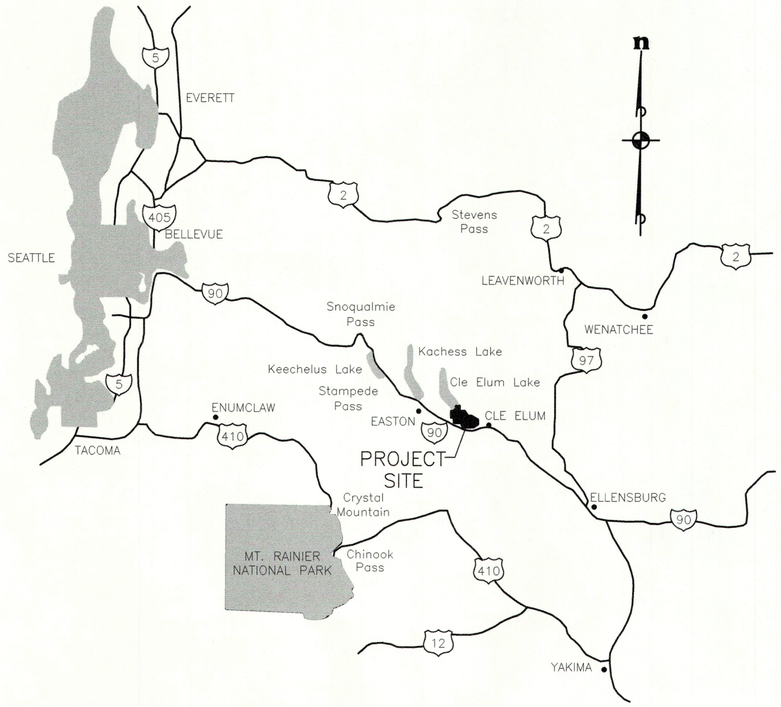
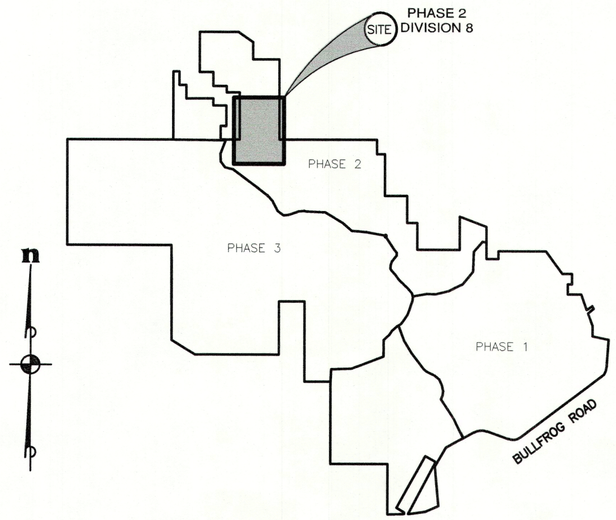
A PORTION OF SECTION 14, T. 20 N., R. 14 E. AND SECTION 11, T. 20 N., R. 14 E., W.M.
KITTITAS COUNTY, WASHINGTON



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 0.19 ACRES TO 0.87 ACRES.

TOTAL ACREAGE PHASE 2, DIVISION 8 = 290.3 ACRES
TOTAL LOT ACREAGE = 26.9 ACRES
TOTAL NUMBER OF LOTS = 72
TOTAL NUMBER OF TRACTS = 10

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

LOTS 3B AND 4B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JUNE 13, 1995 UNDER AUDITOR'S FILE NO. 582255 AND FILED IN BOOK 21 OF SURVEYS, PAGES 44 AND 45, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

TOGETHER WITH LOTS 1B, 2B, 3B AND 4B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581729 AND FILED IN BOOK 21 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;

ALSO TOGETHER WITH TRACT Z–3, SUNCADIA – PHASE 2 DIVISION 7 BLOCK 1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 244 THROUGH 258, UNDER AUDITOR'S FILE NO. 202207250044, RECORDS OF KITTITAS COUNTY, WASHINGTON.

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 16198 AND 11894 (LOT 3B), 770236 AND 16194 (LOT 4B), 11839 AND 16210 (LOT 1B), 11840 (LOT 2B), 11841 (LOT 3B), 11842 (LOT 4B) AND 962676 (Z–3).

REVISIONS

NO.	DESCRIPTION/DATE	BY

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR
09/08/2022

ESM CONSULTING ENGINEERS, LLC
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SUNCADIA RESORT, LLC

SUNCADIA PHASE 2 DIVISION 8
PRELIMINARY PLAT
KITTITAS COUNTY WASHINGTON

JOB NO.:	998–883–022
DWG. NAME:	PP–01
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	09/09/2022
PRINT DATE:	

SHEET
PP-01
1 OF 6 SHEETS

Plotted: 9/8/2022 1:20 PM
File: \\esm8\ENGR\ESM–JOBS\998\883\022\P–plat\Plots\PP–01.dwg

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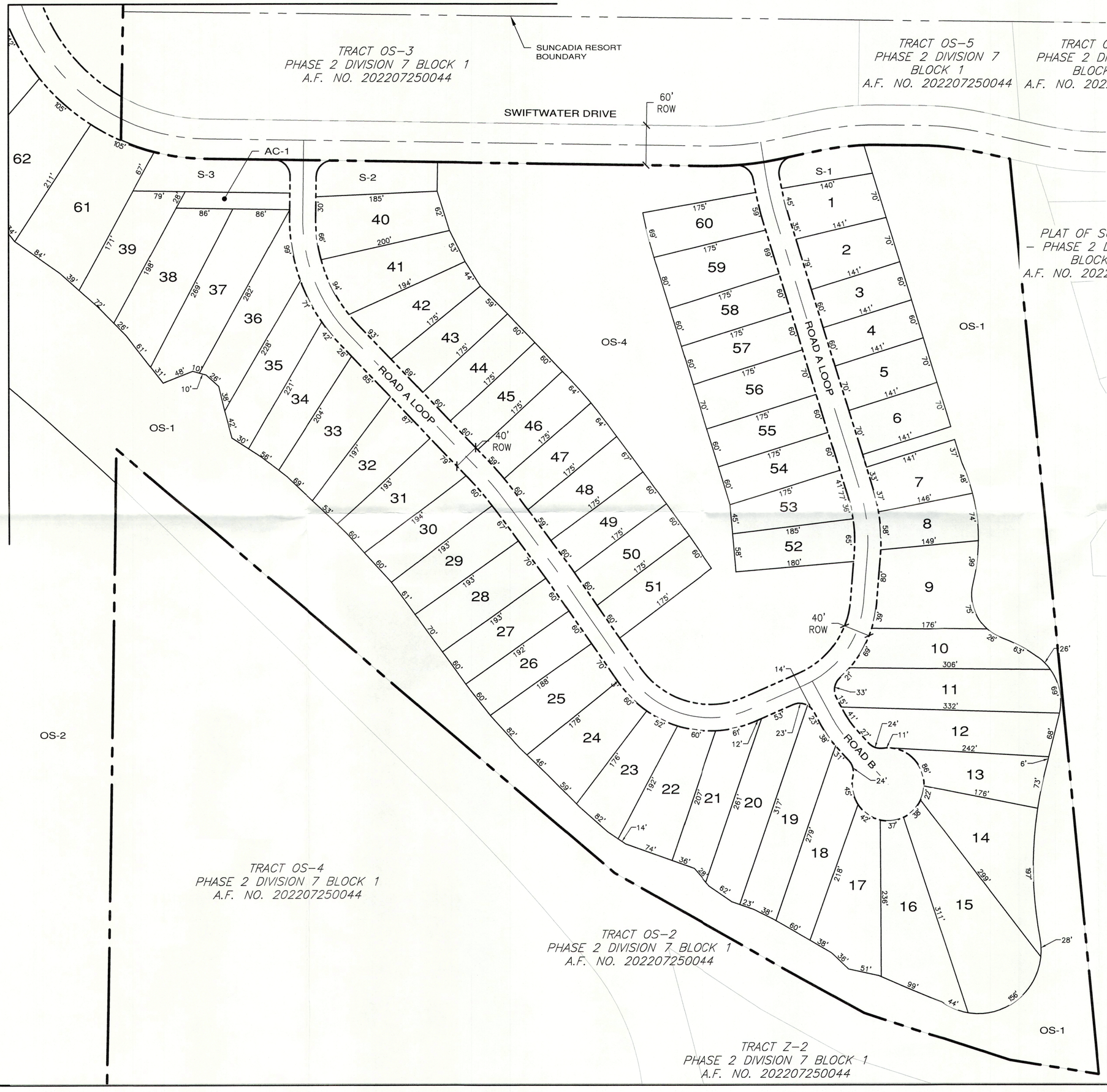
KITTITAS COUNTY, WASHINGTON

FOR CONTINUATION - SEE SHEET PP-03



n

SCALE: 1" = 100'

100 50 0 100 200

TRACT LEGEND

OS	OPEN SPACE
S	SERVICE
AC	ACCESS
Z	FUTURE DEVELOPMENT

LOT AREA TABLE	
LOT #	AREA (S.F.)
1	10526
2	10529
3	8456
4	8456
5	9865
6	9865
7	11085
8	9717
9	18776
10	14657

LOT AREA TABLE	
LOT #	AREA (S.F.)
11	20823
12	18915
13	12647
14	20683
15	28703
16	21063
17	17526
18	15400
19	17848
20	17782

LOT AREA TABLE	
LOT #	AREA (S.F.)
21	13610
22	14491
23	12283
24	14588
25	13880
26	11425
27	11545
28	13522
29	12331
30	11648

LOT AREA TABLE	
LOT #	AREA (S.F.)
31	13350
32	13478
33	15196
34	12823
35	13759
36	15529
37	20811
38	18296
39	13875
40	15218

LOT AREA TABLE	
LOT #	AREA (S.F.)
41	14430
42	12332
43	11204
44	10505
45	10505
46	10833
47	10825
48	10991
49	10501
50	10504

LOT AREA TABLE	
LOT #	AREA (S.F.)
51	10504
52	11198
53	10977
54	10500
55	10500
56	12250
57	10500
58	10500
59	13027
60	11223

REVISIONS

NO	DESCRIPTION/DATE	BY

ZACHARY T. LENNON
STATE OF WASHINGTON
14925
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PROFESSIONAL LAND SURVEYOR
09/08/2022

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SUNCADIA PHASE 2 DIVISION 8

PRELIMINARY PLAT

KITTITAS COUNTY WASHINGTON

JOB NO.:	998-883-022
DWG. NAME:	PP-02
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	09/09/2022
PRINT DATE:	

SHEET
PP-02
2 OF 6 SHEETS

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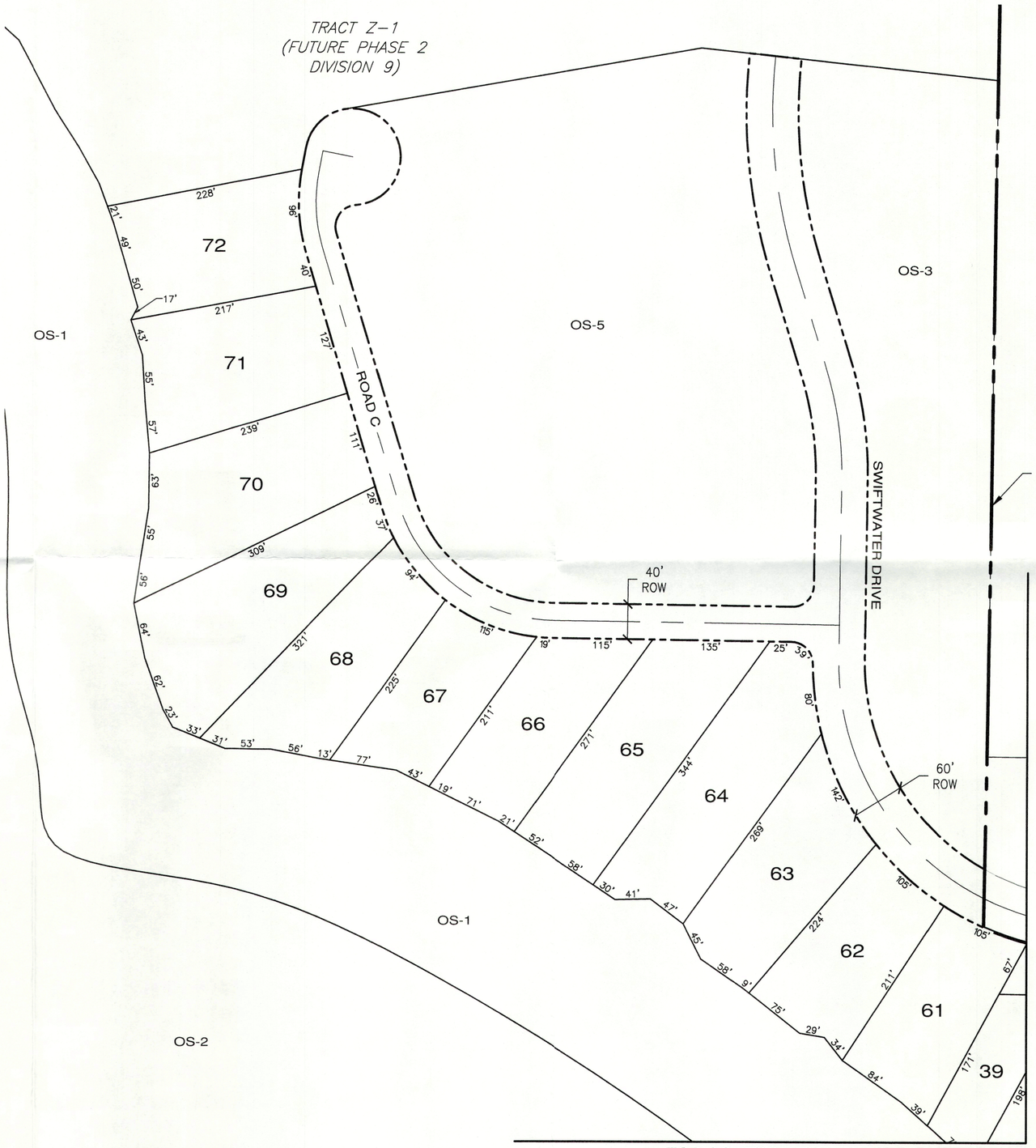
KITTITAS COUNTY, WASHINGTON



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SCALE: 1" = 100'

100 50 0 100 200

TRACT LEGEND

OS	OPEN SPACE
S	SERVICE
AC	ACCESS
Z	FUTURE DEVELOPMENT

LOT AREA TABLE

LOT #	AREA (S.F.)
61	24920
62	25388
63	29076
64	35641
65	33808
66	26320
67	22891
68	30107
69	37971
70	35562
71	31197
72	28075

REVISIONS

NO.	DESCRIPTION/DATE	BY

ZACHARY T. LENNON
STATE OF WASHINGTON
24925
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09/08/2022

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PRELIMINARY PLAT
KITTITAS COUNTY WASHINGTON

JOB NO.:	998-883-022
DWG. NAME:	PP-03
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	09/09/2022
PRINT DATE:	

SHEET
PP-03
3 OF 6 SHEETS

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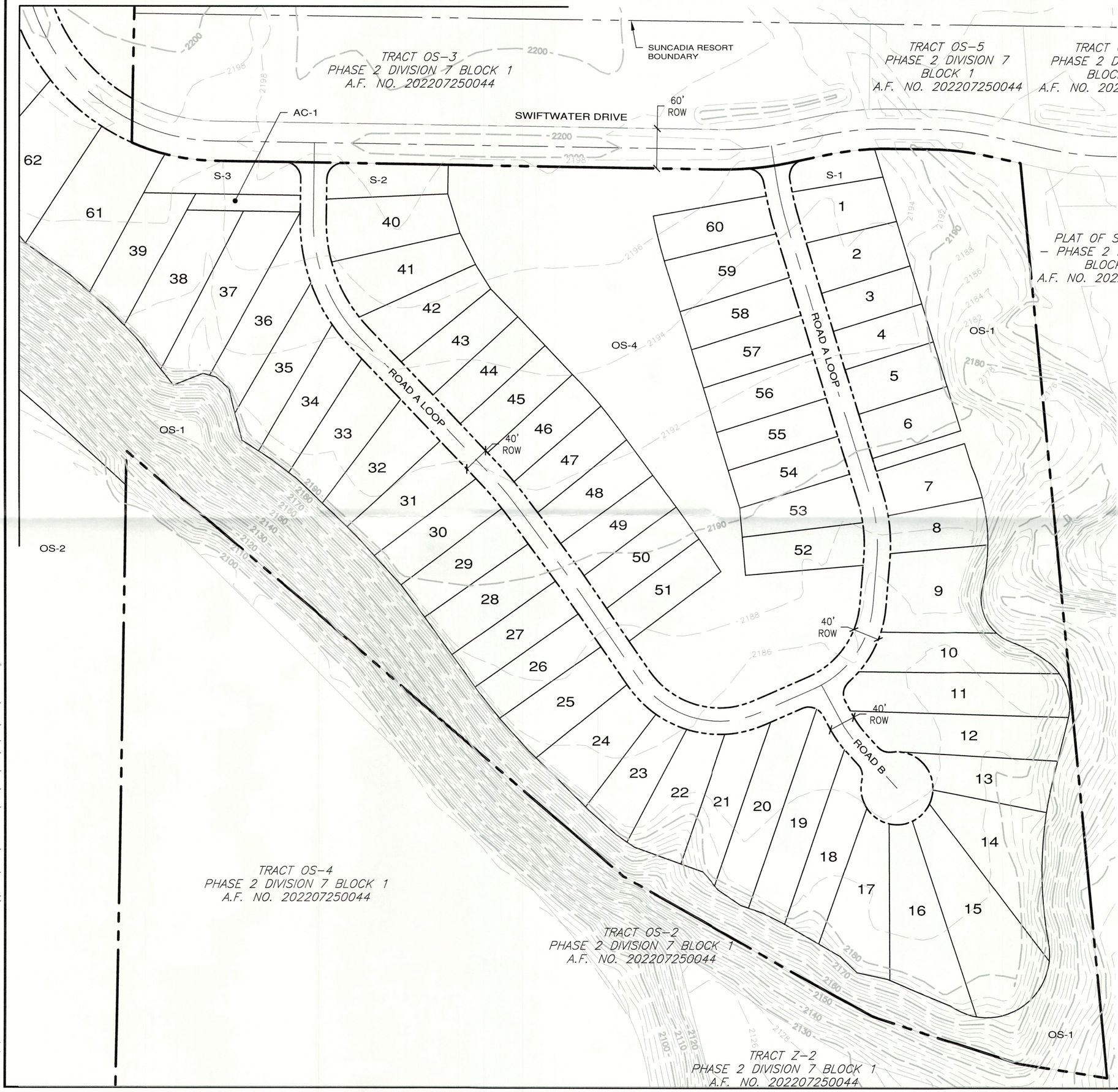
A PORTION OF SECTION 14, T. 20 N., R. 14 E. AND SECTION 11, T. 20 N., R. 14 E., W.M.
KITTITAS COUNTY, WASHINGTON

FOR CONTINUATION - SEE SHEET PP-05



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SCALE: 1" = 100'

100 50 0 100 200

TRACT LEGEND

OS	OPEN SPACE
S	SERVICE
AC	ACCESS
Z	FUTURE DEVELOPMENT

LOT AREA TABLE	
LOT #	AREA (AC.)
1	0.24
2	0.24
3	0.19
4	0.19
5	0.23
6	0.23
7	0.25
8	0.22
9	0.43
10	0.34

LOT AREA TABLE	
LOT #	AREA (AC.)
11	0.48
12	0.43
13	0.29
14	0.47
15	0.66
16	0.48
17	0.40
18	0.35
19	0.41
20	0.41

LOT AREA TABLE	
LOT #	AREA (AC.)
21	0.31
22	0.33
23	0.28
24	0.33
25	0.32
26	0.26
27	0.27
28	0.31
29	0.28
30	0.27

LOT AREA TABLE	
LOT #	AREA (AC.)
31	0.31
32	0.31
33	0.35
34	0.29
35	0.32
36	0.36
37	0.48
38	0.42
39	0.32
40	0.35

LOT AREA TABLE	
LOT #	AREA (AC.)
41	0.33
42	0.28
43	0.26
44	0.24
45	0.24
46	0.25
47	0.25
48	0.25
49	0.24
50	0.24

LOT AREA TABLE	
LOT #	AREA (AC.)
51	0.24
52	0.26
53	0.25
54	0.24
55	0.24
56	0.28
57	0.24
58	0.24
59	0.30
60	0.26

REVISIONS

NO.	DESCRIPTION/DATE	BY

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR
09/08/2022

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PRELIMINARY PLAT

KITTITAS COUNTY WASHINGTON

JOB NO.:	998-883-022
DWG. NAME:	PP-04
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	09/09/2022
PRINT DATE:	

SHEET
PP-04
4 OF 6 SHEETS

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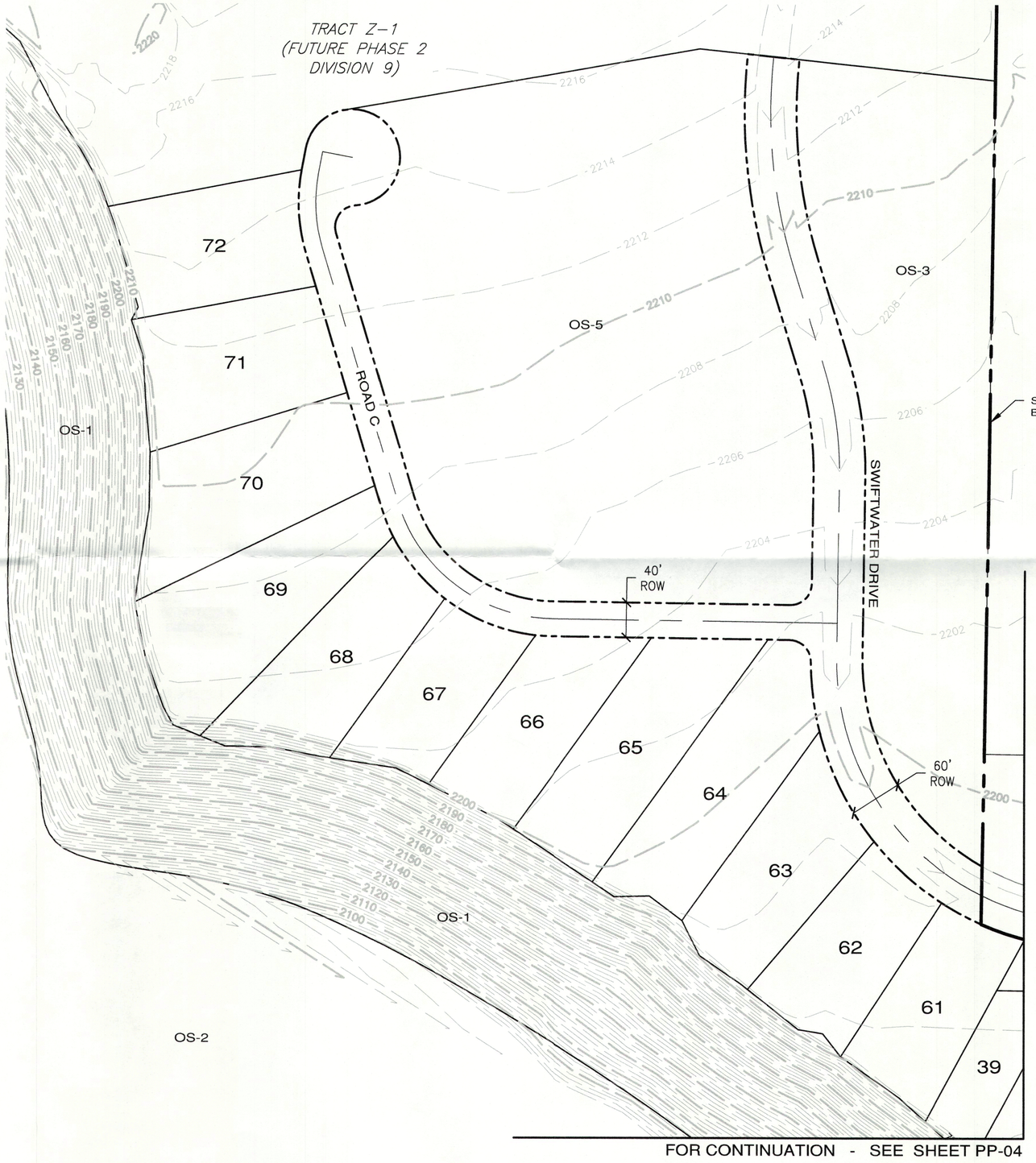
KITTITAS COUNTY, WASHINGTON



n

SCALE: 1" = 100'

100 50 0 100 200

TRACT LEGEND

OS	OPEN SPACE
S	SERVICE
AC	ACCESS
Z	FUTURE DEVELOPMENT

LOT AREA TABLE

LOT #	AREA (AC.)
61	0.57
62	0.58
63	0.67
64	0.82
65	0.78
66	0.60
67	0.53
68	0.69
69	0.87
70	0.82
71	0.72
72	0.64

FOR CONTINUATION - SEE SHEET PP-04

REVISIONS

NO.	DESCRIPTION/DATE	BY

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STATE OF WASHINGTON
44925
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09/08/2022

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PRELIMINARY PLAT
KITTITAS COUNTY WASHINGTON

JOB NO.:	998-883-022
DWG. NAME:	PP-05
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	09/09/2022
PRINT DATE:	

SHEET
PP-05
5 OF 6 SHEETS

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A PORTION OF SECTION 14, T. 20 N., R. 14 E. AND SECTION 11, T. 20 N., R. 14 E., W.M.
KITTITAS COUNTY, WASHINGTON

TRACT LEGEND

OS	OPEN SPACE
S	SERVICE
AC	ACCESS
Z	FUTURE DEVELOPMENT

Curve Table			
Curve	Length	Radius	Delta
C1	130.84'	330.00	22°42'58"
C2	107.68'	490.00	12°35'29"
C3	92.62'	430.00	12°20'31"
C4	86.56'	430.00	11°32'03"

22.72
22.72
22.72
22.72

SCALE: 1" = 300'

300 150 0 300 600

N 88°44'37" W
2646.64'

N 0°49'15" E
2651.17'

TRACT Z-1
(FUTURE PHASE 2
DIVISION 9)

SUNCADIA RESORT
BOUNDARY

N 88°38'16" W
662.72'

N 0°37'01" E
331.18'

N 0°36'07" E
2319.27'

N 88°43'24" W
658.41'

N 21°34'15" E
706.07'

SUNCADIA RESORT BOUNDARY

N 2°24'40" W
381.31'

N 37°18'01" W
359.26'

N 76°10'36" W
404.72'

N 53°33'45" W
1464.64'

N 52°39'17" W
647.65'

N 41°53'10" W
373.04'

N 27°44'26" W
566.57'

N 0°59'07" E
770.28'

N 0°59'07" E
1976.03'

N 49°47'39" W
992.90'

N 60°47'37" W
296.56'

N 61°34'26" W
138.85'

N 72°16'45" W
233.24'

N 81°08'53" W
137.23'

N 77°49'21" W
52.29'

N 89°21'24" W
62.47'

N 78°18'05" E
62.33'

N 89°06'26" W
768.11'

N 0°59'07" E
194.40'

N 5°34'23" W
1385.36'

PLAT OF SUNCADIA
– PHASE 2 DIVISION 7 BLOCK 1
A.F. NO. 202207250044

OS-1 OS-2 OS-3 OS-4 OS-5 OS-6

S-1 S-2 S-3 AC-1 C1 C2 C3 C4

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72

11 12 13 14

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR
09/08/2022

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SUNCADIA RESORT, LLC

SUNCADIA PHASE 2 DIVSION 8

PRELIMINARY PLAT

KITTITAS COUNTY WASHINGTON

JOB NO.:	998-883-022
DWG. NAME:	PP-06
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	09/09/2022
PRINT DATE:	

SHEET
PP-06
6 OF 6 SHEETS

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