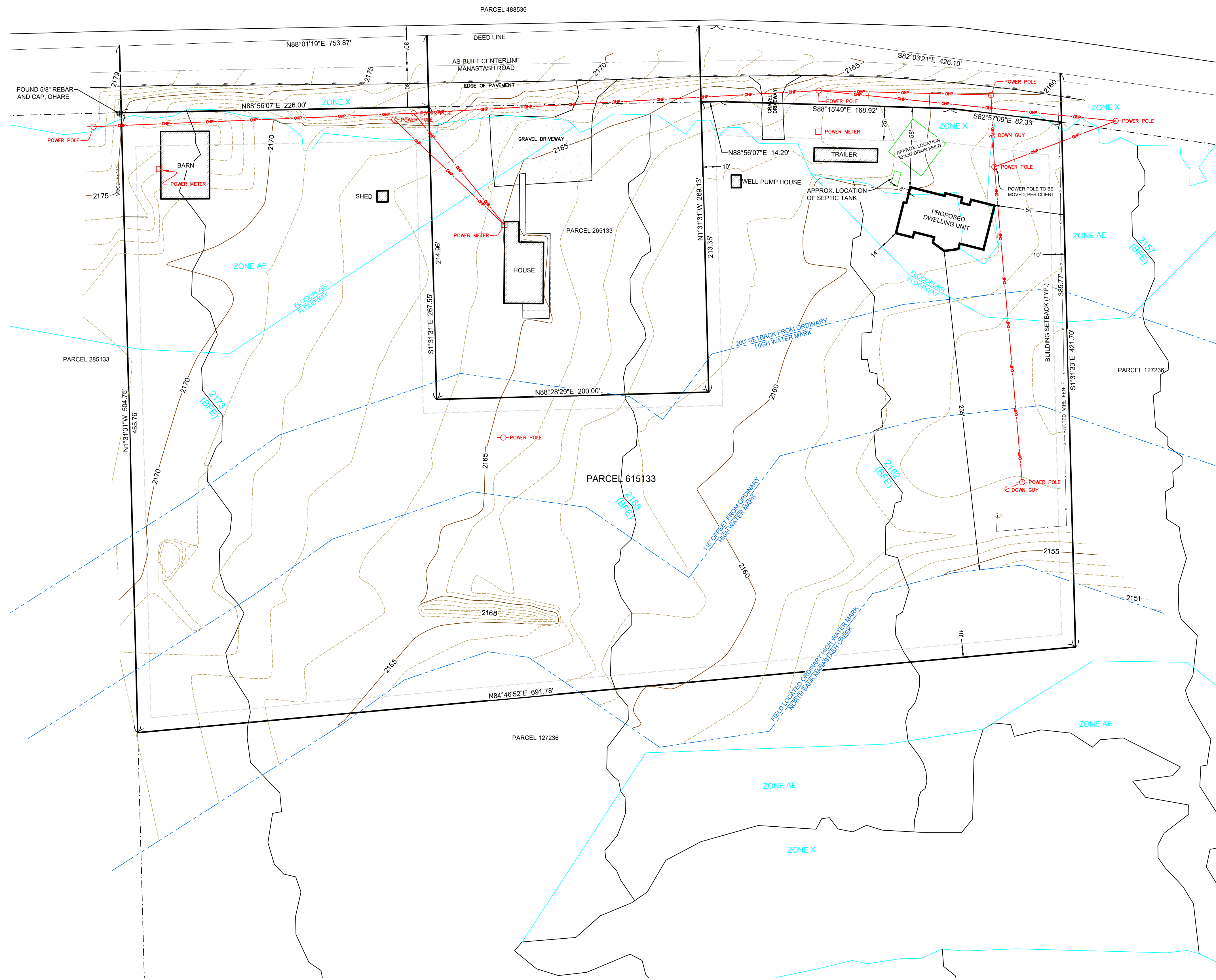


UNIFIED SITE PLAN
10350 MANASTASH ROAD, ELLENSBURG
 WITHIN THE E1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON



HORIZONTAL DATUM:

THE HORIZONTAL CONTROL IS BASED ON THE MONUMENTATION SURROUNDING THE SITE AND ESTABLISHED IN NAD83/2011 WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, EXPRESSED IN U.S. SURVEY FEET-GROUND DISTANCES.

VERTICAL DATUM:

NAVD 88

CONTOUR INTERVAL - 1 FOOT:

THE CONTOURS SHOWN HEREON WERE COMPUTER GENERATED FROM DIRECT FIELD OBSERVATIONS WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS NATIONAL MAPPING STANDARDS, ONE-HALF THE CONTOUR INTERVAL.

PROJECT BENCHMARK:

KITTITAS COUNTY MONUMENT 0111 1993.
 ELEVATION = 2256.56'

GENERAL NOTES:

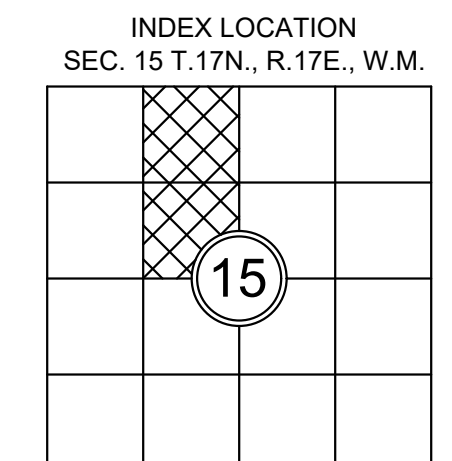
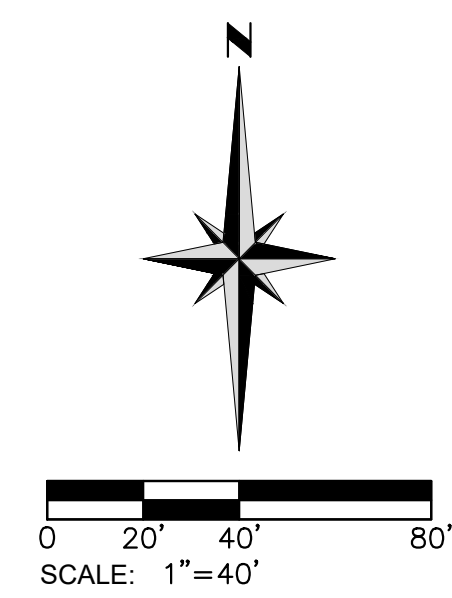
1. THE PURPOSE OF THIS SURVEY IS TO SITE PLAN SHOWING THE EXTERIOR BOUNDARY LINES, BUILDING SETBACK LINES, NATURAL FEATURES, EXISTING TERRAIN, ORDINARY HIGH WATER MARK (NORTHERN BANK OF MANASTASH CREEK), AND THE PROPOSED FEMA CONDITIONS FOR KITTITAS COUNTY PARCEL NUMBER 615133, IN THE COUNTY OF KITTITAS.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S SERIES, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JUNE OF 2021 AND SEPTEMBER OF 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
6. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE THAT CERTAIN SURVEY AS RECORDED IN BOOK 10 OF SURVEYS, PAGE 60, AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, WASHINGTON.
7. UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE. SEPTIC SYSTEM LOCATION IS BASED ON AS-BUILT INFORMATION PROVIDED BY CLIENT.
8. THE ORDINARY HIGH WATER MARK SHOWN HEREON IS BASED UPON DIRECT FIELD OBSERVATIONS OF THE VEGETATION LINE AND TOP OF CREEK BANK LOCATIONS ALONG THE NORTHERN BANK OF MANASTASH CREEK IN JUNE OF 2021.
9. THE BASE FLOOD ELEVATIONS, FLOODWAY/FLOODPLAIN DELINEATIONS, AND FEMA ZONES WERE DERIVED FROM THE FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 53037C1254D, DATED SEPTEMBER 24, 2021.
10. THE BOUNDARY LINES FOR PARCEL NUMBER 265133 ARE APPROXIMATE. AT THE TIME OF SURVEY NO LEGAL DESCRIPTION FOR SAID PARCEL COULD BE LOCATED. BOUNDARY LINES ARE DRAWN AS APPROXIMATE BASED ON THE KITTITAS COUNTY TAX PARCEL MAPS.

LEGAL DESCRIPTION:

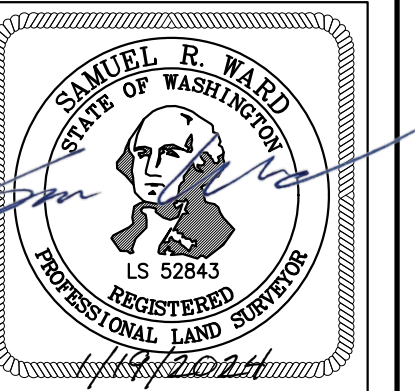
SEE QUIT CLAIM DEED 199712100001 AND STATUTORY WARRANTY DEED 199607180006

REFERENCES:

- R1. RECORD OF SURVEY
 AFN: 445427
 BOOK 7 OF SURVEYS, PAGE 67
 DATED: SEPTEMBER 16, 1980
- R2. RECORD OF SURVEY
 AFN: 461651
 BOOK 10 OF SURVEYS, PAGE 60
 DATED: SEPTEMBER 16, 1980



PARCEL 615133
 TOTAL LOT AREA
 252,859 SQ. FT.
 2.529 ACRES



UNIFIED SITE PLAN
TAX PARCEL NUMBER 615133
10350 MANASTASH ROAD, ELLENSBURG
 FOR
WILL BAUMANN
 KITTITAS COUNTY

WASHINGTON
 ACAD. NAME: 31000021.dwg
 PROJECT NO.: 3100.002
 DATE: 1/19/24
 APSSM: 1/19/24

SURVEYED BY: BN/AS	DRAWN BY: SRW/SM	CHECKED BY: VW	APPROVED BY: SW	REVISION	CK'D	APPR.
				DATE	BY	REVISION
08/29/2023	SW	PROF. HOUSE LOCATION	SW	SW	SW	SW
01/16/2024	CR	UNIFIED SITE PLAN	SW	SW	SW	SW

SHEET **1** OF **1**

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