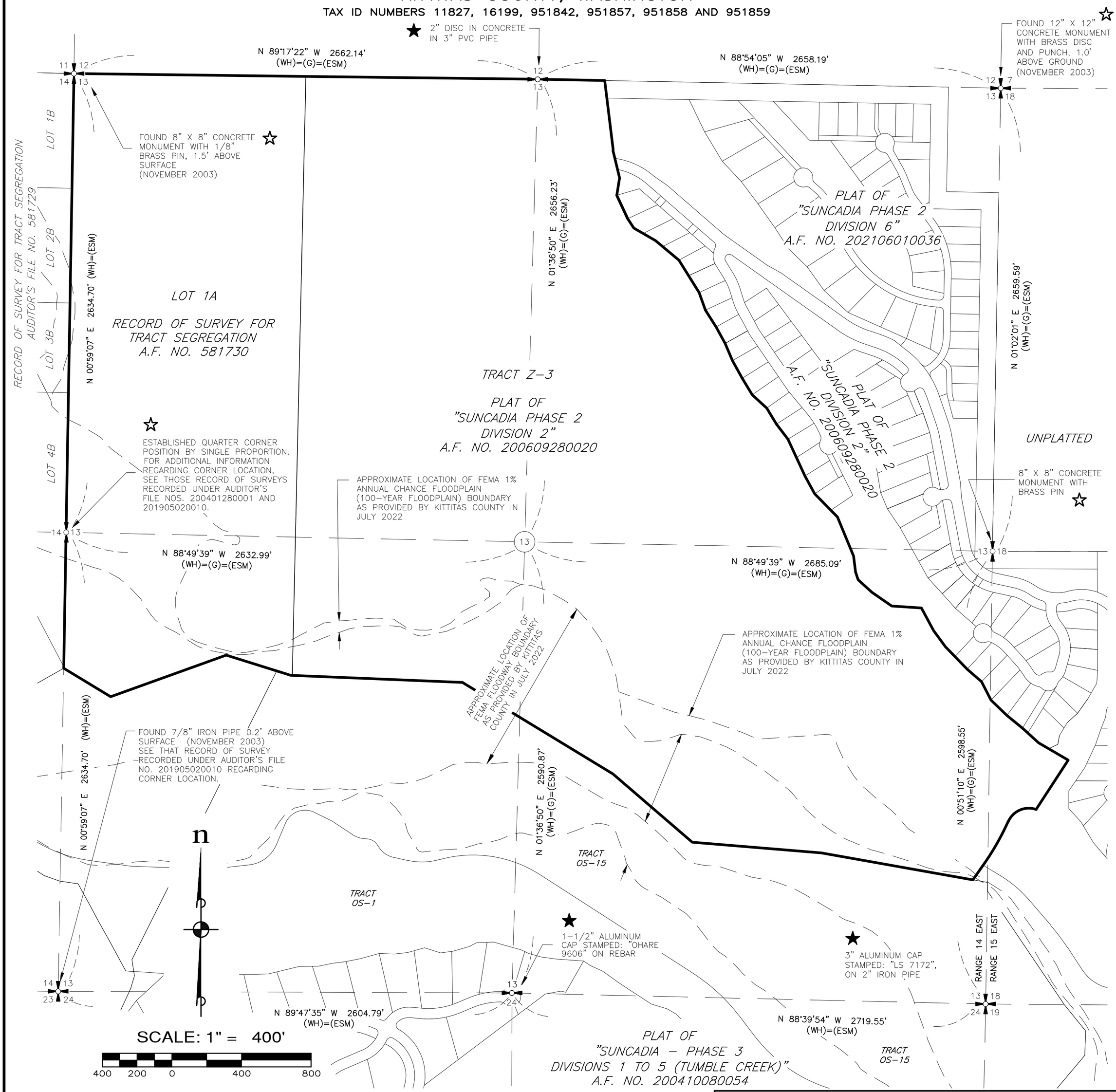
SUNCADIA - PHASE 2 DIVISION 7
BLOCK 1
A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND SECTION 18, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, WASHINGTON
TAX ID NUMBERS 11827, 16199, 951842, 951857, 951858 AND 951859

AUDITOR'S REFERENCE

LP-22-00001
LPF-22-00004



LEGEND

(WH) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002.

(G) BEARING AND/OR DISTANCE FROM THE PLAT OF SUNCADIA PHASE 2 DIVISION 2 BY GOLDSMITH & ASSOCIATES AS RECORDED UNDER AUDITOR'S FILE NO. 200609280020.

(ESM) BEARING AND/OR DISTANCE IS BASED UPON THE FIELD LOCATION OF THE FOUND CORNER AND/OR THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC FOR MOUNTAINSTAR IN 2002. ESM LOCATED THE EXISTING CORNERS AS SHOWN IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.

★ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION IN 2002. ESM ACCEPTED THEIR POSITION.

☆ W&H PACIFIC FIELD LOCATED THE CORNER FOUND AT THIS LOCATION. ESM LOCATED THIS CORNER IN 2003. ESM CONCURRED WITH THE COORDINATE POSITION ESTABLISHED BY W&H PACIFIC AND ACCEPTED THEIR POSITION.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. 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.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.

TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED : FIELD TRAVERSE
WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2022, AT _____ MINUTES PAST _____ O'CLOCK ____.M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY : _____ _____
DEPUTY COUNTY AUDITOR KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

ESM CONSULTING ENGINEERS LLC
33400 8th Ave. S, #205
Federal Way, WA 98003
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9900
www.esmcivil.com
Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DATE : 2022-07-11 | JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 2 OF 15

DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\852\021\SURVEY PLOTS\P2D7B1-FP-02.DWG

SUNCADIA - PHASE 2 DIVISION 7
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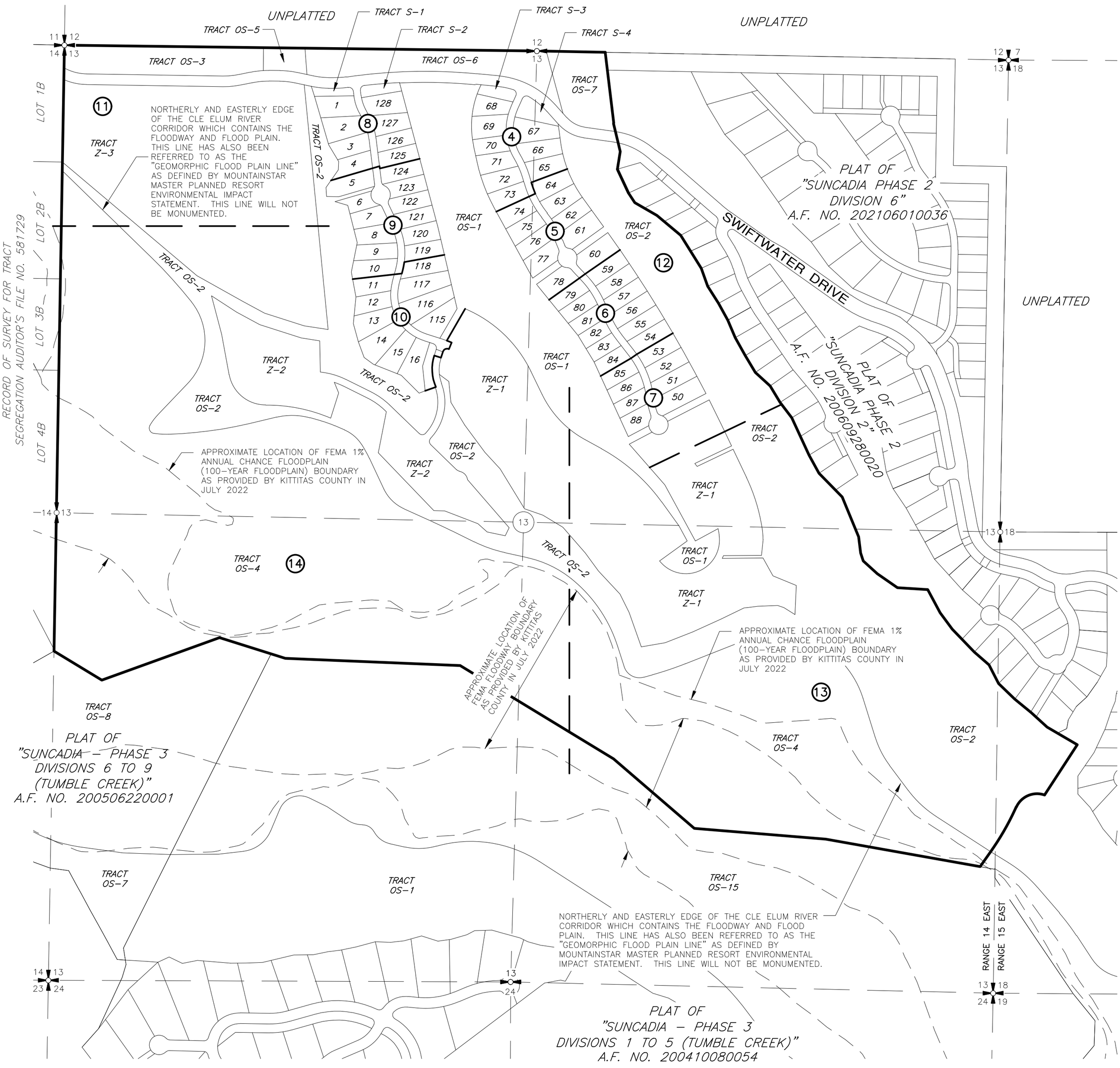

n

SCALE: 1" = 400'

400 200 0 400 800

LEGEND

(4) SHEET NUMBER

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DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\852\021\SURVEY PLOTS\P2D7B1-FP-03.DWG

DATE : 2022-07-11 | JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G. | SHEET 3 OF 15

SUNCADIA - PHASE 2 DIVISION 7

BLOCK 1

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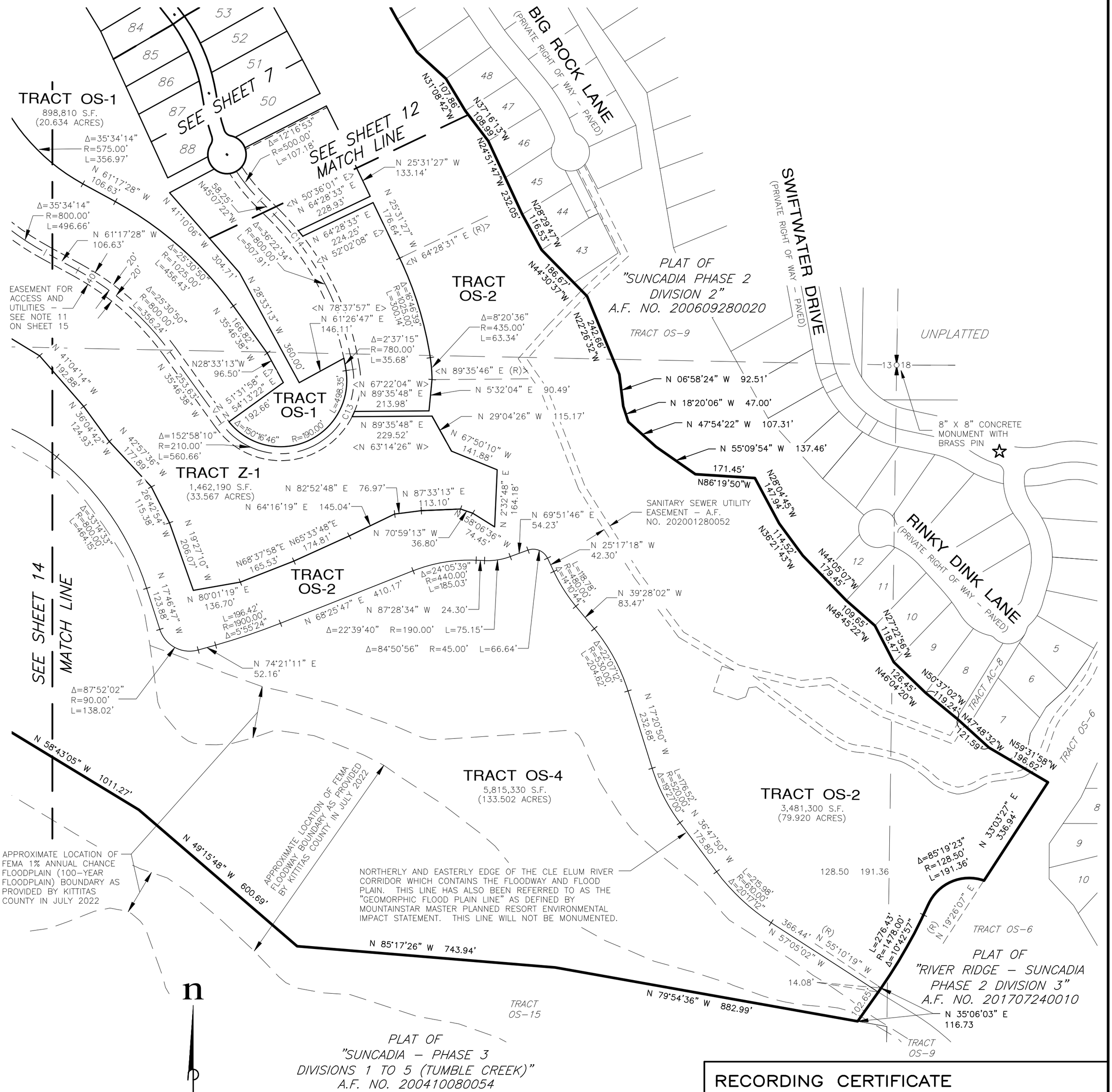

SEE LEGEND ON SHEET 11 OF 15

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	4°07'38"	230.00	16.57
C14	1°26'07"	820.00	20.54

ZACHARY T. LENNON
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DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\852\021\SURVEY PLOTS\P2D7B1-FP-13.DWG

DATE : 2022-07-11
JOB NO. 998-852-021-0003
DRAWN BY: C.A.F./R.F.G.
SHEET 13 OF 15

SUNCADIA - PHASE 2 DIVISION 7
BLOCK 1

AUDITOR'S REFERENCE

LP-22-00001
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MATCH LINE SEE SHEET 11

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°54'42"	380.00	52.47
C2	17°38'06"	380.00	116.96
C3	33°33'26"	35.00	20.50
C4	89°31'26"	25.00	39.06
C6	14°25'21"	210.00	52.86
C7	24°25'56"	210.00	89.55
C8	38°51'17"	210.00	142.41
C9	38°51'17"	250.00	169.54
C10	64°31'48"	255.00	287.20
C11	90°39'45"	25.00	39.56
C12	17°38'06"	420.00	129.27

TRACT Z-3
1,410,575 S.F.
(32.382 ACRES)

TRACT Z-2
477,590 S.F.
(10.964 ACRES)

TRACT OS-2
3,481,300 S.F.
(79.920 ACRES)

TRACT OS-4
5,815,330 S.F.
(133.502 ACRES)

TRACT OS-1
898,810 S.F.
(20.634 ACRES)

TRACT OS-2
(20.634 ACRES)

TRACT Z-1
1,462,190 S.F.
(33.567 ACRES)

TRACT Z-2

TRACT OS-2

TRACT OS-2

WEST LINE OF SECTION 13

LOT 2B

LOT 3B

LOT 4B

LOT 4B

RECORD OF SURVEY FOR TRACT SEGREGATION AUDITOR'S FILE NO. 581729

N 00°59'07" E 2634.70' (WH)=(ESM)

N 00°59'07" E 1927.37'

N 00°59'07" E 779.80'

N 00°59'07" E 2634.70' (WH)=(ESM)

N 45°45'35" W 703.29'

N 49°47'39" W 992.90'

N 5°34'23" W 1385.36'

N 60°47'37" W 296.56'

N 56°55'36" W 168.90'

N 61°34'26" W 138.85'

N 81°08'53" W 137.23'

N 72°16'45" W 233.24'

N 61°34'26" W 148.25'

N 72°16'45" W 245.23'

N 81°08'53" W 105.83'

N 14°47'55" W 224.48'

N 10°27'43" W 231.85'

N 43°46'40" E 245.31'

N 1°07'53" W 175.81'

<N5°46'05"E>

L=501.73'
R=350.00'
Δ=82°08'04"

Δ=7°24'11"
R=2600.00'
L=335.94'

L=290.32'
R=207.78'
Δ=80°03'29"

L=151.44'
R=420.00'
Δ=20°39'34"

<N 18°30'57" E>
N 22°29'37" W 64.98'
N 17°36'59" E 148.48'

L=376.28'
R=908.65'
Δ=23°43'35"

<N23°12'23"E> (R)

N 45°56'15" W 12.32'

N 11°07'35" E 236.12'

N 45°56'15" W 230.69'

N 43°51'23" W 452.08'

N 25°10'31" W 191.43'

N 65°49'39" W 181.66'

N 63°39'08" W 141.75'

N 77°54'49" W 104.06'

N 25°50'13" E 50.30'

N 76°39'49" E 160.44'

N 74°29'21" W 63.23'

N 66°26'43" W 58.65'

Δ=13°53'36"
R=305.00'
L=73.96'

Δ=111°32'08"
R=30.00'
L=58.40'

Δ=10°04'21"
R=485.00'
L=85.26'

Δ=11°36'46"
R=2250.00'
L=456.03'

Δ=28°50'50"
R=380.00'
L=191.32'

Δ=8°02'38" R=600.00' L=84.23'

Δ=33°51'51" R=220.00' L=130.03'

Δ=7°24'21" R=680.00' L=87.89'

Δ=40°39'08"
R=230.00'
L=163.19'

Δ=2°10'31"
R=3000.00'
L=113.90'

Δ=13°58'16"
R=750.00'
L=182.88'

Δ=26°36'04"
R=600.00
L=278.56'

N 77°37'24" W
130.57'

N 72°33'42" W 388.87'

N 87°38'09" W 985.70'

N 58°43'05" W 1011.27'

N 58°43'16" W 314.82'

N 70°11'07" E 705.05'

<N 83°17'33" E>
N 53°39'25" W
67.14'

N63°34'21"W
157.51'

N 17°43'29" E
40.43'

<N 22°55'34"W>

N 30°03'26" E
207.24'

Δ=41°21'12"
R=725.00'
L=523.27'

Δ=40°52'42"
R=500.00'
L=356.74'

N 5°43'56" W
119.01'

N 31°22'03" W
150.08'

N 25°43'14" W
143.44'

N 25°43'14" W
143.44'

Δ=64°42'59"
R=295.00'
L=333.21'

N 36°31'34" W
190.06'

N 42°41'55" W
127.64'

N 31°20'47" W
262.91'

N 61°17'27" W
106.63'

N 58°44'17" W
131.93'

N 70°58'35" W
109.67'

<N 82°55'47" E (R)>
N 40°50'20" W
357.41'

N 88°38'13" W
60.64'

N 48°23'11" W
69.50'

N 68°58'34" W
201.03'

Δ=72°25'28"
R=55.00'
L=69.52'

Δ=35°34'14"
R=800.00'
L=496.66'

EASEMENT FOR ACCESS AND UTILITIES – SEE NOTE 11 ON SHEET 15

40'
20'
20'

C1
C2
C3
C4
C6
C7
C8
C9
C10
C11
C12

SEE SHEET 5
SEE SHEET 9
SEE SHEET 10
SEE SHEET 6

MATCH LINE SEE SHEET 13

7
8
9
10
11
12
14
15
16
75
76
77
78
61
120
119
118
117
116
115

13

ESTABLISHED QUARTER CORNER POSITION BY SINGLE PROPORTION. FOR ADDITIONAL INFORMATION REGARDING CORNER LOCATION, SEE THOSE RECORD OF SURVEYS RECORDED UNDER AUDITOR'S FILE NOS. 200401280001 AND 201905020010.

APPROXIMATE LOCATION OF FEMA 1% ANNUAL CHANCE FLOODPLAIN (100-YEAR FLOODPLAIN) BOUNDARY AS PROVIDED BY KITTITAS COUNTY IN JULY 2022

APPROXIMATE LOCATION OF FEMA FLOODWAY BOUNDARY AS PROVIDED BY KITTITAS COUNTY IN JULY 2022

NORTHERLY AND EASTERLY EDGE OF THE CLE ELUM RIVER CORRIDOR WHICH CONTAINS THE FLOODWAY AND FLOOD PLAIN. THIS LINE HAS ALSO BEEN REFERRED TO AS THE "GEOMORPHIC FLOOD PLAIN LINE" AS DEFINED BY MOUNTAINSTAR MASTER PLANNED RESORT ENVIRONMENTAL IMPACT STATEMENT. THIS LINE WILL NOT BE MONUMENTED.

THIS LINE WILL NOT BE MONUMENTED

TRACT OS-8

PLAT OF "SUNCADIA – PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)" A.F. NO. 200506220001

TRACT OS-15

PLAT OF "SUNCADIA – PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK)" A.F. NO. 200410080054

FOUND 7/8" IRON PIPE 0.2' ABOVE SURFACE (NOVEMBER 2003) SEE THAT RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201905020010 REGARDING CORNER LOCATION.

14 13 23 24

SCALE: 1" = 200'

200 100 0 200 400

SEE LEGEND ON SHEET 11 OF 15

ZACHARY T. LENNON
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DATE : 2022-07-11
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SHEET 14 OF 15

DWG NAME: \\ESM8\ENGR\ESM-JOBS\998\852\021\SURVEY PLOTS\P2D7B1-FP-14.DWG