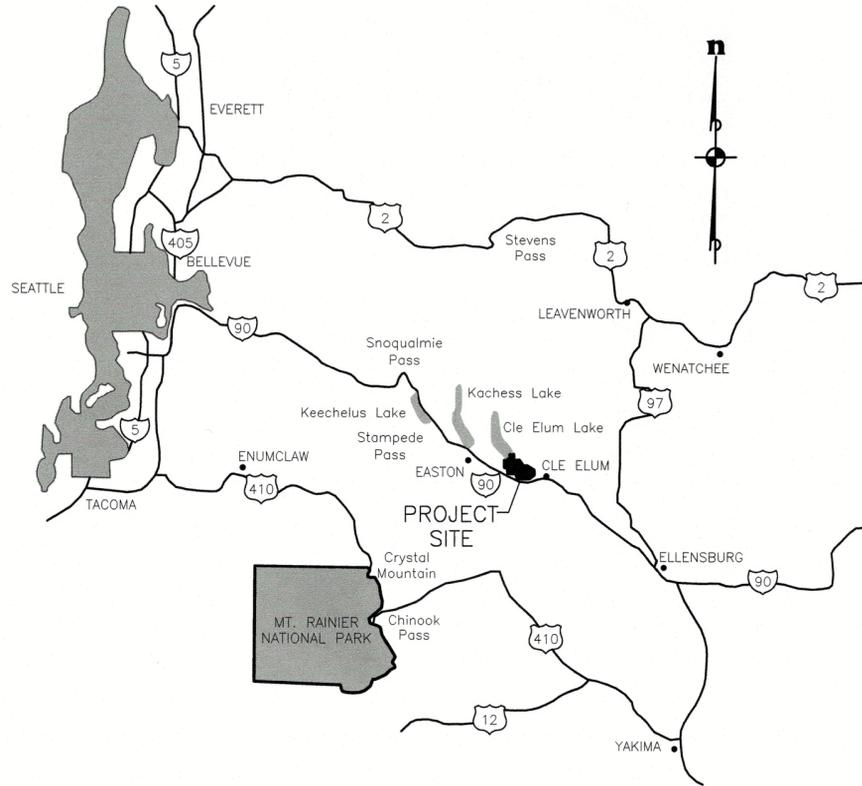
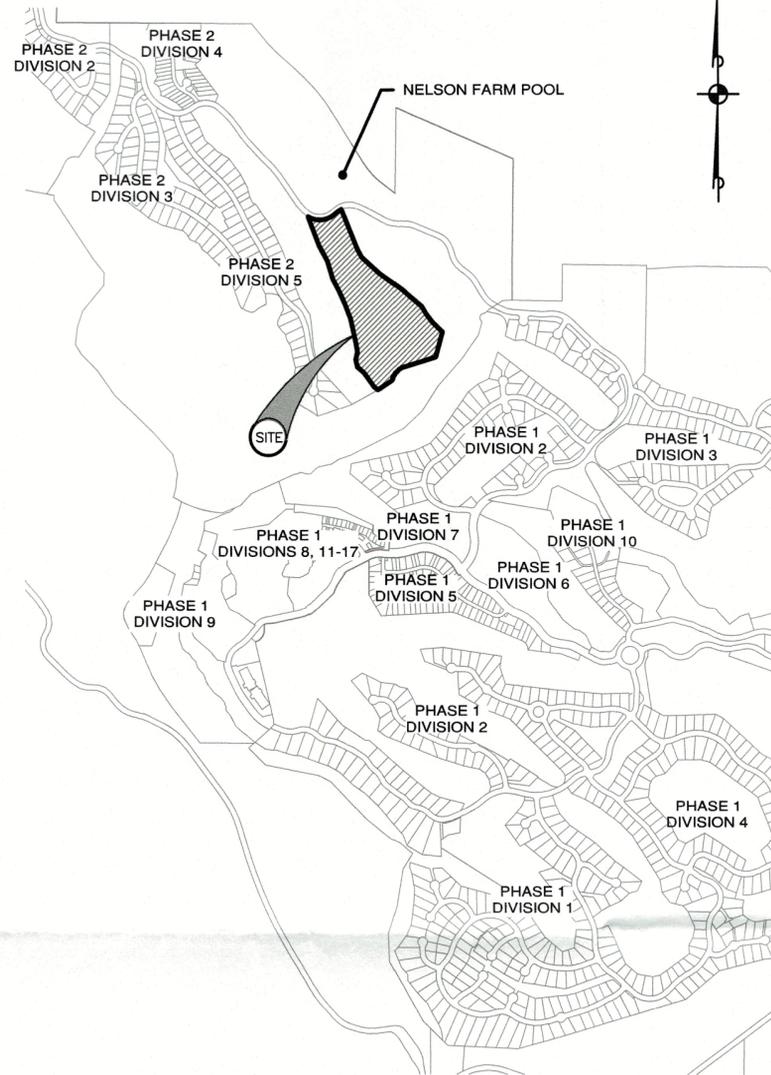


A PORTION OF SECTIONS 18 AND 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



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.

OWNER

NEW SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY
770 SUNCADIA TRAIL,
CLE ELUM, WASHINGTON 98922
TELEPHONE (509) 649-3000
FACSIMILE (509) 649-6251

GENERAL NOTES

VACATION HOMESITES RANGING IN SIZE FROM 0.32 ACRES TO 1.71 ACRES.

TOTAL ACREAGE PHASE 2, DIVISION 1 = 26.95 ACRES
TOTAL LOT ACREAGE = 21.94 ACRES
TOTAL NUMBER OF LOTS = 36
TOTAL NUMBER OF TRACTS = 6

WATER & SEWER NOTES

SEE PRELIMINARY SITE AND UTILITY ENGINEERING SUMMARY.

LEGAL DESCRIPTION

TRACT Z-1, RIVER RIDGE SUNCADIA - PHASE 2, DIVISION 3, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 190 THROUGH 200, RECORDS OF SAID COUNTY.

TAX PARCEL MAP NOS.

20-15-18053-0050, 20-15-18053-0070

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

FEDERAL WAY (253) 939-8113
EVERETT (425) 297-9600

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

NEW SUNCADIA LLC

**SUNCADIA PHASE 2 DIVISION 1
(NELSON CREEK)
PRELIMINARY PLAT**

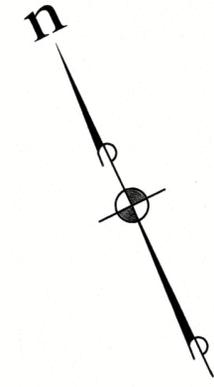
KITITAS COUNTY WASHINGTON

JOB NO.:	998-813-020
DWG. NAME:	PP-01
DESIGNED BY:	JJH
DRAWN BY:	LGR
CHECKED BY:	
DATE:	11/06/2020
PRINT DATE:	

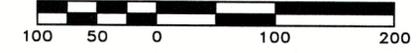
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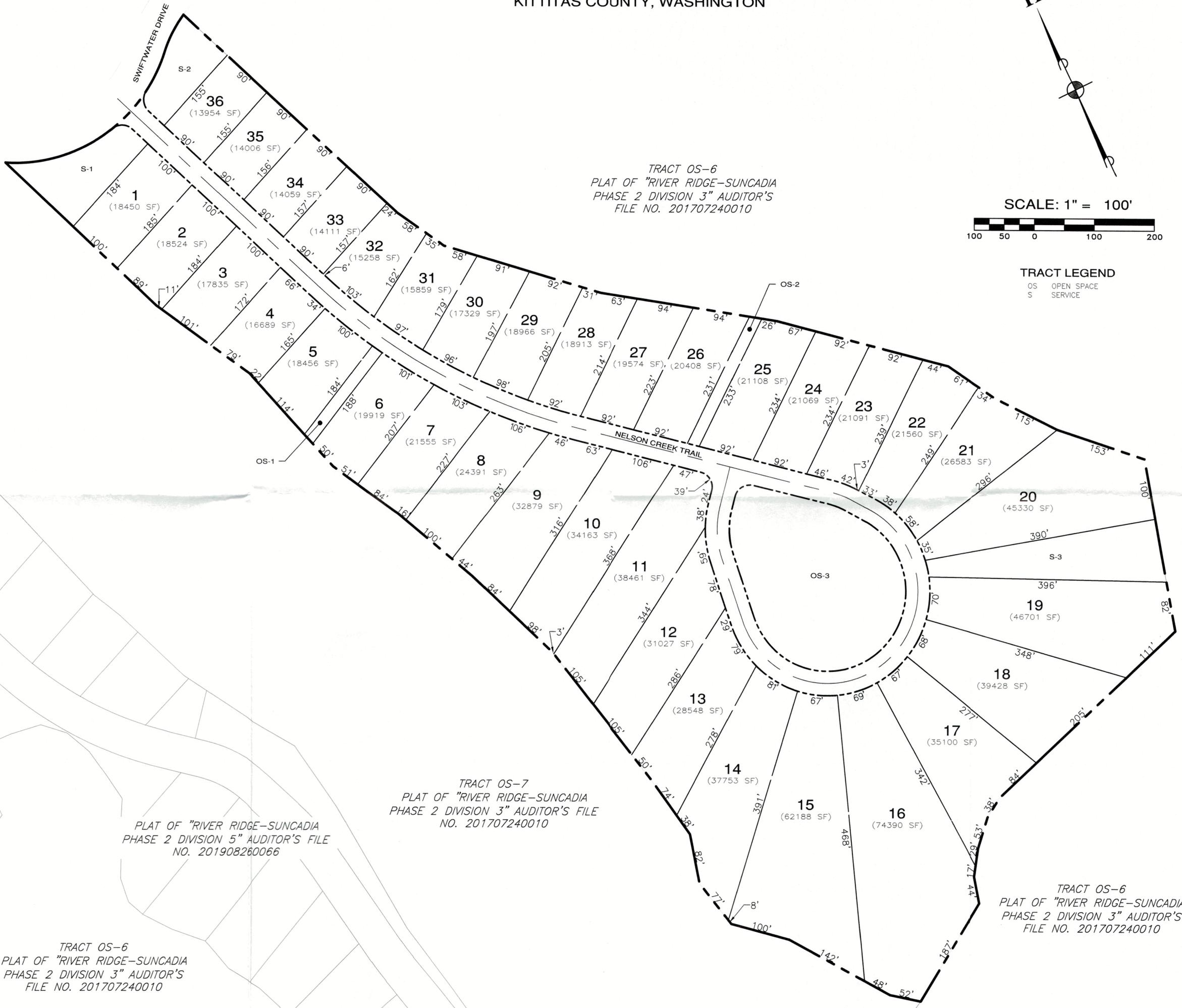
A PORTION OF SECTIONS 18 AND 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



SCALE: 1" = 100'



TRACT LEGEND
OS OPEN SPACE
S SERVICE



TRACT OS-6
PLAT OF "RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3" AUDITOR'S
FILE NO. 201707240010

TRACT OS-7
PLAT OF "RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3" AUDITOR'S FILE
NO. 201707240010

PLAT OF "RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 5" AUDITOR'S FILE
NO. 201908260066

TRACT OS-6
PLAT OF "RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3" AUDITOR'S
FILE NO. 201707240010

TRACT OS-6
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(206) 839-8113
(206) 297-9960

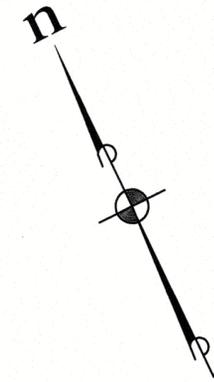
Civil Engineering
Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture

NEW SUNCADIA LLC
**SUNCADIA PHASE 2 DIVISION 1
(NELSON CREEK)
PRELIMINARY PLAT**
WASHINGTON
KITITAS COUNTY

JOB NO.:	998-813-020
DWG. NAME:	PP-02
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	11/06/2020
PRINT DATE:	

SHEET
PP-02

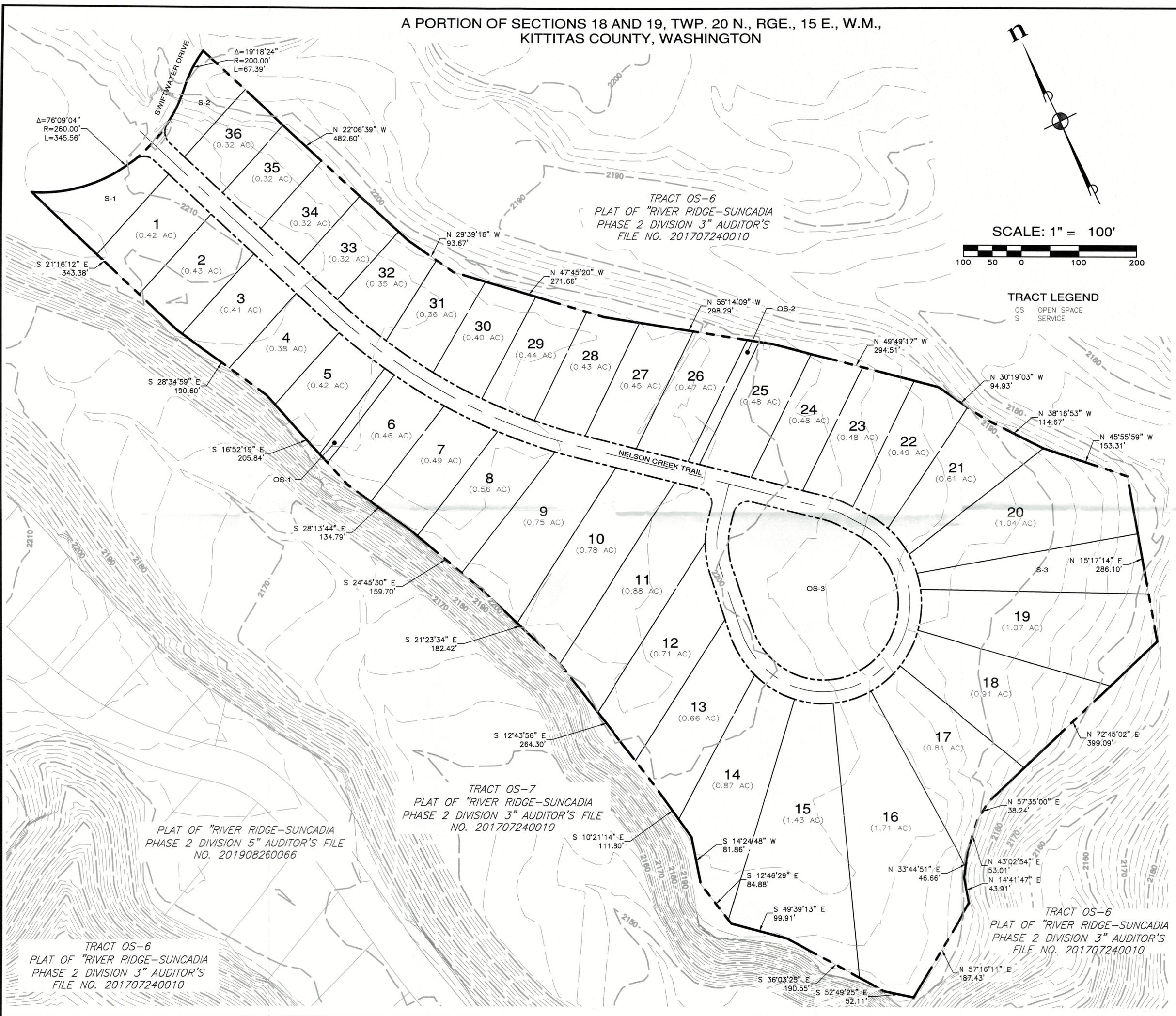
A PORTION OF SECTIONS 18 AND 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



SCALE: 1" = 100'



TRACT LEGEND
OS OPEN SPACE
S SERVICE



TRACT OS-6
PLAT OF "RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3" AUDITOR'S
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PLAT OF "RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3" AUDITOR'S FILE
NO. 201707240010

PLAT OF "RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 5" AUDITOR'S FILE
NO. 201908260066

TRACT OS-6
PLAT OF "RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3" AUDITOR'S
FILE NO. 201707240010

TRACT OS-8
PLAT OF "RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3" AUDITOR'S
FILE NO. 201707240010

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NEW SUNCADIA LLC

**SUNCADIA PHASE 2 DIVISION 1
(NELSON CREEK)
PRELIMINARY PLAT**

KITITAS COUNTY
WASHINGTON

JOB NO.:	998-813-020
DWG. NAME:	PP-03
DESIGNED BY:	JJH
DRAWN BY:	UGB
CHECKED BY:	
DATE:	11/06/2020
PRINT DATE:	
SHEET	
PP-03	

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