

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

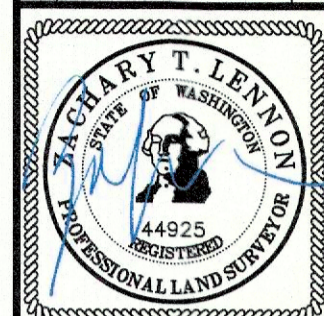
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NOV 0 1 2023

Kittitas County CDS

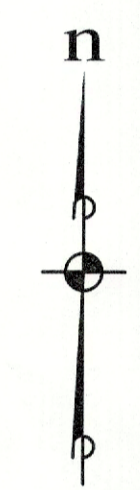
1 PLAT OF CASCADE REACH
RECORDING NO.
201906050002



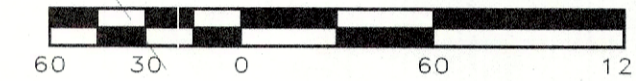
10/31/2023



10/31/2023



SCALE: 1" = 60'



PLAT OF OSPREY RIDGE
SUNCADIA - PHASE 1 DIVISION 13B
A.F. NO. 201502270013

BIG HILL DRIVE

SWIM AND
FITNESS CENTER

LOT 2
SUNCADIA - RESORT CORE
BINDING SITE PLAN NO. 1
RECORDING NO. 200902110022

LOT 3
SUNCADIA - RESORT CORE
BINDING SITE PLAN NO. 1
RECORDING NO. 200902110022

$\Delta=49^{\circ}48'34''$
 $R=25.00'$
 $L=21.73'$
S 85°17'35" W
55.56'

$\Delta=5^{\circ}17'07''$
 $R=370.00'$
 $L=34.13'$

$\Delta=30^{\circ}08'24''$
 $R=630.00'$
 $L=331.41'$

$\Delta=34^{\circ}28'27''$
 $R=440.00'$
 $L=264.74'$

N 33°01'47" W
32.63'
N 87°00'36" W
62.17'

N 6°02'06" E
188.29'

N 78°13'06" E
314.75'

$L=161.11'$
 $R=230.00'$
 $\Delta=40^{\circ}08'03''$

S 18°40'49" E
34.10'

S 45°00'06" E
40.65'

S 20°36'15" E
80.17'

S 2°01'53" W
123.62'

S 61°10'58" W
138.13'

S 25°38'10" E
118.08'

S 67°15'28" E
102.08'

S 55°28'57" E
221.19'

S 55°28'57" E
221.19'

S 55°28'57" E
221.19'

S 55°28'57" E
221.19'

S 55°28'57" E
221.19'

S 55°28'57" E
221.19'

TRACT LEGEND
OS OPEN SPACE
AC ACCESS
COM COMMERCIAL

TRACT AREA TABLE	
TRACT	AREA (AC.)
AC-1	2.88
COM-1	4.30
OS-1	0.61
OS-2	0.54

LOT AREA TABLE	
LOT #	AREA (AC.)
1	0.09
2	0.09
3	0.09
4	0.09
5	0.09
6	0.09
7	0.09
8	0.10
9	0.10
10	0.10
11	0.09

LOT AREA TABLE	
LOT #	AREA (AC.)
12	0.09
13	0.09
14	0.09
15	0.09
16	0.10
17	0.10
18	0.10
19	0.10
20	0.10
21	0.10
22	0.09

LOT AREA TABLE	
LOT #	AREA (AC.)
23	0.09
24	0.09
25	0.09
26	0.04
27	0.04
28	0.04
29	0.03
30	0.04
31	0.04
32	0.03
33	0.04

LOT AREA TABLE	
LOT #	AREA (AC.)
34	0.04
35	0.03
36	0.03
37	0.03
38	0.04
39	0.04
40	0.03
41	0.03
42	0.04

LOT 1 SUNCADIA -
RESORT CORE
BINDING SITE PLAN
NO. 1
RECORDING
NO. 200902110022

THE LODGE AT SUNCADIA
LOT B OF SURVEY
RECORDING NO. 200508110028

SUNCADIA TRAIL

ESM CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com
Civil Engineering
Public Works
Land Surveying
Project Management
Landscape Architecture
Professional Land Surveyors
44925
10/31/2023

SUNCADIA RESORT, LLC
SUNCADIA SOCIAL
PRELIMINARY PLAT
KITITAS COUNTY
WASHINGTON
JOB NO.: 998-960
DWG. NAME: PP-03
DESIGNED BY: LGB
DRAWN BY: JHJ
CHECKED BY:
DATE: 10-27-2023
PRINT DATE:
PP-03
3 OF 3 SHEETS

Plotted: 10/23/2023 6:57 AM
File: \\esmb\engr\esmb-jobs\998\960\PP-plat\Plats\PP-03.dwg

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KITITAS COUNTY, WASHINGTON

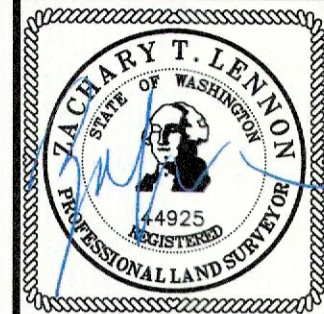
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Kititas County CDS

TRACT OS-1
1
PLAT OF CASCADE REACH
RECORDING NO. 201906050002



10/31/2023



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33400 8th Ave S, Suite 205
Federal Way, WA 98003
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Civil Engineering
Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture
FEDERAL WAY (206) 892-9113
SEASIDE (206) 251-9988

PLAT OF OSPREY RIDGE
SUNCADIA - PHASE 1 DIVISION 13B
A.F. NO. 201502270013

BIG HILL DRIVE

SWIM AND
FITNESS CENTER

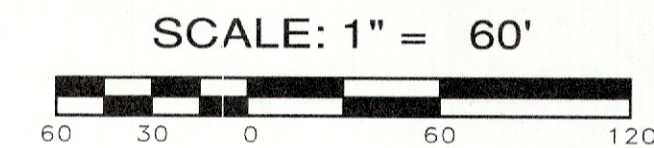
LOT 2
SUNCADIA - RESORT CORE
BINDING SITE PLAN NO. 1
RECORDING NO. 200902110022

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SUNCADIA - RESORT CORE
BINDING SITE PLAN NO. 1
RECORDING NO. 200902110022

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RESORT CORE
BINDING SITE PLAN
NO. 1
RECORDING
NO. 200902110022

THE LODGE AT SUNCADIA
LOT B OF SURVEY
RECORDING NO. 200508110028

SUNCADIA TRAIL



LOT AREA TABLE	
LOT #	AREA (S.F.)
1	4101
2	3998
3	4056
4	4002
5	3849
6	3798
7	3859
8	4390
9	4277
10	4413
11	4087

LOT AREA TABLE	
LOT #	AREA (S.F.)
12	4019
13	3941
14	3916
15	3917
16	4140
17	4180
18	4358
19	4138
20	4343
21	4180
22	4104

LOT AREA TABLE	
LOT #	AREA (S.F.)
23	3990
24	3990
25	3990
26	1806
27	1803
28	1780
29	1390
30	1670
31	1628
32	1326
33	1662

LOT AREA TABLE	
LOT #	AREA (S.F.)
34	1740
35	1424
36	1436
37	1433
38	1767
39	1716
40	1350
41	1330
42	1634

TRACT LEGEND
OS OPEN SPACE
AC ACCESS
COM COMMERCIAL

TRACT AREA TABLE	
TRACT	AREA (S.F.)
AC-1	125231
COM-1	187350
OS-1	26607
OS-2	23478

SUNCADIA RESORT, LLC

SUNCADIA SOCIAL
PRELIMINARY PLAT

WASHINGTON

KITITAS COUNTY

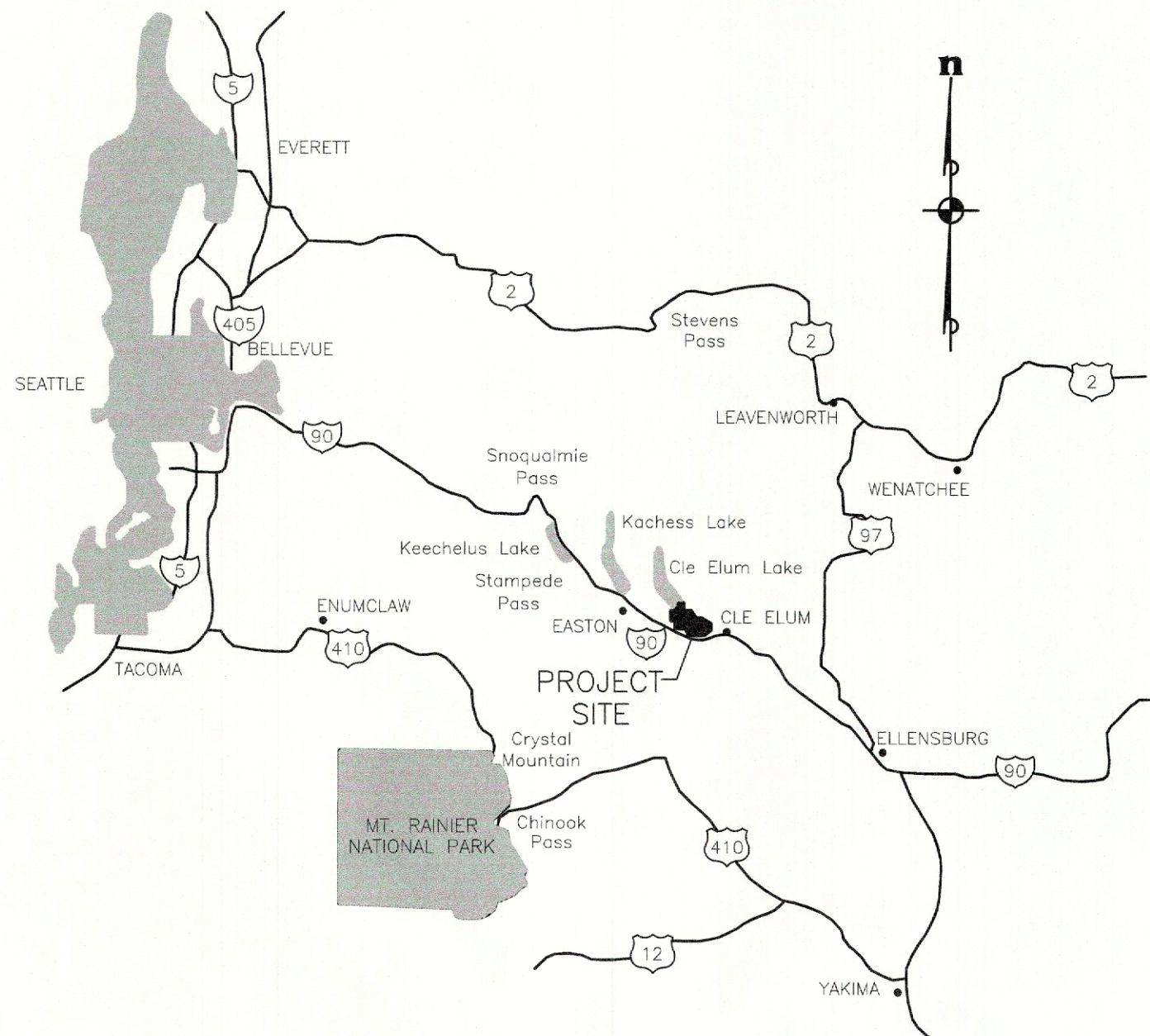
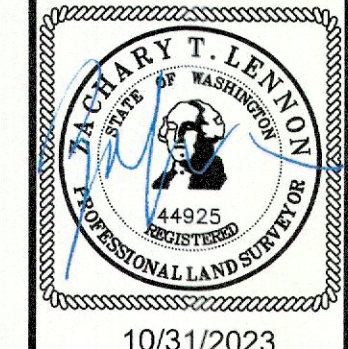
JOB NO.: 998-960
DWG. NAME: PP-02
DESIGNED BY: LGB
DRAWN BY: JHJ
CHECKED BY:
DATE: 10-27-2023
PRINT DATE:

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KITITAS COUNTY, WASHINGTON

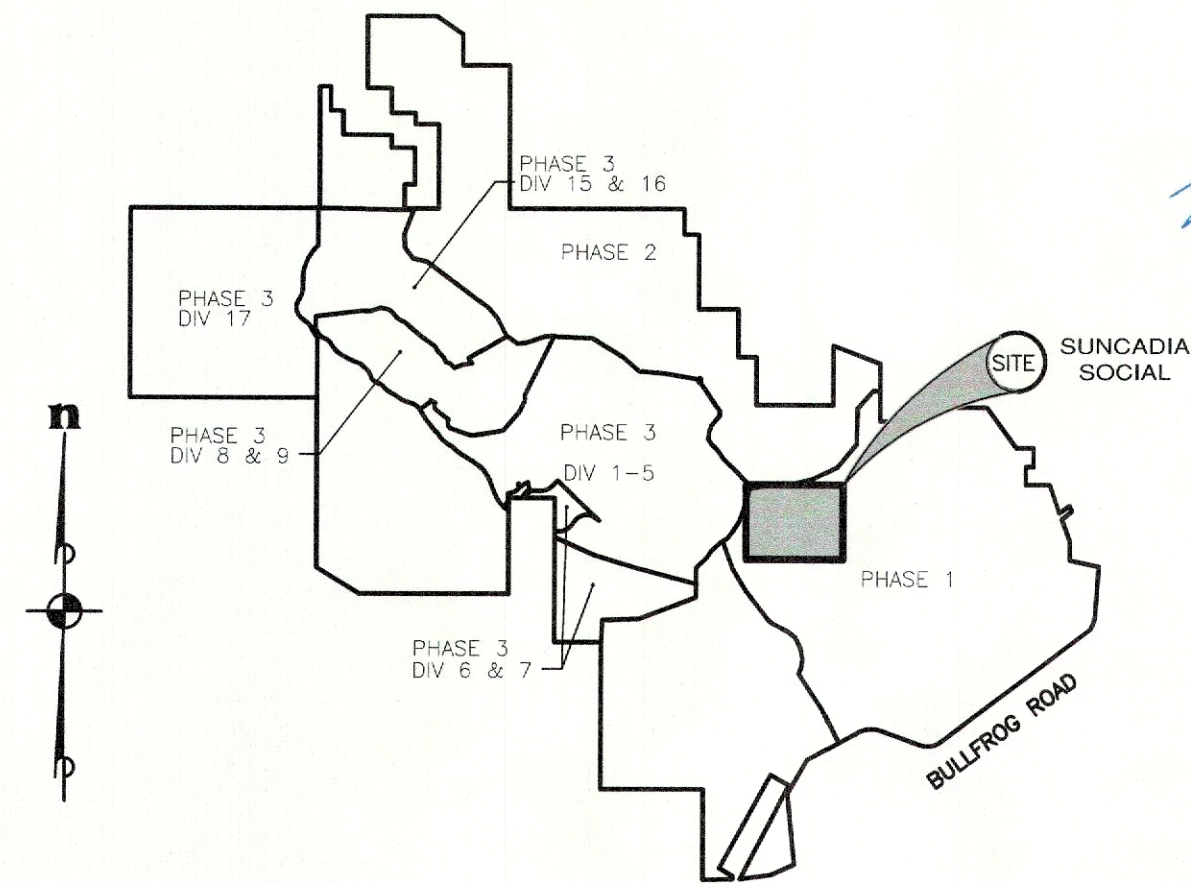
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Kittitas County CDS



REVISIONS		
NO.	DESCRIPTION / DATE	BY



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

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33400 8th Ave S, Suite 205
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www.esmcivil.com
Civil Engineering
Public Works

FEDERAL WAY
LYNNWOOD
(206) 838-8113
(425) 237-9960
Land Planning
Landscape Architecture
Land Surveying
Project Management

BASIS OF HORIZONTAL & VERTICAL DATUMS

BASIS OF HORIZONTAL DATUM:
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.
PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

BASIS OF VERTICAL DATUM:
NGVD '29
BENCH MARK DISK L 525 1982, LOGO MARK - NGS NGVD 29 ELEVATION = 2026.05 LOCATION:
SET IN TOP NORTH END OF WEST CURB OF THE INTERSTATE 90 HIGHWAY OVERPASS ALONG STATE HIGHWAY 903.

CONTOURS DEPICTED HEREON ARE DERIVED FROM DIRECT FIELD MEASUREMENTS AND AERIAL DATA.
CONTOUR INTERVAL IS 2-FOOT, ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL

OWNERS

SUNCADIA RESORT, LLC
770 SUNCADIA TRAIL
CLE ELUM, WASHINGTON 98922
TELEPHONE (509) 649-3000
FACSIMILE (509) 649-6251

GENERAL NOTES

VACATION HOMESITES RANGING IN SIZE FROM 0.03 ACRES TO 0.10 ACRES.

TOTAL ACREAGE SUNCADIA SOCIAL = 11.29 ACRES
TOTAL LOT ACREAGE = 2.96 ACRES
TOTAL NUMBER OF LOTS = 42
TOTAL NUMBER OF TRACTS = 4

WATER & SEWER NOTES

SEE PRELIMINARY SITE AND UTILITY ENGINEERING SUMMARY.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: EQUIPMENT USED: TOPCON GR-5 GNSS EQUIPMENT AND 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: REAL TIME KINEMATIC OR RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

LEGAL DESCRIPTION

TRACT A OF SUNCADIA - RESORT CORE BINDING SITE PLAN NO. 1, RECORDED FEBRUARY 11, 2009 IN BOOK K OF SHORT PLATS, PAGES 44 THROUGH 48, UNDER AUDITOR'S FILE NO. 200902110022, BEING A PORTION OF TRACT Z-6 OF SUNCADIA - PHASE 1 DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, COUNTY OF KITITAS, STATE OF WASHINGTON.

BASIS OF BEARINGS

BASIS OF BEARINGS:
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.
PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

TAX PARCEL NO.

TAX PARCEL NUMBER: 956000 (MAP NUMBER 20-15-19057-0004)

SUNCADIA RESORT, LLC
SUNCADIA SOCIAL
PRELIMINARY PLAT
KITITAS COUNTY
WASHINGTON

JOB NO.:	998-960
DWG. NAME:	PP-01
DESIGNED BY:	LGB
DRAWN BY:	JJH
CHECKED BY:	
DATE:	10-27-2023
PRINT DATE:	

Plotted: 10/23/2023 6:18 AM
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