



January 12, 2009

RECEIVED

JAN 13 2009

Kittitas County
CDS

Allison Kimball, Planner II
Kittitas County CDS
411 N Ruby Suite 2
Ellensburg, WA 98926

Re: Phasing plan for the SwiftWater Cluster Plat LP-08-00028

Dear Ms. Kimball:

Below you will find an overview of development phasing for the SwiftWater Cluster Plat LP-08-00028. Details of this plan may be modified following comments from Kittitas County, Agencies with jurisdiction and the general public. A phasing map is attached to the plat application and is identified as sheet 2 of 5.

Upon preliminary plat approval, the development will begin Phase 1 within the timeframes established by Kittitas County Code 16.12.250. This first phase will include the adoption of all the open spaces as identified in the plat application. It is the intention of the developer to set aside this area to maintain and protect the riparian and migration routes during the construction portion of all three phases.

Phase 1 will include the design and engineering of all of the Class A water system. During this phase it is most likely that the water system will be constructed for the first seventeen lots (Phase 1) and build or bonded for the remaining thirty one lots. As each phase comes online, the water system will be expanded to meet future landowners' needs.

The first phase will also include the construction of the private road system from the Northwest corner of the property along and through Phase 1. A temporary cul-de-sac will be installed to allow turn around space for emergency vehicles. The proposed pond will be constructed and the excavated materials will be used for sub-grade on the private road infrastructure.

Phase 2 will be the completion of lots eighteen through thirty two. Based on comments received from Kittitas County Public Works and WASHDOT, the level of development planned at this phase will require a left hand turn lane on US 970. Details for this project will be submitted to the county during the second phase. During Phase 2, the water system will be developed and build out as to service the lots within the second phase.

The final phase, Phase 3, all engineering for the roads, waters system and left hand turn lane will be installed and ready for use by all landowners within the development. Phase 3 will include the final development of lots thirty three through forty nine. This would include construction and finalization of the private road infrastructure, water lines and all pump houses. All conditions of the plat and any SEPA mitigation measures will be in place and completed prior to final plat of Phase 3. Finally, all maps, drawings and engineering will be approved and recorded, during this phase.

Please feel free to contact me if you have any questions regarding this plan. If there is any additional information you need, please contact me ASAP.

Sincerely,



Noah Goodrich
Land Use Planner/Project Manager
Encompass Engineering & Surveying

6. Proposed timing or schedule (including phasing, if applicable): _____
A phasing plan and map are attached to this application. Preliminary Plat approval is expected by late spring 2009. At that time the phasing plan will begin. Please see the attached phasing letter for details. Phasing will be completed as lots are sold and as the demands of future land owners change. All phases of the development will include water system development and engineering, design and construction of the road infrastructure and meeting all conditions of approval.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. _____
No future plans directly relating to the development proposal are expected to occur after final approval. SwiftWater Ranch LLC. is engaged in discussions with the Yakama Nation and WSDFW a about possible floodplain enhancement practices along the Teanaway River, on the property that is the subject of the plat application. Floodplain enhancement discussions and measures are a strictly voluntary activity that Swiftwater Ranch is discussion in an effort to create a benefit to the environment. Such efforts are in no way necessitated by or designed to alleviate any actual impacts of the proposed development. Any such efforts would be consistent with the applicant's proposal and any approval of thereof.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal. _____
Four separate Critical Areas Reports have been prepared for the five separate parcels involved in this development application. Those reports have been included in the plat application. Those reports are dated September 5, 2007 and were conducted by Sewall Wetland Consulting, Inc. Those reports are attached as Exhibit A.

Four separate Traffic Impact evaluations have been prepared for the five separate parcels, along with a revised evaluation that addressed the impacts of development on all five parcels collectively. The Traffic Reports conclude that the project, as proposed to be mitigated, will have no net impact on traffic. Those reports are attached as Exhibit B.

A water right evaluation has been prepared by Aspect Consulting evaluating the feasibility of changing the purpose, place, and season of use of an 1890 priority water right from the Teanaway River. Such analysis concludes that the water right is valid and the change can occur, with appropriate mitigation, without any impairment on existing rights. Aspect Consulting is also engaged in preparing a final impairment and continuing analysis in conjunction with the applicant's pending change applications.

On September 15, 2008, the applicant met on site with Tom Ring of the Yakama Tribe and William Meyer of WSDFW to discuss the proposal. Both agreed that the area no longer contained a functional floodplain, their concerns about the development's impacts on fish and wildlife would be addressed by a governmentally approved water right, and that, while not necessary as a result of impacts of the development, the Yakama and WSDFW would be interested in working collaboratively with the developer to discuss potential opportunities in the future to improve the functionality of the floodplain and habitat in the area.

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. _____
In September 2008, Mr. Gleason, member of SwiftWater Ranch, LLC, submitted a request to the Conservancy Board to transfer a water right from to the proposed cluster plat.

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____
 A.D. 200__

COUNTY ENGINEER _____

KITITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE SWIFTWATER RANCH LLC CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWS DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS _____ DAY OF _____ A.D. 200__
 KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE SWIFTWATER RANCH LLC CLUSTER PLAT IS IN ACCORDANCE WITH THE ZONING MAP THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D. 200__
 KITITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITITAS 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.
 PARCEL NO. 20-16-25000-0006 (12127), 20-16-25000-0005 (06602), 20-16-25000-0008 (12127), 20-16-25000-0005 (06602), 20-16-25000-0013 (094923)
 DATED THIS _____ DAY OF _____ A.D. 200__

KITITAS COUNTY TREASURER
 CERTIFICATE OF KITITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE SWIFTWATER RANCH LLC CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE PLAT IS IN ACCORDANCE WITH THE ZONING MAP THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 PARCEL NO. 20-16-25000-0006 (12127), 20-16-25000-0005 (06602), 20-16-25000-0008 (12127), 20-16-25000-0005 (06602), 20-16-25000-0013 (094923)
 DATED THIS _____ DAY OF _____ A.D. 200__

KITITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 200__
 BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON

BY: _____ CLERK OF THE BOARD
 CHAIRMAN
 ATTEN: _____
 NOTARIES THAT APPROVE OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE RESULTS WILL BE QUANTIFIED.

PERFORMANCE BASED CLUSTER PLATTING TABLE

PERFORMANCE BASED CLUSTER PLATTING TABLE	39 POINTS
OPEN SPACE (POINTS AWARDED) (20%)	13.97 AC
OPEN SPACE AND POINTS AWARDED (1%)	1.09 AC
OPEN SPACE TOTAL	15.06 AC
DEVELOPMENT AREA (30%)	50.80 AC
CLASS 4 WELLS	49 POINTS
TOTAL	64.86 AC
NOTE: OPEN SPACE AVERAGE IS ROUNDED DOWN	88 POINTS

SWIFTWATER RANCH LLC PERFORMANCE BASED CLUSTER PLAT A PORTION OF THE EAST 1/2 OF SECTION 29 AND THE WEST 1/2 OF SECTION 26, T20N, R18E, W4E, KITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

PARCEL 1:
 LOT 2 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 12, 2007, IN BOOK 33 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NO. 2007017024, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST HALF OF SECTION 29 AND A PORTION OF THE WEST HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 18 EAST, W4E, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 2:
 LOT 3 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 12, 2007, IN BOOK 33 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NO. 2007017024, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST HALF OF SECTION 29 AND A PORTION OF THE WEST HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 18 EAST, W4E, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 3:
 LOT 13 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 17, 2007, IN BOOK 33 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NO. 2007017024, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 18 EAST, W4E, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 4:
 LOT 12 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 17, 2007, IN BOOK 33 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NO. 2007017024, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 18 EAST, W4E, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 5:
 LOT 15 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 14, 1994, IN BOOK 22 OF SURVEYS, PAGES 81-82, UNDER AUDITOR'S FILE NO. 18982190019 AND RECORDED DECEMBER 18, 1995, IN BOOK 22 OF SURVEYS, PAGE 131, UNDER AUDITOR'S FILE NO. 18982190019, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 18 EAST, W4E, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED USING A WINCON DTM-250 TOTAL STATION, THE CONTROLLING INSTRUMENTS AND A 1/10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
2. FOR SECTION SUBDIVISION, CONVEY DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 33 OF SURVEYS RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 18 EAST, W4E, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.
3. THE PURPOSE OF THIS DOCUMENT IS TO CLUSTER PLAT ASSESSOR'S TAX PARCEL NUMBERS 024923, 094923, 12127, 12129 & 06602 INTO THE CORPORATION'S SURVEY HEREIN.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
5. A PUBLIC UTILITY EASEMENT TO FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
6. PER ROW 1710.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS MANUALE WEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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.
9. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
10. ENTIRE PRIVATE ROAD SHALL ACHIEVE 5% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
11. KITITAS 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 HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
12. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW OR OVERLIE WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT ANY OF THE LOTS OR PARCELS HEREIN WILL BE SUBJECT TO EASEMENT OF RECORD OR A COURT OF LAW.
13. WATERING WILL BE REQUIRED ON ALL RESIDENTIAL WELLS CONNECTIONS AND WATERING RESULTS SHALL BE RECORDED IN A WATERING SCHEDULE WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF RECREATION.
14. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PURPOSES OF VARIATION DURATION FROM 36 MONTHS TO 36 MONTHS. VARIOUS ACTIVITIES PERMITTED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO EASEMENT AS FOLLOWS: (FROM 7424924).
15. LOTS SHALL BE REQUIRED TO IRRIGATE THEIR INDIVIDUAL LOT OR LOTS BY THE USE OF EITHER A SPRINKLER IRRIGATION SYSTEM OR A Drip Irrigation System (ORD. 84-6 (PART), 1984).

P-08-XX

RECEIVING NUMBER

OWNERS:

PARCEL 1:
 SWIFTWATER RANCH LLC
 100 EAST 2ND STREET
 RENTON WA 98028

PARCEL 2:
 DUANE E CAMERON ETUX
 5000 17th Wn 98022

WATER SOURCE: CLASS 4 WATER SYSTEM
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
 EXISTING PARCEL NUMBERS:

PARCEL 1:
 20-16-25000-0006 (024923) 21.00 ACRES
 20-16-25000-0013 (094923) 21.00 ACRES
 20-16-25000-0008 (12129) 21.00 ACRES

PARCEL 2:
 20-16-25000-0005 (12127) 12.10 ACRES
 20-16-25000-0005 (06602) 10.76 ACRES
 ZONE: R-1



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 of the State of Washington.
 I, _____, Surveyor, do hereby certify that the above is a true and correct copy of the original survey filed in my office.
 DAVID P. NELSON DATE _____
 Certificate No. 18092A

RECORDER'S CERTIFICATE
 Filed for record this _____ day of _____, 20____, at _____ M. in book _____ of _____ at page _____ at the request of _____
 DAVID P. NELSON
 Surveyor's Name
 County Auditor _____ Deputy County Auditor _____



100 EAST 2ND STREET
 CLE ELUM, WA 98022
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

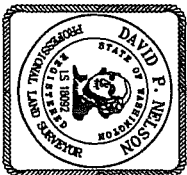
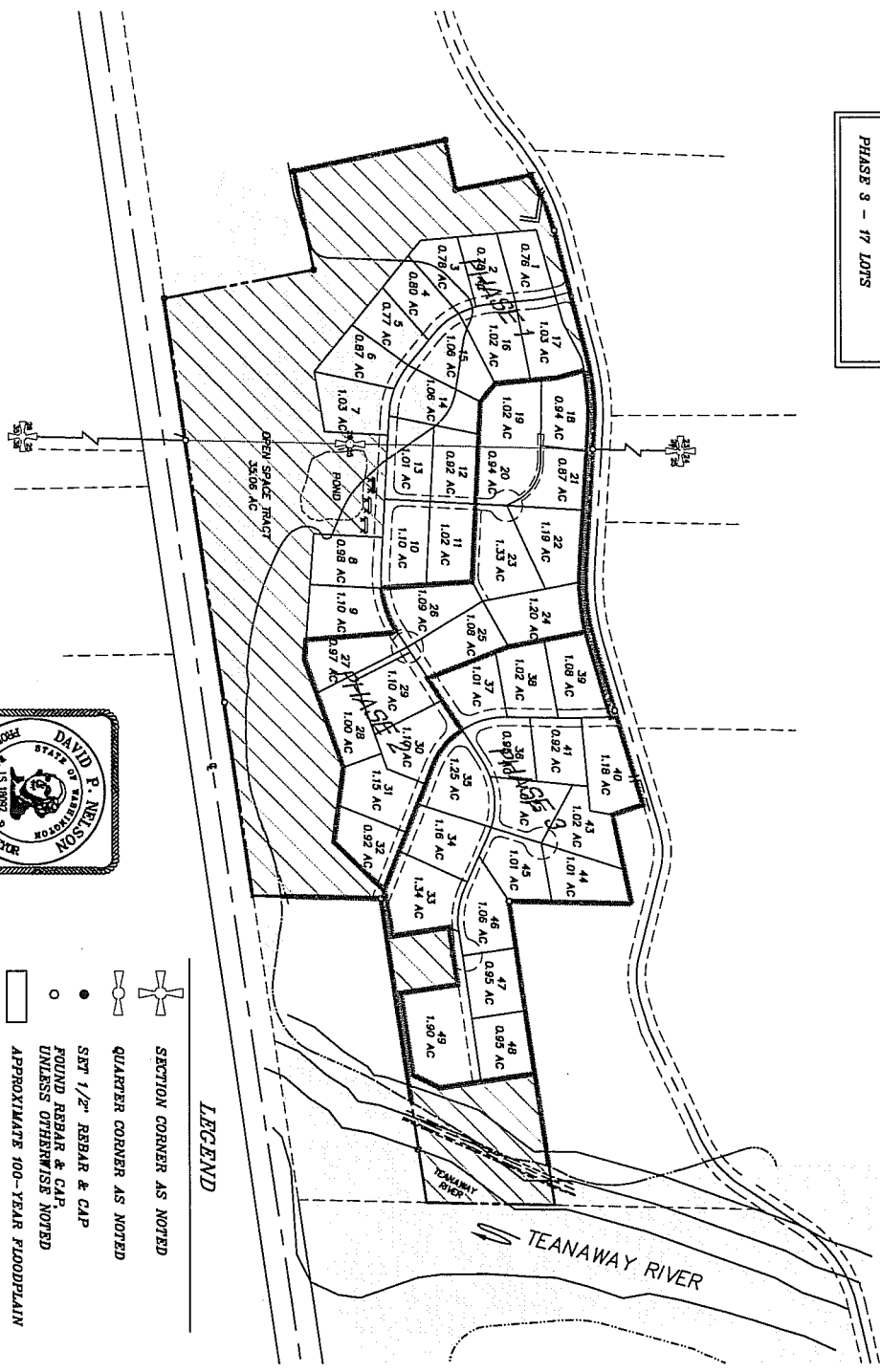
PERFORMANCE BASED CLUSTER PLAT

SWIFTWATER RANCH LLC
 A PORTION OF THE WEST 1/2, BEG. 26 & EAST 1/2 OF
 SEC. 26, TOWNSHIP 20 NORTH, RANGE 18 EAST, W4E,
 KITITAS COUNTY, WASHINGTON

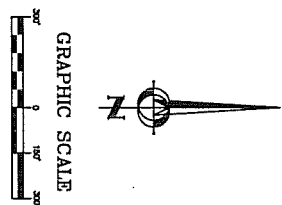
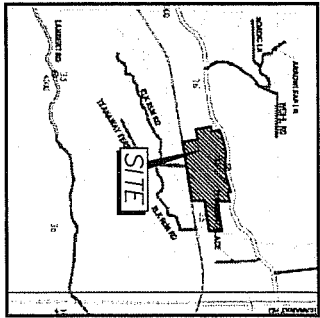
DMN BY	DATE	JOB NO.
M.F.G./W.	09/2008	06084
CHKD BY	SCALE	SHEET
D. NELSON	N/A	1 OF 5

**SWIFTWATER RANCH LLC
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE EAST 1/2 OF SECTION 26 AND
THE WEST 1/2 OF SECTION 25, T.20N., R.18E., W.M.,
KITITAS COUNTY, WASHINGTON.**

PHASING NOTES
 PHASE 1 - 17 LOTS & OPEN SPACE TRACT
 PHASE 2 - 16 LOTS
 PHASE 3 - 17 LOTS



- LEGEND**
- SECTION CORNER AS NOTED
 - SET 1/2" REBAR & CAP
 - FOUND REBAR & CAP UNLESS OTHERWISE NOTED
 - APPROXIMATE 100-YEAR FLOODPLAIN
 - OPEN SPACE AREA
 - PICNIC AREA



INDEX LOCATION: SEC. 26 T.20N. R.18E. W.M.	INDEX LOCATION: SEC. 25 T.20N. R.18E. W.M.
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PERFORMANCE BASED CLUSTER PLAT

PREPARED FOR LLC
 A PORTION OF THE EAST 1/2 OF SECTION 26 AND WEST 1/2 OF SEC. 25,
 KITITAS COUNTY
 WASHINGTON

OWN BY
M.F./G.W.
 DATE
12/2008
 JOB NO.
06084
 CHECKED BY
D. NELSON
 SCALE
1"=300'
 SHEET
2 OF 5

RECORDERS CERTIFICATE

Filed for record this day of 20..... at M in
 book..... of at page..... of the request of
DAVID P. NELSON
 Surveyor's Name

County Auditor Deputy County Auditor

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 of the
 request of **SWIFTWATER RANCH, LLC**
 In...SPR...2008.

..... **DAVID P. NELSON** DATE

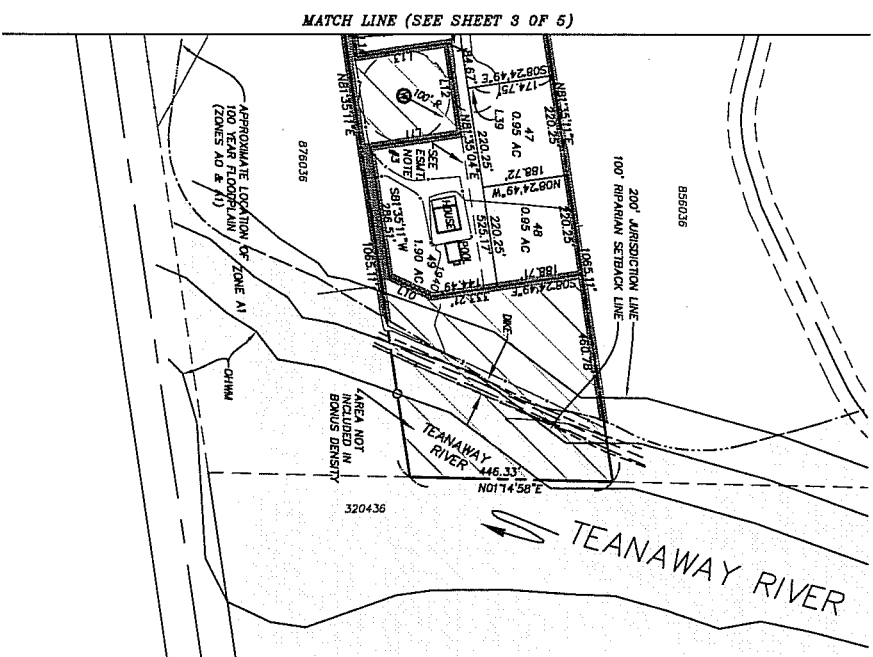
Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 99222
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

**SWIFTWATER RANCH LLC
 PERFORMANCE BASED CLUSTER PLAT
 A PORTION OF THE EAST 1/2 OF SECTION 26 AND
 THE WEST 1/2 OF SECTION 25, T.20N., R.19E., W.M.,
 KITTITAS COUNTY, WASHINGTON.**

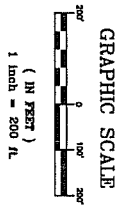
LP-08-00029

RECEIVING No. _____



LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
-
- EXISTING WELL OR AS NOTED
- APPROXIMATE 100-YEAR FLOODPLAIN
- OPEN SPACE AREA



INDEX LOCATION: SEC. 26 T.20N. R. 19E. W.M. SEC. 25 T.20N. R. 19E. W.M.	INDEX LOCATION: SECTION 26
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RECORDER'S CERTIFICATE

NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.
Call Before You Dig
 1-800-553-4344

Filed for record this..... day of 20.... of..... M in book..... of..... at page..... at the request of
DAVID P. NELSON
 Surveyor's Name
 County Auditor Deputy County Auditor

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 of the State of Washington, 2008.
DAVID P. NELSON
 Certificate No. 18092



108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

PERFORMANCE BASED CLUSTER PLAT	
PREPARED BY SWIFTWATER RANCH LLC	
A PORTION OF THE EAST 1/2 SEC. 26 & WEST 1/2 OF SEC. 25, T.20N., R.19E., W.M., KITTITAS COUNTY, WASHINGTON	
DATE 12/2008	JOB NO. 06084
SCALE 1"=200'	SHEET 4 OF 5
CHKD BY D. NELSON	

**SWIFTWATER RANCH LLC
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF THE EAST 1/2 OF SECTION 26 AND
THE WEST 1/2 OF SECTION 25, T.20N, R.16E, W.M.,
KITITAS COUNTY, WASHINGTON**

DEDICATION

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

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 200__.

ACKNOWLEDGEMENT
STATE OF WASHINGTON) s.s.
COUNTY OF _____)

On this _____ day of _____, 200__, before me, the undersigned a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared _____ and _____, the limited liability company that specified in the foregoing instrument, and acknowledge the said instrument to be the free and voluntary act and deed of said limited liability company, for the use and purpose therein mentioned, and on oath stated that _____ intended to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of _____
My commission expires _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DUANE E. CAMERON & LINDA S. CAMERON, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 200__.

DUANE E. CAMERON _____
LINDA S. CAMERON _____

ACKNOWLEDGEMENT
STATE OF WASHINGTON) s.s.
COUNTY OF _____)

On this day personally appeared before me _____
_____ known to be the individual designated in and who executed the within and to be the owner of the above described real property, and acknowledged to me that he or she executed the same and voluntarily act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 200__.

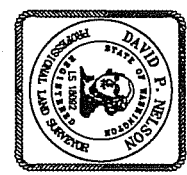
Notary Public in and for the State of _____
Washington, residing at _____
My appointment expires _____

LINE	LINE NUMBER	BEARING	DISTANCE
11	N73°56'02"E		312.98
12	N62°22'44"E		137.50
13	N16°17'44"W		111.13
14	S20°58'37"W		81.04
15	S86°07'13"W		187.29
16	S21°17'51"E		87.38
17	S23°09'02"W		104.14
18	S69°24'50"E		201.27
19	S88°24'50"E		200.00
20	N01°28'11"E		144.36
21	S43°51'42"W		241.53
22	S01°39'55"E		123.59
23	N03°03'41"E		148.00
24	S01°39'55"E		150.00
25	N50°12'07"W		462.03
26	N07°12'53"E		151.54
27	N71°58'20"E		145.11
28	N01°30'55"E		117.97
29	N73°20'05"E		254.44
30	N14°10'07"W		268.38
31	S28°41'08"E		216.81
32	S27°11'33"E		146.70
33	N03°03'41"E		161.00
34	N03°03'41"E		158.70
35	N62°22'44"E		108.10
36	N62°22'44"E		61.44
37	N17°31'30"E		151.58
38	S89°48'24"W		82.03
39	S55°32'53"E		174.18
40	N08°24'40"W		134.98
41	S21°17'51"E		83.78
42	N50°12'07"W		134.48
43	N01°14'36"E		51.42
44	N03°07'14"E		28.82
45	N01°14'36"E		177.05
46	S01°14'36"E		78.15
47	S01°14'36"E		28.27
48	S01°14'36"E		138.27
49	S89°21'40"E		63.78
50	S89°21'40"E		56.40
51	S01°14'36"E		52.21
52	N01°14'36"E		20.14
53	S89°21'40"E		83.02
54	S89°21'40"E		203.42
55	S89°21'40"E		193.85

CURVE	LENGTH	TRAVEL	BEITA
C1	182.70	153.00	104.84
C2	157.28	125.00	3252.03
C3	38.15	720.00	2784.53
C4	65.92	723.00	1324.52
C5	424.15	223.00	4419.32
C6	434.16	223.00	5121.32
C7	58.47	350.00	824.17
C8	158.21	350.00	2702.46
C9	118.82	350.00	2239.18
C10	180.67	350.00	3624.56
C11	118.82	350.00	1812.28
C12	85.34	350.00	5418.18
C13	192.02	223.00	462.03
C14	54.00	600.00	334.52
C15	172.92	800.00	1223.02
C16	45.82	800.00	334.28
C17	12.91	723.00	0217.22
C18	04.92	173.00	1338.28

ADJACENT PROPERTY OWNERS:

- 236035 NIEL WAREOLF ELLIX
- 2525 BEAVER CREEK RD
- CLARK WA 98922
- 344335 WILLIAM BAKKAMUS ELLIX
- 5916 14TH AVE E
- ELLIX WA 98912
- 244035 CHARLES A PETERSON ELLIX
- 244035 PHIL S BARNES ELLIX
- 244035 THOMAS R PETERSON ELLIX
- 1250 20TH PL SE
- SPACEDOWN WA 98027
- 876035 H-CORP ELLIX
- 4242 210TH AVE SE
- ENMICAL WA 98022
- 850035 KAREL SANDBERG ELLIX
- 609 RED BRIDGE ROAD
- CE ELLIX WA 98922
- 234335 GARY WARDLIFE
- 600 N CANTON WAY
- CE ELLIX WA 98922
- 824935 PERRY CAMDEN ELLIX
- CE ELLIX WA 98922
- 164035 KATHY ELLIX
- 5771 RED BRIDGE ROAD
- CE ELLIX WA 98922



SURVEYOR'S CERTIFICATE

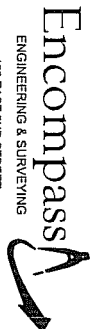
This map correctly represents a survey made by me or under my direction in accordance with the requirements of the State of Washington in response to a request of SWIFTWATER RANCH LLC in SECT. 26, T.20N, R.16E, W.M., KITITAS COUNTY, WASHINGTON.

DAVID P. NELSON, Surveyor's Name
Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20__ at _____ M in book _____ of page _____ at the request of _____

DAVID P. NELSON, Surveyor's Name
County Auditor _____ Deputy County Auditor _____



108 EAST 2ND STREET
CLE ELLI, WA 98922
PHONE: (509) 874-7413
FAX: (509) 874-7419

PERFORMANCE BASED CLUSTER PLAT

SWIFTWATER RANCH LLC
A PORTION OF THE WEST 1/2, SEC. 26 & EAST 1/2 OF SEC. 25, T.20N, R.16E, W.M., KITITAS COUNTY, WASHINGTON

DATE: 09/2008
JOB NO.: 06084

CHKD BY: D. NELSON
SCALE: N/A
SHEET: 5 OF 5

Call Before You Dig
1-800-553-4344

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, DEPTH AND DEPTH OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.