EQUINOX SHORT PLAT

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-48322170:

LOTS 89 AND 87, OF MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION), IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 19T THROUGH 187, ALTERNO PLAT ORIGINALLY RECORDED IN BOOK 9 OF PLATS, PAGES 8 THROUGH 38, RECORDS OF SAID COUNTY.

KITTITAS COUNTY PARCEL INFORMATION:

CERTIFICATE OF COUNTY ENGINEER	
EXAMINED AND APPROVED THISDAY OF	A.D., 2024.
	22
KITTITAS COUNTY ENGINEER	•
CERTIFICATE OF COUNTY PLANNING OFFICIAL	
I HEREBY CERTIFY THAT THE PLAT OF "EQUINOX SHORT I CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS	PLAT" HAS BEEN EXAMINED BY ME AND I FIND THAT IT COUNTY.
DAY OFA.D.,	, 2024.
KITTITAS COUNTY COMMUNITY SERVICES OFFICIAL	5 1
CERTIFICATE OF COUNTY TREASURER	
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS WHICH THE PLAT IS NOW TO BE FILED.	ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR
DAY OF	_ A.D., 2024.
KITTITAS COUNTY TREASURER	•
CERTIFICATE OF COUNTY HEALTH DEPARTMENT	
I HEREBY CERTIFY THAT THE PLAT OF "EQUINOX SHORT I SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES ME HEALTH DEPARTMENT,	PLAT" HAS BEEN EXAMINED BY ME AND I FIND THAT THE ET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY
DAY OF	A.D., 2024.
KITTITAS COUNTY HEALTH OFFICER	•

NOTES:

- THE PURPOSE OF THIS SHORT PLAT IS TO RE-ESTABLISH AS TWO SEPARATE PARCELS
 THOSE LOTS COMBINED INTO A SINGLE PARCEL PURSUANT TO KITITITAS COUNTY PARCEL
 COMBINATION 05-14-0001 2 (THE "COMBINATION") IN THEIR ORIGINAL CONTRIGURATION AND
 STATUS AS PREVIOUSLY PLATTED LOT 88 AND LOT 87, BOTH OF THE PLAT OF
 MOUNTAINAR PHASE 1 OWNSON 2 (PLAT AL ILERATION) RECORDED IN BOOK 0 OF PLATS,
 PAGES 157 THROUGH 157, UNICER AUDITOR'S FILE NO. 2006/0918/038, REDORDS OF KITITIAS
 COUNTY, WASHINGTON (HE PACT).
- NOTWITHSTANDING THE COMBINATION, THE DESCRIBED REAL PROPERTY HAS REMAINED, AND THIS SHORT PLAT IS, SUBJECT TO THE PLAT NOTES, EASEMENTS AND OTHER MATTERS SET FORTH ON THE PLAT, ALL OF WHICH, AS NOW OR HEREATTER, AMENDED, ARE IN FULL FORCE AND EFFECT AND ARE NOORPORATED HEREIN BY THIS REFERENCE, WHETHER OR NOT ALSO SET FORTH ANDONE DEPOCITED HEREON, REFER TO THE PLAT FOR DETAILS RECARDING BOUNDARIES, MOVIMENTATION OF PROPERTY FOONERS OR OTHERWISE, EASEMENTS, EDUCATIONS AND OTHER MATTERS SET FORTH ON THE PLAT.
- NOTHING IN THIS SHORT PLATOR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATE DEVELOPMENT AGREEMENT BY AND BETWEEN KITTIA'S COLINITY, WASHINGTON AND SURVOID IL CREATING TO THE DEVELOPMENT COMMONLY, SHOWN AS SURVOID AND SURVOID IL CREATING TO THE DEVELOPMENT COMMONLY, SHOWN AS SURVOID AND STEP FAMILY DESIGNAT RECORDED APPELL [2, 208], JURGET AND STEP AND STEP AND STEP AND STEP OF THE CORDED APPELL [2, 208], JURGET AND STEP OF THE C
- 4. THIS SHORT PLET IS AND SHALL BE SIBLECT TO CERTAIN COVERNITS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND DESIGN QUIDELINES PURSUANT TO THE DEVELOPMENT OF THE SUNCADIA MASTER PLANNED RESORT AS DESCRIBED IN THE DEVELOPMENT OF THE SUNCADIA MASTER PLANNED RESORT AS DESCRIBED IN THE DEVELOPMENT AGREEMENT INCLIUDNO, BUT NOT LIMITED TO THE DECLARATION. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY SUNCADIA.
- LOT 88A AND LOT 87A OF THIS SHORT PLAT ARE EACH A UNIT UNDER THE GOVERNING DOCUMENTS (AS SUCH TERMS ARE DEFINED IN THE DECLARATION) AND SHALL FOR ALL PRING PURPOSES PERFUTULLY BE TRACTED AS TWO SEPRANTE UNITS, INCUDING, BUT NOT LIMITED TO, FOR PURPOSES OF ALLOCATION OF VOTING RIGHTS AND ASSESSMENT OBLIGATIONS BY, UNDER AND PURSUANT TO THE DECLARATION, ANY REFERENCE IN THE GOVERNING DOCUMENTS TO LOT 86 ANDORS LOT 87 OF THE PLAT SHALL INSTEAD MEAN, RESPECTIVELY, LOT 986 AND LOT 37A OF THIS SHORT PLAT.
- THIS SHORT PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS OR OTHER MATTERS APPARENT OR OF RECORD AND/OR WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

SURVEY NOTES:

- THIS SURVEY WAS PERFORMED USING A TRIMBLE ST, 3" TOTAL STATION WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- 3. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
 - BOOK 9 OF PLATS, PAGES 157-187, AFN: 200506160038.
 BOOK 9 OF PLATS, PAGES 8-38, AFN: 200401080024.
 - ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
 - THE BASIS OF BEARINGS IS REFERENCED TO THE WASHINGTON STATE PLANE COORDINATE SYSTEM AS NOTED ON THE PLAT AND SURVEY LISTED ABOVE, PER THE FOUND MONUMENTS AS ILLUSTRATED HEREON.

SURVEYOR'S CERTIFICATE	
THIS MAP CORRECTLY REPRESENTS A SERVEY MADE BY ME	OR UNDER MY
DIRECTION IN CONFORMANCE WITH SPIC REQUIREMENTS OF TO	E SURVEY
RECORDING ACT AT THE REQUEST OFCAKE BOX. LLC	
DUSTIN L. PIERCE	DATE





EQUINOX SHORT PLAT

CAKE BOX, LLC
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY: WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	03/2024	23118
CHKD BY	SCALE	SHEET
D.L.P.	N/A	1 OF 4

EQUINOX SHORT PLAT

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

OWNER IN FEE SIMPLE OF THE DE	SCRIBED REAL P	UNDERSIGNED, CAKE BOX, LLC, A WASHINGTON LIMITED LIABILITY COMPAN ROPERTY, DOES HEREBY DECLARE THIS PLAT.	
CAKE BOX, LLC, A WASHINGTON LI	MITED LIABILITY	DOMPANY	
NAME & DATE:		NAME & DATE:	
TITLE:		TITLE:	
STATE OF WASHINGTON)			
) SS.		
AND SWORN, PERSONALLY APPE LLC, A WASHINGTON LIMITED LIAB! ACKNOWLEDGED SAID INSTRUME! PURPOSES THEREIN MENTIONED.	ARED LITY COMPANY, IT TO BE THE FR AND ON OATH ST		
GIVEN UNDER MY HAND AND OFFIC	CAL SEAL THIS _	DAY OF, 20	
		PRINTED NAME: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON MY COMMISSION EXPIRES:	
APPROVAL OF DECLARANT			
KNOW ALL MEN BY THESE PF ("SUNCADIA"), DECLARANT UNDEF RESTRICTIONS AND EASEMENTS I COUNTY AUDITOR'S FILE NO. 2004 THE HEREIN DESCRIBED REAL PRI TO THE PROVISIONS SET FORTH IN HEREBY APPROVE THIS SHORT PL	OPERTY, DOES, I I THE PLAT NOTE	JUNCADA RESORT LLC. A DELAWARE LIMITED LIABILITY COMPANY A AND RESTATED DECLARATION OF COVENANTS. CONDITIONS, RESIDENTIAL AREAS RECORDED JULY 20, 2004, UNDER KITITAS OF OF REMEATER AMENDED, THE "DECLARATION, ENCUMBERING PURSUANT TO SECTION 3.7 OF SAID DECLARATION AND SUBJECT S HEREON,	
	DELAWARE L LCIF SUNCADIA I	IMITED LIABILITY COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY	
BY ITS TITLE	NAME	; SIGNATURE	
BY ITS	NAME	SIGNATURE	
STATE OF WASHINGTON)	MANCE.	SISTATIONE	
) SS.			
THIS RECORD WAS ACKNOWLEDG	ED BEFORE ME	ON2024, BY	
ANDAND	RESPECTIVELY.	OF LCIF SUNCADIA LLC, A DELAWARE LIMITED	
, MBILITY COMPANY, THE MANAGIN COMPANY.	IG MEMBER OF 8	UNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY	
	PRINTED N	AME: JELIC IN AND FOR THE STATE OF WASHINGTON	
		SSION EXPIRES:	
ACKNOWLEDGEMENT BY ON SUNCADIA RESIDENTIAL OW	WNER'S ASSO	OCIATION: IATION, A WASHINGTON NONPROFIT CORPORATION	
BY ITS	NAME	SIGNATURE	
TITLE	NAME	SIGNATURE	
THIS RECORD WAS ACKNOWLEDG	ED BEFORE ME	DN, 2024, BY	
ASASASASAS	DRATION.	OF SUNCADIA RESIDENTIAL OWNERS ASSOCIATION,	
	PRINTED NAME: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON		
	MYO	OMMISSION EXPIRES:	

DECLARATION & ACKNOWLEDGEMENT



		VQ.	(Commence of the Commence of t			
AUDITOR'S CE	RTIFICATE	20 A1	rM.			
	AT PAGE					
DUSTIN L. PIERCE SURVEYOR'S NAME PRIVAN ELLOTT						
County	Auditor	Deputy Co	unty Auditor			
165 NE Juniper	MEERING & Western Washingt Street, Suite 201 • Issaquah, Eastern Washingte ater Bixd. • Cle Elum, WA 9	ton Division , WA 98027 • P on Division				
	EQUINOX SH PREPAREI CAKE BOX ON OF THE SE 1/4 OF WNSHIP 20 NORTH, KITTITAS COUNTY) FOR (, LLC THE SE 1/4 C ANGE 15 EA	F SECTION 19 ST. W.M.			
DWN BY	DATE		JOB NO.			
D.L.P./G.W.	03/202	24	23118			
CHKD BY	SCALE		SHEET			



