

# APPROVALS

KITITAS COUNTY PUBLIC WORKS

KITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

KITITAS COUNTY HEALTH DEPARTMENT

KITITAS COUNTY PLANNING OFFICIAL

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

CERTIFICATE OF 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 EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS

AUDITOR'S CERTIFICATE

AUDITOR'S CERTIFICATE

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LP-09-00006 LPF-



PROPERTY OWNER: YELLOWSTONE TRAILS ESTATES, LLC... PROPERTY INFORMATION: PARCEL NUMBERS: 37353, 35733 & 14733... ZONE: FOREST & RANGE ZONING & RESIDENTIAL ZONING... ADJACENT OWNERS: WINDYBUSH NATIONAL FOREST...

LEGAL DESCRIPTION: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

TRACT A: THAT PORTION OF THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS... TRACT B: THAT PORTION OF THE SOUTH 120 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS... TRACT C: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SR-10 (RD).

PLAT NOTES: 1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES... 2. PRIVATE ROAD TRACT A AND PRIVATE OPEN SPACE TRACT B ARE HEREBY GRANTED AND CONVEYED TO THE YELLOWSTONE TRAILS ESTATES, INC. (YTES) AND ASSOCIATED PARTIES...

RECORDING ACT: 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... SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13...

Encompass ENGINEERING & SURVEYING logo and contact information: 165 NE jumps Street, Suite 201 • Issaquah, WA 98027 • Phone: (206) 835-2300 • Fax: (206) 391-1055

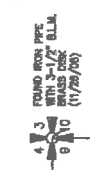
YELLOWSTONE TRAIL ESTATES FINAL PLAT PREPARED FOR YELLOWSTONE TRAIL ESTATES, LLC

Table with columns: KITTITAS COUNTY, JOB NO. 22511, DATE 7/18/22, SCALE N/A, SHEET 1 OF 5

INDEX LOCATION: SEC. 8, TWP. 22N., R. 11E. W.M. 9



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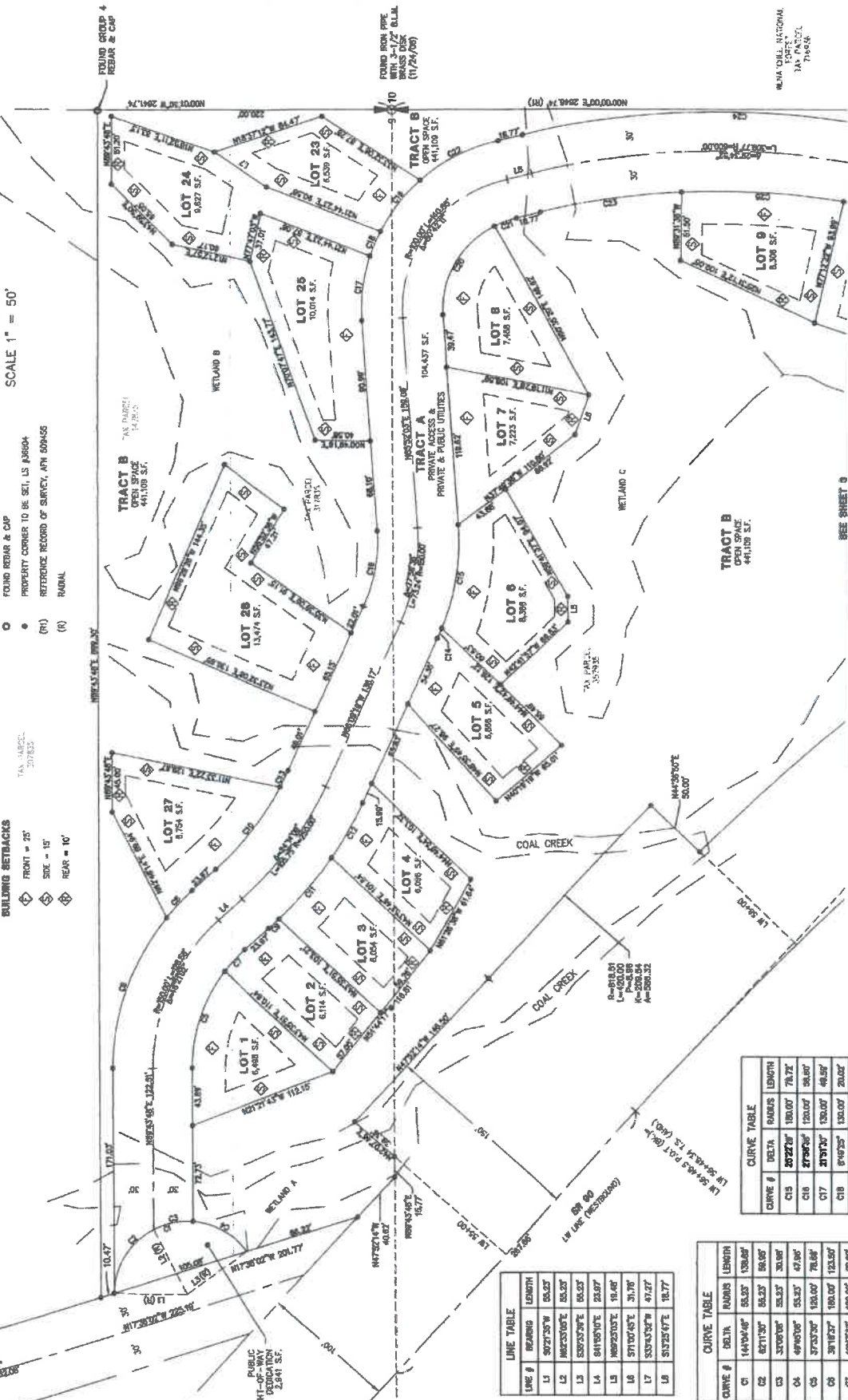


SCALE 1" = 50'

# 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.  
KITITAS COUNTY, STATE OF WASHINGTON

- BUILDING SETBACKS**
- FRONT = 25'
  - SIDE = 15'
  - REAR = 10'
- LEGEND**
- FOUND REBAR & CAP
  - PROPERTY CORNER TO BE SET, LS PAROLA
  - REFERENCE RECORD OF SURVEY, APN 500445
  - RADIAL



**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S87°23'30" W	55.53
L2	S82°33'07" E	55.53
L3	S25°52'37" E	55.53
L4	S41°55'10" E	22.87
L5	S89°23'07" E	19.49
L6	S71°07'47" E	31.79
L7	S33°43'27" W	47.27
L8	S13°25'47" E	18.77

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	144°04'48"	55.53	130.89
C2	82°11'30"	55.53	88.85
C3	32°03'08"	55.53	38.86
C4	49°03'05"	55.53	47.89
C5	37°33'30"	100.00	78.84
C6	38°18'32"	100.00	123.59
C7	104°47'32"	100.00	22.87
C8	9°02'25"	180.00	28.40
C9	2°07'10"	300.00	13.38
C10	30°49'48"	200.00	78.40
C11	12°19'44"	200.00	60.25
C12	9°47'15"	300.00	67.85
C13	33°33'36"	200.00	13.87
C14	23°01'00"	100.00	61.87

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C15	202°27'08"	100.00	78.72
C16	27°58'56"	120.00	98.07
C17	21°01'30"	130.00	48.58
C18	6°03'25"	130.00	20.82
C19	21°08'00"	130.00	48.74
C20	69°27'58"	70.00	81.29
C21	19°44'15"	70.00	17.38
C22	30°32'36"	130.00	94.78
C23	19°43'39"	570.00	108.09
C24	20°48'12"	830.00	328.38
C25	11°58'57"	570.00	118.21

YELLOWSTONE TRAIL ESTATES FINAL PLAT  
PREPARED FOR  
YELLOWSTONE TRAIL ESTATES, LLC

KITITAS COUNTY  
OWN BY  
DBM

DATE  
7/18/22

JOB NO.  
22511

SCALE  
1"=50'

CHECKED BY  
DBM

SHEET  
2 OF 5

**Compass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 N. Juniper Street, Suite 201 • Everett, WA 98201 • Phone: (425) 391-3055  
Eastern Washington Division  
407 Southwater Blvd. • Cle Elum, WA 98722 • Phone: (509) 674-7433 • Fax: (509) 674-7419



# 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. 22N., RANG. 11 E., W.M.  
KITITITAS COUNTY, STATE OF WASHINGTON

SEE SHEET 2

WETLAND D  
P=0.08  
P=0.08  
A=200.54  
A=1065.32



0 10 20 30  
SCALE 1" = 50'

### BUILDING RETRACKS

- ◊ FRONT = 25'
- ◊ SIDE = 15'
- ◊ REAR = 10'

### LEGEND

- FOUND REAR & CAP
- PROPERTY CORNER TO BE SET IN 200004
- (M) REFERENCE RECORD OF SURVEY, AYN 500455
- (R) RADIAL

### HORIZONTAL DATUM

ASSUMED

### BARS OF MEASUREMENT

MONUMENT ON EAST LINE OF SE 1/4 SEC. 9, TWP. 22N., RANG. 11 E., W.M.

### INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.  
FIELD SURVEY WAS BY CLOSED TRANSIT LOOP. MINIMUM CLOSURE OF  
LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAS 332-135-020.

### REFERENCES

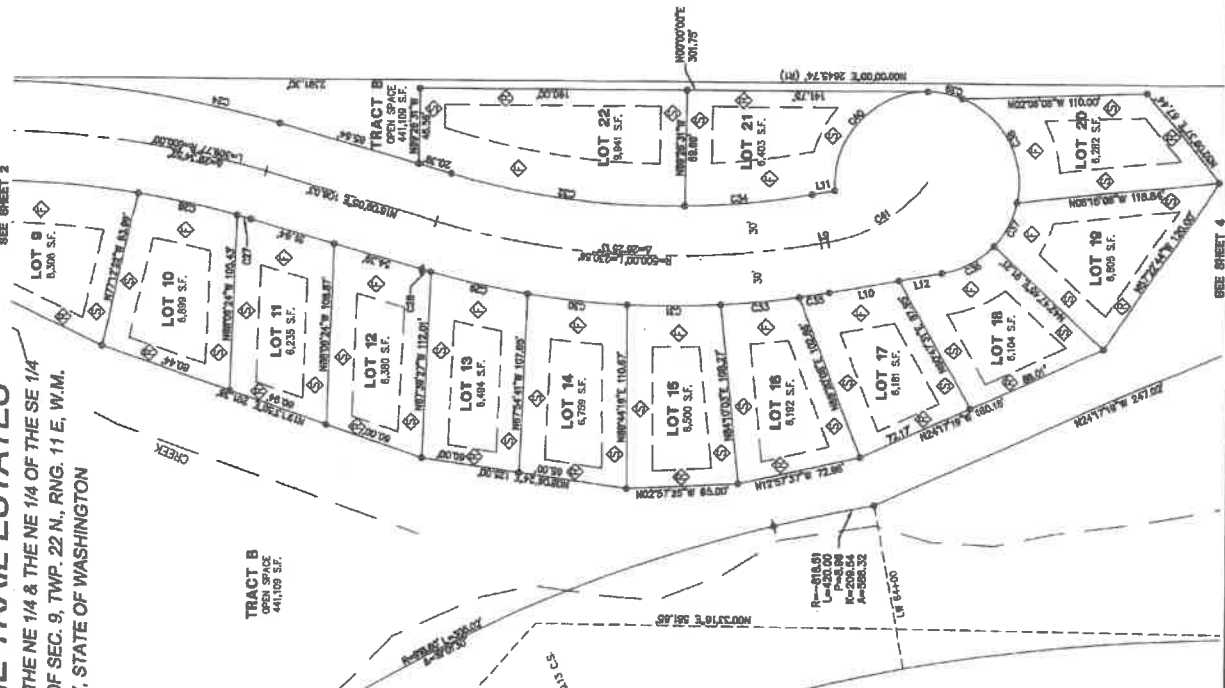
RECORD OF SURVEY, AYN 500455  
WISDOT RIGHT OF WAY PLAN FOR SR 90 MP 48.86 TO MP 52.12 ASHVEL  
CURTS INTERCHANGE TO DENNY CREEK ROAD

### REFERENCES

SR 90 RIGHT OF WAY SHOWN PER RECORD OF SURVEY, AYN 500455

LINE #	BEARING	LENGTH
L9	S10°00'00" W	4.31'
L10	N10°00'00" W	42.20'
L11	S10°00'00" E	13.50'
L12	N10°00'00" W	26.00'

CURVE #	DELTA	RADIUS	LENGTH
C24	29°05'52"	530.00'	320.29'
C26	6°12'02"	570.00'	60.00'
C27	6°09'54"	570.00'	63.39'
C28	6°09'21"	530.00'	56.81'
C29	6°09'12"	530.00'	56.16'
C30	6°09'02"	530.00'	60.29'
C31	6°08'50"	530.00'	54.44'
C32	1°18'09"	470.00'	144.62'
C33	4°09'12"	530.00'	46.13'
C34	6°07'02"	470.00'	74.89'
C35	1°07'26"	530.00'	17.69'
C36	3°00'07"	550.00'	36.48'
C37	3°10'21"	550.00'	28.80'
C38	7°04'25"	550.00'	76.48'
C39	6°03'51"	550.00'	61.26'



**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Everett, WA 98207 • Phone: (425) 392-0230 • Fax: (425) 391-1055  
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

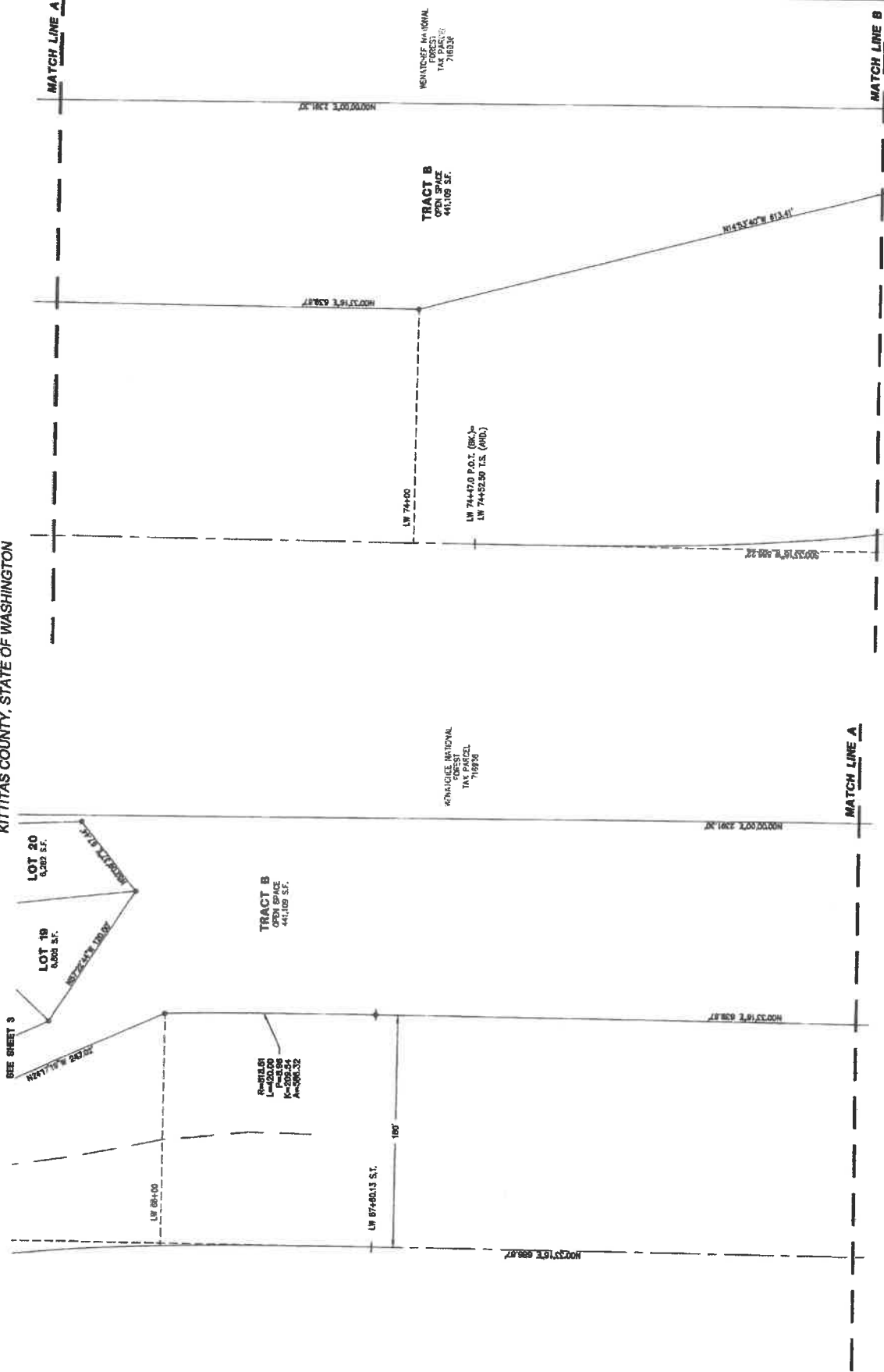
YELLOWSTONE TRAIL ESTATES FINAL PLAT  
PREPARED FOR  
YELLOWSTONE TRAIL ESTATES, LLC

KITITITAS COUNTY	WASHINGTON
DWN BY DBM	JOB NO. 22511
DATE 7/10/22	SHEET 3 OF 5
SCALE 1"=50'	

LP-09-00006  
LPP-

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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.  
KITITAS COUNTY, STATE OF WASHINGTON



- LEGEND**
- FOUND REBAR & CAP
  - PROPERTY CORNER TO BE SET, L.S. #8804
  - (R1) REFERENCE RECORD OF SURVEY, APN 50445
  - (R) BOUND.



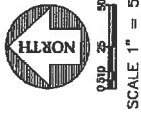
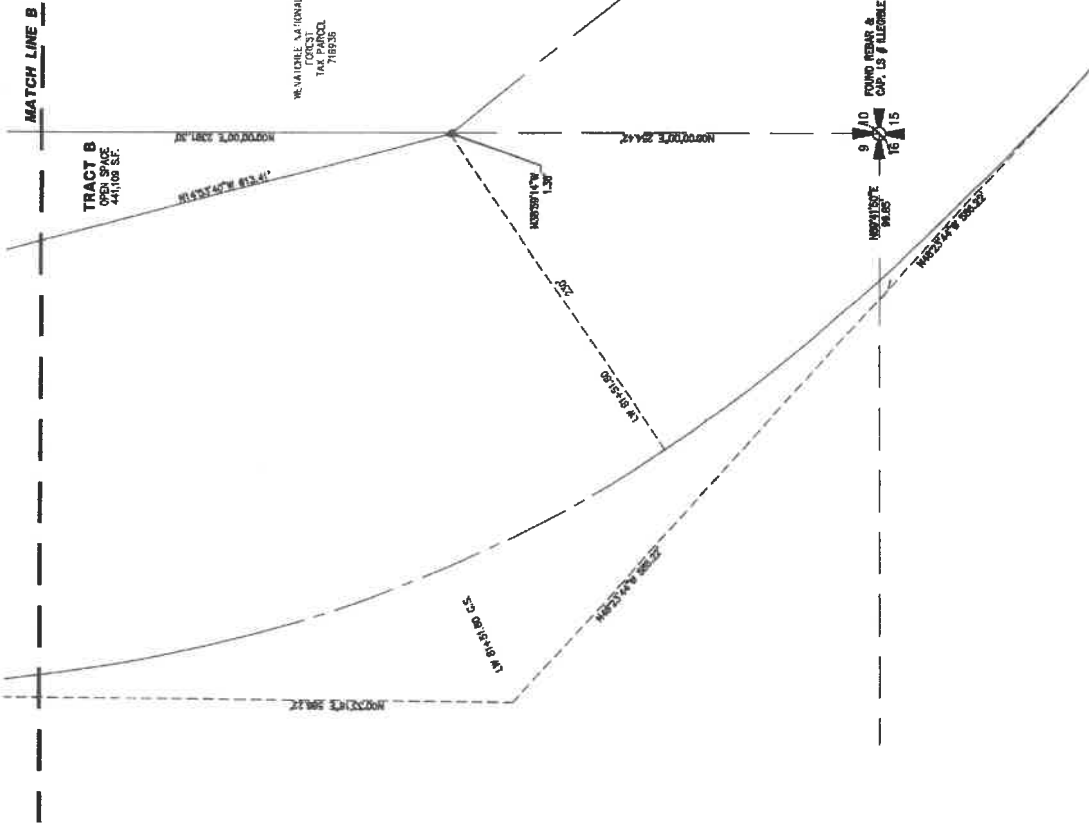
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Western Washington Division  
166 N.E. Jasper Street, Suite 201 • Longview, WA 98027 • Phone: (360) 391-3035  
407 Southwater Blvd. • Ch. Elm. WA 98032 • Phone: (509) 874-7433 • Fax: (509) 694-7419

YELLOWSTONE TRAIL ESTATES FINAL PLAT	
PREPARED FOR	
YELLOWSTONE TRAIL ESTATES, LLC	
KITITAS COUNTY WASHINGTON	
DWN BY	JOB NO.
DBM	22611
CHKD BY	DATE
DBM	7/18/22
	SCALE
	1"=50'
	SHEET
	4 OF 5

LP-09-00006  
LPPF-

**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.  
KITITITAS COUNTY, STATE OF WASHINGTON



- LEGEND**
- FOUND REBAR & CAP
  - PROPERTY OWNER TO BE SET, L.S. #20804
  - (R1) REFERENCE RECORD OF SURVEY, A.N. 306465
  - (R) RURAL

**Encompass**  
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Western Washington Division  
165 NE Juniper Street, Suite 201 • Bellingham, WA 98227 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
407 Southwester Blvd. • Otis Blinn, WA 98722 • Phone: (509) 674-7433 • Fax: (509) 674-7419



YELLOWSTONE TRAIL ESTATES FINAL PLAT  
PREPARED FOR  
YELLOWSTONE TRAIL ESTATES, LLC

KITITITAS COUNTY	WASHINGTON
DRAWN BY DBM	JOB NO. 22511
DATE 7/18/22	SHEET 5 OF 5
CHOK BY DBM	SCALE 1"=50'

