

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.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. _____

LEGAL DESCRIPTION

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

RIGHT OF WAY FOR REECEER 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 REECEER 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 REECEER CREEK ROAD, 2139.26 FEET;

THENCE NORTHWESTERLY 12.10 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR REECEER 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°06'12" 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 WAY FOR REECEER 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, 47.69 FEET ALONG THE EAST RIGHT OF WAY FOR REECEER CREEK ROAD AND THE TRUE POINT OF BEGINNING;

AND EXCEPT

THAT PORTION CONVEYED TO KITITAS COUNTY, STATE OF WASHINGTON, BY DEED RECORDED MARCH 1, 2006, UNDER AUDITOR'S FILE NO. 200505010021;

AND EXCEPT

ALL RIGHTS AS CONVEYED BY THAT CERTAIN MINERAL DEED, RECORDED OCTOBER 11, 2006 UNDER AUDITOR'S FILE NO. 20061010009.

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 CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO SPAN 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 AND DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOTTED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE, ANY ENCLOSURE OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REDIRECTING 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 HEREON HEREBY DECLARE THIS MAP AND DEDICATE THE SAME TO 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 KITITAS COUNTY RECEIVING NO. _____

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND,

DECLARANT: SSH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON
BY: SHLR OF WASHINGTON, INC., A WASHINGTON CORPORATION, ITS MANAGER

BY: KEVIN CAPUZZI, DIVISION PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON } 25
COUNTY OF KING }

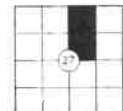
ON THIS _____ DAY OF _____, A.D., 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KEVIN CAPUZZI TO BE KNOWN TO BE THE VICE PRESIDENT OF SHLR OF WASHINGTON, INC., A WASHINGTON CORPORATION, THE MANAGER OF SSH, LLC, A 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 DATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT : _____

SUBDIVISION LOCATOR

NO. 10 SCALE



10/18/2021

APPROVALS

CERTIFICATE OF COUNTY PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2021.

KITITAS 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 I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____, A.D., 2021.

KITITAS 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.

KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____, A.D., 2021

KITITAS 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 _____ DAY OF _____, A.D., 2021.

KITITAS COUNTY ASSESSOR

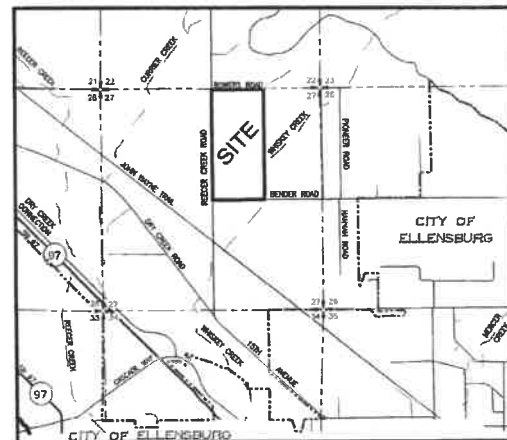
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2021.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY _____ CHAIRMAN
_____ CLERK OF THE BOARD

VICINITY MAP SCALE: 1"=2000'



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS 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 KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR

RECEIVING NO: _____

BY: _____
DEPUTY COUNTY AUDITOR

ESM CONSULTING ENGINEERS LLC

33400 8th Avenue S.
Suite 205
Federal Way, WA 98003

FEDERAL WAY (253) 838-0113
EVERETT (425) 207-9900

www.esmcivil.com

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

DATE : 2021-08-30 JOB NO. 410-028-012-0105

DRAWN BY: B.S./P./J.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.
KITITAS COUNTY, WASHINGTON

RECEIVING NO.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG FOR SANITARY SEWER, WATER, ELECTRIC, GAS AND TELEPHONE PURPOSES AND IS DEFINED AND CONVEYED TO KITITAS COUNTY FOR STORM DRAINAGE 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, E, H AND O LYING PARALLEL WITH AND ADJOINING REEDER 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 THERE TO 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.
2. IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR STORM DRAINAGE PURPOSES IS HEREBY DEDICATED AND CONVEYED TO KITITAS COUNTY UNDER AND UPON 1) THE ENTIRETY OF TRACTS A, B, C, D, G, H, I, J, K, N, O AND P; AND 2) UNDER AND UPON THE SOUTH 15 FEET OF THE EAST 45 FEET OF TRACT M ADJOINING BENDER ROAD; AND 3) UNDER AND UPON A 10 FOOT WIDE STRIP LOCATED WITHIN TRACT Z-9 AS DEPICTED HEREIN. THE STORM DRAINAGE FACILITIES LOCATED WITHIN SAID EASEMENTS ARE TO OWNED AND MAINTAINED BY THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION. KITITAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ACCESS, INSPECT AND MAINTAIN SAID STORM DRAINAGE FACILITIES CONTAINED WITHIN SAID EASEMENTS SHOULD THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION FAIL TO DO SO.
3. 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 F. THE CITY OF ELLENSBURG SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER FACILITIES CONTAINED WITHIN SAID 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 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.
5. 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.
6. IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG AND KITITAS COUNTY FOR INGRESS, EGRESS AND THE RIGHT TO MAINTAIN STORMWATER OVER, UNDER AND ACROSS 1) TRACTS A THROUGH O, 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 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.
8. 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.
9. AN EASEMENT FOR FLOOD CONTROL AND ACCESS AS DEPICTED HEREIN WITHIN TRACTS C AND M IS HEREBY GRANTED AND CONVEYED TO THE KITITAS COUNTY FLOOD CONTROL ZONE DISTRICT.
10. THE EASEMENTS GRANTED HEREIN 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.
11. EASEMENTS CREATED BY THIS PLAT ARE NON-EXCLUSIVE UNLESS NOTED OTHERWISE.

LOT AREA TABLE

LOT	S.F.	ACRES
136	2880	0.066
137	3150	0.072
138	3620	0.083
139	3360	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	5865	0.130
212	5320	0.122
213	5385	0.124
214	5380	0.124
215	5215	0.120
216	5515	0.127
217	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	3995	0.092
249	4525	0.104
250	4645	0.107
251	4340	0.100
252	5630	0.129
253	4235	0.097
254	4285	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	0.128
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	4290	0.099
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	4600	0.092
394	4895	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	3.063
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	4860	0.110
TRACT P	130,630	2.999
TRACT Q	41,350	0.949
TRACT Z-1	119,925	2.733
TRACT Z-2	140,510	3.226
TRACT Z-3	36,910	0.847
TRACT Z-4	36,995	0.849
TRACT Z-5	141,295	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 KITITAS 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 KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR
RECEIVING NO: _____
By: _____ DEPUTY COUNTY AUDITOR

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EVERETT (425) 297-9900

Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture
DATE : 2021-07-15 | JOB NO. 410-028-012-0105
DRAWN BY: J.K./B.S./C.F./R.G. | SHEET 2 OF 15



10/18/2021

BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

RECEIVING NO.

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

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



HELD FOR NORTH QUARTER CORNER SECTION 27 AND CENTERLINE OF REECKER 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 REECKER CREEK ROAD (R1)=(ESM)

26°26'22" (R1)=(ESM)
35.00' (ESM) 35.00' (R3)
1774.04' (ESM) 1274.23 (R1)
N 89°16'42" E 1314.04'
N 89°16'42" E 2628.08'(ESM) 2628.40'(R2)
FOUND IRON ROD WITH CAP
LS 18092' N 0.3' W 0.1'
N 89°16'42" E 1314.04'

N 00°31'39" W 80.00' (ESM) 80.00' (R1)
N 00°31'39" W 80.00' (ESM) 80.00' (R1)

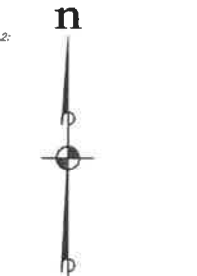
SEARCHED FOR AND DID NOT FIND 1" IRON PIPE. CALCULATED POSITION FOR SECTION CORNER PER (R2)

FOUND REBAR AND CAP
LS 18092 NELSON
ON LINE

FOUND 3/4" REBAR AND 2" ALUMINUM CAP STAMPED: THURBETSE LOKMAN 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

PARCEL 1 SURVEY #570477 B20/PC28
PARCEL 2 SURVEY #570477 B20/PC28

OWNER OF PARCELS 1 AND 2:
BRADLEY CAMPBELL
1090 W BOWERS ROAD
ELLENBURG, WA 98926



SCALE: 1" = 200'

- LEGEND**
- ⊕ FOUND MONUMENT AS NOTED
 - ⊙ FOUND CORNER AS NOTED
 - Δ DELTA
 - R RADIUS
 - L LENGTH
 - (R1) QUIT CLAIM DEED TO KITITAS COUNTY RECORDED UNDER AUDITOR'S FILE NO 200603010021
 - (R2) RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 370421
 - (R3) PLANS ENTITLED "KITITAS COUNTY - AIRPORT ACCESS IMPROVEMENTS BOWERS ROAD EXTENSION - RIGHT-OF-WAY ACQUISITION PLAN" (2003-2004) SHEET DATES VARY
 - (R4) PLANS ENTITLED "KITITAS COUNTY RECKER CREEK ROAD RECONSTRUCTION - RIGHT-OF-WAY PLANS" (DATED MAY, 2001) AND CALCULATION SHEET FROM COUNTY ROAD FILE

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 TO FOUND N 1/4 CORNER:
N 00°02'31" W 2390.89' (ESM) 2390.89' (R4)

N 35°44'09" W-17.10' (ESM)

2125.25' S. OF NORTH LINE OF NE 1/4

FOUND 3" BRASS CAP IN CONCRETE MONUMENT STAMPED: "KITITAS COUNTY PUBLIC WORKS 42-5629", 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)
N 0.1° W 1.1'

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)

FOUND RAILROAD SPIKE WITH "C" (JANUARY 2006)

FOUND 3" BRASS CAP IN CONCRETE, DOWN 0.8". STAMPED: "C 1/4 S 27 T18N R18E COUNTY OF KITITAS SURVEY MONUMENT. NO PUNCH MARK, USED CENTER OF CAP. (NOVEMBER 2012)
HELD MONUMENT FOR CENTER OF SECTION

CENTERLINE INTERSECTION IS N 89°59'48" W 11.01' (ESM) 11.00' (R3)

PARCELS 3 & 4 SURVEY #570477 B20/PC28
OWNER: GEORGE HODMAN
1113 W BENDER ROAD
ELLENBURG, WA 98926

UNRECORDED MONUMENT
1113 W BENDER ROAD
ELLENBURG, WA 98926

N 00°31'39" W 80.00' (ESM) 80.00' (R1)
N 00°31'39" W 80.00' (ESM) 80.00' (R1)

SEE ABOVE FOR DESCRIPTION

N 00°47'53" W 2671.97' (ESM) 2672.47' (R2)

FOUND RAILROAD SPIKE (NOVEMBER 2012)

BASIS OF BEARINGS:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID 5K0662) AND "J358" (PID 5K0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE 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-332-130-050

DWG NAME : ESM\ENDR\ESM-J085\410\028\005\PLOTS\FINAL\FP-P1-D4.DWG



10/18/2021

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS 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 KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR
RECEIVING NO: _____
BY: _____ DEPUTY COUNTY AUDITOR

ESM CONSULTING ENGINEERS LLC

33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
FEDERAL WAY (253) 838-8113
OVERTON (425) 297-9900

www.esmcivil.com

Civil Engineering Public Works
Land Surveying Project Management
Land Planning Landscape Architecture
DATE : 2021-07-14
JOB NO. 410-028-012-0105
DRAWN BY: J.K./B.S./C.F./R.C. SHEET 4 OF 15

BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

RECEIVING NO.

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

SCALE: 1" = 50'

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°52'25" W	30.14
E6	N 03°33'24" W	29.80
E7	N 01°58'36" W	30.33
E8	N 00°35'21" E	29.38
E9	N 0°06'46" W	30.88
E10	N 10°45'06" W	32.44
E11	N 17°36'36" 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°36'26" W	13.01
E16	N 33°07'20" W	30.69
E17	N 25°09'44" W	29.04
E18	N 22°49'12" W	29.55
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 08°31'50" W	30.72
E25	N 29°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°36'22" W	31.55
E30	N 61°43'44" W	6.51
E31	N 20°34'17" W	19.31

CURVE TABLE

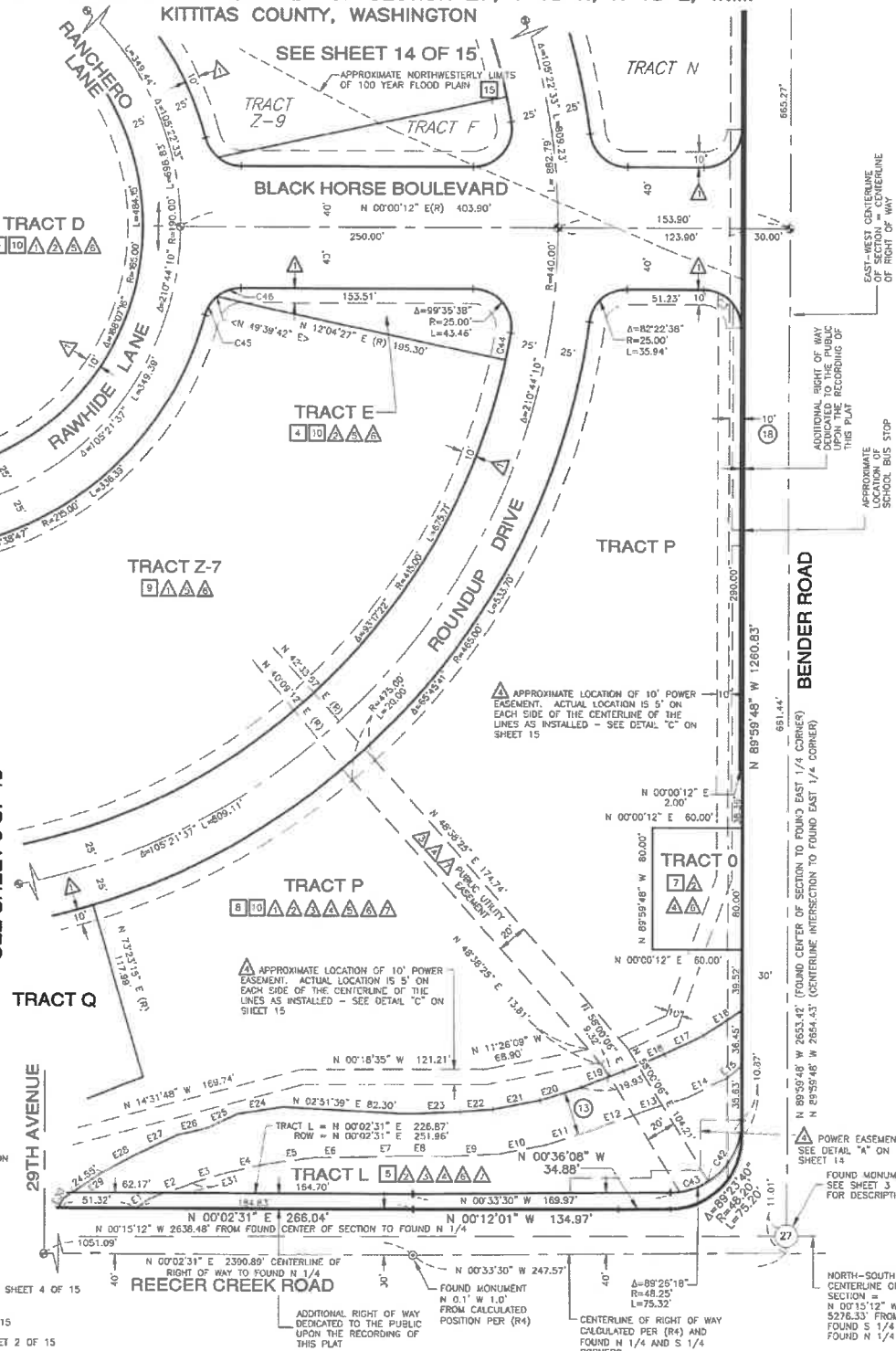
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	25.00	39.27
C42	57°28'21"	48.25	48.40
C43	24°26'15"	48.25	20.58
C44	2°28'37"	415.00	17.94
C45	33°56'40"	25.00	14.81
C46	40°20'30"	25.00	17.60

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
- <R> = 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
- ⊙ = WATER EASEMENT
- ⊙ = POWER (GAS AND ELECTRIC) EASEMENT
- ⊙ = IRRIGATION EASEMENT
- ⊙ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ⊙ = SANITARY SEWER EASEMENT



10/18/2021



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS 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 KITITAS COUNTY, WASHINGTON.
KITITAS COUNTY AUDITOR
RECEIVING NO: _____
BY _____ DEPUTY COUNTY AUDITOR

DWG NAME: \\ESMB\ENGR\ESM-JOB5\410\028\005\PLATS\FINAL\FP-P1-05.DWG

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

Civil Engineering
Public Works
Date: 2021-07-15
DRAWN BY: B.S./P.T./J.K./C.F./R.G.

Land Surveying
Project Management
Job NO. 410-028-012-0105
SHEET 5 OF 15

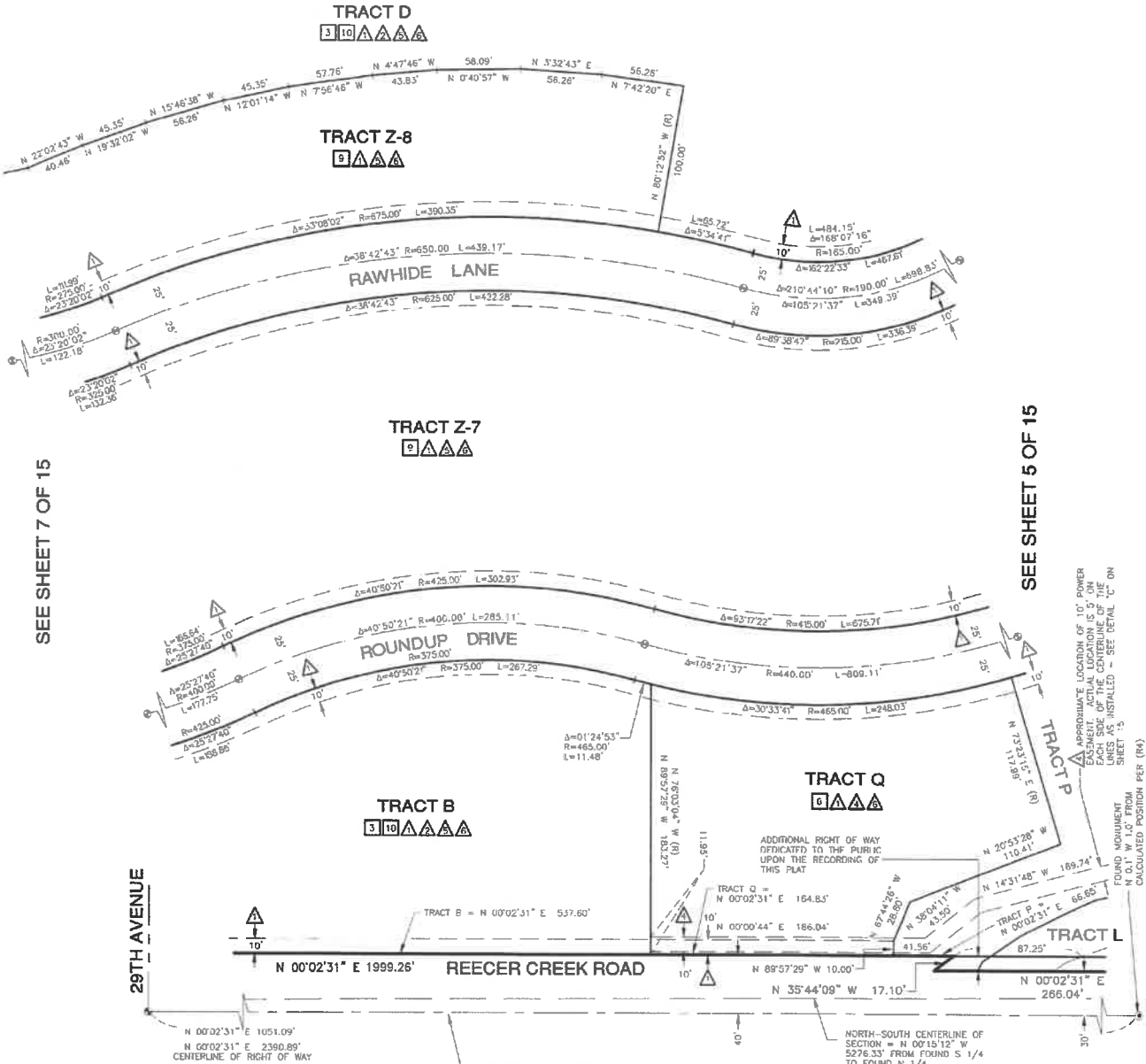
Land Planning
Landscape Architecture
RESELL BY (206) 839-8115
(425) 287-9800

BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

RECEIVING NO.

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

SEE SHEET 13 OF 15



SEE SHEET 7 OF 15

SEE SHEET 5 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) = SCC 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
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10/18/2021

RECORDING CERTIFICATE

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KITITAS COUNTY AUDITOR

RECEIVING NO: _____

BY: _____ DEPUTY COUNTY AUDITOR

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

FEDERAL WAY (206) 838-8113
EVERETT (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2021-07-15	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.	SHEET 6 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.
KITITAS COUNTY, WASHINGTON

SEE SHEET 12 OF 15

RECEIVING NO.



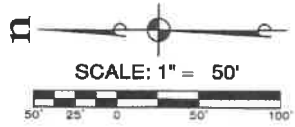
CURVE TABLE			
CURVE	DELTA	RADIUS	LDHGT11
C1	90°03'23"	25.00	39.29
C2	89°56'37"	25.00	39.25
C3	90°00'00"	25.00	39.27
C6	1°13'26"	425.00	9.08
C17	1°48'50"	625.00	19.79
C18	2°42'09"	325.00	15.33
C19	4°44'18"	275.00	22.74
C20	28°58'08"	22.00	11.51
C21	28°58'08"	38.00	19.89
C22	6°57'24"	275.00	33.39

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 - 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
- △ = WATER EASEMENT
- △ = POWER (GAS AND ELECTRIC) EASEMENT
- △ = IRRIGATION EASEMENT
- △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △ = SANITARY SEWER EASEMENT
- △ = MAILBOX EASEMENT



10/18/2021

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KITITAS COUNTY AUDITOR
RECEIVING NO.: _____
BY: _____
DEPUTY COUNTY AUDITOR

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

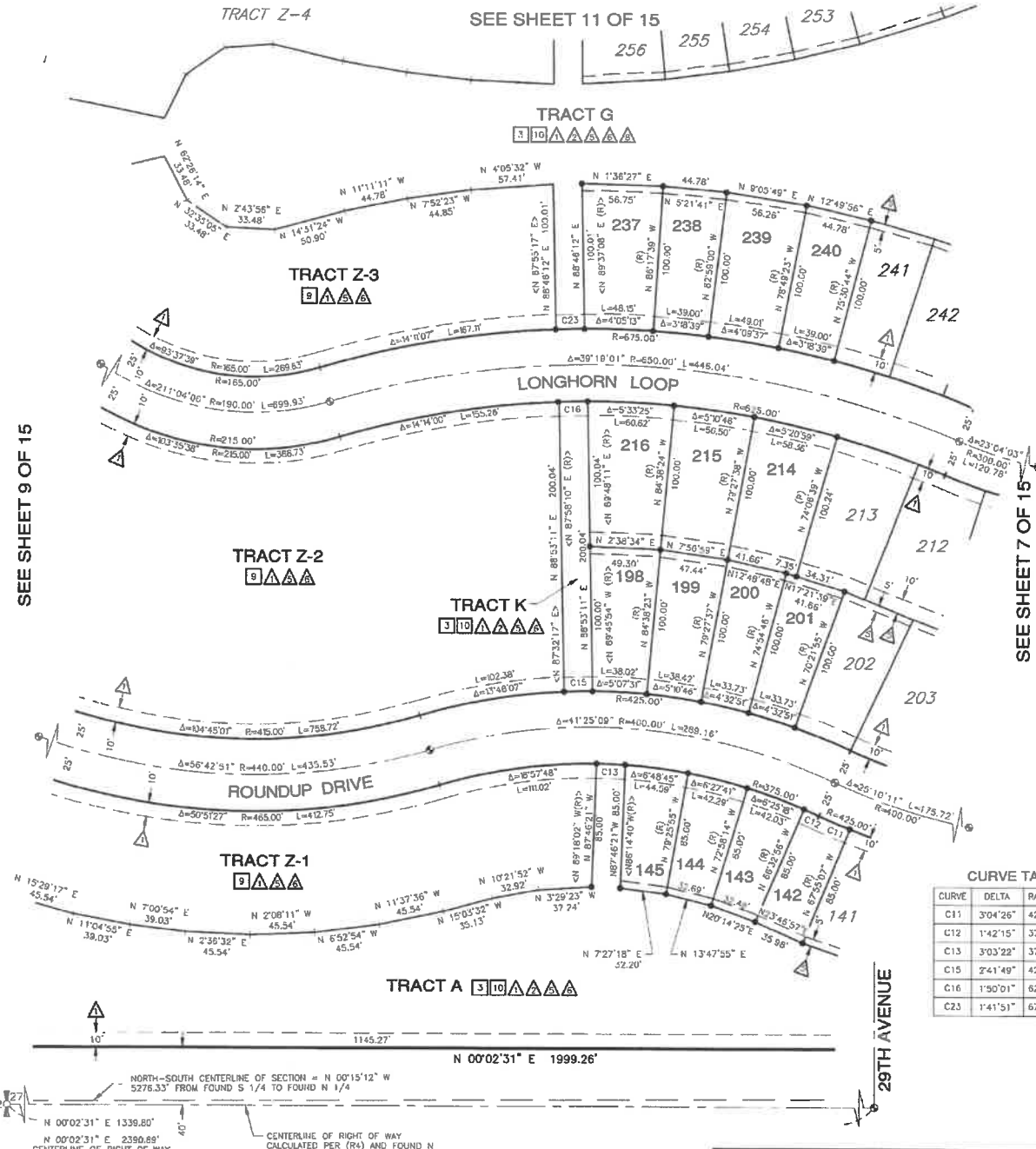
FEDERAL WAY (206) 838-0113
EVERETT (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2021-07-15	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.C.	SHEET 7 OF 15	

BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

RECEIVING NO.

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



SEE SHEET 9 OF 15

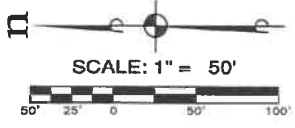
SEE SHEET 7 OF 15

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C11	3°04'26"	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
- <R> 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
- (E) 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



10/18/2021

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KITITAS COUNTY AUDITOR
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BY: _____ DEPUTY COUNTY AUDITOR

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Federal Way, WA 98003
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EVERETT (425) 297-9900

Civil Engineering Public Works | Land Surveying | Land Planning Landscape Architecture
DATE: 2021-07-15 | JOB NO. 410-028-012-0105
DRAWN BY: B.S./P.T./J.K./C.F./R.C. | SHEET 8 OF 15

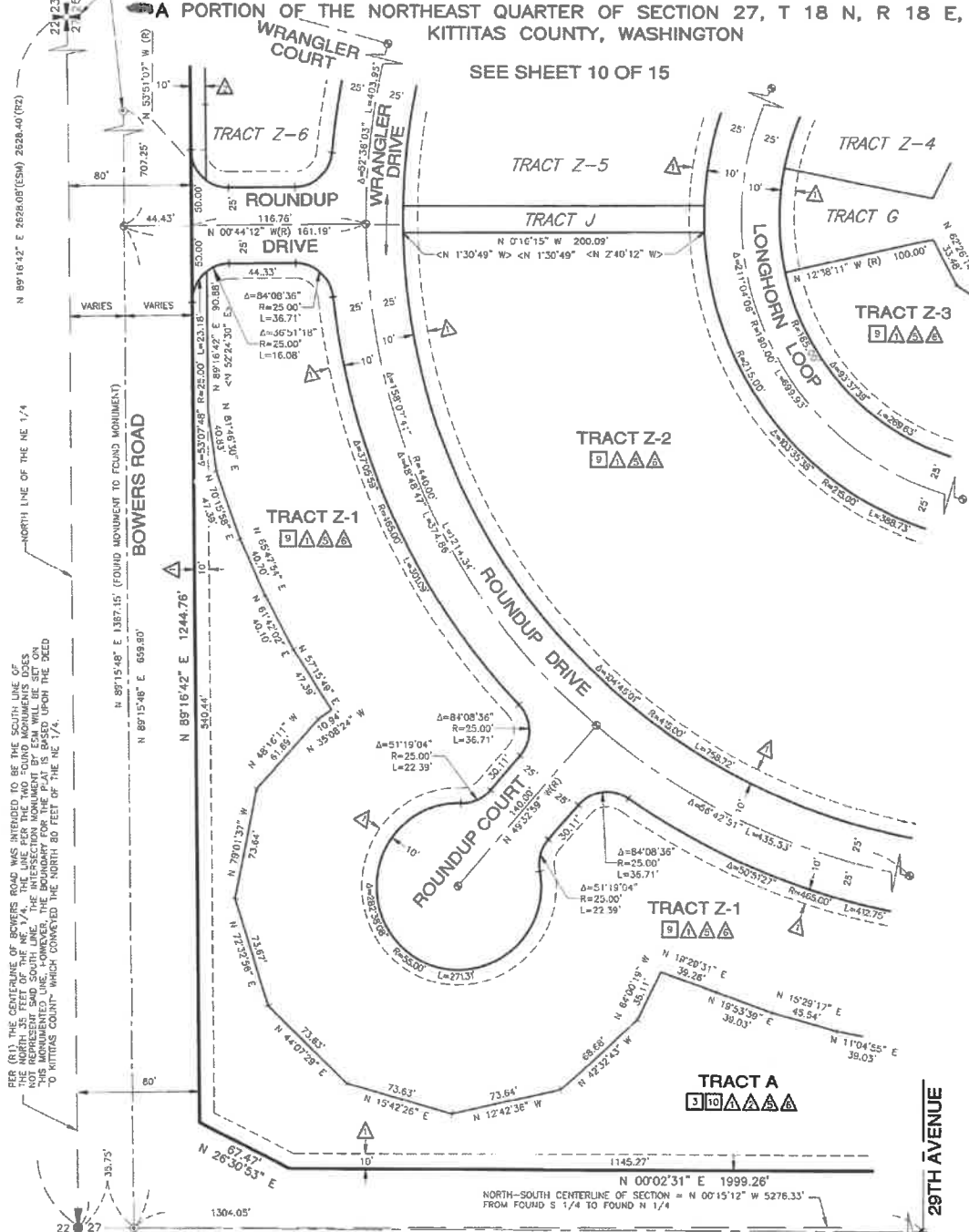
BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

RECEIVING NO.

SEE SHEET 3 OF 15 FOR MONUMENT DESCRIPTION

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

SEE SHEET 10 OF 15

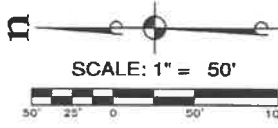


SEE SHEET 8 OF 15

SEE SHEET 8 OF 15

PER (R1) THE CENTERLINE OF BOWERS ROAD WAS INTERFERED TO BE THE CENTERLINE 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 THE CENTERLINE OF BOWERS ROAD WHICH IS BROAD UPON 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. 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
 - ⊗ = 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 URNANGLR. EASEMENT
 - △ = IRRIGATION EASEMENT
 - △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT



10/16/2021

DWG NAME: \\ESMB\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P1-09.DWG

RECORDING CERTIFICATE

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.

KITTITAS COUNTY AUDITOR
RECEIVING NO: _____
BY: _____
DEPUTY COUNTY AUDITOR

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Suite 205
Federal Way, WA 98003
www.esmcivil.com

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EVERETT (425) 297-9600

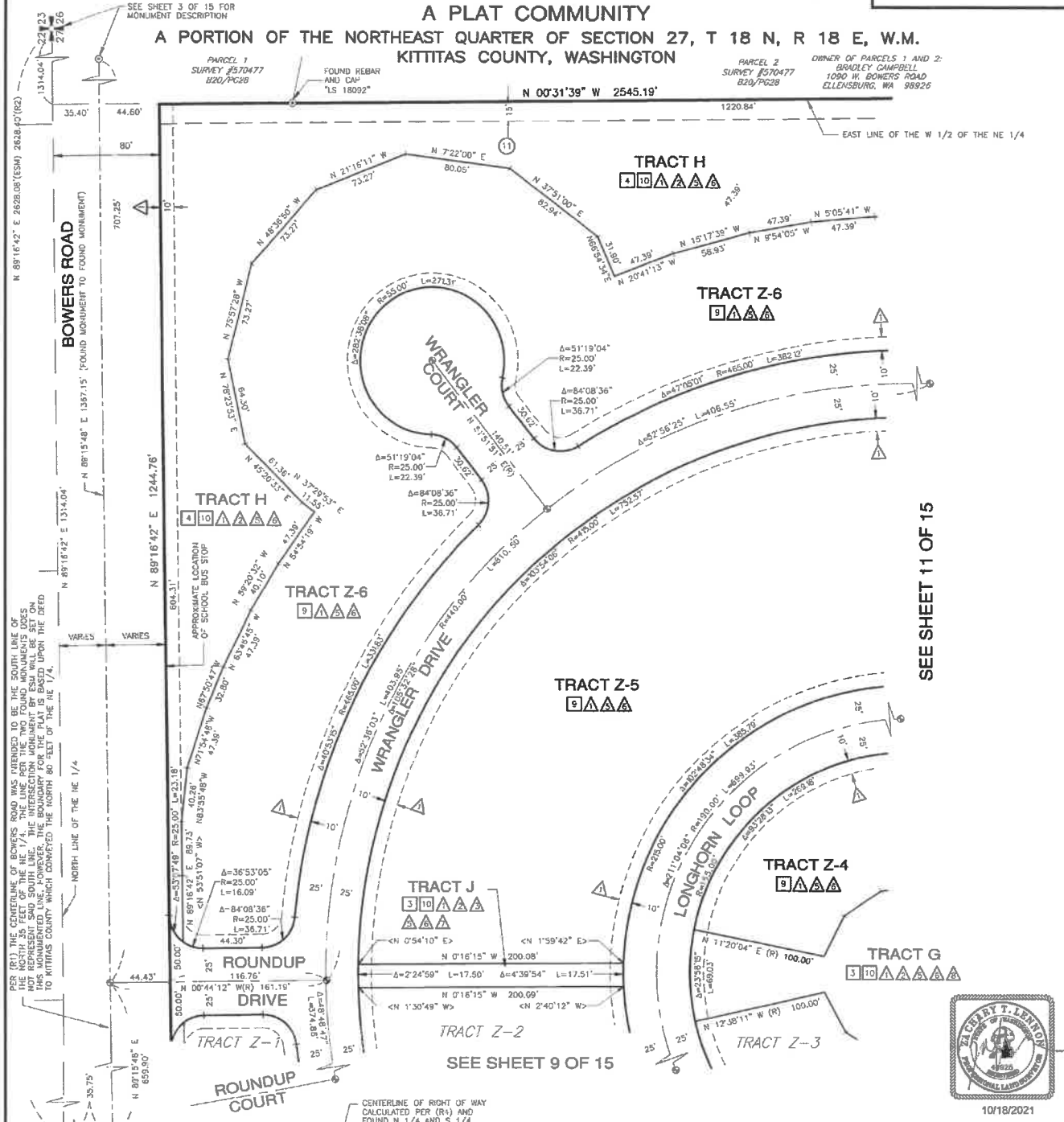
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2021-07-15	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.	SHEET 9 OF 15	

BLACK HORSE AT WHISKEY CREEK - PHASE 1

A PLAT COMMUNITY

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

RECEIVING NO.



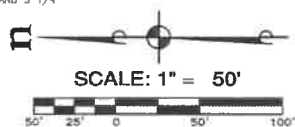
SEE SHEET 11 OF 15

SEE SHEET 9 OF 15



10/18/2021

- 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
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 - R = RADIUS
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 - <> = 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
- ⚠ = STORM DRAINAGE EASEMENT
- ⚠ = IRRIGATION EASEMENT
- ⚠ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE ACCESS
- ⚠ = SANITARY SEWER EASEMENT
- ⚠ = MAILBOX EASEMENT
- ⚠ = WATER EASEMENT

RECORDING CERTIFICATE

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KITITAS COUNTY AUDITOR _____ RECEIVING NO. _____

BY _____ DEPUTY COUNTY AUDITOR

ESM CONSULTING ENGINEERS LLC

33400 8th Avenue S.
Suite 205
Federal Way, WA 98003

FEDERAL WAY (253) 630-4113
EVERETT (425) 297-9800

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Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2021-07-15	JOB NO. 410-028-012-005	
DRAWN BY: B.S./P.J./J.K./C.F./R.G.		SHEET 10 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.
KITITAS COUNTY, WASHINGTON

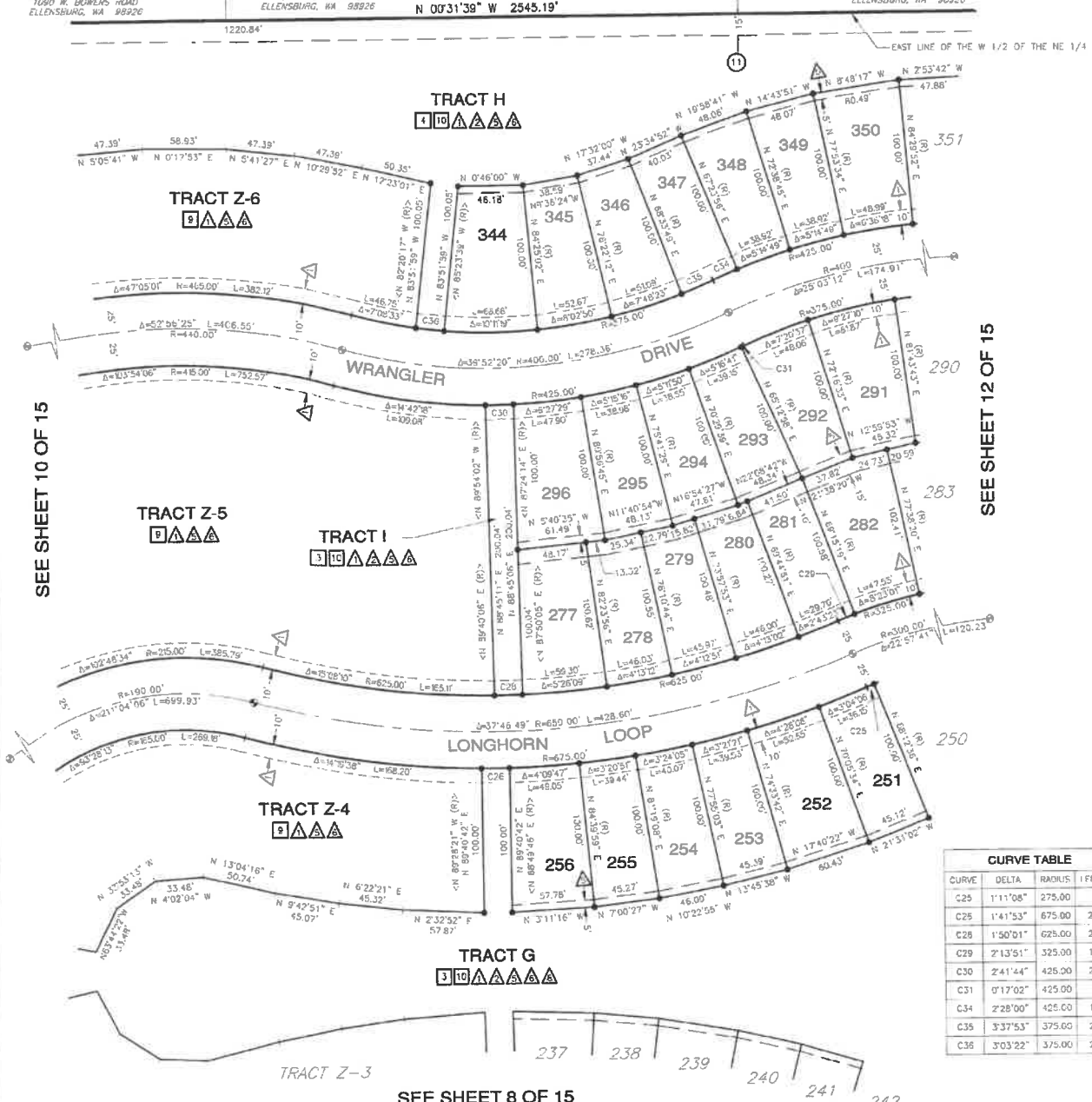
RECEIVING NO.

PARCEL 2
SURVEY #570477
020/P028
OWNER: BRADLEY CAMPBELL
1690 W. BENDER ROAD
ELLENSBURG, WA 98926

PARCEL 4 SURVEY #570477 020/P28
OWNER: DEKONE KINMAN
1113 W. BENDER ROAD
ELLENSBURG, WA 98926

PARCEL 4 SURVEY #570477 020/P28
OWNER: DEKONE KINMAN
1113 W. BENDER ROAD
ELLENSBURG, WA 98926

N 00°31'38" W 2545.19'



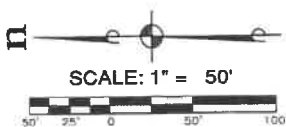
SEE SHEET 10 OF 15

SEE SHEET 12 OF 15

SEE SHEET 8 OF 15

LEGEND

- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED: L.S. 44822 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
- Y = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
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- △ = PUBLIC UTILITY EASEMENT
- △ = PUBLIC STORM DRAINAGE EASEMENT
- △ = IRRIGATION EASEMENT
- △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △ = MAIL BOX EASEMENT



10/18/2021

CURVE TABLE			
CURVE	DELTA	RADIUS	IFNCTH
C25	1°11'08"	275.00	5.69
C25	1°41'53"	675.00	20.00
C28	1°50'01"	625.00	20.00
C29	2°13'51"	325.00	12.68
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

RECORDING CERTIFICATE

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THIS _____ DAY OF _____ A.D. 2021, AT _____ MINUTES PAST
_____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON.
KITITAS COUNTY AUDITOR
RECEIVING NO: _____
BY: _____ DEPUTY COUNTY AUDITOR

ESM CONSULTING ENGINEERS LLC
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Federal Way, WA 98003
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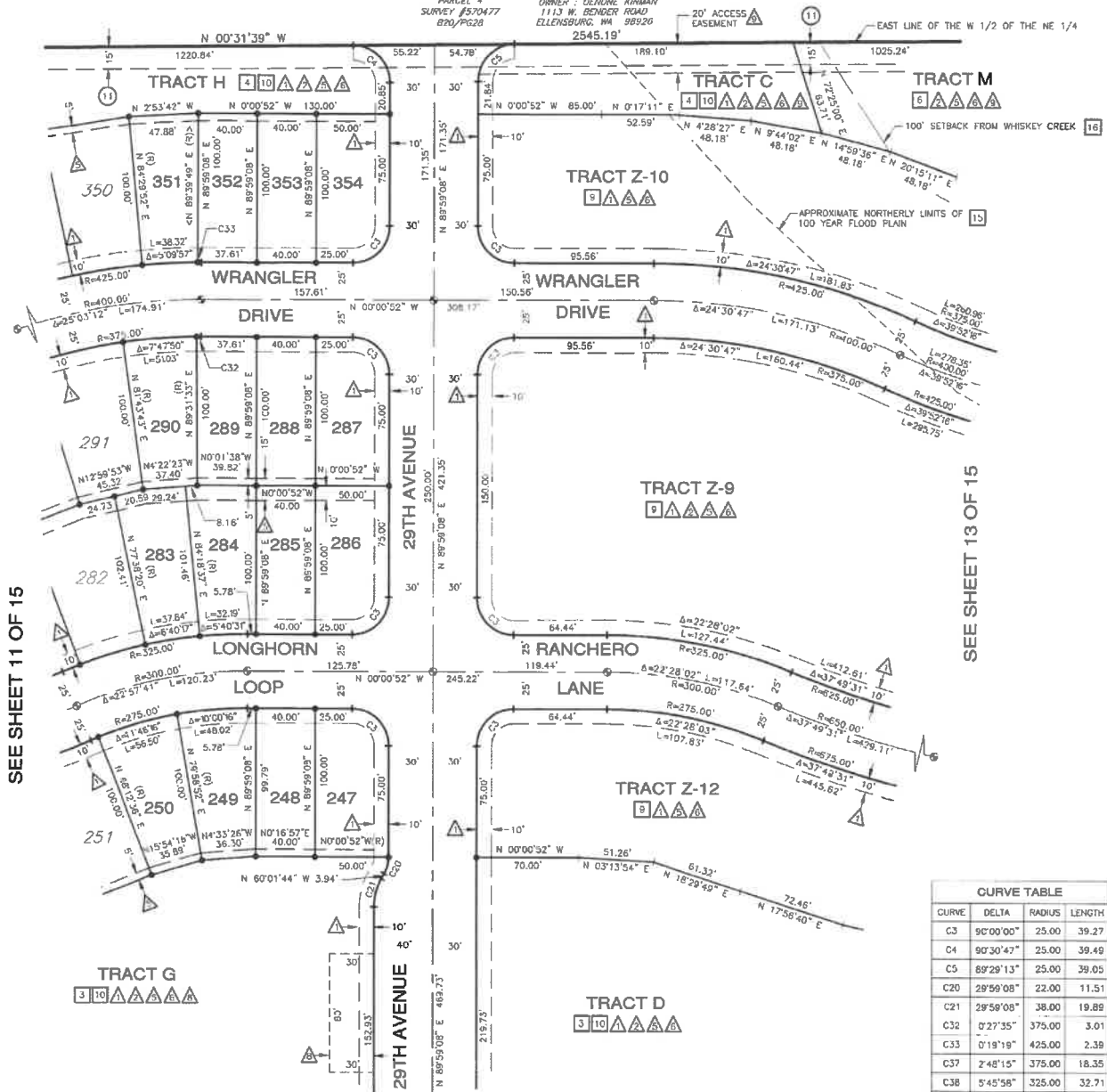
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-07-15	JOB NO. 415-028-012-0105	
DRAWN BY: D.S./P.T./A.K./C.F./R.G.	SHEET 11 OF 15	

BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

RECEIVING NO.

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

PARCEL 4
SURVEY #570477
820/PG28
OWNER: DENOMIE WINMAN
1113 W. BENDER ROAD
ELLENSBURG, WA 98926



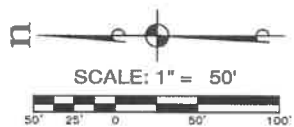
SEE SHEET 11 OF 15

SEE SHEET 13 OF 15

SEE SHEET 7 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 NOTIF 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
- Ⓢ = 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
- Ⓢ = IRRIGATION EASEMENT
- Ⓢ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- Ⓢ = MAILBOX EASEMENT
- Ⓢ = ACCESS/FLOOD CONTROL EASEMENT



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

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS 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 KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR
RECEIVING NO: _____
BY: _____
DEPUTY COUNTY AUDITOR

ESM CONSULTING ENGINEERS LLC
33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
www.esmcivil.com
FEDERAL WAY (203) 836-8113
EVERETT (425) 297-0000

Civil Engineering Public Works
Land Surveying Project Management
Land Planning Landscape Architecture
DATE: 2021-07-15
JOB NO. 410-028-012-0105
DRAWN BY: B.S./P.T./J.K./C.F./R.G.
SHEET 12 OF 15



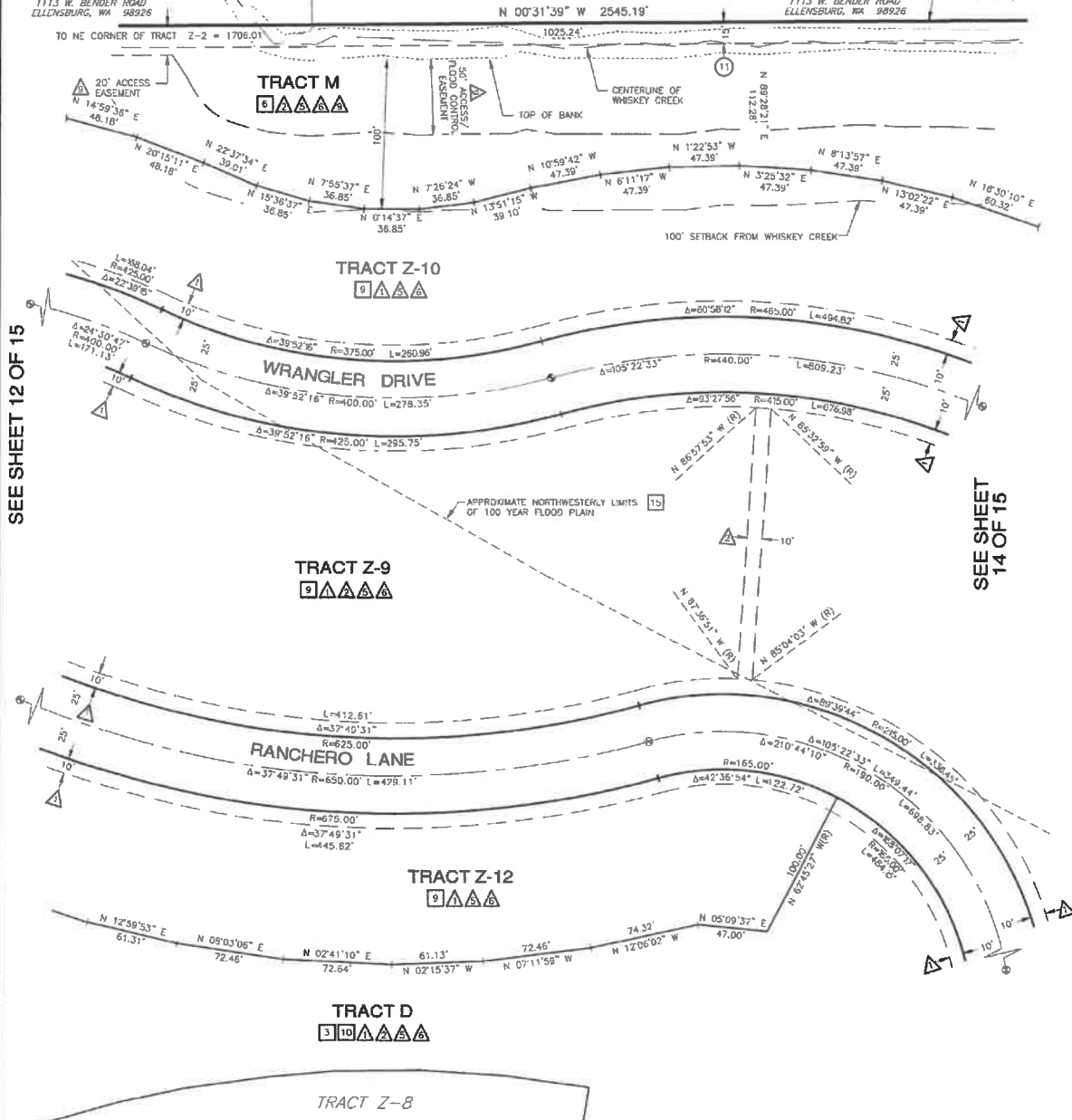
BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

RECEIVING NO.

PARCEL 4
SURVEY #570477
B20/P028
OWNER : DENONE KIMMAN
1113 W. BENDER ROAD
ELLENBURG, WA 98926

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

UNPLATTED
OWNER : DENONE KIMMAN
1113 W. BENDER ROAD
ELLENBURG, WA 98926
EAST LINE OF THE W 1/4
OF THE NE 1/4



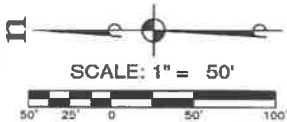
SEE SHEET 12 OF 15

SEE SHEET 14 OF 15

LEGEND

SEE SHEET 6 OF 15

- = 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
- (R) = 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



10/18/2021

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2021, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGE _____, RECORDS OF KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR

RECEIVING NO. _____

BY : _____
DEPUTY COUNTY AUDITOR

ESM CONSULTING ENGINEERS LLC

33400 8th Avenue S.
Suite 205
Federal Way, WA 98003

FEDERAL WAY (206) 838-6113
EVERETT (425) 297-9900

www.esmcivil.com

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

DATE : 2021-07-15 | JOB NO. 410-028-012-0105

DRAWN BY: B.S./P.T./J.K./C.F./R.G. | SHEET 13 OF 15

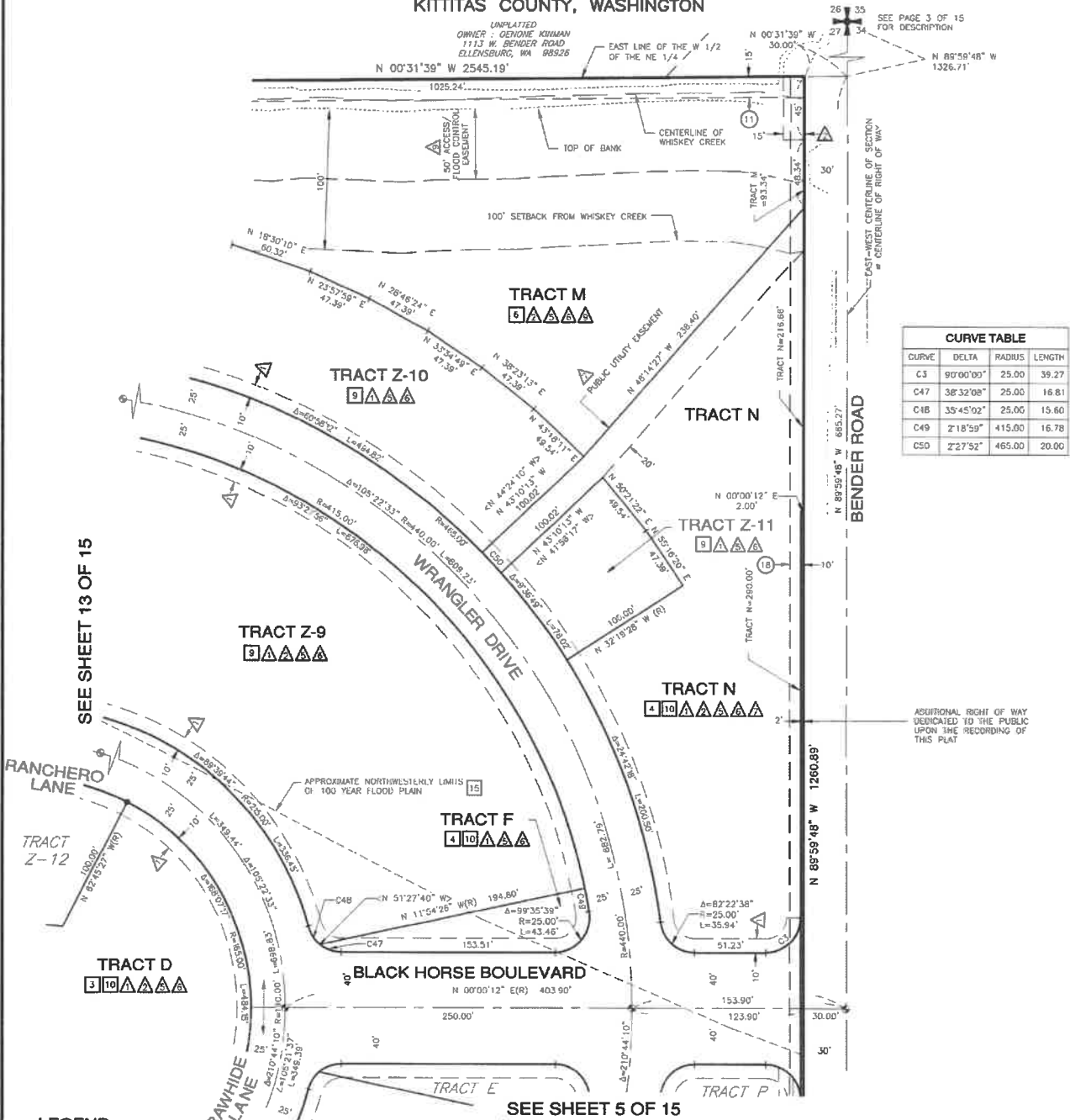
BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

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

RECEIVING NO.

UNPLATTED
OWNER - GERRIE KUHAN
1113 W. BENDER ROAD
ELLENSBURG, WA 98926

SEE PAGE 3 OF 15
FOR DESCRIPTION

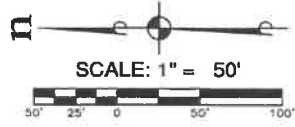


SEE SHEET 13 OF 15

SEE SHEET 5 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
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- [X] = INDICATES NOTE NUMBER ON SHEET 3 OF 15
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- ⚠ = PUBLIC STORM DRAINAGE EASEMENT
- ⚠ = IRRIGATION EASEMENT
- ⚠ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ⚠ = SANITARY SEWER EASEMENT
- ⚠ = ACCESS/FLOOD CONTROL EASEMENT



10/18/2021

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DATE: 2021-07-15 | JOB NO. 410-028-012-0105
DRAWN BY: B.S./P1/J.K./C.F./R.C. | SHEET 14 OF 15

BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

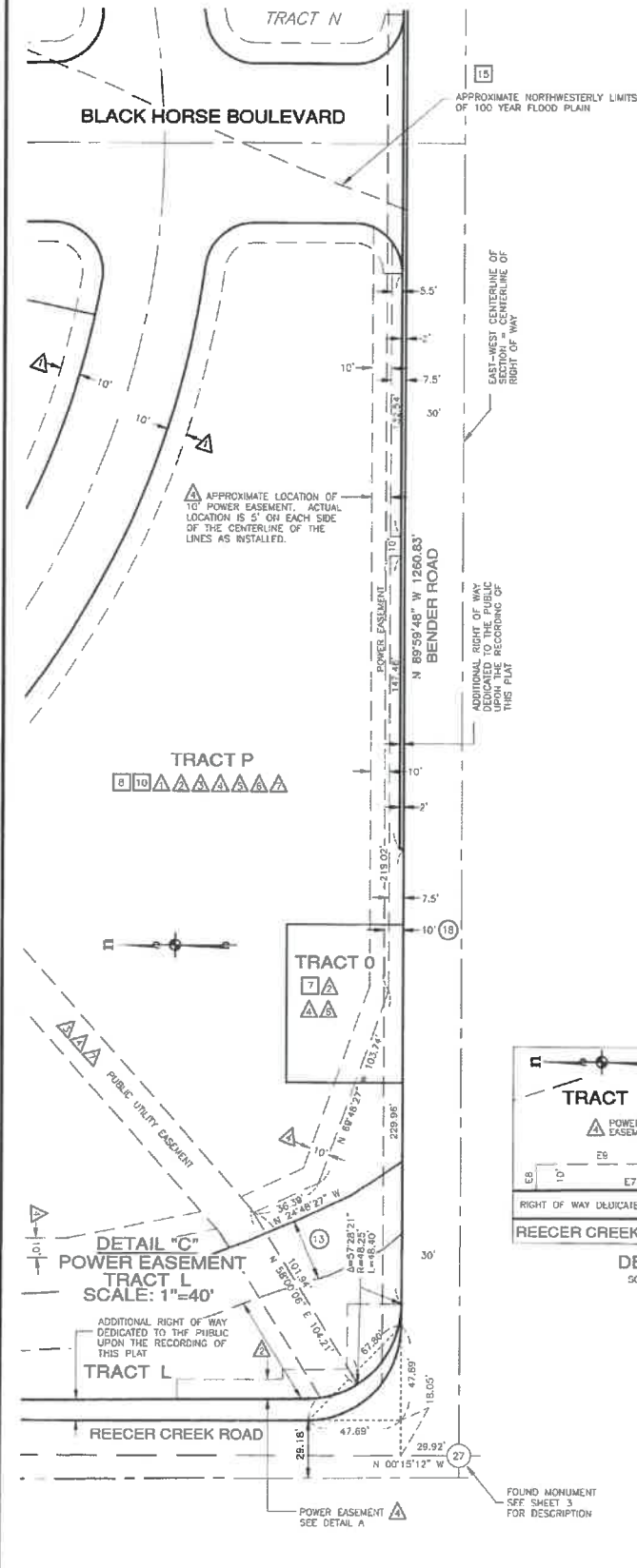
RECEIVING NO.

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

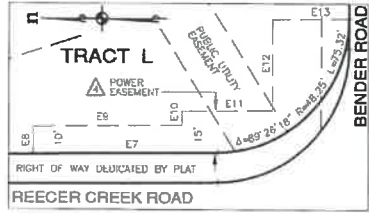
EXCEPTIONS FROM TITLE REPORT

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. 72156-47019392) 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 KITITAS 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 KITITAS 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 KITITAS COUNTY AUDITOR'S FILE NO. 200605250045.
10. SUBJECT TO THAT RESERVATION OF EASEMENT FOR IRRIGATION DITCH AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 31099. 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 KITITAS 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 KITITAS 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 KITITAS COUNTY AUDITOR'S FILE NO. 96448, AND ALSO SUBJECT TO THAT ASSIGNMENT OF RIGHT OF WAY TO ELLENBURG TELEPHONE COMPANY AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITITAS 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 ELLENBURG 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 KITITAS COUNTY AUDITOR'S FILE NO. 200605250045. 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 KITITAS 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 KITITAS COUNTY AUDITOR'S FILE NO. 200608050004. EXCEPTION CANNOT BE PLOTTED.
18. SUBJECT TO THAT EASEMENT FOR OVERHEAD UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 201610040006. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
19. SUBJECT TO COMMUNICATION ASSESSMENT FOR TAX ID NO. 431033.



LINE	BEARING	LENGTH
E7	N 00°33'30" W	65.72
E8	N 89°26'30" E	10.00
E9	N 00°33'30" W	33.67
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



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

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DATE: 2021-10-18	JOB NO. 410-026-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F.	SHEET 15 OF 15	