

# 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

## 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 REECER 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 REECER CREEK ROAD AND THE TRUE POINT OF BEGINNING;

THENCE 10.0 FEET ALONG THE NORTH LINE OF SAID QUARTER;

THENCE SOUTHERLY AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF REECER CREEK ROAD, 2139.26 FEET;

THENCE NORTHWESTERLY 17.10 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR REECER 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°09'12" 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 WAYS FOR REECER 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 REECER CREEK ROAD AND THE TRUE POINT OF BEGINNING;

AND EXCEPT

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

AND EXCEPT

ALL RIGHTS AS CONVEYED BY THAT CERTAIN MINERAL DEED, RECORDED OCTOBER 11, 2006 UNDER AUDITOR'S FILE NO. 200610110009.

## 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 KITITAS COUNTY RECEIVING NO. \_\_\_\_\_.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND.

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

BY: \_\_\_\_\_  
KEVIN CAPUZZI, DIVISION PRESIDENT

## ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } SS

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 ME KNOWN TO BE THE VICE PRESIDENT OF SHLR OF WASHINGTON INC., A WASHINGTON CORPORATION, THE MANAGER OF SSSI, 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 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 : \_\_\_\_\_



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 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

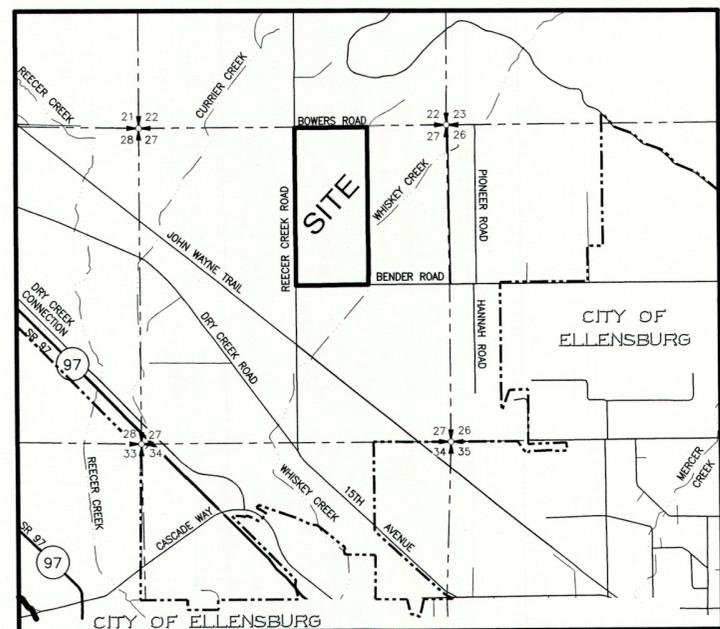
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

\_\_\_\_\_  
BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON

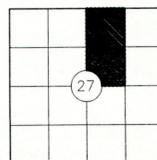
BY : \_\_\_\_\_ ATTEST : \_\_\_\_\_  
CHAIRMAN CLERK OF THE BOARD

## 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 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**

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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.T./J.K./C.F. | SHEET 1 OF 15

# BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

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

## 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 DEDICATED 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, 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. 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, L, 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 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 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 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 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 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.

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

## LOT AREA TABLE

LOT	S.F.	ACRES
136	2890	0.066
137	3150	0.072
138	3600	0.083
139	3580	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	5665	0.130
212	5320	0.122
213	5385	0.124
214	5380	0.124
215	5215	0.120
216	5515	0.127
237	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	4295	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	0.129
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	4000	0.092
354	4865	0.112

## TRACT AREA TABLE

TRACT	S.F.	ACRES
TRACT A	115,915	2.661
TRACT B	89,215	2.048
TRACT C	10,890	0.250
TRACT D	133,510	3.065
TRACT E	5010	0.115
TRACT F	4835	0.111
TRACT G	99,865	2.293
TRACT H	128,005	2.939
TRACT 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	4800	0.110
TRACT P	130,630	2.999
TRACT Q	41,350	0.949
TRACT Z-1	119,925	2.753
TRACT Z-2	140,510	3.226
TRACT Z-3	36,910	0.847
TRACT Z-4	36,995	0.849
TRACT Z-5	141,255	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	74,080	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



10/18/2021



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

DRAWN BY: J.K./B.S./C.F./R.G. | SHEET 2 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.

## NOTES

- ALL OF BLACK HORSE AT WHISKEY CREEK IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, AS AMENDED FROM TIME TO TIME ("DECLARATION"). THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION ("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, ANY FUTURE PLATS OF TRACTS Z-1 THROUGH Z-12, INCLUSIVE, AND IN THE DECLARATION.
- 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.
- TRACTS A, B, D, G, I, J AND K 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 STORM DRAINAGE AND 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 KITITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACTS ARE SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN.
- TRACTS C, E, F, H AND N 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 KITITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACTS ARE SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN.
- LOCATED WITHIN TRACT H IS AN IRRIGATION PUMP STATION THAT WILL BE UNDER CONTRACT FOR MAINTENANCE AND MONITORING OF BY A LICENSED AND BONDED LANDSCAPER OR UTILITY PROVIDER CAPABLE OF MAINTAINING A COMPLEX ZONED IRRIGATION SYSTEM AT ALL TIMES. THE SITE ACQUIRES IRRIGATION WATER FROM CASCADE IRRIGATION DISTRICT THAT IS SUFFICIENT TO PROVIDE METERED IRRIGATION TO THE ENTIRETY OF THE PLAT. THE IRRIGATION PUMP STATION AND ASSOCIATED IRRIGATION DISTRIBUTION SYSTEM HAS BEEN DESIGNED BY A LICENSED ENGINEER AND MUST BE OPERATED WITHIN THE GUIDELINES PROVIDED IN SAID DESIGN.
- TRACT L IS RETAINED BY THE OWNER AND WILL BE CONVEYED TO ELLENSBURG WATER COMPANY FOR ACCESS AND UTILITIES PURPOSES BY SEPARATE INSTRUMENT AFTER THE RECORDING OF THIS PLAT. ELLENSBURG WATER COMPANY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS AND/OR KITITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACT IS SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN.
- TRACTS M AND Q 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 SENSITIVE AREAS 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 KITITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACTS ARE SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN.
- TRACT O IS 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 UTILITY PURPOSES UPON THE RECORDING OF THIS PLAT. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS AND/OR KITITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. LOCATED WITHIN TRACT O IS A STORMWATER LIFT STATION THAT WILL BE UNDER CONTRACT FOR MAINTENANCE AND MONITORING OF BY A LICENSED AND BONDED UTILITY PROVIDER AT ALL TIMES. IT SHALL BE THE RESPONSIBILITY OF THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION (OR IT SUCCESSORS) TO MAINTAIN THIS CONTRACTUAL OBLIGATION.
- TRACT P IS 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 PARK AND OPEN SPACE PURPOSES UPON THE RECORDING OF THIS PLAT. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ANY OF THE IMPROVEMENTS CONTAINED THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS AND/OR KITITAS COUNTY AS NOTED IN THE EASEMENT PROVISIONS HEREIN. TRACT IS SUBJECT TO EASEMENTS AS GRANTED IN THE EASEMENT PROVISIONS HEREIN.
- TRACTS Z-1 THROUGH Z-12, INCLUSIVE, ARE RETAINED BY SSSI LLC AS FUTURE DEVELOPMENT TRACTS UPON THE RECORDING OF THIS PLAT.
- ALL "OPEN SPACE TRACTS" ON THIS PLAT (ALL TRACTS PER NOTES 3, 4 AND 8 ABOVE) AND ANY DESIGNATED ON THE FUTURE PLATS OF TRACTS Z-1 THROUGH Z-12, INCLUSIVE, SHALL BE (1) OWNED IN A PROPORTIONATE AND UNSEVERABLE MANNER AS TENANTS IN COMMON BY EACH LOT OWNER AND (2) ASSESSED, TAXED, AND FORECLOSED UPON WITH EACH BUILDING LOT. ANY DEED FOR EACH LOT CONTAINED WITHIN THIS PLAT AND THE LOTS TO BE CREATED IN THE FUTURE WITHIN TRACTS Z-1 THROUGH Z-12, INCLUSIVE, SHALL INCLUDE AN UNDIVIDED 1/354TH INTEREST IN SUCH OPEN SPACE TRACTS. SUCH UNDIVIDED INTEREST SHALL NOT BE SUBJECT TO PARTITION, OUSTER OR DIVISION AND NO LOT OWNER MAY ENCUMBER, CONVEY OR OTHERWISE TRANSFER ITS UNDIVIDED INTEREST IN SUCH OPEN SPACE TRACTS SEPARATE OR APART FROM ITS LOT. ALL SUCH PROHIBITED ACTIONS PURPORTING TO BE MADE WITH RESPECT TO SUCH OPEN SPACE TRACTS SHALL BE VOID. OPERATION AND MAINTENANCE OF ALL OPEN SPACE TRACTS WITHIN BLACK HORSE AT WHISKEY CREEK AND ALL FACILITIES AND IMPROVEMENTS THEREIN SHALL BE THE RESPONSIBILITY OF THE HOA TO THE EXTENT REFERENCED IN ANY APPLICABLE PLAT NOTES. UPON ACQUIRING AND WHILE HOLDING AN OWNERSHIP INTEREST IN ANY LOT WITHIN BLACK HORSE AT WHISKEY CREEK, A PARTY SHALL BE DEEMED TO HAVE IRREVOCABLY APPOINTED THE HOA AS ITS SOLE AND EXCLUSIVE AGENT AND ATTORNEY-IN-FACT FOR THE PURPOSE OF OPERATING AND MAINTAINING SUCH OPEN SPACE TRACTS IN ACCORDANCE WITH THIS PLAT, ANY FUTURE PLATS OF TRACTS Z-1 THROUGH Z-12, INCLUSIVE, THE DECLARATION AND OTHERWISE IN COMPLIANCE WITH THE DEPARTMENT OF ECOLOGY'S "BEST MANAGEMENT PRACTICES" MANUAL, INCLUDING ANY AMENDMENTS THERETO. IF THE HOA EVER MATERIALLY FAILS TO OPERATE AND MAINTAIN ANY OPEN SPACE TRACTS OR THE IMPROVEMENTS OR FACILITIES THEREIN AS REQUIRED FOR ANY PERIOD, THEN THE RESPONSIBILITY FOR SUCH OPERATION AND MAINTENANCE SHALL BECOME THE JOINT AND SEVERAL LEGAL OBLIGATION OF THE OWNERS OF LOTS 1 THROUGH 354 OF BLACK HORSE AT WHISKEY CREEK.
- 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)
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRELUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT 15'  
SIDE 5'  
REAR 5'
- 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.
- THE APPROXIMATE LOCATION OF NORTHERLY LIMITS OF THE 100 YEAR FLOOD PLAIN 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 CONSTRUCTION. THE REVISED LIMITS OF THE 100 YEAR FLOOD PLAIN AS APPROVED BY FEMA WILL BE SHOWN ON THE FUTURE FINAL PLATS OF TRACTS Z-1 THROUGH Z-12, INCLUSIVE. BY THEIR APPROVAL OF THIS PLAT, THE CITY OF ELLENSBURG AND THE COUNTY OF KITITAS AGREE THAT IT WILL NOT BE NECESSARY TO PROCESS A FINAL PLAT AMENDMENT TO SHOW THE REVISED FLOOD PLAIN LIMITS ONCE APPROVED AND THAT UPON RECORDING OF THE FINAL PLATS FOR TRACTS Z-1 THROUGH Z-12, INCLUSIVE, SUCH APPROVED REVISED LIMITS WILL AUTOMATICALLY REPLACE THE LIMITS SHOWN ON THIS PLAT.
- AS LONG AS A STORM DRAINAGE TRACT IS PRIVATELY AND NOT PUBLICLY OWNED, THE IMPROVEMENTS CONTAINED THEREIN SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATIONS (HOA), AS PER THE LATEST DEPARTMENT OF ECOLOGY'S "BEST MANAGEMENT PRACTICES" MANUAL.
- 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.
- THIS SITE CONTAINS WETLANDS THAT WERE FILLED AS PERMITTED BY DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS, SEATTLE DISTRICT PERMIT NO. NWS-2020-902. A DEED FOR TRACT M (MITIGATION TRACT) AND THE APPROVED PERMIT WILL BE RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAT.

## 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 SSSI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON IN JULY OF 2021. I HEREBY CERTIFY THAT THIS MAP FOR BLACK HORSE AT WHISKEY CREEK 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



10/18/2021

## SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON )  
) SS  
COUNTY OF KING )

ZACHARY T. LENNON, 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.

ZACHARY T. LENNON  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 44925

SCRIBED AND SWORN TO BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

(SIGNATURE OF NOTARY)

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF 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



CONSULTING ENGINEERS LLC

33400 8th Avenue S.  
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Federal Way, WA 98003

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EVERETT (425) 297-9900

www.esmcivil.com

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

DATE : 2021-10-18 | JOB NO. 410-028-012-0105

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

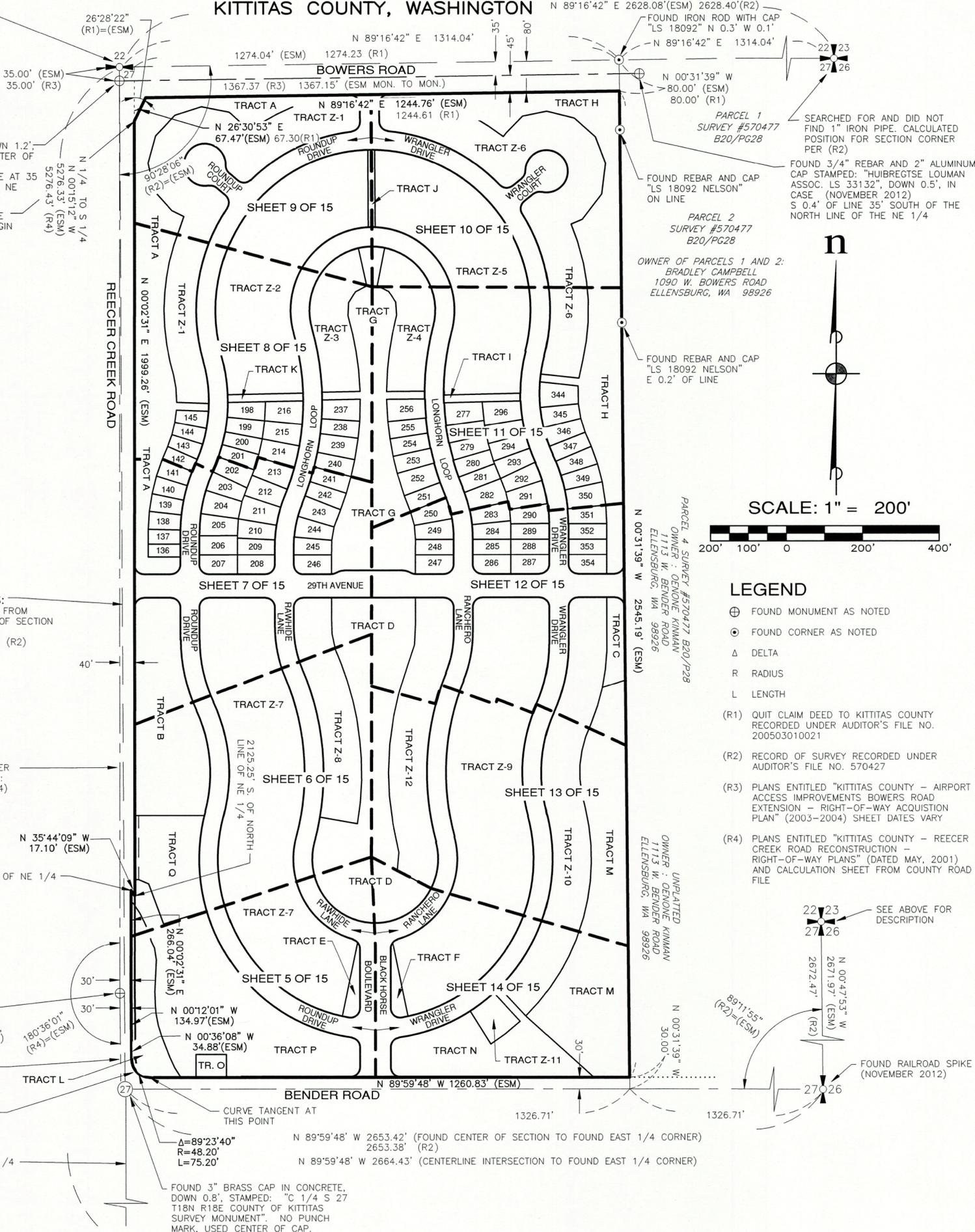
FOUND 3" BRASS CAP IN CONCRETE, WITH PUNCH MARK, DOWN 0.9', STAMPED:



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



FOUND IRON ROD WITH CAP "LS 18092" N 0.3' W 0.1' N 89°16'42" E 1314.04' (R1)  
N 89°16'42" E 2628.08'(ESM) 2628.40'(R2)  
N 00°31'39" W 80.00' (ESM) 80.00' (R1)  
PARCEL 1 SURVEY #570477 B20/PG28  
SEARCHED FOR AND DID NOT FIND 1" IRON PIPE. CALCULATED POSITION FOR SECTION CORNER PER (R2)  
FOUND 3/4" REBAR AND 2" ALUMINUM CAP STAMPED: "HUBREGTSE LOUMAN 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

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

FOUND REBAR AND CAP "LS 18092 NELSON" E 0.2' OF LINE

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

UNPLATTED  
OWNER: DENONIE KIMMAN 1113 W. BENDER ROAD ELLENSBURG, 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. 200503010021
- (R2) RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 570427
- (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 - REECER 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:  
N 00°02'31" E 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+66.29", 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)

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 "X" (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)

### 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 TRANSVERSE AND GPS WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090



10/18/2021

DWG NAME : ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P1-04.DWG

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KITITAS COUNTY AUDITOR

RECEIVING NO: \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY COUNTY AUDITOR

**ESM CONSULTING ENGINEERS LLC**  
33400 8th Avenue S.  
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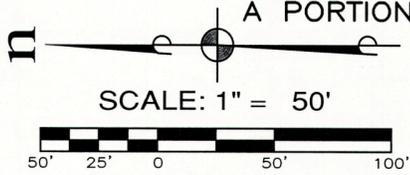
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2021-07-14	JOB NO. 410-028-012-0105	
DRAWN BY: J.K./B.S./C.F./R.G.	SHEET 4 OF 15	

# 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.  
KITTITAS COUNTY, WASHINGTON



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 00°35'24" W	29.80
E7	N 01°58'36" W	30.33
E8	N 00°35'21" E	29.38
E9	N 03°06'46" W	30.88
E10	N 10°45'06" W	32.44
E11	N 17°36'56" 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	29.65
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 25°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°58'22" W	31.55
E30	N 61°43'44" W	6.91
E31	N 20°34'17" W	19.31

CURVE TABLE

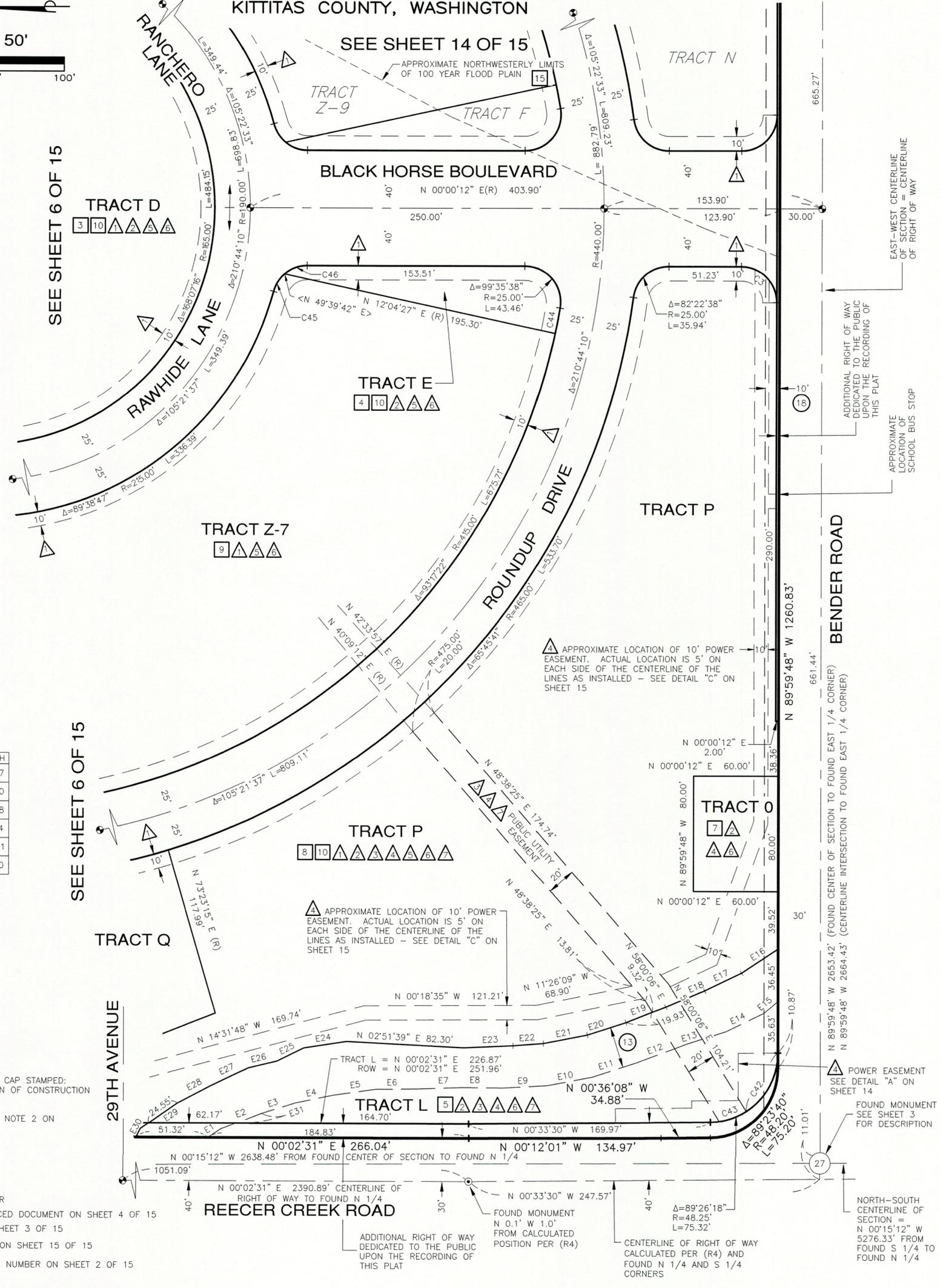
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	25.00	39.27
C42	57°28'21"	48.25	48.40
C43	24°26'15"	48.25	20.58
C44	2°28'37"	415.00	17.94
C45	33°56'40"	25.00	14.81
C46	40°20'30"	25.00	17.60

### 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
- <> = 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
- ⊗ = 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



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KITTITAS COUNTY AUDITOR  
RECEIVING NO.: \_\_\_\_\_  
BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR

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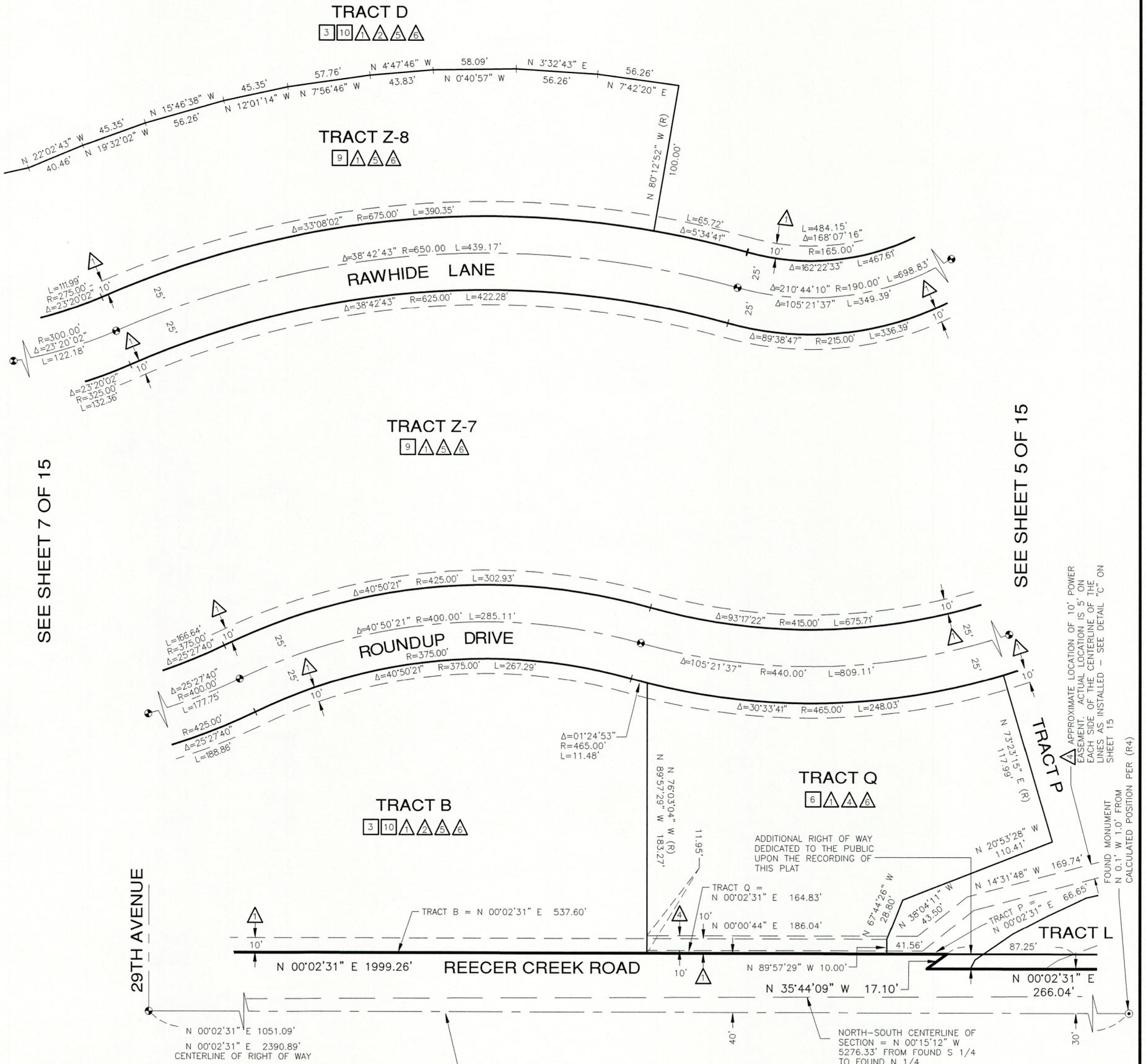
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-07-15	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.		SHEET 5 OF 15

DWG NAME: \\ESM\ENGR\ESM-JOBS\410\028\005\LOTS\FINAL\FP-P1-05.DWG

# BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

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SEE SHEET 13 OF 15



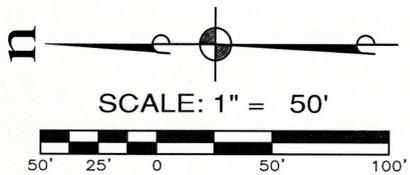
SEE SHEET 7 OF 15

SEE SHEET 5 OF 15

APPROXIMATE LOCATION OF 10' POWER  
EASEMENT. ACTUAL LOCATION IS ON  
UPPER SIDE OF THE CENTERLINE OF THE  
LINES AS INSTALLED - SEE DETAIL 'C' ON  
SHEET 15

### LEGEND

- = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44925" UPON COMPLETION OF CONSTRUCTION
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- [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
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- △ = WATER EASEMENT
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Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-07-15	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.		SHEET 6 OF 15

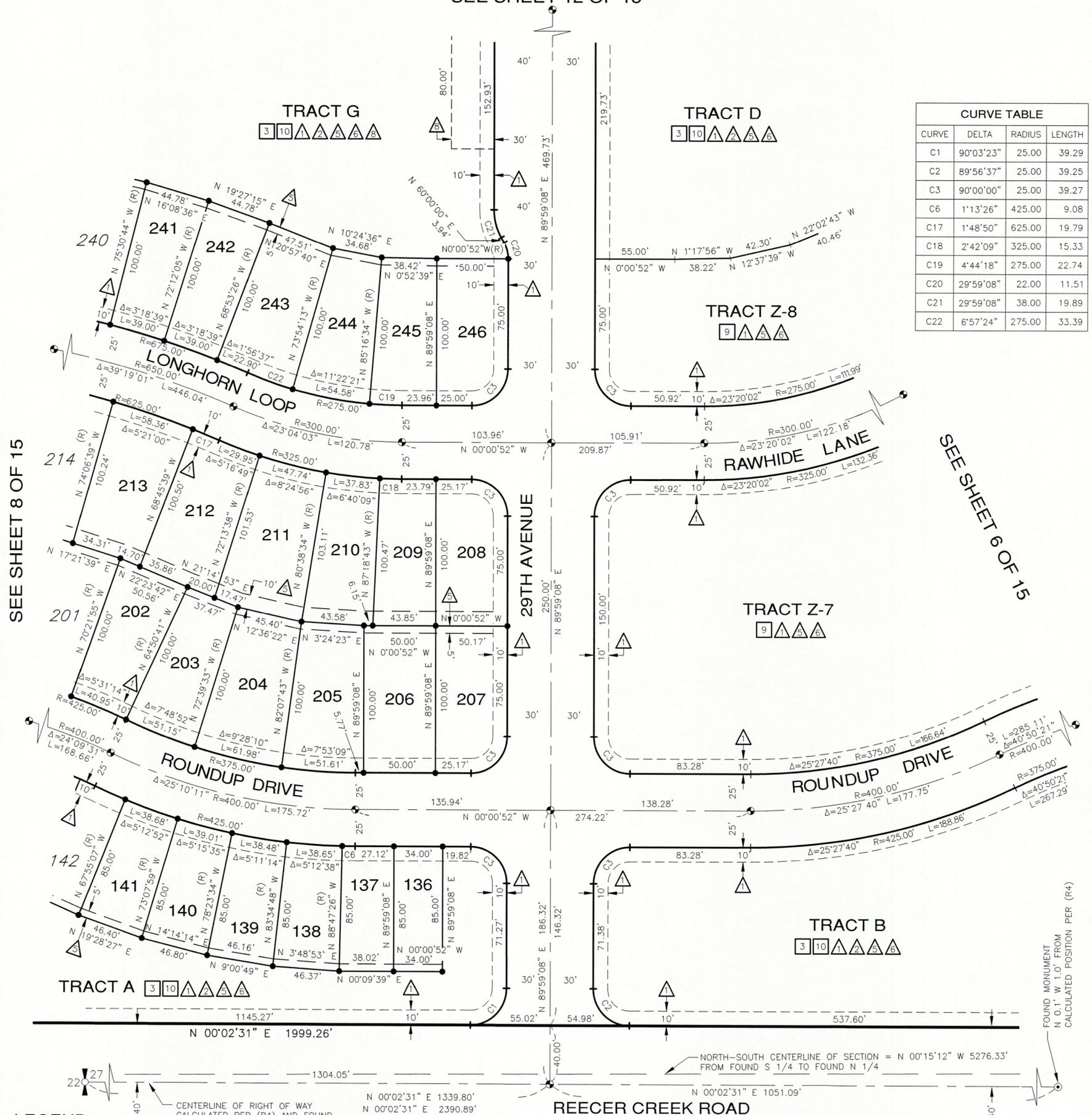


10/18/2021

# 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.



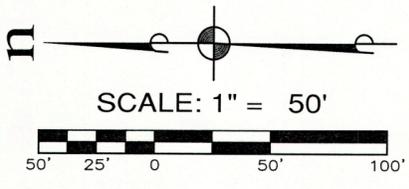
SEE SHEET 8 OF 15

SEE SHEET 6 OF 15

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
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	29°59'08"	22.00	11.51
C21	29°59'08"	38.00	19.89
C22	6°57'24"	275.00	33.39

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



### 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



10/18/2021

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

FEDERAL WAY (253) 838-6113  
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 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

TRACT Z-4

SEE SHEET 11 OF 15

TRACT G

3 10 1 2 3 4 5 6 8

TRACT Z-3

9 1 2 3 4

LONGHORN LOOP

TRACT Z-2

9 1 2 3 4

TRACT K

3 10 1 2 3 4 5 6

TRACT Z-1

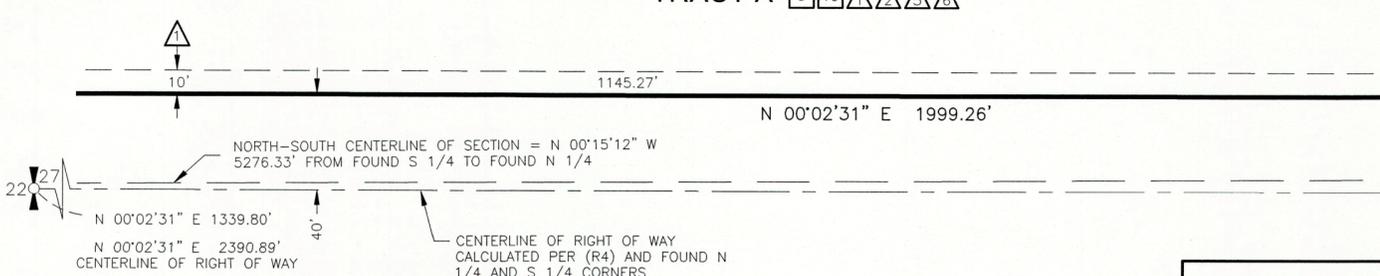
9 1 2 3 4

TRACT A 3 10 1 2 3 4 5 6

CURVE TABLE

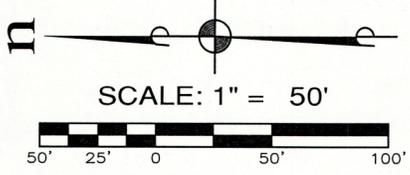
CURVE	DELTA	RADIUS	LENGTH
C11	3'04'26"	425.00	22.80
C12	1'42'15"	375.00	11.15
C13	3'03'22"	375.00	20.00
C15	2'41'49"	425.00	20.00
C16	1'50'01"	625.00	20.00
C23	1'41'51"	675.00	20.00

29TH AVENUE



## 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
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- (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
- △ = PUBLIC STORM DRAINAGE EASEMENT
- △ = IRRIGATION EASEMENT
- △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △ = MAIL BOX EASEMENT



DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P1-08.DWG

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KITITAS COUNTY AUDITOR

RECEIVING NO: \_\_\_\_\_  
BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR

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DATE: 2021-07-15	JOB NO. 410-028-012-0105	
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10/18/2021

# BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

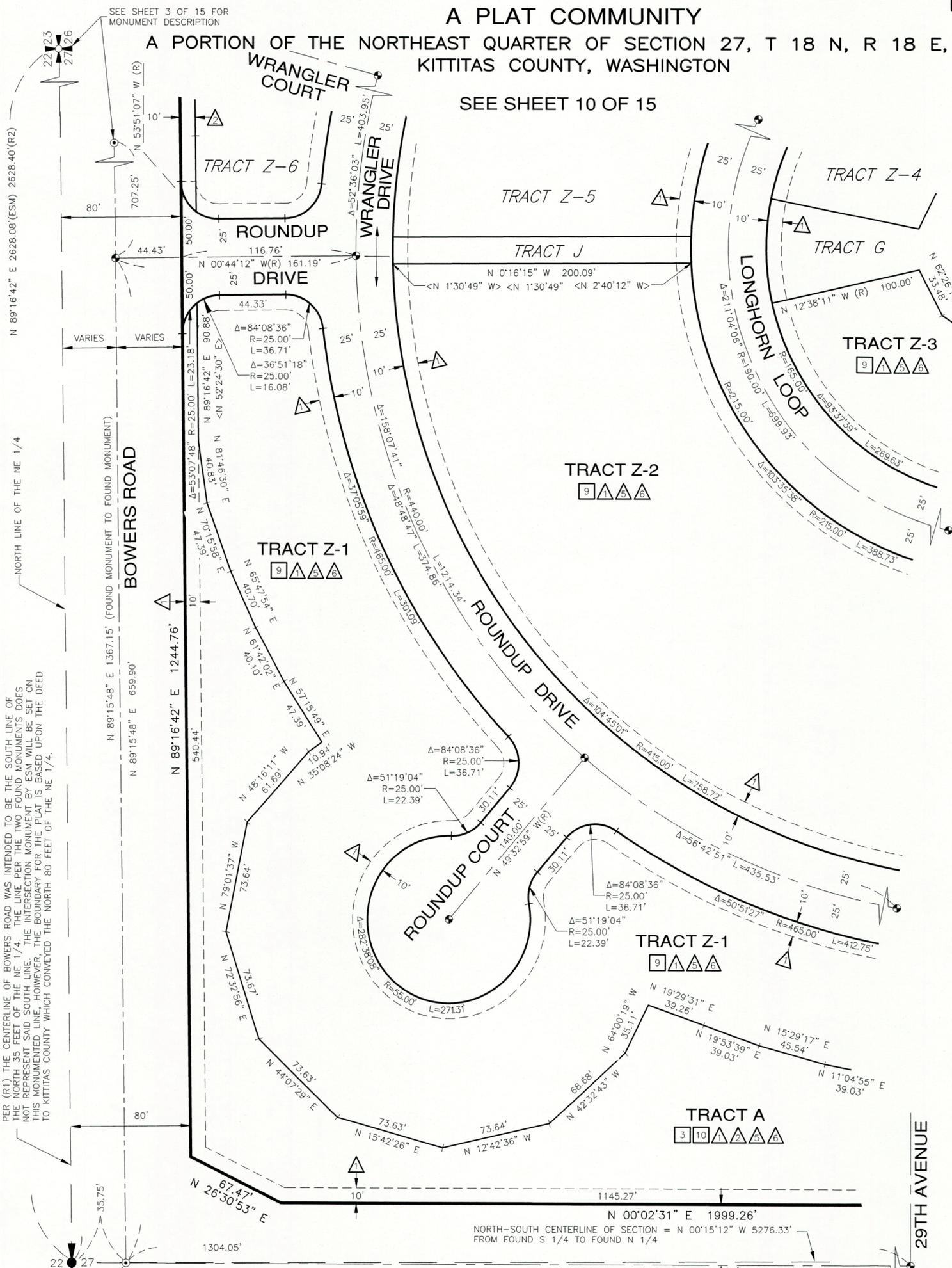
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A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
KITITAS COUNTY, WASHINGTON

SEE SHEET 10 OF 15

SEE SHEET 8 OF 15

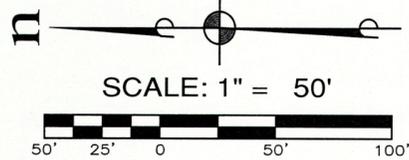
SEE SHEET 8 OF 15



PER (R1) THE CENTERLINE OF BOWERS ROAD WAS 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 KITITAS 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
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- 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
- 1 = PUBLIC UTILITY EASEMENT
- 2 = PUBLIC STORM DRAINAGE EASEMENT
- 3 = IRRIGATION EASEMENT
- 4 = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT



10/18/2021

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KITITAS COUNTY AUDITOR

RECEIVING NO: \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY COUNTY AUDITOR

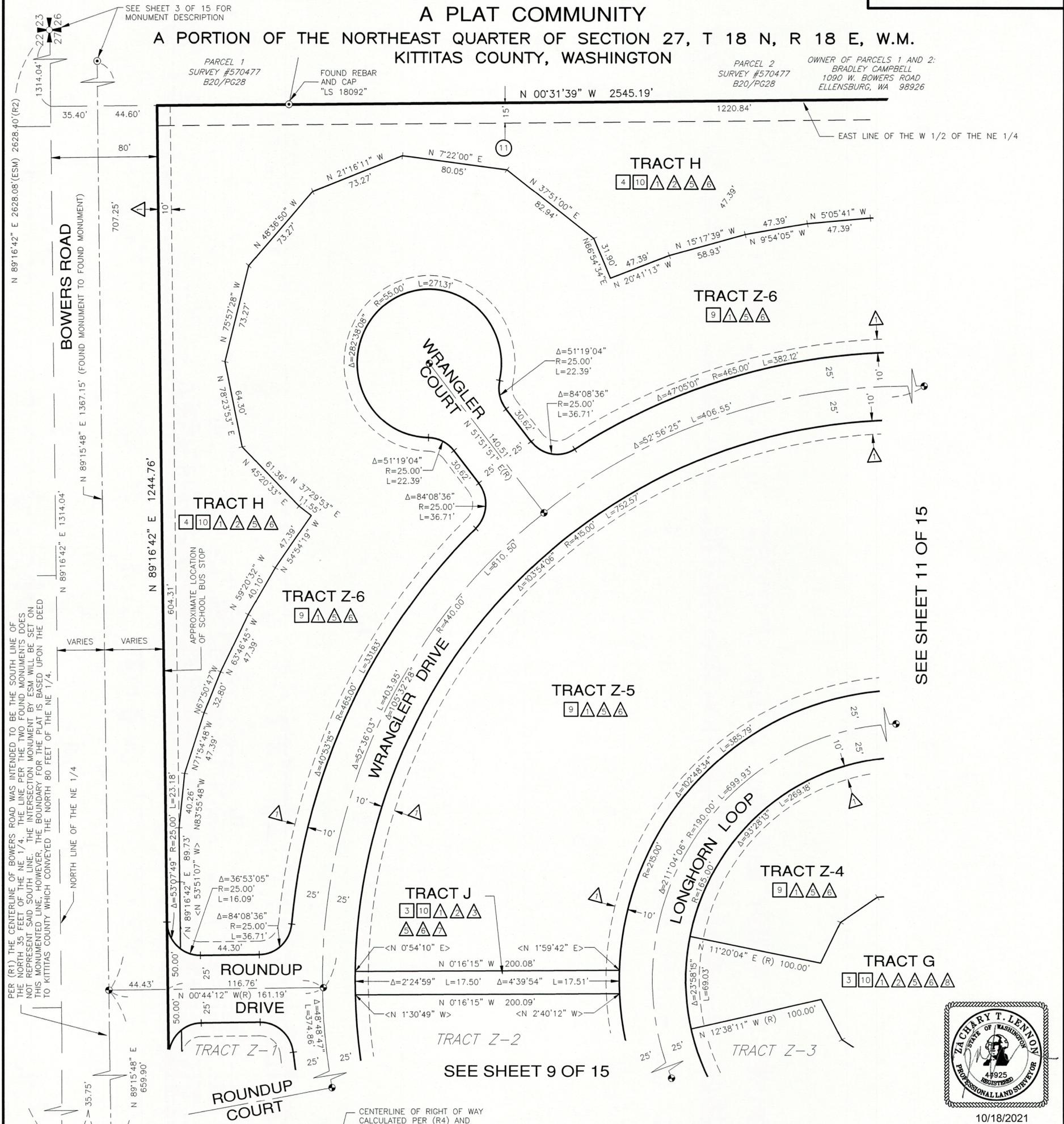
**ESM CONSULTING ENGINEERS LLC**  
 33400 8th Avenue S.  
 Suite 205  
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 EVERETT (425) 297-9900  
[www.esmcivil.com](http://www.esmcivil.com)

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 9 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

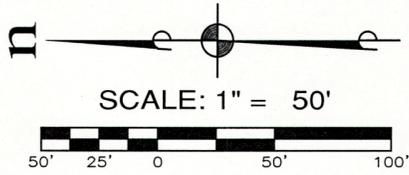


PER (R1) THE CENTERLINE OF BOWERS ROAD WAS INTENDED TO BE THE SOUTH LINE OF THE NORTH 35 FEET OF THE NE 1/4. THE LINE PER THE TWO FOUND MONUMENTS DOES NOT REPRESENT SAID SOUTH LINE. THE INTERSECTION MONUMENT BY ESM WILL BE SET ON THIS MONUMENTED LINE, HOWEVER, THE BOUNDARY FOR THE PLAT IS BASED UPON THE DEED TO KITITAS COUNTY WHICH CONVEYED THE NORTH 80 FEET OF THE NE 1/4.

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- Δ = DELTA
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- ⊗ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- ⊠ = PUBLIC UTILITY EASEMENT
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- ⊢ = IRRIGATION EASEMENT
- ⊣ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ⊤ = SANITARY SEWER EASEMENT
- ⊥ = MAILBOX EASEMENT
- ⊦ = WATER EASEMENT



10/18/2021

### RECORDING CERTIFICATE

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KITITAS COUNTY AUDITOR

RECEIVING NO: \_\_\_\_\_  
BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR



CONSULTING ENGINEERS LLC

33400 8th Avenue S.  
Suite 205  
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FEDERAL WAY (253) 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 10 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 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

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

N 00°31'39" W 2545.19'

1220.84'

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



SEE SHEET 12 OF 15

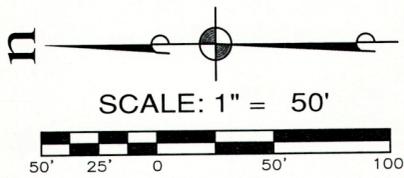
SEE SHEET 10 OF 15

SEE SHEET 8 OF 15

CURVE	DELTA	RADIUS	LENGTH
C25	1°11'08"	275.00	5.69
C26	1°41'53"	675.00	20.00
C28	1°50'01"	625.00	20.00
C29	2°13'51"	325.00	12.65
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

### LEGEND

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- ⊠ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
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10/18/2021

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KITITAS COUNTY AUDITOR

RECEIVING NO: \_\_\_\_\_  
BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR

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Federal Way, WA 98003  
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FEDERAL WAY (253) 838-6113  
EVERETT (425) 297-9900

Civil Engineering | Land Surveying | Land Planning  
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DATE: 2021-07-15 | JOB NO. 410-028-012-0105  
DRAWN BY: B.S./P.T./J.K./C.F./R.G. | SHEET 11 OF 15

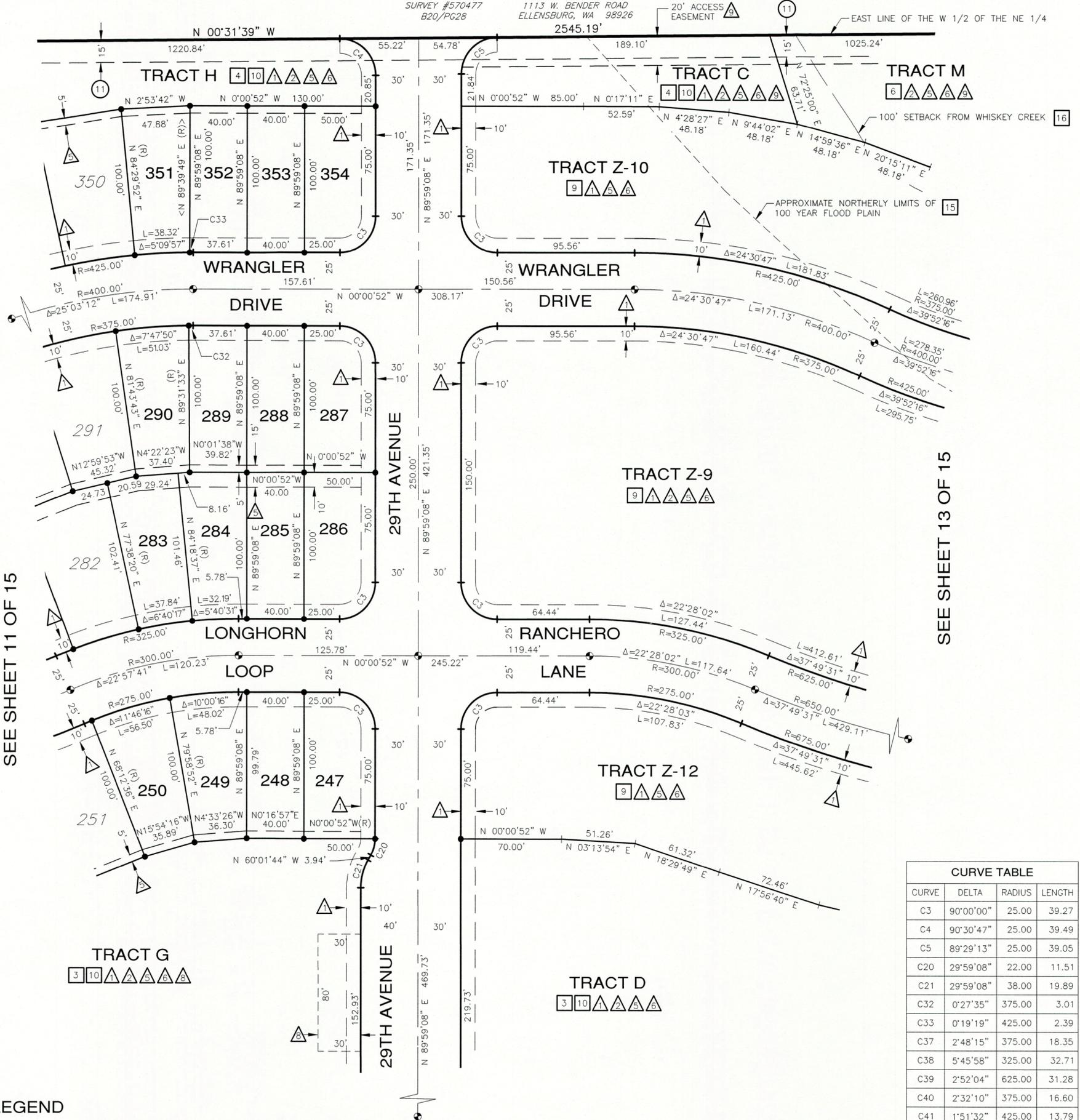
# BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

RECEIVING NO.

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

PARCEL 4  
SURVEY #570477  
B20/PG28

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



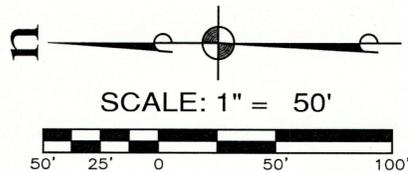
SEE SHEET 11 OF 15

SEE SHEET 13 OF 15

SEE SHEET 7 OF 15

### LEGEND

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- △ = MAILBOX EASEMENT
- △ = ACCESS/FLOOD CONTROL EASEMENT



CURVE TABLE			
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

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KITTITAS COUNTY AUDITOR

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BY : \_\_\_\_\_  
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Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture

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

DRAWN BY: B.S./P.T./J.K./C.F./R.G. | SHEET 12 OF 15



10/18/2021

# BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

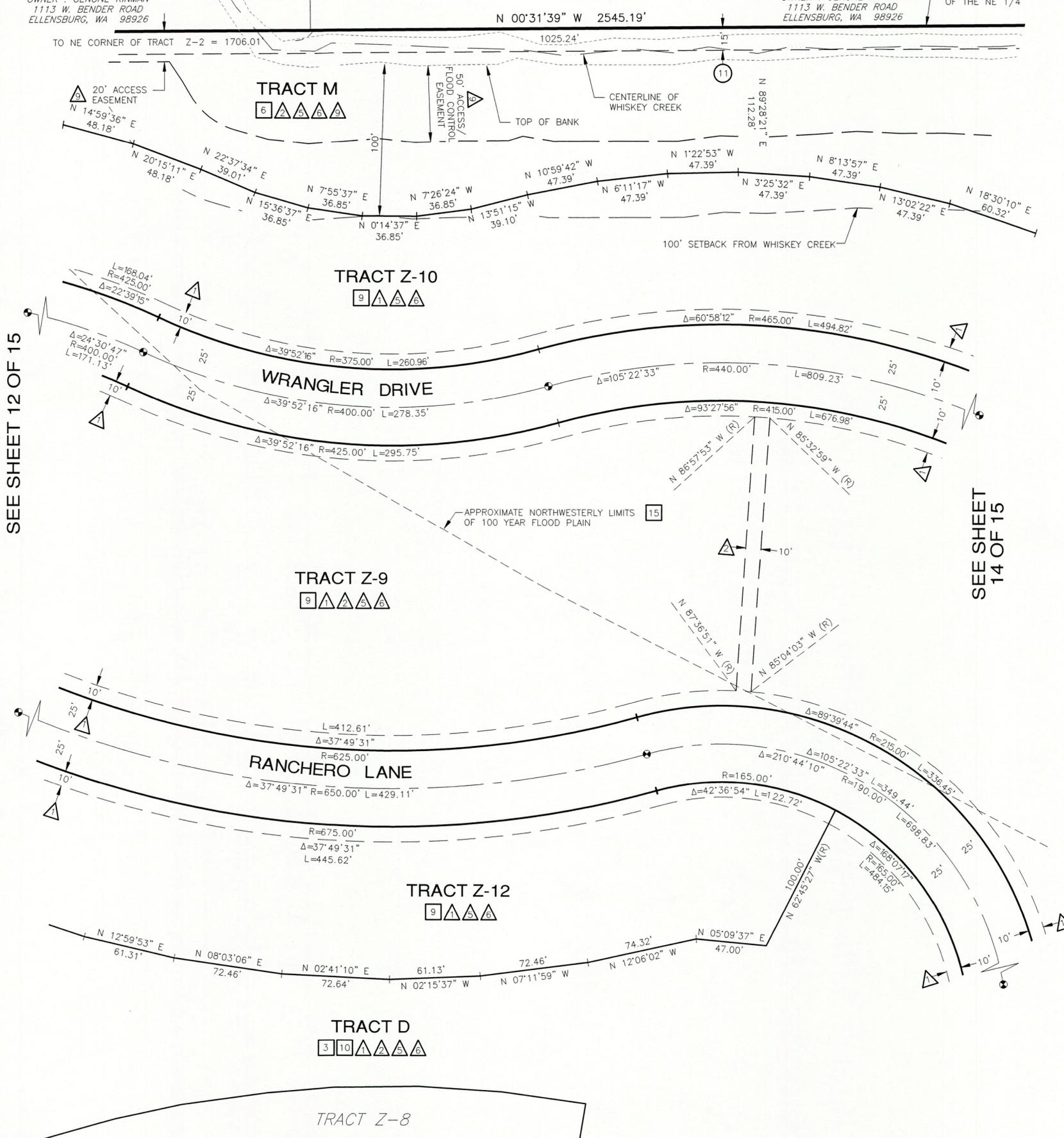
RECEIVING NO.

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

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

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

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



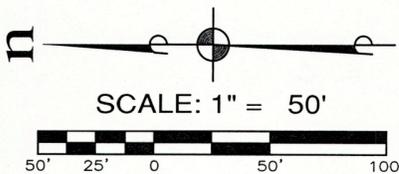
SEE SHEET 12 OF 15

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
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10/18/2021

DWG NAME: \\ESM8\ENGR\ESM-JOBS\410\028\005\PLOTS\FINAL\FP-P1-13.DWG

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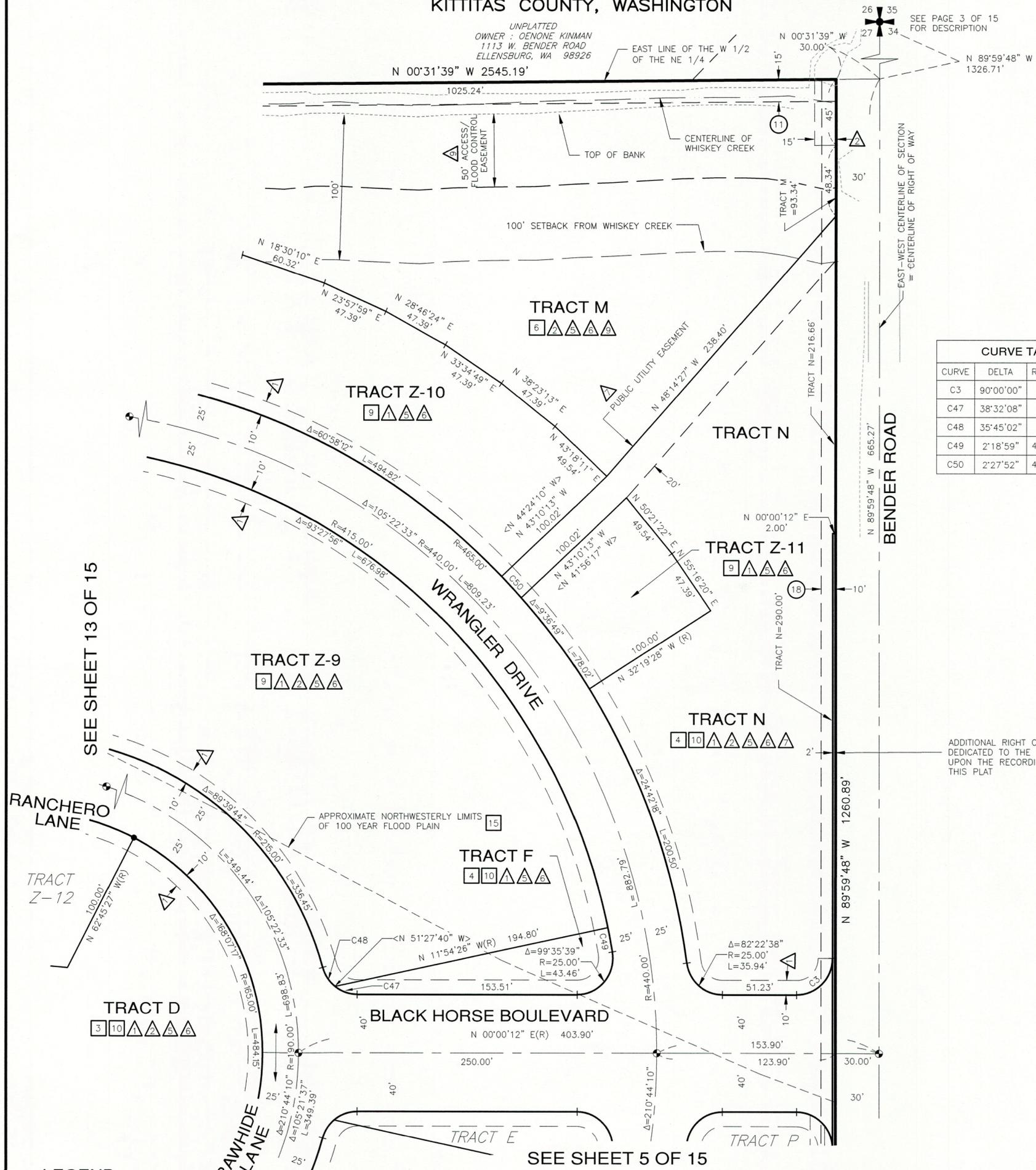
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DATE: 2021-07-15	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F./R.G.		SHEET 13 OF 15

# 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: OENONE KINMAN  
1113 W. BENDER ROAD  
ELLENBURG, WA 98926



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	25.00	39.27
C47	38°32'08"	25.00	16.81
C48	35°45'02"	25.00	15.60
C49	2°18'59"	415.00	16.78
C50	2°27'52"	465.00	20.00

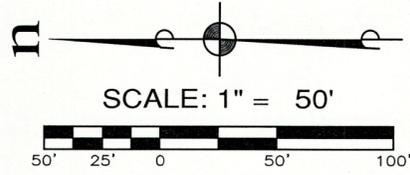
SEE SHEET 13 OF 15

SEE SHEET 5 OF 15

ADDITIONAL RIGHT OF WAY  
DEDICATED TO THE PUBLIC  
UPON THE RECORDING OF  
THIS PLAT

### 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
  - △ = ACCESS/FLOOD CONTROL EASEMENT
  - △ = PUBLIC STORM DRAINAGE EASEMENT
  - △ = IRRIGATION EASEMENT
  - △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
  - △ = SANITARY SEWER EASEMENT



### 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 (253) 838-6113  
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 14 OF 15

# BLACK HORSE AT WHISKEY CREEK - PHASE 1 A PLAT COMMUNITY

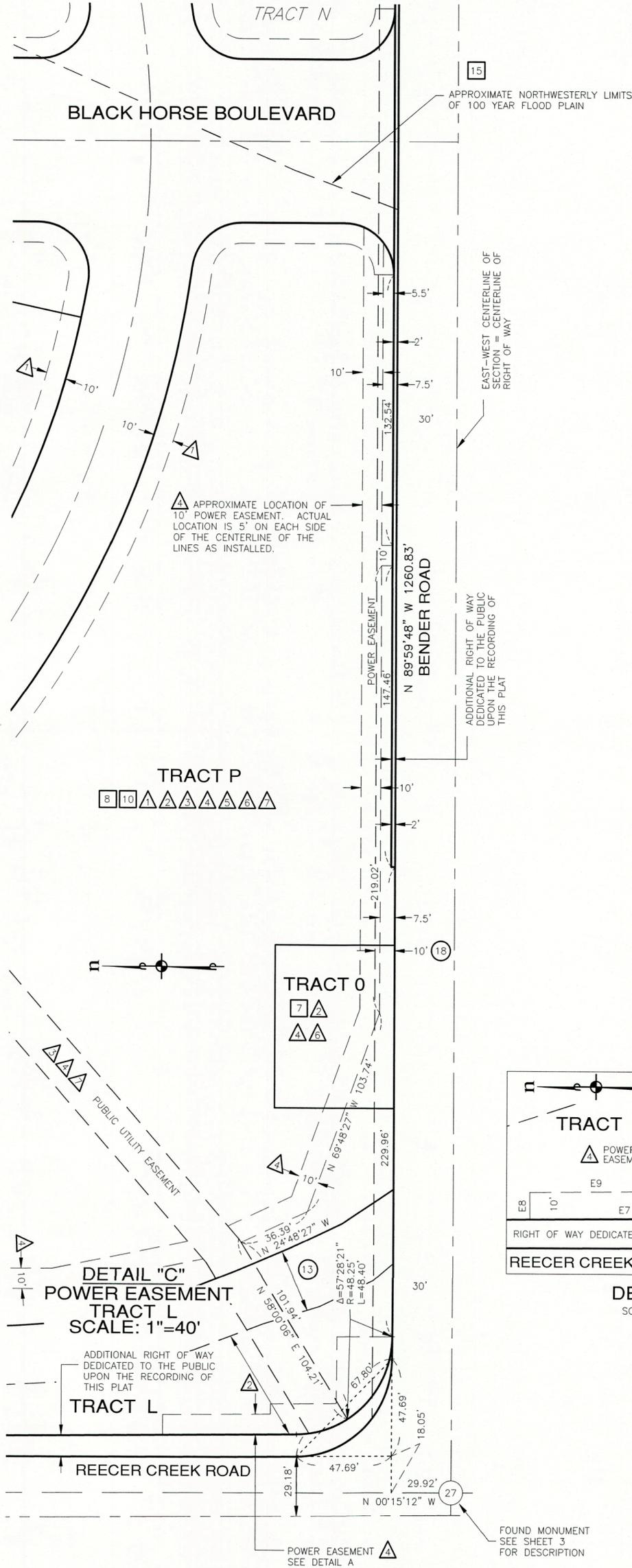
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.  
KITITAS COUNTY, WASHINGTON

RECEIVING NO.

## 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. 72156-47018292) 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. 200602080001 AND 200602080002 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. 200605250046. EXCEPTION CANNOT BE PLOTTED.
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. 31009. 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. 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 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 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.
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. 200605250046. 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. 200808050001. 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.



15 APPROXIMATE NORTHWESTERLY LIMITS OF 100 YEAR FLOOD PLAIN

EAST-WEST CENTERLINE OF RIGHT OF WAY

ADDITIONAL RIGHT OF WAY DEDICATED TO THE PUBLIC UPON THE RECORDING OF THIS PLAT

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

TRACT P  
8 10 1 2 3 4 5 6

TRACT O  
7 1 2

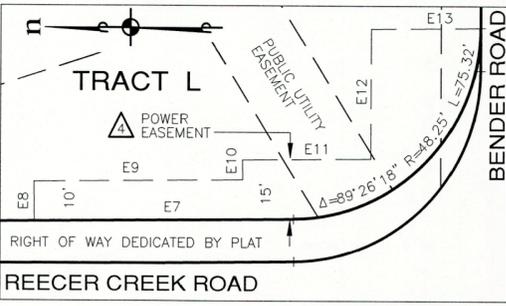
DETAIL "C"  
POWER EASEMENT  
TRACT L  
SCALE: 1"=40'

DETAIL "A"  
SCALE: 1"=30'

LINE	BEARING	LENGTH
E7	N 00°33'30" W	66.72
E8	N 89°26'30" E	10.00
E9	N 00°33'30" W	53.67
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

- ☒ = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- ⊗ = INDICATES EXCEPTION NUMBER ON SHEET 2 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



## RECORDING CERTIFICATE

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KITITAS COUNTY AUDITOR  
RECEIVING NO: \_\_\_\_\_  
BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR

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FEDERAL WAY EVERETT (253) 838-6113 (425) 297-9900



10/18/2021

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2021-10-18	JOB NO. 410-028-012-0105	
DRAWN BY: B.S./P.T./J.K./C.F.	SHEET 15 OF 15	