

RANCH ROAD
PERFORMANCE BASED CLUSTER PLAT
 A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,
 KITTITAS COUNTY, WASHINGTON

P-07-38
 LPF-19-00002

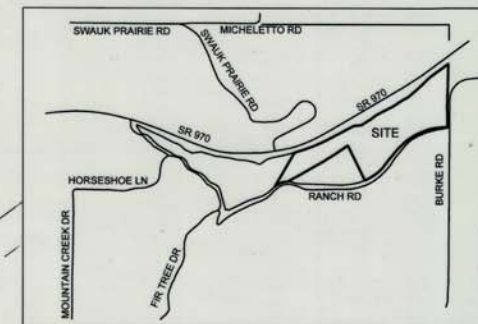


LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 1/2" IRON ROD & CAP, LS 18092
- SET 5/8" IRON ROD & CAP, LS 45503
- SET NAIL & WASHER, LS 45503
- (R) RADIAL BEARING
- AFN AUDITOR'S FILE NUMBER
- RECREATION AREA
- OPEN SPACE AREA

EASEMENT NOTES

- ① 60.00 FOOT PRIVATE ACCESS & UTILITY EASEMENT "Q", HEREIN DEDICATED
- ② 40.00 FOOT PRIVATE ACCESS & UTILITY EASEMENT "R", HEREIN DEDICATED

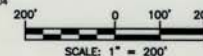


VICINITY MAP - N.T.S.

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 CLE ELUM PINES WEST LLC IN APRIL 2019 Dustin L. Pierce 4/4/2019 DATE
 DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

INDEX LOCATION
 SEC. 28 T. 20 N. R. 17 E. W.M.



AUDITOR'S CERTIFICATE

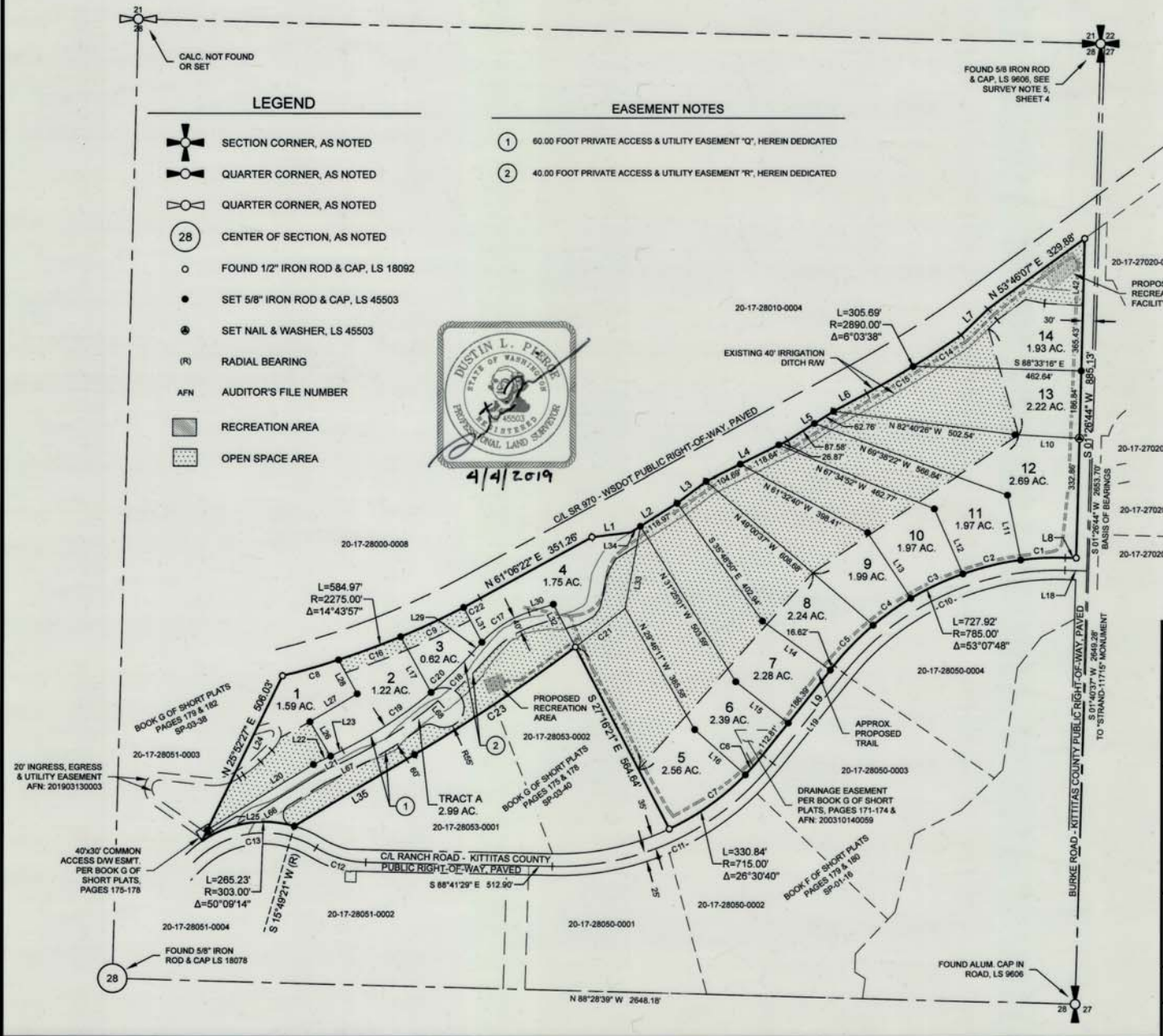
FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

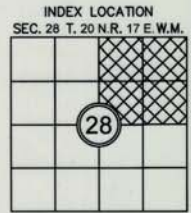
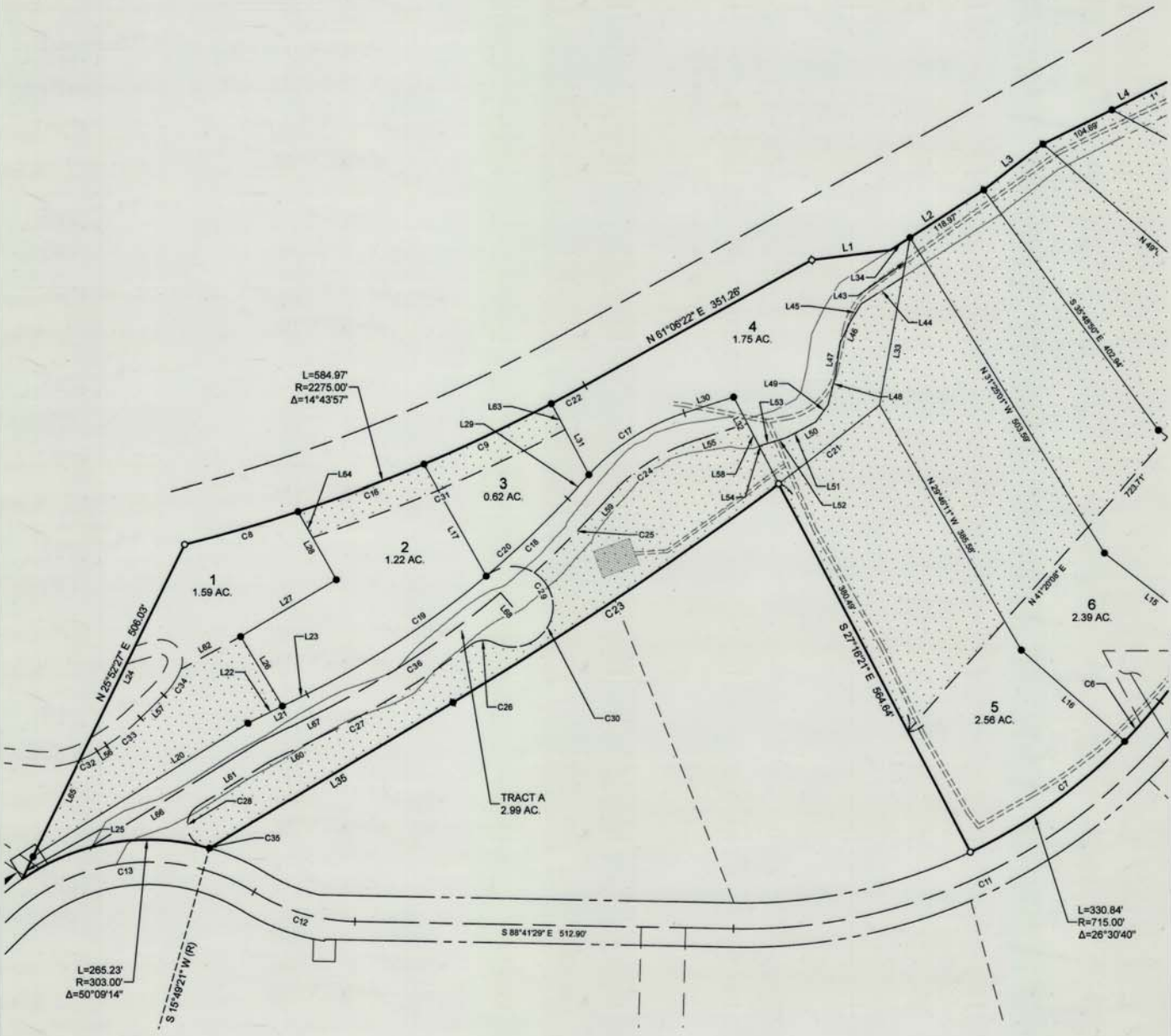
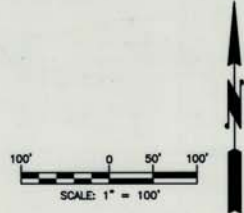
RANCH ROAD PERFORMANCE BASED CLUSTER PLAT
 PREPARED FOR
 CLE ELUM PINES WEST LLC
 A PORTION OF THE NE 1/4 OF SECTION 28,
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D.L.P./G.W.	04/2019	07132	
CHKD BY	SCALE	SHEET	
D.L.P.	1" = 200'	1 OF 5	



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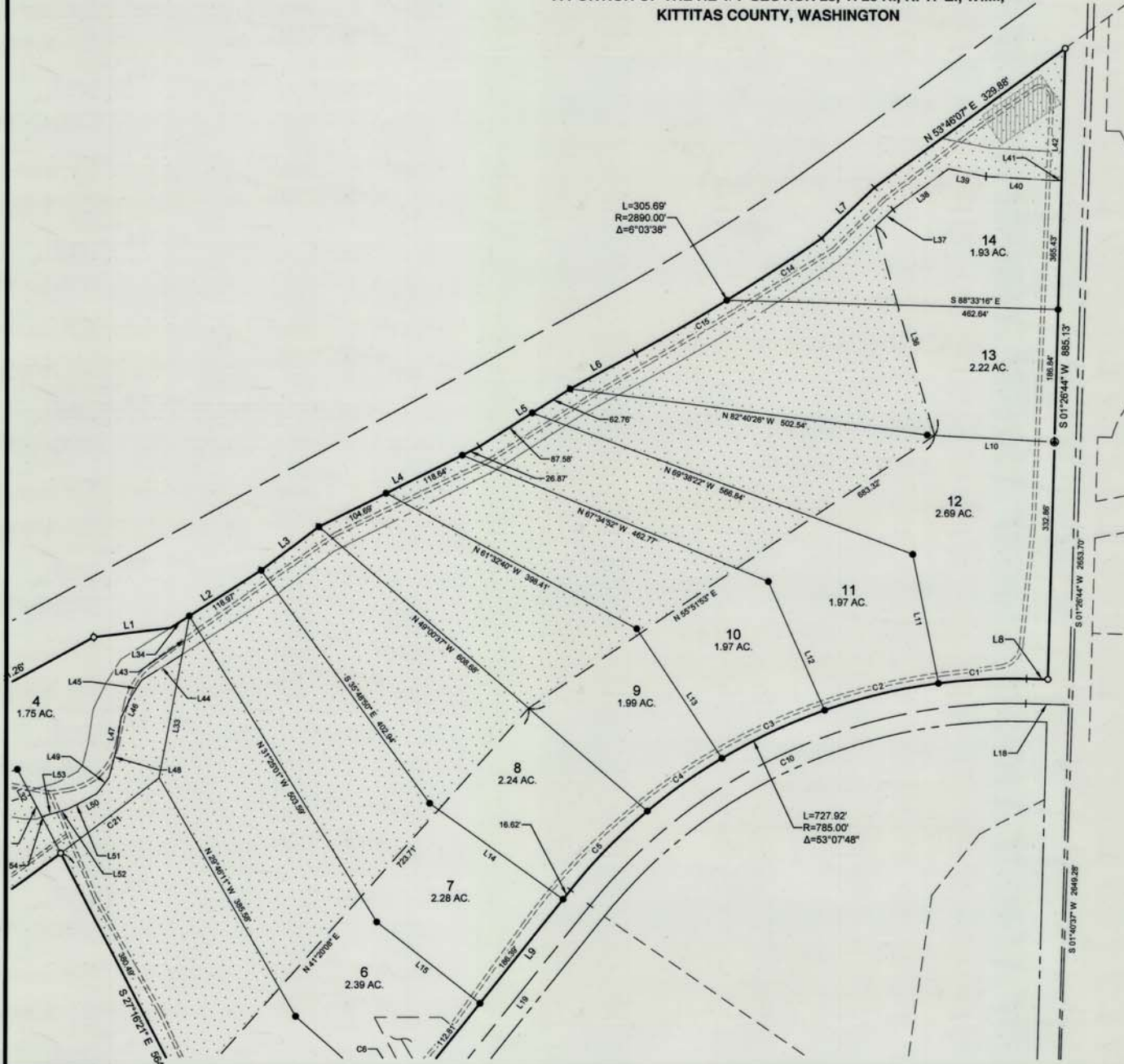
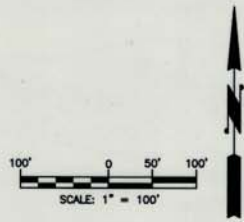
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KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	04/2019	07132
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	2 OF 5

RANCH ROAD
PERFORMANCE BASED CLUSTER PLAT
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 KITTITAS COUNTY, WASHINGTON

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4/1/2019



INDEX LOCATION
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 CLE ELUM PINES WEST LLC
 A PORTION OF THE NE 1/4 OF SECTION 28,
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

<small>KITTITAS COUNTY</small>		<small>WASHINGTON</small>	
DWN BY	DATE	JOB NO.	
D.L.P./J.W.	04/2019	07132	
CHKD BY	SCALE	SHEET	
D.L.P.	1" = 100'	3 OF 5	

PROPERTY OWNERS:

CLE ELUM PINES WEST LLC
PO BOX 808
CLE ELUM, WA 98922

AND

JAMES K. SCHULER
PO BOX 808
CLE ELUM, WA 98922

PROPERTY INFORMATION:

PARCEL NO'S: 075535, 17012, 17014, 17015, 17016 & 17021

MAP NO'S: 20-17-28052-0001, 20-17-28052-0002, 20-17-28052-0003, 20-17-28052-0004, 20-17-28053-0003 & 20-17-28053-0004

AREA: 30.40 TOTAL

LOTS: 14

TRACTS: 1

WATER SOURCE: CLASS A WATER SYSTEM

SEWER SOURCE: COMMUNITY SEPTIC SYSTEM

ZONE: AG-20

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS ___ DAY OF ___, A.D., 2019.

KITTITAS COUNTY ENGINEER DATE

CERTIFICATE OF COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE "RANCH ROAD PERFORMANCE BASED CLUSTER PLAT" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY.

DATED THIS ___ DAY OF ___, A.D., 2019.

KITTITAS COUNTY COMMUNITY SERVICES DIRECTOR DATE

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

DATED THIS ___ DAY OF ___, A.D., 2019.

KITTITAS COUNTY TREASURER DATE

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE "RANCH ROAD PERFORMANCE BASED CLUSTER PLAT" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS ___ DAY OF ___, A.D., 2019.

KITTITAS COUNTY HEALTH OFFICER DATE

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "RANCH ROAD PERFORMANCE BASED CLUSTER PLAT" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS ___ DAY OF ___, A.D., 2019.

KITTITAS COUNTY ASSESSOR DATE

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS ___ DAY OF ___, A.D., 2019.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

CHAIRMAN CLERK OF THE BOARD ATTEST: _____

RANCH ROAD
PERFORMANCE BASED CLUSTER PLAT

A PORTION OF THE NE 1/4 SECTION 28, T. 20 N., R. 17 E., W.M.,
KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-46305848:

PARCEL 1:

LOT 3, OF HASKELL SHORT PLAT AMENDMENT, KITTITAS COUNTY SHORT PLAT NO. 03-39, AS RECORDED JULY 19, 2004, IN BOOK G OF SHORT PLATS, PAGES 171 THROUGH 174, UNDER AUDITOR'S FILE NO. 200407190004, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2:

LOTS 1, 2 AND 4 OF HASKELL SHORT PLAT AMENDMENT, KITTITAS COUNTY SHORT PLAT NO. 03-39, AS RECORDED JULY 19, 2004, IN BOOK G OF SHORT PLATS, PAGES 171 THROUGH 174, UNDER AUDITOR'S FILE NO. 200407190004, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3:

LOTS 3 AND 4 OF BERRY SHORT PLAT AMENDMENT, KITTITAS COUNTY SHORT PLAT NO. SP # 03-40, AS RECORDED JULY 19, 2004, IN BOOK G OF SHORT PLATS, PAGES 175 THROUGH 178, UNDER AUDITOR'S FILE NO. 200407190005, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SURVEY NOTES:

- 1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION NO. P-07-38 (LPF-19-00002).
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-096.
3. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
- BOOK 25 OF SURVEYS, PAGES 206-211, AFN: 200101230001
- BOOK G OF SHORT PLATS, PAGES 171-174, AFN: 200407190004
- BOOK G OF SHORT PLATS, PAGES 175-178, AFN: 200407190005
AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
5. A 5/8" REBAR AND CAP, I.S. 9606, O'HARE, AS NOTED HEREON, WAS FOUND AT THE NORTHEAST CORNER OF SECTION 28. A PIPE WITH CAP, I.S. 11715 WAS FOUND SOUTH 69'59" EAST, 11'8" FEET FROM THE REBAR & CAP PLACED BY O'HARE. BOOK 15 OF SURVEYS, PAGE 70, BY ROD STRAND, I.S. 11715, REFERS TO A LAND CORNER RECORD (L.C.R.) BEING FILED FOR THIS MONUMENT. A RECORDS SEARCH AT THE COUNTY AUDITOR'S OFFICE AND THE STATE PUBLIC LAND SURVEY OFFICE DID NOT REVEAL AN L.C.R. HOLD THE MONUMENT PLACED BY I.S. 9606 AS THE NORTHEAST CORNER OF SECTION 28. SEE THE SURVEY FILED IN BOOK 25 OF SURVEYS, PAGES 206-211 FOR ADDITIONAL SECTION BREAKDOWN INFORMATION.

PLAT NOTES:

- 1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS, ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
4. 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.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
7. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
8. 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 ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
9. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
10. NO DIRECT ACCESS TO SR 970 WILL BE ALLOWED FOR ANY LOT WITHIN THIS PLAT.
11. 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 AS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.
12. TRACT A SHALL BE OWNED BY THE RANCH ON SWAUK CREEK, LLC AND/OR ITS SUCCESSORS IN INTEREST. SAID TRACT CONTAINS IRRIGATION CONVEYANCE AND IRRIGATION STRUCTURES THAT SERVE THE FARM LANDS OWNED AND OPERATED BY THE RANCH ON SWAUK CREEK. ACCESS AND UTILITY EASEMENT 'Q' AS SHOWN HEREON, ACROSS A PORTION OF SAID TRACT A, SHALL PROVIDE ACCESS TO LOTS 2, 3, AND 4. SAID EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
13. DRAINAGE EASEMENTS ARE ILLUSTRATED ALONG THE WESTERLY BOUNDARY LINE OF LOT 1 OF THE HASKELL SHORT PLAT AMENDMENT AND THE EASTERLY BOUNDARY LINE OF LOT 3 OF THE BERRY SHORT PLAT AMENDMENT. THE TERMINUS OF SAID EASEMENTS ARE NOT RETRACEABLE AND ARE NOT SHOWN HEREON.

P-07-38
LPF-19-00002

PERFORMANCE BASED CLUSTER PLAT TABLE

Table with 3 columns: Description, Area, Points. Includes rows for Open Space Total (50%), Development Area (15.19 AC), Group A Water System, Community Septic System, Passive Rec. Facilities, Active Rec. Facilities, and Total (30.40 AC, 125 Points).

4/1/2019



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS ___ DAY OF ___ 20__ AT ___ M.
IN BOOK ___ OF ___ AT PAGE ___ AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor Deputy County Auditor



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A PORTION OF THE NE 1/4 OF SECTION 28,
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KITTITAS COUNTY WASHINGTON

Table with 3 columns: Description, Date, Job No. Includes rows for D.L.P./G.W. (04/2019, 07132), CHKD BY (D.L.P., N/A), and SHEET (4 OF 5).

**RANCH ROAD
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KITITITAS COUNTY, WASHINGTON**

P-07-38
LPF-19-00002

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLE ELUM PINES WEST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 4th DAY OF April, A.D. 2019

[Signature]
NAME PAT DENNING NAME
TITLE Manager TITLE

ACKNOWLEDGMENT

STATE OF WA S.S.
COUNTY OF KITITAS

ON THIS 4th DAY OF April, 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED PAT DENNING AND James K. Schuler AND James K. Schuler RESIDING AT CLE ELUM, WA AND CLE ELUM, WA RESPECTIVELY, OF CLE ELUM PINES WEST, LLC AND CLE ELUM PINES WEST, LLC AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT James K. Schuler AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT CLE ELUM, WA
MY APPOINTMENT EXPIRES 03/31/2022

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES K. SCHULER, A MARRIED MAN, PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 4th DAY OF April, A.D. 2019

[Signature]
JAMES K. SCHULER

ACKNOWLEDGMENT

STATE OF WA S.S.
COUNTY OF KITITAS

ON THIS DAY PERSONALLY APPEARED BEFORE ME James K. Schuler

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT James K. Schuler SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4th DAY OF April, 2019



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT CLE ELUM, WA
MY APPOINTMENT EXPIRES 03/31/2022

LINE #	DIRECTION	DISTANCE
L1	N 82°54'27" E	107.70
L2	N 57°17'31" E	150.33
L3	N 52°34'31" E	101.12
L4	N 63°29'28" E	250.20
L5	N 57°17'31" E	150.33
L6	N 61°06'22" E	103.83
L7	N 45°47'50" E	102.99
L8	N 88°33'16" W	30.00
L9	S 38°18'55" W	315.81
L10	N 86°58'45" W	178.09
L11	N 11°21'03" W	184.59
L12	N 23°35'48" W	197.01
L13	N 33°17'43" W	217.33
L14	N 54°04'20" W	230.38
L15	N 51°40'35" W	154.04
L16	N 48°19'37" W	187.11
L17	N 28°42'17" W	174.99
L18	N 88°33'16" W	60.00

LINE #	DIRECTION	DISTANCE
L19	S 38°18'55" W	315.81
L20	N 58°11'40" E	342.94
L21	N 63°29'28" E	89.27
L22	N 63°29'28" E	52.24
L23	N 63°29'28" E	37.03
L24	N 25°52'27" E	472.83
L25	N 25°52'27" E	33.39
L26	S 30°48'44" E	110.41
L27	S 59°11'18" W	151.04
L28	S 28°50'47" E	106.99
L29	N 42°24'11" E	42.81
L30	S 72°58'27" W	70.45
L31	S 27°35'27" E	108.13
L32	S 27°16'21" E	132.78
L33	S 10°24'47" W	231.41
L34	N 57°17'31" E	31.36
L35	S 59°11'18" W	384.41
L36	N 15°48'31" W	305.49

LINE #	DIRECTION	DISTANCE
L37	N 45°47'50" E	33.59
L38	N 53°45'07" E	96.09
L39	S 79°36'36" E	53.40
L40	S 88°47'05" E	95.68
L41	N 88°42'48" E	10.18
L42	N 1°26'44" E	184.58
L43	N 10°24'47" E	54.80
L44	S 87°17'31" W	67.14
L45	S 31°33'15" W	27.49
L46	S 25°32'31" W	32.84
L47	S 8°12'13" W	43.48
L48	S 13°59'49" W	42.06
L49	S 36°02'33" W	28.38
L50	S 60°48'27" W	22.47
L51	S 62°45'27" W	24.41
L52	S 73°09'54" W	19.22
L53	S 74°00'28" W	13.53
L54	S 67°59'19" W	4.80

LINE #	DIRECTION	DISTANCE
L55	S 72°05'27" W	77.98
L56	S 45°06'35" W	15.06
L57	S 45°09'50" W	44.22
L58	S 27°16'21" E	34.73
L59	N 42°24'11" E	42.81
L60	N 63°29'28" E	86.41
L61	N 68°11'40" E	114.67
L62	S 61°23'02" W	92.19
L63	N 27°35'27" W	40.00
L64	N 28°50'47" W	40.69
L65	N 25°52'27" E	145.01
L66	N 58°11'40" E	270.44
L67	N 63°29'28" E	87.84
L68	N 40°16'02" W	25.00

ADJACENT PROPERTY OWNERS:

- 20-17-28050-0004 DAVID M STAMBAUGH ETUX
20-17-28050-0008 DON HARTMAN ETUX TRUSTEES
KENNETH HARTMAN ETUX TRUSTEES
1000 HARTMAN RD
CLE ELUM WA 98922
- 20-17-28050-0003 D CHUCK YARBROUGH ETUX
250 RANCHES RD
CLE ELUM WA 98922
- 20-17-28051-0003 TUDOR J THOMAS ETUX
831 RANCH RD
CLE ELUM WA 98922
- 20-17-28051-0004 KATHRYN L WEARNE ETUX
715 79TH DR NE
EVERETT WA 98205
- 20-17-28051-0002 ERIC WOLF ETUX
13732 217TH AVE SE
ISSAQUAH WA 98027
- 20-17-27020-0003 FRED E CHAPMAN ETUX
370 BURKE ROAD
CLE ELUM WA 98922
- 20-17-27020-0002 MERLIN W WOLF ETUX
13732 217TH AVE SE
ISSAQUAH WA 98027
- 20-17-27020-0003 LUELLA MAE PAPPÉ
ALBERT W WALKER
1236 166TH AVE SE
BELLEVUE WA 98008
- 20-17-28053-0002 M WADE WOLF ETUX
13732 217TH AVE
ISSAQUAH WA 98027
- 20-17-28050-0001 MERRYN D BLANCHARD ETUX
520 RANCH ROAD
CLE ELUM WA 98922
- 20-17-28050-0002 DAVID M STAMBAUGH ETUX
430 RANCH ROAD
CLE ELUM WA 98922
- 20-17-28050-0003 D CHUCK YARBROUGH ETUX
250 RANCHES RD
CLE ELUM WA 98922
- 20-17-28050-0004 MERLIN W WOLF ETUX
13732 217TH AVE SE
ISSAQUAH WA 98027
- 20-17-27020-0004 FRED E CHAPMAN ETUX
370 BURKE ROAD
CLE ELUM WA 98922
- 20-17-27020-0003 LUELLA MAE PAPPÉ
ALBERT W WALKER
1236 166TH AVE SE
BELLEVUE WA 98008
- 20-17-27020-0002 MERLIN W WOLF ETUX
13732 217TH AVE
ISSAQUAH WA 98027
- 20-17-28050-0001 MERRYN D BLANCHARD ETUX
520 RANCH ROAD
CLE ELUM WA 98922

CURVE #	RADIUS	LENGTH	DELTA
C1	785.00	123.20	8°59'31"
C2	785.00	183.83	11°56'36"
C3	785.00	158.58	11°34'28"
C4	785.00	127.84	9°20'18"
C5	785.00	154.57	11°16'58"
C6	715.00	72.22	5°47'14"
C7	715.00	258.81	20°43'26"
C8	2275.00	158.93	4°01'40"
C9	2275.00	191.07	4°49'43"
C10	750.00	695.47	53°07'48"
C11	750.00	693.68	52°59'36"
C12	273.00	144.10	30°14'32"
C13	273.00	366.07	78°49'41"
C14	2890.00	157.86	3°07'47"
C15	2890.00	147.83	2°55'51"
C16	2275.00	182.26	4°35'26"
C17	303.00	155.44	28°41'18"
C18	1200.00	445.14	21°15'14"

CURVE #	RADIUS	LENGTH	DELTA
C19	1200.00	291.83	13°55'27"
C20	1200.00	153.51	7°19'47"
C21	4970.00	173.52	2°00'02"
C22	2275.00	51.69	1°18'07"
C23	4970.00	632.65	8°08'28"
C24	260.00	134.72	29°41'16"
C25	1240.00	106.03	4°53'57"
C26	30.00	33.49	83°57'07"
C27	1260.00	229.49	10°28'09"
C28	30.00	70.07	133°49'08"
C29	55.00	237.52	247°28'28"
C30	55.00	187.49	174°28'44"
C31	2315.00	372.38	9°12'59"
C32	130.00	26.87	11°50'33"
C33	285.00	59.42	11°56'45"
C34	105.00	42.75	23°19'38"
C35	303.00	7.65	1°26'46"
C36	1230.00	296.92	13°55'27"



4/1/2019

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____, WA
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swilwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

RANCH ROAD PERFORMANCE BASED CLUSTER PLAT

PREPARED FOR
CLE ELUM PINES WEST LLC
A PORTION OF THE NE 1/4 OF SECTION 28,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

KITITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	SHEET
D.L.P./G.W.	04/2019	07132	
CHKD BY	SCALE		SHEET
D.L.P.	N/A		5 OF 5