

ATTACHMENT C

**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

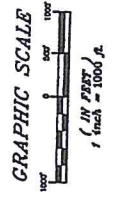
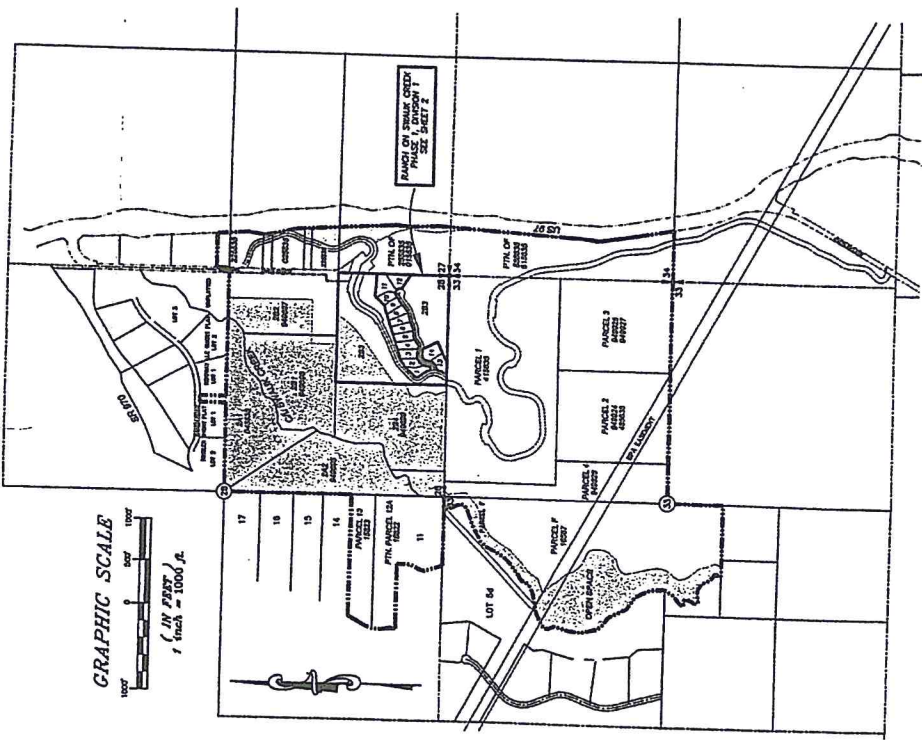
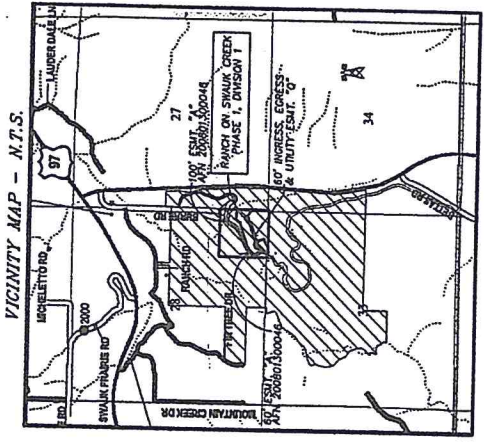
P-06-27

11/03/2008 04:05:40 PM V: 11 P: 178 20081030046  
 KITTITAS COUNTY Auditor  
 Page 1 of 4

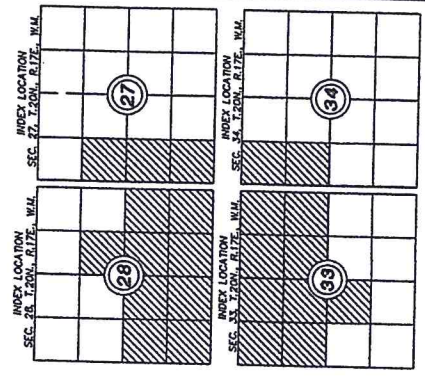


**PROPERTY OWNERS:**

- ZR5535 SWAUK RANCH EXCHANGE 100600031 LLC  
 PO BOX 652  
 SALEM OR 97308
- 025535
- 235535
- 215535
- 215535
- 515035
- 555535
- 485535
- 485535
- 485535
- 415535
- 648959
- 648959
- 648959
- 045535 THE RANCH ON SWAUK CREEK LLC  
 1890 NELSON SIDING RD  
 CLE ELUM WA 99222
- 1897 1897 LUM PINES EAST LLC  
 PO BOX 808  
 CLE ELUM WA 99222
- 15823 15823 HANNA FAMILY HOLDINGS INC  
 PO BOX 704  
 CLE ELUM WA 99222



- LEGEND**
- RANCH ON SWAUK CREEK P.U.D. BOUNDARY
  - OPEN SPACE OVERLAY (146.37 ACRES)
  - RANCH ON SWAUK CREEK - DIVISION 1 BOUNDARY



**RECORDER'S CERTIFICATE** 20081030046...  
 Filed for record this 3rd day of Nov. 2008 at 4:05 PM  
 in book 11 of 11 of 11 at page 178 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 accordance with the requirements of the Survey Recorder's Act of 1909, at the request of THE RANCH ON SWAUK CREEK, LLC in APRIL, 2008.  
 DAVID P. NELSON  
 Certificate No. 180922



138 EAST 2ND STREET  
 CLE ELUM WA 99222  
 PHONE: (509) 874-7119  
 FAX: (509) 874-7110

<b>RANCH ON SWAUK CREEK          PHASE 1, DIVISION 1 - P.U.D.</b>	
PTN. SE 1/4 OF SECTION 28, T. 20N., R. 17E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON	
DWN BY	DATE
G. WEISER	01/08
CRD BY	SCALE
D. NELSON	1" = 1000'
	JOB NO.
	07056
	SHEET
	1 of 4



**OVERVIEW:**  
 THE PURPOSE OF THIS PLAT IS TO DEVELOP PHASE 1, DIVISION 1 (EXISTING LOT 283) OF THE RANCH ON SWAUK CREEK - P.U.D. AND TO ILLUSTRATE THE BOUNDARY OF THE ENTIRE RANCH ON SWAUK CREEK - P.U.D. AND PROPOSED OPEN SPACE.



RECEIVING NUMBER 200811030046

P-06-27

**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

11/03/2008 04:05:40 PH V. 11 P. 170 200811030046  
 KITTITAS COUNTY, WA  
 KITTITAS COUNTY, WA

**OWNER:**  
 THE RANCH ON SWAUK CREEK LLC  
 PO BOX 808  
 CLE ELUM, WA 98922

**PARCELS:** 20-17-20000-0001 & 20-17-20000-0006,  
 (055533) & (94868)

**LOTS:** 1-14

**WATER SOURCE:** CLASS B WELL  
**SEWER SOURCE:** COMMUNITY SEPTIC  
**ZONE:** PLANNED UNIT DEVELOPMENT

**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 13<sup>th</sup> DAY OF  
 OCTOBER, A.D., 2008

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE RANCH ON SWAUK CREEK  
 PHASE 1, DIVISION 1 - P.U.D. PLAN HAS BEEN EXAMINED  
 BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM  
 REQUIREMENTS DOES MEET AND COMPLY WITH ALL  
 REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
 DATED THIS 13<sup>th</sup> DAY OF OCTOBER, A.D., 2008

KITTITAS COUNTY HEALTH OFFICER

KITTITAS COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE RANCH ON SWAUK CREEK  
 PHASE 1, DIVISION 1 - P.U.D. PLAN HAS BEEN EXAMINED  
 BY ME AND I FIND THAT IT CONFORMS TO THE  
 COMPREHENSIVE PLAN OF THE KITTITAS COUNTY  
 PLANNING COMMISSION.  
 DATED THIS 13<sup>th</sup> DAY OF OCTOBER, A.D., 2008

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS  
 ARE PAID FOR THE PRECEDING YEAR AND FOR THIS  
 YEAR IN WHICH THE TAXES HAVE BEEN PAID.  
 PARCEL NO.: 20-17-20000-0001 & 20-17-20000-0006  
 (055533) & (94868)  
 DATED THIS 13<sup>th</sup> DAY OF OCTOBER, A.D., 2008

KITTITAS COUNTY TREASURER

KITTITAS COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE RANCH ON SWAUK CREEK  
 PHASE 1, DIVISION 1 - P.U.D. PLAN HAS BEEN EXAMINED  
 BY ME AND I FIND THE PROPERTY TO BE IN AN  
 ACCEPTABLE CONDITION FOR PLATTING.  
 PARCEL NO.: 20-17-20000-0001 & 20-17-20000-0006  
 (055533) & (94868)  
 DATED THIS 14<sup>th</sup> DAY OF OCTOBER, A.D., 2008

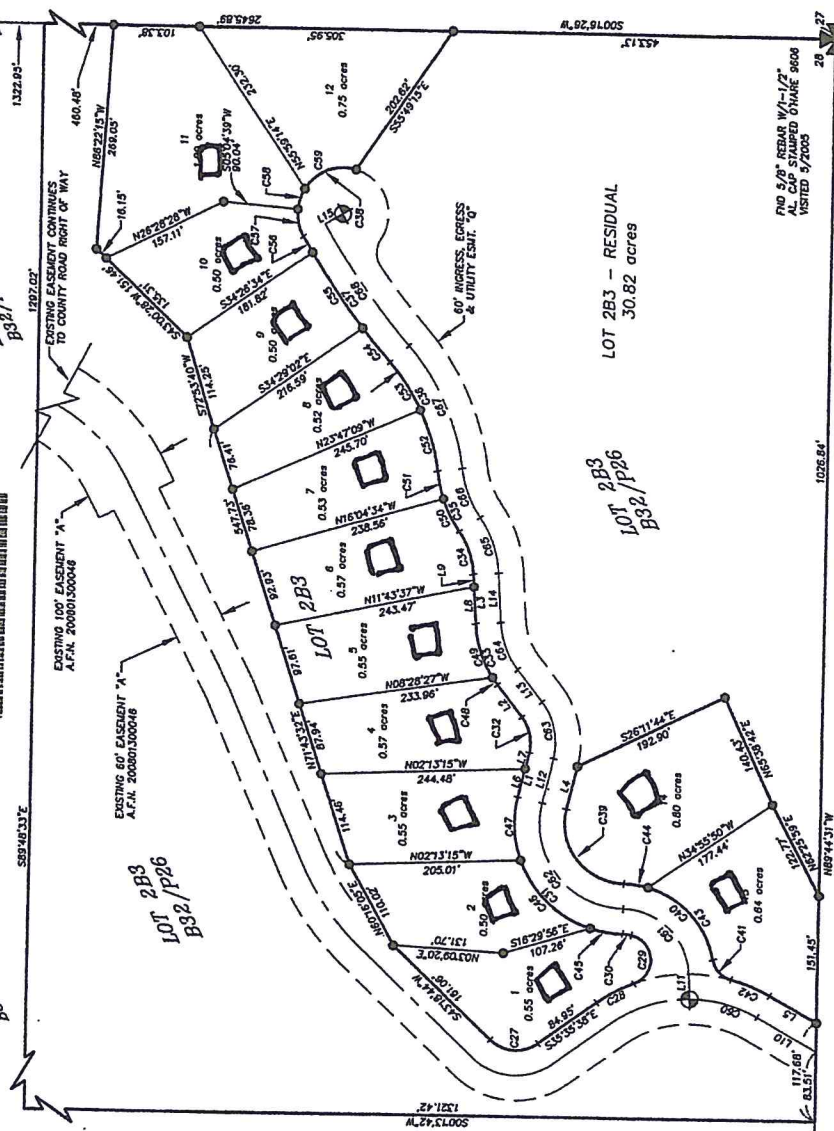
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF  
 OCTOBER, A.D., 2008

KITTITAS COUNTY, WASHINGTON

BY: [Signature] CLERK OF THE BOARD

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



NO 5/8\"/>

NO 5/8\"/>

NO 5/8\"/>

NO 5/8\"/>

NO 5/8\"/>

**Encompass**  
 ENGINEERING & SURVEYING  
 108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 744-7433  
 FAX: (509) 744-7418

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

DWN BY: G. WEISER  
 CHKD BY: D. NELSON

DATE: 01/08  
 JOB NO.: 07056  
 SCALE: 1"=100'  
 SHEET: 3 OF 3

**INDEX LOCATION**  
 SEC. 28, T20N., R17E., W.M.

**GRAPHIC SCALE**  
 1" = 100' (AS SHOWN)

**PARCEL 1**  
 BK92/P25

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Revised Surveying Act of the State of Washington, Chapter 200A, RCW, effective 1/1/2007.  
 DAVID P. NELSON, DATE 01/08  
 County Auditor Certificate No. 18092

**RECORDER'S CERTIFICATE 200811030046**

Filed for record this 3<sup>rd</sup> day of Nov 2008 at 1:54 PM in Book 10122, Page 212, at page 121, at the request of THE RANCH ON SWAUK CREEK LLC, by DAVID P. NELSON, Surveyor Name, KITTITAS COUNTY, WA. County Auditor

DAVID P. NELSON  
 County Auditor

**DAVID P. NELSON**  
 KITTITAS COUNTY ASSESSOR  
 EXPIRES 7/20/08

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.
KITITITAS COUNTY, STATE OF WASHINGTON

P-06-27

11/03/2008 04:05:40 PM V. 11 P. 179 2008110300416

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A SOPA SET 4C TOTAL STATION, ANCON 522 TOTAL STATION AND TYPICAL SURVEYING INSTRUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, SAID CORNERS TO BE IN FIELD TRAVELERS IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
2. 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 BE 5 FEET FROM EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR BENCHMARK.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING PROLIFERATION OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS MAINTENANCE OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITITAS COUNTY ROAD STANDARDS.
5. ANY APPROVED ACCESS PERMIT WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS FROM WHICH 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. BENEFIT FROM ITS USE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. ENTIRE PRIVATE ROAD SHALL ACHIEVE SIX CONNECTION AND SHALL BE IMPROVED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON. SEE THE DEPARTMENT OF PUBLIC WORKS FOR THE KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
9. KITITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS. PRIVATE ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS INCLUDES THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. BASIS OF BEARINGS AND SECTION BEARINGS ARE PER BOOK 32 OF SURVEYS, PAGE 28 UNDER AUDITOR'S FILE NUMBER 20001220031, KITITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
11. ACCORDING TO VORS 15.11.010 (MARBONKS) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE 19001 STANDARD DRAWINGS H-12 SHEET 1-1.
12. THE ROADS WITHIN THIS PLAT WILL NOT BE "ON-SYSTEM" COUNTY ROADS UNLESS THEY ARE CONSIDERED AS SUCH BY THE KITITITAS COUNTY PUBLIC WORKS AND ACCEPTED ONTO THE COUNTY SYSTEM THROUGH RESUBDIVISION AND REASSESSMENT THEREOF. THE DEVELOPER IS RESPONSIBLE FOR ALL MAINTENANCE AND OPERATION UNTIL SUCH TIME AS DESCRIBED IN THE KITITITAS COUNTY ROAD STANDARDS.

EXISTING LEGAL DESCRIPTION:
PARCEL 4 OF THAT CERTAIN SURVEY RECORDED APRIL 11, 2001, UNDER AUDITOR'S FILE NO. 20010410027, RECORDS OF WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER AND A SOUTHWEST QUARTER OF SECTION 28 NORTH, RANGE 17 NORTH, RANGE 17 AND

PARCELS 241, 242, 261, 262, 263 AND 364 OF THAT CERTAIN SURVEY RECORDED DECEMBER 22, 2005 IN THE COUNTY OF KITITITAS COUNTY, WASHINGTON, BEING THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M. IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

EXCEPTING THEREFROM:
PARCELS 241, 242, 261, 262, 263 AND 364 OF THAT CERTAIN SURVEY RECORDED DECEMBER 22, 2005 IN THE COUNTY OF KITITITAS COUNTY, WASHINGTON, BEING THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M. IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

AND

PARCELS 241, 242, 261, 262, 263 AND 364 OF THAT CERTAIN SURVEY RECORDED DECEMBER 22, 2005 IN THE COUNTY OF KITITITAS COUNTY, WASHINGTON, BEING THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M. IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

AND

PARCELS 241, 242, 261, 262, 263 AND 364 OF THAT CERTAIN SURVEY RECORDED DECEMBER 22, 2005 IN THE COUNTY OF KITITITAS COUNTY, WASHINGTON, BEING THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M. IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

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AND

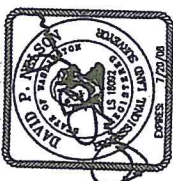
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Table with 3 columns: LINE, LENGTH, BEARING

Table with 3 columns: CURVE LENGTH, RADIUS, DELTA

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE RECORD DRAWING INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, DEPTH AND BEARING OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION. THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR ANY DISCREPANCIES.

Call Before You Dig 1-800-663-4344



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DAVID P. NELSON, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SHIPPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBSIDIZE AND PLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 5th DAY OF FEBRUARY, 2008, A.D. 2008.

DAVE P. NELSON, TITLE MANAGER

ACKNOWLEDGEMENT STATE OF WASHINGTON

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 DAVID P. NELSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the foregoing instrument for the uses and purposes therein mentioned, and on each stated that he was authorized to execute the said instrument.

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

RECORDER'S CERTIFICATE 2008110300416
Filed for record this 3rd day of May, 2008 at 4:55PM in book 11 of Plate 17 at page 416 of the request of DAVID P. NELSON, Surveyor. Name David P. Nelson, County Auditor.

DAVID P. NELSON, Surveyor Name, County Auditor

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recordation Act and the request of DAVID P. NELSON, Surveyor, I.C., in APRIL, 2007.

DAVID P. NELSON, Surveyor Name, County Auditor

Encompass ENGINEERING & SURVEYING
108 EAST 2ND STREET
SEATTLE WA 98102
PHONE: (206) 451-9353
FAX: (206) 674-7418

RANCH ON SWAUK CREEK
PHASE 1, DIVISION 1 - P.U.D.
PTR. 08 1/4 OF SECTION 28, T. 20N, R. 17E, W.M.
KITITITAS COUNTY, STATE OF WASHINGTON
DWN BY G. WEISER DATE 01/08 JOB NO. 07056
CHKD BY D. NELSON SCALE 1"=100' SHEET 4 of 4

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DEDICATION

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



Existing  
BARN

Existing  
house

EXISTING  
SHED

6' TRAIL TO AMENITIES

2190

2200

60'X80' LODGE ENVELOPE  
W/ 1,570-SF FOOTPRINT

2210

2220

OUTCROP

2260

4-01-2007

### CONCEPT A

TOTAL CABINS: 6  
TOTAL LODGES: 5

AREA ILLUSTRATED: 3.5 ACRES

60'X60' CABIN ENVELOPE  
W/ 1,325 SF FOOTPRINT

60' ROW W/  
22' PAVED ROAD

