

LEGAL DESCRIPTION

PARCEL D, CITY OF CLE ELUM BOUNDARY LINE ADJUSTMENT, AS RECORDED APRIL 18, 2025, IN BOOK 46 OF SURVEYS, PAGES 249 THROUGH 273, UNDER AUDITOR'S FILE NO. 202504180024, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

REFERENCES

- CITY OF CLE ELUM BOUNDARY LINE ADJUSTMENT, AS RECORDED APRIL 18, 2025, IN BOOK 46 OF SURVEYS, PAGES 249 THROUGH 273, UNDER AUDITOR'S FILE NO. 202504180024, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERITITLE GUARANTEE NO. 627685AM, DATED AUGUST 6, 2024. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERITITLE GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERITITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JULY 27, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2024.
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- THIS IS A COMBINED FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/WSRN CORRECTIONS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

EXCEPTIONS CONTAINED IN TITLE

ITEMS FROM SCHEDULE B NOT SHOW ON THE MAP OR NOTED IN THIS SECTION ARE NOT APPLICABLE TO THIS SURVEY

- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE UNITED STATES OF AMERICA FOR TRANSMISSION LINE AND ACCESS ROADS AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 331075. THE EASEMENT FOR USE OF ACCESS ROADS WAS TERMINATED BY THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 523787. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR POWER TRANSMISSION LINES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 375194. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO PUGET SOUND POWER, INC. FOR INSTALLATION AND MAINTENANCE OF UTILITY SYSTEMS FOR GAS AND ELECTRICITY AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200306230025. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM FOR SEWER PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200702020039. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO SUNCADIA WATER COMPANY FOR IRRIGATION WATER UTILITY SERVICES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200702200101. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM FOR WATER PURPOSES AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200710150081. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THAT EASEMENT GRANTED TO THE CITY OF CLE ELUM AND THE WASHINGTON STATE HORSE PARK AUTHORITY FOR A NON-EXCLUSIVE ACCESS EASEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201107070039. (SHOWN HEREON)
- 99. THIS SITE IS SUBJECT TO THAT MEMORANDUM OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CLE ELUM AND NEW SUNCADIA LLC AND THE TERMS AND CONDITIONS CONTAINED THEREIN ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201803150012. (BUFFERS SHOWN HEREON)

TRACT NOTES

- TRACTS A AND B, PRIVATE OPEN AND RECREATION SPACE TRACTS, ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID TRACTS, TO THE P4 BULLFROG FLATS COMMUNITY ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE P4 BULLFROG FLATS COMMUNITY ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACTS, THE OWNERS OF LOTS 1 THROUGH 152 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
- TRACT 4-7, A POCKET PARK, IS PROVIDED IN PARTIAL SATISFACTION OF CONDITION 39 OF THE BULLFROG FLATS DEVELOPMENT AGREEMENT. ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID TRACT, TO THE P4 BULLFROG FLATS COMMUNITY ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE P4 BULLFROG FLATS COMMUNITY ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 152 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- TRACT 4-6, IS AN UNBUILDABLE STORM DRAINAGE DETENTION TRACT, AND AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CLE ELUM FOR ACCESS, INSPECTION, MAINTENANCE AND REPAIR OF THE STORMWATER FACILITIES WITHIN SAID TRACT. THE CITY OF CLE ELUM SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PUBLIC STORMWATER FACILITIES LYING WITHIN SAID TRACT. THE P4 BULLFROG FLATS COMMUNITY ASSOCIATION WILL OWN THE TRACT AND MAINTAIN THE LANDSCAPE IMPROVEMENTS WITHIN SAID TRACT.
- TRACT P-13, PRIVATE STOTM DRAINAGE DETENTION TACT, IS HEREBY GRANTED AND CONVEYED, TO THE P4 BULLFROG FLATS COMMUNITY ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE P4 BULLFROG FLATS COMMUNITY ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 152 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- TRACTS 4-1 THROUGH 4-5 AND 4-8 THROUGH 12, PRIVATE OPEN AND RECREATION SPACE TRACTS, ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES FOR SAID TRACTS, TO THE P4 BULLFROG FLATS COMMUNITY ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE P4 BULLFROG FLATS COMMUNITY ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACTS, THE OWNERS OF LOTS 1 THROUGH 152 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

OWNER/APPLICANT

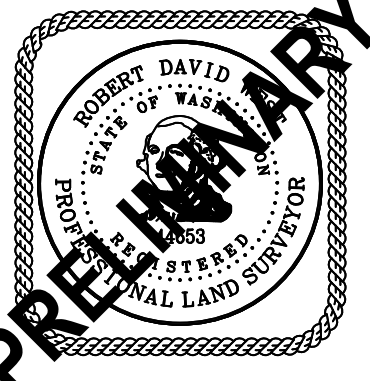
BULLFROG FLATS, LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052
(425) 629-3854
CONTACT: MICHELLE BRANLEY
EMAIL: ADMIN@BLUEFERV.COM

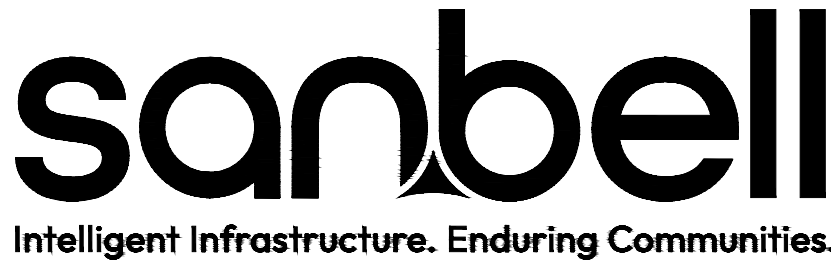
ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR/PLANNER

SANBELL
12100 N.E. 195TH ST, SUITE 300
BOTHELL, WASHINGTON 98011
(425) 885-7877
CONTACTS:
HOLLI H. HEAVRIN, P.E. - PROJECT MANAGER
LINDSEY B. SOLORIO, P.L.A. - LANDSCAPE ARCHITECT
ROBERT D. WEST, P.L.S. - SURVEYOR
IAN G. FAULDS - PLANNER

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By Virgil Amick at
10:41 am, August 25, 2026



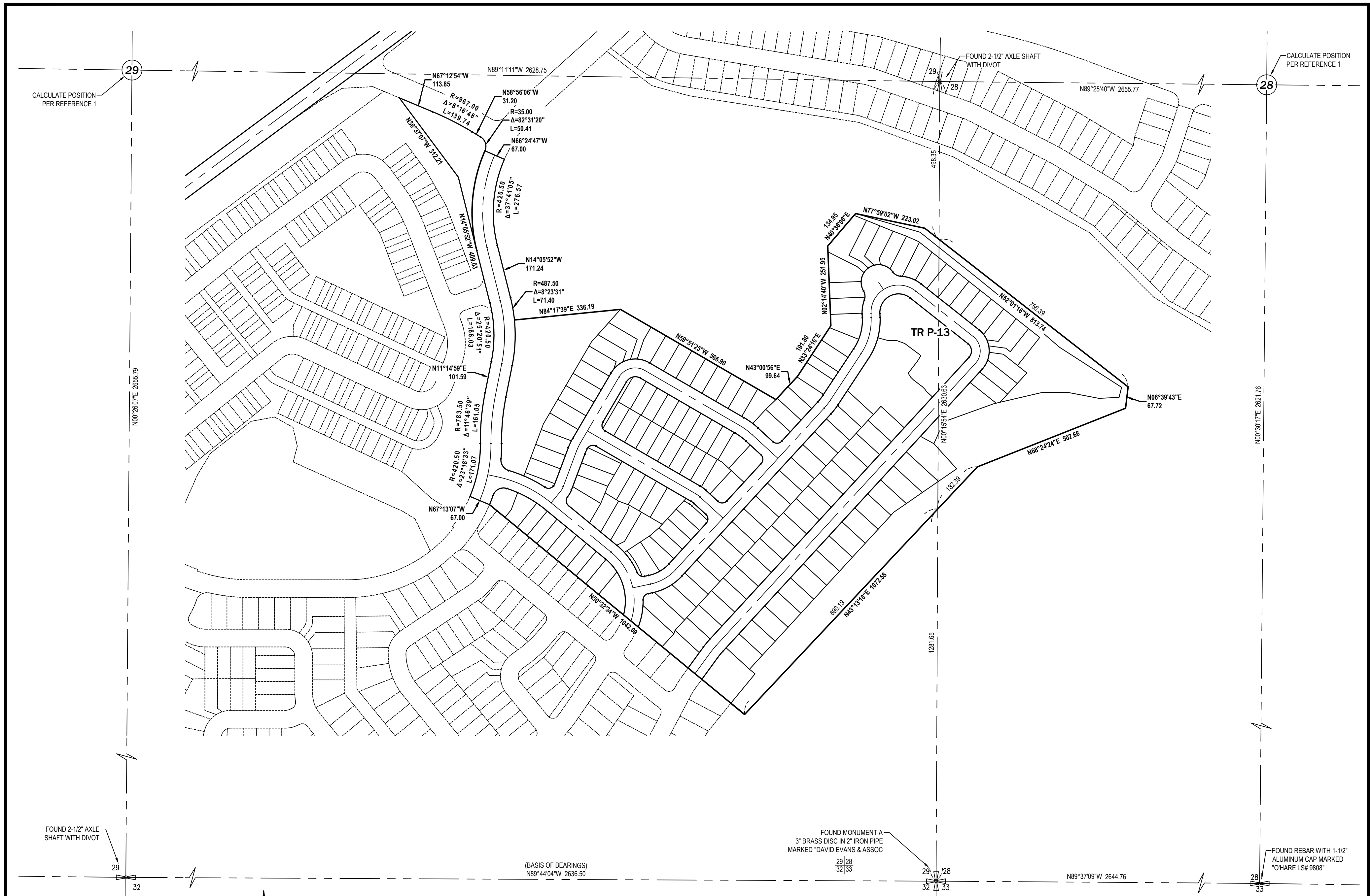


DWN. BY: JJR	DATE: AUGUST 25, 2026	JOB NO. 26035
CHKD. BY: RDW		SHEET 1 OF 9

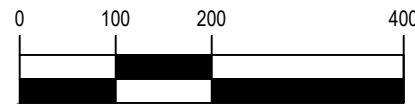
PRELIMINARY PLAT
PRELIMINARY PLAT P4
BULLFROG FLATS

A PORTION OF THE
SEC. 28, 29, T. 20 N., R. 15 E., W.M.

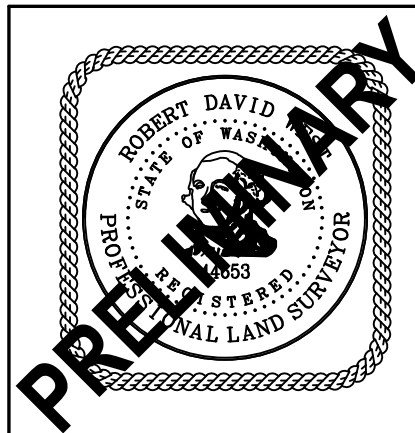
CITY OF CLE ELUM,
KITTITAS COUNTY, WASHINGTON



SCALE: 1" = 200'



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DWN. BY: JJR	DATE: AUGUST 25, 2026	JOB NO. 24019
CHKD. BY: RDW	SCALE: 1" = 200'	SHEET 2 OF 9

SECTION SUBDIVISION	
PRELIMINARY PLAT P4 BULLFROG FLATS	
A PORTION OF THE SEC. 28, 29, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITITAS COUNTY, WASHINGTON	

BASIS OF BEARINGS

N89°37'09"W BETWEEN THE FOUND SOUTHWEST SECTION CORNER OF 28-20-5 AND THE FOUND SOUTH QUARTER CORNER OF SAID SECTION 28.

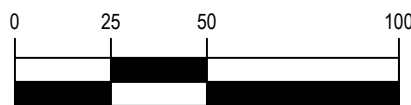
SEE SHEET 8 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

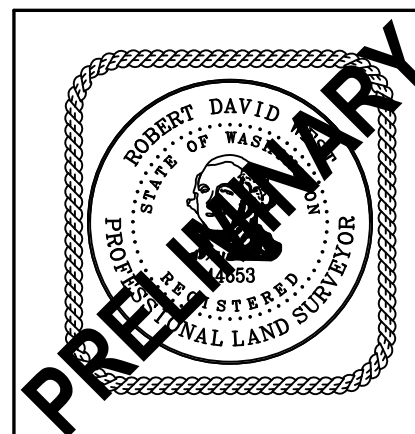


SCALE: 1" = 50'



FOR LINE AND CURVE
TABLE SEE SHEET 9

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DWN. BY: JJR	DATE: AUGUST 25, 2026	JOB NO. 26035
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 3 OF 9

PROPOSED LOT LAYOUT	
PRELIMINARY PLAT P4 BULLFROG FLATS	
A PORTION OF THE SEC. 28, 29, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITAS COUNTY, WASHINGTON	

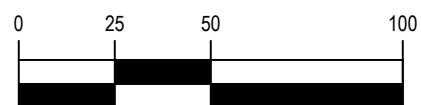


SEE SHEET 7 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 50'



FOR LINE AND CURVE
TABLE SEE SHEET 9

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DWN. BY: JJR	DATE: AUGUST 25, 2026	JOB NO. 26035
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 4 OF 9

PROPOSED LOT LAYOUT

PRELIMINARY PLAT P4
BULLFROG FLATS

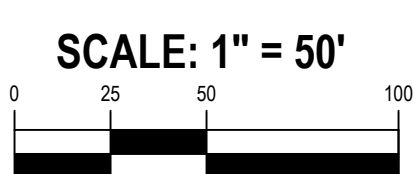
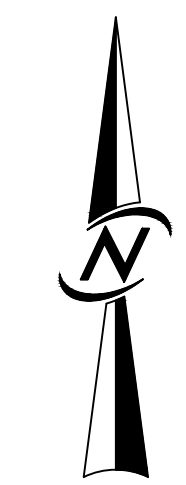
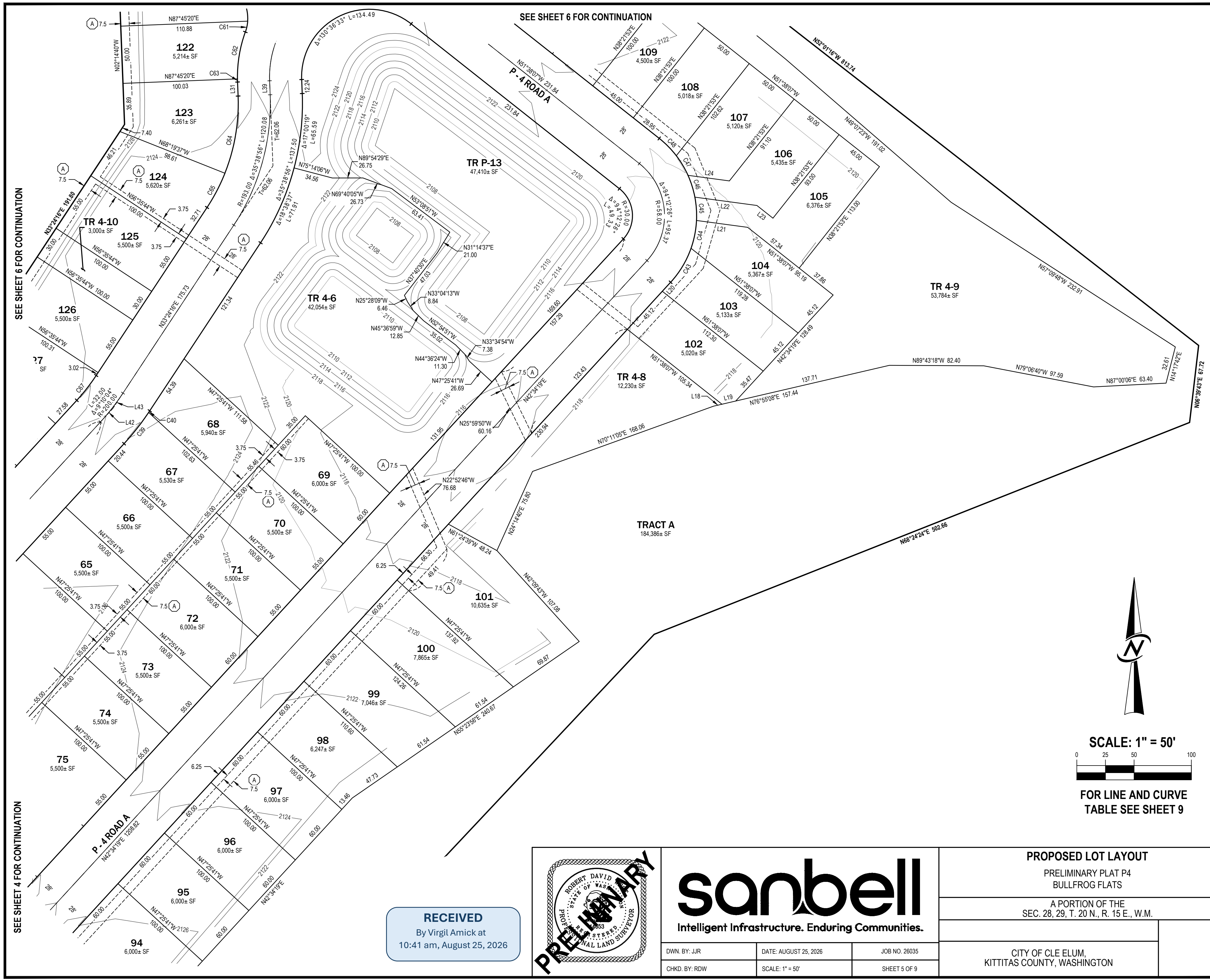
A PORTION OF THE
SEC. 28, 29, T. 20 N., R. 15 E., W.M.

CITY OF CLE ELUM,
KITITAS COUNTY, WASHINGTON

SEE SHEET 6 FOR CONTINUATION

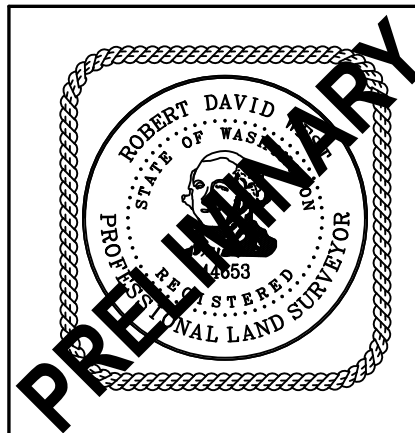
SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



FOR LINE AND CURVE
TABLE SEE SHEET 9

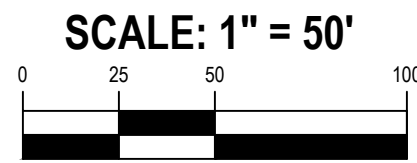
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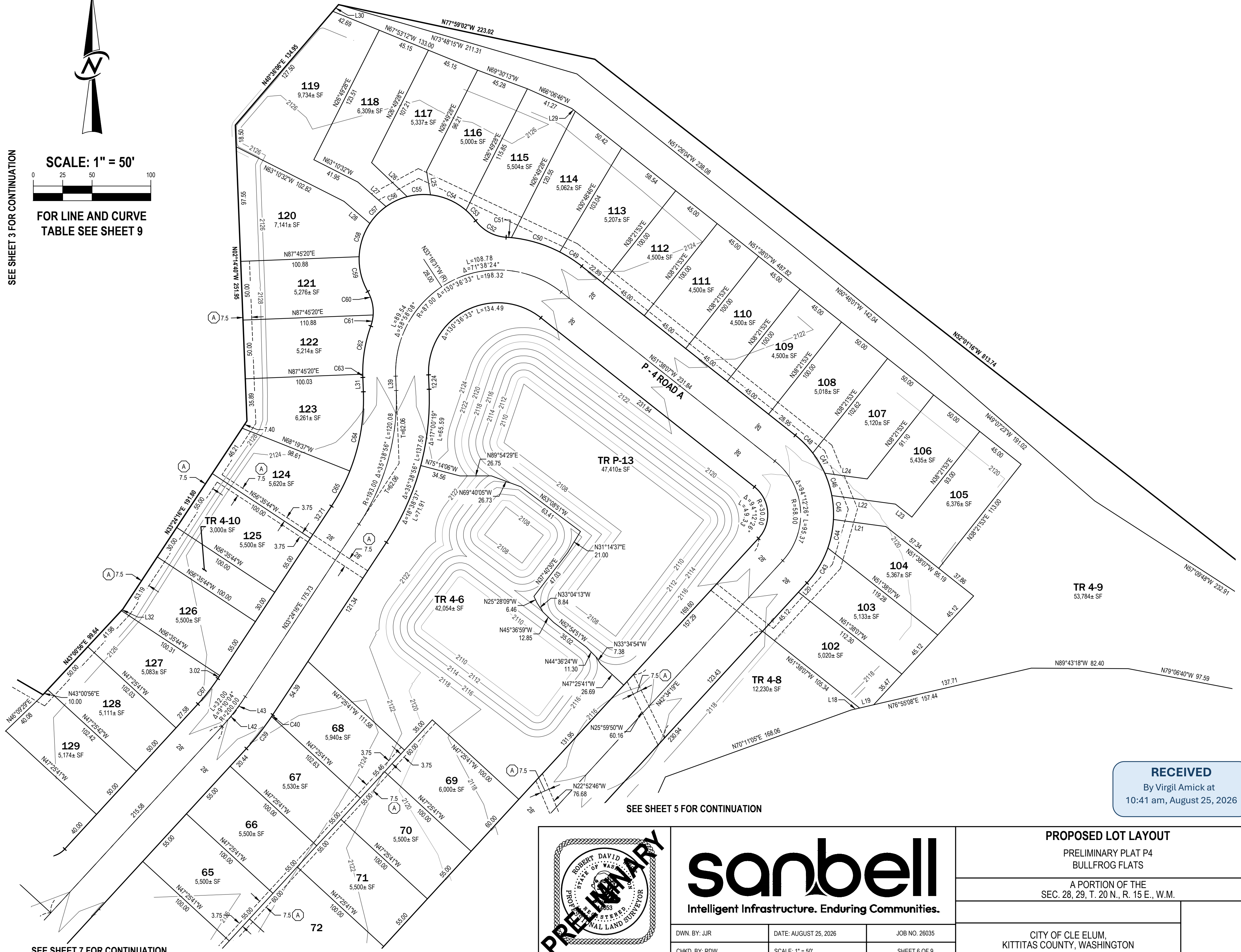
DWN. BY: JJR	DATE: AUGUST 25, 2026	JOB NO. 26035
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 5 OF 9

PROPOSED LOT LAYOUT	
PRELIMINARY PLAT P4 BULLFROG FLATS	
A PORTION OF THE SEC. 28, 29, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITAS COUNTY, WASHINGTON	



SCALE: 1" = 50'
FOR LINE AND CURVE
TABLE SEE SHEET 9

SEE SHEET 3 FOR CONTINUATION



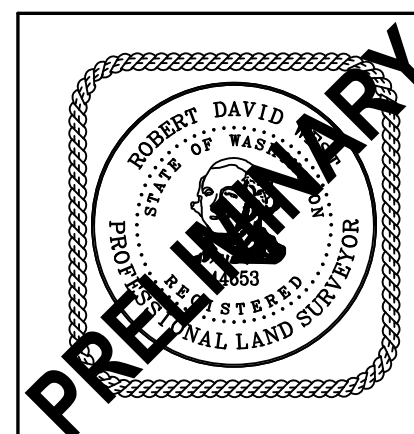
TR 4-9
53,784± SF

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

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10:41 am, August 25, 2026



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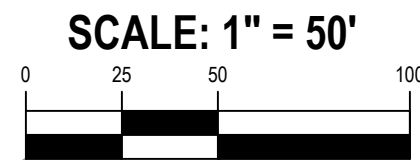
DWN. BY: JJR	DATE: AUGUST 25, 2026	JOB NO. 26035
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 6 OF 9

PROPOSED LOT LAYOUT

PRELIMINARY PLAT P4
BULLFROG FLATS

A PORTION OF THE
SEC. 28, 29, T. 20 N., R. 15 E., W.M.

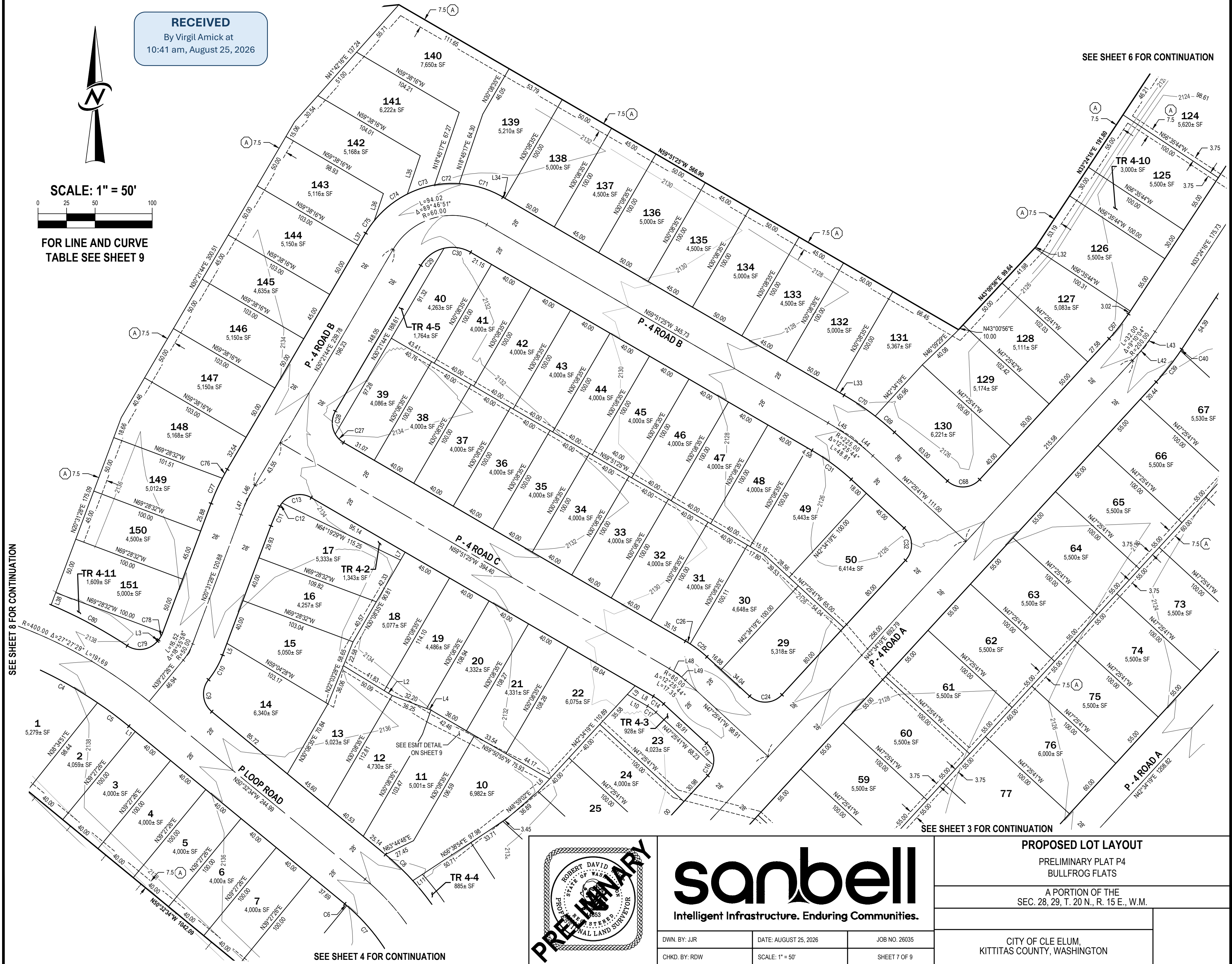
CITY OF CLE ELUM,
KITITAS COUNTY, WASHINGTON



FOR LINE AND CURVE
TABLE SEE SHEET 9

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By Virgil Amick at
10:41 am, August 25, 2026

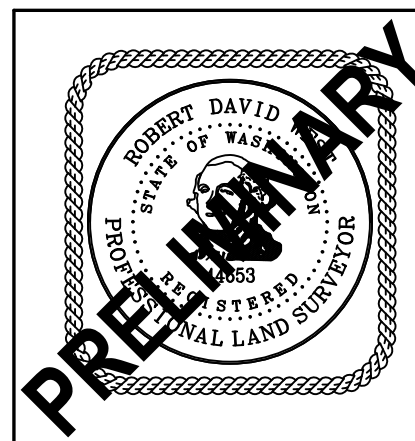
SEE SHEET 6 FOR CONTINUATION



SEE SHEET 8 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION



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DWN. BY: JJR	DATE: AUGUST 25, 2026	JOB NO. 26035
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 7 OF 9

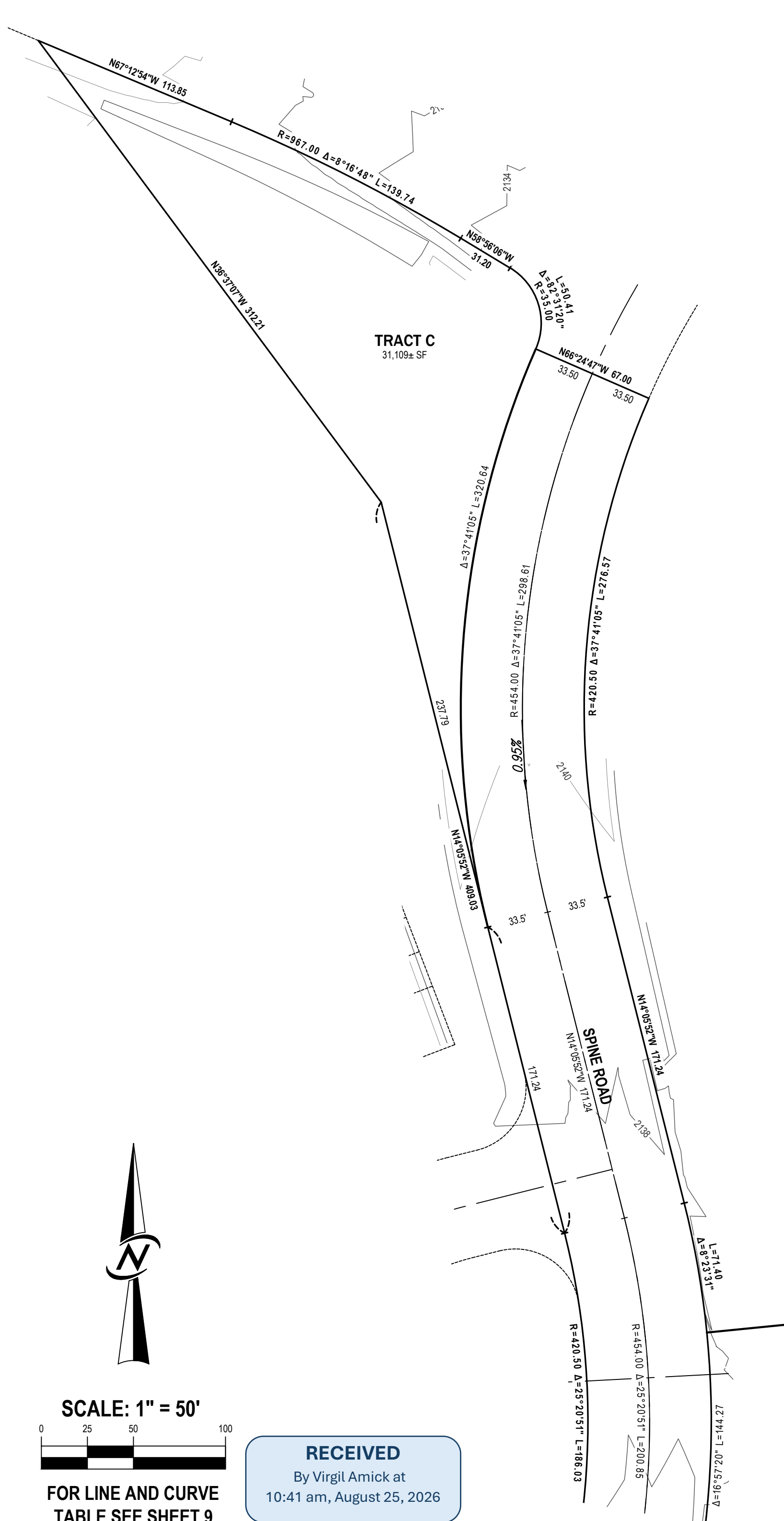
PROPOSED LOT LAYOUT

PRELIMINARY PLAT P4
BULLFROG FLATS

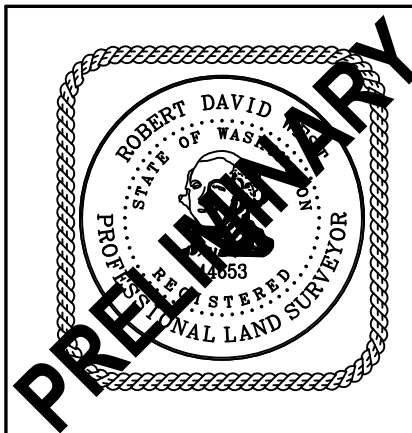
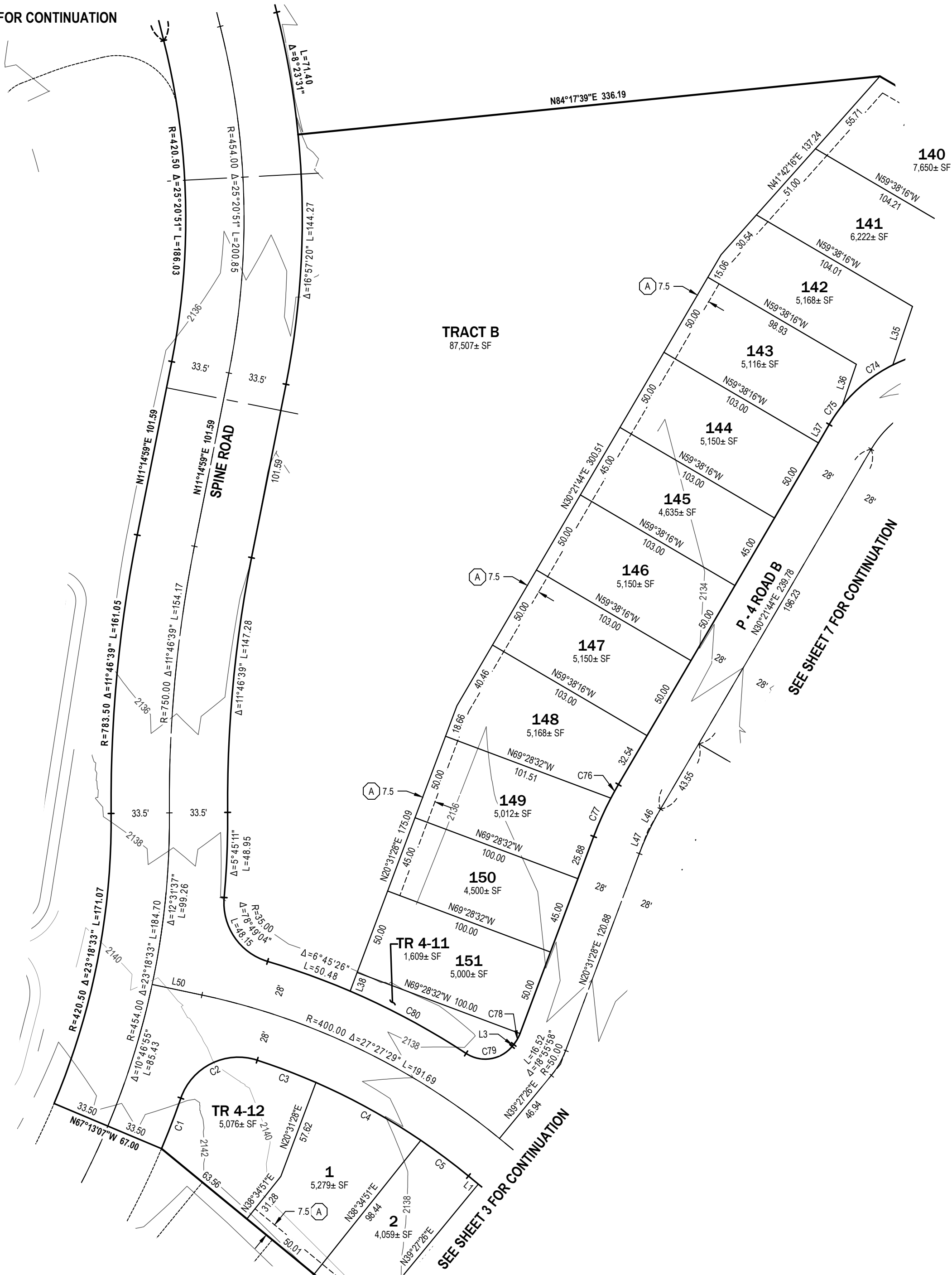
A PORTION OF THE
SEC. 28, 29, T. 20 N., R. 15 E., W.M.

CITY OF CLE ELUM,
KITITAS COUNTY, WASHINGTON

SEE SHEET BELOW LEFT FOR CONTINUATION



SEE SHEET ABOVE RIGHT FOR CONTINUATION



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DWN. BY: JJR	DATE: AUGUST 25, 2026	JOB NO. 26035
CHKD. BY: RDW	SCALE: 1" = 50'	SHEET 8 OF 9

PROPOSED LOT LAYOUT

PRELIMINARY PLAT P4
BULLFROG FLATS

A PORTION OF THE
SEC. 28, 29, T. 20 N., R. 15 E., W.M.

CITY OF CLE ELUM,
KITTITAS COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	487.50	3°39'11"	31.08
C2	35.00	88°51'58"	54.29
C3	372.00	5°34'07"	36.15
C4	372.00	10°37'08"	68.94
C5	372.00	5°16'31"	34.25
C6	172.00	0°46'10"	2.31
C7	172.00	17°38'13"	52.95
C8	228.00	8°20'43"	33.21
C9	20.00	89°22'47"	31.20
C10	78.00	18°18'45"	24.93
C11	137.00	7°44'59"	18.53
C12	20.00	10°48'55"	3.78
C13	20.00	81°03'13"	28.29
C14	52.00	12°25'44"	11.28
C15	20.00	60°00'00"	20.94
C16	20.00	30°00'00"	10.47
C17	42.00	12°25'44"	9.11
C18	122.00	17°50'13"	37.98
C19	122.00	17°34'08"	37.41
C20	20.00	20°51'43"	7.28

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	20.00	57°58'42"	20.24
C22	238.00	22°43'36"	94.40
C23	228.00	19°00'56"	75.67
C24	20.00	90°00'00"	31.42
C25	108.00	9°51'12"	18.57
C26	108.00	2°34'32"	4.85
C27	20.00	30°13'09"	10.55
C28	20.00	60°00'00"	20.94
C29	32.00	46°34'03"	26.01
C30	32.00	43°12'48"	24.13
C31	197.00	12°25'44"	42.73
C32	20.00	90°00'00"	31.42
C33	228.00	17°35'59"	70.04
C34	228.00	4°18'40"	17.16
C35	20.00	78°50'24"	27.52
C36	178.00	2°08'09"	6.64
C37	178.00	19°24'26"	60.29
C38	178.00	13°51'46"	43.07
C39	228.00	8°43'08"	34.70
C40	228.00	0°26'56"	1.79

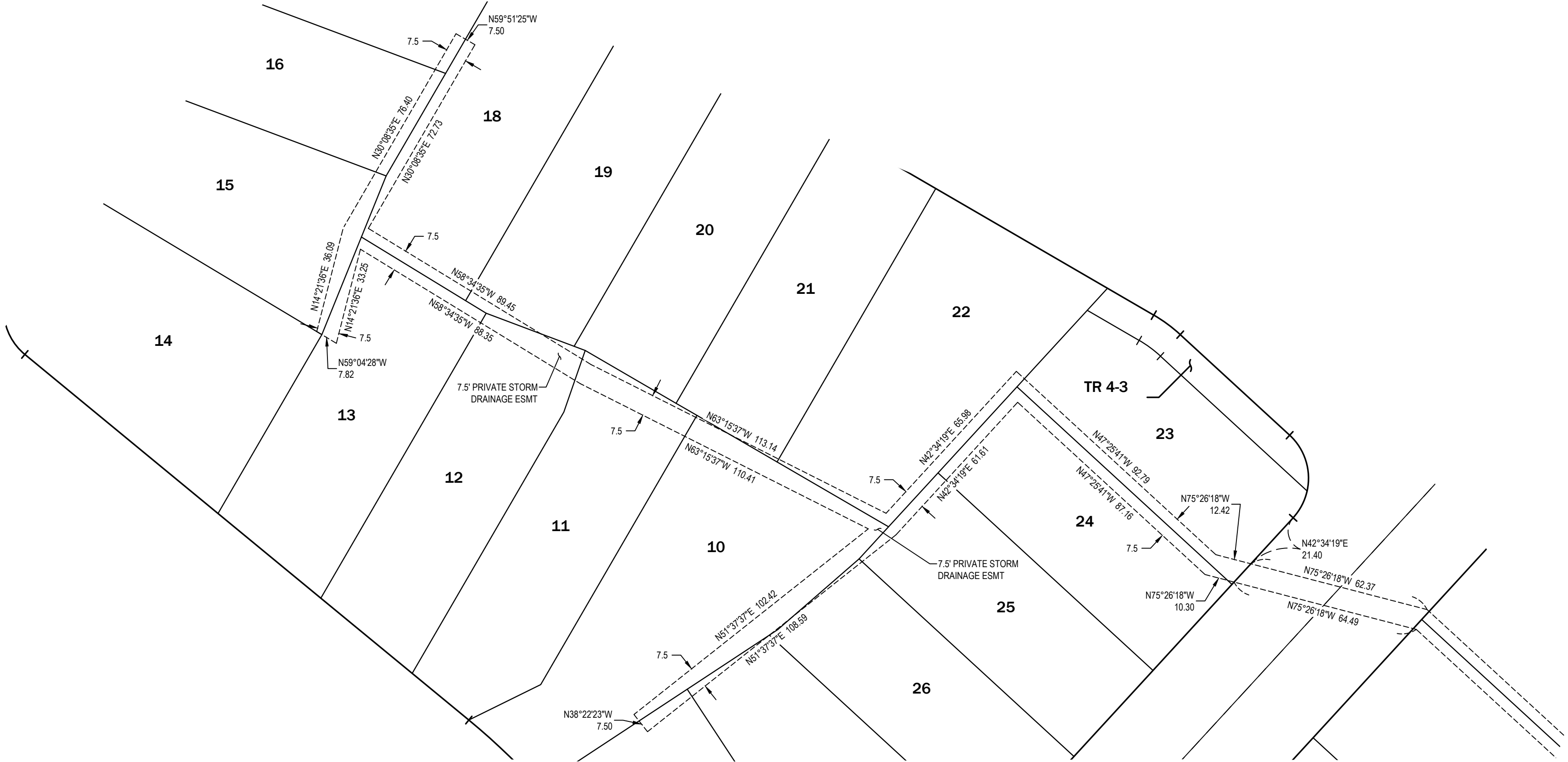
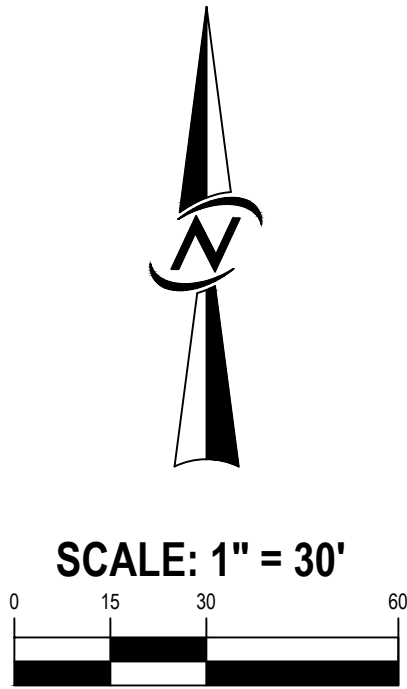
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C41	280.00	6°27'55"	31.60
C42	224.00	6°27'55"	25.28
C43	86.00	23°12'29"	34.84
C44	86.00	16°32'47"	24.84
C45	86.00	13°38'16"	20.47
C46	86.00	13°19'29"	20.00
C47	86.00	13°19'29"	20.00
C48	86.00	14°09'57"	21.26
C49	115.00	11°05'08"	22.25
C50	115.00	21°30'40"	43.18
C51	115.00	2°14'34"	4.50
C52	35.00	49°56'43"	30.51
C53	55.00	12°34'18"	12.07
C54	55.00	34°49'50"	33.43
C55	55.00	20°50'05"	20.00
C56	55.00	20°50'05"	20.00
C57	55.00	20°50'05"	20.00
C58	55.00	31°25'04"	30.16
C59	55.00	32°10'03"	30.88
C60	35.00	34°05'13"	20.82

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C61	35.00	15°51'30"	9.69
C62	115.00	20°47'48"	41.74
C63	115.00	1°22'18"	2.75
C64	165.00	23°55'03"	68.88
C65	165.00	11°43'53"	33.78
C67	172.00	9°10'04"	27.52
C68	20.00	90°00'00"	31.42
C69	253.00	4°59'18"	22.03
C70	253.00	7°26'27"	32.86
C71	88.00	26°15'52"	40.34
C72	88.00	14°04'16"	21.61
C73	88.00	16°23'30"	25.18
C74	88.00	24°28'14"	37.58
C75	88.00	8°34'59"	13.18
C76	193.00	2°39'34"	8.96
C77	193.00	7°10'42"	24.18
C78	22.00	18°55'58"	7.27
C79	20.00	83°50'58"	29.27
C80	428.00	10°08'30"	75.76

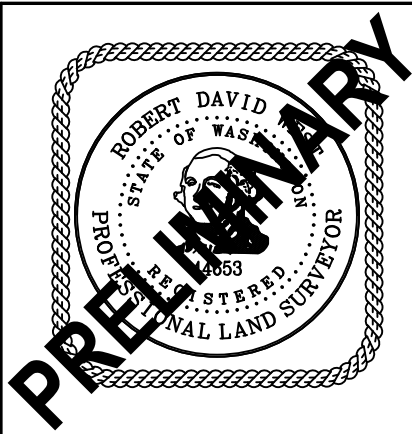
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N50°32'34"W	7.30
L2	N58°34'35"W	8.25
L3	N39°27'26"E	1.52
L4	N69°24'37"W	4.06
L5	N20°31'28"E	10.95
L6	N42°34'19"E	14.94
L7	N30°08'35"E	7.91
L8	N59°51'25"W	18.32
L9	N42°34'19"E	10.24
L10	N59°51'25"W	20.53
L11	N56°38'54"E	10.12
L12	N77°58'40"E	13.86
L13	N42°34'19"E	12.35
L14	N18°26'01"E	0.31
L15	N18°26'01"E	11.47
L16	N42°34'19"E	2.28
L17	N50°32'34"W	22.79
L18	N76°55'08"E	7.43
L19	N76°55'08"E	12.30
L20	N42°34'19"E	10.72

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N82°20'10"W	45.05
L22	N82°20'10"W	54.67
L23	N51°38'07"W	17.83
L24	N82°20'10"W	36.46
L25	N09°22'45"W	20.54
L26	N46°19'08"W	41.92
L27	N48°57'54"W	31.90
L28	N49°30'19"W	28.92
L29	N51°38'07"W	3.86
L30	N40°36'06"E	7.46
L31	N02°14'40"W	12.24
L32	N43°00'56"E	1.84
L33	N59°51'25"W	8.58
L34	N59°51'25"W	2.15
L35	N18°36'48"E	35.50
L36	N18°45'17"E	25.14
L37	N30°21'44"E	12.24
L38	N20°31'28"E	11.44
L39	N02°14'40"W	12.24
L40	N36°06'24"E	14.23

LINE TABLE		
LINE #	BEARING	LENGTH
L41	N42°34'19"E	14.23
L42	N42°34'19"E	16.03
L43	N33°24'16"E	16.03
L44	N47°25'41"W	24.50
L45	N59°51'25"W	24.50
L46	N30°21'44"E	14.20
L47	N20°31'28"E	14.20
L48	N59°51'25"W	8.71
L49	N47°25'41"W	8.71
L50	N78°00'03"W	29.26



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EASEMENT DETAIL, LINE AND CURVE TABLES	
PRELIMINARY PLAT P4 BULLFROG FLATS	
A PORTION OF THE SEC. 28, 29, T. 20 N., R. 15 E., W.M.	
CITY OF CLE ELUM, KITITAS COUNTY, WASHINGTON	