

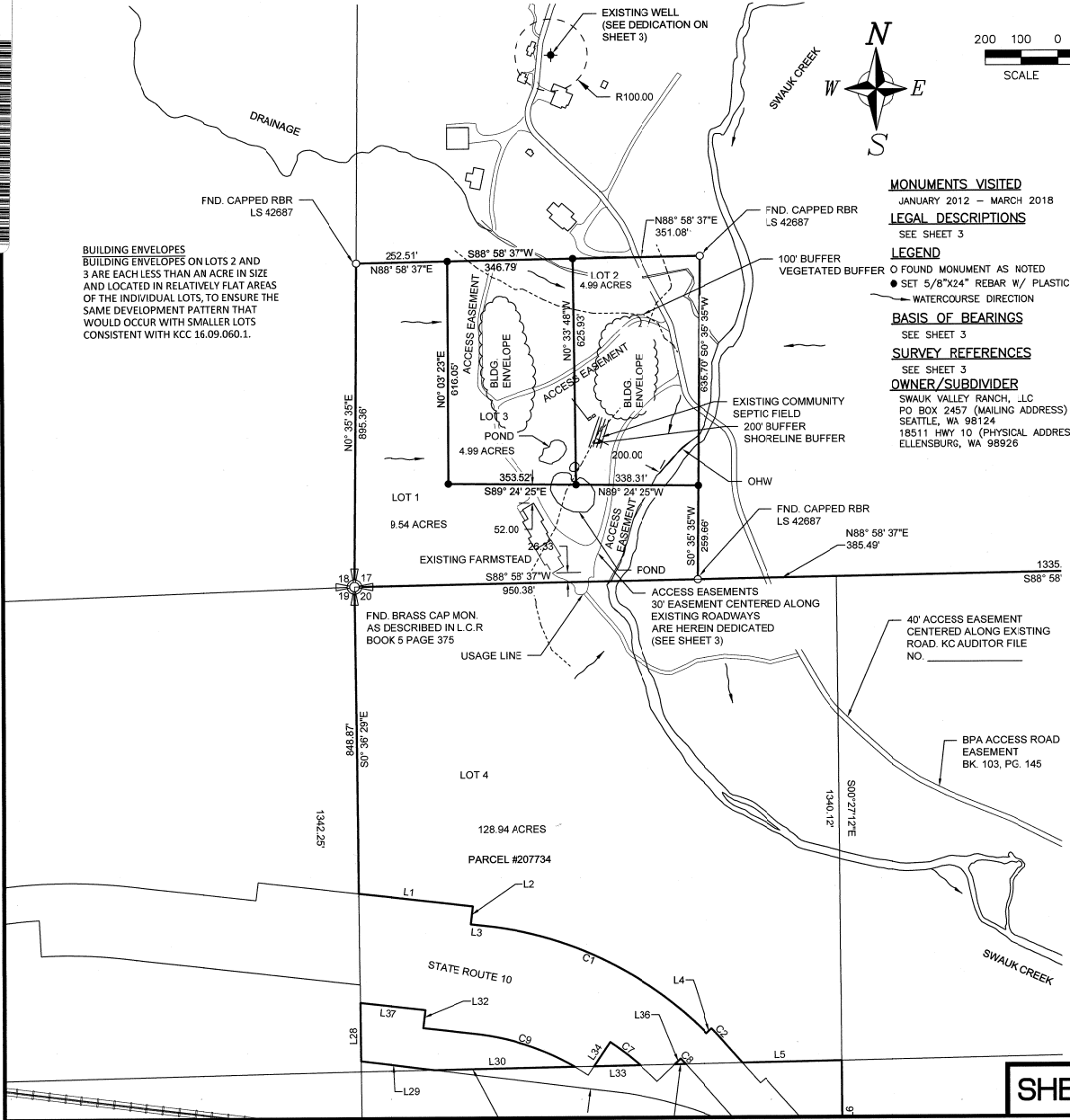
1/12/17

06/27/2018 01:29:35 PM V: 12 P: 247 201809220024
Kittitas County
Kittitas County Auditor



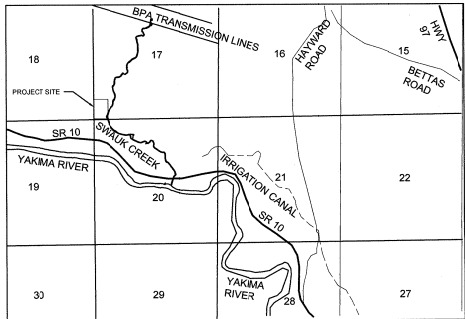
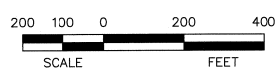
SWAUK RANCH CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



BUILDING ENVELOPES
BUILDING ENVELOPES ON LOTS 2 AND
3 ARE EACH LESS THAN AN ACRE IN SIZE
AND LOCATED IN RELATIVELY FLAT AREAS
OF THE INDIVIDUAL LOTS, TO ENSURE THE
SAME DEVELOPMENT PATTERN THAT
WOULD OCCUR WITH SMALLER LOTS
CONSISTENT WITH KCC 16.09.060.1.

MONUMENTS VISITED
JANUARY 2012 - MARCH 2018
LEGAL DESCRIPTIONS
SEE SHEET 3
LEGEND
O FOUND MONUMENT AS NOTED
● SET 5/8"x24" REBAR W/ PLASTIC CAP
— WATERCOURSE DIRECTION
BASIS OF BEARINGS
SEE SHEET 3
SURVEY REFERENCES
SEE SHEET 3
OWNER/SUBDIVIDER
SWAUK VALLEY RANCH, LLC
PO BOX 2457 (MAILING ADDRESS)
SEATTLE, WA 98124
18511 HWY 10 (PHYSICAL ADDRESS)
ELLENSBURG, WA 98926



VICINITY MAP
N.T.S.



Surveyor's Certificate
This Map correctly represents a Survey made by
me or under my direction in conformance with
the requirements of the Survey Recording Act at
the request of
SWAUK VALLEY RANCH LLC in 06-18
Jesse P. Garner 08/08/2018
Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)
This Survey was performed with a Topcon Hyper+
RTK surveying system with a relative accuracy
greater than 1:5000. Mathematical analysis where
required is by least squares.
Note
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
Surveyed By: JG/TB
Checked By: JG
Sheet 1 Of 3
Job Number: 2016-SWK

Survey For
SWAUK VALLEY RANCH, LLC
Section 17, 20 T. 19 N. R. 17 E. W.M.
Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5858, E-Mail pse@pse.net

Auditor's Certificate 201808220024
Filed For Record This 22 Day of Aug 2018
At 1:29 P.M.
In Book 12 Of Surveys At Page 247
At The Request Of Pioneer Surveying and Engineering, Inc.
Jessy Pettit Jan Garner
KITITITAS COUNTY AUDITOR DEPUTY COUNTY AUDITOR

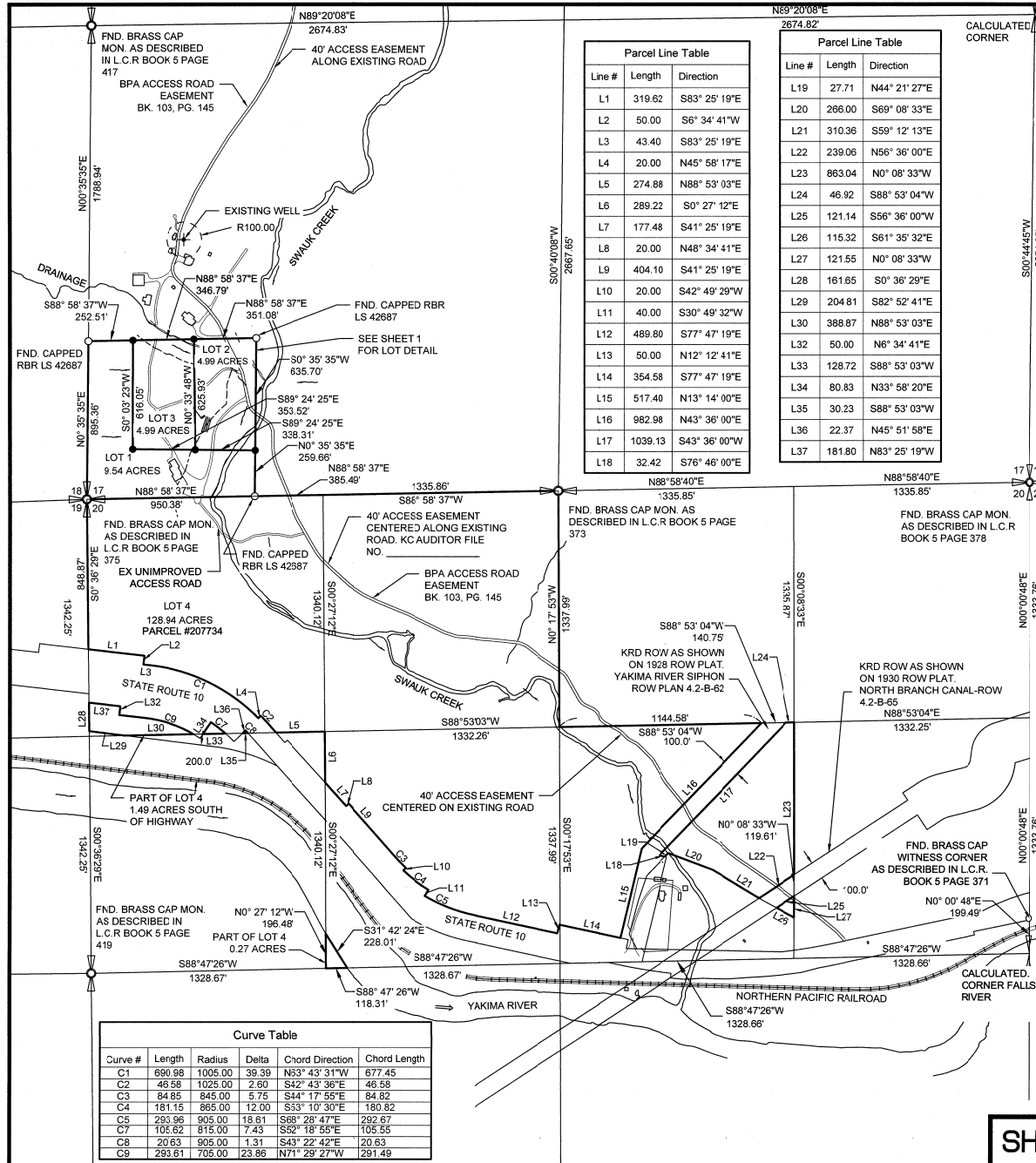
Index

1/4	1/4	Sec.	T.	R.
			17	19N 17E
			20	19N 17E

SHEET 1 OF 3

08/22/2018 01:28:35 PM V: 12 P.: 248 201808220024
 ALLY SURVEYING
 K.I.T.I.S. COUNTY
 18511 HWY 10
 ELLENSBURG, WA 98926

12/48



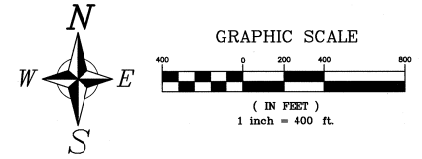
Line #	Length	Direction
L1	319.62	S83° 25' 19"E
L2	50.00	S6° 34' 41"W
L3	43.40	S83° 25' 19"E
L4	20.00	N45° 58' 17"E
L5	274.88	N88° 53' 03"E
L6	289.22	S0° 27' 12"E
L7	177.48	S41° 25' 19"E
L8	20.00	N48° 34' 41"E
L9	404.10	S41° 25' 19"E
L10	20.00	S42° 49' 29"W
L11	40.00	S30° 49' 32"W
L12	489.80	S77° 47' 19"E
L13	50.00	N12° 12' 41"E
L14	354.58	S77° 47' 19"E
L15	517.40	N13° 14' 00"E
L16	982.98	N43° 36' 00"E
L17	1039.13	S43° 36' 00"W
L18	32.42	S76° 46' 00"E

Line #	Length	Direction
L19	27.71	N44° 21' 27"E
L20	268.00	S69° 08' 33"E
L21	310.36	S59° 12' 13"E
L22	239.06	N56° 36' 00"E
L23	863.04	N0° 08' 33"W
L24	46.92	S88° 53' 04"W
L25	121.14	S56° 36' 00"W
L26	115.32	S61° 35' 32"E
L27	121.55	N0° 08' 33"W
L28	161.65	S0° 36' 29"E
L29	204.81	S82° 52' 41"E
L30	388.87	N88° 53' 03"E
L32	50.00	N6° 34' 41"E
L33	128.72	S88° 53' 03"W
L34	80.83	N33° 58' 20"E
L35	30.23	S88° 53' 03"W
L36	22.37	N45° 51' 58"E
L37	181.80	N83° 25' 19"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	690.98	1005.00	39.39	N33° 43' 31"W	677.45
C2	46.58	1025.00	2.60	S42° 43' 36"E	46.58
C3	84.85	845.00	5.75	S44° 17' 55"E	84.82
C4	181.15	865.00	12.00	S53° 10' 30"E	180.82
C5	293.96	905.00	18.61	S68° 28' 47"E	292.67
C7	105.62	815.00	7.43	S62° 18' 55"E	105.55
C8	20.63	905.00	1.31	S43° 22' 42"E	20.63
C9	293.81	705.00	23.85	N71° 29' 27"W	291.49

SWAUK RANCH CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
 TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
 TAX PARCELS 207734



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x24" REBAR W/ PLASTIC CAP

BASIS OF BEARINGS

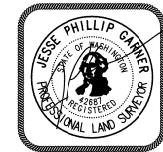
SEE SHEET J

SURVEY REFERENCES

SEE SHEET J

OWNER/SUBDIVIDER

SWAUK VALLEY RANCH, LLC
 PO BOX 2457 (MAILING ADDRESS)
 SEATTLE, WA 98124
 18511 HWY 10 (PHYSICAL ADDRESS)
 ELLENSBURG, WA 98926



MONUMENTS VISITED

JANUARY 2012-MARCH 2018

LEGAL DESCRIPTIONS

SEE SHEET J

Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SWAUK VALLEY RANCH LLC in 08-18

Jesse P. Garner, PLS 42687 Date 08/08/2018

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 8-8-18

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/TB

Checked By: DDC

Sheet 2 of 3

Job Number: 2016-SWK

Survey For

SWAUK VALLEY RANCH, LLC

Sections 17, 20, T. 19 N., R. 17 E., W.M.

Kittitas County, Washington

PSE Pioneer Surveying & Engineering, Inc.

Civil Engineering and Land Planning

125 Simcoe Drive

Goldendale, Washington 98620

Phone (509) 773-4645, Fax (509) 773-3668, E-Mail psg@pse.net

Auditor's Certificate 2018 08 22 0024

Filed For Record This 22 Day of Aug 2018

At 1:29 P.M.

In Book 12 Of Plates At Page 248

At The Request of Pioneer Surveying and Engineering, Inc.

Sally Pettit

KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

SHEET 2 OF 3

08/22/2018 01:28:35 PM V: 249 201808220024
FILE LINE COUNTY JOBTYPE
Page 3 of 3

EXISTING LEGAL DESCRIPTIONS

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

TOGETHER WITH:

The South 895.00 feet of the West 560.00 feet of the Southwest Quarter of the Southwest of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;

2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 546, under Auditor's file No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, which point is South 37°38' West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3°47' East, 398.0 feet; thence North 86°20' West, 198.6 feet; thence South 12°20' West, 275.0 feet; thence South 32°13' East, 173.0 feet; thence South 88°43' East, 126.1 feet to the point of beginning.

4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively

5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwets: Quarter of the Northeast Quarter

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Swauk Valley Ranch, LLC, a Washington limited liability company, owner in fee simple of the herein described real property, does hereby declare this plat and description, and for the benefit of the lots in this plat, dedicates and grants unto all owners of lots 1-3 in this plat easements to utility lines and utilities servicing lots 1-3 in this plat both now and in the future (including without limitation to the existing community septic system and well identified herein as R100.00 shown herein), and hereby dedicates and grants unto all owners of lots in this plat a permanent non-exclusive easement for access and utilities over, under, across and centered upon the existing access road shown herein and all roads shown herein as private roads.

Swauk Valley Ranch, LLC,
a Washington limited liability company

By: [Signature]
DEAN C. ALLEN, Its Manager

STATE OF WASHINGTON)
COUNTY of King) ss.

On this 13th day of August, 2018, before me, a Notary Public in and for the State of Washington, personally appeared Dean C. Allen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who signed this instrument; on oath stated that he was authorized to execute this instrument as the Manager of Swauk Valley Ranch, LLC, the limited liability company that executed this instrument, and acknowledged this instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my official seal the day and year first above written.



[Signature]
Print Name: Vanessa McDonald

NOTARY PUBLIC in and for the State of Washington, residing at Issaquah

My appointment expires 4-4-22

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007) DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR(CSF) OF 0.99983925. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

NOTE:

THE BOUNDARY LINE ADJUSTMENT FILED AUGUST 16, 2017, AUDITOR FILE NO. 201708190048, RECORDS OF KITTITAS COUNTY, DID NOT INCLUDE THAT PORTION OF THE SE1/4 OF THE NW1/4 OF SECTION 20, T. 19 N., R. 17 E., W.M., LYING SOUTHWESTERLY OF THE YAKIMA RIVER. THIS PLAT SHOWS THAT PORTION AS PART OF OLD TRACT 2 AND THE NEW LOT 4.

SWAUK RANCH CONSERVATION PLAT

**IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734**

NOTES:

- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.02* AND ECOLOGY REGULATIONS. AND THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE
- ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITTITAS COUNTY CODE 13.35.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY OR ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT MAY ALSO BE USED FOR IRRIGATION.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF KITTITAS COUNTY ZONING CODE.
- THIS SHORT PLAT WAS PLATTED AS A CONSERVATION PLAT PURSUANT TO KCC16.09. CONSERVATION PLATTING ALLOWS FOR AN ALTERNATIVE METHOD FOR LAND DIVISION WHILE CONSERVING RESOURCE LANDS AND PRESERVING RURAL CHARACTER. FUTURE SUBDIVISION SHALL NOT EXCEED THE MAXIMUM DENSITY ALLOWED IN AGRICULTURE 20 ZONE OF THIS ENTIRE SHORT PLAT. PURSUANT TO KCC 16.09040(6), DEVELOPMENT WITHIN THE PLATTED PARCELS SHALL RESPECT THE UNDERLYING DENSITY OF AGRICULTURE 20 ZONE.
- LOT 4, THE OPEN SPACE LOT, IS RESTRICTED TO OPEN SPACE USES IN PERPETUITY. LOT 4 SHALL BE USED ONLY FOR PASSIVE AND ACTIVE RECREATIONAL USES AS ALLOWED IN KCC 16.09. SHALL BE APPROPRIATELY MAINTAINED TO CONTROL NOXIOUS WEEDS AND FIRE HAZARDS, AND SHALL NOT BE FURTHER SUBDIVIDED IN THE FUTURE.

SURVEY REFERENCES

AUDITOR	FILE	NUMBERS:
BOOK	PAGE	
5	367	
5	371	
5	378	
5	373	
5	375	
5	419	
5	377	
5	417	
5	380	

SURVEY REFERENCES

G.L. STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, LAND AUDITOR FILE NO 201502260007, 201209190010, 201708160048

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 20th DAY OF August, A.D. 2018.

[Signature]
KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS 20 DAY OF Aug, A.D., 2018

[Signature]
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 20th DAY OF August, A.D., 2018

[Signature]
KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND ARE CURRENT AS OF THE DATE OF MY SIGNATURE BELOW.

DATED THIS 22 DAY OF Aug, A.D., 2018

[Signature]
KITTITAS COUNTY TREASURER

Survey For
SWAUK VALLEY RANCH, LLC.
Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 778-4945, Fax (509) 773-5888, E-Mail pse@pioneerse.com

Date: 3-28-18

Drawn By: JG

Surveyed By: JG/TB

Checked By: JG

Sheet 3 Of 3

Job Number: 2018-SWK

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SWAUK VALLEY RANCH LLC in 08-18.
[Signature] 08/08/2018
Jesse P. Garner, PLS 42687 Date



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