APPROVALS

KITTITAS COUNTY PUBLIC WORKS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS ___ DAY OF _____A.D., 20___.

_____
KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "YELLOWSTONE TRAIL ESTATES PLAT" 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., 20___.

_____
KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

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

DATED THIS ___ DAY OF _____, A.D., 20___

_____
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF 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.: 317835, 357935 AND 147835

DATED THIS ___ DAY OF _____ A.D., 20___.

_____
KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "YELLOWSTONE TRAIL ESTATES PLAT" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
PARCEL NO.: 784434, 954945 AND 954946

DATED THIS ___ DAY OF _____ A.D., 20___.

_____
KITTITAS COUNTY ASSESSOR

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION EXAMINED AND APPROVED THIS ___ DAY OF _____A.D., 20___.

_____
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
ADMINISTRATOR, DISTRICT 5

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 20__.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

YELLOWSTONE TRAIL ESTATES

A PORTION OF THE SE 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SE 1/4 & THE SE 1/4 OF THE SE 1/4 OF SEC. 9, TWP. 22 N., RNG. 11 E, W.M. KITTITAS COUNTY, STATE OF WASHINGTON

LP-09-00006
LPF-__-_____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, YELLOWSTONE TRAILS ESTATES, LLC, A WYOMING LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 20__.

_____
NAME: PAUL HALE
TITLE: MANAGER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) S.S.
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL HALE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF YELLOWSTONE TRAIL ESTATES LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED_____
SIGNATURE OF
NOTARY PUBLIC _____
PRINTED NAME_____
TITLE _____
MY APPOINTMENT EXPIRES _____

PLAT NOTES

1. 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 THE INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

2. PRIVATE ROAD TRACT A AND PRIVATE OPEN SPACE TRACT B ARE HEREBY GRANTED AND CONVEYED TO THE YELLOWSTONE TRAIL ESTATE HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. SAID HOA IS HEREBY RESPONSIBLE FOR ALL MAINTENANCE OF THE ROAD AND PRIVATE UTILITIES WITHIN TRACT A AND ALL MAINTENANCE AND MANAGEMENT OF TRACT B. SHOULD THE HOA FAIL TO PROPERLY MAINTAIN SAID TRACTS, THE OWNERS OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, OF ALL LOTS OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

3. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES.

4. FOR LOTS ADJACENT TO WETLAND BUFFERS, REQUIRED SIDE AND REAR YARDS SHALL BE PLANTED ONLY WITH NATIVE VEGETATION. EXOTIC PLANTS AND WEEDS SHALL BE CONTROLLED PRIMARILY BY HAND PULLING. IF CHEMICAL USE IS REQUIRED FOR NOXIOUS WEED CONTROL, ONLY THOSE CHEMICALS APPROVED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR USE NEAR WATER SHALL BE USED WITHIN WETLANDS OR THEIR BUFFERS.

5. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

PROPERTY OWNER

YELLOWSTONE TRAILS ESTATES, LLC
7916 QUADRA DRIVE
PASCO, WA 99301

PROPERTY INFORMATION

PARCEL NUMBERS: 317835, 357935 & 147835

MAP NO.: 22-11-09014-0005, 22-11-09041-0001 & 22-11-09014-0014

27 LOTS

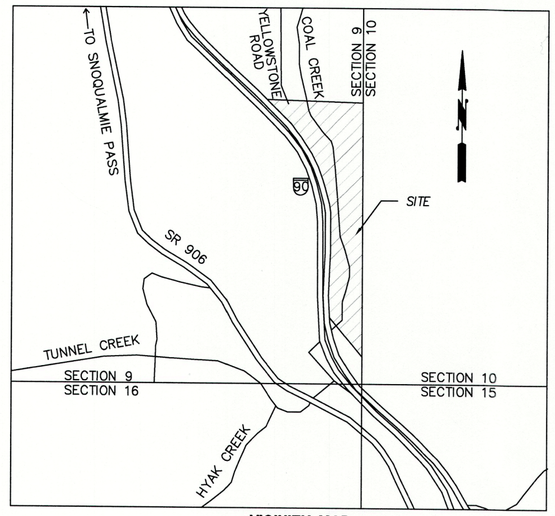
ZONE: FOREST & RANGE ZONING & RESIDENTIAL ZONING

WATER/SEWER: SNOQUALMIE PASS UTILITY DISTRICT

ADJACENT OWNERS

716936
WENATCHEE NATIONAL FOREST
215 MELODY LN
WENATCHEE, WA 98801

307835
TANNER, DOUGLAS ETUX TRST
13215 233RD SE
ISSAQUAH, WA 98027



VICINITY MAP
NTS

LEGAL DESCRIPTION

TRACT A:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH 100 FEET OF THE SOUTH 220 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF YELLOWSTONE ROAD (SUNSET HIGHWAY) AS WIDENED BY VARIOUS QUITCLAIM DEEDS RECORDED MARCH 12, 1965.

TRACT B:

THAT PORTION OF THE SOUTH 120 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING EAST OF THE RIGHT-OF-WAY OF SUNSET HIGHWAY, AS SAME WAS LOCATED IN 1946, AND LYING EAST OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF I-90.

EXCEPT A STRIP OF LAND CONVEYED TO COUNTY OF KITTITAS FOR ROAD RIGHT OF WAY, BY DEED RECORDED MARCH 12, 1965, IN BOOK 118 OF DEEDS, PAGE 127, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 319490.

TRACT C:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SR-90 (I90).

SUBJECT TO

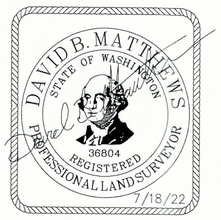
PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, FILE NO. 72156-48087065, DATED JULY 1, 2022.

8. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
GRANTED TO: NORTHERN PACIFIC RAILWAY COMPANY
DATED: JUNE 5, 1946
BOOK 73 OF DEEDS, PAGE 215
AS FOLLOWS: "SUBJECT TO A 14 FOOT POLE LINE RIGHT OF WAY CONVEYED TO POSTAL TELEGRAPH CABLE COMPANY BY DEED DATED DECEMBER 22, 1923, AND AN EASEMENT IN THE PUBLIC FOR ANY PUBLIC ROADS HERETOFORE LAID OUT OR ESTABLISHED AND NOW EXISTING OVER AND ACROSS ANY PORTION OF SAID PREMISES."

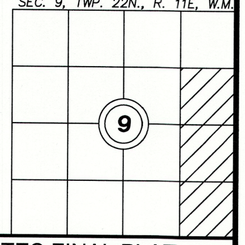
9. RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS TO, FROM AND BETWEEN SAID PREMISES AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LANDS CONVEYED BY DEED DATED AUGUST 1, 1951, RECORDED SEPTEMBER 18, 1951, IN THE OFFICE OF THE RECORDING OFFICER OF KITTITAS COUNTY, WASHINGTON, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 225159.
TO: THE STATE OF WASHINGTON

10. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
GRANTED TO: THE STATE OF WASHINGTON
PURPOSE: RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID PREMISES AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED
RECORDED: MAY 14, 1973
INSTRUMENT NO.: 382325

11. RESERVATION OF OIL, GAS, MINERALS, OR OTHER HYDROCARBONS, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, IN DEED TO OIL AND GAS FROM GLACIER PARK COMPANY, A DELAWARE CORPORATION.
RECORDED: DECEMBER 6, 1990
VOLUME: 318, PAGE 582
INSTRUMENT NO.: 535548
THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.



INDEX LOCATION
SEC. 9, TWP. 22N., R. 11E, W.M.



AUDITOR'S CERTIFICATE _____

FILED FOR RECORD THIS _____ DAY OF_____ 20____ AT _____M.

IN BOOK_____ OF _____ AT PAGE _____ AT THE REQUEST OF

_____
DAVID B. MATTHEWS
SURVEYOR'S NAME

_____ _____
COUNTY AUDITOR DEPUTY 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 YELLOWSTONE TRAIL ESTATES, LLC IN _____ 20____.

_____ _____
DAVID B. MATTHEWS DATE

CERTIFICATE NO.___36804___

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 ▪ Issaquah, WA 98027 ▪ Phone: (425) 392-0250 ▪ Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. ▪ Cle Elum, WA 98922 ▪ Phone: (509) 674-7433 ▪ Fax: (509) 674-7419

YELLOWSTONE TRAIL ESTATES FINAL PLAT
PREPARED FOR
YELLOWSTONE TRAIL ESTATES, LLC
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DBM	7/18/22	22511
CHKD BY	SCALE	SHEET
DBM	N.A.	1 OF 5

YELLOWSTONE TRAIL ESTATES

A PORTION OF THE SE 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SE 1/4
& THE SE 1/4 OF THE SE 1/4 OF SEC. 9, TWP. 22 N., RNG. 11 E, W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

LP-09-00006
LPF-__-_____

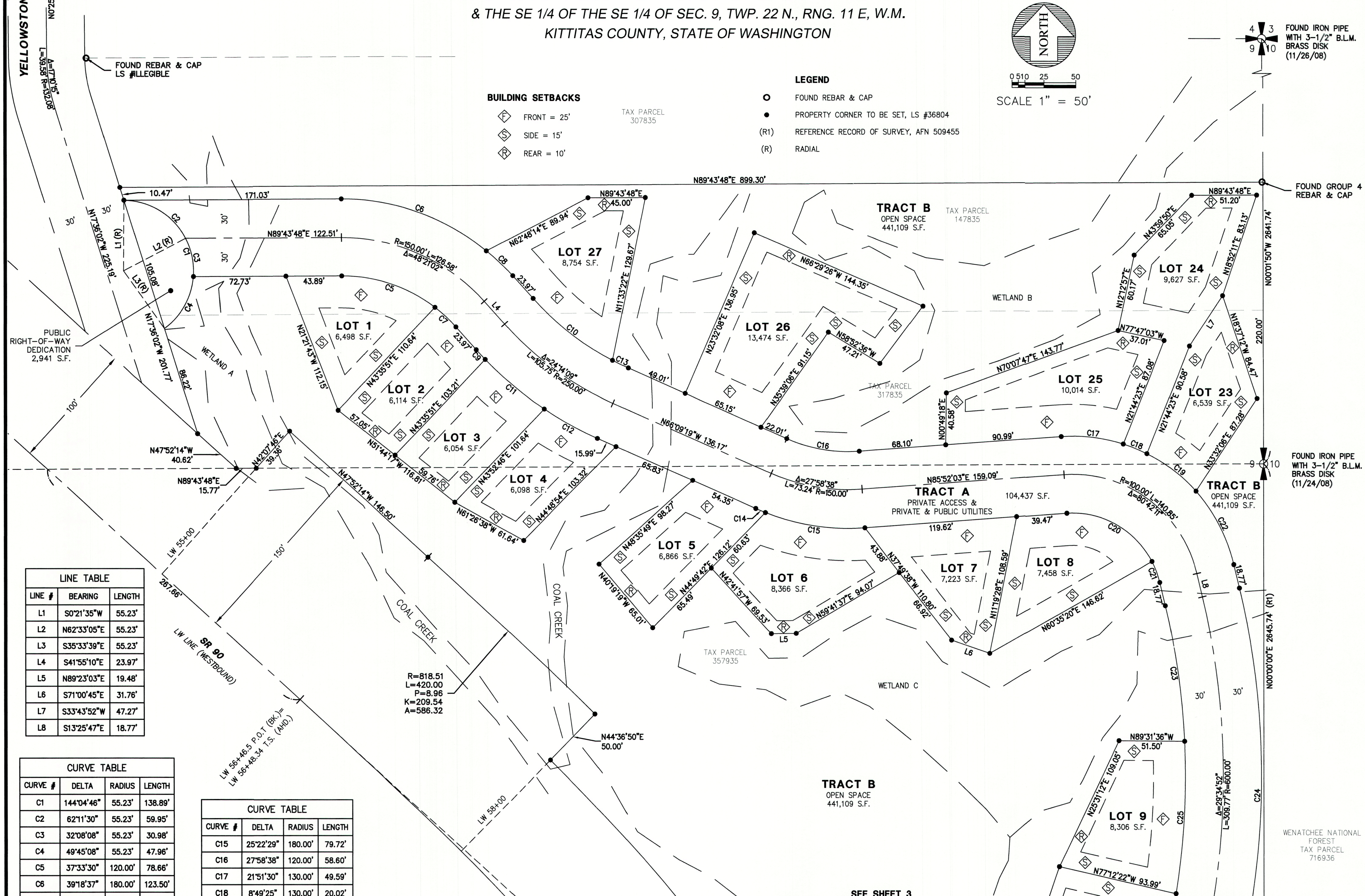
BUILDING SETBACKS

- F FRONT = 25'
- S SIDE = 15'
- R REAR = 10'

LEGEND

- O FOUND REBAR & CAP
- ● PROPERTY CORNER TO BE SET, LS #36804
- (R1) REFERENCE RECORD OF SURVEY, AFN 509455
- (R) RADIAL

SCALE 1" = 50'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0°21'35"W	55.23'
L2	N62°33'05"E	55.23'
L3	S35°33'39"E	55.23'
L4	S41°55'10"E	23.97'
L5	N89°23'03"E	19.48'
L6	S71°00'45"E	31.76'
L7	S33°43'52"W	47.27'
L8	S13°25'47"E	18.77'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	144°04'46"	55.23'	138.89'
C2	62°11'30"	55.23'	59.95'
C3	32°08'08"	55.23'	30.98'
C4	49°45'08"	55.23'	47.96'
C5	37°33'30"	120.00'	78.66'
C6	39°18'37"	180.00'	123.50'
C7	10°47'32"	120.00'	22.60'
C8	9°02'25"	180.00'	28.40'
C9	2°07'10"	280.00'	10.36'
C10	20°40'40"	220.00'	79.40'
C11	12°19'44"	280.00'	60.25'
C12	9°47'15"	280.00'	47.83'
C13	3°33'29"	220.00'	13.66'
C14	2°36'09"	180.00'	8.18'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C15	25°22'29"	180.00'	79.72'
C16	27°58'38"	120.00'	58.60'
C17	21°51'30"	130.00'	49.59'
C18	8°49'25"	130.00'	20.02'
C19	21°28'50"	130.00'	48.74'
C20	66°27'58"	70.00'	81.20'
C21	14°14'13"	70.00'	17.39'
C22	28°32'26"	130.00'	64.76'
C23	10°43'29"	570.00'	106.69'
C24	29°34'52"	630.00'	325.26'
C25	11°58'57"	570.00'	119.21'

SEE SHEET 3

DAVID B. MATTHEWS
STATE OF WASHINGTON
36804
REGISTERED
PROFESSIONAL LAND SURVEYOR
7/18/22

Encompass
ENGINEERING & SURVEYING
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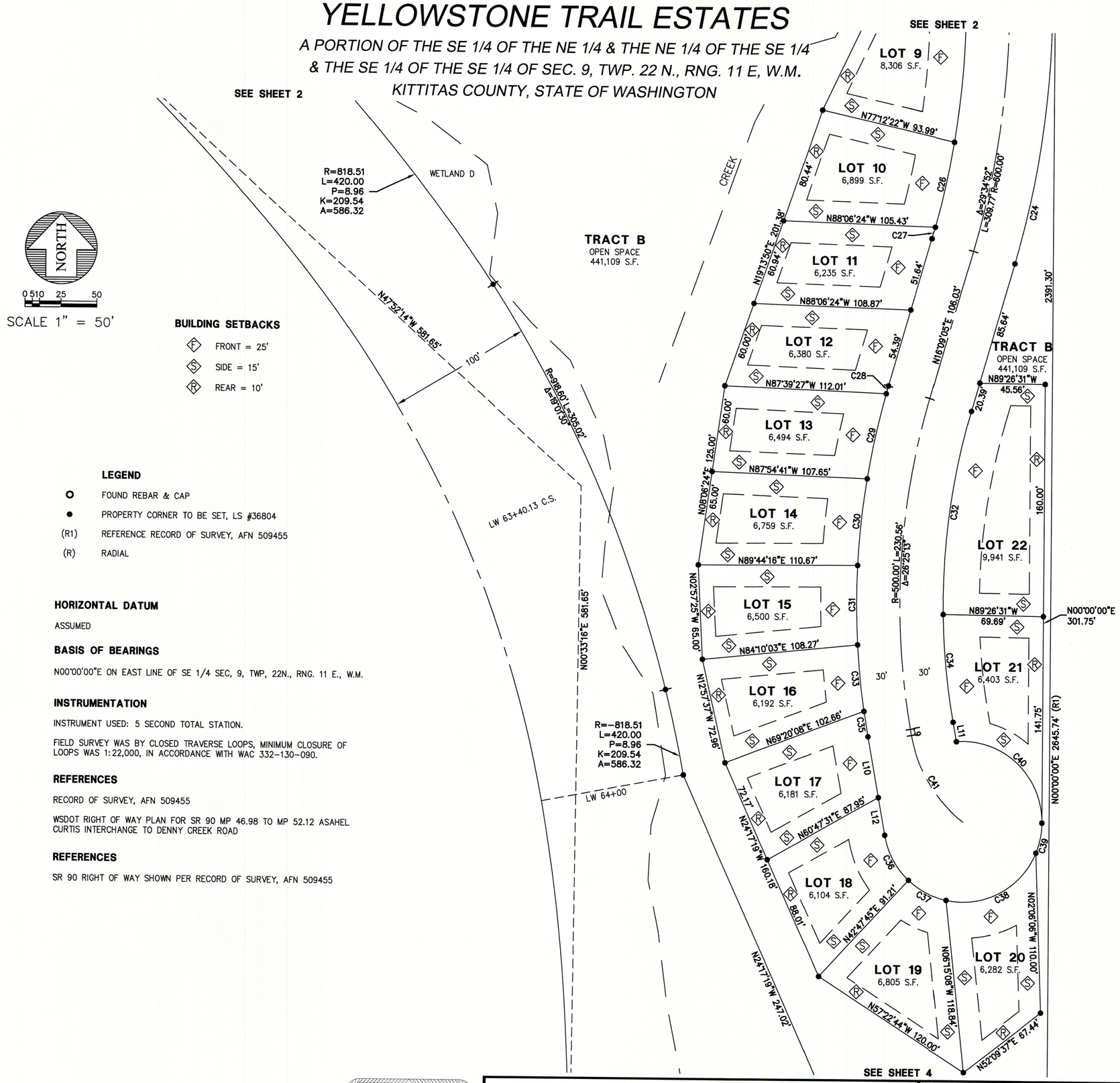
YELLOWSTONE TRAIL ESTATES FINAL PLAT
PREPARED FOR
YELLOWSTONE TRAIL ESTATES, LLC

KITTITAS COUNTY		WASHINGTON
DWN BY: DBM	DATE: 7/18/22	JOB NO.: 22511
CHKD BY: DBM	SCALE: 1"=50'	SHEET: 2 OF 5

YELLOWSTONE TRAIL ESTATES

A PORTION OF THE SE 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SE 1/4
& THE SE 1/4 OF THE SE 1/4 OF SEC. 9, TWP. 22 N., RNG. 11 E, W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

LP-09-00006
LPF-__-_____



NORTH

0 5 10 25 50

SCALE 1" = 50'

BUILDING SETBACKS

- (F) FRONT = 25'
- (S) SIDE = 15'
- (R) REAR = 10'

LEGEND

- o FOUND REBAR & CAP
- ● PROPERTY CORNER TO BE SET, LS #36804
- (R1) REFERENCE RECORD OF SURVEY, AFN 509455
- (R) RADIAL

LINE TABLE		
LINE #	BEARING	LENGTH
L9	S10°16'08"E	4.21'
L10	N10°16'08"W	42.20'
L11	S10°16'08"E	13.50'
L12	N10°16'08"W	26.08'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C24	29°34'52"	630.00'	325.26'
C26	6°02'02"	570.00'	60.03'
C27	0°50'24"	570.00'	8.36'
C28	0°36'21"	530.00'	5.61'
C29	6°30'12"	530.00'	60.16'
C30	6°30'52"	530.00'	60.26'
C31	5°53'08"	530.00'	54.44'
C32	17°18'05"	470.00'	141.92'
C33	4°59'12"	530.00'	46.13'
C34	9°07'08"	470.00'	74.80'
C35	1°55'28"	530.00'	17.80'
C36	36°56'07"	55.00'	35.46'
C37	31°02'31"	55.00'	29.80'
C38	79°40'23"	55.00'	76.48'
C39	22°04'52"	55.00'	21.20'
C40	95°03'11"	55.00'	91.24'

HORIZONTAL DATUM

ASSUMED

BASIS OF BEARINGS

N00°00'00"E ON EAST LINE OF SE 1/4 SEC, 9, TWP, 22N., RNG. 11 E., W.M.

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

REFERENCES

RECORD OF SURVEY, AFN 509455

WSDOT RIGHT OF WAY PLAN FOR SR 90 MP 46.98 TO MP 52.12 ASAHEL CURTIS INTERCHANGE TO DENNY CREEK ROAD

REFERENCES

SR 90 RIGHT OF WAY SHOWN PER RECORD OF SURVEY, AFN 509455

DAVID B. MATTHEWS
STATE OF WASHINGTON
36804
REGISTERED
PROFESSIONAL LAND SURVEYOR
7/18/22

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PREPARED FOR
YELLOWSTONE TRAIL ESTATES, LLC

KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DBM	7/18/22	22511
CHKD BY	SCALE	SHEET
DBM	1"=50'	3 OF 5

YELLOWSTONE TRAIL ESTATES

A PORTION OF THE SE 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SE 1/4
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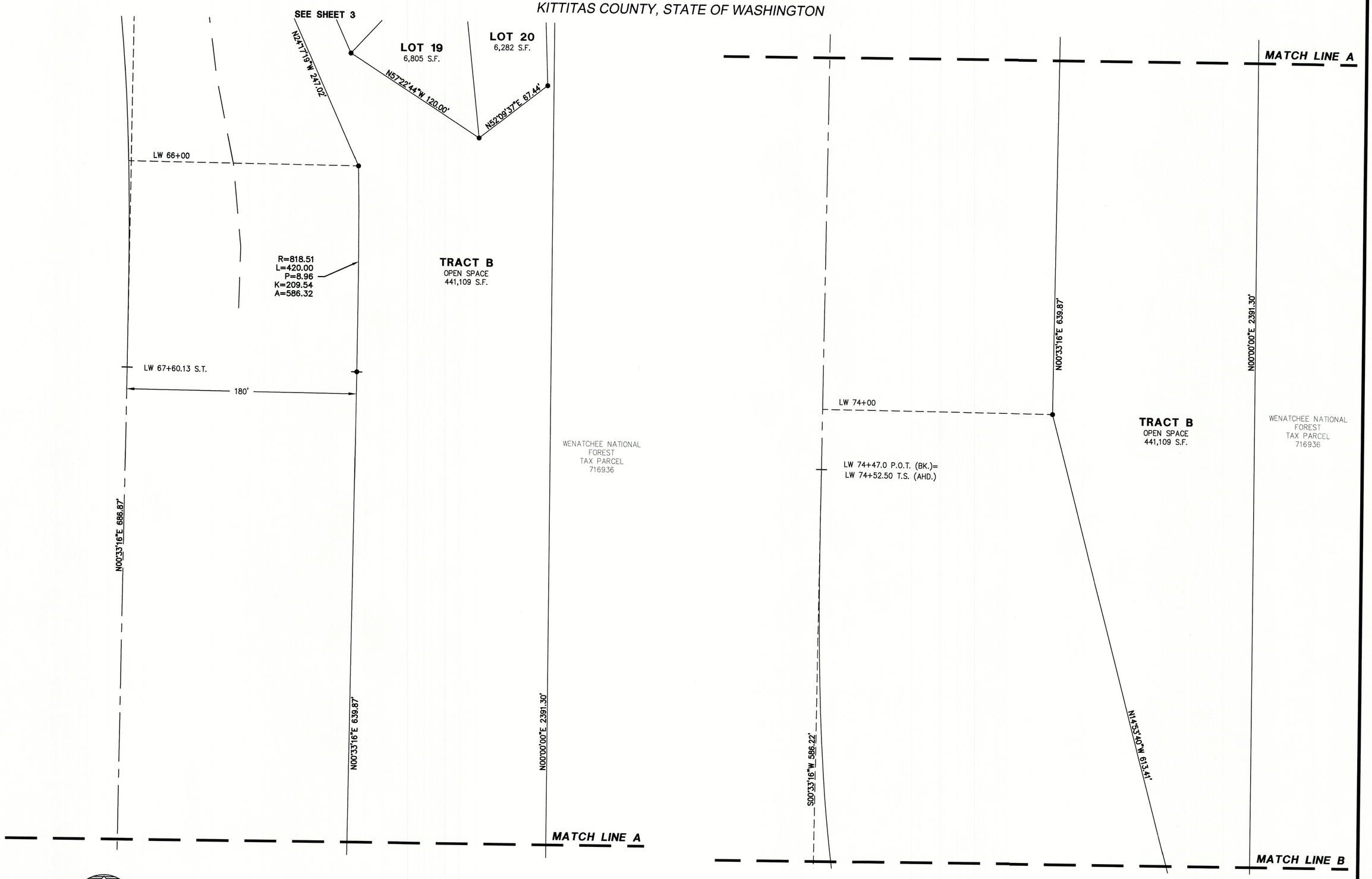

NORTH
0 5 10 25 50
SCALE 1" = 50'

LEGEND

- O FOUND REBAR & CAP
- ● PROPERTY CORNER TO BE SET, LS #36804
- (R1) REFERENCE RECORD OF SURVEY, AFN 509455
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DAVID B. MATTHEWS
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KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DBM	7/18/22	22511
CHKD BY	SCALE	SHEET
DBM	1"=50'	4 OF 5

YELLOWSTONE TRAIL ESTATES

A PORTION OF THE SE 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SE 1/4
& THE SE 1/4 OF THE SE 1/4 OF SEC. 9, TWP. 22 N., RNG. 11 E, W.M.
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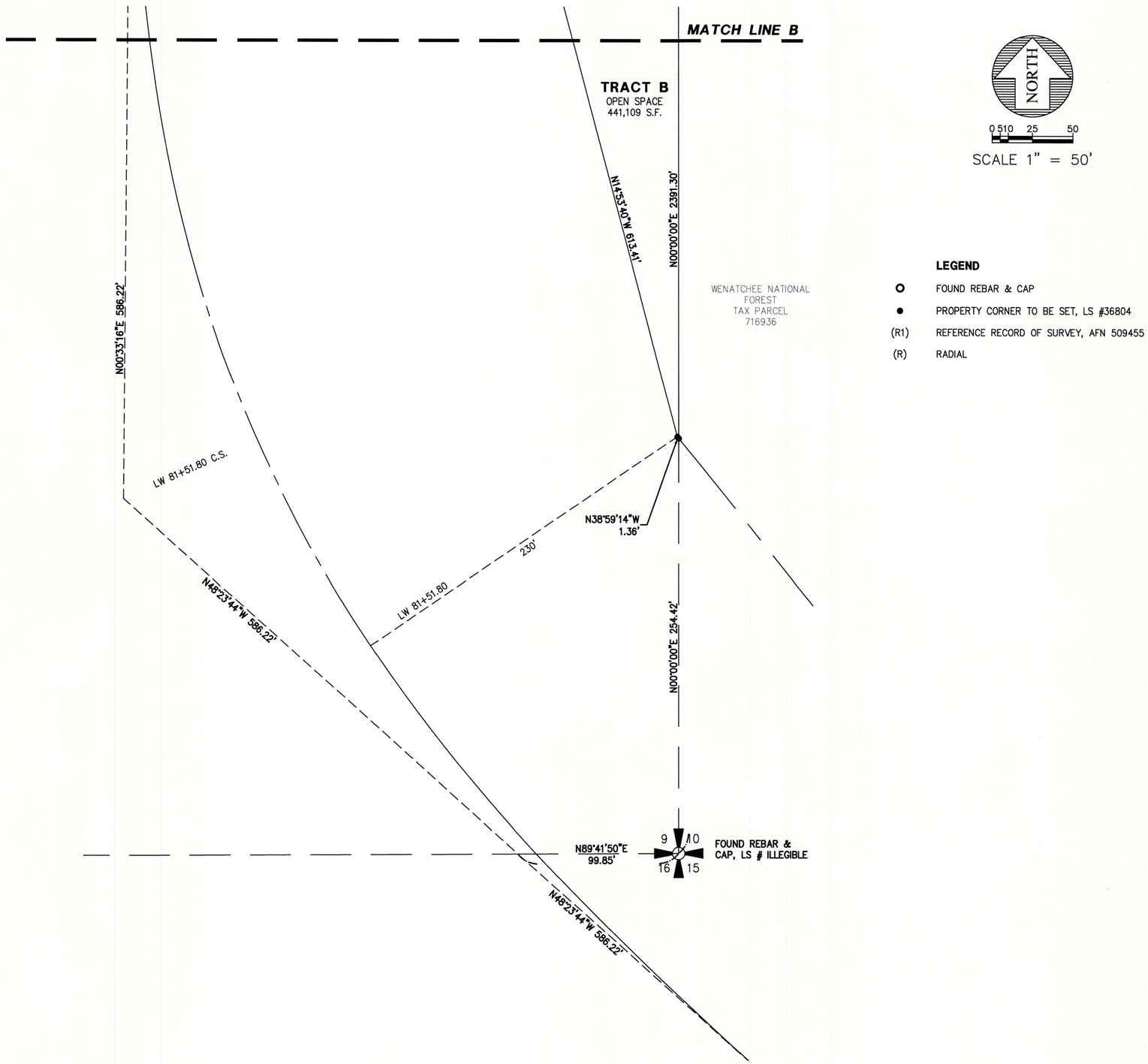

SCALE 1" = 50'

LEGEND

O	FOUND REBAR & CAP
●	PROPERTY CORNER TO BE SET, LS #36804
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KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DBM	7/18/22	22511
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DBM	1"=50'	5 OF 5