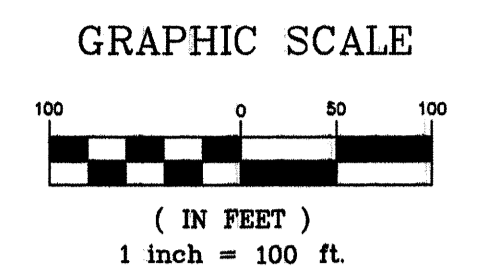


RECEIVED
NOV 22 2019
COMMUNITY DEVELOPMENT

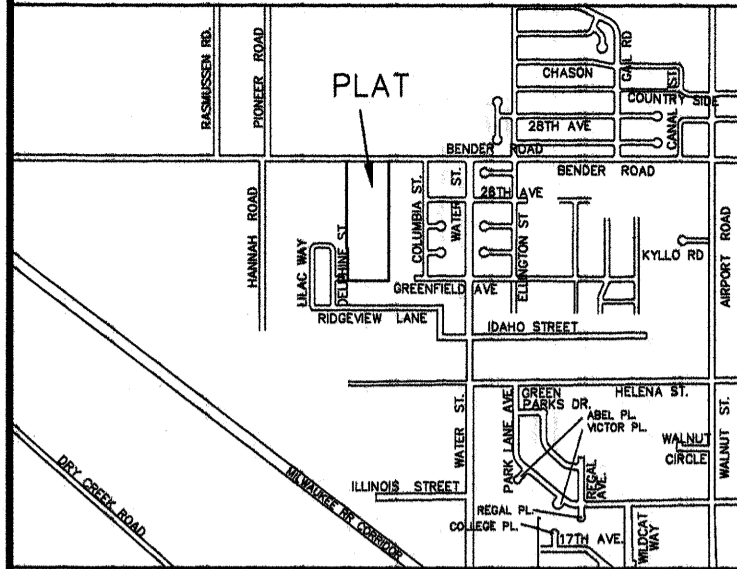


LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE LS 36815"
- FOUND PIN & CAP
- x FENCE

LINE TABLE	CURVE TABLE
L1 N 00°48'26" W 50.00'	C1 R=150.00 L=44.61' D=17°02'17"
L2 N 89°21'53" E 19.68'	C2 R=150.00 L=44.61' D=17°02'17"
L3 N 00°41'00" W 30.00'	
L4 N 89°13'57" E 165.00'	
L5 S 88°47'17" W 165.01'	
L6 S 89°21'53" W 171.46'	
L7 S 89°21'53" W 151.81'	

VICINITY MAP



RIDGEVIEW PLAT - DIVISION 3 - P19-030
Located in the SW 1/4 of Section 26, T. 18 N., R. 18 E.,
Kittitas County, Washington
- Preliminary Plat -

PROPERTY OWNER:
BDN PROPERTIES LLC
PO BOX 926
ELLENSBURG, WA 98926

TAX PARCEL #446936
AREA: 9.55 ACRES
ZONE: RESIDENTIAL SUBURBAN,
AIRPORT OVERLAY

NO. OF PROPOSED LOTS: 50

MAXIMUM DENSITY PER ECC 15.320.030:
57 DWELLING UNITS

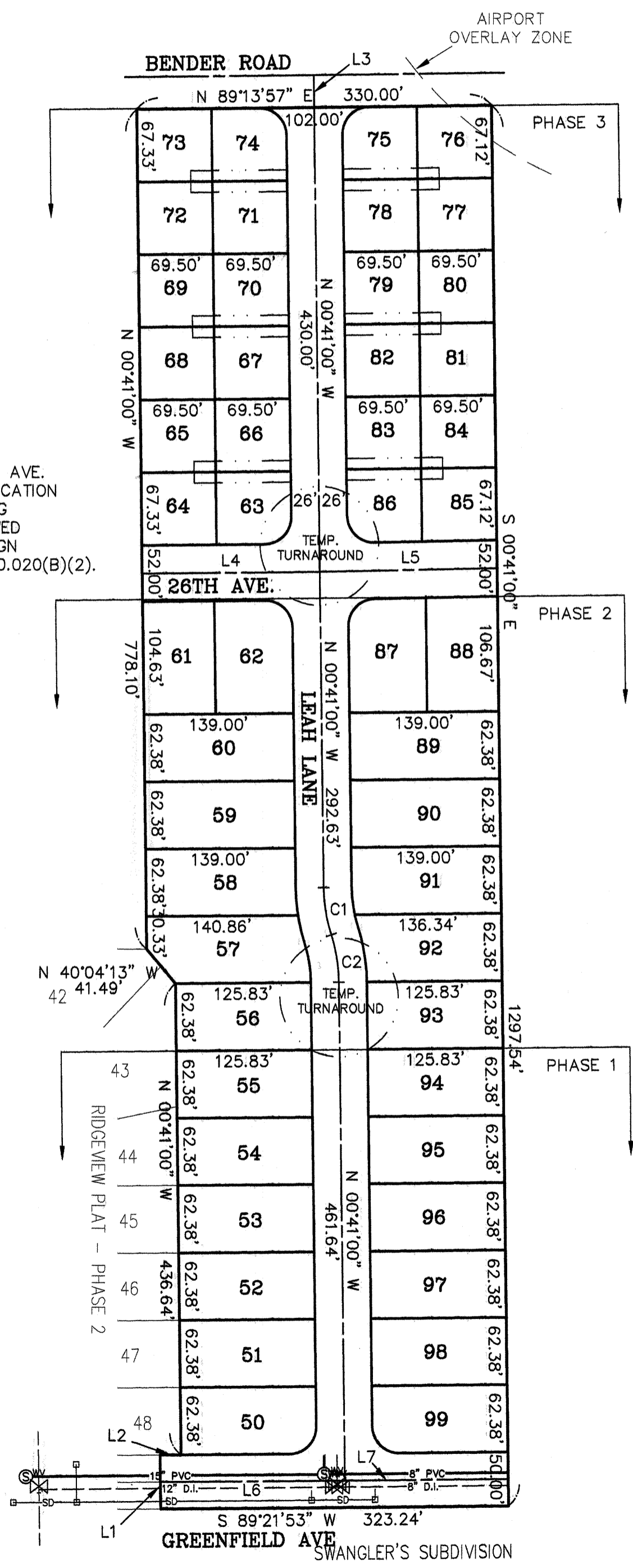
THE 7 ADDITIONAL DWELLING UNITS WILL
BE ASSIGNED TO SPECIFIC LOTS PRIOR
TO FINAL PLAT APPROVAL. ALL FUTURE
DEVELOPMENT OF THESE ADDITIONAL
DWELLING UNITS WILL MEET ZONING CODE.

LOT SIZES -
LOTS 63-86 - 4531 SF TO 4680 SF
LOTS 50-62 & 87-99 - 6981 SF TO 8670 SF

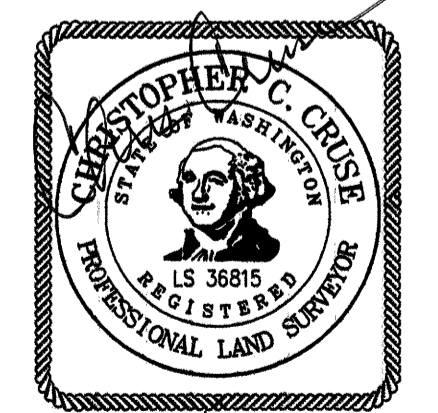
NOTE: THE LOCATION OF 26TH AVE.
IS TO MATCH THE PLATTED LOCATION
OF 26TH AVE. ON NEIGHBORING
PROPERTIES AND IS AN ALLOWED
DEPARTURE FROM BLOCK DESIGN
STANDARDS UNDER ECC 15.420.020(B)(2).

LEGAL DESCRIPTION
THE WEST 330 FEET OF THE NORTHEAST
OF THE SOUTHWEST QUARTER OF SECTION
26, TOWNSHIP 18 NORTH, RANGE 18 EAST,
W.M., IN THE COUNTY OF KITTITAS, STATE
OF WASHINGTON,
EXCEPT RIGHT-OF-WAY FOR BENDER ROAD
ALONG THE NORTH BOUNDARY THEREOF.

NOTE:
A PORTION OF THIS PROPERTY IS LOCATED
WITHIN THE AIRPORT OVERLAY ZONE IN
WHICH A VARIETY OF AIRPORT AVIATION
ACTIVITIES OCCUR. SUCH ACTIVITIES MAY
IMPACT THE USE OF YOUR PROPERTY.



PRELIMINARY
ONLY!

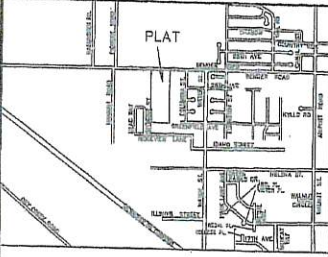


11/22/2019

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
RIDGEVIEW PLAT - DIVISION 3

P19-136

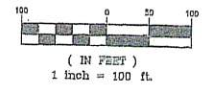
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RIDGEVIEW PLAT - DIVISION 3 - P19-030

Located in the SW 1/4 of Section 26, T. 18 N., R. 18 E., W.M.
Kittitas County, Washington
- Preliminary Plat -

GRAPHIC SCALE



LEGEND

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RECEIVED

NOV 22 2019

COMMUNITY DEVELOPMENT

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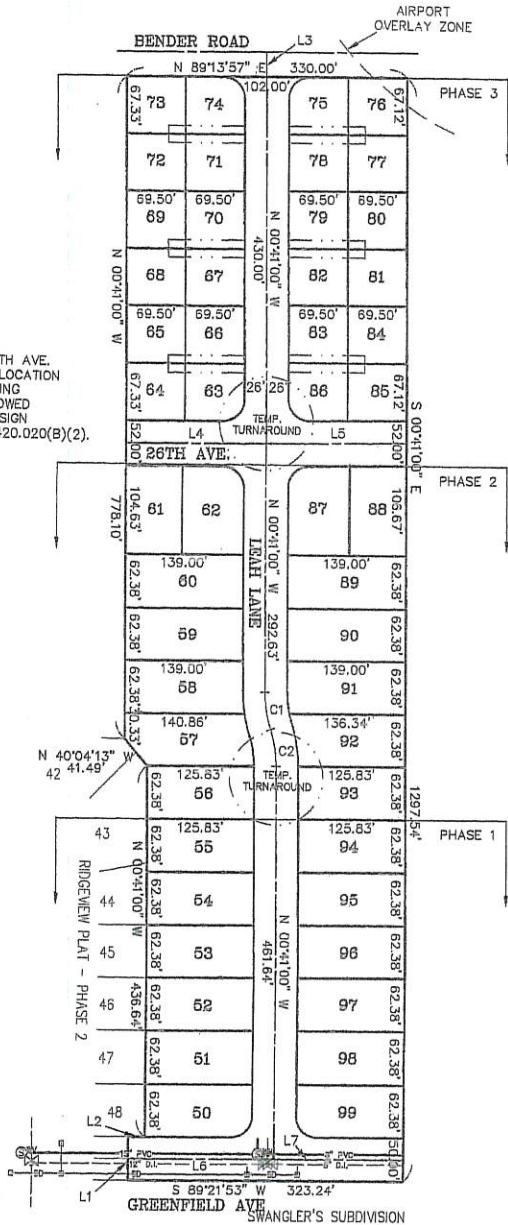
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RIDGEVIEW PLAT - DIVISION 3