

# SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

AUDITOR'S REFERENCE  
LP-22-00001  
LPF-22-0000X

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

TAX ID NUMBERS 11827, 16199, 951642, 951857, 951858 AND 951859  
ASSESSOR MAP NUMBERS 20-14-13000-0001, 20-14-13000-0007, 20-14-13050-0082, 20-14-13050-0097, 20-14-13050-0088 AND 20-14-13050-0099

### DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY ("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 CGRS AND PLAT NOTES HEREINAFTER 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 SUNCADIA OR ANY ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS WITHIN THE RESORT 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.

SUNCADIA RESORT LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: LCIF SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: \_\_\_\_\_ ITS: \_\_\_\_\_  
BY: \_\_\_\_\_ ITS: \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF KITITITAS } SS

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

AND \_\_\_\_\_, RESPECTIVELY OF LCIF SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF SUNCADIA RESORT 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: \_\_\_\_\_

### RATIFICATION OF LENDER

KNOW ALL MEN BY THESE PRESENTS, THAT CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE BENEFICIARY UNDER A DEED OF TRUST ENCUMBERING THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY WAIVE AND CONFIRM THE ABOVE DECLARATIONS, RESERVATIONS, AND THE PLAT AS HEREIN DESCRIBED, AND DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES WHATSOEVER AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION SO PLATTED.

CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK

BY: \_\_\_\_\_ ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

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

TO ME KNOWN TO BE THE \_\_\_\_\_ OF CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, THE ASSOCIATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT \_\_\_\_\_ IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### APPROVALS

**CERTIFICATE OF COUNTY ROAD ENGINEER**  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

KITITITAS COUNTY ENGINEER \_\_\_\_\_

**CERTIFICATE OF COUNTY PLANNING OFFICIAL**  
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITITAS COUNTY.

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

KITITITAS COUNTY COMMUNITY SERVICES DIRECTOR \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

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

KITITITAS COUNTY TREASURER \_\_\_\_\_

**CERTIFICATE OF COUNTY HEALTH SANITARIAN**  
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

KITITITAS COUNTY HEALTH OFFICER \_\_\_\_\_

**CERTIFICATE OF COUNTY ASSESSOR**  
I HEREBY CERTIFY THAT THE PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

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

KITITITAS COUNTY ASSESSOR \_\_\_\_\_

**CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS**  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

BOARD OF COUNTY COMMISSIONERS  
KITITITAS COUNTY, WASHINGTON

CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_ CLERK OF THE BOARD

### LEGAL DESCRIPTION

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

AND

LOT 1A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581730 AND FILED IN BOOK 21 OF SURVEYS, PAGES 28, AND 29, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON.

### SURVEYOR'S CERTIFICATE

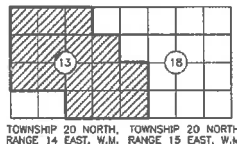
I HEREBY CERTIFY THAT THIS PLAT OF "SUNCADIA - PHASE 2 DIVISION 7 - BLOCK 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; 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 REGULATIONS.

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

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



### SUBDIVISION LOCATOR NOT TO SCALE



**RECEIVED**  
MAY 31 2022  
Kitititas County CDS

### RECORDING CERTIFICATE

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

BY: \_\_\_\_\_ DEPUTY COUNTY AUDITOR  
\_\_\_\_\_ KITITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: \_\_\_\_\_

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

www.esmcivil.com

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

DATE: 2022-05-15 JOB NO. 998-852-021-0003  
DRAWN BY: C.A.F. SHEET 1 OF 15

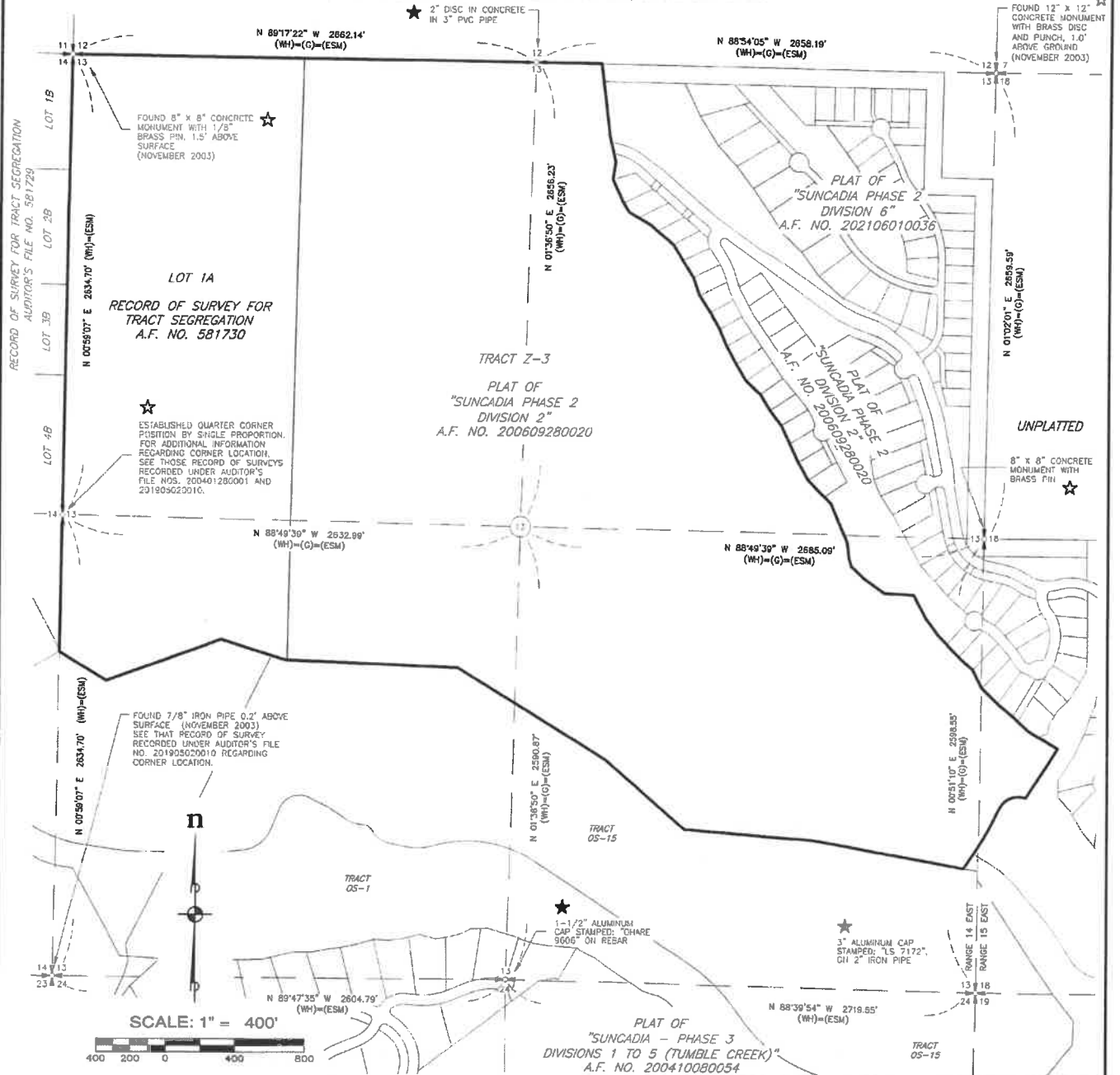
# SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

AUDITOR'S REFERENCE

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

LP-22-00001  
LPF-22-0000X

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



**LEGEND**

- (WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002.
- (G) BEARING AND/OR DISTANCE FROM THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 BY GOLDSMITH & ASSOCIATES AS RECORDED UNDER AUDITOR'S FILE NO. 200609280020.
- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- ★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION IN 2002. ESM ACCEPTED THEIR POSITION.
- ☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.

**BASIS OF BEARINGS**

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS 'EASTON' (PID 50682) AND 'U358' (PID 530456). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

**SURVEY INSTRUMENTATION**

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:  
 FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)  
 ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.  
 TRIMBLE RB, TOPCON GR-5 GNSS EQUIPMENT.  
 FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED: FIELD TRAVERSE WORK COMPLETES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-020, -050 AND -080. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.



**RECORDING CERTIFICATE**

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

BY: \_\_\_\_\_ DEPUTY COUNTY AUDITOR  
 \_\_\_\_\_ KITKITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: \_\_\_\_\_

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

www.esmcivil.com

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

DATE: 2022-05-15 | JOB NO. 998-852-021-0003  
 DRAWN BY: C.A.F./R.F.G. | SHEET 2 OF 15

**RECEIVED**  
 MAY 31 2022  
 Kititas County CDS



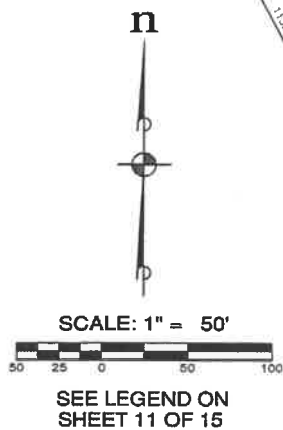
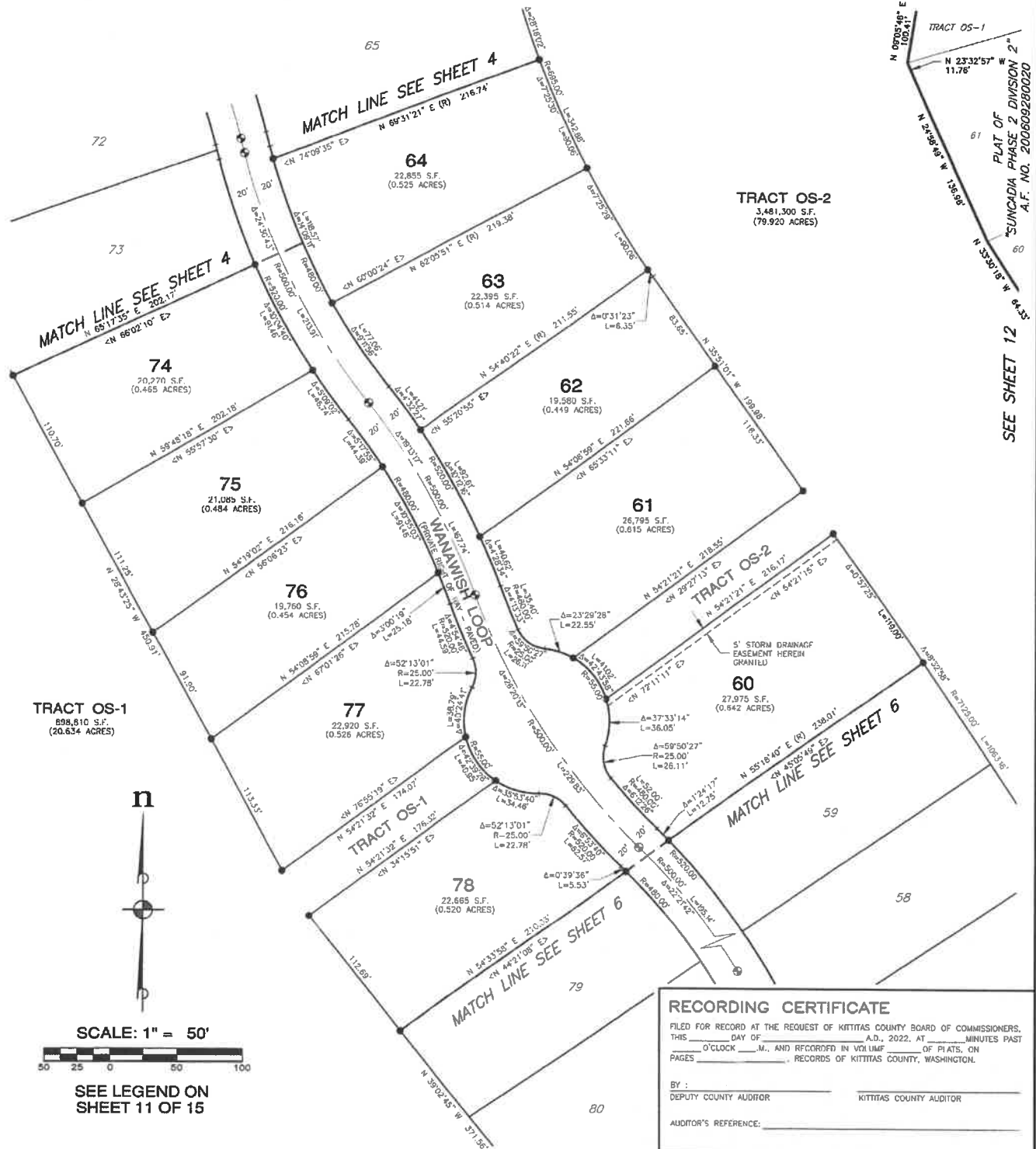


# SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON  
TAX ID NUMBERS 11827, 16189, 951842, 951857, 951858 AND 951859

AUDITOR'S REFERENCE

LP-22-0001  
LFF-22-000X



**RECORDING CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022, AT \_\_\_\_\_ MINUTES PAST  
\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN VOL. \_\_\_\_\_ OF PLATS, ON  
PAGE(S) \_\_\_\_\_ RECORDS OF KITITAS COUNTY, WASHINGTON.  
BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR KITITAS COUNTY AUDITOR  
AUDITOR'S REFERENCE: \_\_\_\_\_

RECEIVED  
MAY 8 1 2022  
Kititas County CDS



**ESM CONSULTING ENGINEERS LLC**  
33400 8th Ave. S., #205  
Federal Way, WA 98003  
www.esmcivil.com  
Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture  
FEDERAL WAY (253) 830-6113  
LYNNWOOD (425) 297-9900

DATE: 2022-05-26 JOB NO. 998-852-021-0003  
DRAWN BY: C.A.F./R.F.G. SHEET 5 OF 15

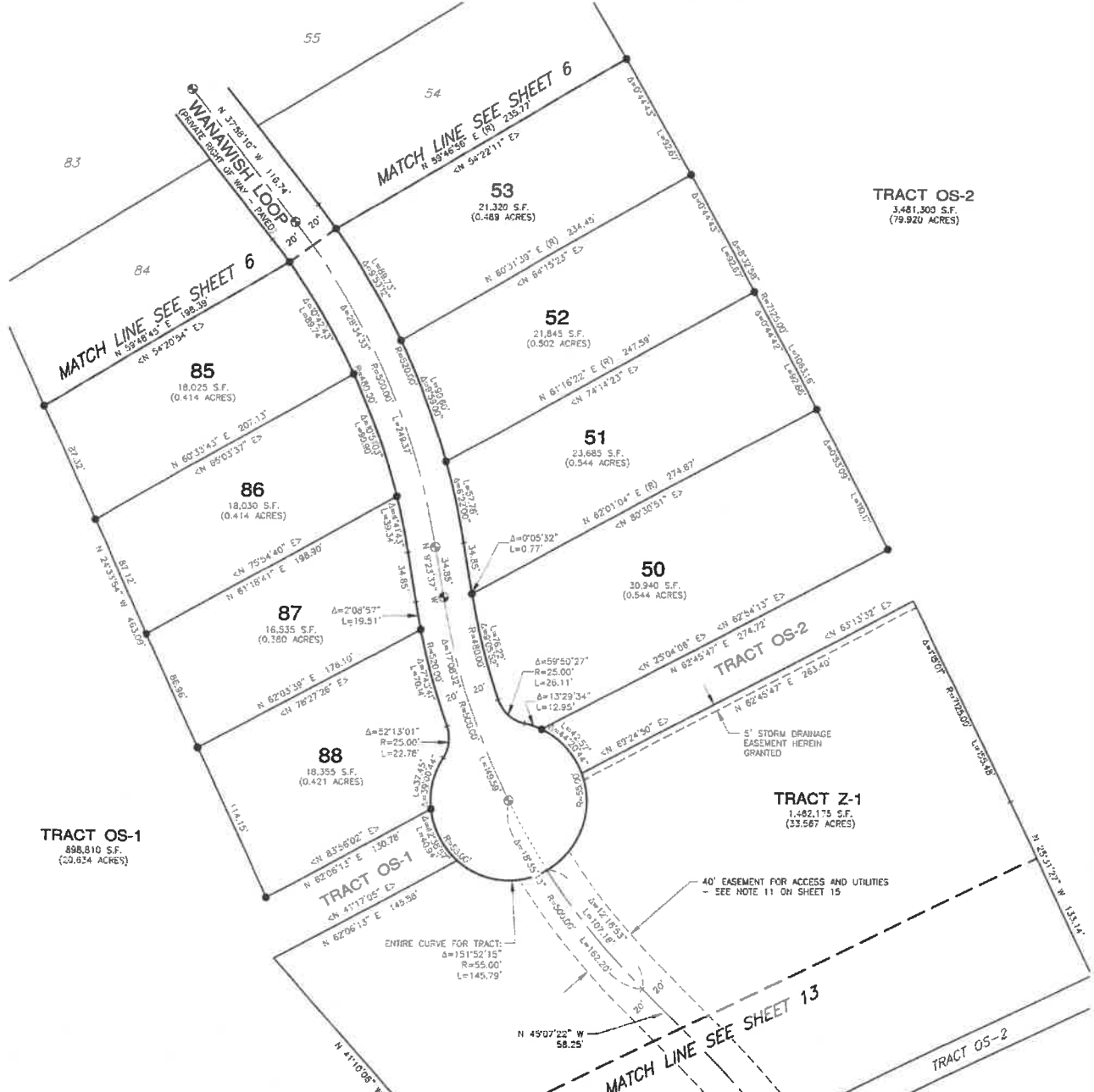


# SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

AUDITOR'S REFERENCE

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON  
TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

LP-22-00001  
LPF-22-0000X



TRACT OS-1  
698,810 S.F.  
(20.824 ACRES)

TRACT OS-2  
3,481,309 S.F.  
(79.920 ACRES)

TRACT Z-1  
1,482,175 S.F.  
(33.567 ACRES)

SEE LEGEND ON  
SHEET 11 OF 15

RECEIVED  
MAY 8 1 2022  
Kittitas County CDS



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022, AT \_\_\_\_\_ MINUTES PAST  
\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, ON  
PAGE(S) \_\_\_\_\_ RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR KITITAS 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: 2022-05-26 | JOB NO. 998-852-021-0003  
DRAWN BY: C.A.F./R.F.C. | SHEET 7 OF 15





# SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

AUDITOR'S REFERENCE

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON  
TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

LP-22-00001  
LPF-22-0000X



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E11	S 28°04'47" W	3.54
E12	S 43°46'22" W	33.82
E13	S 53°22'11" W	24.12
E14	S 34°48'47" W	22.83
E15	S 04°07'31" E	2.98
E16	N 88°37'23" E	18.58
E17	S 74°07'27" E	34.24
E18	S 16°13'50" E	33.02
E19	S 47°52'02" E	26.96
E20	S 34°28'21" E	4.22
E21	S 7°52'714" E	5.63
E22	S 14°12'11" E	10.21
E23	S 34°28'21" E	11.82
E24	S 34°25'37" E	39.17
E25	S 13°58'24" E	49.43
E26	S 15°48'24" E	32.85
E27	S 20°48'21" E	12.49
E28	S 14°12'11" E	75.86
E29	S 06°07'04" W	54.16
E30	S 18°06'52" W	25.09
E31	S 11°23'13" W	95.61
E32	S 12°18'40" E	37.39

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	25°43'26"	25.00	11.22
C16	19°41'41"	55.00	18.91



SEE LEGEND ON SHEET 11 OF 15

RECEIVED  
MAY 31 2022  
KITITAS COUNTY CDS



**RECORDING CERTIFICATE**

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

BY: \_\_\_\_\_ DEPUTY COUNTY AUDITOR  
\_\_\_\_\_ KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: \_\_\_\_\_

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

FEDERAL WAY (253) 836-8113  
LYNNWOOD (425) 297-9800

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

DATE: 2022-05-26 | JOB NO. 998-852-021-0003  
DRAWN BY: C.A.F./R.F.G. | SHEET 9 OF 15

# SUNCADIA - PHASE 2 DIVISION 7 BLOCK 1

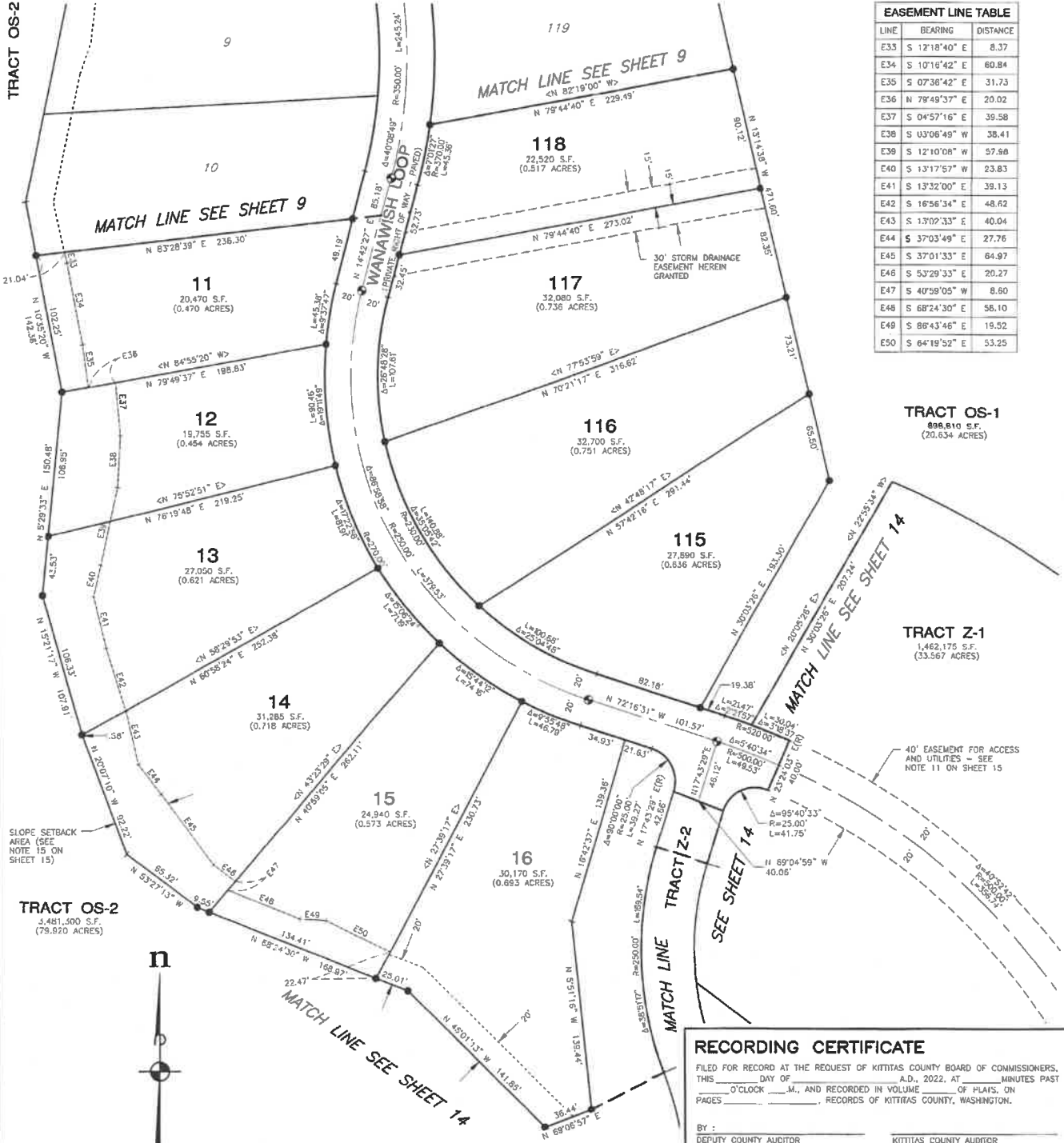
A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON

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

AUDITOR'S REFERENCE

LP-22-0001  
LPF-22-0000X

TRACT OS-2



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E33	S 12°18'40" E	8.37
E34	S 10°16'42" E	60.84
E35	S 07°36'42" E	31.73
E36	N 79°49'37" E	20.02
E37	S 04°57'16" E	39.58
E38	S 03°06'49" W	38.41
E39	S 12°10'08" W	57.88
E40	S 13°17'57" W	23.83
E41	S 13°32'00" E	39.13
E42	S 16°56'34" E	48.62
E43	S 13°09'33" E	40.04
E44	S 37°03'49" E	27.76
E45	S 37°01'33" E	64.97
E46	S 53°29'33" E	20.27
E47	S 40°59'05" W	8.60
E48	S 68°24'30" E	56.10
E49	S 86°43'46" E	19.52
E50	S 64°19'52" E	53.25

TRACT OS-1  
898,810 S.F.  
(20.634 ACRES)

TRACT Z-1  
1,462,175 S.F.  
(33.567 ACRES)

SLOPE SETBACK AREA (SEE NOTE 15 ON SHEET 15)

TRACT OS-2  
3,481,500 S.F.  
(79.920 ACRES)



SCALE: 1" = 50'



SEE LEGEND ON SHEET 11 OF 15

RECEIVED  
MAY 31 2022  
Kititas County CDS



## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022, AT \_\_\_\_\_ MINUTES PAST  
\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, ON  
PAGE(S) \_\_\_\_\_, RECORDS OF KITITAS COUNTY, WASHINGTON.

BY: \_\_\_\_\_ DEPUTY COUNTY AUDITOR  
\_\_\_\_\_ KITITAS 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  
LYNNWOOD (425) 297-9900

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

DATE: 2022-05-25 | JOB NO. 998-852-021-0003  
DRAWN BY: C.A.F./R.F.G. | SHEET 10 OF 15









