

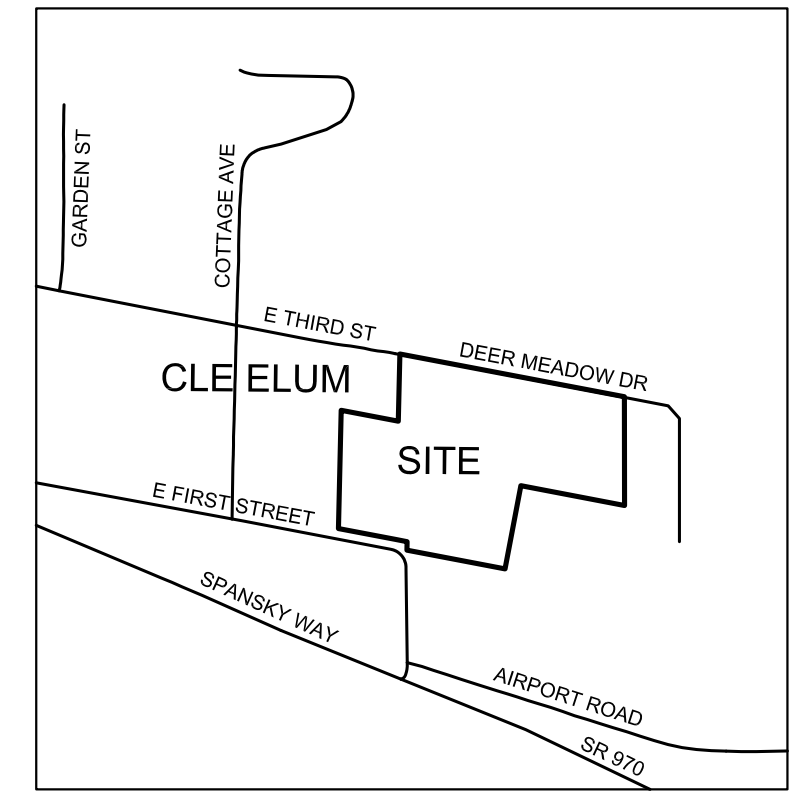
# WILDWOOD RANCH PLAT

PHASES 1 THRU 6

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 25,  
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,  
CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON

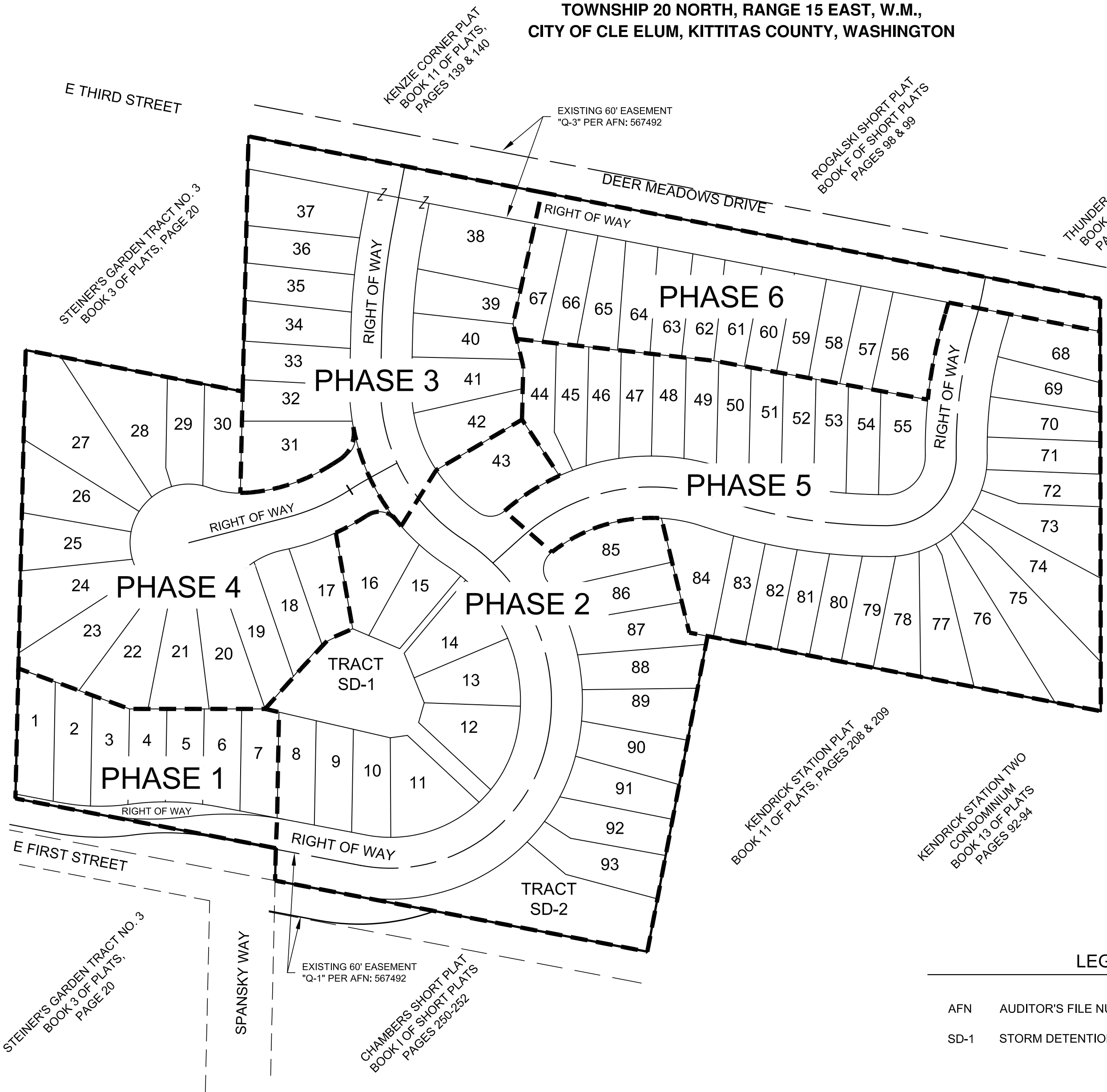
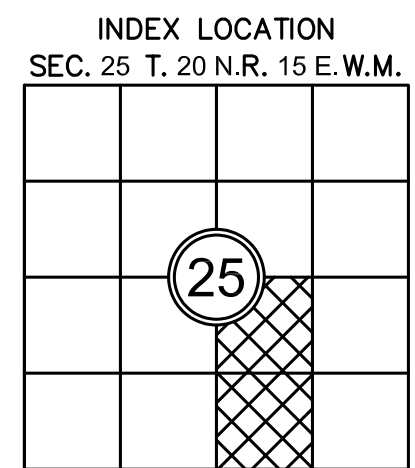
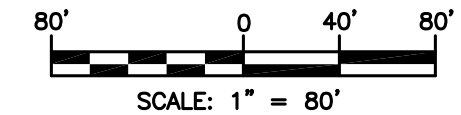
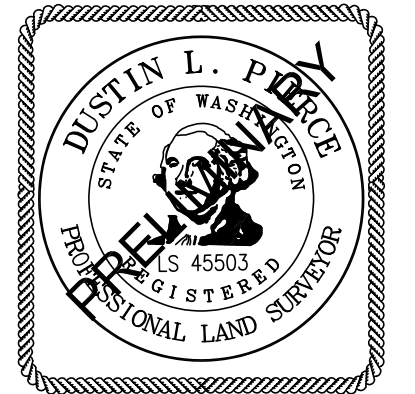
**RECEIVED**

By vamick at 12:04 pm, Nov 14, 2024



VICINITY MAP - N.T.S.

**SETBACK NOTE:**  
APPLICANT PROPOSES A UNIFORM SETBACK FOR THIS PROPOSED SUBDIVISION WITHIN 2 ZONING DESIGNATIONS:  
FRONT YARD: 10-FT  
BACK YARD: 25-FT  
SIDE YARD: 5-FT



STEINER'S GARDEN TRACT NO. 3  
BOOK 3 OF PLATS, PAGE 20

STEINER'S GARDEN TRACT NO. 2  
BOOK 2 OF PLATS, PAGE 49

STEINER'S GARDEN TRACT NO. 3  
BOOK 3 OF PLATS,  
PAGE 20

KENZIE CORNER PLAT  
BOOK 11 OF PLATS,  
PAGES 139 & 140

ROGALSKI SHORT PLAT  
BOOK F OF SHORT PLATS  
PAGES 98 & 99

THUNDER RIDGE PLAT  
BOOK 12 OF PLATS,  
PAGES 217 & 218

KENDRICK STATION SEVEN  
CONDOMINIUM  
BOOK 11 OF PLATS  
PAGES 210 & 211

KENDRICK STATION PLAT  
BOOK 11 OF PLATS  
PAGES 208 & 209

KENDRICK STATION PLAT  
BOOK 11 OF PLATS, PAGES 208 & 209

KENDRICK STATION TWO  
CONDOMINIUM  
BOOK 13 OF PLATS  
PAGES 92-94

CHAMBERS SHORT PLAT  
BOOK 1 OF SHORT PLATS  
PAGES 230-232

**LEGEND**

- AFN AUDITOR'S FILE NUMBER
- SD-1 STORM DETENTION TRACT - DESIGNATION NO.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF

\_\_\_\_\_  
DUSTIN L. PIERCE  
SURVEYOR'S NAME

\_\_\_\_\_  
BRYAN ELLIOTT  
County Auditor

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

**Encompass**  
ENGINEERING & SURVEYING

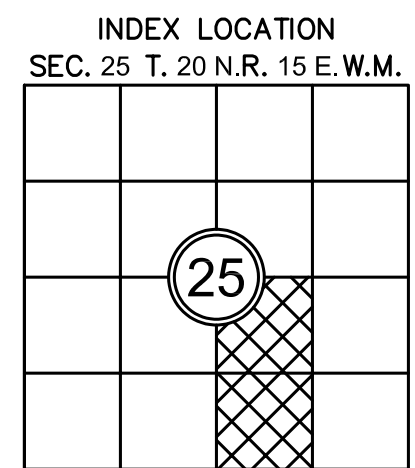
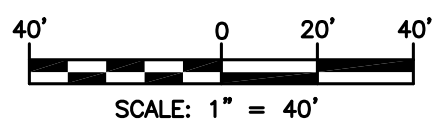
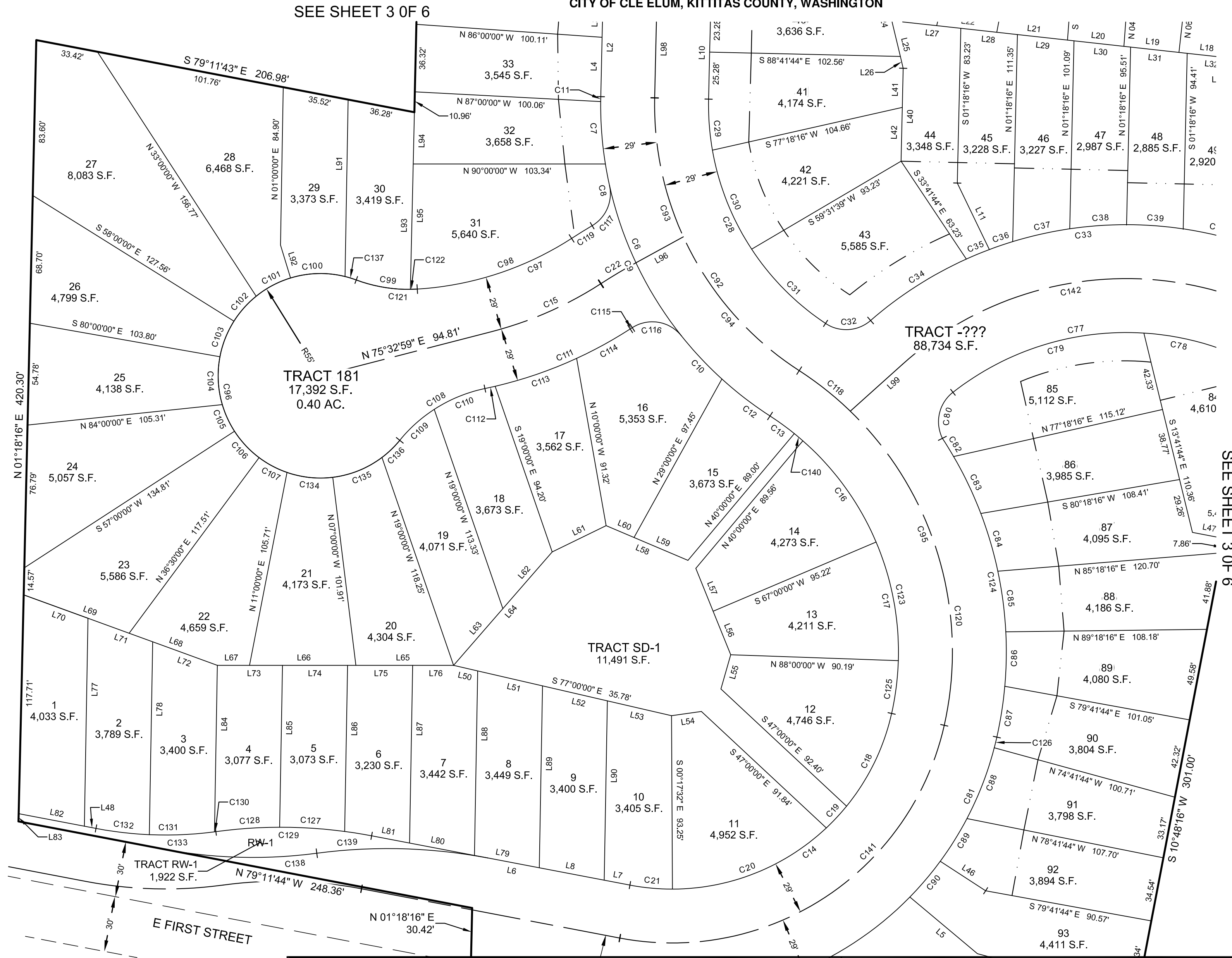
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

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

WILDWOOD RANCH PRELIMINARY PLAT		
PREPARED FOR JEFF STUBBS		
A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
D.L.P./G.W.	11/2024	22085-2
CHKD BY	SCALE	SHEET
D.L.P.	1" = 80'	1 OF 6

**WILDWOOD RANCH PLAT**  
**PHASES 1 THRU 6**  
 A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 25,  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,  
 CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON

**RECEIVED**  
 By vamick at 12:03 pm, Nov 14, 2024



AUDITOR'S CERTIFICATE \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.

IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF

\_\_\_\_\_  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME

\_\_\_\_\_  
 BRYAN ELLIOTT  
 County Auditor

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

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WILDWOOD RANCH PRELIMINARY PLAT PREPARED FOR JEFF STUBBS A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY WASHINGTON		
DWN BY D.L.P./G.W.	DATE 11/2024	JOB NO. 22085-2
CHKD BY D.L.P.	SCALE 1" = 40'	SHEET 2 OF 6

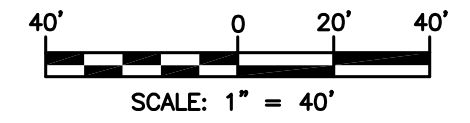


# WILDWOOD RANCH PLAT PHASES 1 THRU 6

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 25,  
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,  
CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON

**RECEIVED**

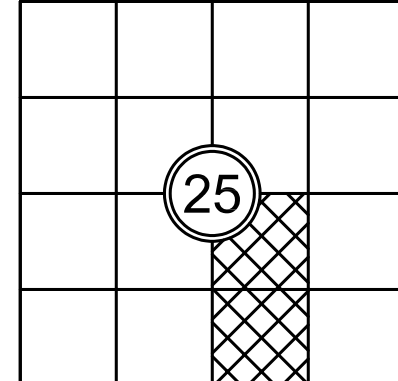
By vamick at 12:05 pm, Nov 14, 2024



SEE SHEET 2 OF 6

SEE SHEET 4 OF 6

INDEX LOCATION  
SEC. 25 T. 20 N.R. 15 E. W.M.



AUDITOR'S CERTIFICATE \_\_\_\_\_  
FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
\_\_\_\_\_  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
\_\_\_\_\_  
BRYAN ELLIOTT  
County Auditor Deputy County Auditor



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**WILDWOOD RANCH PRELIMINARY PLAT**

PREPARED FOR  
JEFF STUBBS  
A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25,  
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

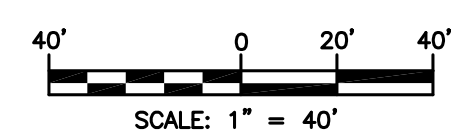
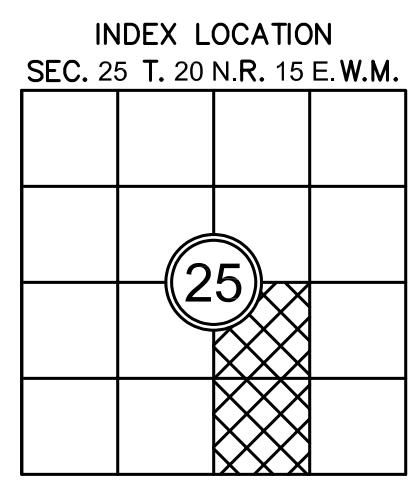
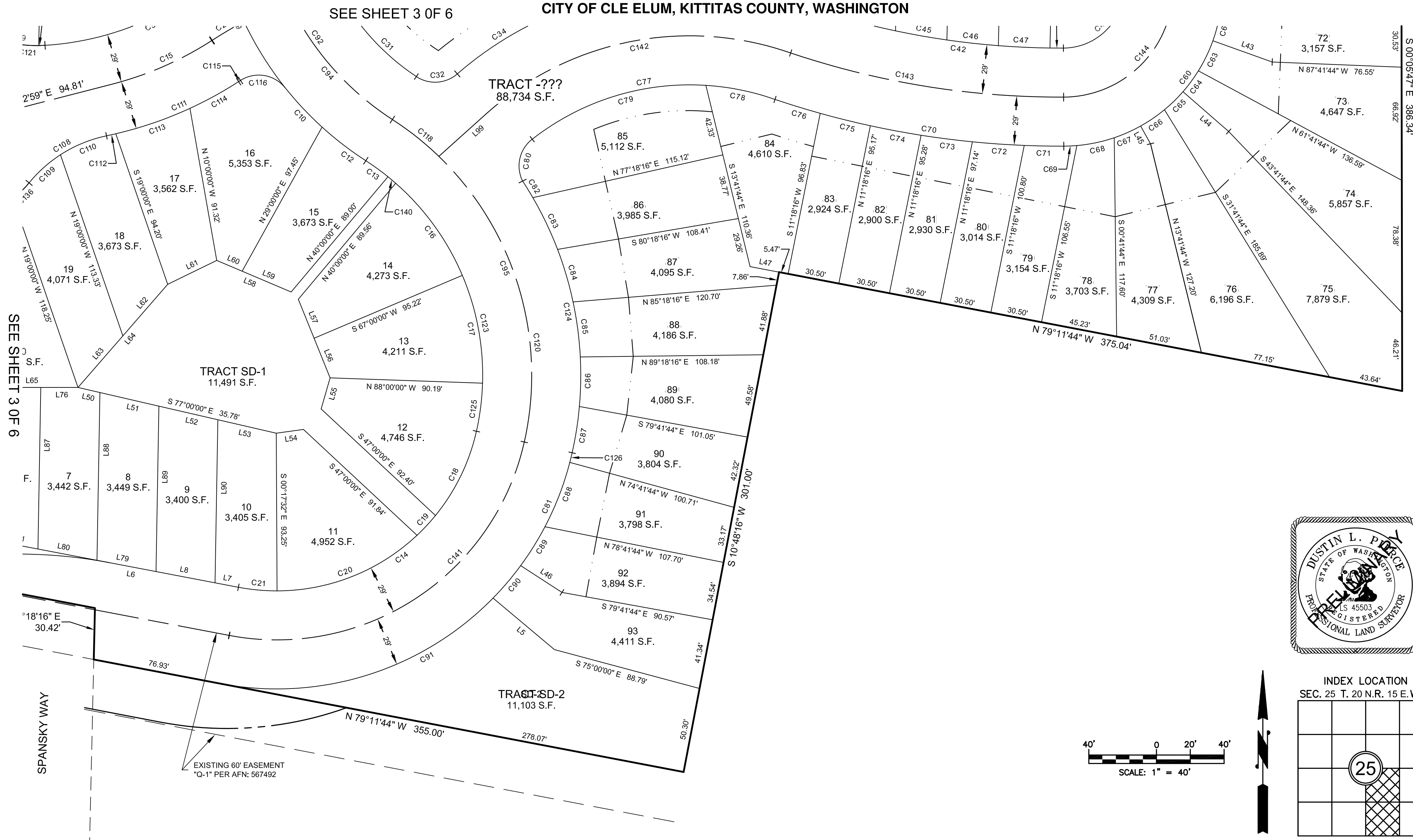
KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D.L.P./G.W.	11/2024	22085-2	
CHKD BY	SCALE	SHEET	
D.L.P.	1" = 40'	3 OF 6	

# WILDWOOD RANCH PLAT

## PHASES 1 THRU 6

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 25,  
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,  
CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON

**RECEIVED**  
By vamick at 12:03 pm, Nov 14, 2024



AUDITOR'S CERTIFICATE \_\_\_\_\_  
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IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
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WILDWOOD RANCH PRELIMINARY PLAT PREPARED FOR JEFF STUBBS A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY WASHINGTON		
DWN BY D.L.P./G.W.	DATE 11/2024	JOB NO. 22085-2
CHKD BY D.L.P.	SCALE 1" = 40'	SHEET 4 OF 6



# WILDWOOD RANCH PLAT

## PHASES 1 THRU 6

A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 25,  
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,  
CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON

**RECEIVED**  
By vamick at 11:57 am, Nov 14, 2024

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	609.00'	100.98'	9°30'00"
C2	609.00'	13.47'	1°16'02"
C3	609.00'	35.02'	3°17'40"
C4	609.00'	35.02'	3°17'41"
C5	609.00'	17.47'	1°38'36"
C6	199.00'	203.02'	58°27'16"
C7	199.00'	33.69'	9°42'03"
C8	199.00'	90.31'	26°00'05"
C9	199.00'	90.31'	26°00'05"
C10	199.00'	31.90'	9°11'02"
C11	199.00'	2.65'	0°45'47"
C12	199.00'	32.66'	9°24'09"
C13	151.00'	16.16'	6°07'59"
C14	121.00'	186.11'	88°07'29"
C15	201.00'	64.68'	18°26'13"
C16	151.00'	67.78'	25°43'11"
C17	151.00'	65.39'	24°48'48"
C18	121.00'	55.93'	26°28'55"
C19	121.00'	16.01'	7°34'55"
C20	121.00'	91.17'	43°10'23"
C21	121.00'	22.99'	10°53'17"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C22	300.00'	21.97'	4°11'43"
C23	580.00'	96.17'	9°30'00"
C24	551.00'	91.36'	9°30'00"
C25	551.00'	31.81'	3°18'26"
C26	551.00'	41.52'	4°19'03"
C27	551.00'	18.03'	1°52'31"
C28	141.00'	141.97'	57°41'20"
C29	141.00'	27.56'	11°12'01"
C30	141.00'	57.66'	23°25'56"
C31	141.00'	56.74'	23°03'23"
C32	20.00'	26.09'	74°43'50"
C33	209.00'	30.67'	8°24'25"
C34	209.00'	61.37'	16°49'26"
C35	209.00'	13.38'	3°40'09"
C36	209.00'	13.30'	3°38'42"
C37	209.00'	31.46'	8°37'27"
C38	209.00'	30.67'	8°24'25"
C39	209.00'	30.57'	8°22'47"
C40	209.00'	31.14'	8°32'15"
C41	209.00'	8.29'	2°16'17"
C42	471.00'	154.68'	18°49'01"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C43	471.00'	23.46'	2°51'16"
C44	471.00'	31.25'	3°48'06"
C45	471.00'	30.87'	3°45'17"
C46	471.00'	30.62'	3°43'31"
C47	471.00'	30.51'	3°42'43"
C48	471.00'	7.97'	0°58'09"
C49	36.00'	57.04'	90°46'47"
C50	429.00'	134.73'	17°59'37"
C51	429.00'	52.56'	7°01'13"
C52	429.00'	82.16'	10°58'24"
C53	271.00'	11.02'	2°19'44"
C54	329.00'	17.29'	3°00'38"
C55	371.00'	116.51'	17°59'37"
C56	371.00'	23.95'	3°41'56"
C57	371.00'	38.13'	5°53'17"
C58	371.00'	38.06'	5°52'42"
C59	371.00'	16.37'	2°31'42"
C60	94.00'	148.93'	90°46'47"
C61	94.00'	14.16'	8°37'42"
C62	94.00'	19.79'	12°03'41"
C63	94.00'	19.79'	12°03'41"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C64	94.00'	15.33'	9°20'48"
C65	94.00'	15.33'	9°20'48"
C66	94.00'	17.08'	10°24'42"
C67	94.00'	17.08'	10°24'42"
C68	94.00'	22.65'	13°48'29"
C69	94.00'	7.72'	4°42'13"
C70	529.00'	173.73'	18°49'01"
C71	529.00'	23.39'	2°31'59"
C72	529.00'	30.76'	3°19'52"
C73	529.00'	30.58'	3°18'43"
C74	529.00'	30.51'	3°18'15"
C75	529.00'	30.54'	3°18'26"
C76	529.00'	27.97'	3°01'46"
C77	151.00'	151.76'	57°35'04"
C78	151.00'	41.85'	15°52'51"
C79	151.00'	109.91'	41°42'14"
C80	20.00'	27.53'	78°52'26"
C81	179.00'	268.48'	85°56'17"
C82	209.00'	11.52'	3°09'33"
C83	209.00'	33.97'	9°18'48"
C84	209.00'	32.39'	8°52'48"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C85	209.00'	32.89'	9°00'57"
C86	209.00'	29.34'	8°02'38"
C87	209.00'	27.69'	7°35'32"
C88	179.00'	40.88'	13°05'07"
C89	179.00'	27.14'	8°41'14"
C90	179.00'	25.23'	8°04'30"
C91	179.00'	175.23'	56°05'25"
C92	170.00'	173.41'	58°26'43"
C93	170.00'	173.41'	58°26'43"
C94	170.00'	173.41'	58°26'43"
C95	180.00'	219.38'	69°49'46"
C96	55.00'	26.00'	27°05'15"
C97	172.00'	88.29'	29°24'37"
C98	172.00'	88.29'	29°24'37"
C99	80.00'	29.71'	21°16'44"
C100	55.00'	29.67'	30°54'37"
C101	55.00'	21.07'	21°57'13"
C102	55.00'	18.05'	18°48'07"
C103	55.00'	20.66'	21°31'27"
C104	55.00'	26.00'	27°05'15"
C105	55.00'	15.84'	16°30'12"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C106	55.00'	19.49'	20°18'02"
C107	55.00'	17.04'	17°44'56"
C108	80.00'	29.62'	21°12'38"
C109	80.00'	25.01'	17°54'38"
C110	80.00'	29.62'	21°12'38"
C111	230.00'	46.40'	11°33'29"
C112	230.00'	5.64'	1°24'18"
C113	230.00'	46.40'	11°33'29"
C114	230.00'	32.87'	8°11'20"
C115	270.94'	1.34'	0°17'02"
C116	20.00'	29.34'	84°02'23"
C117	20.00'	25.11'	71°56'31"
C118	180.00'	219.38'	69°49'46"
C119	329.00'	13.02'	2°16'01"
C120	180.00'	219.38'	69°49'46"
C121	80.00'	33.45'	23°57'18"
C122	80.00'	3.74'	2°40'34"
C123	151.00'	65.39'	24°48'48"
C124	209.00'	32.89'	9°00'57"
C125	151.00'	28.69'	10°53'11"
C126	179.00'	5.89'	1°53'04"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C127	260.00'	35.07'	7°43'38"
C128	260.00'	34.41'	7°34'59"
C129	260.00'	84.16'	18°32'48"
C130	200.00'	0.75'	0°12'54"
C131	200.00'	35.11'	10°03'30"
C132	200.00'	28.88'	8°16'23"
C133	200.00'	64.74'	18°32'48"
C134	55.00'	24.96'	26°00'25"
C135	55.00'	28.84'	30°02'48"
C136	55.00'	13.33'	13°53'00"
C137	55.00'	6.30'	6°34'05"
C138	260.00'	83.39'	18°22'37"
C139	289.00'	92.69'	18°22'38"
C140	151.00'	6.00'	2°16'37"
C141	150.00'	230.71'	88°07'29"
C142	180.00'	192.21'	61°10'58"
C143	500.00'	164.21'	18°49'01"
C144	65.00'	102.99'	90°46'47"
C145	400.00'	125.62'	17°59'37"
C146	300.00'	14.15'	2°42'10"
C147	300.00'	18.26'	3°29'17"

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S 10°48'16" W	30.42'
L2	N 1°18'16" E	48.56'
L3	N 1°18'16" E	16.64'
L4	N 1°18'16" E	31.92'
L5	S 50°00'00" E	47.40'
L6	N 79°11'44" W	27.89'
L7	N 79°11'44" W	14.08'
L8	N 79°11'44" W	35.52'
L9	S 10°48'16" W	30.42'
L10	N 1°18'16" E	48.56'
L11	N 25°41'44" W	39.68'
L12	S 79°41'44" E	53.26'
L13	S 79°41'44" E	30.52'
L14	S 79°41'44" E	29.79'
L15	S 79°41'44" E	30.50'
L16	S 79°41'44" E	30.50'
L17	S 79°41'44" E	29.08'
L18	N 83°41'44" W	30.50'
L19	N 83°41'44" W	29.79'
L20	N 83°41'44" W	30.52'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L21	N 83°41'44" W	38.27'
L22	N 83°41'44" W	32.47'
L23	N 83°41'44" W	24.33'
L24	S 13°30'03" E	34.26'
L25	S 13°30'03" E	26.31'
L26	S 13°30'03" E	6.53'
L27	N 83°41'44" W	37.37'
L28	N 83°41'44" W	30.62'
L29	N 83°41'44" W	30.62'
L30	N 83°41'44" W	30.62'
L31	N 83°41'44" W	30.62'
L32	N 83°41'44" W	26.04'
L33	S 79°41'44" E	4.62'
L34	S 79°41'44" E	30.88'
L35	S 79°41'44" E	30.88'
L36	S 79°41'44" E	30.88'
L37	S 79°41'44" E	30.88'
L38	S 79°41'44" E	30.88'
L39	S 79°41'44" E	44.64'
L40	S 1°18'16" W	50.00'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L41	S 1°18'16" W	21.03'
L42	S 1°18'16" W	28.97'
L43	N 70°18'31" W	37.26'
L44	S 48°54'02" E	35.82'
L45	N 29°08'32" W	12.01'
L46	N 57°00'00" W	29.09'
L47	S 79°11'44" E	17.43'
L48	S 79°11'44" E	6.38'
L49	S 13°30'03" E	14.48'
L50	N 77°00'00" W	13.30'
L51	N 77°00'00" W	35.78'
L52	N 77°00'00" W	35.78'
L53	N 77°00'00" W	35.44'
L54	S 82°00'00" W	16.21'
L55	S 16°00'00" W	19.15'
L56	S 22°00'00" E	25.26'
L57	S 22°00'00" E	24.87'
L58	S 67°00'00" E	31.49'
L59	S 67°00'00" E	31.49'
L60	S 67°00'00" E	16.32'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L61	N 64°00'00" E	32.27'
L62	N 41°00'00" E	40.41'
L63	N 41°00'00" E	40.41'
L64	N 41°00'00" E	80.83'
L65	N 90°00'00" W	52.52'
L66	N 90°00'00" W	57.20'
L67	N 90°00'00" W	17.28'
L68	N 70°00'00" W	50.48'
L69	N 70°00'00" W	36.81'
L70	N 70°00'00" W	36.81'
L71	N 70°00'00" W	37.02'
L72	N 70°00'00" W	37.02'
L73	N 90°00'00" W	35.01'
L74	N 90°00'00" W	35.01'
L75	N 90°00'00" W	35.01'
L76	N 90°00'00" W	21.99'
L77	N 1°00'00" E	111.84'
L78	S 1°00'00" W	103.73'
L79	N 79°11'44" W	27.89'
L80	N 79°11'44" W	35.52'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L81	N 79°11'44" W	20.77'
L82	S 79°11'44" E	35.95'
L83	N 1°18'16" E	4.17'
L84	N 1°00'00" E	89.54'
L85	N 1°00'00" E	87.07'
L86	S 1°00'00" W	89.33'
L87	N 1°00'00" E	95.57'
L88	N 1°00'00" E	99.24'
L89	N 1°00'00" E	97.85'
L90	S 1°00'00" W	96.45'
L91	N 1°00'00" E	95.14'
L92	S 17°00'00" E	18.50'
L93	N 1°18'16" E	95.26'
L94	N 1°18'16" E	27.84'
L95	N 1°18'16" E	67.42'
L96	N 61°18'29" E	29.06'
L97	S 10°48'16" W	60.42'
L98	N 1°18'16" E	48.56'
L99	N 48°03'42" E	37.71'
L100	N 10°48'16" E	11.75'



**AUDITOR'S CERTIFICATE** \_\_\_\_\_  
 FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
 \_\_\_\_\_  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
 \_\_\_\_\_  
 BRYAN ELLIOTT  
 County Auditor Deputy County Auditor



Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98

**WILDWOOD RANCH PLAT**  
**PHASES 1 THRU 6**  
**A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 25,**  
**TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,**  
**CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON**

**RECEIVED**  
*By vamick at 12:05 pm, Nov 14, 2024*

**APPROVALS**

**MAYOR**

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
MAYOR - CITY OF CLE ELUM

**CITY CLERK**

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
CITY CLERK - CITY OF CLE ELUM

**PLANNING DIRECTOR**

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
PLANNING DIRECTOR

**CERTIFICATE OF KITTITAS COUNTY TREASURER**

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PLATTED PROPERTY DESCRIBED HEREON ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN PAID AND DISCHARGED. PARCEL NUMBERS 063034 & 623134

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

**CERTIFICATE OF KITTITAS COUNTY ASSESSOR**

I HEREBY CERTIFY THAT THE WILDWOOD RANCH PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NUMBERS 063034 & 623134

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

**PUBLIC WORKS**

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
PUBLIC WORKS DIRECTOR - CITY OF CLE ELUM

**CITY ENGINEER**

THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF CLE ELUM SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
CITY ENGINEER - CITY OF CLE ELUM

**PARCEL INFORMATION:**

**OWNER'S NAME & ADDRESS:**

WILDWOOD RANCH LLC  
A WASHINGTON LIMITED LIABILITY COMPANY  
PO BOX 895  
ROSLYN, WA 98941-0895

EXISTING PARCEL NOS.: 063034 & 623134  
MAP NOS.: 20-15-25040-0008 & 20-15-25055-0007  
ORIGINAL PARCEL AREA: 11.97 ACRES  
EXISTING ZONE: MULTIPLE & SINGLE FAMILY RESIDENTIAL  
NUMBER OF LOTS: 93  
NUMBER OF TRACTS: 2  
SOURCE OF WATER: CITY OF CLE ELUM  
SOURCE OF SEWER: CITY OF CLE ELUM

**EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY  
TITLE COMMITMENT - FILE NO. 471567AM:**

**TRACT 1:**

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 27, 1989, IN BOOK 16 OF SURVEYS, PAGES 6 AND 7, UNDER AUDITOR'S FILE NO. 518886, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**TRACT 2:**

AN EASEMENT FOR ROAD DESIGNATED AS "EASEMENT Q-3" AS DELINEATED ON ROGALSKI SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2000 IN BOOK F OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 200005170015 AND ON E. GUZZIE SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-01, AS RECORDED JUNE 22, 2000 IN BOOK F OF SHORT PLATS, PAGES 100 AND 101, UNDER AUDITOR'S FILE NO. 200006220047, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**EXISTING LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY  
TITLE COMMITMENT - FILE NO. 587840AM:**

LOTS 7 AND 8, STEINER'S GARDEN TRACTS NO. 3, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 20, RECORDS OF SAID COUNTY.

**VACATED RIGHT OF WAY:**

CITY OF CLE ELUM ORDINANCE NO. 1651

**PLAT NOTES:**

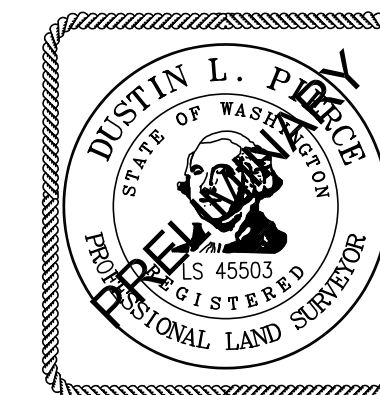
1. A CRITICAL AREA REPORT WAS PREPARED BY SEWALL WETLAND CONSULTING, INC. ON DECEMBER 18, 2023, SWC JOB #23-174

**SURVEY NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO THE CITY OF CLE ELUM UNDER APPLICATION NO. \_\_\_\_\_.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND 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 OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
  - BOOK 16 OF SURVEYS, PAGES 6 & 7, AFN: 518886
  - BOOK 3 OF PLATS, PAGE 20
  - BOOK F OF SHORT PLATS, PAGES 98 & 99, AFN: 200005170015
  - BOOK F OF SHORT PLATS, PAGES 100 & 101, AFN: 200006220047
AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (07), ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9998781, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

**ADJACENT OWNERS (APN:  
ASSESSOR'S PARCEL NO.)**

- |   |  |
|---|--|
| APN 933134<br>FLOYD J ROGALSKI JR ETUX<br>1313 E 3RD<br>CLE ELUM, WA 98922                            | APN 953265<br>MATTHEW J CHAMBERS &<br>DEBRA A CARTER<br>9534 45TH AVE NE<br>SEATTLE, WA 98115-2604 |
| APN 954387<br>APN 954388<br>TODD K PARKER<br>PO BOX 934<br>FALL CITY, WA 98024-0934                   | APN 731434<br>GARY J FUDACZ ETUX<br>1309 E 1ST ST<br>CLE ELUM, WA 98922                            |
| APN 15164<br>VICTOR B GOLDIE ETUX<br>TRUSTEES OF THE GOLDIE TRUST<br>PO BOX 305<br>CLE ELUM, WA 98922 | APN 701434<br>E RENFRO & SONS INC<br>1310 E 3RD ST<br>CLE ELUM, WA 98922-1356                      |
| APN 960566<br>BEN & STACEY LAZOWSKI<br>251 DEER MEADOW DR<br>CLE ELUM, WA 98922-1335                  | APN 943134<br>DWIGHT A & SHERRIE RENFRO<br>1310 E 3RD ST<br>CLE ELUM, WA 98922-1356                |
| APN 956010<br>LOGAN PONNOOSAMY ETUX<br>11709 NE 101ST PL<br>KIRKLAND, WA 98033                        | APN 961484<br>CHRISTOPHER RYAN INGMIRE<br>400 DEER MEADOW DR, UNIT B<br>CLE ELUM, WA 98922-1349    |
| APN 955825<br>CAROLYN JONES<br>370 DEER MEADOW DR<br>CLE ELUM, WA 98922-1347                          | APN 961483<br>AUSTIN SCOTT<br>400 DEER MEADOW DR, UNIT A<br>CLE ELUM, WA 98922                     |
| APN 955820<br>JEFFREY N & DAWN M SMALLWOOD<br>PO BOX 1264<br>CLE ELUM, WA 98922-1264                  |  |



**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 JEFF STUBBS IN MAY 2024.  
DUSTIN L. PIERCE DATE \_\_\_\_\_  
CERTIFICATE NO. 45503

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_M.  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
BRYAN ELLIOTT  
County Auditor Deputy County Auditor



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

**WILDWOOD RANCH PRELIMINARY PLAT**

PREPARED FOR  
JEFF STUBBS  
A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25,  
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY D.L.P./G.W.	DATE 11/2024	JOB NO. 22085-2	
CHKD BY D.L.P.	SCALE N/A	SHEET 6 OF 6	