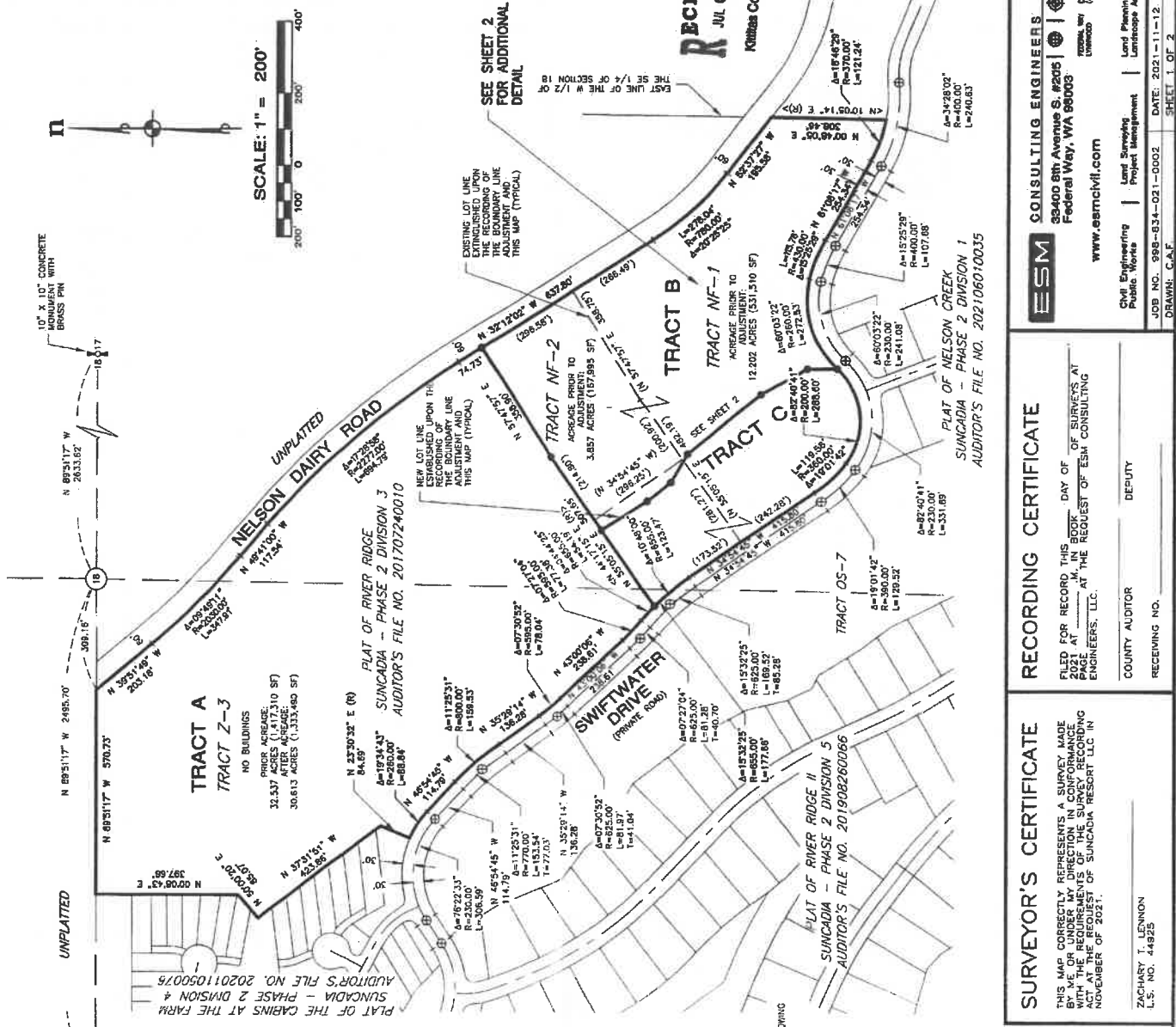


A PORTION OF SECTION 18, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



10" x 10" CONCRETE MONUMENT WITH BRASS PIN

- LEGEND**
- ⊕ = CONCRETE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
  - = SET 8" x 8" BRASS NIPOL COP STAMPED: ESM LLC 44325 45782
  - = DELTA
  - ∅ = RADIUS
  - R = RADIAL BEARING AT LOT CORNER
  - L = ARC LENGTH
  - (R) = RADIAL BEARING
  - < > = BEARING AND DISTANCE PRIOR TO ADJUSTMENT
  - ( ) = BEARING AND DISTANCE PRIOR TO ADJUSTMENT

**LEGAL DESCRIPTIONS FOR EXISTING LOTS**

**TRACT NF-1** (MAP NO. 20-15-16033-0058, PARCEL ID NO. 965523)  
 TRACT NF-1, RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3, IN THE PLAT OF THE CABINS AT THE FARM SUNCADIA - PHASE 2 DIVISION 3, AUDITOR'S FILE NO. 202011050076, RECORDED IN BOOK 12 OF PLANS, PAGES 190 THROUGH 200, AUDITOR'S FILE NO. 201707240010, RECORDS OF SHG COUNTY.

**TRACT NF-2** (MAP NO. 20-15-16033-0060, PARCEL ID NO. 966224)  
 TRACT NF-2, RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3, IN THE PLAT OF THE CABINS AT THE FARM SUNCADIA - PHASE 2 DIVISION 3, AUDITOR'S FILE NO. 202011050076, RECORDED IN BOOK 12 OF PLANS, PAGES 190 THROUGH 200, AUDITOR'S FILE NO. 201707240010, RECORDS OF SHG COUNTY.

**TRACT Z-3** (MAP NO. 20-15-16033-0052, PARCEL ID NO. 965516)  
 TRACT Z-3, RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3, IN THE PLAT OF THE CABINS AT THE FARM SUNCADIA - PHASE 2 DIVISION 3, AUDITOR'S FILE NO. 202011050076, RECORDED IN BOOK 12 OF PLANS, PAGES 190 THROUGH 200, AUDITOR'S FILE NO. 201707240010, RECORDS OF SHG COUNTY.

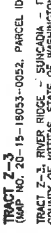
**BASIS OF BEARINGS**

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, MAG. 83/91, PROJECT 5, NAD 83, USED FOR ALL BEARINGS AND DISTANCES. DISTANCES SHOWN HEREIN ARE GROUND DISTANCES TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.998670387.

**SURVEY INSTRUMENTATION**

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:  
 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY IAC-332-130-100  
 THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING  
 TECHNIQUES PROCEDURE USED: FIELD TRVERSE AND GPS WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF IAC-332-130-080

**SUBDIVISION LOCATOR**



NOT TO SCALE



DRAWING NAME : ESM\ESM-0051988\1717016 SURVEY PLOTS\BLA-01.DWG  
 ZACHARY T. LENNON  
 U.S. NO. 44925

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AS ENACTED BY THE LEGISLATURE OF WASHINGTON IN NOVEMBER OF 2021.

FILED FOR RECORD THIS DAY OF \_\_\_\_\_ 2021 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF SURVEYS AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_ RECEIVING NO. \_\_\_\_\_

**RECORDING CERTIFICATE**

FILED FOR RECORD THIS DAY OF \_\_\_\_\_ 2021 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF SURVEYS AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_ RECEIVING NO. \_\_\_\_\_

DATE: 2021-11-12  
 SHEET 1 OF 2

ESM CONSULTING ENGINEERS, LLC  
 89400 8th Avenue S, #205  
 Federal Way, WA 98003  
 TEL: (206) 898-4113  
 FAX: (206) 898-4113  
 WWW.ESMCEVIL.COM

Staff Engineering  
 Public Works  
 Land Planning  
 Project Management  
 Landscape Architecture

RECEIVED  
 JUL 08 2022  
 Kittitas County CDS

# A PORTION OF SECTION 18, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

## LEGAL DESCRIPTIONS FOR PROPOSED LOTS

### TRACT A

TRACT Z-3 OF RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3 PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 180 THROUGH 200. AUDITOR'S FILE NO. 201707240010.  
EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE WESTERN CORNER OF TRACT NF-2 OF SAID PLAT; THENCE S 55°05'15" W, 202.95' TO THE NORTHEASTERN MARGIN OF SWIFTWATER DRIVE AS SHOWN ON SAID PLAT AND THE TERMINUS OF THIS LINE;  
CONTAINING 30,613 ACRES (1,333,480 SF), MORE OR LESS.

### TRACT B

THAT PORTION OF TRACTS Z-3, NF-1 AND NF-2 OF RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3 PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 180 THROUGH 200. AUDITOR'S FILE NO. 201707240010. AS FOLLOWS:  
BEGINNING AT THE WESTERN CORNER OF TRACT NF-2 OF SAID PLAT; THENCE S 55°05'15" W, 202.95' TO THE NORTHEASTERN MARGIN OF SWIFTWATER DRIVE AS SHOWN ON SAID PLAT;  
THENCE ALONG SAID NORTHEASTERN LINE, S 37°12'02" E, 564.09' FEET TO A POINT OF BEGINNING; CONTINUING ALONG SAID NORTHEASTERN LINE, S 27°12'02" E, 195.58' FEET; THENCE ALONG SAID SOUTHERLY LINE, N 61°08'17" W, 234.34' FEET TO A POINT OF BEGINNING; CONTINUING ALONG SAID SOUTHERLY LINE, N 61°08'17" W, 234.34' FEET TO A POINT OF BEGINNING; CONTINUING ALONG SAID SOUTHERLY LINE, N 61°08'17" W, 234.34' FEET TO A POINT OF BEGINNING; CONTINUING ALONG SAID SOUTHERLY LINE, N 61°08'17" W, 234.34' FEET TO A POINT OF BEGINNING; CONTINUING ALONG SAID SOUTHERLY LINE, N 61°08'17" W, 234.34' FEET TO A POINT OF BEGINNING; CONTINUING ALONG SAID SOUTHERLY LINE, N 61°08'17" W, 234.34' FEET TO A POINT OF BEGINNING;  
CONTAINING 13,210 ACRES (575,430 SF), MORE OR LESS.

### TRACT C

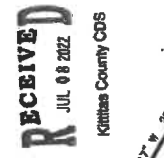
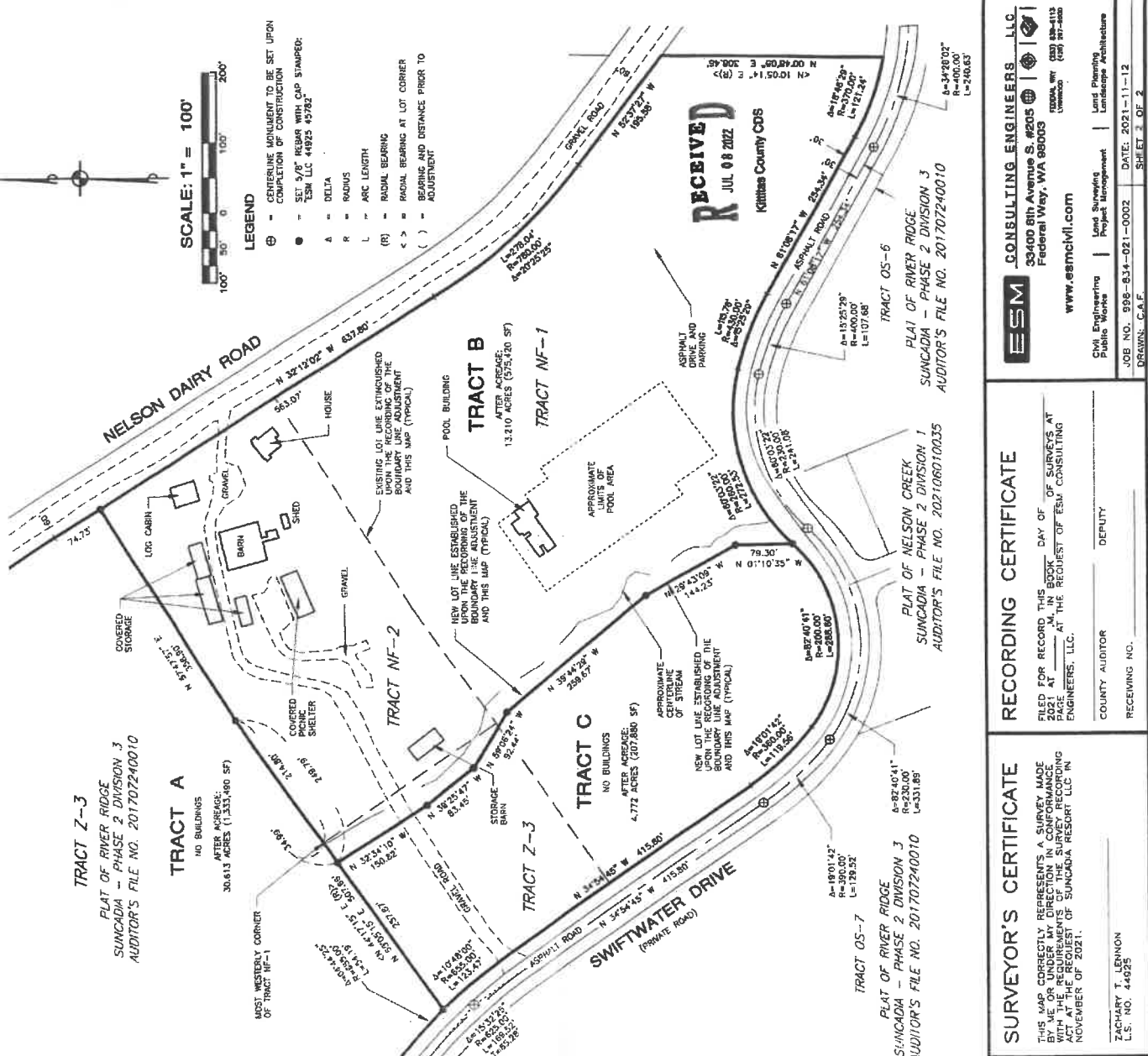
THAT PORTION OF TRACTS Z-3 AND NF-1 OF RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3 PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 180 THROUGH 200. AUDITOR'S FILE NO. 201707240010. AS FOLLOWS:  
BEGINNING AT THE WESTERN CORNER OF TRACT NF-2 OF SAID PLAT;  
COMENCING AT THE WESTERN CORNER OF TRACT NF-2 OF SAID PLAT;  
THENCE S 55°05'15" W, 202.95' FEET;  
THENCE S 55°05'15" W, 202.95' FEET;  
THENCE S 55°05'15" W, 202.95' FEET;  
THENCE S 55°05'15" W, 202.95' FEET;  
THENCE S 55°05'15" W, 202.95' FEET;  
THENCE S 55°05'15" W, 202.95' FEET;  
THENCE S 55°05'15" W, 202.95' FEET;  
THENCE S 55°05'15" W, 202.95' FEET;  
THENCE S 55°05'15" W, 202.95' FEET;  
THENCE S 55°05'15" W, 202.95' FEET;  
CONTAINING 4,772 ACRES (207,880 SF), MORE OR LESS.

### NOTES

- CORNERS HAVE BEEN SET AS DENOTED. ALL TRACTS ARE UNDER THE OWNERSHIP OF NEW SUNCADIA, LLC.
- IT IS NOT THE INTENT OF THIS SURVEY TO DEPECT EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE.
- FOR ADDITIONAL INFORMATION SEE THE PLAT OF "RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 180 THROUGH 200. AUDITOR'S FILE NO. 201707240010.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THE STRUCTURES ON TRACT B AS APPROXIMATELY DEPICTED HEREIN.
- THE PURPOSE OF THIS SURVEY IS TO DEPECT THE NEW BOUNDARIES RESULTING FROM KITTITAS COUNTY BIA APPLICATION BL-21-000.....



DRAWING NAME : ESM\ESW-00851985\171016\SURVEY PLOTS\BLA-02.DWG



### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA RESORT LLC IN NOVEMBER OF 2021.

COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_ RECEIVING NO. \_\_\_\_\_

### RECORDING CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, IN \_\_\_\_\_ COUNTY, WASHINGTON, AT \_\_\_\_\_ 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

www.esmcmvll.com

ESM Consulting Engineers, LLC  
www.esmcmvll.com

Civil Engineering | Land Surveying | Landscaping Architecture  
Public Works | Project Management | Landscaping Architecture

JOB NO. 998-834-021-0002 DATE: 2021-11-12  
DRAWN: C.A.F. SHEET 2 OF 2