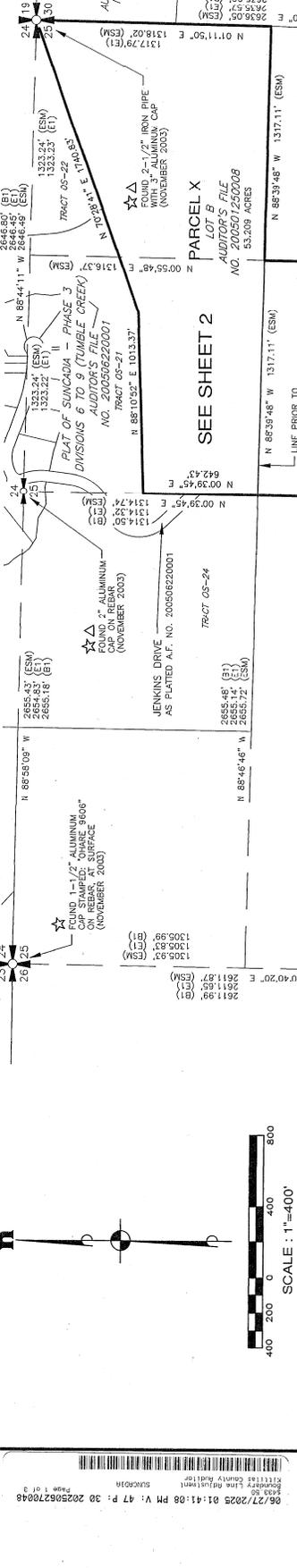


# RECORD OF SURVEY

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



LEGEND

(ESM) BEARINGS AND DISTANCE IS BASED UPON THE FIELD LOCATION OF THE COORDINATE POSITIONS ESTABLISHED BY W&H PACIFIC FOR WASHINGTON IN 2006.

☆ MARK POINTS PER TOPOGRAPHIC CORNER FOUND AT THIS LOCATION IN 2002. FIELD LOCATIONS OF THESE MARK POINTS AND THE COORDINATE POSITIONS ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.

(E) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY PAGE 17, UNDER AUDITOR'S FILE NO. 581723.

(B) BEARING AND/OR DISTANCE FROM THAT RECORD OF SURVEY BY BELL & HOWLAND SURVEYING AS RECORDED IN BOOK 21 OF SURVEYS, PAGE 44, UNDER AUDITOR'S FILE NO. 5358965.

△ FOR ADDITIONAL INFORMATION REGARDING MONUMENT SEE THAT RECORD OF SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 213, UNDER AUDITOR'S FILE NO. 300401280001

UNPLATTED

NOT FOUND WHEN SEARCHED FOR IN 2003  
- POSITION BY SINGLE PROPORTION

LEGAL DESCRIPTIONS FOR EXISTING LOTS

PARCEL X  
LOT 3A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT RECORD OF SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 234 AND 235, UNDER AUDITOR'S FILE NO. 581723, BEING A PORTION OF SECTION 25, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON.

PARCEL Y  
LOT 3A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT RECORD OF SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 234 AND 235, UNDER AUDITOR'S FILE NO. 581723, BEING A PORTION OF SECTION 25, T. 20 N., R. 14 E., KITTITAS COUNTY, WASHINGTON.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/97 PROJECTION, IS REFERENCED TO GPS TO NGS CONTROL POINTS. THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999970387.

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 RESULTING BOUNDARIES FROM KITTITAS COUNTY BIA APPLICATION B-25-03084.

RECORDING CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF RCW 41.05.010 AND RCW 41.05.015. I HAVE REVIEWED THE RECORD OF SURVEY AND THE RECORD OF THIS SURVEY IS BEING FILED IN THE PUBLIC RECORDS OF KITTITAS COUNTY, WASHINGTON, ON APRIL 20, 2025.

Bryan Elliott  
COUNTY AUDITOR

RECEIVING NO. 20250420048

SURVEYOR'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF June 2025 AT 11:21 A.M. IN BOOK 25 OF SURVEYS AT PAGE 123 IN THE PUBLIC RECORDS OF KITTITAS COUNTY, WASHINGTON, AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

Bryan Elliott  
DEPUTY COUNTY AUDITOR

RECEIVING NO. 20250420048

RECORDING CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF June 2025 AT 11:21 A.M. IN BOOK 25 OF SURVEYS AT PAGE 123 IN THE PUBLIC RECORDS OF KITTITAS COUNTY, WASHINGTON, AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

Bryan Elliott  
DEPUTY COUNTY AUDITOR

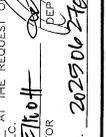
RECEIVING NO. 20250420048

**ESM CONSULTING ENGINEERS, LLC**  
33400 8th Avenue S, #205  
Federal Way, WA 98003  
PH: (206) 834-8443  
FAX: (206) 834-8902  
www.esmcivil.com

Civil Engineering  
Public Works  
Land Planning  
Project Management  
Landscape Architecture

JOB NO. 998-847-012-0202 DATE: 2025-05-30  
DRAWN: C.A.F. SHEET 1 OF 3

06/27/2025 01:41:08 PM V: 47 P: 30 202505270048  
Kittitas County Auditor  
Recording File No. 6951021



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Kittitas County Auditor  
Recording File No. 6951021

# RECORD OF SURVEY

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

NE 1/4 NE 1/4  
NW 1/4 NE 1/4  
SW 1/4 NE 1/4

☆△ FOUND 2" ALUMINUM CAP STAMPED "LS 29281" IN CONCRETE IN POSITION WITH THE PLAT OFF SUNCADIA PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) - AUDITOR'S FILE NO. 200566220001

☆△ FOUND 1/2" IRON PIPE FOUND 2" ALUMINUM CAP STAMPED "LS 29281" IN CONCRETE IN POSITION WITH THE PLAT OFF SUNCADIA PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) - AUDITOR'S FILE NO. 200566220001

☆△ FOUND 2" ALUMINUM CAP STAMPED "LS 29281" IN CONCRETE IN POSITION WITH THE PLAT OFF SUNCADIA PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) - AUDITOR'S FILE NO. 200566220001

☆△ FOUND 2" ALUMINUM CAP STAMPED "LS 29281" IN CONCRETE IN POSITION WITH THE PLAT OFF SUNCADIA PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) - AUDITOR'S FILE NO. 200566220001

☆△ FOUND 2" ALUMINUM CAP STAMPED "LS 29281" IN CONCRETE IN POSITION WITH THE PLAT OFF SUNCADIA PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) - AUDITOR'S FILE NO. 200566220001



SCALE: 1"=200'

### LEGEND

- ☆ FOUND 2" ALUMINUM CAP STAMPED "LS 29281" IN CONCRETE IN POSITION WITH THE PLAT OFF SUNCADIA PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) - AUDITOR'S FILE NO. 200566220001
- △ FOUND 1/2" IRON PIPE FOUND 2" ALUMINUM CAP STAMPED "LS 29281" IN CONCRETE IN POSITION WITH THE PLAT OFF SUNCADIA PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) - AUDITOR'S FILE NO. 200566220001
- FOUND BRASS CAP STAMPED "LS 29281" IN CONCRETE IN POSITION WITH THE PLAT OFF SUNCADIA PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) - AUDITOR'S FILE NO. 200566220001
- FOUND 5/8" REBAR WITH CAP STAMPED "ESM-085199810831022 SURVEY PLOTS (6A)-02.WMG
- Δ DELTA
- R RADIUS
- L LENGTH
- (R) RADIAL BEARING
- FOUND BRASS CAP STAMPED "LS 29281" IN CONCRETE IN POSITION WITH THE PLAT OFF SUNCADIA PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK) - AUDITOR'S FILE NO. 200566220001
- FOUND 5/8" REBAR WITH CAP STAMPED "ESM-085199810831022 SURVEY PLOTS (6A)-02.WMG

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Kittitas County Auditor  
3433 00  
Page 2 of 3



ZACHARY T. LENNON  
L.S. NO. 44925

**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA RESORT LLC IN APRIL OF 2025.

**RECORDING CERTIFICATE**  
FILED FOR RECORD THIS DAY OF June 2025 AT 1:41 P.M. IN BOOK 2 OF CONSULTING ENGINEERS, LLC AT THE REQUEST OF SUNCADIA RESORT LLC IN APRIL OF 2025.

*Bryan E. Hiett*  
COUNTY AUDITOR

RECEIVING NO. 202506270048

**ESM CONSULTING ENGINEERS, LLC**  
35400 8th Avenue S. #205  
Federal Way, WA 98003  
www.esmcivil.com

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JOB NO. 998-847-322-0202 DATE: 2025-05-30  
DRAWN: C.A.F. SHEET 2 OF 3

