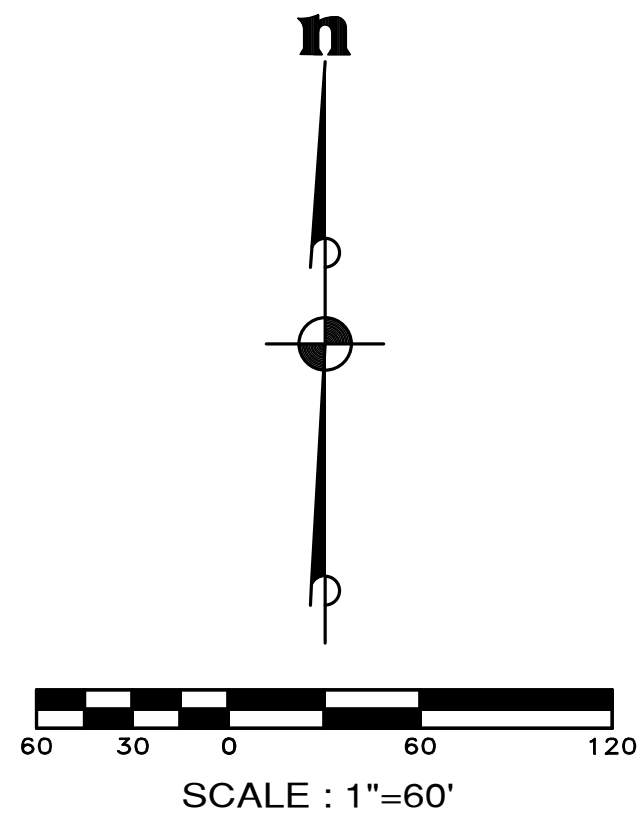


KITTITAS CO CDS  
RECEIVED  
06/02/2026

# RECORD OF SURVEY

A PORTION OF THE SW 1/4 SW 1/4 OF SECTION 21, T. 20 N., R. 15 E., KITTITAS COUNTY, WASHINGTON



## LEGEND

- Δ DELTA
- R RADIUS
- L LENGTH
- (R) RADIAL BEARING
- FOUND BRASS CAP WITH PUNCH SET IN CONCRETE. SET IN CONJUNCTION WITH THE PLAT OF SUNCADIA - PHASE 1 DIVISION 3 - AUDITOR'S FILE NO. 200505040001
- FOUND 5/8" REBAR WITH CAP STAMPED: "HGG 6422"
- ESM SET 5/8" REBAR WITH CAP STAMPED: "ESM LLC 44925 45782"

## 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 R8, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

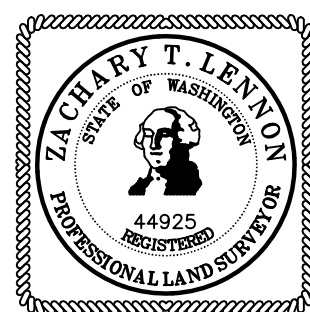
PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

## 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.

## NOTES

1. IT IS NOT THE INTENT OF THIS SURVEY TO DEPICT EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE.
2. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE NEW BOUNDARIES RESULTING FROM KITTITAS COUNTY BLA APPLICATION BL-26-0000X.



## 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 RESORT LLC IN APRIL OF 2026.

ZACHARY T. LENNON  
L.S. NO. 44925

## RECORDING CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

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

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

**ESM CONSULTING ENGINEERS LLC**  
32001 32nd Ave. S. #200  
Federal Way, WA 98001  
www.esmcivil.com  
FEDERAL WAY (253) 838-6113  
LYNNWOOD (425) 297-9900

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

JOB NO. 998-001-019-0005 | DATE: 2026-04-29  
DRAWN: C.A.F. | SHEET 1 OF 2

# RECORD OF SURVEY

A PORTION OF THE SW 1/4 SW 1/4 OF SECTION 21, T. 20 N., R. 15 E., KITTITAS COUNTY, WASHINGTON

## EXISTING LEGAL DESCRIPTIONS

### LOT 2

LOT 2 OF SUNCADIA RESORT SERVICES PARCEL SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 06-124, AS RECORDED JUNE 20, 2007, IN BOOK 1 (i) OF SHORT PLATS, PAGES 198 AND 199, UNDER AUDITOR'S FILE NO. 200706200029, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF TRACT S-1, SUNCADIA PHASE I, DIVISION 3, IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

### LOT 3

LOT 3 OF SUNCADIA RESORT SERVICES PARCEL SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 06-124, AS RECORDED JUNE 20, 2007, IN BOOK 1 (i) OF SHORT PLATS, PAGES 198 AND 199, UNDER AUDITOR'S FILE NO. 200706200029, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF TRACT S-1, SUNCADIA PHASE I, DIVISION 3, IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

### LOT 4

LOT 4 OF SUNCADIA RESORT SERVICES PARCEL SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 06-124, AS RECORDED JUNE 20, 2007, IN BOOK 1 (i) OF SHORT PLATS, PAGES 198 AND 199, UNDER AUDITOR'S FILE NO. 200706200029, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF TRACT S-1, SUNCADIA PHASE I, DIVISION 3, IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

## LEGAL DESCRIPTIONS FOR PROPOSED LOTS

### LOT A

LOT 4 OF SUNCADIA RESORT SERVICES PARCEL SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 06-124, AS RECORDED JUNE 20, 2007, IN BOOK 1 (i) OF SHORT PLATS, PAGES 198 AND 199, UNDER AUDITOR'S FILE NO. 200706200029, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF TRACT S-1, SUNCADIA PHASE I, DIVISION 3, IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 3 OF SAID SHORT PLAT LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EASTERLY CORNER COMMON TO SAID LOT 3 AND LOT 2 OF SAID SHORT PLAT;  
 THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, N 09°15'30" W, 35.79 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE N 88°33'52" W, 301.40 FEET;  
 THENCE S 01°26'08" W, 259.21 FEET;  
 THENCE N 87°31'35" W, 217.00 FEET TO THE EASTERLY MARGIN OF COAL MINE WAY AND THE TERMINUS OF SAID LINE.

CONTAINING 4.32 ACRES, MORE OR LESS.

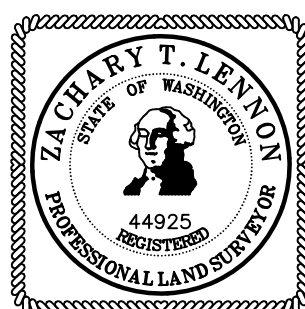
### LOT B

LOT 2 OF SUNCADIA RESORT SERVICES PARCEL SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 06-124, AS RECORDED JUNE 20, 2007, IN BOOK 1 (i) OF SHORT PLATS, PAGES 198 AND 199, UNDER AUDITOR'S FILE NO. 200706200029, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF TRACT S-1, SUNCADIA PHASE I, DIVISION 3, IN BOOK 9 OF PLATS, PAGES 94 THROUGH 120, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 3 OF SAID SHORT PLAT LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EASTERLY CORNER COMMON TO SAID LOTS 2 AND 3;  
 THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, N 09°15'30" W, 35.79 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE N 88°33'52" W, 301.40 FEET;  
 THENCE S 01°26'08" W, 259.21 FEET;  
 THENCE N 87°31'35" W, 217.00 FEET TO THE EASTERLY MARGIN OF COAL MINE WAY AND THE TERMINUS OF SAID LINE.

CONTAINING 2.15 ACRES, MORE OR LESS.



## 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 RESORT LLC IN MAY OF 2026.

ZACHARY T. LENNON  
 L.S. NO. 44925

## RECORDING CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

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

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

<b>ESM</b>	CONSULTING ENGINEERS LLC		
	32001 32nd Ave. S. #200 Federal Way, WA 98001		
www.esmcivil.com			FEDERAL WAY (253) 838-6113 LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
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JOB NO. 998-001-019-0005	DATE: 2026-05-06
DRAWN: C.A.F.	SHEET 2 OF 2