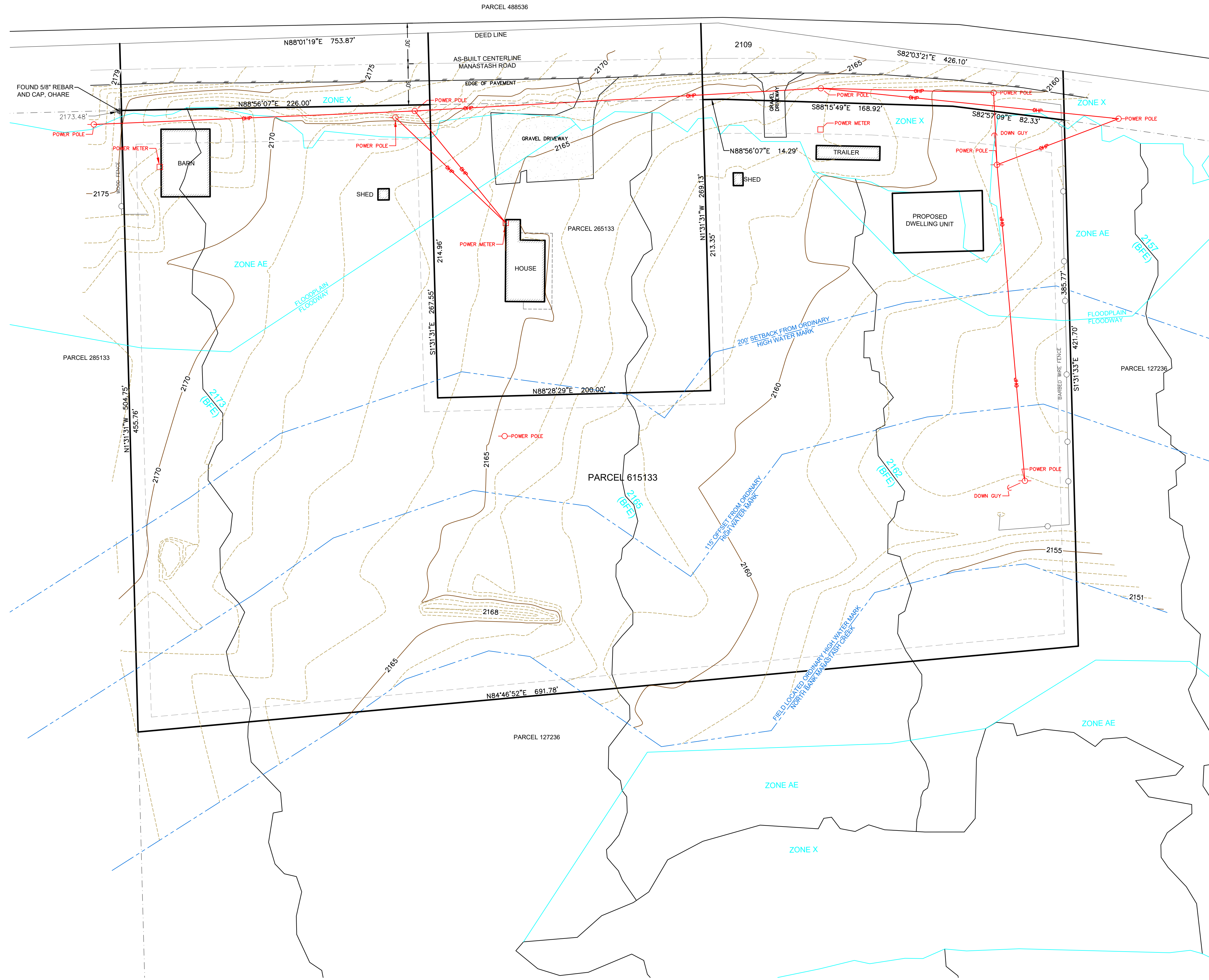


SITE PLAN
10350 MANASTASH ROAD, ELLENSBURG
 WITHIN THE E1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON



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:

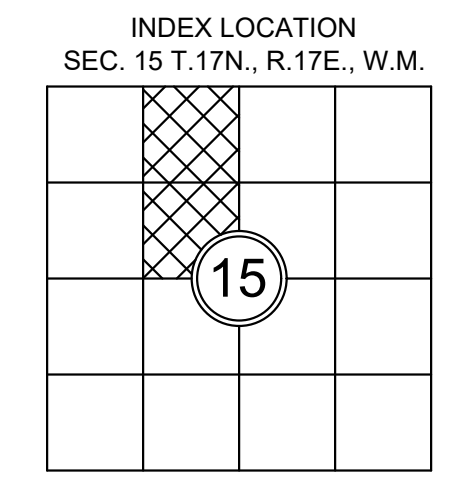
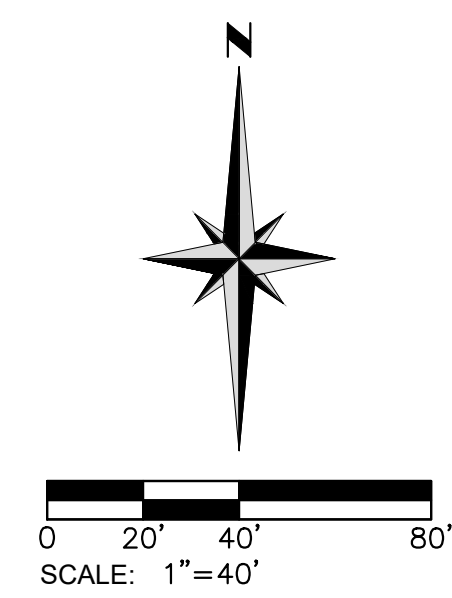
1. THE PURPOSE OF THIS SURVEY IS TO SITE PLAN SHOWING THE EXTERIOR BOUNDARY LINES, BUILDING SETBACK LINES, NATURAL FEATURES, EXISTING TERRAIN, ORDINARY HIGH WATER MARK (NORTHERN BANK OF MANASTASH CREEK), AND THE PROPOSED FEMA CONDITIONS FOR KITTITAS COUNTY PARCEL NUMBER 615133, IN THE COUNTY OF KITTITAS, FOR THE INTENDED USE OF OBTAINING A BUILDING PERMIT FOR THE PROPOSED BUILDING SITUATED ON THE PARCEL.
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. THE BASIS OF BEARINGS SHOWN HEREON IS ASSUMED.
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.
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:

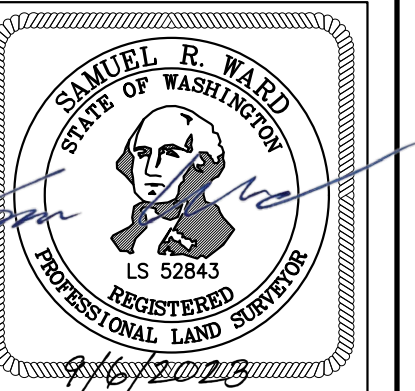
SEE QUIT CLAIM DEED 199712100001 AND STATUTORY WARRANTY DEED 199607180006

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



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

KITTITAS COUNTY WASHINGTON

SCALE: 1"=40' DATE: 9/06/23 APSSM PROJECT NO.: 3100.002 ACAD NAME: 31000021.dwg

SURVEYED BY: BN/AS	DRAWN BY: SRW/SM	CHECKED BY: VW	APPROVED BY: SRW
		REVISION	CK'D APPR.
DATE 08/29/2023	BY SW	PROP. HOUSE LOCATION	SW

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