

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
Please pick up a copy of the Checklist if required) *separate*

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

FEES:

\$200 plus \$10 per lot for Public Works Department;
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;
 \$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required
 *One check made payable to KCCDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x *[Signature]*

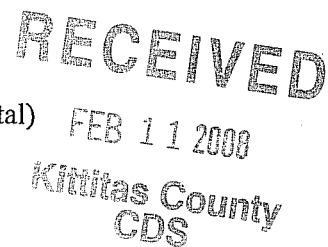
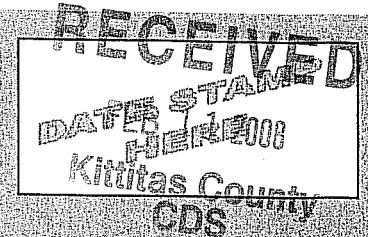
DATE:

2/11/08

RECEIPT #

055896

NOTES:



1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Sun Country Golf Resort Holdings
Mailing Address: 322 Avenue C
City/State/ZIP: Snohomish, WA 98290
Day Time Phone: (206) 972-4522
Email Address: _____

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chuck Course / Course Assoc.
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: _____

3. Street address of property:

Address: Golf Course Road
City/State/ZIP: _____

4. Legal description of property: Ptn. of Parcel 27, Blk 32 of Survey,
pgs 205-212

5. Tax parcel number(s): 20-14-35000-0017

6. Property size: 15.05 Ac. (acres)

7. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Performance based cluster subdivision - 11 lots (10 +
residual); Sun Country water system; community
septic system

8. Are Forest Service roads/easements involved with accessing your development? Yes (No) (Circle)
 If yes, explain: _____
9. What County maintained road(s) will the development be accessing from? Oakmont, Golf Course & Hermitage Dr.
10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:

Date:

(REQUIRED if indicated on application)

X Charles A. Cunniff

2-5-08

Signature of Land Owner of Record

Date:

(Required for application submittal):

X James L. Lober

2-5-08

SUN COUNTRY HIGHLANDS PERFORMANCE BASED CLUSTER PLAT
DENSITY BONUS CALCULATIONS

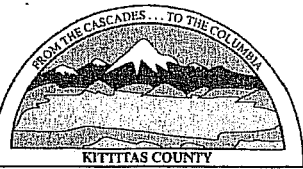
Zone: Rural 3
Existing acreage: 15.05 ac
Residual parcel acreage: Lot 11 - 10.55 ac.

Public Benefit Ratings Systems Chart:

<u>Element</u>	<u>Points</u>	<u>Calculations</u>
Transportation	n/a	
Open space	70%	10.55 ÷ 15.05
Wildlife habitat	n/a	
Health & safety		
Connection to Group A water system	50%	
Community septic system	10%	
Recreation: public golf course	25%	
Calculated density bonus	155%	
Allowed R-3 density bonus	100% Ch. 16.09.030	

Public Benefit Ratings Systems Calculations:

15.05 acres ÷ by 3 acre minimum lot size = 5 whole lots
5 whole lots × 100% allowed R-3 bonus = 5 whole lots bonus
5 lots + 5 bonus lots = 10 lot cluster



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RECEIVED

FEB 11 2009

Kittitas County
CDS

SEPA ENVIRONMENTAL CHECKLIST

FEE \$400.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

SUN COUNTRY HIGHLANDS CLUSTER PLAT

2. Name of applicant:

SUN COUNTRY GOLF RESORT HOLDINGS LLC

3. Address and phone number of applicant and contact person:

322 AVENUE C
SNOHOMISH, WA. 98290

4. Date checklist prepared:

1-15-08

5. Agency requesting checklist:

KIT CO CDS

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

6. Proposed timing or schedule (including phasing, if applicable):

ASAP

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. YES.

GOLF COURSE EXPANSION

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

NONE KNOWN

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

ONGOING CUP APP.

10. List any government approvals or permits that will be needed for your proposal, if known.

PLAT APPROVAL

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

SEE ATTACHED PLAT MAP. LOTS 1-10 WILL HAVE RESIDENCES. LOT 11 WILL REMAIN IN OPEN SPACE WITH COMMUNITY SEPTIC/ DRAIN FIELDS AND 3 HOLES OF AN 18 HOLE GOLF COURSE.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

THE PARCEL IS LOCATED AT SUN COUNTRY EST. BETWEEN HERMITAGE DRIVE AND OAKMONT DRIVE. SEE THE VICINITY MAP ON THE ATTACHED PLAT MAP.

ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, (rolling) hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?

5-10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland:

SANDY LOAM

d. Are there surface indications or history of unstable soils in the immediate vicinity?

NONE KNOWN

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill. GRADING AND FILLING CONSISTENT WITH GOLF COURSE CONSTRUCTION AND 10 RESIDENTIAL LOTS. QUANTITIES UNKNOWN.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

UNLIKELY

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

±6%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

NONE ANTICIPATED

AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. NONE KNOWN

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NONE KNOWN

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NONE ANTICIPATED

WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names.

If appropriate, state what streams or river it flows into.

KRD MAIN CANAL AND BRANCH LATERALS NEARBY. POND MAY BE CONSTRUCTED ADJACENT TO GOLF FAIRWAYS.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

POSSIBLY THE POND

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

UNKNOWN

4) Will the proposal require surface water withdrawals or diversions?

Give general description, purpose, and approximate quantities if known. IRRIGATION WATER TO BE PROVIDED BY KRD. AS PER DISTRICT REGULATIONS.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

NO. SUNCOUNTRY WATER SYSTEM WILL PROVIDE DOMESTIC WATER. KRD WILL SUPPLY IRRIG. WATER.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

10 LOTS WILL DISCHARGE DOMESTIC SEWAGE TO SEPTIC TANKS & COMMUNITY DRAIN FIELDS.

c.

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters?

If so, describe. ON SITE RETENTION FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STORMWATER STANDARDS.

2) Could waste materials enter ground or surface waters? If so, generally describe.

UNLIKELY.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

NONE ANTICIPATED.

PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, (pine) other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?
EXISTING VEGETATION WILL BE ALTERED TO ALLOW GOLF COURSE AND RESIDENTIAL BUILDING SITES/LANDSCAPING, ETC.

c. List threatened or endangered species known to be on or near the site.
NONE KNOWN

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NONE

ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, (songbirds) other:
- mammals: (deer), bear, (elk), beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.
NONE KNOWN

c. Is the site part of a migration route? If so, explain.
NONE KNOWN

d. Proposed measures to preserve or enhance wildlife, if any.
NONE

ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **ELECTRICITY, WILL BE USED FOR HEATING AT OWNER'S DISCRETION.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe. **UNLIKELY.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. **PSE EFFICIENCY STANDARDS.**

ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **NONE KNOWN**

1) Describe special emergency services that might be required. **NONE EXPECTED**

2) Proposed measures to reduce or control environmental health hazards, if any. **NONE**

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? **NONE KNOWN**

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **CONSTRUCTION TYPE NOISES DURING NORMAL WORKING HOURS, AFTER CONSTRUCTION - TYPICAL RESIDENTIAL NOISES.**

3) Proposed measures to reduce or control noise impacts, if any. **NONE**

LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? **GOLF COURSE, RESIDENTIAL, AND VACANT LAND.**

b. Has the site been used for agriculture? If so, describe. **NO.**

c. Describe any structures on the site. **PUMP HOUSE / WATER TANKS**

d. Will any structures be demolished? If so, what? **NO**

e. What is the current zoning classification of the site?

RURAL 3

f. What is the current comprehensive plan designation of the site?

RURAL

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an:

environmentally sensitive area?

NONE KNOWN

i. Approximately how many people would the completed project displace?

NONE

j. Approximately how many people would reside or work in the completed project?

ABOUT 25 WOULD RESIDE ON 10 BUILDING LOTS.

k. Proposed measures to avoid or reduce displacement impacts, if any.

NONE

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

HOUSING GOLF COURSE IS CONSISTENT WITH ADJACENT LANDS. LOW DENSITY DEVELOPMENT

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

10

EVENTUALLY

b. Approximately how many units, if any, would be eliminated?

Indicate whether high, middle or low-income housing.

NONE

c. Proposed measures to reduce or control housing impacts, if any.

NONE ANTICIPATED

AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

STRUCTURES WILL CONFORM WITH ZONING HEIGHT RESTRICTIONS.

b. What views in the immediate vicinity would be altered or obstructed?

NONE KNOWN

c. Proposed measures to reduce or control aesthetic impacts, if any.

NONE

LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

SUNLIGHT POSSIBLE WINDOW REFLECTIONS FROM

b. Could light or glare from the finished project be a safety hazard or

interfere with views? UNLIKELY

c. What existing off-site sources of light or glare may affect your proposal?

NONE KNOWN

d. Proposed measures to reduce or control light and glare impacts, if any.

NONE

2. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity? PUBLIC GOLF COURSE

b. Would the proposed project displace any existing recreational uses? If so, describe. NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: PROJECT IS PART OF GOLF COURSE EXPANSION.

3. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NONE KNOWN

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. NONE KNOWN

c. Proposed measures to reduce or control impacts, if any.

NONE

4. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

SEE ATTACHED MAP.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO.

c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
POSSIBLE WIDENING OF HERMITAGE AND OAKMONT.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
APPROX. 40 ADT.

g. Proposed measures to reduce or control transportation impacts, if any.
NONE

5. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
YES, SERVICES TYPICAL FOR 10 HOUSEHOLDS.

b. Proposed measures to reduce or control direct impacts on public services, if any.
NONE

6. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.
DOMESTIC WATER WILL BE FROM SUN COUNTRY WATER SYSTEM. COMMUNITY SEPTIC SYSTEMS. POWER BY PSE.

SIGNATURE

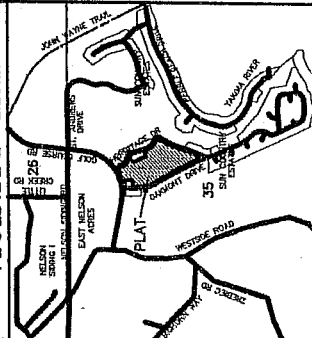
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision

Signature: James L. Hembree

Date: 2-05-08

Print Name: JAMES L. HEMBREE

VICINITY MAP



OWNER:
 SUN COUNTRY GOLF RESORT HOLDINGS, LLC
 322 AVENUE C
 SNOHOMISH, WA 98290

TOTAL ACRES: 15.05 ACRES
NO. OF LOTS: 11 (10 + RESIDUAL)
ZONE: RURAL 3
ASSESSOR'S NO.: 20-14-35000-0017

SOURCE OF WATER: SUN COUNTRY WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER APPLICABLE STANDARDS
ACCESS: COUNTY ROAD R/W

LEGAL DESCRIPTION

PARCEL 27 OF THAT CERTAIN SURVEY AS RECORDED JUNE 16, 2006 IN BOOK 32 OF SURVEYS AT PAGES 205 THROUGH 212, UNDER AUDITOR'S FILE NO. 200606180014, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

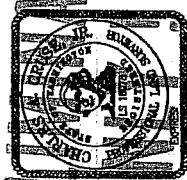
EXCEPT THAT PORTION OF SAID PARCEL 27 WHICH LIES EASTERLY OF THE WESTERLY BOUNDARY OF PARCEL D OF THAT CERTAIN SURVEY AS RECORDED JULY 10, 2007 IN BOOK 34 OF SURVEYS AT PAGE 85, UNDER AUDITOR'S FILE NO. 200701100034, RECORDS OF KITITAS COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DERIVATION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN JULY OF 2004.

DATE

CHARLES A. CRUISE, JR.
 Professional Land Surveyor
 License No. 18078



LEGEND

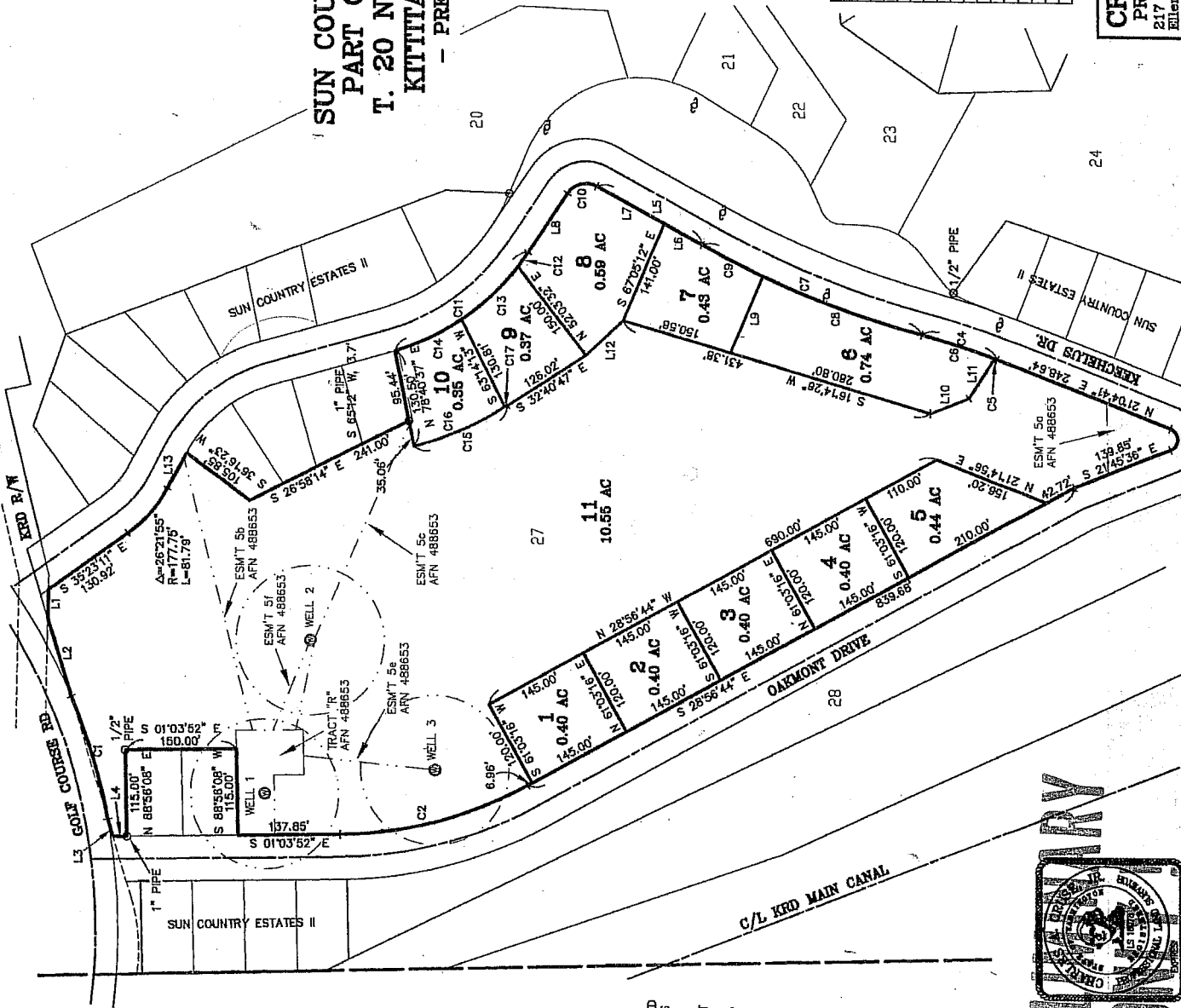
- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"
- FOUND PIN & CAP
- x— FENCE
- ...— EASEMENT

**SUN COUNTRY HIGHLANDS
 PART OF SECTION 35,
 T. 20 N., R. 14 E., W.M.,
 KITITAS COUNTY, WA
 - PRELIMINARY PLAT -**

19

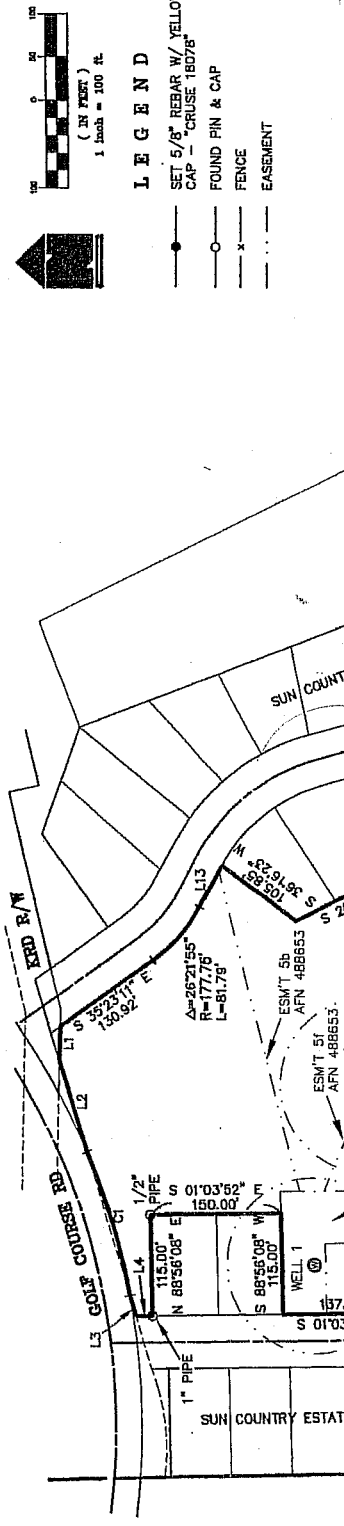
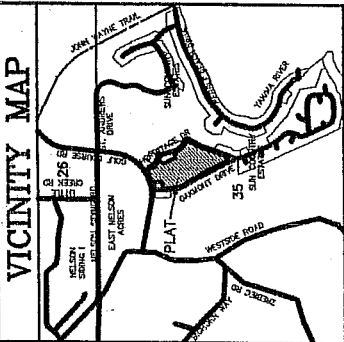
LINE	DIRECTION	DISTANCE
L1	N 88°38'47" W	39.30
L2	S 73°17'38" W	108.21
L3	S 73°17'38" W	24.12
L4	S 01°03'52" E	16.85
L5	N 28°51'54" E	161.37
L6	N 28°51'54" E	58.21
L7	N 28°51'54" E	103.15
L8	N 58°15'11" W	95.73
L9	N 67°05'12" W	111.98
L10	S 22°04'18" E	35.54
L11	S 58°57'25" E	63.02
L12	S 43°41'56" E	66.61
L13	N 61°45'06" W	53.49

CURVE	RADIUS	LENGTH	DELTA
C1	803.13	171.59	127.428
C2	542.98	284.23	273.525
C3	15.45	38.98	137.0943
C4	970.00	108.62	687.752
C5	970.00	3.64	0.07255
C6	970.00	102.98	68.0457
C7	1330.00	219.21	1345.06
C8	1330.00	277.49	1947.49
C9	1330.00	91.83	63.9721
C10	342.00	44.39	84.4708
C11	342.00	228.57	393.816
C12	342.00	105.00	175.724
C13	342.00	100.00	170.0606
C14	485.03	138.07	170.736
C15	485.03	135.00	163.3738
C16	485.03	135.00	163.3738
C17	485.03	4.01	0.023938



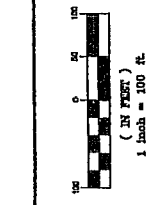
CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98828
 P.O. Box 959
 (509) 962-8242

SUN COUNTRY HIGHLANDS



**SUN COUNTRY HIGHLANDS
PART OF SECTION 35,
T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WA
-- PRELIMINARY PLAT --**

LEGEND
 SET 5/8" REBAR W/ YELLOW CAP - CRUISE 18078
 FOUND PIN & CAP
 FENCE
 EASEMENT



LINE	DIRECTION	DISTANCE
L1	N 88°56'47" W	39.30'
L2	S 73°17'36" W	109.21'
L3	S 73°17'36" W	24.12'
L4	S 01°03'52" E	18.85'
L5	N 28°51'54" E	161.37'
L6	N 28°51'54" E	58.21'
L7	N 28°51'54" E	103.15'
L8	N 67°05'12" W	111.98'
L9	S 22°04'16" E	95.54'
L10	S 56°57'25" E	63.02'
L11	S 43°41'56" E	66.61'
L12	S 67°18'12" E	141.00'
L13	N 67°45'06" W	53.49'

CURVE	RADIUS	LENGTH	DELTA
C1	603.13	174.78	174.78
C2	542.98	264.28	272.82
C3	15.45	34.68	137.84
C4	970.00	108.89	107.15
C5	970.00	93.64	107.15
C6	970.00	103.98	107.15
C7	1330.00	139.21	133.00
C8	1330.00	227.39	192.74
C9	1330.00	91.83	135.72
C10	30.00	44.39	84.27
C11	335.03	39.03	39.03
C12	335.03	23.37	175.74
C13	335.03	108.00	1708.06
C14	465.03	139.01	1707.38
C15	465.03	135.00	1637.59
C16	465.03	135.00	1637.59
C17	465.03	4.01	10729.39

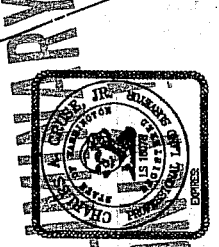
OWNER:
 SUN COUNTRY GOLF RESORT HOLDINGS, LLC
 322 AVENUE C
 SNOHOMISH, WA 98290

TOTAL ACRES: 15.05 ACRES
NO. OF LOTS: 11 (10 + RESIDUAL)
ZONE: RURAL 3
ASSESSOR'S NO.: 20-14-35000-0017

SOURCE OF WATER: SUN COUNTRY WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER APPLICABLE STANDARDS
ACCESS: COUNTY ROAD R/W

LEGAL DESCRIPTION
 PARCEL 27 OF THAT CERTAIN SURVEY AS RECORDED JUNE 16, 2006 IN BOOK 32 OF SURVEYS AT PAGES 205 THROUGH 212, UNDER AUDITOR'S FILE NO. 200606180014, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT THAT PORTION OF SAID PARCEL 27 WHICH LIES EASTERLY OF THE WESTERLY BOUNDARY OF PARCEL D OF THAT CERTAIN SURVEY AS RECORDED JULY 10, 2007 IN BOOK 34 OF SURVEYS AT PAGE 85, UNDER AUDITOR'S FILE NO. 200701100034, RECORDS OF KITITAS COUNTY, WASHINGTON.



SURVEYOR'S CERTIFICATE
 THIS MAP AND LOT LAYOUT IS A REPRODUCTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DURING JULY OF 2004.

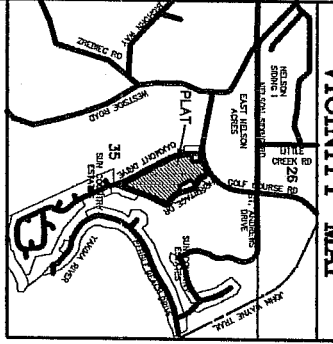
DATE _____

CHARLES A. CRUISE, JR.
 Professional Land Surveyor
 License No. 18078

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98928 (509) 982-8242
 P.O. Box 959
 Ellensburg, WA 98928 (509) 982-8242

SUN COUNTRY HIGHLANDS

VICINITY MAP



OWNER:
 SUN COUNTRY GOLF RESORT HOLDINGS, LLC
 322 AVENUE D
 SPOKANE, WA 99290
 TOTAL ACREAGE: 15.05 ACRES
 NO. OF LOTS: 11 (10 + RESIDUAL)
 ZONE: RURAL 3
 ASSESSOR'S NO. 20-14-35000-0017

SOURCE OF WATER: SUN COUNTRY WATER SYSTEM
 SEWER SYSTEM: SEPTIC TANKS
 DRAINAGE: AS PER APPLICABLE STANDARDS
 ACCESS: COUNTY ROAD R/W

LEGAL DESCRIPTION
 PARCEL 27 OF THAT CERTAIN SURVEY AS RECORDED
 JUNE 16, 2008 IN BOOK 32 OF SURVEYS AT PAGES
 208 THROUGH 212, UNDER AUDITOR'S FILE NO.
 20080610014, RECORDS OF KITTITAS COUNTY,
 WASHINGTON BEING A PORTION OF THE NORTHWEST
 QUARTER OF SECTION 27, TOWNSHIP 20 NORTH,
 RANGE 14 EAST IN THE COUNTY OF KITTITAS,
 STATE OF WASHINGTON;

EXCEPT THAT PORTION OF SAID PARCEL 27 WHICH
 LIES EASTERLY OF THE WESTERLY BOUNDARY OF
 PARCEL D OF THAT CERTAIN SURVEY AS RECORDED
 JULY 10, 2007 IN BOOK 34 OF SURVEYS AT PAGE
 85, UNDER AUDITOR'S FILE NO. 20070110034,
 RECORDS OF KITTITAS COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

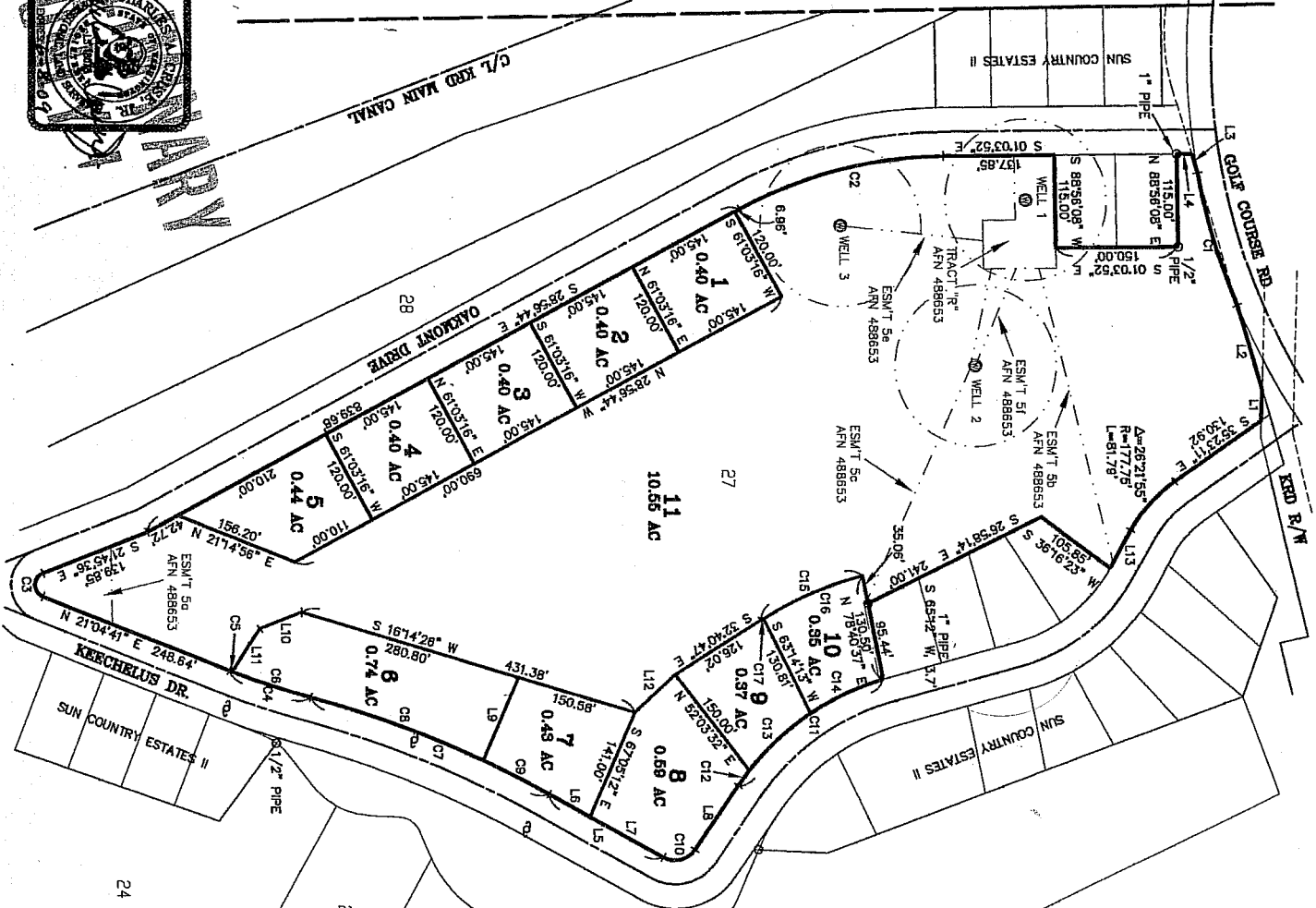
THIS MAP AND LOT LAYOUT IS A DERIVATION OF
 THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC
 INFORMATION IS BASED ON FIELD WORK DONE
 JULY OF 2004.

Charles A. Cruse, Jr.
 Professional Land Surveyor
 License No. 18978

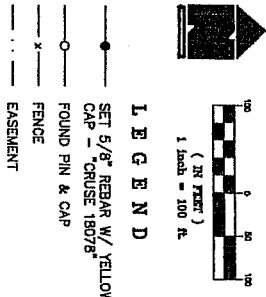
DATE 2-8-08



PRELIMINARY



SUN COUNTRY HIGHLANDS
 PART OF SECTION 35,
 T. 20 N., R. 14 E., W.M.
 KITTITAS COUNTY, WA
 - PRELIMINARY PLAT -



LINE	DIRECTION	DISTANCE
L1	N 88°39'47\"	35.30'
L2	S 73°17'38\"	108.21'
L3	S 73°17'38\"	24.12'
L4	S 01°03'52\"	18.85'
L5	N 28°31'54\"	161.37'
L6	N 28°31'54\"	58.21'
L7	N 28°31'54\"	103.15'
L8	N 58°15'11\"	95.73'
L9	N 67°05'12\"	111.98'
L10	S 22°04'18\"	55.54'
L11	S 56°57'25\"	63.02'
L12	S 43°41'56\"	88.61'
L13	N 61°45'05\"	53.48'

CURVE	RADIUS	LENGTH	DELTA
C1	803.13	171.59	127.42°
C2	542.89	264.23	27°52'52\"
C3	15.45	38.99	137°09'43\"
C4	870.00	108.62	06°17'52\"
C5	870.00	102.98	08°12'55\"
C6	870.00	3.64	08°12'55\"
C7	1350.00	319.21	13°45'08\"
C8	1350.00	227.39	09°47'45\"
C9	1350.00	91.83	03°57'21\"
C10	30.00	44.39	84°47'05\"
C11	328.03	228.37	39°03'16\"
C12	328.03	23.37	03°59'43\"
C13	328.03	105.00	17°57'25\"
C14	328.03	100.00	17°05'08\"
C15	485.03	158.01	17°05'08\"
C16	485.03	153.00	16°27'58\"
C17	485.03	4.01	00°25'58\"

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
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 Edinburg, WA 98828
 P.O. Box 968
 (509) 982-8242
 SUN COUNTRY HIGHLANDS