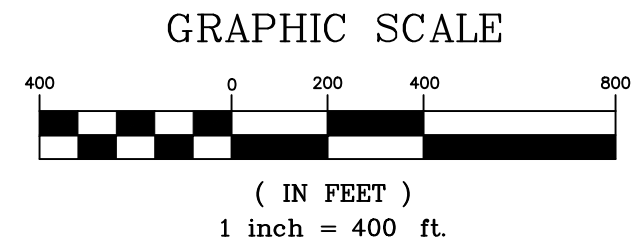
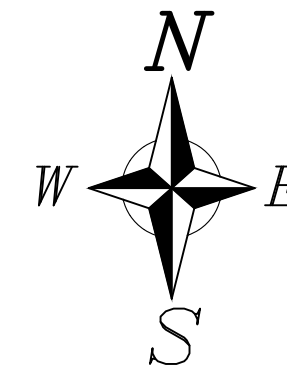


# SWAUK RANCH CONSERVATION PLAT

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

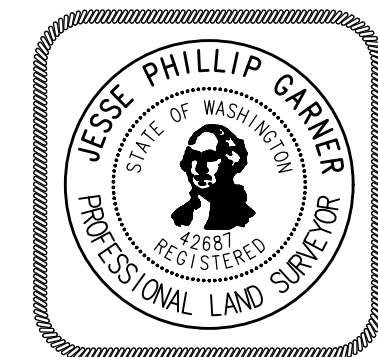
SEE SHEET 3

### 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



### MONUMENTS VISITED

JANUARY 2012-MARCH 2018

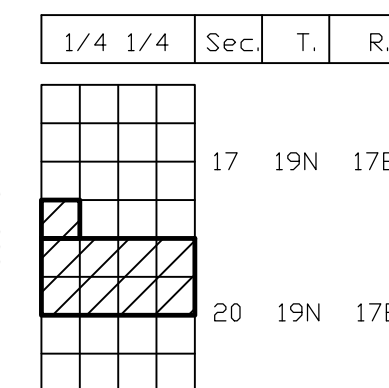
### LEGAL DESCRIPTIONS

SEE SHEET 3

LINE	LENGTH	BEARING
L1	319.62	S83°25'19"E
L2	50.00	S06°34'41"W
L3	43.40	S83°25'19"E
L4	20.00	N45°58'17"E
L5	81.73	S41°25'19"E
L6	274.88	N88°53'03"E
L7	289.22	S00°27'12"E
L8	177.48	S41°25'19"E
L9	20.00	N48°34'41"E
L10	404.10	S41°25'19"E
L11	20.00	S42°49'29"W
L12	40.00	S30°49'32"W
L13	489.80	S77°47'19"E
L14	50.00	N12°12'41"E
L15	373.80	S77°47'19"E
L16	52.37	S11°41'15"W
L17	59.78	S88°47'32"E
L18	92.79	N27°58'33"W
L19	200.00	N14°51'27"E
L20	146.00	N18°51'27"E
L21	177.00	N44°21'27"E
L22	266.00	S69°08'33"E
L23	336.89	S59°12'13"E
L24	201.70	S61°34'33"E
L25	231.68	S00°08'33"E

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	690.98	1005.00	677.45	N63°43'31"W
C2	46.58	1025.00	46.58	N42°43'36"W
C3	84.85	845.00	84.82	S44°17'55"E
C4	181.15	865.00	180.82	S53°10'30"E
C5	293.96	905.00	292.67	S68°28'47"E
C6	25.29	2765.00	25.29	S78°03'02"E

### Index



17 19N 17E

20 19N 17E

17 19N 17E

20 19N 17E

17 19N 17E

20 19N 17E

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17 19N 17E

20 19N 17E

17 19N 17E

20 19N 17E

17 19N 17E

20 19N 17E

17 19N 17E

20 19N 17E

**SHEET 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 at the request of  
SWAUK VALLEY RANCH LLC in 08-16.

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"=400'  
Drawn By: JG  
Surveyed By: JG/TB  
Checked By: JG  
Sheet 1 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

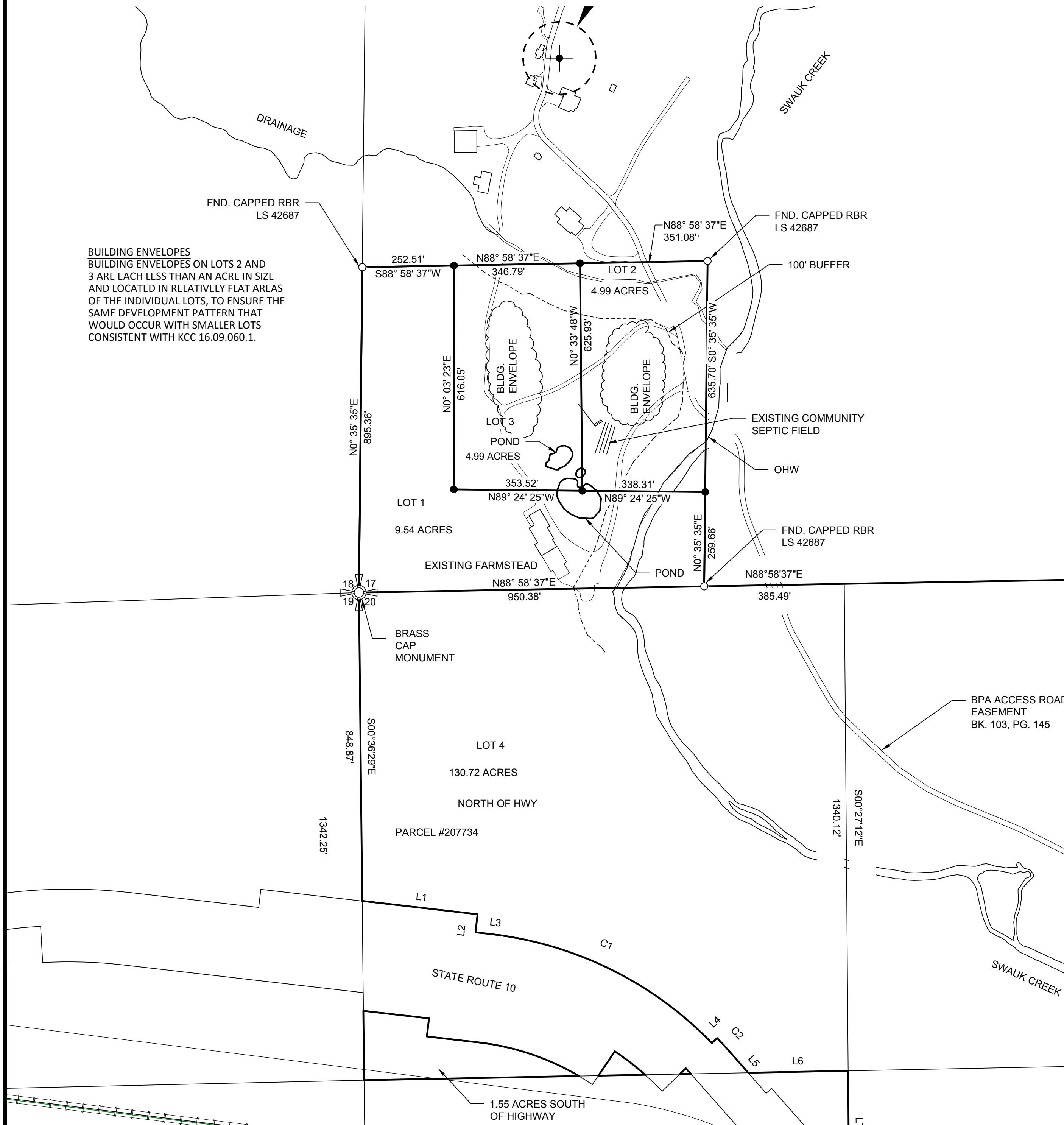
**PSE Pioneer Surveying & Engineering, Inc.**  
Civil Engineering and Land Planning  
125 Simcoe Drive  
Goldendale, Washington 98620  
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

**Auditor's Certificate**  
Filed For Record This \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_.  
At \_\_\_\_\_ M.  
In Book \_\_\_\_\_ Of Surveys At Page \_\_\_\_\_  
At The Request Of Pioneer Surveying and Engineering, Inc.

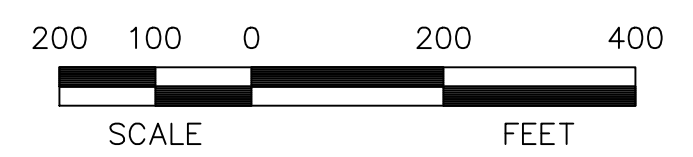
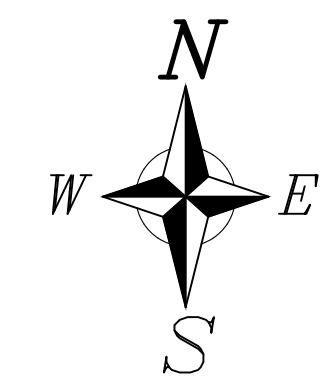
KITTITAS COUNTY AUDITOR \_\_\_\_\_ DEPUTY COUNTY AUDITOR \_\_\_\_\_

# SWAUK RANCH CONSERVATION PLAT

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



BUILDING ENVELOPES 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.



**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 5/8"X24" REBAR W/ PLASTIC CAP

**BASIS OF BEARINGS**

SEE SHEET 3

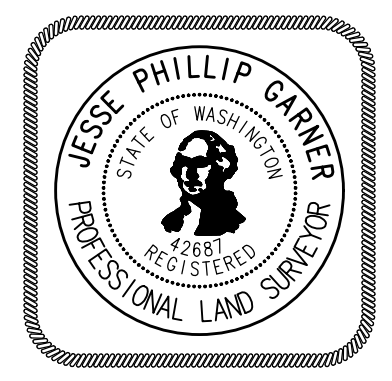
**SURVEY REFERENCES**

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

**MONUMENTS VISITED**  
JANUARY 2012 - MARCH 2018  
**LEGAL DESCRIPTIONS**  
SEE SHEET 3



**Surveyor's Certificate**

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SWAUK VALLEY RANCH LLC in 08-16.

Jesse P. Garner, PLS 42687 Date

**Accuracy Statement (WAC 332-130)**

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**Index**

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

Date: 3-28-18

Scale: 1"=200'

Drawn By: JG

Surveyed By: JG/TB

Checked By: JG

Sheet 2 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) 773-5888, E-Mail pse@gorge.net

**Auditor's Certificate**

Filed For Record This \_\_\_ Day of \_\_\_\_\_ 20\_\_.  
At \_\_\_\_\_ M.  
In Book \_\_\_\_\_ Of Surveys At Page \_\_\_\_\_  
At The Request Of Pioneer Surveying and Engineering, Inc.

**SHEET 2**

KITTITAS COUNTY AUDITOR \_\_\_\_\_ DEPUTY COUNTY AUDITOR \_\_\_\_\_

**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 950.00 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 549, 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°40' East, 398.0 feet; thence North 86°20' West, 198.6 feet; thence South 12°20' West, 275.0 feet; thence South 32°03' 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 Southwest Quarter of the Northeast Quarter

**SURVEY REFERENCES**

**AUDITOR FILE NUMBERS:**

BOOK	PAGE
27	194
6	39
27	195
29	208
23	22
19	97
J	201
30	171
17	167

GLO, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT OF SUNLIGHT WATERS, LAND CORNER RECORDS: 538257, 536672, 536667, 536669, 536674, 536670, 1959 HAUGE LCR'S, SAGEBRUSH POWER LLC RECORD OF SURVEY, AUDITOR FILE NO 201502260007, 201209190010, 201708160048

**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 13.35.027 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 (SETTLEMENT AGREEMENT)

# SWAUK RANCH CONSERVATION PLAT

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

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

\_\_\_\_\_  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018

\_\_\_\_\_  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018

\_\_\_\_\_  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018

\_\_\_\_\_  
KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 207734

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018

\_\_\_\_\_  
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

BY: \_\_\_\_\_  
CHAIRMAN

ATTEST:  
\_\_\_\_\_  
CLERK OF THE BOARD

**Auditor's Certificate**

Filed For Record This \_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_.  
At \_\_\_\_\_ M.  
In Book \_\_\_\_\_ Of Surveys At Page \_\_\_\_\_  
At The Request Of Pioneer Surveying and Engineering, Inc.

\_\_\_\_\_  
KITTITAS COUNTY AUDITOR DEPUTY COUNTY AUDITOR

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) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Date: 3-28-18  
\_\_\_\_\_  
Drawn By: JG  
\_\_\_\_\_  
Surveyed By: JG/TB  
\_\_\_\_\_  
Checked By: JG  
\_\_\_\_\_  
Sheet 3 Of 3  
\_\_\_\_\_  
Job Number: 2016-SWK

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\_\_\_\_\_  
SWAUK VALLEY RANCH LLC in \_\_\_\_ 08-16 \_\_\_\_.  
\_\_\_\_\_  
Jesse P. Garner, PLS 42687 Date \_\_\_\_\_

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