

A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON

08/30/2018 03:21:18 PM V: 41 P: 179 201808300046
 20040100800046
 Kittitas County Auditor

LEGAL DESCRIPTIONS FOR EXISTING LOTS

TRACT A
 TRACT Z-1, SUNCADIA-PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, AUDITOR'S FILE NO. 200506220001, RECORDS OF KITTITAS COUNTY, WASHINGTON.

TRACT B
 TRACT G-1, SUNCADIA-PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, AUDITOR'S FILE NO. 200506220001, RECORDS OF KITTITAS COUNTY, WASHINGTON.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100
 THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNIQUES
 PROCEDURE USED: FIELD TRAVERSE AND GPS WITH ACCURACY MEETING

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91, PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID S00682) AND "3358" (PID S30459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

LEGEND

- ⊙ = CENTERLINE MONUMENT SET BY ESM IN CONJUNCTION WITH PREVIOUS PLATS
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- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- << >> = MONUMENT TO MONUMENT DISTANCE

LEGAL DESCRIPTIONS FOR PROPOSED LOTS

TRACT A
 TRACT Z-1, SUNCADIA-PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, AUDITOR'S FILE NO. 200506220001, RECORDS OF KITTITAS COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT G-1 OF SAID PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST EASTERLY CORNER COMMON TO SAID TRACTS;
 THENCE ALONG THE LINE COMMON TO SAID TRACTS, S 27°56'17" W, 187.77 FEET;
 THENCE CONTINUING ALONG SAID COMMON LINE, N 80°46'01" W, 176.54 FEET;
 THENCE S 72°30'20" E, 305.84 FEET;
 THENCE N 17°52'54" E, 216.53 FEET;
 THENCE N 78°16'43" W, 98.77 FEET TO THE POINT OF BEGINNING.
 CONTAINING 6.973 ACRES (303,735 SQUARE FEET), MORE OR LESS.

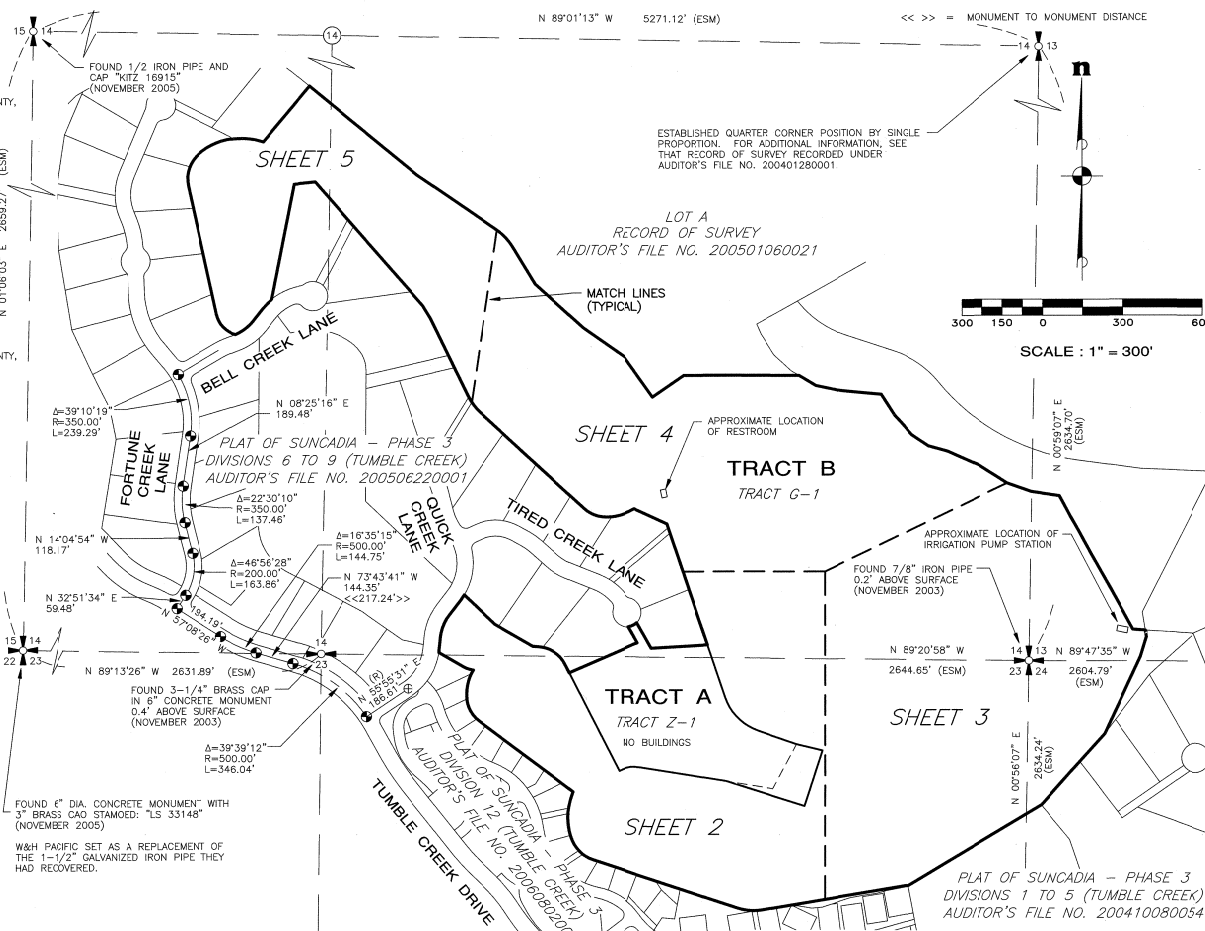
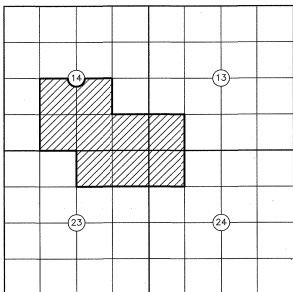
TRACT B
 TRACT G-6, SUNCADIA-PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, AUDITOR'S FILE NO. 200506220001, RECORDS OF KITTITAS COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST EASTERLY CORNER COMMON TO SAID TRACTS;
 THENCE ALONG THE LINE COMMON TO SAID TRACTS, S 27°56'17" W, 187.77 FEET;
 THENCE CONTINUING ALONG SAID COMMON LINE, N 80°46'01" W, 176.54 FEET;
 THENCE S 72°30'20" E, 305.84 FEET;
 THENCE N 17°52'54" E, 216.53 FEET;
 THENCE N 78°16'43" W, 98.77 FEET TO THE POINT OF BEGINNING.
 CONTAINING 87.685 ACRES (3,819,560 SQUARE FEET), MORE OR LESS.

NOTES:

1. NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.
2. IT IS NOT THE INTENT OF THIS SURVEY TO DEPICT EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE.
3. FOR ADDITIONAL INFORMATION, SEE THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)" AS RECORDED UNDER AUDITOR'S FILE NO. 200506220001.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE NEW BOUNDARIES RESULTING FROM KITTITAS COUNTY BLA APPLICATION BL-18-30007.

SUBDIVISION LOCATOR
 NOT TO SCALE



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUNCADIA IN AUGUST OF 2018.

ZACHARY T. LENNON
 L.S. NO. 44928

RECORDING CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF August 2018 AT 3:21 P.M. IN BOOK 41 OF SURVEYS AT PAGE 179 AT THE REQUEST OF ESM CONSULTING ENGINEERS, L.L.C.

Jerald V. Pettit
 COUNTY AUDITOR

RECEIVING NO. 201808300046

ESM CONSULTING ENGINEERS L.L.C.
 33400 8th Avenue S. #205
 Federal Way, WA 98003
 www.esmcivil.com

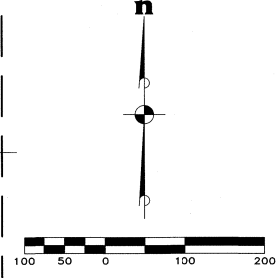
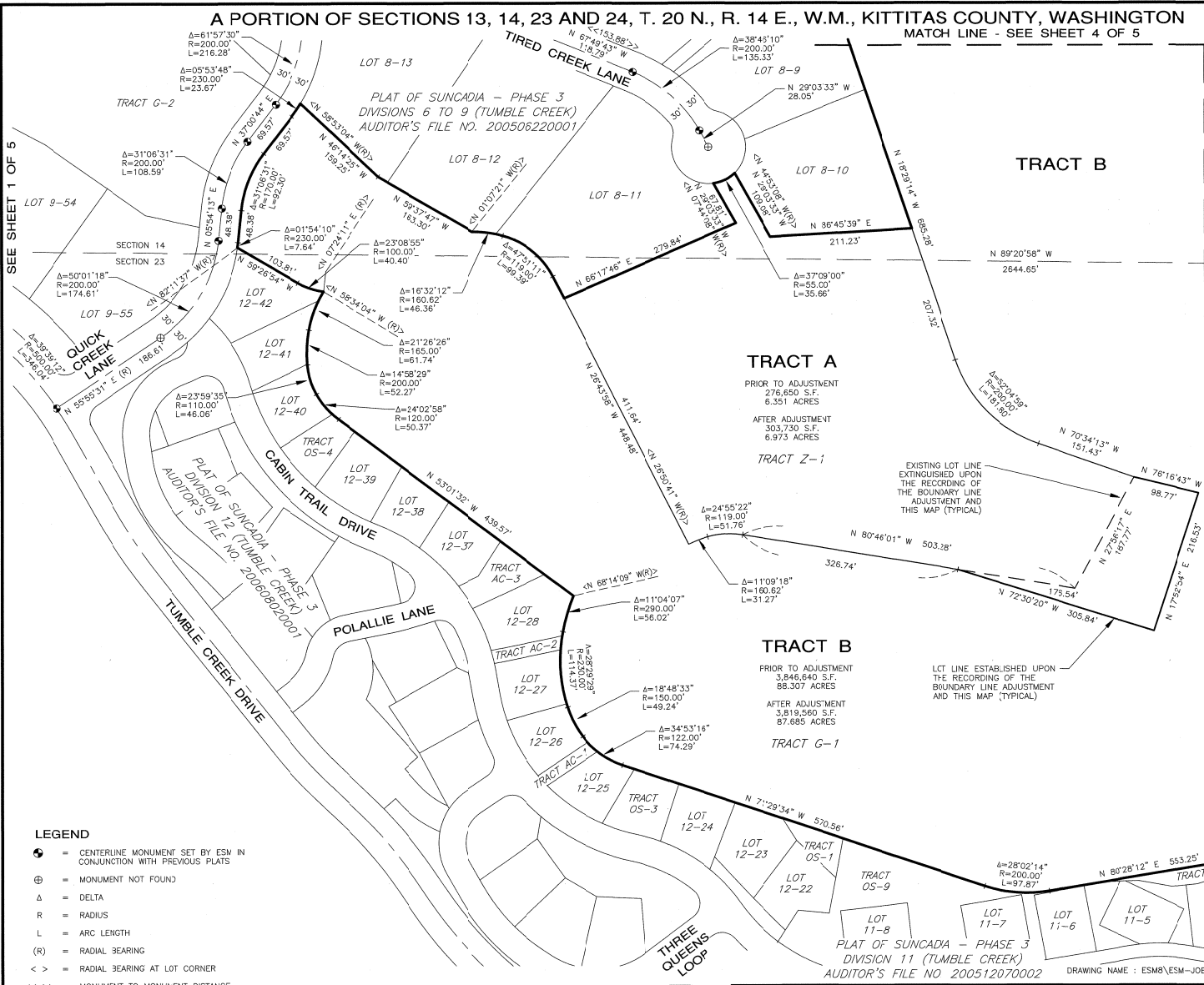
FEDERAL WAY (253) 838-0113
 EVERETT (425) 297-9000

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

JOB NO. 998-767-017-0003 | DATE: 2018-08-06
 DRAWN: C.A.F. | SHEET 1 OF 5

08/20/2018 03:21:18 PM V: 41 P: 180 201808200046
 Kittitas County Auditor
 Kittitas County Auditor

SEE SHEET 1 OF 5



- LEGEND**
- ⊙ = CENTERLINE MONUMENT SET BY ESM IN CONJUNCTION WITH PREVIOUS PLATS
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JOB NO. 998-767-017-0003 | DATE: 2018-08-06
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MATCH LINE - SEE SHEET 3 OF 5

A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON

MATCH LINE - SEE SHEET 4 OF 5

TRACT A
 PRIOR TO ADJUSTMENT
 276,650 S.F.
 6.351 ACRES
 AFTER ADJUSTMENT
 303,730 S.F.
 6.973 ACRES

TRACT B
 PRIOR TO ADJUSTMENT
 3,846,840 S.F.
 88.307 ACRES
 AFTER ADJUSTMENT
 3,819,560 S.F.
 87.685 ACRES

EXISTING LOT LINE
 EXTINGUISHED UPON
 THE RECORDING OF
 THE BOUNDARY LINE
 ADJUSTMENT AND
 THIS MAP (TYPICAL)

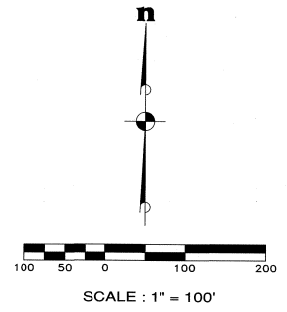
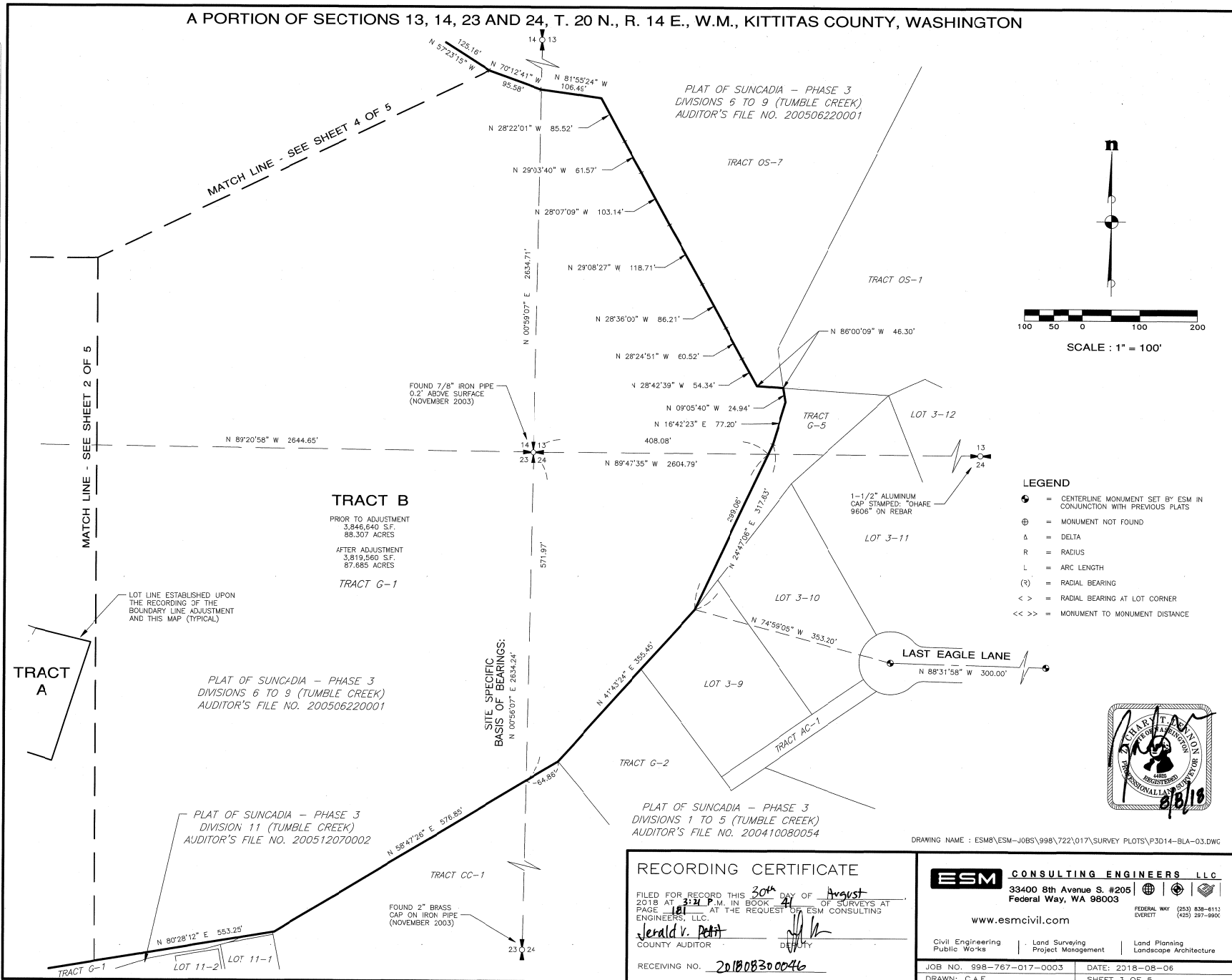
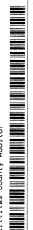
LOT LINE ESTABLISHED UPON
 THE RECORDING OF THE
 BOUNDARY LINE ADJUSTMENT
 AND THIS MAP (TYPICAL)

PLAT OF SUNCADIA - PHASE 3
 DIVISION 11 (TUMBLE CREEK)
 AUDITOR'S FILE NO. 200512070002

DRAWING NAME : ESM\ESM-JOB\998\722\017\SURVEY PLOTS\P:014-BLA-02.WMG

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08/30/2018 03:21:18 PM V: 41 P: 181 201808300046
 3:00:00
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DRAWING NAME : ESM\ESM-J08\998\722\017\SURVEY PLOTS\P3D14-8A-03.DWG

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Jerald V. Pettit
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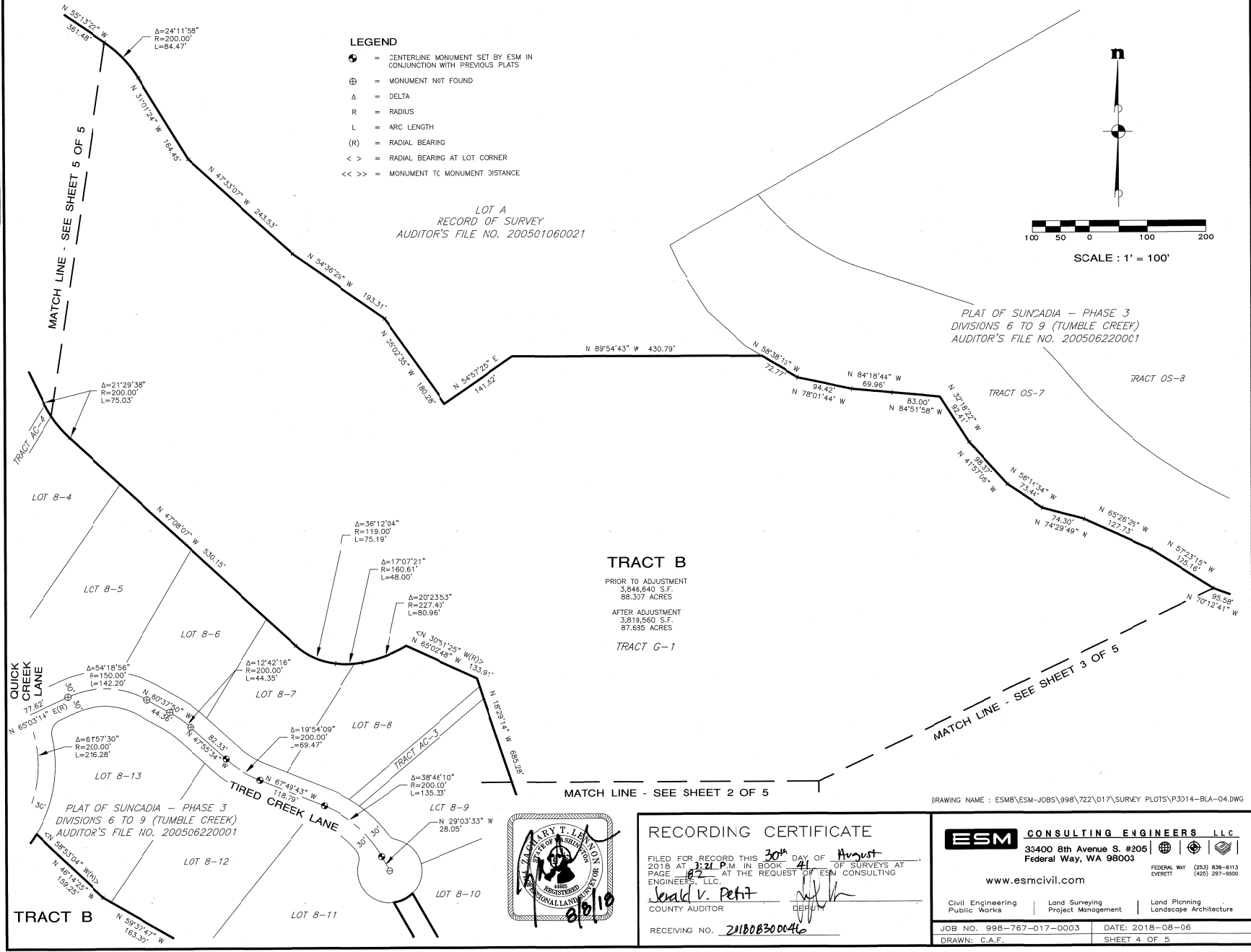
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JOB NO. 998-767-017-0003 DATE: 2018-08-06
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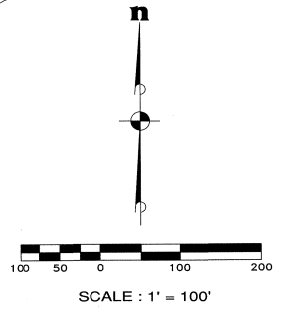
A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON

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 Page 4 of 9



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LOT A
 RECORD OF SURVEY
 AUDITOR'S FILE NO. 200501060021

PLAT OF SUNCADIA - PHASE 3
 DIVISIONS 6 TO 9 (TUMBLE CREEK)
 AUDITOR'S FILE NO. 200506220001

TRACT B
 PRIOR TO ADJUSTMENT
 3,846,640 S.F.
 88.307 ACRES
 AFTER ADJUSTMENT
 3,819,560 S.F.
 87.695 ACRES
 TRACT C-1

PLAT OF SUNCADIA - PHASE 3
 DIVISIONS 6 TO 9 (TUMBLE CREEK)
 AUDITOR'S FILE NO. 200506220001



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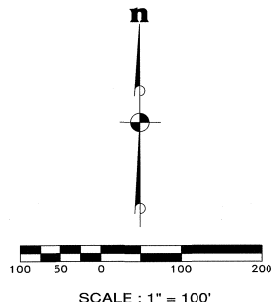
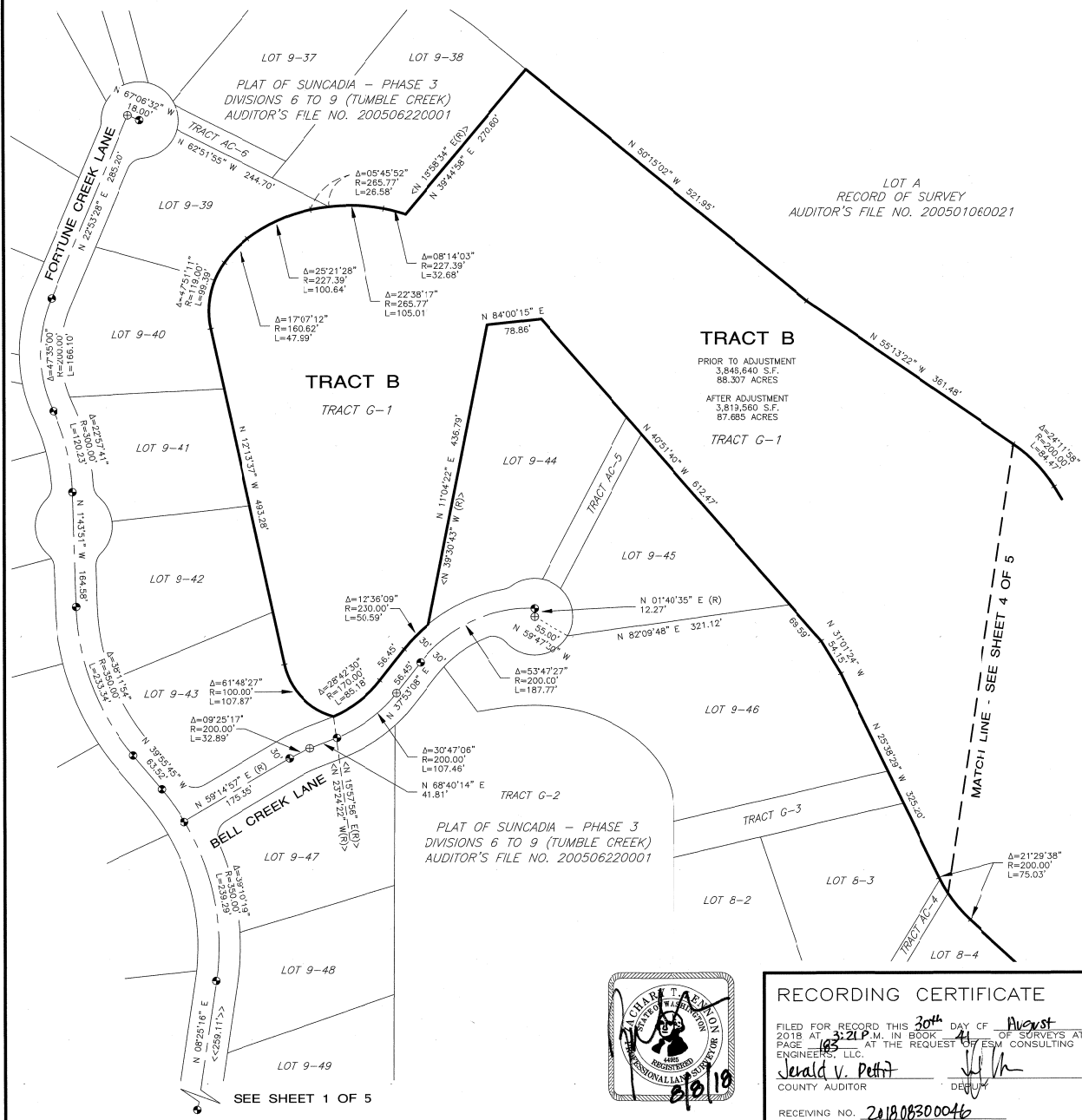
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JOB NO. 998-767-017-0003 | DATE: 2018-08-06
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DRAWING NAME : ESM8\ESM-JOB8\998\722\017\SURVEY PLOTS\P3314-BLA-04.DWG

A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON

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