

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## LONG PLAT APPLICATION

*(To divide lot into 5 or more lots)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.  
Please pick up a copy of the Checklist if required)

### OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

### FEES:

\$200 plus \$10 per lot for Public Works Department;  
 \* \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;  
 \$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required

\*One check made payable to KCCDS

LP-08-00020

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

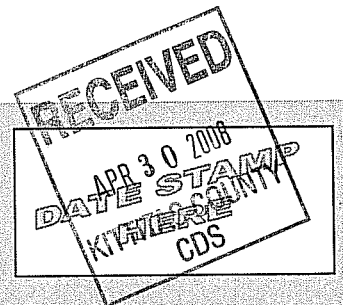
x T. Swenberg

DATE:

4-30-08

RECEIPT #

00000884



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: TACOMA MOTORCYCLE CLUB INC  
Mailing Address: 4502 56TH ST E  
City/State/ZIP: TACOMA WA 98443  
Day Time Phone: (253) 922-6018 CONTACT: RICHARD SUSAN  
Email Address: LSUSAN71@NETSCAPE.COM

**2. Name, mailing address and day phone of authorized agent (if different from land owner of record):**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address; \_\_\_\_\_

**3. Street address of property:**

Address: 5632 NELSON SIDING ROAD  
City/State/ZIP: CLE ELUM WA 98922

**4. Legal description of property:**

**5. Tax parcel number(s):** 20-14-20030-0003 (324636)

**6. Property size:** 27.00 (ASSESSORS) 29.07 (SURVEYED) (acres)

**7. Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

5 LOT PLAT  
ZONE: AG-5  
WATER: INDIVIDUAL WELLS  
SEWER: INDIVIDUAL SEPTIC/DRAINFIELDS

9. Are Forest Service roads/easements involved with accessing your development? Yes  No (Circle)  
If yes, explain: \_\_\_\_\_

10. What County maintained road(s) will the development be accessing from? Nelson Siding Road

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

12. Are there any other pending applications associated with the property associated with this application?  
 Yes  No

Signature of Authorized Agent:

Date:

X *Susan*  
*Richard E. Suson*

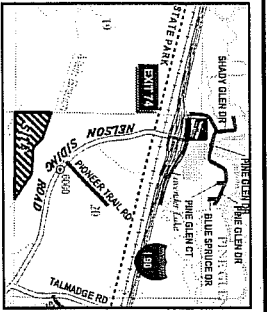
12-15-07

Signature of Land Owner of Record  
(Required for application submittal):

Date:

X \_\_\_\_\_

\_\_\_\_\_



**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE TMC PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY HEALTH OFFICER

KITTITAS COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE TMC PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS BEING FILED.  
 PARCEL NO. 20-14-2003-0003 (324636)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY TREASURER

KITTITAS COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE TMC PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.  
 PARCEL NO. 20-14-2000-0003 (324636)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON

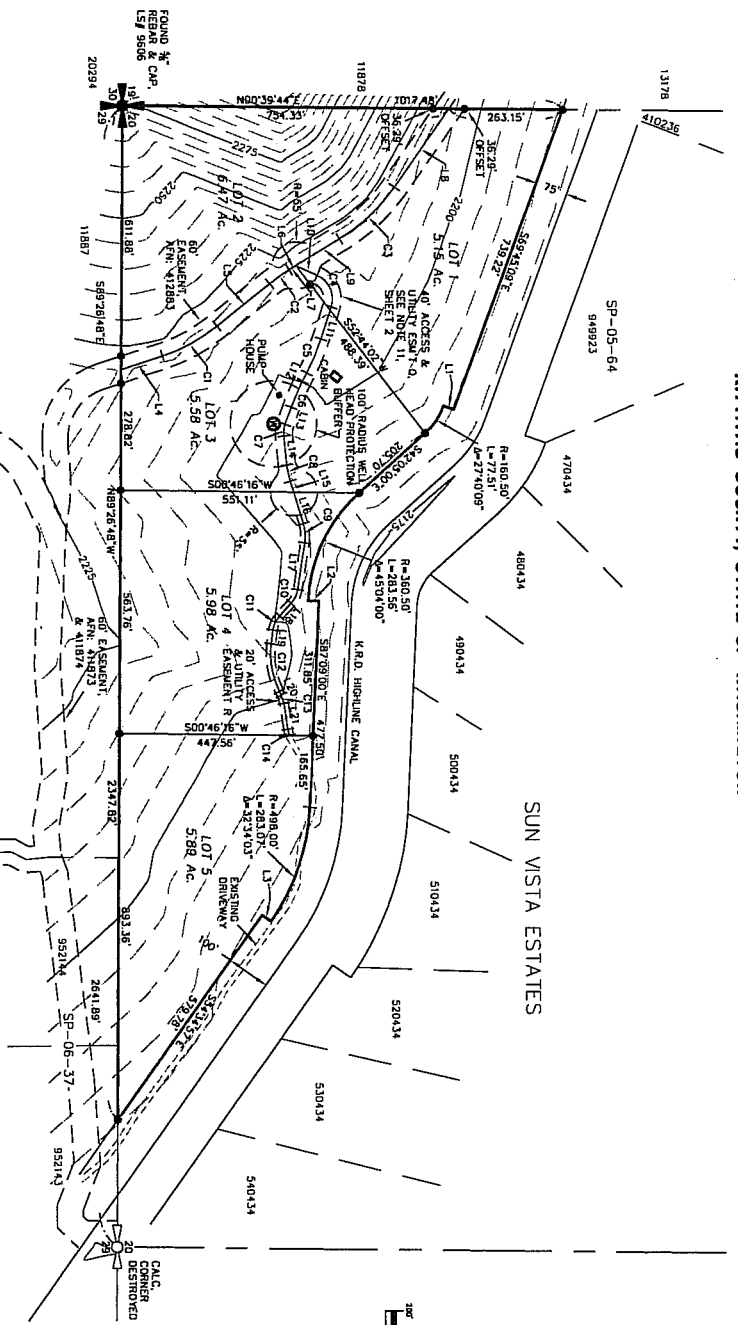
BY: \_\_\_\_\_

CHAIRMAN

ATTEN: \_\_\_\_\_

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

**TMC PLAT**  
 A PORTION SW 1/4 OF SECTION 20, T. 20 N., R. 14 E., W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON



**LEGEND**

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- SET 5/8" REBAR LST 18092
- WELL

INDEX LOCATION:  
 SEC. 20, T. 20N., R. 14E., W.M.

**SURVEY NOTES:**

- THE PURPOSE OF THIS DOCUMENT IS TO PLAT MAP NUMBER 20-14-2003-0003 (PARCEL NUMBER 324636) TO THE CONFIGURATION SHOWN HEREON.
- FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:  
 VOLUME 7 OF PLATS, PAGES 52-53, P.M., 2004/2005/06  
 BOOK 30 OF SURVEYS, PAGES 15-16, P.M., 2005/01/06/06  
 BOOK 20 OF SURVEYS, PAGES 13-12, P.M., 2001/2000/07  
 BOOK 28 OF SURVEYS, PAGES 51-58, P.M., 2001/2000/07  
 ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.
- THIS SURVEY WAS PERFORMED USING A NIKON DTM 522 TOTAL STATION, THE CONTROLLING MONUMENTS AND ADJACENT CORNERS WERE REVISITED AND FOUND TO BE IN EXCESS OF 1:10000 LINEAR CLSURE AFTER ADJUSTMENT.

LINE	BEARING	DISTANCE
L1	S00°43'51"W	23.00'
L2	S02°31'00"W	23.00'
L3	N35°25'01"E	20.00'
L4	N89°07'48"W	100.70'
L5	N89°53'03"W	156.44'
L6	N12°22'01"W	14.65'
L7	N12°52'00"W	221.32'
L8	N12°52'00"W	118.87'
L9	N24°33'05"E	54.27'
L10	S71°59'27"E	78.06'
L11	S82°10'21"E	20.83'
L12	S82°45'28"E	42.13'
L13	N81°01'07"E	26.60'
L14	N71°01'07"E	26.60'
L15	S81°07'37"E	76.55'
L16	S81°07'37"E	109.59'
L17	S46°33'41"E	39.62'
L18	S82°30'58"E	31.88'
L19	N82°30'58"E	3.91'
L20	N81°54'17"E	60.78'
L21	N81°54'17"E	60.78'

CURVE	LENGTH	RADIUS	DELTA
C1	144.89'	400.00'	202°51'
C2	58.15'	400.00'	80°23'
C3	175.57'	425.00'	234°07'
C4	87.57'	60.00'	63°17'26"
C5	85.88'	500.00'	94°05'
C6	81.12'	500.00'	233°51'
C7	34.00'	200.00'	105°41'27"
C8	44.95'	100.00'	25°45'23"
C9	38.99'	60.00'	34°24'03"
C10	38.99'	60.00'	195°53'19"
C11	113.87'	60.00'	195°53'19"
C12	113.87'	60.00'	61°53'59"
C13	14.48'	100.00'	61°53'59"

**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M. in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of \_\_\_\_\_

DAVID P. NELSON  
 Surveyor's Name

County Auditor

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of \_\_\_\_\_

DAVID P. NELSON  
 Certificate No. 18092

DATE

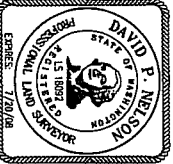
**Encompass**  
 ENGINEERING & SURVEYING  
 108 EAST AND STREET  
 CHICAGO, ILLINOIS  
 PHONE: (606) 574-7433  
 FAX: (606) 574-7419

**TMC PLAT**

KCP 08-XX  
 A PORTION SW 1/4 OF SECTION 20, T. 20 N., R. 14 E., W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

OWN BY  
 D.P./G.W.  
 DATE  
 4/2008  
 JOB NO.  
 07333

CHRD BY  
 D. NELSON  
 SCALE  
 1"=200'  
 SHEET  
 1 OF 2





## **TMC PLAT PROJECT OVERVIEW**

### **OVERVIEW:**

The attached proposal is to plat Tax Parcel Number 20-14-20030-0003 (324636) into 5 lots consisting of 5.15, 6.47, 5.58, 5.98 and 5.89 acres. The property is located within the AG-5 zoning of Kittitas County.

### **UTILITIES:**

The project's proposed sewer shall be individual septic & drainfields and proposed water will be individual wells.

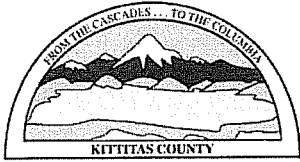
### **TRANSPORTATION:**

Access will be via roads on private access easements connecting to Nelson Siding Road.

### **COMMENTS:**

Attached are copies of the proposed short plat and Subdivision Guarantee for your review and comment.

**PLEASE SEND A COPY OF ALL CORRESPONDENCE TO ENCOMPASS  
ENGINEERING AND SURVEYING**



**KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

**SEPA ENVIRONMENTAL CHECKLIST  
FEE \$400.00**

**PURPOSE OF CHECKLIST:**

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**USE OF CHECKLIST FOR NONPROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

A. **BACKGROUND**

1. Name of proposed project, if applicable:

**Tacoma Motorcycle Club (TMC) Plat**

\_\_\_\_\_

\_\_\_\_\_

2. Name of applicant:

**TMC**

\_\_\_\_\_

\_\_\_\_\_

3. Address and phone number of applicant and contact person:

**4502 56th St E Tacoma, WA 98443**

\_\_\_\_\_

\_\_\_\_\_

4. Date checklist prepared:

**March5, 2008**

\_\_\_\_\_

5. Agency requesting checklist:

**Kittitas County Community Development Services**

\_\_\_\_\_

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

6. Proposed timing or schedule (including phasing, if applicable):  
**Preliminary Plat approval is expected late spring 2008. No phasing is planned for this project. Final Plat approval could be as early as summer 2008.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**No formal plans have been prepared for future additions or expansions at this time.**

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.  
**A SEPA Checklist was submitted to KCCDS as part of the TMC Rezone in 2006.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
**None that I am aware of that would have a direct affect on the proposed cluster plat.**

10. List any government approvals or permits that will be needed for your proposal, if known.  
**Preliminary and Final Plat approval, road access permit, KCEH septic permits and private road certification.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
**The application is for a 5 lot plat on 29.07 acres zoned Ag-5. We are proposing individual wells and onsite individual septic systems.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
**The subject property is located in a portion of the SW 1/4 of section 20, T20N, R14E. The associated parcel number is 20-14-200030-0003. The vicinity and layout maps are attached with the preliminary drawings.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other. \_\_\_\_\_

**There are areas of rolling hills on the property.**

b. What is the steepest slope on the site (approximate percent slope)?  
**+/- 8%** \_\_\_\_\_

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. \_\_\_\_\_

**Nutrient rich DOM (dead organic matter) from decaying plant and tree life. There is evidence of glacial deposits near the site.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? \_\_\_\_\_

**No. The soils in the area are generally supported with rock and heavy DOM. No slope failures have been reported in the area.**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. \_\_\_\_\_

**The quantities of fill needed have not been calculated at this time. Any fill necessary will come from the project site**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. \_\_\_\_\_

**No. Where deemed necessary, erosion control measures may be used during road and building construction.**

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? \_\_\_\_\_

**Less than 2% total. 3% roughly for road construction and 2% for residential construction including SFR's and accessory buildings.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: \_\_\_\_\_

**Ecology blocks and silt screens may be used to prevent erosion of soils and vegetation during construction, as stated above.**

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. \_\_\_\_\_

**The proposal itself would not create any (see attached)**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_

**Very Little. There are other similar developments in the vicinity.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: \_\_\_\_\_

**According to Kittitas County noise restrictions (see attached)**



3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

**There are seasonal, unnamed drainages that are located on the property. The proposed development will not be located near the drainages. This includes the KRD canal.**

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**No development is planned near the canal.**

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

**No wetlands or permanent surface water exist on the subject property. No fill or dredging is even proposed near these sites.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No surface waters will be withdrawn.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No. All waste waters will be treated on site.**

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

**Groundwater will be withdrawn. (see attached)**

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**The total number of houses that will be served (see attached)**

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters? If so, describe.

**Water runoff will come from the private drive (see attached)**

2) Could waste materials enter ground or surface waters? If so, generally describe.

\_\_\_\_\_  
\_\_\_\_\_

**No. Erosion controll measure may be inplace at the time of road and residential construction.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

\_\_\_\_\_  
\_\_\_\_\_

**Ditching and basins could be used to controll runoff and allow waters to naturally absorb back into the ground.**

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

**Minor grading and tree removal for placement of SFR's**

\_\_\_\_\_  
\_\_\_\_\_

c. List threatened or endangered species known to be on or near the site.

**Not known at this time.**

\_\_\_\_\_  
\_\_\_\_\_

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**(see attached)**

\_\_\_\_\_  
\_\_\_\_\_

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

\_\_\_\_\_  
\_\_\_\_\_

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site.

**Not known at this time.**

\_\_\_\_\_

c. Is the site part of a migration route? If so, explain.

**Animals such as deer and elk have used this (see attached)**

\_\_\_\_\_  
\_\_\_\_\_

d. Proposed measures to preserve or enhance wildlife, if any.

**Fencing may be limited for animal passage, (see attached)**

\_\_\_\_\_  
\_\_\_\_\_

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. \_\_\_\_\_  
\_\_\_\_\_

**Wood stoves could be used as a heating source. The majority of energy will be electric. Solar energy will not be discouraged.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe. \_\_\_\_\_  
\_\_\_\_\_

**No. No attempts to stop the usage of solar energy sources will be used.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

**None are included in the preliminary plat plans. Energy conservation of future landowners should be encouraged.**

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. \_\_\_\_\_  
\_\_\_\_\_

**There are no environmental health hazards associated with this proposal.**

1) Describe special emergency services that might be required. \_\_\_\_\_

**Fire and emergency services could be (see attached)** \_\_\_\_\_

2) Proposed measures to reduce or control environmental health hazards, if any. (see attached) \_\_\_\_\_

b. Noise \_\_\_\_\_

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? \_\_\_\_\_  
\_\_\_\_\_

**Temporary noise associated with residential construction.**

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. \_\_\_\_\_  
\_\_\_\_\_

**Temporary noise associated with residential construction. Noise will meet Kittitas County noise ordinance regulations.**

3) Proposed measures to reduce or control noise impacts, if any. \_\_\_\_\_

**Limit the hours of operations per the Kittitas County noise ordinance.**

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? \_\_\_\_\_

**The current use of the site is Rural. There are some area of residential development in the area.** \_\_\_\_\_

b. Has the site been used for agriculture? If so, describe. \_\_\_\_\_

**No.** \_\_\_\_\_

c. Describe any structures on the site. \_\_\_\_\_

**Existing cabin on lot 3** \_\_\_\_\_

d. Will any structures be demolished? If so, what? \_\_\_\_\_

**No.** \_\_\_\_\_

e. What is the current zoning classification of the site?

**Ag-5**

f. What is the current comprehensive plan designation of the site?

**Rural**

g. If applicable, what is the current shoreline master program designation of the site?

**None existis on the property.**

h. Has any part of the site been classified as an:

environmentally sensitive area?

**No**

i. Approximately how many people would the completed project displace?

**No people would be displaced.**

j. Approximately how many people would reside or work in the completed project?

**At full build out, between 7 and 15 individuals.**

k. Proposed measures to avoid or reduce displacement impacts, if any.

**No displacement will occur.**

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING (see attached)

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

**At full buildout, approximately 14 SFR's will be provided with the ability to supply 1 ADU to each lot for a potential total of 28.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

**No units of any class will be eliminated.**

c. Proposed measures to reduce or control housing impacts, if any.

**CC&R's may be created to reduce and structure the types of housing within the development.**

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**No structures are proposed at this time.**

b. What views in the immediate vicinity would be altered or obstructed?

**No views will be altered.**

c. Proposed measures to reduce or control aesthetic impacts, if any.

**Again, CC&R's may be created to control aesthetic impacts, if any.**

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Light from future residential development may occur in the future mostly from SFR's. Road lighting is not proposed at this time.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? \_\_\_\_\_  
\_\_\_\_\_

**No.**

c. What existing off-site sources of light or glare may affect your proposal? \_\_\_\_\_  
\_\_\_\_\_

**Nothing that currently exists.**

d. Proposed measures to reduce or control light and glare impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

**All future lighting will be pointed down and away from other residences.**

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity? \_\_\_\_\_  
\_\_\_\_\_

**Hiking, skiing, snow mobiling, trails, motor sports, bird and animal watching.**

b. Would the proposed project displace any existing recreational uses? If so, describe. \_\_\_\_\_  
\_\_\_\_\_

**No. Recreational uses do not exist on the site.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: \_\_\_\_\_  
\_\_\_\_\_

**None proposed at this time.**

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. \_\_\_\_\_  
\_\_\_\_\_

**The subject property is not listed on any local, state or federal preservation or archaeological register.**

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. \_\_\_\_\_  
\_\_\_\_\_

**Development in the immediate area has shown no signs of any historical/cultural importance.**

c. Proposed measures to reduce or control impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

**If evidence of cultural or historic significance is discovered on the subject property, the state department of archaeology will be contacted.**

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. \_\_\_\_\_  
\_\_\_\_\_

**Access to public roads is via Nelson Siding Road, a county road.**

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? \_\_\_\_\_  
\_\_\_\_\_

**No. Public transit only exists in Ellensburg, and then on a limited scale.**

- c. How many parking spaces would the completed project have? How many would the project eliminate? \_\_\_\_\_  
**Up to 20 would be created and none would be eliminated.**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). \_\_\_\_\_  
**Yes. an internal road system will serve the proposed lots. (see attached)**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. \_\_\_\_\_  
**The only official means of transportation to the subject property is via motor vehicle.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. \_\_\_\_\_  
**Depending if future land owners are full or part time residences, TPD could vary from 0-75.**
- g. Proposed measures to reduce or control transportation impacts, if any. \_\_\_\_\_  
**Existing HOA requirements and speed limits could be enforced. No parking signs could be placed in the cul-de-sac.**

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. \_\_\_\_\_  
**The project, as it stands, should not create a need for any additional public services within the district.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. \_\_\_\_\_  
**Firewise lot development practices could be in place, fire resistant building materials could be used to lessen the need for public services.**

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other. \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed. \_\_\_\_\_  
**Power by PSE, water by individual well, telephone and cable by Inland, wood stoves.**

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Richard Lession

Date: 4-14-08

## **TMC SEPA**

### **B. Environmental Elements**

2A) emission to the air. After the plat is given final approval, road and residential construction could produce noise in the manner of bulldozers, graders, air compressors and other machines associated with this type of development.

2C) the hours of operation for road and residential construction will be strictly followed and enforced.

3B1) Individual wells will serve these lots. The well has not yet been drilled as of this date.

3b2) by on site septic will be 5 SFR's. The total, with every property having an ADU would be 10. There is no surface irrigation waters attached to this property.

3c) and be drained or collected on site. The runoff should be designed to be absorbed back into the ground. Quantities of runoff have not been calculated at this time.

4B) shrubs will be cleared in minimum quantities for construction. The attraction for future home owners would be a semi-natural and undisturbed site.

4D) The majority of the proposal will stay in its natural environment. Grasses and major landscaping are not planned.

5C) use the area as pathways to feed, but the area is not a formal migration route.

5D) and the majority of the subject property will be kept in a natural state to maintain the passage and usage of terrestrial animals.

7A1) by Fire District #7. The property is currently inside the Fire District.

7A2) None are proposed because the proposal itself will not create any environmental health hazards.

8K1) The property was rezoned in 2006. Conditions were put on the rezone that at the time of future development the proposal would be subject to SEPA and other county codes.

15D) The proposed road system will be privately owned and maintained.

500' Radius  
Owned by TACOMA MOTORCYCLE CLUB

20-14-19040-0010  
KIPFER, MARK C ETUX  
22530 NE 19TH ST  
SAMMAMISH WA 98074

420236

20-14-19040-0015  
LEWIS, DANIEL  
12021 SEASHORE PL  
ANCHORAGE AK 99515-

11878

20-14-19040-0016  
KIPFER, MARK C ETUX  
22530 NE 19TH ST  
SAMMAMISH WA 98074

13178

20-14-20030-0011  
KIPFER, MARK C ETUX  
22530 NE 19TH ST  
SAMMAMISH WA 98074

410236

20-14-20040-0008  
DARLING, C FRED  
5171 NELSON SIDING RD  
CLE ELUM WA 98922

420434

20-14-20050-0004  
FLOYD-BULLEN, RAE ANN  
6160 NELSON SIDING RD  
CLE ELUM WA 98922-

460434

20-14-20050-0005  
LAMONT, JACK R  
PO BOX 14  
EASTON WA 98925-

470434

20-14-20050-0006  
BAKER, IRWIN G ETUX  
14008 SE 37TH PL  
BELLEVUE WA 98006

480434

20-14-20050-0007  
BAKER, IRWIN G ETUX  
14008 SE 37TH PL  
BELLEVUE WA 98006

490434

20-14-20050-0008  
DEGNAN, THOMAS M  
2001 SKYLINE WAY #202  
ANACORTES WA 98221

500434

20-14-20050-0009  
STEWART, SHIRLEY J  
5870 NELSON SIDING RD  
CLE ELUM WA 98922

510434

20-14-20050-0010  
OESTREICH, JEFFREY A ETUX  
21420 82ND AVE SE  
WOODINVILLE WA 98072-

520434

20-14-20050-0011  
FERGUSON, THOMAS L ETUX  
TRUSTEES  
5692 NELSON SIDING RD  
CLE ELUM WA 98922

530434

20-14-20050-0012  
PARKS, KEVIN E  
5690 NELSON SIDING RD  
CLE ELUM WA 98922

540434

20-14-20056-0001  
TABERT, SHAWN P ETUX  
2020 HOQUIAM AVE NE  
RENTON WA 98059

949922

20-14-20056-0002  
TABERT, SHAWN P ETUX  
2020 HOQUIAM AVE NE  
RENTON WA 98059

949923



20-14-29000-0009  
WHITNEY, MICHAEL ETUX  
P O BOX 380  
SO CLE ELUM WA 98943-

11887

20-14-29010-0006  
DARLING, C FRED  
5171 NELSON SIDING RD  
CLE ELUM WA 98922

439134

20-14-29010-0020  
MANKE TIMBER CO INC  
1717 MARINE VIEW DR  
TACOMA WA 98422

190334

20-14-29050-0004  
COE, MATTHEW D &  
LYMAN, PAUL  
983 RADER RD  
ELLENSBURG WA 98926-

952192

20-14-29051-0003  
COE, MATTHEW D  
721 THOMAS RD  
ELLENSBURG WA 98926-

952143

20-14-29051-0004  
COE, MATTHEW D  
721 THOMAS RD  
ELLENSBURG WA 98926-

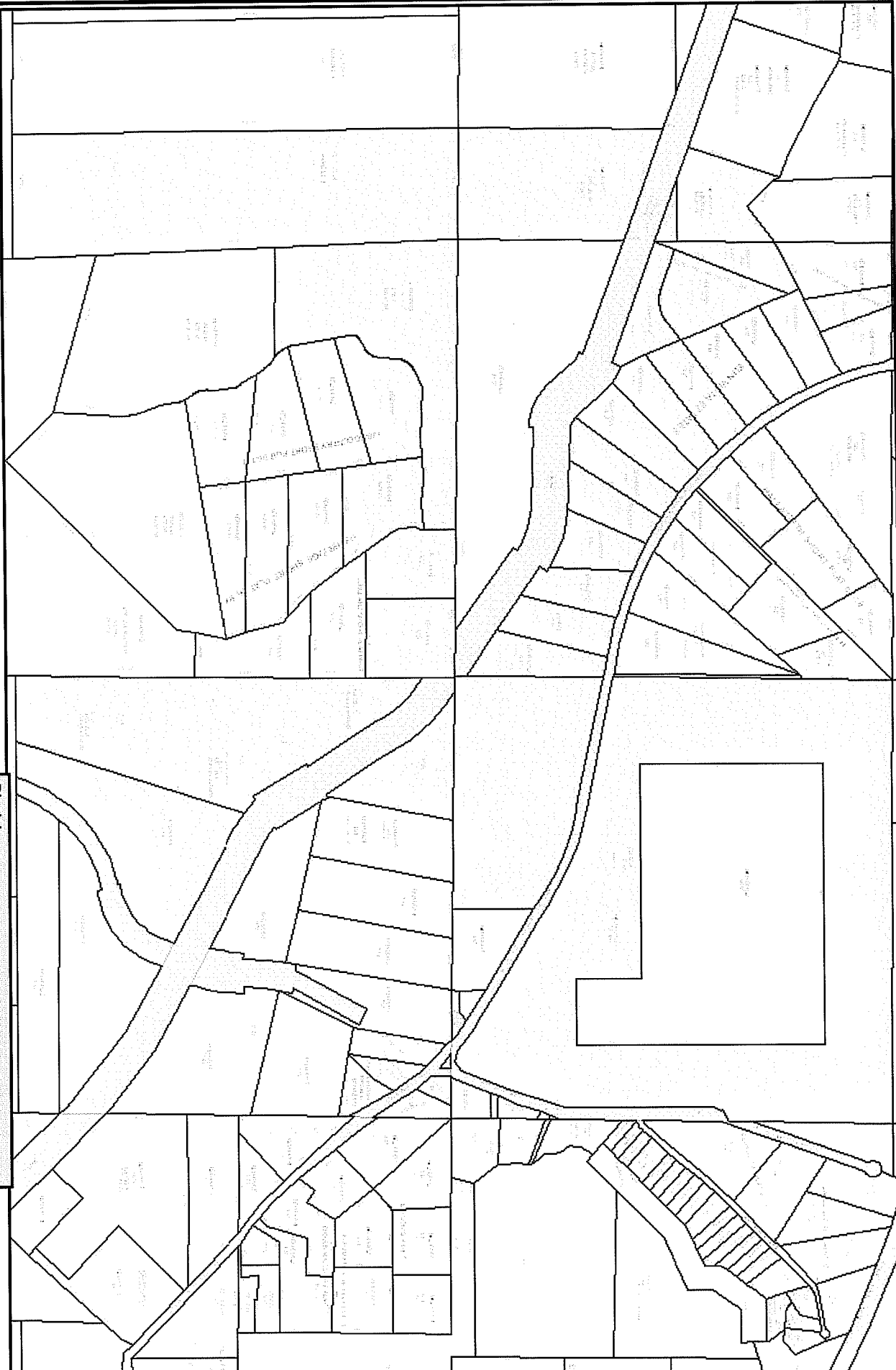
952144

20-14-29052-0001  
LYMAN, PAUL  
% HIGH COUNRTY CONTRACTORS  
410 WILLIAMS AVE S  
RENTON WA 98057-

952238

20-14-30000-0008  
MONAHAN, VICTOR E. &  
JENNIFER ANNE MONAHAN  
1423 37TH AVE  
SAN FRANCISCO CA 94122

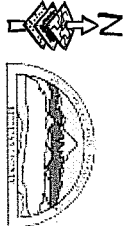
20294



- Legend**
- Buffer Result
  - Tax Parcels
  - Rights of Way

1 inch equals 0.15 miles

**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.



NO. 0105869

LIABILITY \$1,000.00

FEE \$ 215.40

## CHICAGO TITLE INSURANCE COMPANY

*a corporation, herein called the Company,*

### GUARANTEES

**Policy No. 72030- 6867**

ENCOMPASS ENGINEERING AND SURVEYING

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

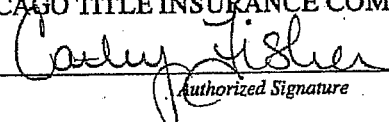
### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: November 16, 2007

CHICAGO TITLE INSURANCE COMPANY

By



*Authorized Signature*

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

SUBDIVISION GUARANTEE

Office File Number : 0105869  
Guarantee Number : 48 0035 72030 6867  
Dated : November 16, 2007, at 8:00am  
Liability Amount : \$ 1,000.00  
Premium : \$ 200.00  
Tax : \$ 15.40

Your Reference : TACOMA MOTORCYCLE CLUB

Name of Assured : ENCOMPASS ENGINEERING AND SURVEYING

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

That portion of the Southwest Quarter of Section 20, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington, lying Southerly of the Southerly Boundary of Kittitas Reclamation District Canal.

Together with an easement for road over portion of the South half of said Section 20; Portion of the North half of Section 29, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington, and Portion of Lot 12, Sun Vista Estates as per plat thereof recorded in Volume 7 of Plats, pages 52 and 53 records of Kittitas County, State of Washington, all as provided for in easements recorded March 25, 1977 and May 5, 1977, under Auditor's File No.'s 411873, 411874 and 412883

Title to said real property is vested in:

*Range*

TACOMA MOTORCYCLE CLUB, INC., A WASHINGTON NON-PROFIT CORPORATION

END OF SCHEDULE A

(SCHEDULE B)

File No. 0105869

Guarantee Number: 48 0035 72030 6867

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes and assessments for the year 2007 have been paid.  
Amount : \$1,755.31  
Tax Parcel No. : 20-14-20030-0003 (324636)
5. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

6. Exceptions and Reservations as contained in Instrument  
From : Frank Carpenter and Norah Carr Carpenter, husband and wife  
Dated : May 26, 1948  
Recorded : May 26, 1948  
Auditor's File No. : 201370  
As Follows : "All coal and minerals underlying the surface of the above premises are reserved."

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

7. Amendatory Contract, governing reclamation and irrigation matters:  
Parties : The United States of America and the Kittitas Reclamation District  
Dated : January 20, 1949  
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69  
Auditor's File No. : 208267  
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

(SCHEDULE B continued)

File No. 0105869

Guarantee Number: 48 0035 72030 6867

8. Agreement, and the terms and conditions thereof, executed by and between the parties herein named:  
Between : Lee L. Lund and Jane E. Lund, his wife, Maude N. Darling  
Smith, Robley D. Carr and Dorothy H. Carr, his wife and C.  
Frederick Darling  
Dated : March 6, 1963  
Recorded : October 27, 1972  
Auditor's File No. : 378789  
Providing : Irrigation improvements
9. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on May 5, 1977, under Kittitas County Auditor's File No. 412883.  
For : Road  
Affects : A strip of land 60 feet in width
10. Terms and conditions of road use agreement and easement exchange between Burlington Northern, Inc., Gary G. Guzzie and Ethel T. Guzzie, Clyde C. Parlova and Lois Parlova Gerald K. Monahan and Marie C. Monahan, Robert E. Monahan and Adele Monahan, dated March 11, 1977, as disclosed by deed recorded July 1, 1983 under Auditor's File Number 471605
11. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on November 13, 1998 under Kittitas County Auditor's File No. 199811130020.  
In favor of : Puget Sound Energy  
For : Utility Easement  
Affects : Portion said premises and other land
12. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.

**END OF EXCEPTIONS**

**Notes:**

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

1 cc: Encompass: Paul Young  
pyoung@encompasses.net





# 07233-PARENT

Point # 1					10000.000	10000.000
N	0	39	44	E	1017.480	
Point # 2					11017.412	10011.760
S	69	45	9	E	739.220	
Point # 3					10761.586	10705.301
S	20	14	51	W	25.000	
Point # 4					10738.130	10696.649
S	20	14	51	W	160.500	
Radius Point # 5					10587.548	10641.104
					Length = 77.508	Tangent = 39.525
					Delta = 27 40 9	
N	47	55	0	E	160.500	
Point # 6					10695.117	10760.222
S	42	5	0	E	205.700	
Point # 7					10542.453	10898.084
N	47	55	0	E	360.500	
Radius Point # 8					10784.064	11165.637
					Length = 283.556	Tangent = 149.570
					Delta = 45 4 0	
S	2	50	60	W	360.500	
Point # 9					10424.010	11147.713
N	2	51	0	E	25.000	
Point # 10					10448.979	11148.956
S	87	9	0	E	477.500	
Point # 11					10425.237	11625.865
S	2	51	0	W	498.000	
Radius Point # 12					9927.853	11601.104
					Length = 283.068	Tangent = 145.472
					Delta = 32 34 3	
N	35	25	3	E	498.000	
Point # 13					10333.698	11889.710
S	35	25	3	W	25.000	
Point # 14					10313.324	11875.221
S	54	34	57	E	579.780	
Point # 15					9977.324	12347.714
N	89	26	48	W	2347.820	
Point # 16					9999.998	10000.003

---

AREA = 1,266,477.22 sf (29.0743 acres)

LENGTH = 5442.50

NORTHING ERROR = -0.002

EASTING ERROR = +0.003

LINEAR ERROR = S 58 17 53 E 0.004

# LOT 1

Point # 1		10000.000	10000.000
S	69 45 9 E	739.220	
Point # 2		9744.174	10693.541
S	20 14 51 W	25.000	
Point # 3		9720.718	10684.889
S	20 14 51 W	160.500	
Radius Point # 4		9570.136	10629.344
	Delta = 27 40 9	Length = 77.508	Tangent = 39.525
N	47 55 0 E	160.500	
Point # 5		9677.705	10748.462
S	52 44 2 W	488.390	
Point # 6		9381.976	10359.786
N	31 25 20 W	118.670	
Point # 7		9483.243	10297.918
S	58 34 40 W	425.000	
Radius Point # 8		9261.673	9935.245
	Delta = 23 40 7	Length = 175.565	Tangent = 89.053
N	34 54 33 E	425.000	
Point # 9		9610.199	10178.463
N	55 5 28 W	221.320	
Point # 10		9736.855	9996.967
N	0 39 44 E	263.150	
Point # 11		9999.987	10000.008

AREA = 224,509.54 sf (5.1540 acres)

LENGTH = 1855.75

NORTHING ERROR = -0.013

EASTING ERROR = +0.008

LINEAR ERROR = S 31 53 50 E 0.015

## LOT 2

Point # 1					10000.000	10000.000
S	55	5	28	E	221.320	
Point # 2					9873.345	10181.496
S	34	54	32	W	425.000	
Radius Point # 3					9524.818	9938.280
			Delta = 23	40	7	Length = 175.565
N	58	34	39	E	425.000	Tangent = 89.053
Point # 4					9746.389	10300.952
S	31	25	20	E	136.830	
Point # 5					9629.626	10372.287
N	58	34	40	E	400.000	
Radius Point # 6					9838.162	10713.627
			Delta = 8	2	34	Length = 56.149
S	50	32	6	W	400.000	Tangent = 28.121
Point # 7					9583.919	10404.822
S	38	53	3	E	156.440	
Point # 8					9462.144	10503.027
S	51	6	57	W	400.000	
Radius Point # 9					9211.044	10191.660
			Delta = 20	45	15	Length = 144.891
N	71	52	12	E	400.000	Tangent = 73.248
Point # 10					9335.514	10571.801
S	18	7	48	E	100.700	
Point # 11					9239.813	10603.136
N	89	26	48	W	611.880	
Point # 12					9245.723	9991.285
N	0	39	44	E	754.330	
Point # 13					10000.002	10000.003

AREA = 281,907.43 sf (6.4717 acres)

LENGTH = 1981.50

NORTHING ERROR = +0.002

EASTING ERROR = +0.003

LINEAR ERROR = N 54 56 51 E 0.004

# LOT 3

Point # 1					10000.000	10000.000
N	52	44	2	E	488.390	
Point # 2					10295.729	10388.676
S	42	5	0	E	205.700	
Point # 3					10143.064	10526.539
S	0	46	16	W	551.110	
Point # 4					9592.004	10519.122
N	89	26	48	W	278.820	
Point # 5					9594.697	10240.315
N	18	7	48	W	100.700	
Point # 6					9690.397	10208.980
S	71	52	12	W	400.000	
Radius Point # 7					9565.928	9828.838
			Delta = 20	45 15	Length = 144.891	Tangent = 73.248
N	51	6	57	E	400.000	
Point # 8					9817.027	10140.205
N	38	53	3	W	156.440	
Point # 9					9938.802	10042.000
N	50	32	6	E	400.000	
Radius Point # 10					10193.045	10350.805
			Delta = 8	2 34	Length = 56.149	Tangent = 28.121
S	58	34	40	W	400.000	
Point # 11					9984.509	10009.466
N	31	25	20	W	18.150	
Point # 12					9999.997	10000.004

AREA = 242,933.77 sf (5.5770 acres)

LENGTH = 1799.31

NORTHING ERROR = -0.003

EASTING ERROR = +0.004

LINEAR ERROR = S 51 34 14 E 0.005

# LOT 4

Point # 1		10000.000	10000.000
	N 0 46 16 E	551.110	
Point # 2		10551.060	10007.417
	N 47 55 0 E	360.500	
	Radius Point # 3	10792.671	10274.969
	Delta = 45 4 0	Length = 283.556	Tangent = 149.570
	S 2 50 60 W	360.500	
Point # 4		10432.617	10257.045
	N 2 51 0 E	25.000	
Point # 5		10457.586	10258.288
	S 87 9 0 E	311.850	
Point # 6		10442.080	10569.752
	S 0 46 16 W	447.560	
Point # 7		9994.561	10563.729
	N 89 26 48 W	563.760	
Point # 8		10000.005	9999.995

AREA = 260,587.59 sf (5.9823 acres)

LENGTH = 1899.28

NORTHING ERROR = +0.005

EASTING ERROR = -0.005

LINEAR ERROR = N 40 38 51 W 0.007

# LOT 5

Point # 1		10000.000	10000.000
	N 0 46 16 E	447.560	
Point # 2		10447.519	10006.023
	S 87 9 0 E	165.650	
Point # 3		10439.283	10171.468
	S 2 51 0 W	498.000	
	Radius Point # 4	9941.899	10146.707
	Delta = 32 34 3	Length = 283.068	Tangent = 145.472
	N 35 25 3 E	498.000	
Point # 5		10347.745	10435.313
	S 35 25 3 W	25.000	
Point # 6		10327.371	10420.825
	S 54 34 57 E	579.780	
Point # 7		9991.371	10893.317
	N 89 26 48 W	893.360	
Point # 8		9999.998	9999.999

AREA = 256,533.40 sf (5.8892 acres)

LENGTH = 2111.35

NORTHING ERROR = -0.002

EASTING ERROR = -0.001

LINEAR ERROR = S 37 17 37 W 0.002