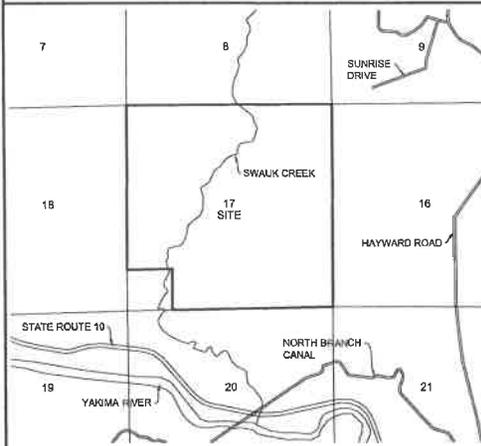


VICINITY MAP (NOT TO SCALE)



SWAUK VALLEY RANCH CONSERVATION PLAT, SP-25-XXXX
SPF-25-XXXX

WITHIN SECTION 17, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON

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 DECLARE THIS PLAT AND DESCRIPTION, AND FOR THE BENEFIT OF THE LOTS IN THIS PLAT, DEDICATES AND GRANTS UNTO ALL OWNERS OF LOTS B, C, D, AND E IN THIS PLAT EASEMENTS TO UTILITY LINES AND UTILITY SERVICING LOTS A, B, C, D, AND E IN THIS PLAT BOTH NOW AND IN THE FUTURE (INCLUDING WITHOUT LIMITATION TO THE EXISTING COMMUNITY SEPTIC SYSTEM AND WELL IDENTIFIED HEREIN AS WELL HEAD SHOWN HEREIN), AND HEREBY DEDICATES AND GRANTS UNTO ALL OWNERS OF LOTS IN THIS PLAT A PERMANENT NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER, UNDER, ACROSS, AND CENTERED UPON THE EXISTING ACCESS ROAD SHOWN HEREIN AND ALL ROADS SHOWN HEREIN AS PRIVATE ROADS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 20____.

SIGNED: _____
PRINTED: _____
MANAGER

SWAUK VALLEY RANCH, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON(S) WHO SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AS THE MANAGER OF SWAUK VALLEY RANCH, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS INSTRUMENT, AND ACKNOWLEDGED THIS INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____
MY COMMISSION EXPIRES: _____

PROPERTY OWNER:

SWAUK VALLEY RANCH, LLC
C/O ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

PROPERTY INFORMATION:

PARCEL NUMBER: 717734
MAP NUMBER: 19-17-17000-0001
ACREAGE: 635.895 ACRES
LOTS: 5
WATER SOURCE: INDIVIDUAL AND/OR SHARED WELL
SEWER SOURCE: ON-SITE SEPTIC SYSTEM
DRAINAGE IMPROVEMENTS: NONE PLANNED
ZONE: AG-20

EXISTING LEGAL DESCRIPTION:

ALL OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EXCEPT:
THE SOUTH 896.00 FEET OF THE WEST 860 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER THEREOF.

ADJOINING PROPERTY OWNERS:

PARCEL NUMBER 727734
SWAUK VALLEY RANCH, LLC
C/O ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

PARCEL NUMBER 414236
SWAUK VALLEY RANCH, LLC
C/O ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

PARCEL NUMBER 227734
SWAUK VALLEY RANCH, LLC
C/O ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

PARCEL NUMBER 960782
SWAUK VALLEY RANCH, LLC
C/O ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

PARCEL NUMBER 277634
SWAUK VALLEY RANCH, LLC
C/O ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

PARCEL NUMBER 962584
DEREK AND SUSAN JENSEN
4201 22ND ST SW
OLYMPIA, WA 98504-7018

PARCEL NUMBER 847734
USA (BLM)
C/O BILL SCHURGER
915 WALLA WALLA AVE
WENATCHEE, WA 98801-1521

PARCEL NUMBER 960783
SWAUK VALLEY RANCH, LLC
C/O ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

PARCEL NUMBER 317834
SWAUK VALLEY RANCH, LLC
C/O ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

PARCEL NUMBER 707734
STATE OF WASHINGTON (DNR)
4201 22ND ST SW
OLYMPIA, WA 98504-7018

PARCEL NUMBER 960785
SWAUK VALLEY RANCH, LLC
C/O ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

PARCEL NUMBER 960784
SWAUK VALLEY RANCH, LLC
C/O ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

SHORT PLAT NOTES:

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10-FOOT EASEMENT SHALL ADJUT 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.
- ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 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 AND FORMALLY ADOPTED BY THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 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 13.35.927 AND ECOLOGY REGULATIONS.
- THE APPROVAL OF THIS SUBDIVISION 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.
- A PORTION OF LOT 4 (CONSERVATION LOT) OF THIS CONSERVATION PLAT HAS BEEN PLACED IN A CONSERVATION EASEMENT RECORDED UNDER AFN 20011228068, THAT STATES SUCH PORTION (CONSERVATION EASEMENT TRACT 4) SHALL BE USED FOR OPEN SPACE AND NO DOMESTIC WATER CONSUMPTION OR USE SHALL OCCUR. SEE DOCUMENT FOR FULL DETAILS.
- EXCEPT AS EXEMPTED IN SECTION KCC 14.05.080, NO GRADING OR FILLING UPON A SITE INVOLVING MORE THAN ONE HUNDRED (100) CUBIC YARDS SHALL BE PERFORMED WITHOUT A GRADING PERMIT FROM THE COUNTY ENGINEER OR PUBLIC WORKS DESIGNEE (KCC 14.05.050). AN APPLICATION FOR GRADING IN EXCESS OF FIVE HUNDRED (500) CUBIC YARDS SHALL BE ACCOMPANIED BY AN ENGINEERED GRADING PLAN (KCC 14.05.080).
- BASE FLOOD ELEVATION DATA FOR SWAUK CREEK MUST BE GENERATED PRIOR TO ANY FUTURE DEVELOPMENT OF LOT 4 (CONSERVATION LOT).

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 20____.
KITTITAS COUNTY ENGINEER _____

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE SWAUK VALLEY RANCH CONSERVATION PLAT 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 OFFICIAL _____

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SWAUK VALLEY RANCH CONSERVATION PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

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 THE SHORT PLAT IS NOW TO BE FILED.

DATED THIS _____ DAY OF _____, A.D., 20____.
KITTITAS COUNTY TREASURER _____
ORIGINAL TAX PARCEL NUMBER: 717734

AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS _____ DAY OF _____, 2025,
AT _____ M., IN BOOK _____ OF SHORT PLATS AT PAGE _____
AT THE REQUEST OF APS SURVEY & MAPPING, INC.

COUNTY AUDITOR _____ DEPUTY 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 SWAUK VALLEY RANCH, LLC, IN MARCH 2025.

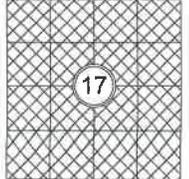
7/2/2025
DATE
SAMUEL R. WARD, PLS
STATE OF WASHINGTON CERTIFICATE NO. 52843

REVIEW DRAFT

Kittitas County CD

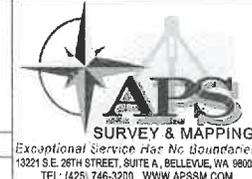
RECEIVED
JUL 21 2025

INDEX LOCATION
SEC. 17, T.19N., R.17E., W.M.



SWAUK VALLEY RANCH CONSERVATION PLAT
SP-25-XXXX
SPF-25-XXXX
FOR SWAUK VALLEY RANCH, LLC
WITHIN SECTION 17, T.19N., R.17E., W.M.

SURVEYED BY: LJ DRAWN BY: SW CHECKED BY: TW APPROVED BY: SW
DATE: JUNE 2025 APSSM JOB NO.: 3737.002 ACAD NAME: 3737002CP



SHEET
1
OF
3

SWAUK VALLEY RANCH CONSERVATION PLAT, SP-25-XXXXX
SPF-25-XXXXX
 WITHIN SECTION 17, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON



REVIEW DRAFT

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R12I GNSS RECEIVER IN CONJUNCTION WITH A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH AND APRIL 2025. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
5. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
6. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 R1. BOOK 41 OF SURVEYS, PAGES 7-9
 R2. BOOK 12 OF PLATS, PAGES 247-249
 R3. BOOK 17 OF SURVEYS, PAGES 167-176
7. RECORDS OF KITTITAS COUNTY, WASHINGTON.
8. UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE.
9. THE LOCATION OF SWAUK CREEK, AS SHOWN HEREON, WAS DERIVED FROM AERIAL IMAGERY. FURTHER INVESTIGATION MAY BE NEEDED TO MORE PRECISELY DEFINE ITS LOCATION.
10. THE ORDINARY HIGH WATER MARK, AS SHOWN HEREON, WAS DETERMINED FROM DIRECT FIELD OBSERVATION USING VEGETATION INDICATORS. FURTHER INVESTIGATION MAY BE NEEDED TO MORE PRECISELY DEFINE ITS LOCATION.
11. THE FLOODWAY/FLOODPLAIN LINE, AS SHOWN HEREON, IS BASED ON GRAPHICAL SCALING ONLY FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S, FEDERAL INSURANCE RATE MAP, KITTITAS COUNTY MAP NUMBER 53037C07500, DATED 8/24/2021.

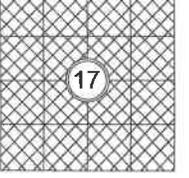


LEGEND

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  FOUND 5/8" REBAR AND CAP, LS 42987

RECEIVED
 JUL 21 2025
 Kittitas County CDS

INDEX LOCATION
 SEC. 17, T.19N., R.17E., W.M.



VERTICAL DATUM:

NAVD 88

CONTOUR INTERVAL-5 FOOT:

THE CONTOURS SHOWN HEREON WERE COMPUTER GENERATED FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES LIDAR DATA.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS PER WASHINGTON STATE PLANE COORDINATES, NAD83/2011, SOUTH ZONE, AS DETERMINED BY TIES TO WASHINGTON STATE REFERENCE NETWORK FROM THE FOUND MONUMENTS MARKING THE EAST LINE OF SECTION 17, AS SHOWN HEREON, WITH THE LINE BETWEEN THEM OBSERVED AS S0°44'48"W.

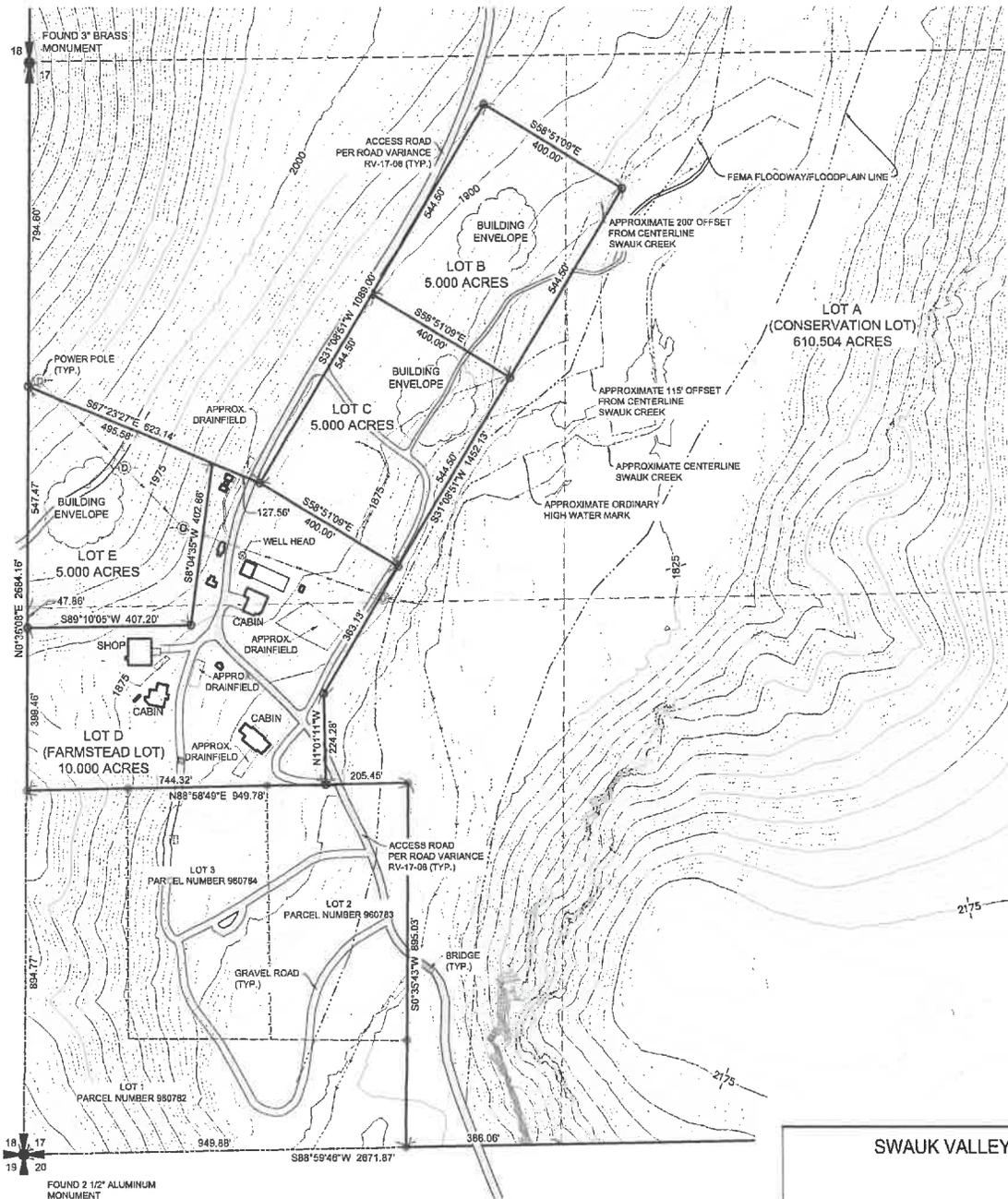
ALL DISTANCE SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CF5) OF 0.99994317. MULTIPLY CF5 BY GROUND DISTANCES TO OBTAIN GRID DISTANCES.

SWAUK VALLEY RANCH CONSERVATION PLAT SP-25-XXXXX SPF-25-XXXXX FOR SWAUK VALLEY RANCH, LLC WITHIN SECTION 17, T.19N., R.17E., W.M.				SHEET 2 OF 3
SURVEYED BY: LJ DRAWN BY: SW CHECKED BY: TW APPROVED BY: SW DATE: JUNE 2025 APSSM JOB NO.: 3737.002 ACAD NAME: 3737.002CP				
THE OFFICE OF THE PROFESSIONAL SURVEYOR APS SURVEY & MAPPING Exceptional Service Has No Boundaries 13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005 TEL: (425) 746-3200 WWW.APSSM.COM				

SWAUK VALLEY RANCH CONSERVATION PLAT, SP-25-XXXX

SPF-25-XXXX

WITHIN SECTION 17, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON



REVIEW
DRAFT

VERTICAL DATUM:

NAVD 88

CONTOUR INTERVAL-5 FOOT:

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ALL DISTANCE SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CFS) OF 0.99984317. MULTIPLY CFS BY GROUND DISTANCES TO OBTAIN GRID DISTANCES.

LEGEND

- FOUND SECTION CORNER, AS NOTED
- FOUND QUARTER CORNER, AS NOTED
- FOUND 5/8" REBAR AND CAP, LS 42887
- SET 5/8" REBAR AND CAP, LS 52843, UPON APPROVAL OF CONSERVATION PLAT

RECEIVED
 JUL 21 2025
 Kittitas County Office

INDEX LOCATION
SEC. 17, T.19N., R.17E., W.M.

7/2/2025

SWAUK VALLEY RANCH CONSERVATION PLAT SP-25-XXXX SPF-25-XXXX FOR SWAUK VALLEY RANCH, LLC WITHIN SECTION 17, T.19N., R.17E., W.M.				SHEET 3 OF 3
SURVEYED BY: LJ	DRAWN BY: SW	CHECKED BY: TW	APPROVED BY: SW	
DATE: JUNE 2025	APSSM JOB NO.: 3737.002	ACAD NAME:	3737002CP	<p> APS SURVEY & MAPPING Exceptional Service Has No Boundaries 13221 S.E. 28TH STREET, SUITE A, BELLEVUE, WA 98005 TEL: (425) 746-3200 WWW.APSSM.COM </p>