

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS FOR EXISTING LOTS

- PARCEL A**
TRACT 6-4 OF "SUNCADIA - PHASE 3, DIVISIONS 6 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, BEING A PORTION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF AUDITOR'S FILE NO. 200406220001, RECORDS OF S&D COUNTY.
- PARCEL B**
LOT 1A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 200101300009 AND FILED IN BOOK 25 OF SURVEYS, PAGES 26 AND 27, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL C**
LOT 2A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 200101300009 AND FILED IN BOOK 25 OF SURVEYS, PAGES 26 AND 27, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL D**
LOT 2, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 30, 2001, UNDER AUDITOR'S FILE NO. 200101300009 AND FILED IN BOOK 25 OF SURVEYS, PAGE 23, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL E**
TOGETHER WITH LOT A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 30, 2001, UNDER AUDITOR'S FILE NO. 200101300009 AND FILED IN BOOK 25 OF SURVEYS, PAGES 26 AND 27, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL F**
LOT 3, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 30, 2001, UNDER AUDITOR'S FILE NO. 200101300009 AND FILED IN BOOK 25 OF SURVEYS, PAGES 26 AND 27, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL G**
TRACT 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 30, 2018, IN BOOK 41 OF SURVEYS, PAGES 178 THROUGH 184, UNDER AUDITOR'S FILE NO. 201803000046, BEING TRACT 8 OF "SUNCADIA - PHASE 3, DIVISIONS 6 TO 9 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF AUDITOR'S FILE NO. 200406220001, RECORDS OF S&D COUNTY.
- PARCEL H**
TRACT 10-1 OF "SUNCADIA - PHASE 3, DIVISIONS 1 TO 5 (TUMBLE CREEK)", IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGES 51 THROUGH 57, UNDER AUDITOR'S FILE NO. 200410800054, RECORDS OF S&D COUNTY.
- PARCEL I**
TRACT 0-1 OF SUNCADIA - PHASE 3, DIVISIONS 1 TO 5 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGES 51 THROUGH 57, UNDER AUDITOR'S FILE NO. 200410800054, RECORDS OF S&D COUNTY.
- PARCEL J**
TRACT 0-2 OF SUNCADIA - PHASE 3, DIVISIONS 1 TO 5 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 25 OF SURVEYS, PAGES 51 THROUGH 57, UNDER AUDITOR'S FILE NO. 200410800054, RECORDS OF S&D COUNTY.
- PARCEL K**
LOT 1A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 30, 2001, UNDER AUDITOR'S FILE NO. 200101300009 AND FILED IN BOOK 25 OF SURVEYS, PAGES 26 AND 27, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
- PARCEL L**
LOT 3, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 30, 2001, UNDER AUDITOR'S FILE NO. 200101300009 AND FILED IN BOOK 25 OF SURVEYS, PAGE 23, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

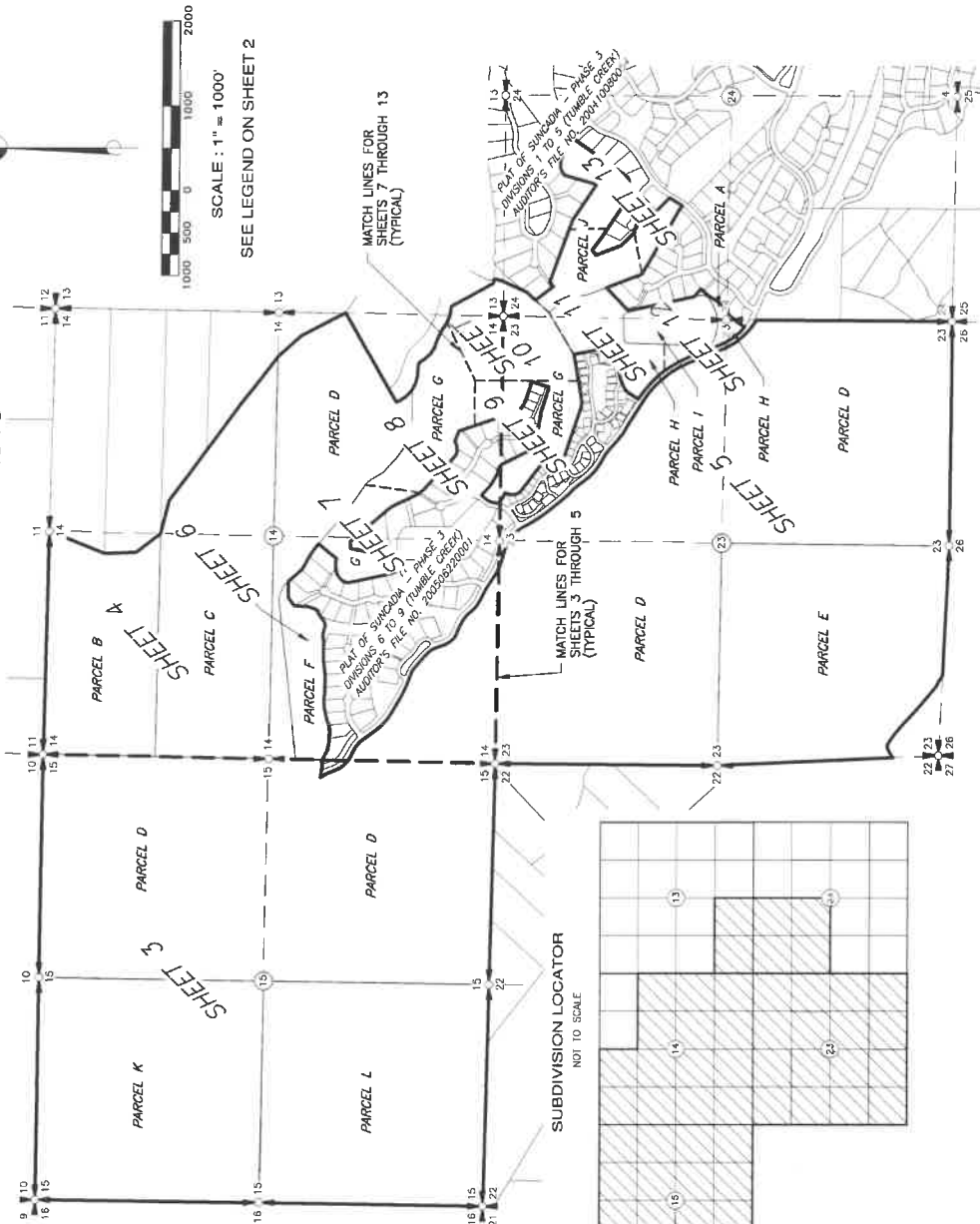
SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
10" TOTAL STATION, MANIPULATED 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, WITH PROJECTION: UTM, ZONE 18N, DATUM: NAD 83, EARTH MODEL: WGS 84, STANDARD PARALLEL: 49° 00' 00" N, CENTRAL MERIDIAN: 120° 00' 00" W, FALSE EASTING: 500,000 M, FALSE NORTHING: 0 M, SCALE FACTOR: 0.9999999999999999, DISTANCE FACTOR: 1.0000000000000001, TOWNSHIP: 20 NORTH, RANGE: 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON. THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES TO CONVERT TO HORIZONTAL DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.9999999999999999.

KEY TO MAP SHEETS AND OLD LOTS



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF NEW SUNCADIA, LLC IN MARCH OF 2019.

ZACHARY T. LENNON
L.S. NO. 44925

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2019 AT _____, IN BOOK _____ OF SURVEYS AT _____, IN THE RECORDS OF ESM CONSULTING ENGINEERS, LLC.

COUNTY AUDITOR _____ DEPUTY _____
RECEIVING NO. _____

RECORD OF SURVEY FOR NEW SUNCADIA, LLC

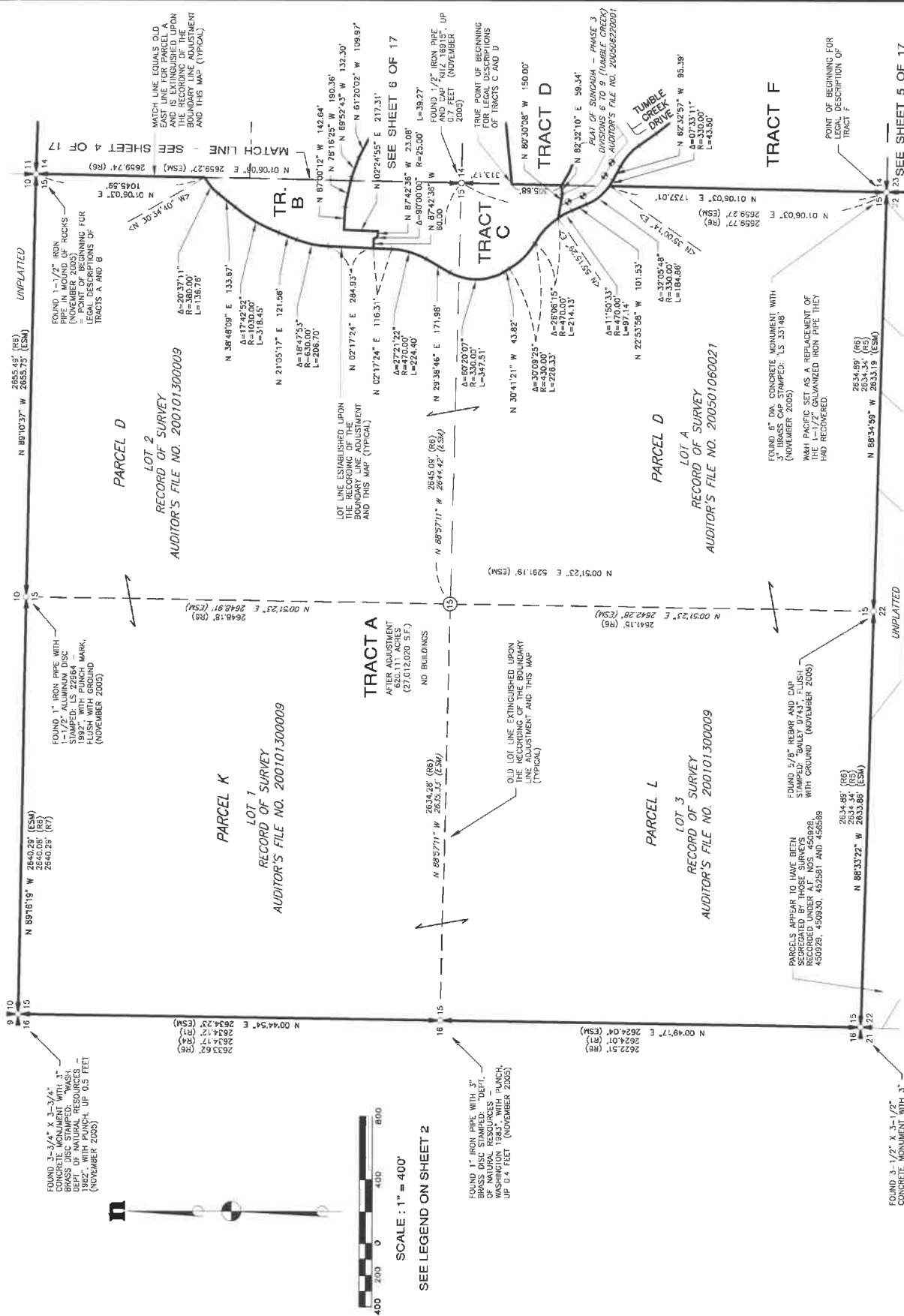
ESM CONSULTING ENGINEERS, LLC
38400 8th Avenue S #2005
Federal Way, WA 98003
TEL: 206-871-1111
FAX: 206-871-1112
WWW.ESMENGINEERS.COM

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

JOB NO. 998-765-017-0002
DRAWN: C.A.F./R.F.G.
DATE: 2019-03-26
SHEET 1 OF 17

DRAWING NAME: \\ESM\ENR\ESM-JOB\998-765-017\16\SURVEY PLOTS\PA015-BLA-01

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON



RECORDING CERTIFICATE

FILED FOR RECORDS THIS _____ DAY OF _____ 2019 AT _____ M. IN BOOK _____ PAGE _____ AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

COUNTY AUDITOR _____ DEPUTY _____

AUDITOR'S FILE NO. _____

ESM CONSULTING ENGINEERS, LLC

33400 8th Avenue S. #205
Federal Way, WA 98003

TEL: (206) 836-9113
FAX: (206) 836-9113
WWW.ESMCONSULTING.COM

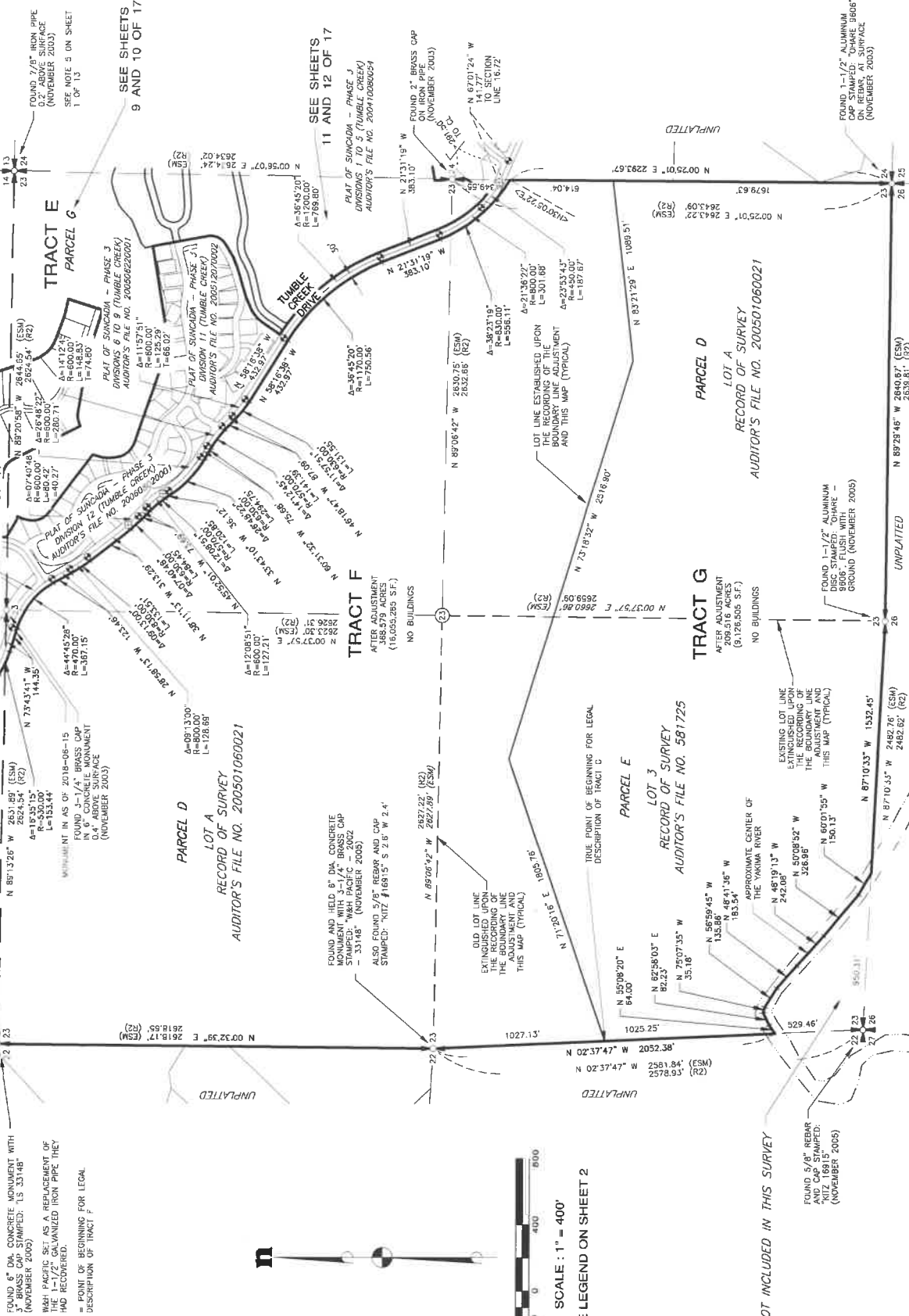
Civil Engineering
Public Works
Land Surveying
Project Management
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Landscape Architecture

JOB NO. 898-765-017-0002 DATE: 2018-03-26
DRAWN: C.A.F./R.F.G. SHEET 3 OF 17

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

SEE SHEET 3 OF 13

MATCH LINE - 14 SEE SHEET 4 OF 17



RECORDING CERTIFICATE

FILED FOR RECORD THIS DAY OF
2019 AT _____ M. IN BOOK _____ OF SURVEYS AT
PAGE _____ AT THE REQUEST OF ESM CONSULTING
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COUNTY AUDITOR DEPUTY
AUDITOR'S FILE NO. _____

ESM CONSULTING ENGINEERS, LLC
39400 8th Avenue S. #205
Federal Way, WA 98003
TEL: 206-835-1133
FAX: 206-835-1133
WWW.ESMCONSULTING.COM

Chief Engineer
Project Management
Land Surveying
Landscaping Architecture
JOB NO. 998-785-017-0002 DATE: 2019-02-08
DRAWN: C.A.F./R.F.C. SHEET 3 OF 17

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

SEE SHEET 4 OF 17

LOT LINE ESTABLISHED UPON THE RECORDING OF THE ADJUSTMENT SURVEY AND THIS MAP (TYPICAL)

TRACT B
AFTER ADJUSTMENT
187.451 ACRES
(8,600,956 S.F.)
NO BUILDINGS

TRACT C
AFTER ADJUSTMENT
95.583 ACRES
(4,163,580 S.F.)
NO BUILDINGS

TRACT D
AFTER ADJUSTMENT
15.826 ACRES
(811,380 S.F.)
NO BUILDINGS

OLD LOT LINE EXTINGUISHED UPON THE RECORDING OF THE ADJUSTMENT SURVEY AND THIS MAP (TYPICAL)

FOUND 1/2" IRON PIPE AND CAP "X12 18915" UP 0.7 FEET (NOVEMBER 2005)

TRUE POINT OF BEGINNING FOR TRACTS C AND D

SEE SHEET 3 OF 17



SEE LEGEND ON SHEET 2



PLAT OF SUNCADIA - PHASE 3
DIVISIONS 6 TO 9 (TUMBLE CREEK)
AUDITOR'S FILE NO. 200506220001

RECORDING CERTIFICATE

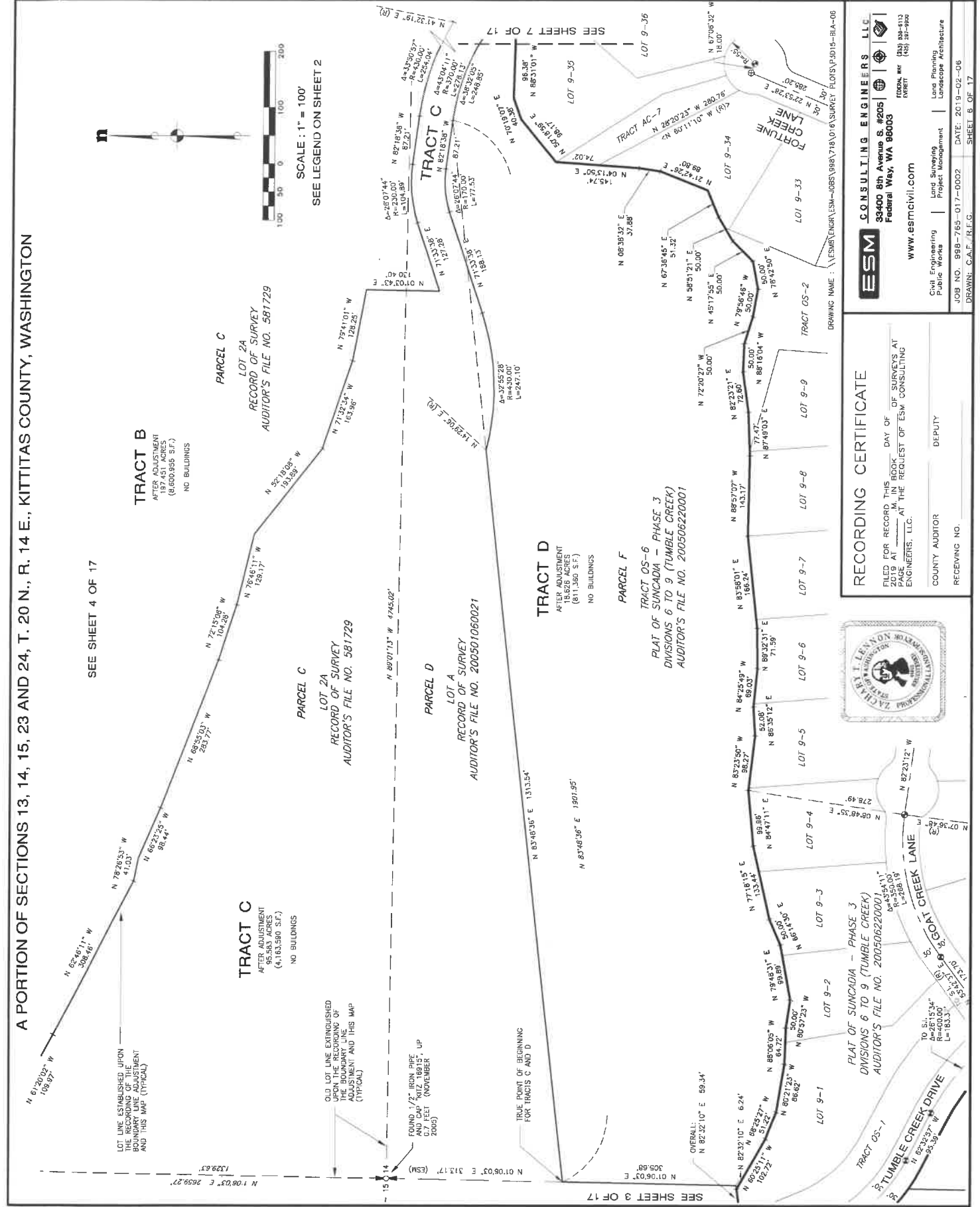
FILED FOR RECORD THIS DAY OF
2019 AT _____ M. IN BOOK _____ OF SURVEYS AT
_____ AT THE REQUEST OF ESM CONSULTING
ENGINEERS, LLC.

COUNTY AUDITOR
RECEIVING NO. _____
DATE: 2019-02-06
DRAWN: C.A.F. R.F.G. SHEET 6 OF 17

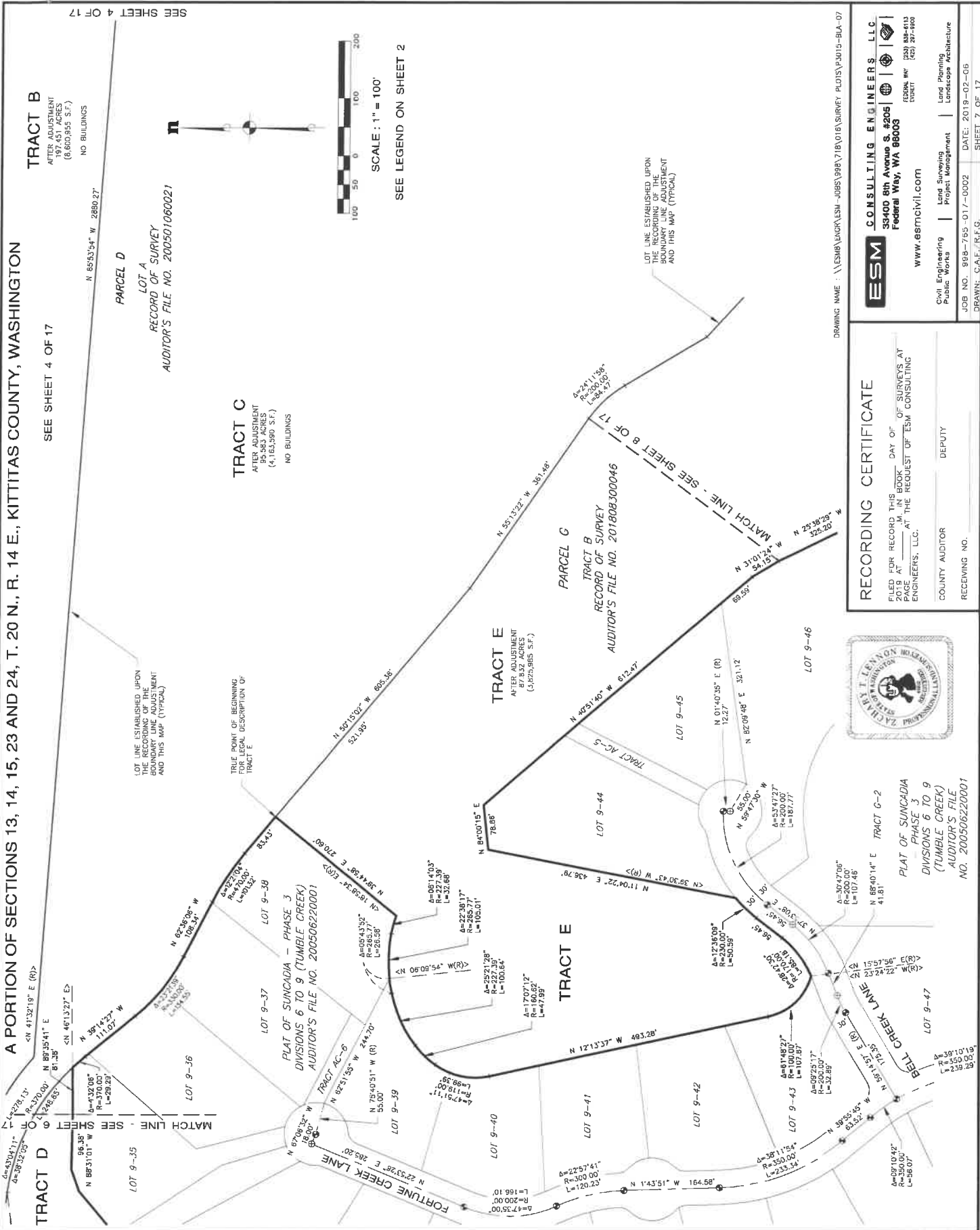
ESM CONSULTING ENGINEERS, LLC
33400 8th Avenue S. #205
Federal Way, WA 98003
TODAY, MAY 14, 2019
WWW.ESMCIVIL.COM

Civil Engineering
Public Works
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Project Management
Landscape Architecture

DRAWING NAME: ESM\ENGR\ESM-0085\9881718\016\SURVEY FLOIS\NP-3015-BLA-06



A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON



RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
 2019 AT _____, IN BOOK _____ OF SURVEYS AT
 _____, WA, AT THE REQUEST OF ESM CONSULTING
 ENGINEERS, LLC.

COUNTY AUDITOR _____ DEPUTY _____
 RECEIVING NO. _____



PLAT OF SUNCADIA
 PHASE 3
 DIVISIONS 6 TO 9
 (TUMBLE CREEK)
 AUDITOR'S FILE
 NO. 200506220001

ESM CONSULTING ENGINEERS, LLC
 33400 4th Avenue S. #200
 Federal Way, WA 98003
 (206) 838-4113
 (206) 837-8900
 www.esmcivil.com

Civil Engineering
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 Land Planning
 Landscape Architecture

JOB NO. 988-755-017-0002
 DATE: 2019-02-06
 SHEET 7 OF 17

DRAWING NAME: \\ESM\ENGR\ESM-JOB\988-755-017\16 SURVEY PLOTS\PL019-BLA-07

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

SEE SHEET 4 OF 17

TRACT C
AFTER ADJUSTMENT
95,583 ACRES
(4,163,590 S.F.)
NO BUILDINGS
PARCEL D

LOT A
RECORD OF SURVEY
AUDITOR'S FILE NO. 200501060021

SCALE: 1" = 100'

SEE LEGEND ON SHEET 2

PLAT OF SUNCADIA - PHASE 3
DIVISIONS 6 TO 9 (TUMBLE CREEK)
AUDITOR'S FILE NO. 200506220001

TRACT E

AFTER ADJUSTMENT
87,832 ACRES
(3,825,985 S.F.)
PARCEL G

TRACT B
RECORD OF SURVEY
AUDITOR'S FILE NO. 201808300046

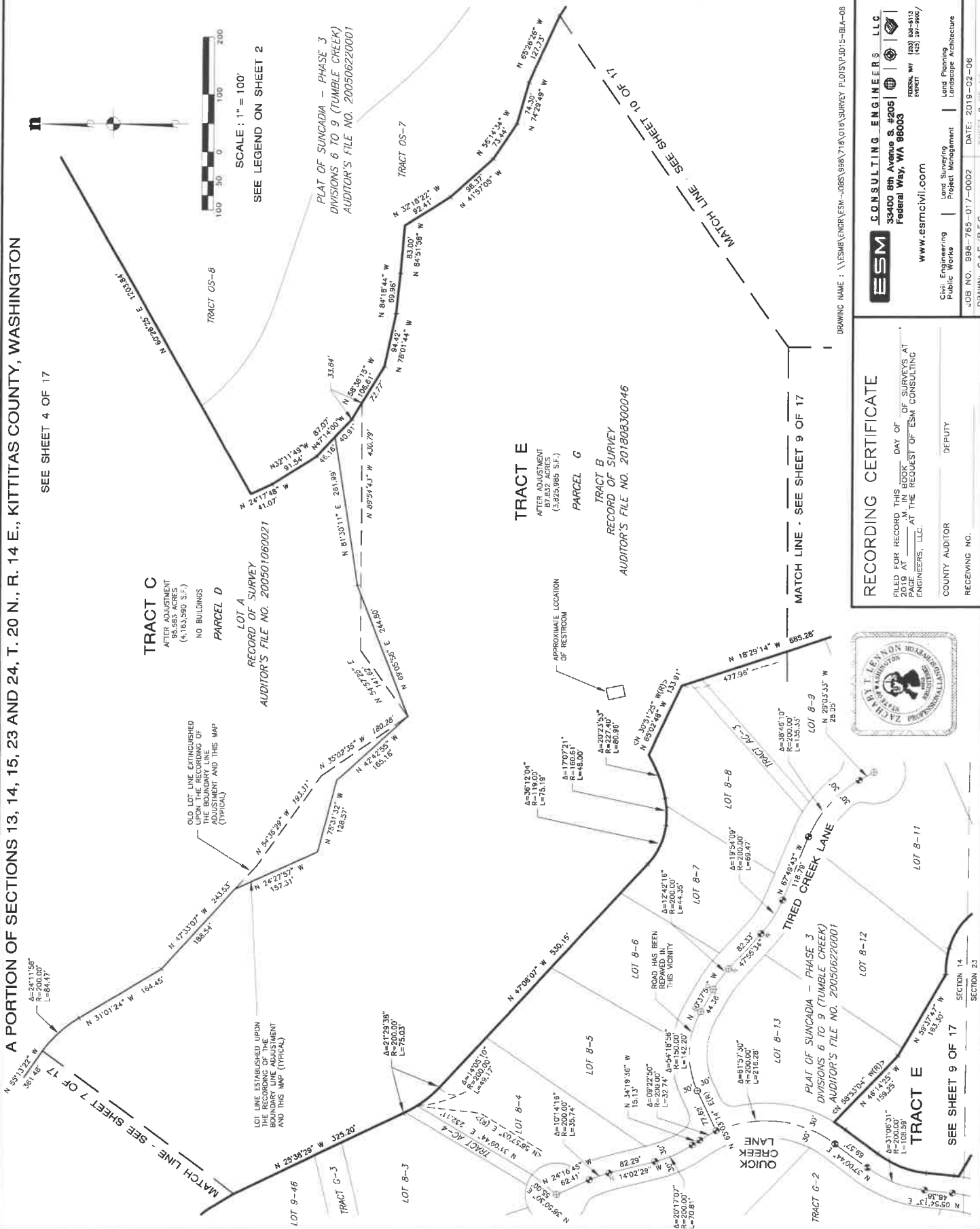
RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
2019 AT _____, IN BOOK _____
PAGE _____ AT THE REQUEST OF ESM CONSULTING
ENGINEERS, LLC.

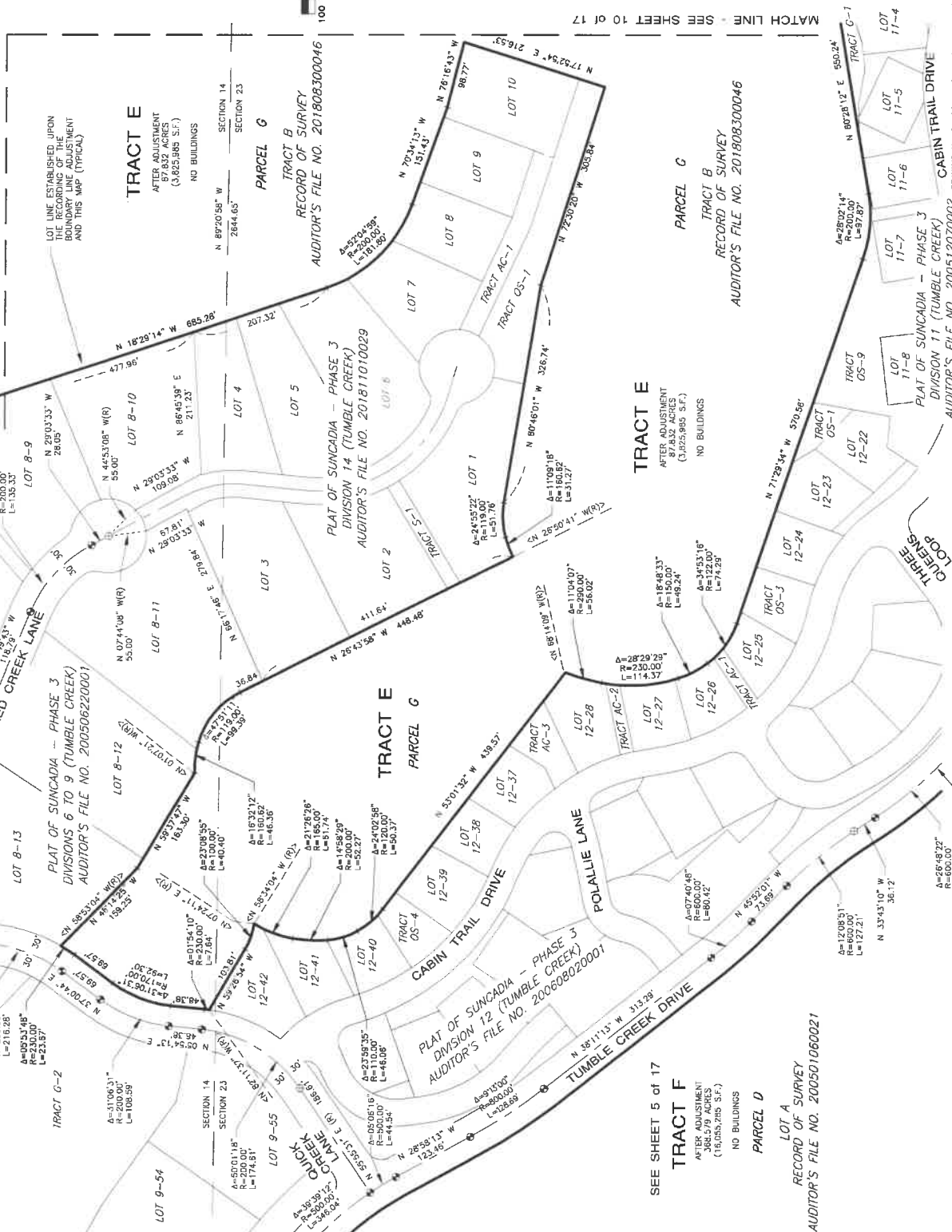
COUNTY AUDITOR
RECEIVING NO. _____
DATE: 2019-02-06
DRAWN: C.A.F./R.F.G.

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Federal Way, WA 98003
TEL: 206.413.8800
FAX: 206.413.8802
www.esmcivil.com

Chief Engineer
Public Works
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Project Management
Land Planning
Landscape Architecture
JOB NO. 988-765-017-0002
DATE: 2019-02-06
SHEET 8 OF 17



A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON
SEE SHEET 8 of 16



SCALE : 1" = 100'
SEE LEGEND ON SHEET 2

MATCH LINE - SEE SHEET 10 of 17



RECORDING CERTIFICATE

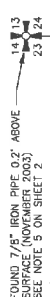
FILED FOR RECORD THIS DAY OF OF SURVEYS AT
2019 AT IN BOOK
PAGE AT THE REQUEST OF ESM CONSULTING
ENGINEERS, LLC.

COUNTY AUDITOR
RECEIVING NO.
DEPUTY

ESM CONSULTING ENGINEERS, LLC
33400 8th Avenue S. #205
Federal Way, WA 98003
Phone: 206-899-8100
Fax: 206-899-8100
www.esmengineers.com

Civil Engineering
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Job No. 998-765-017-0002
DATE: 2019-02-08
DRAWN: C.A.F./R.F.G.
SHEET 9 of 17

FOUND 7/8" IRON PIPE 0.2' ABOVE
SURFACE (NOVEMBER 2003)
SEE NOTE 5 ON SHEET 2



AFTER ADJUSTMENT
53.865 ACRES
(2,346,365 S.F.)

AFTER ADJUSTMENT
53.865 ACRES
(2,346,365 S.F.)

TRACT CC-1
PLAT OF SUNCADIA - PHASE 3
DIVISIONS 1 TO 5 (TUMBLE CREEK)
AUDITOR'S FILE NO. 200410080054

SITE SPECIFIC
 BASIS OF BEARINGS:
 N 00°56'07" E 2634.24'

MATCH LINE -

MATCH LINE -

TRACT H

N 21°31'19" W 383.10'
TUMBLE CREEK DRIVE
21°31'19" W 383.10'

SEE SHEET 5 OF 17

SCALE: 1" = 100'

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
2019 AT _____ M. IN BOOK _____ OF SURVEYS AT
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COUNTY AUDITOR

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ESM CONSULTING ENGINEERS LLC

FEDERAL WAY (203) 838-8113
 EVERETT (425) 287-9900

33400 8th Avenue S. #205
 Federal Way, WA 98003

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DB NO. 998-765-U17-0002	DATE: 2019-03-26
DRAWN: C.A.F./R.F.C.	SHEET 12 OF 17



DRAWING NAME \\ESM8\ENGR\ESM-JOBS\99B\71B\016\SURVEY PLOTS\PJ015-BJA-12

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON



SCALE: 1" = 100'

SEE LEGEND ON SHEET 2



DRAWING NAME: \\ESM\ENGR\ESM-JOB5\998\714\016 SURVEY PLOTS\3015-BJA-13

ESM CONSULTING ENGINEERS, LLC
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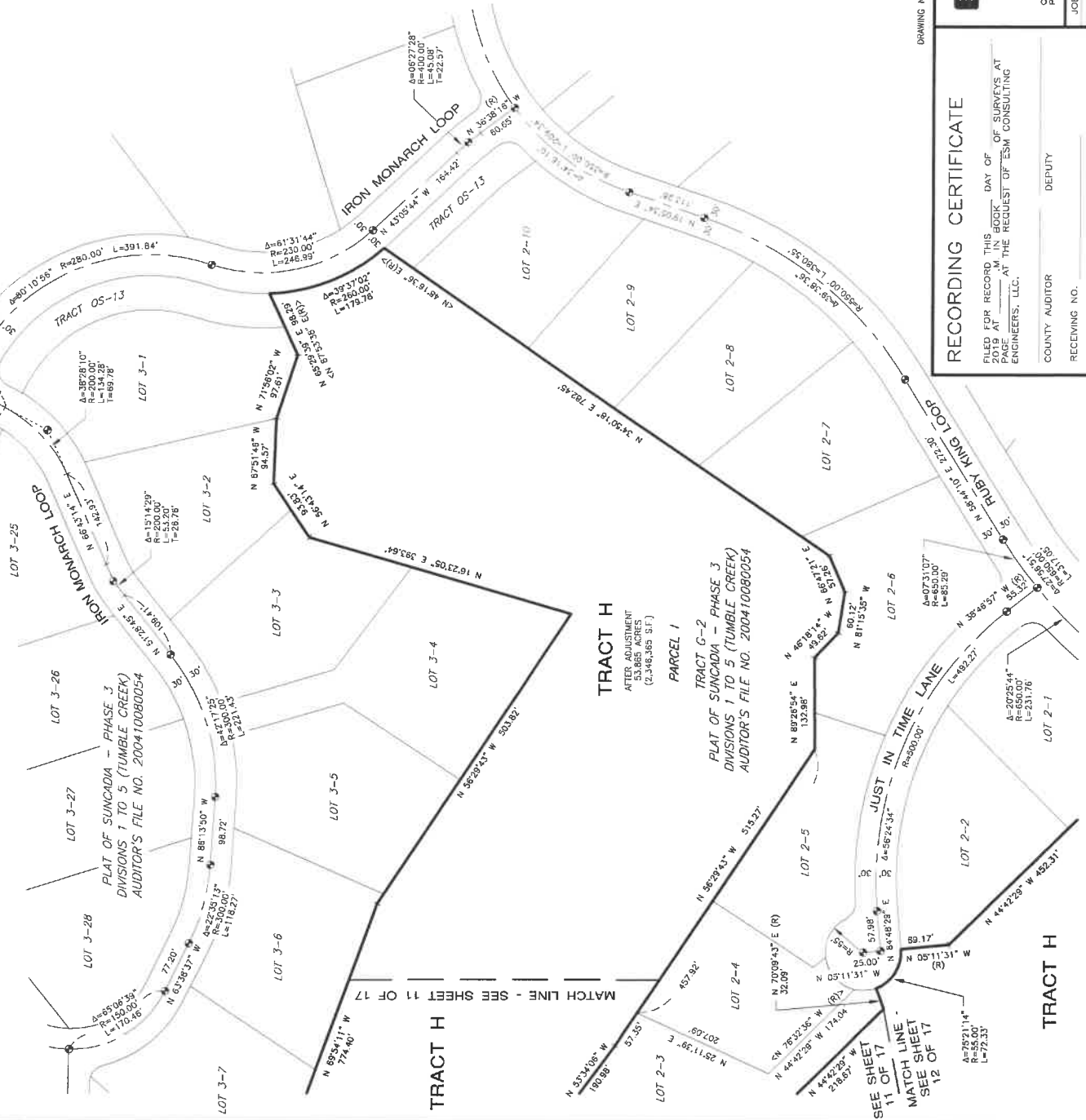
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JOB NO. 998-765-017-0002 DATE: 2019-03-28
DRAWN: C.A.F./R.E.G. SHEET 13 OF 17

RECORDING CERTIFICATE

FILED FOR RECORD THIS DAY OF
2019 AT _____ M. IN BOOK _____
OF SURVEYS AT
AT THE REQUEST OF ESM CONSULTING
ENGINEERS, LLC.

COUNTY AUDITOR DEPUTY
RECEIVING NO. _____



LEGAL DESCRIPTION FOR TRACT F

THAT PORTION OF SECTIONS 14 AND 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KILLBUCK COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THENCE ALONG THE SOUTHWEST CORNER OF SAID SECTION 14, E. 1737.01 FEET TO A POINT OF CURVATURE ON THE SOUTHERLY MARGIN OF TUMBLE CREEK AS SHOWN ON THE PLAT THEREON, SAID CURVATURE BEING A 90° TURN TO THE RIGHT, THE ARC OF A NON-TANGENT CURVE, ALONG SAID CURVE BEING DIVIDED INTO 9 (NINE) CREEK DRIVE AS RECORDED UNDER AUTOMATIC LAND PHASE DIVISIONS 6 TO 9 (NINE) CREEK DRIVE AS SHOWN ON THE PLAT OF SUNDATA - PHASE 3 DIVISIONS 6 TO 9 (NINE) CREEK DRIVE, AND AS SHOWN ON THE PLAT OF SUNDATA - PHASE 3 DIVISIONS 10 TO 13 (THIRTEEN) CREEK DRIVE, THE FOLLOWING COURSES:

AUTHOR'S FILE NO. 200414000304, THE FOLLOWING COURSES:

SOUTHEASTERLY 43.50 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 173.31°, TO A POINT OF TANGENCY, BEING 35.00714' E.

S. 10° 30' 00" E., 23.23 FEET TO A POINT OF CURVATURE,
SOUTHEASTERLY 102.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT,
HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 2° 15' 00" TO A
POINT OF TANGENCY;
S. 45° 52' 22" E., 21.34 FEET TO A POINT OF CURVATURE;
SOUTHEASTERLY 133.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT,
HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 28° 18' 17" TO A
POINT OF TANGENCY;
S. 53° 30' 00" E., 91.25 FEET TO A POINT OF CURVATURE;
SOUTHEASTERLY 181.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT,
HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 48° 13' 57" TO A
POINT OF TANGENCY;
S. 10° 30' 00" E., 23.23 FEET TO A POINT OF CURVATURE,
SOUTHEASTERLY 181.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT,
HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 2° 45' 00" TO A
POINT OF TANGENCY;
S. 42° 53' 19" E., 48.85 FEET TO A POINT OF CURVATURE.

[illegible]

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT,
HAVING RADII OF 83,609 FEET, THROUGH A CENTRAL ANGLE OF 173°51' TO A
POINT OF TANGENCY;
S 58°16'38" E, 432.97 FEET ALONG THE ARC OF A TANGENT CURVE;
S 58°16'38" E, 432.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT,
HAVING RADII OF 117,600 FEET, THROUGH A CENTRAL ANGLE OF 36°45'20" TO A
POINT OF TANGENCY;
S 21°13'19" E, 383.10 FEET, TO POINT OF CURVATURE;
HAWKINSBORO ROAD, S 50°5'56" E, 355.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT,
HAVING RADII OF 183,312 FEET, THROUGH A CENTRAL ANGLE OF 39°23'19" TO THE
EAST LINE OF SAID SECTION 23;
THENCE ALONG SAID EAST LINE, S 00°25'01" W, 614.04 FEET;
THENCE S 31°10'57" W, 1089.51 FEET;
THENCE S 23°10'57" W, 1089.51 FEET;
THENCE S 71°07'16" E, 1205.76 FEET TO THE WEST LINE OF SAID SECTION 23;
THENCE ALONG SAID WEST LINE, N 02°37'47" W, 1021.13 FEET TO THE WEST QUARTER
CORNER OF SAID SECTION 23;
THENCE ALONG SAID WEST LINE OF SECTION 23, N 03°32'39" E, 266.817 FEET
TO THE POINT OF BEGINNING.

CONTAINING 87.832 ACRES. (3,825,980 SQUARE FEET). MORE OR LESS.

ESM CONSULTING ENGINEERS LLC

Federal Way, WA 98003

Civil Engineering	Land Surveying	Land Planning
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28 NO	998-765-017-0002	DATE: 2019-02-06
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DATE: 2019-02-00
SHEET 18 OF 17
DRAWN: CAFE/REC

NAME, SURNAME, NO.:

CONTINUED TO RIGHT

CONTAINING 53.865 ACRES (2.346365 S.F.) MORE OR LESS

CONTINUED TO RIGHT

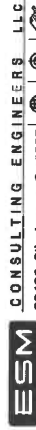


RECEIVING NO.	COUNTY AUDITOR	DEPUTY
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EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

CONTAINING 2.605 ACRES (113,445 SQUARE FEET). MORE OR LESS.

DRAWING NAME: \\ESM8\ENG\ESM-JOBS\998\718\016\SURVEY PLOTS\33015-B1A-16



33400 8th Avenue S., #205
Federal Way, WA 98003

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Civil Engineering
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Project Management

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JOB NO.	998-765-017-0002	DATE:	2019-03-22
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DRAWN: C.A.F./R.F.G. SHEET 16 OF 17

A PORTION OF SECTIONS 13, 14, 15, 23 AND 24, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION FOR TRACT J

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
DIVISION 11 (TUMBLE CREEK) AS RECORDED UNDER AUDITOR'S FILE NO. 200512070002;
THENCE ALONG THE EASTERLY LINE OF SAID PLAT, S 10°45'01" E, 188.72 FEET TO THE TRUE POINT OF BEGINNING; ALONG SAID EASTERLY LINE OF PLAT, THE FOLLOWING COURSES:
THENCE S 10°45'01" E, 188.89 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 124.01 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 66°38'24" TO A POINT OF TANGENCY;
THENCE S 83°50'33" W, 86.35 FEET;
THENCE S 73°24'40" W, 13.72 FEET;
THENCE S 73°24'40" W, 56.82 FEET;
THENCE S 68°41'58" W, 35.42 FEET;
THENCE SOUTHWESTERLY 98.41 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 203.70 FEET, THE RADIUS POINT OF WHICH BEARS S 5°05'45" E, 114.60 FEET TO THE POINT OF BEGINNING;
THENCE SOUTHWESTERLY 128.78 FEET TO A POINT OF CURVATURE ON THE NORTHEASTERLY MARGIN OF TUMBLE CREEK DRIVE;
THENCE ALONG SAID NORTHEASTERLY MARGIN, SOUTHEASTERLY 8.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 58°00'06" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHWESTERLY 38.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 03°26'51" TO A POINT OF TANGENCY;
THENCE N 34°29'22" E, 101.40 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 10.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 42°40'44" TO A POINT OF TANGENCY;
THENCE NORTHEASTERLY 98.71 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY 38.00 FEET, THROUGH A CENTRAL ANGLE OF 15°23'32" TO A POINT OF TANGENCY;
THENCE N 61°45'13" E, 35.09 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY 140.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 28°47'24" TO A POINT OF TANGENCY;
THENCE N 78°19'59" E, 292.07 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY 246.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 87°11'44" TO A POINT OF TANGENCY;
THENCE N 11°08'11" E, 31.05 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 39.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 69°53'32" TO A POINT OF TANGENCY;
THENCE N 78°45'21" W, 128.41 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 35.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 15°43'25" TO A POINT OF TANGENCY;
THENCE S 85°25'13" W, 170.65 FEET TO A POINT OF CURVATURE;
THENCE WESTERLY 107.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.44 FEET, THROUGH A CENTRAL ANGLE OF 15°37'51" TO A POINT OF COMPOUND CURVATURE;
THENCE SOUTHWESTERLY 84.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 54°13'15" TO A POINT OF REVERSE CURVATURE;
THENCE NORTHWESTERLY 32.37 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 74°11'23" TO A POINT OF TANGENCY;
THENCE SOUTHWESTERLY 34.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 07°09'00" TO A POINT OF TANGENCY;
THENCE S 73°55'57" W, 21.85 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.153 ACRES (182,220 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT K

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
DIVISION 11 (TUMBLE CREEK) AS RECORDED UNDER AUDITOR'S FILE NO. 200512070002;
THENCE ALONG THE EASTERLY LINE OF SAID PLAT, S 10°45'01" E, 128.55 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 73°55'57" E, 18.13 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY 47.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 66°38'24" TO A POINT OF TANGENCY;
THENCE NORTHEASTERLY 28.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 66°38'24" TO A POINT OF TANGENCY;
THENCE NORTHEASTERLY 113.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 58°00'06" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHWESTERLY 151.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, THROUGH A CENTRAL ANGLE OF 59°45'17" TO A POINT OF TANGENCY;
THENCE S 46°31'34" E, 102.81 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 86.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 42°38'14" TO A POINT OF COMPOUND CURVATURE;
THENCE SOUTHWESTERLY 45.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 10°47'59" TO A POINT OF TANGENCY;
THENCE N 78°45'21" W, 125.30 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 45.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 15°49'25" TO A POINT OF TANGENCY;
THENCE S 85°25'13" W, 170.65 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 80.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.44 FEET, THROUGH A CENTRAL ANGLE OF 15°37'51" TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHEASTERLY 79.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 76°00'09" TO A POINT OF REVERSE CURVATURE;
THENCE NORTHEASTERLY 38.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 76°38'56" TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.732 ACRES (75,495 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION FOR TRACT L

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
DIVISION 11 (TUMBLE CREEK) AS RECORDED UNDER AUDITOR'S FILE NO. 200512070002;
THENCE ALONG THE EASTERLY LINE OF SAID PLAT, S 10°45'01" E, 128.55 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 73°55'57" E, 18.13 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY 47.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 66°38'24" TO A POINT OF TANGENCY;
THENCE NORTHEASTERLY 28.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 66°38'24" TO A POINT OF TANGENCY;
THENCE NORTHEASTERLY 113.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 58°00'06" TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHWESTERLY 151.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, THROUGH A CENTRAL ANGLE OF 59°45'17" TO A POINT OF TANGENCY;
THENCE S 46°31'34" E, 102.81 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 86.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 42°38'14" TO A POINT OF COMPOUND CURVATURE;
THENCE SOUTHWESTERLY 45.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 10°47'59" TO A POINT OF TANGENCY;
THENCE N 78°45'21" W, 125.30 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY 45.85 FEET TO A POINT OF CURVATURE;
THENCE S 85°25'13" W, 170.65 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY 80.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.44 FEET, THROUGH A CENTRAL ANGLE OF 15°37'51" TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHEASTERLY 79.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, THROUGH A CENTRAL ANGLE OF 76°00'09" TO A POINT OF REVERSE CURVATURE;
THENCE NORTHEASTERLY 38.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 76°38'56" TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.205 ACRES (96,050 SQUARE FEET), MORE OR LESS.

DRAWING NAME: \\ESM\ENGR\ESM-JOB\988\718\016\SURVEY PLOT\SV3015-BLA-17



RECORDING CERTIFICATE

FILED FOR RECORD THIS DAY OF _____ OF SURVEYS AT
2019 AT _____ M. IN BOOK _____
PAGE _____ AT THE REQUEST OF ESM CONSULTING
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COUNTY AUDITOR _____ DEPUTY _____

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33400 8th Avenue S. #205
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JOB NO. 988-765-017-0002 DATE: 2019-02-06

DRAWN: C.A.F., R.F.G. SHEET 17 OF 17