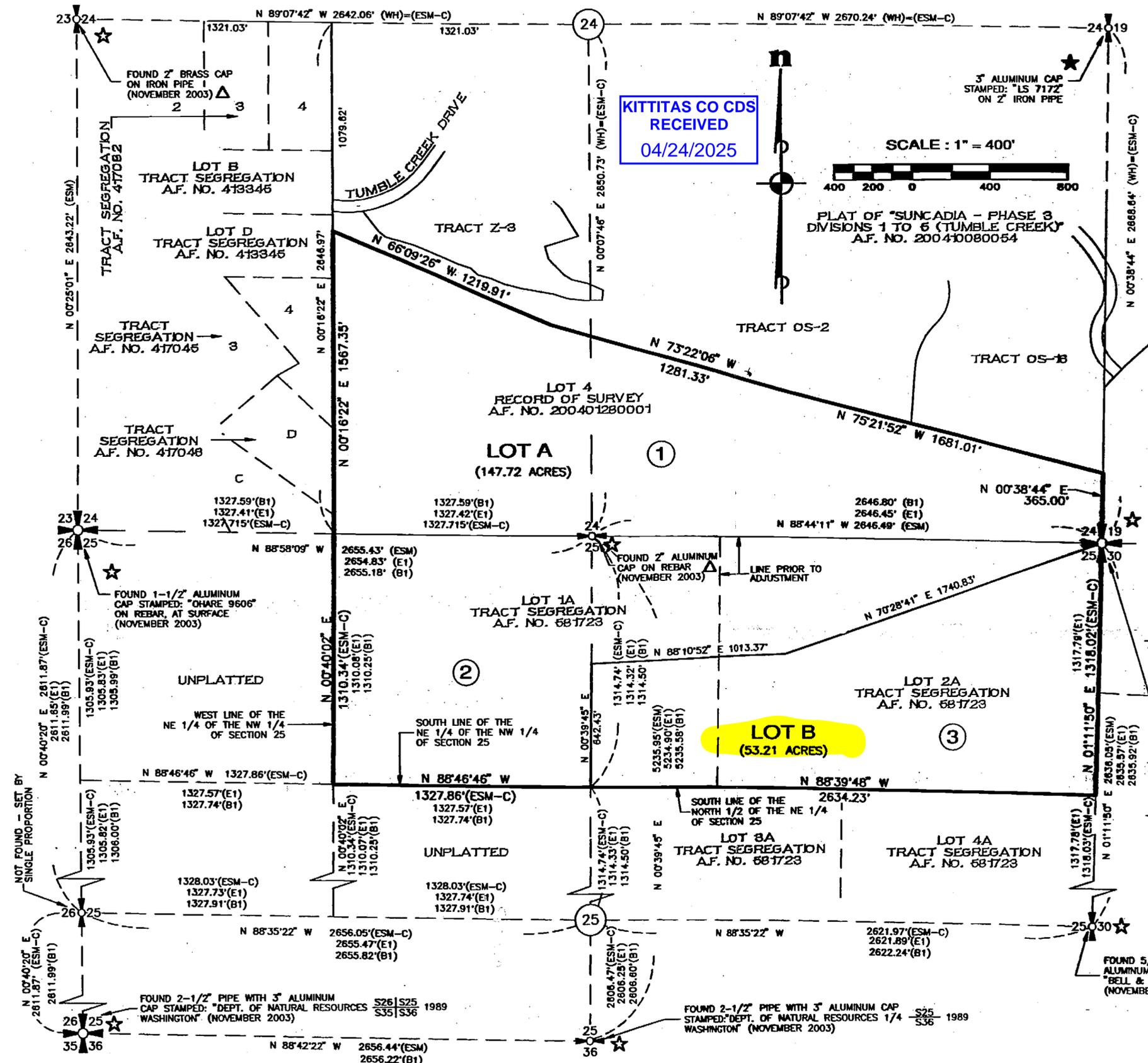


# A PORTION OF SECTIONS 24 AND 25, TWP. 20 N., RGE. 14 E., KITTITAS COUNTY, WASHINGTON



KITTITAS CO CDS  
RECEIVED  
04/24/2025

### LEGEND

- (WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. POSITION ACCEPTED BY ESM.
- (ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- ★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM ACCEPTED THEIR POSITION.
- ☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- (E1) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY EASTSIDE CONSULTANTS, INC. AS RECORDED IN BOOK 21 OF SURVEYS, PAGE 17, UNDER AUDITOR'S FILE NO. 581723.
- (B1) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY BELL & UPTON SURVEYING AS RECORDED IN BOOK 17 OF SURVEYS, PAGE 44, UNDER AUDITOR'S FILE NO. 535965.
- (ESM-C) BEARING AND OR DISTANCE HELD FOR BOUNDARY RESOLUTION.
- ② LOT DESIGNATION PRIOR TO ADJUSTMENT
- △ FOR ADDITIONAL INFORMATION REGARDING MONUMENT SEE THAT RECORD OF SURVEY RECORDED IN BOOK 29 OF SURVEYS, PAGE 213, UNDER AUDITOR'S FILE NO. 200401280001



PLAT OF "SUNCADIA - PHASE 3  
DIVISIONS 1 TO 6 (TUMBLE CREEK)  
A.F. NO. 2004-0080054

### SURVEY INSTRUMENTATION :

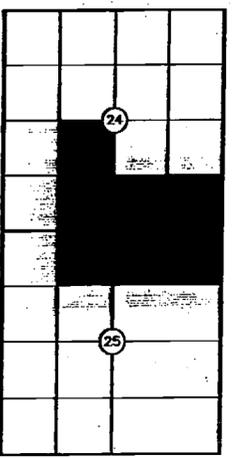
SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

- 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 OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

### BASIS OF BEARINGS:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SK0662) AND "U358" (PID SK0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

### SUBDIVISION LOCATOR



### 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 IN JANUARY OF 2005.

*Cynthia A. Flood*  
CYNTHIA A. FLOOD  
L.S. NO. 29281



### RECORDING CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF January 2005 AT 9:52 A.M. IN BOOK 30 OF SURVEYS AT PAGE 237 AT THE REQUEST OF ESM CONSULTING

*Judy Pless-Intorini*  
COUNTY AUDITOR DEPUTY

RECEIVING NO. 200501250008

### RECORD OF SURVEY FOR SUNCADIA

### ESM CONSULTING ENGINEERS LLC

720 S. 348th Street  
Federal Way, WA 98003

www.esmcivil.com

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

JOB NO. 998-510-003-0019 | DATE: 1/18/05  
DRAWN: R.J.W./B.R.S. | SHEET 1 OF 2

# A PORTION OF SECTIONS 24 AND 25, TWP. 20 N., RGE. 14 E., KITTITAS COUNTY, WASHINGTON

## LEGAL DESCRIPTION FOR EXISTING LOTS

### LOT 1

LOT 4, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 28, 2004 UNDER AUDITOR'S FILE NO. 200401280001 AND FILED IN BOOK 29 OF SURVEYS, PAGES 213 THROUGH 216, INCLUSIVE, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

### LOT 2

LOT 1A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581723 AND FILED IN BOOK 21 OF SURVEYS, PAGE 17, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

### LOT 3

LOT 2A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581723 AND FILED IN BOOK 21 OF SURVEYS, PAGE 17, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

## LEGAL DESCRIPTION FOR LOT A

THAT PORTION OF LOT 4 AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 28, 2004 UNDER AUDITOR'S FILE NO. 200401280001 AND FILED IN BOOK 29 OF SURVEYS, PAGES 213 THROUGH 216, INCLUSIVE, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND OF LOTS 1A AND 2A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581723 AND FILED IN BOOK 21 OF SURVEYS, PAGE 17, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, ALL BEING A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24, BEING COINCIDENT WITH THE SOUTHEASTERLY CORNER OF SAID LOT 4;  
THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, BEING COINCIDENT WITH THE EAST LINE OF SAID SECTION, N 00°38'44" E, 365.00 FEET TO THE SOUTHERLY LINE OF THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK)", AS RECORDED UNDER AUDITOR'S FILE NO. 200410080054;  
THENCE ALONG SAID SOUTHERLY LINE, N 75°21'52" W, 1681.01 FEET;  
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N 73°22'06" W, 1281.33 FEET;  
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N 66°09'26" W, 1219.91 FEET TO THE WESTERLY LINE OF SAID LOT 4, BEING COINCIDENT WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;  
THENCE ALONG SAID WESTERLY LINE, S 00°16'22" W, 1567.35 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1A, BEING COINCIDENT WITH THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25;  
THENCE ALONG THE WESTERLY LINE OF SAID LOT 1A, BEING COINCIDENT WITH THE WEST LINE OF LAST SAID SUBDIVISION, S 00°40'02" W, 1310.34 FEET TO THE SOUTHWESTERLY CORNER THEREOF;  
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1A, BEING COINCIDENT WITH THE SOUTH LINE OF LAST SAID SUBDIVISION, S 88°46'46" E, 1327.86 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25;  
THENCE ALONG SAID CENTERLINE, N 00°39'45" E, 642.43 FEET;  
THENCE N 88°10'52" E, 1013.37 FEET;  
THENCE N 70°28'41" E, 1740.83 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION FOR LOT B

THAT PORTION OF LOTS 1A AND 2A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581723 AND FILED IN BOOK 21 OF SURVEYS, PAGE 17, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, ALL BEING A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 2A;  
THENCE ALONG THE EASTERLY LINE OF SAID LOT 2A, BEING COINCIDENT WITH THE EAST LINE OF SAID SECTION, S 01°11'50" W, 1318.02 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2A, BEING COINCIDENT WITH THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION;  
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2A AND LOT 1A, BEING COINCIDENT WITH THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, N 88°39'48" W, 2634.23 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25;  
THENCE ALONG SAID CENTERLINE, N 00°39'45" E, 642.43 FEET;  
THENCE N 88°10'52" E, 1013.37 FEET;  
THENCE N 70°28'41" E, 1740.83 FEET TO THE POINT OF BEGINNING.

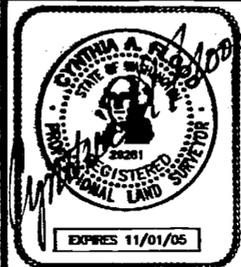
DRAWING NAME : 998\003\LOTS\GCPH2\_BLA2-2.DWG

01/24/2005

## 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 IN JANUARY OF 2005.

*Cynthia A. Flood*  
CYNTHIA A. FLOOD  
L.S. NO. 29281



## RECORDING CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF January 2005 AT 10:52 A.M. IN BOOK 30 OF SURVEYS AT PAGE 235 AT THE REQUEST OF ESM CONSULTING

*Judy Pless*  
COUNTY AUDITOR DEPUTY

RECEIVING NO. 200501250008

## RECORD OF SURVEY FOR SUNCADIA

**ESM CONSULTING ENGINEERS LLC**  
720 S. 348th Street  
Federal Way, WA 98003  
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BOTHELL (425) 415-8144

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

JOB NO. 998-510-003-0019 DATE: 1/18/05  
DRAWN: R.J.W./C.A.F./B.R.S. SHEET 2 OF 2