

RANCH ON SWAUK CREEK - PHASE 1, DIVISION 1 - P.U.D.
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, T. 20N., R. 17E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

P-06-27

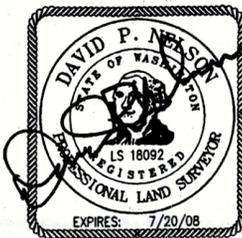
11/03/2008 04:05:40 PM V: 11 P: 179 200811030046
 \$108.00 ENCOMPASS
 Kittitas County Auditor Page 4 of 4

CURVE	LENGTH	RADIUS	DELTA
C27	61.97	45.00	78°54'21"
C28	49.75	190.00	15°00'06"
C29	76.63	30.00	146°20'35"
C30	10.81	50.00	12°23'14"
C31	236.51	132.00	102°39'39"
C32	44.68	50.00	51°11'50"
C33	78.10	130.00	34°25'13"
C34	54.60	100.00	31°16'58"
C35	78.00	160.00	27°55'50"
C36	144.95	240.00	34°36'17"
C37	183.33	930.00	11°17'40"
C38	131.11	55.00	136°35'11"
C39	129.01	72.00	102°39'39"
C40	150.62	110.00	78°27'12"
C41	33.77	30.00	64°29'40"
C42	49.37	190.00	14°53'17"
C43	121.67	110.00	63°22'32"
C44	28.95	110.00	15°04'40"
C45	38.89	132.00	16°52'55"
C46	120.35	132.00	52°14'26"
C47	77.27	132.00	33°32'18"
C48	10.62	130.00	4°40'53"
C49	67.48	130.00	29°44'21"
C50	43.92	160.00	15°43'45"
C51	34.07	100.00	12°12'05"
C52	77.65	240.00	18°32'13"
C53	67.30	240.00	16°04'04"
C54	52.15	930.00	3°12'45"
C55	108.97	930.00	6°42'48"
C56	22.21	930.00	1°22'07"
C57	33.77	55.00	35°10'42"
C58	25.99	55.00	27°04'31"
C59	71.35	55.00	74°19'58"
C60	83.16	160.00	29°46'50"
C61	121.19	80.00	86°47'41"
C62	182.76	102.00	102°39'39"
C63	71.48	80.00	51°11'50"
C64	60.07	100.00	34°25'13"
C65	70.98	130.00	31°16'58"
C66	63.37	130.00	27°55'50"
C67	163.07	270.00	34°36'17"
C68	77.41	900.00	11°17'40"

LINE	LENGTH	BEARING
L1	55.09	S76°39'42"E
L2	48.43	N52°08'28"E
L3	59.25	N86°33'41"E
L4	53.08	N76°39'42"W
L5	64.29	S29°31'28"W
L6	35.14	S76°39'42"E
L7	19.95	S76°39'42"E
L8	44.43	N86°33'41"E
L9	14.82	N86°33'41"E
L10	81.04	S29°31'27"W
L11	29.83	N87°28'20"E
L12	55.09	S76°39'42"E
L13	48.43	N52°08'28"E
L14	59.25	N86°33'41"E
L15	25.00	S30°06'03"E

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.

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EXISTING LEGAL DESCRIPTION:

PARCEL F OF THAT CERTAIN SURVEY RECORDED APRIL 11, 2001, UNDER AUDITOR'S FILE NO. 200104110027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS.

AND

PARCEL 4 OF THAT CERTAIN SURVEY RECORDED DECEMBER 22, 2005 IN BOOK 32, PAGE 25, UNDER AUDITOR'S FILE NO. 200512220030, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND

PARCELS 2A1, 2A2, 2B1, 2B2, 2B3 AND 2B4 OF THAT CERTAIN SURVEY RECORDED DECEMBER 22, 2005 IN BOOK 32 OF SURVEYS, PAGE 26, UNDER AUDITOR'S FILE NO. 200512220031, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING THE EAST 60 FEET OF LOT 1, OF RINGLER SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 01-21, AS RECORDED FEBRUARY 12, 2002, IN BOOK F OF SHORT PLATS, PAGES 221 AND 222, UNDER AUDITOR'S FILE NO. 200202120002 BEING A PORTION OF THE NORTHEAST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

EXCEPTING THEREFROM:

A STRIP OF LAND 70 FEET WIDE AND 140 FEET LONG, IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 LYING WESTERLY OF, PARALLEL WITH AND CONTIGUOUS TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF SR 131 AND EXTENDING NORTH 140 FEET FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

EASEMENT PROVISIONS:

An easement is hereby granted to and reserved for Puget Sound Energy Company, Evergreen Valley Water Systems, Inc., Roslyn Telephone Company, and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, and water service. Together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition.

NOTES:

- THIS SURVEY WAS PERFORMED USING A SOKIA SET 4C TOTAL STATION, NIKON 522 TOTAL STATION AND TOP-CON HYPERLITE GPS. 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.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT 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.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- 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 ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER BOOK 32 OF SURVEYS, PAGE 26 UNDER AUDITOR'S FILE NUMBER 200512220031, KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- ACCORDING TO KCRS 12.11.010 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
- THE ROADS WITHIN THIS PLAT WILL NOT BE "ON-SYSTEM" COUNTY ROADS UNTIL THEY ARE CONSTRUCTED AND APPROVED BY KITTITAS COUNTY PUBLIC WORKS, AND ACCEPTED ONTO THE COUNTY SYSTEM THROUGH RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER IS RESPONSIBLE FOR ALL MAINTENANCE AND OPERATION UNTIL SUCH TIME, AS DESCRIBED IN THE KITTITAS COUNTY ROAD STANDARDS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE RANCH ON SWAUK 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 5TH DAY OF FEBRUARY, A.D., 2008.

[Signature]
 NAME PATRICK D. DENVER NAME _____
 TITLE MANAGER TITLE _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF Kittitas) s.s.

On this 5TH day of FEBRUARY, 2008, before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared PAT DENVER and [Signature] to me known to be the MANAGER and [Signature] respectively, of THE RANCH ON SWAUK CREEK, LLC 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, for the uses and purposes therein mentioned, and on oath stated that PAT DENVER authorized to execute the said instrument.

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

[Signature]
 Notary Public in and for the State of Washington, residing at Cheney, WA
 My appointment expires 6-9-09

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLE ELUM PINES EAST, 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 5TH DAY OF FEBRUARY, A.D., 2008.

[Signature]
 NAME PATRICK D. DENVER NAME _____
 TITLE MANAGER TITLE _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF Kittitas) s.s.

On this 5TH day of FEBRUARY, 2008, before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared PAT DENVER and [Signature] to me known to be the MANAGER and [Signature] respectively, of CLE ELUM PINES EAST, LLC 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, for the uses and purposes therein mentioned, and on oath stated that PAT DENVER authorized to execute the said instrument.

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

[Signature]
 Notary Public in and for the State of Washington, residing at Cheney, WA
 My appointment expires 6-9-09

RECORDER'S CERTIFICATE 200811030046

Filed for record this 3 day of Nov, 2008 at 4:05 PM
 in book 11 of PLATS at page 179 at the request of

DAVID P. NELSON
 Surveyor's Name
[Signature] County Auditor
[Signature] 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 at the request of THE RANCH ON SWAUK CREEK, LLC on APRIL, 2007.

[Signature] or [Signature]
 DAVID P. NELSON DATE
 Certificate No. 18092

Encompass

ENGINEERING & SURVEYING

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

**RANCH ON SWAUK CREEK
 PHASE 1, DIVISION 1 - P.U.D.**
 PTN. SE 1/4 OF SECTION 28, T. 20N., R. 17E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	01/08	07056
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	4 OF 4