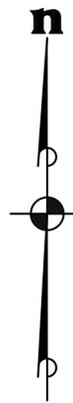


A PORTION OF NE 1/4 NE 1/4 SECTION 25, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON
 NW 1/4 NE 1/4 SW 1/4 NE 1/4



**KITTITAS CO CDS
RECEIVED
04/24/2025**



LEGEND

- (ESM) BEARING AND DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNERS AND THE COORDINATE POSITIONS ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002.
- ★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION IN 2002. 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.
- △ FOR ADDITIONAL INFORMATION REGARDING MONUMENT SEE THAT RECORD OF SURVEY RECORDED IN BOOK 29 OF SURVEYS, PAGE 213, UNDER AUDITOR'S FILE NO. 200401280001

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.

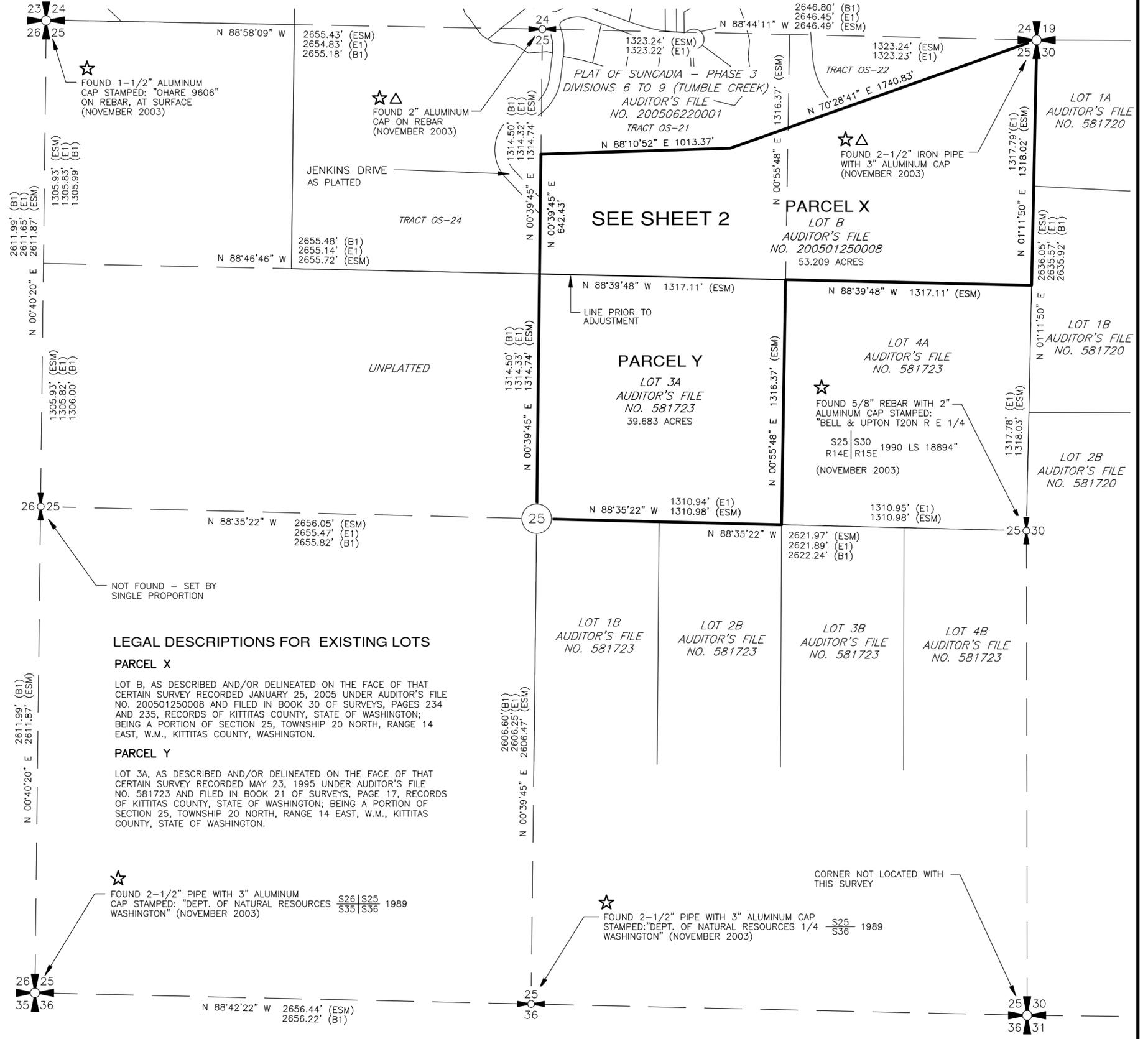
PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

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. NO CORNERS HAVE BEEN SET. ALL TRACTS ARE UNDER THE OWNERSHIP OF NEW SUNCADIA, LLC.
2. IT IS NOT THE INTENT OF THIS SURVEY TO DEPICT EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE.
3. THERE ARE NO EXISTING STRUCTURES LOCATED ON PROPOSED PARCELS X AND Y.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE NEW BOUNDARIES RESULTING FROM KITTITAS COUNTY BLA APPLICATION BL-25-000.



LEGAL DESCRIPTIONS FOR EXISTING LOTS

PARCEL X
 LOT B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 25, 2005 UNDER AUDITOR'S FILE NO. 200501250008 AND FILED IN BOOK 30 OF SURVEYS, PAGES 234 AND 235, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL Y
 LOT 3A, 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.

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 2025.

ZACHARY T. LENNON
 L.S. NO. 44925

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2025 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
 33400 8th Avenue S. #205
 Federal Way, WA 98003

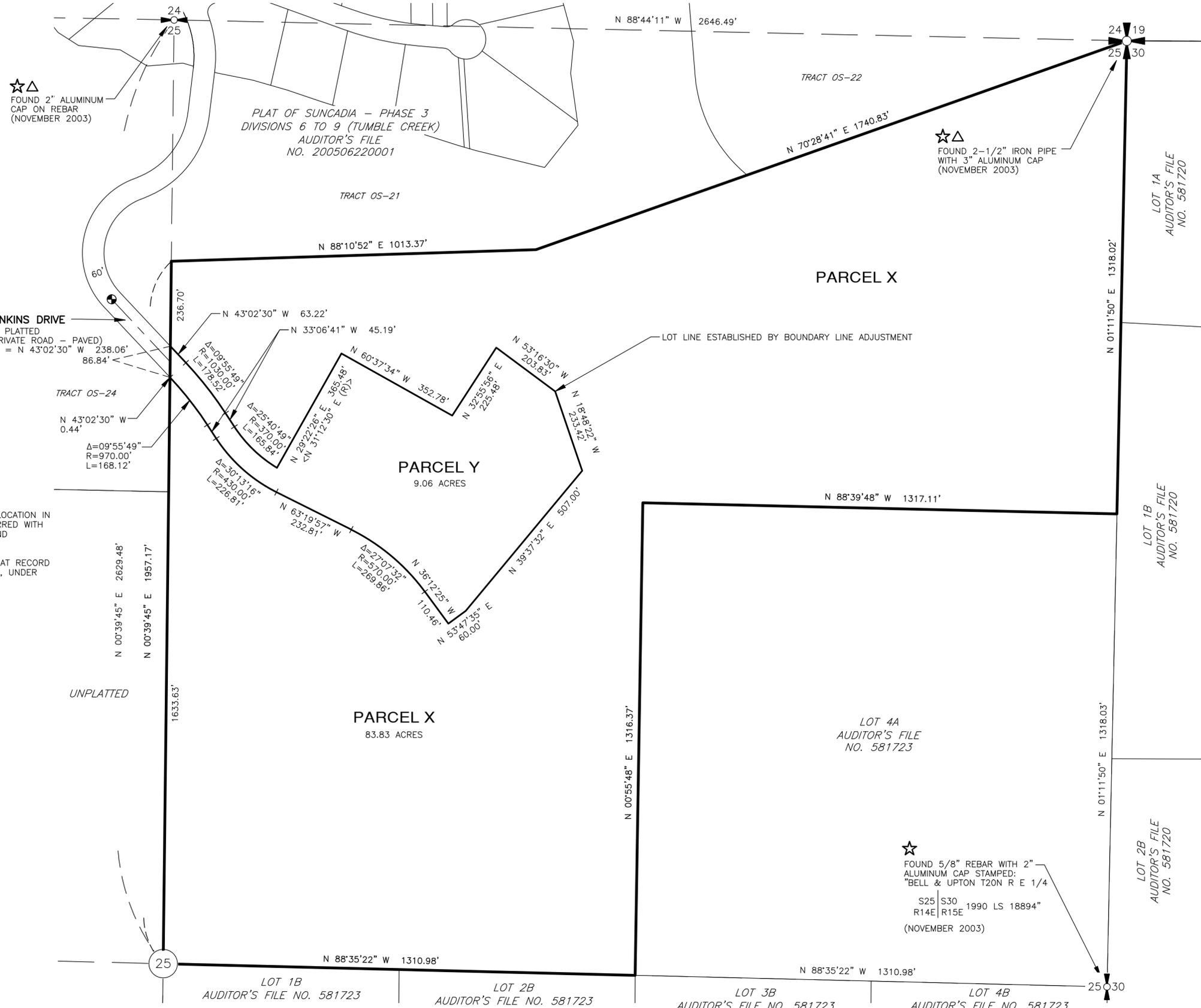
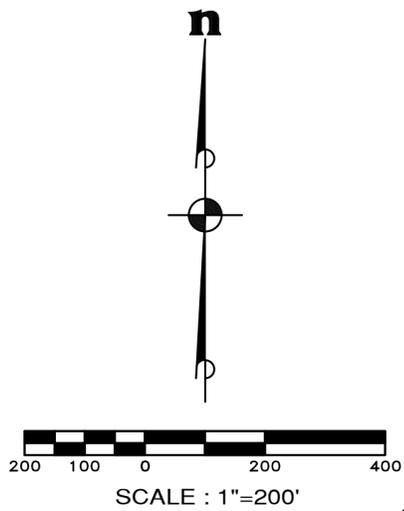
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FEDERAL WAY (253) 838-6113
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JOB NO. 998-847-022-0202 | DATE: 2025-04-17
 DRAWN: C.A.F. | SHEET 1 OF 3

A PORTION OF SECTION 25, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON



LEGEND

- ☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION IN 2002. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.
- △ FOR ADDITIONAL INFORMATION REGARDING MONUMENT SEE THAT RECORD OF SURVEY RECORDED IN BOOK 29 OF SURVEYS, PAGE 213, UNDER AUDITOR'S FILE NO. 200401280001
- Δ DELTA
- R RADIUS
- L LENGTH
- (R) RADIAL BEARING
- ⊙ BRASS CAP STAMPED: "LS 29281" SET IN CONCRETE SET WITH PLAT



SURVEYOR'S CERTIFICATE

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ZACHARY T. LENNON
L.S. NO. 44925

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COUNTY AUDITOR _____ DEPUTY _____

RECEIVING NO. _____

ESM CONSULTING ENGINEERS LLC
33400 8th Avenue S. #205
Federal Way, WA 98003

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

FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9900

JOB NO. 998-847-022-0202 DATE: 2025-04-17
DRAWN: C.A.F. SHEET 2 OF 3

A PORTION OF NE 1/4 NE 1/4
NW 1/4 NE 1/4
SW 1/4 NE 1/4 SECTION 25, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS FOR PROPOSED LOTS

PARCEL Y

THAT PORTION OF LOT B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 25, 2005 UNDER AUDITOR'S FILE NO. 200501250008 AND FILED IN BOOK 30 OF SURVEYS, PAGES 234 AND 235, RECORDS OF KITTITAS COUNTY, WASHINGTON, AND OF LOT 3A, 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, WASHINGTON, SITUATE IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT B;

THENCE ALONG THE WESTERLY LINE OF SAID LOT, S 00°39'45" W, 236.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 43°02'30" E, 63.22 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 178.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 09°55'49" TO A POINT OF TANGENCY;

THENCE S 33°06'41" E, 45.19 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 165.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 25°40'49";

THENCE N 29°22'26" E, 365.48 FEET;

THENCE S 60°37'34" E, 352.78 FEET;

THENCE N 32°55'56" E, 225.48 FEET;

THENCE S 53°16'30" E, 203.83 FEET;

THENCE S 18°48'22" E, 233.42 FEET;

THENCE S 39°37'32" W, 507.00 FEET;

THENCE S 53°47'35" W, 60.00 FEET;

THENCE N 36°12'25" W, 110.46 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 269.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 27°07'32" TO A POINT OF TANGENCY;

THENCE N 63°19'57" W, 232.81 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 226.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 30°13'16" TO A POINT OF TANGENCY;

THENCE N 33°06'41" W, 45.19 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 168.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 09°55'49" TO A POINT OF TANGENCY;

THENCE N 43°02'30" W, 0.44 FEET TO SAID WESTERLY LINE OF LOT B;

THENCE ALONG SAID WESTERLY LINE, N 00°39'45" E A DISTANCE OF 86.84 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 9.06 ACRES, MORE OR LESS.

PARCEL X

LOT B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 25, 2005 UNDER AUDITOR'S FILE NO. 200501250008 AND FILED IN BOOK 30 OF SURVEYS, PAGES 234 AND 235, RECORDS OF KITTITAS COUNTY, WASHINGTON, SITUATE IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON;

TOGETHER WITH LOT 3A, 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, WASHINGTON, SITUATE IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT B;

THENCE ALONG THE WESTERLY LINE OF SAID LOT, S 00°39'45" W, 236.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 43°02'30" E, 63.22 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 178.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 09°55'49" TO A POINT OF TANGENCY;

THENCE S 33°06'41" E, 45.19 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 165.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 25°40'49";

THENCE N 29°22'26" E, 365.48 FEET;

THENCE S 60°37'34" E, 352.78 FEET;

THENCE N 32°55'56" E, 225.48 FEET;

THENCE S 53°16'30" E, 203.83 FEET;

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THENCE N 36°12'25" W, 110.46 FEET TO A POINT OF CURVATURE;

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THENCE NORTHWESTERLY 226.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 30°13'16" TO A POINT OF TANGENCY;

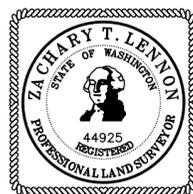
THENCE N 33°06'41" W, 45.19 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 168.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 09°55'49" TO A POINT OF TANGENCY;

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CONTAINING 83.83 ACRES, MORE OR LESS.



SURVEYOR'S CERTIFICATE

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JOB NO. 998-847-022-0202 | DATE: 2025-04-17
DRAWN: C.A.F. | SHEET 3 OF 3