

**CHICAGO TITLE INSURANCE COMPANY**

**RECEIVED**  
JAN 21 2022

**Policy No. 72156-47863236**

**GUARANTEE**

**Kittitas County CDS**

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: January 5, 2022

Issued by:

AmeriTitle, LLC  
101 W Fifth Ave.  
Ellensburg, WA 98926  
(509)925-1477

**CHICAGO TITLE INSURANCE COMPANY**



By: *[Signature]* President  
ATTEST *[Signature]* Secretary

*Laura Woodiwiss*

Authorized Signer

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-47863236

# SUBDIVISION GUARANTEE

Order No.: 518898AM  
Guarantee No.: 72156-47863236  
Dated: January 5, 2022 at 7:30 A.M.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

Assured: ESM Consulting Engineers, LLC

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tracts Z-1 through Z-12, inclusive, BLACK HORSE AT WHISKEY CREEK – PHASE 1, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 187 through 201, records of said County.

Title to said real property is vested in:

SSHI, LLC, a Delaware Limited Liability Company, DBA D.R. Horton

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 518898AM  
Policy No: 72156-47863236

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. Taxes, including any assessments collected therewith, for the prior years, are paid. A new Parcel Number has not yet been assigned.  
Year: 2022  
New Parcel No.: Unknown
7. Liens, levies and assessments of the Black Horse at Whiskey Creek Home Owners Association.
8. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002, revised and amended in Resolution Number 04-2008 recorded March 12, 2008 under Auditor's File No. 200803120028 and further revised and amended in Resolution 03-2012 recorded July 17, 2012, under Auditor's File No. 201207170016.
9. Notice of possible (present and future) tap or connection charges levied, or to be levied, by the City of Ellensburg, notice of which is given by instrument recorded February 3, 1978, under Kittitas County Auditor's File No. 420037 and by instrument recorded may 25, 2006, under Auditor's File No. 200605250046.
10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on November 21, 1911, under Kittitas County Auditor's File No. 31009.  
In favor of: Henry Kleinberg and Amelia S. Kleinberg, husband and wife  
For: The right to conduct water across said premises through the ditch now constructed thereon for the irrigation of their lands in said Section 27.  
Affects: A portion of said premises

11. Easement for telephone purposes, together with necessary appurtenances and all rights conveyed by instrument recorded on January 9, 1926, and July 19, 1929, under Kittitas County Auditor's File Nos. 80187 and 96449.  
To: Pacific Telephone and Telegraph Company  
Affects: A portion of said premises  
  
Assignment of right of way recorded September 21, 1959, under Kittitas County Auditor's File No. 278870,  
To: Ellensburg Telephone Company
12. Right-of-way for Ellensburg Water Company Canal across a portion of said premises, as disclosed by various documents of record.
13. Outside Utility Agreement, Annexation and Covenant, and the terms and conditions thereof, executed by and between the parties herein named:  
Between: City of Ellensburg and D.R. Horton  
Dated: April 19, 2006  
Recorded: May 25, 2006  
Auditor's File No.: 200605250046
14. Terms and provisions contained in Mineral Deed from SSHI, LLC, Grantor, to DR Energy, Inc., a Colorado Corporation, Grantee, recorded October 11, 2006, under Auditor's File No. 20061011009
15. Terms and conditions of Agreement as set forth in Contract for Reimbursement for water/sewer facilities executed by and between the parties herein named:  
Between: SSHI, LLC dba D.R. Horton and the City of Ellensburg  
Dated: July 17, 2008  
Recorded: August 5, 2008  
Auditor's File No.: 200808050001
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Black Horse at Whiskey Creek - Phase 1,  
Recorded: December 21, 2021  
Book: 13 of Plats, Page: 187 through 201  
Instrument No.: 202112210020  
Matters shown:
  - a) Easements shown thereon
  - b) Easement provisions contained thereon
  - c) Approximate location of 100 year flood plain
  - d) Notes contained thereon
  - e) Dedication contained thereon
17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: December 21, 2021  
Instrument No.: 202112210021

**END OF EXCEPTIONS**

**Notes:**

- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tracts Z-1 through Z-12, inclusive, BLACK HORSE AT WHISKEY CREEK – PHASE 1, Book 13 of Plats, pgs 187-201.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

# BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
KITTITAS COUNTY, WASHINGTON  
ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

AUDITOR'S REFERENCE

LP-06-00022  
LPF-21-00011

## LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

EXCEPT

RIGHT OF WAY FOR REECER CREEK COUNTY ROAD AND BENDER COUNTY ROAD;

AND EXCEPT

A PARCEL OF LAND LAYING IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION;

THENCE 30.0 FEET ALONG THE NORTH LINE OF SAID QUARTER TO THE EAST RIGHT OF WAY LINE OF REECER CREEK ROAD AND THE TRUE POINT OF BEGINNING;

THENCE 10.0 FEET ALONG THE NORTH LINE OF SAID QUARTER;

THENCE SOUTHERLY AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF REECER CREEK ROAD, 2139.26 FEET;

THENCE NORTHWESTERLY 17.10 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR REECER CREEK ROAD RIGHT OF WAY;

THENCE NORTHERLY 2125.25 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT

A PARCEL OF LAND LAYING IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER;

THENCE NORTH 00°09'12" EAST, 29.92 FEET ALONG THE WEST LINE OF SAID QUARTER;

THENCE SOUTH 89°50'48" EAST, 18.05 FEET TO THE INTERSECTION OF THE RIGHT OF WAYS FOR REECER CREEK ROAD AND BENDER ROAD AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°35'18" EAST, 47.69 FEET ALONG THE NORTH RIGHT OF WAY LINE OF BENDER ROAD TO THE BEGINNING OF A CURVE TO THE RIGHT, A CHORD BEARING NORTH 44°53'31" WEST, A CHORD LENGTH OF 67.80 FEET, A CURVE LENGTH OF 75.20 FEET TO THE END OF THE CURVE;

THENCE SOUTH 00°11'44" EAST, 47.89 FEET ALONG THE EAST RIGHT OF WAY FOR REECER CREEK ROAD AND THE TRUE POINT OF BEGINNING;

AND EXCEPT

THAT PORTION CONVEYED TO KITTITAS COUNTY, STATE OF WASHINGTON, BY DEED RECORDED MARCH 1, 2005, UNDER AUDITOR'S FILE NO. 200503010021;

AND EXCEPT

ALL RIGHTS AS CONVEYED BY THAT CERTAIN MINERAL DEED, RECORDED OCTOBER 11, 2006 UNDER AUDITOR'S FILE NO. 200610110009.

## APPROVALS

**CERTIFICATE OF COUNTY PUBLIC WORKS DIRECTOR**  
EXAMINED AND APPROVED THIS 2 DAY OF December, A.D., 2021  
*[Signature]*  
KITTITAS COUNTY PUBLIC WORKS DIRECTOR

**CERTIFICATE OF COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR**  
I HEREBY CERTIFY THAT THE PLAT OF "BLACK HORSE AT WHISKEY CREEK - PHASE 1" HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS 20 DAY OF December, A.D., 2021.  
*[Signature]*  
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR

**CERTIFICATE OF COUNTY TREASURER**  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND ARE CURRENT AS OF THE DATE OF MY SIGNATURE BELOW.  
DATED THIS 21 DAY OF December, A.D., 2021.  
*[Signature]*  
KITTITAS COUNTY TREASURER

**CERTIFICATE OF COUNTY HEALTH OFFICER**  
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS TO CURRENT KITTITAS COUNTY CODE CHAPTER 13.  
DATED THIS 19th DAY OF November, A.D., 2021.  
*[Signature]*  
KITTITAS COUNTY HEALTH OFFICER

**CERTIFICATE OF COUNTY ASSESSOR**  
I HEREBY CERTIFY THAT THE PLAT OF "BLACK HORSE AT WHISKEY CREEK - PHASE 1" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.  
DATED THIS 22nd DAY OF November, A.D., 2021.  
*[Signature]*  
KITTITAS COUNTY ASSESSOR

**CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS**  
EXAMINED AND APPROVED THIS 21st DAY OF December, A.D., 2021.  
*[Signature]*  
BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR GUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE, ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REDUCING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

THE COSTS OF CONSTRUCTION, MAINTAINING AND SNOW REMOVAL OF ALL ROADS, STREETS, AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NON PROFIT CORPORATION COMPOSED OF ALL THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED BLACK HORSE AT WHISKEY CREEK, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR BLACK HORSE AT WHISKEY CREEK RECORDED UNDER KITTITAS COUNTY RECEIVING NO. 202117210021

IN WITNESS WHEREOF, WE HAVE HERETO UNTO SET OUR HAND.

DECLARANT: SSHI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON  
BY: SHLR OF WASHINGTON, INC., A WASHINGTON CORPORATION, IT'S MANAGER  
*[Signature]*  
BY: KEVIN CAPUZZI, VICE PRESIDENT

## ACKNOWLEDGMENTS

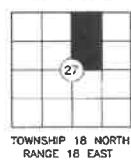
STATE OF WASHINGTON }  
COUNTY OF KING } SS

ON THIS 19th DAY OF November, A.D., 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KEVIN CAPUZZI TO ME KNOWN TO BE THE VICE PRESIDENT OF SHLR OF WASHINGTON, INC., A WASHINGTON CORPORATION, THE MANAGER OF SSHI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

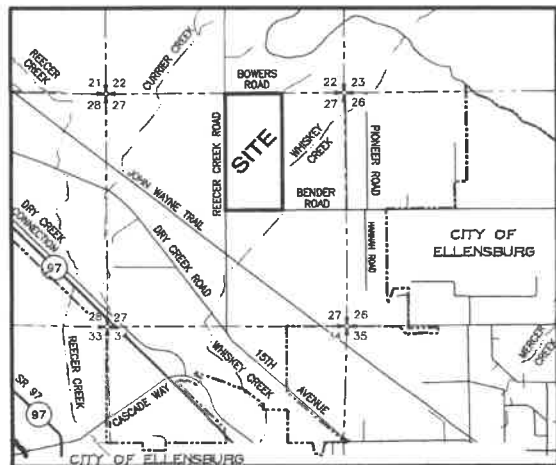


WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.  
*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: Everett

## SUBDIVISION LOCATOR



## VICINITY MAP SCALE: 1"=2000'



## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 21st DAY OF December, A.D., 2021, AT 11:30 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 187-201, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR  
AUDITOR'S OFFICE: 202112210020  
BY: *[Signature]*  
COUNTY AUDITOR

**ESM CONSULTING ENGINEERS LLC**  
33400 8th Avenue S.  
Suite 205  
Federal Way, WA 98003  
FEDERAL WAY (253) 838-8113  
LYNNWOOD (425) 297-9900  
www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./K./C.F.	SHEET 1 OF 15	

# BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.

KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

AUDITOR'S REFERENCE

LP-08-00022  
LPF-21-00011

### EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG FOR SANITARY SEWER, WATER, ELECTRIC, GAS AND TELEPHONE PURPOSES AND IS RESERVED FOR AND GRANTED TO FAIR POINT COMMUNICATIONS, CHARTER CABLE AND OTHER UTILITY PROVIDERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND IS GRANTED AND CONVEYED TO THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION FOR LOT/TRACT IRRIGATION PURPOSES UNDER AND UPON 1) THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL INTERIOR STREETS CREATED BY THIS PLAT; AND 2) UNDER AND UPON THE EXTERIOR TEN (10) FEET OF TRACTS A, B, H AND Q LYING PARALLEL WITH AND ADJOINING REECEER CREEK ROAD AND BOWERS ROAD, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTING APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SEWER, WATER, ELECTRIC, GAS, TELEPHONE, TELEVISION, STORM DRAINAGE, IRRIGATION AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED. EACH UTILITY COMPANY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES THEY HAVE INSTALLED WITHIN SAID EASEMENTS.
- INTENTIONALLY DELETED.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR WATER PURPOSES IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG UNDER AND UPON 1) THE ENTIRETY OF TRACT J, AND 2) THAT EASEMENT DEFINED AND DEPICTED HEREIN AS "PUBLIC UTILITY EASEMENT" WITHIN TRACTS L AND P. THE CITY OF ELLENSBURG SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER FACILITIES CONTAINED WITHIN SAID TRACTS.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR ELECTRICAL POWER AND GAS PURPOSES IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT UNDER AND UPON THOSE EASEMENTS DEFINED AND DEPICTED AS "PUBLIC UTILITY EASEMENT" AND "POWER EASEMENT" WITHIN TRACTS L, O, P AND Q HEREIN. THE 10 FOOT WIDE STRIP LABELED "POWER EASEMENT" IN TRACTS P AND Q LIES 5 FEET ON EACH SIDE OF THE FACILITIES AS INSTALLED AND IS SHOWN APPROXIMATELY HEREIN. THE CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POWER FACILITIES CONTAINED WITHIN SAID EASEMENTS.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR LOT/TRACT IRRIGATION PURPOSES IS HEREBY GRANTED AND CONVEYED TO THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION UNDER AND UPON 1) THOSE PORTIONS OF TRACTS A, B, C, D, E, F, G, H, I, J, K, M, N, P AND TRACTS Z-1 THROUGH Z-12 CONTAINED WITHIN A 10 FOOT WIDE STRIP, LYING 5 FEET ON EACH SIDE OF THE FACILITIES AS INSTALLED AND 2) THOSE EASEMENTS WITHIN LOTS DEFINED AS "IRRIGATION EASEMENT" HEREIN. THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IRRIGATION AND POWER FACILITIES CONTAINED WITHIN SAID EASEMENTS. THE EASEMENTS WITHIN TRACTS Z-1 THROUGH Z-12 MAY BE REPLACED BY A SPECIFIC EASEMENT LOCATION AS EACH TRACT IS FURTHER SUBDIVIDED.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG FOR INGRESS, EGRESS AND THE RIGHT TO MAINTAIN STORMWATER OVER, UNDER AND ACROSS 1) TRACTS A THROUGH Q, INCLUSIVE AND 2) TRACTS Z-1 THROUGH Z-12, INCLUSIVE, SHOULD THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION FAIL TO DO SO.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR SANITARY SEWER PURPOSES IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG UNDER AND UPON 1) THE ENTIRETY OF TRACT J, AND 2) THOSE EASEMENTS DEFINED AND DEPICTED AS "PUBLIC UTILITY EASEMENT" HEREIN WITHIN TRACTS L, N AND P. THE CITY OF ELLENSBURG SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY SEWER FACILITIES CONTAINED WITHIN SAID EASEMENTS.
- AN EASEMENT FOR MAIL BOX PURPOSES AS DEPICTED HEREIN WITHIN TRACT G IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF EACH LOT CONTAINED WITHIN THIS PLAT AND TO THE OWNERS OF THOSE LOTS TO BE CREATED IN THE FUTURE WITHIN TRACTS Z-1 THROUGH Z-12, INCLUSIVE. THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MAILBOXES WITHIN SAID EASEMENT.
- AN EASEMENT FOR FLOOD CONTROL AND ACCESS AS DEPICTED HEREIN WITHIN TRACTS C AND M IS HEREBY GRANTED AND CONVEYED TO THE KITTITAS COUNTY FLOOD CONTROL ZONE DISTRICT.
- 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 BE USED FOR IRRIGATION. SAID EASEMENT IS NOT DEPICTED HEREIN.
- THE EASEMENTS GRANTED HEREIN ABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.
- EASEMENTS CREATED BY THIS PLAT ARE NON-EXCLUSIVE UNLESS NOTED OTHERWISE.

### LOT AREA TABLE

LOT	S.F.	ACRES
136	2890	0.066
137	3150	0.072
138	3600	0.083
139	3580	0.082
140	3630	0.083
141	3600	0.083
142	2970	0.068
143	3180	0.073
144	3195	0.073
145	3275	0.075
198	4345	0.100
199	4275	0.098
200	3760	0.086
201	3760	0.086
202	4555	0.105
203	4450	0.102
204	5400	0.124
205	5075	0.116
206	5000	0.115
207	4885	0.112
208	4885	0.112
209	4150	0.095
210	4440	0.102
211	5655	0.130
212	5320	0.122
213	5385	0.124
214	5380	0.124
215	5215	0.120
216	5515	0.127
237	5225	0.120
238	4180	0.096
239	5245	0.120
240	4180	0.096
241	4180	0.096
242	4180	0.096
243	5205	0.120
244	4485	0.103
245	4265	0.098
246	4865	0.112
247	4865	0.112

### LOT AREA TABLE

LOT	S.F.	ACRES
248	3895	0.092
249	4525	0.104
250	4545	0.107
251	4340	0.100
252	5830	0.129
253	4235	0.097
254	4295	0.099
255	4225	0.097
256	5320	0.122
277	5410	0.124
278	4250	0.098
279	4240	0.097
280	4245	0.097
281	4215	0.097
282	5605	0.129
283	4485	0.103
284	4320	0.099
285	4000	0.092
286	4865	0.112
287	4865	0.112
288	4000	0.092
289	4020	0.092
290	4440	0.102
291	5390	0.124
292	4415	0.101
293	4360	0.100
294	4280	0.098
295	4340	0.100
296	5435	0.125
344	5675	0.130
345	4580	0.105
346	4445	0.102
347	4105	0.094
348	4330	0.099
349	4335	0.099
350	5440	0.125
351	4295	0.099
352	4000	0.092
353	4000	0.092
354	4865	0.112

### TRACT AREA TABLE

TRACT	S.F.	ACRES
TRACT A	115,515	2.661
TRACT B	89,215	2.048
TRACT C	10,890	0.250
TRACT D	133,510	3.065
TRACT E	5010	0.115
TRACT F	4835	0.111
TRACT G	99,865	2.293
TRACT H	128,005	2.939
TRACT I	4000	0.092
TRACT J	3500	0.080
TRACT K	4000	0.092
TRACT L	25,325	0.581
TRACT M	135,180	3.103
TRACT N	59,565	1.367
TRACT O	4800	0.110
TRACT P	130,830	2.999
TRACT Q	41,350	0.949
TRACT Z-1	119,925	2.726
TRACT Z-2	140,510	3.226
TRACT Z-3	35,910	0.847
TRACT Z-4	36,995	0.849
TRACT Z-5	141,255	3.243
TRACT Z-6	124,335	2.854
TRACT Z-7	223,470	5.130
TRACT Z-8	58,455	1.342
TRACT Z-9	223,405	5.129
TRACT Z-10	109,565	2.515
TRACT Z-11	8715	0.200
TRACT Z-12	74,060	1.701

NOTE: AREAS ARE SHOWN TO THE NEAREST 5 SQUARE FEET.

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS. THIS 21st DAY OF December, A.D., 2021, AT 4:49 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 18 OF PLATS, ON PAGES 184-201, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE NO. 20212210020

BY: [Signature]  
DEPUTY COUNTY AUDITOR



33400 8th Avenue S.  
Suite 205  
Federal Way, WA 98003  
FEDERAL WAY (253) 838-6113  
LYNNWOOD (425) 287-9600

www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: J.K./B.S./C.F./R.C	SHEET 2 OF 15	



**BLACK HORSE AT WHISKEY CREEK - PHASE 1  
A PLAT COMMUNITY**

AUDITOR'S REFERENCE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.

LP-08-00022  
LPF-21-00011

KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

**NOTES**

- ALL OF BLACK HORSE AT WHISKEY CREEK IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. ... AS AMENDED FROM TIME TO TIME ("DECLARATION"). THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION ("HOA") WAS ESTABLISHED, PURSUANT TO ITS ARTICLES OF INCORPORATION FILED WITH THE WASHINGTON SECRETARY OF THE STATE. THE LOT OWNERS WITHIN BLACK HORSE AT WHISKEY CREEK SHALL BE RESPONSIBLE FOR ENSURING THAT THE HOA CONTINUES TO BE A Viable AND FUNCTIONING LEGAL ENTITY FOR THE PURPOSES SET FORTH ON THIS PLAT, ANY FUTURE PLATS OF TRACTS Z-1 THROUGH Z-12, INCLUSIVE, AND IN THE DECLARATION.
- A REBAR AND PLASTIC CAP MARKED "ESM LLC LS 44925/45780" SHALL BE SET AT ALL REAR LOT CORNERS AND LOT ANGLE POINTS, EXCEPT AS NOTED. THERE MAY BE INSTANCES WHERE A PK NAIL AND BRASS TAG MARKED "LS 44925" ARE SET AT REAR CORNERS OR LOT ANGLE POINTS WHEN AN OBSTACLE PREVENTS SETTING A REBAR AND CAP. THE INTERSECTION OF LOT LINES WITH STREET IMPROVEMENTS SHALL BE REFERENCED BY A PK NAIL AND BRASS TAG MARKED "LS 44925" SET IN THE TOP OF CURB OR THICKENED EDGE OF ASPHALT ON THE EXTENSION OF THE LOT LINE. LOT CORNERS OR STREET MONUMENTS NOT SET AT THE TIME OF PLAT RECORDING SHALL BE BONDED FOR AND SHALL BE SET AS CONSTRUCTION IS COMPLETED.
- TRACTS A, B, D, G, I, J AND K ARE GRANTED AND CONVEYED TO THE LOT OWNERS WITHIN BLACK HORSE AT WHISKEY CREEK (INCLUDING THE LOTS WITHIN THIS PLAT AND ANY LOTS TO BE CREATED IN FUTURE DEVELOPMENT TRACTS) FOR STORM DRAINAGE AND OPEN SPACE PURPOSES UPON THE RECORDING OF THIS PLAT. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS AND/OR KITTITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACTS ARE SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN.
- TRACTS C, E, F, H AND N ARE GRANTED AND CONVEYED TO THE LOT OWNERS WITHIN BLACK HORSE AT WHISKEY CREEK (INCLUDING THE LOTS WITHIN THIS PLAT AND ANY LOTS TO BE CREATED IN FUTURE DEVELOPMENT TRACTS) FOR OPEN SPACE PURPOSES UPON THE RECORDING OF THIS PLAT. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS AND/OR KITTITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACTS ARE SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN.

- LOCATED WITHIN TRACT H IS AN IRRIGATION PUMP STATION THAT WILL BE UNDER CONTRACT FOR MAINTENANCE AND MONITORING OF BY A LICENSED AND BONDED LANDSCAPER OR UTILITY PROVIDER CAPABLE OF MAINTAINING A COMPLEX ZONED IRRIGATION SYSTEM AT ALL TIMES. THE SITE ACQUIRES IRRIGATION WATER FROM CASCADE IRRIGATION DISTRICT THAT IS SUFFICIENT TO PROVIDE METERED IRRIGATION TO THE ENTIRETY OF THE PLAT. THE IRRIGATION PUMP STATION AND ASSOCIATED IRRIGATION DISTRIBUTION SYSTEM HAS BEEN DESIGNED BY A LICENSED ENGINEER AND MUST BE OPERATED WITHIN THE GUIDELINES PROVIDED IN SAID DESIGN.
- TRACT I IS RETAINED BY THE OWNER AND WILL BE CONVEYED TO ELLENSBURG WATER COMPANY FOR ACCESS AND UTILITIES PURPOSES UPON RECORDING OF THIS PLAT. THE ELLENSBURG WATER COMPANY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS AND/OR KITTITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACTS ARE SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN.
- TRACTS M AND Q ARE GRANTED AND CONVEYED TO THE LOT OWNERS WITHIN BLACK HORSE AT WHISKEY CREEK (INCLUDING THE LOTS WITHIN THIS PLAT AND ANY LOTS TO BE CREATED IN FUTURE DEVELOPMENT TRACTS) FOR UTILITY PURPOSES UPON THE RECORDING OF THIS PLAT. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS AND/OR KITTITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACTS ARE SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN.
- TRACT O IS GRANTED AND CONVEYED TO THE LOT OWNERS WITHIN BLACK HORSE AT WHISKEY CREEK (INCLUDING THE LOTS WITHIN THIS PLAT AND ANY LOTS TO BE CREATED IN FUTURE DEVELOPMENT TRACTS) FOR UTILITY PURPOSES UPON THE RECORDING OF THIS PLAT. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS AND/OR KITTITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACT IS SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN. LOCATED WITHIN TRACT O IS A STORMWATER LIFT STATION THAT WILL BE UNDER CONTRACT FOR MAINTENANCE AND MONITORING OF BY A LICENSED AND BONDED UTILITY PROVIDER AT ALL TIMES. IT SHALL BE THE RESPONSIBILITY OF THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION (OR ITS SUCCESSORS) TO MAINTAIN THIS CONTRACTUAL OBLIGATION.
- TRACT P IS GRANTED AND CONVEYED TO THE LOT OWNERS WITHIN BLACK HORSE AT WHISKEY CREEK (INCLUDING THE LOTS WITHIN THIS PLAT AND ANY LOTS TO BE CREATED IN FUTURE DEVELOPMENT TRACTS) FOR PARK AND OPEN SPACE PURPOSES UPON THE RECORDING OF THIS PLAT. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS AND/OR KITTITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACT IS SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN.
- TRACTS Z-1 THROUGH Z-12, INCLUSIVE, ARE RETAINED BY SSMI LLC AS FUTURE DEVELOPMENT TRACTS UPON THE RECORDING OF THIS PLAT.
- ALL "OPEN SPACE TRACTS" ON THIS PLAT (ALL TRACTS PER NOTES 3, 4 AND 8 ABOVE) AND ANY DESIGNATED ON THE FUTURE PLATS OF TRACTS Z-1 THROUGH Z-12, INCLUSIVE, SHALL BE (1) OWNED BY A PROPRIETOR AND UNSEVERABLE MANNER AS TENANTS IN COMMON BY EACH LOT OWNER AND (2) ASSESSED, TAXED, AND FORECLOSED UPON WITH EACH BUILDING LOT. ANY DEED FOR EACH LOT CONTAINED WITHIN THIS PLAT AND THE LOTS TO BE CREATED IN THE FUTURE WITHIN TRACTS Z-1 THROUGH Z-12, INCLUSIVE, SHALL INCLUDE AN UNDIVIDED 1/354TH INTEREST IN SUCH OPEN SPACE TRACTS, SUCH UNDIVIDED INTEREST SHALL NOT BE SUBJECT TO PARTITION, QUOTER OR DIVISION AND NO LOT OWNER MAY ENCUMBER, CONVEY OR OTHERWISE TRANSFER ITS UNDIVIDED INTEREST IN SUCH OPEN SPACE TRACTS SEPARATE OR APART FROM ITS LOT. ALL SUCH PROHIBITED ACTIONS PURPORTING TO BE MADE WITH RESPECT TO SUCH OPEN SPACE TRACTS SHALL BE VOID, OPERATION AND MAINTENANCE OF ALL OPEN SPACE TRACTS WITHIN BLACK HORSE AT WHISKEY CREEK AND ALL FACILITIES AND IMPROVEMENTS THEREIN SHALL BE THE RESPONSIBILITY OF THE HOA TO THE EXTENT REFERENCED IN ANY APPLICABLE PLAT NOTES. UPON ACQUIRING AND WHILE HOLDING AN OWNERSHIP INTEREST IN ANY LOT WITHIN BLACK HORSE AT WHISKEY CREEK, A PARTY SHALL BE DEEMED TO HAVE IRREVOCABLY APPOINTED THE HOA AS ITS SOLE AND EXCLUSIVE AGENT AND ATTORNEY-IN-FACT FOR THE PURPOSE OF OPERATING AND MAINTAINING SUCH OPEN SPACE TRACTS IN ACCORDANCE WITH THIS PLAT. ANY FUTURE PLATS OF TRACTS Z-1 THROUGH Z-12, INCLUSIVE, THE DECLARATION AND OTHERWISE IN COMPLIANCE WITH THE DEPARTMENT OF ECOLOGY'S "BEST MANAGEMENT PRACTICES" MANUAL, INCLUDING ANY AMENDMENTS THERETO, IF THE HOA EVER MATERIALLY FAILS TO OPERATE AND MAINTAIN ANY OPEN SPACE TRACTS OR THE IMPROVEMENTS OR FACILITIES THEREIN AS REQUIRED FOR ANY PERIOD, THEN THE RESPONSIBILITY FOR SUCH OPERATION AND MAINTENANCE SHALL BECOME THE JOINT AND SEVERAL LEGAL OBLIGATION OF THE OWNERS OF LOTS 1 THROUGH 354 OF BLACK HORSE AT WHISKEY CREEK.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 35.70A.050(1)). COMMERCIAL, NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
- 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 PRELUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT 15'  
SIDE 5'  
REAR 5'
- SHOULD TWO ADJOINING LOTS BE CONSOLIDATED IN THE FUTURE AND THE LOT LINE EXTINGUISHED, THE EASEMENTS ALONG THE LINE EXTINGUISHED SHALL BE AUTOMATICALLY TERMINATED UPON THE RECORDING OF THE INSTRUMENT EXTINGUISHING SAID LINE.
- THE APPROXIMATE LOCATION OF NORTHERLY LIMITS OF THE 100 YEAR FLOOD PLAIN IS BASED UPON THE CURRENT FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 530095 0439 B DATED MAY 5, 1981. THE LIMITS OF THE 100 YEAR FLOOD PLAIN ARE TO BE REVISED BY PLAT THAT IS INTENDED TO BE APPROVED BY FEMA UPON COMPLETION OF CONSTRUCTION. THE REVISED LIMITS OF THE 100 YEAR FLOOD PLAIN AS APPROVED BY FEMA WILL BE SHOWN ON THE FUTURE FINAL PLATS OF TRACTS Z-1 THROUGH Z-12, INCLUSIVE. BY THEIR APPROVAL OF THIS PLAT, THE CITY OF ELLENSBURG AND THE COUNTY OF KITTITAS AGREE THAT IT WILL NOT BE NECESSARY TO PROCESS A FINAL PLAT AMENDMENT TO SHOW THE REVISED FLOOD PLAIN LIMITS ONCE APPROVED AND THAT UPON RECORDING OF THE FINAL PLATS FOR TRACTS Z-1 THROUGH Z-12, INCLUSIVE, SUCH APPROVED REVISED LIMITS WILL AUTOMATICALLY REPLACE THE LIMITS SHOWN ON THIS PLAT.
- AS LONG AS A STORM DRAINAGE TRACT IS PRIVATELY AND NOT PUBLICLY OWNED, THE IMPROVEMENTS CONTAINED THEREIN SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATIONS (HOA), AS PER THE LATEST DEPARTMENT OF ECOLOGY'S "BEST MANAGEMENT PRACTICES" MANUAL.
- THE SCHOOL BUS STOP WILL BE LOCATED ON THE NORTH SIDE OF 29TH AVENUE COINCIDENT TO THE MAILBOX EASEMENT AS APPROVED BY THE ELLENSBURG SCHOOL DISTRICT. THE DISTRICT RETAINS THE RIGHT TO CHANGE THE LOCATION OR ADD ADDITIONAL LOCATION AS NECESSARY TO ACCOMMODATE ANY CHANGES WITHIN THE SURROUNDING AREA.
- THIS SITE CONTAINS WETLANDS THAT WERE FILLED AS PERMITTED BY DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS, SEATTLE DISTRICT PERMIT NO. NWS-2020-302. A DEED FOR TRACT M (MITIGATION TRACT) AND THE APPROVED PERMIT WILL BE RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAT.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS 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.

**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 SSMI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON IN JULY OF 2021. I HEREBY CERTIFY THAT THIS MAP FOR BLACK HORSE AT WHISKEY CREEK IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

*Zachary T. Lennon*  
ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 44925



**SURVEYOR'S ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
  ) SS  
COUNTY OF KING )

ZACHARY T. LENNON, BEING FIRST ON OATH, DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR DRAWING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 44925  
SCRIBED AND SWORN TO BEFORE ME ON THIS 14 DAY OF November, 2021.

*[Signature]*  
(SIGNATURE OF NOTARY)

*Ann Marie Monnett*  
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Tacoma  
MY APPOINTMENT EXPIRES 7/27/25



**NOTES CONTINUED**

- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 21st DAY OF December A.D. 2021, AT 4:17 MINUTES PAST 11 O'CLOCK AM, AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 187-201, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR  
AUDITOR'S REFERENCE: 202112210020  
BY: *[Signature]*  
DEPT. OF COUNTY CLERK

**ESM CONSULTING ENGINEERS LLC**  
33400 8th Avenue S.  
Suite 205  
Federal Way, WA 98003

FEDERAL WAY (206) 838-8115  
LYNWOOD (206) 227-3000

www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: J.K./B.S./C.F./R.G	SHEET 3 OF 15	



# BLACK HORSE AT WHISKEY CREEK - PHASE 1

AUDITOR'S REFERENCE

A PLAT COMMUNITY  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
 KITTITAS COUNTY, WASHINGTON  
 ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

LP-08-00022  
 LPF-21-00011

FOUND 3" BRASS CAP IN CONCRETE, WITH PUNCH MARK, DOWN 0.9", STAMPED:



HELD FOR NORTH QUARTER CORNER SECTION 27 AND CENTERLINE OF REECER CREEK ROAD (NOVEMBER 2012)

FOUND 2" BRASS CAP IN CONCRETE, DOWN 1.2" IN CASE, CAP NOT PUNCHED, USED CENTER OF CAP. (FOUND NOVEMBER 2012)  
 S 0.7' E 0.0' OF CALCULATED CENTERLINE AT 35 FEET SOUTH OF THE NORTH LINE OF THE NE 1/4. (NOVEMBER 2012)

POINT 140' FROM THE NORTH LINE OF THE NE 1/4 AS MEASURED ALONG THE EASTERLY MARGIN OF REECER CREEK ROAD (R1)=(ESM)

SITE SPECIFIC BASIS OF BEARINGS:  
 WEST LINE OF THE NE 1/4 AS MEASURED FROM FOUND MONUMENT MARKING THE CENTER OF SECTION TO FOUND N 1/4 CORNER:  
 N 00°15'12" W 2638.48' (ESM) 2638.62' (R2)

CENTERLINE OF RIGHT OF WAY USING DATA PER (R4) AND FOUND N 1/4 AND S 1/4 CORNERS:  
 N 00°02'31" E 2390.89' (ESM) 2390.89' (R4)

FOUND 3" BRASS CAP IN CONCRETE MONUMENT STAMPED: "KITTITAS COUNTY PUBLIC WORKS 42+66.29", WITH PUNCH, DOWN 0.9", IN CASE. (NOVEMBER 2012)  
 N 0.1' W 1.1'

CENTERLINE OF RIGHT OF WAY TO INTERSECTION:  
 N 00°33'30" W 247.57' (ESM) 247.89' (R4)  
 SEE SHEET 4 FOR ADDITIONAL INFORMATION RELATED TO THE BOUNDARY

N 00°15'11" W 2637.86' (FOUND SOUTH 1/4 CORNER TO FOUND CENTER OF SECTION)

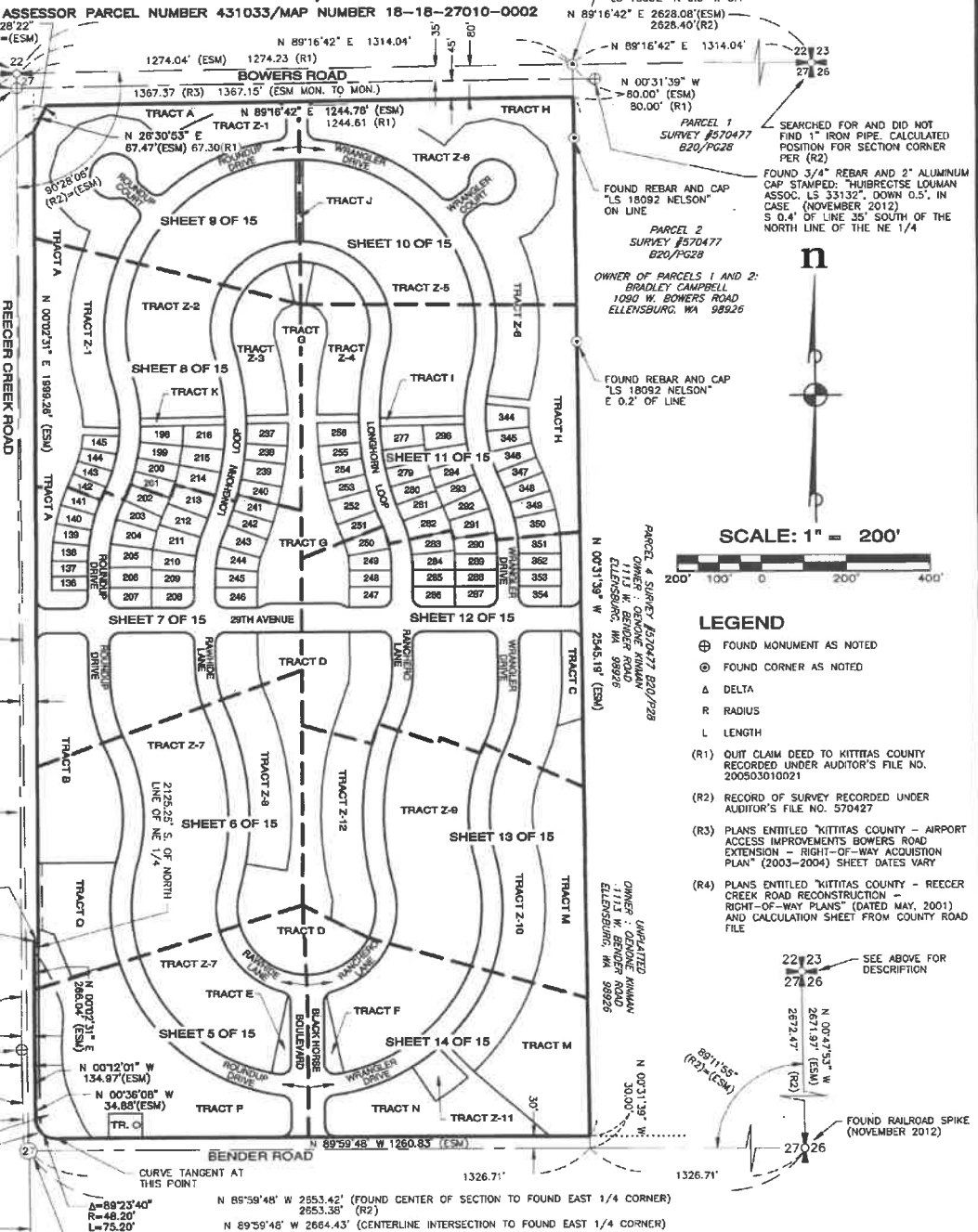
**BASIS OF BEARINGS:**

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U359" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999870387.

**SURVEY INSTRUMENTATION :**

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:  
 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100  
 THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNIQUES  
 PROCEDURE USED : FIELD TRAVERSE AND GPS WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

DWG NAME : ESM\ENGR\ESM-JOB5\410\028\005\PLOTS\FINAL\FP-P1-04.DWG



FOUND IRON ROD WITH CAP LS 18092" N 0.3' W 0.1' 2628.40' (R2)  
 N 89°16'42" E 1314.04'  
 N 89°16'42" E 1314.04'  
 N 00°31'39" W 80.00' (ESM) 80.00' (R1)  
 PARCEL 1 SURVEY #570477 B20/PG28  
 SEARCHED FOR AND DID NOT FIND 1" IRON PIPE. CALCULATED POSITION FOR SECTION CORNER PER (R2)

FOUND REBAR AND CAP LS 18092 NELSON" ON LINE  
 PARCEL 2 SURVEY #570477 B20/PG28  
 OWNER OF PARCELS 1 AND 2: BRADLEY CAMPBELL 1090 W. BOWERS ROAD ELLENSBURG, WA 98926  
 FOUND REBAR AND CAP LS 18092 NELSON" E 0.2' OF LINE

FOUND 3/4" REBAR AND 2" ALUMINUM CAP STAMPED: "HUBRECTSE LOJMAN ASSOC. LS 33132", DOWN 0.5", IN CASE. (NOVEMBER 2012)  
 S 0.4' OF LINE 35' SOUTH OF THE NORTH LINE OF THE NE 1/4

SCALE: 1" = 200'

- LEGEND**
- ⊕ FOUND MONUMENT AS NOTED
  - ⊙ FOUND CORNER AS NOTED
  - Δ DELTA
  - R RADIUS
  - L LENGTH
  - (R1) OUI CLAIM DEED TO KITTITAS COUNTY RECORDED UNDER AUDITOR'S FILE NO. 200503010021
  - (R2) RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 570427
  - (R3) PLANS ENTITLED "KITTITAS COUNTY - AIRPORT ACCESS IMPROVEMENTS BOWERS ROAD EXTENSION - RIGHT-OF-WAY ACQUISITION PLAN" (2003-2004) SHEET DATES VARY
  - (R4) PLANS ENTITLED "KITTITAS COUNTY - REECER CREEK ROAD RECONSTRUCTION - RIGHT-OF-WAY PLANS" (DATED MAY, 2001) AND CALCULATION SHEET FROM COUNTY ROAD FILE

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 20 DAY OF December, 2021, AT 5:45 MINUTES, PAST 11 O'CLOCK, A.M., AND RECORDED BY VOLUME 132 OF BOOKS, ON PAGES 183-201, RECORDS OF KITTITAS COUNTY, WASHINGTON.  
 KITTITAS COUNTY AUDITOR  
 AUDITOR'S REF. NO. 20212210020  
 BY: Dr. Horton  
 DEPUTY COUNTY AUDITOR



**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Avenue S.  
 Suite 205  
 Federal Way, WA 98003  
 FEDERAL WAY (253) 838-8113  
 UNWIND (425) 297-9830  
 www.esmcivil.com

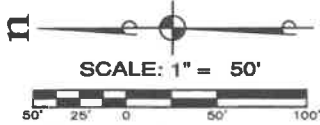
Civil Engineering	Land Surveying	Land Planning
Public Works	Project Management	Landscape Architecture
DATE : 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: J.K./B.S./C.F./R.G.	SHEET 4 OF 15	

# BLACK HORSE AT WHISKEY CREEK - PHASE 1

AUDITOR'S REFERENCE

A PLAT COMMUNITY  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
 KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002



**EASEMENT LINE TABLE**

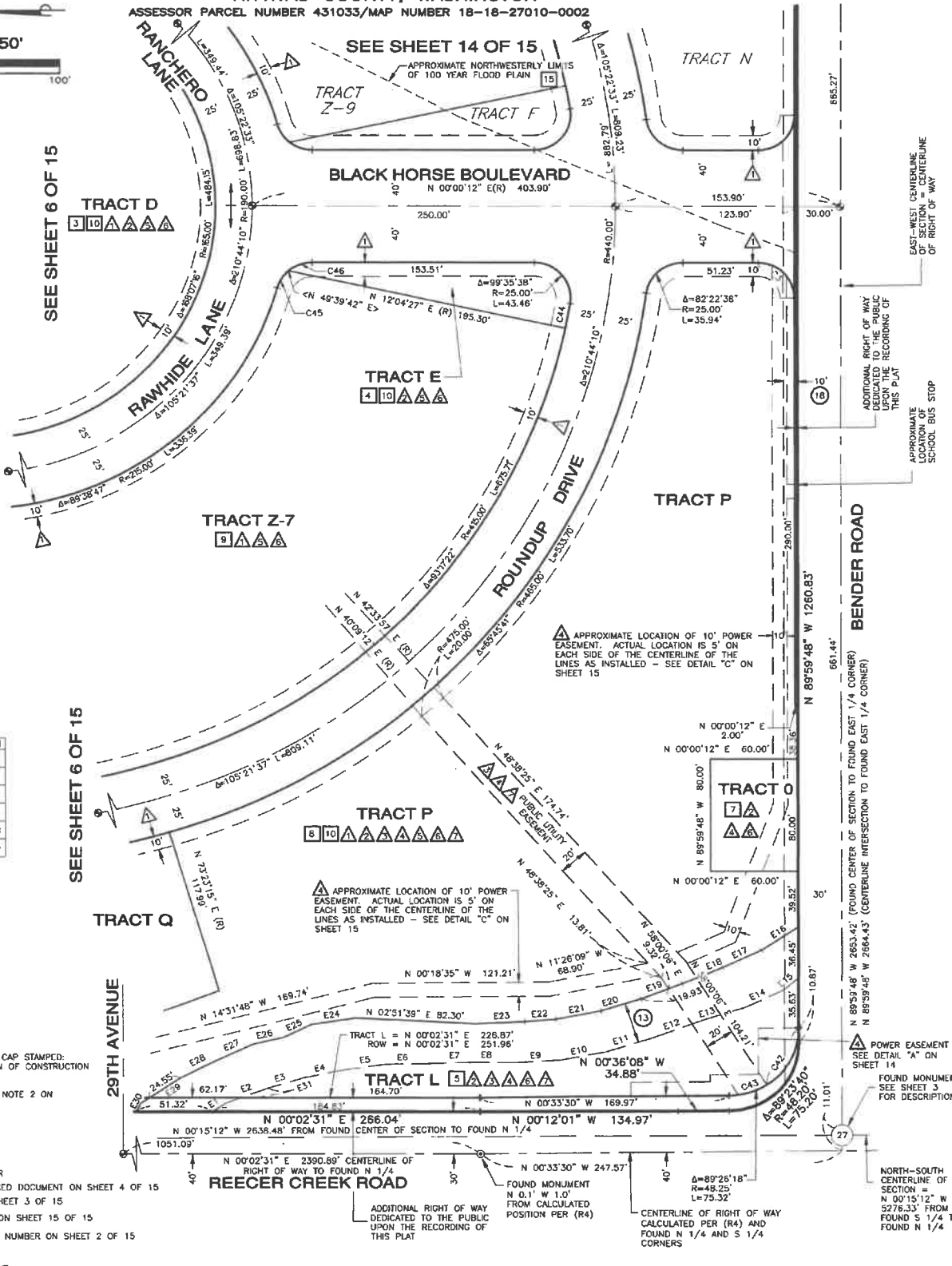
LINE	BEARING	DISTANCE
E1	N 32°55'20" W	10.99
E2	N 20°34'17" W	30.73
E3	N 16°46'25" W	25.50
E4	N 11°40'01" W	27.52
E5	N 07°52'23" W	30.14
E6	N 00°35'24" W	29.80
E7	N 01°58'36" W	30.33
E8	N 00°35'21" E	29.38
E9	N 03°66'46" W	30.88
E10	N 10°45'06" W	32.44
E11	N 17°36'56" W	33.09
E12	N 20°32'34" W	36.74
E13	N 17°18'02" W	29.53
E14	N 25°33'39" W	29.70
E15	N 39°36'28" W	13.01
E16	N 33°07'20" W	30.69
E17	N 25°09'44" W	29.04
E18	N 22°48'12" W	29.85
E19	N 21°19'44" W	30.00
E20	N 17°40'08" W	28.56
E21	N 11°00'08" W	31.48
E22	N 04°16'03" W	21.19
E23	N 02°23'27" W	35.02
E24	N 06°31'50" W	30.72
E25	N 25°31'42" W	21.36
E26	N 12°49'59" W	21.05
E27	N 25°02'32" W	29.67
E28	N 26°58'30" W	26.38
E29	N 33°58'22" W	31.55
E30	N 61°43'44" W	6.91
E31	N 20°34'17" W	19.31

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	25.00	39.27
C42	57°28'21"	48.25	48.40
C43	24°26'15"	48.25	20.58
C44	2°28'37"	415.00	17.94
C45	33°58'40"	25.00	14.81
C46	40°20'30"	25.00	17.60

**LEGEND**

- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44925" UPON COMPLETION OF CONSTRUCTION
- ⊙ = FOUND MONUMENT AS NOTED
- ⊙ = PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER
- (R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
- X = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- ⊗ = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
- Δ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- △ = PUBLIC UTILITY EASEMENT
- △ = STORM DRAINAGE EASEMENT
- △ = WATER EASEMENT
- △ = POWER (GAS AND ELECTRIC) EASEMENT
- △ = IRRIGATION EASEMENT
- △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △ = SANITARY SEWER EASEMENT



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 11 DAY OF DECEMBER, A.D. 2021, AT 4:45 MINUTES PAST 11 O'CLOCK P.M., AND RECORDED IN VOLUME 413 OF PLATS, ON PAGES 107-201, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR  
 AUDITOR'S REFERENCE: 20211221 0020  
 BY: [Signature]  
 DEPUTY COUNTY AUDITOR

DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\029\005\PLOTS\FINAL\FP-P1-05.DWG

**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Avenue S.  
 Suite 205  
 Federal Way, WA 98003  
 FEDERAL WAY (203) 838-0113  
 LYNNWOOD (425) 297-9900

www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P./J.K./C.F./R.G.		SHEET 5 OF 15

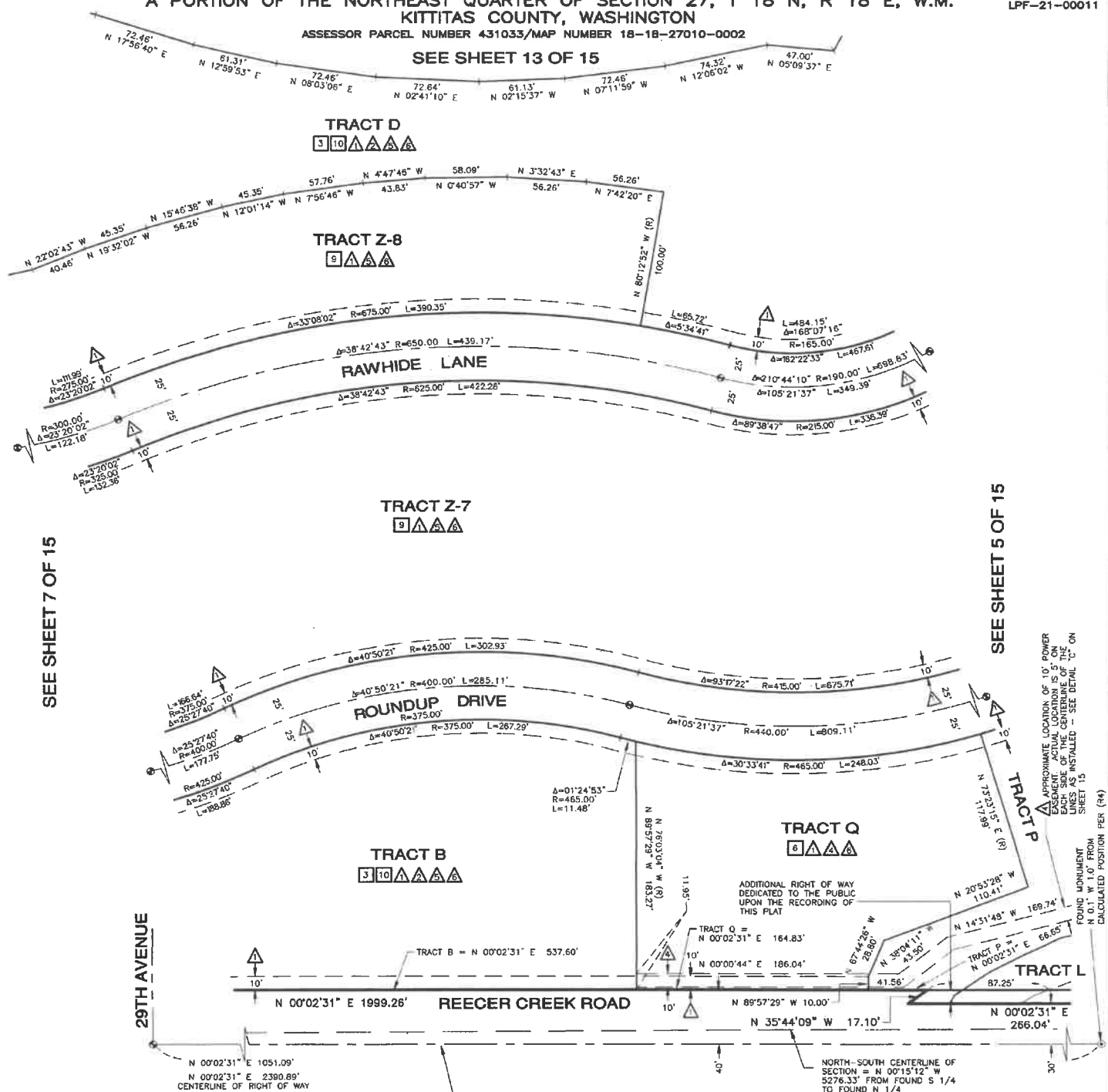
# BLACK HORSE AT WHISKEY CREEK - PHASE 1

AUDITOR'S REFERENCE

A PLAT COMMUNITY  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
 KITTITAS COUNTY, WASHINGTON  
 ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

LP-06-00022  
 LPF-21-00011

SEE SHEET 13 OF 15



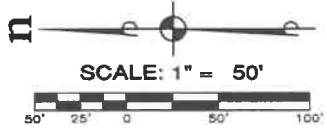
SEE SHEET 7 OF 15

SEE SHEET 5 OF 15

APPROXIMATE LOCATION OF 10' POWER EASEMENT. ACTUAL LOCATION IS 5' ON EACH SIDE OF THE CENTERLINE OF THE STREET INSTALLED - SEE DETAIL 'C' ON SHEET 13

**LEGEND**

- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44925" UPON COMPLETION OF CONSTRUCTION
- ⊙ = FOUND MONUMENT AS NOTED
- ⊙ = PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER
- (R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
- X = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- ⊗ = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
- ⊕ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- ⚠ = PUBLIC UTILITY EASEMENT
- ⚠ = STORM DRAINAGE EASEMENT
- ⚠ = WATER EASEMENT
- ⚠ = POWER (GAS AND ELECTRIC) EASEMENT
- ⚠ = IRRIGATION EASEMENT
- ⚠ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 21st DAY OF December, A.D. 2021, AT 47 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 187-201, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR  
 AUDITOR: [Signature]  
 BY: [Signature]  
 DEPUTY COUNTY AUDITOR

**ESM CONSULTING ENGINEERS, L.L.C.**  
 33400 8th Avenue S.  
 Suite 205  
 Federal Way, WA 98003  
 FEDERAL WAY (206) 836-9115  
 LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P./J.K./C.F./R.G.		SHEET 6 OF 15

13/19

# BLACK HORSE AT WHISKEY CREEK - PHASE 1

## A PLAT COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
 KITTITAS COUNTY, WASHINGTON

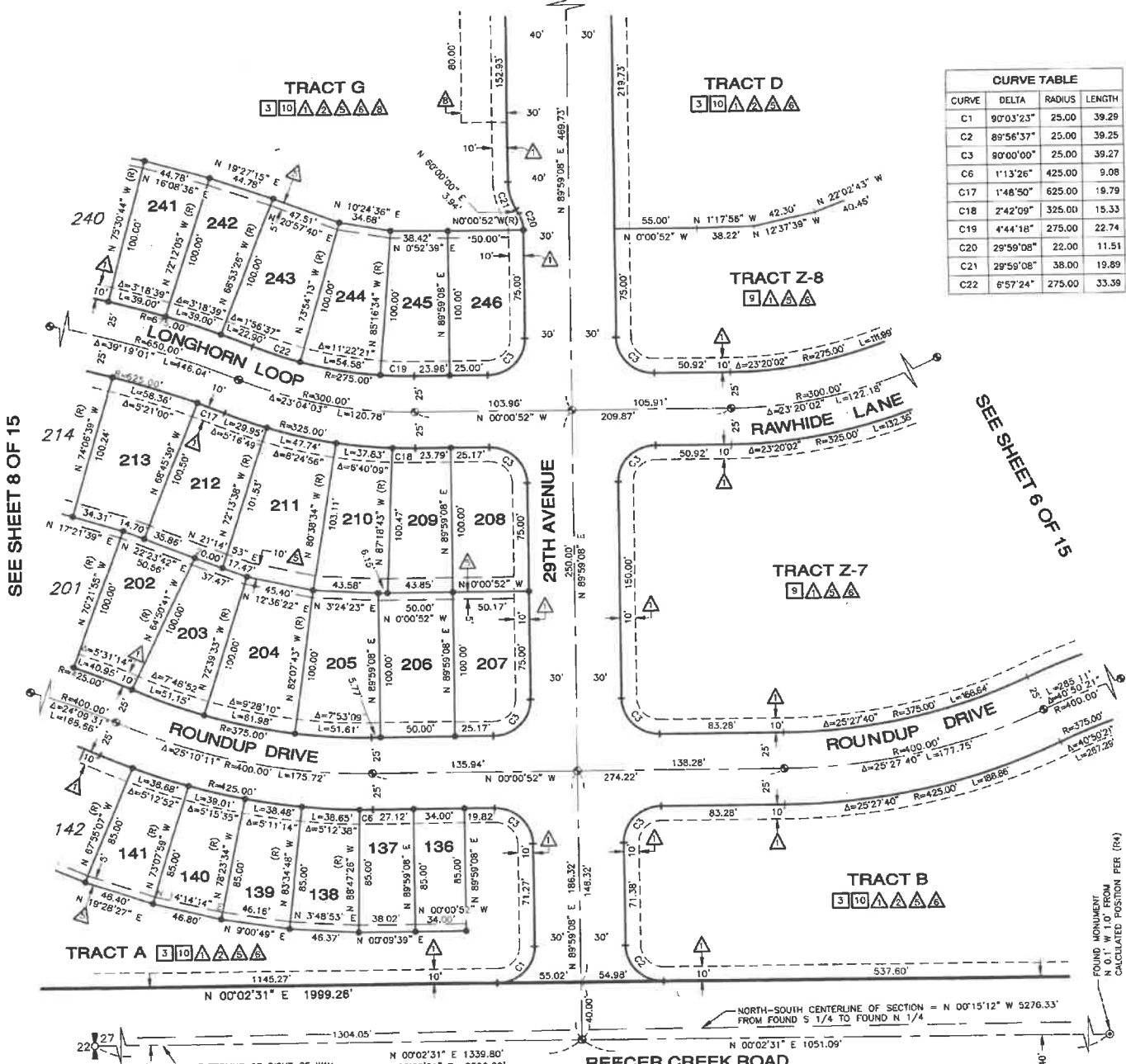
ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

SEE SHEET 12 OF 15

AUDITOR'S REFERENCE

LP-06-00022  
 LPP-21-00011

CURVE	DELTA	RADIUS	LENGTH
C1	90°03'23"	25.00	39.29
C2	89°56'37"	25.00	39.25
C3	90°00'00"	25.00	39.27
C6	1°13'26"	425.00	9.08
C17	1°48'50"	625.00	19.79
C18	2°42'09"	325.00	15.33
C19	4°44'18"	275.00	22.74
C20	29°59'08"	22.00	11.51
C21	29°59'08"	38.00	19.89
C22	6°57'24"	275.00	33.39

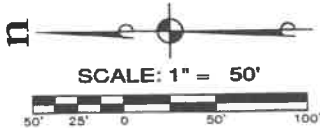


SEE SHEET 8 OF 15

SEE SHEET 6 OF 15

### LEGEND

- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED: L.S. 44925' UPON COMPLETION OF CONSTRUCTION
- ⊙ = FOUND MONUMENT AS NOTED
- ⊙ = PROPERTY CORNER SET - SEC NOTE 2 ON SHEET 3 OF 15
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER
- (R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
- (X) = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- (X) = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
- (X) = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- ▲ = PUBLIC UTILITY EASEMENT
- ▲ = STORM DRAINAGE EASEMENT
- ▲ = WATER EASEMENT
- ▲ = POWER (GAS AND ELECTRIC) EASFMENT
- ▲ = IRRIGATION EASEMENT
- ▲ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ▲ = SANITARY SEWER EASEMENT
- ▲ = MAILBOX EASEMENT



REECER CREEK ROAD

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 21st DAY OF December, A.D. 2021, AT 10:00 MINUTES 'PAST' 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 187-201, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR  
 AUDITOR'S REFERENCE: 202112210020  
 BY: DR. HORTON  
 DEPUTY COUNTY AUDITOR

**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Avenue S.  
 Suite 205  
 Federal Way, WA 98003  
 FEDERAL WAY (203) 836-6113  
 LYNNWOOD (425) 297-9900

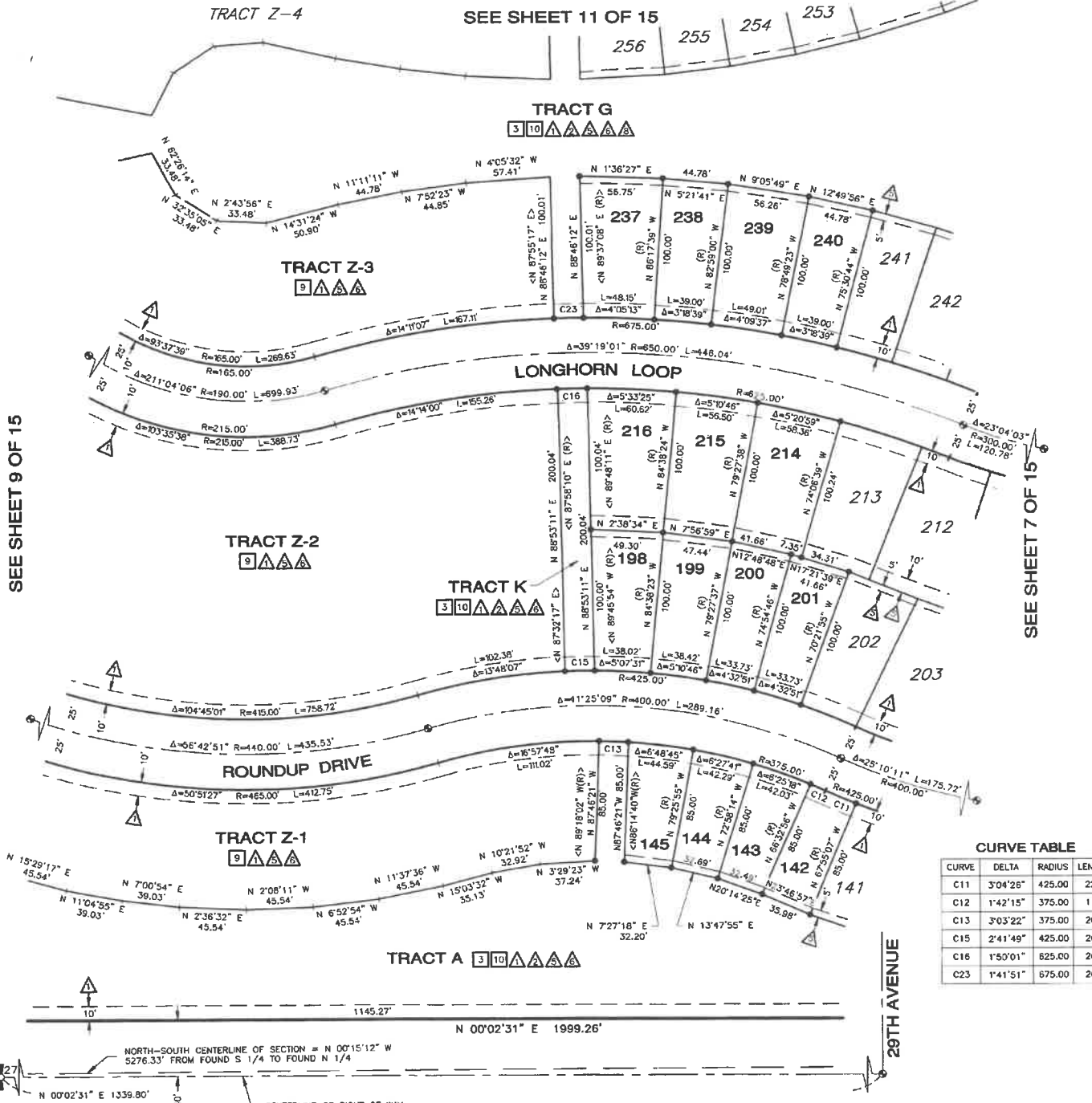
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.		SHEET 7 OF 15

# BLACK HORSE AT WHISKEY CREEK - PHASE 1

AUDITOR'S REFERENCE

A PLAT COMMUNITY  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
 KITTITAS COUNTY, WASHINGTON  
 ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

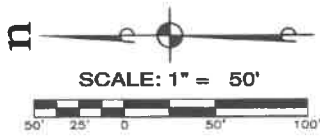
LP-06-00022  
 LPP-21-00011



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C11	3°04'28"	425.00'	22.80'
C12	1°42'15"	375.00'	11.15'
C13	3°03'22"	375.00'	20.00'
C15	2°41'49"	425.00'	20.00'
C16	1°50'01"	625.00'	20.00'
C23	1°41'51"	675.00'	20.00'

- LEGEND**
- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 35142" UPON COMPLETION OF CONSTRUCTION
  - ⊙ = FOUND MONUMENT AS NOTED
  - = PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - (R) = RADIAL BEARING
  - <> = RADIAL BEARING AT LOT CORNER
  - (R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
  - (X) = INDICATES NOTE NUMBER ON SHEET 3 OF 15
  - (X) = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
  - ⊙ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
  - ⊙ = PUBLIC UTILITY EASEMENT
  - ⊙ = PUBLIC STORM DRAINAGE EASEMENT
  - ⊙ = IRRIGATION EASEMENT
  - ⊙ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
  - ⊙ = MAIL BOX EASEMENT



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS. THIS 21st DAY OF December, A.D. 2021 AT 11:45 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 15 OF PLATS ON PAGES 107-201. RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR  
 AUDITOR'S REFERENCE: 20211221 0020  
 BY: [Signature]  
 DEPUTY COUNTY AUDITOR

**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Avenue S.  
 Suite 205  
 Federal Way, WA 98003  
 FEDERAL WAY (206) 858-8115  
 LINDWOOD (425) 597-9900  
 www.esmcivil.com

Civil Engineering | Land Surveying | Land Planning  
 Public Works | Project Management | Landscape Architecture

DATE: 2021-11-18 | JOB NO.: 410-028-012-0105  
 DRAWN BY: B.S./P.T./J.K./C.F./R.G. | SHEET 8 OF 15

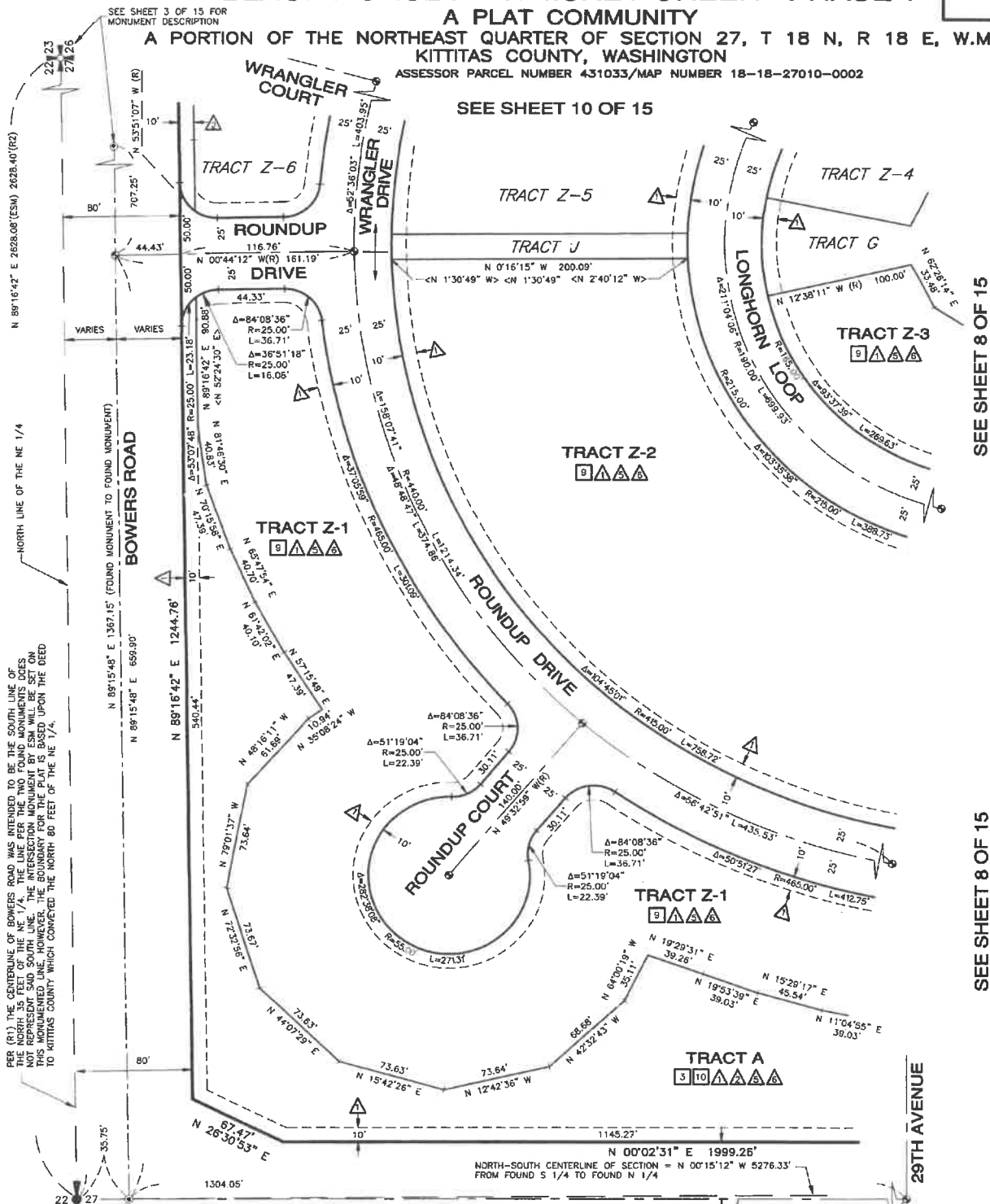
# BLACK HORSE AT WHISKEY CREEK - PHASE 1

AUDITOR'S REFERENCE

A PLAT COMMUNITY  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
 KITTITAS COUNTY, WASHINGTON  
 ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

LP-08-00022  
 LPF-21-00011

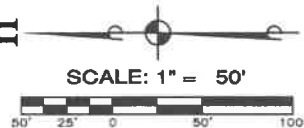
SEE SHEET 10 OF 15



PER (R1), THE CENTERLINE OF BOWERS ROAD WAS INTENDED TO BE THE SOUTH LINE OF THE NE 1/4. THE MONUMENTS LOCATED FOR THE NE 1/4 INTERSECTION DO NOT REPRESENT SAID SOUTH LINE. THE INTERSECTION MONUMENTED ON THE DEED TO KITTITAS COUNTY WHICH CONVEYED THE NORTH 80 FEET OF THE NE 1/4.

### LEGEND

- = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44825" UPON COMPLETION OF CONSTRUCTION
- = FOUND MONUMENT AS NOTED
- = PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- ◁ = RADIAL BEARING AT LOT CORNER
- (R) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
- X = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- ⊗ = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
- △ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15



- △ = PUBLIC UTILITY EASEMENT
- △ = PUBLIC STORM DRAINAGE EASEMENT
- △ = IRRIGATION EASEMENT
- △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT



### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS 21<sup>ST</sup> DAY OF December, A.D., 2021, AT 11 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 163-201, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR  
 AUDITOR'S REFERENCE: 20211221 0020  
 BY: [Signature]  
 DEPT. COUNTY AUDITOR

**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Avenue S.  
 Suite 205  
 Federal Way, WA 98003  
 FEDERAL WAY (253) 835-8113  
 LYNNWOOD (425) 297-9900  
 www.esmcivil.com

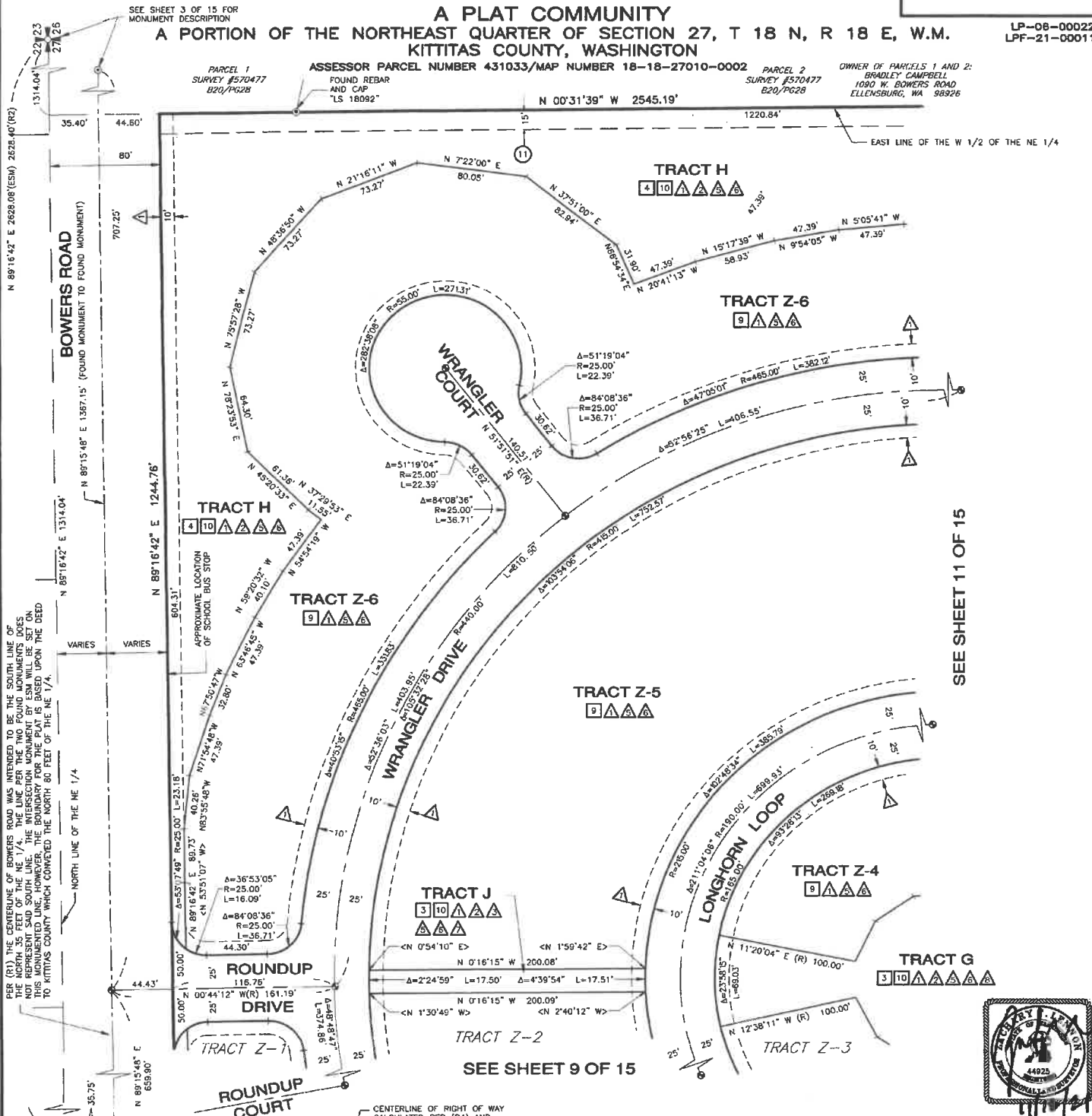
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.		SHEET 9 OF 15

# BLACK HORSE AT WHISKEY CREEK - PHASE 1

AUDITOR'S REFERENCE

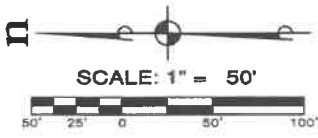
A PLAT COMMUNITY  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
KITITAS COUNTY, WASHINGTON

LP-08-00022  
LPF-21-00011



PER (R1) THE CENTERLINE OF BOWERS ROAD WAS INTENDED TO BE THE SOUTH LINE OF THE NORTH 35 FEET OF THE NE 1/4. THE LINE PER THE TWO FOUND MONUMENTS DOES NOT REPRESENT SAID SOUTH LINE. THE INTERSECTION MONUMENT BY ESM WILL BE SET ON THIS MONUMENTED LINE; HOWEVER, THE BOUNDARY FOR THE PLAT IS BASED UPON THE DEED TO KITITAS COUNTY WHICH CORNERED THE NORTH 80 FEET OF THE NE 1/4.

SEE SHEET 11 OF 15



- ### LEGEND
- - ESM WILL SET SURFACE BRASS CAP STAMPED: "LS. 44925" UPON COMPLETION OF CONSTRUCTION
  - ⊙ - FOUND MONUMENT AS NOTED
  - - PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
  - Δ - DELTA
  - R - RADIUS
  - L - ARC LENGTH
  - (R) - RADIAL BEARING
  - <N> - RADIAL BEARING AT LOT CORNER
  - (RA) - SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
  - [X] - INDICATES NOTE NUMBER ON SHEET 3 OF 15
  - (X) - INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15

- Δ - INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- Δ - PUBLIC UTILITY EASEMENT
- Δ - STORM DRAINAGE EASEMENT
- Δ - IRRIGATION EASEMENT
- Δ - INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- Δ - SANITARY SEWER EASEMENT
- Δ - MAILBOX EASEMENT
- Δ - WATER EASEMENT

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS. THIS 21st DAY OF December, A.D., 2021, AT 10:11 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 187-21, RECORDS OF KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR  
AUDITOR: *[Signature]* 20211221 0020  
BY: *[Signature]*  
DEPUTY COUNTY AUDITOR

---

**ESM CONSULTING ENGINEERS LLC**  
33400 8th Avenue S.  
Suite 205  
Federal Way, WA 98003  
FEDERAL WAY (253) 838-8113  
LYNNWOOD (425) 297-0900

www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.	SHEET 10 OF 15	

# BLACK HORSE AT WHISKEY CREEK - PHASE 1

AUDITOR'S REFERENCE

A PLAT COMMUNITY  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
 KITTITAS COUNTY, WASHINGTON

LP-06-00022  
 LFP-21-00011

PARCEL 2  
 SURVEY #570477  
 B20/P28  
 OWNER : BRADLEY CAMPBELL  
 1090 W. BOWERS ROAD  
 ELLENSBURG, WA 98926

PARCEL 4 SURVEY #570477 B20/P28  
 OWNER : DENISE KIRMAN  
 1113 W. BENDER ROAD  
 ELLENSBURG, WA 98926

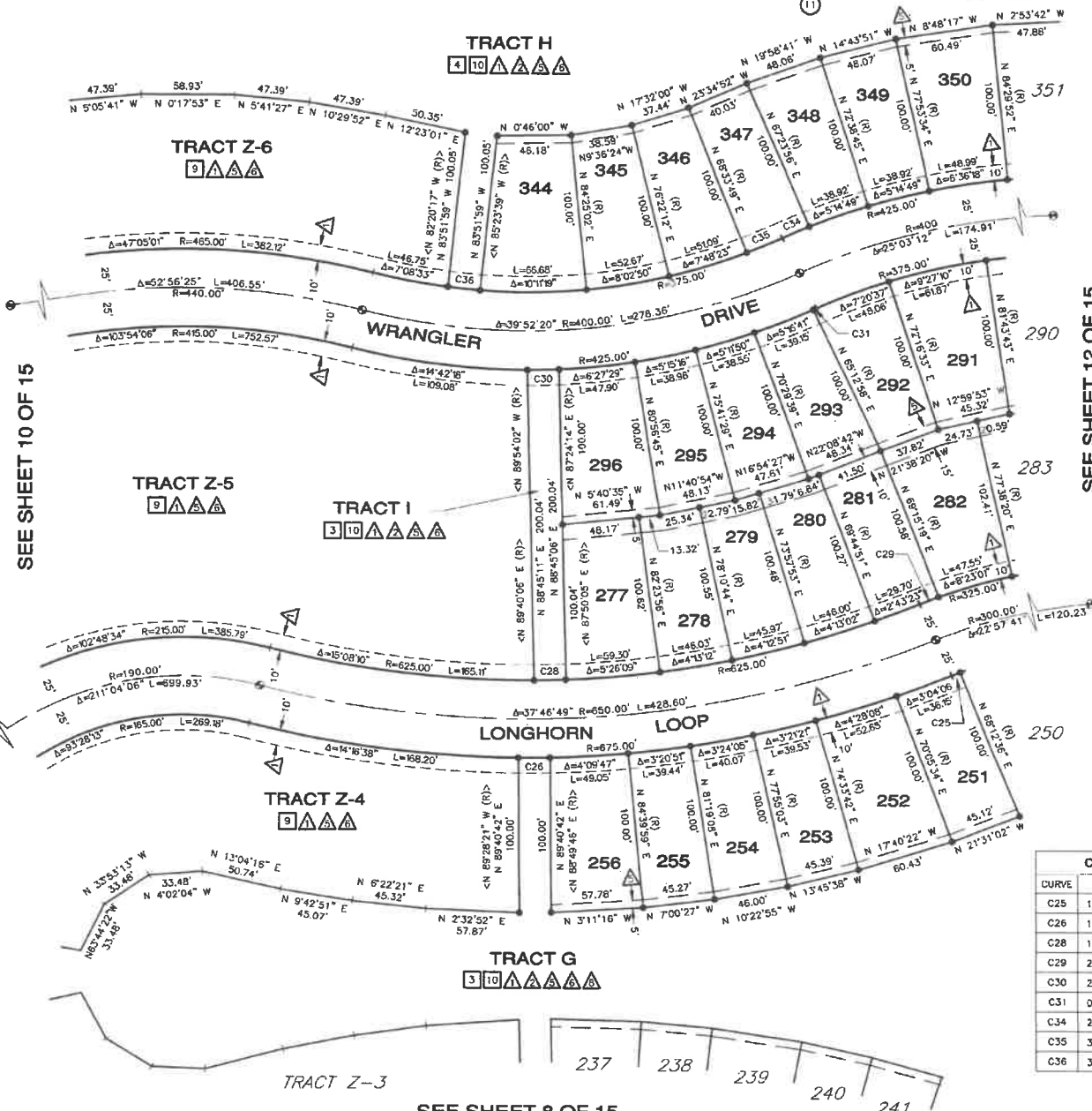
PARCEL 4 SURVEY #570477 B20/P28  
 OWNER : DENISE KIRMAN  
 1113 W. BENDER ROAD  
 ELLENSBURG, WA 98926

ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

N 00°31'39" W 2545.19'

1220.84'

EAST LINE OF THE W 1/2 OF THE NE 1/4



SEE SHEET 12 OF 15

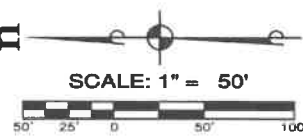
SEE SHEET 10 OF 15

SEE SHEET 8 OF 15

CURVE	DELTA	RADIUS	LENGTH
C25	1°11'08"	275.00	5.69
C26	1°41'53"	675.00	20.00
C28	1°50'01"	625.00	20.00
C29	2°13'51"	325.00	12.65
C30	2°41'44"	425.00	20.00
C31	0°17'02"	425.00	2.11
C34	2°28'00"	425.00	18.30
C35	3°37'53"	375.00	23.77
C36	3°03'22"	375.00	20.00

**LEGEND**

- = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44925" UPON COMPLETION OF CONSTRUCTION
- = FOUND MONUMENT AS NOTED
- = PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER
- (R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
- (X) = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- (X) = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
- △ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- △ = PUBLIC UTILITY EASEMENT
- △ = PUBLIC STORM DRAINAGE EASEMENT
- △ = IRRIGATION EASEMENT
- △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △ = MAIL BOX EASEMENT



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS.  
 THIS 21st DAY OF December, A.D., 2021, AT 4:47 MINUTES PAST  
11 O'CLOCK A.M., AND RECORDED IN VOLUME 187-221 PLATS, ON  
 PAGES 187-221, RECORDS OF KITTITAS COUNTY, WASHINGTON.  
 KITTITAS COUNTY AUDITOR  
 AUDITOR'S REFERENCE: 20212210020  
 BY: [Signature]  
 DEPUTY COUNTY CLERK

**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Avenue S.  
 Suite 205  
 Federal Way, WA 98003  
 FEDERAL WAY (253) 838-8113  
 LYNWOOD (425) 297-8900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.		SHEET 11 OF 15



# BLACK HORSE AT WHISKEY CREEK - PHASE 1

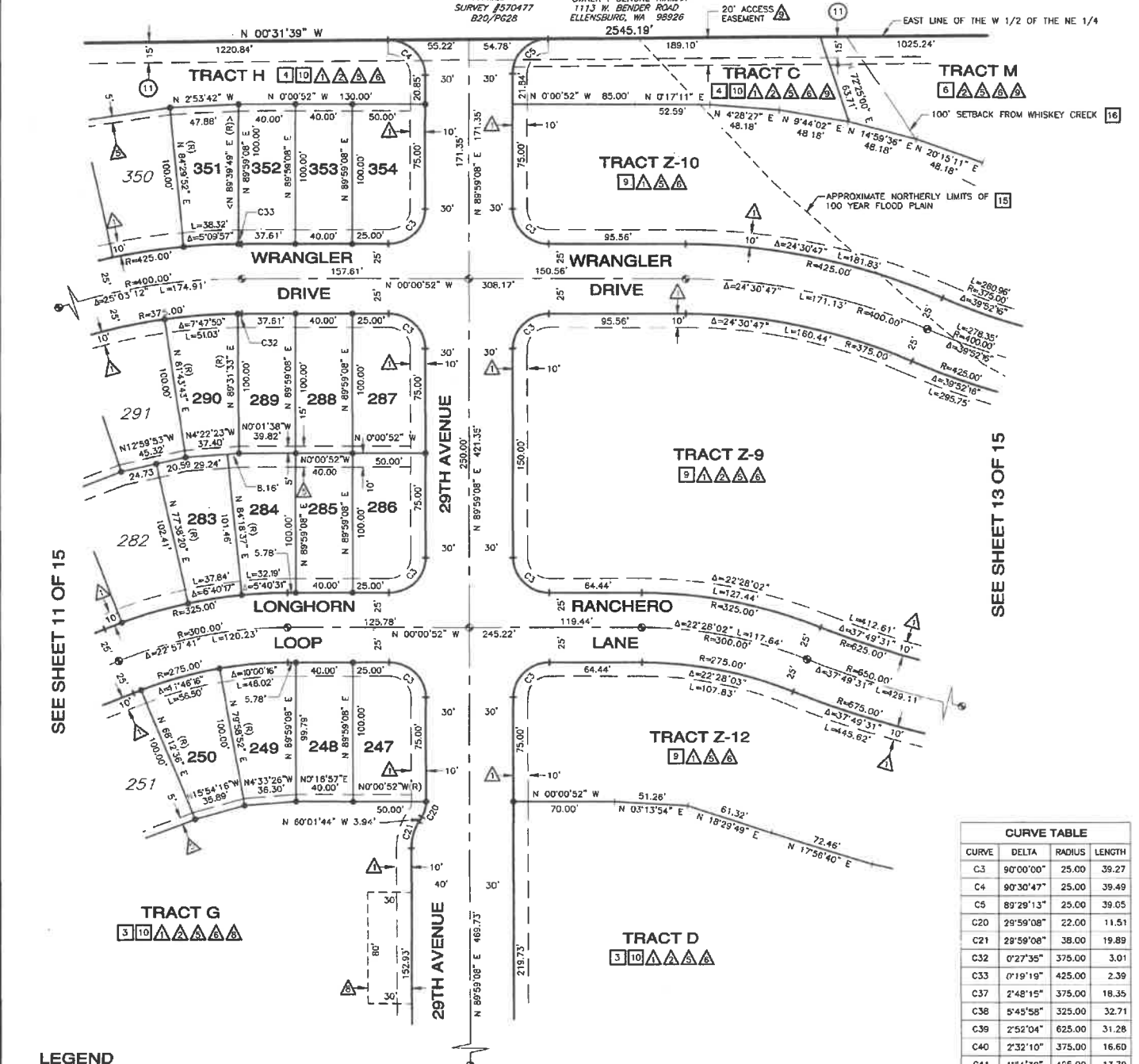
AUDITOR'S REFERENCE

A PLAT COMMUNITY  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
KITITAS COUNTY, WASHINGTON

LP-06-00022  
LFP-21-00011

ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

PARCEL 4  
SURVEY #570477  
B20/P628  
OWNER: OZKONE KINMAN  
1113 W. BENDER ROAD  
ELLENSBURG, WA 98926



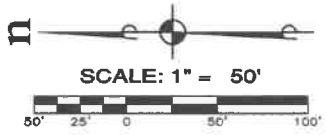
SEE SHEET 11 OF 15

SEE SHEET 13 OF 15

SEE SHEET 7 OF 15

CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	25.00	39.27
C4	90°30'47"	25.00	39.49
C5	89°29'13"	25.00	39.05
C20	29°59'08"	22.00	11.51
C21	29°59'08"	38.00	19.89
C32	0°27'35"	375.00	3.01
C33	0°19'19"	425.00	2.39
C37	2°48'15"	375.00	18.35
C38	5°45'58"	325.00	32.71
C39	2°52'04"	625.00	31.28
C40	2°32'10"	375.00	16.60
C41	1°51'32"	425.00	13.79

- LEGEND**
- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44925" UPON COMPLETION OF CONSTRUCTION
  - ⊙ = FOUND MONUMENT AS NOTED
  - = PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - (R) = RADIAL BEARING
  - <> = RADIAL BEARING AT LOT CORNER
  - (R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
  - (X) = INDICATES NOTE NUMBER ON SHEET 3 OF 15
  - (X) = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
  - ⊙ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
  - ⊙ = PUBLIC UTILITY EASEMENT
  - ⊙ = STORM DRAINAGE EASEMENT
  - ⊙ = IRRIGATION EASEMENT
  - ⊙ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
  - ⊙ = MAILBOX EASEMENT
  - ⊙ = ACCESS/FLOOD CONTROL EASEMENT



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 21st DAY OF DEC, 2021, AT 4:45 MINUTES PAST 11 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS, ON PAGES 137-201, RECORDS OF KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR  
AUDITOR'S OFFICE: 2121 1221 0020  
BY: *[Signature]*  
DEPUTY COUNTY AUDITOR

**ESM CONSULTING ENGINEERS LLC**  
33400 8th Avenue S.  
Suite 205  
Federal Way, WA 98003  
FEDERAL WAY (206) 838-8113  
Lynnwood (425) 291-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-11-18	JOB NO. 410-028-C12-0105	
DRAWN BY: B.S./P./J.K./C.F./R.G.		SHEET 12 OF 15

# BLACK HORSE AT WHISKEY CREEK - PHASE 1

AUDITOR'S REFERENCE

A PLAT COMMUNITY  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
KITITAS COUNTY, WASHINGTON

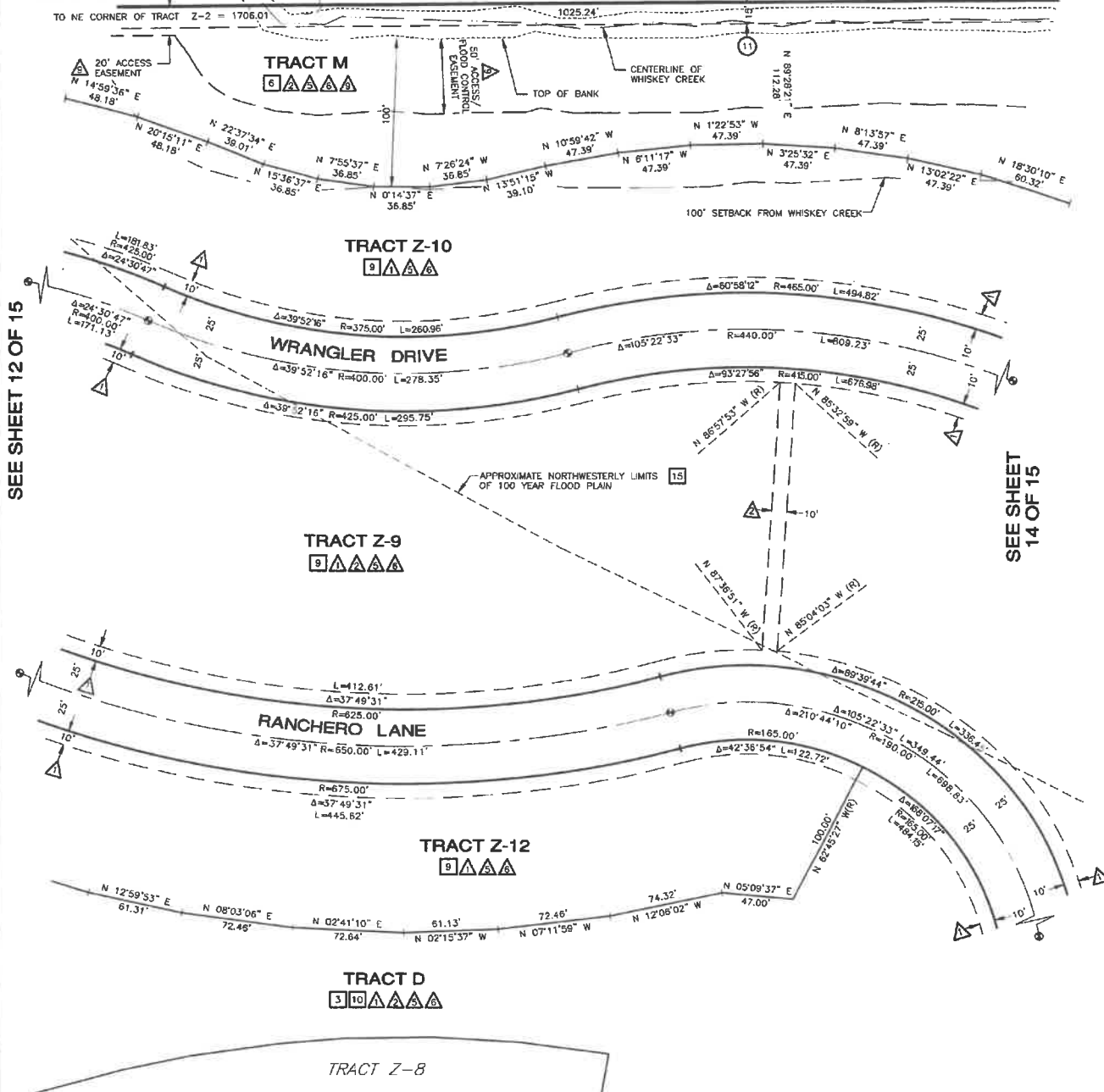
LP-06-00022  
LPF-21-00011

ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

UNPLATTED  
OWNER: DEVONIE KINMAN  
1113 W. BENDER ROAD  
ELLENSBURG, WA 98926

EAST LINE OF THE W 1/2  
OF THE NE 1/4

PARCEL 4  
SURVEY #570477  
B20/PC28  
OWNER: DEVONIE KINMAN  
1113 W. BENDER ROAD  
ELLENSBURG, WA 98926

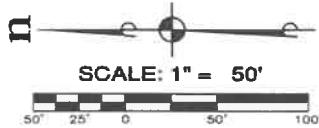


SEE SHEET 12 OF 15

SEE SHEET 14 OF 15

SEE SHEET 6 OF 15

- LEGEND**
- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44925" UPON COMPLETION OF CONSTRUCTION
  - ⊙ = FOUND MONUMENT AS NOTED
  - ⊙ = PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - (R) = RADIAL BEARING
  - ↔ = RADIAL BEARING AT LOT CORNER
  - (R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
  - (X) = INDICATES NOTE NUMBER ON SHEET 3 OF 15
  - (X) = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
  - ⊙ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
  - ⊙ = PUBLIC UTILITY EASEMENT
  - ⊙ = PUBLIC STORM DRAINAGE EASEMENT
  - ⊙ = IRRIGATION EASEMENT
  - ⊙ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
  - ⊙ = ACCESS/FLOOD CONTROL EASEMENT



**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS;  
THIS 21st DAY OF December A.D., 2021, AT 4:11 MINUTES PAST  
11 O'CLOCK P.M., AND RECORDED IN VOLUME 13 OF PLATS ON  
PAGES 187-201, RECORDS OF KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR  
AUDITOR'S [Signature] 202112210020  
BY: [Signature]  
DEP. COUNTY CLERK

**ESM CONSULTING ENGINEERS LLC**  
33400 8th Avenue S.  
Suite 205  
Federal Way, WA 98003  
www.esmcivil.com

FEDERAL WAY  
LYNNWOOD  
(253) 838-8113  
(253) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.	SHEET 13 OF 15	

# BLACK HORSE AT WHISKEY CREEK - PHASE 1

## A PLAT COMMUNITY

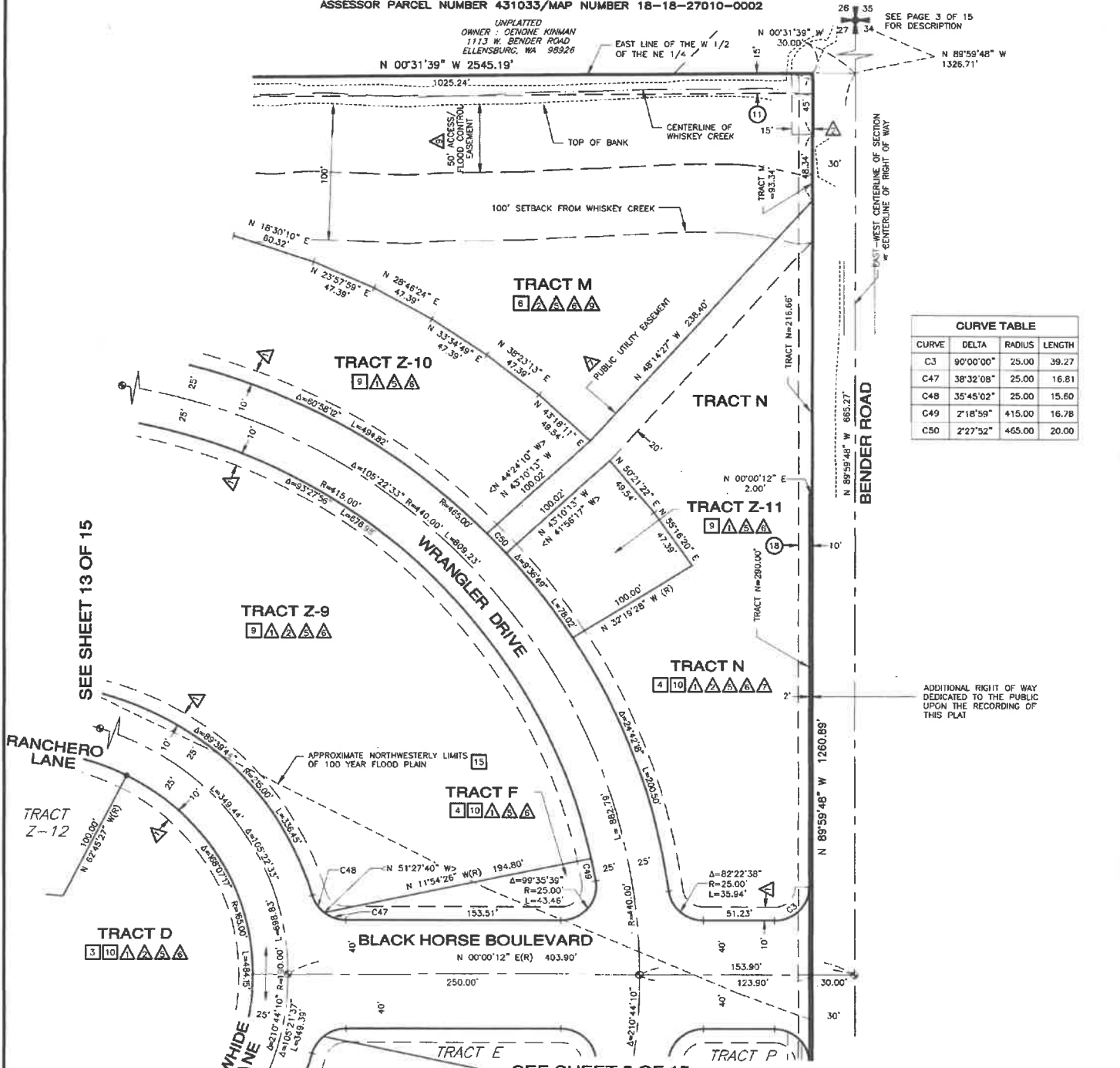
AUDITOR'S REFERENCE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
KITITAS COUNTY, WASHINGTON  
ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

LP-06-00022  
LPF-21-00011

UNPLATTED  
OWNER: OENONE KINMAN  
1113 W. BENDER ROAD  
ELLENSBURG, WA 98926

SEE PAGE 3 OF 15  
FOR DESCRIPTION



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	25.00	39.27
C47	38°32'08"	25.00	16.81
C48	35°45'02"	25.00	15.60
C49	2°18'59"	415.00	16.78
C50	2°27'52"	465.00	20.00

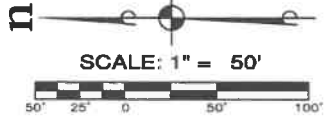
SEE SHEET 13 OF 15

SEE SHEET 5 OF 15

ADDITIONAL RIGHT OF WAY  
DEDICATED TO THE PUBLIC  
UPON THE RECORDING OF  
THIS PLAT

### LEGEND

- = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44925" UPON COMPLETION OF CONSTRUCTION
- ⊙ = FOUND MONUMENT AS NOTED
- = PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER
- (R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
- X = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- Y = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
- = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- ▲ = PUBLIC UTILITY EASEMENT
- ▲ = PUBLIC STORM DRAINAGE EASEMENT
- ▲ = IRRIGATION EASEMENT
- ▲ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ▲ = SANITARY SEWER EASEMENT
- ▲ = ACCESS/FLOOD CONTROL EASEMENT



### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 21st DAY OF December A.D. 2021, AT 4:47 MINUTES PAST 11 O'CLOCK P.M., AND RECORDED IN VOLUME 419 OF PLATS, ON PAGES 18-20, RECORDS OF KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR  
AUDITOR'S REFERENCE: 202112210020  
BY: [Signature]

**ESM CONSULTING ENGINEERS LLC**  
33400 8th Avenue S.  
Suite 205  
Federal Way, WA 98003  
www.esmcivil.com  
FEDERAL WAY (203) 638-6113  
LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.		SHEET 14 OF 15

# BLACK HORSE AT WHISKEY CREEK - PHASE 1

AUDITOR'S REFERENCE

A PLAT COMMUNITY  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
KITTITAS COUNTY, WASHINGTON

LP-06-00022  
LFF-21-00011

ASSESSOR PARCEL NUMBER 431033/MAP NUMBER 18-18-27010-0002

## EXCEPTIONS FROM TITLE REPORT

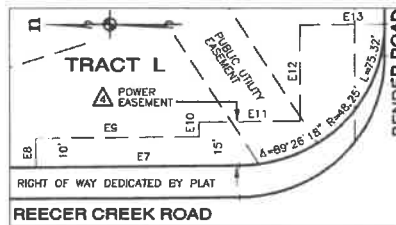
THE LEGAL DESCRIPTION AND EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM AMERITITLE UPDATED SUBDIVISION GUARANTEE NO. 342533AM (CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 72156-47018292) DATED OCTOBER 13, 2021. IN PREPARING THIS PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN HEREIN. ESM HAS RELIED SOLELY UPON THE INFORMATION CONTAINED IN SAID GUARANTEE IN REGARDS TO TITLE ISSUES TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

- 1.-5. NOT REPORTED HEREIN.
- 6-7. SUBJECT TO GENERAL AND SPECIAL TAXES AND CHARGES IF APPLICABLE FOR TAX ID NO. 431033.
8. SUBJECT TO ASSESSMENTS, MAINTENANCE AND OPERATING PROVISIONS OF THE CASCADE IRRIGATION DISTRICT AS SET FORTH IN RESOLUTION NUMBERS 01-2006 AND 02-2006 AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NOS. 20060208001 AND 20060208002 AND THOSE AMENDMENTS THERETO RECORDED UNDER AUDITOR'S FILE NOS. 200803120028 AND 201207170016. EXCEPTION CANNOT BE PLOTTED.
9. SUBJECT TO THAT NOTICE OF WATER AND SEWER CONNECTION CHARGE AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 420037 AND SUBJECT TO THAT OUTSIDE UTILITY AGREEMENT, ANNEXATION COVENANT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200605250046. EXCEPTION CANNOT BE PLOTTED.
10. SUBJECT TO THAT RESERVATION OF EASEMENT FOR IRRIGATION DITCH AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 31009. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
11. SUBJECT TO THAT EASEMENT FOR INGRESS AND EGRESS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 46618. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
12. SUBJECT TO THAT EASEMENT FOR TELEPHONE PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 80187, AND ALSO SUBJECT TO THAT RIGHT OF WAY DEED AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 9649, AND ALSO SUBJECT TO THAT ASSIGNMENT OF RIGHT OF WAY TO ELLENSBURG TELEPHONE COMPANY AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 278870. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
13. SUBJECT TO THAT RIGHT OF WAY FOR ELLENSBURG WATER COMPANY CANAL ACROSS A PORTION OF SAID PREMISES, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD. THE LOCATION OF SAID CANAL IS DEPICTED HEREIN.
14. NOT REPORTED HEREIN. SEE REPORT FOR ADDITIONAL INFORMATION.
15. SUBJECT TO THAT OUTSIDE UTILITY AGREEMENT, ANNEXATION AND COVENANT, AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200605250046. EXCEPTION CANNOT BE PLOTTED.
16. SUBJECT TO THAT BARGAIN AND SALE MINERAL DEED AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 20061011009. EXCEPTION CANNOT BE PLOTTED.
17. SUBJECT TO THAT AGREEMENT REGARDING REIMBURSEMENT FOR WATER AND SEWER FACILITIES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 200808050001. EXCEPTION CANNOT BE PLOTTED.
18. SUBJECT TO THAT EASEMENT FOR OVERHEAD UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 201610040006. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
19. SUBJECT TO COMMUNICATION ASSESSMENT FOR TAX ID NO. 431033.

## LEGEND

- X = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- X = INDICATES EXCEPTION NUMBER ON SHEET 2 OF 15
- △ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- △ = PUBLIC UTILITY EASEMENT
- △ = STORM DRAINAGE EASEMENT
- △ = WATER EASEMENT
- △ = POWER (GAS AND ELECTRIC) EASEMENT
- △ = IRRIGATION EASEMENT
- △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △ = SANITARY SEWER EASEMENT

LINE	BEARING	LENGTH
E7	N 00°33'30" W	66.72
E8	N 89°26'30" E	10.00
E9	N 00°33'30" W	53.87
E10	N 89°26'30" E	5.00
E11	N 00°33'30" W	32.98
E12	N 89°57'29" W	32.78
E13	N 00°33'30" W	27.98



DETAIL "A"  
SCALE: 1"=30'

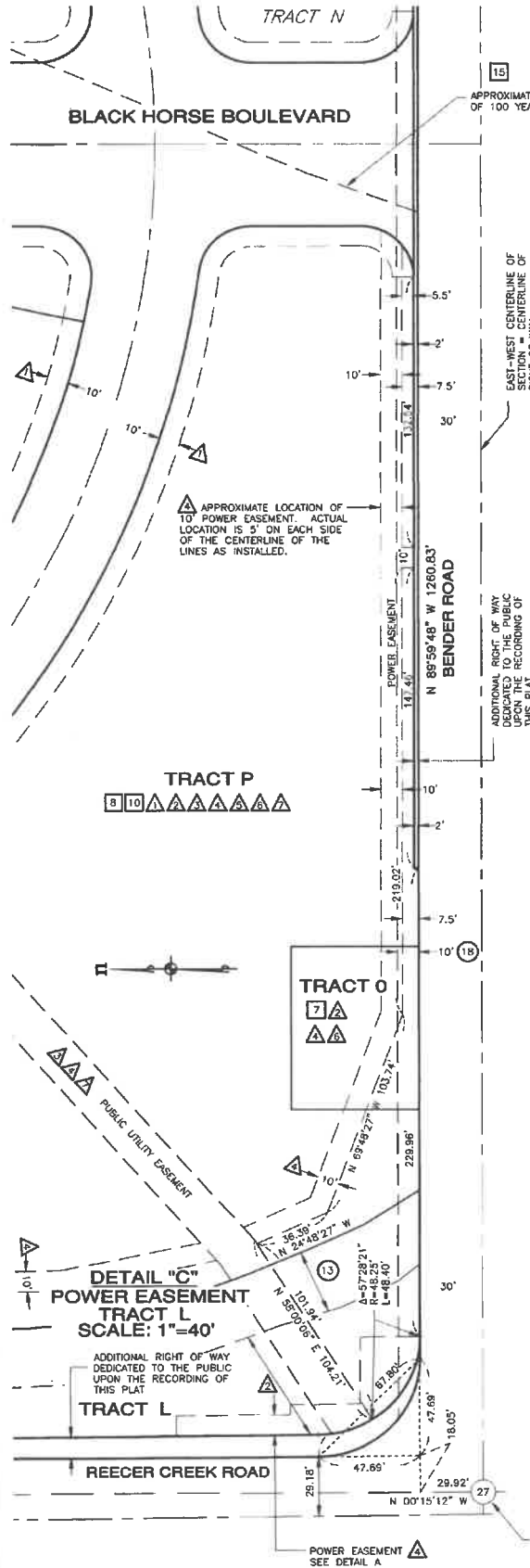
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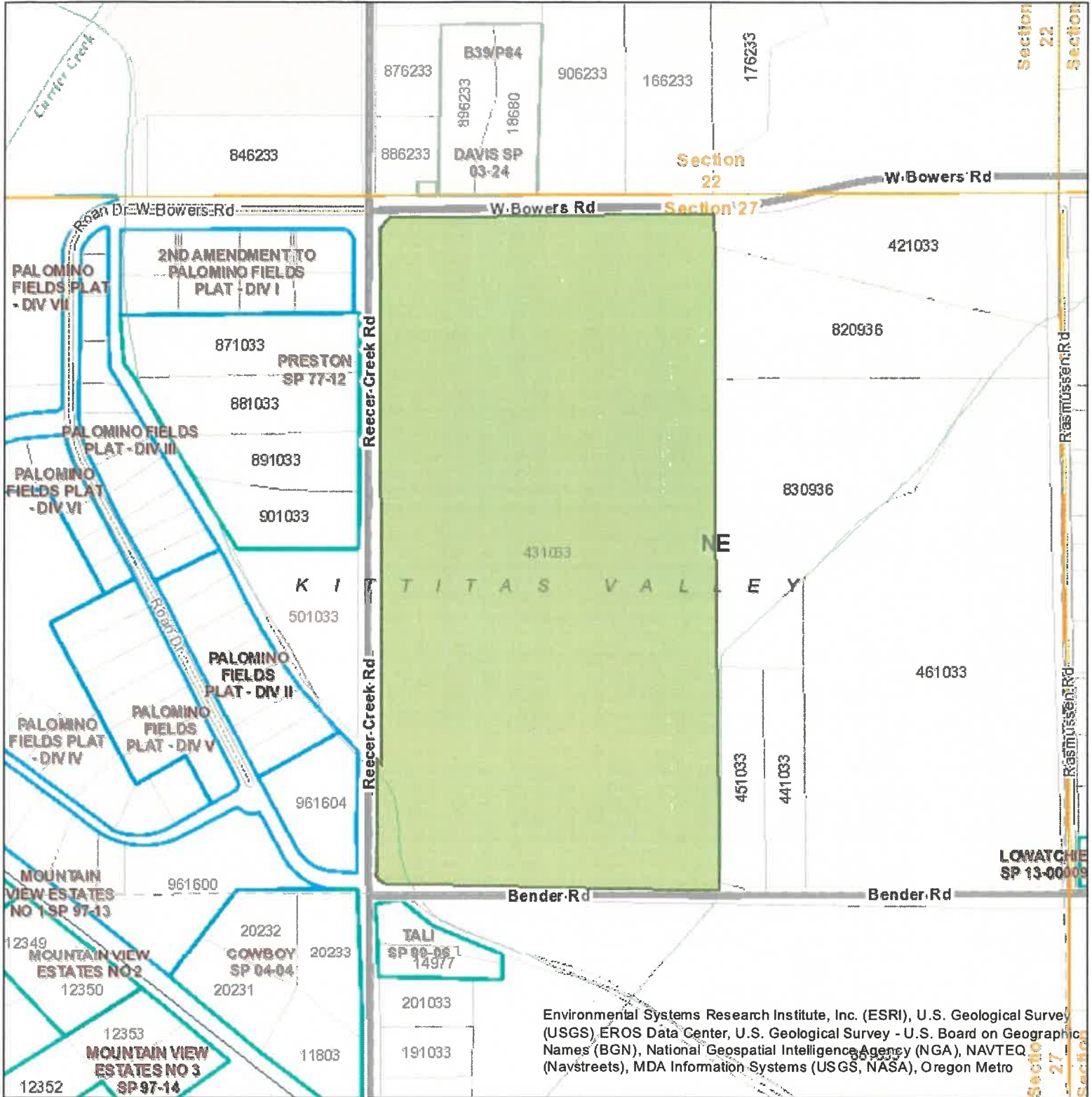
KITTITAS COUNTY AUDITOR  
AUDITOR'S REFERENCE: 20212210020  
BY: [Signature]  
DEPUTY COUNTY AUDITOR

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33400 8th Avenue S.  
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LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-11-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P./J.K./C.F.	SHEET 15 OF 15	



# Parcel 431033



Date: 1/7/2022

1 inch = 752 feet  
Relative Scale 1:9,028

**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

