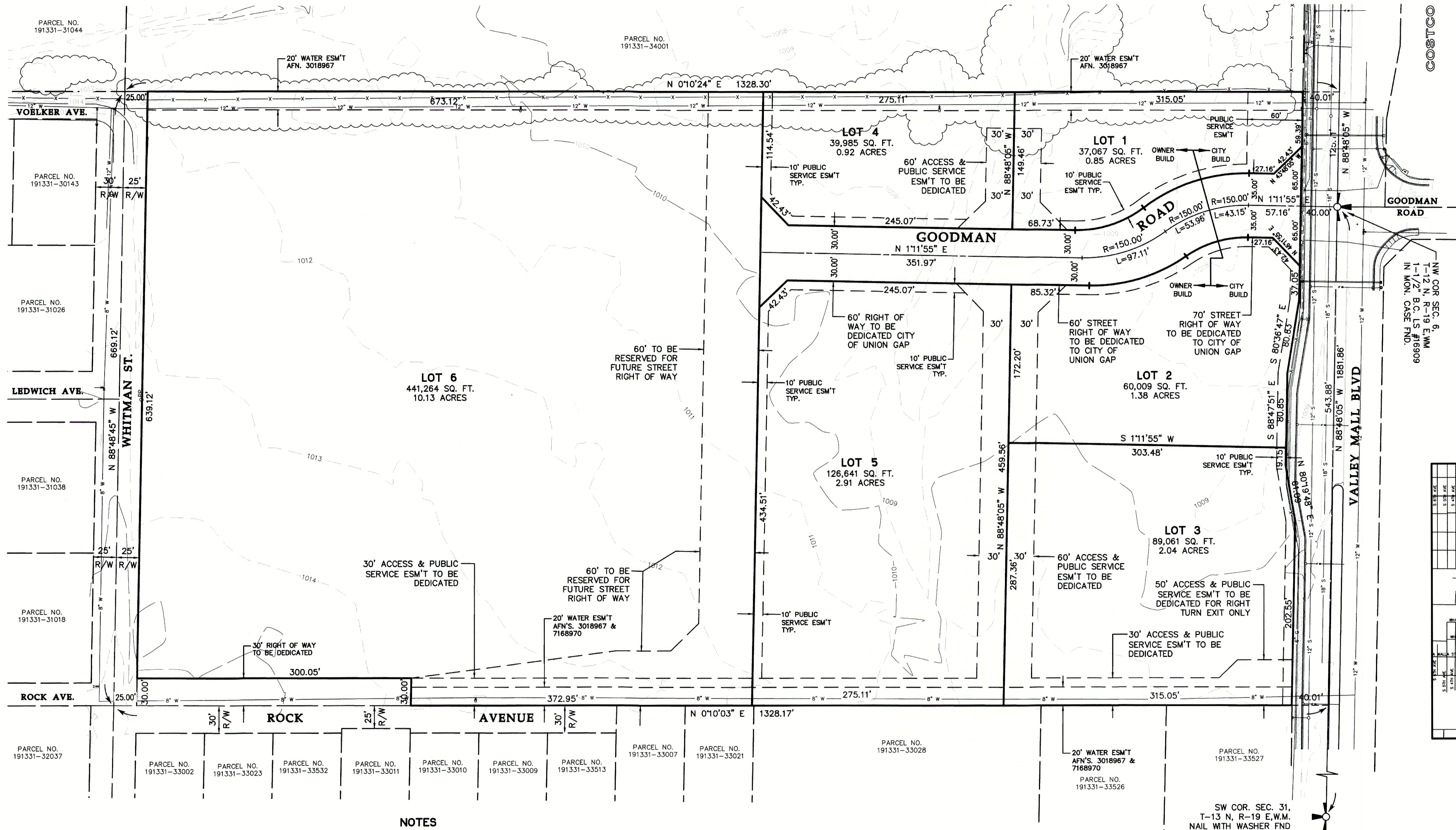
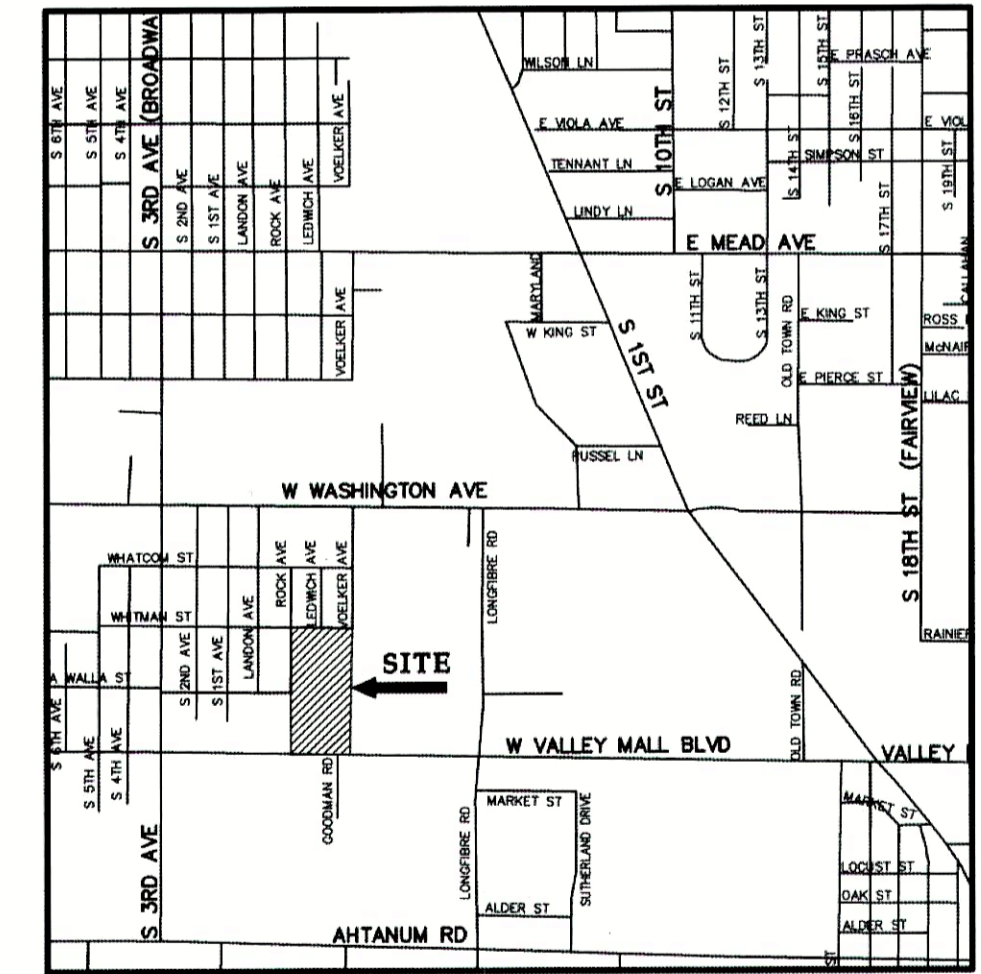


PRELIMINARY BINDING SITE PLAN  
**MARE'S PASTURE**

IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER  
 OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 19 EAST, W.M.

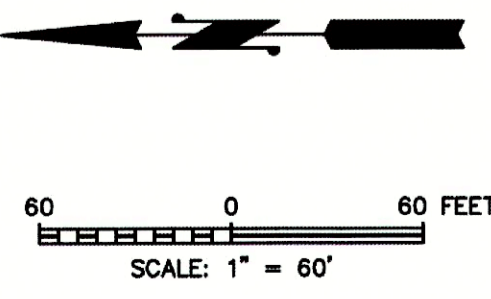


**LEGAL DESCRIPTION**  
 THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 19 EAST, W.M.;  
 EXCEPT THE NORTH 25 FEET FOR ROAD;  
 AND EXCEPT THOSE PORTIONS AS CONVEYED TO THE CITY OF UNION GAP BY QUIT CLAIM DEED RECORDED OCTOBER 19, 2001 UNDER AUDITOR'S FILE NO. 7240143, RECORDS OF YAKIMA COUNTY, WASHINGTON.



**VICINITY MAP**

- NOTES**
1. THE PARCEL IS CURRENTLY ZONED REGIONAL COMMERCIAL.
  2. BUILDING SETBACKS FROM PROPERTY LINES FOR REGIONAL COMMERCIAL ARE AS FOLLOWS:  
 FRONT - 40' FROM ARTERIAL STREET  
 20' FROM ALL OTHER CLASSES OF STREETS  
 SIDE - 5' FROM ARTERIAL STREET AND 0' FROM ALL OTHER CLASSES OF STREETS AND PROPERTY LINES  
 BACK - 0'
  3. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF UNION GAP STANDARDS.
  4. SANITARY SEWER AND DOMESTIC WATER ARE PROVIDED BY THE CITY OF UNION GAP.
  5. STORMWATER DRAINAGE IS PROPOSED TO BE HANDLED ONSITE.
  6. THE PROPERTY CONTAINS 19.35 ACRES WITH 0.06% TO BE DEDICATED FOR NEW STREET AT THIS TIME.
  7. LOT 3 WILL BE SERVED BY A PRIVATE ACCESS STREET.



**OWNER/DEVELOPER**  
 RICK PLATH FOR  
 MARE'S PASTURE, L.L.C.  
 P.O. BOX 1277  
 YAKIMA, WA. 83701

**SURVEYOR/ENGINEER**  
 RICHARD L. WEHR, PLS  
 PLSA ENGINEERING & SURVEYING  
 1120 WEST LINCOLN AVENUE  
 YAKIMA, WASHINGTON 98902

**PLSA** ENGINEERING-SURVEYING-PLANNING  
 1120 WEST LINCOLN AVENUE  
 YAKIMA, WASHINGTON 98902  
 (509) 575-6990

**PRELIMINARY BINDING SITE PLAN**  
 PARCEL NO. 191331 - 34002  
 PREPARED FOR  
**MARE'S PASTURE, L.L.C.**

SW COR. SEC. 31,  
 T-13 N, R-19 E, W.M.  
 NAIL WITH WASHER FND

DRAWN BY: RICK  
 DATE: 8/20/2015  
 JOB NO: 15070  
 SHEET NO. 1  
 OF 1

I:\projects\13. R-19 section 31\15070\_mare's\_pasture\_llc\_bsp\_design\_plans\project\_files\survey\15070BSP2.dwg, 8/27/2015 7:38:02 AM, Wehr