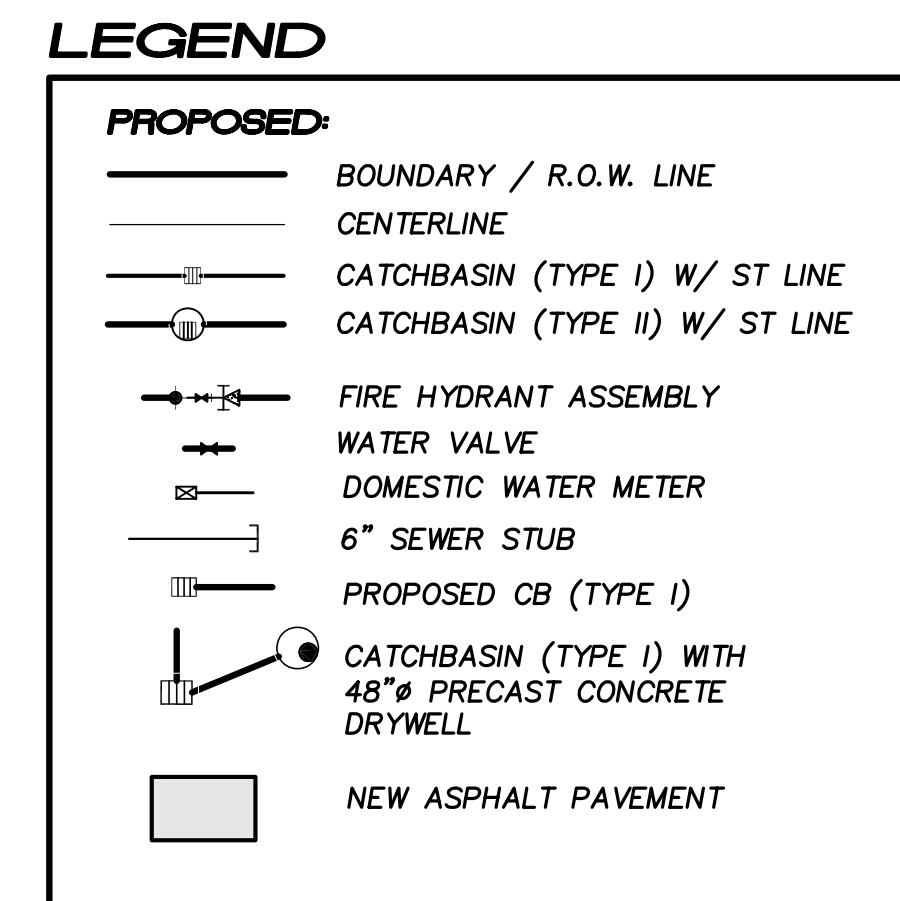
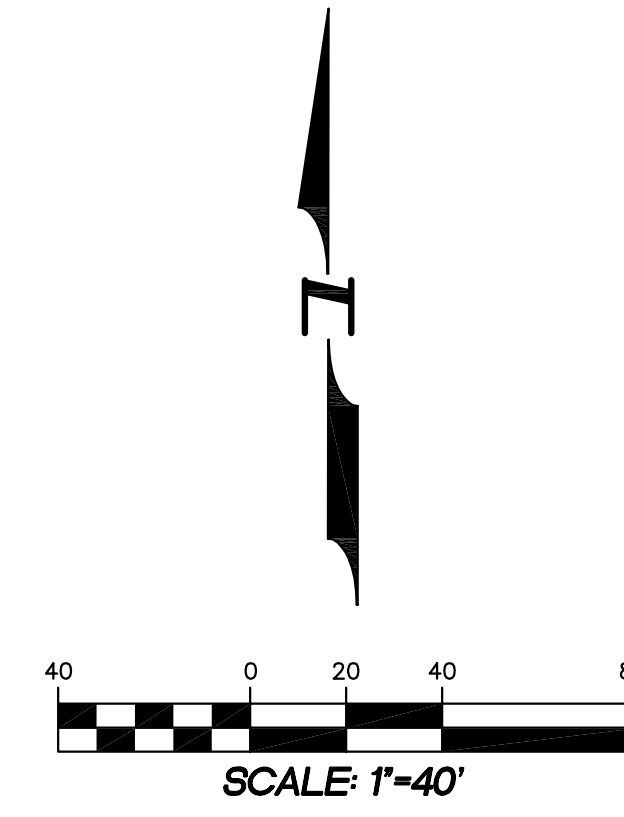
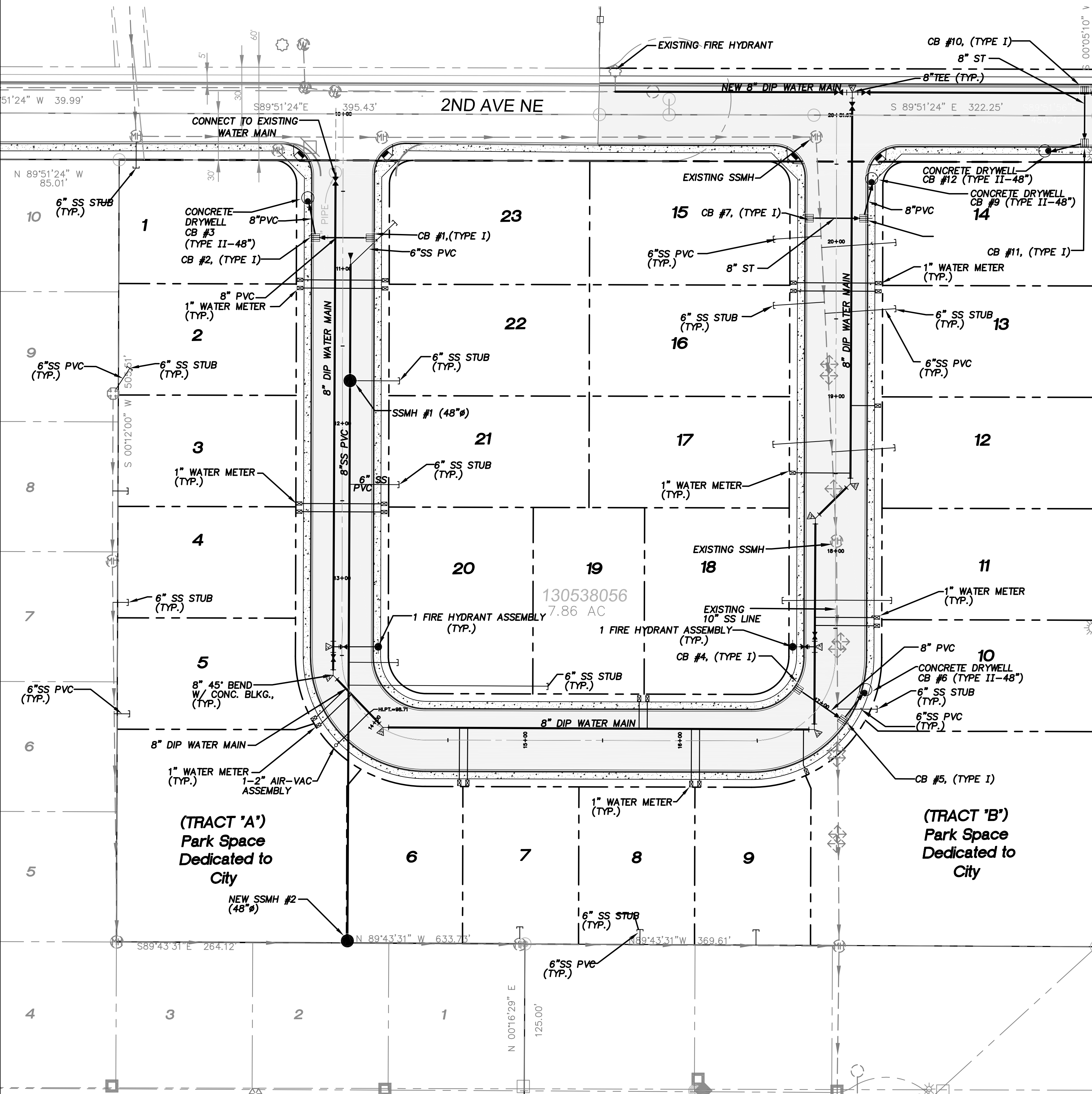


A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 26 EAST, W.M.,  
EPHRATA, GRANT COUNTY, WASHINGTON

# PRAIRIE RIDGE

## CITY OF EPHRATA



**LEGAL DESCRIPTION**

LEGAL DESCRIPTION:  
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 26 EAST, W.M., EPHRATA, GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A U.S.B.R. BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00°05'10" WEST, FOLLOWING THE EAST BOUNDARY OF SAID SECTION, 631.21 FEET, TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE CENTER LINE OF 2ND AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°05'10" WEST, 536.95 FEET, TO THE NORTHEAST CORNER OF TUMBLEWEED TERRACE, DIVISION TWO, AS RECORDED IN BOOK 19 OF PLATS, AT PAGE 88, RECORDS OF GRANT COUNTY, WASHINGTON; THENCE NORTH 89°43'31" WEST, FOLLOWING THE NORTH BOUNDARY OF SAID TUMBLEWEED TERRACE, DIVISION TWO AND FOLLOWING A NORTH BOUNDARY OF TUMBLEWEED TERRACE, DIVISION ONE, AS RECORDED IN BOOK 11 OF PLATS, AT PAGE 21, RECORDS OF GRANT COUNTY, WASHINGTON, 633.73 FEET, TO THE CORNER COMMON TO LOTS THREE, FOUR AND FIVE OF SAID TUMBLEWEED TERRACE, DIVISION ONE; THENCE NORTH 00°12'00" EAST, FOLLOWING AN EASTERLY BOUNDARY OF SAID TUMBLEWEED TERRACE, DIVISION ONE, 505.51 FEET, TO THE NORTHEAST CORNER OF LOT TEN OF SAID TUMBLEWEED TERRACE, DIVISION ONE, AND AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY BOUNDARY OF 2ND AVENUE NORTHEAST; THENCE NORTH 89°51'24" WEST, FOLLOWING THE NORTH BOUNDARY OF SAID LOT TEN AND SAID SOUTH RIGHT-OF-WAY BOUNDARY, 85.01 FEET, TO A CORNER OF SAID TUMBLEWEED TERRACE, DIVISION ONE; THENCE NORTH 00°12'00" EAST, FOLLOWING A BOUNDARY OF SAID TUMBLEWEED TERRACE, DIVISION ONE, 30.00 FEET TO A CORNER OF SAID TUMBLEWEED TERRACE, DIVISION ONE AND AN INTERSECTION WITH THE CENTERLINE OF SAID 2ND AVENUE NORTHEAST, SAID POINT BEARS SOUTH 89°51'24" EAST, 39.99 FEET, FROM A 5/8 INCH REBAR WITH SURVEYOR'S CAP IN A MONUMENT CASE MARKING THE CENTERLINE INTERSECTION OF 2ND AVENUE NORTHEAST AND "K" STREET NORTHEAST; THENCE SOUTH 89°51'24" EAST FOLLOWING SAID CENTERLINE AND ITS EASTERLY PROJECTION, 717.68 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING A TOTAL OF 7.85 ACRES MORE OR LESS.

- SHEET INDEX**
- C01 COVER SHEET / COMPOSITE UTILITIES PLAN.
  - C02 GRADING AND DRAINAGE PLAN.
  - C03 ACCESS ROAD AND STORM PROFILE.
  - C04 WATER AND SANITARY SEWER PLAN.
  - C05 WATER AND SANITARY SEWER PROFILE.
  - C06 OFF-SITE ROAD IMPROVEMENT PLAN AND PROFILE
  - C07 STORM DETAILS
  - C08 SEWER DETAILS
  - C09 ROAD DETAILS
  - C10 ROAD DETAILS
  - C11 WATER DETAILS
  - C12 EXISTING CONDITIONS / NEIGHBORHOOD MAP.

**SITE INFORMATION**

EXISTING SITE ZONING:	R-1, CITY OF EPHRATA
TOTAL SITE AREA:	7.85 AC
PROPOSED LAND USE:	SINGLE FAMILY DETACHED
PROPOSED NUMBER OF LOTS:	23



4180 LIND AVE. S.W.  
RENTON, WA 98055  
PHONE: (253) 251-8811  
FAX: (253) 251-8880  
WEB SITE: PACENG.COM

**Pacific Engineering Design, LLC**  
Civil Engineering and Planning Consultants

**PRAIRIE RIDGE**  
CITY OF EPHRATA, WA

FOR: SMART HOMES  
ALGONA, WA 98001  
ALGONA, WA 98001  
PHONE: (253) 833-7755, FAX: (253) 876-0530

PROJECT NO.: **05055**  
DRAWN BY: **DW/WK**  
ISSUE DATE: **08-24-05**  
SHEET REV.:

**COVER SHEET / COMPOSITE UTILITIES PLAN**

05055CV01-C01.DWG  
**C01**

<b>OWNERS</b> SMART HOMES 107 WASHINGTON ALGONA, WA 98001 PHONE: (253) 833-7755 FAX: (253) 876-0530	<b>APPLICANT</b> SMART HOMES 107 WASHINGTON ALGONA, WA 98001 PHONE: (253) 833-7755 FAX: (253) 876-0530	<b>PROJECT ENGINEER/PLANNER</b> PACIFIC ENGINEERING DESIGN, LLC 4180 LIND AVE. S.W. RENTON, WA 98055 PHONE: (425) 251-8811, FAX: (425) 251-8880	<b>SURVEYOR</b> TODD LOKKUS LAND SURVEYING 1322 BASIN ST. SW, SUITE A EPHRATA, WA 98023 PHONE: (509) 754-0135 FAX: (509) 754-0137
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