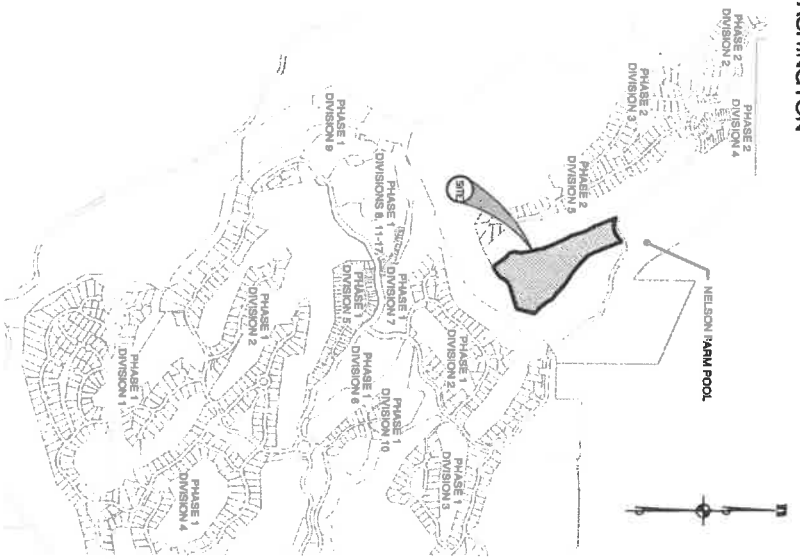
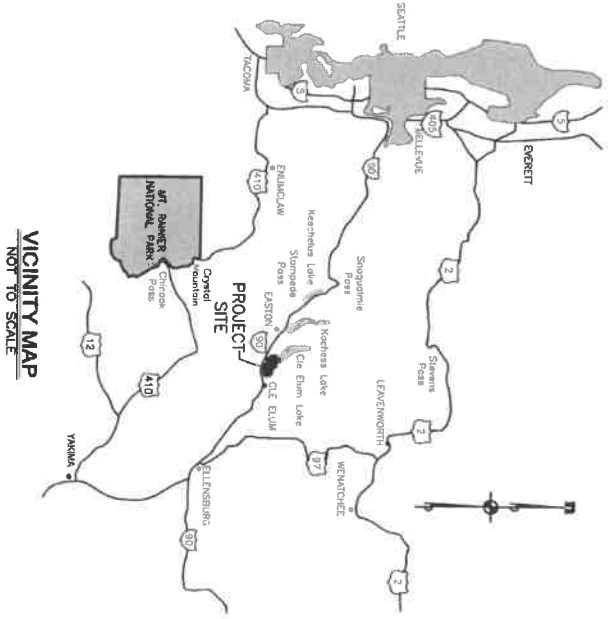


A PORTION OF SECTIONS 18 AND 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON



BASIS OF HORIZONTAL & VERTICAL DATUMS

BASE OF HORIZONTAL DATUM:
 NATIONAL GRID COORDINATE SYSTEM SOUTH ZONE NAD83 / 91
 PROJECT IS REFERENCED TO THE NATIONAL GRID COORDINATE SYSTEM (NAD83 / 91) AND "TIES"
 (PID 504549). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES TO CONVERT TO GRID
 DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999970397.
 BASIS OF VERTICAL DATUM:
 MGD, 28
 BENCH MARK DISK L 525 1982, LOGO MARK - NGS NAD 28 ELEVATION = 2096.05 LOCATION:
 SET IN TOP NORTH END OF WEST CURB OF THE INTERSTATE 90 HIGHWAY OVERPASS ALONG STATE
 HIGHWAY 903.
OWNER
 NEW SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY
 7700 SUNCADIA TRAIL
 CLC ELIJAH, WASHINGTON 98922
 TELEPHONE (509) 649-3000
 FACSIMILE (509) 649-6251

GENERAL NOTES

VACATION HOMESTES PARKING IN SIZE FROM 0.32 ACRES TO 1.71 ACRES.
 TOTAL ACRES PHASE 2, DIVISION 1 = 28.95 ACRES
 TOTAL LOT AREA = 21,94 ACRES
 TOTAL NUMBER OF LOTS = 36
 TOTAL NUMBER OF TRACTS = 8

WATER & SEWER NOTES

SEE PRELIMINARY SITE AND UTILITY ENGINEERING SUMMARY.

LEGAL DESCRIPTION

TRACT 2-1, PINE 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 189 THROUGH
 200, RECORDS OF SAID COUNTY.

TAX PARCEL MAP NOS.

20-15-18053-0090, 20-15-18053-0070

LOCATION MAP
NOT TO SCALE

<p>PP-01</p>	<p>NEW SUNCADIA LLC</p> <p>SUNCADIA PHASE 2 DIVISION 1 (NELSON CREEK)</p> <p>PRELIMINARY PLAT</p>	<p>ESM CONSULTING ENGINEERS, LLC</p> <p>33400 8th Ave S, Suite 205 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering Public Works Land Surveying Project Management Land Planning Landscape Architecture</p>	<p>REVISIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</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> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION													
<p>JOB NO.: 998-153-001</p> <p>DATE PLOTTED: 11/06/2020</p> <p>DESIGNED BY: LAM</p> <p>CHECKED BY: LAM</p> <p>DATE: 11/06/2020</p> <p>SCALE:</p>	<p>KITITAS COUNTY WASHINGTON</p>														

A PORTION OF SECTIONS 18 AND 19, TWP. 20 N., RGE., 15 E., W.M.,
KITITAS COUNTY, WASHINGTON

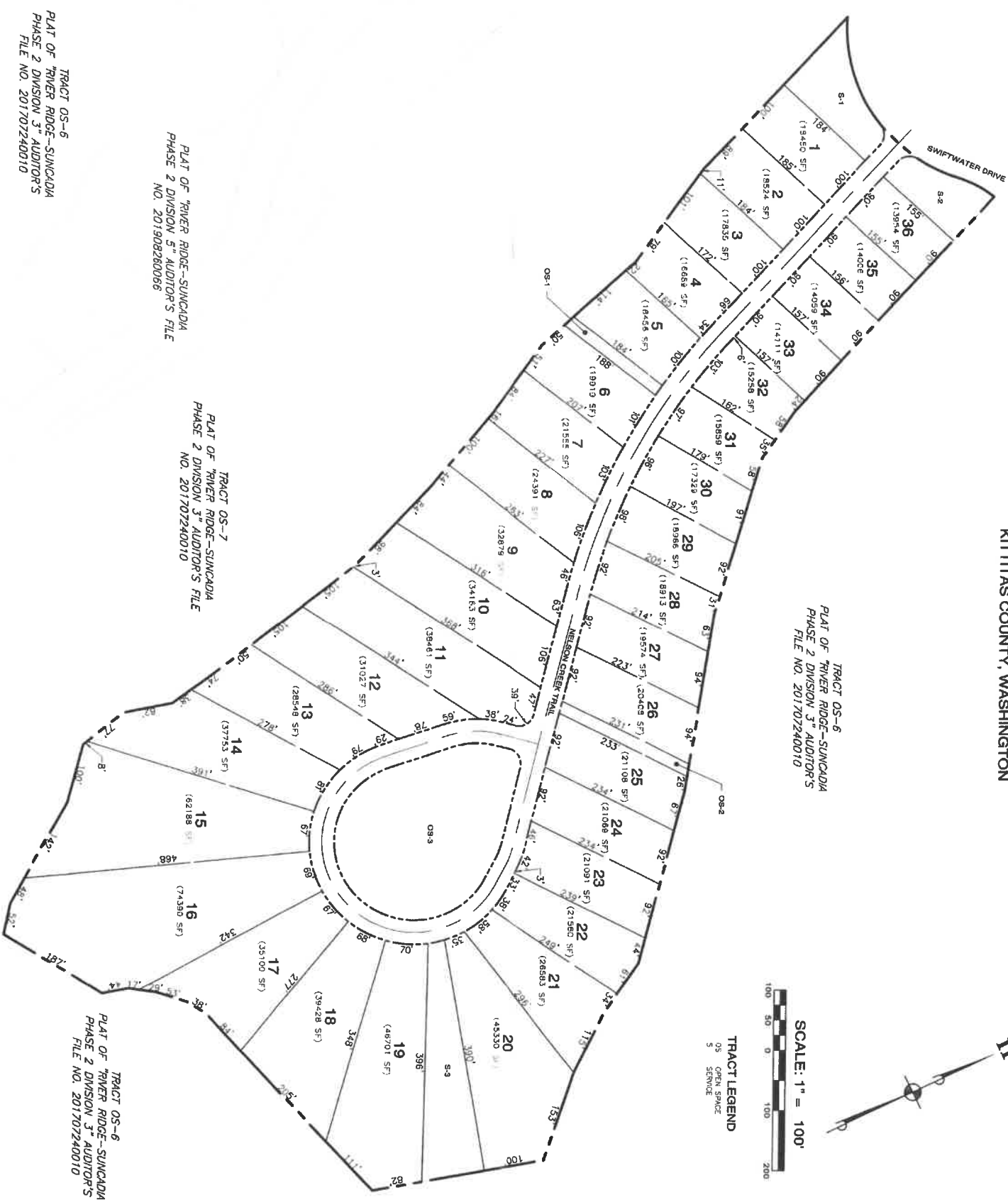
TRACT OS-6
PLAT OF RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3rd AUDITOR'S
FILE NO. 201707240010

TRACT OS-7
PLAT OF RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3rd AUDITOR'S
FILE NO. 201707240010

TRACT OS-6
PLAT OF RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 5th AUDITOR'S FILE
NO. 201908280006

TRACT OS-6
PLAT OF RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3rd AUDITOR'S
FILE NO. 201707240010

TRACT OS-6
PLAT OF RIVER RIDGE-SUNCADIA
PHASE 2 DIVISION 3rd AUDITOR'S
FILE NO. 201707240010



TRACT LEGEND
OS OPEN SPACE
S SERVICE



NEW SUNCADIA LLC

SUNCADIA PHASE 2 DIVISION 1
(NELSON CREEK)
PRELIMINARY PLAT

KITITAS COUNTY

WASHINGTON

ESM CONSULTING ENGINEERS, LLC
35400 8th Ave S, Suite 205
Federal Way, WA 98003

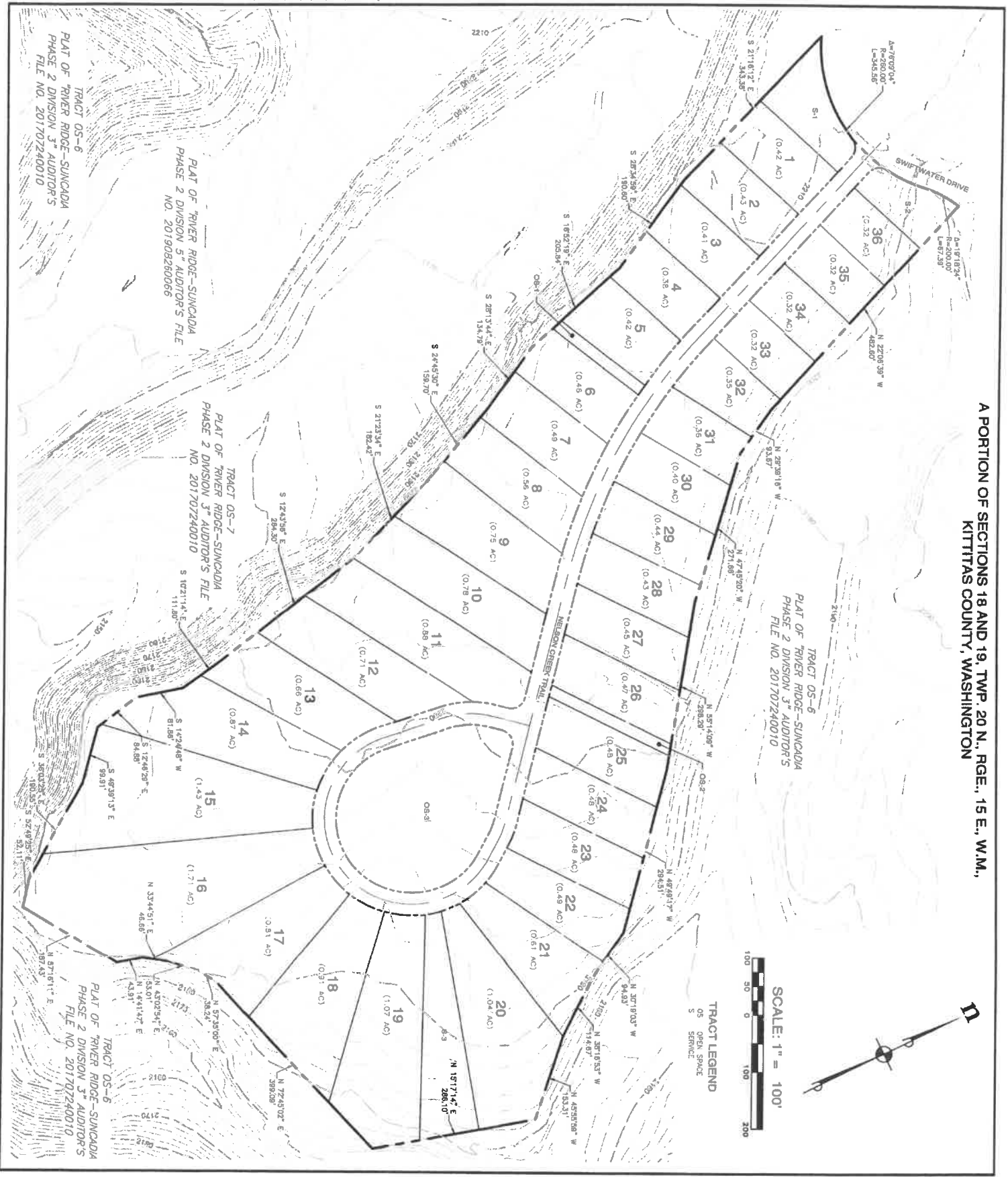
www.esmcivil.com

Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture

720-246-8700 | 253-838-4113
2020

JOB NO. 1	99-413-006
ENR. NAME	PP-02
DESIGNED BY	JAM
DRAWN BY	JAM
CHECKED BY	JAM
DATE	11/06/2020
PRINT DATE	SHEET
PP-02	

A PORTION OF SECTIONS 18 AND 19, TWP. 20 N., RGE., 15 E., W.M., KITTITAS COUNTY, WASHINGTON



SCALE: 1" = 100'

TRACT LEGEND
 OS OPEN SPACE
 S SERVICE

TRACT OS-6
 PLAT OF RIVER RIDGE-SUNCADIA
 PHASE 2 DIVISION 3rd AUDITOR'S
 FILE NO. 201707240010

PLAT OF RIVER RIDGE-SUNCADIA
 PHASE 2 DIVISION 5th AUDITOR'S FILE
 NO. 201908260066

TRACT OS-7
 PLAT OF RIVER RIDGE-SUNCADIA
 PHASE 2 DIVISION 3rd AUDITOR'S FILE
 NO. 201707240010

TRACT OS-6
 PLAT OF RIVER RIDGE-SUNCADIA
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TRACT OS-6
 PLAT OF RIVER RIDGE-SUNCADIA
 PHASE 2 DIVISION 3rd AUDITOR'S
 FILE NO. 201707240010

JOB NO. 199-03-020 DATE: 11/6/2020 DESIGNED BY: CSW CHECKED BY: CSW DATE: 11/6/2020 PRINT DATE: 11/6/2020 SHEET:	NEW SUNCADIA LLC SUNCADIA PHASE 2 DIVISION 1 (NELSON CREEK) PRELIMINARY PLAT KITTITAS COUNTY WASHINGTON	ESM CONSULTING ENGINEERS, LLC 35400 8th Ave S, Suite 205 Federal Way, WA 98003 www.esmcivil.com Civil Engineering Public Works Land Surveying Project Management Land Planning Landscape Architecture	REVISIONS <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</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.	DATE	DESCRIPTION									
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PP-03															