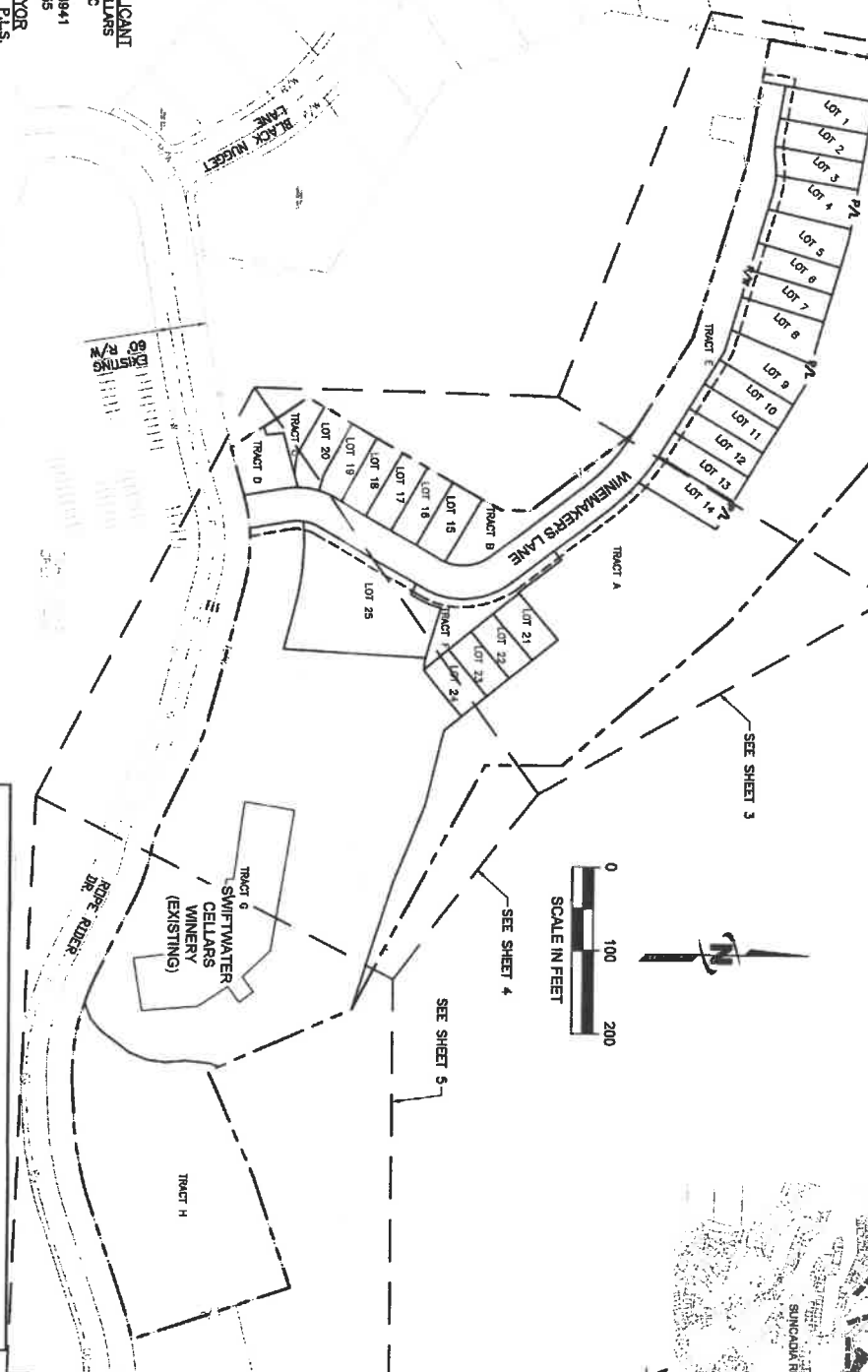


EXISTING SUNCADIA  
PHASE 1 DIVISION 10B

# WINEMAKER'S CABINS AT SWIFTWATER CELLARS PRELIMINARY PLAT CLE ELUM, WASHINGTON



**OWNER/APPLICANT**  
SWIFTWATER CELLARS  
PROPERTIES LLC  
O. BOX 492  
CLE ELUM, WA 98941  
(509) 674-6555

**LAND SURVEYOR**  
DUSTIN HERVE, P.L.S.  
ENCUMPASS ENGINEERING & SURVEYING  
1000 W. WASHINGTON AVE.  
CLE ELUM, WA 98922  
(509) 674-7433

**CIVIL ENGINEER**  
PAUL INWARDS, P.E.  
J-U-B ENGINEERS, INC.  
2810 W. CLEARWATER AVE., STE 201  
KENNEWICK, WA 98336  
(509) 783-2144

**SITE INFORMATION**  
\* INCLUDES B.L.A. IN PROCESS. SEE BOUNDARY MONI

**PARCEL NO.:** 21908 ACRES  
**GROSS AREA:** 11.94 ACRES  
**MAP NO.:** 20-15-2005B-0182  
**ADDRESS:** 301 ROPE RIDER DR.  
CLE ELUM, WA 98922  
**DATUM:** ASSUMED VERTICAL DATUM  
**LEGAL DESCRIPTION:** SEE SHEET 6

**PROPOSED, PARCELS AND PLANNED USES:**

- TRACT A: OPEN SPACE
- TRACT B: OPEN SPACE
- TRACT C: OPEN SPACE
- TRACT D: OPEN SPACE
- TRACT E: PRIVATE ROAD RIGHT-OF-WAY, PARKING, AND LANDSCAPING
- TRACT F: REMAINDER OF ORIGINAL PARCEL WITH EXISTING SWIFTWATER CELLARS WINERY/RESTAURANT, PARKING, OPEN SPACE, AND AMENITIES
- TRACT G: OPEN SPACE
- TRACT H: OPEN SPACE 50' BUFFER
- LOTS 1-24: 4-PLEX AND 6-PLEX TOWNHOME-STYLE RESIDENTIAL LOTS WITH AREAS OF OPEN SPACE
- LOT 25: PROPOSED RECREATION BUILDING, PARKING, AND LANDSCAPING

**UTILITY STATEMENT:**

- SEWER: ALL PARCELS WILL BE SERVED VIA EXTENSIONS OF THE EXISTING SUNCADIA SEWER SYSTEM, CONNECTING AT THE EXISTING 8" GRANITE SEWER LOCATED NORTHWEST OF THE EXISTING SWIFTWATER CELLARS WINERY.
- POTABLE WATER: THE EXISTING POTABLE WATER MAIN IN ROPE RIDER DRIVE WILL BE EXTENDED INTO THE PROPOSED ROADWAY TO SERVE ALL LOTS.
- STORM DRAIN: RUNOFF WILL BE COLLECTED FROM PROPOSED ROADWAYS AND COURSED TO THE EXISTING STORM DRAIN SWALES LOCATED WITHIN THE GOLF COURSE. PORTIONS OF THE SITE MAY ALSO UTILIZE SURFACE INFILTRATION.

**BOUNDARY CURVE TABLE**

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C2	100.45'	370.00'	50.54'	151°33'17"	N79°14'28"E	100.14'
C3	32.72'	270.00'	16.36'	85°56'39"	S89°30'34"E	32.70'
C4	104.16'	270.00'	52.74'	22°08'13"	S74°59'08"E	103.52'
C5	61.10'	230.00'	30.73'	151°13'17"	N71°32'39"W	60.82'
C6	48.35'	170.00'	22.81'	151°17'06"	S71°30'14"E	45.22'
C7	42.86'	216.00'	21.50'	112°21'3"	N69°33'17"W	42.78'
C8	116.86'	216.00'	58.78'	30°55'48"	S89°17'42"W	115.18'
C9	55.36'	1714.00'	27.88'	1°51'02"	N74°45'18"E	55.36'
C10	14.65'	68.00'	7.35'	12°20'35"	N80°43'32"E	14.62'
C11	27.04'	24.00'	15.16'	64°33'31"	N42°16'49"E	28.63'
C12	37.86'	24.00'	23.86'	89°54'00"	S34°56'56"E	33.81'

**BOUNDARY LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N10°00'04"E	253.15'
L2	S78°59'56"E	440.28'
L3	S49°05'56"E	282.23'
L4	S41°41'21"E	284.51'
L5	S00°00'00"E	88.37'
L6	S01°29'58"E	334.90'
L7	S25°45'58"E	186.16'
L8	N86°21'45"E	137.73'
L9	N71°27'51"E	140.00'
L10	S18°32'08"E	187.21'
L11	S71°27'30"W	124.88'
L12	S87°01'07"W	45.64'
L13	N63°56'01"W	95.70'
L14	N63°52'11"W	85.31'
L15	N75°14'24"W	164.34'
L16	N33°59'24"W	108.36'
L17	N29°51'44"E	268.41'
L18	N2°33'02"E	33.64'
L19	N38°02'33"W	152.74'
L20	N58°40'09"W	214.87'
L21	N73°30'51"W	217.08'
L22	N79°53'58"W	190.50'
L23	N10°00'04"E	22.88'
L24	S78°53'56"E	28.00'
L25	S10°00'04"W	28.04'

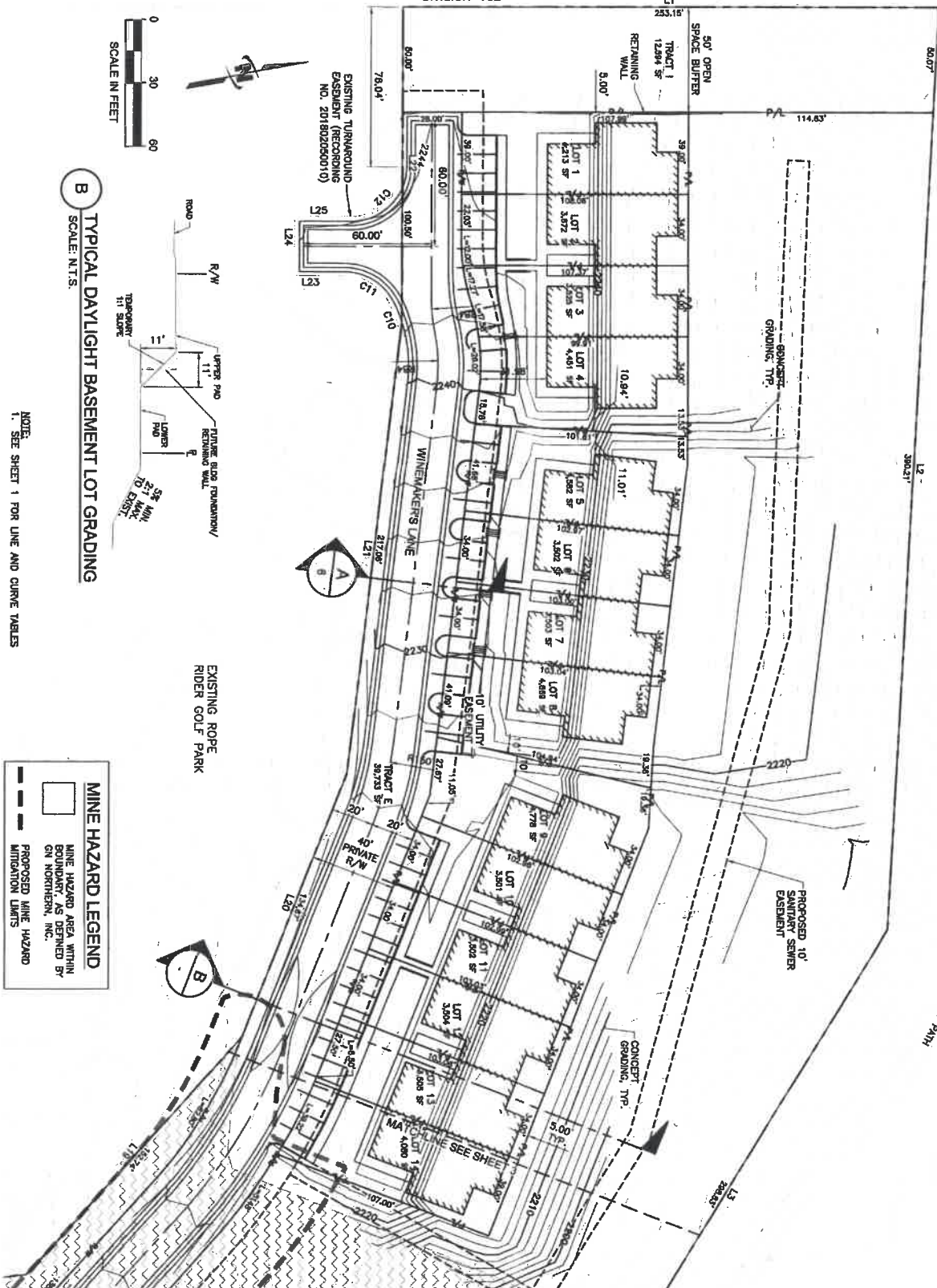
**BOUNDARY NOTE:** LINES L1 THROUGH L9 AND PARCEL GROSS AREA REFLECT BOUNDARY LINE ADJUSTMENTS THAT ARE BEING PROCESSED CONCURRENTLY BY ENCUMPASS ENGINEERING & SURVEYING.

**PRELIMINARY PLAT**  
**WINEMAKER'S CABINS AT SWIFTWATER CELLARS**  
A PORTION OF SEC 20, T20N, R15E, KITTITAS COUNTY, WASHINGTON  
**COVER SHEET**

  
**J-U-B ENGINEERS, Inc.**  
 2810 W. Clearwater Avenue  
 Suite 201  
 Kennewick, Washington 99336  
 Phone: 509.783.2144  
 Fax: 509.736.0780  
 www.jub.com

FILE: 20-15-2005B.P1  
 JOB NO: 20-15-2005B  
 DRAWN BY: ABO  
 CHECKED BY: PSI  
 DATE: 08/15/2005  
 AT FULL SCALE, IF NOT ONE  
 LIST REVISIONS:  
 SHEET NUMBER:  
**1**

SUNCADIA PHASE 1  
DIVISION 10B



**B**  
TYPICAL DAYLIGHT BASEMENT LOT GRADING  
SCALE: N.T.S.

NOTE:  
1. SEE SHEET 1 FOR LINE AND CURVE TABLES

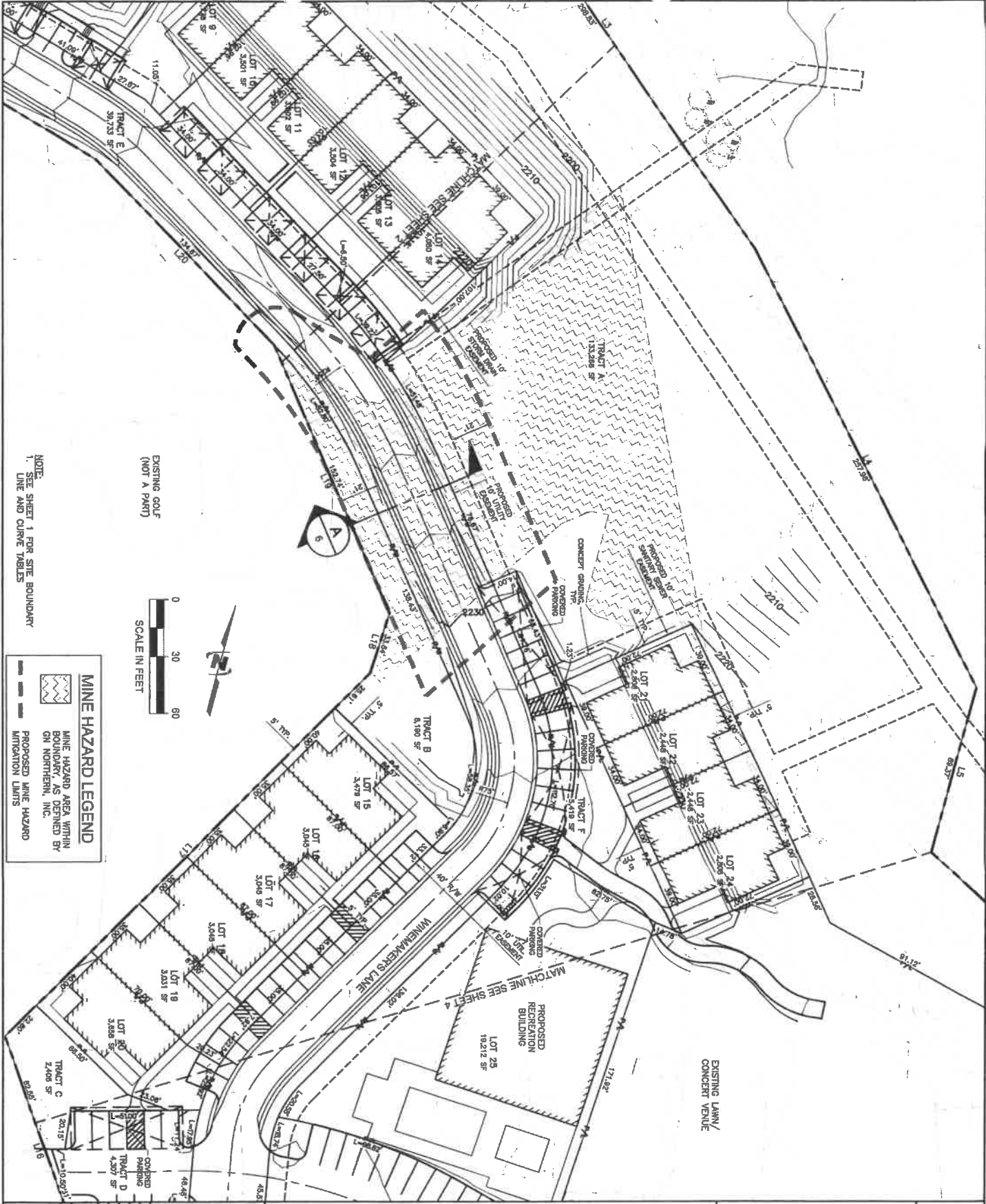
**MINE HAZARD LEGEND**  
 MINE HAZARD AREA WITHIN BOUNDARY AS DEFINED BY GN (NORTHERN, INC.)  
 PROPOSED MINE HAZARD MITIGATION LIMITS

**PRELIMINARY PLAT**  
**WINEMAKER'S CABINS AT SWIFTWATER CELLARS**  
 A PORTION OF SEC 20, T20N, R15E, KITTITAS COUNTY, WASHINGTON  
**PRELIMINARY PLAT**

**J-U-B ENGINEERS, Inc.**  
 2810 W. Clearwater Avenue  
 Suite 201  
 Kennewick, Washington 99336  
 Phone: 509.783.2144  
 Fax: 509.736.0790  
 www.jub.com



FILE: 20150702\_02  
 JOB NO: 15-02-0503  
 DRAWN BY: JMB  
 CHECKED BY: JMB  
 DATE: 7/20/17  
 MINE HAZARD AREA NOT ONE  
 LIST UPDATED: 7/20/17  
**SHEET NUMBER: 2**



NOTE:  
1. SEE SHEET 1 FOR SITE BOUNDARY  
LINE AND CURVE TABLES

EXISTING GOLF  
(NOT A PART)



**MINE HAZARD LEGEND**

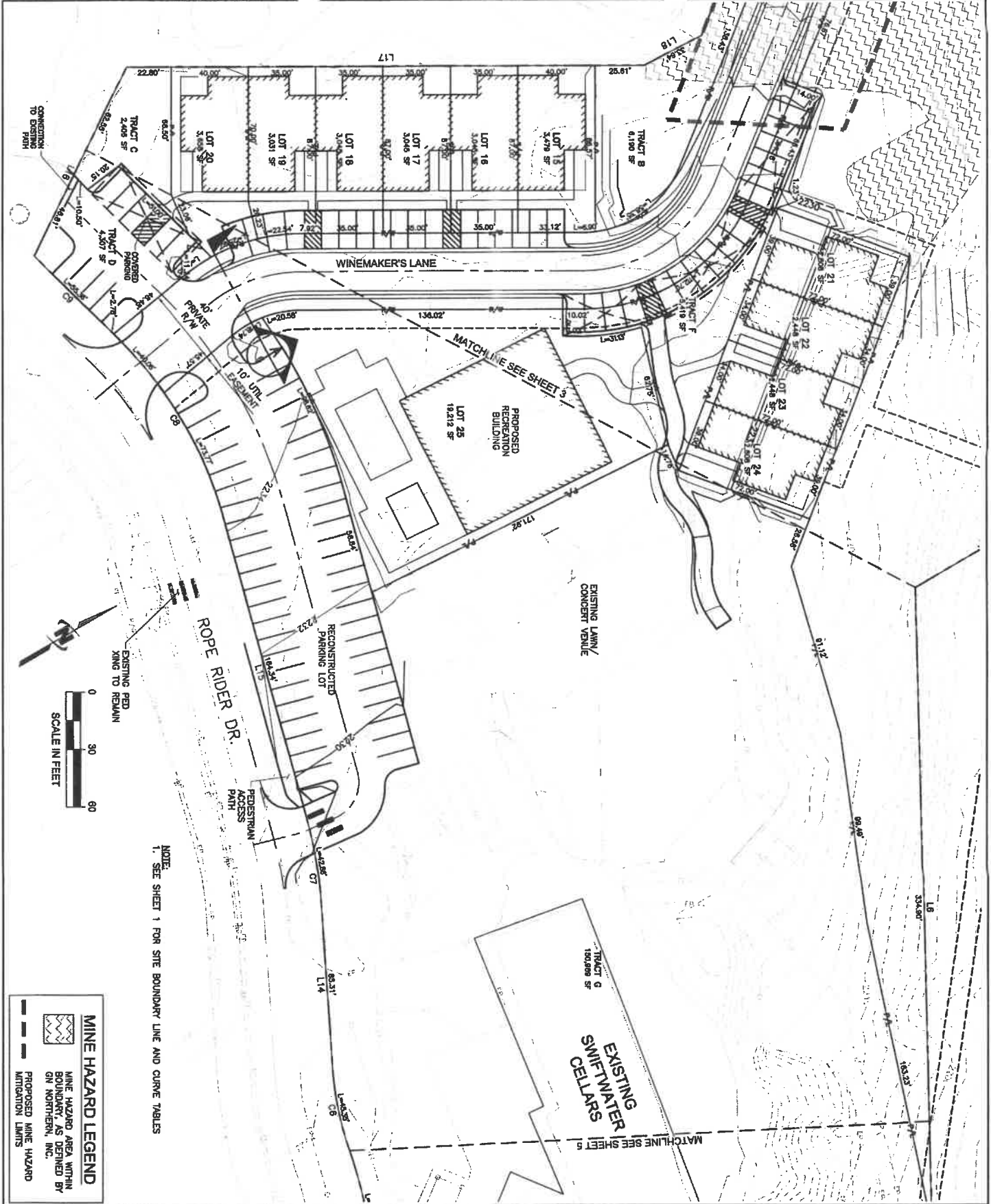
- MINE HAZARD AREA WITHIN BOUNDARIES OWNED BY GN NORTHERN, INC.
- PROPOSED MINE HAZARD MITIGATION LIMITS

**PRELIMINARY PLAT**  
**WINEMAKER'S CABINS AT SWIFTWATER CELLARS**  
A PORTION OF SEC 20, T20N, R15E, KITTITAS COUNTY, WASHINGTON  
**PRELIMINARY PLAT**

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2810 W. Clearwater Avenue  
Suite 201  
Kennewick, Washington 99336  
Phone: 509.783.2144  
Fax: 509.736.0790  
www.jub.com



FILE: 20160716\_P4  
THIS SHEET IS NOT TO BE  
REPRODUCED OR COPIED  
WITHOUT THE WRITTEN  
CONSENT OF JUB  
ENGINEERS, INC.  
CHECKED BY: PBR  
DATE: 07/17/2016  
AT FINAL SCALE, IF NOT ONE  
LAST CHECKED BY: PBR  
SHEET NUMBER:  
**3**



NOTE:  
1. SEE SHEET 1 FOR SITE BOUNDARY LINE AND CURVE TABLES

**MINE HAZARD LEGEND**

MINE HAZARD AREA WITHIN BOUNDARY AS DEFINED BY GN NORTHERN, INC.  
 PROPOSED MINE HAZARD MITIGATION LIMITS

FILE: 2010-075	DATE: 07/17/2010
ALB: PHIL & SCOTT	DATE: 07/17/2010
DRAWN BY: JOC	DATE: 07/17/2010
CHECKED BY: PBI	DATE: 07/17/2010
MPL: SEE FOOTING	
LAST UPDATED: 07/20/2010	
SHEET NUMBER: 4	

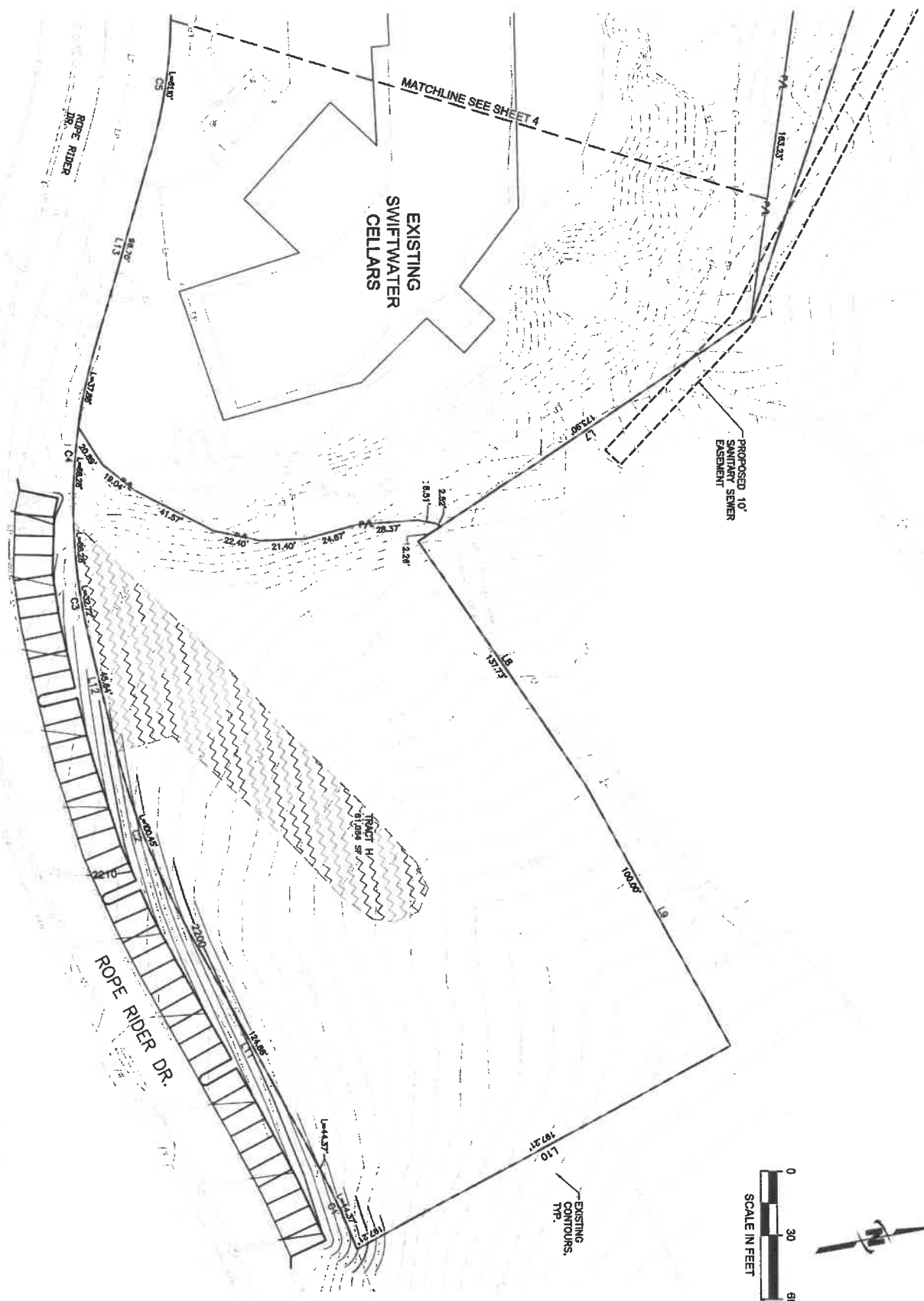
**PRELIMINARY PLAT**  
**WINEMAKER'S CABINS AT SWIFTWATER CELLARS**  
 A PORTION OF SEC 20, T20N, R15E, KITTITAS COUNTY, WASHINGTON  
**PRELIMINARY PLAT**

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 2810 W. Clearwater Avenue  
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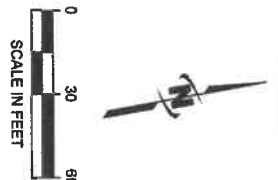


**MINE HAZARD LEGEND**

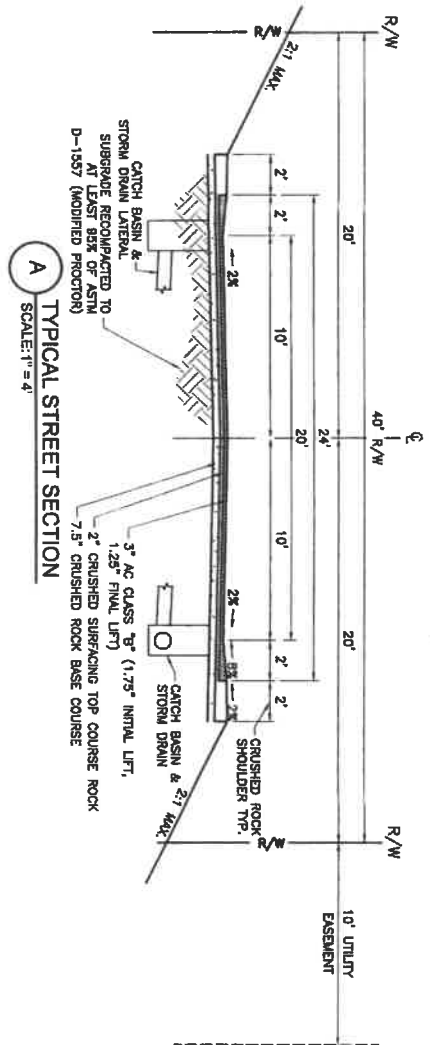
- MINE HAZARD AREA WITHIN BOUNDARY, AS DETERMINED BY ON NORTHERN, INC.
- PROPOSED MINE HAZARD MITIGATION LIMITS



NOTE:  
1. SEE SHEET 1 FOR SITE BOUNDARY LINE AND CURVE TABLES



<p>FILE: 09-18-07M P-4</p> <p>JUB PROJECT: SW-10-078</p> <p>DRAWN BY: JUB</p> <p>CHECKED BY: PSI</p> <p>AT FINAL SIZE IS NOT ONE</p> <p>LAST UPDATED: 07/20/2010</p> <p>SHEET NUMBER:</p> <p><b>5</b></p>	<p><b>PRELIMINARY PLAT</b></p> <p><b>WINEMAKER'S CABINS AT SWIFTWATER CELLARS</b></p> <p>A PORTION OF SEC 20, T20N, R15E, KITTITAS COUNTY, WASHINGTON</p> <p><b>PRELIMINARY PLAT</b></p>		<p><b>J-U-B ENGINEERS, Inc.</b></p> <p>2810 W. Clearwater Avenue Suite 201 Kennewick, Washington 99336</p> <p>Phone: 509.783.2144 Fax: 509.736.0790 www.jub.com</p>	
	<p>0 30 60</p> <p>SCALE IN FEET</p>			



**LEGAL DESCRIPTION**  
(PRELIMINARY DESCRIPTION, PENDING RECORDING OF BOUNDARY LINE ADJUSTMENT):

**TRACT CC-1B**  
A PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
TRACT CC-1B OF THAT CERTAIN SURVEY AS RECORDED AUGUST 18, 2017, IN BOOK 41 OF SURVEYS, PAGES 10 THROUGH 13, UNDER AUDITOR'S FILE NO. 201708180022, RECORDS OF SAID COUNTY;

AND

THAT PORTION OF TRACT G-2B OF SAID SURVEY WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID TRACT CC-1B OF SAID SURVEY, SAID CORNER BEING NORTH 18°32'08" WEST, 197.21 FEET FROM THE SOUTHEASTERLY CORNER OF SAID TRACT CC-1B, SAID CORNER BEING COMMON TO THE SOUTHWESTERN CORNER OF TRACT S-2B OF SAID SURVEY;

THENCE SOUTH 71°27'51" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT CC-1B, SAID BOUNDARY LINE BEING COMMON WITH THE SOUTHERLY BOUNDARY LINE OF SAID TRACT G-2B, 140.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 53°31'14" WEST, ALONG SAID NORTHERLY BOUNDARY LINE OF SAID TRACT CC-1B, 147.59 FEET;

THENCE NORTH 43°19'59" WEST, 131.03 FEET;

THENCE NORTH 42°25'39" WEST, 104.76 FEET;

THENCE NORTH 81°31'08" WEST, 99.39 FEET;

THENCE NORTH 87°29'05" WEST, 93.28 FEET;

THENCE NORTH 38°29'18" WEST, 289.98 FEET;

THENCE NORTH 25°23'27" WEST, 292.15 FEET;

THENCE NORTH 51°52'29" WEST, 133.59 FEET;

THENCE NORTH 55°46'18" WEST, 141.23 FEET;

THENCE NORTH 88°11'29" WEST, 78.29 FEET;

THENCE NORTH 80°44'04" WEST, 50.87 FEET;

THENCE NORTH 77°53'20" WEST, 246.93 FEET;

THENCE NORTH 10°00'04" EAST, 58.15 FEET;

THENCE SOUTH 78°59'56" EAST, 440.28 FEET;

THENCE SOUTH 49°05'56" EAST, 298.83 FEET;

THENCE SOUTH 41°30'00" EAST, 257.96 FEET;

THENCE SOUTH 06°00'00" EAST, 99.37 FEET;

THENCE SOUTH 61°29'38" EAST, 334.90 FEET;

THENCE SOUTH 23°45'56" EAST, 188.18 FEET;

THENCE NORTH 68°21'45" EAST, 137.73 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



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**PRELIMINARY PLAT**  
**WINEMAKER'S CABINS AT SWIFTWATER CELLARS**  
A PORTION OF SEC 20, T20N, R15E, KITTITAS COUNTY, WASHINGTON  
ROAD SECTION AND LEGAL

FILE: 2015-079\_P4  
JOB PROJ: 7-3516-079  
DRAWING BY: JOC  
DESIGN BY: PSB  
CHECKED BY: PSB  
DATE: 7/1/2010  
AT FULL SIZE, PLOT ONE  
LAST UPDATED: 8/17/2009  
SHEET NUMBER: