

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

LARGE LOT APPLICATION

("Large lot subdivision" means any subdivision of land into two or more lots or parcels the smallest of which is twenty (20) acres or greater.)

KITTTAS 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

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- W/ Recave App* 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.

OPTIONAL ATTACHMENTS

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

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

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
\$380 plus \$75 per hour over 4 hrs. for Environmental Health Department;
\$450 for Community Development Services
(One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY
(CDS STAFF SIGNATURE)

X *L. Swanberg*

DATE:

2-29-08

RECEIPT #

056114



NOTES: _____

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: The Ranch on Swauk Creek
Mailing Address: PO Box 808
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: _____
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: Terra Design Group, Inc.
Mailing Address: PO Box 686
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-857-2044
Email Address: _____

3. **Street address of property:**

Address: Hwy 97 and Bettas Road
City/State/ZIP: Cle Elum, WA 98922

4. **Legal description of property:**

That portion of the following described property lying East of the Easterly right-of-way line for State Highway Route 97 (SR 131):

Parcel 1:

Government Lots 3 and 4 and the South Half of the Northwest Quarter of Section 3, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Parcel 2:

The South Half of the Southwest Quarter of Section 27, and
The West Half of Section 34, EXCEPT:

1. One acre for cemetery purposes in the Southwest quarter of said Section 34 and right-of-way for road leading thereto across said premises, as reserved in deed to Albert Melvin Dunford, dated January 31, 1940, and recorded in Book 62 of Deeds, page 242.
2. A 60 foot right-of-way heretofore decreed to the County of Kittitas, across said premises for a roadway;

All in Township 20 North, Range 17 East, W.M. in the County of Kittitas, State of Washington.

5. **Tax parcel number(s):** 19-17-03000-0002, 20-17-27030-0007, and a portion of the following: 20-17-27030-0005, 20-17-34000-0006, & 20-17-34000-00002

6. **Property size:** 445.69 (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):

This proposal encompasses a total of 445.69 acres and is proposing 4 large lots. The current land use of these parcels includes an old agricultural barn and associated out buildings, non-irrigated agricultural/pasture land, and timbered land. The location of this proposal is within Township 20N, Range 17E, Sections 27 & 34 and also Township 19N, Range 17E, Section 3.

Primary access for this property is via State Highway 97 at the intersection of a Kittitas County Road, Bettas Road. At said intersection a private road will allow access to the two proposed lots east of State Highway 97. Bettas Road will provide access to the other two lots that are west of State Highway 97.

The boundary description of the subject property is as follows: The northern boundary consists of land divided for residential uses and timberlands. Directly to the east are timber and rangelands, further east are commercial forestlands. The southern boundary consists of residential properties, rangeland, and agricultural lands. Finally to the west boundary is State Highway 97 and the Ranch on Swauk Creek Planned Unit Development. Beyond this there are a number of residential parcels including Teanaway Heights, timberlands and agricultural lands.

Water:

This proposal will be provided water from the Hidden Valley Group A Water System that will be serving the Hidden Valley Guest Ranch, Swauk Pines subdivision, and the Ranch on Swauk Creek Planned Unit Development. This Group A Water System is currently being expanded to include this area. The expansion of the Hidden Valley Water System will be approved by the Washington State Department of Health.

Sewage:

Multiple Community Septic Systems may initially serve this proposal. The community septic systems will be designed by a Licensed Designer or Professional Engineer and approved by the Kittitas County Environmental Health Department or by the Washington State Department of Health. These community drain fields will be constructed in such a manner so that they can be absorbed into the design of the Class A Reclaimed water facility that will eventually be serving the Ranch on Swauk Creek PUD. This facility will be constructed to standards mandated by Washington State Department of Health. If the Class "A" Reclaimed Water Facility is already operational at the time construction begins for this proposal, then Community Septic System(s) will not be needed and the Class A Reclaimed Water Facility infrastructure will be expanded to allow the reclaimed facility to service this proposal. This area will be included in the Class "A" Reclaimed Water facility plan that will be approved by the Washington State Department of Ecology and the Washington State Department of Health. The Class "A" Reclaimed Water Facility will have the same coverage area as the Group A Water System that will serve this area as well as Hidden Valley Guest Ranch, Swauk Pines subdivision, and the Ranch on Swauk Creek Planned Unit Development.

Open Space & Use:

This project will designate approximately 40% or 178.27 acres of land as open space for perpetuity. It will be managed as if it were designated under Kittitas County Code 16.09 as it existed on June 1, 2006. The designated open space areas will be throughout portions of tax parcel numbers 19-17-03000-0002, 20-17-34000-0002, 20-17-27030-0005, 20-17-27030-0007 and 20-17-34000-0006. The designation of this large amount of open space throughout the property will help retain the aesthetic and rural quality of the area. This open space land will continue to be used for farming and ranch purposes, for pasture land for horses, cattle and other ranch animals and include various passive and active recreational activities.

8. **Are Forest Service roads/easements involved with accessing your development?**

Yes (Circle) If yes, explain: _____

9. **What County maintained road(s) will the development be accessing from?**

Bettas Road will be serving two of the proposed lots

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:

REQUIRED if indicated on application

X Lindsay M Ozburt

Date:

2-14-08

Signature of Land Owner of Record:

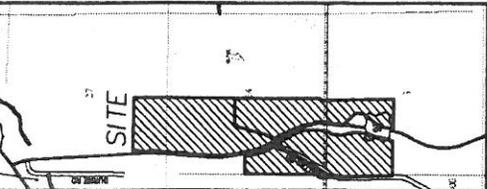
(Required for application submittal)

X [Signature]

Date:

2-14-08

DUNFORD LARGE LOT SUBDIVISION
 A PORTION OF SEC. 3, T.19N., R.17E. &
 A PORTION OF SEC. 27 & 34, T.20N., R.17E., W.M.
 KITTITAS COUNTY, WASHINGTON



VICINITY MAP
N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED this ___ day of _____ A.D., 20___

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "Dunford" Large Lot Subdivision has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this ___ day of _____ A.D., 20___

Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short term permit. The County Health Department will make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this ___ day of _____ A.D., 20___

Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

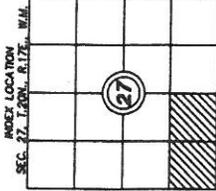
I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which this plat is now to be filed.

Dated this ___ day of _____ A.D., 20___

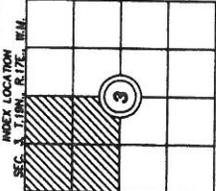
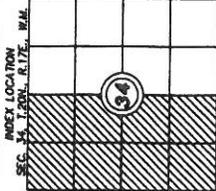
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 19-17-03000-0002 (507634), 20-17-27030-0005 (255635), 20-17-27030-0007 (015535), 20-17-34000-0008 (555635) & 20-17-34000-0002 (515635).

LL-08-XX



NOTE: BOUNDARY REFLECTS SEGREGATION FORMS SUBMITTED



RECORDER'S 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 State of Washington, WA. I, DAVID P. NELSON, Surveyor, do hereby certify that the same is true and correct.

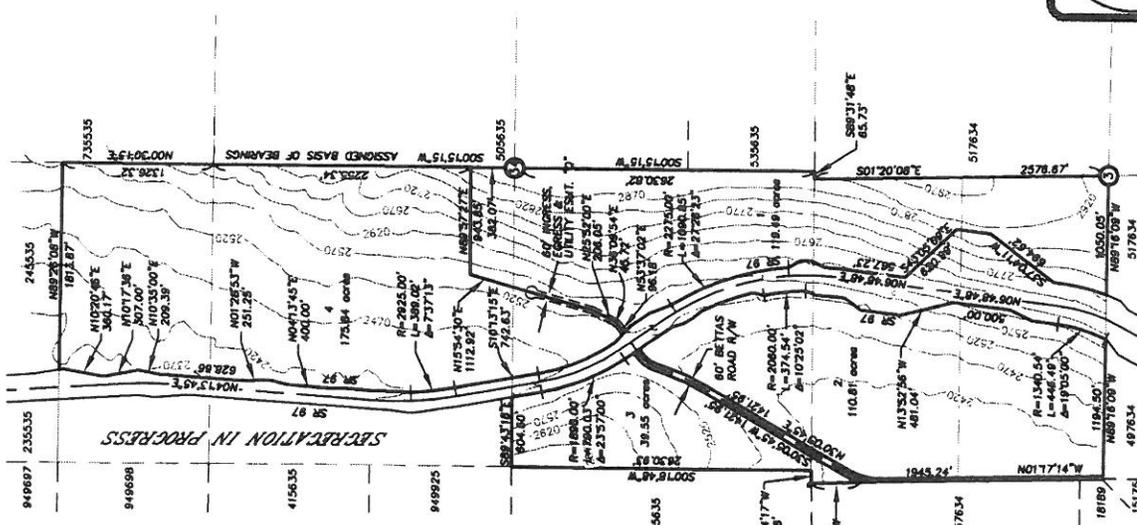
DAVID P. NELSON
 Certificate No. 18092

Kittitas Co. Large Lot Subdivision NO. 08-XX
 Ph. Sec. 3, T.19N., R.17E. & Ph. Sec. 27 & 34, T.20N., R.17E.,
 W.M., Kittitas County, Washington

DWN BY G. WEIBER	DATE 02/08	JOB NO. 08010
CHKD BY D. NELSON	SCALE 1"=800'	SHEET 1 OF 2



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



LEGEND

○ CENTER OF SECTION

● PWD REBAR

● SST 1/2" REBAR LSH 18092

LL-08-XX

DUNFORD LARGE LOT SUBDIVISION
A PORTION OF SEC. 3, T.19N., R.17E. &
A PORTION OF SEC. 27 & 34, T.20N., R.17E., W.M.,
KITTTAS COUNTY, WASHINGTON

ADJACENT PROPERTY OWNERS.

245535 949925
PHILIP M MYERS 415635
6587 BERNAUDA GREEN CT 949698
ALEXANDRIA VA 22312 949697
235535
735535 THE RANCH ON SWAIK CREEK LLC
505635 PO BOX 808
AMERICAN FOREST HOLDINGS LLC CLE ELUM WA 98922
680 MADISON AVE 14TH FLOOR
NEW YORK NY 10065

EXISTING LEGAL DESCRIPTION.
PARCEL 1:
GOVERNMENT LOTS 3 AND 4 AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.
PARCEL 2:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, AND THE WEST HALF OF SECTION
34, EXCEPT.
1.) ONE ACRE FOR CEMETERY PURPOSES IN THE SOUTHWEST QUARTER OF SAID SECTION 34 AND
RIGHT OF WAY FOR ROAD LEADING THERETO ACROSS SAID PREMISES, AS RESERVED IN DEED TO
ALBERT MELVIN DUNFORD, DATED JANUARY 31, 1940, AND RECORDED IN BOOK 62 OF DEEDS,
PAGE 242.
2.) A 60 FOOT RIGHT OF WAY HERETOFORE DECREED TO THE COUNTY OF KITTTAS, ACROSS SAID
PREMISES FOR A ROADWAY.
ALL IN SECTION 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF
WASHINGTON.

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING
MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED
FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH
ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10
FOOT EASEMENT SHALL ABOUT 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING
THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTTAS COUNTY NOXIOUS WEED BOARD
RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE
PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN
FURTHER ACCESS REQUIREMENTS. SEE KITTTAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO
BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS
DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. 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 KITTTAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A
BUILDING PERMIT FOR THIS LARGE LOT SUBDIVISION.
10. KITTTAS 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.
11. THE PURPOSE OF THIS DOCUMENT IS TO LARGE LOT SUBDIVIDE TAX PARCEL NUMBERS
507634, 255535, 015535 & 555635 TO THE CONFIGURATION SHOWN ON SHEET 1 OF 2.
12. KITTTAS 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.
13. THE LOTS IN THIS SURVEY ARE CREATED THROUGH THE LARGE LOT SUBDIVISION REVIEW
PROCESS. AS SUCH THERE HAS BEEN REVIEW FOR CONFORMANCE WITH SUITABILITY FOR
ON-SITE SEWAGE DISPOSAL AND AVAILABILITY OF POTABLE WATER.

OWNER:
THE RANCH ON SWAIK CREEK, LLC.
A WASHINGTON LIMITED LIABILITY COMPANY
PO BOX 808
CLE ELUM WA 98922
WATER SOURCE: GROUP A WATER SYSTEM
SEWER SOURCE: COMMUNITY SEPTIC OR CLASS A
RECLAIMED WATER SYSTEM
EXISTING PARCEL # 19-17-03000-0002 (507634),
20-17-27030-0005 (255535), 20-17-27030-0007
(015535), 20-17-34000-0006 (555635) &
20-17-34000-0002 (515635).
EXISTING PARCEL AREA: 132.44, 42.45, 32.00, 178.58
& 115.00 ACRES
ZONE: AG-3, AG-5

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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE RANCH ON SWAIK CREEK, 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 ___ DAY OF ___ A.D., 20__.

NAME _____ TITLE _____
NAME _____ TITLE _____

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

On this ___ day of _____, 20__, before me, the undersigned, a Notary
Public in and for the State of _____, duly commissioned and sworn, personally appeared _____
and _____, respectively, of _____,
the limited liability company that executed the foregoing
instrument, and acknowledge the said instrument to be the free and voluntary act and deed of said
limited liability company as herein mentioned, and on oath stated that
_____ authorized 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 _____
Washington, residing at _____
by appointment expires _____

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 _____

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
me or under my direction in conformity with the
requirements of the Survey Recording Act at the
request of THE RANCH ON SWAIK CREEK, LLC.
In _____, FEB. 2008.

DAVID P. NELSON DATE
Certificate No. 18092

Kitittas Co. Large Lot Subdivision NO. 08-XX
Plat Sec. 3, T.19N., R.17E. & Pln. Sec. 27 & 34, T.20N., R.17E.,
W.M., Kitittas County, Washington

Table with 2 columns: DWN BY, CHKD BY, DATE, SCALE, JOB NO., SHEET. Values include G. WEISER, D. NELSON, 02/08, 1"=800', 08010, 2 OF 2.

