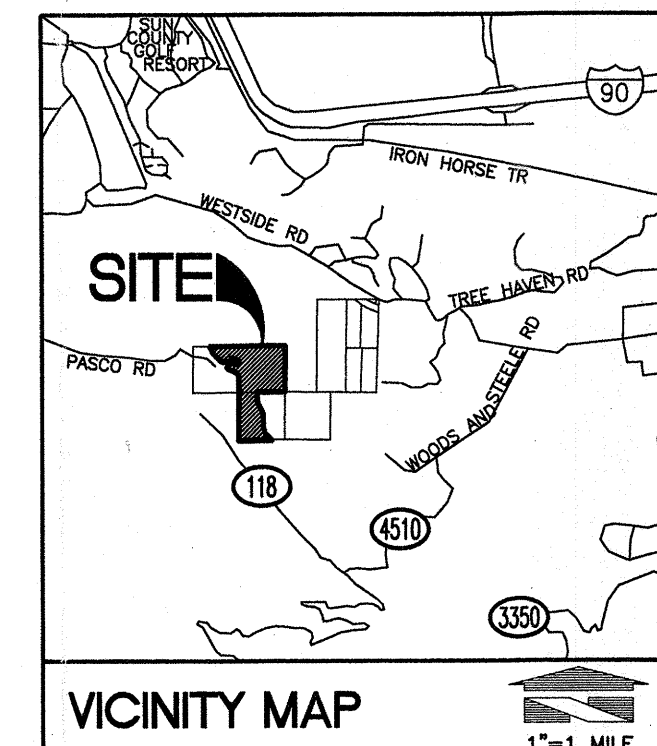
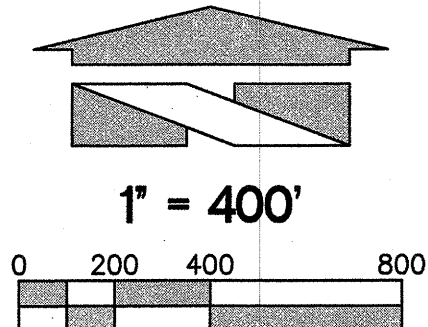


COVER SHEET
OF
MEADOW SPRINGS
A PORTION OF SECTIONS 01 AND 12, TOWNSHIP 19 N., RANGE 14 E., W.M.
KITITAS COUNTY, WASHINGTON



RECEIVED
APR 2 9 2010
KITITAS COUNTY
CDS

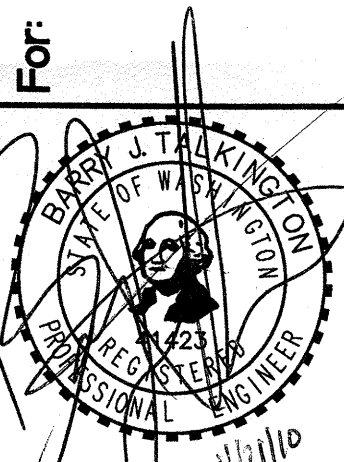
REVISED PER COUNTY COMMENTS
REVISED PER COUNTY COMMENT LETTER DATED 5/04/07
PLAT SUBMITTAL

4/21/10 AJ IH
8/12/09 AJ IH
8/19/07 AJ IH

No. Date By Ctd. Appr.

COVER SHEET
OF
MEADOW SPRINGS

MEADOW SPRINGS, LLC
206 WEST FIRST ST.
CLE ELUM, WA 98922
(509) 674-6828



Scale: Horizontal 1"=400' Vertical N/A

Designed: JH
Drawn: AJ
Checked: JH
Approved: JH
Date: 4/09/07

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



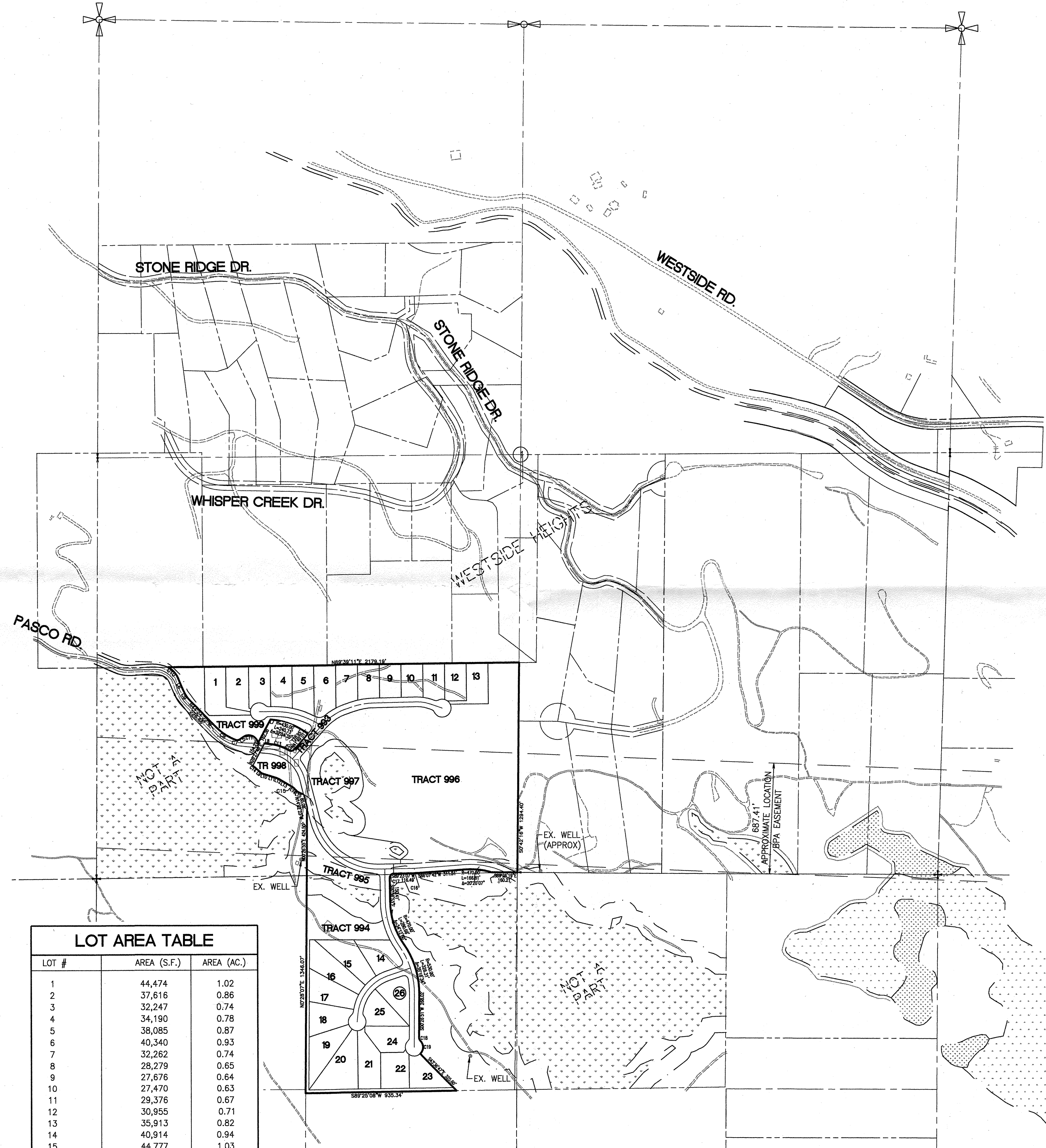
Job Number
12854
Sheet
1 of **2**

LEGAL DESCRIPTION

PARCEL B OF KITITAS COUNTY BLA NO. _____ RECORDED UNDER AFN _____
ALSO DESCRIBED AS:
PARCEL B

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, ALL IN TOWNSHIP 19 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, SITUATE IN KITITAS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 1, 2, 11, AND 12, TOWNSHIP 19 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN;
THENCE NORTH 89° 23' 15" EAST, 1,306.71 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1 AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 00° 26' 55" EAST, 424.50 FEET;
THENCE NORTH 14° 02' 23" WEST, 85.08 FEET;
THENCE NORTH 63° 17' 37" WEST, 42.22 FEET;
THENCE NORTH 44° 41' 12" WEST, 27.23 FEET TO A POINT OF TANGENCY;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 15° 10' 23", AND AN ARC LENGTH OF 21.19 FEET;
THENCE NORTH 59° 51' 35" WEST, 92.25 FEET;
THENCE NORTH 66° 24' 17" WEST, 18.24 FEET;
THENCE NORTH 72° 57' 00" WEST, 93.25 FEET;
THENCE NORTH 48° 35' 02" WEST, 62.00 FEET TO A POINT OF TANGENCY;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 10° 25' 36", AND AN ARC LENGTH OF 14.56 FEET;
THENCE NORTH 28° 27' 48" EAST, 154.27 FEET;
THENCE SOUTH 84° 15' 36" EAST, 36.53 FEET TO A POINT OF TANGENCY;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 41' 17", AND AN ARC LENGTH OF 125.54 FEET TO A POINT OF REVERSE CURVATURE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 79° 36' 40", AND AN ARC LENGTH OF 34.74 FEET;
THENCE NORTH 41° 49' 01" EAST, 128.95 FEET TO A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 37° 48' 59" WEST;
THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 32° 04' 35", AND AN ARC LENGTH OF 240.73 FEET;
THENCE NORTH 84° 15' 36" WEST, 11.67 FEET;
THENCE SOUTH 28° 27' 48" WEST, 162.38 FEET TO A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 77° 02' 11" WEST TO THE NORTHERLY MARGIN OF PASCO ROAD;
THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 111° 33' 42", AND AN ARC LENGTH OF 116.83 FEET ALONG SAID NORTHERLY MARGIN;
THENCE SOUTH 55° 28' 29" WEST, 24.90 FEET ALONG SAID NORTHERLY MARGIN TO A POINT OF TANGENCY;
THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 56° 22' 01", AND AN ARC LENGTH OF 29.51 FEET ALONG SAID NORTHERLY MARGIN TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 354.00 FEET, THROUGH A CENTRAL ANGLE OF 23° 45' 08", AND AN ARC LENGTH OF 146.75 FEET ALONG SAID NORTHERLY MARGIN;
THENCE NORTH 44° 24' 22" WEST, 226.66 FEET ALONG SAID NORTHERLY MARGIN TO A POINT OF TANGENCY;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 21° 38' 33", AND AN ARC LENGTH OF 75.55 FEET ALONG SAID NORTHERLY MARGIN ;
THENCE NORTH 22° 45' 49" WEST, 82.04 FEET TO A POINT OF TANGENCY ALONG SAID NORTHERLY MARGIN;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 41° 31' 49", AND AN ARC LENGTH OF 94.23 FEET ALONG SAID NORTHERLY MARGIN TO THE NORTH LINE OF SAID SOUTH HALF;
THENCE NORTH 89° 39' 11" EAST, 2,179.19 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID NORTH HALF;
THENCE SOUTH 00° 42' 16" WEST, 1,294.40 FEET ALONG SAID EAST LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 1;
THENCE NORTH 89° 26' 19" WEST, 160.21 FEET TO A POINT ON A NON-TANGENT CURVE, THE RADIUS OF WHICH BEARS SOUTH 16° 27' 48" WEST;
THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 20° 20' 07", AND AN ARC LENGTH OF 166.81 FEET;
THENCE SOUTH 89° 07' 42" WEST, 311.51 FEET TO A POINT OF TANGENCY;
THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 03° 15' 25", AND AN ARC LENGTH OF 15.92 FEET;
THENCE SOUTH 89° 23' 07" WEST, 116.49 FEET TO A POINT OF TANGENCY;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH OF 39.27 FEET;
THENCE SOUTH 00° 36' 53" EAST, 150.41 FEET TO A POINT OF TANGENCY;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 34° 12' 50", AND AN ARC LENGTH OF 280.66 FEET TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 35° 16' 34", AND AN ARC LENGTH OF 326.31 FEET;
THENCE SOUTH 00° 26' 51" WEST, 268.02 FEET TO A POINT OF TANGENCY;
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 46° 35' 49", AND AN ARC LENGTH OF 20.33 FEET TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 92° 34' 06", AND AN ARC LENGTH OF 88.86 FEET;
THENCE SOUTH 43° 36' 47" EAST, 325.60 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 89° 25' 08" WEST, 935.34 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;
THENCE NORTH 00° 28' 07" EAST, 1,346.07 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER NORTHWEST QUARTER OF SAID SECTION 12 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;



LOT #	AREA (S.F.)	AREA (AC.)
1	44,474	1.02
2	37,616	0.86
3	32,247	0.74
4	34,190	0.78
5	38,065	0.87
6	40,340	0.93
7	32,262	0.74
8	28,279	0.65
9	27,676	0.64
10	27,470	0.63
11	29,376	0.67
12	30,955	0.71
13	35,913	0.82
14	40,914	0.94
15	44,777	1.03
16	46,482	1.07
17	44,105	1.01
18	39,300	0.90
19	47,890	1.10
20	62,726	1.44
21	44,904	1.03
22	40,399	0.93
23	36,779	0.84
24	36,663	0.84
25	36,832	0.85
26	35,588	0.82
TOTAL LOT AREA	996,242 SF	22.87 AC.
AVERAGE LOT AREA	38,317 SF	0.88 AC.

TRACT	USE	AREA (S.F.)	AREA (AC.)
999	OPEN SPACE	85,673	1.97
998	OPEN SPACE	36,790	0.84
997	CRITICAL AREA	219,491	5.04
996	OPEN SPACE	1,043,903	23.97
995	CRITICAL AREA	143,621	3.30
994	OPEN SPACE	129,044	2.96
993	ACCESS	281,660	6.47
TOTAL AREA		1,940,182 SF	44.54 AC.

GROSS SITE AREA	67.41 AC. (2,936,553 S.F.)
REQUIRED OPEN SPACE (40% OF GROSS SITE AREA)	26.96 AC.
PROPOSED OPEN SPACE	28.77 AC.
PROPOSED OPEN SPACE % OF PROJECT AREA	42.7% PERCENT

BUFFER REDUCTION AREA	43,576 S.F.
BUFFER MAKE-UP AREA	71,555 S.F.
TOTAL NET GAIN IN BUFFER AREA	27,979 S.F.

TRANSPORTATION CONNECTIVITY	25 POINTS
OPEN SPACE	0 POINTS
WILDLIFE HABITAT (GROUP A WELL)	15 POINTS
HEALTH/SAFETY (GROUP A WELL)	50 POINTS
RECREATION (PASSIVE/ACTIVE)	15 POINTS
TOTAL POINTS	105 POINTS

NOTES

1. PORTION OF TAX #: 015434 AND 735334
2. TOTAL SITE AREA: 2,936,553 S.F. (67.41 AC.)
3. EXISTING USE: SINGLE FAMILY RESIDENCE
4. PROPOSED USE: 26-LOT RESIDENTIAL SUBDIVISION
5. EXISTING ZONING: R-5 (1DU/SACRE)
6. EXISTING COMPREHENSIVE PLAN DESIGNATION: RURAL
7. PROPOSED COMPREHENSIVE PLAN DESIGNATION: RURAL
8. REQUIRED MIN. LOT AREA: 21,780 SF
9. PROPOSED MIN. LOT AREA: 27,470 FEET
10. PROJECT DENSITY: 2.5 DU/ACRE
11. REQUIRED MIN. SETBACKS:
FRONT/SIDE STREET: 25 FEET
INTERIOR: 15 FEET
REAR: 15 FEET
12. SOURCE OF BOUNDARY: BLUHM ASSOCIATES
13. SOURCE OF TOPOGRAPHY: DeGROSS AERIAL MAPPING

UTILITIES/SERVICES:

WATER: FUTURE GROUP A PUBLIC WATER SYSTEM
SEWER: PRIVATE INDIVIDUAL ON-SITE SEPTIC SYSTEM OR COMMUNITY DRAIN FIELD.
POWER: PUGET SOUND ENERGY 105 - 156TH AVENUE N.E. BELLEVUE, WA 98005 1(800) 321-4321

PHONE: QWEST COMMUNICATIONS P.O. BOX 91073 SEATTLE, WA 98111 1(800) 244-1111
FIRE: KITITAS COUNTY FIRE DISTRICT #7 921 UPPER PEOR ROAD SOUTH CLE ELUM, WA 98943
SCHOOL: CLE ELUM-ROSLYN SCHOOL DISTRICT #404 2690 STATE ROUTE 903 CLE ELUM, WA 98922 (509) 649-2393

OWNER/DEVELOPER

MEADOW SPRINGS, LLC
206 WEST FIRST ST.
CLE ELUM, WA 98922
CONTACT: SEAN NORTHRUP (509) 674-6828

ENGINEER/PLANNER

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 CONTACT: BARRY TALKINGTON/WANA HALVORSEN

TOPOGRAPHIC SURVEY

DeGROSS AERIAL MAPPING
18623 BEARDSLEE AVENUE BOTHELL, WA 98011 (425) 828-4448 CONTACT: GERRY DeGROSS

BOUNDARY SURVEY

BLUHM ASSOCIATES LAND SURVEYORS, INC.
1068 S. MARKET BLVD. CHEHALIS, WA 98532 (360) 748-1551 CONTACT: JOHN BENTLEY

LINE	LENGTH	BEARING	CURVE	DELTA	LENGTH	RADIUS
L1	72.02'	S67°03'07"E	C1	22°56'36"	92.10'	230.00'
L2	36.32'	S89°59'43"E	C2	20°54'00"	80.98'	222.00'
L3	89.68'	N85°29'20"E	C3	50°50'51"	62.12'	70.00'
L4	82.04'	N22°45'49"W	C4	21°38'33"	98.21'	260.00'
L5	24.90'	S55°28'29"W	C5	32°56'20"	238.01'	414.00'
L6	82.04'	N22°45'49"W	C6	298°23'22"	270.58'	60.00'
L7	11.67'	N84°15'36"W	C7	56°22'01"	29.51'	30.00'
L8	36.53'	S84°15'36"E	C8	23°45'08"	146.75'	354.00'
L9	62.00'	N48°35'02"W	C9	21°38'33"	75.55'	200.00'
L10	62.18'	N72°57'00"W	C10	41°31'48"	94.23'	130.00'
L11	31.07'	N72°57'00"W	C11	111°33'42"	116.83'	60.00'
L12	18.24'	N69°24'17"W	C12	79°36'40"	34.74'	25.00'
L13	82.25'	N59°51'35"W	C13	25°41'17"	125.54'	280.00'
L14	27.23'	N44°41'12"W	C14	10°25'38"	14.56'	80.00'
L15	42.22'	N63°17'37"W	C15	15°10'23"	21.19'	80.00'
L16	31°15'25"	15.92'	280.00'			
L17	90°00'00"	39.27'	25.00'			
L18	46°35'49"	20.33'	25.00'			
L19	92°34'06"	88.86'	55.00'			
L20	146°57'38"	153.90'	60.00'			