

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

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.

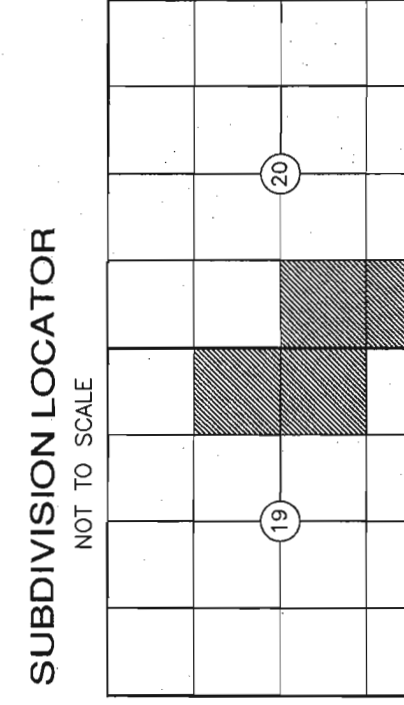
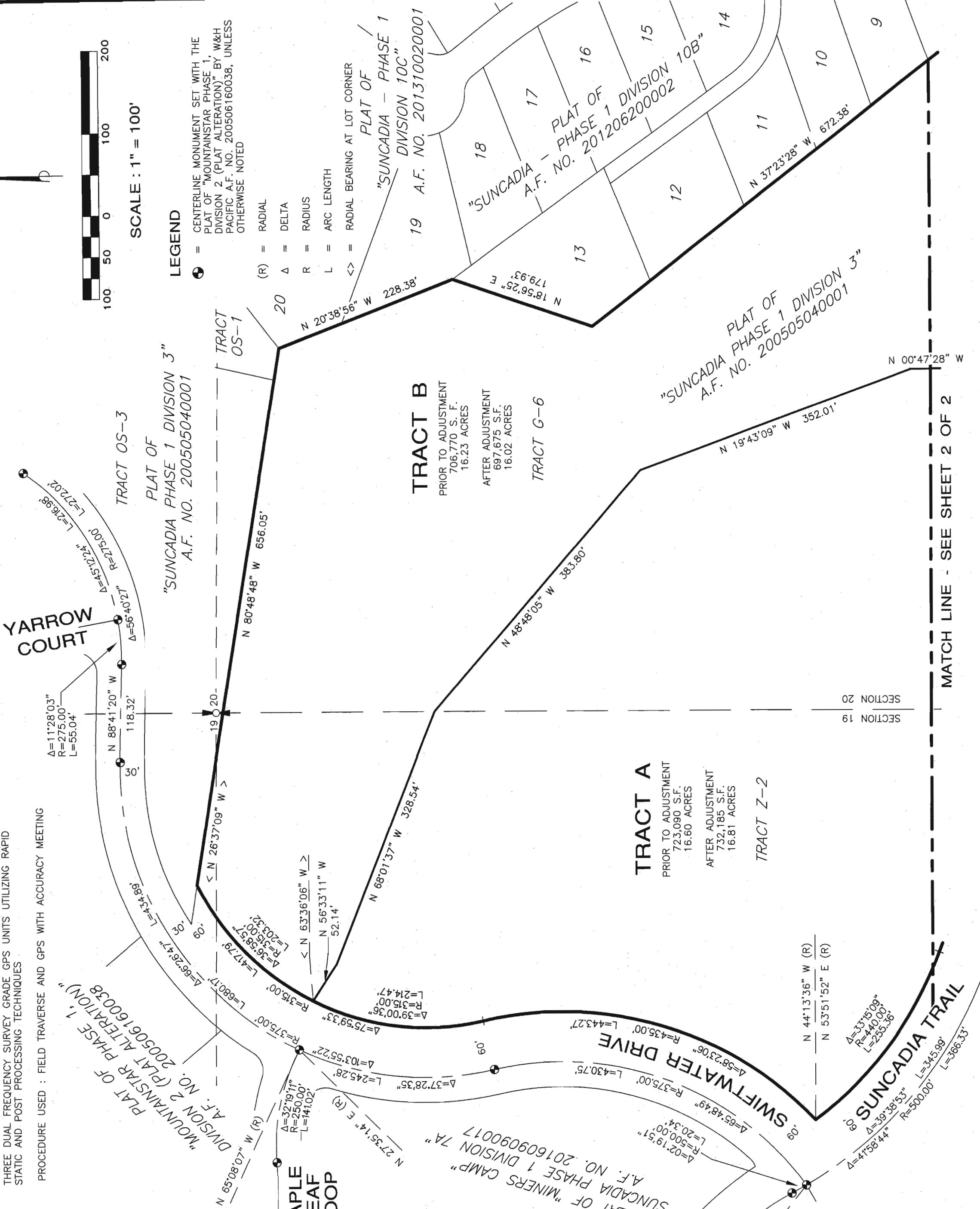
TRACT B
TRACT G-6, PLAT OF "SUNCADIA PHASE 1 DIVISION 3", AUDITOR'S FILE NO. 200505040001, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, EXCEPT THAT PORTION THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE 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.

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 0.999970587.



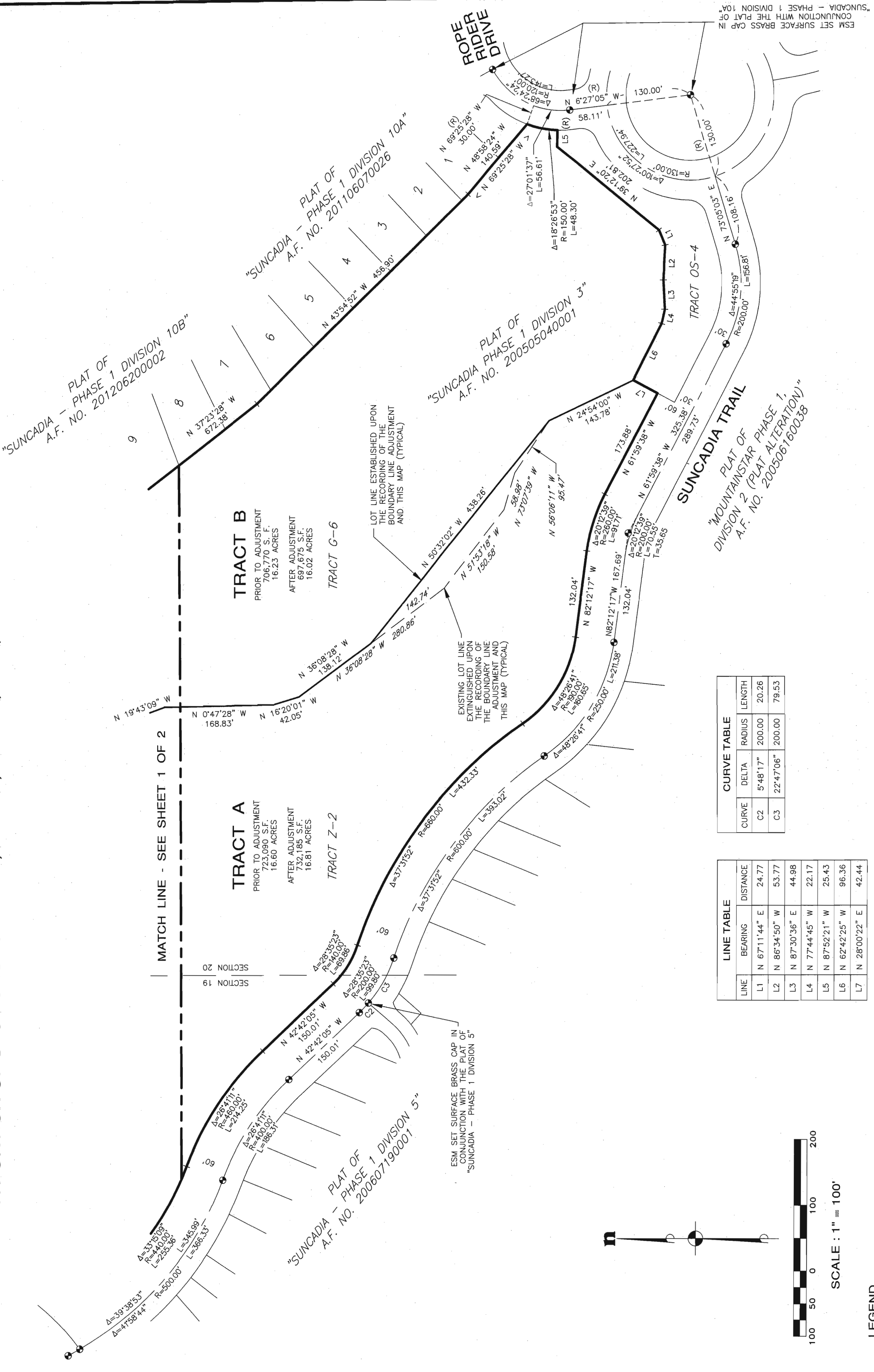
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTORSHIP, FOR THE PURPOSES OF RECORDING UNDER THE ACT AT THE REQUEST OF SUNCADIA IN FEBRUARY OF 2017.
Zachary T. Lannon
ZACHARY T. LANNON
L.S. NO. 44925

RECORDING CERTIFICATE
FILED FOR RECORD THIS 18th DAY OF April 2017 AT 3:15 P.M. IN BOOK 40 OF SURVEYS AT THE OFFICE OF THE COUNTY CLERK, KITTITAS COUNTY, WASHINGTON.
AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.
Slavko Pajit
SLAVKO PAJIT
COUNTY AUDITOR

ESM CONSULTING ENGINEERS, LLC
33400 8th Avenue S. #205
Federal Way, WA 98003
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Civil Engineering
Public Works
Project Management
Land Surveying
Landscape Architecture
FEDERAL WAY (253) 839-8113
SENET (425) 271-9968

DRAWING NAME: ESM\ESM-JDBS\1634\001\009\SURVEY PLOTS\PTD8-BLA-01.DWG
JOB NO. 998-753-016-0101 DATE: 2017-03-10
DRAWN: C.A.F./R.F.G. SHEET 1 OF 2

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

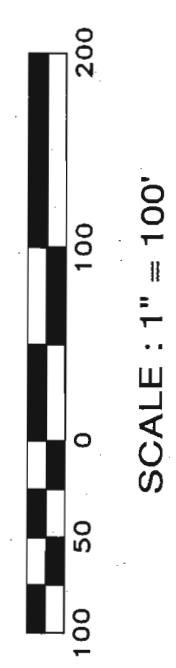


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C2	5°48'17"	200.00	20.26
C3	22°47'06"	200.00	79.53

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67°11'44" E	24.77
L2	N 86°34'50" W	53.77
L3	N 87°30'36" E	44.98
L4	N 77°44'45" W	22.17
L5	N 87°52'21" W	25.43
L6	N 62°42'25" W	96.36
L7	N 28°00'22" E	42.44



LEGEND

- = CENTERLINE MONUMENT SET WITH THE PLAT OF "SUNCADIA - PHASE 1 DIVISION 1" BY WASH-PACIFIC A.F. NO. 200506160038, UNLESS OTHERWISE NOTED
- (R) = RADIAL
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- <> = RADIAL BEARING AT LOT CORNER



RECORDING CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF April 2017 AT 4:15 P.M. IN BOOK 40 OF SURVEYS AT THE OFFICE OF THE COUNTY CLERK, KITTITAS COUNTY, WASHINGTON. ENGINEERS, LLC. AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

SEAN REHIT COUNTY AUDITOR

RECEIVING NO. 217140025

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 EVERETT (425) 297-9900

JOB NO. 998-753-016-0101 DATE: 2017-02-10
 DRAWN: C.A.F./R.F.G. SHEET 2 OF 2