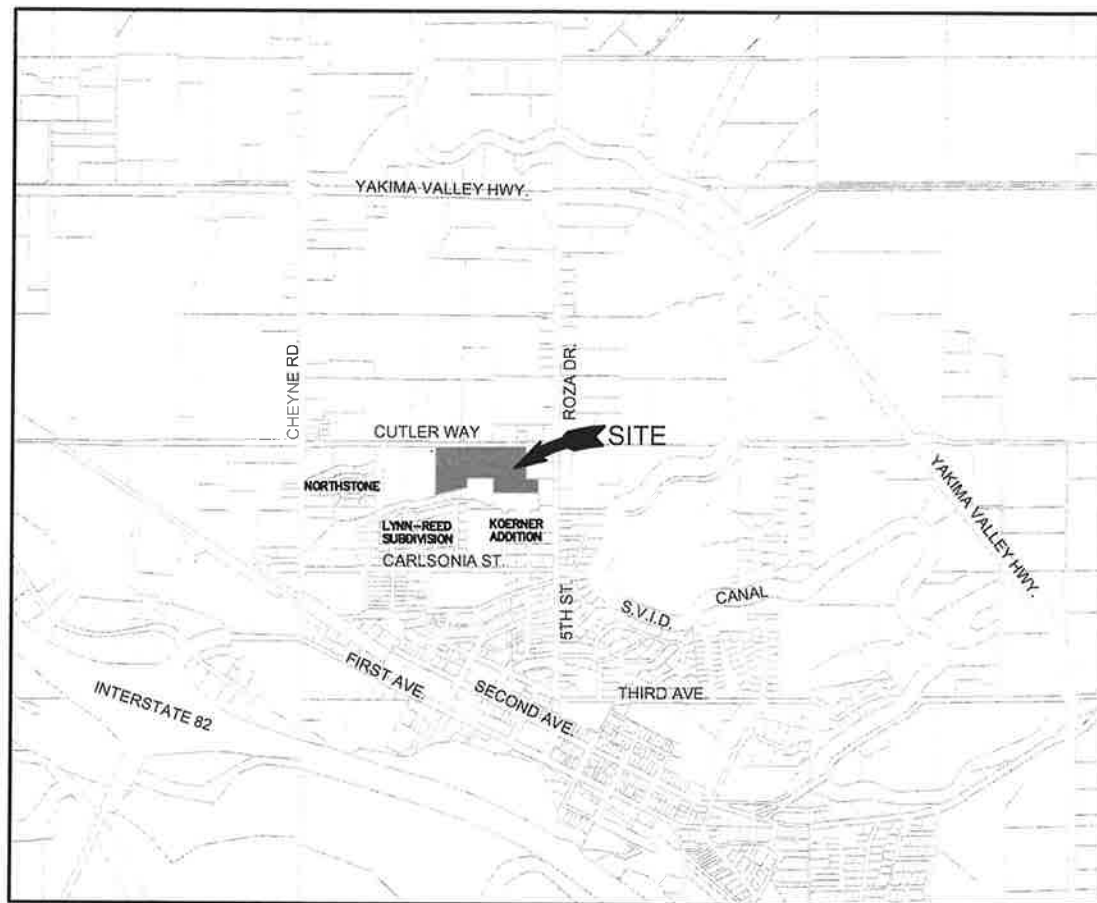


PRELIMINARY PLAT OF "REDFIELD ESTATES"

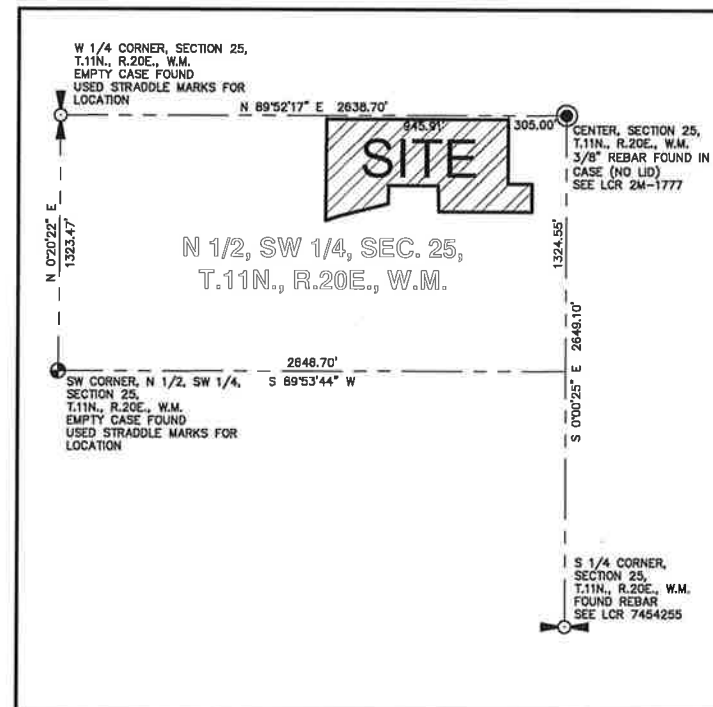
(A PORTION OF THE NORTHEAST 1/4, SOUTHWEST 1/4,
SECTION 25, TOWNSHIP 11 NORTH, RANGE 20 EAST, W.M.)

LEGAL DESCRIPTION (201125-31502)

LOT 9 OF SHORT PLAT RECORDED DECEMBER 11, 2008, UNDER AUDITOR'S FILE NO. 7540008 BEING ALSO A PORTION OF TRACTS 1, 2, 3, 4 AND 14 OF PLAT OF ZILLAH DEVELOPMENT COMPANY'S TRACTS, RECORDED IN VOLUME "F" OF PLATS, PAGE 7, RECORDS OF YAKIMA COUNTY, WASHINGTON, EXCEPT THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 14; THENCE SOUTH 0°20'47" WEST ALONG THE WEST BOUNDARY THEREOF 121.11 FEET; THENCE NORTH 89°32'47" EAST 70.00 FEET; THENCE SOUTH 70°53'30" EAST 72.14 FEET; THENCE SOUTH 60°32'30" EAST 74.28 FEET; THENCE NORTH 89°32'47" EAST 84.90 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED BY DEED RECORDED NOVEMBER 30, 2008 UNDER AUDITOR'S FILE NO. 7538520, RECORDS OF YAKIMA COUNTY, WASHINGTON; THENCE NORTH 1°25'22" WEST 141.57 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED; THENCE NORTH 90°00' EAST 484.86 TO THE EAST LINE OF SAID LOT 9 AND THE TERMINUS OF THE LINE HEREIN DESCRIBED. SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.



VICINITY MAP
N.T.S.



Legend

EXISTING	NEW
EXISTING IRRIGATION VALVE	CURB AND GUTTER
EXISTING FIRE HYDRANT	CEMENT CONCRETE SIDEWALK
EXISTING WATER VALVE	SEWER LINE
EXISTING WATER METER	WATER LINE
EXISTING SANITARY SEWER MANHOLE	IRRIGATION LINE
EXISTING STORM DRAIN MANHOLE	NEW MANHOLE
EXISTING SIGN	NEW ASPHALT
EXISTING ANCHOR POLE	
EXISTING PULL BOX	
EXISTING TELE PEDASTAL	
EXISTING UTILITY POLE	
EXISTING STEEL POST	
EXISTING MAIL BOX	
EXISTING FENCE	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING IRRIGATION LINE	
EXISTING DECIDUOUS TREE	
EXISTING EVERGREEN TREE	

DEVELOPER

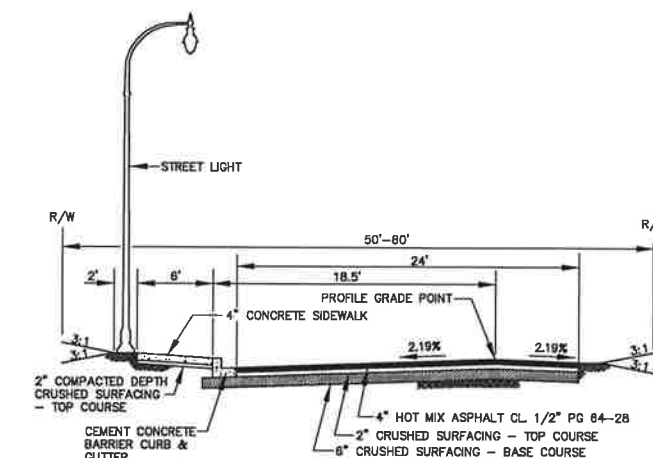
RED CLOVER PROPERTIES, LLC
241 CHEYNE ROAD
ZILLAH, WASHINGTON 98953
RUSS REDFIELD (509) 949-1455

ENGINEER/SURVEYOR

HLA ENGINEERING AND LAND SURVEYING, INC.
2803 RIVER ROAD
YAKIMA, WASHINGTON 98902
MICHAEL R. HEIT, PE
TIMOTHY D. FRIES, PLS
(509) 966-7000

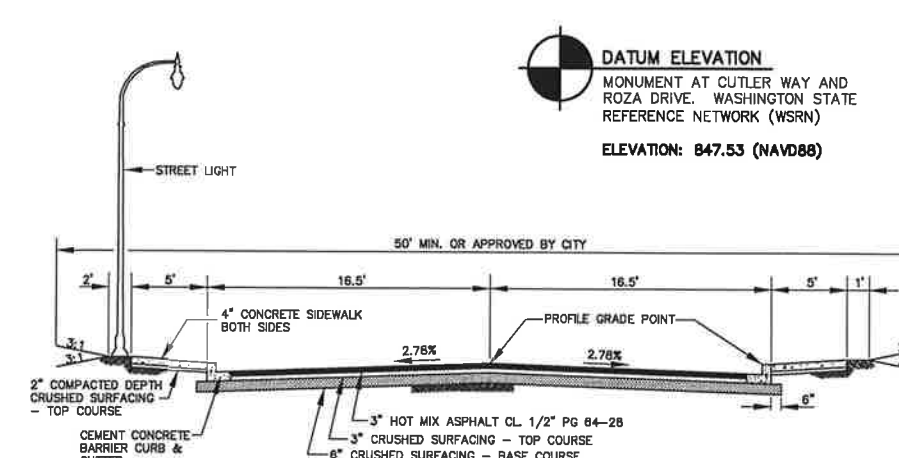
NOTES:

1. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY RESIDENTIAL.
2. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF ZILLAH STANDARDS FOR PLAT REVIEW.
3. WATER AND SEWER IS PROVIDED BY CITY OF ZILLAH.
4. ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES TO BE RETAINED AND DISPOSED OF ON SITE IN ACCORDANCE WITH CITY OF ZILLAH STORMWATER ENGINEERING DIVISION REQUIREMENTS.
5. POWER, TV CABLES, TELEPHONE CABLES AND NATURAL GAS MAINS ARE NOT SHOWN ON THESE PLANS BUT ARE TO BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENT. DEVELOPER TO COORDINATE WITH THE SERVING UTILITY COMPANY FOR DESIGN AND INSTALLATION OF THEIR FACILITIES.
6. TYPICAL BUILDING SETBACKS - 20' FRONT SETBACK FROM RIGHT OF WAY LINE, 15' SIDE SETBACK FROM RIGHT OF WAY LINE, 5' SIDE SETBACK FROM PROPERTY LINE, AND 10' REAR SETBACK FROM PROPERTY LINE.



- NOTES:**
1. ALL THICKNESSES ARE COMPACTED DEPTHS.
 2. BACK SLOPES SHALL BE 3:1 UNLESS OTHERWISE APPROVED BY PUBLIC WORKS DIRECTOR.
 3. CONCRETE SIDEWALK TO BE:
6" THICK AT DRIVEWAYS,
4" THICK ALL OTHER LOCATIONS.
 4. IF ROLLED CURB AND GUTTER IS APPROVED, SIDEWALK SHALL BE 6" THICK.

ROAD CROSS SECTION - CUTLER WAY



- NOTES:**
1. ALL THICKNESSES ARE COMPACTED DEPTHS.
 2. BACK SLOPES SHALL BE 3:1 UNLESS OTHERWISE APPROVED BY PUBLIC WORKS DIRECTOR.
 3. CONCRETE SIDEWALK TO BE:
6" THICK AT DRIVEWAYS,
4" THICK ALL OTHER LOCATIONS.
 4. IF ROLLED CURB AND GUTTER IS APPROVED, SIDEWALK SHALL BE 6" THICK.

ROAD CROSS SECTION - INTERIOR PLAT ROADS

DATUM ELEVATION
MONUMENT AT CUTLER WAY AND
ROZA DRIVE, WASHINGTON STATE
REFERENCE NETWORK (WSRN)
ELEVATION: 847.53 (NAVD88)



2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com



REVISION	DATE

JOB NUMBER: 17106	DATE: 7-12-17
FILE NAMES: DRAWING: 17106.dwg	
REVIEWED BY: MRH/ETH	ENTERED BY: TDF

RED CLOVER PROPERTIES, LLC
PLAT OF REDFIELD ESTATES
CITY OF ZILLAH, YAKIMA COUNTY, WASHINGTON

PRELIMINARY PLAT

PARCEL NO. 201125-31502

SHEET
1
OF
2

