A PORTION OF THE SE 1/4 NE 1/4 AND OF THE NE 1/4 SE 1/4 OF SECTION 15, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON

Δ=27.01.45" R=400.00'

R = 360.00'

=169.83

10T 17-61

PRIOR ACREAGE:

0.884 ACRES (38,510 SF)

PARCEL C

AFTER ACREAGE: 1.086 ACRES (47,330 SF)

LIBERTY BELL LANE

 $\Delta = 27.01.45$ "

Δ=18.04,06"

10T 17-62

PRIOR ACREAGE:

0.793 ACRES (34,530 SF)

PARCEL D

AFTER ACREAGE:

1.008 ACRES (43,890 SF)

Δ=6.50,49,

L= 97.99'

2040.00 98.46

2040.00 | 16.99

360.00 27.16

360.00 86.37

820.00 31.80

820.00 54.40

820.00 50.91

 $\Delta = 18^{\circ}15'31'$

R=25.00

L=7.97'

CURVE TABLE

00°28'38"

04'19'20"

13'44'46"

02'13'18"

03°48'04"

C7 03°33'26"

CURVE DELTA RADIUS LENGTH

C8 01°54'05" 820.00 27.21

N 84°02'15" W 82.49'

LEGAL DESCRIPTIONS FOR EXISTING LOTS

PARCEL A

LOT 17-58 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

PARCEL B

LOT 17-59 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

PARCEL C

LOT 17-60 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

PARCEL D

LOT 17-61 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

PARCEL E

LOT 17-62 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

LEGAL DESCRIPTIONS FOR PROPOSED LOTS

PARCEL A

LOT 17-6.3

LOT 17-58 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY:

TOGETHER WITH THE EAST 30 FEET OF LOT 17-59 OF SAID PLAT.

PARCEL B

LOTS 17-59 AND 17-60 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY;

EXCEPT THE EAST 30 FEET OF SAID LOT 17-59;

AND EXCEPT THE WEST 50 FEET FEET OF SAID LOT 17-60.

PARCEL C

LOT 17-61 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY;

EXCEPT THE WEST 27 FEET THEREOF;

TOGETHER WITH THE WEST 50 FEET OF LOT 17-60 OF SAID PLAT.

PARCEL D

LOT 17-62 OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 215 THROUGH 228, UNDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY .:

TOGETHER WITH THE WEST 27 FEET OF LOT 17-61 OF SAID PLAT.

NOTES:

1. IT IS NOT THE INTENT OF THIS SURVEY TO DEPICT EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE.

2. FOR ADDITIONAL INFORMATION, SEE THE PLAT OF SUNCADIA - PHASE 3 DIVISION 17 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS PAGES 215 THROUGH 228, NDER AUDITOR'S FILE NO. 202204190029, RECORDS OF SAID COUNTY.

3. THE PURPOSE OF THIS SURVEY IS TO DEPICT THE NEW BOUNDARIES RESULTING FROM KITTITAS COUNTY BLA APPLICATION BL-23-000___

4. THERE ARE NO BUILDINGS.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

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 OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

DRAWING NAME: ESM8\ESM-JOBS\998\807\020\SURVEY PLOTS\P3D17-BLA-01.DWG

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 NEW SUNCADIA LLC IN JULY OF 2023.

L.S. NO. 44925

RECORDING CERTIFICATE

- PAVED)

FILED FOR RECORD THIS ____ DAY OF ______
2023 AT ____ .M. IN BOOK ____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF ESM CONSULTING

COUNTY AUDITOR **DEPUTY** RECEIVING NO.

ESM

Public Works

CONSULTING ENGINEERS LLC 33400 8th Avenue S. #205

EAST-WEST CENTERLINE OF SECTION

SCALE : 1" = 50'

www.esmcivil.com

Federal Way, WA 98003

LEGEND

= DELTA

= RADIUS

LOT 17-58

PRIOR ACREAGE:

1.010 ACRES (44,020 SF)

PARCEL A

AFTER ACREAGE:

1.292 ACRES (56,290 SF)

EXISTING LOT LINE

EXTINGUISHED UPON THE RECORDING OF THE BOUNDARY LINE ADJUSTMENT AND

THIS MAP (TYPICAL)

= ARC LENGTH

= RADIAL BEARING

Δ=7°27'13" R=2000.00' L=260.18'

SOUTHERN STAR LANE

144.04'

LOT 17-59

PRIOR ACREAGE:

0.966 ACRES (42,085 SF)

LOT 17-60

PRIOR ACREAGE:

0.907 ACRES (39,505 SF)

PARCEL B

AFTER ACREAGE:

1.174 ACRES (51,140 SF)

LOT LINE ESTABLISHED UPON

BOUNDARY LINE ADJUSTMENT

THE RECORDING OF THE

AND THIS MAP (TYPICAL)

50'

(40' PRIVATE RIGHT OF WAY - PAVED)

= CENTERLINE MONUMENT TO BE SET BY

= SET 5/8" REBAR WITH CAP STAMPED:

"ESM LLC 44925 45782"

< > = RADIAL BEARING AT LOT CORNER

ESM UPON COMPLETION OF CONSTRUCTION

TRACT OS-2

PLAT OF SUNCADIA

- PHASE 3

DIVISION 17

(TUMBLE CREEK)

AUDITOR'S FILE

NO. 202204190029

Civil Engineering Land Surveying

Land Planning Project Management Landscape Architecture

FEDERAL WAY (253) 838-6113 LYNNWOOD (425) 297-9900

JOB NO. 998-807-020 DATE: 2026-06-23 DRAWN: C.A.F. SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

ZACHARY T. LENNON

SURVEY INSTRUMENTATION

Kittitas County CD