

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

A PLAT COMMUNITY

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

KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBER _____/MAP NUMBER 18-18-270-_____

LP-06-00022
LPF-22-00001

LEGAL DESCRIPTION

TRACTS 2-1 THROUGH 2-12, INCLUSIVE, BLACK HORSE AT WHISKEY CREEK - PHASE 1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT RECORDED IN BOOK 13 OF PLATS, PAGES 187 THROUGH 201, RECORDS OF SAID COUNTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

THE COSTS OF CONSTRUCTION, MAINTAINING AND SNOW REMOVAL OF ALL ROADS, STREETS, AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NON PROFIT CORPORATION COMPOSED OF ALL THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED BLACK HORSE AT WHISKEY CREEK, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR BLACK HORSE AT WHISKEY CREEK RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 202112210021.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND.

DECLARANT: SSIH, 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. 2022, 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 SSIH, 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 _____

APPROVALS

CERTIFICATE OF COUNTY ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2022.

KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR

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

DATED THIS _____ DAY OF _____, A.D., 2022.

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND ARE CURRENT AS OF THE DATE OF MY SIGNATURE BELOW.

DATED THIS _____ DAY OF _____, A.D., 2022.

KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____, A.D., 2022.

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

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

DATED THIS _____ DAY OF _____, A.D., 2022.

KITTITAS COUNTY ASSESSOR

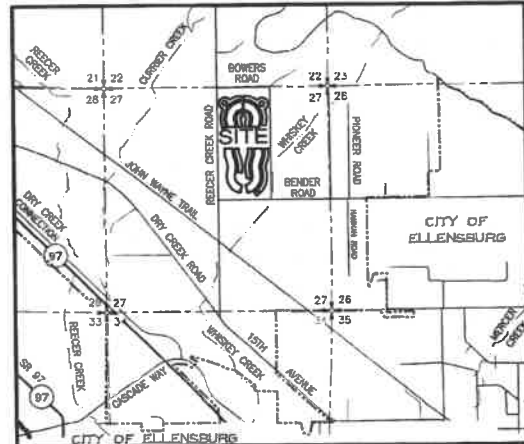
CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2022.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

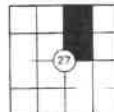
BY : _____ ATTEST : _____
CHAIRMAN CLERK OF THE BOARD

VICINITY MAP SCALE: 1"=2000'



SUBDIVISION LOCATOR

NOT TO SCALE



TOWNSHIP 18 NORTH
RANGE 18 EAST



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, A.D., 2022, AT _____ MINUTES PAST _____ O'CLOCK _____, AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

BY : _____
DEPUTY COUNTY AUDITOR

ESM CONSULTING ENGINEERS LLC

33400 8th Avenue S.
Suite 205
Federal Way, WA 98003

FEDERAL WAY (253) 838-5113
LYNNWOOD (425) 297-9900

www.esmcivil.com

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

DATE : 2022-01-17

JOB NO. 410-028-012-0208

DRAWN BY: C.F.

SHEET 1 OF 15

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

A PLAT COMMUNITY

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

LP-06-00022
LPP-22-00001

ASSESSOR PARCEL NUMBER / MAP NUMBER 18-18-270

LOT AREA TABLE

LOT	S.F.	ACRES
1	5005	0.115
2	4415	0.101
3	4415	0.101
4	4415	0.101
5	4415	0.101
6	4415	0.101
7	4415	0.101
8	4415	0.101
9	4415	0.101
10	4415	0.101
11	4415	0.101
12	5615	0.129
13	5785	0.133
14	5625	0.129
15	4315	0.099
16	4295	0.099
17	5445	0.125
18	5555	0.128
19	5860	0.135
20	4185	0.096
21	5625	0.127
22	4440	0.102
23	4170	0.096
24	4000	0.092
25	4365	0.100
26	5365	0.123
27	5350	0.123
28	4705	0.108
29	4700	0.108
30	4260	0.098
31	4315	0.099
32	5230	0.120
33	5225	0.120
34	5230	0.120
35	5220	0.120
36	4215	0.097
37	4505	0.103
38	4300	0.101
39	5675	0.130
40	5605	0.129
41	5605	0.129
42	4590	0.105
43	4480	0.103
44	4610	0.106
45	5745	0.132
46	5940	0.136
47	5245	0.120
48	5245	0.120
49	5415	0.124
50	4190	0.095
51	5310	0.122
52	4235	0.097
53	5245	0.120
54	4235	0.097
55	4190	0.095
56	5490	0.126
57	4330	0.099
58	5365	0.123
59	5885	0.158
60	6090	0.140
61	7095	0.163
62	6740	0.155
63	5715	0.131
64	6740	0.155
65	6745	0.155
66	5705	0.131
67	6740	0.155
68	6930	0.159
69	8710	0.200
70	7255	0.166
71	6160	0.141
72	7280	0.167
73	6155	0.141
74	7295	0.168
75	6155	0.141
76	6585	0.151
77	5840	0.134
78	6740	0.155
79	5955	0.136
80	6985	0.158
81	5825	0.134
82	6675	0.153
83	6130	0.141
84	6945	0.159
85	6865	0.158
86	4365	0.100
87	4090	0.094
88	5155	0.118
89	5450	0.125
90	5490	0.126
91	4225	0.097
92	4365	0.100
93	5670	0.130
94	5665	0.130
95	5665	0.130
96	5475	0.126
97	5380	0.123
98	4595	0.105
99	5495	0.126
100	4725	0.108

LOT AREA TABLE

LOT	S.F.	ACRES
101	4725	0.108
102	5395	0.124
103	5395	0.124
104	5475	0.126
105	5475	0.126
106	5475	0.126
107	5475	0.126
108	5475	0.126
109	4305	0.099
110	4410	0.101
111	4410	0.101
112	4305	0.099
113	4305	0.099
114	4305	0.099
115	4305	0.099
116	5470	0.126
117	4305	0.099
118	4305	0.099
119	4305	0.099
120	4305	0.099
121	4305	0.099
122	4305	0.099
123	4100	0.094
124	4375	0.100
125	4375	0.100
126	4375	0.100
127	4375	0.100
128	4210	0.097
129	4345	0.100
130	4345	0.100
131	4345	0.100
132	4345	0.100
133	5090	0.117
134	4960	0.113
135	4365	0.100
136	3770	0.087
137	3220	0.074
138	3010	0.069
139	3560	0.082
140	3560	0.082
141	3560	0.082
142	3560	0.082
143	3065	0.070
144	3065	0.070
145	3560	0.082
146	3065	0.070
147	3115	0.071
148	4120	0.095
149	3655	0.084
150	3270	0.075
151	4560	0.105
152	4605	0.106
153	4605	0.106
154	4605	0.106
155	3875	0.089
156	3155	0.072
157	3645	0.081
158	3770	0.087
159	4370	0.099
160	3645	0.081
161	3700	0.085
162	4305	0.099
163	3690	0.083
164	3350	0.077
165	3990	0.092
166	4275	0.098
167	3835	0.088
168	3705	0.085
169	4235	0.097
170	3705	0.085
171	3705	0.085
172	3705	0.085
173	3705	0.085
174	3705	0.085
175	4235	0.097
176	3865	0.089
177	3755	0.086
178	4300	0.099
179	3700	0.085
180	3775	0.087
181	3635	0.083
182	4235	0.097
183	3620	0.083
184	3485	0.080
185	4265	0.098
186	4540	0.104
187	4555	0.105
188	4250	0.098
189	4245	0.097
190	5475	0.126
191	4600	0.106
192	4500	0.103
193	4550	0.104
194	4550	0.104
195	5790	0.133
196	4615	0.106
197	4615	0.106
198	4610	0.106
199	5665	0.130

LOT AREA TABLE

LOT	S.F.	ACRES
230	6040	0.139
231	6040	0.139
232	6040	0.139
233	5135	0.118
234	4180	0.096
235	4185	0.096
236	5285	0.121
237	5330	0.122
238	4230	0.097
239	4205	0.097
240	5105	0.117
241	6040	0.139
242	6040	0.139
243	4880	0.110
244	5590	0.128
245	4485	0.103
246	4485	0.103
247	4485	0.103
248	5870	0.135
249	4550	0.104
250	4540	0.104
251	4610	0.105
252	5410	0.124
253	4380	0.101
254	4385	0.101
255	5280	0.121
256	5425	0.125
257	4315	0.099
258	4055	0.093
259	4370	0.100
260	4370	0.100
261	5325	0.122
262	4370	0.100
263	4370	0.100
264	4370	0.100
265	4370	0.100
266	4370	0.100
267	4370	0.100
268	4225	0.097
269	4225	0.097
270	4235	0.097
271	4235	0.097
272	4235	0.097
273	3890	0.089
274	3890	0.089
275	3780	0.087
276	3950	0.091
277	3290	0.076
278	3540	0.081
279	4305	0.099
280	3850	0.084
281	3640	0.084
282	3645	0.084
283	4305	0.099
284	3965	0.090
285	3630	0.081
286	3125	0.072
287	3835	0.088
288	4245	0.097
289	4795	0.110
290	4795	0.110
291	5205	0.119
292	5375	0.123
293	4300	0.099
294	3725	0.085
295	4525	0.104
296	4305	0.099
297	5345	0.123
298	4305	0.099
299	5345	0.123
300	5650	0.130

EASEMENT PROVISIONS PER PHASE 1 PLAT

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

- AN EASEMENT WAS DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG FOR SANITARY SEWER, WATER, ELECTRIC, GAS AND TELEPHONE PURPOSES AND RESERVED FOR AND GRANTED TO FAIR POINT COMMUNICATIONS, CHARLIE CABLE AND OTHER UTILITY PROVIDERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND GRANTED AND CONVEYED TO THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION FOR LOT/TRACT IRRIGATION PURPOSES UNDER AND UPON 1) THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL INTERIOR STREETS CREATED BY THIS PLAT AND 2) UNDER AND UPON THE EXTERIOR TEN (10) FEET OF TRACTS A, B, C, D, E, F, G, H, I, J, K, M, N, P AND WITH ADJOINING REECE 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 THEREFOR 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.
- INTENTIONALLY DELETED.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR WATER PURPOSES WAS DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG UNDER AND UPON 1) THE ENTIRETY OF TRACT L 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.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR ELECTRICAL POWER AND GAS PURPOSES WAS DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG UTILITY 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 UTILITY SERVICES DEPARTMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POWER FACILITIES CONTAINED WITHIN SAID EASEMENTS.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR LOT/TRACT IRRIGATION PURPOSES WAS GRANTED AND CONVEYED TO THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION UNDER AND UPON 1) THOSE PORTIONS OF TRACTS A, B, C, D, E, F, G, H, I, J, K, M, N, P AND TRACTS Z-1 THROUGH Z-12 CONTAINED WITHIN A 10 FOOT WIDE STRIP LYING 5 FEET ON EACH SIDE OF THE FACILITIES AS INSTALLED AND 2) THOSE EASEMENTS WITHIN LOTS DEFINED AS "IRRIGATION EASEMENT" HEREIN. THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IRRIGATION AND POWER FACILITIES CONTAINED WITHIN SAID EASEMENTS. THE EASEMENTS WITHIN TRACTS Z-1 THROUGH Z-12 MAY BE REPLACED BY A SPECIFIC EASEMENT LOCATION AS EACH TRACT IS FURTHER SUBDIVIDED.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT WAS DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG FOR INGRESS, EGRESS AND THE RIGHT TO MAINTAIN STORMWATER OVER, UNDER AND ACROSS 1) TRACTS A THROUGH Q, INCLUSIVE AND 2) TRACTS Z-1 THROUGH Z-12, INCLUSIVE, SHOULD THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION FAIL TO DO SO.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR SANITARY SEWER PURPOSES WAS DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG UNDER AND UPON 1) THE ENTIRETY OF TRACT J AND 2) THOSE EASEMENTS DEFINED AND DEPICTED AS "PUBLIC UTILITY EASEMENT" HEREIN WITHIN TRACTS L AND P. THE CITY OF ELLENSBURG SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY SEWER FACILITIES CONTAINED WITHIN SAID EASEMENTS.
- AN EASEMENT FOR MAIL BOX PURPOSES AS DEPICTED HEREIN WITHIN TRACT G WAS GRANTED AND CONVEYED TO THE OWNERS OF EACH LOT CONTAINED WITHIN THIS PLAT AND TO THE OWNERS OF THOSE LOTS TO BE CREATED IN THE FUTURE IN 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.
- AN EASEMENT FOR FLOOD CONTROL AND ACCESS AS DEPICTED HEREIN WITHIN TRACTS C AND M WAS GRANTED AND CONVEYED TO THE KITITAS COUNTY FLOOD CONTROL ZONE DISTRICT.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10-FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL BE USED FOR IRRIGATION. SAID EASEMENT IS NOT DEPICTED HEREIN.
- THE EASEMENTS GRANTED HEREBY ABOVE 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.
- EASEMENTS CREATED BY THE PHASE 1 PLAT ARE NON-EXCLUSIVE UNLESS NOTED OTHERWISE.

EASEMENT PROVISIONS PER PHASE 2 PLAT

- IN ADDITION TO THE EASEMENTS GRANTED IN EASEMENT PROVISIONS 1 AND 5, AN EASEMENT FOR LOT/TRACT IRRIGATION PURPOSES IS GRANTED AND CONVEYED TO THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION UNDER AND UPON THOSE EASEMENTS WITHIN LOTS DEFINED AS "IRRIGATION EASEMENT" HEREIN. THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IRRIGATION AND POWER FACILITIES CONTAINED WITHIN SAID EASEMENTS.
- IN ADDITION TO THE EASEMENTS GRANTED IN EASEMENT PROVISIONS 1 AND 6, AN EASEMENT IS DEDICATED AND CONVEYED TO THE CITY OF ELLENSBURG FOR INGRESS, EGRESS AND THE RIGHT TO MAINTAIN STORMWATER OVER, UNDER AND ACROSS THOSE EASEMENTS WITHIN LOTS AND TRACT M OF PHASE 1 DEFINED AS "STORM DRAINAGE EASEMENT", SHOULD THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION FAIL TO DO SO.
- IN ADDITION TO THE EASEMENT GRANTED IN EASEMENT PROVISION 10, A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10-FOOT EASEMENT SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL BE USED FOR IRRIGATION. SAID EASEMENT IS NOT DEPICTED HEREIN.
- THE EASEMENTS GRANTED WITH THIS PLAT MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.
- EASEMENTS CREATED BY THE PHASE 2 PLAT ARE NON-EXCLUSIVE UNLESS NOTED OTHERWISE.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS. THIS _____ DAY OF _____, 2022, AT _____ MINUTES PAST _____ O'CLOCK _____ A.M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

By: _____
DEPUTY COUNTY AUDITOR



ESM CONSULTING ENGINEERS LLC
33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
FEDERAL WAY (206) 888-6113
LYNNWOOD (425) 287-8900
www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2022-01-17	JOB NO. 410-028-012-02	

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

A PLAT COMMUNITY
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.
 KITTITAS COUNTY, WASHINGTON
 ASSESSOR PARCEL NUMBER _____ /MAP NUMBER 18-18-270_____

LP-08-0022
 LPF-22-00001

NOTES

- ALL OF BLACK HORSE AT WHISKEY CREEK IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 202112210021, AS AMENDED FROM TIME TO TIME ("DECLARATION"). THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION ("HOA") WAS ESTABLISHED, PURSUANT TO ITS ARTICLES OF INCORPORATION FILED WITH THE WASHINGTON SECRETARY OF THE STATE. THE LOT OWNERS WITHIN BLACK HORSE AT WHISKEY CREEK SHALL BE RESPONSIBLE FOR ENSURING THAT THE HOA CONTINUES TO BE A Viable AND FUNCTIONING LEGAL ENTITY FOR THE PURPOSES SET FORTH ON THIS PLAT AND IN THE DECLARATION.
- A REBAR AND PLASTIC CAP MARKED "LSM LLC LS 44825/45782" 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.
- 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 7.48B.305)
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRELUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- 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 THE NORTHERLY LIMITS OF THE 100-YEAR FLOODPLAIN IS BASED UPON THE CURRENT FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 530095 0439 B DATED MAY 5, 1981. THE LIMITS OF THE 100 YEAR FLOOD PLAIN ARE TO BE REVISED BY A LOMR THAT IS INTENDED TO BE APPROVED BY FEMA UPON COMPLETION OF THE CONSTRUCTION OF A DOWNSTREAM SIPHON AT THE CROSSING OF WHISKEY CREEK AND THE ELLENSBURG WATER COMPANY TOWN DITCH. THOSE LOTS THAT ARE CURRENTLY IN THE FLOOD PLAIN SHALL NOT OBTAIN BUILDING PERMITS UNTIL THE LOMR IS COMPLETED AND THE FLOOD PLAIN HAS BEEN REMOVED FROM THE LOT. IF THE LOMR IS NOT COMPLETED BY JULY 1, 2025, A BUILDING PERMIT ON THOSE LOTS MAY BE APPLIED FOR THAT MEETS THE CURRENT STANDARDS FOR HOME CONSTRUCTION WITHIN THE FLOOD PLAIN. THE LOTS CURRENTLY LOCATED WITHIN THE FLOOD PLAIN ARE: LOTS 70 THROUGH 77, LOTS 93 THROUGH 108 AND LOTS 109 THROUGH 132, INCLUSIVE.
- 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.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- THE ENTIRE PLAT OF BLACK HORSE AT WHISKEY CREEK IS SUBJECT TO THAT VOLUNTARY MITIGATION AGREEMENT (VMA) BETWEEN KITTITAS COUNTY AND ESM, LLC DBA D R HORTON THAT WAS FULLY EXECUTED ON NOVEMBER 2, 2021 AND IS ON FILE WITH KITTITAS COUNTY. THE VMA OUTLINES SPECIFIC MONITORING CRITERIA FOR THE STORMWATER SYSTEM AS WELL AS RESTRICTS CONSTRUCTION OF HOMES WITHIN THE PLATTED AREAS SOUTH OF 29TH AVENUE UNTIL DECEMBER 21, 2023.
- THE PLAT OF BLACK HORSE AT WHISKEY CREEK IS SUBJECT TO THAT MINOR ALTERATION DETERMINATION AS APPROVED BY KITTITAS COUNTY ON FEBRUARY 16, 2021. THE AMENDED PHASING TABLE BASED ON THAT APPROVAL IS PROVIDED BELOW:

BLACK HORSE @ WHISKEY CREEK AMENDED PHASING, DATED 2-9-21		
PHASE 1	IDENTIFIED LOTS WITHIN PHASE 1	PHASE 1 NOTES:
	LOTS 136-145	ALL ROADS WILL BE DEDICATED. ALL PONDS WILL BE ONLINE TRIGGERING THE BEGINNING OF THE MONITORING PERIOD.
	LOTS 198-216	
	LOTS 237-256	
	LOTS 277-296	
	LOTS 344-354	
PHASE 2	IDENTIFIED LOTS WITHIN PHASE 2	PHASE 2 NOTES:
	LOTS 146-177	ALL ROADS WILL BE DEDICATED. ALL PONDS WILL BE ONLINE TRIGGERING THE BEGINNING OF THE MONITORING PERIOD.
	LOTS 178-197	
	LOTS 217-229	
	LOTS 230-236	
	LOTS 257-263	
	LOTS 284-278	
	LOTS 297-314	
	LOTS 315-343	
PHASE 3	IDENTIFIED LOTS WITHIN PHASE 3	PHASE 3 NOTES:
	LOTS 59-69	ALL ROADS WILL BE DEDICATED. NO RECORDING OF PLAT/PLATS SOUTH OF 29TH AVENUE FOR 2 YRS FROM THE FINAL PLAT RECORDING OF PHASE 1.
	LOTS 78-82	
	LOTS 133-135	
PHASE 4	IDENTIFIED LOTS WITHIN PHASE 4	PHASE 4 NOTES:
	LOTS 1-46	ALL ROADS WILL BE DEDICATED. ANY RECORDING OF FINAL PLAT/PLATS IS DEPENDENT UPON MONITORING AND PERFORMANCE CRITERIA PER MITIGATION AGREEMENT.
	LOTS 47-58	
PHASE 5	IDENTIFIED LOTS WITHIN PHASE 5	PHASE 5 NOTES:
	LOTS 70-77	ALL ROADS WILL BE DEDICATED. ANY RECORDING OF FINAL PLAT/PLATS IS DEPENDENT UPON THE REMOVAL OF FLOODPLAIN.
	LOTS 93-108	
	LOTS 109-132	

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT AT THE REQUEST OF ESM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON IN JANUARY OF 2022. I HEREBY CERTIFY THAT THIS MAP FOR BLACK HORSE AT WHISKEY CREEK - PHASE 2 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 44925



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS. THIS _____ DAY OF _____ A.D., 2022, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

BY: _____
 DEPUTY COUNTY AUDITOR



CONSULTING ENGINEERS LLC

33400 8th Avenue S.
 Suite 205
 Federal Way, WA 98003



www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2022-01-17	JOB NO. 410-028-012-0208	
DRAWN BY: C.F./R.G	SHEET 3 OF 15	

BLACK HORSE AT WHISKEY CREEK - PHASE 2 A PLAT COMMUNITY

AUDITOR'S REFERENCE

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

LP-06-00022
LPF-22-00001

FOUND 3" BRASS CAP IN CONCRETE, WITH PUNCH MARK, DOWN 0.8", STAMPED:



HELD FOR NORTH QUARTER CORNER SECTION 27 AND CENTERLINE OF REECKER 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)

ASSESSOR PARCEL NUMBER / MAP NUMBER 18-18-270

FOUND IRON ROD WITH CAP "LS 18092" N 0.3' W 0.1' 2628.40' (R2)

N 89°16'42" E 1314.04'

N 89°16'42" E 1314.04'

N 00°31'39" W 80.00' (R1)
80.00' (ESM)
80.00' (R1)

FOUND REBAR AND CAP "LS 18092 NELSON" ON LINE

FOUND 3/4" REBAR AND 2" ALUMINUM CAP STAMPED: "HUBBERTS 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
ELLENBURG, WA 99226

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

PARCEL 1 SURVEY #570477 B20/PG28

PARCEL 2 SURVEY #570477 B20/PG28

PARCEL 4 SURVEY #570477 B20/PG28

OWNER: GEORGE HANNA
1173 W. BENDER ROAD
ELLENBURG, WA 99226

UNRECORDED HANNA
1173 W. BENDER ROAD
ELLENBURG, WA 99226

UNRECORDED HANNA
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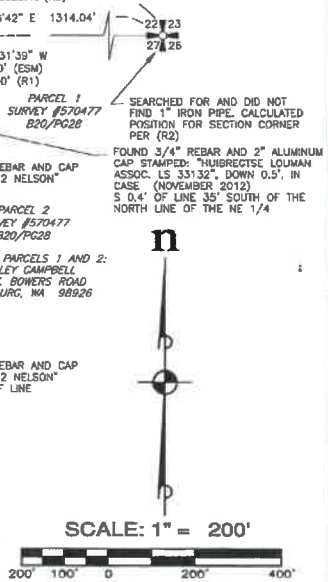
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ELLENBURG, WA 99226



- 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 - RECKER 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" E 2638.48' (ESM) 2638.67' (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)

FOUND 3" BRASS CAP IN CONCRETE MONUMENT STAMPED: "KITITAS COUNTY PUBLIC WORKS 424-68-29", 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)

N 00°15'11" W 2637.86' (FOUND SOUTH 1/4 CORNER TO FOUND CENTER OF SECTION)

FOUND 3" BRASS CAP IN CONCRETE, DOWN 0.8", STAMPED: "C 1/4 S 27 T18 R18 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)

SEE ABOVE FOR DESCRIPTION

N 00°47'55" W 2872.47' (ESM) 2872.47' (R2)

N 00°31'39" W 80.00' (ESM) 80.00' (R1)

FOUND RAILROAD SPIKE (NOVEMBER 2012)

BASIS OF BEARINGS:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SK0682) AND "J358" (PID SK0489). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870367.

SURVEY INSTRUMENTATION :

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

- 10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100
- THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNIQUES

PROCEDURE USED : FIELD TRAVERSE AND GPS WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090



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KITITAS COUNTY AUDITOR _____
AUDITOR'S REFERENCE: _____
BY: _____ DEPUTY COUNTY AUDITOR

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

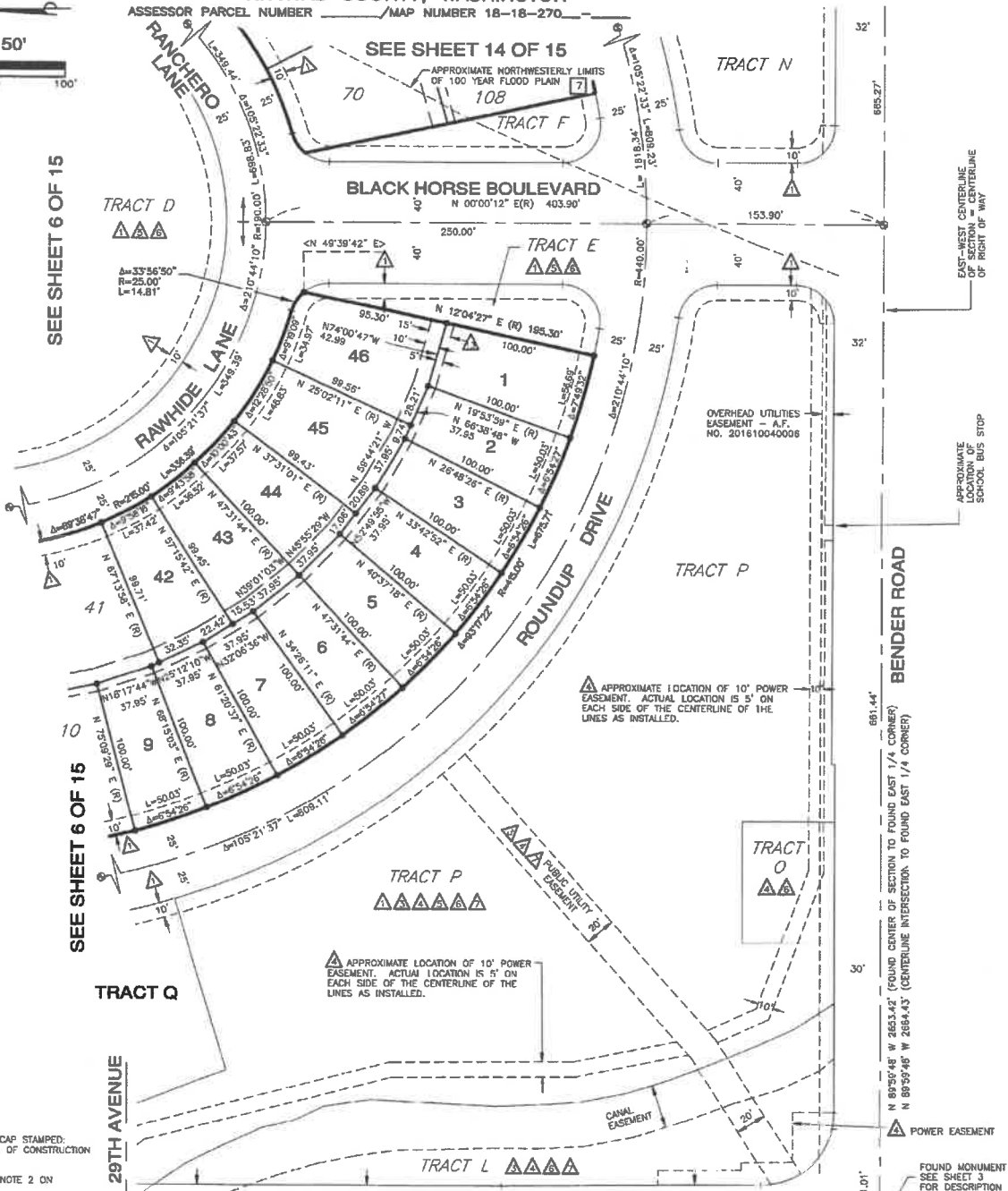
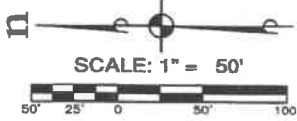
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2022 01-17	JOB NO. 410-028-012-0208	
DRAWN BY: C.F./R.G.	SHEET 4 OF 15	

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

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

LP-06-00022
 LPF-22-00001



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 PROMISION NUMBER ON SHEET 2 OF 15
- △ = PUBLIC UTILITY EASEMENT
- △ = WATER EASEMENT
- △ = POWER (GAS AND ELECTRIC) EASEMENT
- △ = IRRIGATION EASEMENT
- △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
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- △ = IRRIGATION EASEMENT



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KITTITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

BY: _____
 DEPUTY COUNTY AUDITOR

DWG NAME: \\ESM6\ENGR\ESM-JOOS\410\028\005\PLOTS\FRML\TP-P2-05.DWG

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 33400 8th Avenue S.
 Suite 205
 Federal Way, WA 98003
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Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2022-01-17	JOB NO. 410-028-012-0208	
DRAWN BY: C.F./R.G.	SHEET 5 OF 15	

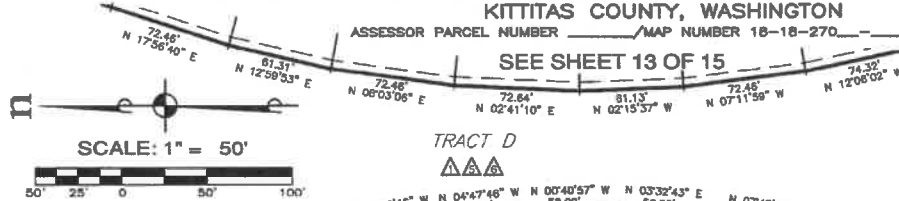
BLACK HORSE AT WHISKEY CREEK - PHASE 2

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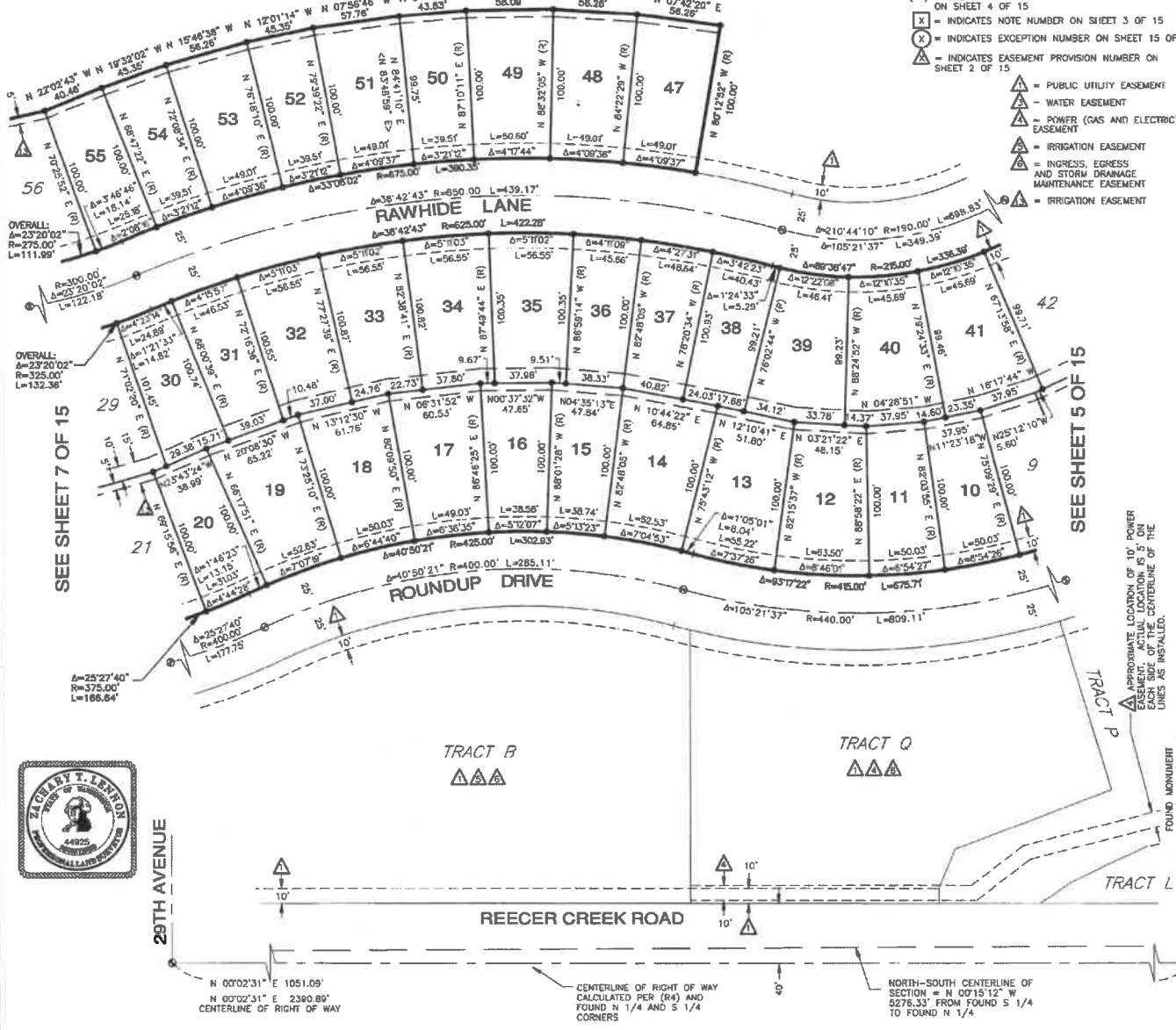
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39400 8th Avenue S.
Suite 205
Federal Way, WA 98003
FEDERAL WAY (206) 838-8113
LYNNWOOD (425) 297-9800
www.esmcivil.com

Civil Engineering	Land Surveying	Land Planning
Public Works	Project Management	Landscape Architecture
DATE: 2022-01-17	JOB NO. 410-028-012-0208	
DRAWN BY: C.F./R.G.	SHEET 6 OF 15	

BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

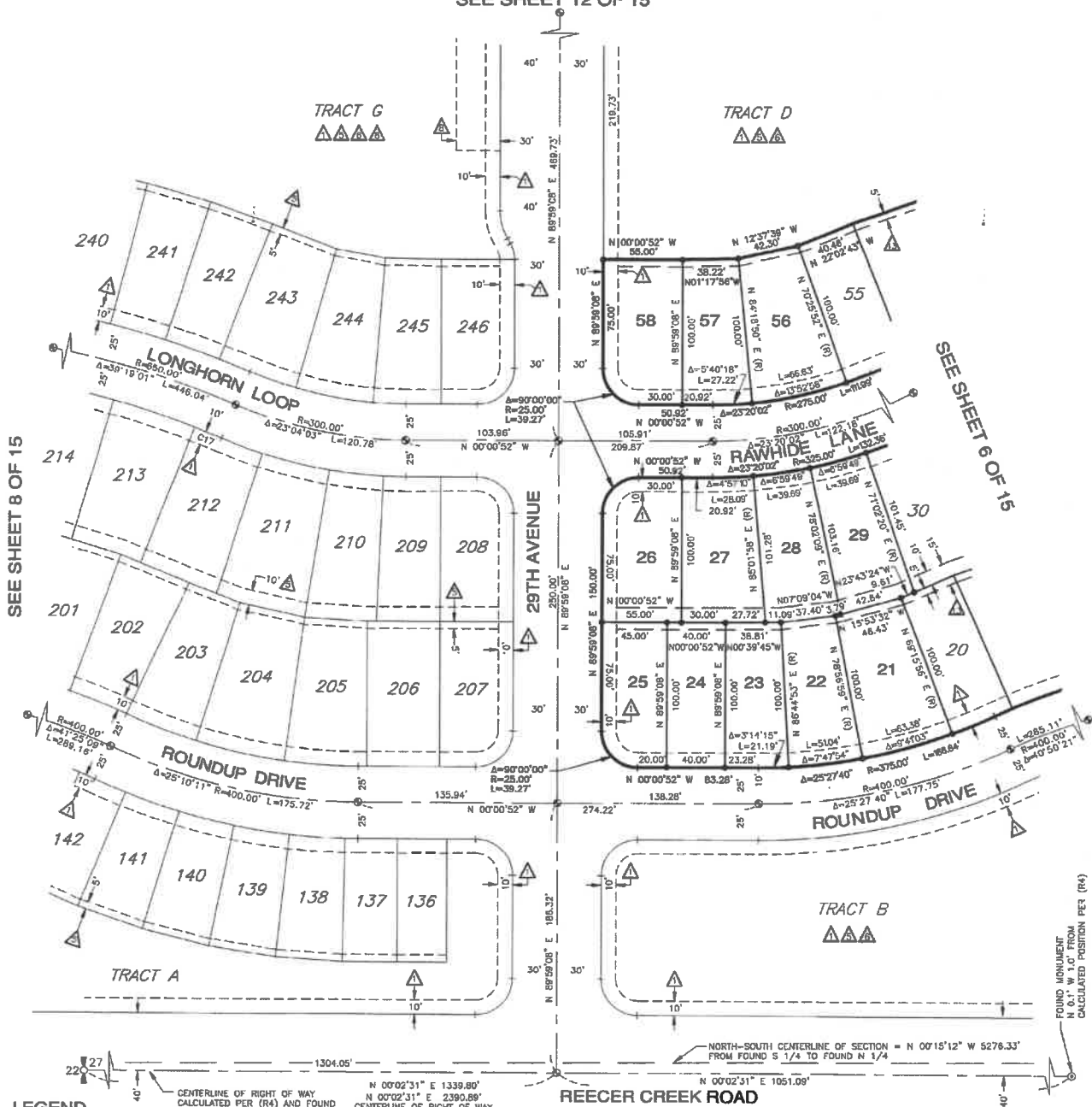
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.
KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBER _____ / MAP NUMBER 18-18-270 _____

SEE SHEET 12 OF 15

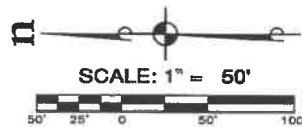
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- ▲ = MAILBOX EASEMENT
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AUDITOR'S REFERENCE: _____
BY: _____
DEPUTY COUNTY AUDITOR

ESM CONSULTING ENGINEERS LLC
33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
FEDERAL WAY (206) 836-8113
LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2022-01-17	JOB NO. 410-026-012-0208	
DRAWN BY: C.F./R.C.	SHEET 7 OF 15	

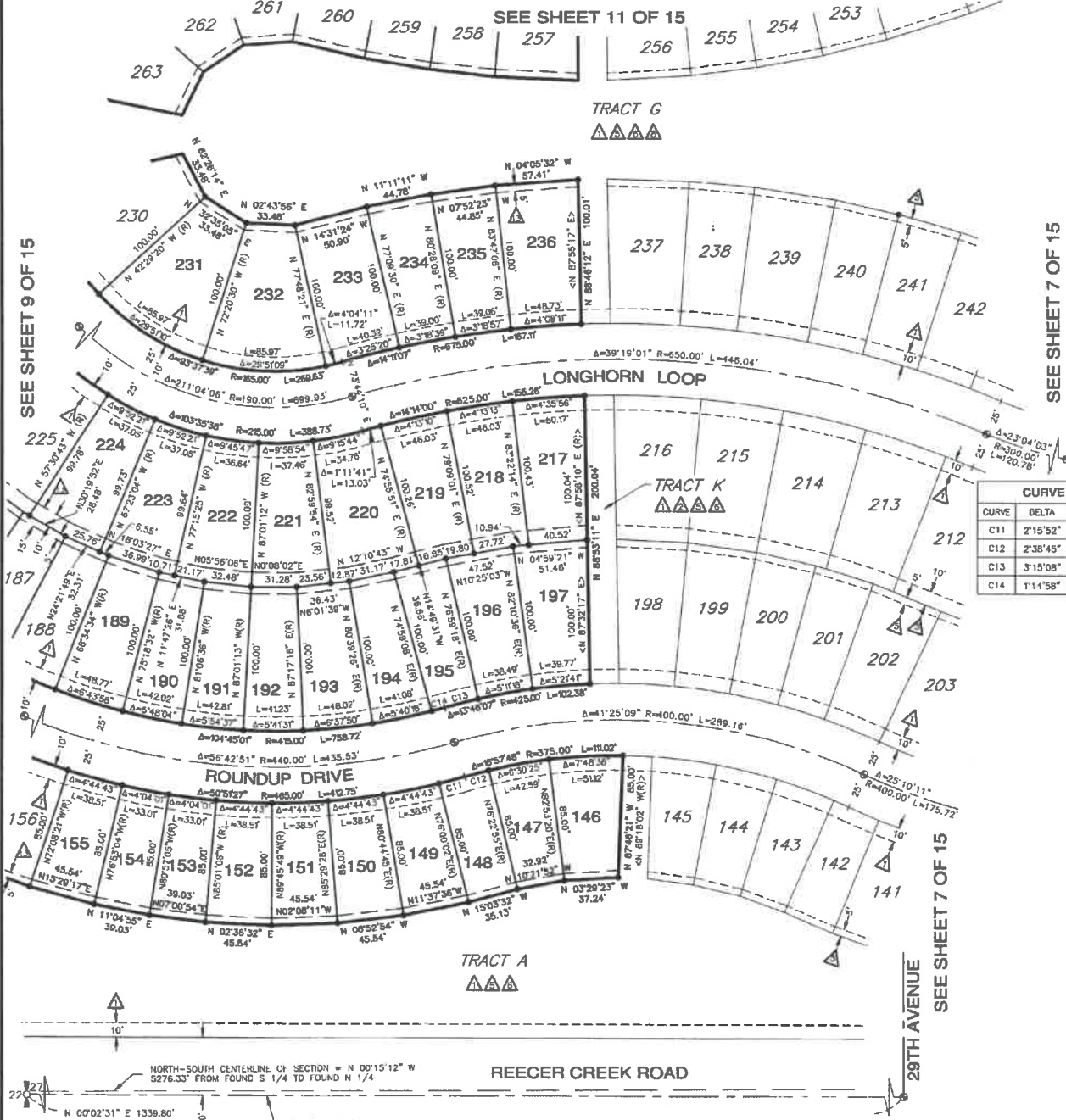
BLACK HORSE AT WHISKEY CREEK - PHASE 2 A PLAT COMMUNITY

AUDITOR'S REFERENCE

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

LP-08-00022
LPF-22-00001

ASSESSOR PARCEL NUMBER / MAP NUMBER 18-18-270



CURVE	DELTA	RADIUS	LENGTH
C11	2°15'52"	465.00'	18.36'
C12	2°38'45"	375.00'	17.32'
C13	3°15'08"	425.00'	24.12'
C14	1°11'58"	415.00'	9.05'

SEE SHEET 9 OF 15

SEE SHEET 7 OF 15

SEE SHEET 7 OF 15

- LEGEND**
- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 35142" UPON COMPLETION OF CONSTRUCTION
 - ⊙ = FOUND MONUMENT AS NOTED
 - = PROPERTY CORNER SET - SEE NOTE ? ON SHEET 3 OF 15
 - Δ = DELTA
 - R = RADIUS
 - L = ARC LENGTH
 - (R) = RADIAL BEARING
 - ↖ = RADIAL BEARING AT LOT CORNER
 - (R1) = 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
 - ⊙ = IRRIGATION EASEMENT
 - ⊙ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
 - ⊙ = MAIL BOX EASEMENT
 - ⊙ = IRRIGATION EASEMENT



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2022, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: _____
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Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2022-01-17	JOB NO. 410-028-012-0208	
DRAWN BY: C.F./R.G.	SHEET 8 OF 15	

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

A PLAT COMMUNITY

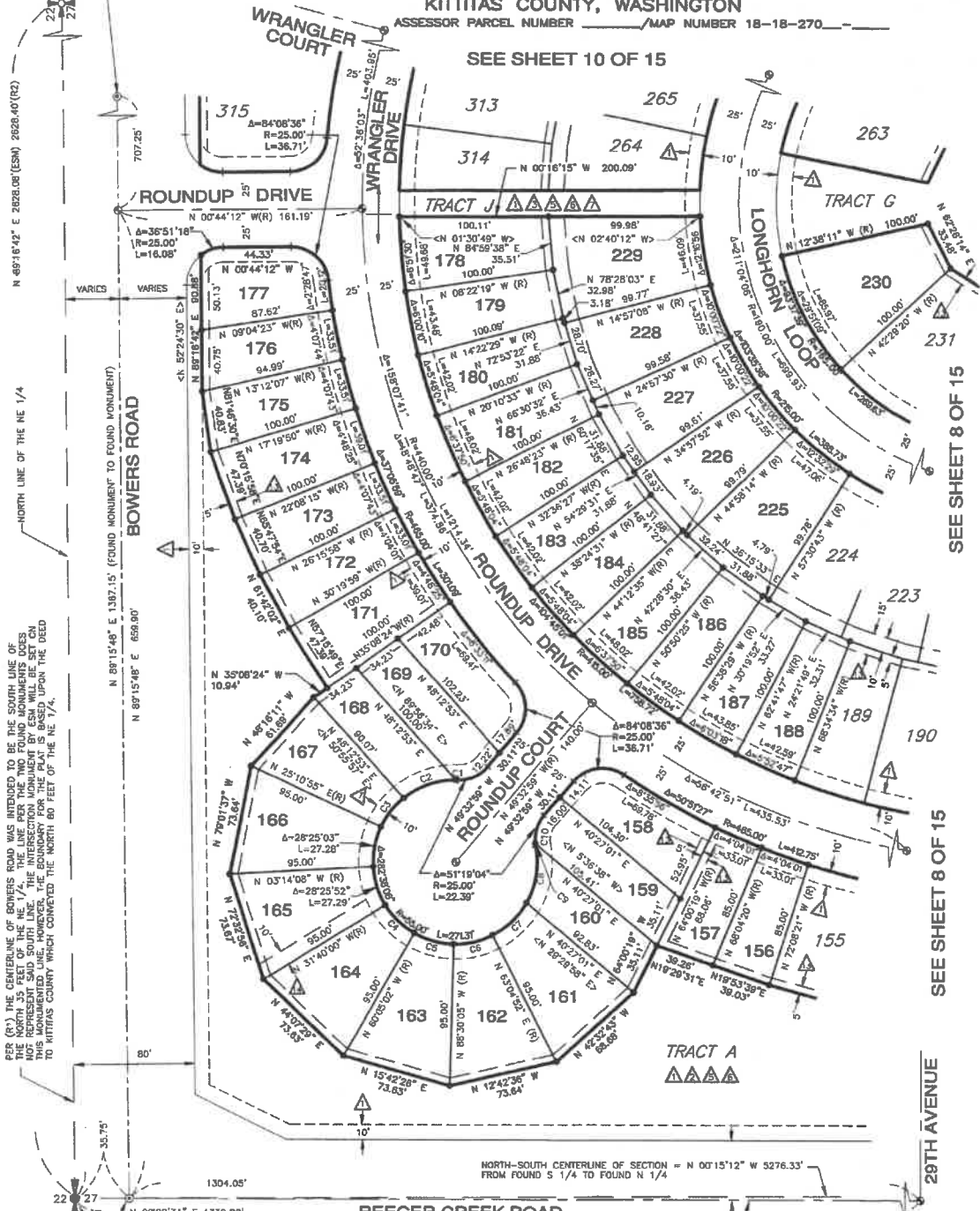
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.
KITITAS COUNTY, WASHINGTON

LP-06-00022
LPF-22-00001

ASSESSOR PARCEL NUMBER _____ / MAP NUMBER 18-18-270 _____

SEE SHEET 10 OF 15

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°49'31"	55.00	1.75
C2	38°00'37"	55.00	37.45
C3	25°45'02"	55.00	24.72
C4	28°25'02"	55.00	27.28
C5	28°25'03"	55.00	27.28
C6	28°25'03"	55.00	27.28
C7	33°34'54"	55.00	32.24
C8	40°22'01"	55.00	38.75
C9	5°15'25"	25.00	2.29
C10	46°03'39"	25.00	20.10



PER (R1) THE CENTERLINE OF BOWERS ROAD WAS INTERFERED TO BE THE SOUTH LINE OF THE NORTH 35 FEET OF THE NE 1/4. THE LINE PER THE TWO FOUND MONUMENTS DOES THIS REPRESENT SAID SOUTH LINE. THE INTERSECTION MONUMENT BY ESM WILL BE SET ON THE CENTERLINE OF BOWERS ROAD WHICH CONNECTED THE NORTH 80 FEET OF THE NE 1/4 TO KITITAS COUNTY.

SEE SHEET 3 OF 15 FOR MONUMENT DESCRIPTION

LEGEND
 ● - ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44825" UPON COMPLETION OF CONSTRUCTION
 ○ - FOUND MONUMENT AS NOTED
 ● - PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
 Δ - DELTA
 R - RADIUS
 L - ARC LENGTH
 (R) - RADIAL BEARING
 <-> - RADIAL BEARING AT LOT CORNER
 (R4) - SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
 [X] - INDICATES NOTE NUMBER ON SHEET 3 OF 15
 [X] - INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
 [X] - INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15



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 KITITAS COUNTY AUDITOR
 AUDITOR'S REFERENCE: _____
 BY: _____ DEPUTY COUNTY AUDITOR

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 33400 8th Avenue S.
 Suite 205
 Federal Way, WA 98003
 www.esmcivil.com
 FEDERAL WAY (253) 838-8113
 LYNWOOD (425) 297-9920

Civil Engineering Public Works Land Surveying Project Management Land Planning Landscape Architecture
 DATE: 2022-01-17 JOB NO. 410-028-012-0208
 DRAWN BY: C.F./R.G. SHEET 8 OF 15

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

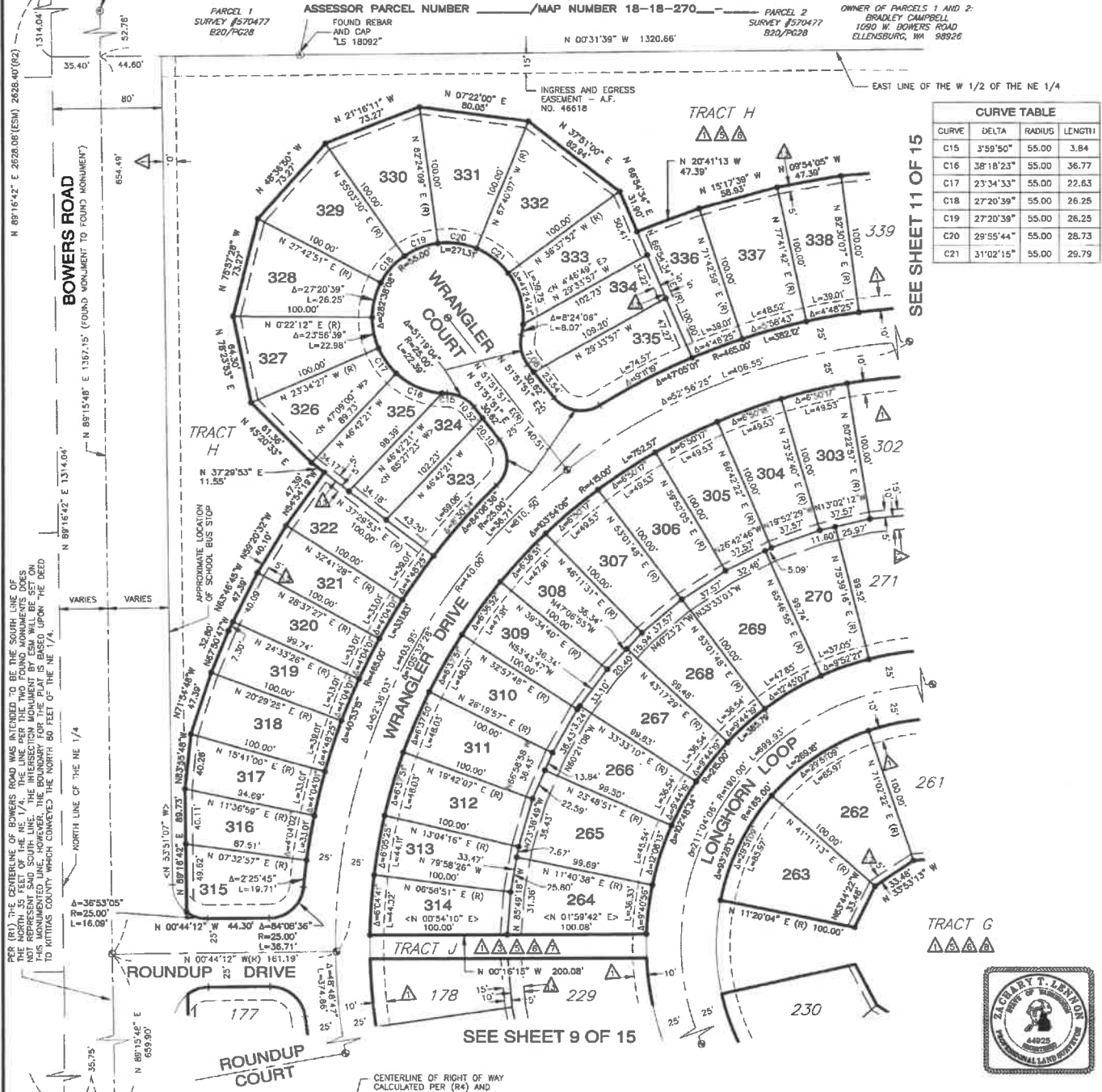
A PLAT COMMUNITY

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

KITITAS COUNTY, WASHINGTON

LP-06-00022
LPF-22-00001

PARCEL 1 SURVEY #570477 E20/PG28
PARCEL 2 SURVEY #570477 E20/PG28
OWNER OF PARCELS 1 AND 2: GRADLEY CAMPBELL 1090 W. BOWERS ROAD ELLENSBURG, WA 98926



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	3°59'50"	55.00	3.84
C16	38°18'23"	55.00	36.77
C17	2°34'33"	55.00	22.63
C18	27°20'39"	55.00	26.25
C19	27°20'39"	55.00	26.25
C20	29°55'44"	55.00	28.73
C21	31°02'15"	55.00	29.79

SEE SHEET 3 OF 15 FOR MONUMENT DESCRIPTION
SEE SHEET 11 OF 15
SEE SHEET 9 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 THE CENTERLINE OF BOWERS ROAD. THE BOUNDARY FOR THE PLAT IS BASED UPON THE DEED TO KITITAS COUNTY WHICH COMEYED THE NORTH 80 FEET OF THE NE 1/4.

- LEGEND**
- = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44825" 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
 - <V> = 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
- △ = IRRIGATION EASEMENT
- △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △ = SANITARY SEWER EASEMENT
- △ = MAILBOX EASEMENT
- △ = WATER EASEMENT
- △ = IRRIGATION EASEMENT



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KITITAS COUNTY AUDITOR
AUDITOR'S REFERENCE: _____

BY: _____
DEPUTY COUNTY AUDITOR

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39400 8th Avenue S.
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Federal Way, WA 98003
www.esmcivil.com

FEDERAL WAY (206) 836-8113
LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2022-01-17	JOB NO. 410-028-012-0208	
DRAWN BY: C.F./R.G.	SHEET 10 OF 15	

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

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

LP-06-00022
 LPF-22-00001

PARCEL 3
 SURVEY #570477
 820/PC28
 OWNER : BRADLEY CAMPBELL
 1090 W. BOWERS ROAD
 ELLENSBURG, WA 98926

PARCEL 4 SURVEY #570477 820/PC28
 OWNER : DENOMIE KINMAN
 1113 W. BENDER ROAD
 ELLENSBURG, WA 98926

PARCEL 4 SURVEY #570477 820/PC28
 OWNER : DENOMIE KINMAN
 1113 W. BENDER ROAD
 ELLENSBURG, WA 98926

ASSESSOR PARCEL NUMBER _____ /MAP NUMBER 18-18-270_____

N 00°31'39" W 1320.66'

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

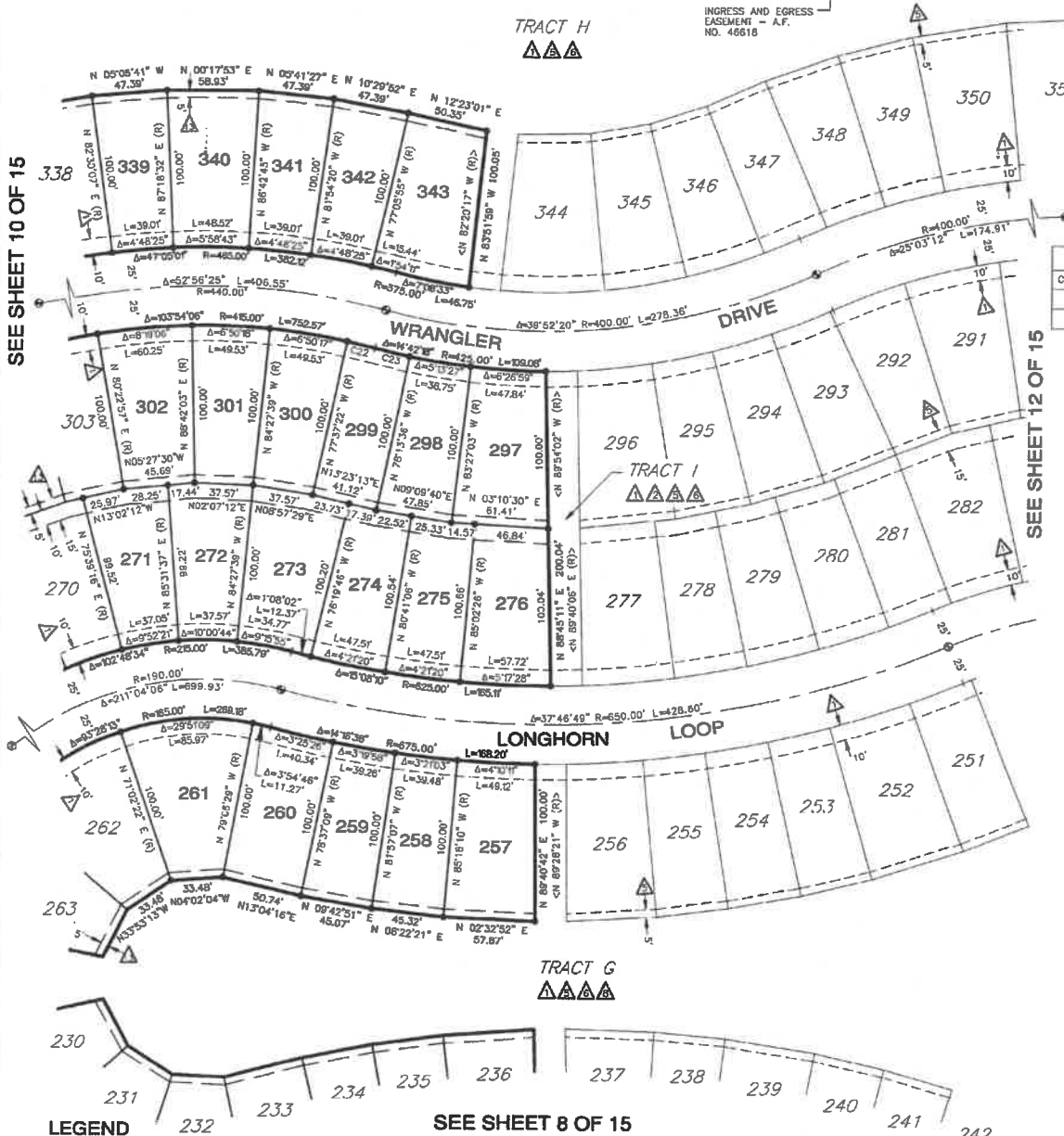
INGRESS AND EGRESS
 EASEMENT - A.F.
 NO. 46618

TRACT H
 ▲▲▲

SEE SHEET 10 OF 15

SEE SHEET 12 OF 15

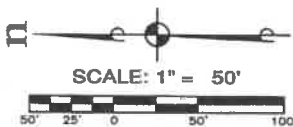
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	2°25'36"	415.00'	17.58'
C23	3°01'52"	425.00'	22.48'



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
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- (X) - INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- ▲ - PUBLIC UTILITY EASEMENT
- ▲ - IRRIGATION EASEMENT
- ▲ - INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ▲ - MAIL BOX EASEMENT
- ▲ - IRRIGATION EASEMENT

SEE SHEET 8 OF 15



RECORDING CERTIFICATE

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 KITTITAS COUNTY AUDITOR
 AUDITOR'S REFERENCE: _____
 BY: _____
 DEPUTY COUNTY AUDITOR

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 Federal Way, WA 98003

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Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture
 DATE : 2022-01-17 | JOB NO. 410-028-012-0208
 DRAWN BY: C.F./J.G. | SHEET 11 OF 15

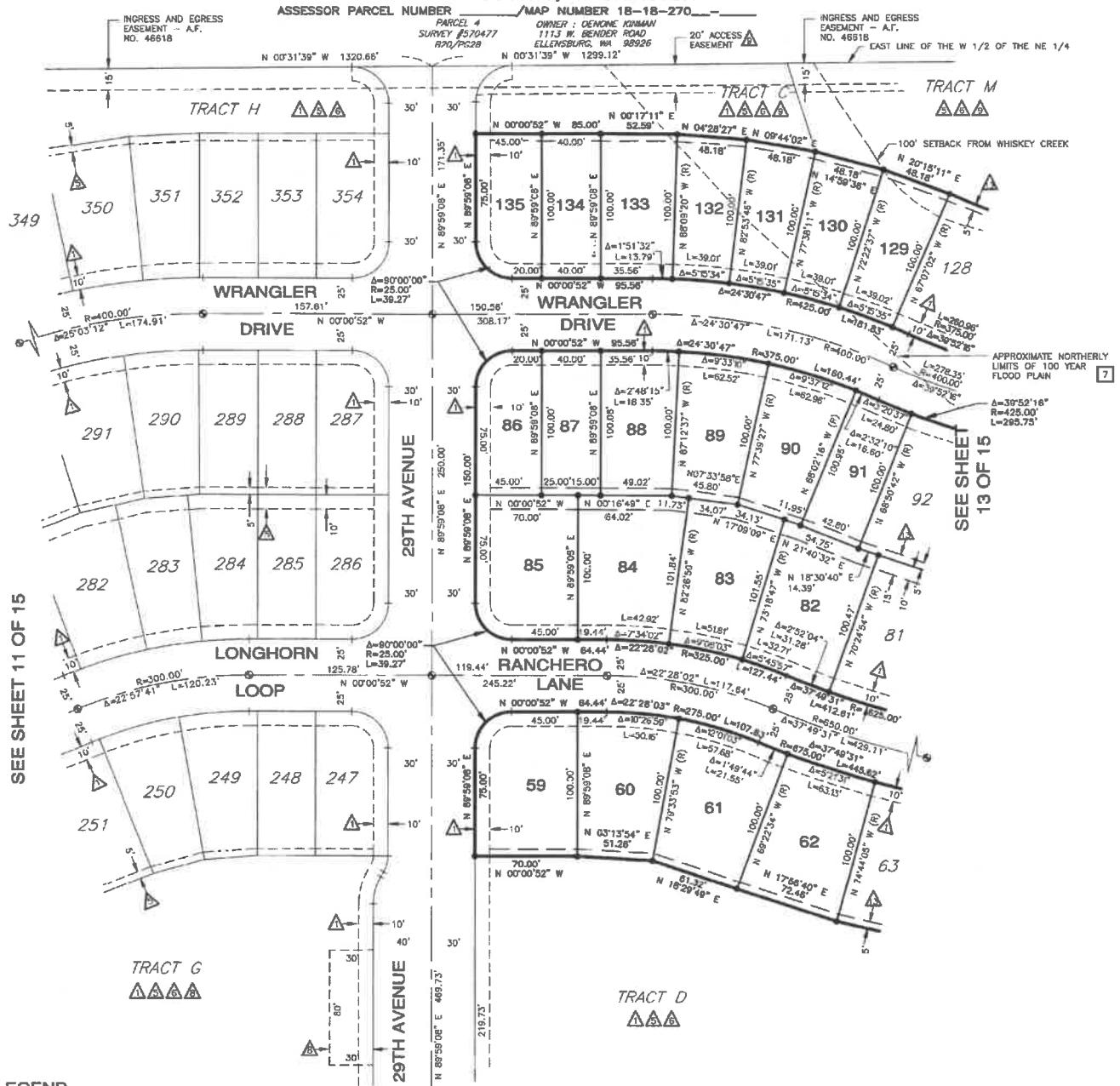
BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

A PLAT COMMUNITY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, T 18 N, R 18 E, W.M.
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LP-06-00022
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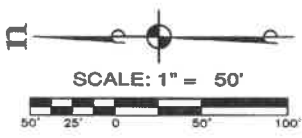


SEE SHEET 11 OF 15

SEE SHEET 7 OF 15

LEGEND

- ⊙ = ESM WILL SET SURFACE DRAGS 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
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- <> = RADIAL BEARING AT LOT CORNER
- (R4) = REF 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
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- ⊙ = PUBLIC UTILITY EASEMENT
- ⊙ = IRRIGATION EASEMENT
- ⊙ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ⊙ = MAILBOX EASEMENT
- ⊙ = ACCESS/FLOOD CONTROL EASEMENT
- ⊙ = IRRIGATION EASEMENT



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By: _____
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FEDERAL WAY (253) 438-4113
LITCHWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2022-01-17	JOB NO. 410-028-012-0208	
DRAWN BY: C.F./R.C.	SHEET 12 OF 15	

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

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

LP-06-00022
 LPF-22-00001

PARCEL 4
 SURVEY #570477
 620/PG28
 OWNER: DENOMIE KIRMAN
 1113 W. BENDER ROAD
 ELLENSBURG, WA 99226

ASSESSOR PARCEL NUMBER / MAP NUMBER 18-18-270

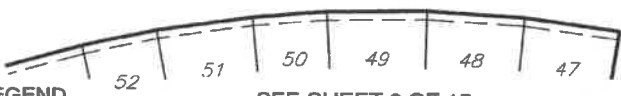
UNPLATTED
 OWNER: DENOMIE KIRMAN
 1113 W. BENDER ROAD
 ELLENSBURG, WA 99226

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



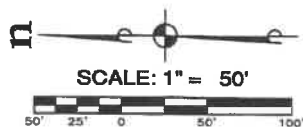
SEE SHEET 12 OF 15

SEE SHEET 14 OF 15



SEE SHEET 6 OF 15

- LEGEND**
- ⊙ - ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44925" UPON COMPLETION OF CONSTRUCTION
 - ⊙ - FOUND MONUMENT AS NOTED
 - - PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
 - Δ - DELTA
 - R - RADIUS
 - L - ARC LENGTH
 - (R) - RADIAL BEARING
 - ◁ - RADIAL BEARING AT LOT CORNER
 - (R4) - SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
 - X - INDICATES NOTE NUMBER ON SHEET 3 OF 15
 - ⊗ - INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
 - ⊕ - INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
 - △ - PUBLIC UTILITY EASEMENT
 - △ - IRRIGATION EASEMENT
 - △ - INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
 - △ - ACCESS/FLOOD CONTROL EASEMENT
 - △ - IRRIGATION EASEMENT



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DATE: 2022-01-17 | JOB NO. 410-028-012-0208
 DRAWN BY: C.F./R.G. | SHEET 13 OF 15

BLACK HORSE AT WHISKEY CREEK - PHASE 2 A PLAT COMMUNITY

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

AUDITOR'S REFERENCE

LP-08-00022
LPF-22-00001

ASSESSOR PARCEL NUMBER _____ MAP NUMBER 18-18-270 _____

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

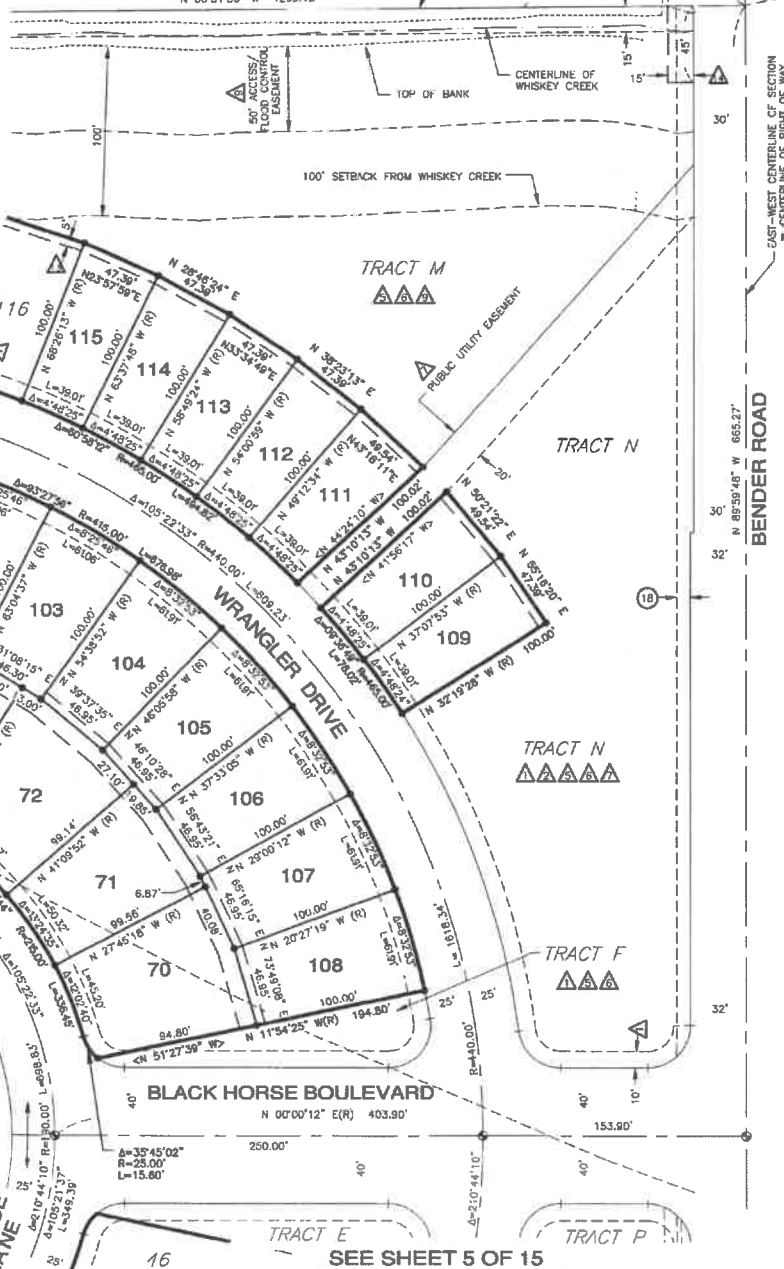
INGRESS AND
EGRESS
EASEMENT
- A.F.
NO. 46618

SEE PAGE 3 OF 15
FOR DESCRIPTION

N 89°59'48" W
1326.71'

N 00°31'39" W 1299.12'

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

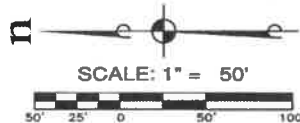


SEE SHEET 13 OF 15
APPROXIMATE NORTHERLY LIMITS
OF 100 YEAR FLOOD PLAN

SEE SHEET 5 OF 15

LEGEND

- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44925" UPON COMPLETION OF CONSTRUCTION
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- Δ = DELTA
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- (R) = RADIAL BEARING
- <R> = 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
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- Δ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- ⚠ = PUBLIC UTILITY EASEMENT
- ⚠ = ACCESS/FLOOD CONTROL EASEMENT
- ⚠ = IRRIGATION EASEMENT
- ⚠ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ⚠ = SANITARY SEWER EASEMENT



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KITTITAS COUNTY AUDITOR

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Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2022-01-17	JOB NO. 410-028-012-0208	
DRAWN BY: C.F./R.C.	SHEET 14 OF 15	

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

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

LP-06-00022
LPF-22-00001

ASSESSOR PARCEL NUMBER _____/MAP NUMBER 18-18-270-_-_-

EXCEPTIONS FROM TITLE REPORT

THE LEGAL DESCRIPTION AND EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM AMERITITLE UPDATED SUBDIVISION GUARANTEE NO. 518898AM (CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 72156-47863236) DATED JANUARY 9, 2022. 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. SUBJECT TO GENERAL AND SPECIAL TAXES AND CHARGES IF APPLICABLE.
7. SUBJECT TO LIENS, LEVIES AND ASSESSMENTS OF THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION.
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. 200602060001 AND 200602060002 AND THOSE AMENDMENTS THERETO RECORDED UNDER AUDITOR'S FILE NOS. 200603120028 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 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. 278670. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
12. SUBJECT TO THAT RIGHT OF WAY FOR ELLENSBURG WATER COMPANY CANAL ACROSS A PORTION OF SAID PREMISES, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD. THE LOCATION OF SAID CANAL IS DEPICTED HEREIN AND IS NOT WITHIN THE LIMITS OF THE PHASE 2 PLAT.
13. 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.
14. 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.
15. 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. 20060805001. EXCEPTION CANNOT BE PLOTTED.
16. SUBJECT TO ANY RIGHTS, INTERESTS, CLAIMS, EASEMENTS, RESTRICTIONS, NOTES AND DEDICATION AS DISCLOSED BY THE PLAT OF BLACK HORSE AT WHISKEY CREEK - PHASE 1 AS RECORDED UNDER AUDITOR'S FILE NO. 20212210020 IN BOOK 13 OF PLATS, PAGES 187 THROUGH 201.
17. SUBJECT TO THOSE COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 202112210021. EXCEPTION CANNOT BE PLOTTED.

DWG NAME: \\ESM\ENCR\ESM-J08S\110\028\005\PLOTS\FINAL\FP-P2-15.DWG

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2022, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITITAS COUNTY, WASHINGTON.

KITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE: _____

BY : _____
DEPUTY COUNTY AUDITOR



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

DATE : 2022-01-17

JOB NO. 410-028-012-0208

DRAWN BY: J.K./C.F.

SHEET 15 OF 15

