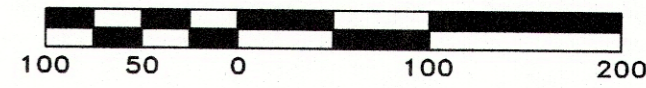


# A PORTION OF SECTIONS 19 AND 20, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



SCALE : 1" = 100'

## LEGAL DESCRIPTIONS FOR EXISTING LOTS

### TRACT A

TRACT Z-2, PLAT OF "SUNCADIA PHASE 1 DIVISION 3", AUDITOR'S FILE NO. 200505040001, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

### TRACT B

TRACT G-6, PLAT OF "SUNCADIA PHASE 1 DIVISION 3", AUDITOR'S FILE NO. 200505040001, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

## LEGAL DESCRIPTIONS FOR PROPOSED LOTS

### TRACT A

TRACT Z-2, PLAT OF "SUNCADIA PHASE 1 DIVISION 3", AUDITOR'S FILE NO. 200505040001, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

TOGETHER WITH THAT PORTION OF TRACT G-6 OF SAID PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER COMMON TO SAID TRACTS;

THENCE ALONG THE LINE COMMON TO SAID TRACTS, N 24°54'00" W, 143.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID COMMON LINE, N 56°06'11" W, 95.47 FEET;

THENCE CONTINUING ALONG SAID COMMON LINE, N 75°07'39" W, 58.98 FEET;

THENCE CONTINUING ALONG SAID COMMON LINE, N 51°53'18" W, 150.58 FEET;

THENCE CONTINUING ALONG SAID COMMON LINE, N 36°08'28" W, 142.74 FEET;

THENCE S 50°32'02" E, 438.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 732,185 SQUARE FEET, MORE OR LESS.

### TRACT B

TRACT G-6, PLAT OF "SUNCADIA PHASE 1 DIVISION 3", AUDITOR'S FILE NO. 200505040001, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THAT PORTION THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER COMMON TO SAID TRACT AND TRACT Z-2 OF SAID PLAT;

THENCE ALONG THE LINE COMMON TO SAID TRACTS, N 24°54'00" W, 143.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID COMMON LINE, N 56°06'11" W, 95.47 FEET;

THENCE CONTINUING ALONG SAID COMMON LINE, N 75°07'39" W, 58.98 FEET;

THENCE CONTINUING ALONG SAID COMMON LINE, N 51°53'18" W, 150.58 FEET;

THENCE CONTINUING ALONG SAID COMMON LINE, N 36°08'28" W, 142.74 FEET;

THENCE S 50°32'02" E, 438.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 697,675 SQUARE FEET, MORE OR LESS.

## NOTES:

1. NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.
2. IT IS NOT THE INTENT OF THIS SURVEY TO DEPICT EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE.
3. FOR ADDITIONAL INFORMATION, SEE THE PLAT OF "SUNCADIA PHASE 1 DIVISION 3" AS RECORDED UNDER AUDITOR'S FILE NO. 200505040001.
4. THERE ARE NO EXISTING STRUCTURES LOCATED ON THESE TRACTS.
5. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE NEW BOUNDARIES RESULTING FROM KITTITAS COUNTY BLA APPLICATION BL-17-00XX.

## SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

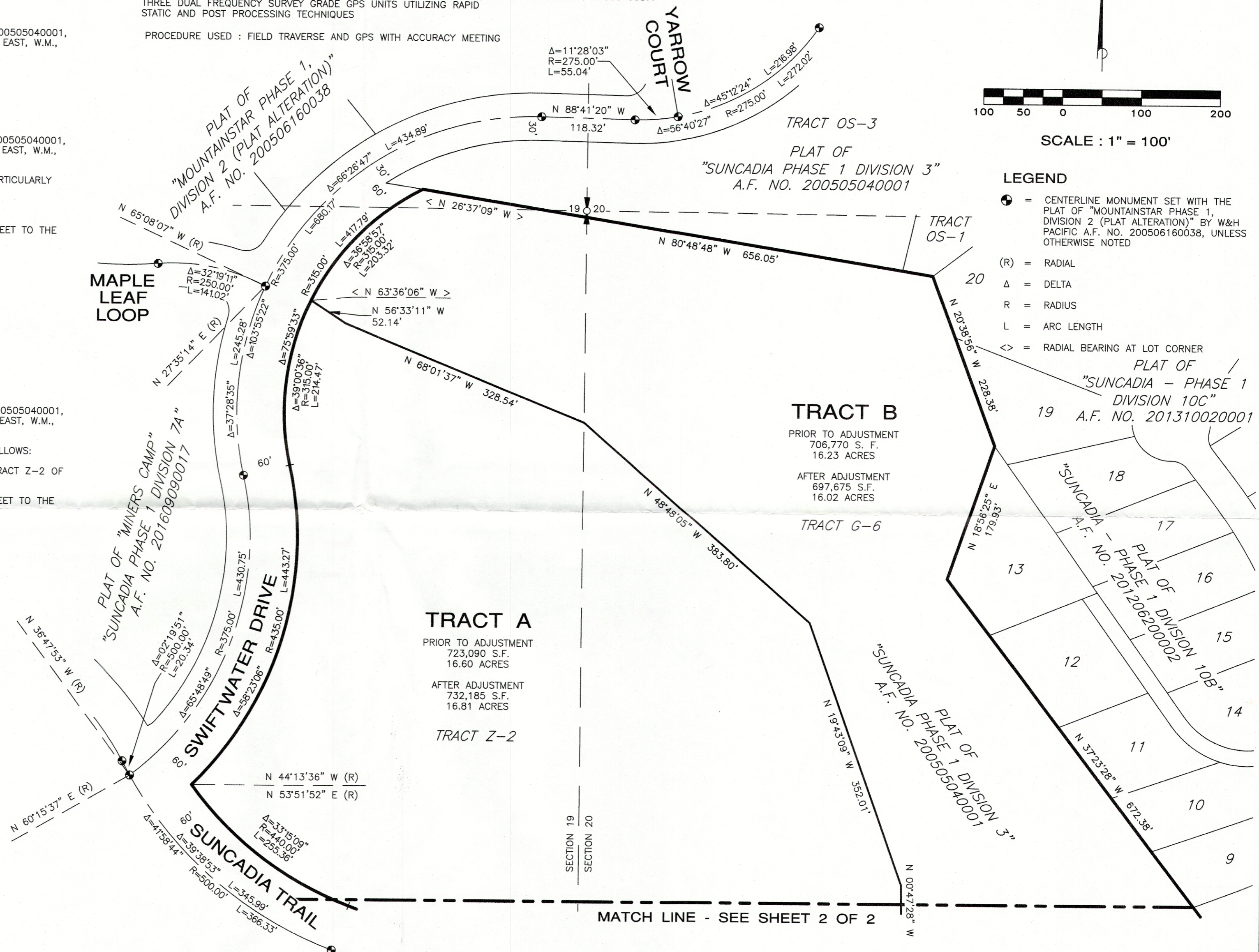
10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100

THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNIQUES

PROCEDURE USED : FIELD TRAVERSE AND GPS WITH ACCURACY MEETING

## BASIS OF BEARINGS

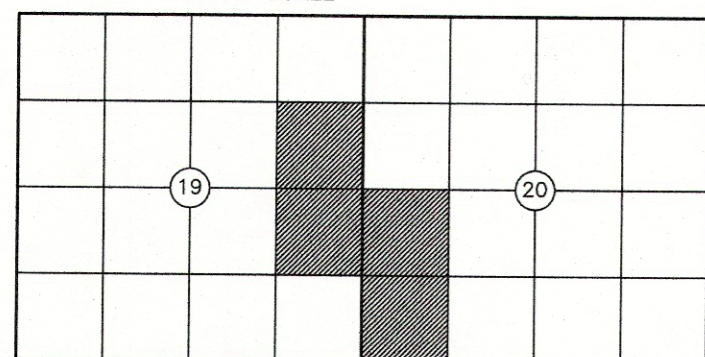
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.



- ### LEGEND
- ⊙ = CENTERLINE MONUMENT SET WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)" BY W&H PACIFIC A.F. NO. 200506160038, UNLESS OTHERWISE NOTED
  - (R) = RADIAL
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - ◊ = RADIAL BEARING AT LOT CORNER

## SUBDIVISION LOCATOR

NOT TO SCALE



## 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 SUNCADIA IN FEBRUARY OF 2017.

ZACHARY T. LENNON  
L.S. NO. 44925

## RECORDING CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_

RECEIVING NO. \_\_\_\_\_

DRAWING NAME : ESM\ESM-JOBS\1634\001\009\SURVEY PLOTS\P1D6-BLA-01.DWG

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

www.esmcivil.com

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

JOB NO. 998-753-016-0101 DATE: 2017-02-10

DRAWN: C.A.F./R.F.G. SHEET 1 OF 2