SWAUK RANCH CONSERVATION PLAT IN SECTION 17 AND SECTION 20, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M. **EXISTING WELL** (SEE DEDICATION ON TAX PARCELS 207734 SHEET 3) 200 100 0 200 400 SCALE FEET R100.00 DRAINAGE MONUMENTS VISITED FND. CAPPED RBR PROJECT SITE -JANUARY 2012 - MARCH 2018 FND. CAPPED RBR LS 42687 LEGAL DESCRIPTIONS -N88° 58' 37"E LS 42687 351.08 SEE SHEET 3 **BUILDING ENVELOPES** S88° 58' 37"W LEGEND YAKIMA RIVER 100' BUFFER **BUILDING ENVELOPES ON LOTS 2 AND** N88° 58' 37"E VEGETATED BUFFER O FOUND MONUMENT AS NOTED 3 ARE EACH LESS THAN AN ACRE IN SIZE LOT 2 22 AND LOCATED IN RELATIVELY FLAT AREAS 4.99 ACRES • SET 5/8"X24" REBAR W/ PLASTIC CAP OF THE INDIVIDUAL LOTS, TO ENSURE THE - WATERCOURSE DIRECTION SAME DEVELOPMENT PATTERN THAT BASIS OF BEARINGS WOULD OCCUR WITH SMALLER LOTS CONSISTENT WITH KCC 16.09.060.1. ESS SEE SHEET 3 SURVEY REFERENCES SEE SHEET 3 YAKIMA 29 RIVER 27 30 OWNER/SUBDIVIDER SWAUK VALLEY RANCH, LLC **EXISTING COMMUNITY** PO BOX 2457 (MAILING ADDRESS) SEATTLE, WA 98124 SEPTIC FIELD LOT 3 VICINITY MAP 200' BUFFER N.T.S. 18511 HWY 10 (PHYSICAL ADDRESS) POND SHORELINE BUFFER ELLENSBURG, WA 98926 4.99 ACRES 200.00 Surveyor's Certificate 353.52 This Map correctly represents a Survey made by OHW N89° 24' 25"W S89° 24' 25"E me or under my direction in conformance with LOT 1 the requirements of the Survey Recording Act at FND. CAPPED RBR the request of LS 42687 9.54 ACRES 52.00 SWAUK VALLEY RANCH LLC in 08-18. N88° 58' 37"E 26.33 -385.49' 08/08/2018 EXISTING FARMSTEAD 1335. Jesse P. Garner, PLS 42687 S88° 58' 37"W 18 17 S88° 58' Accuracy Statement (WAC 332-130) 950.38 **ACCESS EASEMENTS** 19 20 This Survey was performed with a Topcon Hyper+ 30' EASEMENT CENTERED ALONG RTK surveying system with a relative accuracy greater that 1:5000. Mathematical analysis where FND. BRASS CAP MON. **EXISTING ROADWAYS 40' ACCESS EASEMENT** AS DESCRIBED IN L.C.R ARE HEREIN DEDICATED CENTERED ALONG EXISTING required is by least squares. BOOK 5 PAGE 375 (SEE SHEET 3) ROAD. KC AUDITOR FILE <u>Note</u> **USAGE LINE** No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc. Date: 3-28-18 Scale: 1"=200' Drawn By: JG **BPA ACCESS ROAD** EASEMENT Surveyed By: JG/TB BK. 103, PG. 145 Sheet 1 Of 3 Job Number: 2016-SWK 128.94 ACRES Survey For SWAUK VALLEY RANCH, LLC. PARCEL #207734 Section 17, 20 T. 19 N, R. 17 E, W.M. Index Kittitas, County, Washington 1/4 1/4 Sec. Pioneer Surveying & Engineering, Inc. Civil Engineering and Land Planning 125 Simcoe Drive SWAUK CREEK Goldendale, Washington 98620 17 19N 17E Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net STATE ROUTE 10 Auditor's Certificate 20 19N 17E Filed For Record This Day of In Book _____ Of Surveys At Page ___ At The Request Of Pioneer Surveying and Engineering, Inc. L30 SHEET 1 OF 3 -L29 ITTITAS COUNTY AUDITOR DEPUTY COUNTY AUDITOR