



Unnamed Road
Private Road Certification

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APR 06 2026

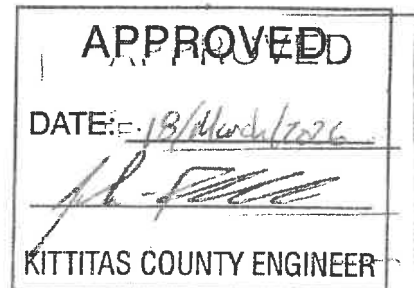
Kittitas County CDS

Section 30, T18N, R19E
Haybrook Farm – Phase 1 (Lots 3A, 3B, 4A, 4B)



December 5, 2025

Prepared for:
Haybrook Land Holdings LLC
PO Box 1359
Ellensburg, WA
98926



Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250

Eastern Washington Division
110 South Oakes Ave. #250, Cle Elum, WA 98922
Phone: (509) 674-7433

www.EncompassES.net



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Introduction

The purpose of this report is to provide a certification for an unnamed private road serving four parcels at this time in this first phase. Lots served are lots 3A, 3B, 4A, and 4B of the Haybrook Farms – Phase 1 Plat submitted to the County in the spring of 2022. Parcels 10598, 10597 and 10599 are all accessed off Look Road and are owned by Haybrook Holdings LLC. This road certification will serve the four lots of a new short plat splitting parcels 10598 and 10597 into 4 separate lots to be served by a joint use driveway off the unnamed private. In future phases, the road will continue to the east to access an additional nine lots. The developer will continue to work with Kittitas County Public Works to name the road prior to the creation of the 5th lot.

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Project Information

Road Description

The road was built in the Summer and Fall of 2025 to serve 13 total lots. This certification will only certify the first approximately 300 feet of the road. The certification is complete to support final plat. The road was constructed in the late summer and fall of 2025 and was inspected throughout the construction.

The road will be constructed as a private road and be privately maintained in accordance with the maintenance agreement included at the end of this report.

<u>Kittitas County Auditor</u>	Haybrook Farms – Phase 1
<u>Applicant Name</u>	Haybrook Holdings LLC
<u>Certification Criteria</u>	The private road will be certified to 2024 Kittitas County Private Road Standards (3-14 Lots <= 10 Acres).
<u>Average Lot Acreage</u>	1.14 Acres
<u>Number of Parcels accessed</u>	Four
<u>Terrain</u>	Flat Topography
<u>New or Existing Road</u>	New road
<u>Road Name</u>	Unnamed

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Compliance with Kittitas County Private Road Standards

The following are parameters that were checked to determine compliance with Kittitas County Private Road Minimum Design Standards.

1. Easement Width

60 feet. (minimum 50 feet required)

2. Total Roadway Width

22 feet minimum (20 feet required plus 1 foot shoulders)

3. Road Surface

Asphalt surface material (gravel required)

4. Road Compaction

The subgrade compaction was verified prior to asphalt placement by soil probe and observation of a loaded truck. The asphalt surface was tested by the contractor to ensure proper compaction at the time of asphalt placement.

5. Drainage

The road drainage is consistent with the Drainage Report submitted with the grading permit associated with the project. The ditches (utilizing amended soils) and check dams are installed throughout this section of road.

6. Maximum Road Grade

The maximum road grade through this section of road is approximately 1.0%.

7. Time of Construction

Summer and Fall of 2025

8. Road Barriers

No road barriers are in place as they are not deemed necessary.

9. Sight Distance

Per Exhibit 8 in the 2001 AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads, the stopping sight distance requirements have been met.

10. Horizontal Curvature

Per Exhibit 10 in the 2001 AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads, the horizontal curvature requirements have been met. Additionally, all horizontal curves exceed 60-foot radii per KCC Table 12.04.04-1.

11. Vertical Curvature

Per Exhibit 12 in the 2001 AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads, the vertical curvature requirements have been met.



12. Access

Site access is served from Look Road see Vicinity Map).

13. Speed limit

The design speed of the road is 25 mph.

14. Temporary Erosion and Sediment Control

The site was observed to be stabilized for erosion and sediment control with stormwater treatment on the adjacent terrain.

15. Cut/Fill Slopes

Slopes are in conformance with the minimum requirements and are mostly re-vegetated or stabilized with alternative methods.

16. Private Road Maintenance Agreement

A private road maintenance agreement has been created and recorded with the county auditor's office. A copy has been provided in Appendix C.

17. Turnaround

An alternative hammerhead turnaround is provided at the end of the certified portion of the private road in compliance with appendix D of the International Fire Code. The turnaround was measured in the field to verify its dimensions. The perpendicular leg of the hammerhead is over 70 feet long and a minimum of 20 feet wide.

18. Private Road Approach

The approach for the private road is paved in compliance with KCC 12.04.04.050

A handwritten signature in black ink, appearing to read "Cameron Curtis", is written over a horizontal line.

Cameron Curtis, Professional Engineer



Appendix A. Vicinity Map

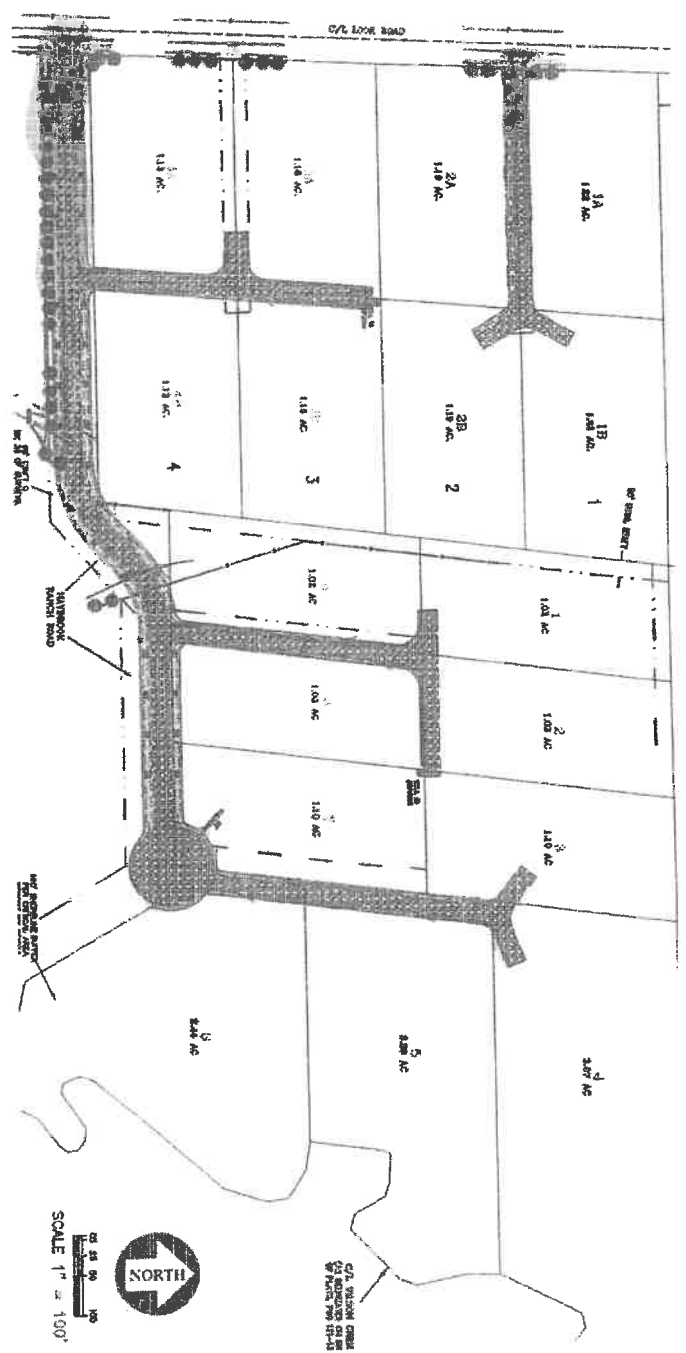
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ENGINEERING & SURVEYING

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Appendix B. Road Photographs

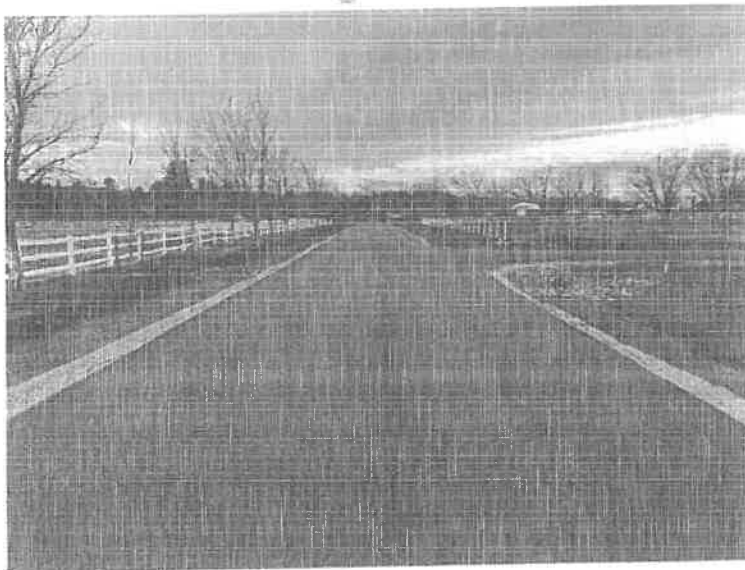
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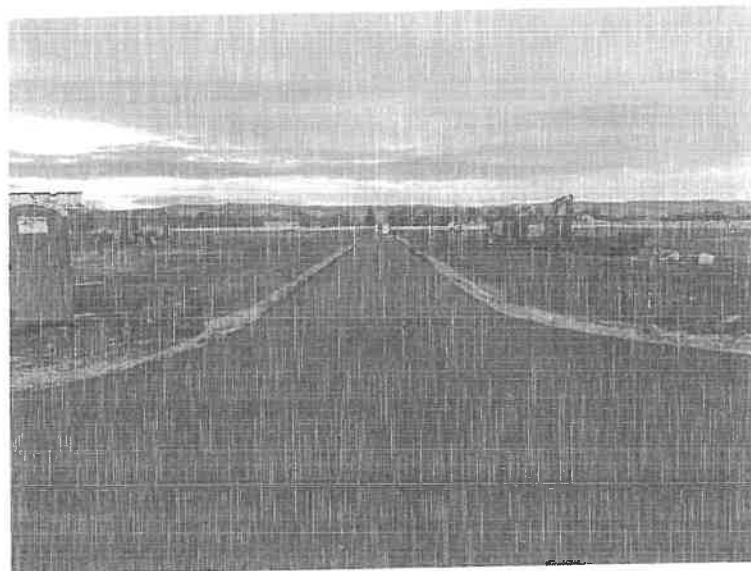
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Road facing Look Road with improvements in place.



Joint Use Driveway accessed from the road. Utilized as an alternative hammerhead turnaround for this portion of the road certification.

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Appendix C. Private Road Maintenance Agreement

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Enlighted parcels -

lots 1,2,3,4

legal descript. of SMLLC parcel

**AFTER RECORDING RETURN TO:
LAW OFFICE OF JOHN H. F. UFKES
P.O. Box 1819
Ellensburg, WA 98926**

DOCUMENT TITLE:	ROAD USE AND MAINTENANCE AGREEMENT
GRANTOR:	HAYBROOK LAND HOLDING, LLC, a Washington limited liability company.
GRANTEE:	HAYBROOK LAND HOLDING, LLC, a Washington limited liability company.
LEGAL DESCRIPTION:	Parcel D1 and D2, Book 39/pgs 9-11, being ptn Lot 3, HF Meadows No. 3, Bk 8/pgs 131-132, and ptn. Parcel D, Bk 20/pgs 48-49; all in SW Quarter Section 30, Township 18N. Range 19E. W.M.. Lots 1, 2, 3, and 4 HAYBROOK No. 2 SHORT PLAT, Book D of Short Plats, page 235, ptn of Govt. Lot 3, Section 30, Township 18 N. Range 19 E.W.M. and the E Half of Section 25, Township 18 N. Range 18 E. W.M. (full legal descriptions on p. 1)
TAX PARCEL #:	18-19-30030-0020/639136 (Parcel D1) 18-19-30030-0001/10599 (Parcel D2) 18-19-30055-0001/10595 (Lot 1) 18-19-30055-0002/10596 (Lot 2) 18-19-30055-0003/10597 (Lot 3); and 18-19-30055-0004/10598 (Lot 4)

ROAD USE AND MAINTENANCE AGREEMENT

THIS AGREEMENT COMES NOW the undersigned grantor and grantee,
HAYBROOK LAND HOLDING, L.L.C., a Washington Limited Liability Company, the

ROAD USE AND MAINTENANCE AGREEMENT

owner of the affected and burdened properties described below, "OWNER", who hereby wishes to memorialize and to establish the rules for the maintenance of the road easement areas for themselves and future owners of the burdened and benefited parcels.

WITNESSETH

WHEREAS the OWNER desires to set forth a method for the maintenance of a road areas utilized as a non-exclusive easement for access and utility purposes, as well as connecting to driveways as well as joint use driveways in, upon, across, and through the larger development, which together are the burdened and benefited real properties owned by OWNER situated in the County of Kittitas, State of Washington, described as follows ("PROPERTY" herein):

(1) Parcel D1 of that certain Survey s recorded December 20, 2013, in Book 39 of Surveys, pages 9 through 11, under Auditor's File No. 201312200041, records of Kittitas County, Washington.

Parcel number: 18-19-30030-0020/639136 which is currently preliminarily approved for a further division into 9 lots pursuant to HAYBROOK FARMS PHASE 3 LONG PLAT File Number LP-22-00003

and

(2) Parcel D2 of that certain Survey s recorded December 20, 2013, in Book 39 of Surveys, pages 9 through 11, under Auditor's File No. 201312200041, records of Kittitas County, Washington.

Parcel number: 18-19-30030-0001/10599

and

(3) & (4) Lots 1 and 2, HAYBROOK No. 2 SHORT PLAT, Kittitas County Short Plat No. SP-94-26, as recorded June 20, 1995, in Book D of Short Plats, page 235, under Auditor's File No. 582460, records of Kittitas County, State of Washington; being a portion of Government Lot 3, in Section 30, Township 18 North, Range 19 East, W.M., and the East Half of Section 25, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington

Parcel numbers: 18-19-30055-0001/10595 (Lot 1); and

ROAD USE AND MAINTENANCE AGREEMENT

18-19-30055-0002/10596 (Lot 2) which lots are currently preliminarily approved for further division into 4 total lots pursuant to HAYBROOK FARMS PHASE 2 (Willard) SHORT PLAT File Number SP-22-00004

and

(5) and (6) Lots 3 and 4, HAYBROOK No. 2 SHORT PLAT, Kittitas County Short Plat No. SP-94-26, as recorded June 20, 1995, in Book D of Short Plats, page 235, under Auditor's File No. 582460, records of Kittitas County, State of Washington; being a portion of Government Lot 3, in Section 30, Township 18 North, Range 19 East, W.M., and the East Half of Section 25, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington

Parcel numbers: 18-19-30055-0003/10597 (Lot 3); and 18-19-30055-0004/10598 (Lot 4) which lots are currently preliminarily approved for further division into 4 total lots pursuant to HAYBROOK LAND HOLDINGS SHORT PLAT File Number SP-22-00002

WHEREAS there is a current access road ("ROAD") serving all the PROPERTY except that noted in the HAYBROOK FARMS PHASE 2 (Willard) SHORT PLAT File Number SP-22-00004. This ROAD is and has been legally described and established as follows:

Declaration of Easement Q Haybrook Ranch Road, as recorded April 14, 2024, under Auditor's File No. 202404150014, records of Kittitas County, State of Washington.

The location of the ROAD is described more particularly in this Declaration of Easement a copy of which is contained in Exhibit "A" attached hereto:

AND WHEREAS IN ADDITION, there are forty foot joint use driveway easements (referred to as "40' Joint Use Driveway ESM'T") noted in the attached preliminary surveys for HAYBROOK LAND HOLDINGS, SHORT PLAT File Number SP-22-00002, attached as Exhibit "B" hereto, and for HAYBROOK FARMS PHASE 2 (Willard) SHORT PLAT File Number SP-22-00004, attached as Exhibit "C" hereto. These joint use driveway easements either provide access from the ROAD above described (see Exhibit B) or directly access Look Road (see Exhibit C). In addition in the preliminary survey for the HAYBROOK FARMS PHASE 3, LONG PLAT File Number LP-22-00003, a copy of which is attached as Exhibit "D", there are access and utility easements of different width, thirty foot (30'), forty foot (40'), and sixty foot (60') providing access to the various lots from the ROAD above described.

ROAD USE AND MAINTENANCE AGREEMENT

ROAD MAINTENANCE & USE DECLARATION

WHEREAS the ROAD is burdening and benefitting the PROPERTY it crosses and/or serves pursuant to this agreement; as well as burdening and benefitting all the above listed PROPERTY, situated in the County of Kittitas, State of Washington, which are owned by OWNERS; and

WHEREAS the OWNER wishes to include in this Road Maintenance and Use Declaration the access road described as a joint use driveway for the HAYBROOK FARMS PHASE 2 (Willard) SHORT PLAT File Number SP-22-00004, which provides access to its lots directly from Look Road (Exhibit C) by including this property in one overall, combined road maintenance agreement; and further

WHEREAS the OWNER wishes to include in this Road Maintenance and Use Declaration the access road described as a joint use driveway for the HAYBROOK LAND HOLDINGS, SHORT PLAT File Number SP-22-00002, which provides access to the lots from the ROAD (Exhibit B) by including this property in one overall, combined road maintenance agreement; and further

WHEREAS the OWNER wishes to include in this Road Maintenance and Use Declaration the anticipated lots, when parcel numbers are assigned, contained in the HAYBROOK FARMS PHASE 3, LONG PLAT File Number LP-22-00003, which are the access and utility easements of different width, thirty foot (30'), forty foot (40'), and sixty foot (60'), all of which do or will provide access to the various lots from the ROAD above described by including this property in one overall, combined road maintenance agreement; and further

WHEREAS the OWNER desires that they and future OWNERS of the PROPERTY noted above be required to maintain the ROAD on the terms and conditions set forth in this Agreement.

IT IS DECREED AS FOLLOWS:

1. All the lots currently or in the future created in the above described parcels, the PROPERTY, shall have the right to use of the ROAD, as well as the "joint use driveways" described in Exhibit B and C, as well as the access and utility easements described in Exhibit D. The right of use arises when parcel numbers are created for particular lots within each phase of these developments. All the lots above described may use the Road and the provided access method for only one parcel. The property where the ROAD is located may fully utilize the ROAD but is not required to pay maintenance or improvement costs, as defined below, until any portion of this property, Parcel number: 18-19-30030-0001/10599, is either improved (residential permit pulled) or subdivided (additional tax parcel numbers assigned).

2. The method of allocation of maintenance expense for the ROAD, as well as the "joint use driveways" described in Exhibit B and C as well as the access and utility easements

ROAD USE AND MAINTENANCE AGREEMENT

described in Exhibit D shall be divided equally among the lots. The definition of "lot" being defined as each of the lots assigned a parcel number after the subdivision is completed for each of the noted PROPERTY..

3. The term "maintenance" as used herein shall be defined to mean snow removal as well as the filling of potholes, grading, repair of culverts or bridges, and other maintenance necessary to provide a reasonably smooth paved road, and any functional bridge or culvert(s) as now exists.

4. The instant OWNER, as well as its heirs, successors, and assigns, is/are allowed to make improvements without limitation(s) to the ROAD as well as the "joint use driveways" described in Exhibit B and C, as well as the access and utility easements described in Exhibit D.

5. Single lot owners may not make improvements without the consent of the OWNER, or its heirs, successors, and assigns. Alternatively, any lot owner may seek the written consent or permission of the Homeowners Association governing the particular lot, which permission will need to be in accordance with the applicable rules, e.g. Covenants Conditions, and Restrictions. ("CC&Rs) and recorded as an amendment to this Agreement.

6. The word "improvement" as used herein shall apply to the function of making any road, access, or joint use driveway better than it now exists (e.g. includes installation of any entry gate or other obstruction, widening or the application of different road materials).

7. Road Damage. Each party using the ROAD and/or the "joint use driveways" described in Exhibit B and C, and/or the access and utility easements described in Exhibit D, shall repair or cause to be repaired at its sole cost and expense that damage to said road surface occasioned by it that is in excess of that which it would cause through normal and prudent usage. Should inordinate damage occur which is not caused by an authorized user the lot owners hereto shall share equally the cost of replacement or repair.

8. Enforcement. Assessments pursuant to this Agreement which are not paid within thirty (30) days of being due shall thereafter be delinquent and bear interest at the rate of ten percent (10%) per annum. That upon becoming delinquent, such assessments shall constitute a lien upon the lot against which it has been levied. Either the OWNER (or its heirs, successors or assigns), or the Homeowners Association (while constituted), or any other lot owner may enforce any delinquent assessment by filing a statement of lien in the office of the county Assessor of Kittitas County, Washington, after the assessment remains unpaid for one hundred and twenty (120) days. A release of such lien shall be filed by the enforcing entity upon payment in full of said assessments. Any lien for unpaid assessments shall be subordinate to any tax lien and to all sums unpaid on all First Mortgage and/or Contract of record, but otherwise shall have priority against encumbrances on the lot to the extent permitted by law. Said lien may be enforced as any lien upon real property under the laws of the State of Washington, and if such lien is foreclosed or any other formal enforcement action is taken (case filed), said delinquent owner(s) of the lot shall be liable for the necessary costs and disbursements, including reasonable attorney

ROAD USE AND MAINTENANCE AGREEMENT

When Recorded Return to:
Haybrook Land Holdings, LLC
PO Box 1359
Ellensburg WA 98926

04/15/2024 09:52:17 AM 202404150014
\$326.50 Page: 1 of 4
Easement HAYBROOK LAND HOLDINGS LLC
Kittitas County Auditor

REVIEWED

APR 15 2024

KITTITAS COUNTY TREASURER

INITIALS: 

Declaration of Easement
Easement Q Haybrook Ranch Road

This declaration of Easement is dedicated this 15th day of March, 2024 by Matt Willard, Manager Haybrook Land Holdings, LLC. Haybrook Landholdings is the owner of the real property upon which this easement is recorded. The legal description of this easement is described in the legal description attached titled Habrook Ranch Road, Cruse and Associates dated 3/8/2024 (Exhibit A).

This easement is dedicated for the purpose of ingress, egress, utilities, and such other uses consistent with private or public road right of ways. This easement is non exclusive and may in the future be extended to serve other properties whether adjacent or non adjacent. This easement shall be for access and travel to parcels abutting or if extended to other parcels it may serve in the future.

The beneficial use of this easement shall be for Haybrook Landholdings, LLC, its properties, or its successors or assigns for travel ingress, egress, and utilities including but not limited to platted parcels or potentially, if dedicated, a public entity at a future date.

This easement granted herein shall be appurtenant to the property and shall run with the property. The improvements within this easement may be subject to subsequently recorded covenants for maintenance and operation which shall also run with the land.

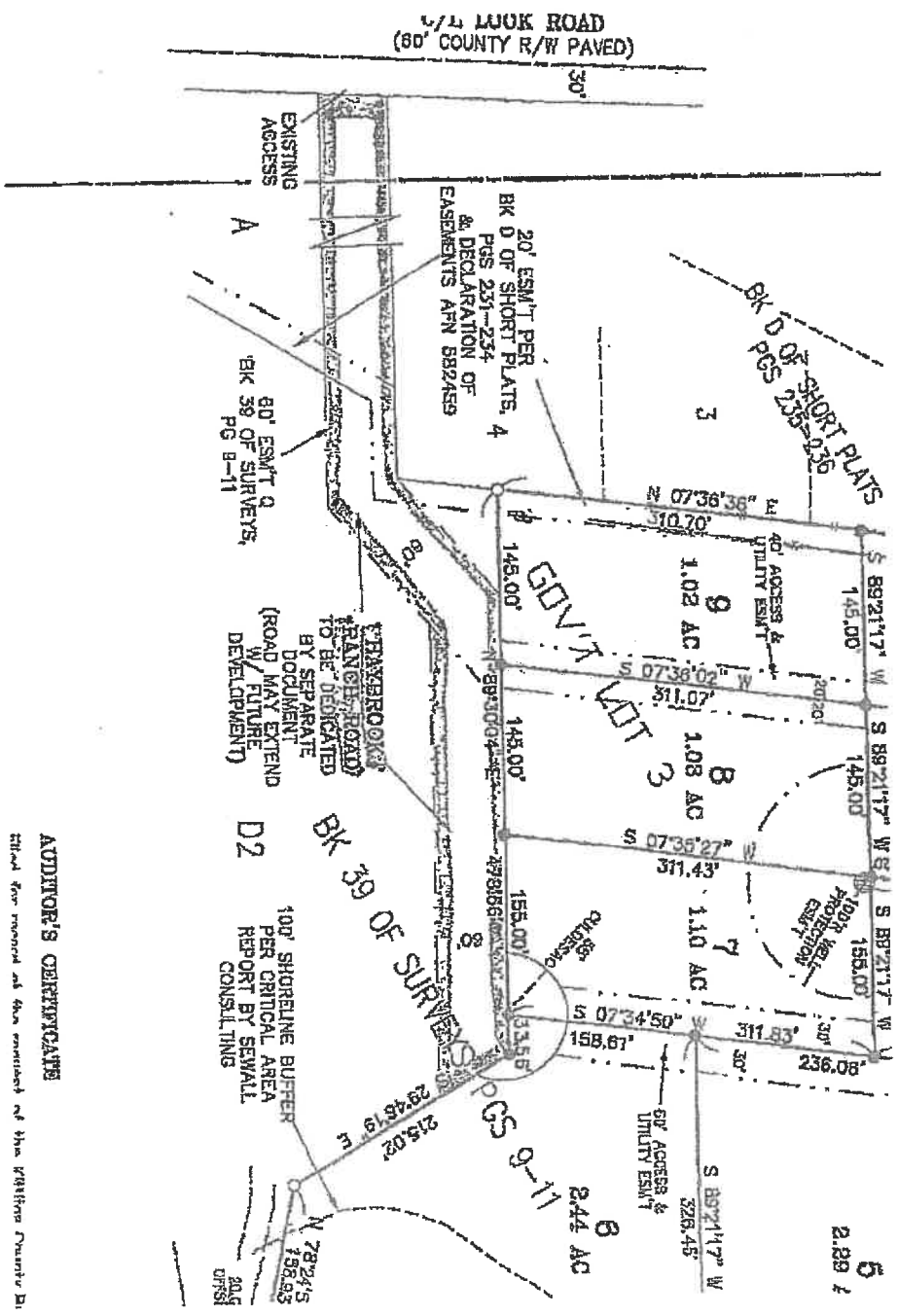
This declaration shall be binding upon and shall insure to the benefit and obligation of the heirs, successors, and assigns of those parties designated by Haybrook Landholdings, LLC as beneficiaries of this easement.


Matt Willard
Haybrook Landholdings LLC, Mgr

4/10/2024

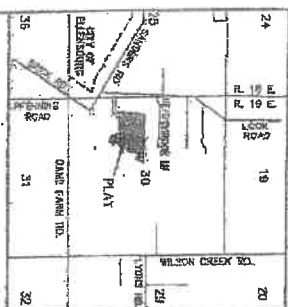
EXHIBIT A, p. 1 of 4

EXHIBIT A, p. 4 of 4



AUDITOR'S CERTIFICATE
 Filed for record as the certified of the Kittitas County D.

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 2022

KITTITAS COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE PLAT ACT AND THE KITTITAS COUNTY CODE CHAPTER 14.
 DATED THIS _____ DAY OF _____ A.D. 2022.

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE PLAT ACT AND THE KITTITAS COUNTY CODE CHAPTER 14.
 DATED THIS _____ DAY OF _____ A.D. 2022.

KITTITAS COUNTY HEALTH OFFICER

KITTITAS COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE PLAT AND ASSURMENTS HAVE BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE PLAT ACT AND THE KITTITAS COUNTY CODE CHAPTER 14.
 DATED THIS _____ DAY OF _____ A.D. 2022.

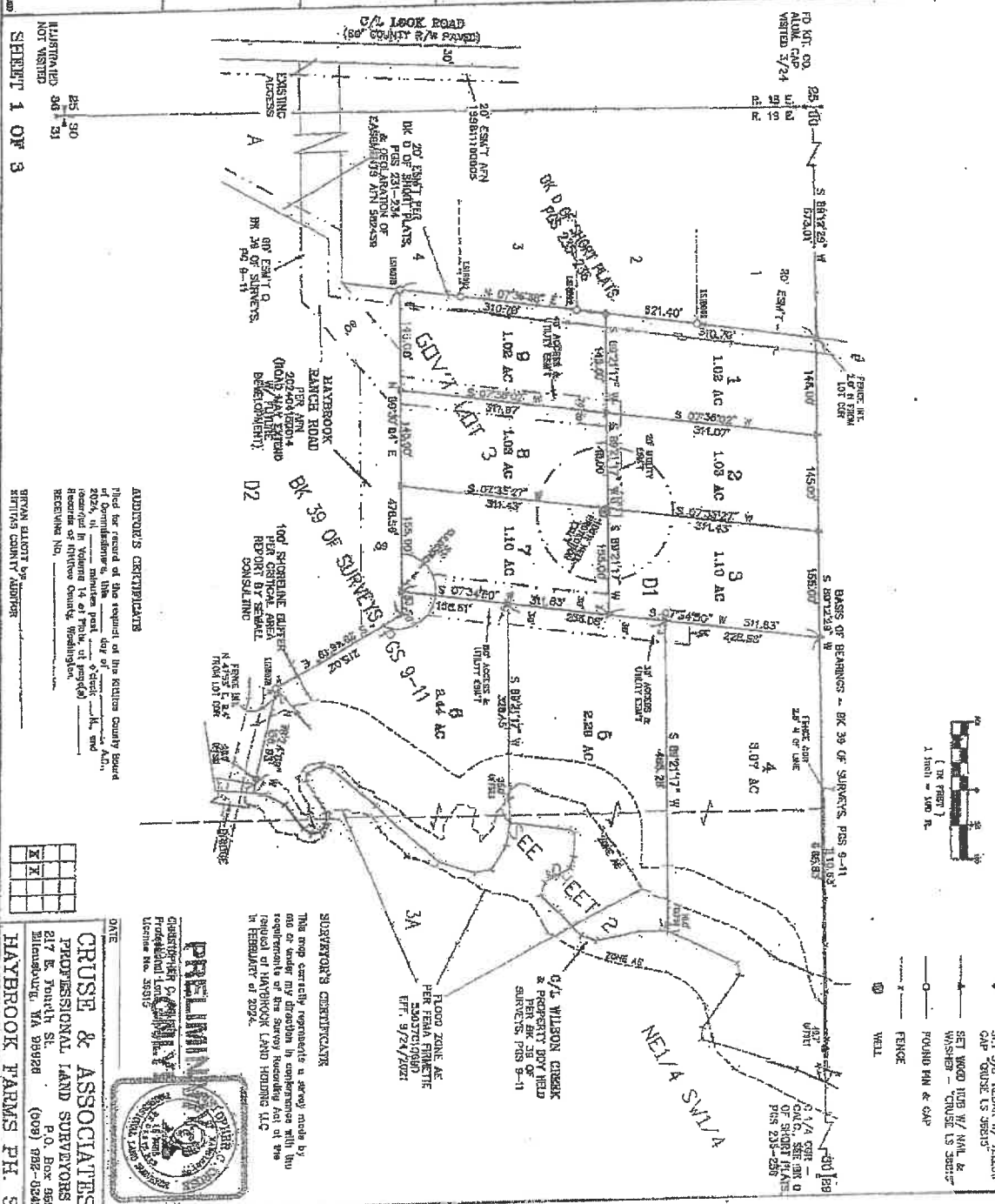
KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE PLAT OF HAYBROOK FARMS PHASE 3 HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE PLAT ACT AND THE KITTITAS COUNTY CODE CHAPTER 14.
 DATED THIS _____ DAY OF _____ A.D. 2022.

KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 2022.

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

ATTENTY: _____

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



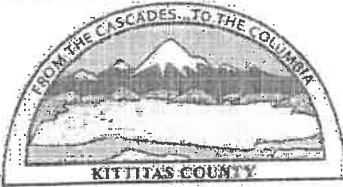
ADDITIONAL CERTIFICATES
 filed for record at the request of the KITTITAS County Board of Commissioners, this _____ day of _____ A.D. 2022, at _____ minutes past _____ o'clock _____ A.M. before me, _____ Notary Public for and within the County of KITTITAS, State of Washington.

RECEIVING NO. _____

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 P.O. Box 9888
 Ellensburg, WA 98928
 (509) 928-0342



EXHIBIT D



**KITITITAS COUNTY
PUBLIC WORKS**

Receipt Number: PW26-00047

411 N. Ruby Street, Suite 1
Ellensburg, WA 98926
509-962-7523 / www.co.kittitas.wa.us/public-works/

Payer/Payee: HAYBROOK LAND HOLDINGS LLC
PO BOX 1359
ELLENSBURG WA 98926-1359

Cashier: KRISTIN.KINSLEY
Payment Type: CHECK (1104)

Date: 01/23/2026

CRT-26-00001 ROAD CERTIFICATION

Fee Description

ROAD CERTIFICATION

	Fee Amount	Amount Paid	Fee Balance
	\$1,095.00	\$1,095.00	\$0.00
CRT-26-00001 TOTALS:	\$1,095.00	\$1,095.00	\$0.00
TOTAL PAID:		\$1,095.00	