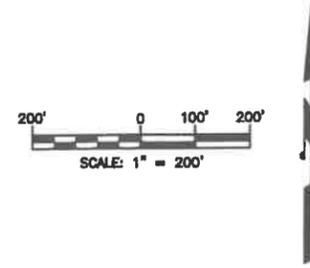


**WILDCAT PLAT**  
**A PORTION OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,**  
**KITTITAS COUNTY, WASHINGTON**

LP-08-00024  
 LPF-??



**SURVEY NOTES:**

1. 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 KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 392-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
  - BOOK 33 OF SURVEYS, PAGE 140, AFN: 200811200102
  - BOOK 35 OF SURVEYS, PAGE 7, AFN: 200804070103
  - BOOK 47 OF SURVEYS, PAGES 87-89, AFN: 202508250018
  - 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: 201306260055
  - 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: 200603260040
  - BOOK J OF SHORT PLATS, PAGES 127 & 128, AFN: 200803190068
  - BOOK J OF SHORT PLATS, PAGES 177 & 178, AFN: 200805220047

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

5. 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 0.999884986, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCE.

**RECEIVED**  
 NOV 03 2025  
 Kittitas County CDS

SEE SHEET 2

**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

**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 OCT, 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

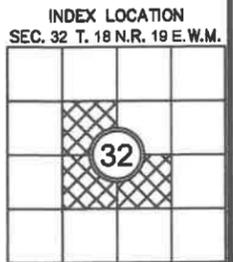
**Encompass**  
 ENGINEERING & SURVEYING

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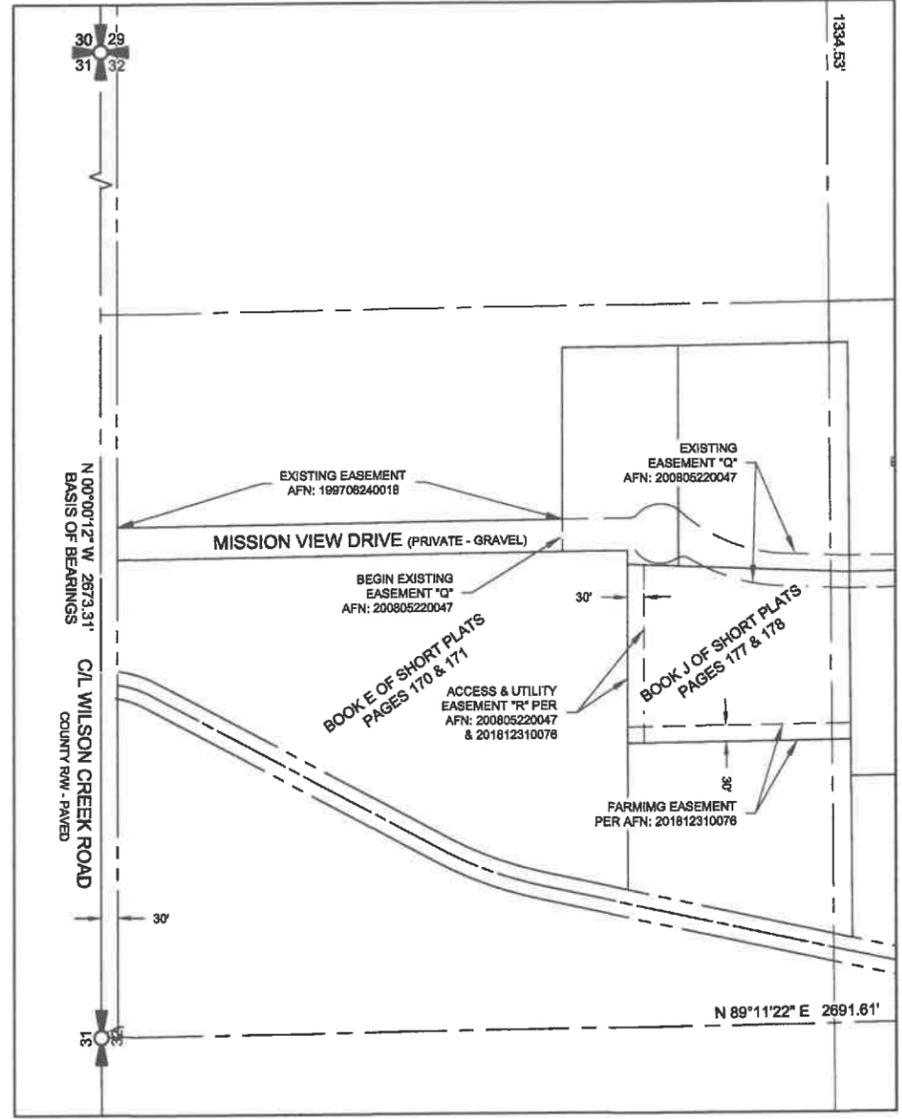
**WILDCAT PLAT**  
 PREPARED FOR  
 WILLIAM SCHMIDT  
 A PORTION OF SECTION 32  
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.      WASHINGTON

KITTITAS COUNTY	DATE	JOB NO.
DWN BY JCR/GW/DLP	10/2025	062984
CHKD BY DLP	SCALE 1" = 200'	SHEET 1 OF 3

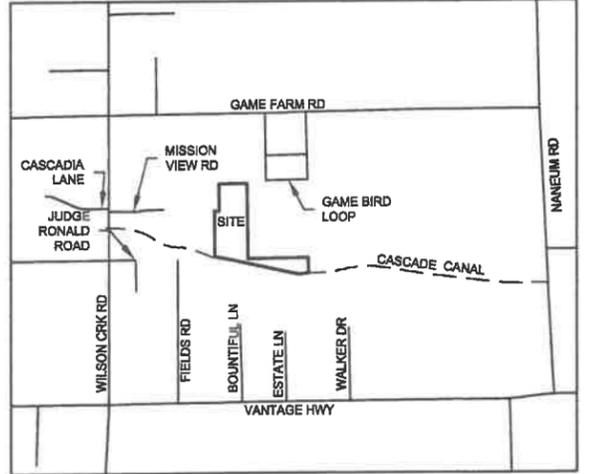
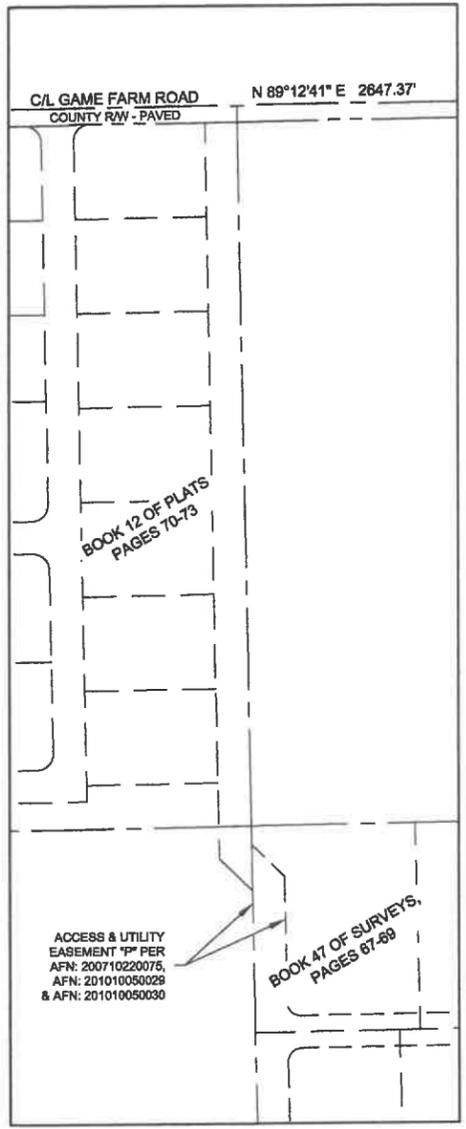


**WILDCAT PLAT**  
**A PORTION OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,**  
**KITTITAS COUNTY, WASHINGTON**

LP-08-00024  
 LPF-??



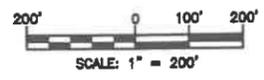
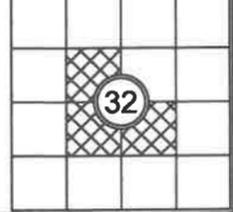
SEE SHEET 1



VICINITY MAP - N.T.S.



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



RECEIVED  
 NOV 03 2025

Kittitas County CDS

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND REBAR & CAP, AS NOTED
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- 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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**WILDCAT PLAT**  
 PREPARED FOR  
 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	10/2025	062984	
CHKD BY	SCALE	SHEET	
DLP	1" = 200'	2 OF 3	

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

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

**LP-08-00024**  
**LPF-??**

**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 KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, 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 KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**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 ROW 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 85% 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, 8/8/05 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.

**KRD NOTES:**

- ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOTS A THROUGH H EACH CONTAIN 3.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 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.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT 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 DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

**ADJACENT OWNERS:**  
APN - ASSESSOR'S PARCEL NO.

APN 854191 APN 858408 APN 094834 APN 962342 APN 962343 APN 962348 FLYING A LAND LLC 300 MISSION VIEW DR ELLENSBURG, WA 98926-5115	APN 844834 TYLER & ALITA PIKE 400 ESTATE LANE ELLENSBURG, WA 98926-8170
APN 834834 VICKI L HAMILTON 2480 GAME FARM ROAD ELLENSBURG, WA 98926-1925	APN 134834 DEJENE A SELLERS 413 WALKER DR ELLENSBURG, WA 98926-3632
	APN 214834 JEFF & VALERIE GALAWAY PO BOX 1142 ELLENSBURG, WA 98926-1901



**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

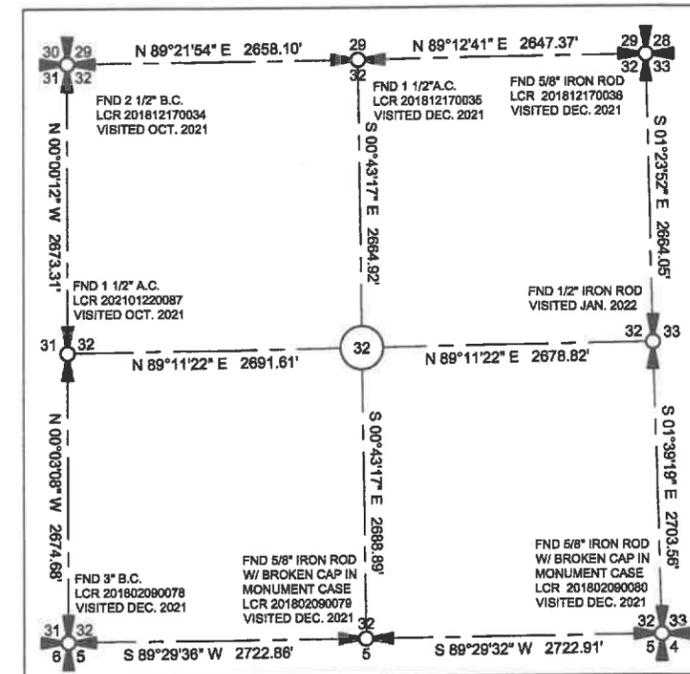
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

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: \_\_\_\_\_



SECTION BREAKDOWN - 1" = 1,000'

**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 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.

**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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<b>WILDCAT PLAT</b> PREPARED FOR WILLIAM SCHMIDT A PORTION OF SECTION 32 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M. KITTITAS COUNTY WASHINGTON		
DWN BY <b>JCR/GW/DLP</b>	DATE <b>10/2025</b>	JOB NO. <b>062984</b>
CHKD BY <b>DLP</b>	SCALE <b>N/A</b>	SHEET <b>3 OF 3</b>

