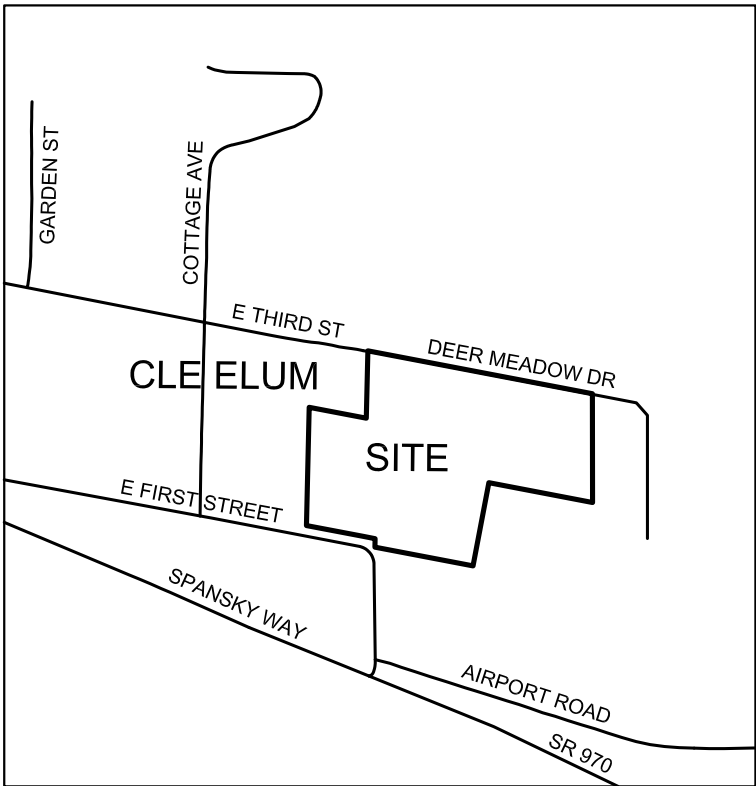


WILDWOOD RANCH PLAT

PHASES 1 THRU 6

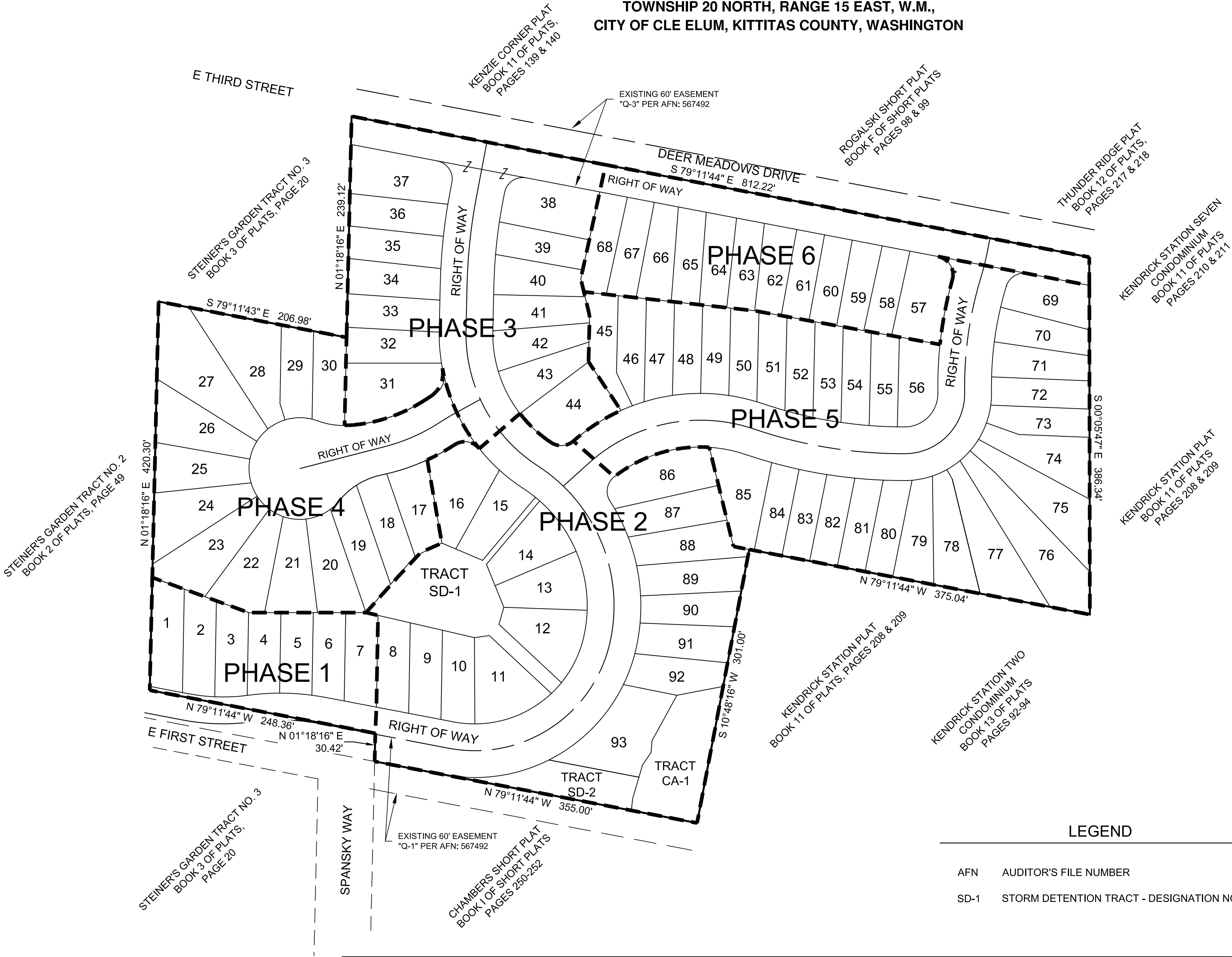
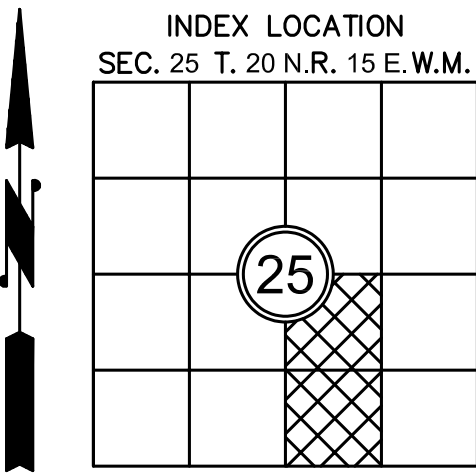
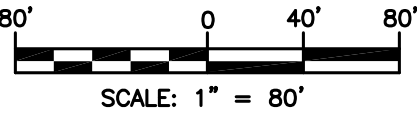
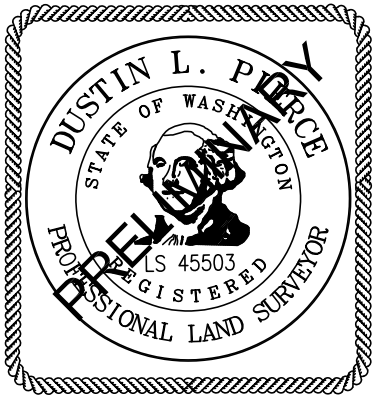
A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON

RECEIVED
By Varnick at 8:39 AM, March 25, 2025



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



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.	03/2025	22085-2	
CHKD BY	SCALE	SHEET	
D.L.P.	1" = 80'	1 OF 6	

WILDWOOD RANCH PLAT

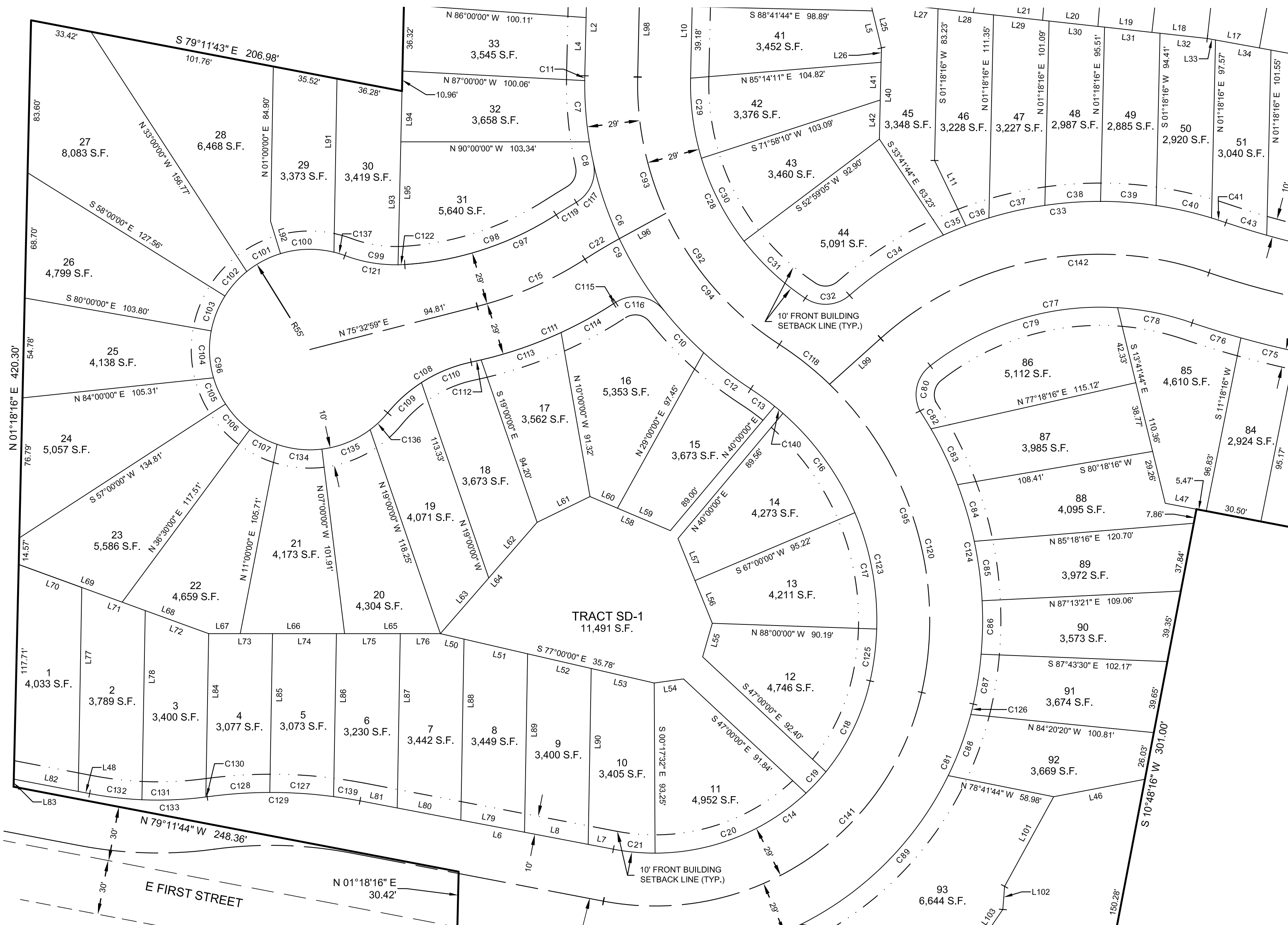
PHASES 1 THRU 6

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

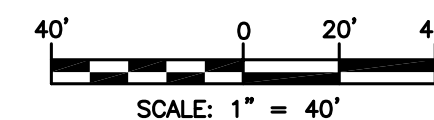
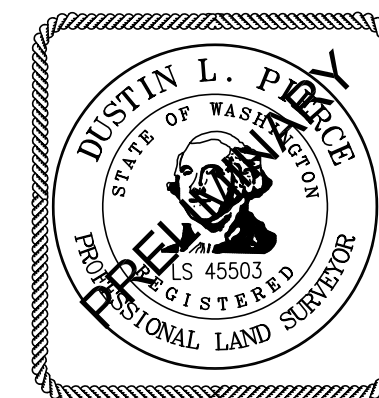
RECEIVED

By Vamick at 8:39 AM, March 25, 2025

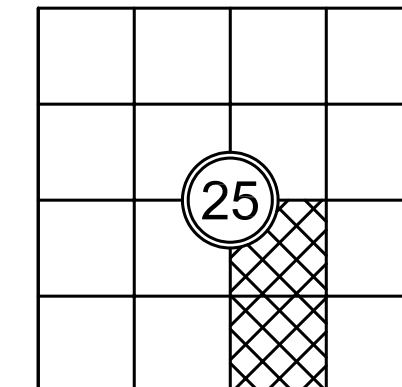
SEE SHEET 3 OF 6



SEE SHEET 3 OF 6



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



SEE SHEET 4 OF 6

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

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WILDWOOD RANCH PRELIMINARY PLAT

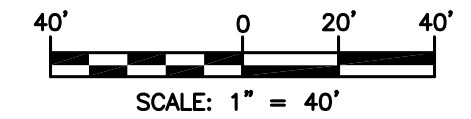
PREPARED FOR
JEFF STUBBS
A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

KITTITAS COUNTY		WASHINGTON
DWN BY D.L.P./G.W.	DATE 03/2025	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

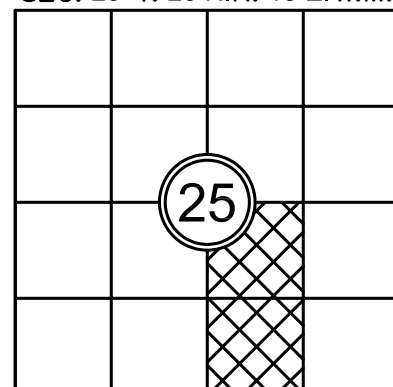
RECEIVED
By Vamick at 8:39 AM, March 25, 2025



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
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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.	03/2025	22085-2	
CHKD BY	SCALE	SHEET	
D.L.P.	1" = 40'	3 OF 6	

RECEIVED
By Vamick at 8:39 AM, March 25, 2025

**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**

SEE SHEET 3 OF 6

SPANSKY WAY

EXISTING 60' EASEMENT
"Q-1" PER AFN: 567492

10' FRONT BUILDING
SETBACK LINE (TYP.)

10' FRONT BUILDING
SETBACK LINE (TYP.)

TRACT SD-1
11,491 S.F.

TRACT SD-2
4,880 S.F.

TRACT CA-1
8,864 S.F.

44
5,091 S.F.

73
3,157 S.F.

74
4,647 S.F.

75
5,857 S.F.

76
7,879 S.F.

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6,196 S.F.

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4,309 S.F.

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DUSTIN L. PIERCE
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 45503

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

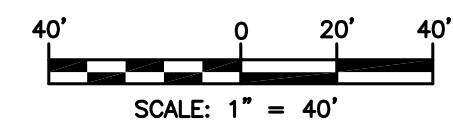
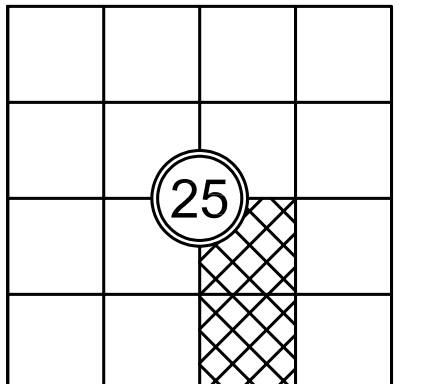
SCALE: 1" = 40'

40' 0 20' 40'

25



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



Encompass
ENGINEERING & SURVEYING

Western Washington Division
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Eastern Washington Division
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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 03/2025	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 8:39 AM, March 25, 2025

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'	11.82'	3°24'10"
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"
C22	300.00'	21.97'	4°11'43"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C23	580.00'	96.17'	9°30'00"
C24	551.00'	91.36'	9°30'00"
C25	551.00'	21.73'	2°15'35"
C26	551.00'	35.49'	3°41'24"
C27	551.00'	34.14'	3°33'01"
C28	141.00'	141.97'	57°41'20"
C29	141.00'	44.47'	18°04'19"
C30	141.00'	51.37'	20°52'33"
C31	141.00'	46.11'	18°44'14"
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"
C43	471.00'	23.46'	2°51'16"
C44	471.00'	31.25'	3°48'06"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
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'	123.99'	16°33'35"
C51	429.00'	52.56'	7°01'13"
C52	429.00'	71.43'	9°32'22"
C53	20.00'	31.42'	90°00'00"
C54	20.00'	31.42'	90°00'00"
C55	371.00'	115.86'	17°53'34"
C56	371.00'	23.30'	3°35'52"
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"
C64	94.00'	15.33'	9°20'48"
C65	94.00'	15.33'	9°20'48"
C66	94.00'	17.08'	10°24'42"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
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'	268.49'	85°56'24"
C82	209.00'	11.52'	3°09'33"
C83	209.00'	33.97'	9°18'48"
C84	209.00'	32.39'	8°52'48"
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'	35.78'	11°27'11"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C89	179.00'	116.70'	37°21'15"
C90	179.00'	116.01'	37°07'58"
C91	20.00'	33.08'	94°45'24"
C92	170.00'	173.41'	58°26'43"
C93	170.00'	76.95'	25°56'08"
C94	170.00'	96.46'	32°30'36"
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"
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"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
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'	35.10'	11°10'19"
C119	329.00'	13.02'	2°16'01"
C120	180.00'	184.28'	58°39'28"
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'	5.88'	1°52'56"
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"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
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	20.00'	29.29'	83°54'38"
C139	260.00'	14.69'	3°14'10"
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	10.42'
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 13°30'03" E	20.90'
L6	N 79°11'44" W	35.52'
L7	N 79°11'44" W	14.08'
L8	N 79°11'44" W	35.52'
L9	S 10°48'16" W	10.42'
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'
L21	N 83°41'44" W	38.27'
L22	N 83°41'44" W	32.47'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L23	N 83°41'44" W	24.33'
L24	S 13°30'03" E	19.89'
L25	S 13°30'03" E	26.31'
L26	S 1°18'16" W	7.89'
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'
L41	S 1°18'16" W	20.69'
L42	S 1°18'16" W	21.42'
L43	N 70°18'31" W	37.26'
L44	S 48°54'02" E	35.82'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L45	N 29°08'32" W	12.01'
L46	S 79°10'33" W	50.90'
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	47.80'
L59	S 67°00'00" E	31.49'
L60	S 67°00'00" E	16.32'
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'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L67	N 90°00'00" W	17.28'
L68	N 70°00'00" W	50.48'
L69	N 70°00'00" W	60.36'
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	35.52'
L80	N 79°11'44" W	35.52'
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'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
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'
L101	S 28°43'40" W	56.05'
L102	S 4°19'33" W	12.70'
L103	S 34°24'00" W	16.39'
L104	S 16°26'07" W	13.75'
L105	S 16°26'07" W	23.93'
L106	S 6°33'10" W	13.08'
L107	S 16°26'07" W	37.68'



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 D.L.P./G.W. DATE 03/2025 JOB NO. 22085-2
CHKD BY D.L.P. SCALE N/A SHEET 5 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 8:39 AM, March 25, 2025

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: 3
SOURCE OF WATER: CITY OF CLE ELUM
SOURCE OF SEWER: CITY OF CLE ELUM

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION
GUARANTEE - POLICY NO. 72156-48474184:

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;

TOGETHER WITH THAT PORTION OF VACATED RIGHT-OF-WAY TO THE EAST, WHICH WOULD ACCRUE THERETO BY OPERATION OF LAW.

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.

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
FLOYD J ROGALSKI JR ETUX
1313 E 3RD
CLE ELUM, WA 98922

APN 954387
APN 954388
TODD K PARKER
PO BOX 934
FALL CITY, WA 98024-0934

APN 15164
VICTOR B GOLDIE ETUX
TRUSTEES OF THE GOLDIE TRUST
PO BOX 305
CLE ELUM, WA 98922

APN 960566
BEN & STACEY LAZOWSKI
251 DEER MEADOW DR
CLE ELUM, WA 98922-1335

APN 956010
LOGAN PONNOOSAMY ETUX
11709 NE 101ST PL
KIRKLAND, WA 98033

APN 955825
CAROLYN JONES
370 DEER MEADOW DR
CLE ELUM, WA 98922-1347

APN 955820
JEFFREY N & DAWN M SMALLWOOD
PO BOX 1264
CLE ELUM, WA 98922-1264

APN 953265
MATTHEW J CHAMBERS &
DEBRA A CARTER
9534 45TH AVE NE
SEATTLE, WA 98115-2604

APN 731434
GARY J FUDACZ ETUX
1309 E 1ST ST
CLE ELUM, WA 98922

APN 701434
E RENFRO & SONS INC
1310 E 3RD ST
CLE ELUM, WA 98922-1356

APN 943134
DWIGHT A & SHERRIE RENFRO
1310 E 3RD ST
CLE ELUM, WA 98922-1356

APN 961484
CHRISTOPHER RYAN INGMIRE
400 DEER MEADOW DR, UNIT B
CLE ELUM, WA 98922-1349

APN 961483
AUSTIN SCOTT
400 DEER MEADOW DR, UNIT A
CLE ELUM, WA 98922



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 MARCH 2025

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

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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.	03/2025	22085-2	
CHKD BY	SCALE	SHEET	
D.L.P.	N/A	6 OF 6	