwartz TO ME KNOWN TO BE

Asst Vice President of LDD SUNCADIA MANAGER, INC., A DELAWARE CORPORATION, THE MANAGER OF SUNCADIA OPERATING MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF NEW SUNCADIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 11th DAY OF July, 2017.



PRINTED NAME: Terra B. Logg-Sybertz NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON MY COMMISSION EXPIRES: 5-17-2020

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14, EAST W.M. AND OF SECTIONS 18 AND 19, TOWNSHIP 20 NORTH, RANGE 15, EAST, W.M., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATION.

DATED AS 19th DAY OF July, 2017.

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



APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER EXAMINED AND APPROVED THIS 12th DAY OF July, A.D., 2017. Leo Hank

CERTIFICATE OF COUNTY PLANNING OFFICIAL I HEREBY CERTIFY THAT THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.

DATED THIS 13th DAY OF July, A.D., 2017. Tom Carlson

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., 2017.

KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" 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 12th DAY OF July, A.D., 2017. [Signature]

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS 12th DAY OF July, A.D., 2017. [Signature]

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

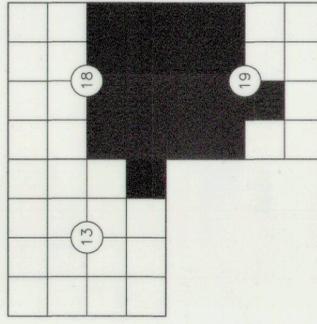
CHAIRMAN

ATTEST CLERK OF THE BOARD

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS DAY OF A.D., 2017, AT MINUTES PAST PAGES O'CLOCK M., AND RECORDED IN VOLUME OF PLATS, ON RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR AUDITOR'S FILE NO.



SUBDIVISION LOCATOR NOT TO SCALE TOWNSHIP 20 NORTH

RANGE 14 EAST, W.M.

RANGE 15 EAST, W.M.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS DAY OF A.D., 2017, AT MINUTES PAST PAGES O'CLOCK M., AND RECORDED IN VOLUME OF PLATS, ON RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR AUDITOR'S REFERENCE:



CONSULTING ENGINEERS LLC 93400 8th Ave. S, #205 Federal Way, WA 98003

FEDERAL WAY EVERETT (253) 838-6113 (425) 297-9800

www.esmcivil.com

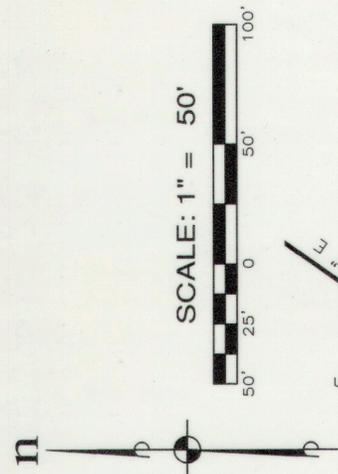
Civil Engineering Land Surveying Project Management Land Planning Landscape Architecture Public Works

DATE: 2017-07-06 SHEET 1 OF 11

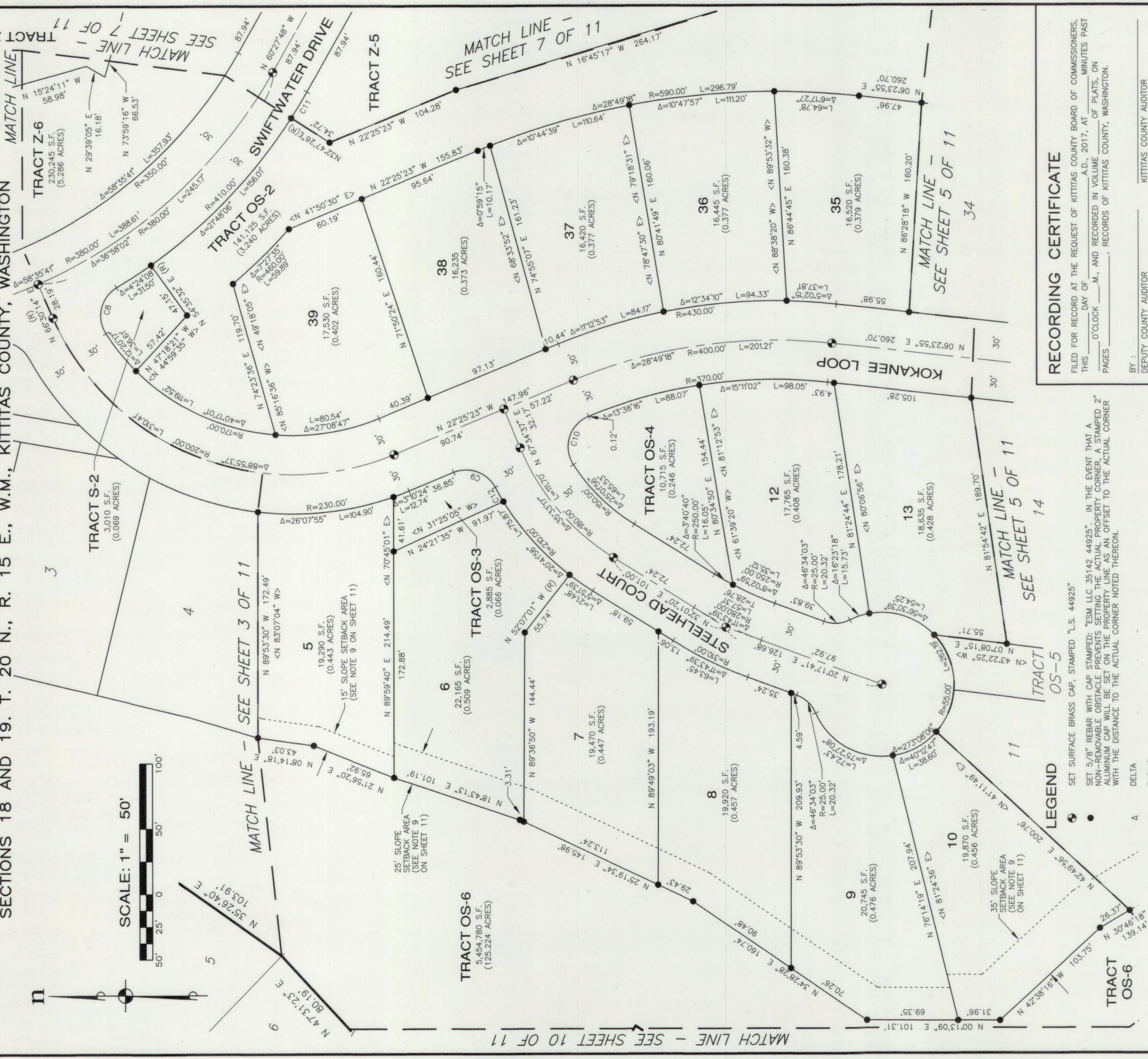
RIVER RIDGE SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF
SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE



SCALE: 1" = 50'



LEGEND

- SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
- SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 35142 44925". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING AT LOT CORNER
- < > RADIAL BEARING AT LOT CORNER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- S-1 SERVICE TRACT - DESIGNATION NUMBER
- Z-1 FUTURE DEVELOPMENT - DESIGNATION NUMBER

CURVE TABLE	CURVE	DELTA	RADIUS	LENGTH
	C8	91°38'58"	25.00	39.99
	C9	84°25'32"	25.00	36.84
	C10	100°31'21"	25.00	43.86
	C11	03°15'14"	410.00	23.28
	C12	03°25'14"	210.00	12.54

RECORDING CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS.
 THIS _____ DAY OF _____ A.D., 2017, AT _____ MINUTES PAST
 _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
 PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: _____ DEPUTY COUNTY AUDITOR
 _____ KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

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

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

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

DATE: 2017-07-06 JOB NO. 998-754-016-0003
 DRAWN BY: C.A.F./R.F.G. SHEET 4 OF 11

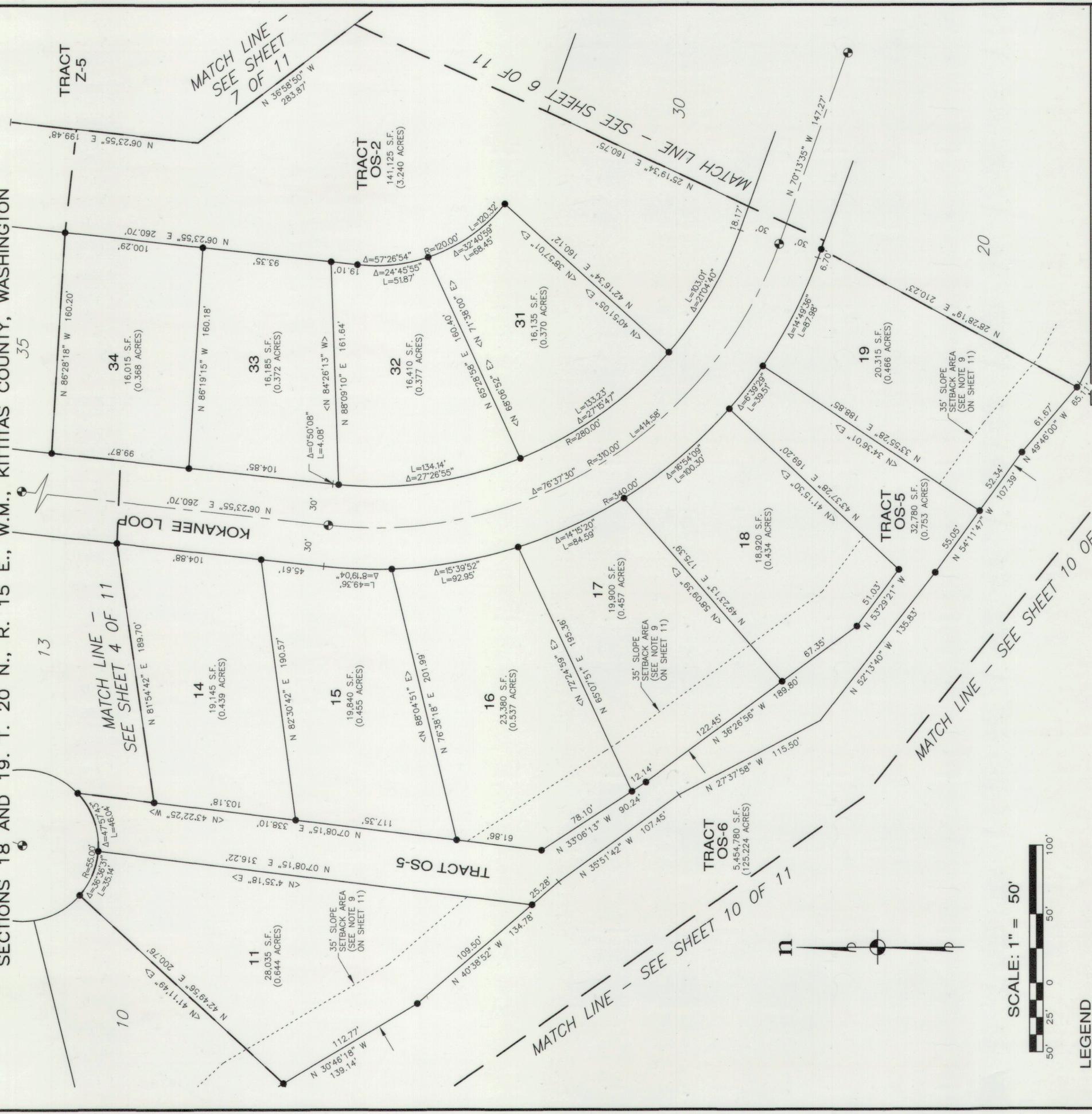


RIVER RIDGE

SUNCADIA - PHASE 2 DIVISION 3

SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M.; KITTITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE



LEGEND

- SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
- SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 35142 44925". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- Z-1 FUTURE DEVELOPMENT - DESIGNATION NUMBER

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS _____ DAY OF _____ A.D., 2017, AT _____ MINUTES PAST
O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

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



ESM CONSULTING ENGINEERS LLC
 33400 8th Ave. S, #205
 Federal Way, WA 98003
 www.esmcivil.com
 FEDERAL WAY (253) 838-6113
 EVERETT (425) 297-9900

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

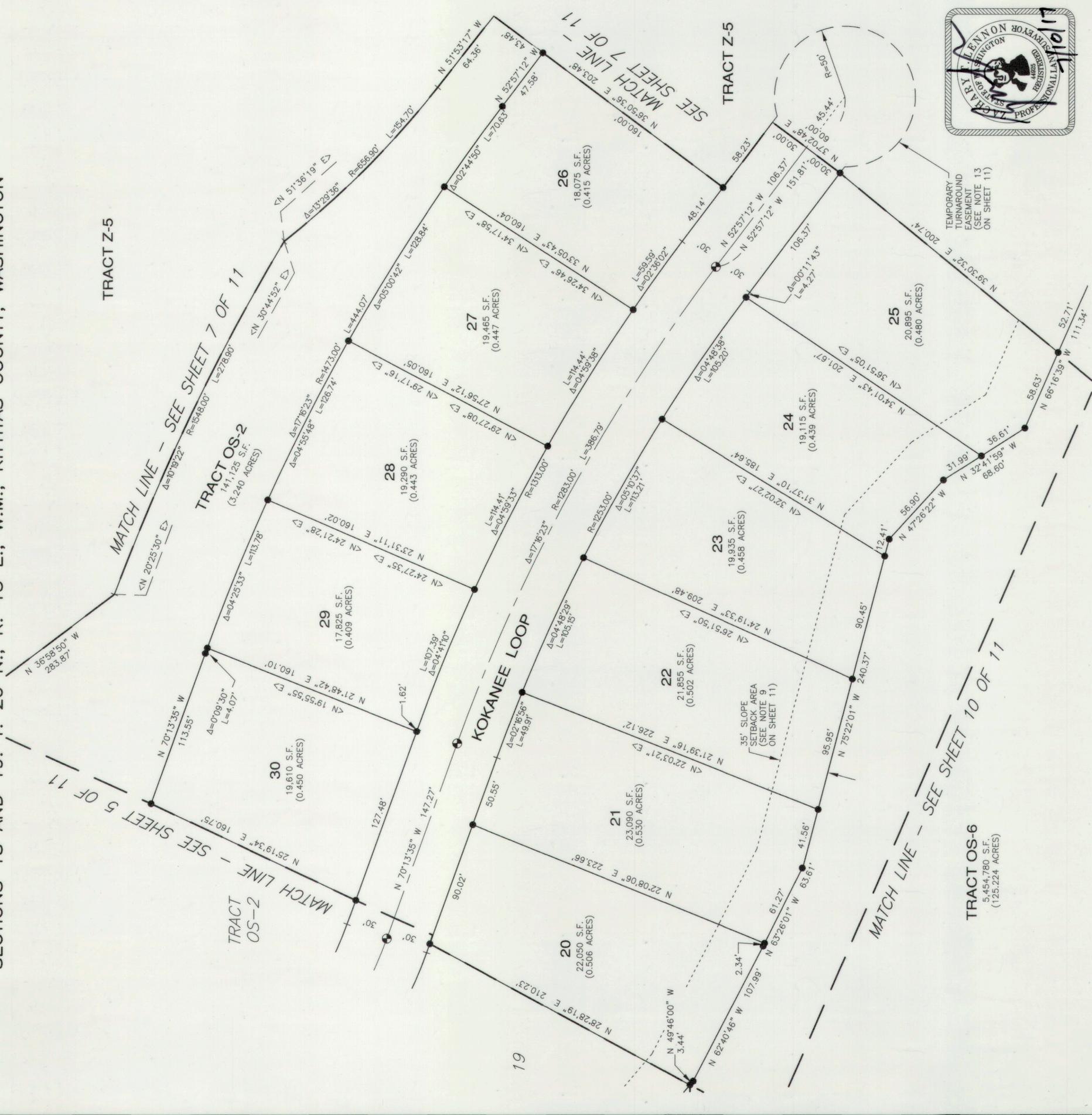
DATE : 2017-06-02 JOB NO. 998-754-016-0003
 DRAWN BY: C.A.F./R.F.G. SHEET 5 OF 11

AUDITOR'S REFERENCE

RIVER RIDGE

SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



LEGEND

- SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
- SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 35142 44925". IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, A STAMPED 2" ALUMINUM CAP WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED THEREON.
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- Z-1 FUTURE DEVELOPMENT - DESIGNATION NUMBER



SCALE: 1" = 50'



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS.
 THIS _____ DAY OF _____ A.D., 2017, AT _____ MINUTES PAST
 _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
 PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

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



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

www.esmcivil.com

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

DATE: 2017-06-02 JOB NO. 998-754-016-0003
 DRAWN BY: C.A.F./R.F.G. SHEET 6 OF 11

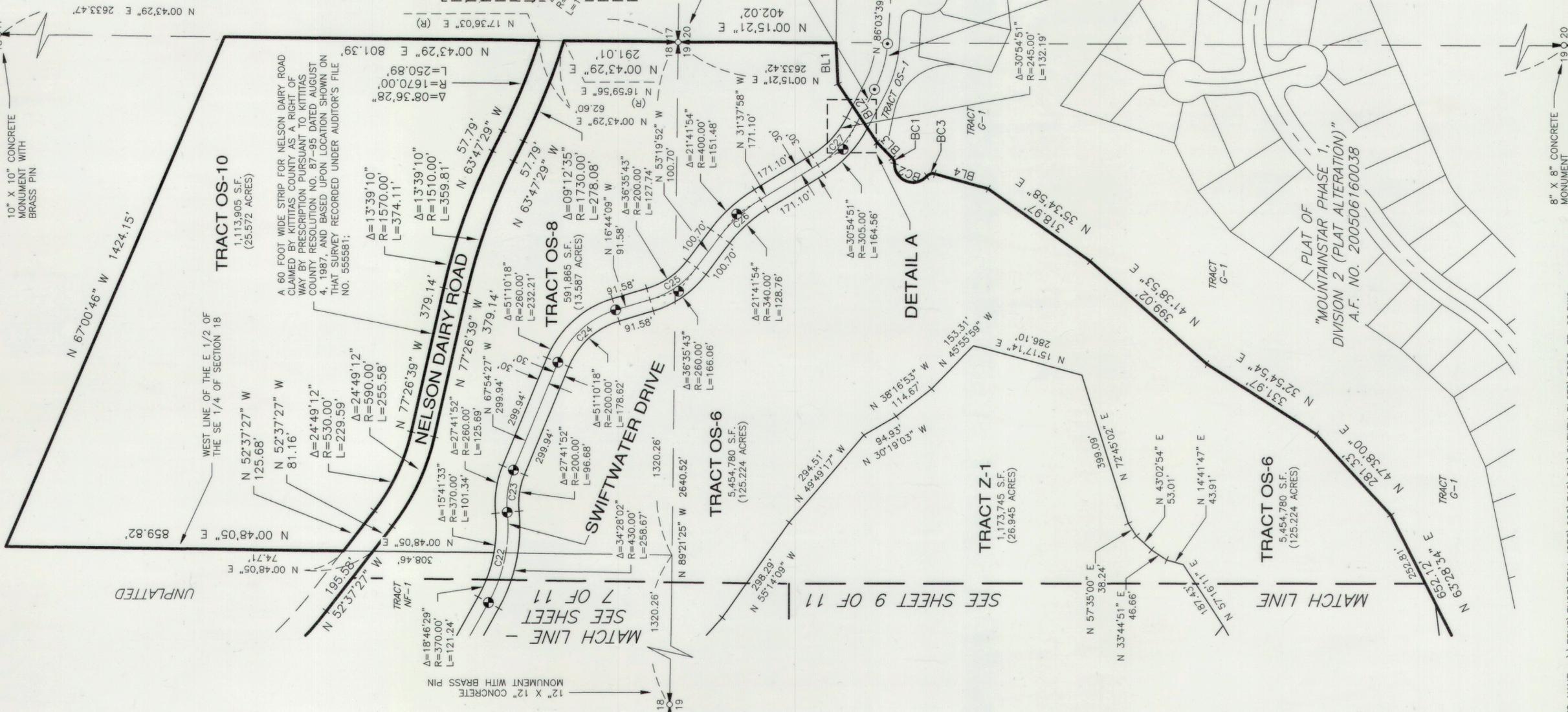
RIVER RIDGE

SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE

- LEGEND**
- ⊙ SURFACE BRASS CAP, STAMPED: "L.S. 33148" SET IN CONJUNCTION WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)", A.F. NO. 200506160038
 - ⊕ SET SURFACE BRASS CAP, STAMPED "L.S. 44925"
 - Δ DELTA
 - R RADIUS
 - L ARC LENGTH
 - (R) RADIAL BEARING
 - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
 - Z-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER



SCALE: 1" = 200'

LINE	BEARING	DISTANCE
BL1	N 87°20'31" E	105.61
BL2	N 56°41'41" E	180.76
BL3	N 45°54'42" E	55.98
BL4	N 16°08'06" E	141.50

CURVE	DELTA	RADIUS	LENGTH	TANGENT
BC1	45°21'03"	400.00	240.63	
BC2	140°10'34"	47.00	114.99	
BC3	65°02'55"	20.00	22.71	

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C22	34°28'02"	400.00	240.63	
C23	27°41'52"	230.00	111.19	
C24	51°10'18"	230.00	205.42	
C25	36°35'43"	230.00	146.90	76.05
C26	21°41'54"	370.00	140.12	70.91
C27	30°54'51"	275.00	148.38	76.04



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2017, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

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

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

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

AUDITOR'S REFERENCE

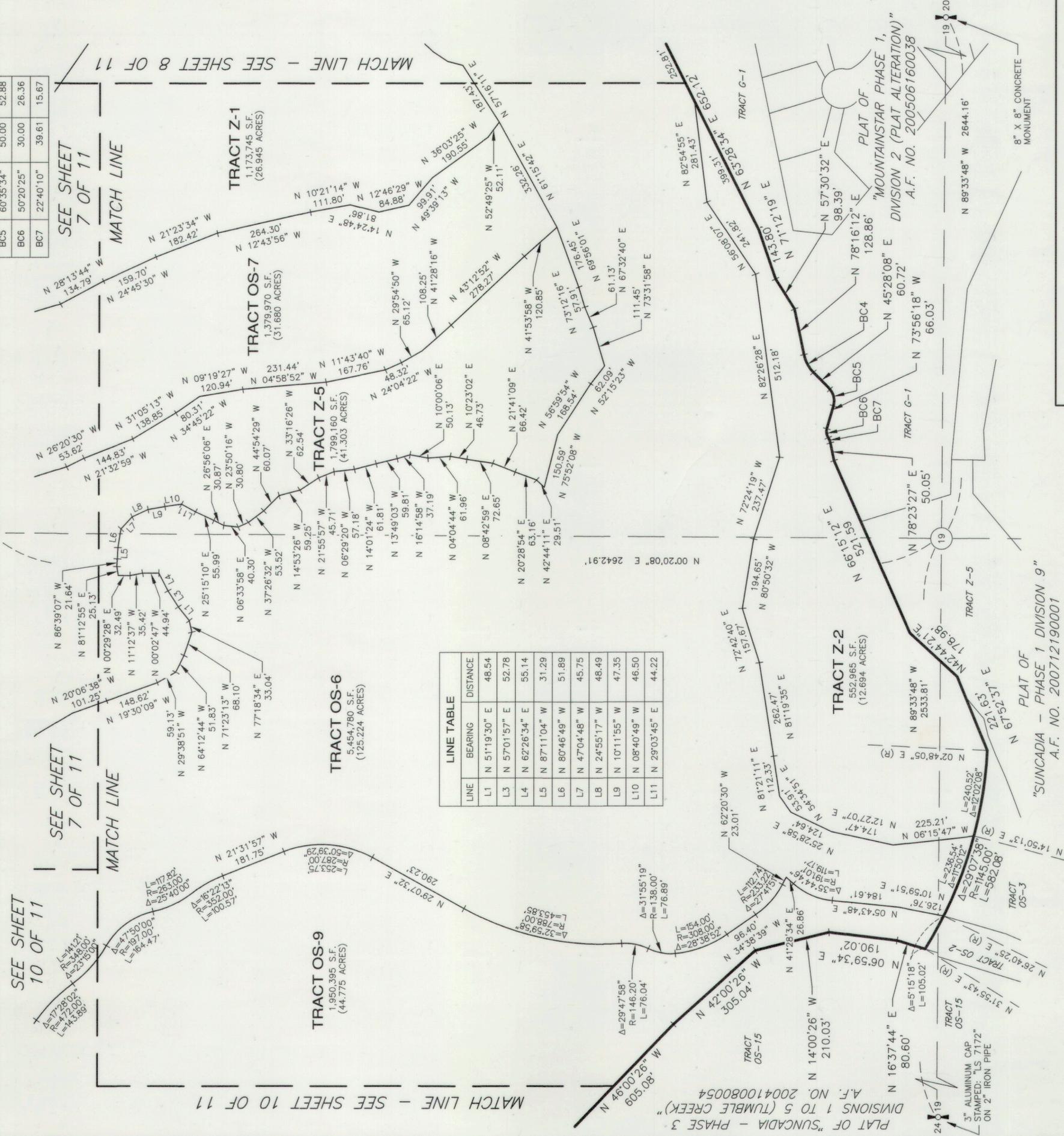
RIVER RIDGE

SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

BOUNDARY CURVE TABLE		
CURVE	DELTA	LENGTH
BC4	32°48'04"	100.00
BC5	60°35'34"	50.00
BC6	50°20'25"	30.00
BC7	22°40'10"	39.61

12" X 12" CONCRETE MONUMENT WITH BRASS PIN



SEE SHEET 10 OF 11

SEE SHEET 7 OF 11

SEE SHEET 7 OF 11

MATCH LINE

MATCH LINE

MATCH LINE - SEE SHEET 10 OF 11

MATCH LINE - SEE SHEET 8 OF 11

TRACT OS-9
1,950,395 S.F.
(44.775 ACRES)

TRACT OS-6
5,454,780 S.F.
(125.224 ACRES)

TRACT Z-5
1,799,160 S.F.
(41.303 ACRES)

TRACT OS-7
1,379,970 S.F.
(31.680 ACRES)

TRACT Z-1
1,173,745 S.F.
(26.945 ACRES)

LINE TABLE	
LINE	BEARING DISTANCE
L1	N 51°19'30" E 48.54
L3	N 57°01'57" E 52.78
L4	N 62°26'34" E 55.14
L5	N 87°11'04" W 31.29
L6	N 80°46'49" W 51.89
L7	N 47°04'48" W 45.75
L8	N 24°55'17" W 48.49
L9	N 10°11'55" W 47.35
L10	N 08°40'49" W 46.50
L11	N 29°03'45" E 44.22

LEGEND

- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
- Z-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER

RECORDING CERTIFICATE

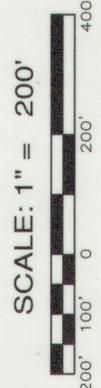
FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS.
 THIS DAY OF _____ A.D., 2017, AT _____ MINUTES PAST
 _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
 PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

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



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

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



SCALE: 1" = 200'

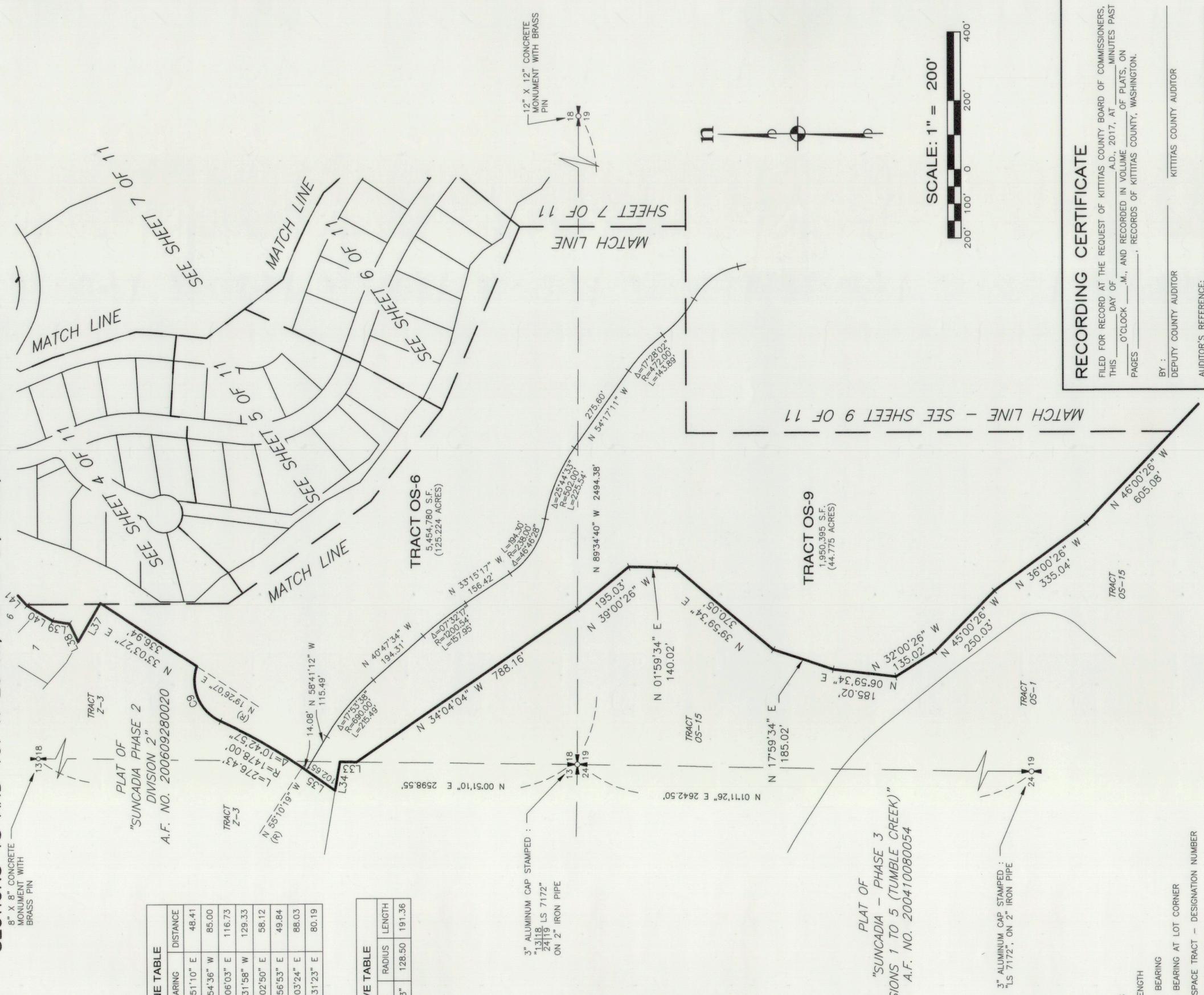
DATE: 2017-04-13
 DRAWN BY: C.A.F./R.F.G.
 JOB NO. 998-754-016-0003
 SHEET 9 OF 11

AUDITOR'S REFERENCE

RIVER RIDGE

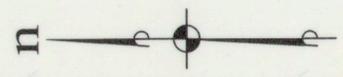
SUNCADIA - PHASE 2 DIVISION 3

SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON
 SECTIONS 13, T. 20 N., R. 14 E., W.M. AND OF
 A PORTION OF SECTION 13, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L33	N 00°51'10" E	48.41
L34	N 79°54'36" W	85.00
L35	N 35°06'03" E	116.73
L37	N 59°31'58" W	129.33
L38	N 64°02'50" E	56.12
L39	N 09°56'53" E	49.84
L40	N 31°03'24" E	86.03
L41	N 47°31'23" E	80.19

CURVE	DELTA	RADIUS	LENGTH
C9	85°19'23"	128.50	191.36



LEGEND

- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
 THIS _____ DAY OF _____ A.D., 2017, AT _____ MINUTES PAST
 _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
 PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

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



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

www.esmcivil.com

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

DATE: 2017-04-13
 DRAWN BY: C.A.F./R.F.G. JOB NO. 998-754-016-0003
 SHEET 10 OF 11

RIVER RIDGE

SUNCADIA - PHASE 2 DIVISION 3

A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. AND OF SECTIONS 18 AND 19. T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE

EASEMENTS AND NOTES

- TRACT Z-1 OF SUNCADIA - PHASE 2 DIVISION 2, RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, RECORDS OF KITTITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 200609280020 (THE "PHASE 2 DIVISION 2 PLAT"), TOGETHER WITH OTHER LANDS, IS BEING REPLATED HEREIN. TO THE EXTENT THE SAME AFFECT THESE PROPERTIES, THE PLAT NOTES, EASEMENTS (INCLUDING BUT NOT LIMITED TO THE 10' UTILITY EASEMENT ALONG THE ORIGINAL BOUNDARY LINE OF SAID TRACT Z-1) OR OTHERWISE SET FORTH ON THE PHASE 2 DIVISION 2 PLAT, ARE SUPERSEDED BY THIS PLAT.
- ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT ARE PRIVATE. SUNCADIA RESERVES TO ITSELF NON-EXCLUSIVE EASEMENTS ON, OVER, AND UNDER THE PRIVATE ROADS WITHIN THIS PLAT FOR ACCESS, TRAIL AND GOLF PURPOSES, INCLUDING WITHOUT LIMITATION SIGNS, CART PATHS, IRRIGATION SYSTEMS; THE RIGHT OF INGRESS AND EGRESS FOR THEIR CONSTRUCTION AND MAINTENANCE; AND GOLF COURSE USE AND IMPROVEMENTS; TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER SUCH ROADS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES; AND TOGETHER WITH THE RIGHT TO GRANT SUCH ACCESS AND USE RIGHTS TO PROPERTIES OUTSIDE THE PLAT AND TO PERSONS WHO DO NOT OTHERWISE OWN PROPERTY WITHIN THE RESORT.
- NEW SUNCADIA RESERVES TO ITSELF A UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, DRAINAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMMUNICATIONS FACILITIES) ADJOINING EACH PROPERTY LINE OF ALL LOTS AND TRACTS WITHIN THIS PLAT IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS 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. THE WIDTH OF SUCH EASEMENT SHALL BE TEN FEET (10.00') AS TO THE FRONT AND REAR PROPERTY LINES AND FIVE FEET (5.00') ON SIDE PROPERTY LINES COMMON WITH ANOTHER LOT OR TRACT WITHIN THIS PLAT. NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- NEW SUNCADIA RESERVES TO ITSELF AND GRANTS TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS") AND THEIR SUCCESSORS AND/OR ASSIGNS NON-EXCLUSIVE EASEMENTS UNDER AND UPON ALL ROADS WITHIN THIS PLAT, TRACT AC-1, ALL AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS NEW SUNCADIA SHALL DETERMINE, 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 WITH WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS NEW SUNCADIA SHALL REQUEST. NEW SUNCADIA FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS, A NON-EXCLUSIVE EASEMENT FOR THE RIGHT TO ENTER UPON THOSE PORTIONS OF THE LOTS AND TRACTS WITHIN THIS PLAT BEING TEN FEET (10.00') IN WIDTH AND LYING PARALLEL WITH AND ADJOINING ALL PUBLIC AND PRIVATE ROADS AND SAID TRACT AC-1 UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE UTILITY COMPANY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. NEW SUNCADIA FURTHER RESERVES THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITTITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT RECORDED APRIL 16, 2009, UNDER KITTITAS COUNTY AUDITORS' FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (THE "DEVELOPMENT AGREEMENT").
- THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCR'S") 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.
- NEW SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA ASSIGNS TO A TRANSFERREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED TO NEW SUNCADIA UNDER THIS PLAT.
- NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT, THE BOUNDARIES OF OPEN SPACE (OS) TRACT(S) CREATED BY THIS PLAT MAY BE MODIFIED AND/OR SUCH TRACT(S) MAY BE 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.
- DUE TO LANDSLIDE HAZARDS, CONSTRUCTION OF STRUCTURES AND PLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN THE SLOPE SETBACK AREAS AFFECTING LOTS 5 THROUGH 11 AND LOTS 16 THROUGH 25 AS DEPICTED HEREON ARE PROHIBITED OR RESTRICTED, PURSUANT TO PROVISIONS OF THE COUNTY CONDITIONS OF APPROVAL CONTAINED IN THE DEVELOPMENT AGREEMENT, THE VILLAGE DESIGN REVIEW COMMITTEE CRITERIA AND THE CCR'S, ALL AS AMENDED.
- LOTS 1, 2 AND 3 ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS (INGRESS AND EGRESS) AND UTILITIES OVER, UNDER AND ACROSS TRACT AC-1, THE EXACT WIDTH AND LOCATION OF WHICH SHALL BE AGREED UPON BY NEW SUNCADIA AND THE LOT OWNER(S) AT SUCH TIME AS APPLICATION FOR CONSTRUCTION IS SUBMITTED TO THE DESIGN REVIEW COMMITTEE PURSUANT TO THE CCR'S. PROVIDED, HOWEVER, SAID EASEMENT SHALL BE LOCATED AND BE OF SUFFICIENT WIDTH AND LOCATION SO AS TO PROVIDE APPROPRIATE ACCESS AND UTILITIES TO EACH OF SAID LOTS 1, 2, AND 3.
- SWIFTWATER DRIVE AS PLATTED HEREON REFLECTS THE AS-BUILT LOCATION OF THOSE PORTIONS OF THE EASEMENT CREATED UNDER "DECLARATION OF NON-EXCLUSIVE EASEMENTS (SWIFTWATER DRIVE)" RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200609280021 (THE "DECLARATION OF EASEMENT") LOCATED WITHIN SECTIONS 18 AND 19 OF TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. BY THE DEDICATION HEREON OF SWIFTWATER DRIVE, THE DECLARATION OF EASEMENT IS TERMINATED AND OF NO FURTHER FORCE OR EFFECT AS TO ANY PORTION WITHIN SAID SECTIONS 18 AND 19.
- FUTURE DEVELOPMENT TRACTS Z-1, Z-2, Z-3, Z-4, Z-5 AND Z-6, AND NELSON FARM TRACTS NF-1 AND NF-2, ARE CREATED FOR FUTURE DEVELOPMENT AND/OR SUBDIVISION, THE USES, RIGHTS, AND RESTRICTIONS OF WHICH MAY DIFFER FROM OTHER LOTS AND/OR TRACTS WITHIN THIS PLAT AND/OR THE RESORT.
- UNTIL SUCH TIME AS KOKANEH LOOP PLATTED HEREON IS EXTENDED THROUGH TRACT Z-5, SAID TRACT SHALL BE SUBJECT TO A TEMPORARY TURNAROUND EASEMENT AS DEPICTED HEREON AND THE SAME SHALL TERMINATE UPON THE RECORDATION OF A PLAT OR OTHER DOCUMENT WHICH EXTENDS SAID ROAD OVER AND ACROSS SAID TRACT Z-5.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "DECLARATION OF COVENANT FOR CLE ELUM RIVER CORRIDOR OPEN SPACE AREA MOUNTAINSTAR MASTER PLANNED RESORT" RECORDED AUGUST 21, 2003, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200308210003, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE CLE ELUM RIVER CORRIDOR WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACT OS-9.
- PURSUANT TO THE PROVISIONS CONTAINED IN THAT CERTAIN "NATURAL OPEN SPACE GRANT OF CONSERVATION EASEMENT (RESTATED)" RECORDED DECEMBER 11, 2015, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 201512110029, NEW SUNCADIA HEREBY DEFINES THAT PORTION OF THE BOUNDARY OF THE NATURAL OPEN SPACE WHICH IS WITHIN THE PROPERTY PLATTED HEREUNDER TO BE OPEN SPACE TRACTS OS-6, OS-7, OS-8 AND OS-10.
- THE EASEMENTS GRANTED HEREINABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.
- THIS PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS OR OTHER MATTERS APPARENT OR OF RECORD WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

LEGAL DESCRIPTION

TRACT Z-1 OF THE PLAT OF "SUNCADIA PHASE 2 DIVISION 2" AS RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200609280020, IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183;

EXCEPT A 60 FOOT WIDE STRIP FOR NELSON DAIRY ROAD CLAIMED BY KITTITAS COUNTY AS A RIGHT OF WAY BY PRESCRIPTION PURSUANT TO KITTITAS COUNTY RESOLUTION NO. 87-95 DATED AUGUST 4, 1987, AND BASED UPON LOCATION SHOWN ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 555581;

TOGETHER WITH PARCELS B, D AND E OF THAT CERTAIN SURVEY AS RECORDED JANUARY 29, 1999, IN BOOK 24 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NO. 199901290041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

ALSO TOGETHER WITH PARCEL C OF THAT CERTAIN SURVEY AS RECORDED JANUARY 29, 1999, IN BOOK 24 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NO. 199901290041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 89°34'40" WEST ALONG THE SOUTH LINE OF SAID SECTION, 407.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°34'40" WEST ALONG SAID SOUTH LINE, 380.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 00°46'03" EAST ALONG SAID WEST LINE, 390.00 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 43°39'24" EAST, 542.88 FEET TO THE POINT OF BEGINNING.



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS _____ DAY OF _____ A.D., 2017, AT _____ MINUTES PAST
_____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: _____ KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____



CONSULTING ENGINEERS LLC

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

www.esmcivil.com

FEDERAL WAY
EVERETT (425) 838-8113
(425) 837-9900

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

DATE: 2017-07-11

DRAWN BY: C.A.F./R.F.G.

JOB NO. 998-754-016-0003

SHEET 11 OF 11