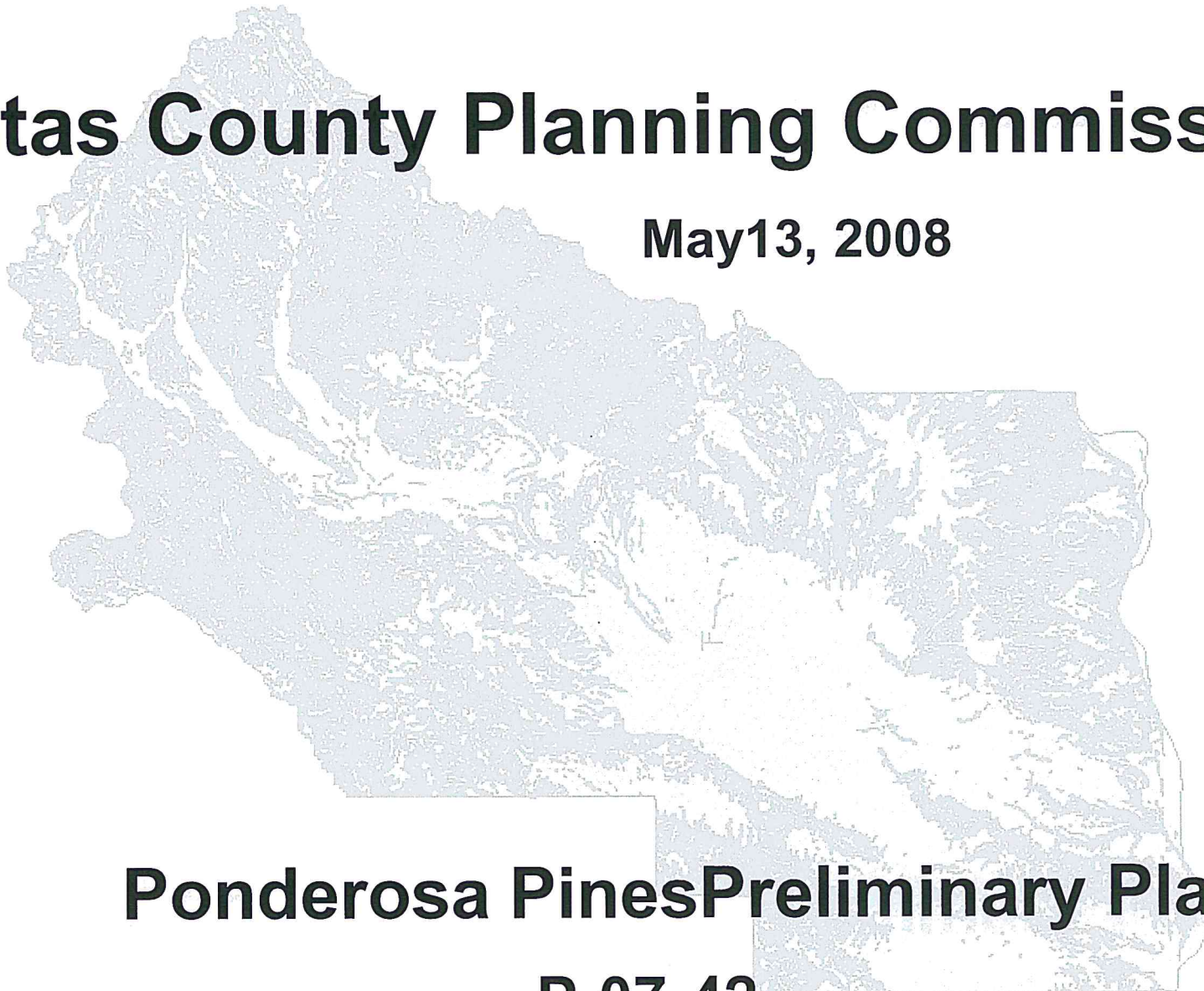


Kittitas County Planning Commission

May 13, 2008

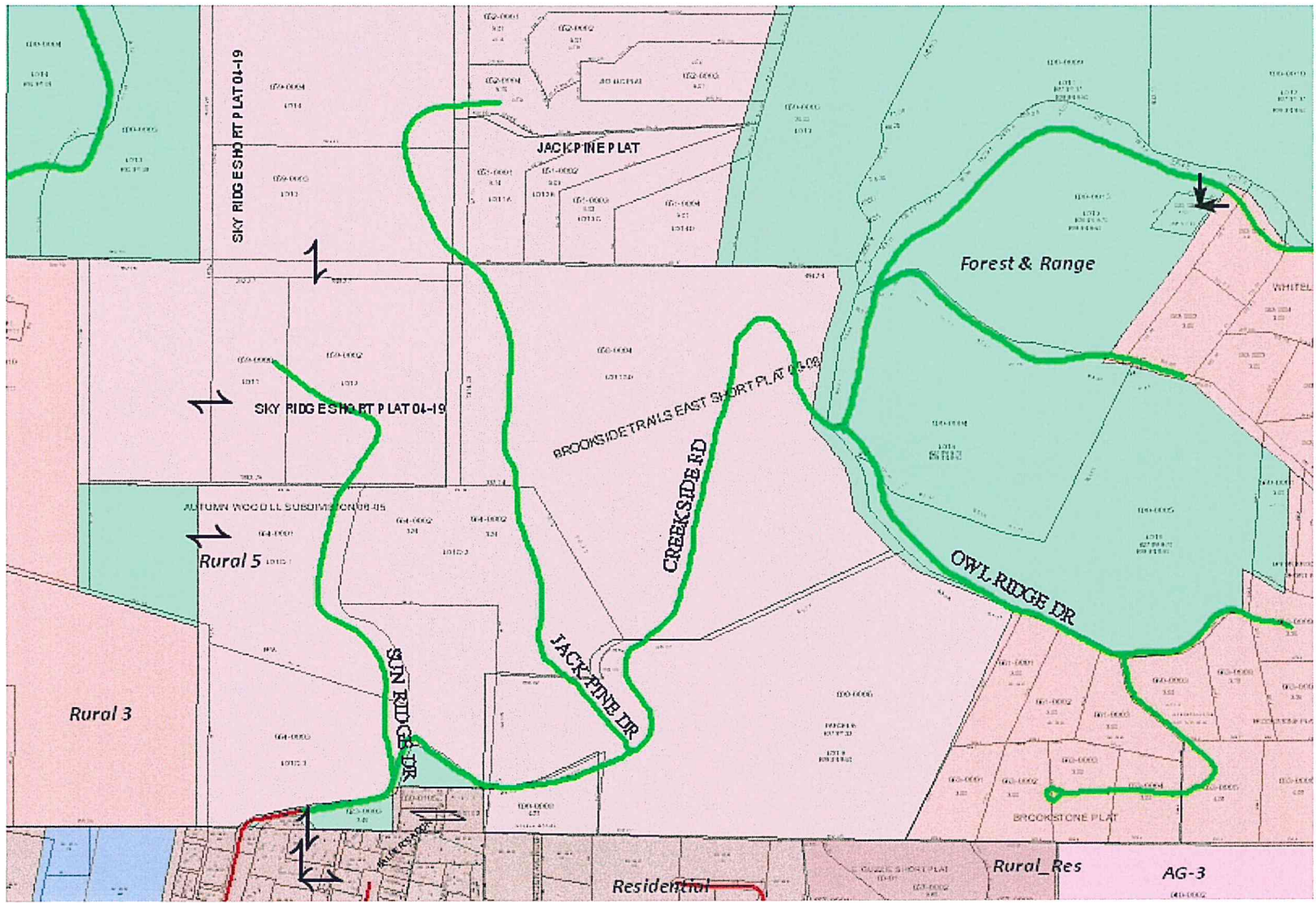


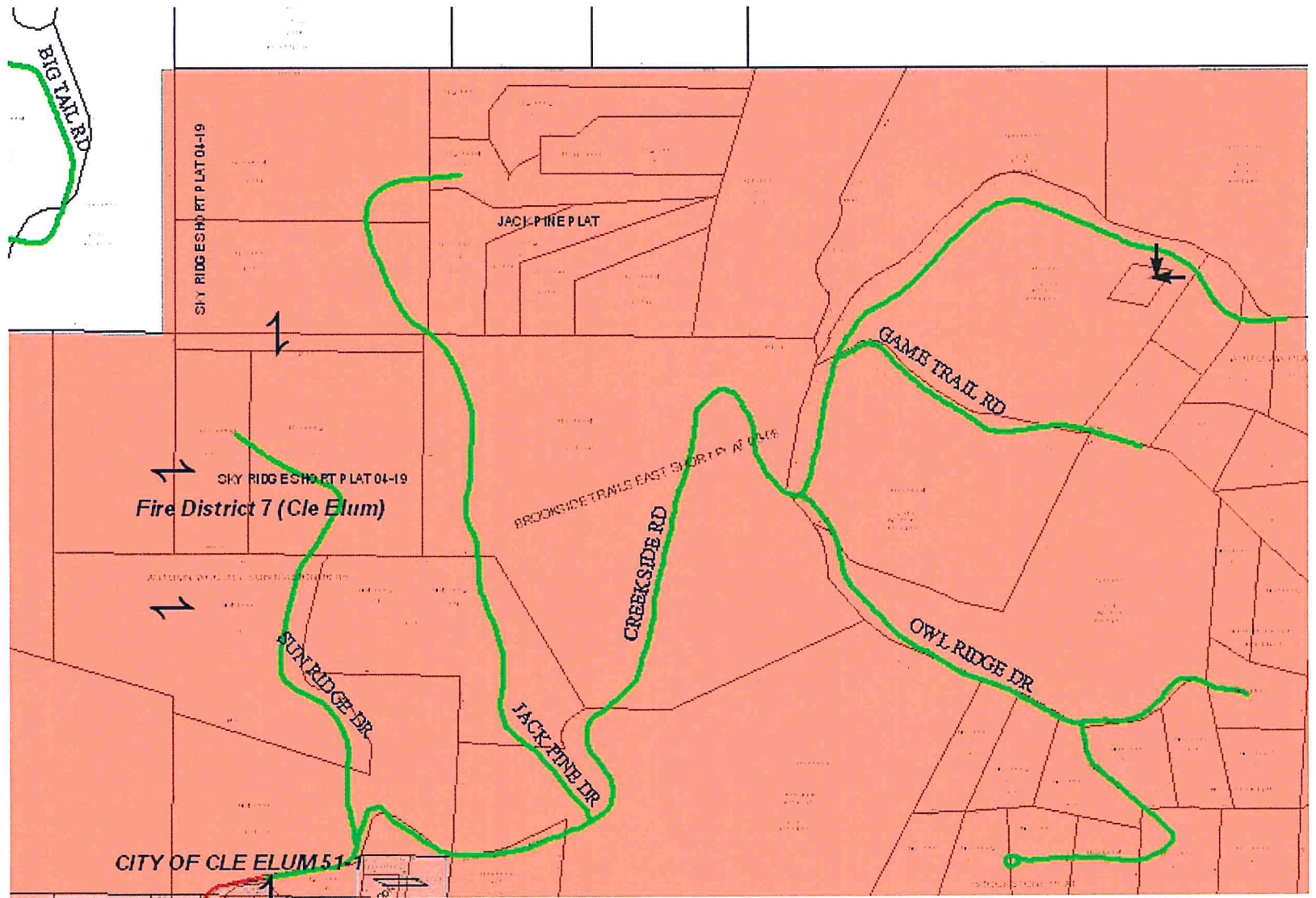
Ponderosa Pines Preliminary Plat

P-07-42

Overview of Proposal

- Subdivide 1 parcel totaling approximately 60.11 acres into 12 lots.
- Subject property is located off of private roads from Creekside road via Columbia Ave, Cle Elum
- Public Works granted a road variance for a section of second access that did not meet the required width.

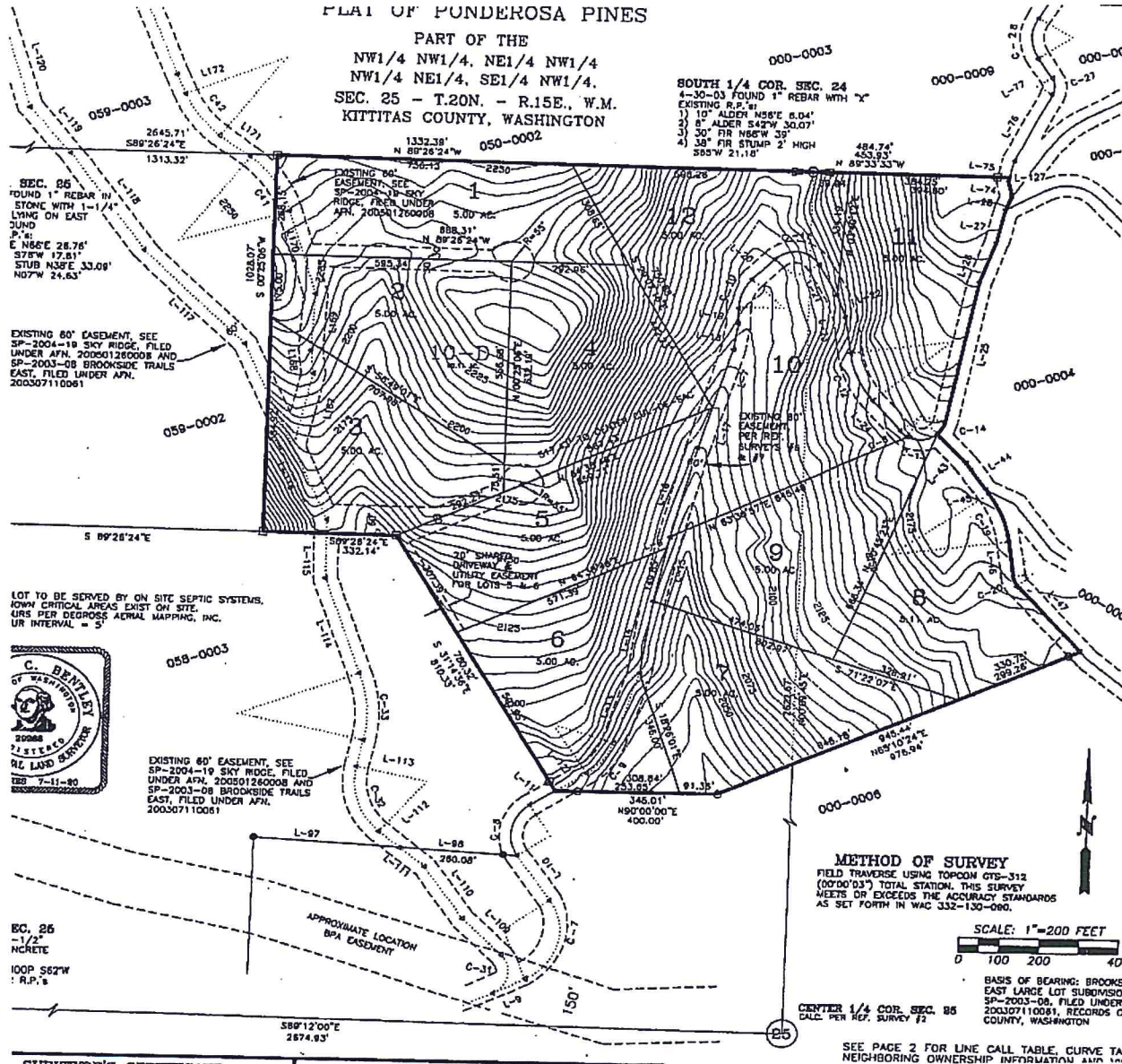




FLAT OF PONDEROSA PINES

PART OF THE
NW1/4 NW1/4, NE1/4 NW1/4
NW1/4 NE1/4, SE1/4 NW1/4.
SEC. 25 - T.20N. - R.15E., W.M.
KITITAS COUNTY, WASHINGTON

SOUTH 1/4 COR. SEC. 24
4-30-03 FOUND 1" REBAR WITH "X"
EXISTING R.P.'s
1) 10" ALDER N88°E 6.04'
2) 8" ALDER S43°W 30.07'
3) 30" FIR N85°W 33'
4) 38" FIR STUMP 2' HIGH
865°W 21.18'



SEC. 85
FOUND 1" REBAR WITH
STONE WITH 1-1/4"
LYING ON EAST
JUND
P. 15
E N85°E 28.76'
S 78°W 17.81'
STUD N85°E 33.08'
N07°W 24.63'

EXISTING 60' EASEMENT, SEE
SP-2004-19 SKY RIDGE, FILED
UNDER APN. 200001260008 AND
SP-2003-08 BROOKSIDE TRAILS
EAST, FILED UNDER APN.
200307110061

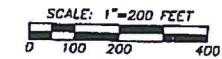
LOT TO BE SERVED BY ON SITE SEPTIC SYSTEMS.
TOWN CRITICAL AREAS EXIST ON SITE.
URS PER DEGRESS AERIAL MAPPING, INC.
UR INTERVAL = 5'



EXISTING 60' EASEMENT, SEE
SP-2004-19 SKY RIDGE, FILED
UNDER APN. 200001260008 AND
SP-2003-08 BROOKSIDE TRAILS
EAST, FILED UNDER APN.
200307110061

BC, 26
-1/2"
CONCRETE
100P S67°W
: R.P.'s

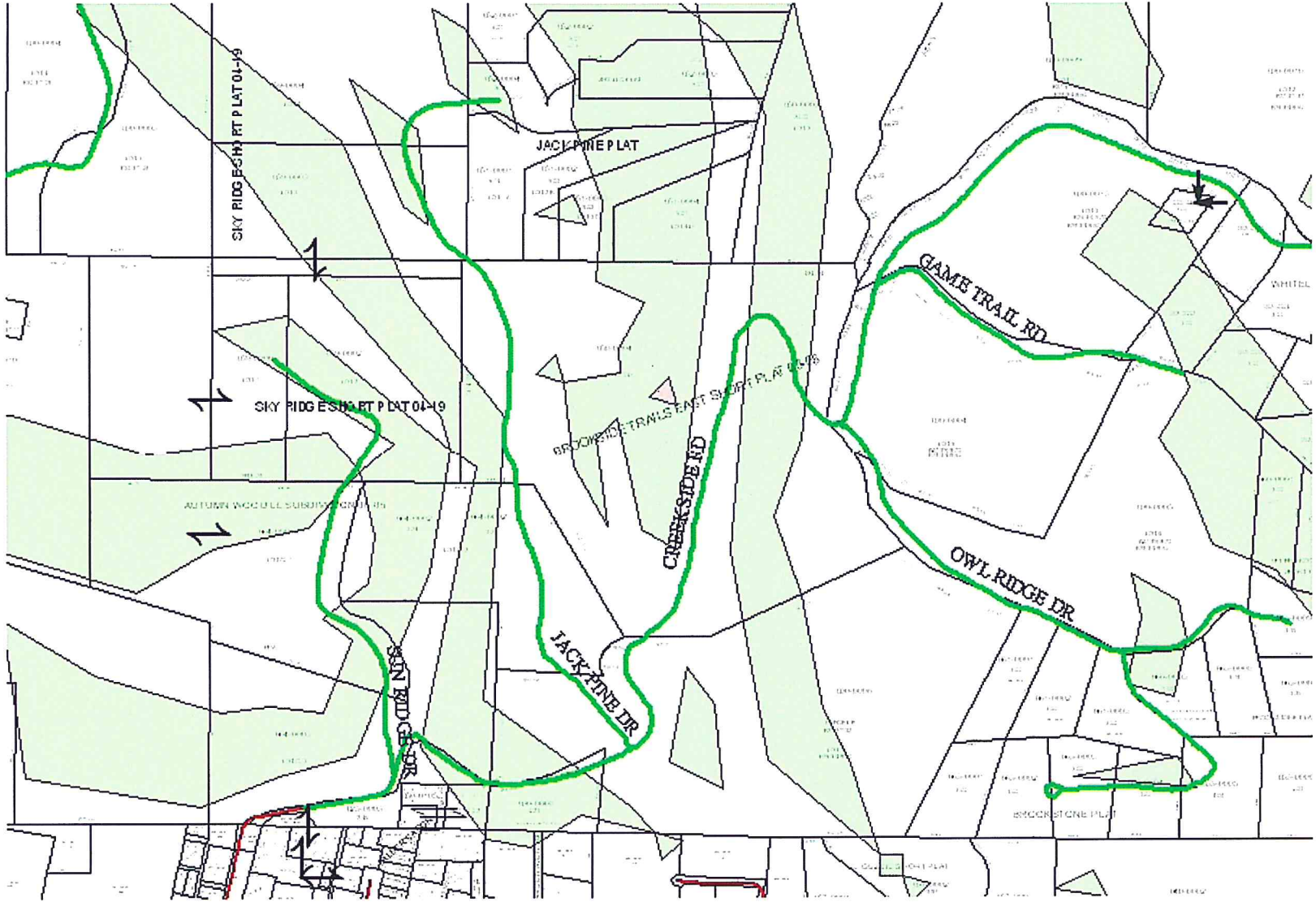
METHOD OF SURVEY
FIELD TRAVERSE USING TOPCON GTS-312
(0000003) TOTAL STATION. THIS SURVEY
MEETS OR EXCEEDS THE ACCURACY STANDARDS
AS SET FORTH IN WAC 332-130-090.

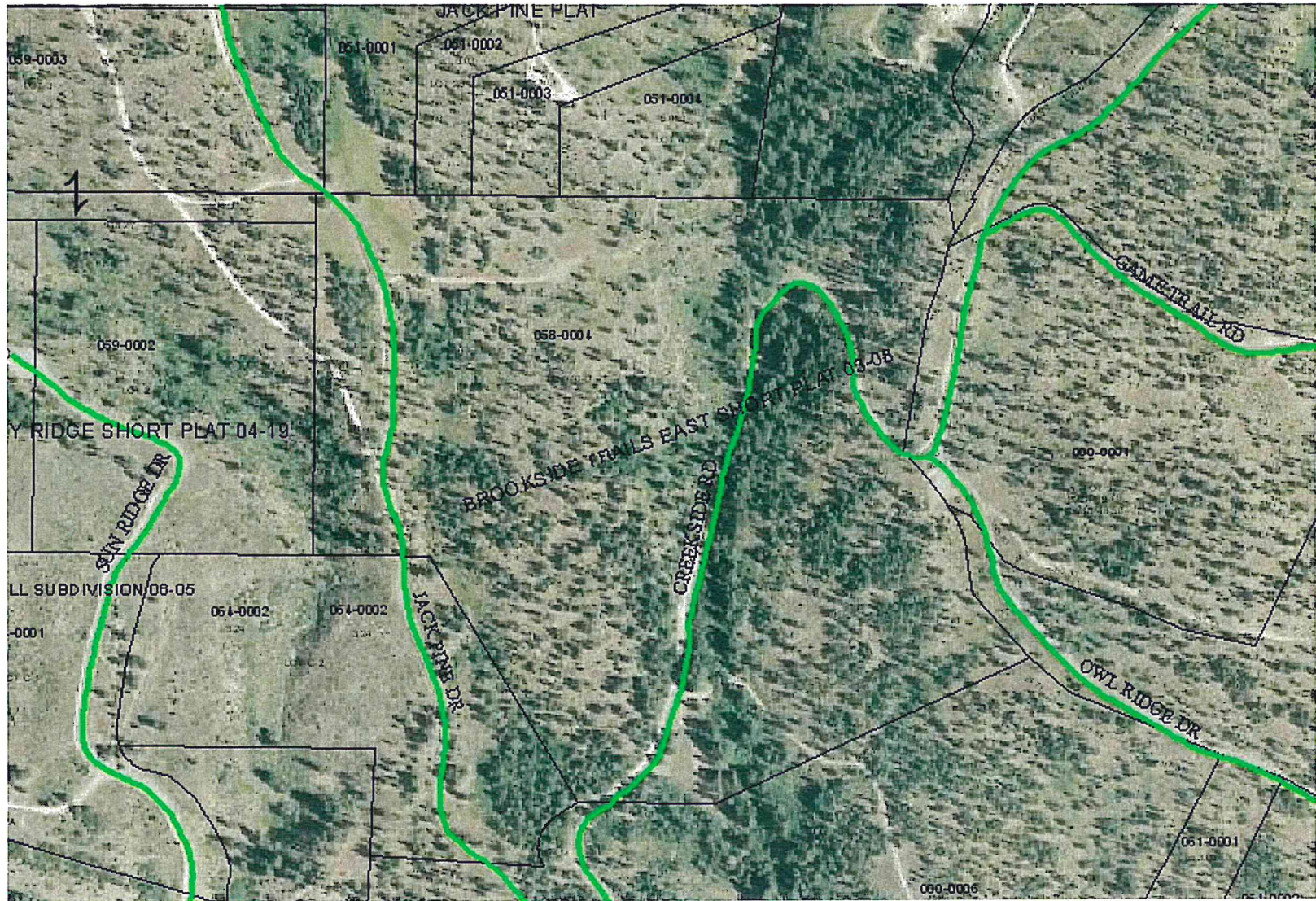


BASIS OF BEARING: BROOKSIDE
EAST LARGE LOT SUBDIVISION
SP-2003-08, FILED UNDER
200307110061, RECORDS OF
COUNTY, WASHINGTON

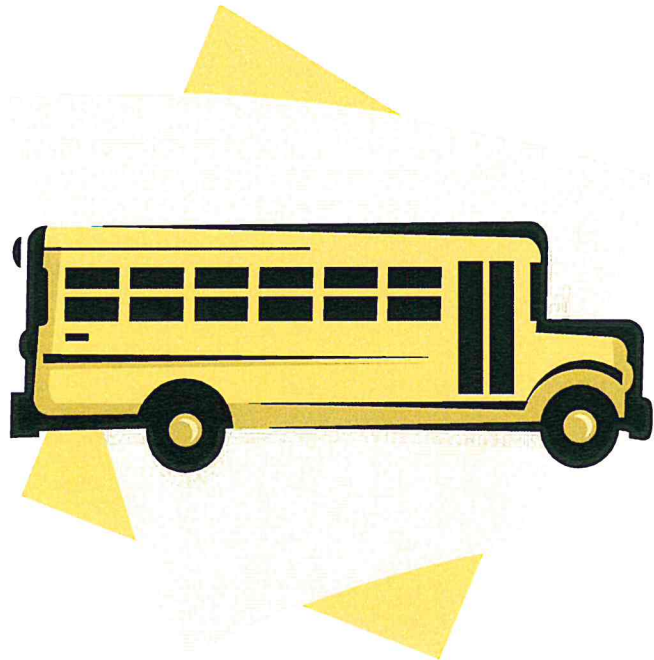
CENTER 1/4 COR. SEC. 85
CALC. PER REF. SURVEY #2

SEE PAGE 2 FOR LINE CALL TABLE, CURVE TAB
NEIGHBORING OWNERSHIP INFORMATION AND 100

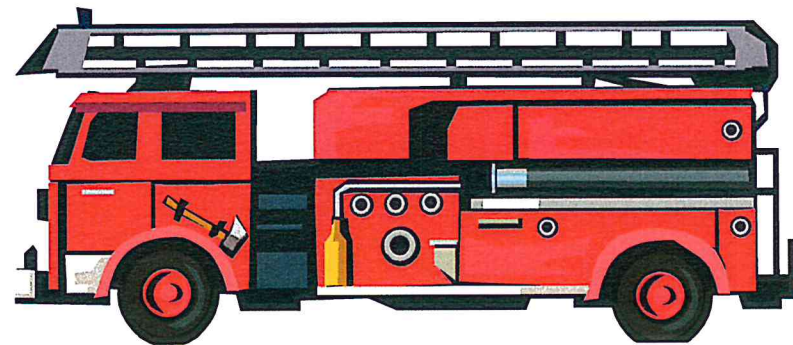


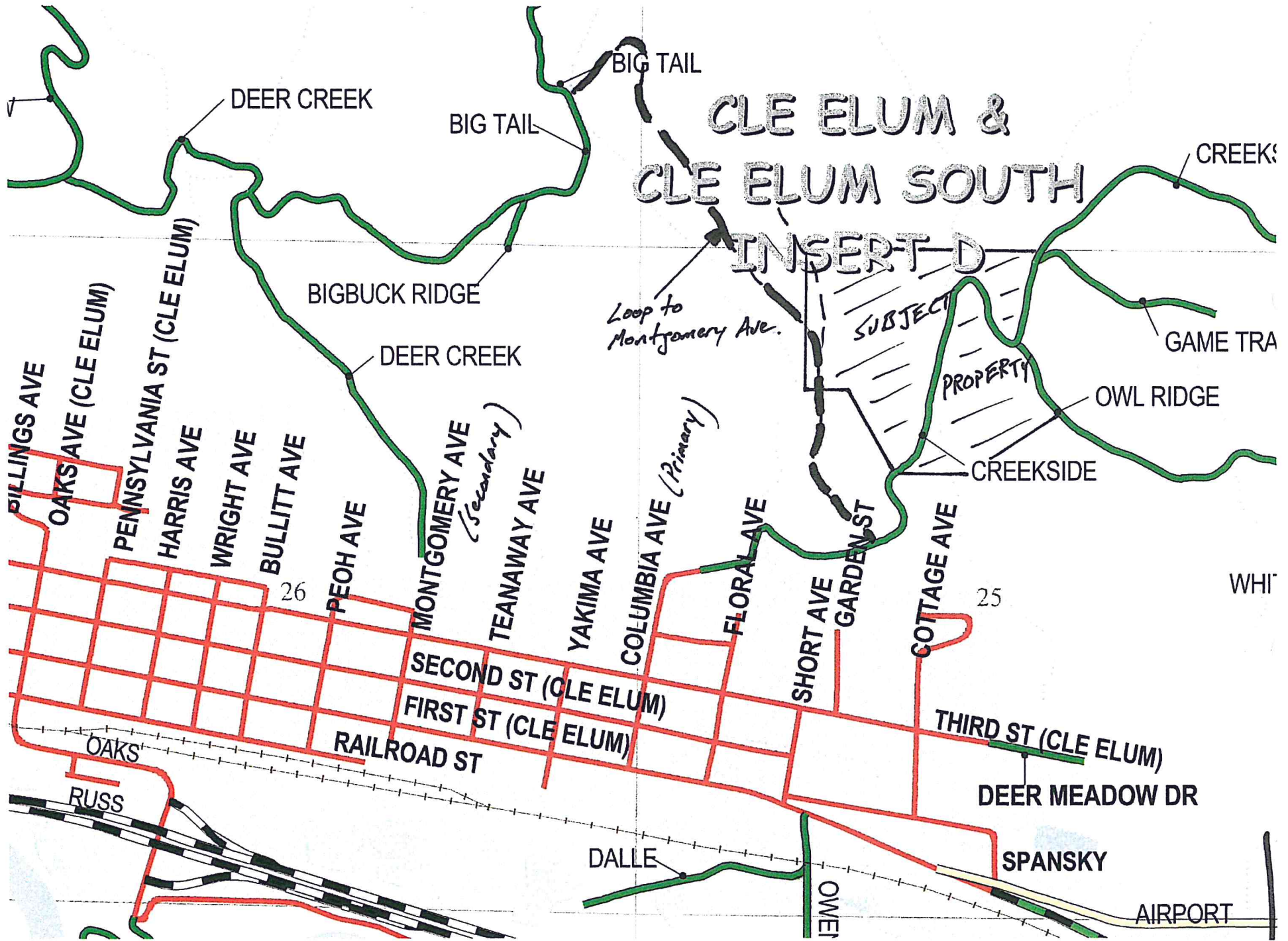


Cle Elum- Roslyn School District



Fire District #7





Notices

- Application received June 29, 2007
- Notice of Application was issued on October 8, 2007 and published on the same day in the Daily Record
- Comments were received from Department of Ecology, Department of Public Works, Kittitas County Environmental Health
- Road Variance Issued by PW