BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.

KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

LEGAL DESCRIPTION

TRACTS Z-1 THROUGH Z-6, INCLUSIVE, BLACK HORSE AT WHISKEY CREEK - PHASE 1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT RECORDED IN BOOK 13 OF PLATS, PAGES 187 THROUGH 201, RECORDS OF SAID COUNTY.

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 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 REROUTING 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 AUDITOR'S FILE NO. 202112210021.

IN WITNESS WHEREOF, WE HAVE HEREUNTO 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

BY: _____
ASHLEY JOHNSON, DVP OF CITY OPERATIONS

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS_____DAY OF_____A.D., 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ASHLEY JOHNSON TO ME KNOWN TO BE THE DVP OF CITY OPERATIONS 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 SHE 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 : _____

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 SSHI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON IN JANUARY OF 2022. I HEREBY CERTIFY THAT THIS MAP FOR BLACK HORSE AT WHISKEY CREEK - PHASE 2 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, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44925

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ZACHARY T. LENNON IS THE PERSON WHO APPEARED BEFORE ME, BEING FIRST ON OATH, DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

SCRIBED AND SWORN TO BEFORE ME ON THIS _____ DAY OF _____, 2023.

_____
(SIGNATURE OF NOTARY)

_____
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____

MY APPOINTMENT EXPIRES

RECEIVED
JUN 2 3 2023
Kittitas County CDS

DWG NAME: ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-01.DWG

APPROVALS

CERTIFICATE OF COUNTY ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2023.

_____
KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR

I HEREBY CERTIFY THAT THE PLAT OF "BLACK HORSE AT WHISKEY CREEK - PHASE 2" HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 2023.

_____
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., 2023.

_____
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 _____ DAY OF _____, A.D., 2023.

_____
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF "BLACK HORSE AT WHISKEY CREEK - PHASE 2" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS _____ DAY OF _____, A.D., 2023.

_____
KITTITAS COUNTY ASSESSOR

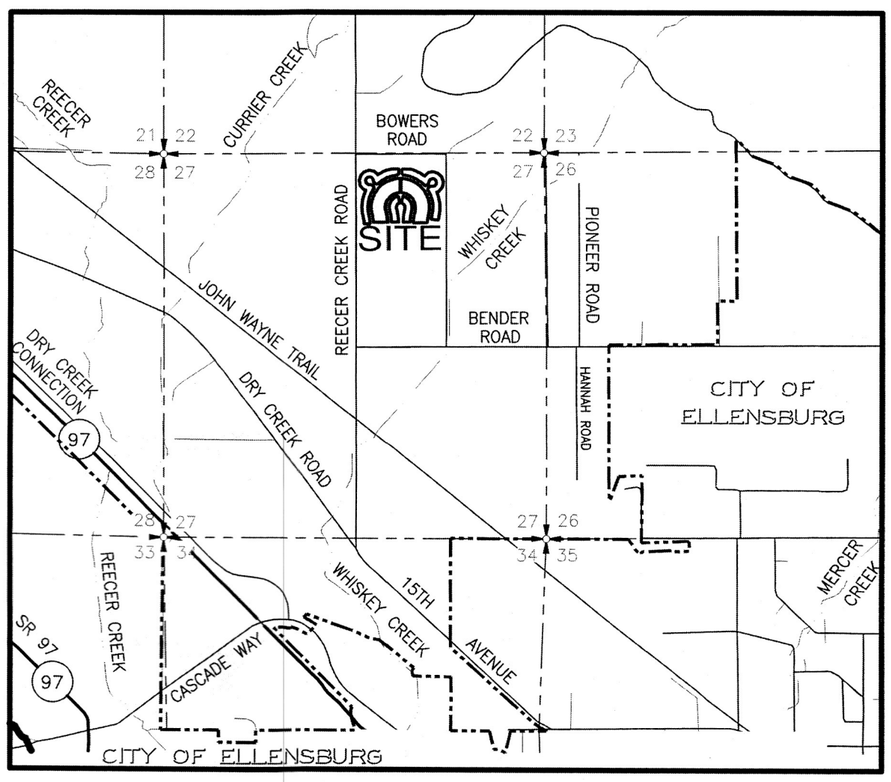
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2023.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

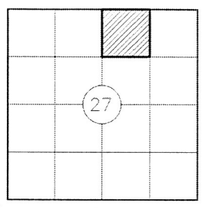
BY : _____ ATTEST : _____
CHAIRMAN CLERK OF THE BOARD

VICINITY MAP SCALE: 1"=2000'



SUBDIVISION LOCATOR

NOT TO SCALE



TOWNSHIP 18 NORTH
RANGE 18 EAST

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS_____ DAY OF _____ A.D., 2023, AT _____ MINUTES PAST _____O'CLOCK ____.M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

BY : _____
DEPUTY COUNTY AUDITOR

ESM CONSULTING ENGINEERS LLC
33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9900
www.esmcivil.com
Civil Engineering | Public Works
Land Surveying | Project Management
Land Planning | Landscape Architecture

DATE : 2023-06-20
JOB NO. 410-028-012-0208
DRAWN BY: C.F.
SHEET 1 OF 15

BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.

KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

LOT AREA TABLE

LOT	S.F.	ACRES
146	3770	0.087
147	3220	0.074
148	3010	0.069
149	3560	0.082
150	3560	0.082
151	3560	0.082
152	3560	0.082
153	3055	0.070
154	3055	0.070
155	3560	0.082
156	3055	0.070
157	3115	0.071
158	4120	0.095
159	3655	0.084
160	3270	0.075
161	4560	0.105
162	4605	0.106
163	4605	0.106
164	4605	0.106
165	4605	0.106
166	4605	0.106
167	3875	0.089
168	3155	0.072
169	3545	0.081
170	3770	0.087
171	4320	0.099
172	3645	0.084
173	3700	0.085
174	4305	0.099
175	3600	0.083
176	3350	0.077
177	3990	0.092
178	4275	0.098
179	3835	0.088
180	3705	0.085
181	4235	0.097
182	3705	0.085
183	3705	0.085
184	3705	0.085
185	4235	0.097
186	3705	0.085
187	3865	0.089
188	3755	0.086
189	4300	0.099
190	3705	0.085
191	3775	0.087
192	3635	0.083
193	4235	0.097
194	3620	0.083
195	3485	0.080
196	4285	0.098
197	4540	0.104
217	4555	0.105
218	4250	0.098
219	4245	0.097
220	5475	0.126
221	4600	0.106
222	4500	0.103
223	4550	0.104
224	4550	0.104
225	5780	0.133
226	4615	0.106
227	4615	0.106
228	4610	0.106
229	5865	0.135
232	6040	0.139
233	5135	0.118
234	4180	0.096

LOT AREA TABLE

LOT	S.F.	ACRES
235	4185	0.096
236	5285	0.121
257	5330	0.122
258	4230	0.097
259	4205	0.097
260	5105	0.117
261	6040	0.139
264	4660	0.107
265	5590	0.128
266	4485	0.103
267	4485	0.103
268	4485	0.103
269	5870	0.135
270	4550	0.104
271	4540	0.104
272	4610	0.106
273	5410	0.124
274	4380	0.101
275	4385	0.101
276	5260	0.121
297	5425	0.125
298	4315	0.099
299	4055	0.093
300	4370	0.100
301	4370	0.100
302	5325	0.122
303	4370	0.100
304	4370	0.100
305	4370	0.100
306	4370	0.100
307	4370	0.100
308	4225	0.097
309	4225	0.097
310	4235	0.097
311	4235	0.097
312	4235	0.097
313	3890	0.089
314	3780	0.087
315	3950	0.091
316	3290	0.076
317	3540	0.081
318	4305	0.099
319	3650	0.084
320	3640	0.084
321	3645	0.084
322	4305	0.099
323	3905	0.090
324	3530	0.081
325	3125	0.072
326	3835	0.088
327	4245	0.097
328	4795	0.110
329	4795	0.110
330	4795	0.110
331	5205	0.119
332	5375	0.123
333	4300	0.099
334	3725	0.085
335	4525	0.104
336	4305	0.099
337	5345	0.123
338	4305	0.099
339	4305	0.099
340	5345	0.123
341	4305	0.099
342	4305	0.099
343	5650	0.130

TRACT R	12080	0.277
TRACT S	12080	0.277

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

EASEMENT PROVISIONS PER PHASE 1 PLAT

EASEMENTS WERE CREATED BY THE PLAT OF "BLACK HORSE AT WHISKEY CREEK – PHASE 1" AS RECORDED IN VOLUME 13 OF PLATS, PAGES 187 THROUGH 201, INCLUSIVE, UNDER RECORDING NO. 202112210020, RECORDS OF KITTITAS COUNTY, WASHINGTON. FOLLOWING IS THE DEFINITION OF THOSE EASEMENTS:

1. AN EASEMENT WAS DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG FOR SANITARY SEWER, WATER, ELECTRIC, GAS AND TELEPHONE PURPOSES **AND** RESERVED FOR AND GRANTED TO FAIR POINT COMMUNICATIONS, CHARTER CABLE AND OTHER UTILITY PROVIDERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS **AND** 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 REECER 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.

2. INTENTIONALLY DELETED.

3. IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR WATER PURPOSES WAS 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.

4. IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR ELECTRICAL POWER AND GAS PURPOSES WAS 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 WAS 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 WAS 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.

7. IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR SANITARY SEWER PURPOSES WAS 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 WAS 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 WAS GRANTED AND CONVEYED TO THE KITTITAS COUNTY FLOOD CONTROL ZONE DISTRICT.

10. 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.

11. THE EASEMENTS GRANTED HEREINABOVE 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.

12. EASEMENTS CREATED BY THE PHASE 1 PLAT ARE NON-EXCLUSIVE UNLESS NOTED OTHERWISE.

EASEMENT PROVISIONS PER PHASE 2 PLAT

13. IN ADDITION TO THE EASEMENTS GRANTED IN EASEMENT PROVISIONS 1 AND 5, AN EASEMENT FOR LOT/TRACT IRRIGATION PURPOSES IS GRANTED AND CONVEYED TO THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION UNDER AND UPON 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.

14. IN ADDITION TO THE EASEMENTS GRANTED IN EASEMENT PROVISIONS 1 AND 6, AN EASEMENT IS DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG FOR INGRESS, EGRESS AND THE RIGHT TO MAINTAIN STORMWATER OVER, UNDER AND ACROSS THOSE EASEMENTS WITHIN LOTS AND TRACT M OF PHASE 1 DEFINED AS "STORM DRAINAGE EASEMENT", SHOULD THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION FAIL TO DO SO.

15. IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 10, A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10-FOOT EASEMENT 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.

16. THE EASEMENTS GRANTED WITH THIS PLAT 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.

17. EASEMENTS CREATED BY THE PHASE 2 PLAT ARE NON-EXCLUSIVE UNLESS NOTED OTHERWISE.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS_____ DAY OF _____ A.D., 2023, AT _____ MINUTES PAST _____O'CLOCK ____.M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

BY : _____
DEPUTY COUNTY AUDITOR

RECEIVED
JUN 2 3 2023
Kittitas County CDS

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

ESM CONSULTING ENGINEERS LLC
33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9900
www.esmcivil.com
Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DWG NAME: ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-02.DWG

DATE : 2023-06-22 | JOB NO. 410-028-012-0208
DRAWN BY: C.F. | SHEET 2 OF 15

BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

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. 202112210021, 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 AND IN THE DECLARATION.

2. A REBAR AND PLASTIC CAP MARKED "ESM 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 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.

3. 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 36, 70A.060(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)

4. 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.

5. BUILDING SETBACKS ARE AS FOLLOWS:

FRONT	15'
SIDE	5'
REAR	5'

6. 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.

7. THE APPROXIMATE LOCATION OF THE NORTHERLY LIMITS OF THE 100-YEAR FLOODPLAIN 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 A LOMR THAT IS INTENDED TO BE APPROVED BY FEMA UPON COMPLETION OF THE CONSTRUCTION OF A DOWNSTREAM SIPHON AT THE CROSSING OF WHISKEY CREEK AND THE ELLENSBURG WATER COMPANY TOWN DITCH. THOSE LOTS THAT ARE CURRENTLY IN THE FLOOD PLAIN SHALL NOT OBTAIN BUILDING PERMITS UNTIL THE LOMR IS COMPLETED AND THE FLOOD PLAIN HAS BEEN REMOVED FROM THE LOT. IF THE LOMR IS NOT COMPLETED BY JULY 1, 2025, A BUILDING PERMIT ON THOSE LOTS MAY BE APPLIED FOR THAT MEETS THE CURRENT STANDARDS FOR HOME CONSTRUCTION WITHIN THE FLOOD PLAIN. THE LOTS CURRENTLY LOCATED WITHIN THE FLOOD PLAIN ARE: LOTS 70 THROUGH 77, LOTS 93 THROUGH 108 AND LOTS 109 THROUGH 132, INCLUSIVE.

8. 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.

9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

11. 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.

12. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.

13. THE ENTIRE PLAT OF BLACK HORSE AT WHISKEY CREEK IS SUBJECT TO THAT VOLUNTARY MITIGATION AGREEMENT (VMA) BETWEEN KITTITAS COUNTY AND SSHI, LLC DBA D R HORTON THAT WAS FULLY EXECUTED ON NOVEMBER 2, 2021 AND IS ON FILE WITH KITTITAS COUNTY. THE VMA OUTLINES SPECIFIC MONITORING CRITERIA FOR THE STORMWATER SYSTEM AS WELL AS RESTRICTS CONSTRUCTION OF HOMES WITHIN THE PLATTED AREAS SOUTH OF 29TH AVENUE UNTIL DECEMBER 21, 2023.

14. TRACTS R AND S 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.

15. THE PLAT OF BLACK HORSE AT WHISKEY CREEK IS SUBJECT TO THAT MINOR ALTERATION DETERMINATION AS APPROVED BY KITTITAS COUNTY ON FEBRUARY 16, 2021. THE AMENDED PHASING TABLE BASED ON THAT APPROVAL IS PROVIDED BELOW:

BLACK HORSE @ WHISKEY CREEK AMENDED PHASING, DATED 2-9-21

PHASE 1	IDENTIFIED LOTS WITHIN PHASE 1	PHASE 1 NOTES:
	LOTS 136-145	ALL ROADS WILL BE DEDICATED. ALL PONDS WILL BE ONLINE TRIGGERING THE BEGINNING OF THE MONITORING PERIOD.
	LOTS 198-216	
	LOTS 237-256	
	LOTS 277-296	
	LOTS 344-354	
PHASE 2	**IDENTIFIED LOTS WITHIN PHASE 2**	**PHASE 2 NOTES:**
	LOTS 146-177	ALL ROADS WILL BE DEDICATED. ALL PONDS WILL BE ONLINE TRIGGERING THE BEGINNING OF THE MONITORING PERIOD.
	LOTS 178-197	
	LOTS 217-229	
	LOTS 230-236	
	LOTS 257-263	
	LOTS 264-276	
	LOTS 297-314	
	LOTS 315-343	
PHASE 3	**IDENTIFIED LOTS WITHIN PHASE 3**	**PHASE 3 NOTES:**
	LOTS 59-69	ALL ROADS WILL BE DEDICATED. NO RECORDING OF PLAT/PLATS SOUTH OF 29TH AVENUE FOR 2 YRS FROM THE FINAL PLAT RECORDING OF PHASE 1.
	LOTS 78-92	
	LOTS 133-135	
PHASE 4	**IDENTIFIED LOTS WITHIN PHASE 4**	**PHASE 4 NOTES:**
	LOTS 1-46	ALL ROADS WILL BE DEDICATED. ANY RECORDING OF FINAL PLAT/PLATS IS DEPENDENT UPON MONITORING AND PERFORMANCE CRITERIA PER MITIGATION AGREEMENT.
	LOTS 47-58	
PHASE 5	**IDENTIFIED LOTS WITHIN PHASE 5**	**PHASE 5 NOTES:**
	LOTS 70-77	ALL ROADS WILL BE DEDICATED. ANY RECORDING OF FINAL PLAT/PLATS IS DEPENDENT UPON THE REMOVAL OF FLOODPLAIN.
	LOTS 93-108	
	LOTS 109-132	

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

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KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

BY : _____
DEPUTY COUNTY AUDITOR

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

DATE : 2023-06-20	JOB NO. 410-028-012-0208
DRAWN BY: C.F./R.G	SHEET 3 OF 15

DWG NAME: ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-03.DWG

BLACK HORSE AT WHISKEY CREEK - PHASE 2

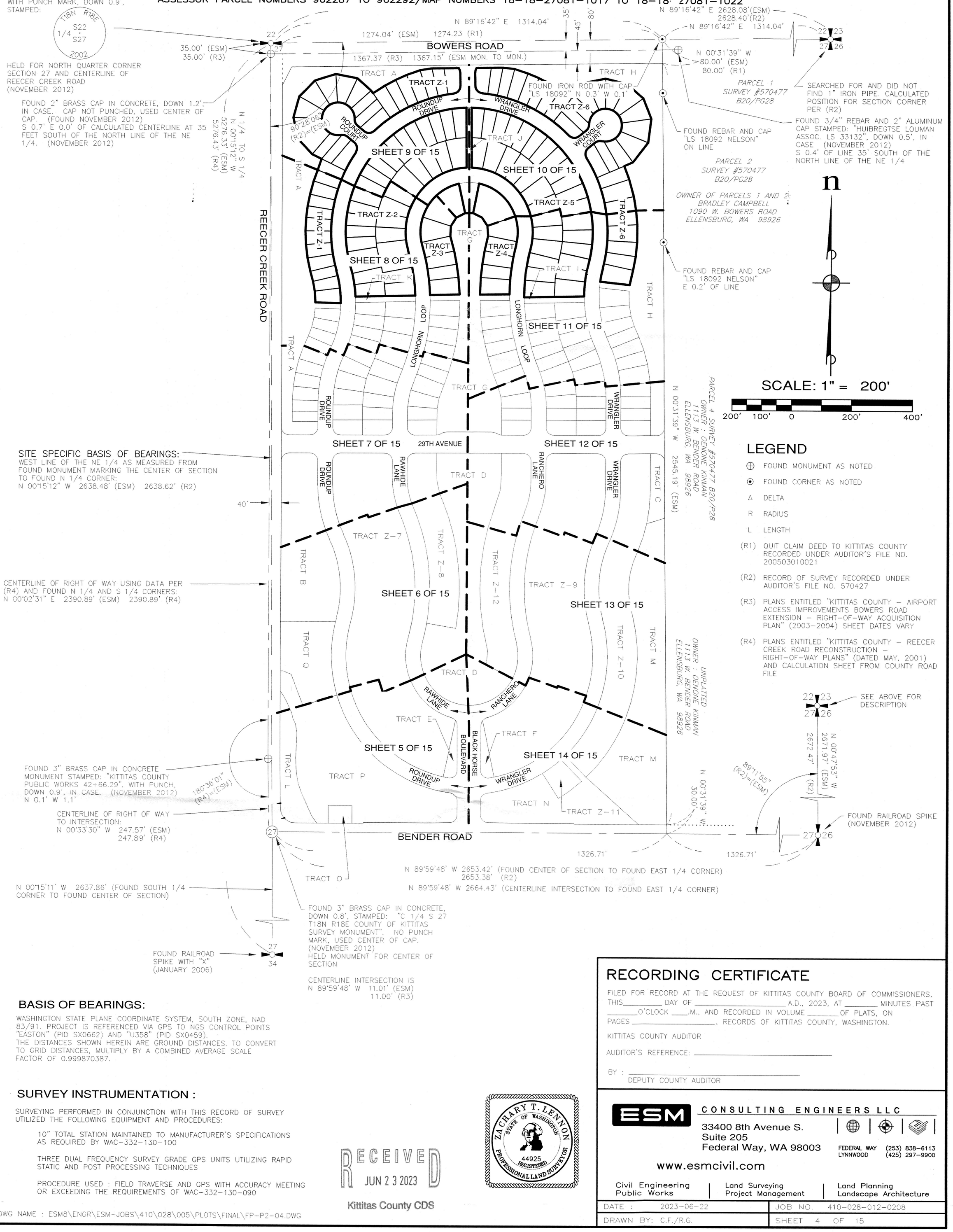
A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITTITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022



LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FOUND CORNER AS NOTED
- Δ DELTA
- R RADIUS
- L LENGTH
- (R1) QUIT 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

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 "U358" (PID SX0459).
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-332-130-090

DWG NAME : ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-04.DWG

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DATE : 2023-06-22	JOB NO. 410-028-012-0208
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BLACK HORSE AT WHISKEY CREEK - PHASE 2

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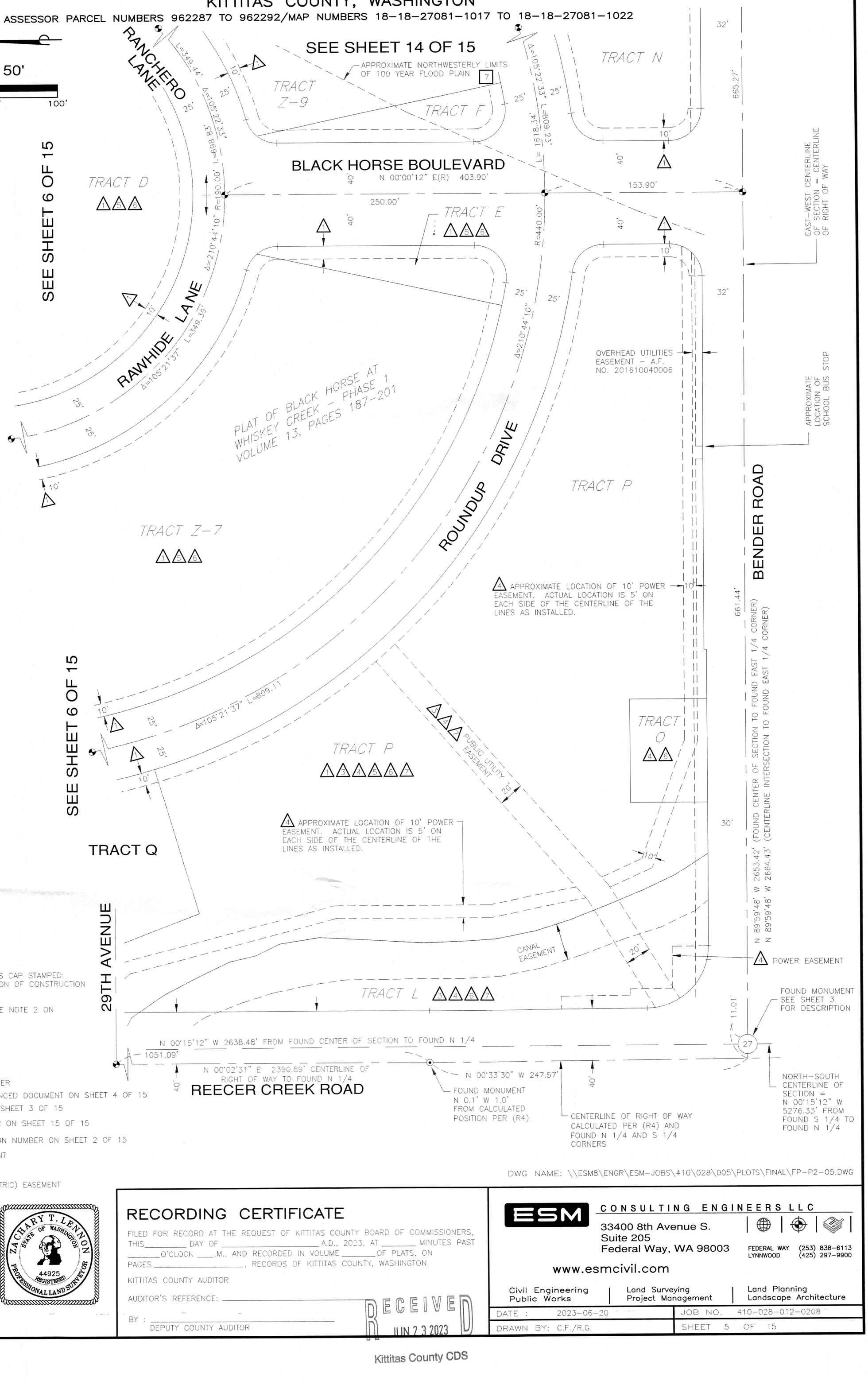
LPF-22-00001

n

SCALE: 1" = 50'

50' 25' 0 50' 100'



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DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-05.DWG

BLACK HORSE AT WHISKEY CREEK - PHASE 2

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AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

SEE SHEET 13 OF 15

n

SCALE: 1" = 50'

50' 25' 0 50' 100'

TRACT D
1 5 6

TRACT Z-8
1 5 6

TRACT Z-7
1 5 6

RAWHIDE LANE

Δ=38°42'43" R=650.00 L=439.17'

R=300.00
Δ=23°20'02"
L=122.18'

25' 25'

Δ=210°44'10" R=190.00' L=698.83'
Δ=105°21'37" L=349.39'

10' 25' 25' 10'

PLAT OF BLACK HORSE AT WHISKEY CREEK - PHASE 1
VOLUME 13, PAGES 187-201

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- △3 = WATER EASEMENT
- △4 = POWER (GAS AND ELECTRIC) EASEMENT
- △5 = IRRIGATION EASEMENT
- △6 = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △13 = IRRIGATION EASEMENT

SEE SHEET 7 OF 15

SEE SHEET 5 OF 15

ROUNDUP DRIVE

Δ=40°50'21" R=400.00' L=285.11'

Δ=25°27'40"
R=400.00'
L=177.75'

Δ=105°21'37" R=440.00' L=809.11'

25' 25' 25' 25'

10' 10' 10' 10'

TRACT B
1 5 6

TRACT Q
1 4 6

TRACT P

TRACT L

4 APPROXIMATE LOCATION OF 10' POWER EASEMENT. ACTUAL LOCATION IS 5' ON EACH SIDE OF THE CENTERLINE OF THE LINES AS INSTALLED.

FOUND MONUMENT
N 0.1' W 1.0' FROM
CALCULATED POSITION PER (R4)

29TH AVENUE

REECER CREEK ROAD

N 00°02'31" E 1051.09'
N 00°02'31" E 2390.89'
CENTERLINE OF RIGHT OF WAY

CENTERLINE OF RIGHT OF WAY CALCULATED PER (R4) AND FOUND N 1/4 AND S 1/4 CORNERS

40'

NORTH-SOUTH CENTERLINE OF SECTION = N 00°15'12" W 5276.33' FROM FOUND S 1/4 TO FOUND N 1/4

ZACHARY T. LENNON
STATE OF WASHINGTON
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SHEET 6 OF 15

DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-06.DWG

BLACK HORSE AT WHISKEY CREEK - PHASE 2

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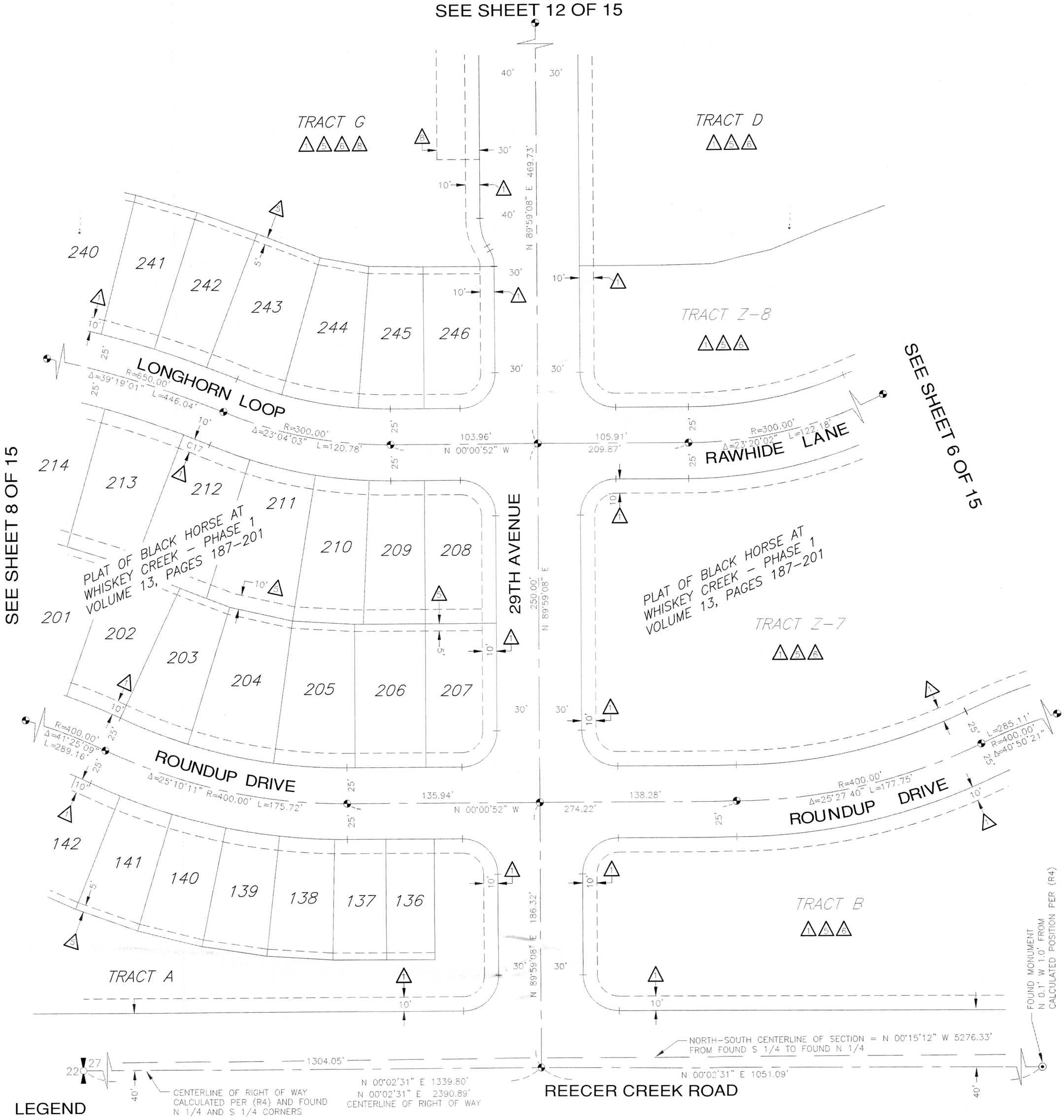
LPF-22-00001

SEE SHEET 12 OF 15



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- 13 = IRRIGATION EASEMENT

N

SCALE: 1" = 50'

50' 25' 0 50' 100'

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BLACK HORSE AT WHISKEY CREEK - PHASE 2

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LPF-22-00001

SEE SHEET 11 OF 15

SEE SHEET 9 OF 15

SEE SHEET 7 OF 15

SEE SHEET 7 OF 15

TRACT S
TRACT R
TRACT G
TRACT K
TRACT A

LONGHORN LOOP
ROUNDUP DRIVE
REECER CREEK ROAD
29TH AVENUE

PLAT OF BLACK HORSE AT WHISKEY CREEK - PHASE 1
VOLUME 13, PAGES 187-201

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	2°15'52"	465.00	18.38
C12	2°38'45"	375.00	17.32
C13	3°15'08"	425.00	24.12
C14	1°14'58"	415.00	9.05

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'

N 00°02'31" E 2390.89'
CENTERLINE OF RIGHT OF WAY

CENTERLINE OF RIGHT OF WAY
CALCULATED PER (R4) AND FOUND N 1/4 AND S 1/4 CORNERS

LEGEND

- = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 35142" UPON COMPLETION OF CONSTRUCTION
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SCALE: 1" = 50'

50' 25' 0 50' 100'

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DATE : 2023-06-21
JOB NO. 410-028-012-0208
DRAWN BY: C.F./R.G.
SHEET 8 OF 15

BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292
MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

SEE SHEET 10 OF 15

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°49'31"	55.00	1.75
C2	39°00'37"	55.00	37.45
C3	25°45'02"	55.00	24.72
C4	28°25'02"	55.00	27.28
C5	28°25'03"	55.00	27.28
C6	28°25'03"	55.00	27.28
C7	33°34'54"	55.00	32.24
C8	40°22'01"	55.00	38.75
C9	5°15'25"	25.00	2.29
C10	46°03'39"	25.00	20.10

SEE SHEET 8 OF 15

SEE SHEET 8 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
- △X = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15

SCALE: 1" = 50'

50' 25' 0 50' 100'

- △1 = PUBLIC UTILITY EASEMENT
- △5 = IRRIGATION EASEMENT
- △6 = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △13 = IRRIGATION EASEMENT
- △14 = PUBLIC STORM DRAINAGE EASEMENT

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS_____ DAY OF _____ A.D., 2023, AT _____ MINUTES PAST _____O'CLOCK ____.M., AND RECORDED IN VOLUME _____OF PLATS, ON PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

BY : _____
DEPUTY COUNTY AUDITOR

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Federal Way, WA 98003
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DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-09.DWG

RECEIVED
JUN 2 3 2023
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BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.

KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292
MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

SEE SHEET 3 OF 15 FOR MONUMENT DESCRIPTION

PARCEL 1 SURVEY #570477 B20/PG28

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"

N 00°31'39" W 1320.66'

INGRESS AND EGRESS EASEMENT - A.F. NO. 46618

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

TRACT H PLAT OF BLACK HORSE AT WHISKEY CREEK - PHASE 1 VOLUME 13, PAGES 187-201

N 89°16'42" E 2628.08'(ESM) 2628.40'(R2)

BOWERS ROAD

N 89°16'42" E 1314.04'

N 89°15'48" E 1367.15' (FOUND MONUMENT TO FOUND MONUMENT)

N 89°16'42" E 1314.04'

VARIES VARIES

APPROXIMATE LOCATION OF SCHOOL BUS STOP

NORTH LINE OF THE NE 1/4

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 KITTITAS COUNTY WHICH CONVEYED THE NORTH 80 FEET OF THE NE 1/4.

WRANGLER DRIVE

WRANGLER COURT

LONGHORN LOOP

ROUNDUP DRIVE

ROUNDUP COURT

REECER CREEK ROAD

N 89°15'48" E 659.90'

N 00°02'31" E 1339.80'

SEE SHEET 3 OF 15 FOR MONUMENT DESCRIPTION

CENTERLINE OF RIGHT OF WAY CALCULATED PER (R4) AND FOUND N 1/4 AND S 1/4 CORNERS

TRACT H

TRACT J

TRACT R

TRACT S

TRACT G

SEE SHEET 11 OF 15

SEE SHEET 9 OF 15

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	3°59'50"	55.00	3.84
C16	38°18'23"	55.00	36.77
C17	23°34'33"	55.00	22.63
C18	27°20'39"	55.00	26.25
C19	27°20'39"	55.00	26.25
C20	29°55'44"	55.00	28.73
C21	31°02'15"	55.00	29.79

SCALE: 1" = 50'

50' 25' 0 50' 100'

LEGEND

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△X = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15

- △1 = PUBLIC UTILITY EASEMENT
- △5 = IRRIGATION EASEMENT
- △6 = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △7 = SANITARY SEWER EASEMENT
- △8 = MAILBOX EASEMENT
- △9 = WATER EASEMENT
- △13 = IRRIGATION EASEMENT

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KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

BY : _____
DEPUTY COUNTY AUDITOR

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

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DATE : 2023-06-21 | JOB NO. 410-028-012-0208

DRAWN BY: C.F./R.G. | SHEET 10 OF 15

DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-10.DWG

BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITTITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

PARCEL 2
SURVEY #570477
B20/PG28
OWNER : BRADLEY CAMPBELL
1090 W. BOWERS ROAD
ELLENSBURG, WA 98926

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

N 00°31'39" W 1320.66'

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

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

INGRESS AND EGRESS EASEMENT - A.F. NO. 46618

TRACT H

SEE SHEET 10 OF 15

SEE SHEET 12 OF 15

WRANGLER DRIVE

LONGHORN LOOP

TRACT I

TRACT S

TRACT R

TRACT G

PLAT OF BLACK HORSE AT WHISKEY CREEK - PHASE 1 VOLUME 13, PAGES 187-201

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	2°25'38"	415.00	17.58
C23	3°01'52"	425.00	22.48

SEE SHEET 8 OF 15

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  - △8 = MAIL BOX EASEMENT
  - △13 = IRRIGATION EASEMENT

SCALE: 1" = 50'

50' 25' 0 50' 100'

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

RECEIVED
JUN 23 2023
Kittitas County CDS

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DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-11.DWG

BLACK HORSE AT WHISKEY CREEK - PHASE 2

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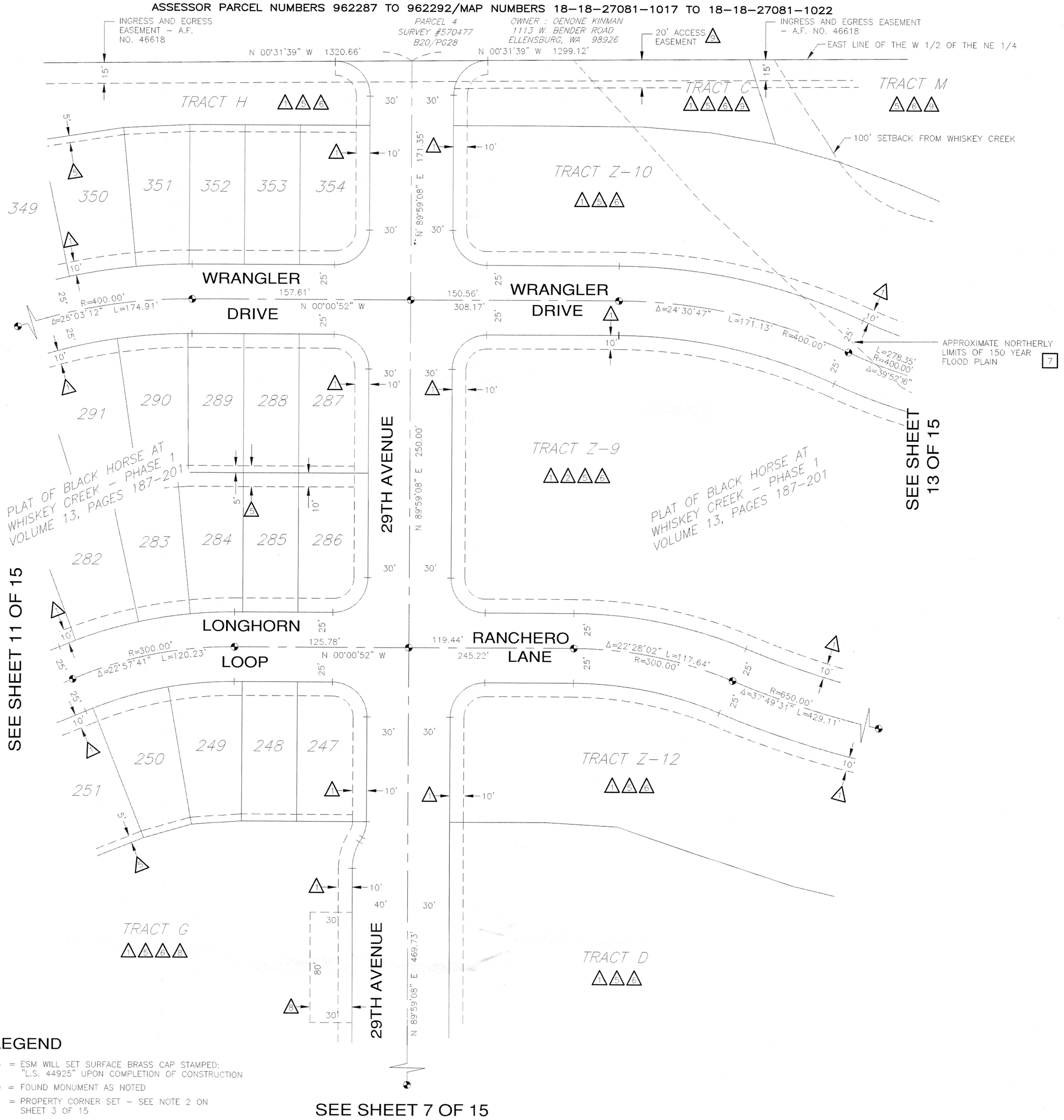
LP-06-00022
LPF-22-00001

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022



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  - △8 = MAILBOX EASEMENT
  - △9 = ACCESS/FLOOD CONTROL EASEMENT
  - △13 = IRRIGATION EASEMENT

N

SCALE: 1" = 50'

50' 25' 0 50' 100'

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DATE : 2023-06-20 | JOB NO. 410-028-012-0208
DRAWN BY: C.F./R.G. | SHEET 12 OF 15

DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-12.DWG

BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

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KITTITAS COUNTY, WASHINGTON

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AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

PARCEL 4
SURVEY #570477
B20/PG28
OWNER : OENONE KINMAN
1113 W. BENDER ROAD
ELLENSBURG, WA 98926

N 00°31'39" W 1299.12'

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

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

TRACT M
1 5 6 9

9 20' ACCESS EASEMENT

100'

50' ACCESS/FLOOD CONTROL EASEMENT

TOP OF BANK

CENTERLINE OF WHISKEY CREEK

INGRESS AND EGRESS EASEMENT - A.F. NO. 46618

100' SETBACK FROM WHISKEY CREEK

PLAT OF BLACK HORSE AT WHISKEY CREEK - PHASE 1
VOLUME 13, PAGES 187-201

TRACT Z-10
1 5 6

SEE SHEET 12 OF 15

WRANGLER DRIVE

Δ=24°30'47" R=400.00' L=171.13'

Δ=39°52'16" R=400.00' L=278.35'

Δ=105°22'33" R=440.00' L=809.23'

25' 10'

SEE SHEET 14 OF 15

TRACT Z-9
1 2 5 6

RANCHERO LANE

Δ=37°49'31" R=650.00' L=429.11'

7 APPROXIMATE NORTHWESTERLY LIMITS OF 100 YEAR FLOOD PLAIN

Δ=210°44'10" R=190.00' L=698.83'

Δ=105 22'33" L=349.44'

TRACT Z-12
1 5 6

TRACT D
1 5 6

PLAT OF BLACK HORSE AT WHISKEY CREEK - PHASE 1
VOLUME 13, PAGES 187-201

TRACT Z-8
1 5 6

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  - 9 = ACCESS/FLOOD CONTROL EASEMENT
  - 13 = IRRIGATION EASEMENT

SEE SHEET 6 OF 15

N

SCALE: 1" = 50'

50' 25' 0 50' 100'

ZACHARY T. LENNON
STATE OF WASHINGTON
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PROFESSIONAL LAND SURVEYOR

RECEIVED
JUN 23 2023
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DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-13.DWG

BLACK HORSE AT WHISKEY CREEK - PHASE 2

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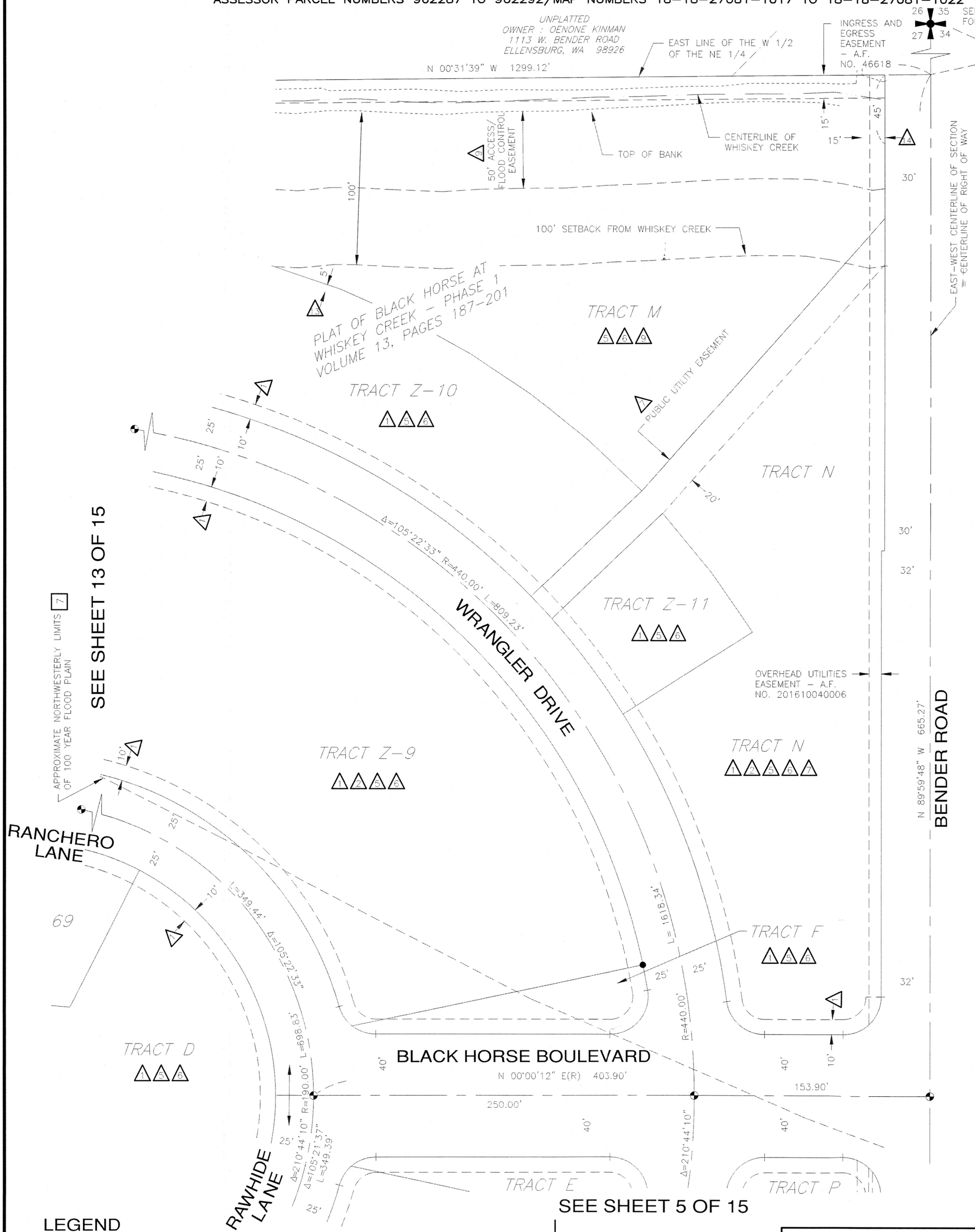

SEE SHEET 5 OF 15

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n

SCALE: 1" = 50'

50' 25' 0 50' 100'

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DRAWN BY: C.F./R.G.	SHEET 14 OF 15

BLACK HORSE AT WHISKEY CREEK - PHASE 2

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KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

EXCEPTIONS FROM TITLE REPORT

THE LEGAL DESCRIPTION AND EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM AMERITITLE 2ND AMENDED SUBDIVISION GUARANTEE NO. 518898AM (CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 72156-47863236) DATED JUNE 16, 2023. 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.

6-17. SUBJECT TO GENERAL AND SPECIAL TAXES AND CHARGES IF APPLICABLE, FOR TAX ID NUMBERS 962287, 962288, 962289, 962290, 962291 AND 962292.

18. SUBJECT TO LIENS, LEVIES AND ASSESSMENTS OF THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION.

19. SUBJECT TO ASSESSMENTS, MAINTENANCE AND OPERATING PROVISIONS OF THE CASCADE IRRIGATION DISTRICT AS SET FORTH IN RESOLUTION NUMBERS 01-2005 AND 02-2006 AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NOS. 200602080001 AND 200602080002 AND THOSE AMENDMENTS THERETO RECORDED UNDER AUDITOR'S FILE NOS. 200803120028 AND 201207170016. EXCEPTION CANNOT BE PLOTTED.

20. 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.

21. 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.

22. 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. 96449, 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.

23. 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 AND IS NOT WITHIN THE LIMITS OF THE PHASE 2 PLAT.

24. 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.

25. 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.

26. 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.

27. SUBJECT TO ANY RIGHTS, INTERESTS, CLAIMS, EASEMENTS, RESTRICTIONS, NOTES AND DEDICATION AS DISCLOSED BY THE PLAT OF BLACK HORSE AT WHISKEY CREEK – PHASE 1 AS RECORDED UNDER AUDITOR'S FILE NO. 202112210020 IN BOOK 13 OF PLATS, PAGES 187 THROUGH 201.

28. SUBJECT TO THOSE COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 202112210021. EXCEPTION CANNOT BE PLOTTED.

29. NOT REPORTED HEREIN.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS_____ DAY OF _____ A.D., 2023, AT _____ MINUTES PAST _____O'CLOCK ____.M., AND RECORDED IN VOLUME _____OF PLATS, ON PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

BY : _____
DEPUTY COUNTY AUDITOR

RECEIVED
JUN 2 3 2023
Kittitas County CDS

ZACHARY T. LENNON
STATE OF WASHINGTON
44925
REGISTERED
PROFESSIONAL LAND SURVEYOR

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Public Works | Project Management | Landscape Architecture

DATE: 2023-06-20 | JOB NO. 410-028-012-0208
DRAWN BY: J.K./C.F. | SHEET 15 OF 15

DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P2-15.DWG