

# APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

COUNTY ENGINEER \_\_\_\_\_

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SWIFTWATER RANCH LLC CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY HEALTH OFFICER \_\_\_\_\_

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SWIFTWATER RANCH LLC CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITTITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-16-25000-0008 (034935), 20-16-25000-0065 (12127), 20-16-25000-0068 (846036), 20-16-25000-0066 (12129), 20-16-25000-0013 (604935)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

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

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE SWIFTWATER RANCH LLC CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-16-25000-0008 (034935), 20-16-25000-0065 (12127), 20-16-25000-0066 (846036), 20-16-25000-0068 (12129), 20-16-25000-0013 (604935)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

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

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

BOARD OF COUNTY COMMISSIONERS

KITTITAS COUNTY, WASHINGTON

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

ATTEST: \_\_\_\_\_

CLERK OF THE BOARD  
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

PERFORMANCE BASED CLUSTER PLATTING TABLE

OPEN SPACE (POINTS AWARDED)	17.18 AC.	20 POINTS
OPEN SPACE (NO POINTS AWARDED)	17.69 AC.	
OPEN SPACE TOTAL	35.06 AC.	
DEVELOPED AREA	50.80 AC.	
PASSIVE RECREATIONAL FACILITIES (PHONE AREA)		5 POINTS
CLASS A WATER SYSTEM		50 POINTS
TOTAL	65.86 AC.	75 POINTS

## SWIFTWATER RANCH LLC PERFORMANCE BASED CLUSTER PLAT A PORTION OF THE EAST 1/2 OF SECTION 26 AND THE WEST 1/2 OF SECTION 25, T.20N, R.19E, W.1M, KITTITAS COUNTY, WASHINGTON.

### EXISTING LEGAL DESCRIPTION:

#### PARCEL 1:

LOT 2 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 17, 2007, IN BOOK 33 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NO. 20070170028, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 26 AND A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.1M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND

LOT 3 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 17, 2007, IN BOOK 33 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NO. 20070170028, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 26 AND A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.1M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND

LOT 13 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 17, 2007, IN BOOK 33 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NO. 20070170028, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.1M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 2:

LOT 12 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 17, 2007, IN BOOK 33 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NO. 20070170028, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.1M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND

LOT 15 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1986, IN BOOK 22 OF SURVEYS, PAGES 81-82, UNDER AUDITOR'S FILE NO. 18981218007, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.1M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

### SURVEY NOTES:

- THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 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.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 33 OF SURVEYS AT PAGE 184, BOOK 22 OF SURVEYS, PAGES 82 & 131, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 33 AT PAGE 184.
- THE PURPOSE OF THIS DOCUMENT IS TO CLUSTER PLAT ASSESSOR'S TAX PARCEL NUMBERS 034935, 904935, 12127, 12129 & 866036 INTO THE CONFIGURATION SHOWN HEREON.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND SHALL BE DIVIDED 4 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ANY 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 OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARD.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 90% 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 HARD SURFACE PAVING OF ANY STREET OR ROAD SURFAGED ORIGINALLY WITH GRAVEL.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. 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 CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION (RCW 36.70.060(1)). COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.030).
- LOTS SHALL BE REQUIRED TO IRRIGATE THEIR INDIVIDUAL LOT OR LOTS BY THE USE OF EITHER A SPRINKLER IRRIGATION SYSTEM OR A DRIP IRRIGATION SYSTEM (ORD. 84-6 (PART), 1984).

LINE	LINE TABLE BEARINGS	DISTANCE
L1	N23°25'08"E	332.88
L2	N62°22'44"W	137.50
L3	N18°47'44"W	111.13
L4	S09°39'37"W	87.51
L5	S55°07'13"W	181.04
L6	N23°07'15"E	35.45
L7	S81°07'27"E	97.36
L8	S23°08'02"W	104.14
L9	S88°24'36"E	207.60
L10	S05°24'56"E	201.27
L11	N61°35'11"E	46.81
L12	N79°05'53"E	114.36
L13	S43°33'47"W	241.53
L14	S01°39'55"E	123.59
L15	N18°54'47"E	140.00
L16	N03°03'41"E	220.54
L17	S01°39'55"E	15.09
L18	N14°31'08"W	80.79
L19	N05°24'56"E	161.67
L20	N12°18'20"E	145.11
L21	N21°38'20"E	117.97
L22	N01°39'55"W	234.44
L23	N73°20'05"E	100.03
L24	N14°31'08"W	266.38
L25	N03°28'11"E	216.81
L26	S48°51'08"E	146.70
L27	S82°17'13"E	180.00
L28	N03°03'41"E	106.75
L29	N14°31'08"W	59.07
L30	S89°12'08"E	61.44
L31	N58°28'39"E	181.88
L32	N17°31'38"E	65.03
L33	S84°56'24"W	174.16
L34	S65°32'53"E	13.88
L35	N08°24'49"W	13.88
L36	S68°21'40"E	6.75
L37	N70°05'13"E	56.40
L38	S05°12'43"E	52.71
L39	N01°17'15"E	215.50
L40	S85°26'39"E	61.62
L41	S88°54'48"E	61.62
L42	S86°54'48"E	203.42
L43	S86°34'48"E	195.85
L44	S27°03'23"E	39.40



### 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...SWIFTWATER RANCH, LLC in...SEPT...2008.

DAVID P. NELSON DATE  
Certificate No. 118092

### RECORDER'S CERTIFICATE

Filed for record this...day of...at...at the request of  
in book...at page...at the request of  
DAVID P. NELSON  
Surveyor's Name

CURVE	LENGTH	RADIUS	DELTA
C1	48.73	300.00	97.824
C2	162.70	300.00	62.9843
C3	127.73	275.00	32.3703
C4	38.15	750.00	234.53
C5	65.99	275.00	134.94
C6	178.19	275.00	37.2705
C7	245.19	275.00	51.2439
C8	34.24	275.00	93.529
C9	163.21	300.00	27.1248
C10	118.62	300.00	22.3919
C11	118.62	300.00	22.3919
C12	53.68	300.00	101.5017
C13	64.84	300.00	124.12
C14	118.62	300.00	22.3919
C15	190.67	300.00	35.2438
C16	95.34	300.00	187.29
C17	95.34	300.00	187.29
C18	107.05	275.00	147.0819
C19	147.05	275.00	147.0819
C20	54.99	625.00	35.90
C21	172.92	800.00	123.105
C22	45.82	800.00	347.26
C23	52.16	775.00	370.28
C24	12.93	775.00	937.22
C25	184.52	775.00	1338.29



108 EAST 2ND STREET  
CLE ELUM, WA 98822  
PHONE: (509) 674-7433  
FAX: (509) 674-7419

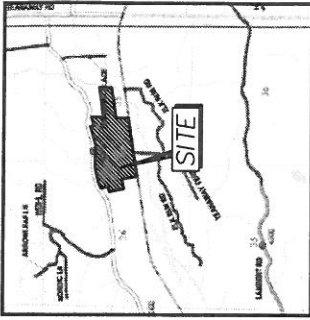
PERFORMANCE BASED CLUSTER PLAT  
SWIFTWATER RANCH LLC  
A PORTION OF THE WEST 1/2, SEC. 28 & EAST 1/2 OF  
SEC. 26, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.1M,  
KITTITAS COUNTY

DATE 10/2008  
JOB NO. 06084  
SCALE N/A  
SHEET 1 OF 5  
CHKD BY D. NELSON

P-08-XX

P-08-XX

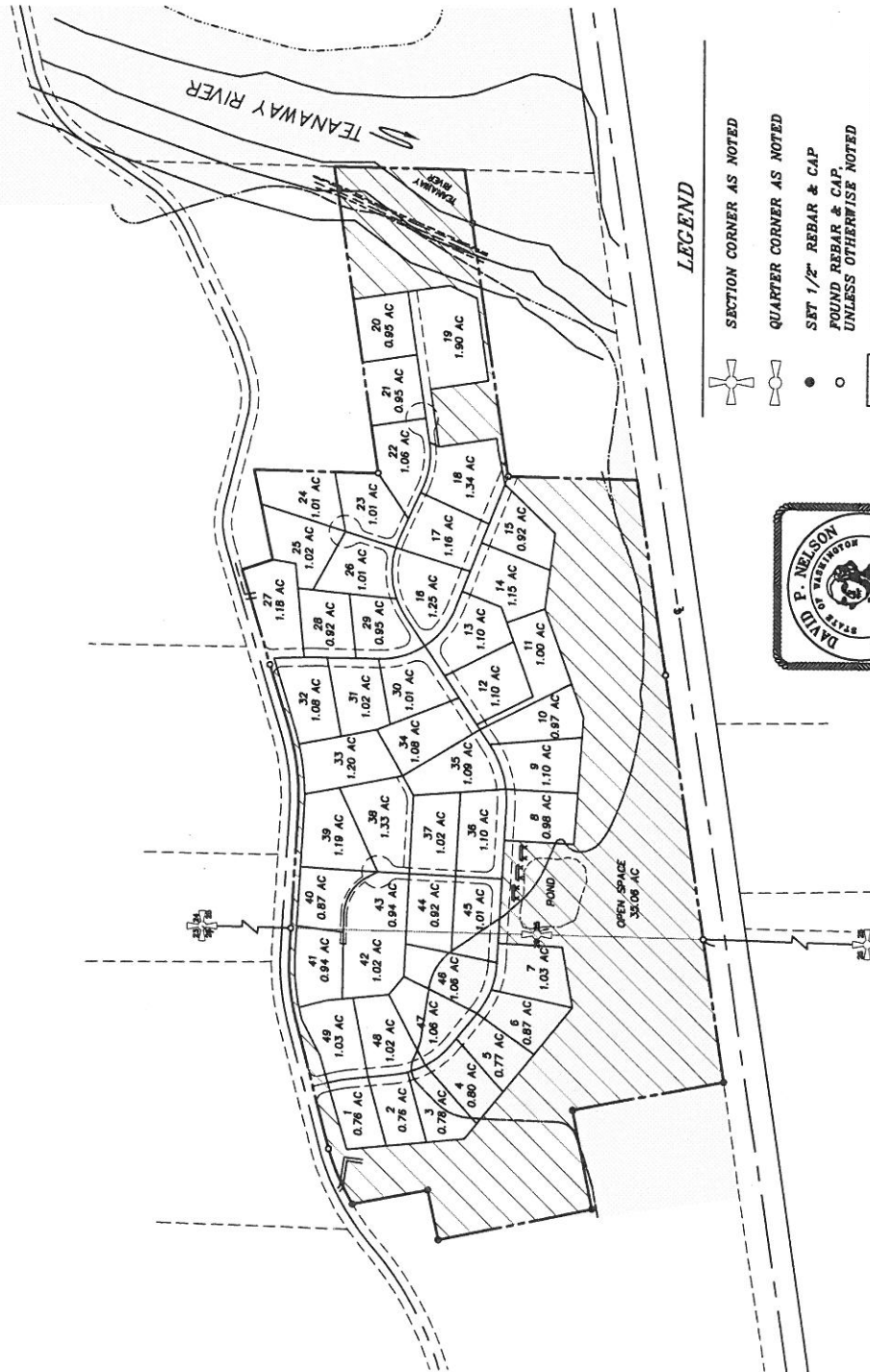
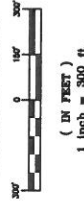
**SWIFTWATER RANCH LLC**  
**PERFORMANCE BASED CLUSTER PLAT**  
 A PORTION OF THE EAST 1/2 OF SECTION 26 AND  
 THE WEST 1/2 OF SECTION 25, T.20N., R.16E., W.M.,  
 KITTITAS COUNTY, WASHINGTON.



VICINITY MAP - N.T.S.



GRAPHIC SCALE

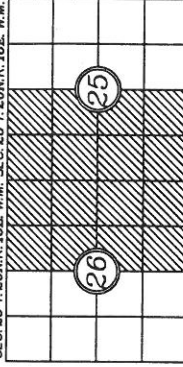


**LEGEND**

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- SET 1/2" REBAR & CAP
- FOUND REBAR & CAP, UNLESS OTHERWISE NOTED
- APPROXIMATE 100-YEAR FLOODPLAIN
- OPEN SPACE AREA
- PICNIC AREA



INDEX LOCATION:  
 SEC. 26 T. 20N. R. 16E. W.M. SEC. 25 T. 20N. R. 16E. W.M.



**PERFORMANCE BASED CLUSTER PLAT**  
 PREPARED FOR  
**SWIFTWATER RANCH LLC**  
 A PORTION OF THE EAST 1/2 SEC. 26 & WEST 1/2 OF SEC. 25,  
 TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.,  
 KITTITAS COUNTY

DWN BY	M.F./G.W.	DATE	10/2008	JOB NO.	06084
CHKD BY	D. NELSON	SCALE	1"=300'	SHEET	2 OF 5

**Encompass**  
 ENGINEERING & SURVEYING

108 EAST 2ND STREET  
 OLE LU, WA 98922  
 PHONE: (509) 874-7433  
 FAX: (509) 874-7419

**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...**SWIFTWATER RANCH, LLC**..... in...**SEPT...** 20**08**.

.....**DAVID P. NELSON**..... DATE  
 Certificate No. ....**18092**.....  
 PROFESSIONAL ENGINEER

**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





**SWIFTWATER RANCH LLC  
PERFORMANCE BASED CLUSTER PLAT  
A PORTION OF THE EAST 1/2 OF SECTION 26 AND  
THE WEST 1/2 OF SECTION 25, T.20N., R.16E., W.M.,  
KITITAS COUNTY, WASHINGTON.**

**ADJACENT PROPERTY OWNERS:**

236036 NEIL MARZOLF ETUX  
2207 95TH PL W  
EDMONDS WA 98020

628436 ROBERT M DA SILVA ETUX  
5507 RED BRIDGE ROAD  
CLE ELM WA 98922

020338 CHARLES A PETERSON ETUX  
1500 N GARDNER  
MERGER ISLAND WA 98040

307336 WILLIAM BAKAMUS ETUX  
10000 1ST AVE  
SEATTLE WA 98112

244935 THOMAS R PRENGUBER ETUX  
RANDOLPH S BASSELER ETUX  
THOMAS R PRENGUBER ETUX  
12546 206TH PL SE  
ISSAQUAH WA 98027

878036 DAVID J MCRRINDLE ETUX  
2400 21ST AVE SE  
ENHARTMAN WA 98922

858036 ANDREW S ETUX  
KARL ROSS  
CLE ELM WA 98922

370429 STATE OF WASH WILDLIFE  
REAL ESTATE DIVISION  
600 N CAPITOL WAY  
OLYMPIA WA 98502

824935 PIERO CANTIERI ETUX  
5920 RED BRIDGE ROAD  
CLE ELM WA 98922

184935 LYNN HATCHER ETUX  
277 RED BRIDGE RD  
CLE ELM WA 98922

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT SWIFTWATER RANCH LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HAS HEREBY DECLARED, SUBMIDED AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 200\_\_.

NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON ) s.s.  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and empowered, and known to me to be the \_\_\_\_\_ and \_\_\_\_\_, respectively, of \_\_\_\_\_, the limited liability company that executed the foregoing instrument, and acknowledges the said instrument to be the free and voluntary act and deed of the said \_\_\_\_\_ and \_\_\_\_\_, 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 \_\_\_\_\_  
My appointment expires \_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT DUANE E. CAMERON & LINDA S. CAMERON, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBMIDED AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 200\_\_.

DUANE E. CAMERON \_\_\_\_\_  
LINDA S. CAMERON \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON ) s.s.  
COUNTY OF \_\_\_\_\_

On this day personally appeared before me \_\_\_\_\_  
to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.  
GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Notary Public in and for the State of \_\_\_\_\_  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

**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 \_\_\_\_\_ in \_\_\_\_\_.

DAVID P. NELSON DATE  
Certificate No. 18092

**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ M  
in Book \_\_\_\_\_ at page \_\_\_\_\_ of the request of  
DAVID P. NELSON  
Surveyor's Name

County Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_



108 EAST 2ND STREET  
CLE ELM, WA 98922  
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**PERFORMANCE BASED CLUSTER PLAT**  
PREPARED FOR  
SWIFTWATER RANCH LLC  
A PORTION OF THE WEST 1/2, SEC. 26 & EAST 1/2 OF  
SEC. 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON

DATE	10/2008	JOB NO.	06084
MF/G.W.	N/A	SCALE	5 OF 5
CHKD BY	D. NELSON	SHEET	

