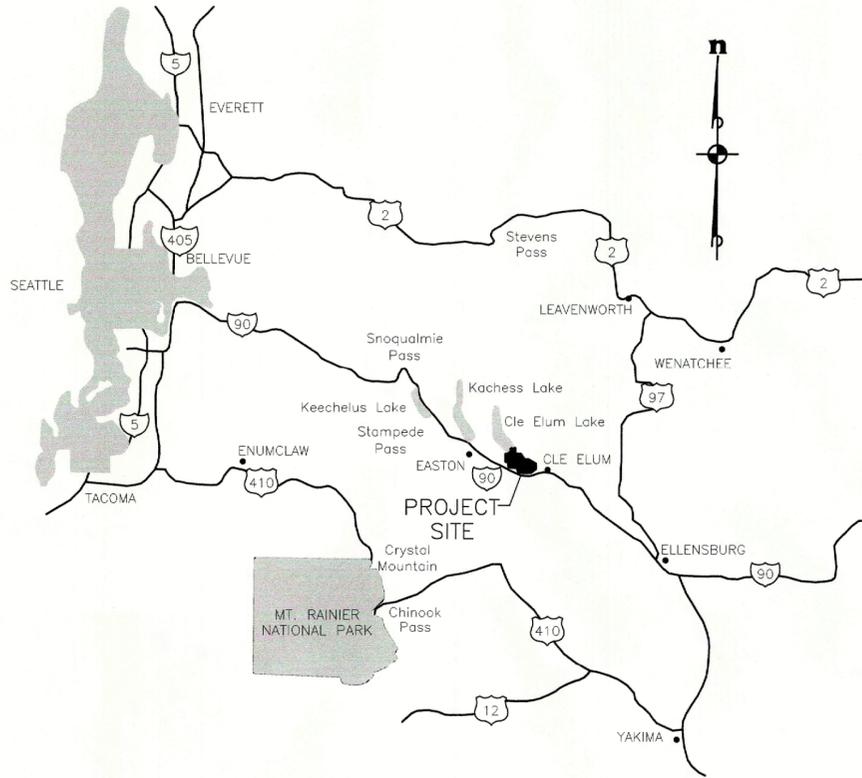
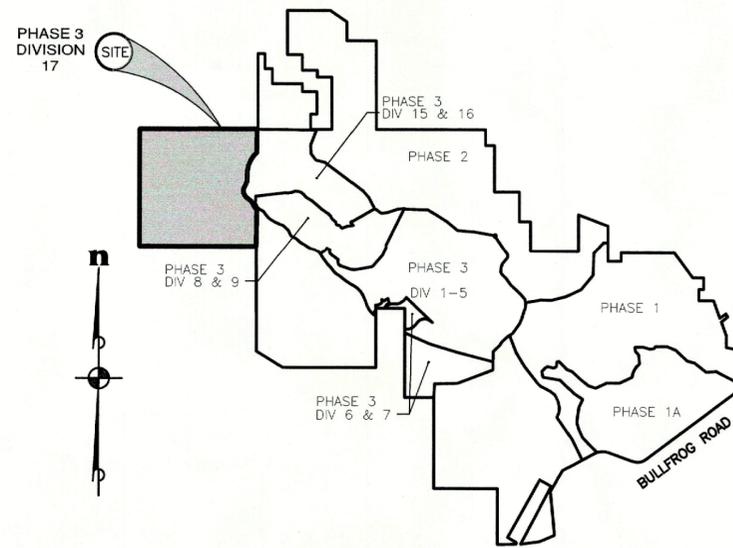


A PORTION OF SECTION 15, TWP. 20 N., RGE., 14 E., W.M.,  
KITITAS COUNTY, WASHINGTON



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.

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 0.48 ACRES TO 1.18 ACRES.

TOTAL ACREAGE PHASE 3, DIVISION 17 = 620.11 ACRES  
TOTAL LOT ACREAGE = 49.70 ACRES  
TOTAL NUMBER OF LOTS = 80  
TOTAL NUMBER OF TRACTS = 7

**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**

TRACT A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 2, 2019, UNDER AUDITOR'S FILE NO. 201905020010 AND FILED IN BOOK 42 OF SURVEYS, PAGES 34 THROUGH 50, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF 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.**

20-14-15000-0005



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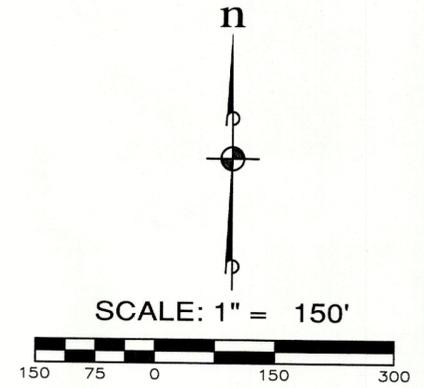
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SUNCADIA PHASE 3 DIVISIONS 17  
PRELIMINARY PLAT  
KITITAS COUNTY WASHINGTON

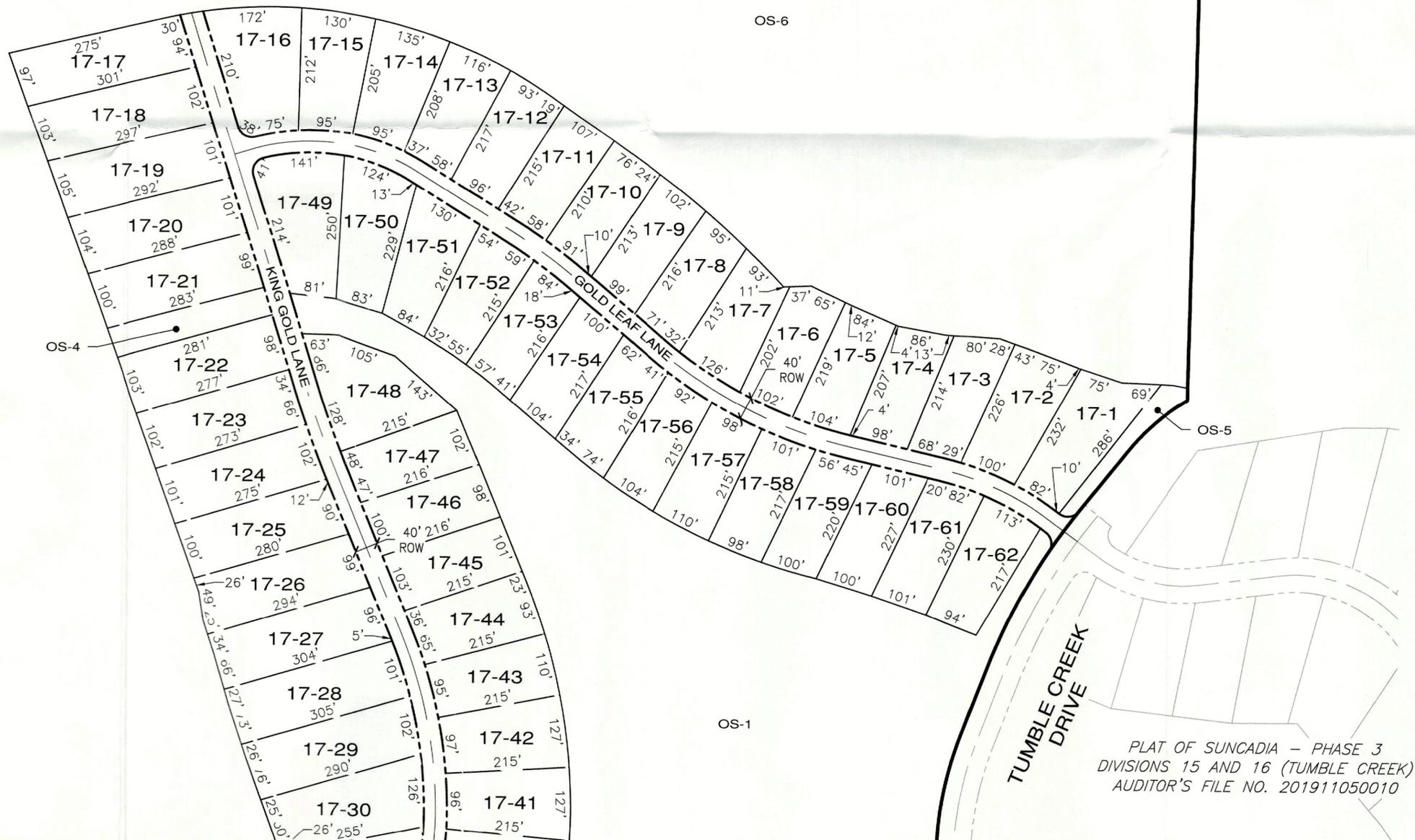
JOB NO.:	998-807-020
DWG. NAME:	PP-01
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A PORTION OF SECTION 15, TWP. 20 N., RGE., 14 E., W.M.,  
KITITAS COUNTY, WASHINGTON

LOT AREA TABLE											
LOT #	AREA (S.F.)										
17 - 1	27873	17 - 11	21874	17 - 21	28329	17 - 41	23997	17 - 51	23342	17 - 61	22992
17 - 2	25128	17 - 12	22582	17 - 22	27975	17 - 42	24060	17 - 52	21445	17 - 62	23284
17 - 3	22032	17 - 13	22451	17 - 23	27635	17 - 43	21985	17 - 53	21495		
17 - 4	21058	17 - 14	23718	17 - 24	27738	17 - 44	23229	17 - 54	21882		
17 - 5	21442	17 - 15	23331	17 - 25	28017	17 - 45	21945	17 - 55	22628		
17 - 6	21775	17 - 16	29763	17 - 26	28472	17 - 46	21255	17 - 56	21070		
17 - 7	23051	17 - 17	28924	17 - 27	29974	17 - 47	21094	17 - 57	22317		
17 - 8	21158	17 - 18	30364	17 - 28	30666	17 - 48	29952	17 - 58	21420		
17 - 9	21502	17 - 19	30187	17 - 29	30370	17 - 49	30419	17 - 59	21554		
17 - 10	21107	17 - 20	29539	17 - 30	30455	17 - 50	26176	17 - 60	22136		



TRACT LEGEND  
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**SUNCADIA RESORT LLC**  
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 WASHINGTON  
 KITITAS COUNTY

JOB NO.:	998-807-020
DWG. NAME:	PP-02
DESIGNED BY:	JJH
DRAWN BY:	LOB
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DATE:	07/29/2021
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SHEET  
**PP-02**  
 2 OF 6 SHEETS

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FOR CONTINUATION - SEE SHEET PP-03

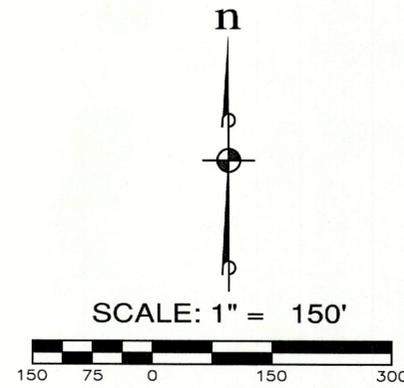
PLAT OF SUNCADIA - PHASE 3  
 DIVISIONS 15 AND 16 (TUMBLE CREEK)  
 AUDITOR'S FILE NO. 201911050010

A PORTION OF SECTION 15, TWP. 20 N., RGE., 14 E., W.M.,  
KITITAS COUNTY, WASHINGTON

LOT AREA TABLE	
LOT #	AREA (S.F.)
17 - 31	27671
17 - 32	27710
17 - 33	23539
17 - 34	22849
17 - 35	22459
17 - 36	23449
17 - 37	21909
17 - 38	21891
17 - 39	21982
17 - 40	29764

LOT AREA TABLE	
LOT #	AREA (S.F.)
17 - 63	44018
17 - 64	42084
17 - 65	39506
17 - 66	38509
17 - 67	34531
17 - 68	26867
17 - 69	25007
17 - 70	25618

LOT AREA TABLE	
LOT #	AREA (S.F.)
17 - 71	43071
17 - 72	51222
17 - 73	26364
17 - 74	29313
17 - 75	32383
17 - 76	32992
17 - 77	34045
17 - 78	36551
17 - 79	37928
17 - 80	33733

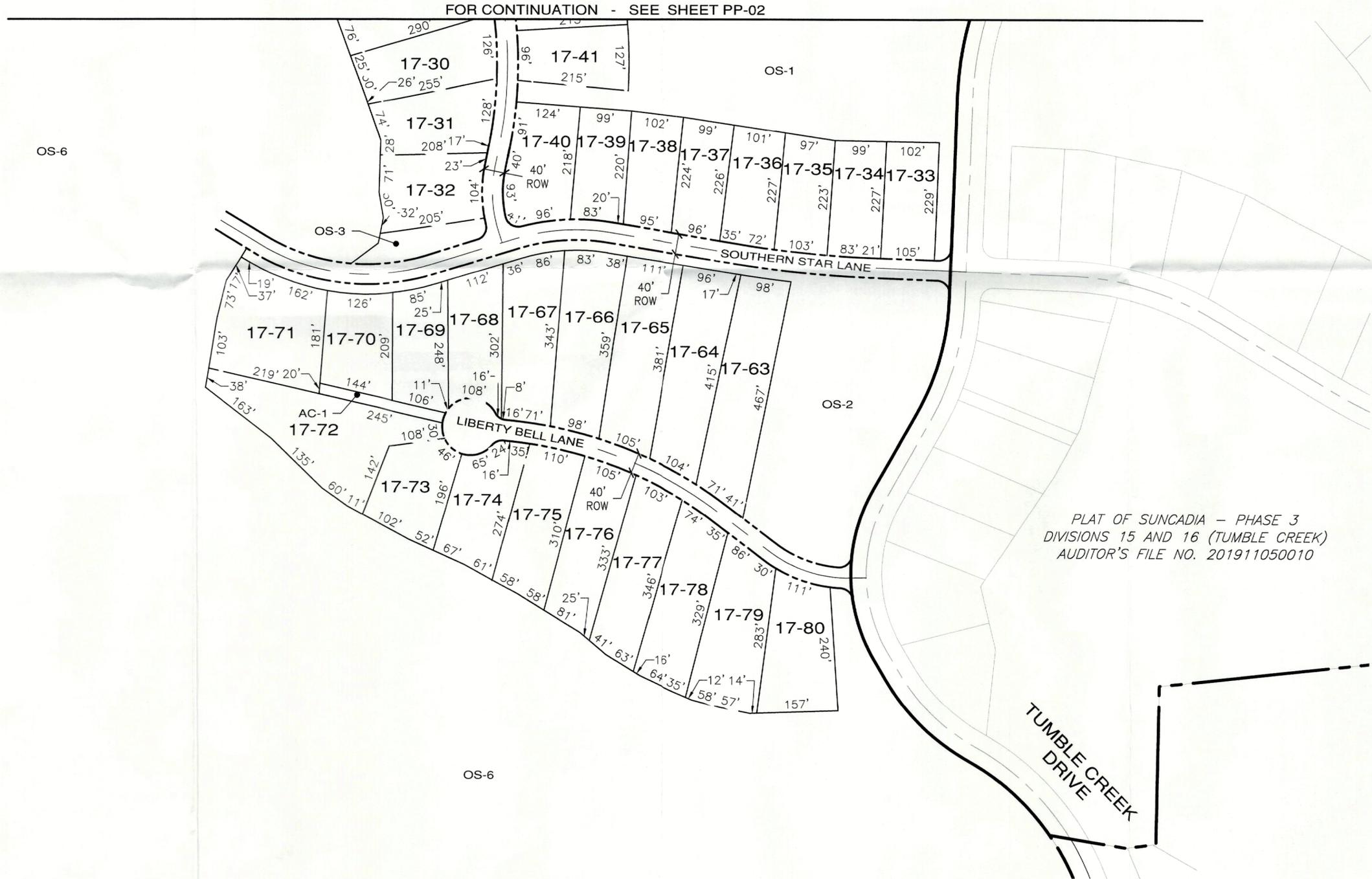


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FOR CONTINUATION - SEE SHEET PP-02

PLAT OF SUNCADIA - PHASE 3  
 DIVISIONS 15 AND 16 (TUMBLE CREEK)  
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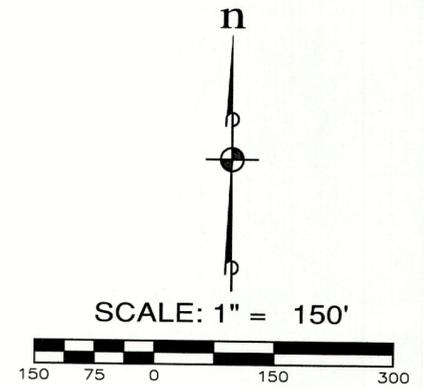
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 KITITAS COUNTY WASHINGTON

JOB NO.:	998-807-020
DWG. NAME:	PP-03
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SHEET  
**PP-03**  
 3 OF 6 SHEETS

A PORTION OF SECTION 15, TWP. 20 N., RGE., 14 E., W.M.,  
KITITAS COUNTY, WASHINGTON

LOT AREA TABLE											
LOT #	AREA (AC.)										
17 - 1	0.64	17 - 11	0.50	17 - 21	0.65	17 - 41	0.55	17 - 51	0.54	17 - 61	0.53
17 - 2	0.58	17 - 12	0.52	17 - 22	0.64	17 - 42	0.55	17 - 52	0.49	17 - 62	0.53
17 - 3	0.51	17 - 13	0.52	17 - 23	0.63	17 - 43	0.50	17 - 53	0.49		
17 - 4	0.48	17 - 14	0.54	17 - 24	0.64	17 - 44	0.53	17 - 54	0.50		
17 - 5	0.49	17 - 15	0.54	17 - 25	0.64	17 - 45	0.50	17 - 55	0.52		
17 - 6	0.50	17 - 16	0.68	17 - 26	0.65	17 - 46	0.49	17 - 56	0.48		
17 - 7	0.53	17 - 17	0.66	17 - 27	0.69	17 - 47	0.48	17 - 57	0.51		
17 - 8	0.49	17 - 18	0.70	17 - 28	0.70	17 - 48	0.69	17 - 58	0.49		
17 - 9	0.49	17 - 19	0.69	17 - 29	0.70	17 - 49	0.70	17 - 59	0.49		
17 - 10	0.48	17 - 20	0.68	17 - 30	0.70	17 - 50	0.60	17 - 60	0.51		



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YACHARY T. LENNON  
STATE OF WASHINGTON  
44925  
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PROFESSIONAL LAND SURVEYOR

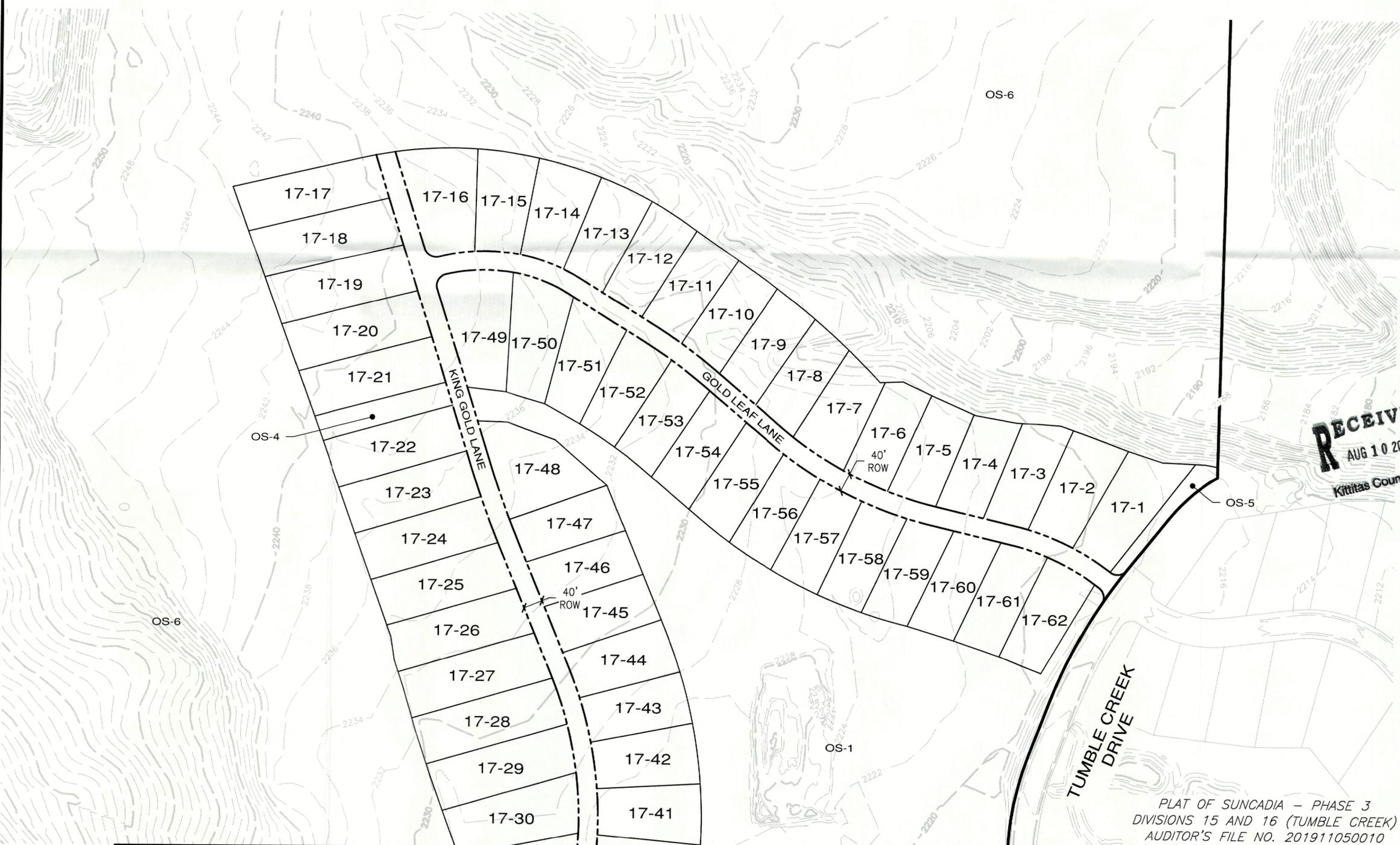
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PLAT OF SUNCADIA - PHASE 3  
DIVISIONS 15 AND 16 (TUMBLE CREEK)  
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KITITAS COUNTY WASHINGTON

JOB NO.: 998-807-020  
DWG. NAME: PP-04  
DESIGNED BY: JWH  
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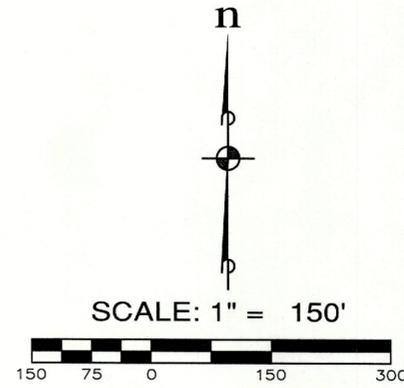
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PP-04  
4 OF 6 SHEETS

A PORTION OF SECTION 15, TWP. 20 N., RGE., 14 E., W.M.,  
KITITAS COUNTY, WASHINGTON

LOT #	AREA (AC.)
17 - 31	0.64
17 - 32	0.64
17 - 33	0.54
17 - 34	0.52
17 - 35	0.52
17 - 36	0.54
17 - 37	0.50
17 - 38	0.50
17 - 39	0.50
17 - 40	0.68

LOT #	AREA (AC.)
17 - 63	1.01
17 - 64	0.97
17 - 65	0.91
17 - 66	0.88
17 - 67	0.79
17 - 68	0.62
17 - 69	0.57
17 - 70	0.59

LOT #	AREA (AC.)
17 - 71	0.99
17 - 72	1.18
17 - 73	0.61
17 - 74	0.67
17 - 75	0.74
17 - 76	0.76
17 - 77	0.78
17 - 78	0.84
17 - 79	0.87
17 - 80	0.77

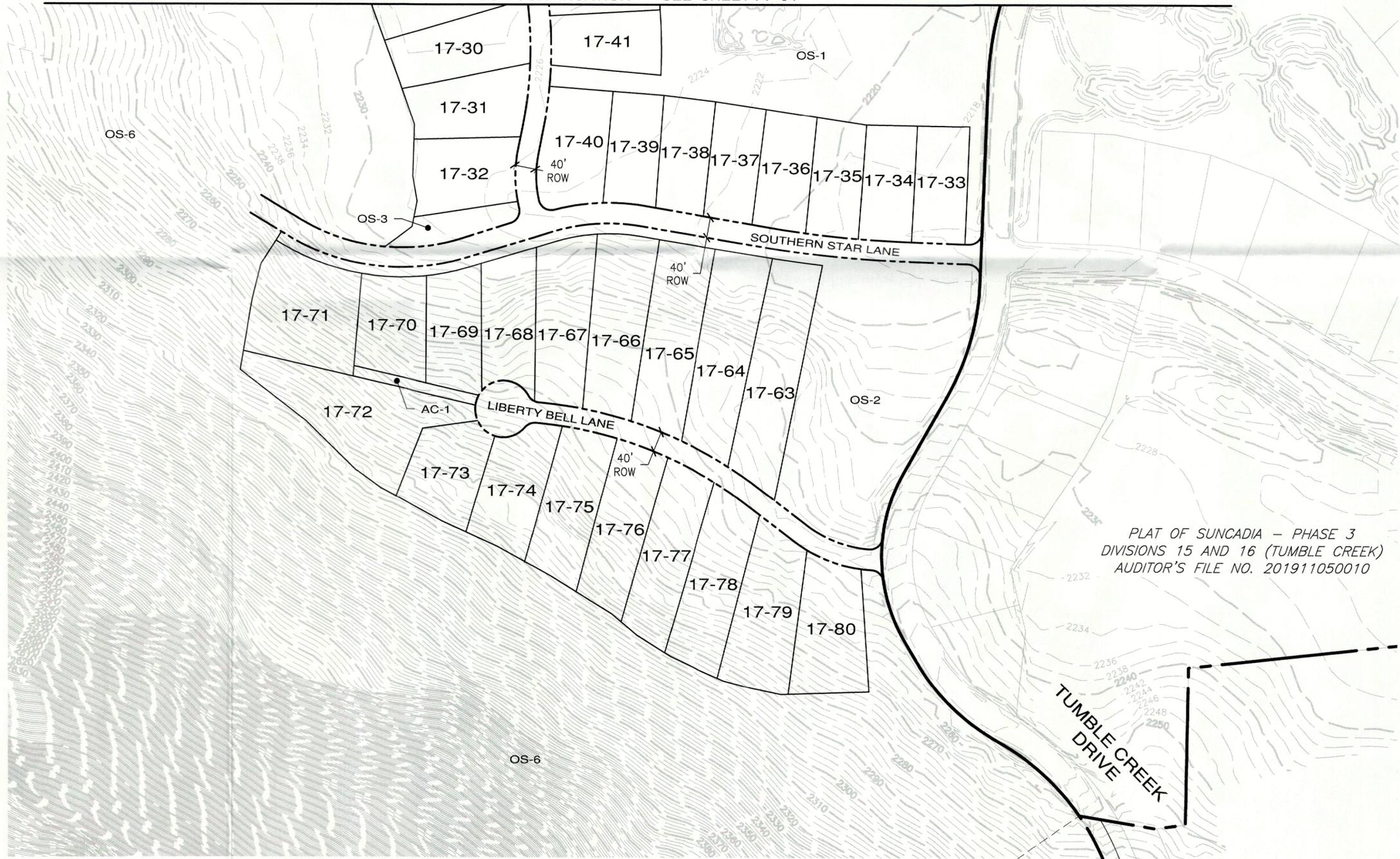


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PLAT OF SUNCADIA - PHASE 3  
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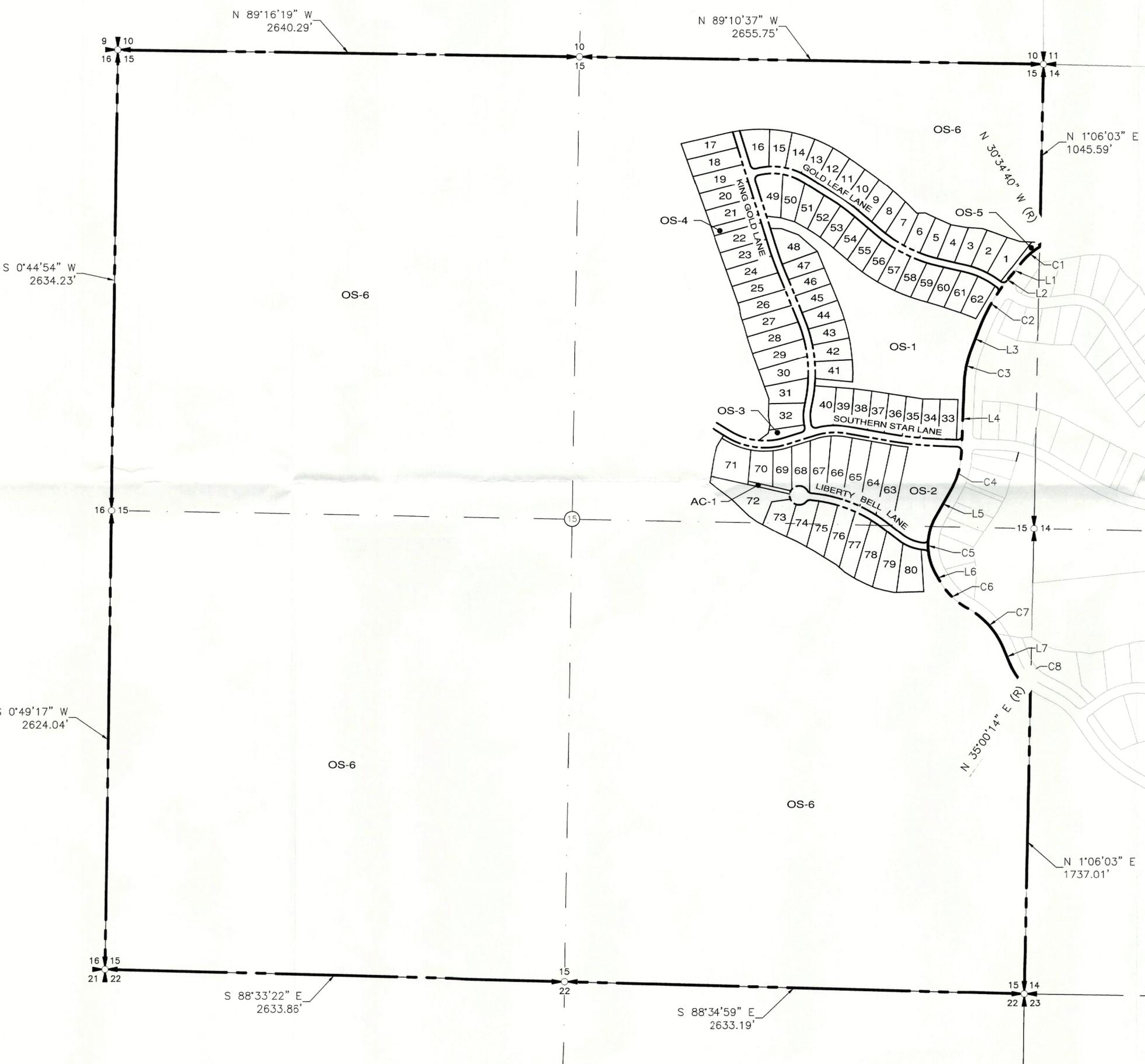
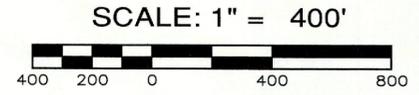
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KITITAS COUNTY, WASHINGTON



Line Table		
Line	Length	Direction
L1	122.14	N 38°48'09" E
L2	11.53	N 38°48'09" E
L3	121.56	N 21°05'17" E
L4	401.24	N 2°17'24" E
L5	171.98	N 29°38'46" E
L6	43.82	N 30°41'21" W
L7	101.53	N 22°53'58" W

Curve Table			
Curve	Length	Radius	Delta
C1	136.76'	380.00	Δ=20°37'11"
C2	318.45'	1030.00	Δ=17°42'52"
C3	206.70'	630.00	Δ=18°47'53"
C4	224.40'	470.00	Δ=27°21'22"
C5	347.51'	330.00	Δ=60°20'07"
C6	226.33'	430.00	Δ=30°09'25"
C7	311.27'	470.00	Δ=37°56'48"
C8	184.86'	330.00	Δ=32°05'48"

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JOB NO.:	998-807-020
DWG. NAME:	PP-06
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SHEET <b>PP-06</b>	
6 OF 6 SHEETS	

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