

CITY HEIGHTS - PHASE 2 PRELIMINARY PLAT

A PORTION OF THE NORTH 1/2 OF SECTION 27, T. 20 N., R. 15 E., W.M.,
KITITITAS COUNTY, WASHINGTON

PROPERTY OWNER:

CITY HEIGHTS HOLDINGS LLC
PO BOX 4279
SEATTLE WA 98194

DEVELOPER:

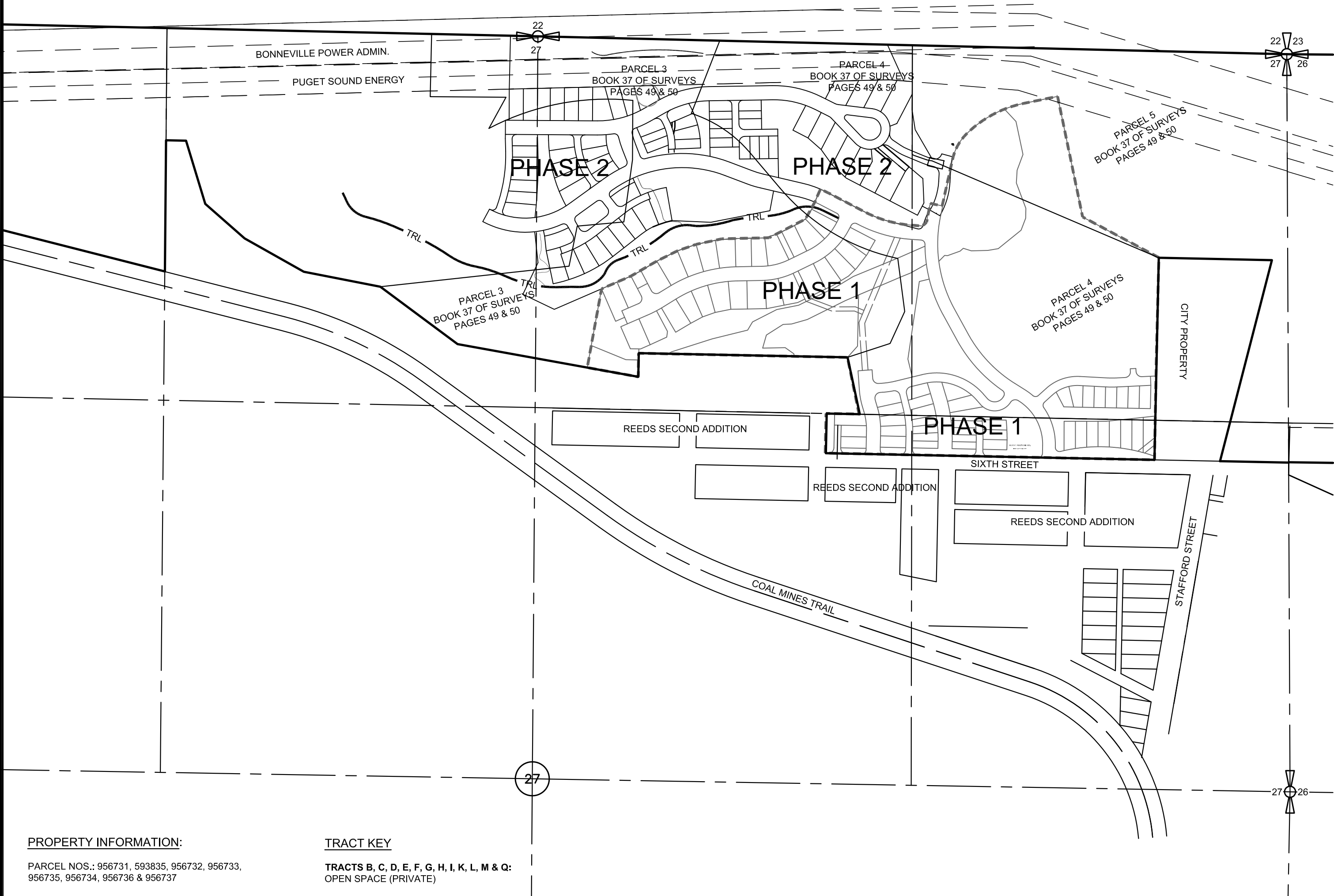
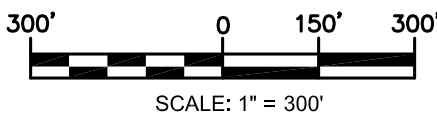
TRAILSIDE HOMES
PO BOX 4279
SEATTLE WA 98194

ENGINEER:

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND WA 98033

SURVEYOR:

ENCOMPASS ENGINEERING & SURVEYING
407 SWIFTWATER BLVD
CLE ELUM WA 98922



PROPERTY INFORMATION:

PARCEL NOS.: 956731, 593835, 956732, 956733, 956735, 956734, 956736 & 956737

MAP NOS.: 20-15-27000-0001, 20-15-27020-0001, 20-15-27000-0002, 20-15-27000-0003, 20-15-27000-0005, 20-15-27000-0004, 20-15-27000-0006 & 20-15-27000-0007

69 LOTS
17 TRACTS
WATER SOURCE: CITY OF CLE ELUM
SEWER SOURCE: CITY OF CLE ELUM

ZONE: PLANNED MIXED USE

TRACT KEY

TRACTS B, C, D, E, F, G, H, I, K, L, M & Q:
OPEN SPACE (PRIVATE)

TRACTS J, N, O & P: PRIVATE ACCESS &
UTILITIES

TRACT A: FUTURE DEVELOPMENT
(PRIVATE)

PLAT NOTES:

- THE AS-BUILT PATH AND TRAILS OUTSIDE OF PUBLICLY DEDICATED AREAS ARE TO BE LOCATED IN 15' WIDE PUBLIC ACCESS EASEMENT FOR PUBLIC USE AND MAINTENANCE. THE EASEMENT IS TO BE PLACED OVER THE AS-BUILT LOCATION OF THE PATH AND TRAILS.
- A 10' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING SUMMIT VIEW DRIVE.
- A 5' EASEMENT FOR SNOW PLOWING AND STORAGE ALONG LOTS FRONTING ALL OTHER ONSITE ROADS.

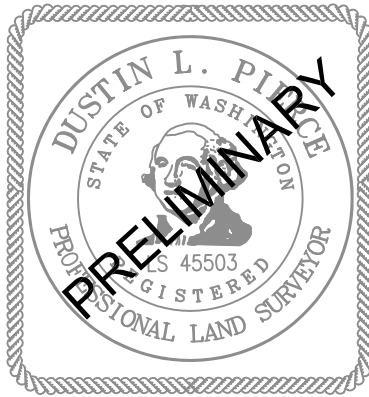
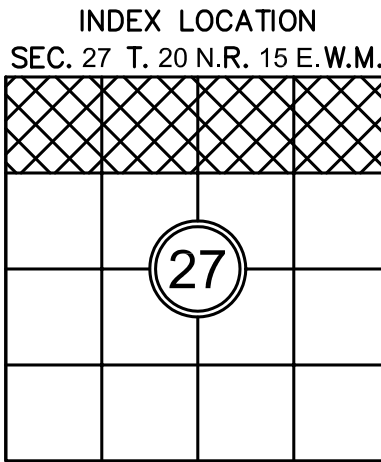
EXISTING LEGAL DESCRIPTIONS PER AMERITITLE COMMITMENT FILE NO. 342883AM:

TRACT 3:

PARCEL A:

PARCELS 2, 3, 4 AND 5 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 27, 2010, BOOK 37 OF SURVEYS, PAGES 49 AND 50, UNDER AUDITOR'S FILE NO. 201008270003, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

(BEING PARCEL 15 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 3, 2003, IN BOOK 28 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200302030013)



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ENGINEERING & SURVEYING

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Eastern Washington Division
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DWN BY	DATE	JOB NO.
D.L.P./G.W.	03/2022	09041-4
CHKD BY	SCALE	SHEET
D.L.P./M.K.K.	1" = 300'	1 OF 6

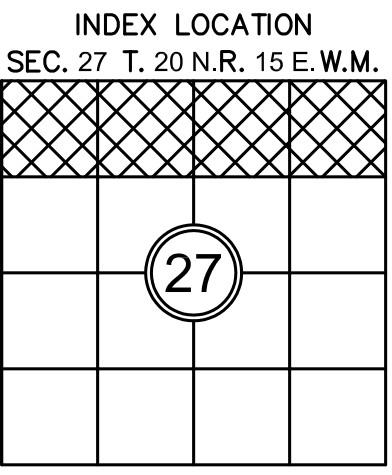
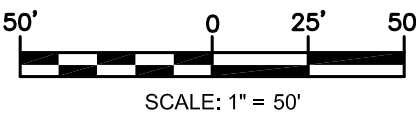
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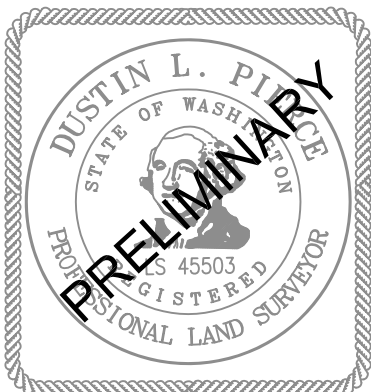
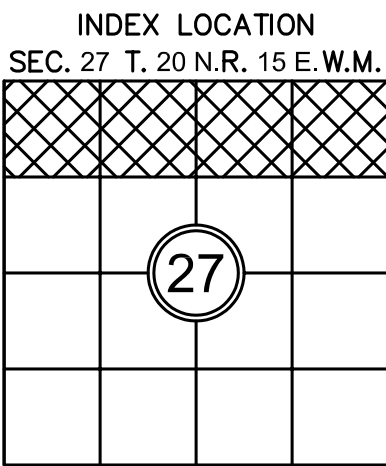
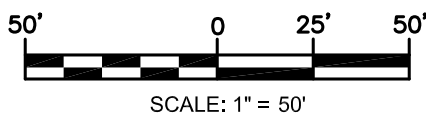
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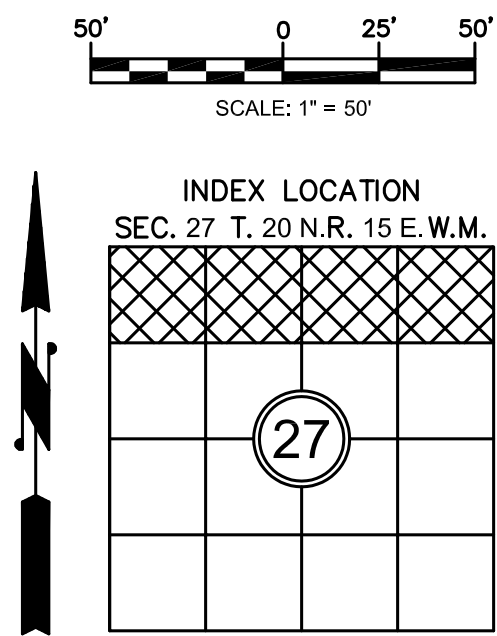
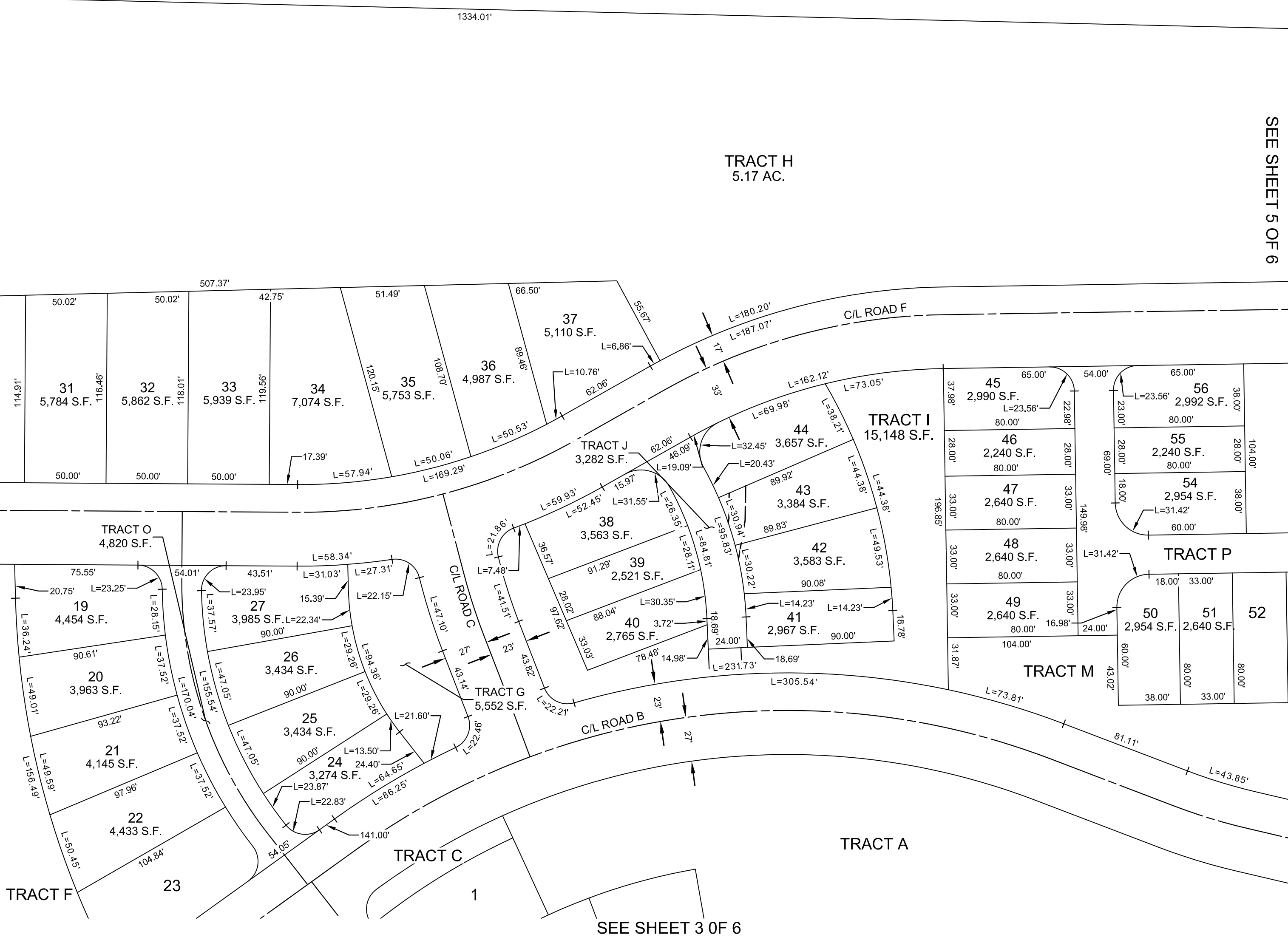
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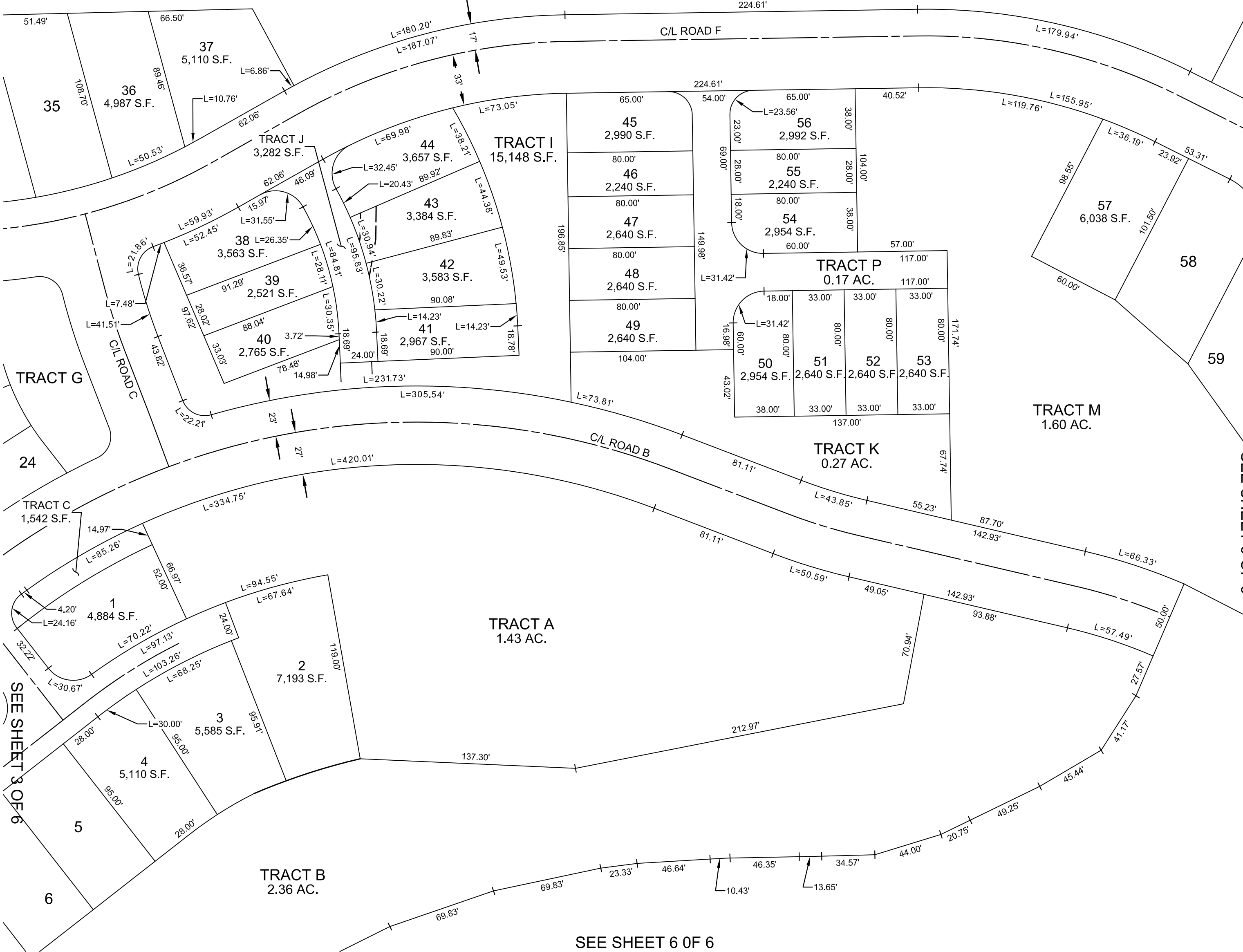
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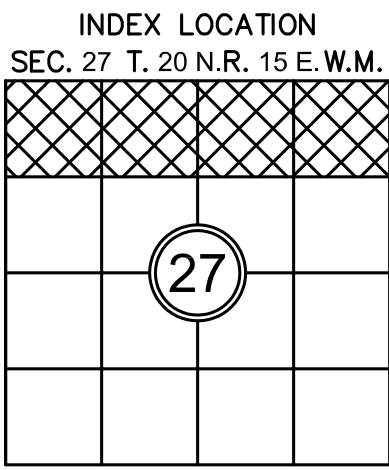
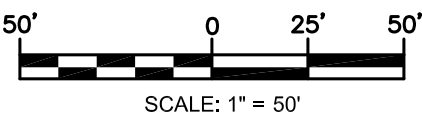
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TRACT H
5.17 AC.



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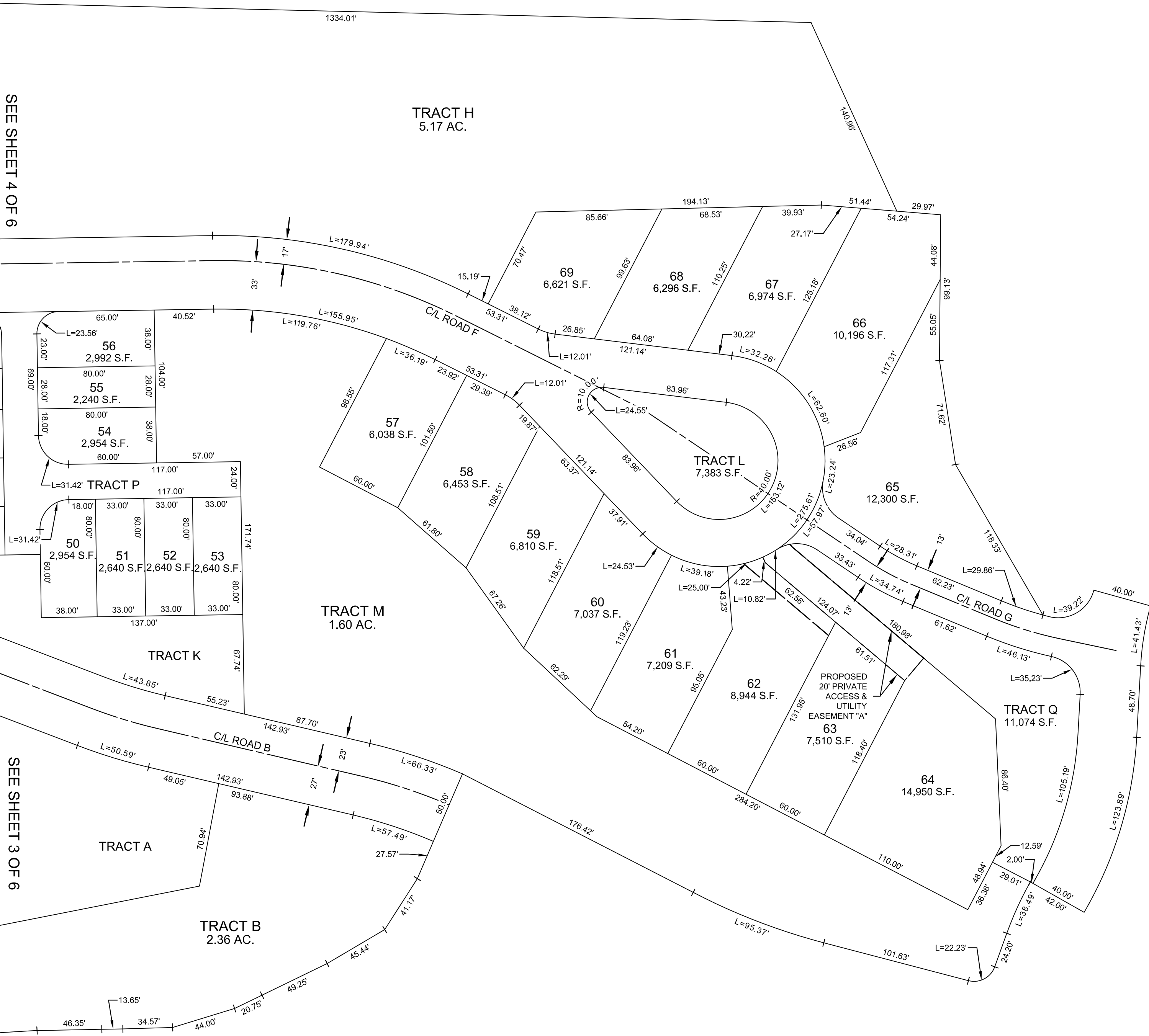
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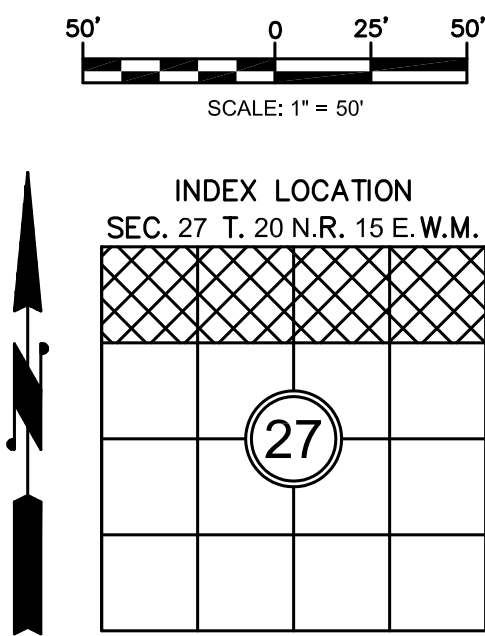
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