## 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

## LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHEAST CUARTER OF SECTION 27, TOWNSHIP 18 NORTH, PANCE 18 EAST, W.M., IN THE COUNTY OF MITHIAS, 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 MORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 MORTH, RANCE 18 EAST, W.M., COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION:

THENCE 30.0 FEET ALONG THE MORTH 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 RELCEN CINEN ROAD, 2739.26 FEET:

THENCE NORTHWESTERLY 17.10 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR REECER CREEK ROAD RICHT 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, TOWNSHIF 18 MORTH, 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 88'56'48' 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" ERST, 47.68 FEET ALONG THE NORTH RIGHT OF WAY LINE OF BENDER ROAD TO THE BEGINNING OF A 2URKE TO THE RIGHT, A CHORD BEARNING NORTH 4653'31" WEST, A CHORD LENGTH OF 67:60 FEET, A CURKE LENGTH OF 75:20 FEET TO THE END OF THE CURKE,

THENCE SOUTH 00'11'44" EAST, 47.69 FEEF ALONG THE EAST RIGHT OF WAY FOR REECER CREEK ROAD AND THE IRUE FORM OF BEGINNING;

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

ALL RIGHTS AS CONVEYED BY THAT CERTAIN MANERAL DEED, PECORDED DCTOBER 11, 2006 UNIDER AUDITOR'S FILE NO. 2008/01/2009.

## **DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL BOADS AND WAYS MEREON WITH THE RIGHT TO MAKE ALL NECESSARY SUSPECTOR CUTS AND PLICE, AND THE ROBERT TO CONTROL SUBJECT OF ROBER AND ACROSS ANY LCT OR LOTS, WHERE WARER MIGHT TAKE A NATURAL COURSE, IN THE DISCIPLANCE OF ROBER AND ACROSS ANY LCT OR LOTS. WHERE WARER MIGHT TAKE A NATURAL COURSE, IN THE DISCIPLANCE OF ROBER AND ACROSS ANY LCT OR LOTS SHALL BE DIVERTED OR ELOCKED FROM THERE INTURAL, COURSE, SO AS TO DISCHARGE UPON ANY DISCIPLANCE OF THE ROBER AND ACROSS ANY LCT AS MAY BE UNDERTAKEN BY JUST FOR PROPER PROPER PROPER PROPE PROPER PROPE

THE COSTS OF CONGIRUCTION, IMMITTATIONS AND SHOW REMOVAL OF ALL ROADS, STREETS, AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS POLOS TO THIS PLAT SHALL BE THE OBLIGATION OF A MON PROFIT CORPORATION COMPOSED OF ALL THE OWNERS OF THE LOIS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE FOADS, STREETS AND ALLEYS.

THE UNDERSONED OWNER OR OWNERS OF THE INTERES! IN THE REAL ESTATE DESCRIBED HERCH PEREBY DECLARE THIS MAP AND CONCENT AND CONCENT AND THE REAL ESTATE DESCRIBED HERCH DELACK HORSE AT WHISKEY CREEK, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE MASSINITION UNFORM COMMON INTEREST OWNERSHIP ALT, SINCELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNFORM COMMON INTEREST OWNERSHIP ALT, SINCELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNFORM COMMON INTEREST OWNERSHIP ALT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESINANCED BY LAW AND THE DECLARATION FOR BLACK HORSE AT WHISHEY CREEK RECORDED UNDER KITTITAS COUNTY RECEIVING NO.

IN WITHESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND,

DECLARANT: SSHE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON BY: SHLR OF WASHINGTON BYC., A WASHINGTON CORPORATION, IT'S MANAGER

BY: KEVIN CAPUZZI, DIVISION PRESIDENT

## **ACKNOWLEDGMENTS**

STATE OF WASHINGTON } SS

OH THIS. DAY OF A.D., 2021, BETGER MF, THE UNDERSIGNED, A HOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KEVEN CAPUZZI TO ME KNOWN TO BE HIE VICE PRESIDENT OF STATE OF WASHINGTON HIC., A WASHINGTON CORPORATION, THE MANAGER OF SSHI, LIC., A DELAWARE LIMITED LUBRITY COMPANY, DBB. CR. HORTON, AND EXCENSIVEDED THE SAID NETRILIMENT OF STITLE PRESIDENT OF SHE THE FREE AND VOLUNTARY ALT AND DEED OF SMD CORPORATION, FOR THE USES AND PURPOUSES THEREON MISSITIONERS AND PURPOUSES THEREON AND PURPOUSES THEREON AND THE WASHINGTONED, AND ON CAN'T STATED THAT HE WAS AUTHORIZED TO SECULE IN LAW AND REPROMEED.

WITHESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

## **APPROVALS**

CERTIFICATE OF COUNTY PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS DAY OF A.D., 2621.

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 HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTIAS COUNTY PLAINING COMMISSION.

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 DAY OF , A.D., 2021.

KITHTAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH OFFICER

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS TO CURRENT NOTITIES COUNTY CADE CHAPTER 13.

KITUTAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "BLACK HORSE AT WHISKEY CREEK - PHASE I" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATING.

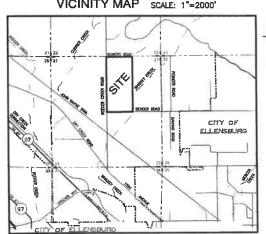
DATED THIS DAY OF

KITTITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

HIEST : CLERK OF THE BOARD

VICINITY MAP SCALE: 1"=2000"



### SUBDIVISION LOCATOR

NO: 10 SCALE





## RECORDING CERTIFICATE

KITHIAS COUNTY AUDITOR

RECEIVING NO: \_\_\_\_

BY : DEPUTY COUNTY AUDITOR

33400 8th Avenue S. Suite 205 Federal Way, WA 98003 PERSUL SUITE 205 STEEL WAY, WA 98003 PERSUL SUITE 205 STEEL WAY SUITE 205

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 Civil Engineering Public Works
 Land Surveying Project Wandqement
 Land Planning Landsceps Architecture Varieties

 XTE : 2021-08-30
 JOS NO. 410-028-012-0105

 RAWN BY: BS./P.T/J.K./C.F.
 SILCET 1 0F 15
 DRAWN BY: B.S./P.T/J.K./C.F.

DWG NAME: ESME/ENGR/ESM-JOBS/410/028/005/PLOTS/FINAL/FP-P1-01.0WG

RECEIVING NO.

## **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

#### **EASEMENT PROVISIONS**

LANSEMENT I PHOVISIONS

AN EASEMENT IS HEREBY DEBICATED AND CONNYED TO THE CITY OF ELLENSBURG FOR SANTARY SEWER, WATER, ELECTRIC, GAS AND TELEPHONE PURPOSES AND IS DEFINATION, AND CONNYFED TO KITTINS COMINTY FOR SYSTEM DEBANGE PURPOSES AND IS RESERVED FOR AND GRANTED TO FAIR PORT COMMUNICATIONS, CHARTER CABLE AND OTHER THILITY PROMORES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND IS GRANTED CABLE AND CONFER THILITY PROMORES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND IS GRANTED AND CONNYFED TO THE BLACK HORSE AT WHISTORY CYCLE OF THE PROMORE OF THE PROPERTY WITH SEWEN CASES. AND WING MY THE INTERPROMORE OF THE PROPERTY WITH SEWEN CASES, AND WING THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER UNITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOCK JUNES OF THE PURPOSE OF SERVING DRAWAGE, IRRIGATION AND OTHER UNITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOCK JUNES OF THE PURPOSE OF SERVING DRAWAGE, REPRESATION AND OTHER UNITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOCK, AND SPACES AT ALL THUSE FOR THE PURPOSE HERED STATE OF LEACH UNITY AND EASEMENT SERVENCES.

2. IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR STORM DRAINING PURPOSES IS HEREBY DEDICATED AND CONNTYCH TO KITITIAS COUNTY UNDER AND UPON 1) THE ENTRETY OF FRACTS A. B. C. D. G. H. I. J. K. L. N. O. AND P. AND 2) UNDER AND UPON IN THE SOUTH 15 FEET OF THE EAST 45 FEET OF TRACT T. ADJOINING BENDER FOOD, AND 3) UNDER AND UPON A 10 FOOT WIDE STRIP EAST 45 FEET OF TRACT T. ADJOINING BENDER FOOD, AND 3) UNDER AND UPON A 10 FOOT WIDE STRIP EAST 45 FEET OF TRACT T. ADJOINING BENDER FOOD, AND 3) UNDER AND UPON A 10 FOOT WIDE STRIP EAST 45 FEET OF THE EAST 45 FEET OF TRACT T. ADJOINING SENDER THE STORM BRANGE FACILITIES. LOCATED WITHIN SAID EASEMENTS ARE TO OWNER AND MAINTAIN AND THE STRIP THE STRIP SENDER TO THE STRIP SENDER THE STRIP SENDER TO THE STRIP SENDER THE SENDER TH

5. IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR WATER PURPOSES IS HEREBY DEDICATED AND CONNEYED TO THE CITY OF ELLENSBURG UNDER AND UPON 1) THE ENTIRETY OF TRACT 1, AND 2) THAT EASEMENT DEFINED AND DEPRICED HEREBY AS "PUBLIC UTILITY EASEMENT WITHIN TRACTS I, AND P. THE CITY OF ELLENSBURG SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER FACILITIES CONTAINED WITHIN SAUD TRACTS.

4. 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 HOSE EASEMENTS DEFINED AND OPPICTE AS "PUBLIC UTILITY EASEMENT" AND "POWER EASEMENT" WITHIN TRACTS L. O. P. AND O HEREBI. THE 10 FOOT MIDE STRIP LABELED "FOWER ASSEMENT" WITHIN TRACTS L. O. P. AND O HEREBI. THE 10 FOOT MIDE STRIP LABELED "FOWER ASSEMENT" WITHIN TRACTS PAID LESS STREET ON EACH SERVICES SEPARTMENT SAS INSTITULED AND IS SHOWN APPROXIMATELY HERE. THE CITY OF ELESSINGHIE ENGINEERY SERVICES SEPARTMENT SALL IS RESPONSIBLE TOR THE MAINTENANCE OF THE POWER FAGILIES COMMINGO WHICH AND SCALEDYS.

FOR THE MANIETMANLE UP THE FORMER PAULITIES LIGHTWINED WITHING ADUL ENGEMENTS.

5. M ADDITION TO THE LASSEMENT GRANGED IN ASSEMENT PROVISION I, AM ESSEMENT FOR LOT/TRACT
IRRIGATION PURPOSES IS HEREBY GRANTED AND COMMYED TO THE BLACK MORSE AT WHISLEY CREEK HOME
OWNERS ASSOCIATION UNDER AND UPON 1) HOSE PORTIONS OF TRACTS A, B, C, D, E, F, C, H, J, J, K, M,
N, P AND HAGLIS Z-1 HIROUGH Z-12 CONTAINED WITHIN A 10 FOOT WIDE STRIP, LYTING 5 FEET ON EACH
SIZE OF THE FACILITIES AS INSTALLED AND Z I HOSE POSEMENTS WITHIN LOS DETRIED AS TRIKENION SMALL BE
RESPONSIBLE FOR THE MAINTENANCE OF THE IRRICATION OF THE RECONSIDER FOR THE MAINTENANCE OF THE RECONSIDER FOR THE MAINTENANCE OF THE RECONSIDER FOR THE MAINTENANCE OF THE RECONSIDER FOR THE ESSEMENTS THE MAINTENANCE OF THE RECONSIDER.

6. IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT IS HEREBY DEDICATED AND CONNEYED TO THE CITY OF ELECTRING AND KITTIAS COUNTY FOR INCRESS. EQRESS AND THE RIGHT TO MAINTAIN STORMWATER OVER. UNDER AND ACROSS 1) TRACTS A THROUGH 0, INCLUSIVE AND 2) TRACTS Z-1 THROUGH Z-12, INCLUSIVE, SHOULD THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION FAIL TO DO SO.

7. IN ADDITION TO THE FASSMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR SANITARY SEWER FURPOSES IS HEREBY OSDICATED AND CONVEYED TO THE CITY OF ELLENGUIRG UNDER AND UPON 1) THE CHRIETY OF TRACT 1, AND 2) THOSE EASEMENTS DEFINED AND CEPTICIDES OF PUBLIC UTILITY EASEMENT HEREIN WHITHIN TRACTS, I, N AND P. IHE CITY OF ELLENGUIRG SHALL BE RESPONSIBLE FOR THE MANTENANCE OT THE SANITARY SEWER FACILITIES CONTAINED WHITHIN SIZE DESEMBLYS.

B. AN EASEMENT FOR MAIL BOX PURPOSES AS BEPICIED HEREN WITHIN TRACT G IS HEREBY GRANTED AND CONNEYED TO THE OWNERS OF EACH LOT CONTAINED WITHIN THIS PLAT AND TO THE OWNERS OF THOSE LOTS TO BE GREATED IN THE FUTURE WITHIN TRACTS Z -11 THROUGH Z-12, INCUSING. THE BLACK HOPSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTEMANCE OF THE WHISKEY CREEK HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTEMANCE OF THE

9. AN EASEMENT FOR FLOOD CONTROL AND ACCESS AS DEPICTED HEREIN WITHIN TRACTS C AND M IS HEREBY GRANTED AND CONVEYED TO THE KITTHAS COUNTY FLOOD CONTROL ZONE DISTRICT.

10. THE EASEMENTS GRANTED HEREIMOGOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE HEN-COWNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT, PROMIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREIMOEP AND SUCH AMENDMENT SHALL BE FLACED OF RECORD.

11. EASEMENTS CREATED BY THIS PLAT ARE NON-EXCLUSIVE UNLESS NOTED OTHERWISE.

#### LOT AREA TABLE LOT AREA TABLE

LOT	5.F.	ACRES	LOT	S.F.	ACRES
136	2890	0.066	248	3995	0.092
137	3150	0.072	249	4525	0.104
138	3600	0.083	250	4645	0.107
139	3580	0.082	251	4340	0.100
140	3630	0.083	252	5630	0.129
141	3600	0.083	253	4235	0.097
142	2970	0.068	254	4295	0.099
143	3180	0.073	255	4225	0.097
144	3195	0.073	256	5320	0.122
145	3275	0.075	277	5410	0.124
198	4345	0.100	278	4250	0.098
199	4275	0.098	279	4240	0.097
200	3760	0.086	280	4245	0.097
201	3760	0.086	261	4215	0.097
202	4555	0.105	282	5605	0.129
203	4450	0.102	283	4485	0.103
204	5400	0.124	284	4320	0.099
205	5075	0,116	285	4000	0.092
206	5000	0.115	286	4865	0.112
207	4885	0.112	287	4865	0.112
208	4885	0.112	288	4000	0.092
209	4150	0.095	289	4020	0.092
210	4440	0.102	290	4440	0,102
211	5865	0.130	291	5390	0.124
212	5320	0.122	292	4415	0.101
213	5385	0.124	293	4350	0,100
214	5380	0.124	294	4290	0.099
215	5215	0.120	295	4340	0.100
216	5515	0.127	296	5435	0.125
237	5225	0.120	344	5675	0.130
238	4180	0.096	345	4580	0.105
239	5245	0.120	346	4445	0.102
240	4180	0.096	347	4105	0.094
241	4180	0.006	348	4330	0 099
242	4180	0.095	349	4335	0.099
243	5205	0.120	350	5440	0.125
244	4485	0.103	351	4295	0.099
245	4265	0.098	352	4000	0.092
246	4865	0.112	353	4000	0.092
247	4865	0.112	354	4855	0.112

#### TRACT AREA TABLE

TRACT	S.F.	ACRES
TRACT A	115,915	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 1	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 C	48QD	0.110
TRACT P	130,630	2.999
TRACT Q	41,350	0,949
TRACT Z-1	119,925	2.753
TRACT Z-2	140,510	3.226
TRACT Z-3	36,910	0.847
TRACT Z~4	36,995	0.849
TRACT Z5	141,255	3.243
TRACT Z-6	124,535	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 7-12	74,080	1.701

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

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE RE	EQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONS	RS
THIS DAY OF		PAS
O'CLOCKM., AND	RECORDED IN VOLUME OF PLATS, ON	
PAGES	RECORDS OF KITTITAS COUNTY, WASHINGTON.	
KITTITAS COUNTY AUDITOR		

RECEIVING NO:



ESM CONSULTING ENGINEERS LLC

Sulte 205 Federal Way, WA 98003 FEDERAL WAY (253) 638-6113 EVERETT (253) 638-6113

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

DRAWN BY: J.K./B.S./C.F./R.G

SHEET 2 OF 15



RECEIVING NO.

## 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

#### NOTES

1. 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 ("HOM") 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 MAD COMMINGES TO BE A VABLE AND FUNCTIONING LEGAL ENTITY FOR THE PURPOSES SET FORTH ON THIS PLAT, ANY PUTURE PLATS OF TRACTS 2"1 THROUGH 2"L2, INCLUSINE, AND IN THE DECLARATION.

2. A REBAR AND PLASTIC CAP MARKED TESM LLC LS 44925/45782\* SHALL BE SET AT ALL REAR LOT CORNERS AND LOT ANGLE POINTS, EXCEPT AS NOTED. THERE MAY BE INSTANCES WHERE A PK NALL AND BRASS TAC MARKED TO A 44925 ARE SET AT REAR CORNERS OR LOT ANGLE POINTS WHEN AN OBSTACLE PREVENTS SETTING A REBAR AND CAP. THE MYLENSCHION OF LOT LINES WITH STREET IMPROVEMENTS SHALL BE REFERENCED BY A PK NALL AND BRASS TAG MARKED TO A 44925\* STILL THE MYLENSCHION OF LOT LINES. COVER OF THE COVER OF THE MYLENGE COVER OF THE COVER OF

3. TRACTS A, B, D, G, I, J AND K ARE GRANTED AND CONVEYED TO THE LOT DWNERS WITHIN BLACK HORSE AT WHISKEY CREEK (INCLUDING THE LOTS WITHIN THIS PLAT AND ANY LOTS TO BE CREATED IN FUTURE DEVELOPMENT TRACTE) FOR STORM DRAWAGE AND OPEN SPACE PURPOSSE UPON THE RECORDING OF THIS PLAT. THE HOA IS RESPONSIBLE FOR THE MANTENANCE OF SAID TRACTS AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNER AND MAINTAINED BY UTILITY PROVIDES AND/OR KITHINGS COUNTY AS NOTED IN THE EXCEPTION OF THOSE UTILITIES OWNER AND NOTED IN THE EXCEPTION OF THOSE UTILITIES OWNER AND NOTED IN THE CASEMENT PROVISIONS HEREIN. TRACTS ARE SUBJECT TO EASEMENTS AS GRANTED IN THE FASEMENT PROVISIONS HEREIN.

4. TRACTS C. E. F. M.D.D. M. RES GRANTED AND CONNEYED TO THE LOT DWINERS WITHIN BLACK HOPSE AT WHISKEY CREEK (MISCLIBER THE LOTS WITHIN IT SHE AND ANY OTHER BEST OF THE RESTORMAND ANY OTHER BEST CREEKED IN FUTURE DUPLICEMENT HERETS) FOR CREEK SPACE PURPOSES UPPOINTED RESTORMAND AND LOTS THE RESTORMAND HEREIN. WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND AMANTAMED BY UTILITY PROVIDERS AND/OR KITTIAS COUNTY AS NOTED IN THE ESSEMENT PROVISIONS HEREIN. TRACTS ARE SUBJECT TO RESEMENTS AS GRANTED IN THE ESSEMENT PROVISIONS HEREIN.

ICCAZED WITHIN TRACT H S AN BRIGATION PUMP STATION THAT WILL SE UNDER COMTRACT FOR MAINTENANCE AND
MONITORING OF BY A LICENSON AND BONDED LANGUAGEPER OF UTILITY PROVIDER DEVABLE OF MAINTENANCE A COMPLEX
MONITORING OF BY A LICENSON AND ADDRESS AND

S. TRACT L IS RETAINED BY THE OWNER AND WILL BE CONVEYED TO ELLENSBURG WATER COMPANY FOR ACCESS AND UTLINES PUMPOSES BY SEPARALE RISTRUMENT AFTER THE RECORDING OF THIS PLAT. ELLENSBURG WATER COMPANY WITH THE PROPERTY OF TH

6. TRACTS M AND 0 ARE CRAMTED AND CONSYED IT THE LYF DWINERS WITHIN BLACK HORSE AT WHISKEY CREEK (ROLLIDING THE LOTS WITHIN THES PAY AND ANY FORS TO BE CREATED IN TUDICE DUBLISHMEND RINGTS) FOR EXPERIMENT REPORTS FOR ANY FORS THE RECORDING OF THIS FALL.

EXPERIMENT AREAS PURPOSES LYPEN THE RECORDING OF THIS FALL.

OF SAD TRACTS AND ANY OF THE MAPPROMEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE WITHIN THE RECORDING OF THIS CONTROL AND AND ANNIHAMED BY UTILITY PROVISIONS TO SAD TRACTS AND ANY OF THE ANY FORST AS GOARDED IN THE CASE WITH PROVISIONS HEREIN.

7. TRACT O IS GRAVIED AND CONSEYED TO THE LOT OWNERS WITHIN BLACK HORSE AT WESKEY CREEK (INCLUDING THE LOTS WITHIN THIS PLAT AND ANY LOTS TO BE CREATED HE FUTURE DEVELOPMENT TRACTS) FOR UTLITY PURPOSES UPON THE RECORDING OF THIS PLAT. THE HOAL IS RESPONSIBLE FOR THE MARMENANCE OF SAUD TRACT AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE CECEPTION OF THOSE UTLITIES OWNED AND MANIFAIRED BY UTLITY PROVIDERS AND/OF RITHING COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TAXET IS SUBJECT EXECUTED TO THE CASE OF THE PROVISIONS HEREIN TRACT IS SUBJECT TO EXECUTE AND THE PROVISIONS HEREIN TRACT OF THE ACCURATE WITHIN THE CONTAINED HEREIN TRACT OF THE ACCURATE WITHIN THE PROVISIONS HEREIN. THE CONTRACT FOR MAINTENANCE AND MONIFORMED THE ACCURATE WITHIN THE CONTRACT FOR MAINTENANCE AND MONIFORMED THE ACCURATE WITHIN THE ACCURATE WITHIN THE CONTRACT FOR MAINTENANCE AND MONIFORMED AND SOURCE AND BOOKED UTLITY PROVIDER AT ALL TIMES. IT SHALL BE THE RESPONSIBILITY OF THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION OF ITS SUCCESSIONS) TO MAINTENANCE AND THIS CONTRACT FOR THE SUCCESSIONS TO MAINTENANCE AND MAINT

8. TRACT P IS GRANTED AND CONVEYED TO THE LOT OWNERS WITHIN BLACK HOPSE AT WHISKEY CREEK (INCLUDING TOUR WITHIN THIS PLAT AND ANY TOTS TO BE CREATED IN FUTURE DEVLOPMENT TRACTS) FOR PARK AND ORFAIN THE PROPERTY OF THE IMPROVEMENTS CONTINUED THE PROPERTY OF THE IMPROVEMENTS CONTINUED THE PROPERTY. WITH THE "EXPENSIVE PROPERTY OF THE IMPROVEMENTS CONTINUED THE PROPERTY, WITH THE "EXPENSIVE PROPERTY OF THE IMPROVEMENT CONTINUED THE PROPERTY." AS NOTED IN THE EASEMENT PROMISIONS HEREIN. TRACT IS SUBJECT TO EASEMENTS AS GRANILED IN THE EASEMENT PROVISIONS HEREIN. TRACT

9. IRACIS Z-1 THROUGH Z-12, INCLUSIVE, ARE RETAINED BY SSHI LLC AS FUTURE DEVELOPMENT TRACTS UPON THE RECORDING OF THIS PLAT.

11. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR ASSICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTAMIES MAY OCCUR THAT ARE NOT COMPARIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURRITON (ROW 35, 70.0.60(1)). COMMERCIAL NATURAL RESOURCE ACTIMIES PERFORMED IN ACCORDANCE WITH COURTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (ROW 7.48.305)

12. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF MODIFICE WEEDS. ACCORDINGLY, THE RITHTIAS COUNTY MODIFICE WEED BOARD RECOMMENDS IMMEDIATE RESPECTING OF ARRESS DISTURBED BY DEVELOPMENT TO PRELICIONE THE PREDIFFERATION OF MODIFICION WEEDS.

13. BUILDING SETBACKS ARE AS FOLLOWS:

14. SHOULD TWO ADJOINING LOTS BE CONSOLIDATED IN THE FUTURE AND THE LOT LINE EXTINGUISHED, THE EXSEMENTS ALONG THE LINE EXTINGUISHED SHALL BE AUTOMATICALLY TERMINATED UPON THE RECORDING OF THE INSTITUTION TOTAL STATE STATE LINE.

15. THE APPROXIMATE LOCATION OF NORTHERLY LIMITS OF THE 100 YEAR FLOOD FLAIN IS DASCO UPON THE CURRENT FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 530095 0439 B DATED MAY S, 1981. THE LIMITS OF THE 100 YEAR FLOOD PLAIN ARE TO DE FLORENCE 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 FIRMA PLAIS OF TRACTS 2-1 PHROUGH CT.2, INCLUSIVE. OF THEIR APPROVAL OF THIS PLAIT, THE CITY OF ELLENSBURG AND THE COUNTY OF KITTLAS AGREE THAT IT WILL NOT BE NECESSARY TO PROCESS A FIVEN PLAY APPROVED TO SHOW THE REVISED FLOOD PLAIN LAWS ONCE APPROVED MOT THAT OPPONENCES OF THE PLAY THE APPROVED AND THAT OPPONENCES AND THE PLAY FOR TH

AS LONG AS A STORM DRAINAGE TRACT IS PRIVATELY AND NOT PUBLICLY OWNED, THE IMPROVEMENTS CONTAINED REIN SHALL BE MANTAINED BY THE HOMEOWNER'S ASSOCIATIONS (HOA), AS PER THE LATEST DEPARTMENT OF LOOK'S "BEST MANAGEMENT PACTICES" MANAGEMENT SHORTICES" (MANAGEMENT PACTICES "MANAGEMENT PACTICES").

17. THE SCHOOL BUS STOP WILL BE LOCATED ON THE NORTH SIDE OF 29TH AVENUE COINCIDENT TO THE MALBOX EASEMENT AS APPROVED BY THE ELLENSBURG SCHOOL DISTRICT. THE DISTRICT RETAINS THE RIGHT TO CHANGE THE LOCATION OF ADD AUDITIONAL LOCATION AS NECESSARY TO ACCOMMODITE ANY CHANGES WITHIN THE SURROUNDING

18. THIS SITÉ CONTAINS WETLANDS THAT WERE FILLED AS PERMITTED BY DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS, SEATILE DISTRICT PERMIT NO. NWS-2020-902. A DEED FOR TRACT M (MITIGATION TRACT) AND THE APPROVED PERMIT WILL BE RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAN.

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WHIT THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUISE OF SSHI, LLC, A DELAWARE, LIMITED LIABILITY COMPANY, LIAB ALM, HORINION IN JULY OF 2021. I HEREBY CERTIFY THAT THIS MAP FOR BLACK HORSE AT WHISKEY CREEK IS 2021. I HEREBY CERTIFY THAT THIS MAP FOR BLACK HORSE AT WHISKEY CREEK IS EXCHANGED BY DISTANCES ARE CORRECTLY SHOWNET THAT ALL, INFORMATION REQUIRED BY THE WASHINGTON LIMITORY COMMON INTEREST OWNETSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VEHICLE BOUNDARIES OF THE UNITS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN.

ZACHARY T. LENNON, PLOFESSI WAL LAND SURVEYOR CERTIFICATE NO. 44924



10/18/2021

## SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON ) 55 COUNTY OF KING

ZACHARY T. LENNON, BEING FIRST ON OATH, DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURREVOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS LEAGHALD INESE PLANS AND SURREY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

ZACHARY T. LENNON PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 44925 SCRIBED AND SWORN TO BEFORE		DAY
(SIGNATURE OF NOTARY)	, 2021.	

(LEGIBLY PRINT OR STAKP NAME OF NOTARY) NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. RESIDING AT MY APPOINTMENT EXPIRES

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS
THIS DAY OF A.D., 2021, AT MINUTES PAS
O'CLOCK,M., AND RECORDED IN VOLUMEOF PLATS, ON
PAGES, RECORDS OF KITTITAS COUNTY, WASHINGTON.
KITHTAS COUNTY AUDITOR
RECEIVING NO:

BY DEPUTY COUNTY AUDITOR



## CONSULTING ENGINEERS LLC

Suite 205 Federal Way, WA 98003 FEDERAL WY (253) 838-6113 EVERCIT (253) 838-6113



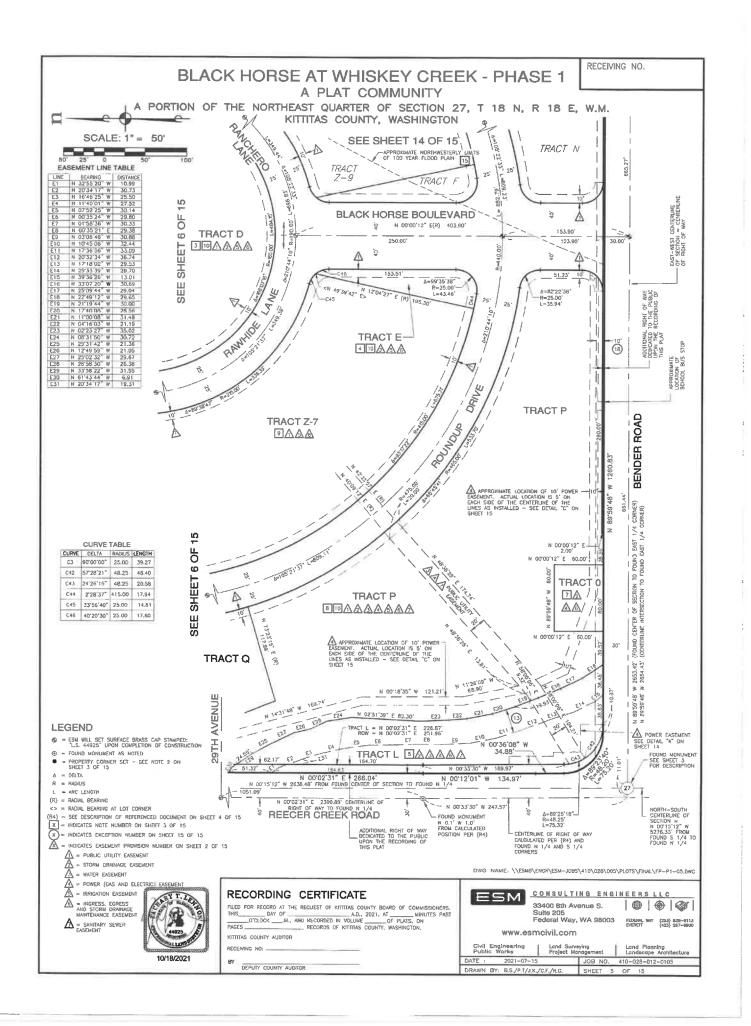
Civil Engineering Land Surveying Land Planning Public Works Project Management Landscape Architecture

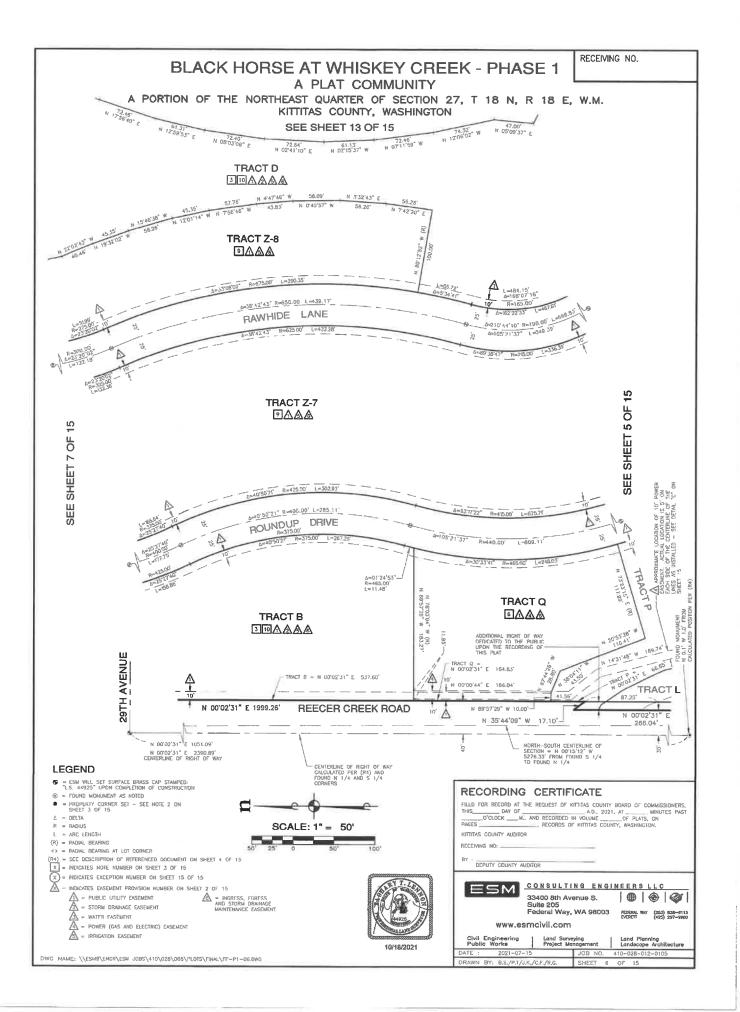
DRAWN BY: J.K./B.S./C.F./R.G SHEET 3 OF 15

RECEIVING NO. **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. FOUND 3" BRASS CAP IN CONCRETE, WITH PUNCH MARK, DOWN 0.9".
STAMPED: KITTITAS COUNTY, WASHINGTON N 89 16 42 E 2628.08' (ESM) 2628.40' (R2) FOUND 160N ROD WITH CLP 18 18992' N 0.7' W 0.1' -45. N 89°16'42" F 1314 04' -- N 89'16'42" E 1314.04' 1/4 S27 1274.23 (R1) 1274.04" (ESM) BOWERS ROAD 1367.37 (R3) 1367.15' (ESM MON. TO N 00'31'39" W 2002 80.00" (ESM) 80.00" (R1) HELD FOR NORTH QUARTER CORNER SECTION 27 AND CENTERLINE OF REECER CREEK ROAD (NOVEMBER 2012) TRACT A N 8916'42" E 1244.76' (ESM)
630'53" E 1746.76' (R1)
630'53" E 77'(ESM) 67.30[R] TRACT H SEARCHED FOR AND DID NOT FIND 1" IRON PIPE CALCULATED POSMON FOR SECTION CORNER PER (R2)
FOLIND 3/4" REDAR AND 2" ALUMINUM CAP STAMPED: HUBBEGTSE LOUAWN ASSOC. LS 33122", DOWN 6.5", IN CASE. (MOVEMBER 2012)
S. 0.4" OF LI N 2630'53" E 67.47'(ESM) 67.30 R1 PARCEL 1 SURVEY #570477 820/PG28 FOUND 2" BRASS CAP IN CONCRETE, DOWN 1.2"
IN CASE. CAP NOT PURCHED, USED CENTER OF
AN (FCLIM) NOVEMBER 2012

FEET SOUTH OF THE MORTH LINE OF THE NE
1,4, (MOVEMBER 2012)

NOT 140' FROM THE MORTH LINE OF THE NE
4.3 MEASURED ALONG THE EASTRLY MARGIN
RECER CREEK ROAD (R1)=(ESM) TRACT 2-6 FOUND REBAR AND CAP "LS 18092 NELSON" ON LINE TRACT J SHEET 9 OF 15 SHEET 10 OF 15 SURVEY #570477 B20/PG28 n WHER OF PARCELS 1 AND 2: BRADLEY CAMPBELL 1090 W. BOWFES ROAD ELLENSBURG, WA 98926 TRACT Z-5 N 00'02'31" € TRACT REECER CREEK ROAD 2-8 TRACT SHEET 8 OF 1999.26 TRACT FOUND REBAR AND CAI "LS 18092 NELSON" E 0.2' OF LINE -TRACT I 344 (ESM) 198 216 237 256 145 277 345 199 215 200 214 238 255 264 SHEET 11 O 253 252 SCALE: 1" = 200' 283 290 284 289 351 ACEL & SURVEY N ONNER: CEN 1113 W. BEN ELLENSBURG, N 00:31'39" W 248 247 206 209 245 285 288 353 286 287 207 208 246 SHEET 12 OF 15 SHEET 7 OF 15 29TH AVENUE **LEGEND** NATIONAL BEST SHOWN CHOSEN POWO SOLUTIONS ASSESSED STATES SENSON SOLUTION SENSON SENSO 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 0015'12" W 2538.48" (ESM) 2638.62" (P2) @ FOUND MONUMENT AS NOTED TRACT D TOUND CORNER AS NOTED (ESM) Δ DELTA L LENGTH TRACT Z-7 (R1) QUIT CLAIM DEED TO KITHTAS COUNTY RECORDED UNDER AUDITOR'S FILE NO 200503010021 8-2 T (R2) RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 5/0427 925 SHEET CENTERLINE OF RIGHT OF WAY USING DATA PER (R4) AND FOUND N 1/4 AND S 1/4 CORNERS: N C0'02'31" E 2390.89' (ESM) 2390.89' (R4) TRACT Z-9 77.12 15 (R3) PLANS ENTITLED "KITITIAS COUNTY - AIRP ACCESS IMPROVEMENTS BOWERS ROAD EXTENSION - RIGHT-OF-WAY ACQUISTION PLAN" (2003-2004) SHEET DATES VARY Ä,u 79 (R4) PLANS ENTITLED "KITTITAS COUNTY REECER
CRECK ROAD RECONSTRUCTION RIGHT-OF-WAY PLANS" (DATED MAY, 2001)
AND CALCULATION SHEET FROM COUNTY ROAD
FILE TRACT Z-10 TRACT TRACT M UMPLATTED OWNER : DENOME I 1113 W. BENDER ELLENSBURG, WA N 35'44'09" W-17.10' (ESM) 2125.25" S. OF NORTH LINE OF NE 1/4 - SEE ABOVE FOR DESCRIPTION TRACT Z-7 27.26 286.04 (ESM) N 00'47'53" W 2671.97' (ESM) 2672.47' + (R2) ... TRACT F SHEET 5 OF 15 SHEET 14 OF 15 TRACT M FOUND 3" BRASS CAP IN CONCRETE MONUMENT STAMPED: "KTTHTAS COUNTY PUBLIC WORKS 42+86.29", WITH PUNCH, DOWN 0.9", IN CASE. (NOVEMBER 2012) N 0.1" W 1.1" N 00"12"01" W 134.97"(ESM) 30.00 N 00'36'08" W 34.88"(ESM) TRACT P TRACT N L TRACT Z-1 CENTERLINE OF RIGHT OF WAY TO INTERSECTION: N 00°33'30" W 247.57' (ESM) 247.89' (R4) TR. O 89'59'48' W 1260.83' (E5M) BENDER ROAD CURVE TANGENT AT SEE SHEET 4 FOR ADDITIONAL INFORMATION RELATED TO THE BOUNDARY 1326.71 1326.71 N 8939'48' W 2633.42' (FOUND CENTER OF SECTION TO FOUND EAST 1/4 CORNER)
2633.38' (R2)
N 8939'48' W 264-A3' (CENTRUINE INTERSECTION TO FOUND EAST 1/4 CORNER) Δ=89"23"40" R=48.20" L=75.20" H 00'15'11' W 2637.86' (FOUND SOUTH 1/4 CORNER TO FOUND CENTER OF SECTION) FOUND 3" BRASS CAP IN CONCRETE, DOWN 0.8", STAMPED: "C 1/4 S 27 TH8N RIBE COUNTY OF KITITAS SURVEY MONUMENT" NO PUNCH MARK, USED CENTER OF CAP, (NOVEMBER 2012)
HELD MONUMENT FOR CENTER OF SECTION FOUND RAILROAD SPIKE WITH "X" (JANUARY 2006) RECORDING CERTIFICATE CENTERLINE INTERSECTION IS N 89'59'48' W 11.01' (ESM) FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS \_\_OYO OF \_\_\_ A.D., 2021, AT \_\_\_\_ MINUTES PAST
O'CLOCK \_\_\_ M., ANT RECORDED BY VOYUME \_\_\_ OF PLATS, ON
PACES \_\_\_\_ RECORDS OF KITTITAS COUNTY, WASHINGTON. BASIS OF BEARINGS: WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZOILE, MO B 5/51 MONOSTON IS REFERENCED NA GOS TO NOS CONTROL POINTS "EASTON" (PID SXG682) AND "J.558" (PID SXG493). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.998PGJ087. KITTITAS COUNTY AUDITOR RECEIVING NO: BY : DEPUTY COUNTY AUDITOR SURVEY INSTRUMENTATION: ESM CONSULTING ENGINEERS LLC SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: 33400 8th Avenue S. Suite 205
Federal Way, WA 98003 FEDERAL WY (253) 856-913 (423) 237-94000 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 Civil Engineering Lond Surveying
Public Works Project Management Land Planning Landscape Architecture PROCEDURE USED : FIELD TRAVERSE AND GPS WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090 10/18/2021 2021-07-14 JOB NO. 410-028-012-0105 OWG MAME : ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P1-04.DWG DRAWN BY: J.K./B.S./C.F./R.G. SHEET 4 OF 15





RECEIVING NO. 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 SEE SHEET 12 OF 15 TRACT G TRACT D CURVE TABLE DELTA RADIUS LENGTH C1 90°03'23° 25.00 39.29 C2 89'56'37" 25.00 10'-39.25 C3 25.00 39.27 B0,65,66 80,00,00. C6 1'13'26" 425.00 9.08 C17 625.00 19.79 1'48'50" C18 2'42'09" 325.00 15.33 4'44'18" 275.00 \*50.00 38.22" C19 22.74 C20 29'59'08" 22.00 A 11.51 243 C21 29"59"08" 38.00 19.89 TRACT Z-8 C22 6'57'24" 275.00 33.39 245 <sup>2</sup> 246 ONGHORN LOOP 4=23.04.03 L=120.76 8 RAWHIDE LANE 52 105,91' 209.87' SHEET 8 OF 15 N 00'C0'52" W A=23'20'02' R=32500 L=152.36 25. 50.92' 10 AVENU g 210 g 209 g 208 29TH 1 SEE TRACT Z-7 201 N 0'00'5 3'24'23' 50.17 204 g 207 205 206 ROUNDUP DRIVE ROUNDUP 4 25.10'11' R=500.00' L=175.72' 25 135.94 6 27.12 54.00 136 137 186.32 138 🕏 TRACT B 139 45.16 3'48'53" TRACT A 310 A A A 1145.27 N 00'02'31" E 1999.26 FROM FOUND S 1/4 TO FOUND N 1/4 N 00'02'31" E 1051.09" N 06'02'31" E 1339.60' REECER CREEK ROAD N 00'02'31" E 2390.89' CENTERLINE OF RIGHT OF WAY **LEGEND**  ESM WILL SET SURFACE GRASS CAP STAMPED.
 "L.S. 44925" UPON COMPLETION OF CONSTRUCTION
 " FOUND MONUMENT AS NOTED." RECORDING CERTIFICATE PROPERTY CORNER SET — SEE NOTE 2 ON SHEET 3 OF 15 FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF A.D., 2021, AT MINUTES PAST

O'CLOCK M. AND RECORDED IN VOLUME OF PLATS, ON
PAGES , RECORDS OF KITTITAS COUNTY, WASHINGTON. Δ = DELTA SCALE: 1" = 50' R = RADIUS L = ARC LENGTH KITTITAS COUNTY AUDITOR (R) = RADIAL BEARING

> = RADIAL BEARING AT LOT CORNER

(R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 16

X = INDICATES MOTE NUMBER ON SHEET 3 OF 15

X = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15 (R) = RADIAL BEARING RECEIVING NO: \_\_\_ BY : DEPUTY COUNTY AUDITOR A = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15 ESM CONSULTING ENGINEERS LLC A = PUBLIC UTILITY EASEMENT A = SANITARY SEWER EASEMENT = STORM DRAINAGE I

## 10/18/2021



33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
PROPERTY (23) 838-6113
REPRESENT (42) 297-0900

www.esmcivil.com

Civil Engineering Public Works Land Surveying Project Management

= INGRESS, ECRESS
AND STORM DRAWAGE
AMO STORM DRAWAGE
DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP--P1-07.0WG

A - MAILBOX EASEMENT

= STORM DRAINAGE EASEMENT

= IRRIGATION EASEMENT

- POWER (GAS AND ELECTRIC) EASEMENT

RECEIVING NO. 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 TRACT Z-4 SEE SHEET 11 OF 15 255 256 TRACT G N 1"36"27" E 238 239 TRACT Z-3 241 BAAA △=39"18"01" R=650.00" 1=445.04" LONGHORN LOOP SHEET 9 OF 15 216 SHEET 7 OF N 2'38'34" 212 TRACT Z-2 SEE £ 198 199 TRACT K 201 203 6-41'25'09" R=400.00" L=289.16" 4-56'42'51" R-440.00" L-435.53" 6 4 25 10:11. ROUNDUP DRIVE R=465.00' L=412.75' TRACT Z-1 CURVE TABLE CURVE DELTA RADIUS LENGTH N 2'08'11" W 45.54' C11 3'04'26" 425.00 22.80 C12 1'42'15" 375.00 11.15 3.03,522, 375.00 20.00 N 7'27'18" E 52.20' C15 2'41'49" 425.00 20.00 TRACT A SIONAMA C16 1'50'01" 625.00 20.00 C23 1'41'51" 675.00 20.00 N 00'02'31" E 1999.26' NORTH-SOUTH CENTERLINE OF SECTION = N 00°15'12" W 5276.33" FROM FOUND S 1/4 TO FOUND N 1/4 ~ N 00'02'31" E 1339.80" CENTERLINE OF RIGHT OF WAY CALCULATED PER (R4) AND FOUND N 1/4 AND 5 1/4 CORNERS N 00'02'31" E 2390.89' CENTERLINE OF RIGHT OF WAY RECORDING CERTIFICATE LEGEND FILED FOR RECORD AT THE REQUEST OF INITITIAS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF \_\_\_\_\_A.D., 2021, AT \_\_\_\_\_MINUTES PAST
\_\_\_\_O'CLOCK \_\_\_\_...\_, AND RECORDED IN YOLLIME \_\_\_\_\_OF FLATS, ON
PAGES \_\_\_\_\_. RECORDS OF INITITIAS COUNTY, WISHINGTON. SCALE: 1" = 50' ● PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15 KITTITAS COUNTY AUDITOR ∆ = DELTA RECEIVING NO: \_ L = ARC LENGTH

(R) - RADIAL BEARING

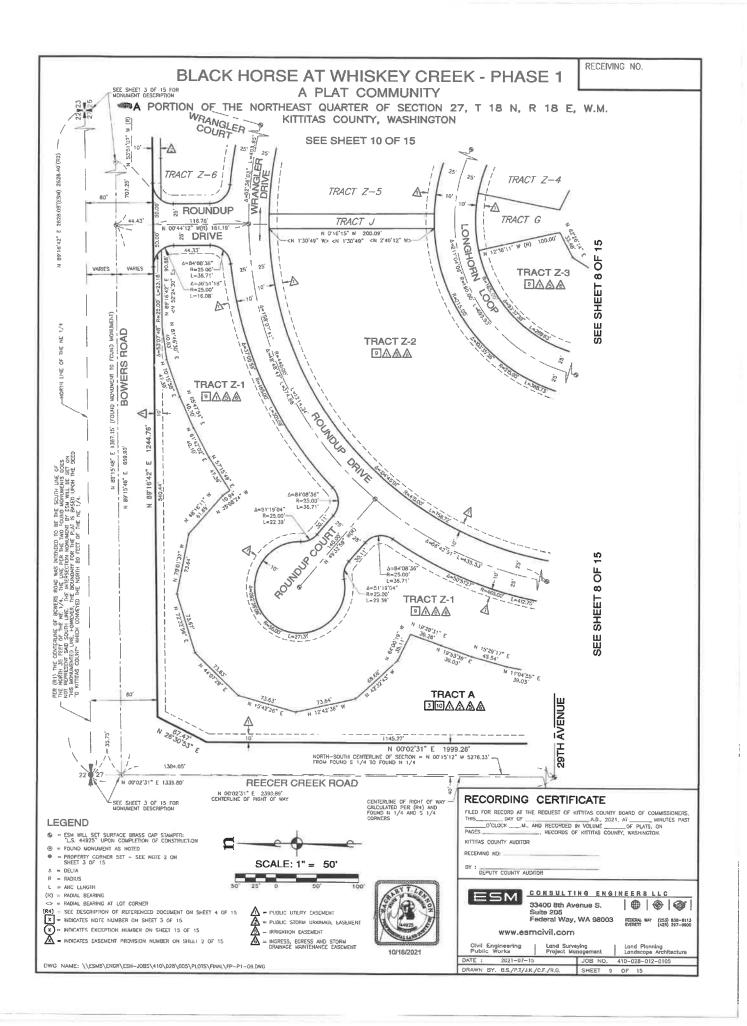
<> = RADIAL BEARING AT LOT CORNER

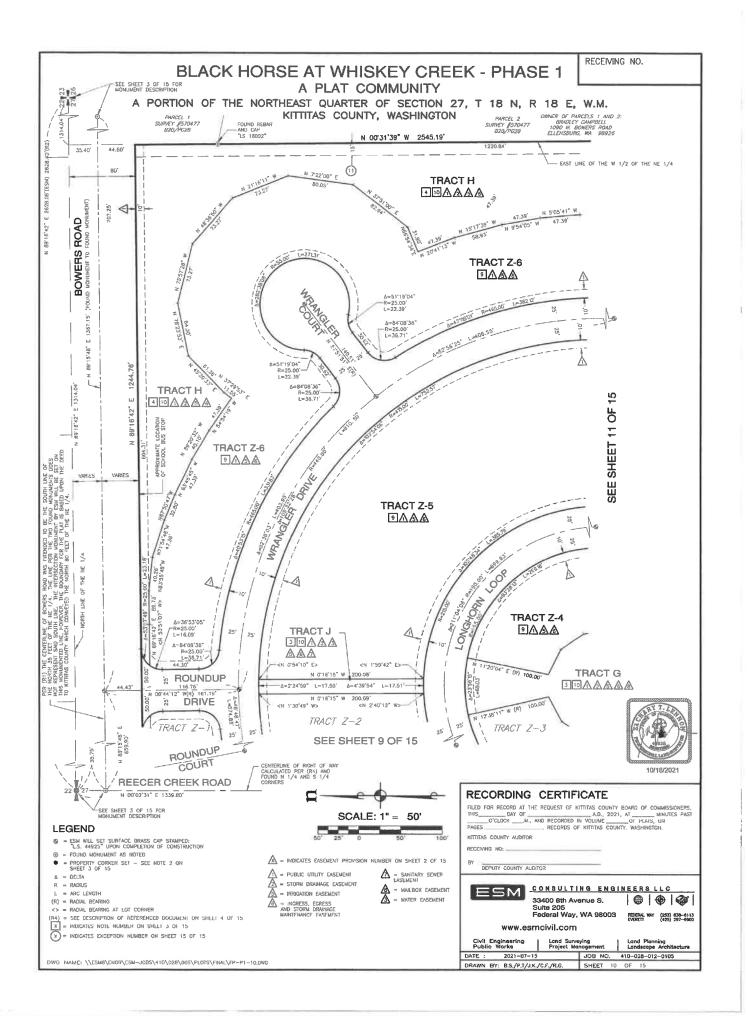
(R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHIFT 4 OF 15

X = RIDICATES NOTE HUMBER ON SHEET 3 OF 15

X = RIDICATES NOTE HUMBER ON SHEET 3 OF 15 R = RADIUS L = ARC LENGTH BY : DEPUTY COUNTY AUDITOR ESM CONSULTING ENGINEERS LLC 33400 8th Avenue S. Suite 205
Federal Way, WA 98003
FEDERAL NAT (23) B38-513
EVERTIT (425) 297-9900 A - INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15 A = PUBLIC UTILITY EASEMENT

= PUBLIC STORM DRAINAGE EASEMENT A = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT www.esmcivil.com Land Surveying Project Management A - MAIL BOX EASEMENT A = IRRIGATION EASEMENT DWG NAME: \\ESM8\ENGR\ESM JOBS\410\028\005\PLOTS\FINAL\FP-P1-08.DWG





RECEIVING NO. 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 PARCEL 4 SURVEY #570477 B20/P28 OWHER : ODWONE KINMAN 1113 W. BENDER RCAD ELLENSBURG, WA 98928 MARCEL 4 SURVEY #570477 E20/P28 OWNER: OENONE KHAMAN 1113 W. BENDER HOAD ELLENSBURG, WA 98926 N 00'31'39" W 2545.19' -EAST LINE OF THE W 1/2 OF THE NE 1/4 TRACT H 350 §<sub>®</sub> 351 TRACT Z-6 46.18 346 345 6=47'05'01" K=465.00" L=382 Δ=52°56°25° L=4C6.55° DAIVE 6-38'52'20" H=406.00" 1,=278.36" P WRANGLER 290 12 291 3 15 292 SHEET ᆼ 294 õ 295 296 SHEET TRACT Z-5 281 282 TRACT! 280 Re300 00' Le120.230 277 8'34" R=215.00" L=385 37'46 49" R=650 00' L=428.60' LOOP LONGHORN 14"5"38" L=168.20 251 252 TRACT Z-4 PAAA 253 254 256 CURVE TABLE N 13'04'16" E <sup>n</sup> 255 4 CURVE DELTA RADIUS I FNOTH 45.27 1'11'08" 275.00 5,69 46.00° N C25 1'41'53" 675.00 20.00 20.00 €25 1'50'01" G25.00 C29 2'13'51" 325.00 TRACT G 12.65 C30 2'41'44" 425.00 C31 0'17'02" 425.00 C34 2'28'00" 425.00 20.00 2.11 18.30 C35 3:37'53" 375.00 23.77 C36 | 3'03'22" | 375.00 | 20.00 TRACT Z-3 SEE SHEET 8 OF 15 242 **LEGEND** S = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44925" UPON COMPLETION OF CONSTRUCTION RECORDING CERTIFICATE FOUND MONUMENT AS NOTED
 PROPERTY CORNER SET — SEE NOTE 2 ON SHEET 3 OF 15 SCALE: 1" = 50' A = DELTA

R = RADIUS KITTITAS COUNTY AUDITOR = ARC LENGTH (R) = RADIAL BEARING

C> = RADIAL BEARING AT LOT CORNER (R4) = SEE DESCRIPTION OF REFFERENCE DOCUMENT ON SHEET 4 OF 15

| NOTICE | NOTE NUMBER ON SHEET 3 OF 15

| NOMICALES EXCEPTION NUMBER ON SHEET 15 OF 15 BY DEPUTY COUNTY AUDITOR ESM CONSULTING ENGINEERS LLC 33400 8th Avenue S.
Suite 205
Federal Way, WA 98003

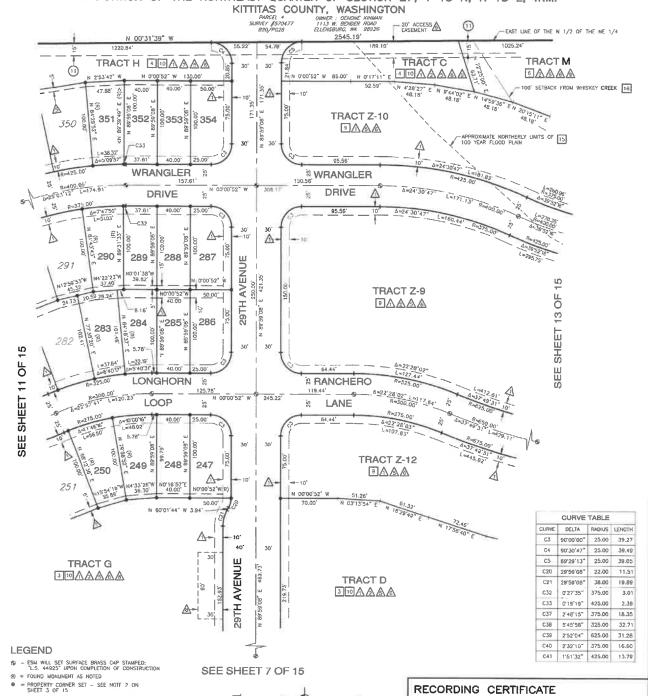
REDEWL WY (223) 838-6113
EVERT (423) 297-9900 - INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15 PUBLIC UTILITY EASEMENT

= PUBLIC STORM DRAINAGE EASEMENT

A = IRRICATION EASEMENT www.esmcivil.com = INGRESS, EGRESS AND STORM DEALHAGE MAINTENANCE EASEMENT A = MAIL BOX EASEMENT 10/18/2021 DWG NAME: \\ESM8\ENGR\ESM-JDB\$\410\028\005\PLOT\$\FRAL\FP-P1-11.DWG

RECEIVING NO. 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.



- ∆ = DELTA
- = RADIUS
- = 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

The Public Utility Easement

Storm Drainage Easement

= IRRIGATION EASEMENT = INGRESS, EGRESS
AND STORM DRAINAGE
MAINTENANCE EASEMENT

= MAILBOX EASEMENT

A = ACCESS/FLOOD CONTROL EASEMENT





FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS. DAY OF A.D., 2021, AT MINUTES PAST

O'CLOCK A.A. AND RECORDED IN YOLUME OF PLATS, ON
PAGES RECORDS OF KITTITAS COUNTY, WASHINGTON. KITTITAS COUNTY AUDITOR

RECEIVING NO: \_

BY : DEPUTY COUNTY AUDITOR



ESM CONSULTING ENGINEERS LLC

Suite 205 Federal Way, WA 98003 FEDERAL WAY (223) 638-6113 (425) 297-9900



Land Surveying Land Planning Project Management Landscape Architecture

DRAWN BY: B.S./P.T/J.K./C.F./R.G.

DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP P1 12.DWG

RECEIVING NO. BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY PARCEL 4 SURVEY #570477 B20/PG28 A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M. UNPLATTED
OWNER: OENONE KINMAN
1113 W. BENDER ROAD
ELLENSBURG, WA 98926 EAST LINE OF THE W 1/2 OF THE NE 1/4 KITTITAS COUNTY, WASHINGTON TO NE CORNER OF TRACT Z-2 = 1706.01 TRACT M 20' ACCESS EASEMENT ğ 🔊 TOP OF BANK 100' SETBACK FROM WHISKEY CREEN TRACT Z-10 R=375.00' L=260.96 SEE SHEET 12 OF WRANGLER DRIVE 4=39.52"16" R=400.00" L=278.35" PROXIMATE NORTHWESTERLY LIMITS 15 A-TRACT Z-9 9AAAARANCHERO LANE 4=37'49'31" R=650.00' L=479.11" TRACT Z-12 M TRACT D 310AAAA TRACT Z-8 **LEGEND** SEE SHEET 6 OF 15 S = 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 RECORDING CERTIFICATE A = DELTA FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS DAY OF A.D., 2021, AT MINUTES PAST

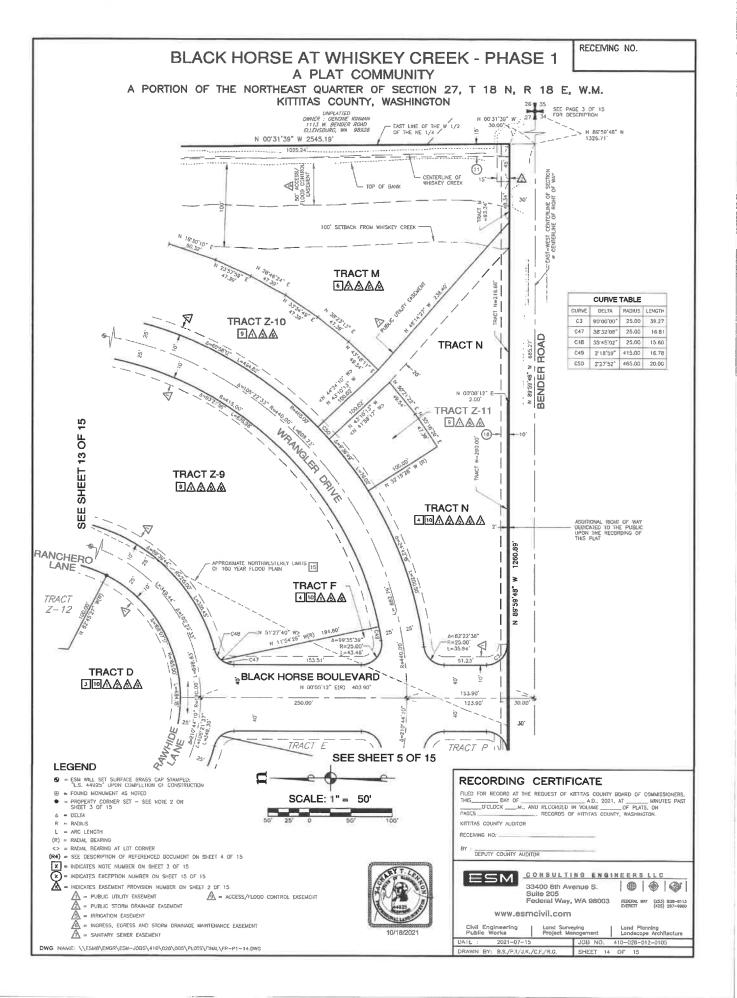
\_\_\_O'CLUCK \_\_\_\_\_\_, AND RECORDED IN YOLUME \_\_\_\_\_\_\_O'F PLATS, ON PAGES \_\_\_\_\_\_, RECORDS OF KITTITAS COUNTY, WASHINGTON. = RADIUS SCALE: 1" = 50' = ARC LENGTH (R) = RADIAL BEARING <> = RADIAL BEARING AT LOT CORNER (R4) - SEE DESCRIPTION OF REFERENCED DOCUMENT ON SE X - INDICATES NOTE NUMBER ON SHEET 3 OF 15 X = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15 - SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15 RECEIVING NO: = BY : DEPUTY COUNTY AUDITOR A INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15 A = PUBLIC UTILITY EASEMENT ESM CONSULTING ENGINEERS LLC PUBLIC UTILITY EASEMENT

= PUBLIC STORM DRAIMAGE EASEMENT

= IRRICATION EASEMENT

= INGRESS, EGRESS AND STORM DRAIM

- ACCESS/FLOOD CONTROL EASEMENT = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT www.esmcivil.com Civil Engineering Public Works Land Surveying Project Management DWG\_NAME: \\ESM8\ENGR\ESM=J0B\$\410\028\005\PLOT\$\FDNAL\FP=P1=13.DWG DRAWN BY: 8.S./P.T/J.K./C.F./R.G



RECEIVING NO

# 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

