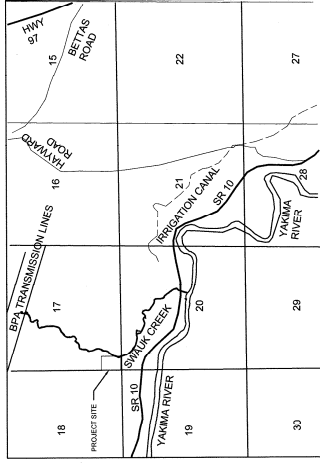
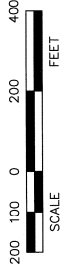
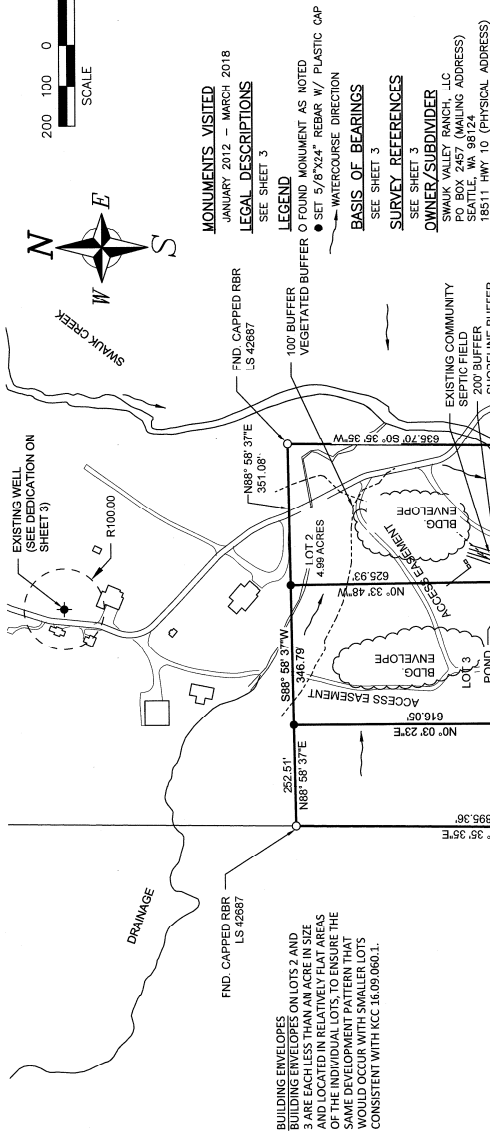


# SWAUK RANCH CONSERVATION PLAT

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



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 08-18-18.  
Jesse P. Garner, PLS 42687 Date 08/08/2018

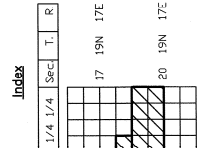
**Accuracy Statement (WAC 352-130)**  
This Survey was performed with a Topcon Hyper+ greater than 1,500m. Mathematical analysis where required is by least squares.  
**Note**  
This certificate was made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, 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

**Pioneer Surveying & Engineering, Inc.**  
Civil Engineering and Land Planning  
128 Simcoe Drive  
Wenatchee, WA 98806  
Phone (509) 774-4744, Fax (509) 774-5888, E-Mail pse@pse.com

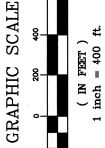
**Auditor's Certificate** 201808220024  
Filed For Record This 22 Day of Aug 2018  
At 1:29 P.M. Page 247  
In Book 12 of Sheets N. Page 247  
At the Request of Pioneer Surveying and Engineering, Inc.  
Jesse P. Garner  
KITITAS COUNTY AUDITOR



**SHEET 1 OF 3**

# SWAUK RANCH CONSERVATION PLAT

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



**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  
**BASIS OF BEARINGS**  
SEE SHEET 3  
**SURVEY REFERENCES**  
SEE SHEET 3



**OWNER/SUBDIVIDER**  
SWAUK VALLEY RANCH, LLC  
PO BOX 2457 (MAILING ADDRESS)  
18511 LITTLE WA RD (PHYSICAL ADDRESS)  
ELLENSBURG, WA 98926

**Surveyor's Certificate**  
This Map correctly represents a Survey made by me or under my direction in conformance with the provisions of the Survey Recording Act at the request of  
SWAUK VALLEY RANCH, LLC in 08-18.

Jessie P. Garner, PLS 42687 Date 07/08/2018

**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.

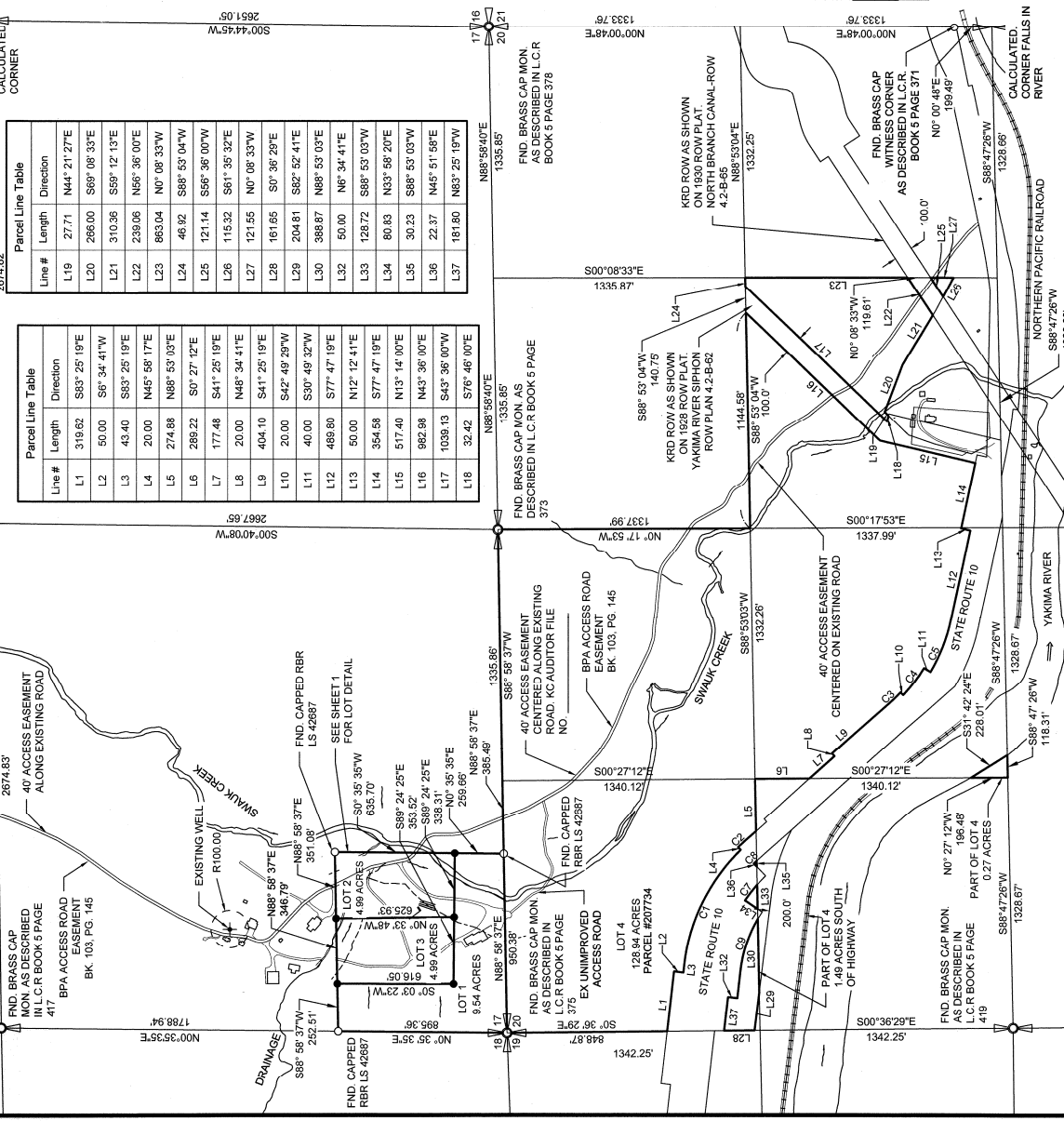
Date: 8-8-18  
Scale: 1"=400'  
Drawn By: JG  
Surveyed By: JG/TB  
Checked By: DDG  
Sheet: 2 of 3  
Job Number: 2016-SWK

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

**Pioneer Surveying & Engineering, Inc.**  
Civil Engineering and Land Planning  
128 Sincere Drive  
Graham, Washington 98903  
Phone (509) 779-4242 Fax (509) 779-5242 Email pseg@pioneer.net

**Auditor's Certificate** 2018 08 22 00724  
Filed For Record This 22 day of August 2018  
At 1:29 P.M. in Book 12 of Public Records, Page 248  
At the Request of Pioneer Surveying and Engineering, Inc.  
Sally Peltit Deputy County Auditor

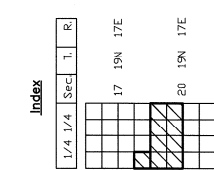
**SHEET 2 OF 3**



Line #	Length	Direction
L19	27.71	N44°21'27"E
L20	266.00	S68°08'33"E
L21	310.36	S59°12'13"E
L22	239.06	N56°36'00"E
L23	863.04	N07°08'33"W
L24	46.92	S98°53'04"W
L25	121.14	S56°36'00"W
L26	115.32	S61°35'32"E
L27	121.55	N07°08'33"W
L28	161.65	S0°36'29"E
L29	204.81	S62°52'41"E
L30	398.87	N88°53'03"E
L32	50.00	N5°34'41"E
L33	128.72	S98°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

Line #	Length	Direction
L1	316.62	S63°25'19"E
L2	50.00	S6°34'41"W
L3	43.40	S63°25'19"E
L4	20.00	N45°56'17"E
L5	274.88	N88°53'03"E
L6	288.22	S0°27'42"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	S90°49'32"W
L12	468.80	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	892.98	N43°36'00"E
L17	1039.13	S43°56'00"W
L18	32.42	S76°46'00"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	690.99	1005.00	39.39	N53°43'31"W	677.45
C2	85.98	1025.00	2.60	S42°43'36"E	85.98
C3	181.15	665.00	12.00	S55°10'30"E	180.82
C4	293.96	905.00	19.81	S66°28'47"E	292.67
C5	105.62	815.00	7.43	S62°18'55"E	105.55
C6	20.63	905.00	4.31	S43°22'42"E	20.63
C8	293.61	705.00	23.86	N17°28'27"W	281.49



**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 600.00 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. 18539;  
 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 38 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. 108552, described as follows:  
 Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, thence North 54.9° East, Section 20, which point is South 37°38' West, 3344.0 feet from the Northeast corner of said Section 20, thence North 54.9° East, 388.0 feet; thence North 86°20' West, 198.0 feet; thence South 12°20' West, 275.0 feet; thence South 32°13' East, 173.0 feet; thence South 85°45' 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 80; 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.

**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 dedicate this plat and description, and for the benefit of the lot in this plat, dedicates and grants unto all owners of lots in the plat space, utility, easement, and right-of-way, and well identified herein as EASEMENTS TO BE RESERVED, and hereby dedicates and grants unto all owners of lots in this plat a permanent non-exclusive right-of-way 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: Deanna C. Allen  
 Deanna C. Allen, 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 Deanna 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, and that the contents of the foregoing instrument are 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.

Deanna C. Allen  
 Notary Public in and for the State of Washington  
 My appointment expires 4-4-22

Print Name: Deanna C. Allen  
 NOTARY PUBLIC in and for the State of Washington, residing at Issaquah  
 My appointment expires 4-4-22

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

**NOTES:**  
 1. METERS 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.  
 2. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITTITAS COUNTY CODE 13.35.  
 3. 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.  
 4. IMPROVANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM 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. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER PUBLIC UTILITY EASEMENT TO BE SET IN MOTION.  
 6. EASEMENT SHALL ABUT 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.  
 7. AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURE AND OPEN SPACE ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.4 OF KITTITAS COUNTY ZONING CODE.  
 8. 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 WITHIN THE PLATTED PARCELS WITH RESPECT TO THE UNDERLYING DENSITY OF AGRICULTURE 20 ZONE.  
 9. 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. LOT 4 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  
 5 357  
 5 377  
 5 378  
 5 373  
 5 375  
 5 419  
 5 417  
 5 380

**SURVEY REFERENCES**  
 GLO. STATE ROW PLATS, RAILROAD, RIGHT OF WAY PLATS, LAND  
 AUDITOR FILE NO. 201502260007, 201208190010, 201708160048

**Accuracy Statement (WAC 332-130)**  
 This Survey was performed with a Topcon Higher+ 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.

**BASES OF BEARINGS**  
 THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (2011) MULTIPLE USE BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

**NOTE:**  
 THE BOUNDARY LINE ADJUSTMENT FILED AUGUST 16, 2017, AUDITOR FILE NO. 201708160048, RECORDS OF KITTITAS COUNTY, DID NOT INCLUDE THAT PORTION OF THE SE 1/4 OF THE NW 1/4 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.

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 20th DAY OF August, A.D., 2018.  
Mary K. Cook  
 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 29th DAY OF Aug A.D., 2018  
M. Taylor MD  
 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  
Shelby M. Abelt  
 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THIS PRECEDING YEAR AND ARE CURRENT AS OF THE DATE OF MY SIGNATURE BELOW.  
 DATED THIS 22 DAY OF Aug A.D., 2018  
Shelby M. Abelt  
 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  
 10101 1st Avenue, Suite 200  
 Issaquah, Washington 98028  
 Phone (206) 776-1404, fax (206) 776-1806, e-mail psw@pseinc.com  
 Date: 3-28-18  
 Drawn By: JG  
 Surveyed By: JG/TB  
 Checked By: JG  
 Sheet: 3 of 3  
 Job Number: 2018-SWK

**Surveyor's Certificate**  
 This Map correctly represents a Survey made by me or under my direct supervision in accordance with the requirements of the Survey Recovering Act at the request of  
Swauk Valley Ranch LLC in 08-18.  
Jesse P. Garner 09/08/2018 Date  
 Jesse P. Garner, PLS 42687

Auditor's Certificate 201807220024  
 Filed For Record This 22 Day of Aug 2018  
 At 1:29 P.M.  
 In Book 12 of Records At Page 249  
 At the Request of Pioneer Surveying and Engineering, Inc.  
Jesse P. Garner  
 KITTITAS COUNTY AUDITOR DEPUTY COUNTY AUDITOR

**SHEET 3 OF 3**

09/22/2018 01:28:35 PM V: 12 P: 249 201808220024  
 Page 3 of 3