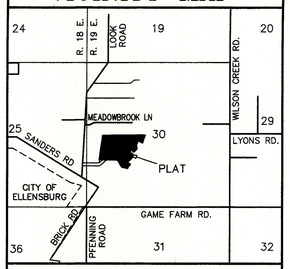
HAYBROOK FARMS PHASE 3
PART OF SECTION 30, T. 18 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

LP-22-00003
LPF-24-0000?

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 202__.

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED & CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS ___ DAY OF _____ A.D., 202__.

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT HAYBROOK FARMS PHASE 3 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., 202__.

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 639136

DATED THIS ___ DAY OF _____ A.D., 202__.

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF HAYBROOK FARMS PHASE 3 HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 639136

DATED THIS ___ DAY OF _____ A.D., 202__.

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 202__.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

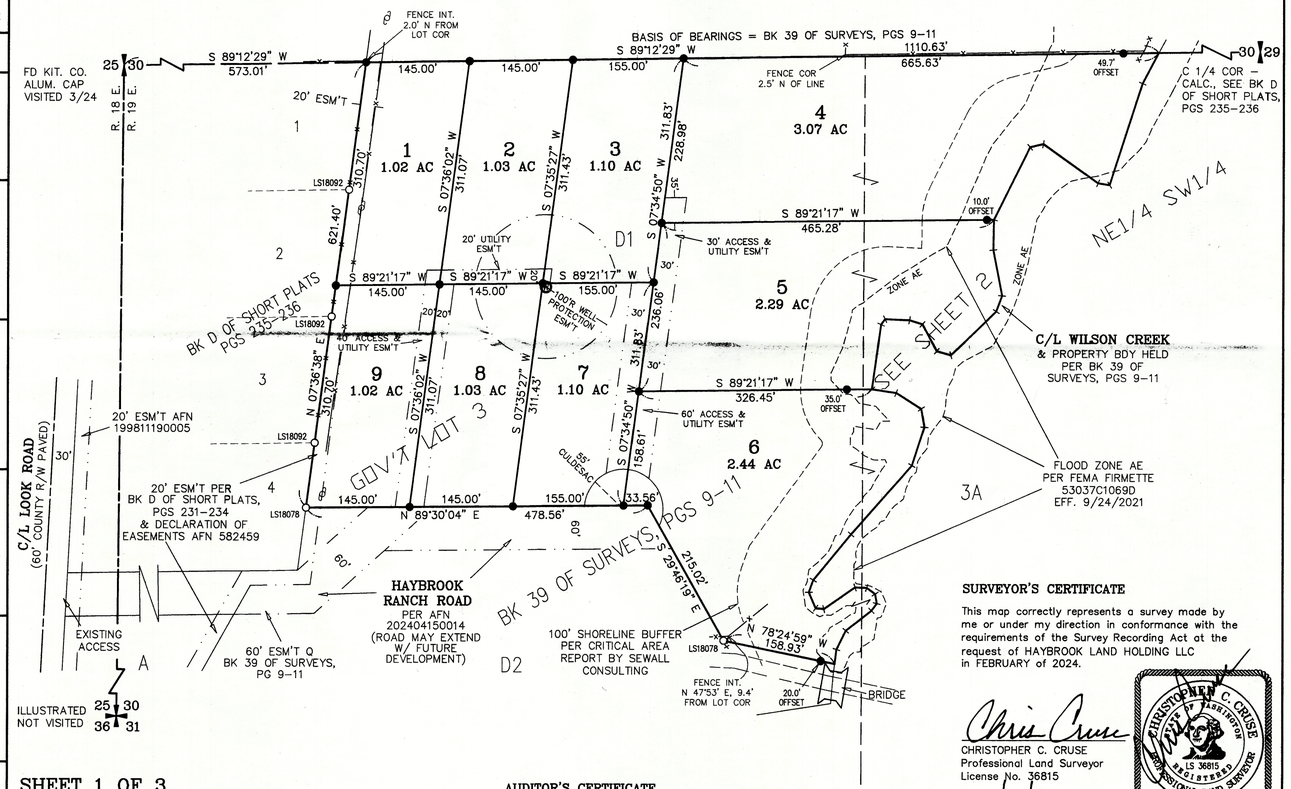
ATTEST: _____ CLERK OF THE BOARD

GRAPHIC SCALE

100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 36815"
- FOUND PIN & CAP
- FENCE
- WELL



SHEET 1 OF 3

CERTIFICATE OF IRRIGATION ENTITY

I HEREBY CERTIFY THAT THE IRRIGATION PLAN FOR HAYBROOK FARMS – PHASE 3 PLAT CONFORMS TO THE REQUIREMENTS OF KITTITAS RECLAMATION DISTRICT

DATED THIS ___ DAY OF _____ A.D., 202__.

KITTITAS RECLAMATION DISTRICT

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this _____ day of _____, A.D., 2026, at _____ minutes past ___ o'clock __M., and recorded in Volume 14 of Plats, at page(s) _____, Records of Kittitas County, Washington.

RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITTITAS COUNTY AUDITOR

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 HAYBROOK LAND HOLDING LLC in FEBRUARY of 2024.

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

9/14/2026
DATE

CHRISTOPHER C. CRUSE — STATE OF WASHINGTON — LS 36815 — REGISTERED PROFESSIONAL LAND SURVEYOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

HAYBROOK FARMS PH. 3

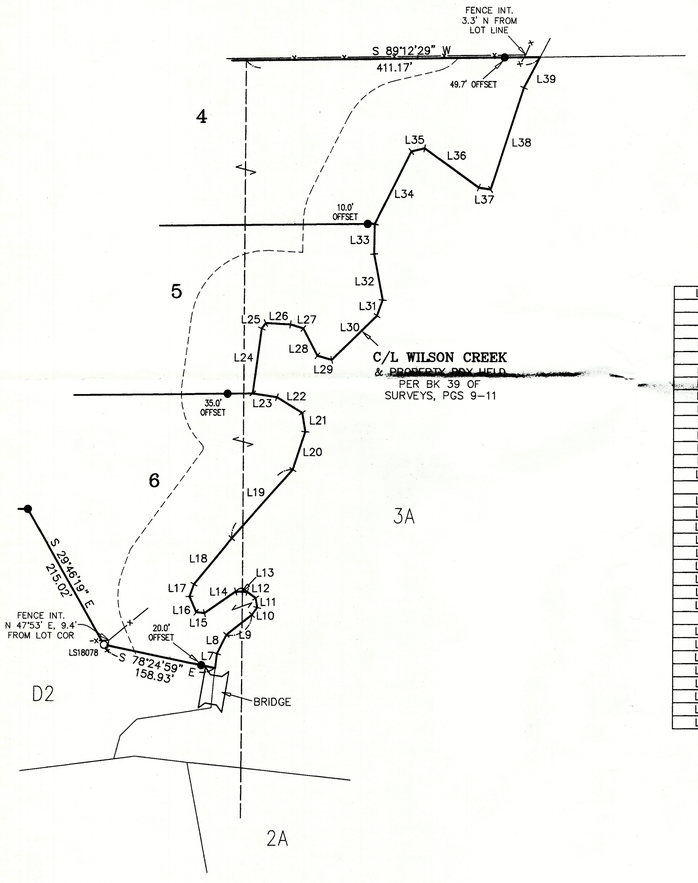
HAYBROOK FARMS PHASE 3
PART OF SECTION 30, T. 18 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

LP-22-00003
LPF-24-0000?

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.



LINE	DIRECTION	DISTANCE
L7	S 07°16'18" W	20.14'
L8	N 26°48'25" E	29.09'
L9	N 52°10'20" E	45.26'
L10	N 36°39'11" E	12.49'
L11	N 10°00'53" W	13.31'
L12	N 54°21'46" W	14.56'
L13	N 88°10'59" W	19.91'
L14	S 55°28'51" W	53.07'
L15	N 83°39'50" W	11.65'
L16	N 23°32'15" W	23.83'
L17	S 20°16'42" W	17.81'
L18	S 39°52'54" W	82.53'
L19	S 41°51'41" W	127.35'
L20	N 18°02'44" E	56.07'
L21	N 09°41'43" W	25.78'
L22	S 58°27'57" E	41.48'
L23	N 81°43'46" W	34.48'
L24	S 07°54'38" W	91.62'
L25	N 36°02'44" E	9.48'
L26	S 87°09'56" E	34.58'
L27	N 72°48'10" W	18.83'
L28	S 27°41'49" E	42.71'
L29	S 74°18'05" E	20.62'
L30	S 45°52'28" W	88.15'
L31	N 20°23'20" E	23.15'
L32	N 11°06'04" W	64.44'
L33	N 00°51'21" E	41.54'
L34	N 26°51'46" E	112.57'
L35	N 76°52'29" E	19.11'
L36	S 54°44'45" E	93.44'
L37	S 81°15'35" E	16.32'
L38	N 18°09'54" E	147.52'
L39	N 28°04'44" E	48.08'

L1-L6 INTENTIONALLY OMITTED

L E G E N D

- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 36815"
- FOUND PIN & CAP
- FENCE

LEGAL DESCRIPTION

PARCEL D1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 20, 2013, IN BOOK 39 OF SURVEYS AT PAGES 9 THROUGH 11, UNDER AUDITOR'S FILE NO. 201312200041, RECORDS OF KITITTAS COUNTY, WASHINGTON; BEING A PORTION OF LOT 3, HF MEADOWS NO. 3, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, AT PAGES 131 AND 132, UNDER AUDITOR'S FILE NO. 199710280021, AND A PORTION OF PARCEL D OF THAT CERTAIN SURVEY AS RECORDED JUNE 1, 1994 IN BOOK 20 OF SURVEYS, PAGES 48 AND 49, UNDER AUDITOR'S FILE NO. 571299, RECORDS OF SAID COUNTY; ALL IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this _____ day of _____, A.D., 2026, at _____ minutes past _____ o'clock ___M., and recorded in Volume 14 of Plats, at page(s) _____, Records of Kittitas County, Washington.

RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITTITAS COUNTY AUDITOR

CHRISTOPHER C. CRUSE
STATE OF WASHINGTON
LS 36815
REGISTERED
PROFESSIONAL LAND SURVEYOR

9/14/2026

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

HAYBROOK FARMS PH. 3

LP-22-00003
LPF-24-0000?

HAYBROOK FARMS PHASE 3
PART OF SECTION 30, T. 18 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.

2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

3. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 39 OF SURVEYS, PAGES 9-11 AND THE SURVEYS REFERRED THEREON.

4. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

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

6. 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.

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

8. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.

9. IN LIEU OF HYDRANTS, ALL BUILDINGS WITH HABITABLE SPACE SHALL HAVE FIRE SPRINKLERS INSTALLED. DETACHED NON-HABITABLE STRUCTURES WITHOUT FIRE SPRINKLERS MUST HAVE A MINIMUM OF 10 FEET OF SEPARATION FROM HABITABLE STRUCTURES. IF HYDRANTS PROVIDING 1000 GPM ARE INSTALLED WITHIN 600 FEET OF PROPOSED BUILDINGS, THEN THIS REQUIREMENT FOR FIRE SPRINKLERS IS NOT APPLICABLE.

10. THE SUBJECT PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THAT REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATIONS, OR ODORS). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON.

11. THE PROPERTY IS LOCATED WITHIN THE AIRPORT OVERLAY ZONING DISTRICT IN WHICH A VARIETY OF AIRPORT AVIATION ACTIVITIES OCCUR. SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF YOUR PROPERTY,

12. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.

13. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 0 IRRIGABLE ACRES; LOT 2 HAS 1 IRRIGABLE ACRE; LOT 3 HAS 0 IRRIGABLE ACRES; LOT 4 HAS 2 IRRIGABLE ACRES; LOT 5 HAS 2 IRRIGABLE ACRES; LOT 6 HAS 2 IRRIGABLE ACRES; LOT 7 HAS 1 IRRIGABLE ACRE; LOT 8 HAS 1 IRRIGABLE ACRE; LOT 9 HAS 0 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.

14. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.

15. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.

16. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

17. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

18. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

19. IN LIEU OF HYDRANTS, ALL BUILDINGS WITH HABITABLE SPACE SHALL HAVE FIRE SPRINKLERS INSTALLED, DETACHED NON-HABITABLE STRUCTURES WITHOUT FIRE SPRINKLERS MUST HAVE A MINIMUM OF 10 FEET OF SEPARATION FROM HABITABLE STRUCTURES. IF HYDRANTS PROVIDING 1000 GPM ARE INSTALLED WITHIN 600 FEET OF PROPOSED BUILDINGS, THEN THIS REQUIREMENT FOR FIRE SPRINKLERS IS NOT APPLICABLE.

20. RIGHTS OF WAY AND EASEMENTS ARE SHOWN AS EXCEPTIONS TO TITLE ON THIS PROPERTY, RECORDED IN BOOK J OF DEEDS, PAGE 451, BOOK P OF DEEDS AT PAGE 535, AND BOOK 46 OF DEEDS AT PAGE 440. THE DESCRIPTIONS CONTAINED IN THESE DEEDS ARE NOT SUFFICIENT TO DETERMINE THEIR LOCATIONS. SEE DOCUMENTS FOR FULL PARTICULARS.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT HAYBROOK LAND HOLDING, LLC, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, A.D., 2026.

HAYBROOK LAND HOLDING, LLC

_____
MATTHEW WILLARD
MANAGER

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITTITAS) S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW WILLARD, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING AS MANAGER OF HAYBROOK LAND HOLDING, LLC, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT 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 _____.
MY COMMISSION EXPIRES: _____.

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this _____ day of _____, A.D., 2026, at _____ minutes past ____ o'clock ___M., and recorded in Volume 14 of Plats, at page(s) _____, Records of Kittitas County, Washington.

RECEIVING NO. _____

BRYAN ELLIOTT by: _____
KITTITAS COUNTY AUDITOR

CHRISTOPHER C. CRUSE
STATE OF WASHINGTON
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HAYBROOK FARMS PH. 3