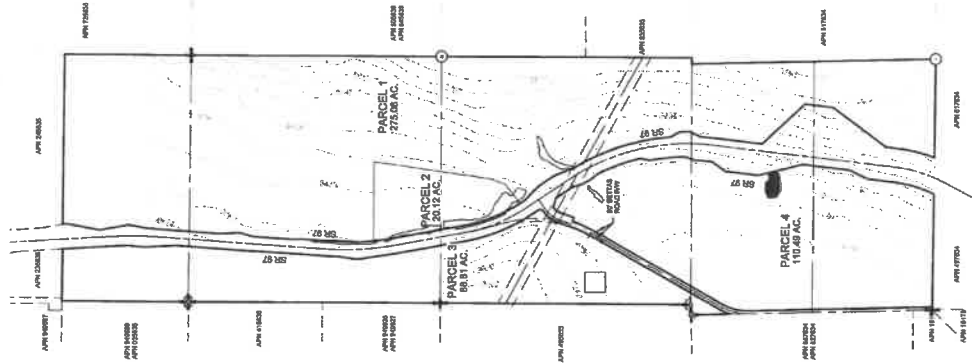


DUNFORD PRELIMINARY LARGE LOT SUBDIVISION
 A PORTION OF THE NW 1/4 OF SECTION 3, TOWNSHIP 19 N., RANGE 17 E. &
 A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 27 & A PORTION OF THE W 1/2 OF SECTION 34,
 TOWNSHIP 20 N., RANGE 17 E., N.W.M., KITTITAS COUNTY, WASHINGTON

LL-08-02



OWNER:
 THE KIRTAS COMPANY, L.P.
 A WASHINGTON LIMITED LIABILITY COMPANY
 10000 15th Street, NW
 CLATSOP, WA 97107

ENGINEER:
 ENCOMPASS ENGINEERING & SURVEYING
 407 1/2 Maple Street, Suite 201
 Amesbury, MA 01923

MUNICIPALITY, PARCEL AND TAX NUMBERS:

PARCEL	SECTION	TOWNSHIP	RANGE	MERIDIAN	PARCEL NO.	ASSESSOR'S PARCEL NO.	ASSESSOR'S TAX NO.
1	3	19 N.	17 E.	N.W.M.	272.88	20-17-003-0001	20-17-003-0001
2	3	19 N.	17 E.	N.W.M.	20.12	20-17-003-0002	20-17-003-0002
3	27	20 N.	17 E.	N.W.M.	88.31	20-17-003-0003	20-17-003-0003
4	27	20 N.	17 E.	N.W.M.	110.49	20-17-003-0004	20-17-003-0004

SETBACKS PER KITTITAS COUNTY ASSESSOR RECORDS:

FRONT: 10 FT. (MIN.)
 REAR: 10 FT. (MIN.)
 SIDE: 10 FT. (MIN.)

PARCEL NO. 272.88 AC. (PARCEL 1)
 PARCEL NO. 20.12 AC. (PARCEL 2)
 PARCEL NO. 88.31 AC. (PARCEL 3)
 PARCEL NO. 110.49 AC. (PARCEL 4)

ZONE:
 P.U.D. (PLANNED DEVELOPMENT) B-RANGE

LOCAL JURISDICTION: THE CHICAGO TITLE INSURANCE COMPANY
 POLICY NO. 72108-0000000

PARCEL 1:
 GOVERNMENT LOTS 1 AND 2 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 N., RANGE 17 E., N.W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2:
 THE SOUTHWEST QUARTER OF SECTION 27, AND THE WEST HALF OF SECTION 34, COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3:
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE WEST HALF OF SECTION 34, COUNTY OF KITTITAS, STATE OF WASHINGTON.

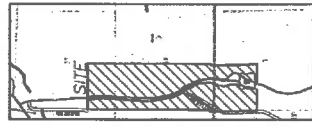
PARCEL 4:
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE WEST HALF OF SECTION 34, COUNTY OF KITTITAS, STATE OF WASHINGTON.

REMARKS:
 THIS PRELIMINARY SUBDIVISION PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN SUBSTANTIAL ACCORD WITH THE INFORMATION CONTAINED IN THE RECORDS OF THE KITTITAS COUNTY ASSESSOR. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT DETERMINED THE EXACT BOUNDARIES OF THE PARCELS. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT PARCELS AND HAS NOT DETERMINED THE EXACT BOUNDARIES OF THE ADJACENT PARCELS. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT PARCELS AND HAS NOT DETERMINED THE EXACT BOUNDARIES OF THE ADJACENT PARCELS.

INDEX LOCATION:
 SEC. 27, T. 19 N., R. 17 E., N.W.M.

INDEX LOCATION:
 SEC. 34, T. 20 N., R. 17 E., N.W.M.

INDEX LOCATION:
 SEC. 3, T. 19 N., R. 17 E., N.W.M.



VICINITY MAP
 N.T.S.



Encompass
 ENGINEERING & SURVEYING

407 1/2 Maple Street, Suite 201 • Amesbury, MA 01923 • Phone: 978-335-5139

DUNFORD PRELIMINARY LARGE LOT SUBDIVISION

THE KIRTAS COMPANY, L.P.
 A WASHINGTON LIMITED LIABILITY COMPANY
 A PORTION OF SECTIONS 27 & 34, T. 20 N., R. 17 E., N.W.M.

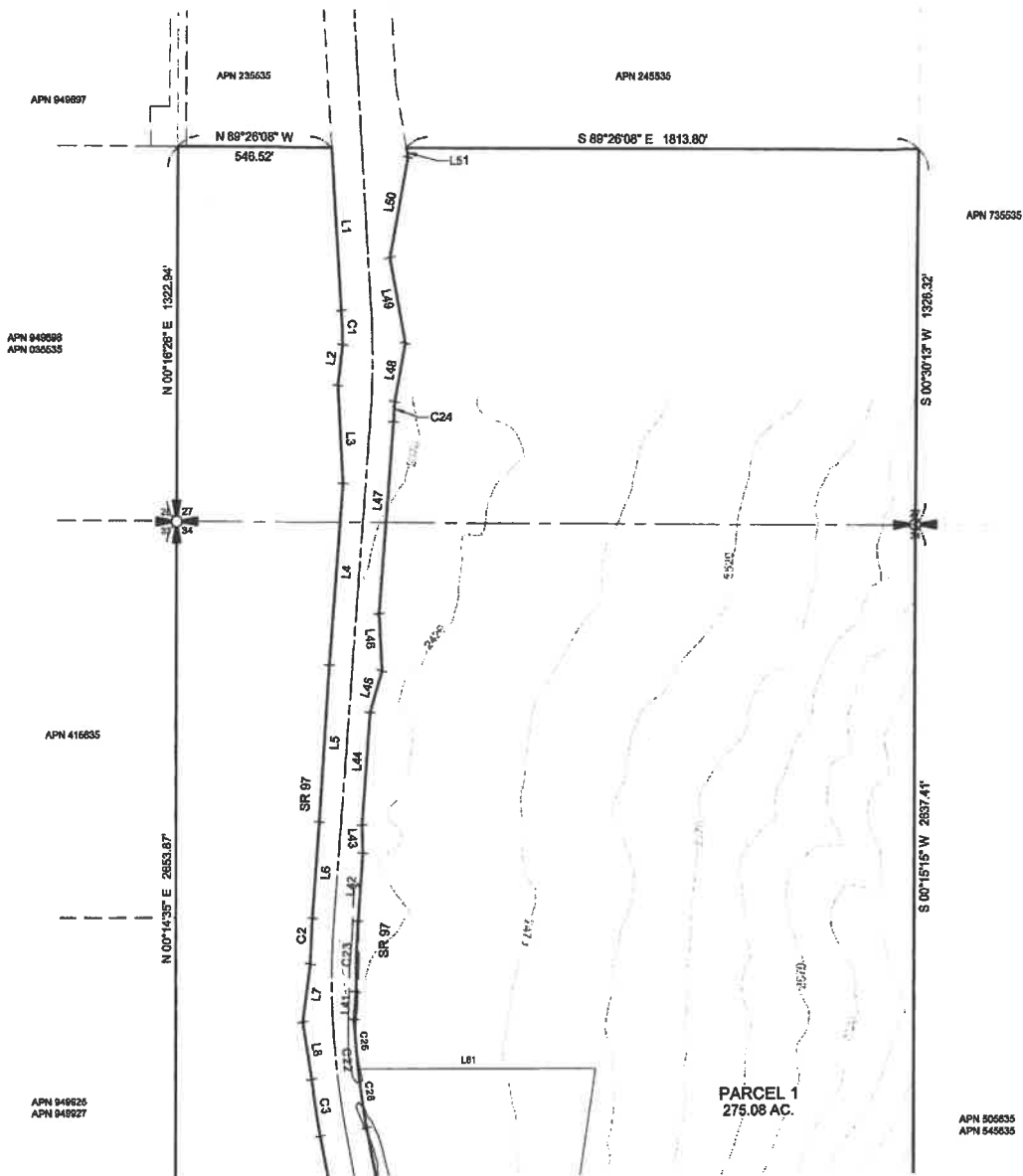
DRAWN BY: D.L.P./G.W.
 CHECKED BY: D.L.P.
 DATE: 12/20/16
 JOB NO.: 08010

SHEET 1 OF 4
 SCALE: 1" = 600'

DUNFORD PRELIMINARY LARGE LOT SUBDIVISION

LL-08-02

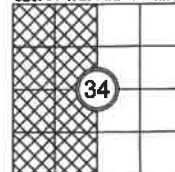
A PORTION OF THE NW 1/4 OF SECTION 3, TOWNSHIP 19 N., RANGE 17 E. &
A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 27 & A PORTION OF THE W 1/2 OF SECTION 34,
TOWNSHIP 20 N., RANGE 17 E, W.M., KITTITAS COUNTY, WASHINGTON



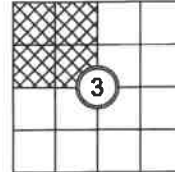
INDEX LOCATION
SEC. 27 T. 20 N.R. 17 E. W.M.



INDEX LOCATION
SEC. 34 T. 20 N.R. 17 E. W.M.



INDEX LOCATION
SEC. 3 T. 19 N.R. 17 E. W.M.



PARCEL 1
275.08 AC.



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 - Issaquah, WA 98027 - Phone: (425) 392-0230
Eastern Washington Division
407 Swiftwater Blvd. - Cle Elum, WA 98922 - Phone: (509) 674-7433

DUNFORD PRELIMINARY LARGE LOT SUBDIVISION
PREPARED FOR
THE RANCH ON SWAWK CREEK, LLC
A PORTION OF SECTION 3, T. 19 N., R. 17 E. &
A PORTION OF SECTIONS 27 & 34, T. 20 N., R. 17 E., W.M.
KITTITAS COUNTY - WASHINGTON

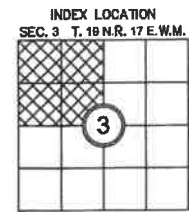
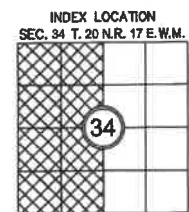
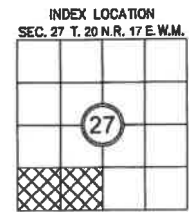
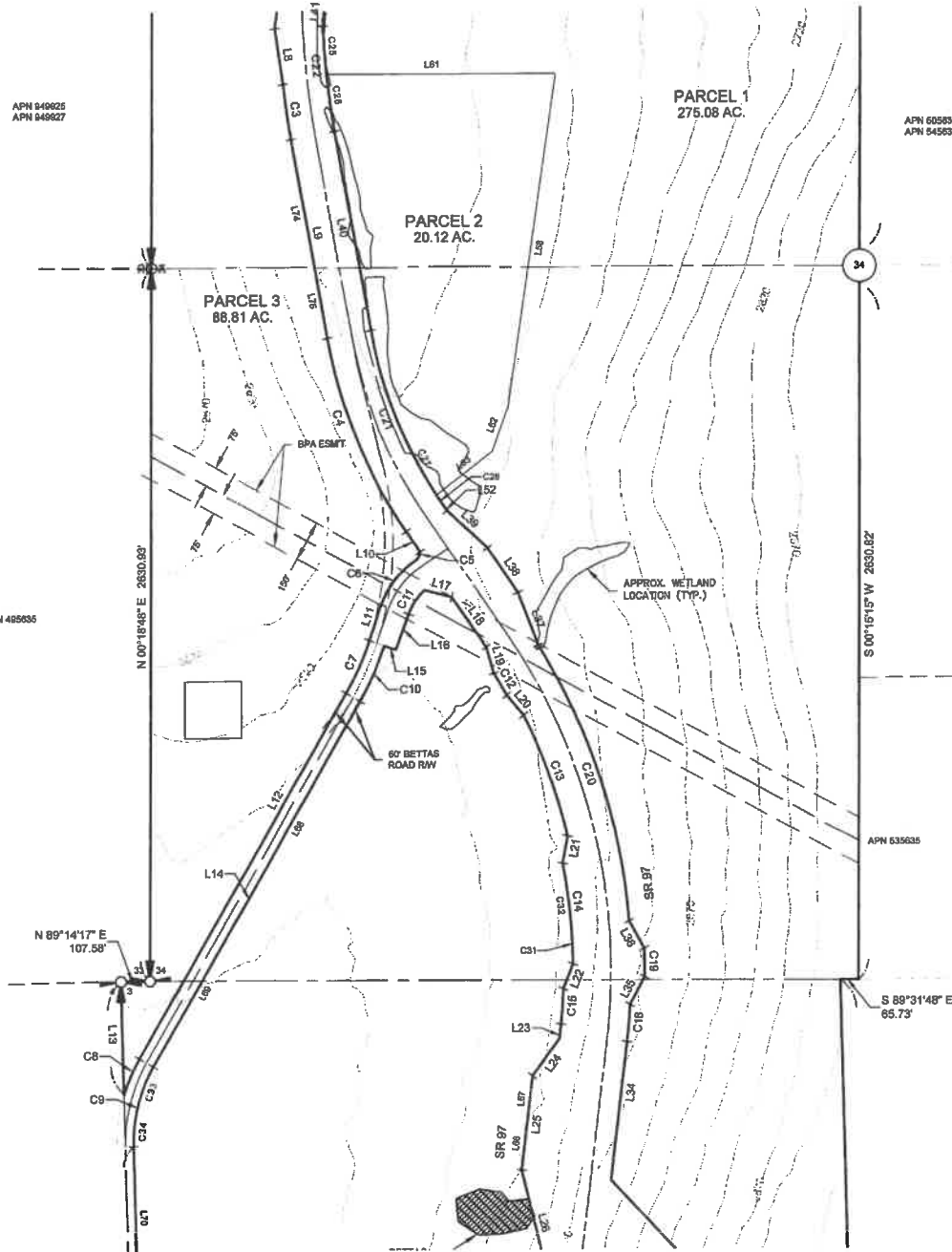
DWN BY	DATE	JOB NO.
D.L.P./G.W.	12/2019	08010
CHKD BY	SCALE	SHEET
D.L.P.	1" = 300'	2 OF 4



DUNFORD PRELIMINARY LARGE LOT SUBDIVISION

LL-08-02

A PORTION OF THE NW 1/4 OF SECTION 3, TOWNSHIP 19 N., RANGE 17 E. &
A PORTION OF THE S 1/2 OF SECTION 27 & A PORTION OF THE W 1/2 OF SECTION 34,
TOWNSHIP 20 N., RANGE 17 E., W.M., KITTITAS COUNTY, WASHINGTON



Encompass

ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

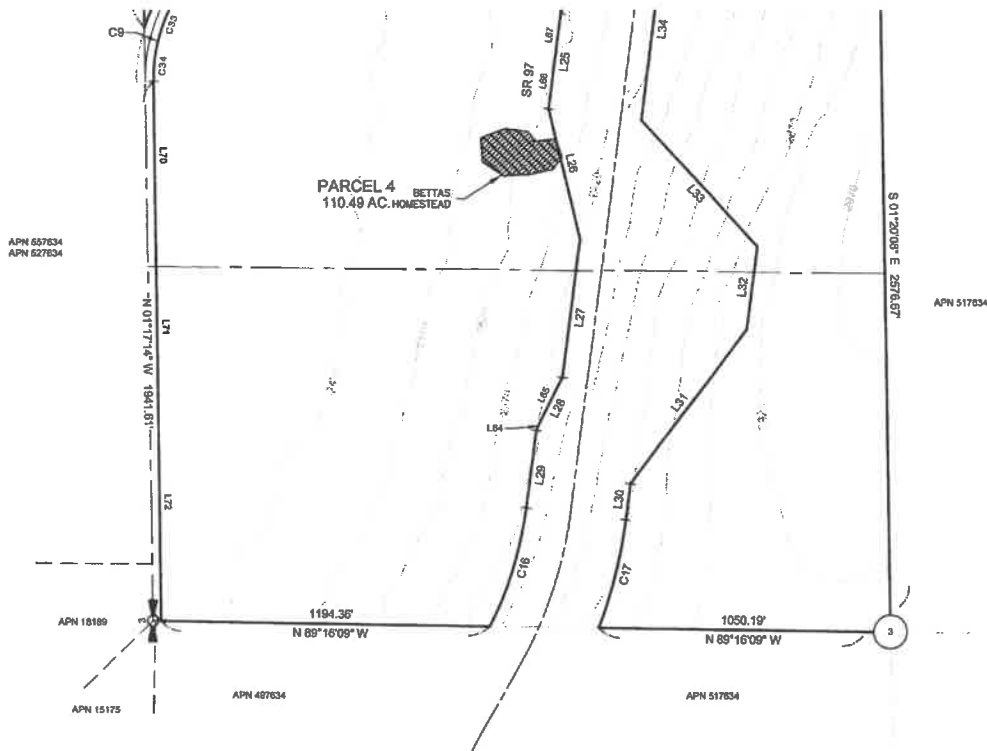
DUNFORD PRELIMINARY LARGE LOT SUBDIVISION
PREPARED FOR
THE RANCH ON SWAUK CREEK, LLC
A PORTION OF SECTION 3, T. 19 N., R. 17 E. &
A PORTION OF SECTIONS 27 & 34, T. 20 N., R. 17 E., W.M.
KITTITAS COUNTY - WASHINGTON

DWN BY D.L.P./G.W.	DATE 12/2019	JOB NO. 08010
CHKD BY D.L.P.	SCALE 1" = 300'	SHEET 3 OF 4

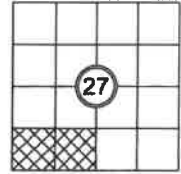
DUNFORD PRELIMINARY LARGE LOT SUBDIVISION

LL-08-02

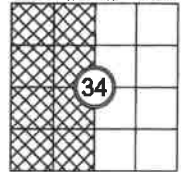
A PORTION OF THE NW 1/4 OF SECTION 3, TOWNSHIP 19 N., RANGE 17 E. &
A PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 27 & A PORTION OF THE W 1/2 OF SECTION 34,
TOWNSHIP 20 N., RANGE 17 E, W.M., KITTITAS COUNTY, WASHINGTON



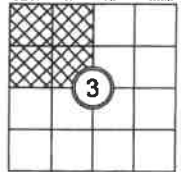
INDEX LOCATION
SEC. 27 T. 20 N.R. 17 E.W.M.



INDEX LOCATION
SEC. 34 T. 20 N.R. 17 E.W.M.



INDEX LOCATION
SEC. 3 T. 19 N.R. 17 E.W.M.



LINE #	DIRECTION	DISTANCE
L1	S 3°18'27" E	578.48'
L2	S 8°28'45" W	145.09'
L3	S 2°45'34" E	347.67'
L4	S 4°13'47" W	641.73'
L5	S 3°42'39" W	557.95'
L6	S 4°13'47" W	341.21'
L7	S 7°34'37" W	208.05'
L8	S 8°40'55" E	208.83'
L9	S 10°14'38" E	745.46'
L10	N 34°08'55" W	63.77'
L11	S 19°27'08" W	138.85'
L12	N 29°49'42" E	1552.55'
L13	N 1°17'14" W	420.89'
L14	N 29°49'42" E	1552.55'
L15	S 7°02'55" E	44.40'
L16	N 19°27'09" E	138.85'
L17	S 7°04'09" E	103.01'
L18	S 34°08'56" E	224.32'
L19	S 15°41'25" E	100.19'
L20	S 39°48'17" E	97.04'

LINE #	DIRECTION	DISTANCE
L21	S 10°38'32" W	102.61'
L22	S 21°22'53" W	69.17'
L23	S 6°48'49" W	16.59'
L24	S 96°20'43" W	172.45'
L25	S 6°49'50" W	350.15'
L26	S 13°52'23" E	481.23'
L27	S 6°49'50" W	600.21'
L28	S 26°09'36" W	211.97'
L29	S 6°49'00" W	281.26'
L30	N 6°48'50" E	131.11'
L31	N 37°03'38" E	694.82'
L32	N 6°48'50" E	300.15'
L33	N 43°04'18" W	821.11'
L34	N 6°48'50" E	516.61'
L35	N 37°35'24" E	119.83'
L36	N 28°45'03" W	115.83'
L37	N 21°07'45" W	208.58'
L38	N 34°08'55" W	189.55'
L39	N 48°51'24" W	204.56'
L40	N 10°14'38" W	745.46'

LINE #	DIRECTION	DISTANCE
L41	N 4°12'16" E	97.80'
L42	N 4°13'47" E	241.34'
L43	N 1°26'57" W	100.47'
L44	N 4°13'47" E	396.69'
L45	N 15°32'34" E	162.83'
L46	N 2°53'51" W	201.50'
L47	N 4°15'47" E	680.17'
L48	N 10°36'38" E	209.33'
L49	N 10°17'03" W	307.02'
L50	N 10°20'28" E	360.24'
L51	N 10°08'57" W	34.12'
L52	N 34°08'55" W	5.10'
L53	N 8°22'25" E	1234.29'
L54	S 29°05'33" W	211.97'
L55	S 26°09'33" W	211.97'
L56	S 6°48'50" W	350.15'
L57	S 6°48'50" W	350.15'

CURVE #	RADIUS	LENGTH	DELTA
C1	2895.00'	120.75'	2°23'22"
C2	3075.00'	182.60'	3°01'47"
C3	3090.00'	265.33'	3°48'28"
C4	1890.00'	798.55'	23°54'18"
C5	30.00'	47.12'	90°00'00"
C6	330.00'	209.65'	36°24'00"
C7	1119.00'	213.11'	10°56'28"
C8	630.00'	145.38'	13°20'55"
C9	670.00'	309.05'	31°05'59"
C10	1176.00'	223.33'	10°54'58"
C11	225.00'	165.86'	26°57'28"
C12	2080.00'	94.80'	2°36'11"
C13	2100.00'	477.04'	13°00'58"
C14	2050.00'	374.37'	10°24'45"
C15	2025.00'	163.78'	4°48'22"
C16	1340.00'	446.33'	19°05'02"
C17	1700.00'	400.65'	13°30'13"
C18	2275.10'	137.92'	3°28'24"
C19	2235.00'	105.64'	2°36'12"
C20	2275.00'	1080.29'	27°19'58"

CURVE #	RADIUS	LENGTH	DELTA
C21	1725.00'	718.71'	23°54'18"
C22	2825.00'	386.29'	7°37'32"
C23	2915.00'	251.27'	4°56'20"
C24	3080.00'	71.48'	1°18'47"
C25	2825.00'	178.23'	3°29'29"
C26	2925.00'	211.06'	4°08'04"
C27	1725.00'	657.76'	21°50'51"
C28	1725.00'	61.95'	2°03'27"
C31	2060.00'	374.37'	10°24'45"
C32	2060.00'	374.37'	10°24'45"
C33	570.00'	309.05'	31°05'59"
C34	570.00'	309.05'	31°05'59"

LINE #	DIRECTION	DISTANCE
L68	N 29°49'42" E	1552.55'
L69	N 29°49'42" E	1552.55'
L70	N 1°17'14" W	1941.81'
L71	N 1°17'14" W	1941.81'
L72	N 1°17'14" W	1941.81'
L74	S 10°14'38" E	745.46'
L76	S 10°14'38" E	745.46'

ADJACENT PROPERTY OWNERS:
(ASSESSOR'S PARCEL NUMBER)

246535 ANTHONY & COURTNEY GAULT 2825 S 286TH ST FEDERAL WAY WA 98003-4220

735535 509535 545535 STATE OF WASH (DNR) C/O CONSERV REC & TRANSACTION DIV PO BOX 47014 OLYMPIA WA 98504-7014

535535 517634 657634 PAUTZKE BAIT CO INC PO BOX 38 ELLENSBURG WA 98928-1909

497634 CARLA L THOMAS 611 ROBBINS RD ELLENSBURG WA 98928-6841

15175 CLAUDE FINCH ETUX 109 W 3RD AVE ELLENSBURG WA 98926

18189 PETER & ROBBIN LAHLES 1421 BETTAS RD CLE ELUM WA 98922-9130

537634 627634 495235 ELK VALLEY RANCH LLC 393 287TH LN NE CARNATION WA 98014-8840

949925 415535 940930 949835 235535 949927 036535 THE RANCH ON SWAUK CREEK LLC PO BOX 900 CLE ELUM WA 98922



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

Eastern Washington Division
407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

DUNFORD PRELIMINARY LARGE LOT SUBDIVISION
PREPARED FOR
THE RANCH ON SWAUK CREEK, LLC
A PORTION OF SECTION 3, T. 19 N., R. 17 E. &
A PORTION OF SECTIONS 27 & 34, T. 20 N., R. 17 E., W.M.
KITTITAS COUNTY - WASHINGTON

DWN BY D.L.P./G.W.	DATE 12/2019	JOB NO. 08010
CHKD BY D.L.P.	SCALE 1" = 300'	SHEET 4 OF 4