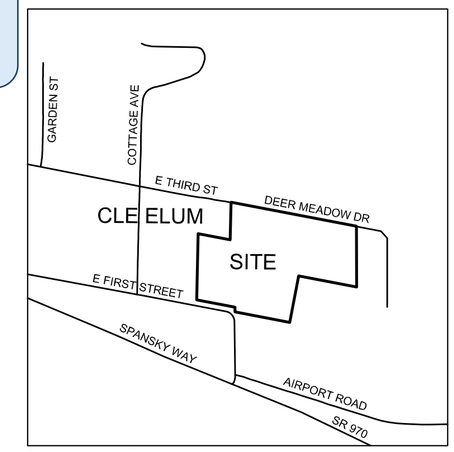
WILDWOOD RANCH PLAT

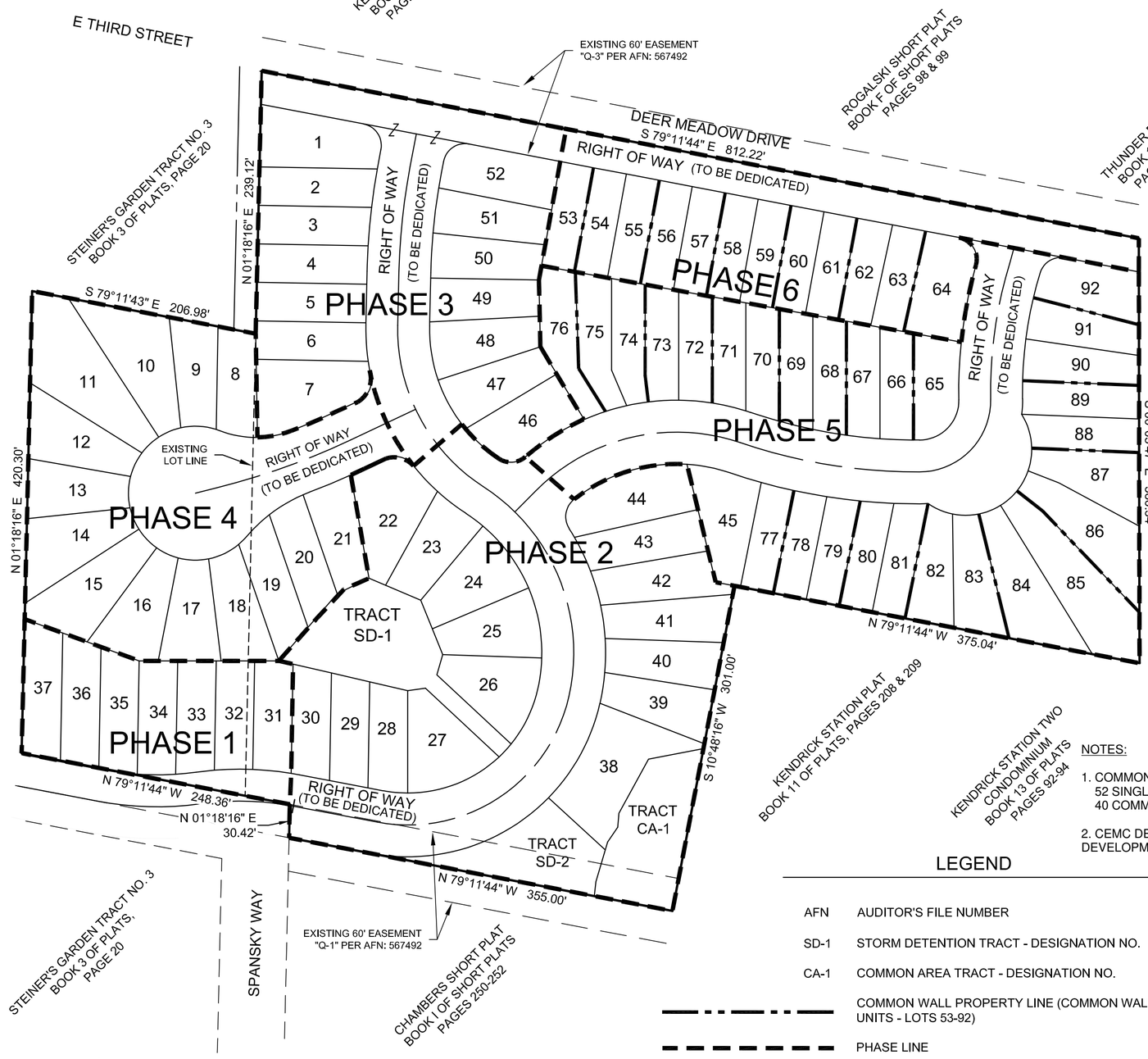
PHASES 1 THRU 6

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 Virgil Amick at
8:00 am, March 11, 2026



VICINITY MAP - N.T.S.



PHASING PLAN:

TIMING OF DEVELOPMENT IS APPROXIMATE AND WOULD VARY WITH THE TIME REQUIRED FOR REVIEW AND APPROVAL OF DEVELOPMENT APPLICATIONS AND IN RESPONSE TO FUTURE CHANGES IN MARKET OR ECONOMIC CONDITIONS. THE CURRENT DEVELOPMENT SCHEDULE ASSUMES COMPLETION OF INITIAL PERMITTING, PLAT APPROVAL AND CLEARING/GRADING IN:

- PHASE 1 - 2026-28
- PHASE 2 - 2028-30
- PHASE 3 - 2030-32
- PHASE 4 - 2032-34
- PHASE 5 - 2034-35
- PHASE 6 - 2035-36

* TERMINATION OF EACH CONSTRUCTION PHASE WILL BE REVIEWED AND APPROVED BY CITY OF CLE ELUM DURING THE FINAL CIVIL ENGINEERING DESIGN AND REVIEW PROCESS. TEMPORARY TURNAROUNDS, UTILITY TERMINATIONS, ETC. WILL BE SHOWN AND AGREED UPON AT THAT TIME.

DUSTIN L. PIERCE
STATE OF WASHINGTON
45503
REGISTERED
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

NOTES:

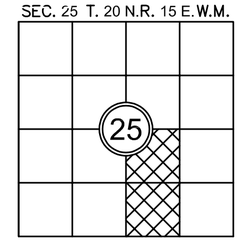
1. COMMON WALL UNITS ARE PROPOSED ON LOTS 53 - 92
   52 SINGLE FAMILY HOMES
   40 COMMON WALL UNITS
2. CEMC DEVELOPMENT STANDARDS APPLY EXCEPT AS MODIFIED IN THE DEVELOPMENT AGREEMENT.

LEGEND

AFN	AUDITOR'S FILE NUMBER
SD-1	STORM DETENTION TRACT - DESIGNATION NO.
CA-1	COMMON AREA TRACT - DESIGNATION NO.
	COMMON WALL PROPERTY LINE (COMMON WALL UNITS - LOTS 53-92)
	PHASE LINE

80' 0 40' 80'
SCALE: 1" = 80'

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



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 JAN. 2026.

PRELIMINARY

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

Encompass
ENGINEERING & SURVEYING

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

Eastern Washington Division
110 South Oakes Avenue, Suite 250 ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433

WILDWOOD RANCH PRELIMINARY PLAT

PREPARED FOR
WILDWOOD RANCH LLC
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

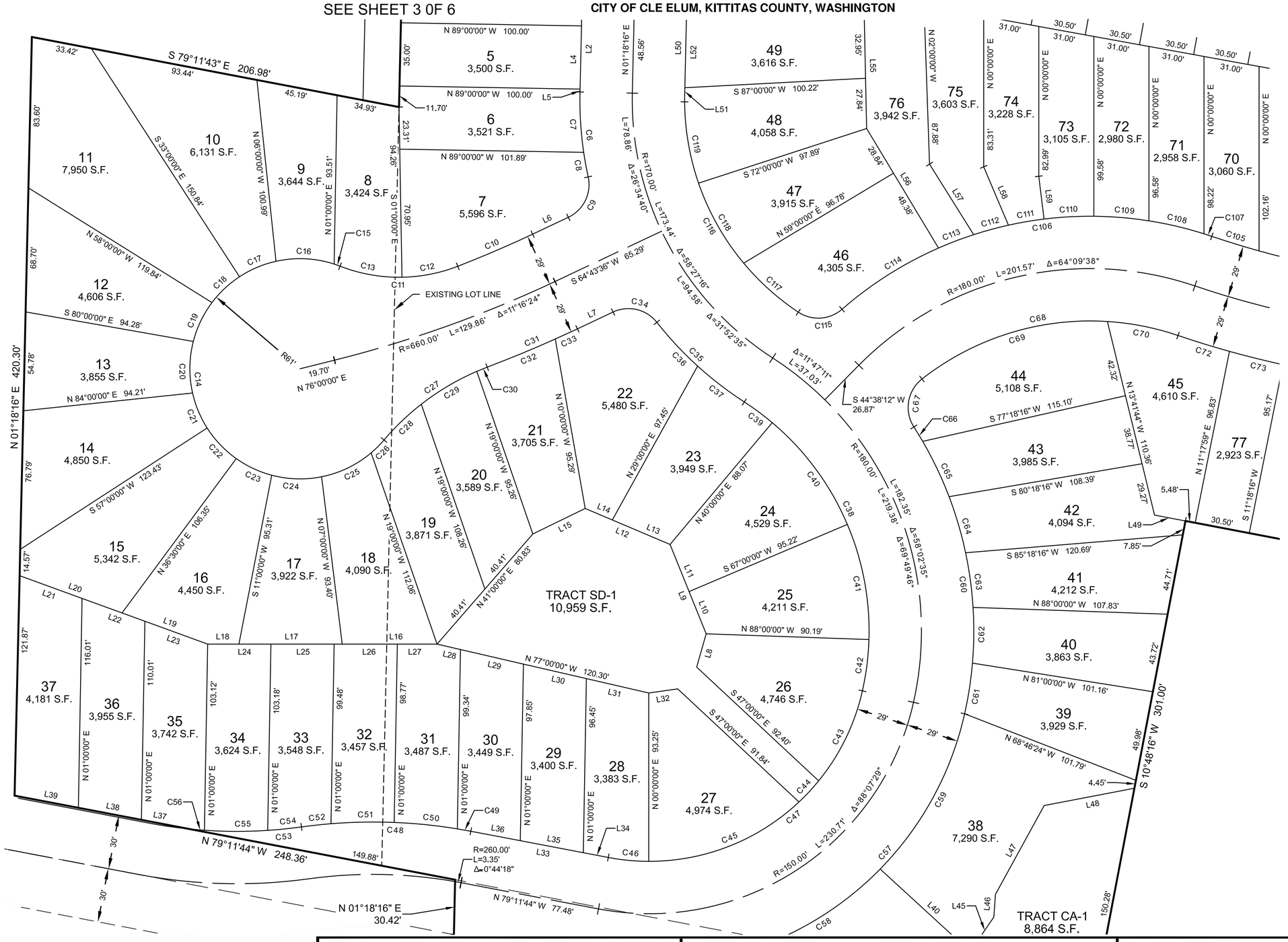
DWN BY	DATE	JOB NO.
D.L.P./G.W.	01/2026	22085-2
CHKD BY	SCALE	SHEET
D.L.P.	1" = 80'	1 OF 6

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

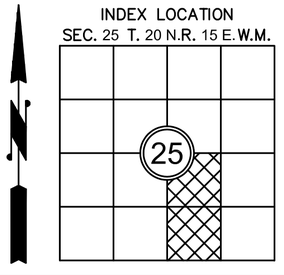
RECEIVED
By Virgil Amick at
8:00 am, March 11, 2026





40' 0 20' 40'
SCALE: 1" = 40'

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



AUDITOR'S CERTIFICATE _____

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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

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WILDWOOD RANCH LLC
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

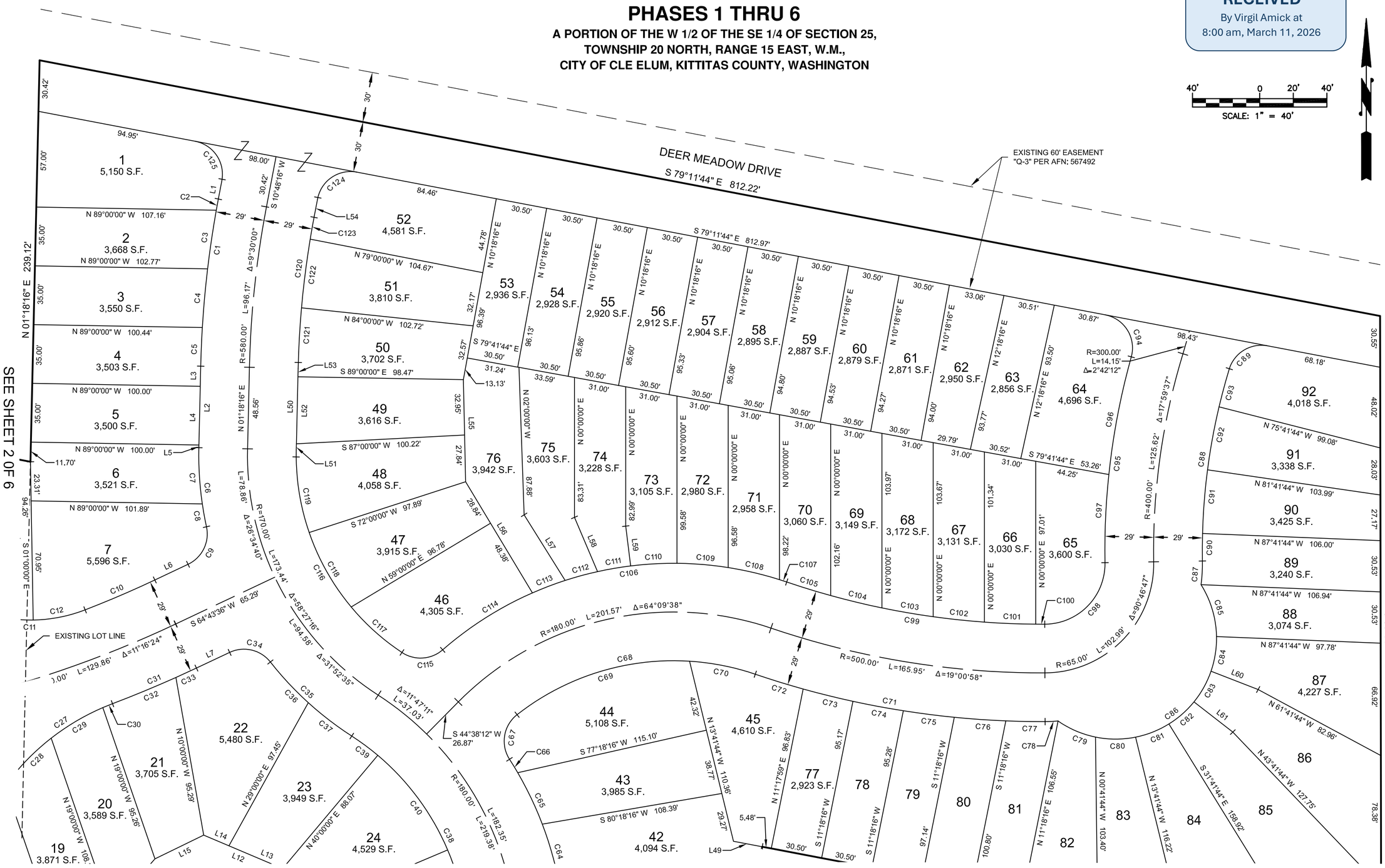
DWN BY	DATE	JOB NO.
D.L.P./G.W.	12/2025	22085-2
CHKD BY	SCALE	SHEET
D.L.P.	1" = 40'	2 OF 6

WILDWOOD RANCH PLAT
PHASES 1 THRU 6

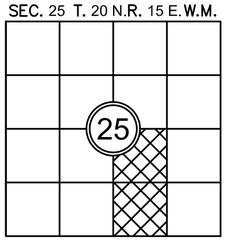
**A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
CITY OF CLE ELUM, KITTITAS COUNTY, WASHINGTON**

RECEIVED
By Virgil Amick at
8:00 am, March 11, 2026

40' 0 20' 40'
SCALE: 1" = 40'



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



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

AUDITOR'S CERTIFICATE _____

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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

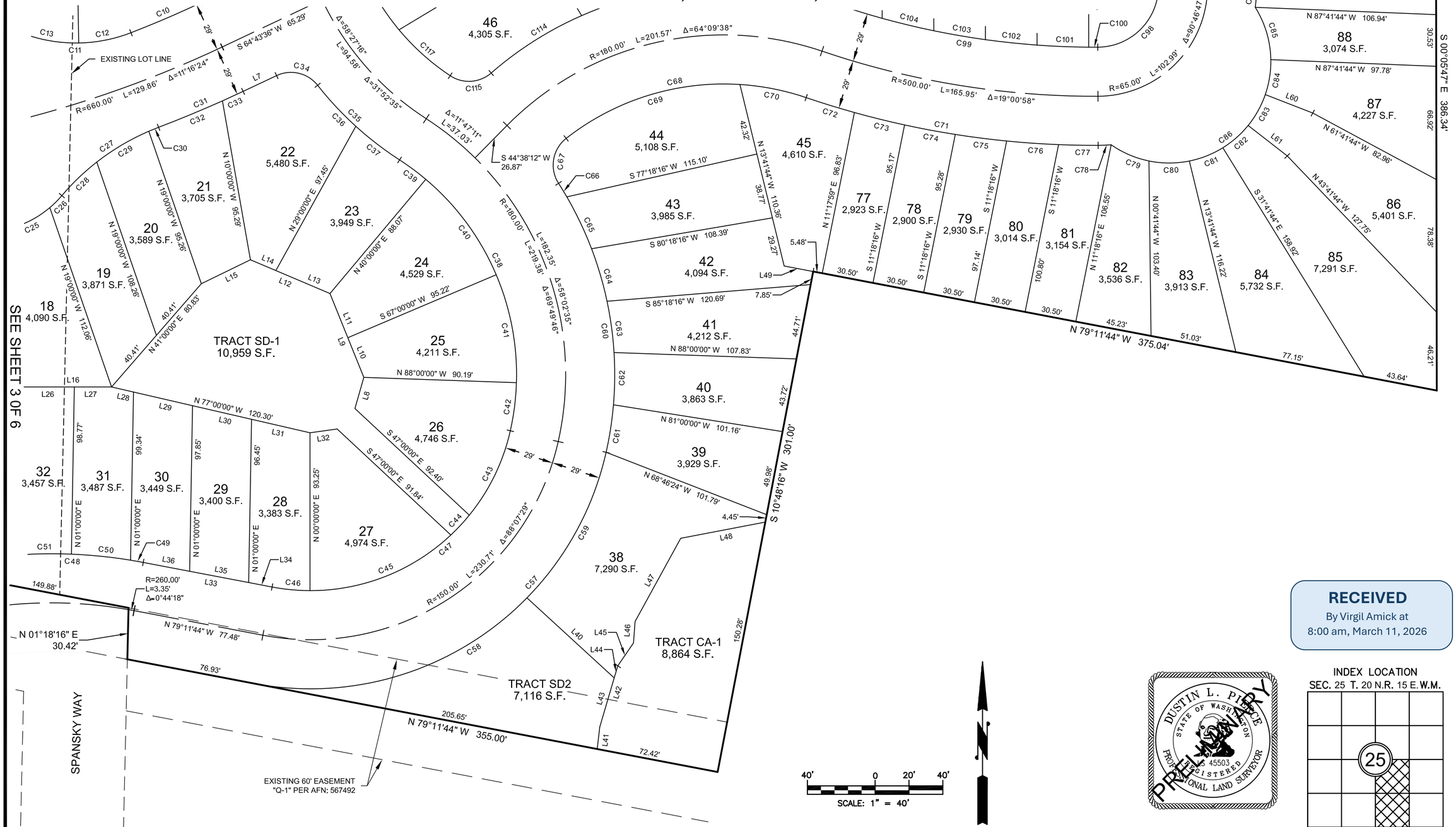
PREPARED FOR
WILDWOOD RANCH LLC
A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	12/2025	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



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By Virgil Amick at
8:00 am, March 11, 2026

PRELIMINARY

DUSTIN L. PIERCE
STATE OF WASHINGTON
45503
REGISTERED
PROFESSIONAL LAND SURVEYOR

INDEX LOCATION
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_____DUSTIN L. PIERCE_____
SURVEYOR'S NAME

_____BRYAN ELLIOTT_____ County Auditor

_____ Deputy County Auditor

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WILDWOOD RANCH PRELIMINARY PLAT
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A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25,
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DWN BY	DATE	JOB NO.
D.L.P./G.W.	12/2025	22085-2
CHKD BY	SCALE	SHEET
D.L.P.	1" = 40'	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

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	609.00'	100.98'	9°30'00"
C2	609.00'	7.55'	0°42'37"
C3	609.00'	35.30'	3°19'16"
C4	609.00'	35.10'	3°18'07"
C5	609.00'	23.03'	2°10'00"
C6	199.00'	47.41'	13°38'56"
C7	199.00'	33.56'	9°39'49"
C8	199.00'	13.84'	3°59'07"
C9	20.00'	26.90'	77°04'15"
C10	631.00'	45.15'	4°06'00"
C11	90.00'	66.72'	42°28'30"
C12	90.00'	31.64'	20°08'32"
C13	90.00'	35.08'	22°19'58"
C14	61.00'	267.22'	250°59'50"
C15	61.00'	3.47'	3°15'46"
C16	61.00'	32.62'	30°38'19"
C17	61.00'	22.05'	20°42'31"
C18	61.00'	21.02'	19°44'39"
C19	61.00'	24.06'	22°36'01"
C20	61.00'	28.81'	27°03'45"
C21	61.00'	21.11'	19°49'37"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C22	61.00'	23.54'	22°06'38"
C23	61.00'	21.80'	20°28'44"
C24	61.00'	27.89'	26°11'45"
C25	61.00'	30.78'	28°54'51"
C26	61.00'	10.07'	9°27'16"
C27	140.00'	70.70'	28°56'10"
C28	140.00'	28.66'	11°43'39"
C29	140.00'	35.83'	14°39'52"
C30	140.00'	6.22'	2°32'39"
C31	689.00'	54.28'	4°30'50"
C32	689.00'	40.81'	3°23'38"
C33	689.00'	13.47'	1°07'12"
C34	20.00'	26.90'	77°04'15"
C35	199.00'	65.81'	18°56'51"
C36	199.00'	33.15'	9°32'42"
C37	199.00'	32.66'	9°24'09"
C38	151.00'	184.03'	69°49'46"
C39	151.00'	19.28'	7°18'57"
C40	151.00'	70.67'	26°48'50"
C41	151.00'	65.39'	24°48'48"
C42	151.00'	28.69'	10°53'11"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C43	121.00'	55.93'	26°28'55"
C44	121.00'	16.01'	7°34'55"
C45	121.00'	91.65'	43°23'54"
C46	121.00'	22.52'	10°39'46"
C47	121.00'	186.11'	88°07'29"
C48	289.00'	94.26'	18°41'17"
C49	289.00'	7.62'	1°30'35"
C50	289.00'	35.15'	6°58'04"
C51	289.00'	35.05'	6°56'53"
C52	289.00'	16.46'	3°15'45"
C53	261.00'	62.28'	13°40'15"
C54	261.00'	18.81'	4°07'49"
C55	261.00'	35.03'	7°41'24"
C56	261.00'	8.43'	1°51'02"
C57	179.00'	274.37'	87°49'20"
C58	179.00'	175.23'	56°05'25"
C59	179.00'	99.14'	31°43'55"
C60	209.00'	165.67'	45°25'03"
C61	209.00'	28.42'	7°47'32"
C62	209.00'	30.92'	8°28'31"
C63	209.00'	30.58'	8°23'04"

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	11.98'
L4	N 1°18'16" E	35.00'
L5	N 1°18'16" E	1.58'
L6	S 64°43'36" W	21.84'
L7	S 64°43'36" W	21.84'
L8	S 16°00'00" W	19.15'
L9	S 22°00'00" E	53.39'
L10	S 22°00'00" E	25.26'
L11	S 22°00'00" E	28.13'
L12	S 67°00'00" E	51.06'
L13	S 67°00'00" E	34.75'
L14	S 67°00'00" E	16.32'
L15	N 64°00'00" E	32.27'
L16	N 90°00'00" W	52.52'
L17	N 90°00'00" W	57.20'
L18	N 90°00'00" W	17.28'
L19	N 70°00'00" W	50.48'
L20	N 70°00'00" W	60.36'
L21	N 70°00'00" W	36.81'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L22	N 70°00'00" W	37.02'
L23	N 70°00'00" W	37.02'
L24	N 90°00'00" W	35.01'
L25	N 90°00'00" W	35.01'
L26	N 90°00'00" W	35.01'
L27	N 90°00'00" W	21.99'
L28	S 77°00'00" E	13.30'
L29	S 77°00'00" E	35.78'
L30	S 77°00'00" E	35.78'
L31	S 77°00'00" E	35.44'
L32	N 82°00'00" E	16.21'
L33	N 79°11'44" W	77.48'
L34	N 79°11'44" W	14.08'
L35	N 79°11'44" W	35.52'
L36	N 79°11'44" W	27.89'
L37	N 79°11'44" W	26.98'
L38	N 79°11'44" W	35.52'
L39	N 79°11'44" W	35.97'
L40	S 47°27'45" E	69.97'
L41	S 6°33'10" W	13.08'
L42	N 16°26'07" E	37.68'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L43	N 16°26'07" E	30.22'
L44	N 16°26'07" E	7.46'
L45	N 34°24'00" E	16.39'
L46	N 4°19'33" E	12.70'
L47	N 28°43'40" E	56.05'
L48	S 79°10'33" W	50.90'
L49	S 79°11'44" E	17.43'
L50	N 1°18'16" E	48.56'
L51	N 1°18'16" E	3.65'
L52	N 1°18'16" E	39.92'
L53	N 1°18'16" E	4.99'
L54	S 10°48'16" W	10.42'
L55	S 1°14'44" E	60.79'
L56	S 31°00'00" E	77.22'
L57	N 32°00'00" W	46.05'
L58	N 23°00'00" W	35.10'
L59	S 7°01'15" E	23.87'
L60	N 68°45'17" W	30.08'
L61	N 52°06'11" W	29.28'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C64	209.00'	32.39'	8°52'49"
C65	209.00'	33.97'	9°18'48"
C66	209.00'	9.38'	2°34'18"
C67	20.00'	29.55'	84°39'04"
C68	151.00'	149.91'	56°53'02"
C69	151.00'	109.91'	41°42'13"
C70	151.00'	40.01'	15°10'50"
C71	529.00'	175.57'	19°00'58"
C72	529.00'	29.81'	3°13'42"
C73	529.00'	30.54'	3°18'27"
C74	529.00'	30.51'	3°18'15"
C75	529.00'	30.58'	3°18'43"
C76	529.00'	30.76'	3°19'52"
C77	529.00'	23.39'	2°31'59"
C78	94.00'	7.72'	4°42'13"
C79	60.00'	24.43'	23°19'32"
C80	60.00'	24.03'	22°56'43"
C81	60.00'	21.41'	20°26'45"
C82	60.00'	20.00'	19°05'55"
C83	60.00'	21.00'	20°03'13"
C84	60.00'	20.98'	20°02'20"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C85	60.00'	32.64'	31°10'08"
C86	60.00'	164.49'	157°04'36"
C87	94.00'	14.16'	8°37'42"
C88	371.00'	116.07'	17°55'33"
C89	20.00'	29.08'	83°17'43"
C90	371.00'	16.37'	2°31'42"
C91	371.00'	38.06'	5°52'42"
C92	371.00'	38.13'	5°53'17"
C93	371.00'	23.51'	3°37'52"
C94	20.00'	33.08'	94°45'26"
C95	429.00'	123.99'	16°33'36"
C96	429.00'	71.43'	9°32'23"
C97	429.00'	52.56'	7°01'13"
C98	36.00'	57.04'	90°46'47"
C99	471.00'	156.32'	19°00'58"
C100	471.00'	5.37'	0°39'13"
C101	471.00'	30.53'	3°42'50"
C102	471.00'	30.67'	3°43'53"
C103	471.00'	30.95'	3°45'56"
C104	471.00'	31.38'	3°49'02"
C105	471.00'	27.41'	3°20'04"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C106	209.00'	218.53'	59°54'30"
C107	209.00'	4.53'	1°14'35"
C108	209.00'	31.36'	8°35'54"
C109	209.00'	30.63'	8°23'52"
C110	209.00'	27.65'	7°34'44"
C111	209.00'	20.00'	5°28'58"
C112	209.00'	20.00'	5°28'58"
C113	209.00'	20.83'	5°42'41"
C114	209.00'	63.52'	17°24'47"
C115	20.00'	26.09'	74°43'50"
C116	141.00'	141.96'	57°41'06"
C117	141.00'	40.75'	16°33'35"
C118	141.00'	51.16'	20°47'22"
C119	141.00'	50.04'	20°20'09"
C120	551.00'	91.36'	9°30'00"
C121	551.00'	36.14'	3°45'28"
C122	551.00'	41.22'	4°17'09"
C123	551.00'	14.01'	1°27'23"
C124	20.00'	31.42'	90°00'00"
C125	20.00'	31.42'	90°00'00"

RECEIVED
By Virgil Amick at
8:00 am, March 11, 2026

DUSTIN L. PIERCE
STATE OF WASHINGTON
45503
REGISTERED
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

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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SURVEYOR'S NAME

_____*BRYAN ELLIOTT*_____ _____
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WILDWOOD RANCH PRELIMINARY PLAT
PREPARED FOR
WILDWOOD RANCH LLC
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.	12/2025	22085-2
CHKD BY	SCALE	SHEET
D.L.P.	N/A	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

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 DATE

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 DATE

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 DATE

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 DATE

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 DATE

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 DATE

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 DATE

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: 92
NUMBER OF TRACTS: 3
NUMBER OF RIGHT OF WAY TRACTS: 2 TO BE DEDICATED
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. 2000006220047, 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. SUB-2023-003.
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
GOLDIE TRUST
C/O WANDA GAIL GOLDIE, TRUSTEE
PO BOX 305
CLE ELUM, WA 98922

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

APN 955820
CHERIE ANN TOURANGEAU
PO BOX 625
CLE ELUM, WA 98922

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
CHRISTINE MARIE KRUSE
PO BOX 2546
RENTON, WA 98056

RECEIVED
By Virgil Amick at
8:00 am, March 11, 2026



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 DEC. 2025.

PRELIMINARY

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

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250
Eastern Washington Division
110 South Oakes Avenue, Suite 250 ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433

WILDWOOD RANCH PRELIMINARY PLAT
PREPARED FOR
WILDWOOD RANCH LLC
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.	12/2025	22085-2
CHKD BY	SCALE	SHEET
D.L.P.	N/A	6 OF 6