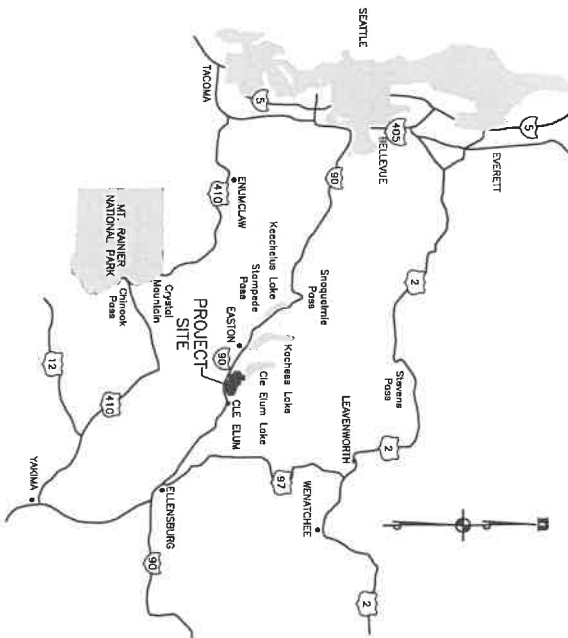


NELSON STREAM
SUNCADIA - PHASE 2 DIVISION 7
A REPLAT OF LOTS 89 THROUGH 102 OF BLOCK 2
A PORTION OF SECTION 13, T. 20 N., R. 14 E., W.M. KITITAS COUNTY, WASHINGTON

VICINITY MAP
NOT TO SCALE



BASIS OF HORIZONTAL & VERTICAL DATUMS

BASIS OF HORIZONTAL DATUM:
THE HORIZONTAL COORDINATE SYSTEM, SOUTH ZONE, NAD83/11,
PROJECT IS REFERENCED TO NGS CONTROL POINTS "EASTON" (PID SX0459)
(PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.
DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999970367.

BASIS OF VERTICAL DATUM:
THE VERTICAL DATUM IS THE MEAN SEA LEVEL DATUM.
BENCH MARK DISK L 525 1982, LOGO MARK - NGS NGVD 29 ELEVATION = 2026.05 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) 649-5000
FACSIMILE: (509) 649-0231

GENERAL NOTES

VACATION HOMESITES RANGING IN SIZE FROM 0.17 ACRES TO 0.28 ACRES.
TOTAL ACRES PHASE 2, DIVISION 7 NELSON STREAM = 5.62 ACRES
TOTAL LOT ACRES = 3.17 ACRES
TOTAL NUMBER OF LOTS = 24
TOTAL NUMBER OF TRACTS = 3

WATER & SEWER NOTES

SEE PRELIMINARY SITE AND UTILITY ENGINEERING SUMMARY FOR PHASE 2, DIVISION 7.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OF A
PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

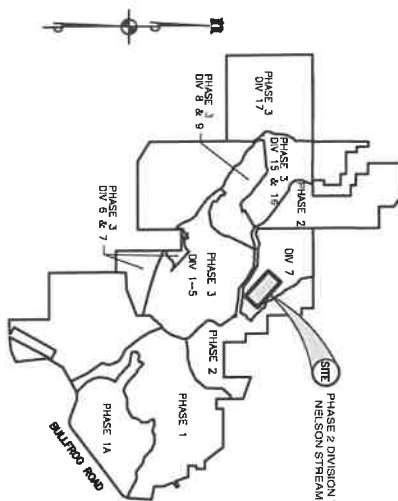
ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A,
LEICA TCR 1105 PLUS, TRIMBLE SS.

TRIANGLE RB, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS 3350 LASER SCANNER.

PROCEDURE USED: FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN
WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S
SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION

LOTS 89 THROUGH 102, INCLUSIVE, SUNCADIA PHASE 2 DIVISION 7 BLOCK 2, IN THE
COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT HEREON RECORDED IN BOOK
14 OF PLATS, PAGES 62 THROUGH 71, RECORDS OF KITITAS COUNTY, WASHINGTON.

BASIS OF BEARINGS

BASIS OF BEARINGS:
NORTH LINE OF NORTHWEST QUARTER OF SECTION 13 = N 89°17'22" W

TAX PARCEL INFORMATION

ASSESSOR MAP NUMBERS 20-14-13052-0088 THROUGH 20-14-13052-0102
TAX ID NUMBERS 965357 THROUGH 965390

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Kittitas County CDS

SUNCADIA RESORT, LLC
SUNCADIA PHASE 2 DIVISION 7

NELSON STREAM
PRELIMINARY PLAT

KITITAS COUNTY

WASHINGTON

ESM

CONSULTING ENGINEERS - LLC
3500 8th Ave S, Suite 205
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering
Public Works

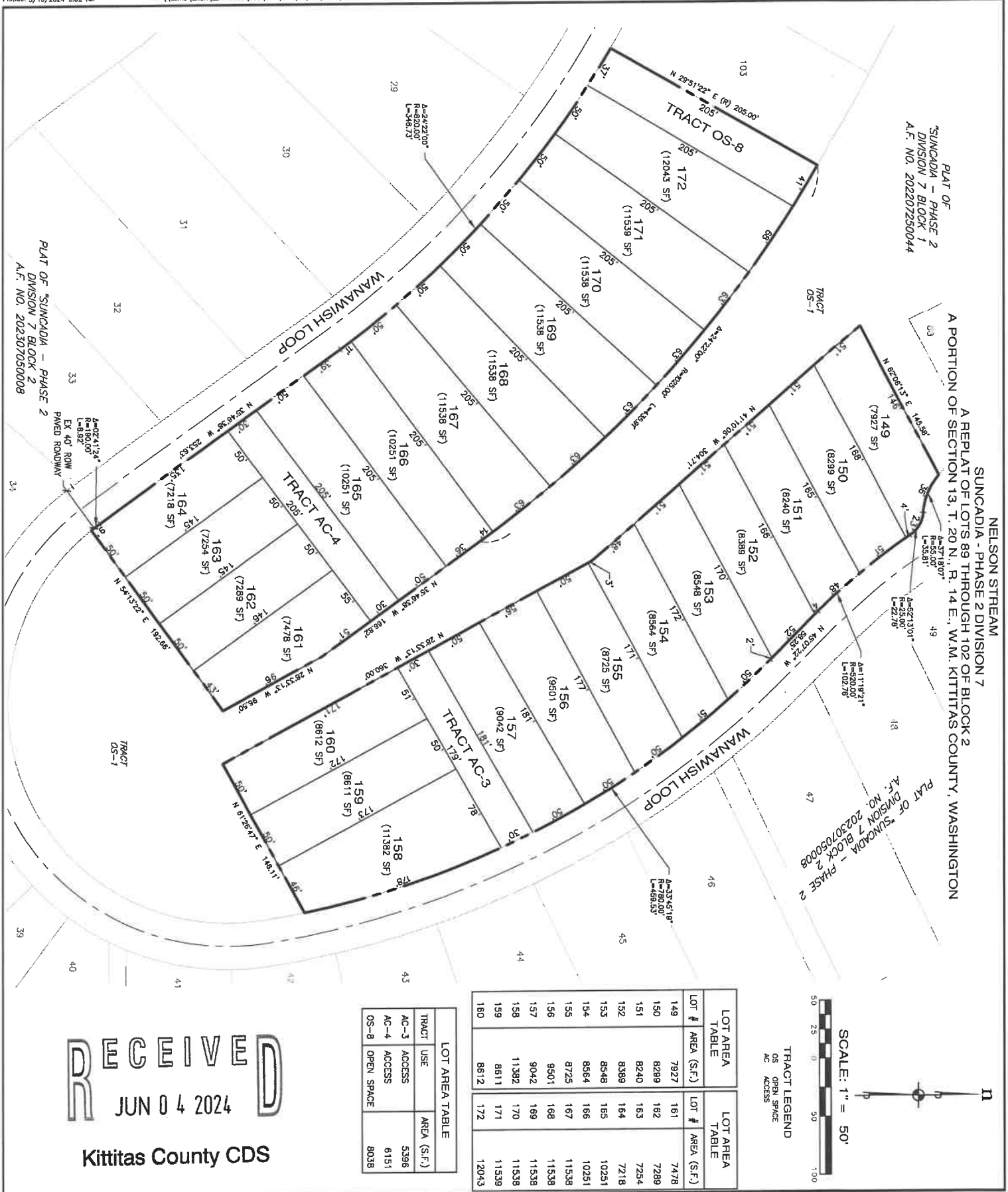
Land Surveying
Project Management

Land Planning
Landscape Architecture



NO.	REVISIONS
1	ISSUED FOR PERMIT

JOB NO.: 888-03-02
DWG. NAME: PP-01-N5
DESIGNED BY: LSC
DRAWN BY: LSC
CHECKED BY: LSC
DATE: 02/15/2024
PRINT DATE:
PP-01-N5
1 of 3 SHEETS

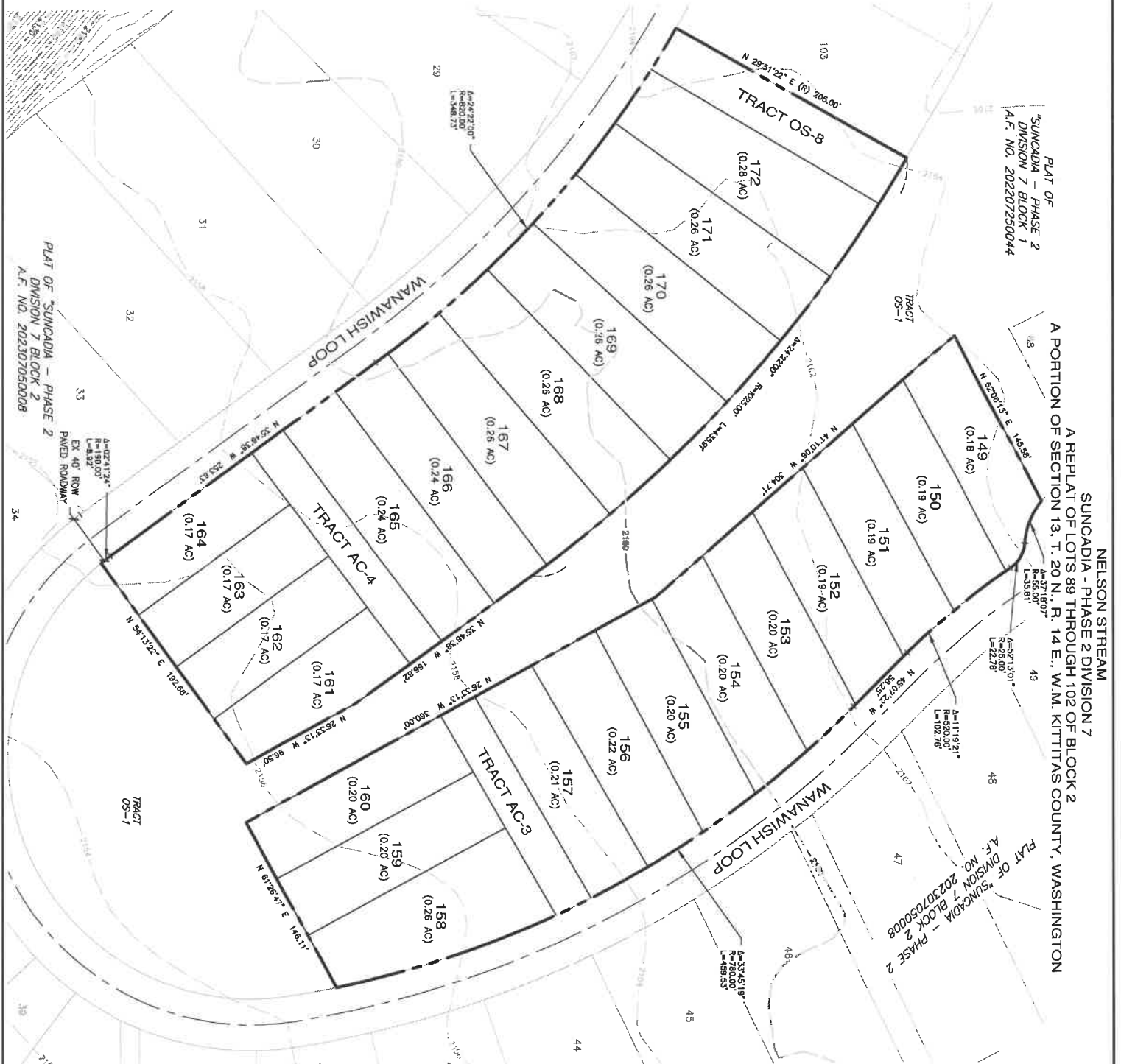


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Kittitas County CDS

LOT AREA TABLE	
TRACT	USE
AC-3	ACCESS
AC-4	ACCESS
OS-8	OPEN SPACE

LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
149	7927	161	7478
150	8299	162	7289
151	8240	163	7254
152	8389	164	7218
153	8548	165	10251
154	8564	166	10251
155	8725	167	11538
156	9501	168	11538
157	9042	169	11538
158	11382	170	11538
159	8611	171	11539
160	8612	172	12043



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Kittitas County CDS

LOT AREA TABLE

TRACT	USE	AREA (AC.)
OS-1	ACCESS	0.12
OS-2	ACCESS	0.14
OS-3	ACCESS	0.18
OS-4	ACCESS	0.18
OS-5	ACCESS	0.18
OS-6	ACCESS	0.18
OS-7	ACCESS	0.18
OS-8	ACCESS	0.18

TRACT LEGEND

OS OPEN SPACE
AC ACCESS