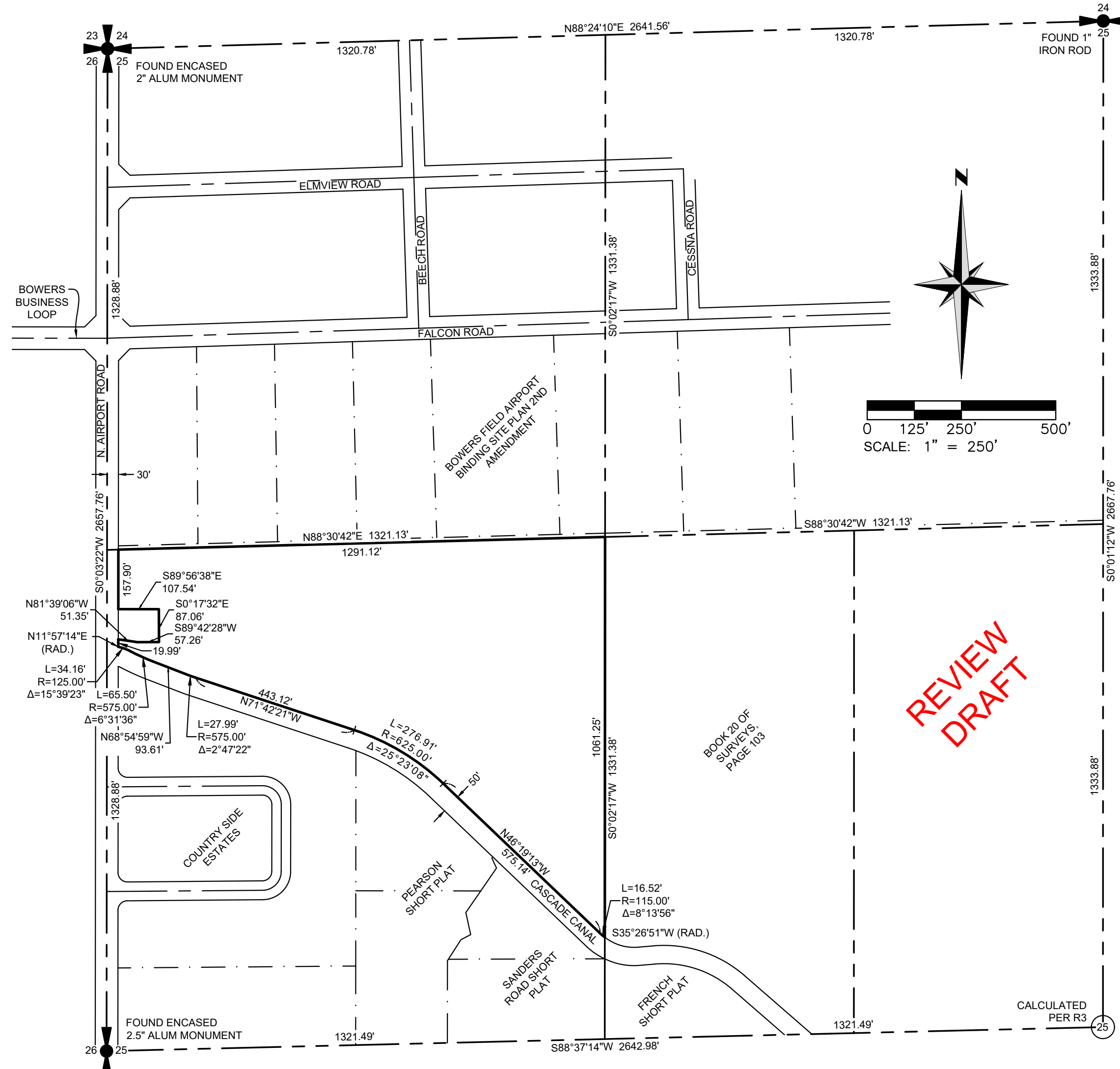


PIERCE PLAT
 WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON



BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS PER WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, AS DETERMINED BY TIES TO WASHINGTON STATE REFERENCE NETWORK FROM THE FOUND MONUMENTS MARKING THE WEST LINE OF NW1/4 OF SECTION 25, AS SHOWN HEREON, WITH THE LINE BETWEEN THEM OBSERVED AS N0°03'22"E.

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.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO THE CITY OF ELLENSBURG, UNDER APPLICATION NUMBER P23-XXX.
2. THIS SURVEY WAS PERFORMED USING TRIMBLE R12I GNSS RECEIVERS IN CONJUNCTION WITH A TRIMBLE S SERIES, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN AUGUST OF 2023. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
5. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.

PLAT NOTES:

1. THIS PROPERTY IS LOCATED WITHIN THE AIRPORT OVERLAY ZONE IN WHICH A VARIETY OF AIRPORT AVIATION OCCUR. SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF YOUR PROPERTY.
2. THE MINIMUM LOT SIZE FOR FUTURE SUBDIVISIONS AFTER ANNEXATION SHALL BE 7,000 GROSS SQUARE FEET; HOWEVER, WHENEVER ANY FUTURE SUBDIVISION OF SUCH PROPERTY CREATES A LOT THAT IS SMALLER IN SIZE THAN 14,520 SQUARE FEET, A NOTE SHALL BE PLACED ON THE FACE OF THE PLAT STATING THAT THERE CAN BE NO FURTHER SUBDIVISION OF ANY PARCEL CREATED BY THAT SUBDIVISION WHILE THE PROPERTY IS SITUATED WITHIN THE AIRPORT OVERLAY ZONE (A-O).
3. THE IDENTIFIED OPEN SPACE TRACT SHALL BE PROPORTIONATELY OWNED BY TENANTS IN THE COMMON, AND RETAINED BY EACH BUILDING LOT OWNER, AND WILL BE ASSESSED, TAXED, AND FORECLOSED UPON EACH BUILDING LOT NOT FULFILLING THEIR OBLIGATION.

REFERENCES:

- R1. BOWERS FIELD AIRPORT BINDING SITE PLAN 2ND AMENDMENT BOOK 45 OF SURVEYS, PAGES 80-83
- R2. BOUNDARY LINE ADJUSTMENT BOOK 36 OF SURVEYS, PAGES 186-191
- R3. BOUNDARY LINE ADJUSTMENT BOOK 31 OF SURVEYS, PAGE 157
- R4. RECORD OF SURVEY BOOK 20 OF SURVEYS, PAGE 103
- R5. COUNTRY SIDE ESTATES DIV. 2 - PHASE I & II BOOK 9 OF PLATS, PAGES 39-41
- R6. PEARSON SHORT PLAT BOOK H OF SHORT PLATS, PAGES 28-29
- R7. SANDERS ROAD SHORT PLAT BOOK G OF SHORT PLATS, PAGES 27-28
- R8. FRENCH SHORT PLAT BOOK L OF SHORT PLATS, PAGES 70-71

REVIEW DRAFT

LEGEND	
	SECTION CORNER, AS NOTED
	QUARTER CORNER, AS NOTED
	CENTER OF SECTION, AS NOTED
	SET MONUMENT IN CASE, UPON APPROVAL OF PLAT
	FOUND REBAR AND CAP, LS 36815
	SET 5/8" REBAR AND CAP, LS 52843, UPON APPROVAL OF PLAT
(RAD.)	RADIAL BEARING
SF	SQUARE FEET

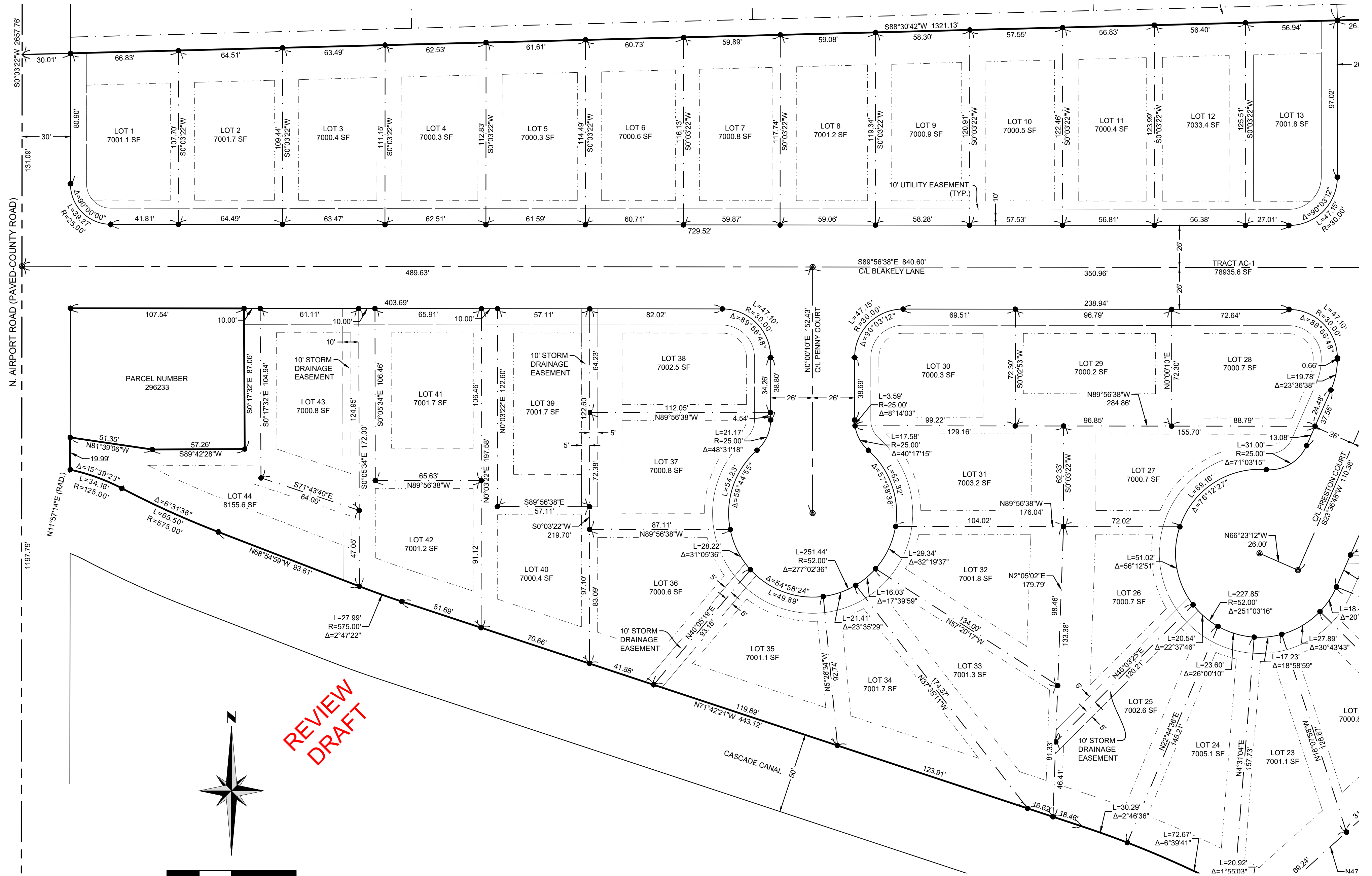


PIERCE PLAT P23-XXX FOR P&P HOMES, LLC WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25, T.18N., R.18E., W.M.			
SURVEYED BY: BN	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW
DATE: DEC. 2023	APSSM JOB NO.: 3464.002	ACAD NAME: 3464002PLAT	

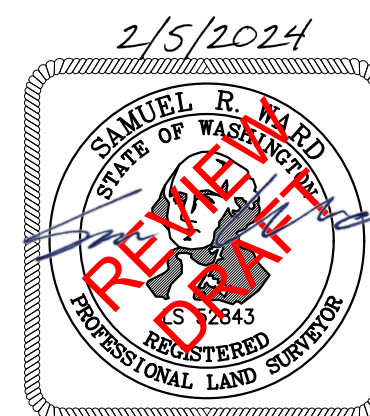
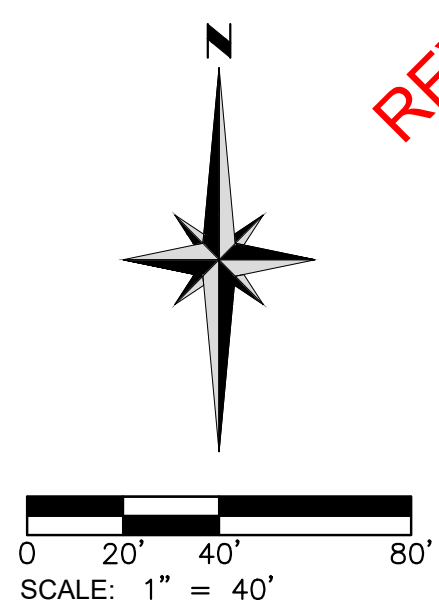
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SHEET
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 OF
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PIERCE PLAT
 WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON

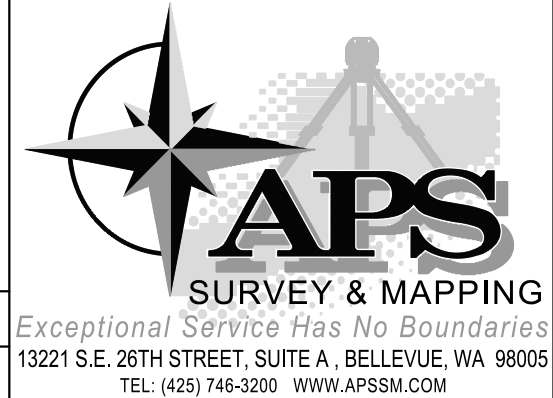


**REVIEW
DRAFT**



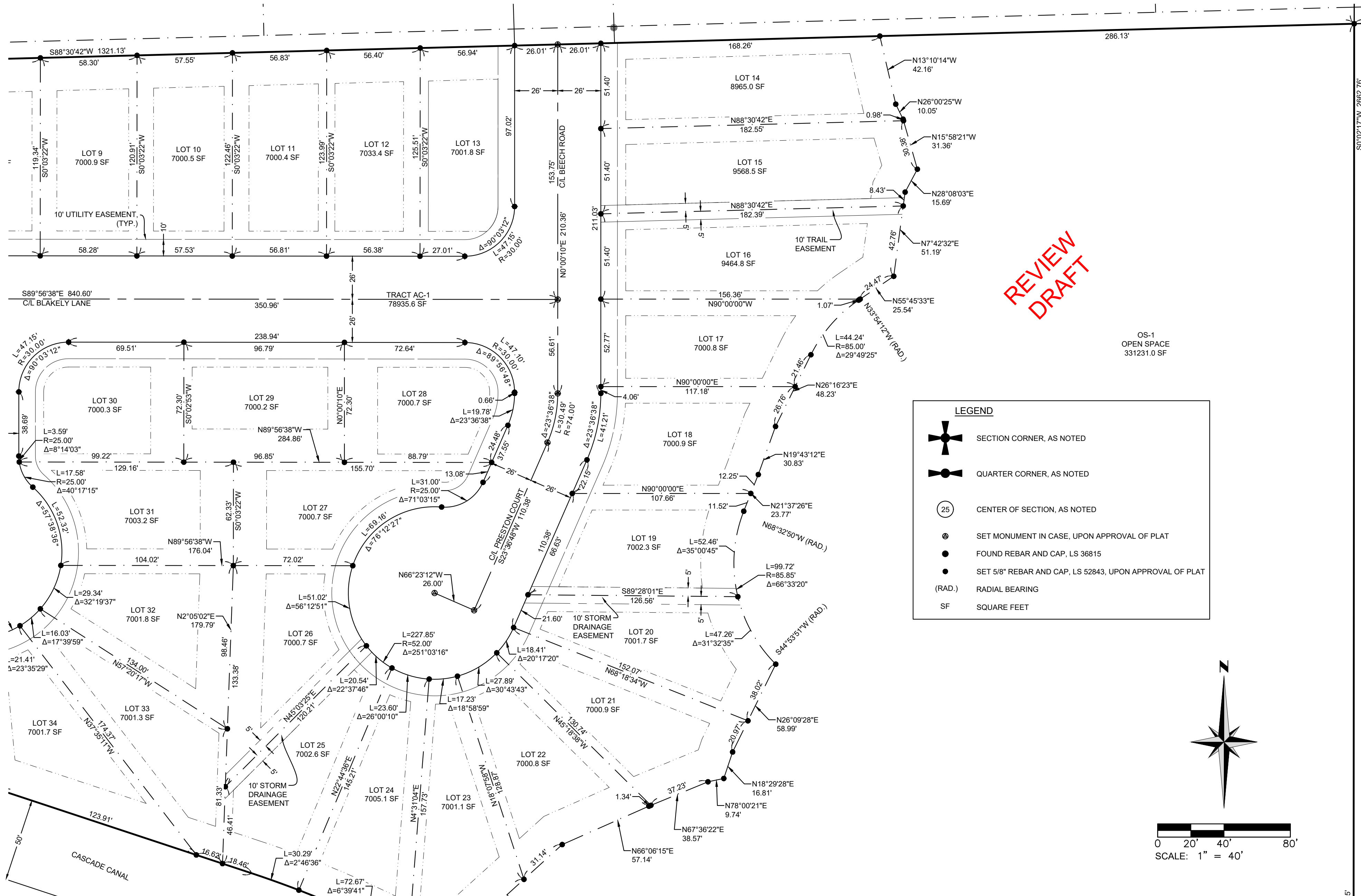
PIERCE PLAT
 P23-XXX
 FOR
 P&P HOMES, LLC
 WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25, T.18N., R.18E., W.M.

SURVEYED BY: BN	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW
DATE: DEC. 2023	APSSM JOB NO.: 3464.002	ACAD NAME: 3464002PLAT	



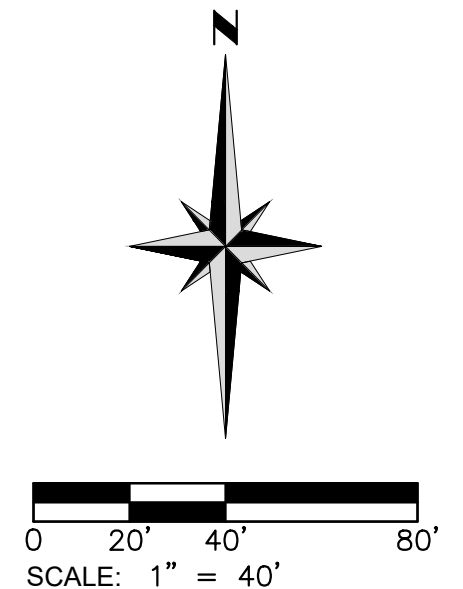
SHEET
3
OF
9

PIERCE PLAT
 WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- SET MONUMENT IN CASE, UPON APPROVAL OF PLAT
- FOUND REBAR AND CAP, LS 36815
- SET 5/8" REBAR AND CAP, LS 52843, UPON APPROVAL OF PLAT
- (RAD.) RADIAL BEARING
- SF SQUARE FEET



PIERCE PLAT
 P23-XXX
 FOR
 P&P HOMES, LLC

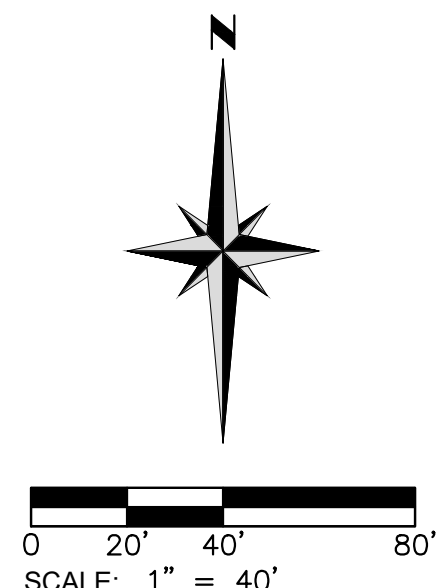
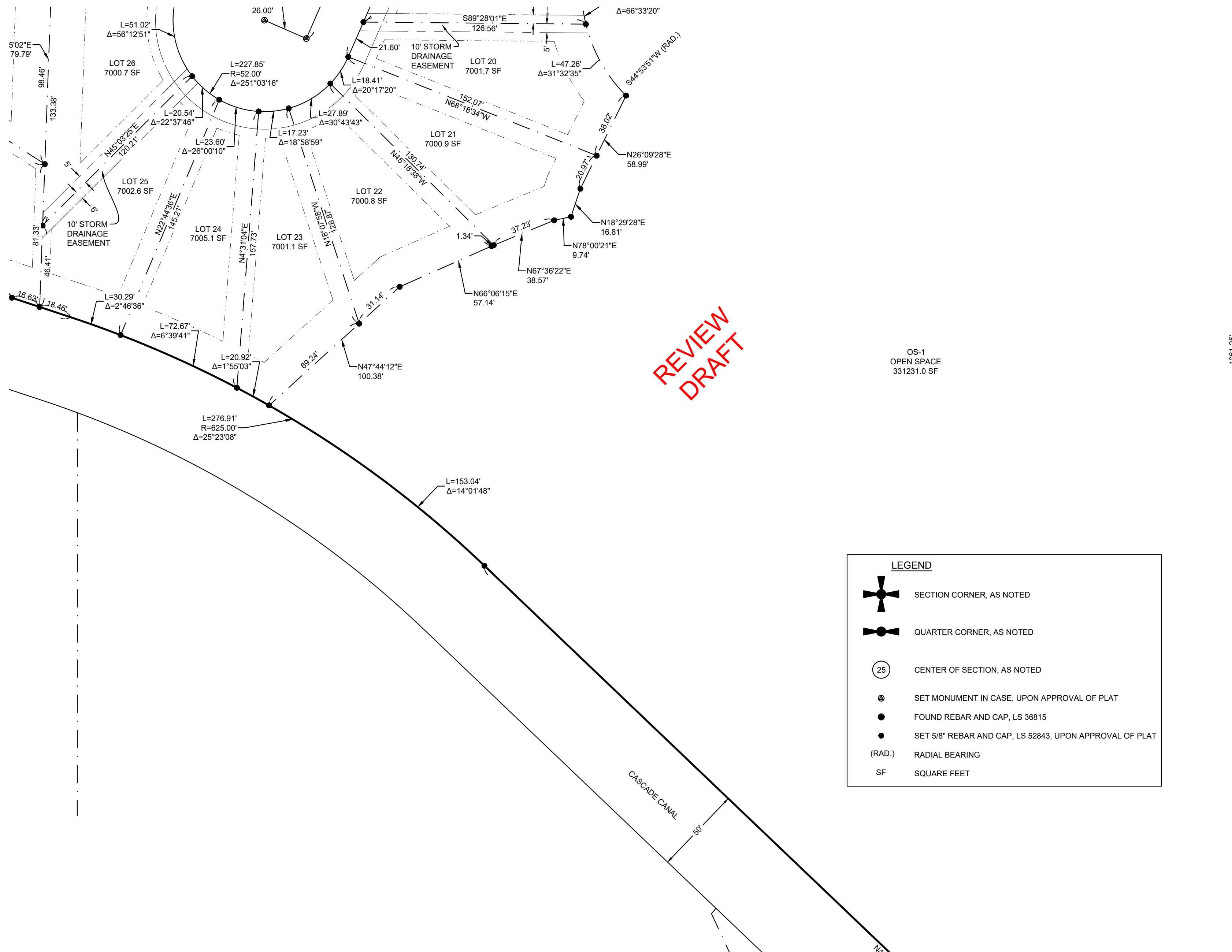
WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25, T.18N., R.18E., W.M.

SURVEYED BY: BN	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW
DATE: DEC. 2023	APSSM JOB NO.: 3464.002	ACAD NAME: 3464002PLAT	

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PIERCE PLAT
 WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON



**REVIEW
DRAFT**

LEGEND	
	SECTION CORNER, AS NOTED
	QUARTER CORNER, AS NOTED
	CENTER OF SECTION, AS NOTED
	SET MONUMENT IN CASE, UPON APPROVAL OF PLAT
	FOUND REBAR AND CAP, LS 36815
	SET 5/8\"/>
(RAD.)	RADIAL BEARING
SF	SQUARE FEET

BOOK 20 OF SURVEYS,
PAGE 103



2/5/2024 PIERCE PLAT P23-XXX FOR P&P HOMES, LLC WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25, T.18N., R.18E., W.M.			
SURVEYED BY: BN	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW
DATE: DEC. 2023	APSSM JOB NO.: 3464.002	ACAD NAME:	3464002PLAT

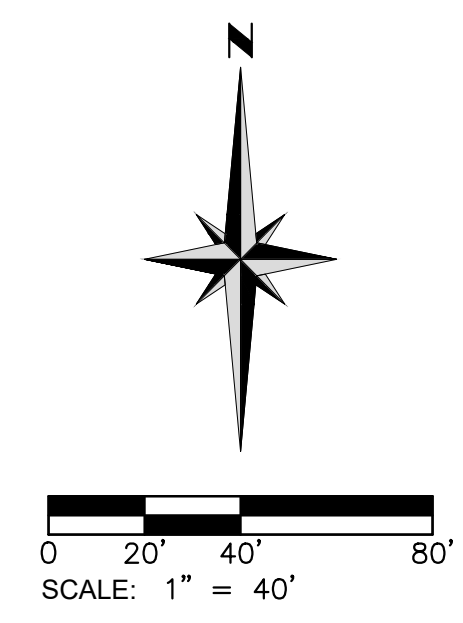
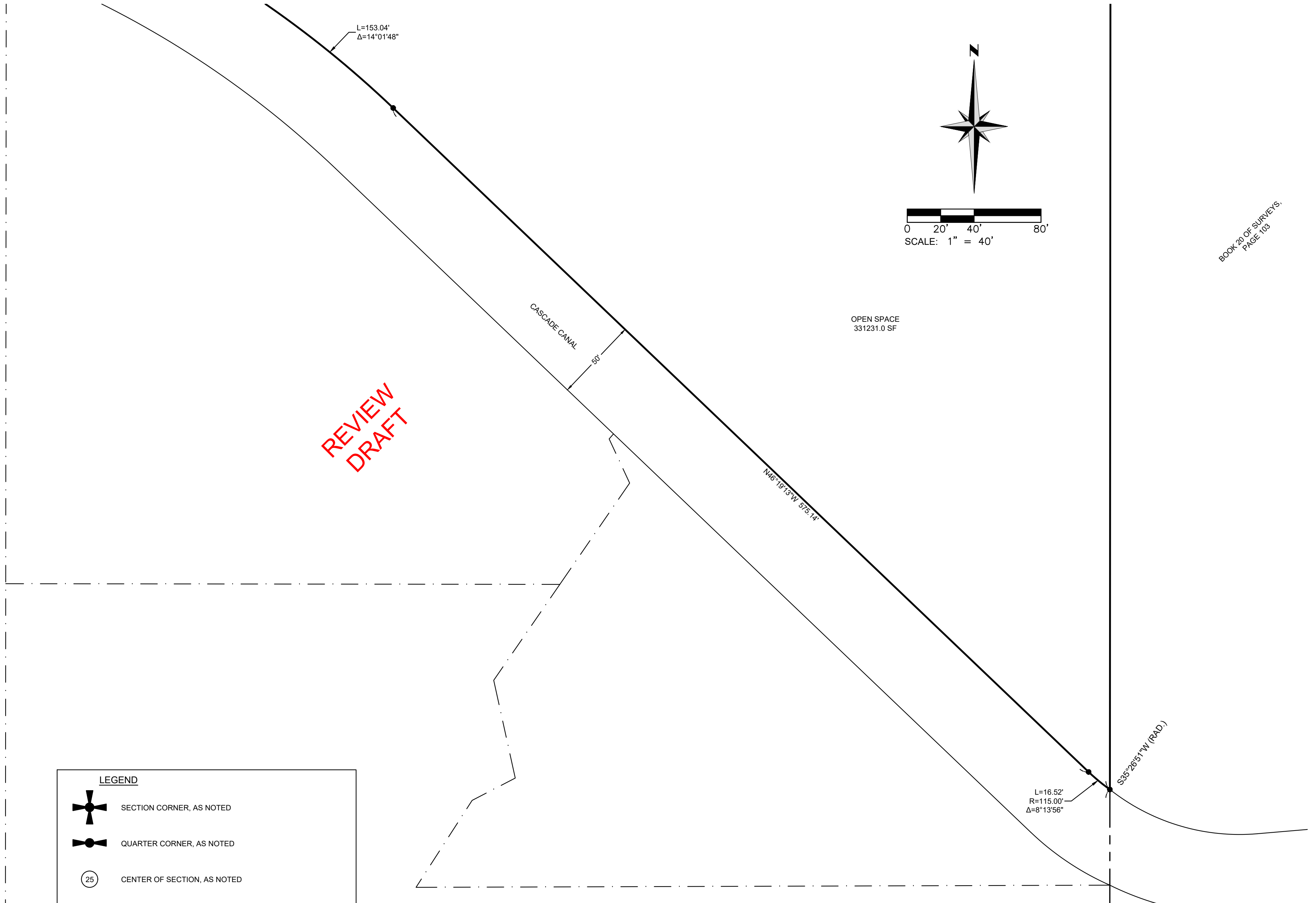
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OF
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PIERCE PLAT
 WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON



BOOK 20 OF SURVEYS,
 PAGE 108

**REVIEW
 DRAFT**

LEGEND	
	SECTION CORNER, AS NOTED
	QUARTER CORNER, AS NOTED
	CENTER OF SECTION, AS NOTED
	SET MONUMENT IN CASE, UPON APPROVAL OF PLAT
	FOUND REBAR AND CAP, LS 36815
	SET 5/8" REBAR AND CAP, LS 52843, UPON APPROVAL OF PLAT
(RAD.)	RADIAL BEARING
SF	SQUARE FEET

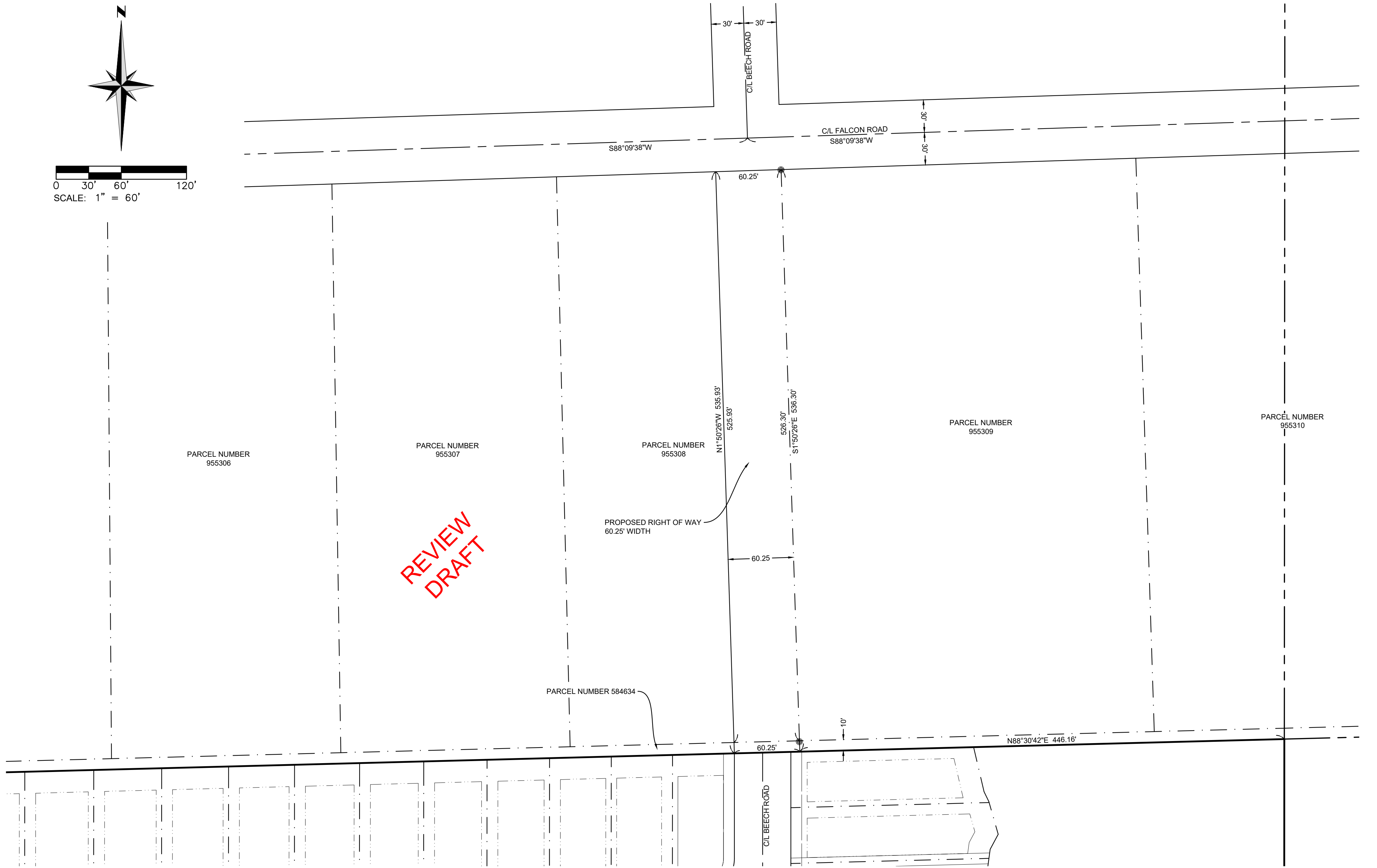
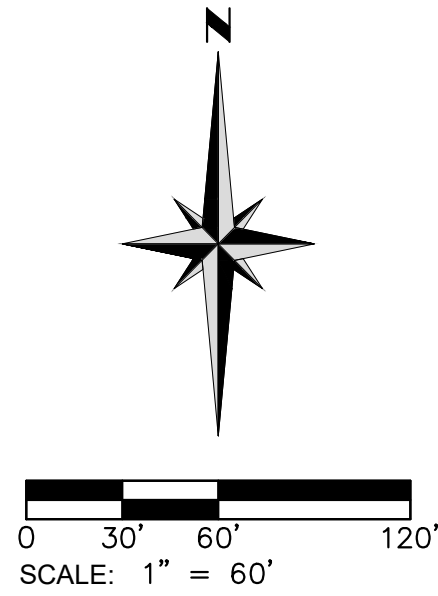


PIERCE PLAT P23-XXX FOR P&P HOMES, LLC WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25, T.18N., R.18E., W.M.			
SURVEYED BY: BN	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW
DATE: DEC. 2023	APSSM JOB NO.: 3464.002	ACAD NAME:	3464002PLAT

Logo for APS Survey & Mapping, featuring a compass rose and the text "APS SURVEY & MAPPING". Below the logo, it reads "Exceptional Service Has No Boundaries" and provides contact information: 13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005, TEL: (425) 746-3200, WWW.APSSM.COM.

SHEET
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 OF
 9

PIERCE PLAT
 WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON

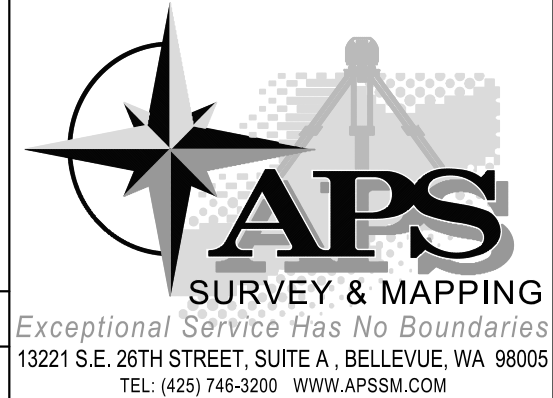


**REVIEW
DRAFT**

2/5/2024

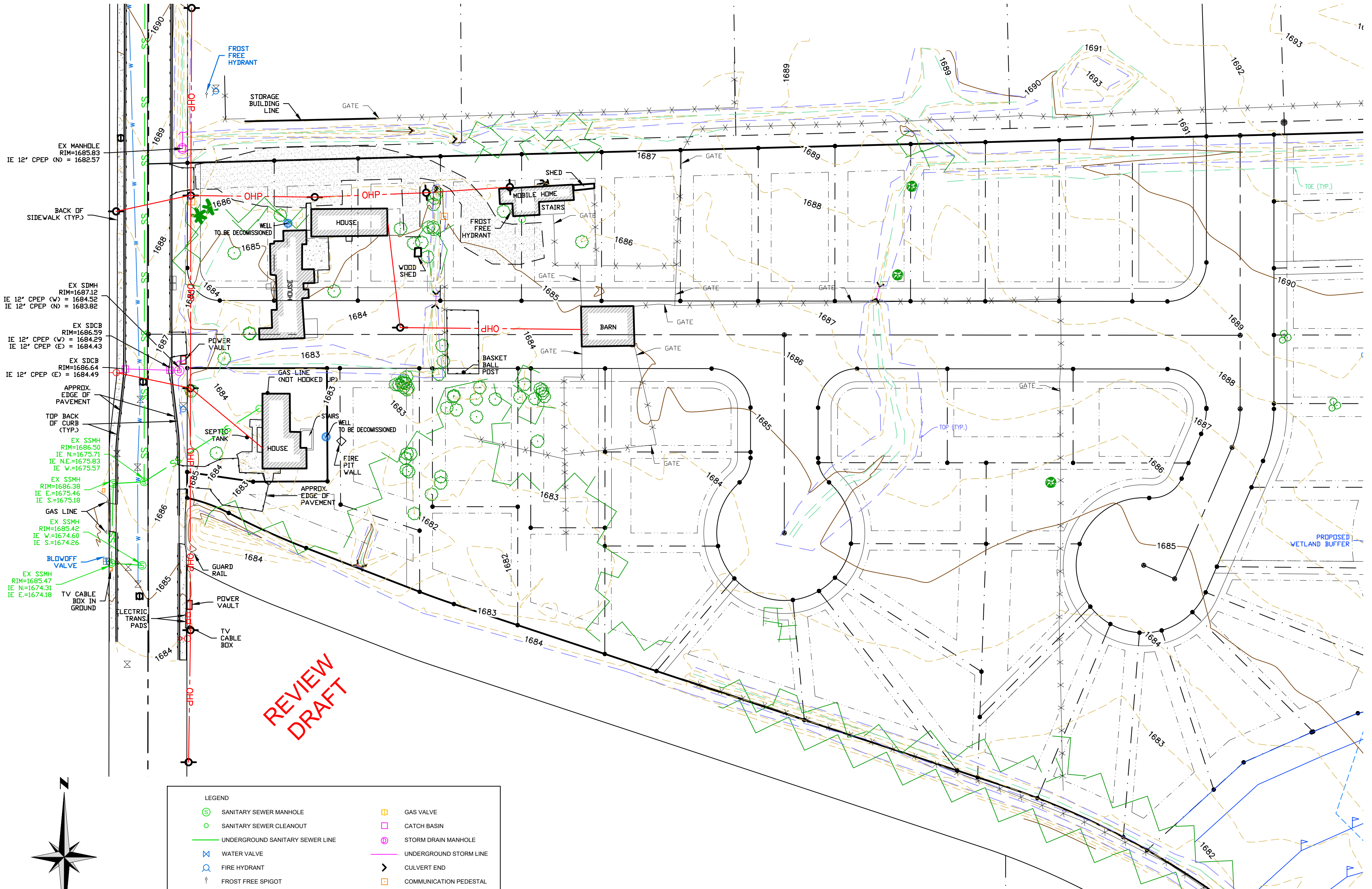


PIERCE PLAT P23-XXX FOR P&P HOMES, LLC WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25, T.18N., R.18E., W.M.			
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OF
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PIERCE PLAT
 WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON



EX MANHOLE
RIM=1685.83
IE 12" CPEP (N) = 1682.57

BACK OF
SIDEWALK (TYP.)

EX SDCB
RIM=1687.12
IE 12" CPEP (W) = 1684.52
IE 12" CPEP (N) = 1683.82

EX SDCB
RIM=1686.59
IE 12" CPEP (W) = 1684.29
IE 12" CPEP (E) = 1684.43

EX SDCB
RIM=1686.64
IE 12" CPEP (E) = 1684.49

APPROX.
EDGE OF
PAVEMENT

TOP BACK
OF CURB
(TYP.)

EX SSMH
RIM=1686.50
IE N.=1675.71
IE NE.=1675.83
IE W.=1675.57

EX SSMH
RIM=1686.38
IE E.=1675.46
IE S.=1675.18

GAS LINE

EX SSMH
RIM=1685.42
IE W.=1674.60
IE S.=1674.26

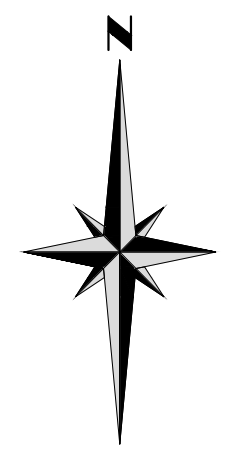
BLOWOFF
VALVE

EX SSMH
RIM=1685.47
IE N.=1674.31
IE E.=1674.18

TV CABLE
BOX IN
GROUND

ELECTRIC
TRANS.
PADS

**REVIEW
DRAFT**



0 25' 50' 100'
 SCALE: 1" = 50'

LEGEND	
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	UNDERGROUND SANITARY SEWER LINE
	WATER VALVE
	FIRE HYDRANT
	FROST FREE SPIGOT
	WATER METER
	WATER BLOW-OFF ASSEMBLY
	WELL
	UNDERGROUND WATER LINE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	OVERHEAD ELECTRICAL LINE
	MAILBOX
	GAS VALVE
	CATCH BASIN
	STORM DRAIN MANHOLE
	UNDERGROUND STORM LINE
	CULVERT END
	COMMUNICATION PEDESTAL
	SIGN
	VEGETATION LINE
	DECIDUOUS TREE
	SHRUB
	CONIFEROUS TREE
	WETLAND FLAG
	EDGE OF ASPALT
	CONCRETE SURFACE
	CURB LINE



PIERCE PLAT P23-XXX FOR P&P HOMES, LLC			
WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25, T.18N., R.18E., W.M.			
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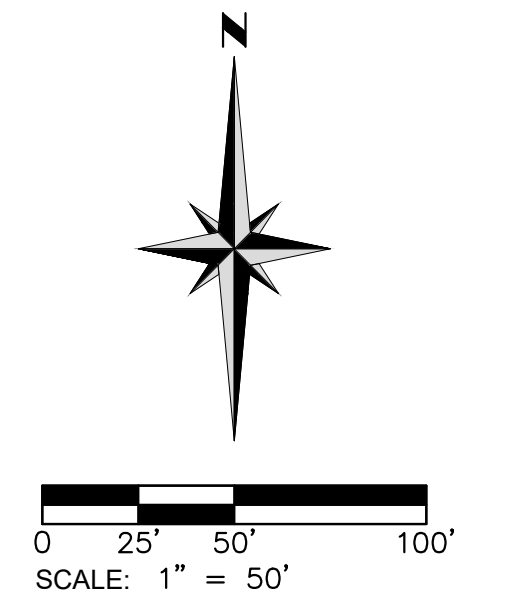
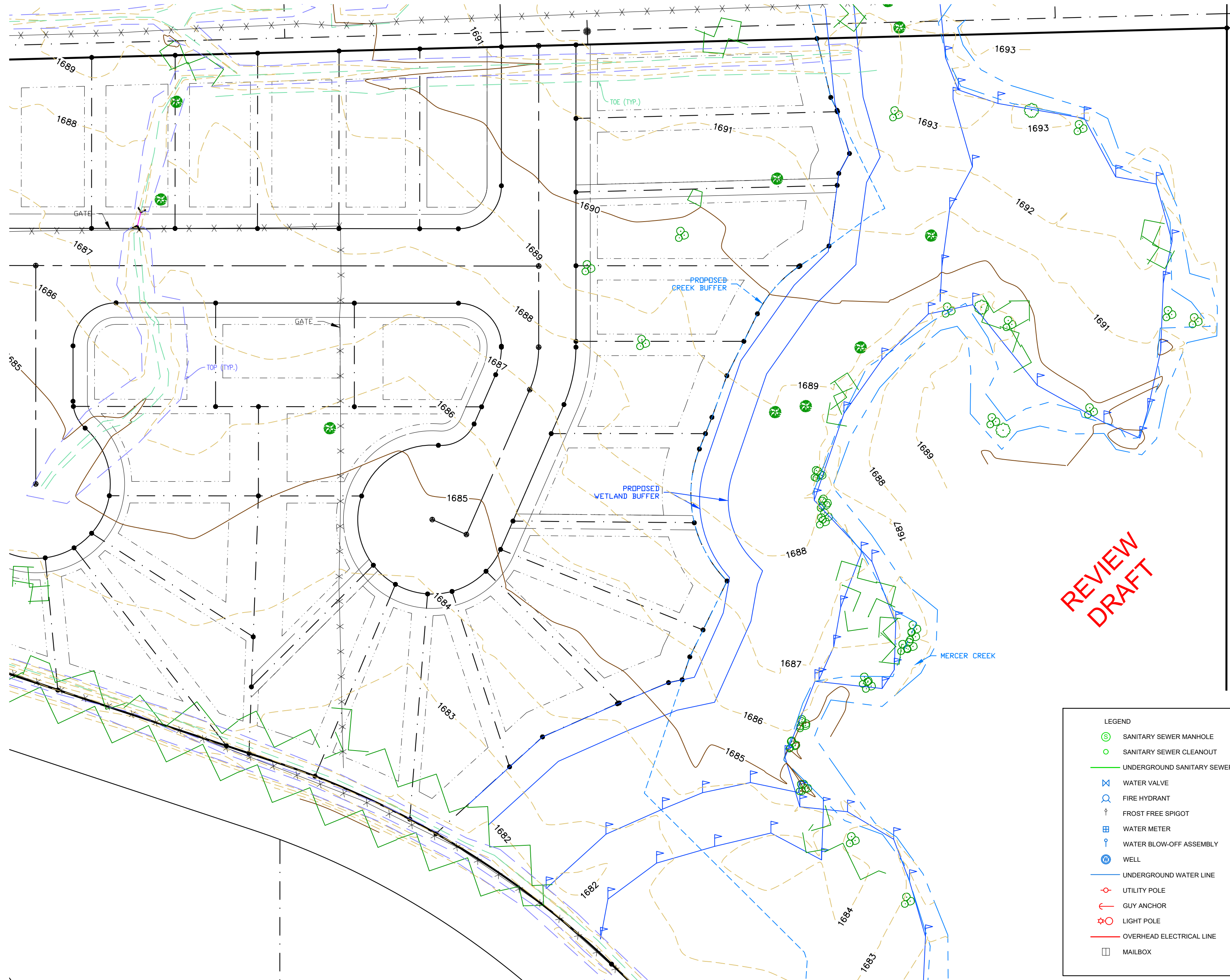
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 WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON



**REVIEW
DRAFT**

LEGEND	
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	UNDERGROUND SANITARY SEWER LINE
	WATER VALVE
	FIRE HYDRANT
	FROST FREE SPIGOT
	WATER METER
	WATER BLOW-OFF ASSEMBLY
	WELL
	UNDERGROUND WATER LINE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	OVERHEAD ELECTRICAL LINE
	MAILBOX
	GAS VALVE
	CATCH BASIN
	STORM DRAIN MANHOLE
	UNDERGROUND STORM LINE
	CULVERT END
	COMMUNICATION PEDESTAL
	SIGN
	VEGETATION LINE
	DECIDUOUS TREE
	SHRUB
	CONIFEROUS TREE
	WETLAND FLAG
	EDGE OF ASPALT
	CONCRETE SURFACE
	CURB LINE



PIERCE PLAT P23-XXX FOR P&P HOMES, LLC WITHIN THE SW1/4 OF THE NW1/4 OF SECTION 25, T.18N., R.18E., W.M.			
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