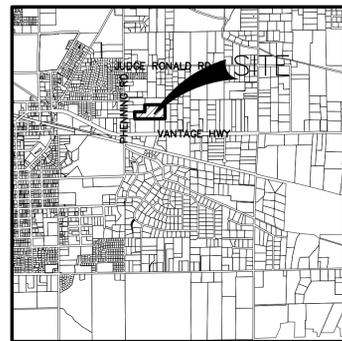
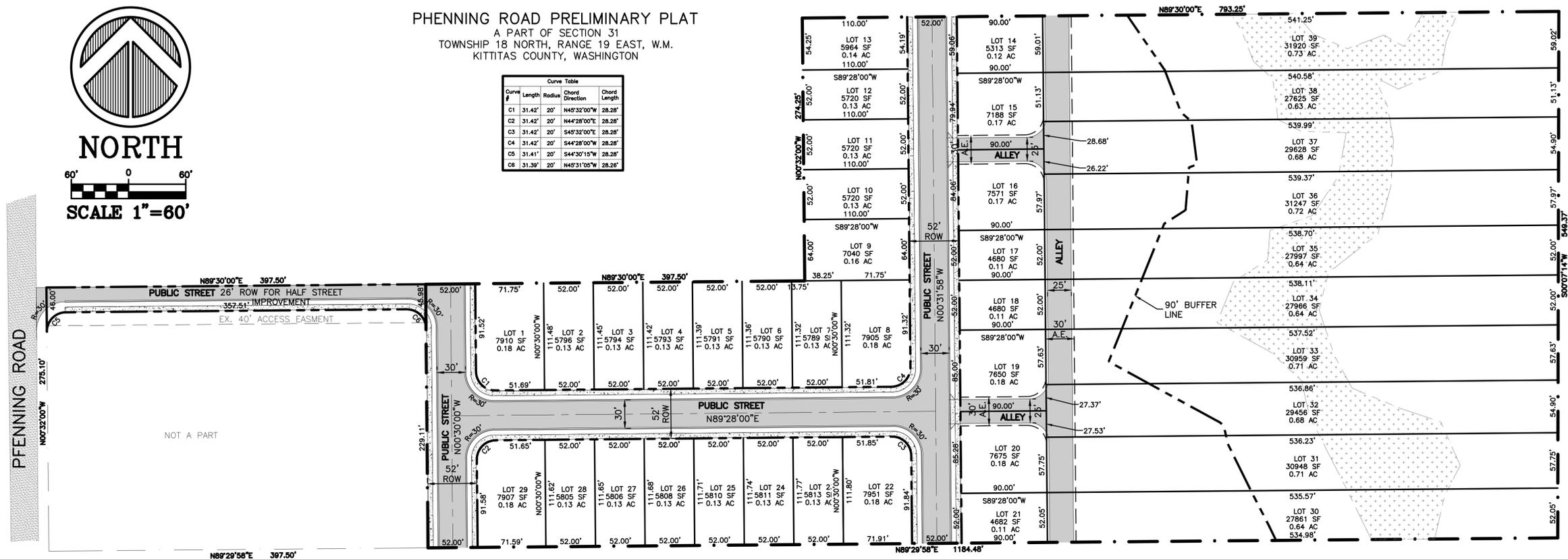


NORTH

SCALE 1"=60'

PHENNING ROAD PRELIMINARY PLAT
A PART OF SECTION 31
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42'	20'	N45°32'00"W	28.28'
C2	31.42'	20'	N44°28'00"E	28.28'
C3	31.42'	20'	S45°32'00"E	28.28'
C4	31.42'	20'	S44°28'00"W	28.28'
C5	31.41'	20'	S44°30'15"W	28.28'
C6	31.39'	20'	N45°31'05"W	28.28'



VICINITY MAP
NOT TO SCALE

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
P.O. BOX 5484
BELLA VISTA, AR 72714

OWNER/DEVELOPER:

CRUYL ENTERPRISES, INC.
P.O. BOX 454
ELLENSBURG, WA 98926

NOTES:

- TOTAL ACREAGE: 12.47 AC
- NO. OF LOTS: 39
- ZONE: SUBURBAN
- ASSESSOR'S PARCEL NO. 12391, 12392, & 12393
- SOURCE OF WATER: PUBLIC WATER MAIN ALONG PHENNING ROAD.
- SEWER SYSTEM: PUBLIC SANITARY SEWER MAIN ALONG PHENNING ROAD.
- DRAINAGE: AS PER KITITITAS COUNTY STANDARDS
- ACCESS: PUBLIC ACCESS EASEMENT AND COUNTY ROAD
- WETLANDS & BUFFER PER CRITICAL AREA REPORT DATED

DESCRIPTIONS OF EXISTING PARCEL:

PARCELS 12391, 12392, & 12393
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

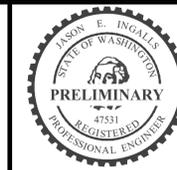
A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE RIGHT OF WAY OF THE COUNTY ROAD WHICH IS 877.1 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE NORTH 0°32' WEST, ALONG SAID EAST BOUNDARY LINE OF SAID RIGHT OF WAY, 274.25 FEET; THENCE NORTH 69°30' EAST, 1,588.25 FEET; THENCE SOUTH 0°07' WEST, 274.25 FEET; AND THENCE SOUTH 89°30' WEST, 1,588.1 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 795 FEET THEREOF;

AND

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT A POINT 30 FEET EAST AND 602 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION AND RUNNING THENCE NORTH 0°32' WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION, 275.1 FEET; THENCE NORTH 89°30' EAST, 1,585.1 FEET; THENCE SOUTH 0°07' WEST, 275.1 FEET; THENCE SOUTH 89°30' WEST, 1,582.0 FEET TO THE POINT OF BEGINNING.



6/30/2025

Date	Comments	Rev

NOT FOR CONSTRUCTION

PHENNING ROAD PLAT

PHENNING ROAD ELLENSBURG, WA

CRUYL ENTERPRISES, INC.

P.O. BOX 454, ELLENSBURG, WA 98926

800 SOUTH 15TH AVE, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
F: (479) 364-0028
M: (501) 752-5300
EMAIL: jason@ec-engine.com



DRAWN BY:
JEI

CHECKED BY:
JEI

DATE

JOB NUMBER
25-1019

SHEET NAME
PRELIMINARY PLAT



Know what's below.
Call before you dig.

SURVEYOR'S CERTIFICATE:

THIS MAP DEPICTS A SURVEY MADE BY CRUSE & NELSON IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND MADE AUGUST OF 1996.

File No.

1 OF 1