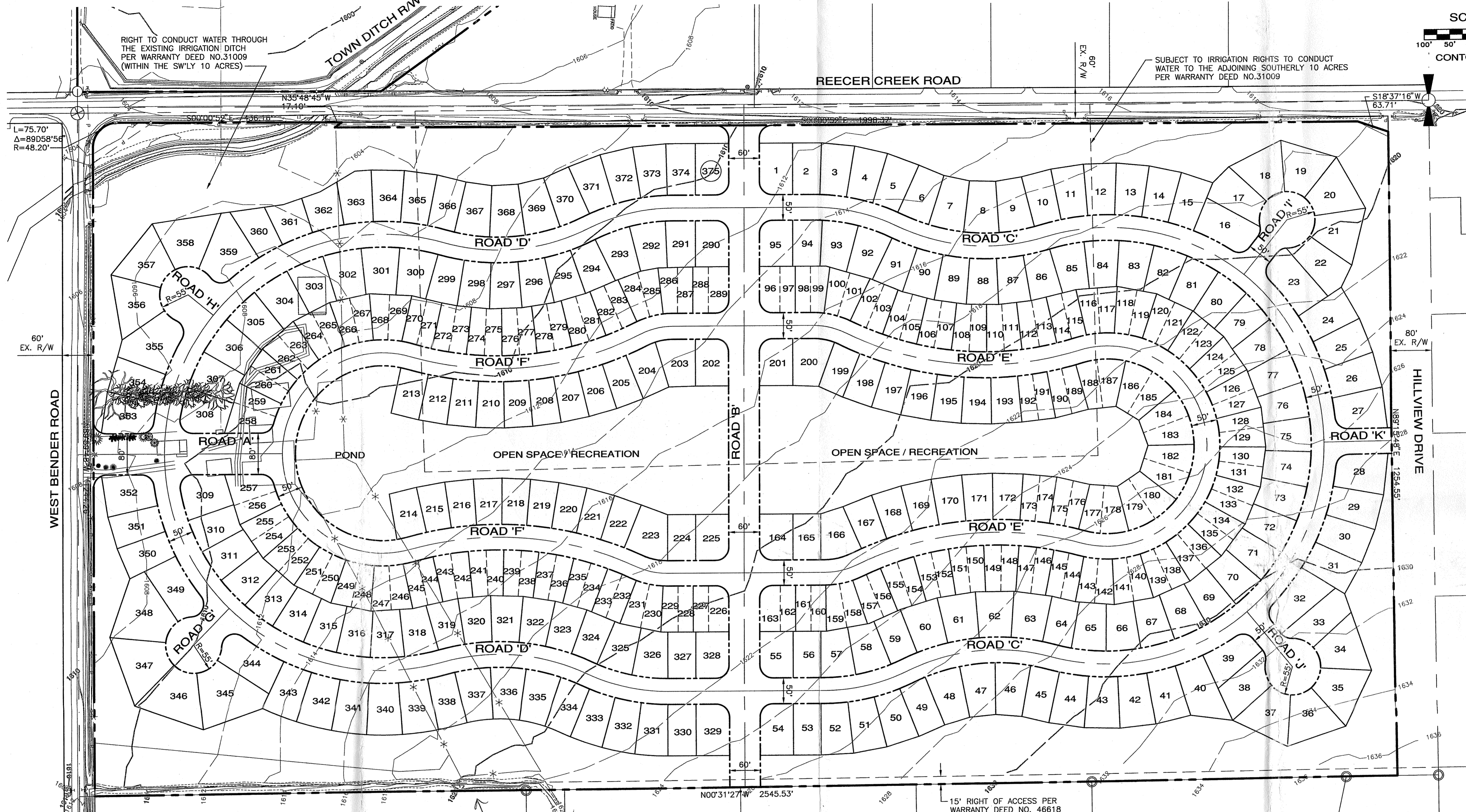
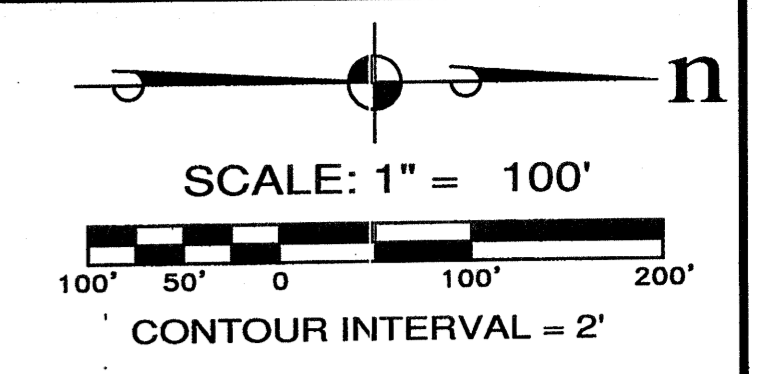


A PORTION OF SECTION 27, RANGE 18, TOWNSHIP 18



RIGHT TO CONDUCT WATER THROUGH THE EXISTING IRRIGATION DITCH PER WARRANTY DEED NO.31009 (WITHIN THE SW'LY 10 ACRES)

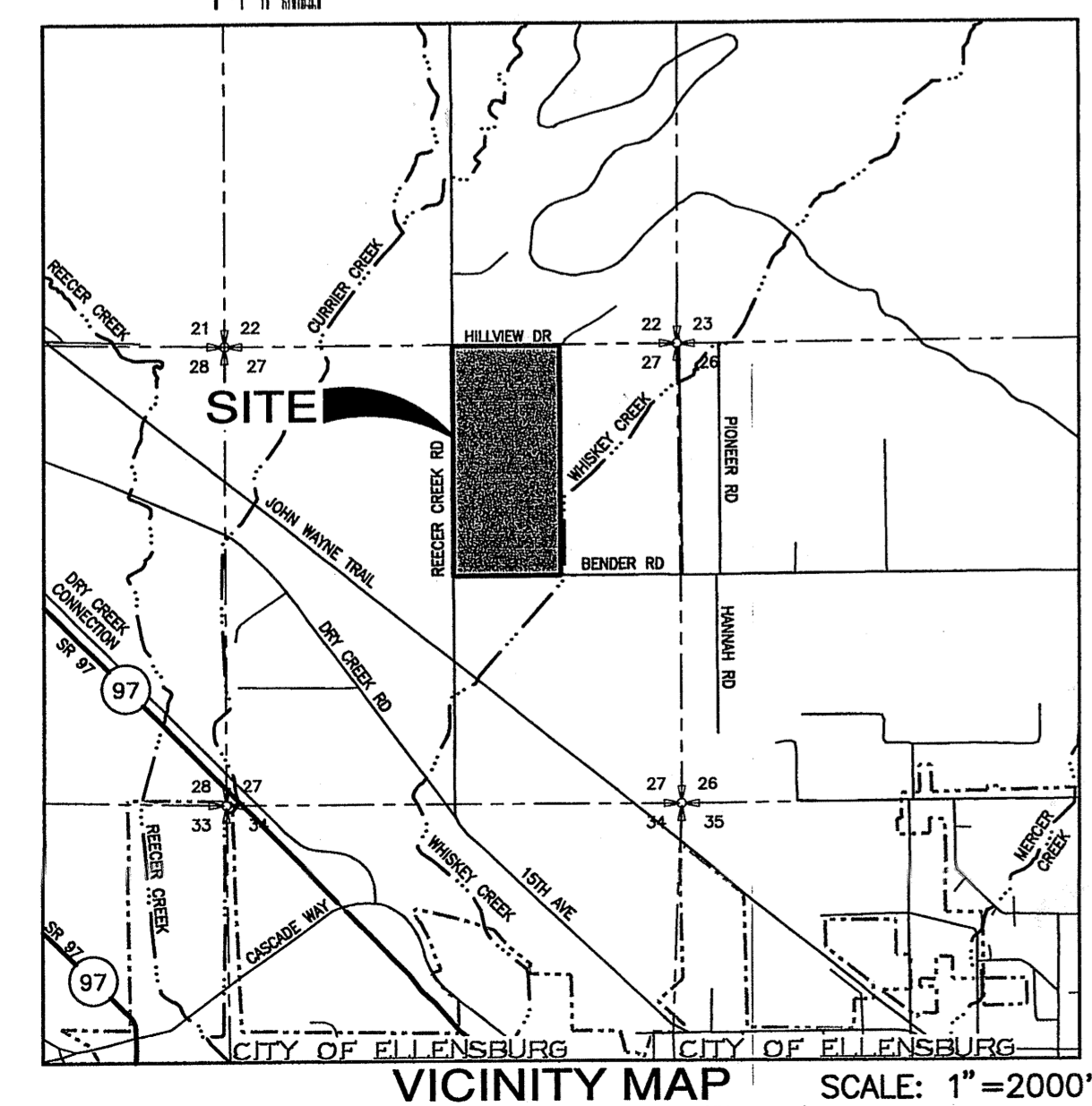
SUBJECT TO IRRIGATION RIGHTS TO CONDUCT WATER TO THE ADJOINING SOUTHERLY 10 ACRES PER WARRANTY DEED NO.31009

L=75.70'  
Δ=89°58'56"  
R=48.20'

60' EX. R/W

60' EX. R/W

80' EX. R/W



VICINITY MAP SCALE: 1"=2000'

**LEGAL DESCRIPTION**

(PER TITLE REPORT PROVIDED BY AMERTITLE ORDER NO. 0099130-E, EFFECTIVE OCTOBER 25, 2005)  
 THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;  
 EXCEPT  
 RIGHT OF WAY FOR REECER CREEK COUNTRY ROAD AND BENDER COUNTRY ROAD;  
 AND EXCEPT  
 A PARCEL OF LAND LAYING IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE 30.0 FEET ALONG THE NORTH LINE OF SAID QUARTER TO THE EAST RIGHT OF WAY LINE OF REECER CREEK ROAD AND THE TRUE POINT OF BEGINNING;  
 THENCE 10.0 FEET ALONG THE NORTH LINE OF SAID QUARTER, THENCE SOUTHERLY AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF REECER CREEK ROAD 2,139.26 FEET, THENCE NORTHWESTERLY 17.10 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR REECER CREEK ROAD RIGHT OF WAY, THENCE NORTHERLY 2,125.5 FEET TO THE TRUE POINT OF BEGINNING;  
 AND EXCEPT  
 A PARCEL OF LAND LAYING IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER, THENCE NORTH 00°09'12" EAST 29.92 FEET ALONG THE WEST LINE OF SAID QUARTER, THENCE SOUTH 89°50'48" EAST, 18.05 FEET TO THE INTERSECTION OF THE RIGHT OF WAYS FOR REECER CREEK ROAD AND BENDER ROAD AND THE TRUE POINT OF BEGINNING. THENCE SOUTH 89°35'18" EAST, 47.69 FEET ALONG THE NORTH RIGHT OF WAY LINE OF BENDER ROAD TO THE BEGINNING OF A CURVE TO THE RIGHT, A CHORD BEARING NORTH 44°53'31" WEST, A CHORD LENGTH OF 67.80 FEET, A CURVE LENGTH OF 75.199 FEET TO THE END OF THE CURVE, THENCE SOUTH 00°11'44" EAST 47.69 FEET ALONG THE EAST RIGHT OF WAY FOR REECER CREEK ROAD AND THE TRUE POINT OF BEGINNING;  
 AND EXCEPT  
 THE PORTION CONVEYED TO KITTITAS COUNTY, STATE OF WASHINGTON, BY DEED RECORDED MARCH 1, 2005, UNDER AUDITOR'S FILE NO. 200503010021.

**SITE DATA**

ASSESSORS PARCEL NUMBER: 431033  
 SITE ADDRESS: 1406 WEST BENDER ROAD  
 GROSS SITE AREA: 75.00 AC.  
 EXISTING ZONING: KITTITAS COUNTY - AG-3  
 PROPOSED ZONING: CITY OF ELLENSBURG - RESIDENTIAL SUBURBAN  
 EXISTING USE: AGRICULTURE AND SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION  
 EXISTING STRUCTURES: ALL BUILDINGS TO BE REMOVED  
 SEWER PROVIDER: CITY OF ELLENSBURG  
 WATER PROVIDER: CITY OF ELLENSBURG  
 SCHOOL DISTRICT: ELLENSBURG SCHOOL DISTRICT #401  
 FIRE DISTRICT: KITTITAS COUNTY FIRE DISTRICT #2  
 TELEPHONE: CITY OF ELLENSBURG  
 POWER: CITY OF ELLENSBURG  
 GAS: CITY OF ELLENSBURG  
 SOURCE OF BOUNDARY AND TOPOGRAPHY: PREPARED BY ESM CONSULTING ENGINEERS, JANUARY/FEBRUARY, 2006

**SOURCE OF DATA**

BASIS OF BEARINGS: NORTH/SOUTH SECTION LINE BETWEEN FOUND MONUMENTS OF RECORD AT THE NORTH AND SOUTH QUARTER CORNERS OF SECTION 27 AND SHOWN HEREON AS S 0°15'25"E.  
 VERTICAL DATUM: WSCS - SOUTH ZONE WITH VERTICAL NAVD 88.

**PROPERTY OWNER**

SSHI, LLC  
 12931 N.E. 126TH PLACE  
 KIRKLAND, WA 98034  
 (425) 821-3400  
 CONTACT: JENNIFER STEIG

**PROJECT MANAGER**

DR HORTON  
 12931 N.E. 126TH PLACE  
 KIRKLAND, WA 98034  
 (425) 821-3400  
 CONTACT: JENNIFER STEIG

**PLANNER/ENGINEER/SURVEYOR**

ESM CONSULTING ENGINEERS, LLC  
 33915 - 1ST WAY SOUTH, SUITE. #200  
 FEDERAL WAY, WA 98003  
 (253) 838-6113  
 CONTACT: ERIC LABRIE, AICP / STEVE KELLY, PE / PHIL TURNER, LS

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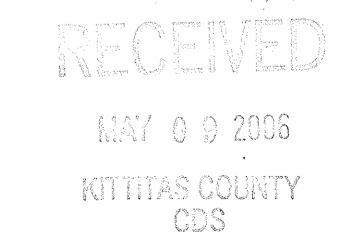
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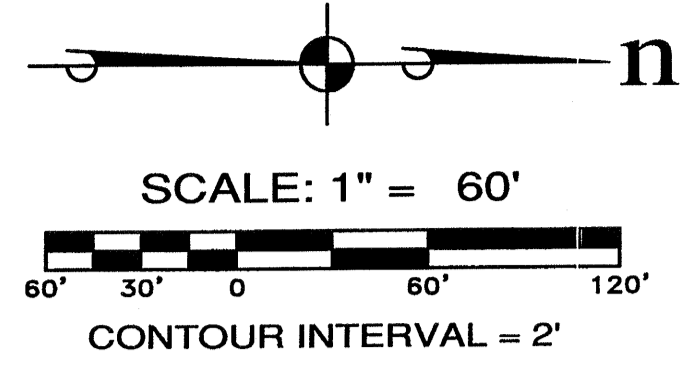
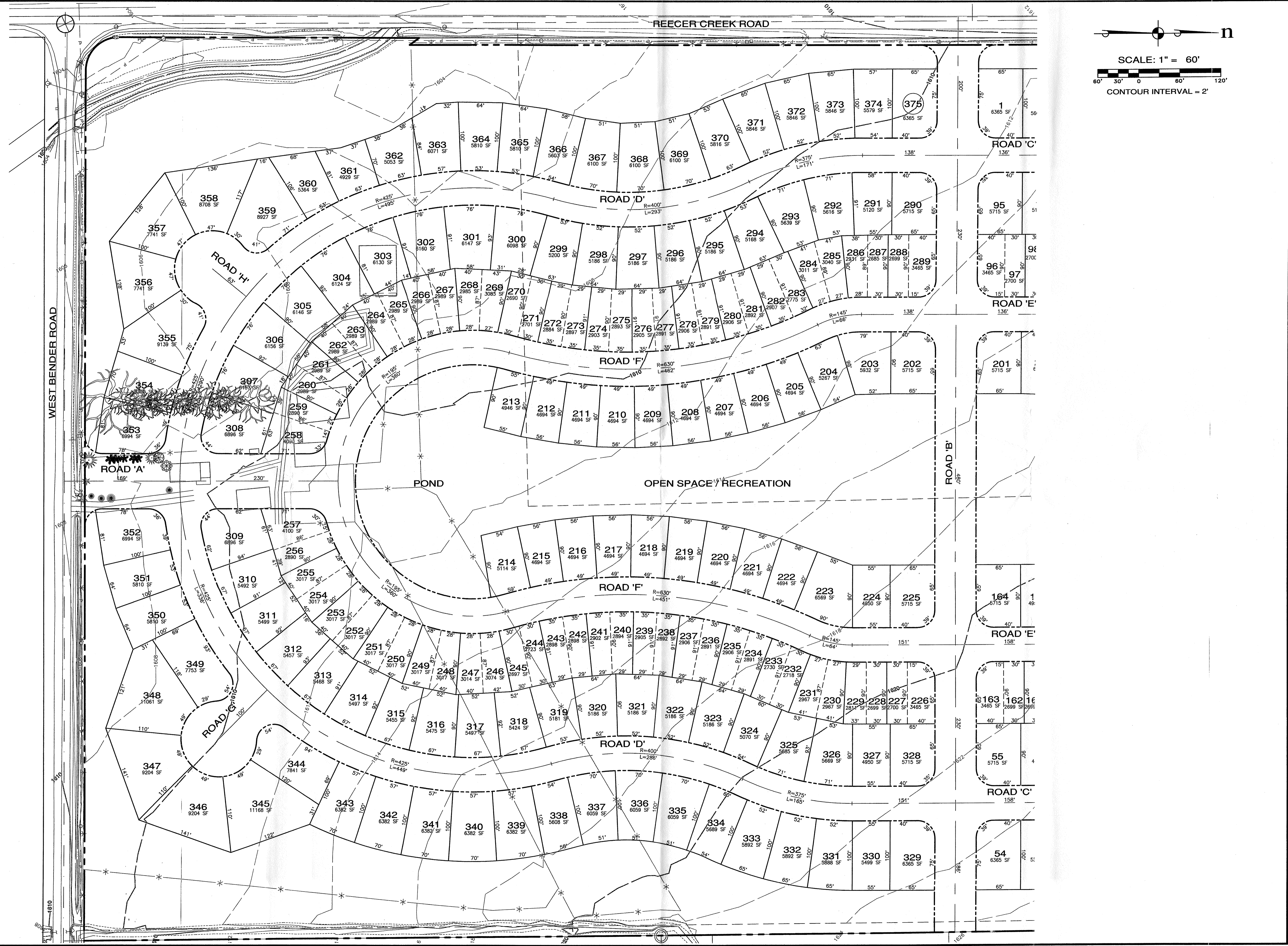
SSHI, LLC dba DR HORTON  
**AXTMAN PUD**  
 OVERALL SITE PLAN

CITY OF ELLENSBURG

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DWG. NAME:	PP-01
DESIGNED BY:	EGL
DRAWN BY:	JMM
CHECKED BY:	
DATE:	04-25-06
DATE OF PRINT:	



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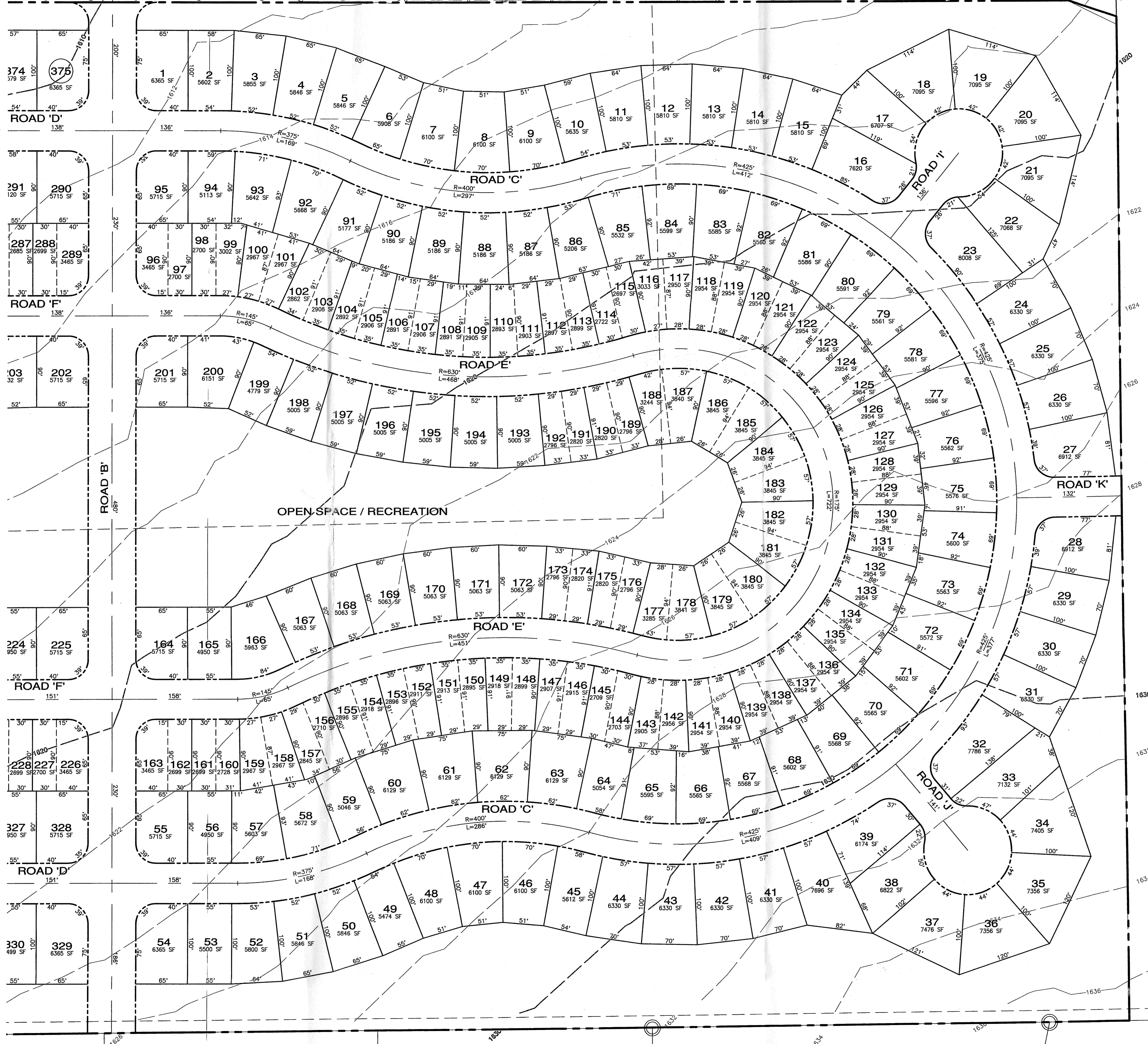
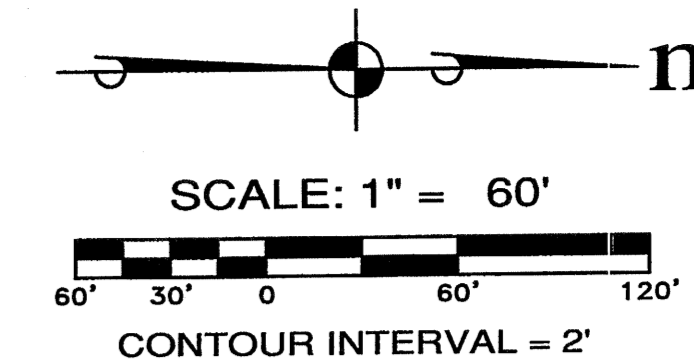
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 Land Planning, Landscape Architecture

**SSH, LLC dba DR HORTON**  
**AXTMAN PUD**  
 SITE PLAN - SOUTH  
 CITY OF ELLENSBURG, WASHINGTON

JOB NO.:	410-028-005
DWG. NAME:	PP-02
DESIGNED BY:	EGL
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2 OF 6 SHEETS

REECER CREEK ROAD



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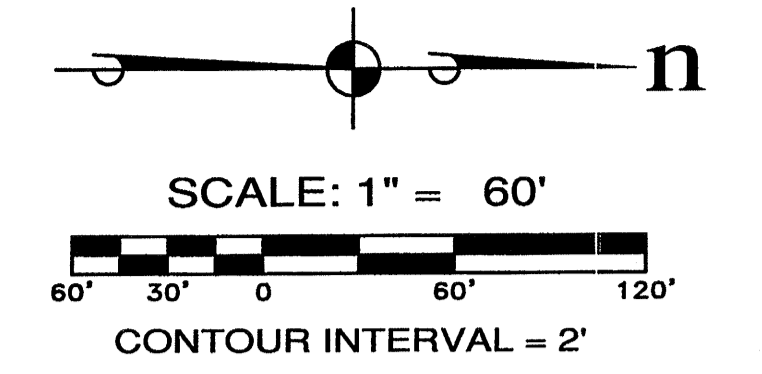
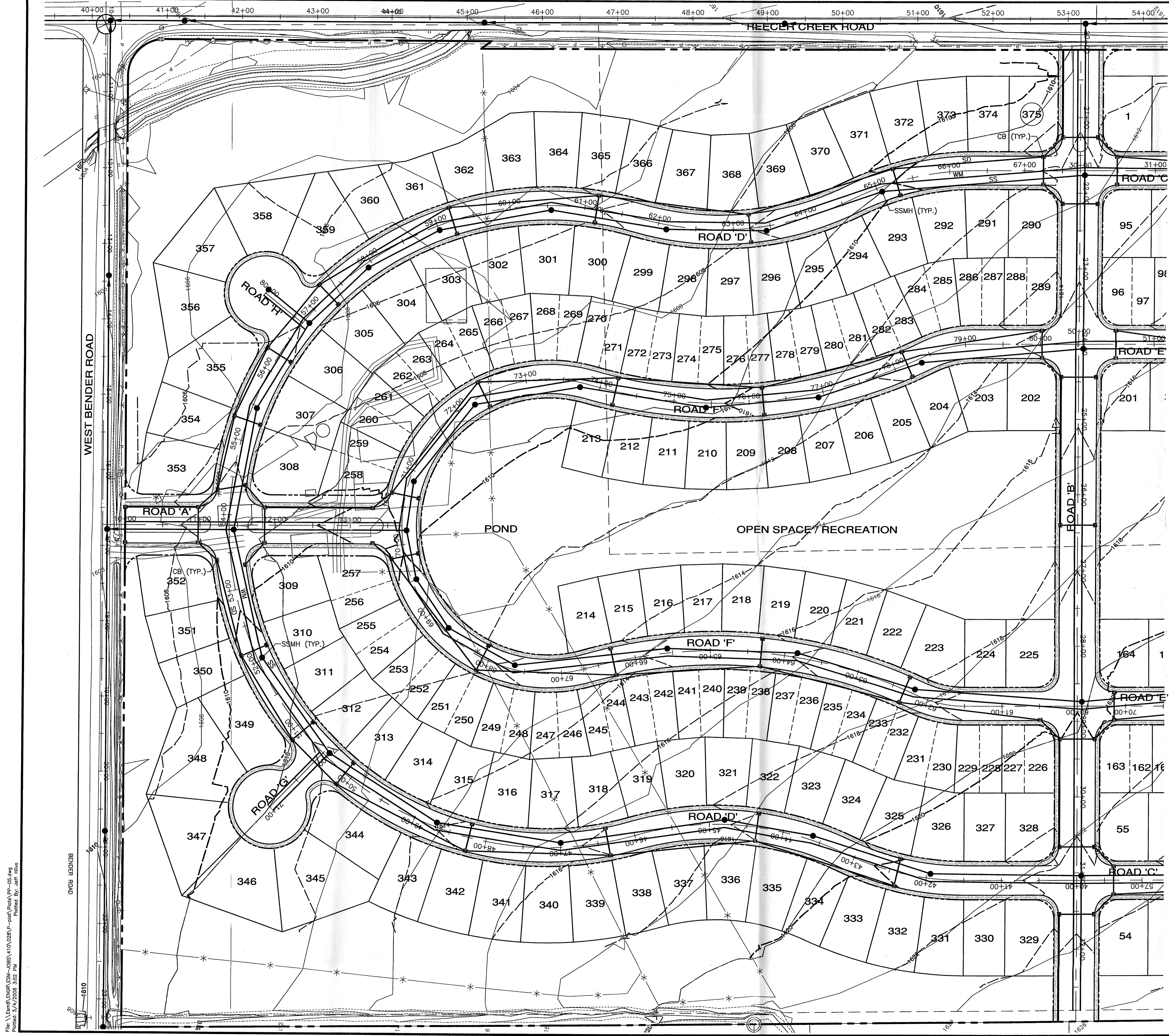
**SSH, LLC dba DR HORTON**  
**AXTMAN PUD**  
 SITE PLAN - NORTH

CITY OF ELLENSBURG WASHINGTON

JOB NO.:	410-028-005
DWG. NAME:	PP-03
DESIGNED BY:	EGL
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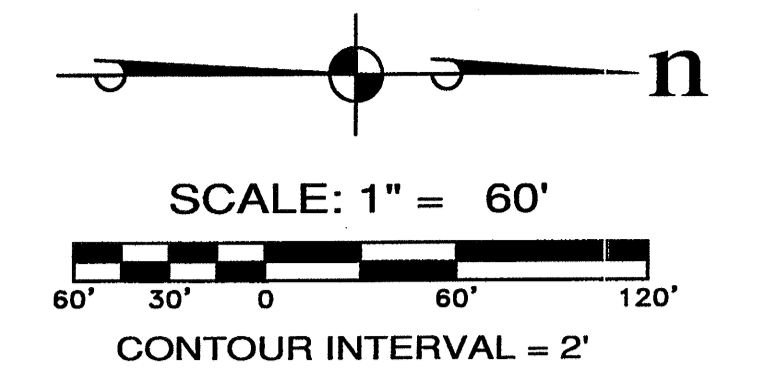
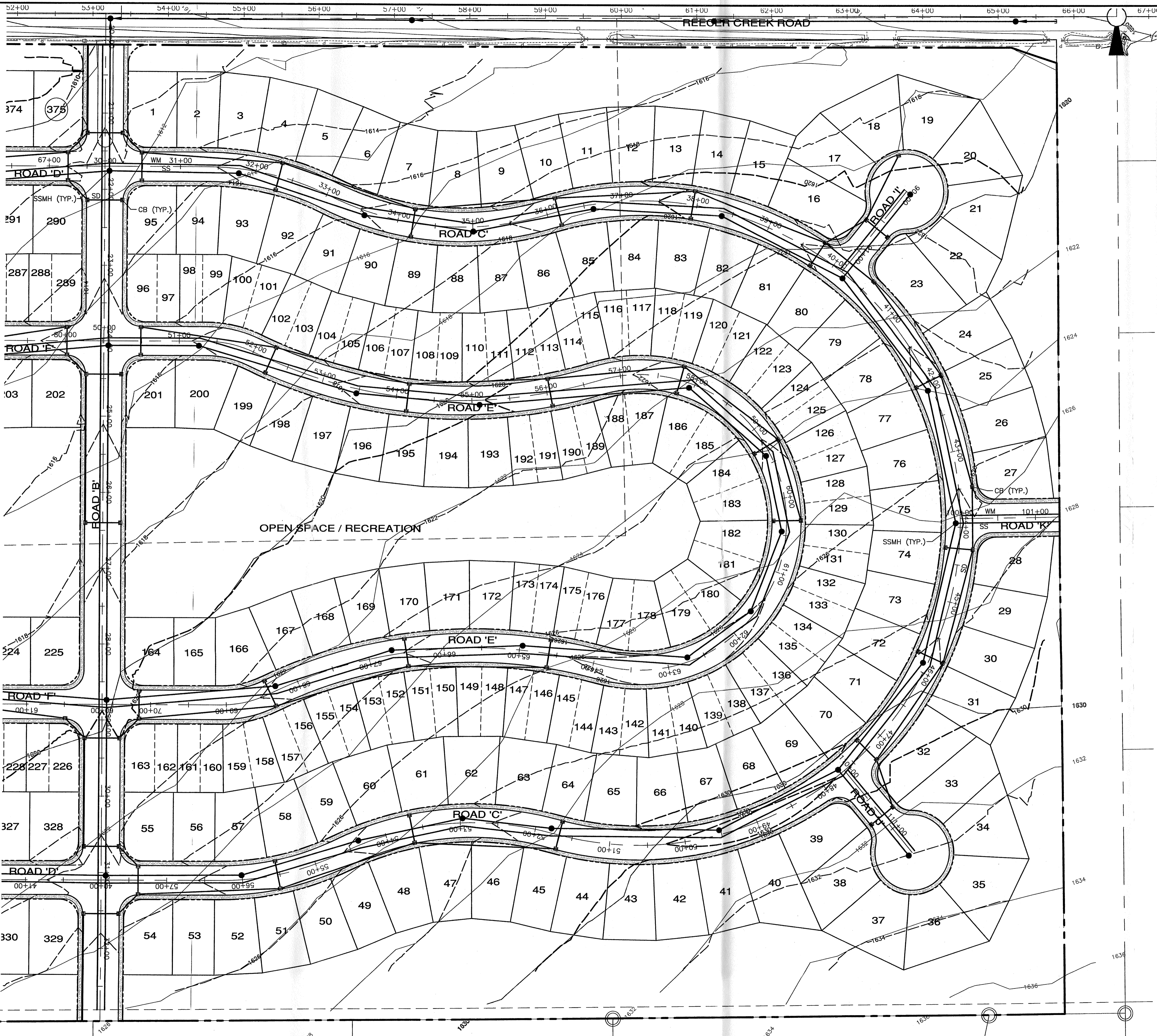


**LEGEND**

	SANITARY SEWER MAIN
	WATER MAIN
	STORM DRAIN LINE
	CATCH BASIN, TYPE 1
	SANITARY SEWER MANHOLE
	CONCRETE SIDEWALK
	EXISTING CONTOURS
	PROPOSED CONTOURS

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<b>SSHI, LLC dba DR HORTON</b> <b>AXTMAN PUD</b> CITY OF ELLENSBURG PRELIMINARY ROAD, GRADING AND UTILITY PLAN WASHINGTON	
JOB NO.: 410-028-005 DWG. NAME: PP-05 DESIGNED BY: EGL DRAWN BY: JMM CHECKED BY: DATE: 04-25-06 DATE OF PRINT:	
4 OF 6 SHEETS	



**LEGEND**

	SANITARY SEWER MAIN
	WATER MAIN
	STORM DRAIN LINE
	CATCH BASIN, TYPE 1
	SANITARY SEWER MANHOLE
	CONCRETE SIDEWALK
	EXISTING CONTOURS
	PROPOSED CONTOURS

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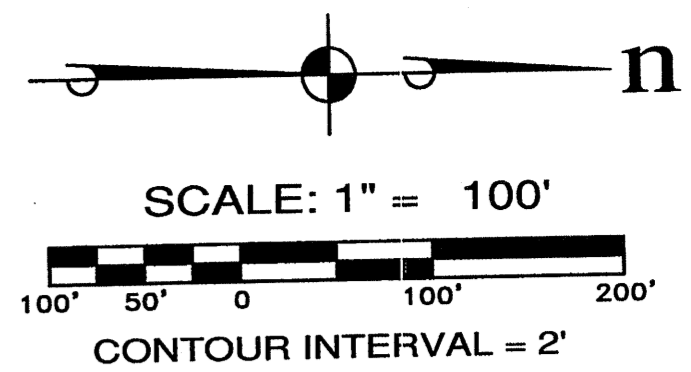
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**AXTMAN PUD**  
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A PORTION OF SECTION 27, RANGE 18, TOWNSHIP 18



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**PHILIP A. TURNER**  
REGISTERED LAND SURVEYOR  
34133  
EXPIRES 4/13/2026

**ESM CONSULTING ENGINEERS, LLC**  
33915 1st Way South #200  
Federal Way, WA 98003  
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**AXTMAN PUD**  
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CITY OF ELLENSBURG

WASHINGTON

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