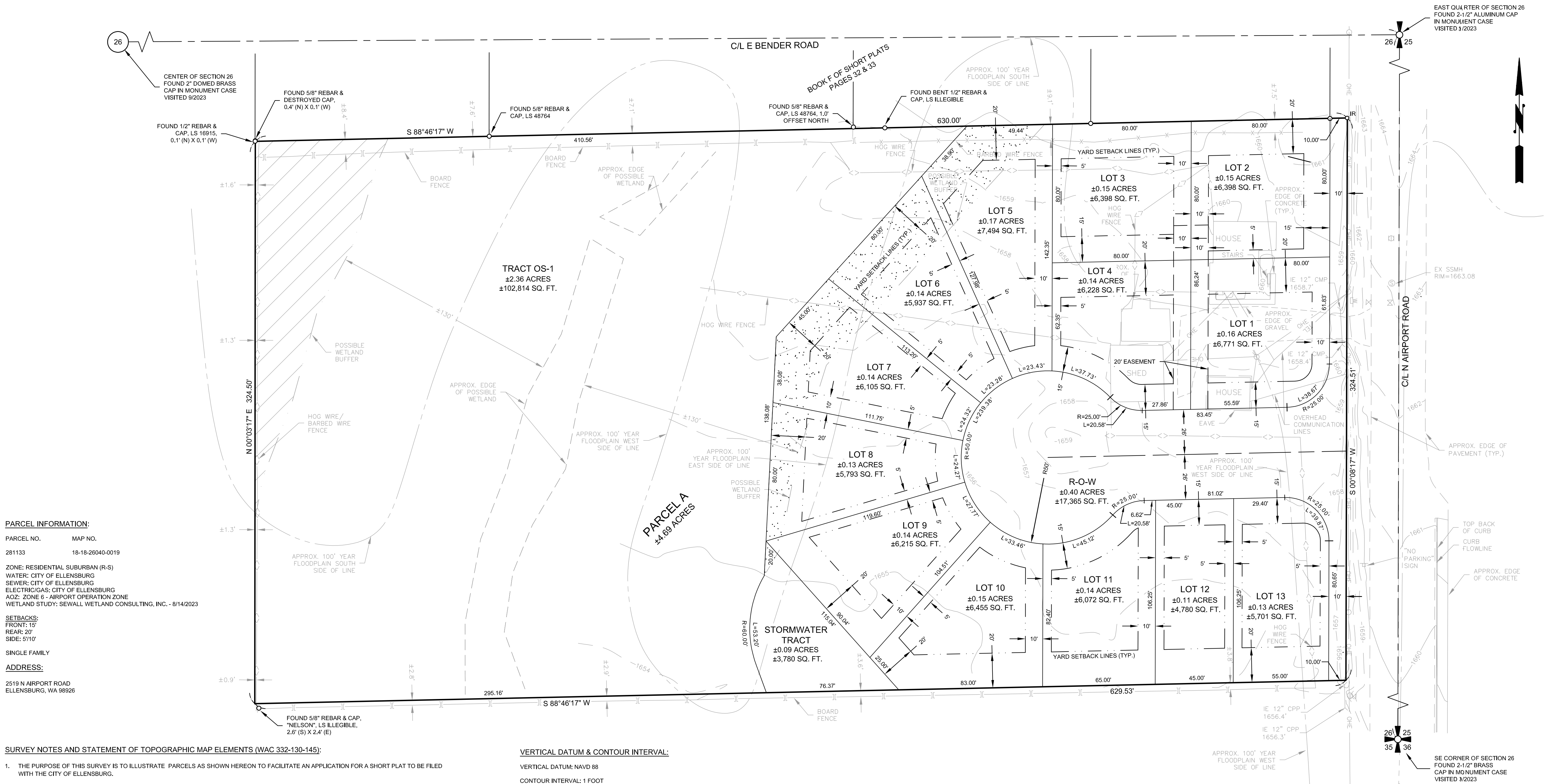


2519 N AIRPORT ROAD
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON



PARCEL INFORMATION:

PARCEL NO. MAP NO.
281133 18-18-26040-0019

ZONE: RESIDENTIAL SUBURBAN (R-S)
WATER: CITY OF ELLENSBURG
SEWER: CITY OF ELLENSBURG
ELECTRIC/GAS: CITY OF ELLENSBURG
AOZ: ZONE 6 - AIRPORT OPERATION ZONE
WETLAND STUDY: SEWALL WETLAND CONSULTING, INC. - 8/14/2023

SETBACKS:
FRONT: 15'
REAR: 20'
SIDE: 5/10'

SINGLE FAMILY

ADDRESS:
2519 N AIRPORT ROAD
ELLENSBURG, WA 98926

SURVEY NOTES AND STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145):

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH THE CITY OF ELLENSBURG.
 - THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNSS & A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
 - THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 - FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 44 OF SURVEYS, PAGE 215, AFN: 202208160035
 - BOOK D OF SHORT PLATS, PAGES 22 & 23, AFN: 545436
 - BOOK F OF SHORT PLATS, PAGES 32 & 33, AFN: 199905180029
- AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- THE CONTOURS SHOWN HEREON ARE BASED ON DIRECT FIELD OBSERVATIONS COMPLETED ON OCTOBER 12, 2023. CONTOUR INTERVAL - ONE FOOT.
 - THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE ACCURATE TO ONE-HALF OF THE CONTOUR INTERVAL.
 - LOCATION OF EXISTING AND OBSERVABLE UTILITIES ARE FROM DIRECT FIELD OBSERVATIONS.
 - AGREED UPON SCOPE OF UTILITY INVESTIGATION BETWEEN THE PROJECT OWNER/AGENT AND SURVEYOR IS TO CAPTURE THE LOCATION OF EXISTING AND OBSERVABLE UTILITIES.
 - THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EPOCH 2010, SOUTH ZONE, DERIVED FROM RTK GPS OBSERVATIONS FROM THE WSRN USING THE FOLLOWING STATEMENT:

STATION DESIGNATION LINH LATITUDE N 47°00'01.19121" LONGITUDE W 120°32'18.54535"

- ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999987711. MULTIPLY THE GROUND DISTANCE BY THE CSF TO OBTAIN GRID DISTANCE.

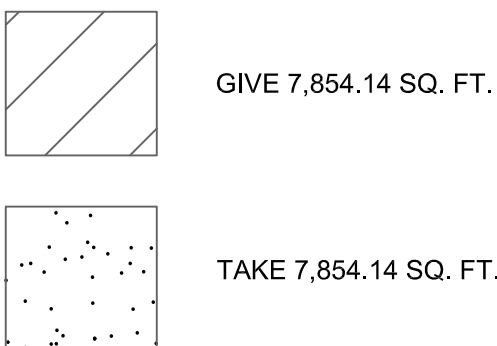
VERTICAL DATUM & CONTOUR INTERVAL:

VERTICAL DATUM: NAVD 88
CONTOUR INTERVAL: 1 FOOT

LEGAL DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE - CHICAGO TITLE INSURANCE COMPANY - FILE NO. 600686AM:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF THE COUNTY ROAD WHICH IS 344.5 FEET SOUTH OF A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER OF QUARTER SECTION; AND RUNNING THENCE SOUTH 88°38' WEST, 630.0 FEET; THENCE SOUTH 0°05' EAST, 324.5 FEET; THENCE NORTH 88°38' EAST, 629.6 FEET TO A POINT 30 FEET WEST OF THE EAST BOUNDARY LINE OF SAID SECTION, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF SAID COUNTY ROAD, AND THENCE NORTH, ALONG THE WEST BOUNDARY LINE OF SAID RIGHT OF WAY 324.5 FEET TO THE POINT OF BEGINNING.

WETLAND BUFFER AVERAGING:

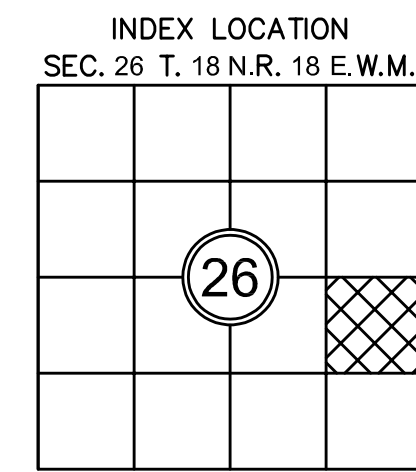
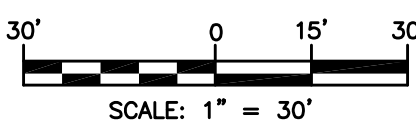


LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 1/2" REBAR & CAP, LS 16915, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, NO CAP
- FIRE HYDRANT
- OVERHEAD ELECTRICAL LINE

LEGEND

- WATER MARKER POST
- SANITARY SEWER MANHOLE
- POWER POLE
- GAS VALVE
- WATER VALVE
- INVERT ELEVATION
- CORRUGATED PLASTIC PIPE
- CORRUGATED METAL PIPE



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 992-0250
Eastern Washington Division
110 South Olney Ave., Suite 250 • Cle Elum, WA 98922 • Phone: (509) 674-7133

JOB NO. 230841
DATE 09/2025
SCALE 1"=30'
DESIGNED N/A
DRAWN G.W.
CHECKED M.K.K.
APPROVED M.K.K.

SHEET 1 of 1