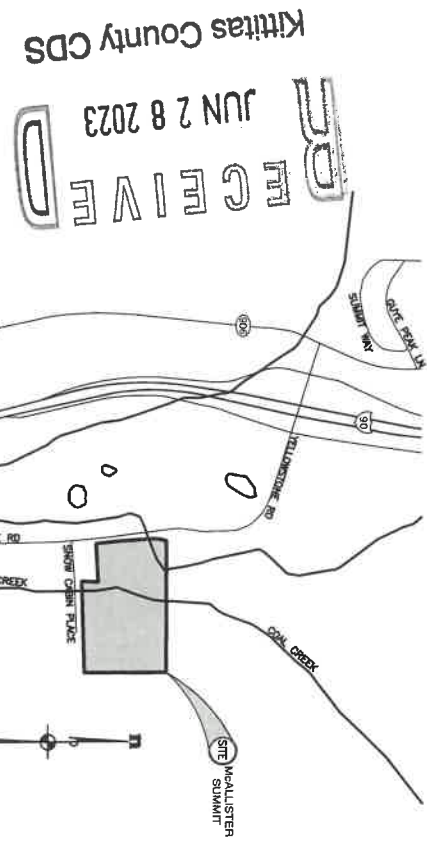
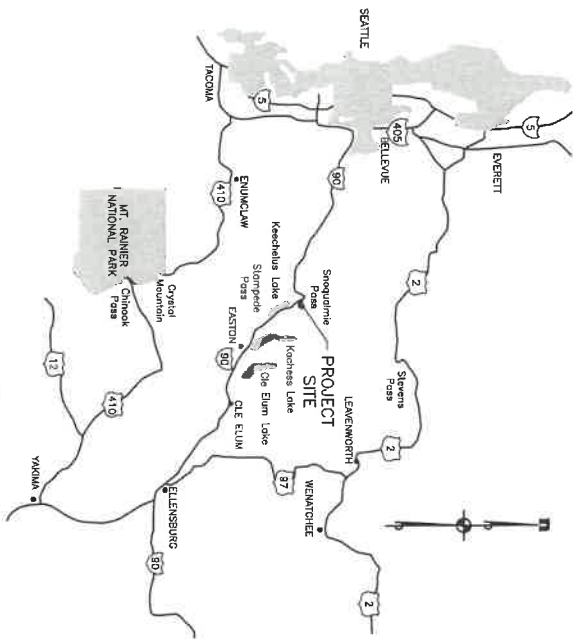


McALLISTER SUMMIT
 A PORTION OF SECTION 9, T. 22 N., R. 11 E., W.M.
 KITITAS COUNTY, WASHINGTON



BASIS OF HORIZONTAL & VERTICAL DATUMS

BASIS OF HORIZONTAL DATUM:
 MAD 83/71 GPS HXGN SMARTNET
 BASIS OF VERTICAL DATUM:
 NAV 83 PER GPS HXGN SMARTNET

OWNER

LOUISE McALLISTER
 4731 SW BIRDSONG DR
 CORVALLIS, OREGON 97333
 TELEPHONE: (206) 551-7598

GENERAL NOTES

HOMEITES RANGING IN SIZE FROM 0.34 ACRES TO 7.75 ACRES.
 TOTAL ACREAGE = 11.86 ACRES
 TOTAL LOT ACREAGE = 11.86 ACRES
 TOTAL NUMBER OF LOTS = 8
 TOTAL NUMBER OF TRACTS = 0

WATER & SEWER NOTES

SEE PRELIMINARY SITE AND UTILITY ENGINEERING SUMMARY.

SURVEY INSTRUMENTATION

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENTS POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE DETERMINED BY MEASUREMENTS TO MONUMENTS OF KNOWN POSITIONS. THE PRECISION OF THE ANGLES AND DISTANCES THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.

NOTE:

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 30, 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES, WHERE ADJACENTS ARE NOTED. AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

PLANS BY ESM REVIEWED AND CHECKED BY SAM LLC ON 6/14/23



LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M. THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 9 A DISTANCE OF 930 FEET MORE OR LESS TO THE CENTERLINE OF THE COUNTY ROAD KNOWN AS THE OLD YELLOWSTONE TRAIL; THENCE SOUTHERLY ALONG SAID CENTERLINE 425 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 9 250 FEET, MORE OR LESS TO THE BOUNDARY OF THE PROPERTY CONVEYED TO S&H HAVEN PROPERTIES, A PARTNERSHIP, BY STRATTON WARRANT DEED RECORDED MARCH 12, 1984 IN VOLUME 114 OF DEEDS, PAGES 583 AND 584 UNDER ADJUTORS FILE NUMBER 571104; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 9 125 FEET; THENCE EAST 700 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 9; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 9 TO THE POINT OF BEGINNING. EXCEPT ALL THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF THE OLD YELLOWSTONE TRAIL ROAD AS CONVEYED TO THE COUNTY OF KITITAS BY QUILICLAW DEEDS RECORDED MARCH 12, 1985. ALSO EXCEPT TAX LOT 5, DEED RECORING NO. 318605. AND SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

BASIS OF BEARINGS

BASIS OF BEARINGS:
 BEARS A BASIS OF BEARINGS NORTH 89°44'02" WEST ALONG THE MONUMENTED NORTH SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 4.

TAX PARCEL NO.

ASSESSOR PARCEL NUMBERS 707835 AND 747835.

SURVEY NOTES

DURING THE COURSE OF THIS SURVEY, IT WAS OBSERVED THAT THE LEGAL DESCRIPTIONS CONTAINED SOME MISTAKES IN THAT THE DISTANCES CALLED AS MEASURED ALONG THE ROAD ARE NOT CONSISTENT WITH THE DISTANCES RELATING TO THE RECORD CALLED DISTANCE FROM THE SECTION LINE TO THE EAST. WITH THE SURVEY AS SHOWN HEREON IS A REFLECTION OF THE INTERPRETATION MADE BY THIS OFFICE AND PREVIOUS SURVEYS SUCH AS RECORDING NUMBER #200100060002.

MAPPING NOTE

SURVEY AND MAPPING PREPARED BY AXIS SURVEY & MAPPING IN OCTOBER, 2021.

NO.	DESCRIPTION	DATE

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 505
 Federal Way, WA 98003

www.esmcivil.com

Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture

LOUISE McALLISTER
McALLISTER SUMMIT
PRELIMINARY PLAT
 WASHINGTON

KITITAS COUNTY

JOB NO.: 2311-001-002
 DATE: 06/14/23
 DRAWN BY: LAR
 CHECKED BY: SAM
 DATE: 06/14/23
 PRINT DATE: 06/14/23

PP-01
 1 OF 3 SHEETS

LOT #	AREA (S.F.)
1	25210
2	14649
3	30562
4	26405
5	27339
6	337636
7	24056
8	30618

McALLISTER SUMMIT
A PORTION OF SECTION 9, T. 22 N., R. 11 E., W.M.
KITITAS COUNTY, WASHINGTON



PLANS BY ESM REVIEWED AND CHECKED BY SAM LLC ON 6/14/23



TYPE "F" STREAM OHWM PER CRITICAL AREA REPORT BY SEWELL WETLAND CONSULTING, INC. DATED 6/20/2022

WENATCHEE NATIONAL FOREST
TPN: 298135

LOUISE McALLISTER
McALLISTER SUMMIT
PRELIMINARY PLAT

KITITAS COUNTY

WASHINGTON

ESM CONSULTING ENGINEERS, LLC
35400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

Civil Engineering | Land Surveying
Public Works | Project Management
Land Planning | Landscape Architecture

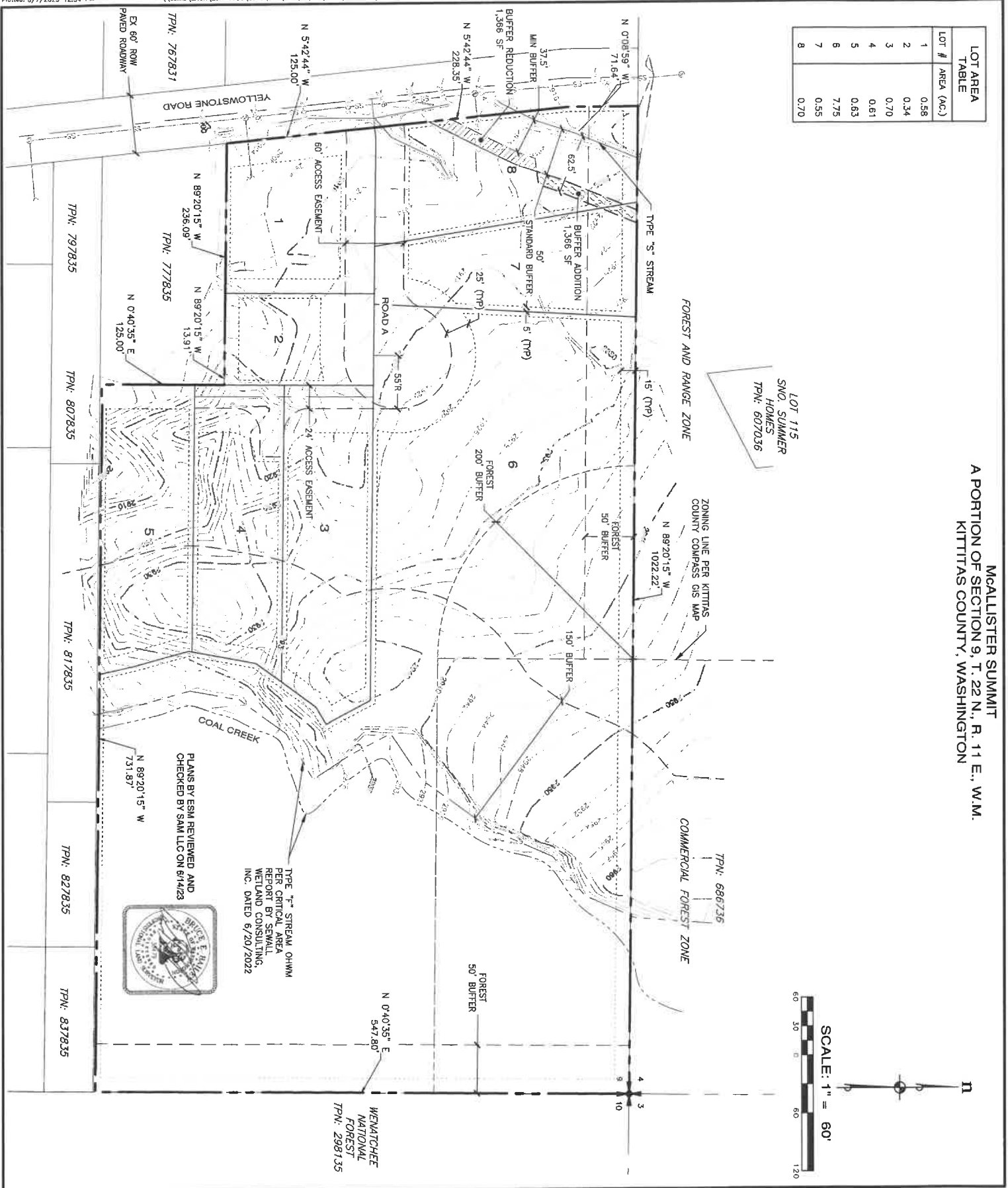
JOB NO.:	2318-001-002
DWG. NAME:	PP-02
DESIGNED BY:	ML
DRAWN BY:	LSB
CHECKED BY:	04/19/2023
DATE:	
PRINT DATE:	

PP-02
2 OF 3 SHEETS

NO.	REVISIONS
1	ISSUED FOR PERMIT
2	

McALLISTER SUMMIT
A PORTION OF SECTION 9, T. 22 N., R. 11 E., W.M.
KITKITAS COUNTY, WASHINGTON

LOT #	AREA (AC.)
1	0.58
2	0.34
3	0.70
4	0.61
5	0.63
6	7.75
7	0.55
8	0.70



<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE				<p>ESM CONSULTING ENGINEERS, LLC</p> <p>39400 6th Ave. S., Suite 205 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering Public Works</p> <p>Land Surveying Project Management</p> <p>Land Planning Landscape Architecture</p>	<p>PHONE: (206) 838-4113 (206) 897-2960</p>
	NO.	DESCRIPTION	DATE					
<p>LOUISE McALLISTER</p> <p>McALLISTER SUMMIT</p> <p>PRELIMINARY PLAT</p> <p>KITKITAS COUNTY WASHINGTON</p>								
<p>JOB NO.: 2318-001-022</p> <p>DWG. NAME: PP-03</p> <p>DESIGNED BY: JHL</p> <p>DRAWN BY: LGB</p> <p>CHECKED BY: JHL</p> <p>DATE: 06/16/2023</p> <p>PRINT DATE:</p>	<p>PP-03</p> <p>3 OF 3 SHEETS</p>							