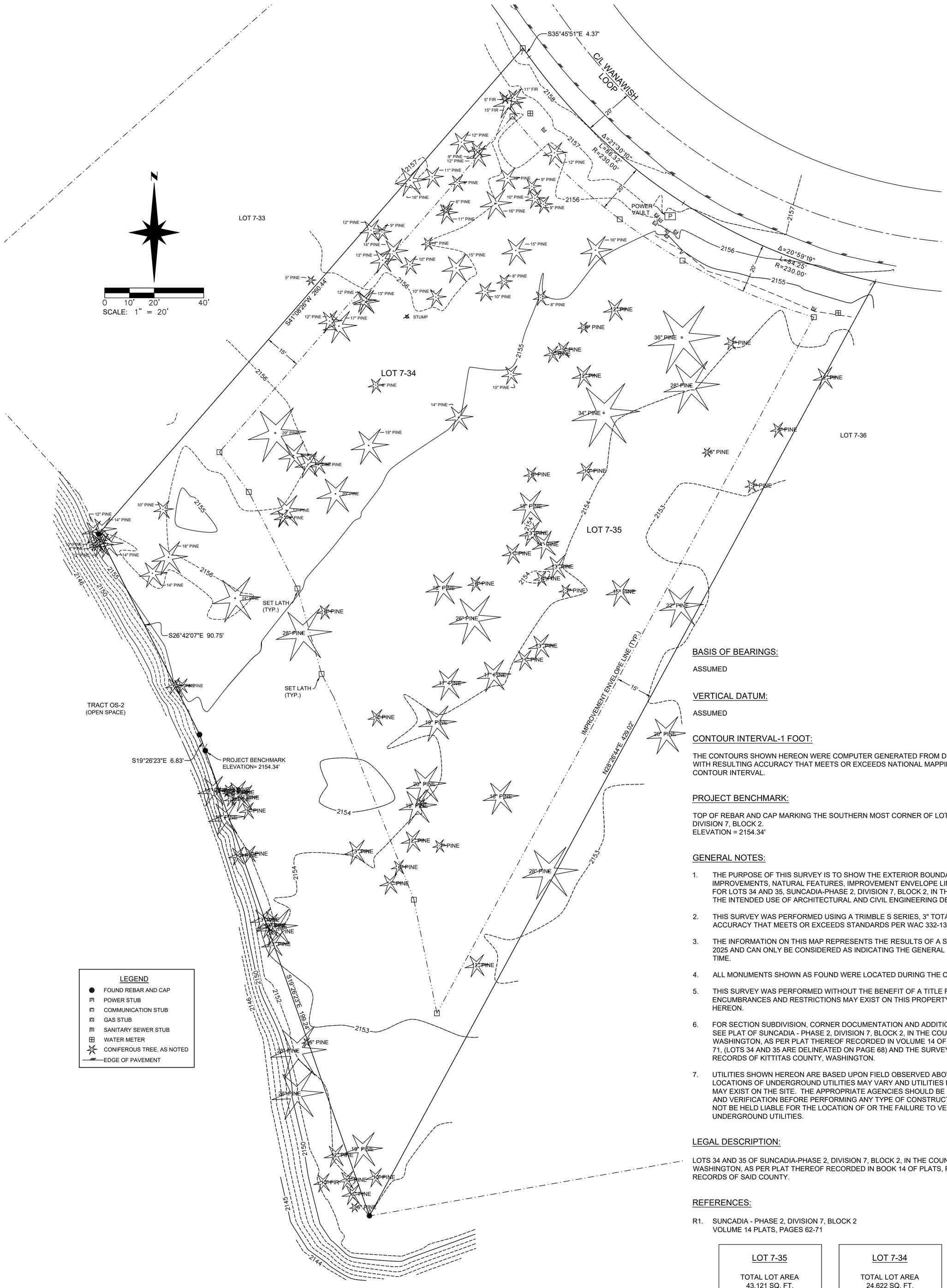
BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 34 & 35, SUNCADIA - PHASE 2, DIVISION 7, BLOCK 2

WITHIN THE NW1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

KITTITAS CO CDS
RECEIVED
08/06/2025



LEGEND

- FOUND REBAR AND CAP
- POWER STUB
- COMMUNICATION STUB
- GAS STUB
- SANITARY SEWER STUB
- WATER METER
- CONIFEROUS TREE, AS NOTED
- EDGE OF PAVEMENT

BASIS OF BEARINGS:

ASSUMED

VERTICAL DATUM:

ASSUMED

CONTOUR INTERVAL-1 FOOT:

THE CONTOURS SHOWN HEREON WERE COMPUTER GENERATED FROM DIRECT FIELD OBSERVATIONS WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS NATIONAL MAPPING STANDARDS, ONE-HALF THE CONTOUR INTERVAL.

PROJECT BENCHMARK:

TOP OF REBAR AND CAP MARKING THE SOUTHERN MOST CORNER OF LOT 34, SUNCADIA-PHASE 2, DIVISION 7, BLOCK 2.
ELEVATION = 2154.34'

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXTERIOR BOUNDARY LINES, EXISTING SITE IMPROVEMENTS, NATURAL FEATURES, IMPROVEMENT ENVELOPE LINES, AND EXISTING TERRAIN FOR LOTS 34 AND 35, SUNCADIA-PHASE 2, DIVISION 7, BLOCK 2, IN THE COUNTY OF KITTITAS, FOR THE INTENDED USE OF ARCHITECTURAL AND CIVIL ENGINEERING DESIGN.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S SERIES, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2025 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
6. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE PLAT OF SUNCADIA - PHASE 2, DIVISION 7, BLOCK 2, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE(S) 62 THROUGH 71, (LOTS 34 AND 35 ARE DELINEATED ON PAGE 68) AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, WASHINGTON.
7. UTILITIES SHOWN HEREON ARE BASED UPON FIELD OBSERVED ABOVE GROUND EVIDENCE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE. THE APPROPRIATE AGENCIES SHOULD BE CONTACTED FOR POTHOLING AND VERIFICATION BEFORE PERFORMING ANY TYPE OF CONSTRUCTION. THE SURVEYOR SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.

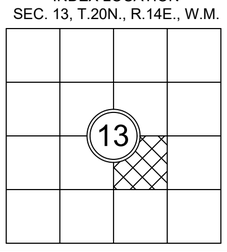
LEGAL DESCRIPTION:

LOTS 34 AND 35 OF SUNCADIA-PHASE 2, DIVISION 7, BLOCK 2, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS, PAGES 62 THROUGH 71, RECORDS OF SAID COUNTY.

REFERENCES:

R1. SUNCADIA - PHASE 2, DIVISION 7, BLOCK 2
VOLUME 14 PLATS, PAGES 62-71

INDEX LOCATION
SEC. 13, T.20N., R.14E., W.M.



LOT 7-35	LOT 7-34
TOTAL LOT AREA 43,121 SQ. FT. 0.990 ACRE	TOTAL LOT AREA 24,622 SQ. FT. 0.565 ACRE
IMPROVEMENT ENVELOPE 22,532 SQ. FT. 0.517 ACRE	IMPROVEMENT ENVELOPE 11,193 SQ. FT. 0.257 ACRE

SHEET 1 OF 1

SURVEYED BY: JC CHECKED BY: CR/TW
DRAWN BY: CR APPROVED BY: TW

DATE	BY	REVISION	CK'D	APPR.

BOUNDARY AND TOPOGRAPHIC SURVEY

NHN WANAWISH LOOP, CLE ELUM, WASHINGTON
TAX PARCEL NO. 963321 & 963322
FOR
ERIC HOLMQUIST

KITTITAS COUNTY WASHINGTON

SCALE: 1"=20' | DATE: 8/06/25 | APSSM PROJECT NO.: 3673.002 | ACAD NAME: ACAD-3673002T Combine-Model.dwg

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