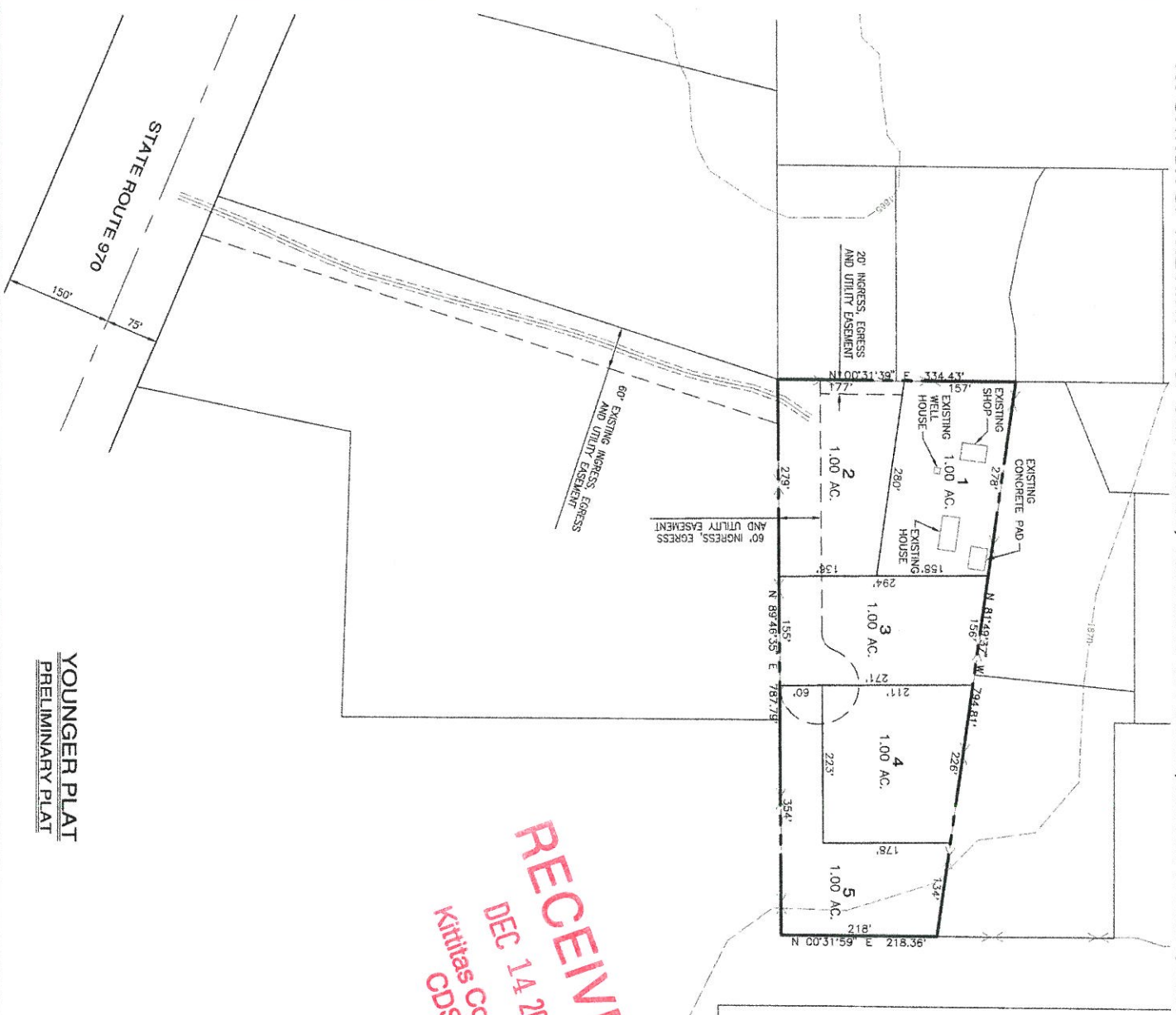
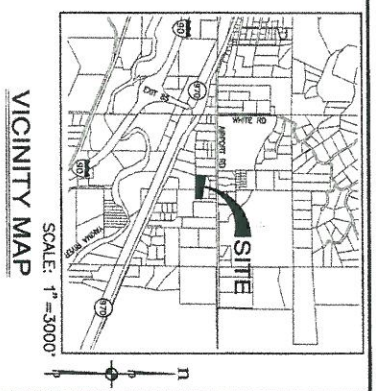


A PORTION OF THE N.W. 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.



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SITE DATA

SITE ADDRESS: 1711 S.R. 970
 ASSESSORS PARCEL NUMBER: 159035
 TOTAL SITE AREA: 5.00 AC.
 ZONING: SUBURBAN
 MINIMUM LOT AREA: 1.0 AC.
 BUILDING SETBACKS: FRONT = 25'
 INTERIOR = 15'

EXISTING USE: SINGLE FAMILY RESIDENCE
 PROPOSED USE: 5 LOT PLAT
 EXISTING STRUCTURES: ALL TO REMAIN
 SEWER PROVIDER: INDIVIDUAL SEPTIC
 WATER PROVIDER: GROUP B WATER SYSTEM
 FIRE DISTRICT: CLE ELLUM #7
 SCHOOL DISTRICT: CLE ELLUM #404

APPLICANT / SUBDIVIDER

FRED S. TALERCO
 1711 STATE ROUTE 970
 CLE ELLUM, WA 98922

SURVEYOR / PLANNER

ESM CONSULTING ENGINEERS, L.L.C.
 2211 WEST DOLARWAY ROAD, SUITE 1
 ELLENSBURG, WA 98928
 CONTACT: MIKE KENDALL / MARGARETA DAFFERN



ESM CONSULTING ENGINEERS, L.L.C.
 2211 W. Dolarway Rd., Suite 1
 Ellensburg, WA 98928

www.esmcivil.com
 Civil Engineering
 Land Surveying
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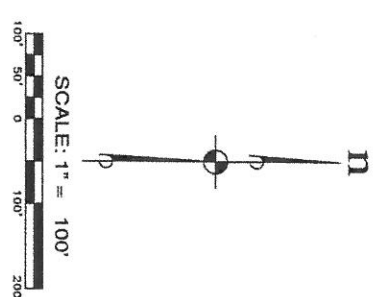
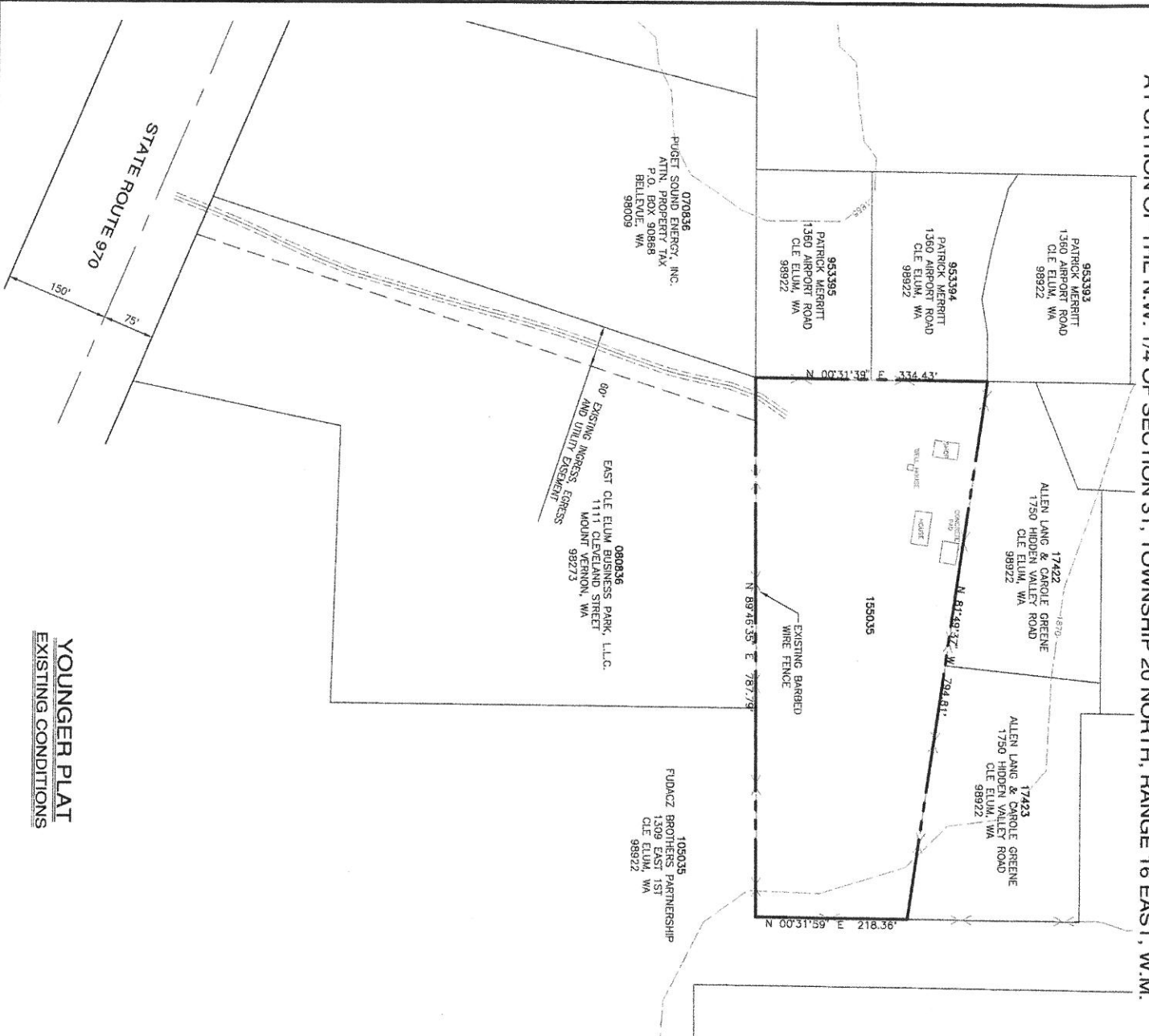
ELLENSBURG (509) 874-1865
 PULLMAN (509) 438-6113
 SPANAWAY (509) 438-6113

Land Planning
 Landscape Architecture
 JOB NO. 1475-001-007 DATE: 2007-12-13
 DRAWN: JMM SHEET 1 OF 2

YOUNGER PLAT
PRELIMINARY PLAT

STATE ROUTE 970

A PORTION OF THE N.W. 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.



LEGAL DESCRIPTION

TRACT B OF THAT CERTAIN SURVEY RECORDED FEBRUARY 1, 1982, BOOK 10 OF SURVEYS, PAGE 15, UNDER PLAT 155035, PART OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

TOGETHER WITH THAT CERTAIN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE WESTERN 80 FEET OF DEEN WITH OF PARCEL 4 OF CERTAIN PLAT 155035, BEING A PORTION OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, AS RECORDED UNDER SURVEY, RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 542182 AS GRANTED IN INSTRUMENT UNDER RECORDING NO. 553808.

SOURCE OF DATA

TOPOGRAPHY BY KITTITAS COUNTY GIS.
 BOUNDARY BY ESM CONSULTING ENGINEERS L.L.C.,
 DECEMBER, 2007



YOUNGER PLAT
EXISTING CONDITIONS

ESM CONSULTING ENGINEERS, LLC
 2211 W. Dolarway Rd., Suite 111
 Ellensburg, WA 98928

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

GLASSBORO (509) 824-4108
 BEND (509) 826-4113
 BERNIERI (425) 415-4144

JOB NO. 1475-001-007 DATE: 2007-12-13
 DRAWN: JMW SHEET 2 OF 2