

WILDCAT PLAT
A PORTION OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

LP-08-00024
LPF-25-00006

PROPERTY OWNER:

FLYING A LAND LLC, A WASHINGTON LIMITED LIABILITY COMPANY
300 MISSION VIEW DRIVE
ELLENSBURG, WA 98926

PROPERTY INFORMATION:

PARCEL NO.: 12133
MAP NO.: 18-19-32020-0030
8 LOTS
WATER SOURCE: GROUP B WATER SYSTEM
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: AGRICULTURE 3

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:

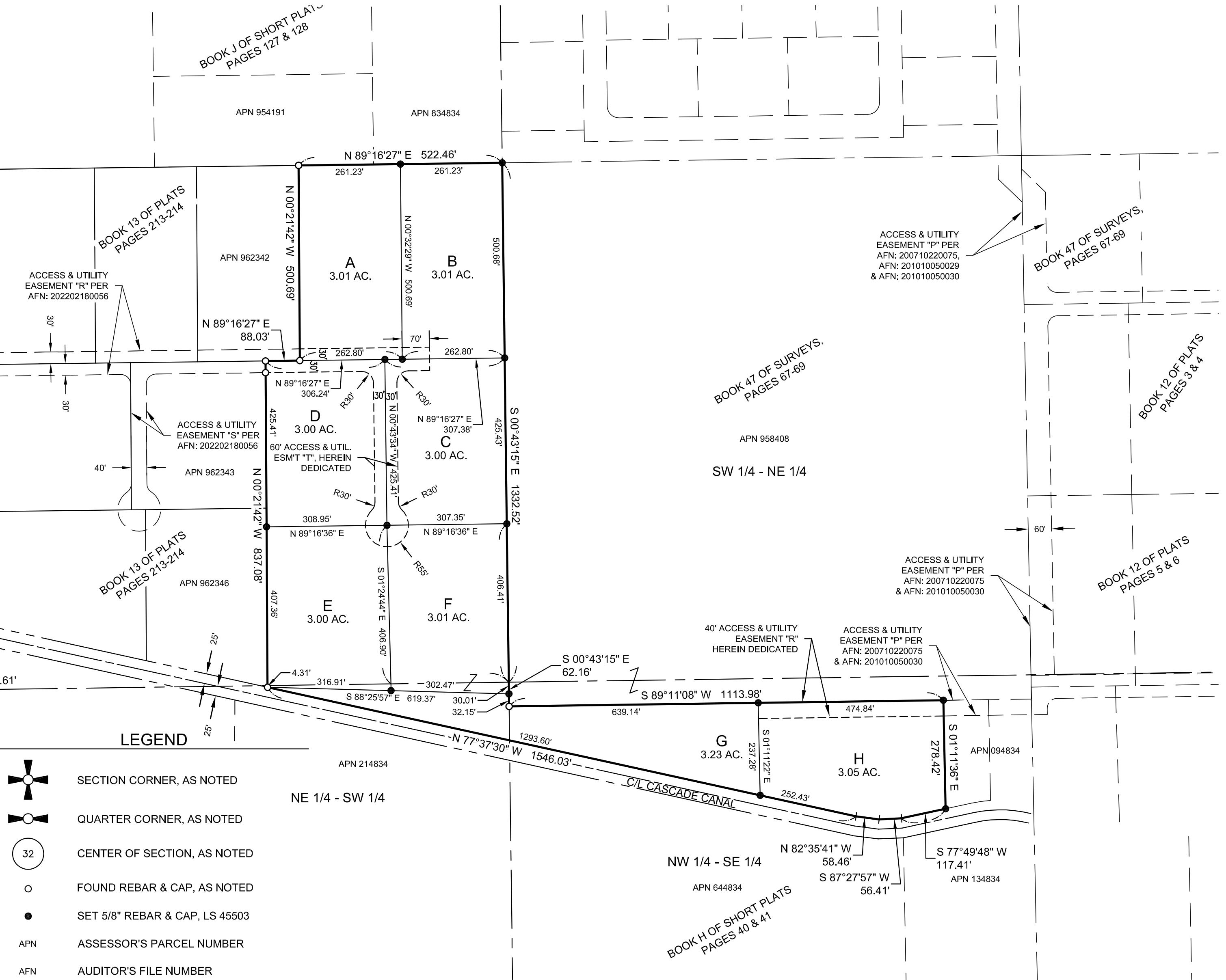
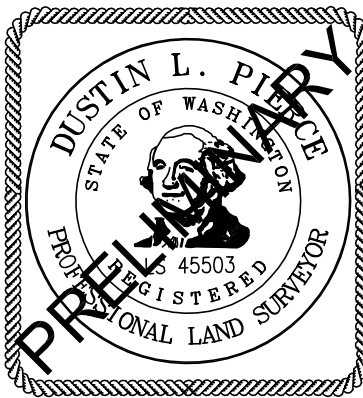
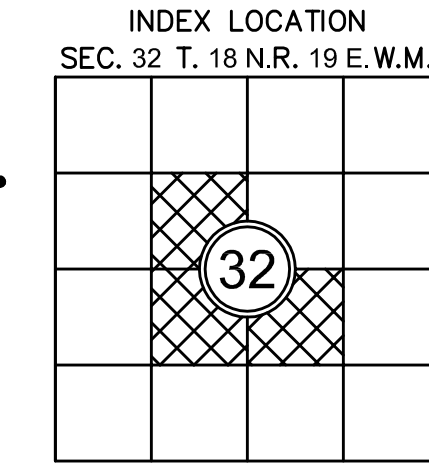
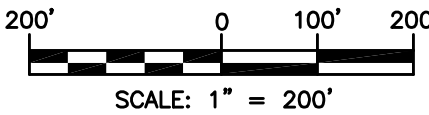
- BOOK 33 OF SURVEYS, PAGE 140, AFN: 200611200102
- BOOK 35 OF SURVEYS, PAGE 7, AFN: 200804070103
- BOOK 47 OF SURVEYS, PAGES 67-69, AFN: 202508250016
- BOOK 12 OF PLATS, PAGES 3 & 4, AFN: 201010050029
- BOOK 12 OF PLATS, PAGES 5 & 6, AFN: 201010050030
- BOOK 12 OF PLATS, PAGES 70-73, AFN: 201308260055
- BOOK 13 OF PLATS, PAGES 213 & 214, AFN: 202202180056
- BOOK E OF SHORT PLATS, PAGES 170 & 171, AFN: 199706240018
- BOOK H OF SHORT PLATS, PAGES 40 & 41, AFN: 200503250040
- BOOK J OF SHORT PLATS, PAGES 127 & 128, AFN: 200803190088
- BOOK J OF SHORT PLATS, PAGES 177 & 178, AFN: 200805220047

ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.

- THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83 (2011) (EPOCH:2010), SOUTH ZONE, DERIVED FROM THE WSRN USING THE FOLLOWING STATION:

STATION DESIGNATION	LATITUDE	LONGITUDE
LNH	N 47° 00' 01.19121"	W 121° 32' 18.54535"

ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999864986, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCE.



- LEGEND
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - CENTER OF SECTION, AS NOTED
 - FOUND REBAR & CAP, AS NOTED
 - SET 5/8" REBAR & CAP, LS 45503
 - ASSESSOR'S PARCEL NUMBER
 - AUDITOR'S FILE NUMBER

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 WILLIAM SCHMIDT IN JAN. 2026.
DUSTIN L. PIERCE
CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE

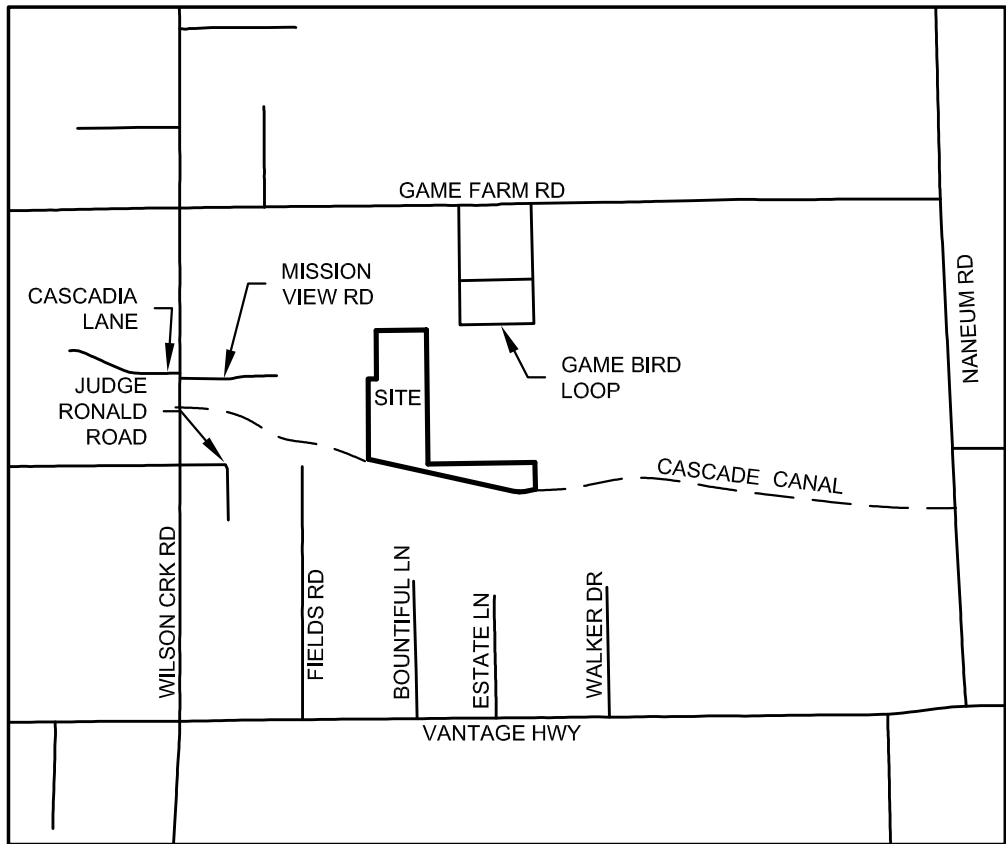
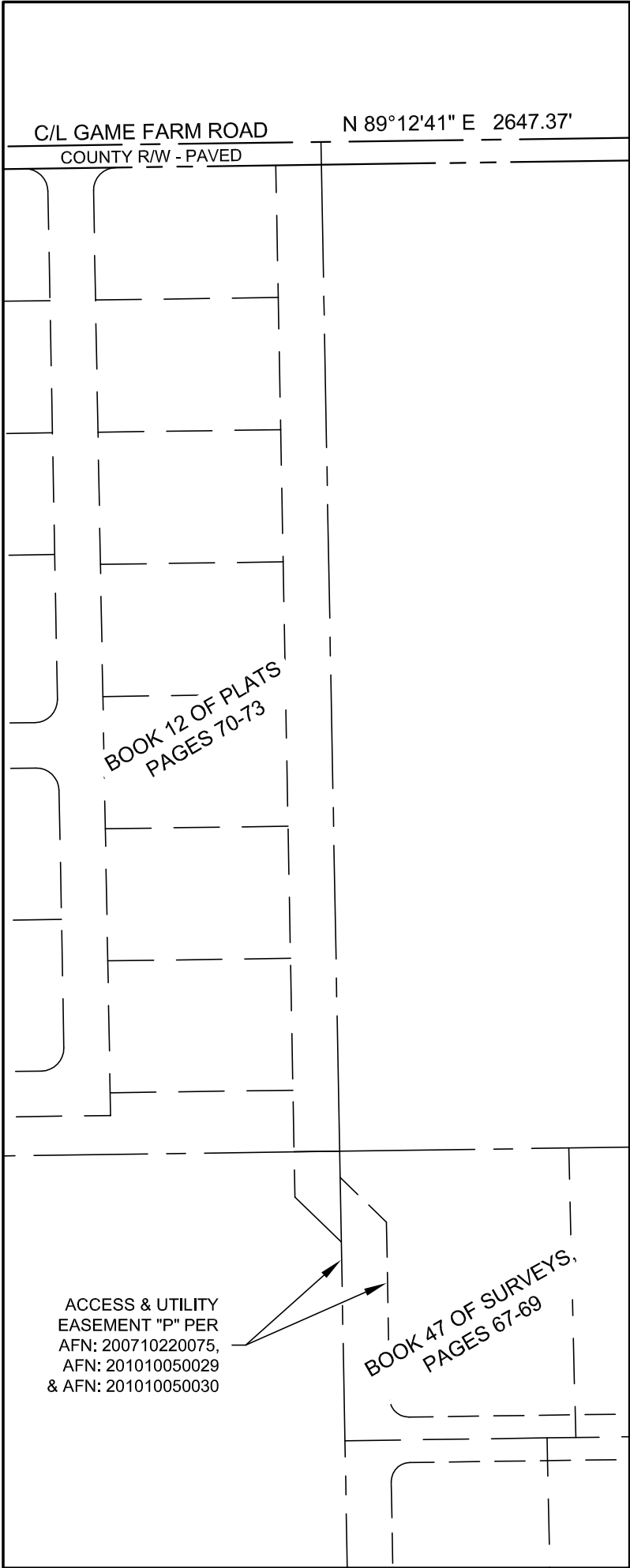
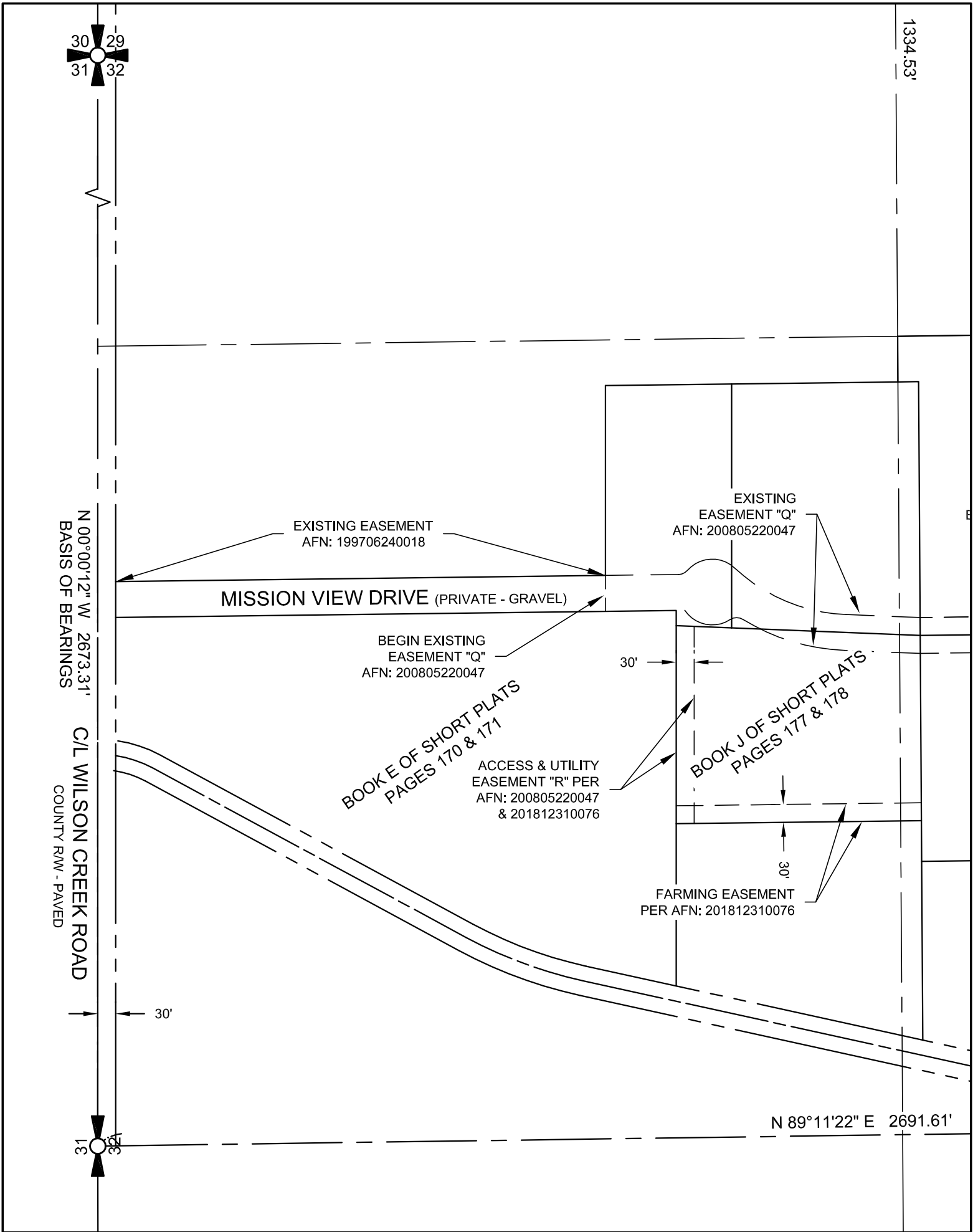
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
BRYAN ELLIOTT
County Auditor

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

WILDCAT PLAT PREPARED FOR WILLIAM SCHMIDT A PORTION OF SECTION 32 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M. KITITAS COUNTY WASHINGTON		
DWN BY	DATE	JOB NO.
JCR/GW/DLP	01/2026	062984
CHKD BY	SCALE	SHEET
DLP	1" = 200'	1 OF 3

WILDCAT PLAT
A PORTION OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

LP-08-00024
LPF-25-00006

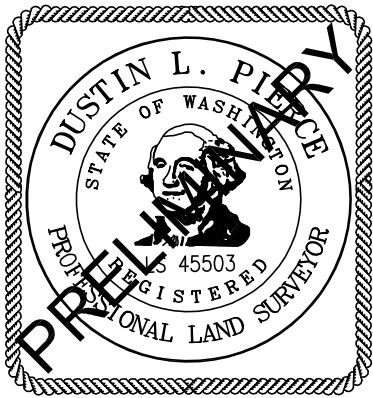


LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY - GUARANTEE NUMBER 5003353-0009663E:

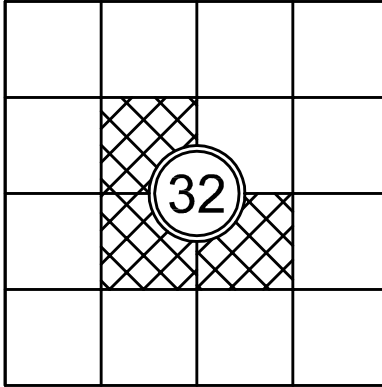
PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 20, 2006, IN BOOK 33 OF SURVEYS, PAGE 140, UNDER AUDITOR'S FILE NO. 200611200102, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EXCEPT:

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED APRIL 7, 2008, IN BOOK 35 OF SURVEYS, PAGE 7, UNDER AUDITOR'S FILE NO. 200804070103, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.



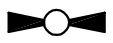
INDEX LOCATION
SEC. 32 T. 18 N.R. 19 E.W.M.



LEGEND



SECTION CORNER, AS NOTED



QUARTER CORNER, AS NOTED



CENTER OF SECTION, AS NOTED

○

FOUND REBAR & CAP, AS NOTED

●

SET 5/8" REBAR & CAP, LS 45503

APN

ASSESSOR'S PARCEL NUMBER

AFN

AUDITOR'S FILE NUMBER

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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ENGINEERING & SURVEYING

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WILDCAT PLAT

PREPARED FOR
WILLIAM SCHMIDT
A PORTION OF SECTION 32

TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

KITITAS COUNTY

WASHINGTON

DWN BY

DATE

JOB NO.

JCR/GW/DLP

01/2026

062984

CHKD BY

SCALE

SHEET

DLP

1" = 200'

2 OF 3

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND
APPROVED THIS ____DAY OF _____, A.D., 20____.

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "WILDCAT PLAT" HAS BEEN EXAMINED
BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE
PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS ____DAY OF _____, A.D., 20____.

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND
CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS ____DAY OF _____, A.D., 20____.

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE
PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN
WHICH THE PLAT IS NOW TO BE FILED.

PARCEL NO.: 12133

DATED THIS ____DAY OF _____, A.D., 20____.

KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "WILDCAT PLAT" HAS BEEN
EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN
ACCEPTABLE CONDITION FOR PLATTING.

PARCEL NO.: 12133

DATED THIS ____DAY OF _____, A.D., 20____.

KITTITAS COUNTY ASSESSOR

KITTITAS RECLAMATION DISTRICT

I HEREBY CERTIFY THAT THE IRRIGATION PLAN FOR THE
_____ PLAT CONFORMS TO THE REQUIREMENTS
OF THE KITTITAS RECLAMATION DISTRICT.

DATED THIS ____ DAY OF _____, A.D., 20____.

KITTITAS RECLAMATION DISTRICT — REPRESENTATIVE

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED
THIS ____ DAY OF _____, A.D., 20____.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE
THAT FUTURE PERMITS WILL BE GRANTED.

WILDCAT PLAT
A PORTION OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON

LP-08-00024
LPF-25-00006

PLAT NOTES:

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- A HYDRANT SYSTEM OR OTHER SYSTEM AS APPROVED BY THE FIRE MARSHALL SHALL BE INSTALLED AND OPERATIONAL TO SUPPORT REQUIRED FIRE FLOW BEFORE BUILDING PERMITS ARE ISSUED.

KITTITAS RECLAMATION DISTRICT (KRD) NOTES:

- ACCORDING TO KRD RECORDS, LOTS A THROUGH H EACH CONTAIN 3 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO ACREAGE DESIGNATED AS IRRIGABLE BY KRD.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR KRD USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160-ACRE UNIT OR TO A DESIGNATED DIVERSION. KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED DIVERSION FROM THE KRD SYSTEM.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER. FAILURE TO PAY THE ANNUAL ASSESSMENT WILL RESULT IN KRD WITHHOLDING WATER UNTIL THE ASSESSMENT, INTEREST, AND ALL COSTS AND FEES ARE PAID.
- ALL DIVISIONS MAY BE SUBJECT TO PIPING OR FENCING OF KRD RIGHTS-OF-WAY FOR PUBLIC SAFETY AT THE LANDOWNER'S SOLE COST AND EXPENSE.
- KRD'S DITCH RIDER WILL ONLY DELIVER WATER TO THE ORIGINAL PARCEL AT THE DIVISION'S ASSIGNED DIVERSION. KRD'S WATER DELIVERY RESPONSIBILITY ENDS AT THAT DIVERSION. IT IS THE RESPONSIBILITY OF THE LANDOWNER(S) TO ENSURE THAT EACH PARCEL CAN RECEIVE WATER. ANY PROBLEMS THAT ARISE WITH THE WATER DISTRIBUTION SYSTEM WILL BE THE RESPONSIBILITY OF THE LANDOWNER.
- KRD IS WITHIN A FEDERAL RECLAMATION PROJECT WITH LIMITATIONS ON HOW MANY IRRIGABLE ACRES A LANDOWNER MAY HAVE AS SET FORTH IN THE RECLAMATION REFORM ACT. LANDOWNERS SUBJECT TO THOSE RECLAMATION REFORM ACT LIMITATIONS WILL BE REQUIRED TO SUBMIT THEIR RECLAMATION CERTIFICATION FORMS EACH YEAR PRIOR TO RECEIVING IRRIGATION WATER FROM KRD.
- THE REQUIRED EASEMENTS AND/OR WATER DISTRIBUTION PLAN MUST PROVIDE THAT FUTURE MAINTENANCE AND REPAIR OF THE WATER DISTRIBUTION SYSTEM IS TO BE COMPLETED AT THE LANDOWNER'S SOLE COST AND EXPENSE.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.

ADJACENT OWNERS :

APN - ASSESSOR'S PARCEL NO.

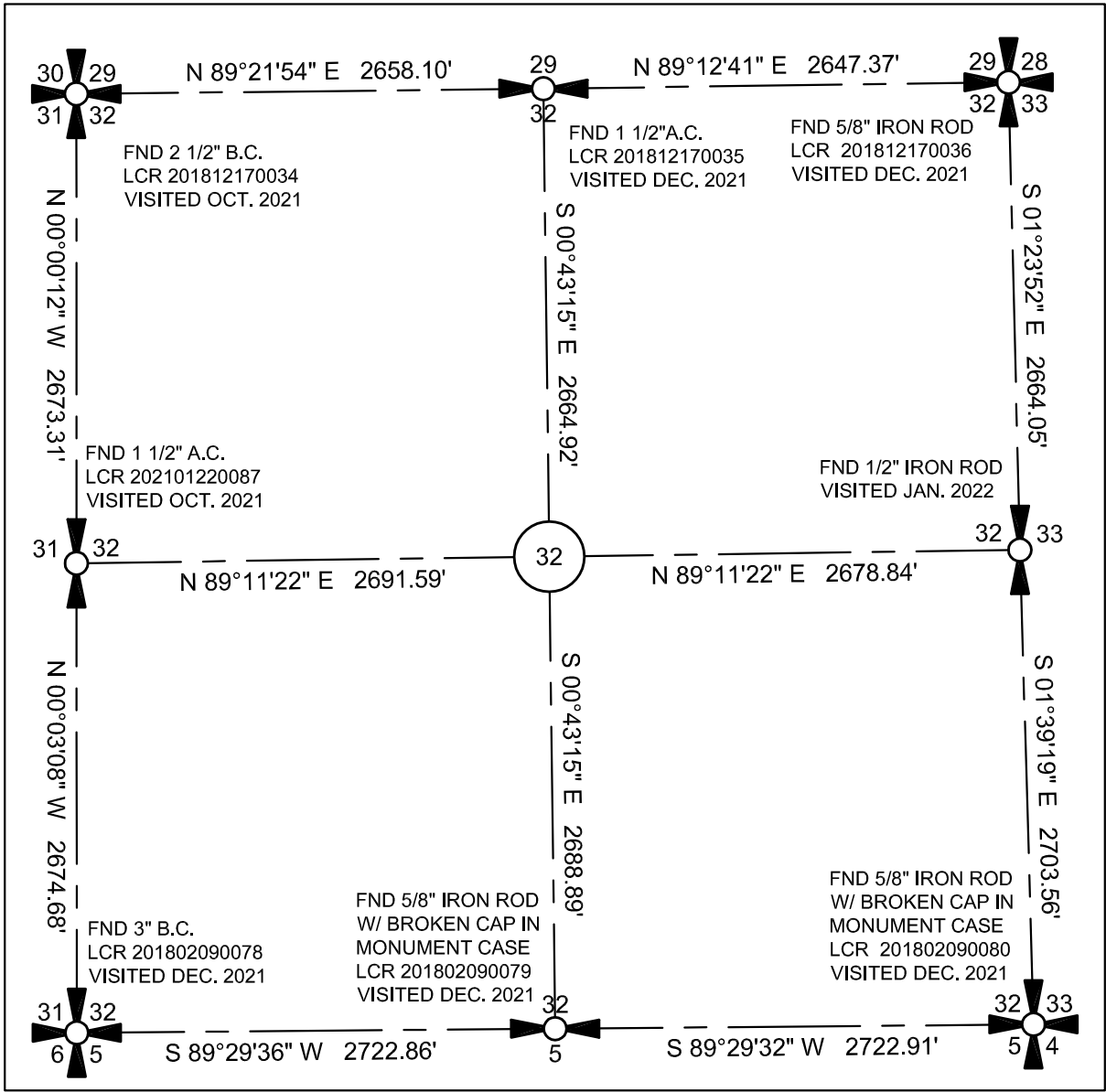
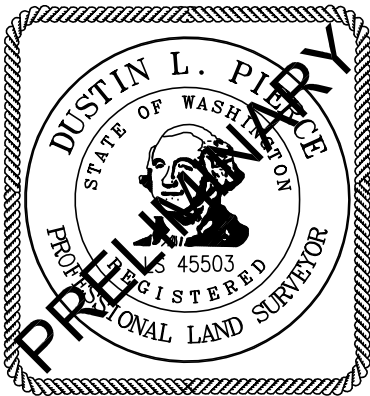
APN 954191
APN 958408
APN 094834
APN 962342
APN 962343
APN 962346
FLYING A LAND LLC
300 MISSION VIEW DR
ELLENSBURG, WA 98926-5115

APN 644834
TYLER & ALITA PIKE
400 ESTATE LANE
ELLENSBURG, WA 98926-8170

APN 134834
DELIENE A SELLERS
413 WALKER DR
ELLENSBURG, WA 98926-3632

APN 834834
VICKI L HAMILTON
2480 GAME FARM ROAD
ELLENSBURG, WA 98926-1925

APN 214834
JEFF & VALERIE CALAWAY
PO BOX 1142
ELLENSBURG, WA 98926-1901



SECTION BREAKDOWN - 1" = 1,000'

DECLARATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, FLYING A LAND LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AS HEREIN DESCRIBED.

FLYING A LAND LLC, A WASHINGTON LIMITED LIABILITY COMPANY

SIGNED: _____ SIGNED: _____
NAME: _____ DATE: _____ NAME: _____ DATE: _____
TITLE: _____ TITLE: _____

STATE OF WASHINGTON)
COUNTY OF _____) SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____, TO ME KNOW TO BE THE _____ OF FLYING A LAND LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

AUDITOR'S CERTIFICATE

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

SURVEYOR'S NAME

County Auditor Deputy County Auditor

Encompass
ENGINEERING & SURVEYING
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WILLIAM SCHMIDT
A PORTION OF SECTION 32
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
JCR/GW/DLP	01/2026	062984	
CHKD BY	SCALE	SHEET	
DLP	N/A	3 OF 3	