

CITY HEIGHTS - PHASE 3 PRELIMINARY PLAT

NW1/4 NE1/4 IN SEC. 27, T. 20 N., R. 15 E., W.M.
KITITAS COUNTY, WASHINGTON

VOL/PG

SITE INFORMATION

PROPERTY OWNER
CITY HEIGHTS HOLDINGS, LLC
CONTACT: SEAN NORTHRUP
PO BOX 1829
ISSAQUAH, WA 98027

DEVELOPER
TRAILSIDE HOMES
CONTACT: BARBARA RODGERS
P.O. BOX 1829
ISSAQUAH, WA 98027
206.388.3121
BARBARA@THETRAILSIDEGROUP.COM

ENGINEER
THE BLUELINE GROUP
CONTACT: BRETT PUDISTS
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
425.216.4051
BPUDISTS@THEBLUELINEGROUP.COM

SURVEYOR
MEAD GILMAN & ASSOCIATES
CONTACT: MARK PENDERGRAFT, PLS
PO BOX 289
WOODINVILLE, WA 98072
425.486.1252 X2
MARK@MEADGILMAN.COM

PARCEL NUMBERS: _____

MAP NUMBERS: _____

TOTAL SITE AREA: 93,202 SF (2.14 AC)
PROPOSED LOTS: 19
PROPOSED TRACTS: 2
WATER PURVEYOR: CITY OF CLE ELUM
SEWER PURVEYOR: CITY OF CLE ELUM

LEGAL DESCRIPTION

TRACTS A, R, AND T, CITY HEIGHTS - PHASE 2 AS RECORDED IN BOOK ____ OF PLATS, AT PAGES _____, UNDER AUDITOR'S FILE NO. _____, RECORDS OF KITITAS COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

TRACT PURPOSE TABLE			
TRACT NAME	TRACT USE	TRACT OWNERSHIP	AREA (SF)
TRACT A	OPEN SPACE (PRIVATE)	CITY HEIGHTS HOMEOWNERS ASSOCIATION	12,476
TRACT B	OPEN SPACE (PRIVATE)	CITY HEIGHTS HOMEOWNERS ASSOCIATION	8,846

RESTRICTIONS OF RECORD

- THIS PROPERTY IS SUBJECT TO CLASSIFICATION UNDER THE DESIGNATED FOREST LAND STATUTE RCW 84.33. SLATE OF THIS PROPERTY WITHOUT NOTICE OF COMPLIANCE TO THE COUNTY ASSESSOR WILL CAUSE A SUPPLEMENTAL ASSESSMENT, INTEREST, AND PENALTY TO BE ASSESSED.
- THIS SITE IS SUBJECT TO POSSIBILITY OF TAP CONNECTION CHARGES LEVIED BY THE CITY OF CLE ELUM, WASHINGTON WITH RESPECT TO CONNECTION TO EITHER THE CITY WATER OR SEWER FACILITIES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 569881 AS ATTACHED BY ANNEXATION INTO THE CITY OF CLE ELUM BY ORDINANCE NO. 1352 UNDER AUDITOR'S FILE NO. 201111140007. NOTED HERE.
- THIS SITE IS SUBJECT TO LIENS, LEVIES, AND ASSESSMENTS OF THE CITY OF CLE ELUM AS CONTAINED IN ORDINANCE NO. 1352 ANNEXING SAID PREMISES AND OTHER LAND AS RECORDED UNDER AUDITOR'S FILE NO. 201111140007. NOTED HERE.
- THIS SITE IS SUBJECT TO LIENS, LEVIES, AND ASSESSMENTS OF THE ROAD MAINTENANCE AGREEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 200402230049. PERTAINS TO PORTIONS OF EASEMENT GRANTED ON SURVEY RECORDED UNDER AUDITOR'S FILING NUMBER 200210210026, WHICH IS SHOWN HEREON.
- THIS SITE IS SUBJECT THE PROVISIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY, A CORPORATION TO THE CLE ELUM RAILROAD COMPANY, A CORPORATION, AS RECORDED IN BOOK P OF DEEDS, AT PAGE 229. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
- THIS SITE IS SUBJECT TO CONSENT TO LOCATE ROAD AND WAIVER OF RELINQUISHMENT OF ALL CLAIMS OF DAMAGE CAUSED OR ARISING BY REASON OF LAYING OUT, ESTABLISHMENT, AND MAINTENANCE OF A PUBLIC ROAD AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 30914. NOTED HERE.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR AN ELECTRIC TRANSMISSION LINE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 87513. THE DOCUMENT DOES NOT APPEAR TO AFFECT THE PROPERTY.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR AN ELECTRIC TRANSMISSION LINE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 88485. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
- THIS SITE IS SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD AND WAIVER AND RELINQUISHMENT OF ALL CLAIMS OF DAMAGE CAUSED OR ARISING BY REASON OF LAYING OUT, ESTABLISHMENT, AND MAINTENANCE OF A PUBLIC ROAD AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 135836. NOTED HERE.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR AN ELECTRIC TRANSMISSION LINE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 264899. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
- THIS SITE IS SUBJECT TO A RESERVATION OF OIL, GAS, MINERALS, OR OTHER HYDROCARBONS, AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 521473. NOTED HERE.
- THIS SITE IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 539737. NOTED HERE.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A PEDESTRIAN AND BICYCLE TRAIL AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 199601250012. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A PEDESTRIAN AND BICYCLE TRAIL AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 199601250013. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
- THIS SITE IS SUBJECT TO A PARTIAL WAIVER OF SURFACE USE RIGHTS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 199604080028. NOTED HERE.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR UTILITIES, RECONSTRUCTION, USE, AND MAINTENANCE OF EXISTING ROADS, AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 200012270001. PLOTTED HEREON, THE EASEMENT DOCUMENT ALLOWS FOR THE RELOCATION OF THE ROAD.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 200204050026. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON.
- THIS SITE IS SUBJECT TO RIGHTS, INTERESTS, OR CLAIMS WHICH MAY ARISE AS SHOWN ON THE FACE OF THE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200210210026. SHOWN HEREON WHERE APPLICABLE.
- THIS SITE IS SUBJECT TO A ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 200402230049. NOTED HERE.
- THIS SITE IS SUBJECT TO RIGHTS, INTERESTS, OR CLAIMS WHICH EXIST OR MAY ARISE AS SHOWN ON THE SURVEY AS RECORDED UNDER AUDITOR'S FILE NO. 20100827003. SHOWN HEREON WHERE APPLICABLE.
- THIS SITE IS SUBJECT TO A DOCUMENT ENTITLED "CITY HEIGHTS ANNEXATION AND DEVELOPMENT AGREEMENT" AND THE TERMS AND CONDITIONS THEREOF. NOTED HERE.
- THIS SITE IS SUBJECT TO THE CITY OF CLE ELUM ORDINANCE NO. 1353 DESIGNATING CITY HEIGHTS AS A PLANNED ACTION UNDER THE STATE ENVIRONMENTAL POLICY ACT. NOTED HERE.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, NOTES, SETBACKS, EASEMENTS, AS SET FORTH ON THE FACE OF THE PLAT OF CITY HEIGHTS - PHASE 1 AS RECORDED UNDER AUDITOR'S FILE NO. _____, SHOWN HEREON WHERE APPLICABLE.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, NOTES, SETBACKS, EASEMENTS, AS SET FORTH ON THE FACE OF THE PLAT OF CITY HEIGHTS - PHASE 2 AS RECORDED UNDER AUDITOR'S FILE NO. _____, SHOWN HEREON WHERE APPLICABLE.

NOTES

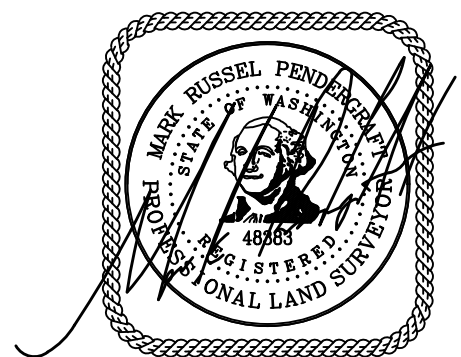
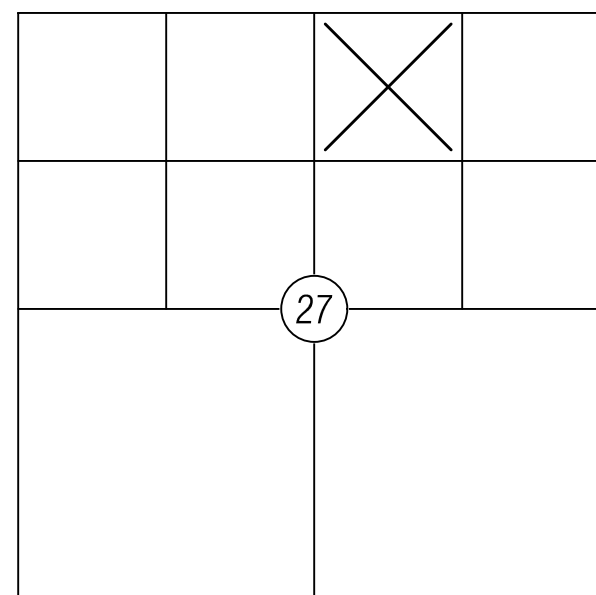
- A CARLSON BRX7 GPS UNIT AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 535320AM. MEAD GILMAN AND ASSOCIATES HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY 2022.
- PROPERTY AREA = 93,202 ± SQUARE FEET.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.
- THE BOUNDARY OF THE PLAT WAS CALCULATED FROM THE PLAT OF CITY HEIGHTS - PHASE 2 (REFERENCE 5) AND CITY HEIGHTS - PHASE 1 (REFERENCE 4). SEE REFERENCE 4 FOR SECTION BREAKDOWN AND CONTROL TIES.

OPEN SPACE, NATURAL AREAS, & PUBLIC SPACES (*125 AC CUMULATIVE)			
PHASE	TRACT NAME	AREA (ACRES)	DESIGNATION / DESCRIPTION
1	TOTAL FROM PH 1	18.32	TOTAL OPEN SPACE FROM PHASE 1
2	TOTAL FROM PH 2	10.76	TOTAL OPEN SPACE FROM PHASE 2
3	TRACT A	0.28	OPEN SPACE (PRIVATE)
3	TRACT B	0.20	OPEN SPACE (PRIVATE)
PHASE 3 TOTAL		0.48	
TOTAL FROM PREV. PHASES		29.08	TOTAL OPEN SPACE FROM PHASES 1 AND 2
CURRENT TOTAL		29.56	

*PER THE DEVELOPER AGREEMENT APPENDIX B AND H, 125 ACRES (35% OF TOTAL SITE ACREAGE) TO BE SET ASIDE AS OPEN SPACE, NATURAL AREAS, PARKS, RECREATION AREAS, VILLAGE GREENS, COMMONS OR PUBLIC ASSEMBLY AREAS OR OTHERWISE UNDEVELOPED SPACE.

INDEXING

SECTION 27, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.



1/19/2023

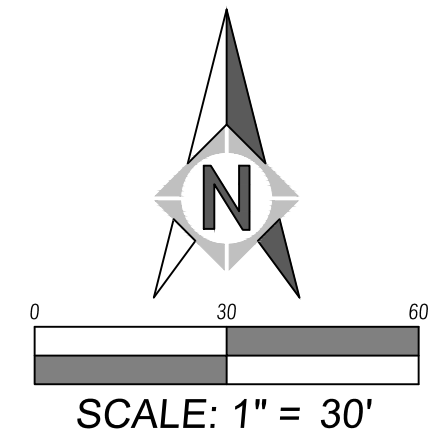
MG | MEAD GILMAN
LAND SURVEYORS
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PROJ. NO. 22022 | SHEET 1 OF 2

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LEGEND

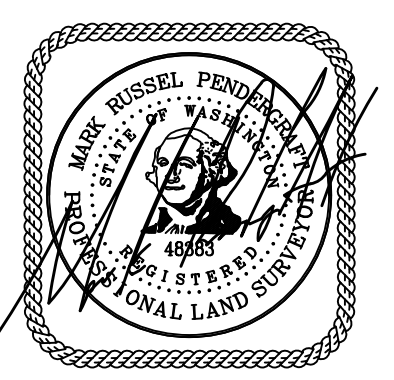
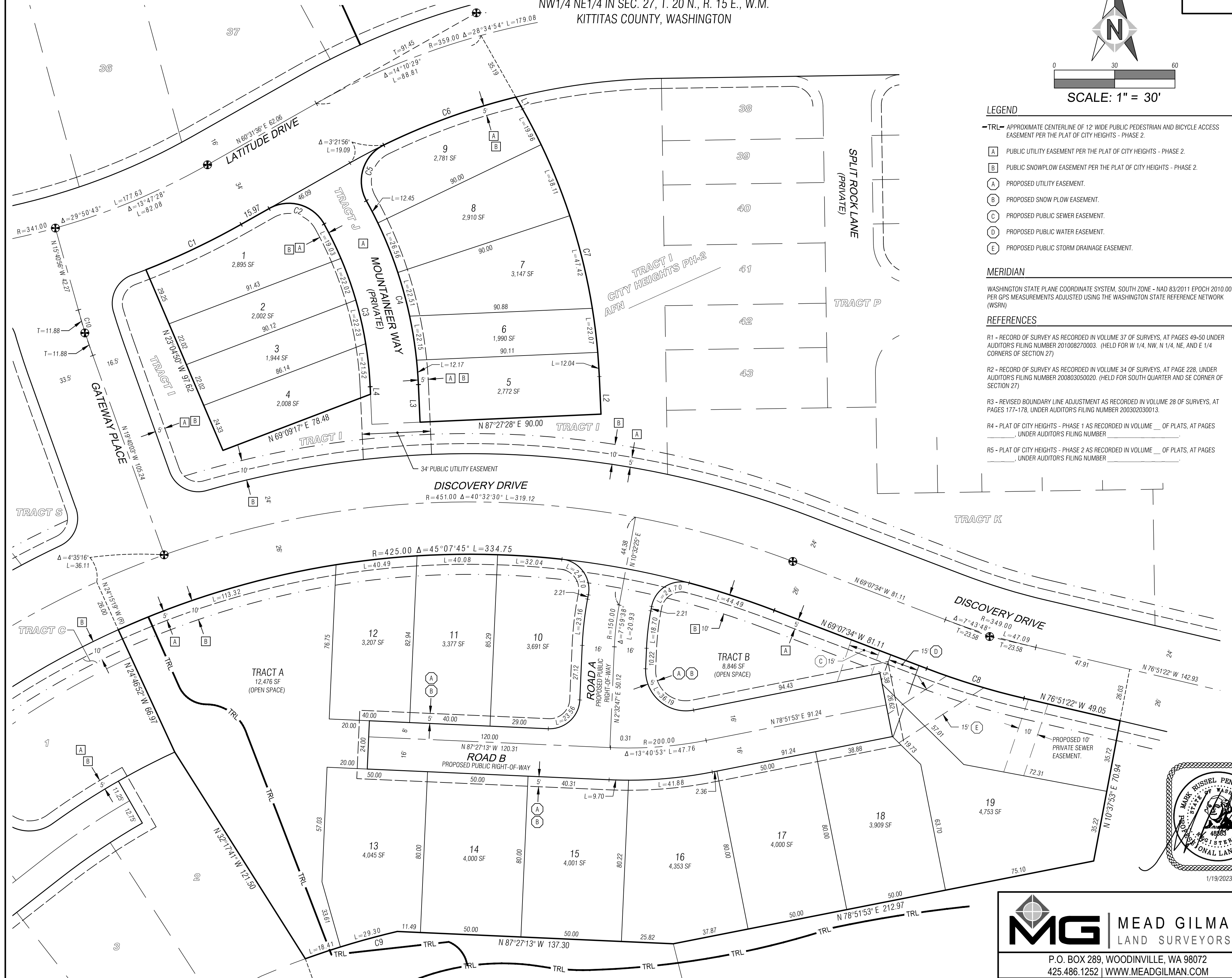
- TRL- APPROXIMATE CENTERLINE OF 12' WIDE PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT PER THE PLAT OF CITY HEIGHTS - PHASE 2.
- [A] PUBLIC UTILITY EASEMENT PER THE PLAT OF CITY HEIGHTS - PHASE 2.
- [B] PUBLIC SNOWPLOW EASEMENT PER THE PLAT OF CITY HEIGHTS - PHASE 2.
- (A) PROPOSED UTILITY EASEMENT.
- (B) PROPOSED SNOW PLOW EASEMENT.
- (C) PROPOSED PUBLIC SEWER EASEMENT.
- (D) PROPOSED PUBLIC WATER EASEMENT.
- (E) PROPOSED PUBLIC STORM DRAINAGE EASEMENT.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE - NAD 83/2011 EPOCH 2010.00 PER GPS MEASUREMENTS ADJUSTED USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

REFERENCES

- R1 - RECORD OF SURVEY AS RECORDED IN VOLUME 37 OF SURVEYS, AT PAGES 49-50 UNDER AUDITOR'S FILING NUMBER 201008270003. (HELD FOR W 1/4, NW, N 1/4, NE, AND E 1/4 CORNERS OF SECTION 27)
- R2 - RECORD OF SURVEY AS RECORDED IN VOLUME 34 OF SURVEYS, AT PAGE 228, UNDER AUDITOR'S FILING NUMBER 200803050020. (HELD FOR SOUTH QUARTER AND SE CORNER OF SECTION 27)
- R3 - REVISED BOUNDARY LINE ADJUSTMENT AS RECORDED IN VOLUME 28 OF SURVEYS, AT PAGES 177-178, UNDER AUDITOR'S FILING NUMBER 200302030013.
- R4 - PLAT OF CITY HEIGHTS - PHASE 1 AS RECORDED IN VOLUME ___ OF PLATS, AT PAGES ___, UNDER AUDITOR'S FILING NUMBER _____
- R5 - PLAT OF CITY HEIGHTS - PHASE 2 AS RECORDED IN VOLUME ___ OF PLATS, AT PAGES ___, UNDER AUDITOR'S FILING NUMBER _____



1/19/2023

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 PROJ. NO. 22022 SHEET 2 OF 2

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