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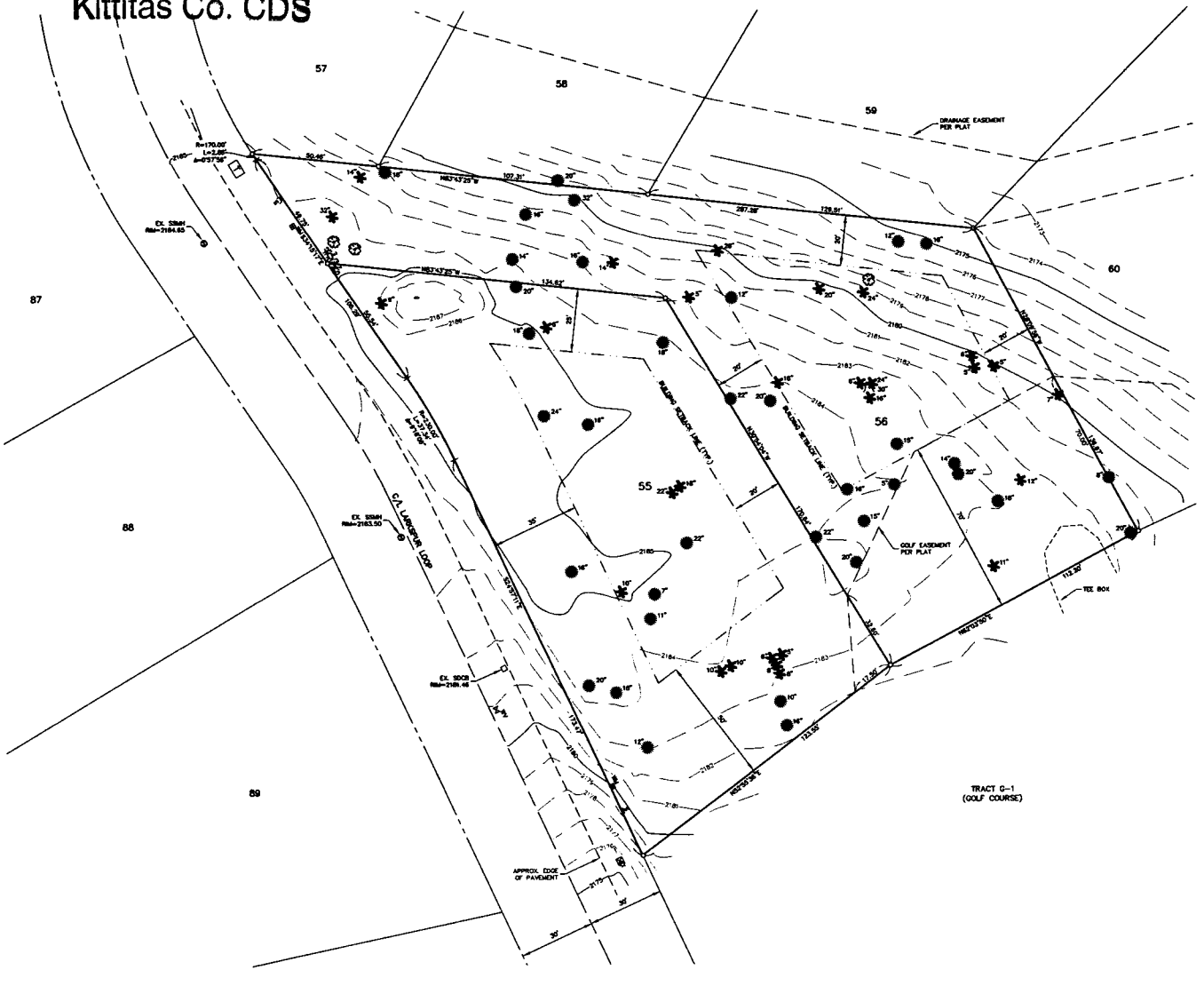
JUN 11 2018
Kittitas Co. CDS

LOTS 55 & 56, PHASE 1, DIVISION 1, MOUNTAINSTAR (PLAT ALTERATION)

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 29, T. 20 N., R. 15 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

DATUM:

THE ELEVATIONS SHOWN HEREON ARE FROM AN ASSUMED VERTICAL DATUM. THEY ARE ONLY TO SHOW THE RELIEF OF THE LAND AND DO NOT REPRESENT THE TRUE ELEVATION ABOVE SEA LEVEL.

CONTOUR INTERVAL--ONE FOOT.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE BOUNDARY LINES, BUILDING SETBACKS AND THE TOPOGRAPHY ON LOTS 55 & 56, PHASE 1, DIVISION 1, MOUNTAINSTAR (AN ALTERATION OF MOUNTAINSTAR, DIVISION 1A).
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 7" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE VOLUME 10 OF PLATS AT PAGES 12--45. (LOT 55 & 56 ARE DELINEATED ON PAGE 31) UNDER AUDITOR'S FILE NO. 200801220007 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.
5. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON DECEMBER 14, 2017.

LEGAL DESCRIPTION:

LOTS 55 & 56, PHASE 1, DIVISION 1, MOUNTAINSTAR (AN ALTERATION OF MOUNTAINSTAR, DIVISION 1A), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 12 THROUGH 45, RECORDS OF SAID COUNTY.

PARCEL INFORMATION:

PARCEL NOS.: 18873 & 18874
MAP NOS.: 20-15-29050-0055 & 20-15-29050-0056

ADDRESS:

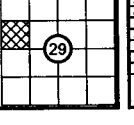
1510 LARKSPUR LOOP (LOT 55)
1550 LARKSPUR LOOP (LOT 56)
CLE ELUM, WA 98922

LEGEND

- FOUND 5/8" IRON ROD & CAP
- FIR TREE
- PINE TREE
- STUMP
- SHRUB
- ELECTRICAL STUB
- ELEC. HAND HOLE
- SANITARY SEWER MANHOLE
- SEWER STUB
- CATCH BASIN
- GAS STUB
- COMMUNICATION VAULT
- WATER METER
- WATER VALVE
- 2 INCH PVC (VERIFY)
- LIGHT POLE

LOT 55	LOT 56
24,197 SQ. FT.	26,235 SQ. FT.
0.56 AC.	0.60 AC.
IMPROVEMENT ENVELOPE	IMPROVEMENT ENVELOPE
7,039 SQ. FT.	6,464 SQ. FT.
0.16 AC.	0.15 AC.

INDEX LOCATION
SEC. 29 T. 20 N.R. 15 E.W.M.



REVISIONS	DATE
DESCRIPTION	BY

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SAMUEL R. WARD
STATE OF WASHINGTON
21510
REGISTERED
PROFESSIONAL LAND SURVEYOR

12-18-2017

COVERT PROPERTIES
TOPOGRAPHIC SURVEY

Encompass
ENGINEERING & SURVEYING
163 NE Dekalb Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
407 Teallimber Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	17221
DATE	12/2017
SCALE	1"=20'
DESIGNED	N/A
DRAWN	G. MEISER
CHECKED	S. WARD
APPROVED	S. WARD
SHEET	1 of 1