

BASIS OF HORIZONTAL & VERTICAL DATUMS

BASIS OF HORIZONTAL DATUM:
 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.
 (P10 SX0489) THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.9998970387.

BASIS OF VERTICAL DATUM:
 NAVD83
 BENCH MARK DISK L 525, 1982, LOGO MARK - NGS NSPD 29 ELEVATION = 2028.05 LOCATION: SET IN TOP NORTH END OF WEST CURB OF THE INTERSTATE 90 HIGHWAY OVERPASS ALONG STATE HIGHWAY 903.
 CONTOURS DEPICTED HEREON ARE DERIVED FROM AERIAL DATA.

OWNER

SUNCADIA RESORT, LLC
 770 SUNCADIA TRAIL
 CLE ELUM, WASHINGTON 98922
 TELEPHONE (509) 849-5300
 FACSIMILE (509) 849-8231

GENERAL NOTES

VACATION HOMESITES RANGING IN SIZE FROM 0.33 ACRES TO 1.42 ACRES.
 TOTAL ACRES PHASE 2, DIVISION 7 = 366.69 ACRES
 TOTAL LOT ACREAGE = 74.80 ACRES
 TOTAL NUMBER OF LOTS = 145
 TOTAL NUMBER OF TRACTS = 11

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 1" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.
 PROCEDURE USED: REAL TIME KINEMATIC OR RAPID STATIC GPS AND FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

LEGAL DESCRIPTION

TRACT 2-3, SUNCADIA PHASE 2 DIVISION 2, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, RECORDS OF KITITAS COUNTY, WASHINGTON;
 AND
 LOT 11A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1985 UNDER AUDITORS FILE NO. 581720 AND FILED IN BOOK 21 OF SURVEYS, PAGES 28, AND 29, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

BASIS OF BEARINGS

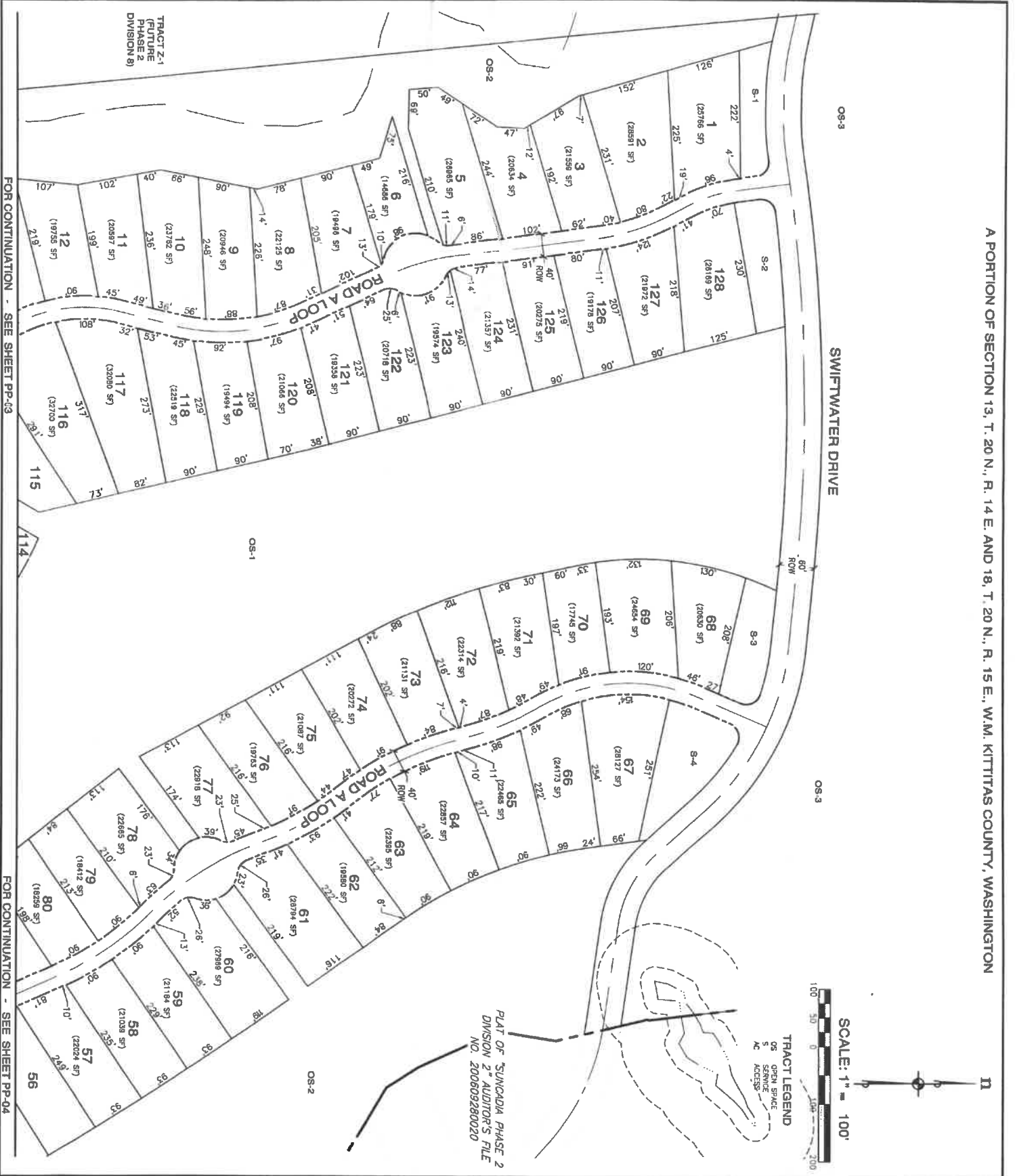
BASIS OF BEARINGS:
 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.
 PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS 'ASTON' (P10 SX0482) AND 'US26' (P10 SX0489). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.9998970387.

TAX PARCEL NO.

20-14-13050-0001, 20-14-13050-0007, 20-14-13050-0082, 20-14-13050-0097,
 20-14-13050-0098 AND 20-14-13050-0099

<p>SUNCADIA RESORT, LLC</p>	<p>SUNCADIA PHASE 2 DIVISION 7</p> <p>PRELIMINARY PLAT</p>	<p>KITITAS COUNTY</p>	<p>WASHINGTON</p>	<p>www.esmcivil.com</p> <p>Civil Engineering Public Works</p> <p>Land Surveying Project Management</p> <p>Land Planning Landscape Architecture</p>	
<p>JOB NO. 1: 908-001-001</p> <p>PROJ. NAME: PP-01</p> <p>DESIGNED BY: JKH</p> <p>DRAWN BY: LGS</p> <p>DATE: 01/24/2022</p> <p>PRINT DATE:</p>	<p>SHEET</p> <p>PP-01</p> <p>1 OF 10 SHEETS</p>				

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND 18, T. 20 N., R. 15 E., W.M. KITITAS COUNTY, WASHINGTON



FOR CONTINUATION - SEE SHEET PP-03

FOR CONTINUATION - SEE SHEET PP-04

JOB NO.	998-003-021
DRAWN BY	PP-02
CHECKED BY	JM
DATE	9/28/2022
PRINT DATE	

SUNCADIA RESORT, LLC

SUNCADIA PHASE 2 DIVISION 7

PRELIMINARY PLAT

KITITAS COUNTY WASHINGTON

ESM CONSULTING ENGINEERS, LLC
 35400 9th Ave S, Suite 205
 Federal Way, WA 98003

www.esmcivil.com

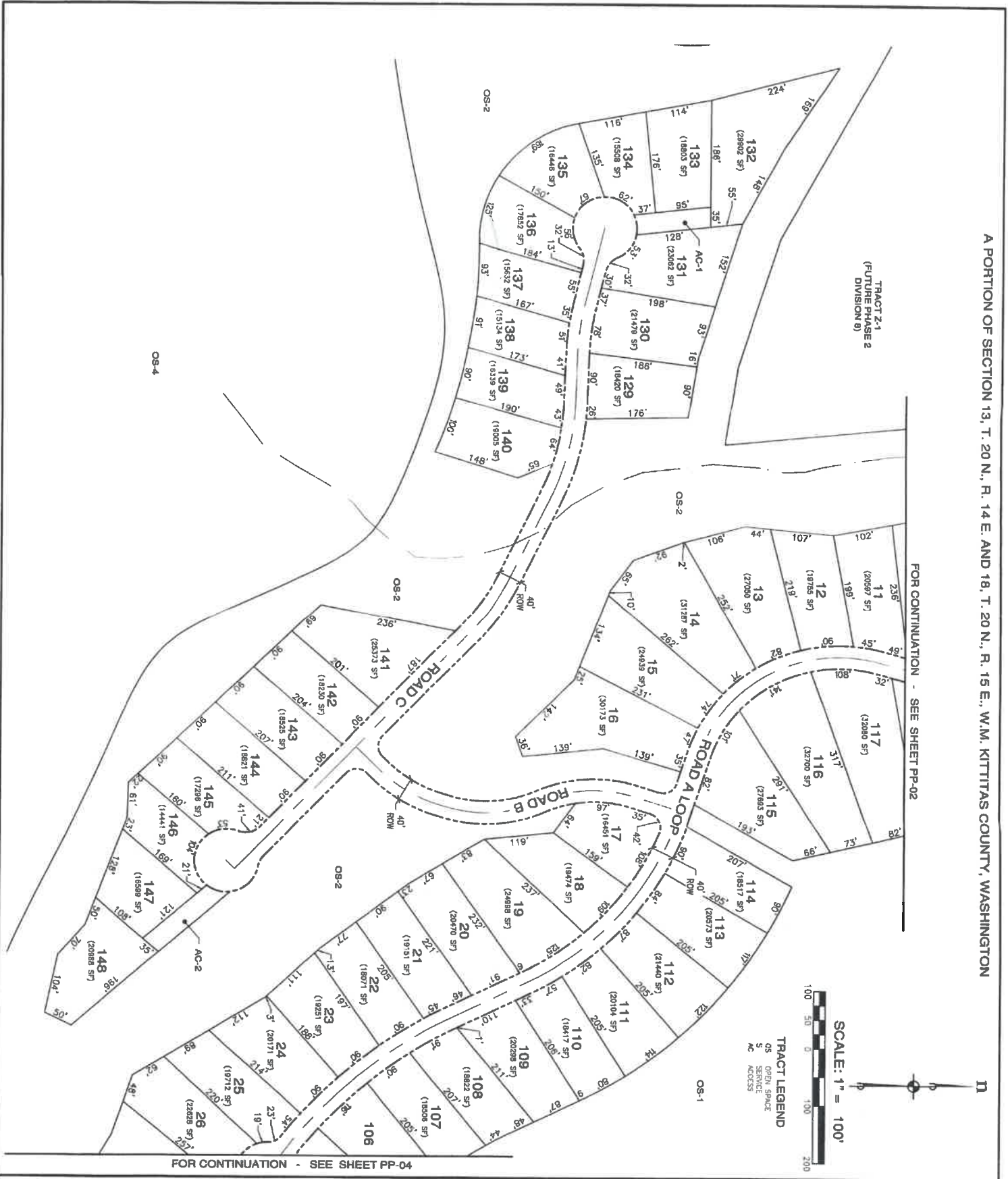
Civil Engineering Land Surveying
 Public Works Project Management

Land Planning
 Landscape Architecture

01/24/2022

NO. OF SHEETS	10
SHEET NO.	2

A PORTION OF SECTION 13, T. 20 N., R. 14 E. AND 18, T. 20 N., R. 15 E., W.M. KITITAS COUNTY, WASHINGTON



SUNCADIA RESORT, LLC

SUNCADIA PHASE 2 DIVISION 7

PRELIMINARY PLAT

KITITAS COUNTY WASHINGTON

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

www.esmcivil.com

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

01/24/2022

PROFESSIONAL SEAL
T. LANTON
01/24/2022

DATE	07/27/2022
CHECKED BY	LAG
DESIGNED BY	JM
DRAWN BY	LAG
DATE	07/27/2022
PRINT DATE	07/27/2022
SHEET	3
PP-03	OF 10 SHEETS

PCL XL error
Error:
IllegalOperatorSequence
Operator:
Position:
ReadImage
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