

**BASIS OF HORIZONTAL & VERTICAL DATUMS**

BASES OF HORIZONTAL DATUM:  
 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.  
 PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID S10682) AND "J358" (PID S10659). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999970387.  
 BASIS OF VERTICAL DATUM:  
 NAD83/91  
 BENCH MARK: DISK L 525 1992, LOGO MARK - NGS NGVD 29 ELEVATION = 2028.05 LOCATION: BENCH MARK NORTH END OF WEST CURB OF THE INTERSTATE 90 HIGHWAY OVERPASS ALONG STATE HIGHWAY 90.  
 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 0.18 ACRES TO 0.51 ACRES.  
 TOTAL ACREAGE PHASE 1 DIVISION 14 = 4,194 ACRES  
 TOTAL LOT ACREAGE = 8.1 ACRES  
 TOTAL NUMBER OF LOTS = 39  
 TOTAL NUMBER OF TRACTS = 4

**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: BEU, THE KENNETH OR RAYD STATIC CBS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-080.

**LEGAL DESCRIPTION**

TRACT OS-3, OF SUNCADIA - PHASE 1 DIVISION 9, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 79 THROUGH 82, RECORDS OF SAID COUNTY.  
 TOGETHER WITH TRACT A, AS DESCRIBED AND/OR REFERRED ON THE FACE OF THAT CERTAIN SURVEY RECORDED IN BOOK 2, AND BEARING THE SAME TITLE AND NUMBER AND THE BOOK 35 OF SURVEYS, PAGES 30 AND 31, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.  
 ALSO TOGETHER WITH TRACT Z-2, OF 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.

**BASIS OF BEARINGS**

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.  
 PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID S10682) AND "J358" (PID S10659). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999970387.

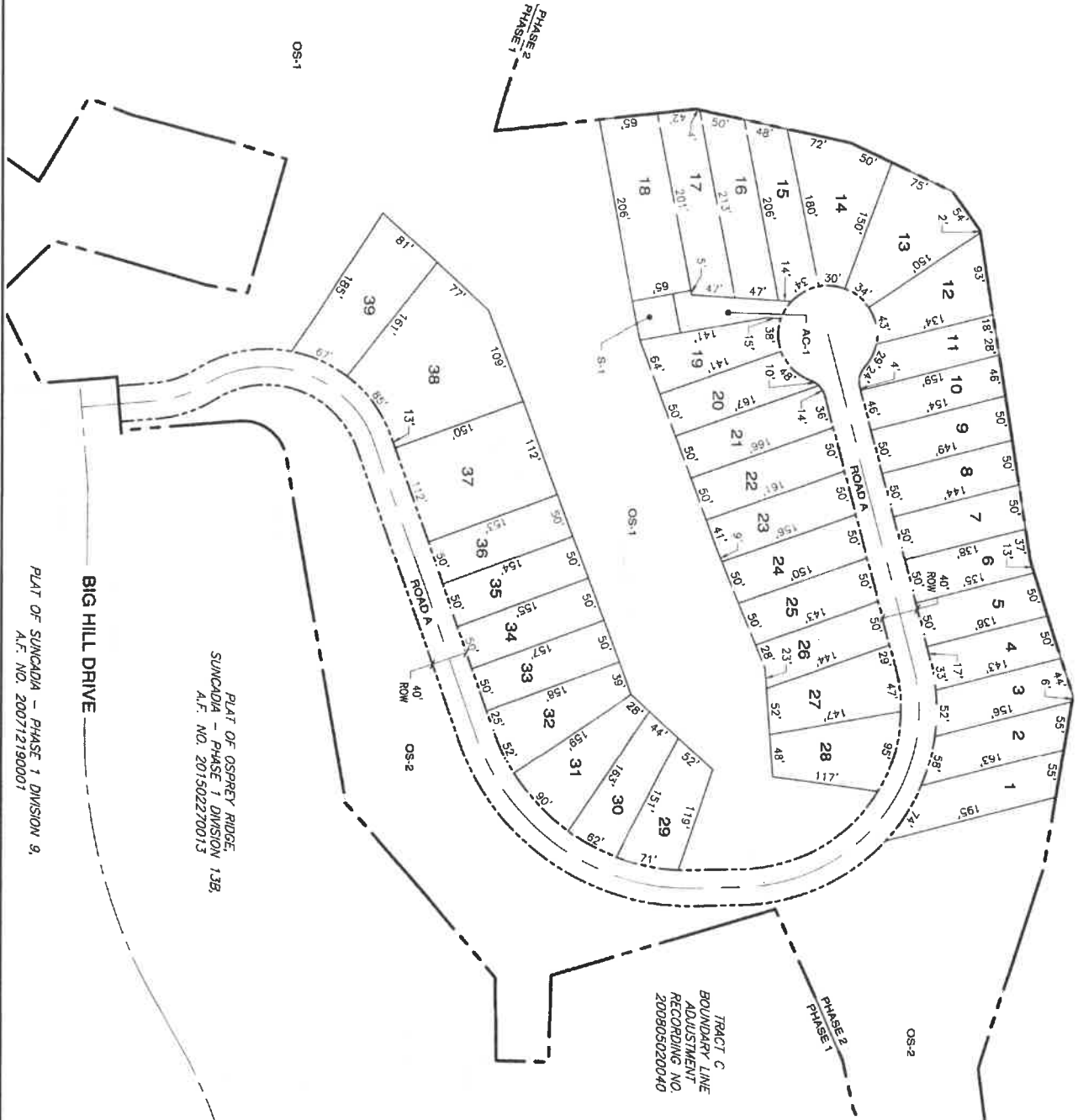
**TAX PARCEL NO.**

ASSESSOR PARCEL NUMBERS 953905 (OS-3), 953911 (Z-5) AND 960515 (Z-2).

<p><b>SUNCADIA RESORT, LLC</b></p>		<p><b>ESM CONSULTING ENGINEERS, L.L.C.</b>                  33400 8th Ave S, Suite 205                  Federal Way, WA 98003</p>			<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE												
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<p><b>SUNCADIA PHASE 1 DIVISION 14</b></p>		<p><b>www.esmcivil.com</b></p> <p>Civil Engineering   Land Surveying   Land Planning                  Public Works   Project Management   Landscape Architecture</p>																		
<p><b>PRELIMINARY PLAT</b></p>		<p><b>WASHINGTON</b></p>		<p>DATE: 08/11/2022</p>																
<p><b>KITITAS COUNTY</b></p>		<p><b>PP-01</b></p>		<p>1 OF 4 SHEETS</p>																

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.

TRACT OS-6  
PHASE 2 DIVISION 3  
(RIVER RIDGE)

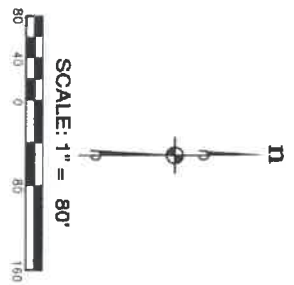


PLAT OF OSPEERY RIDGE  
SUNCADIA - PHASE 1, DIVISION 13B,  
A.F. NO. 201502270013

BIG HILL DRIVE

PLAT OF SUNCADIA - PHASE 1 DIVISION 9,  
A.F. NO. 200712190001

TRACT C  
BOUNDARY LINE  
ADJUSTMENT  
RECORDING NO.  
200905020040



LOT #	AREA (S.F.)
21	8401
22	8180
23	7939
24	7647
25	7329
26	7088
27	6821
28	6529
29	6282
30	6236

LOT #	AREA (S.F.)
1	8786
2	7905
3	7482
4	6977
5	6829
6	6810
7	7053
8	7305
9	7558
10	7184

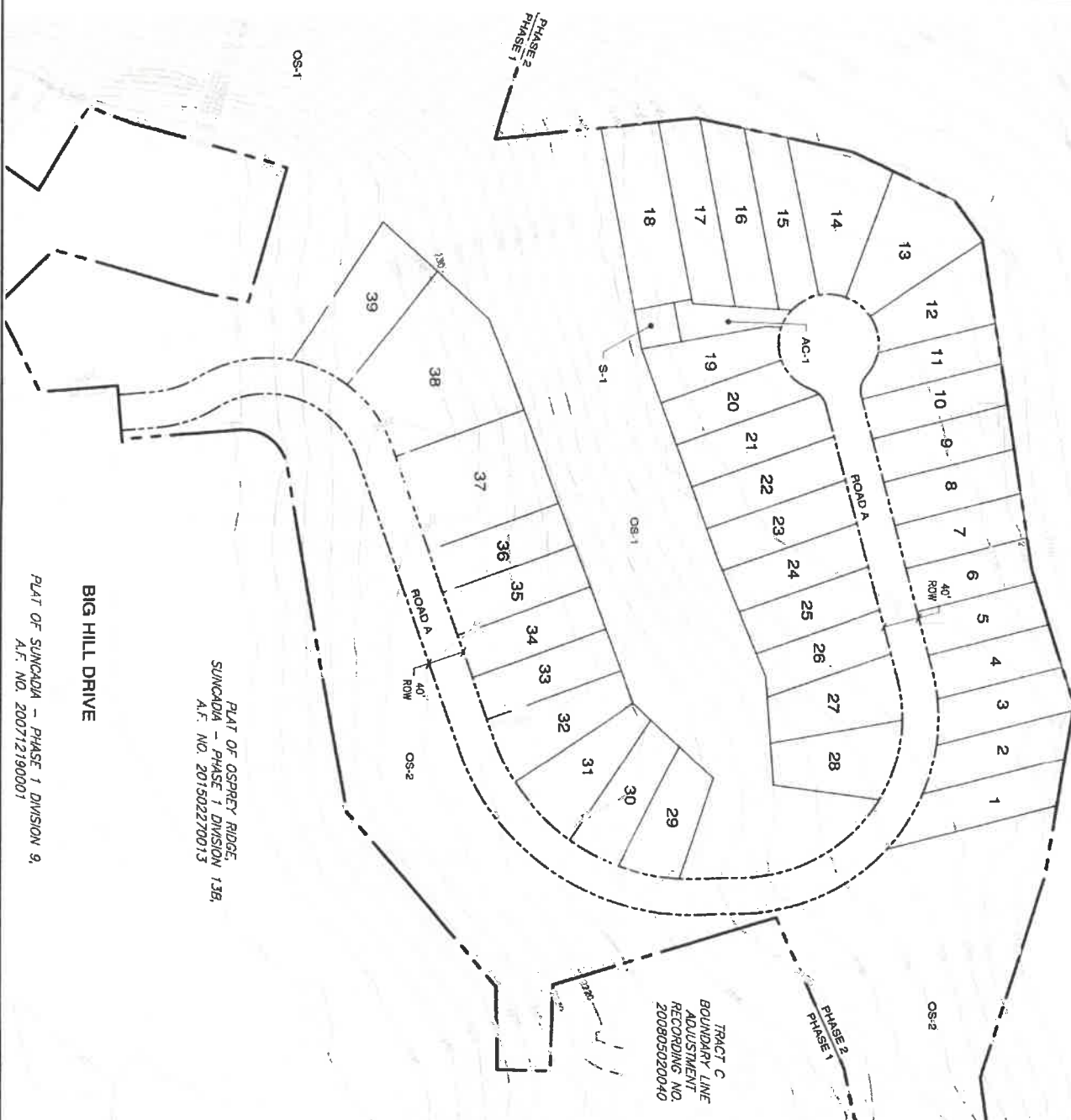
LOT #	AREA (S.F.)
31	9486
32	9177
33	7870
34	7803
35	7738
36	7689
37	16877
38	22096
39	12379

LOT #	AREA (S.F.)
11	6853
12	8959
13	12382
14	12078
15	8762
16	9636
17	9882
18	13254
19	7558
20	7470

<p><b>SUNCADIA RESORT, LLC</b></p> <p><b>SUNCADIA PHASE 1 DIVISION 14</b></p> <p><b>PRELIMINARY PLAT</b></p> <p>KITITAS COUNTY WASHINGTON</p>	<p><b>ESM CONSULTING ENGINEERS, LLC</b></p> <p>24400 8th Ave S, Ste 200 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering   Land Surveying   Land Planning Public Works   Project Management   Landscape Architecture</p>		<p>DATE: 08/16/2022</p> <p>PROJECT: SUNCADIA PHASE 1 DIVISION 14</p> <p>SHEET: PP-02</p> <p>2 OF 4 SHEETS</p>
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A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.

TRACT OS-6  
PHASE 2 DIVISION 3  
(RIVER RIDGE)



PLAT OF OSPREY RIDGE  
SUNCADIA - PHASE 1 DIVISION 13B,  
A.F. NO. 201502270013

BIG HILL DRIVE  
PLAT OF SUNCADIA - PHASE 1 DIVISION 9,  
A.F. NO. 200712190001

TRACT C  
BOUNDARY LINE  
ADJUSTMENT  
RECORDING NO.  
2008050200040



LOT #	AREA (AC.)
1	0.20
2	0.18
3	0.17
4	0.16
5	0.16
6	0.16
7	0.16
8	0.17
9	0.17
10	0.16

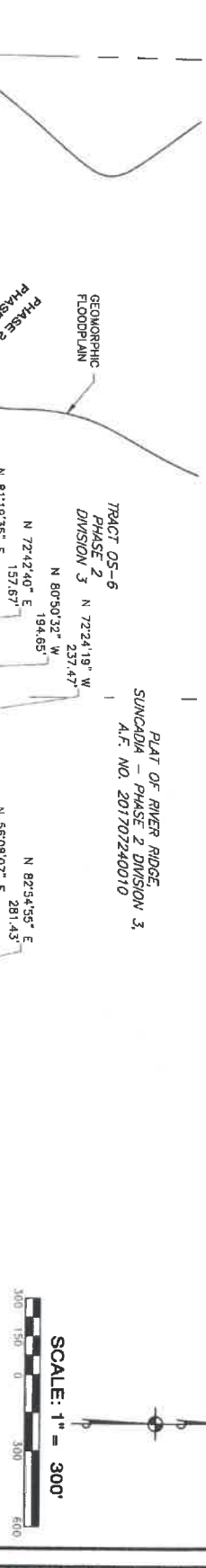
LOT #	AREA (AC.)
11	0.18
12	0.21
13	0.28
14	0.28
15	0.20
16	0.22
17	0.22
18	0.30
19	0.17
20	0.17

LOT #	AREA (AC.)
21	0.19
22	0.19
23	0.18
24	0.18
25	0.17
26	0.16
27	0.21
28	0.21
29	0.19
30	0.19

LOT #	AREA (AC.)
31	0.22
32	0.21
33	0.18
34	0.18
35	0.18
36	0.18
37	0.39
38	0.51
39	0.28

<p><b>SUNCADIA RESORT, LLC</b></p> <p><b>SUNCADIA PHASE 1 DIVISION 14</b></p> <p><b>PRELIMINARY PLAT</b></p> <p>KITITAS COUNTY WASHINGTON</p>	<p><b>ESM CONSULTING ENGINEERS, LLC</b></p> <p>13400 1st Ave S, Suite 202 Federal Way, WA 98003</p> <p>www.esrcivil.com</p> <p>Civil Engineering   Land Surveying   Land Planning Public Works   Project Management   Landscape Architecture</p>		<p>NO. 12100</p> <p>TRAVIS E. JOHNSON</p> <p>PROFESSIONAL ENGINEER</p> <p>STATE OF WASHINGTON</p> <p>EXPIRES 08/11/2022</p>
<p>JOB NO.: 2022-08-017</p> <p>DATE: 08/10/2022</p> <p>DESIGNED BY: PP-03</p> <p>CHECKED BY: LGB</p> <p>DATE: 08/10/2022</p> <p>PROJECT: SUNCADIA PHASE 1 DIVISION 14</p>	<p>3rd FLOOR</p> <p>PP-03</p> <p>3 OF 4 SHEETS</p>		

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.



PLAT OF RIVER RIDGE  
SUNCADIA - PHASE 2 DIVISION 3,  
A.F. NO. 20170240010

SCALE: 1" = 300'



Line	Length	Direction
L1	11.81	S 48°22'45" W
L2	56.82	S 50°03'23" E
L3	64.60	S 48°44'53" E
L4	60.58	S 54°09'09" E
L5	55.03	S 49°58'22" E
L6	44.68	S 46°01'03" E
L7	50.91	S 26°08'41" E
L8	61.65	S 29°33'16" E
L9	41.58	S 33°06'28" E
L10	46.67	S 44°29'29" E
L11	44.72	S 31°6'33" E
L12	49.51	S 20°35'42" E
L13	53.85	S 37°21'38" E
L14	49.94	S 54°21'18" E
L15	52.64	S 52°13'10" E
L16	50.39	S 37°08'57" E
L17	49.10	S 38°19'10" E

Line	Length	Direction
L18	60.16	S 30°12'55" E
L19	52.36	S 18°04'00" E
L20	39.18	S 29°17'02" E
L21	42.90	S 45°20'09" E
L22	46.80	S 37°29'11" E
L23	58.89	S 16°06'14" E
L24	61.19	S 45°18'10" E
L25	52.08	S 35°20'28" E
L26	48.87	S 57°05'30" E
L27	46.29	S 46°35'43" E
L28	112.07	S 20°13'19" E
L29	276.58	S 22°20'58" E
L30	335.96	S 10°22'50" W
L31	4.33	S 10°22'50" W
L32	0.41	N 79°54'38" W
L33	56.29	S 59°16'18" W
L34	51.45	S 55°02'09" W

Curve	Length	Radius	Delta
C1	13.67	25.00	Δ=31°19'56"
C2	74.53	50.00	Δ=85°24'20"
C3	16.67	39.61	Δ=22°40'10"
C4	26.36	30.00	Δ=50°20'25"
C5	52.88	50.00	Δ=60°35'34"
C6	57.25	100.00	Δ=32°48'04"
C7	236.54	1145.00	Δ=11°50'12"

Line	Length	Direction
L35	100.88	S 15°06'02" W
L36	54.78	S 1°49'42" W
L37	73.41	N 71°51'06" W
L38	35.50	S 12°6'02" W
L39	111.58	S 35°11'28" W
L40	107.30	S 59°41'48" E
L41	51.87	S 20°51'10" W
L42	64.92	S 1°44'28" W
L43	53.55	S 15°51'44" W
L44	60.58	S 16°54'02" W
L45	155.80	N 73°54'18" W
L46	46.82	N 10°43'08" E
L47	176.70	N 16°10'56" E
L48	87.70	N 45°13'14" W
L49	108.01	S 64°18'44" W
L50	84.53	S 4°42'25" E
L51	63.65	S 85°17'35" W

Line	Length	Direction
L52	118.53	S 4°42'25" E
L53	148.45	S 80°41'55" W
L54	244.08	S 80°06'56" W
L55	255.77	S 49°54'37" W
L56	92.71	S 89°33'14" W
L57	56.66	S 1°31'04" W
L58	96.79	S 88°28'56" E
L59	299.49	S 16°58'02" E
L60	186.33	S 66°15'12" W
L61	50.05	S 78°23'27" W
L62	66.03	N 73°56'18" W
L63	60.72	S 45°28'08" W
L64	128.86	S 78°16'12" W
L65	98.39	S 57°30'52" W
L66	143.80	S 71°12'19" W
L67	399.31	S 63°28'54" W

SUNCADIA RESORT, LLC  
**SUNCADIA PHASE 1 DIVISION 14**  
PRELIMINARY PLAT  
KITITAS COUNTY WASHINGTON

**ESM CONSULTING ENGINEERS, LLC**  
2540 4th Ave S, Ste 205  
Federal Way, WA 98003  
www.esmcivil.com  
Civil Engineering, Land Surveying, Land Planning, Public Works, Project Management, Landscape Architecture

REVISIONS  
DATE  
BY