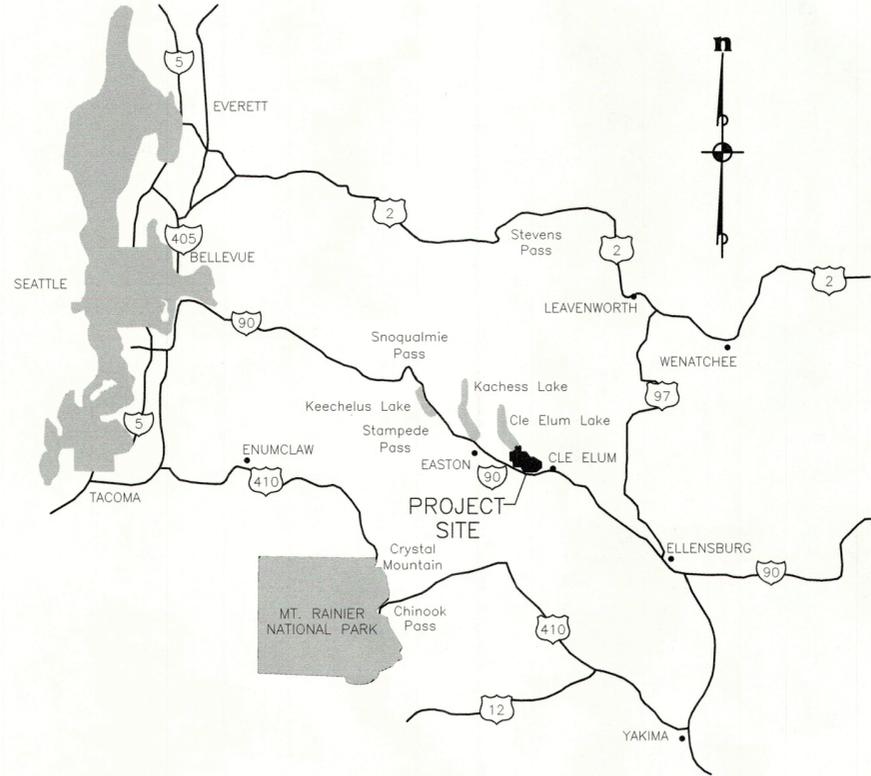
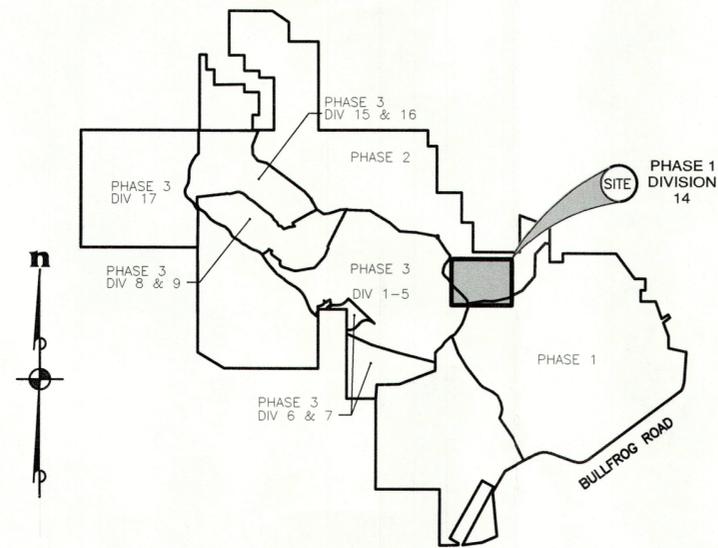


A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

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

OWNER

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 0.16 ACRES TO 0.51 ACRES.

TOTAL ACREAGE PHASE 1, DIVISION 14 = 43.94 ACRES
TOTAL LOT ACREAGE = 8.1 ACRES
TOTAL NUMBER OF LOTS = 39
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 OS-3, OF SUNCADIA - PHASE 1 DIVISION 9, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 79 THROUGH 82, RECORDS OF SAID COUNTY;

TOGETHER WITH TRACT A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 2, 2008 UNDER AUDITOR'S FILE NO. 200805020040 AND FILED IN BOOK 35 OF SURVEYS, PAGES 30 AND 31, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

ALSO TOGETHER WITH TRACT Z-2, OF RIVER RIDGE, SUNCADIA - PHASE 2 DIVISION 3, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 190 THROUGH 200, RECORDS OF SAID COUNTY.

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.

ASSESSOR PARCEL NUMBERS 953905 (OS-3), 953911 (Z-5) AND 960515 (Z-2).

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Professional Land Surveyor
Civil Engineering
Public Works

Land Surveying
Project Management
Land Planning
Landscape Architecture

ESB-113
EXPIRES 12/31/2025
EVERETT (425) 297-9900

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SUNCADIA PHASE 1 DIVISION 14
PRELIMINARY PLAT

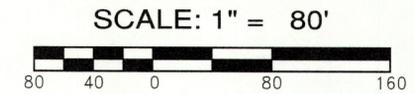
KITTITAS COUNTY WASHINGTON

JOB NO.:	998-768-017
DWG. NAME:	PP-01
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	08/16/2022
PRINT DATE:	

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

TRACT OS-6
PHASE 2 DIVISION 3
(RIVER RIDGE)



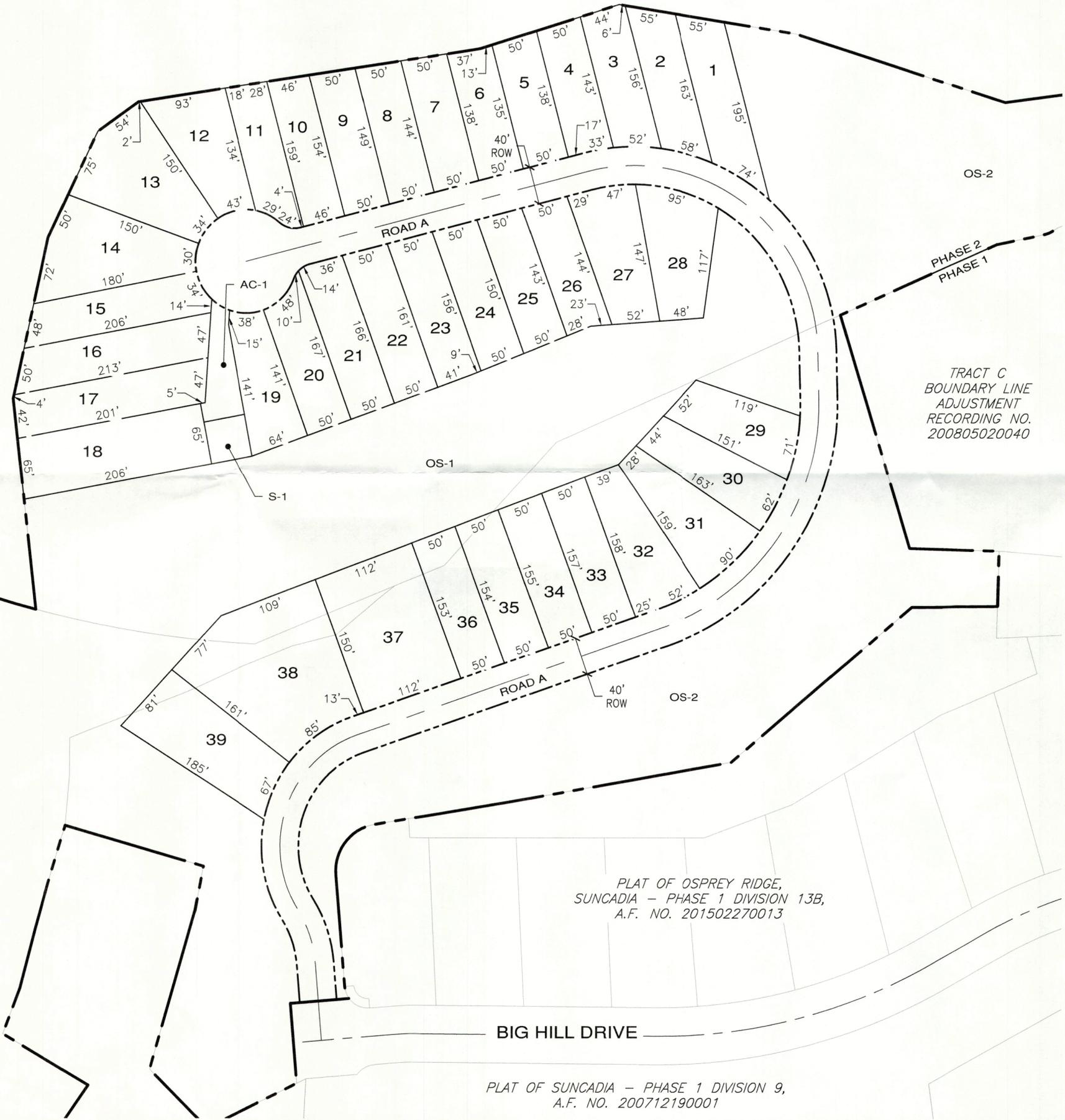
TRACT LEGEND

- OS OPEN SPACE
- S SERVICE
- AC ACCESS

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LOT AREA TABLE	
LOT #	AREA (S.F.)
1	8786
2	7905
3	7482
4	6977
5	6829
6	6810
7	7053
8	7305
9	7558
10	7184

LOT AREA TABLE	
LOT #	AREA (S.F.)
11	6853
12	8959
13	12382
14	12078
15	8762
16	9636
17	9682
18	13254
19	7558
20	7470

LOT AREA TABLE	
LOT #	AREA (S.F.)
21	8401
22	8180
23	7939
24	7647
25	7329
26	7088
27	9281
28	9329
29	8092
30	8238

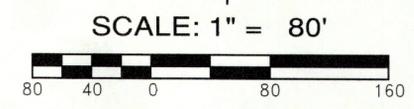
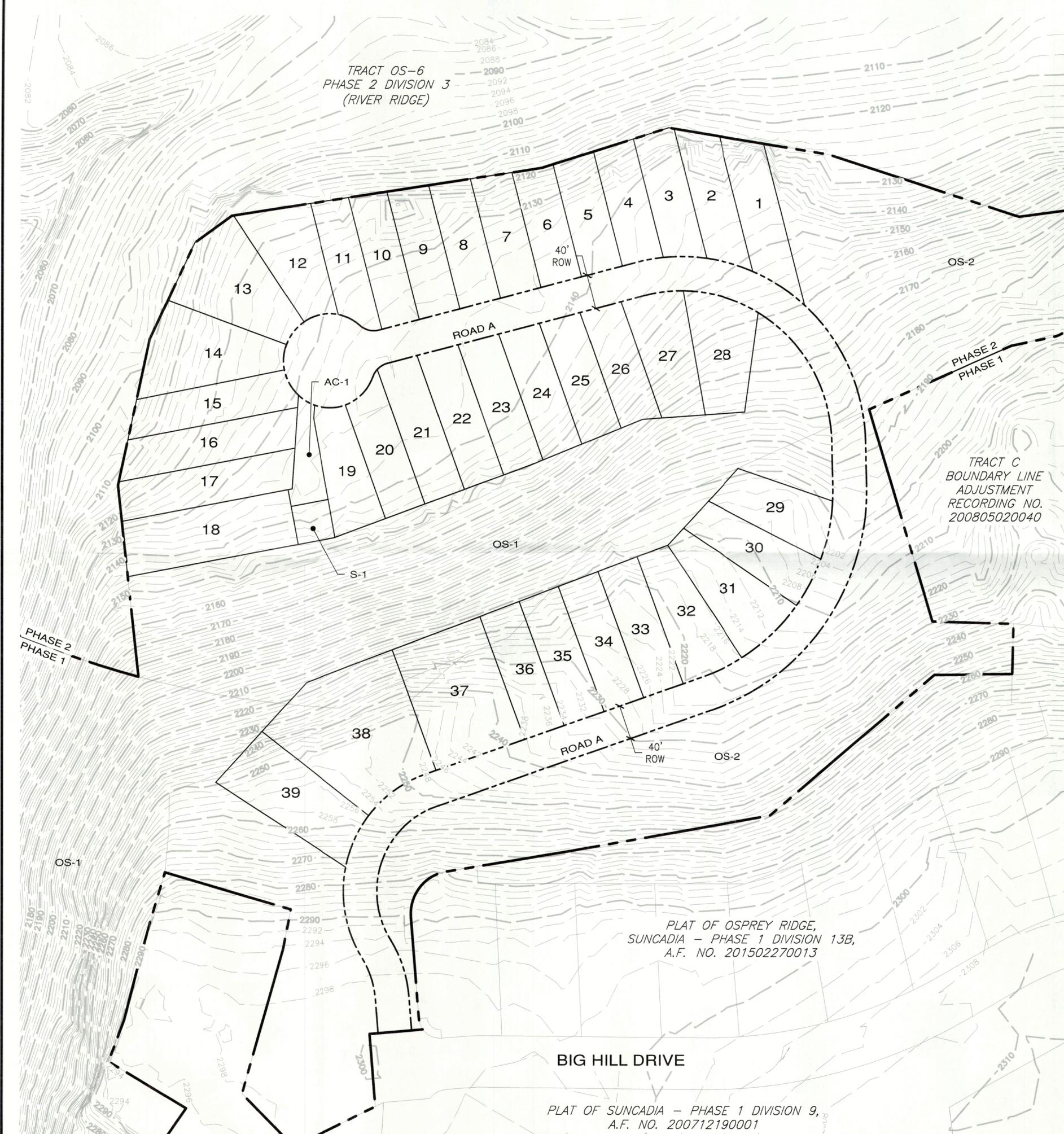
LOT AREA TABLE	
LOT #	AREA (S.F.)
31	9486
32	9177
33	7870
34	7803
35	7736
36	7669
37	16877
38	22096
39	12379

SUNCADIA RESORT, LLC
 SUNCADIA PHASE 1 DIVISION 14
 PRELIMINARY PLAT
 WASHINGTON
 KITTITAS COUNTY

JOB NO.:	998-768-017
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A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.



TRACT LEGEND

- OS OPEN SPACE
- S SERVICE
- AC ACCESS

LOT AREA TABLE	
LOT #	AREA (AC.)
1	0.20
2	0.18
3	0.17
4	0.16
5	0.16
6	0.16
7	0.16
8	0.17
9	0.17
10	0.16

LOT AREA TABLE	
LOT #	AREA (AC.)
11	0.16
12	0.21
13	0.28
14	0.28
15	0.20
16	0.22
17	0.22
18	0.30
19	0.17
20	0.17

LOT AREA TABLE	
LOT #	AREA (AC.)
21	0.19
22	0.19
23	0.18
24	0.18
25	0.17
26	0.16
27	0.21
28	0.21
29	0.19
30	0.19

LOT AREA TABLE	
LOT #	AREA (AC.)
31	0.22
32	0.21
33	0.18
34	0.18
35	0.18
36	0.18
37	0.39
38	0.51
39	0.28

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SUNCADIA PHASE 1 DIVISION 14

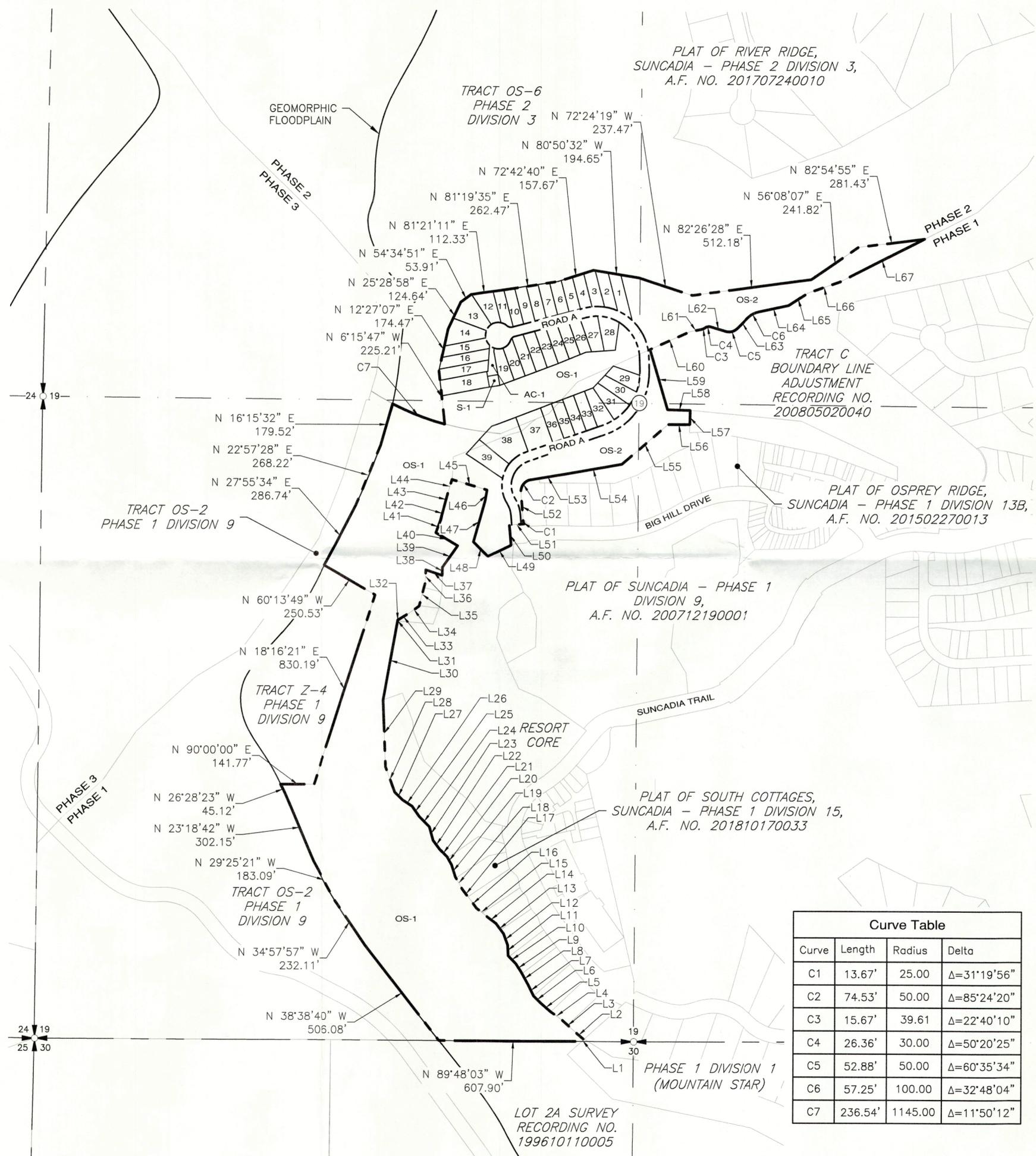
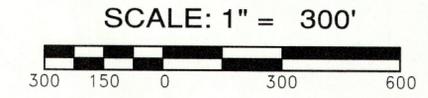
PRELIMINARY PLAT

KITTITAS COUNTY WASHINGTON

JOB NO.:	998-768-017
DWG. NAME:	PP-03
DESIGNED BY:	JWH
DRAWN BY:	LGB
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PRINT DATE:	

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



Line	Length	Direction
L1	11.81	S 48°22'45" W
L2	56.62	S 50°03'23" E
L3	64.60	S 48°44'53" E
L4	60.58	S 54°09'09" E
L5	55.03	S 49°58'27" E
L6	44.68	S 46°01'03" E
L7	50.91	S 26°08'41" E
L8	61.65	S 29°33'16" E
L9	41.58	S 33°06'28" E
L10	46.67	S 44°29'29" E
L11	44.72	S 3°16'33" E
L12	49.91	S 20°35'42" E
L13	53.85	S 37°21'38" E
L14	49.94	S 54°21'18" E
L15	52.64	S 52°13'10" E
L16	50.39	S 37°08'57" E
L17	49.10	S 38°19'10" E

Line	Length	Direction
L18	60.16	S 30°12'55" E
L19	52.36	S 18°04'00" E
L20	39.18	S 29°17'02" E
L21	42.90	S 45°20'09" E
L22	46.90	S 37°25'11" E
L23	58.89	S 16°06'14" E
L24	61.19	S 45°18'10" E
L25	52.08	S 35°20'28" E
L26	48.87	S 57°05'30" E
L27	46.29	S 46°35'43" E
L28	112.07	S 20°13'19" E
L29	275.58	S 2°20'58" E
L30	335.96	S 10°22'50" W
L31	4.33	S 10°22'50" W
L32	0.41	N 79°54'38" W
L33	56.29	S 59°16'18" W
L34	51.45	S 55°02'09" W

Line	Length	Direction
L35	100.88	S 15°06'02" W
L36	54.78	S 1°49'42" W
L37	73.41	N 71°51'08" W
L38	35.50	S 1°26'02" W
L39	111.58	S 35°11'28" W
L40	107.30	S 59°41'48" E
L41	51.87	S 20°51'10" W
L42	64.92	S 14°44'26" W
L43	53.55	S 15°51'44" W
L44	60.58	S 16°54'02" W
L45	155.80	N 73°54'18" W
L46	46.82	N 10°43'08" E
L47	175.76	N 16°10'56" E
L48	87.70	N 45°13'14" W
L49	108.01	S 64°18'44" W
L50	84.83	S 4°42'25" E
L51	63.65	S 85°17'35" W

Line	Length	Direction
L52	118.53	S 4°42'25" E
L53	148.45	S 80°41'55" W
L54	244.08	S 80°06'56" W
L55	255.77	S 49°54'37" W
L56	92.71	S 89°33'14" W
L57	58.66	S 1°31'04" W
L58	96.79	S 88°28'56" E
L59	259.49	S 16°56'02" E
L60	185.33	S 66°15'12" W
L61	50.05	S 78°23'27" W
L62	66.03	N 73°56'18" W
L63	60.72	S 45°28'08" W
L64	128.86	S 78°16'12" W
L65	98.39	S 57°30'32" W
L66	143.80	S 71°12'19" W
L67	399.31	S 63°28'34" W

Curve	Length	Radius	Delta
C1	13.67'	25.00	Δ=31°19'56"
C2	74.53'	50.00	Δ=85°24'20"
C3	15.67'	39.61	Δ=22°40'10"
C4	26.36'	30.00	Δ=50°20'25"
C5	52.88'	50.00	Δ=60°35'34"
C6	57.25'	100.00	Δ=32°48'04"
C7	236.54'	1145.00	Δ=11°50'12"

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PRELIMINARY PLAT
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JOB NO.: 998-768-017
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PP-04
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