

BLACK HORSE AT WHISKEY CREEK - PHASE 2 A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITITITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

LEGAL DESCRIPTION

TRACTS 7-1 THROUGH 7-6, INCLUDING BLACK HORSE AT WHISKEY CREEK - PHASE 1, IN THE COUNTY OF KITITITAS, 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 HINDER 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 UNDESIGNED 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 KITITITAS COUNTY AUDITOR'S FILE NO. 202112210021.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND.

DECLARANT: SSHI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON
BY: SHIR OF WASHINGTON INC. A WASHINGTON CORPORATION, ITS MANAGER

BY:
ASHLEY JOHNSON, DVP OF CITY OPERATIONS

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS

ON THIS _____ DAY OF _____, A.D., 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ASHLEY JOHNSON TO ME KNOWN TO BE THE DVP OF CITY OPERATIONS OF SHIR OF WASHINGTON INC., A WASHINGTON CORPORATION, THE MANAGER OF SSHI, 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 SHE 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 :

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 SSHI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D.R. HORTON IN JANUARY 2023. 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 CAREFULLY 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



SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ZACHARY T. LENNON IS THE PERSON WHO APPEARED BEFORE ME, 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 INSTRUMENT TO BE A TRUE STATEMENT.

SCRIBED AND SWORN TO BEFORE ME ON THIS _____ DAY OF _____, 2023.

(SIGNATURE OF NOTARY)

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____

BY APPOINTMENT EXPIRES _____

RECEIVED
JUN 23 2023

APPROVALS

CERTIFICATE OF COUNTY ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2023.

KITITITAS 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 KITITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 2023.

KITITITAS 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., 2023.

KITITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____, A.D., 2023.

KITITITAS 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., 2023.

KITITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2023.

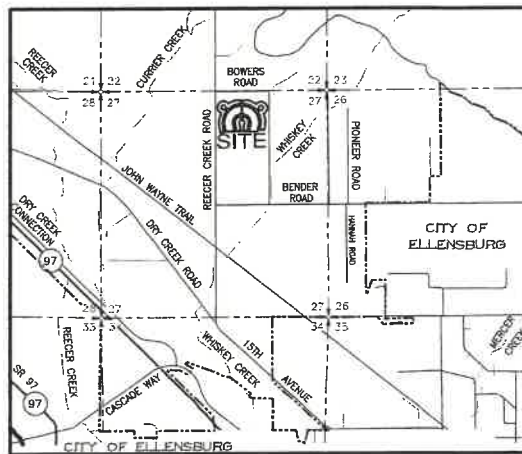
BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON

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 KITITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, A.D., 2023, AT _____ MINUTES PAST _____ O'CLOCK _____, AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____, RECORDS OF KITITITAS COUNTY, WASHINGTON.

KITITITAS COUNTY AUDITOR

AUDITOR'S REFERENCE

BY _____
DEPUTY COUNTY AUDITOR



CONSULTING ENGINEERS LLC

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

FEDERAL WAY (253) 838-6113
LITCHFIELD (425) 297-9000

www.esmcivil.com

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

DATE : 2023-06-20

JOB NO 416-026-012-0206

DRAWN BY: C.F.

SHEET 1 OF 15

BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

LOT AREA TABLE

LOT	S.F.	ACRES
146	3770	0.087
147	3270	0.074
148	3010	0.069
149	3560	0.082
150	3560	0.082
151	3060	0.070
152	3560	0.082
153	3055	0.070
154	3055	0.070
155	3560	0.082
156	3055	0.070
157	3115	0.071
158	4120	0.095
159	3055	0.070
160	3270	0.075
161	4560	0.105
162	4605	0.106
163	4605	0.106
164	4605	0.106
165	4905	0.110
166	4605	0.106
167	4875	0.089
168	3155	0.072
169	3545	0.081
170	3770	0.087
171	4320	0.099
172	3645	0.084
173	3790	0.086
174	3205	0.073
175	3600	0.082
176	3350	0.077
177	3990	0.092
178	4275	0.098
179	3635	0.083
180	3705	0.085
181	4225	0.097
182	3705	0.085
183	3705	0.085
184	3705	0.085
185	4235	0.097
186	3705	0.085
187	3865	0.089
188	3705	0.085
189	4320	0.099
190	3705	0.085
191	3775	0.087
192	3675	0.083
193	4235	0.097
194	3970	0.091
195	3485	0.080
196	4285	0.098
197	4540	0.104
21	4555	0.105
218	4250	0.098
219	4245	0.097
220	4475	0.103
221	4600	0.105
222	4590	0.104
223	4550	0.103
224	4550	0.103
225	5790	0.133
226	4615	0.105
227	4615	0.105
228	4610	0.105
229	5885	0.135
232	6040	0.139
233	5135	0.118
234	4780	0.096

LOT AREA TABLE

LOT	S.F.	ACRES
201	4185	0.096
235	5285	0.121
236	5330	0.122
237	4230	0.097
238	4230	0.097
239	5195	0.117
240	6040	0.139
241	4650	0.107
242	5580	0.128
243	4485	0.103
244	4485	0.103
245	4485	0.103
246	5670	0.128
247	4485	0.103
248	4540	0.104
249	4610	0.106
250	5410	0.124
251	4380	0.101
252	4385	0.101
253	5260	0.121
254	4425	0.102
255	4318	0.099
256	4055	0.093
257	4370	0.100
258	4370	0.100
259	5525	0.127
260	4370	0.100
261	4370	0.100
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	4370	0.100
269	4370	0.100
270	4370	0.100
271	4370	0.100
272	4370	0.100
273	4370	0.100
274	4370	0.100
275	4370	0.100
276	4370	0.100
277	4370	0.100
278	4370	0.100
279	4370	0.100
280	4370	0.100
281	4370	0.100
282	4370	0.100
283	4370	0.100
284	4370	0.100
285	4370	0.100
286	4370	0.100
287	4370	0.100
288	4370	0.100
289	4370	0.100
290	4370	0.100
291	4370	0.100
292	4370	0.100
293	4370	0.100
294	4370	0.100
295	4370	0.100
296	4370	0.100
297	4370	0.100
298	4370	0.100
299	4370	0.100
300	4370	0.100
301	4370	0.100
302	4370	0.100
303	4370	0.100
304	4370	0.100
305	4370	0.100
306	4370	0.100
307	4370	0.100
308	4370	0.100
309	4370	0.100
310	4370	0.100
311	4370	0.100
312	4370	0.100
313	3860	0.089
314	3780	0.087
315	3850	0.091
316	3790	0.087
317	3540	0.081
318	4305	0.099
319	3865	0.089
320	3640	0.084
321	3645	0.084
322	4305	0.099
323	3805	0.090
324	3830	0.091
325	3925	0.091
326	3875	0.089
327	4245	0.097
328	4795	0.110
329	4795	0.110
330	4795	0.110
331	5230	0.119
332	5375	0.123
333	4320	0.099
334	3725	0.085
335	4525	0.104
336	4305	0.099
337	5040	0.115
338	4305	0.099
339	4305	0.099
340	5345	0.123
341	4305	0.099
342	4305	0.099
343	5660	0.130

TRACT R	12080	0.277
TRACT S	12080	0.277

NOTE: AREAS ARE SHOWN TO THE NEAREST 9 SQUARE FEET.

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 KITTITAS COUNTY, WASHINGTON. FOLLOWING IS THE DEFINITION OF THOSE EASEMENTS:

- AN EASEMENT WAS DEDICATED AND CONVEYED TO THE CITY OF ELLENBURG FOR SANITARY SEWER, WATER, ELECTRIC, GAS AND TELEPHONE PURPOSES AND RESERVED FOR AND GRANTED TO FAIR POINT COMMUNICATIONS, CHARTER 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, P AND Q LYING PARALLEL WITH AND ADJOINING REEGER 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.
- 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 ELLENBURG 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 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 ELLENBURG ENERGY SERVICES DEPARTMENT UNDER AND UPON THOSE EASEMENTS DEFINED AND DEPICTED AS "PUBLIC UTILITY EASEMENT" AND "POWER EASEMENT" WITHIN TRACTS P AND Q AND 1) THE 10 FOOT WIDE STRIP LARVELD "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 ELLENBURG ENERGY 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 2-1 THROUGH 2-12 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 2-1 THROUGH 2-12 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 ELLENBURG FOR INGRESS, EGRESS AND THE RIGHT TO MAINTAIN STORMWATER OVER, UNDER AND ACROSS 1) TRACTS A THROUGH Q, INCLUSIVE; AND 2) TRACTS 2-1 THROUGH 2-12, INCLUSIVE, SHOULD THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION FAIL TO DO SO.
- IN ADDITION TO THE EASEMENTS GRANTED IN EASEMENT PROVISION 1, AN EASEMENT FOR SANITARY SEWER PURPOSES WAS DEDICATED AND CONVEYED TO THE CITY OF ELLENBURG 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 H. THE CITY OF ELLENBURG 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 AND LOCATED WITHIN TRACTS 2-1 THROUGH 2-12 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 KITTITAS 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 HEREIN 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 WAS 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 ELLENBURG 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 KITTITAS COUNTY BOARD OF COMMISSIONERS.
THIS _____ DAY OF _____ A.D., 2023, AT _____ MINUTES PAST _____ O'CLOCK _____ A.M., 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 (206) 858-8113
LYNNWOOD (425) 267-0000

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2023-06-22	JOB NO. 416-028-012-0268	
DRAWN BY: C.F.	SHEET 2 OF 5	

RECEIVED
JUN 23 2023

Kittitas County CDS

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

A PLAT COMMUNITY
 A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
 KITTITAS COUNTY, WASHINGTON
 ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

LP-06-00022
 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. 2021-2210001, 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 STATE. THE LOT OWNERS WITHIN BLACK HORSE AT WHISKEY CREEK SHALL BE RESPONSIBLE FOR ENSURING THAT THE HOA CONTINUES TO BE A VISIBLE AND FUNCTIONING LEGAL ENTITY FOR THE PURPOSES SET FORTH ON THIS PLAT AND IN THE DECLARATION.
- A REAR 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 PIN NAIL AND BRASS TAG MARKED "LS 44925" ARE SET AT REAR CORNERS OF LOT ANGLE POINTS WHEN AN OBSTACLE PREVENTS SETTING A REAR AND CAP. THE INTERSECTION OF LOT LINES WITH STREET IMPROVEMENTS SHALL BE REFERENCED BY A PIN 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 35.70A.090(1)). COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.46.300)
- PC's RCW 17.1C.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 PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- BUILDING SETBACKS ARE AS FOLLOWS:

FRONT	15'
SIDE	5'
REAR	5'
- SHOULD TWO ADJACENT 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 53090 0439 E DATED MAY 5, 1981. THE LIMITS OF THE 100-YEAR FLOOD PLAIN ARE TO BE REVISED BY A LCMR 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 LCMR IS COMPLETED AND THE FLOOD PLAIN HAS BEEN REMOVED FROM THE LOT. IF THE LCMR 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, INCLUDING:
- THE SCHOOL BUS STOP WILL BE LOCATED ON THE NORTH SIDE OF 10TH 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. THE REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED SPECIALLY 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 SCA, 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 PLATED AREAS SOUTH OF 10TH AVENUE UNTIL DECEMBER 21, 2023.
- TRACTS 6 AND 5 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 SURFACES 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 KITTITAS COUNTY.
- 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 2-8-21		
PHASE 1	IDENTIFIED LOTS WITHIN PHASE 1	PHASE 1 NOTES:
	LOTS 130-140	ALL ROADS WILL BE DEDICATED. ALL PONDS WILL BE ONLINE TRIGGERING THE BEGINNING OF THE MONITORING PERIOD.
	LOTS 198-210	
	LOTS 237-256	
	LOTS 277-286	
	LOTS 344-354	
PHASE 2	IDENTIFIED LOTS WITHIN PHASE 2	PHASE 2 NOTES:
	LOTS 140-177	ALL ROADS WILL BE DEDICATED. ALL PONDS WILL BE ONLINE TRIGGERING THE BEGINNING OF THE MONITORING PERIOD.
	LOTS 178-197	
	LOTS 217-229	
	LOTS 230-239	
	LOTS 247-263	
	LOTS 264-276	
	LOTS 314-314	
	LOTS 315-343	
PHASE 3	IDENTIFIED LOTS WITHIN PHASE 3	PHASE 3 NOTES:
	LOTS 55-69	ALL ROADS WILL BE DEDICATED. NO RECORDING OF PLAT/PLATS SOUTH OF 10TH AVENUE FOR 2 YRS FROM THE FINAL PLAT RECORDING OF PHASE 1.
	LOTS 78-92	
	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	



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS.
 THIS _____ DAY OF _____ A.D., 2023 AT _____ MINUTES PAST
 _____ O'CLOCK _____ AND PUBLISHED 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) 838-0113
 LYNNWOOD (425) 297-9900

www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2023-06-20	JOB NO: 410-228-012-C208	
DRAWN BY: C.F./B.G.	SHEET: 3 OF 15	

RECEIVED
 JUN 23 2023

BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.

KITITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE

LP-05-00022
LPF-22-00001

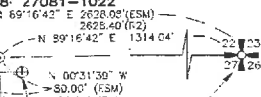
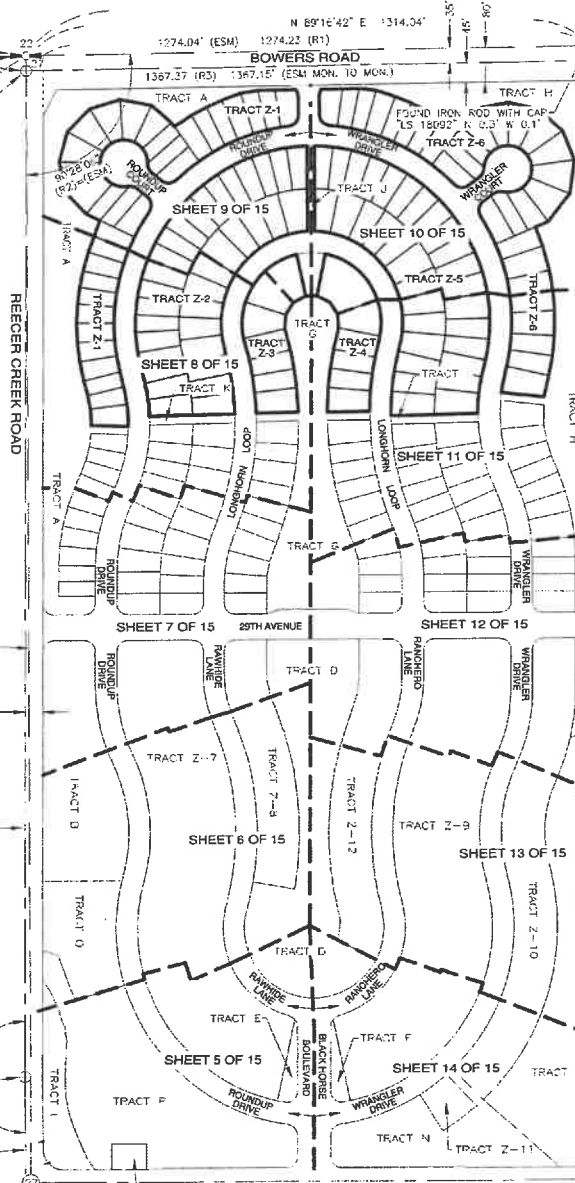
FOUND 2" BRASS CAP IN CONCRETE, WITH PUNCH MARK, DOWN 0.5", STAMPED:



FIELD FOR NORTH QUARTER CORNER SECTION 27 AND CENTERLINE OF REECEER CREEK ROAD (NOVEMBER 2012)

FOUND 2" BRASS CAP IN CONCRETE, DOWN 1.2" IN CASE. CAP NOT FINISHED, USED CENTER OF CAP (FOUND NOVEMBER 2012).
0.7' E C.O. OF CALCULATED CENTERLINE AT 35.00' SOUTH OF THE NORTH LINE OF THE NE 1/4 (NOVEMBER 2012)

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022



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: "TUBERGETSE, LOUMAN ASSOC. IS 33.15' 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, 1082 W. BOWERS ROAD, ELLensburg, WA 98925

FOUND REBAR AND CAP "LS 18022 NELSON" E 0.2' OF LINE



SCALE: 1" = 200'



LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FOUND CORNER AS NOTED
- Δ DELTA
- R RADIUS
- L LENGTH
- (R1) OUT CLAIM DEED TO KITITAS COUNTY RECORDED UNDER AUDITOR'S FILE NO. 20050310021
- (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 - REECEER 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

CENTERLINE OF RIGHT-OF-WAY USING DATA PER (R4) AND FOUND N 1/4 AND S 1/4 CORNERS
N 00°00'31" E 2390.89' (ESM) 2390.89' (R4)

FOUND 2" BRASS CAP IN CONCRETE MONUMENT STAMPED: "KITITAS COUNTY PUBLIC WORKS 42-66.29" WITH PUNCH, DOWN 0.2" IN CASE. (NOVEMBER 2012) N 0.1' W 1"

CENTERLINE OF RIGHT-OF-WAY TO INTERSECTION:
N 53°33'30" W 247.81' (ESM) 247.81' (R4)

N 00°15'11" W 2137.86' (FOUND SOUTH 1/4 CORNER TO FOUND CENTER OF SECTION)

FOUND RAILROAD SPIKE WITH "4" (JANUARY 2006)

FOUND 3" BRASS CAP IN CONCRETE, DOWN 0.5", STAMPED: "C 1/4 S 27 1" 8N RISE COUNTY OF KITITAS SURVEY MONUMENT, NO PUNCH MARK, USED CENTER OF CAP. (NOVEMBER 2012)
FIELD MONUMENT FOR CENTER OF SECTION

CENTERLINE INTERSECTION IS N 89°56'48" W 11.01' (ESM) 11.01' (R3)

N 89°56'48" W 2853.42' (FOUND CENTER OF SECTION TO FOUND EAST 1/4 CORNER) 2853.38' (R2)
N 89°56'48" W 2864.45' (CENTERLINE INTERSECTION TO FOUND EAST 1/4 CORNER)

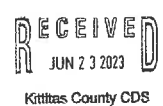
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2023, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAPER _____, 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
www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2023-06-22	JOB NO: 410-028-012-0205	
DRAWN BY: C.F.P.R.C.	SHEET 4 OF 15	



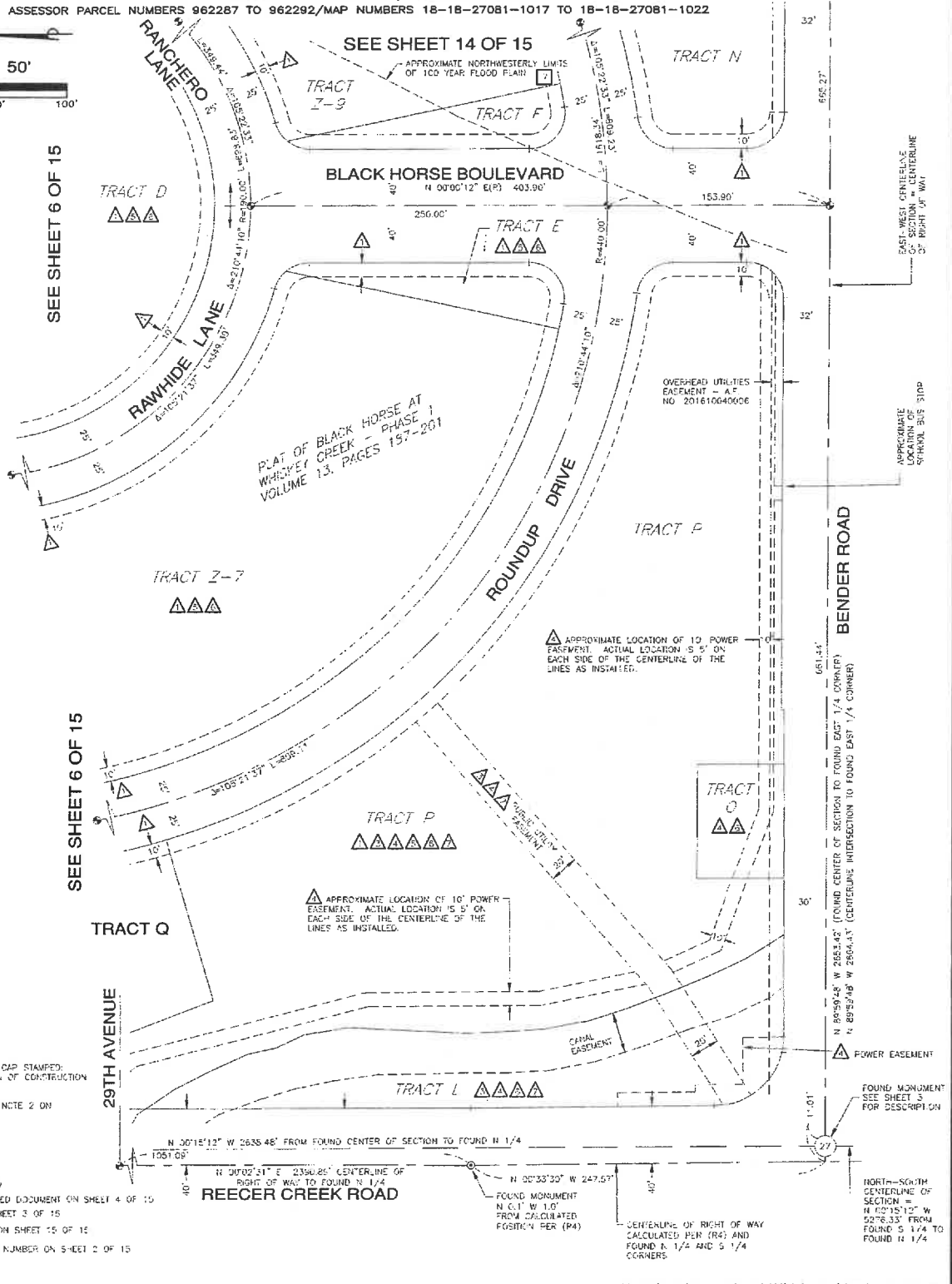
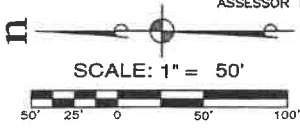
BLACK HORSE AT WHISKEY CREEK - PHASE 2 A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITTITAS COUNTY, WASHINGTON

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022



LEGEND

- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED "U.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
- (C) = RADIAL BEARING AT LOT CORNER
- (S) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
- (N) = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- (X) = INDICATES EXCLUSION NUMBER ON SHEET 15 OF 15
- ⊠ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- ⊠ = PUBLIC UTILITY EASEMENT
- ⊠ = WATER EASEMENT
- ⊠ = POWER (GAS AND ELECTRIC) EASEMENT
- ⊠ = IRRIGATION EASEMENT
- ⊠ = HIGHWAY, EXPRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ⊠ = SANITARY SEWER EASEMENT
- ⊠ = IRRIGATION EASEMENT



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
THIS _____ DAY OF _____ A.D. 2023, 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:

RE: 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: 2023-06-30

JOE NO. 410-328-012-0708

DRAWN BY: C.F./P.G.

SHEET 5 OF 15

DWG. NAME: \\ESM6\FGP\ESM-JCBS\410\026\005\PLATE\FINAL\FP-05.DWG

BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

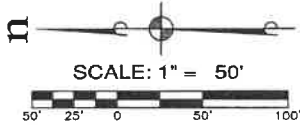
A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

SEE SHEET 13 OF 15

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001



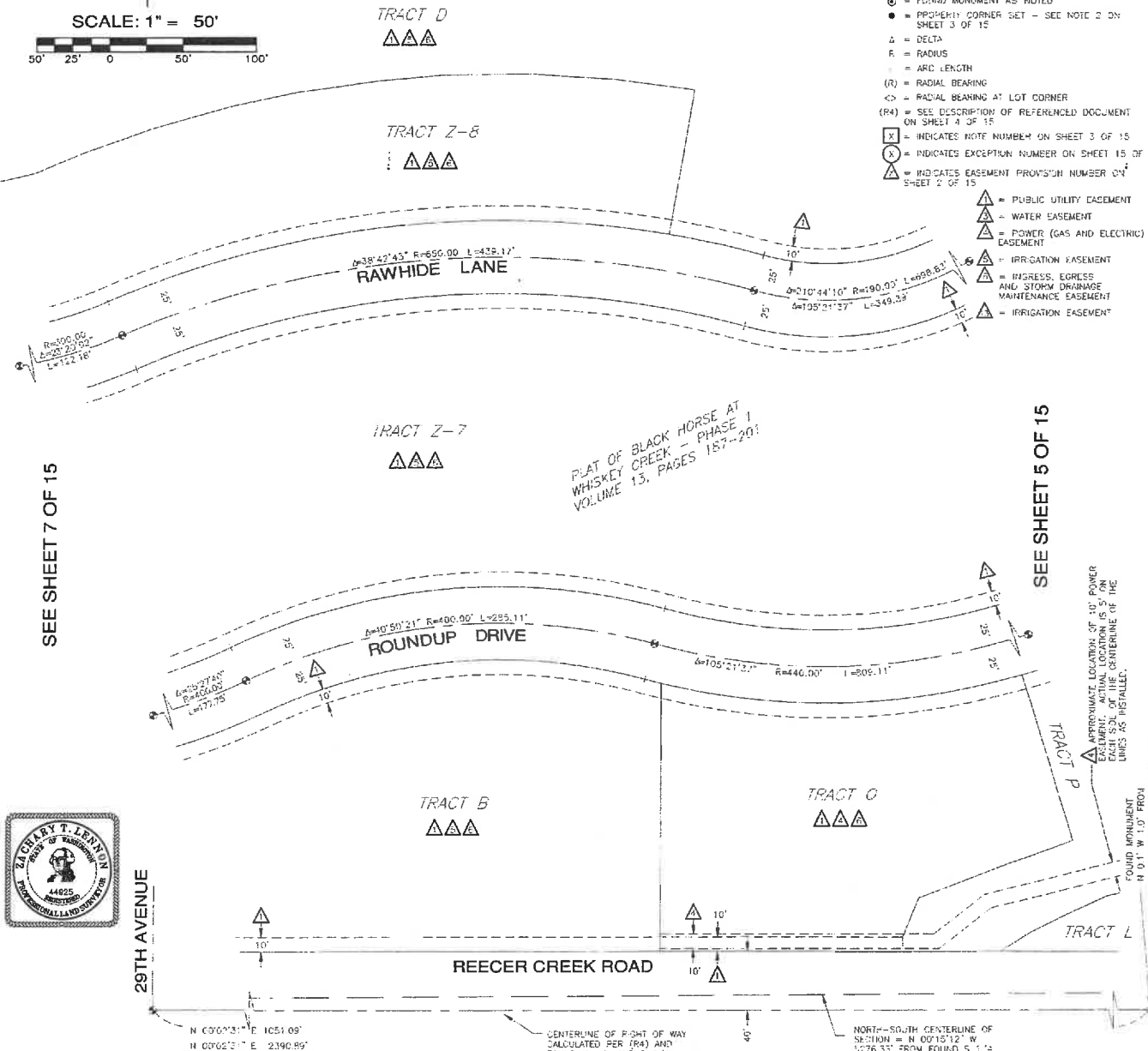
LEGEND

- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED: "L.S. 44825" UPON COMPLETION OF CONSTRUCTION
- ⊙ = FOUND MONUMENT AS NOTED
- = PROPERLY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
- Δ = DELTA
- R = RADIUS
- = 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
- △ = WATER EASEMENT
- △ = POWER (GAS AND ELECTRIC) EASEMENT
- △ = IRRIGATION EASEMENT
- △ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- △ = IRRIGATION EASEMENT

SEE SHEET 7 OF 15

SEE SHEET 5 OF 15



PLAT OF BLACK HORSE AT WHISKEY CREEK - PHASE 1
VOLUME 13, PAGES 187-201

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

FOUND MONUMENT N 01° W 1.0' FROM CALCULATED POSITION PER (R4)

N 00°03'13" E 1051.09'
N 00°05'12" E 2390.89'
CENTERLINE OF RIGHT OF WAY

CENTERLINE OF RIGHT OF WAY CALCULATED PER (R4) AND FOUND N 1/4 AND S 1/4 CORNERS

NORTH-SOUTH CENTERLINE OF SECTION = N 00°15'12" W 5276.33' FROM FOUND S 1/4 TO FOUND N 1/4

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2023, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, OR 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
www.esmcivil.com

FEDERAL WAY (206) 838-8113
LYNNWOOD (425) 297-8900

RECEIVED
JUN 23 2023

BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

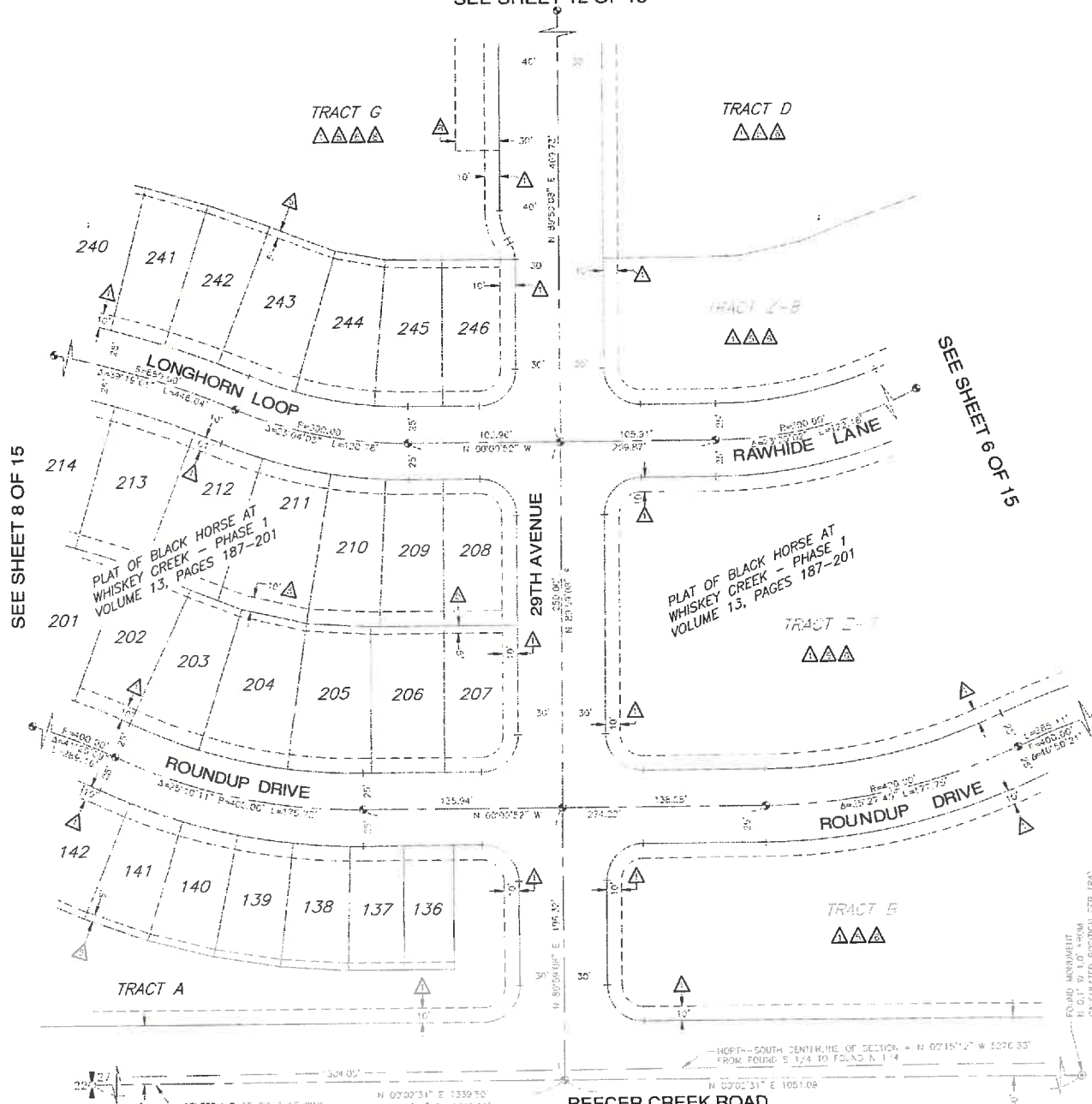
A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

SEE SHEET 12 OF 15

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

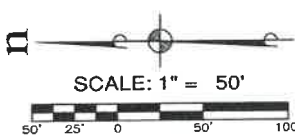


SEE SHEET 8 OF 15

SEE SHEET 6 OF 15

LEGEND

- ⊙ = ESM WILL SET SURFACE BRASS CAP STAMPED "L.S. 44925" WITH 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
- (B) = RADIAL BEARING AT LOT CORNER
- (R4) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
- (N) = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- (X) = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
- (E) = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- ▲ = PUBLIC UTILITY EASEMENT
- ▲ = WATER EASEMENT
- ▲ = POWER (GAS AND ELECTRIC) EASEMENT
- ▲ = IRRIGATION EASEMENT
- ▲ = IRREGULAR, STAFFS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ▲ = 22" CAP SEWER EASEMENT
- ▲ = MAILBOX EASEMENT
- ▲ = IRRIGATION FACILITY



REECER CREEK ROAD

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, 2023, AT _____ MINUTES PAST _____ O'CLOCK _____ A.M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGES _____ RECYCLOS OF KITTITAS COUNTY, WASHINGTON.

KITTITAS COUNTY AUDITOR
AUDITOR'S REFERENCE:
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
LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2023-06-20	JOB NO. 417-028-012-023	
DRAWN BY: L.F./JL	SHEET 7 OF 15	

RECEIVED
JUN 23 2023
Kittitas County CDS

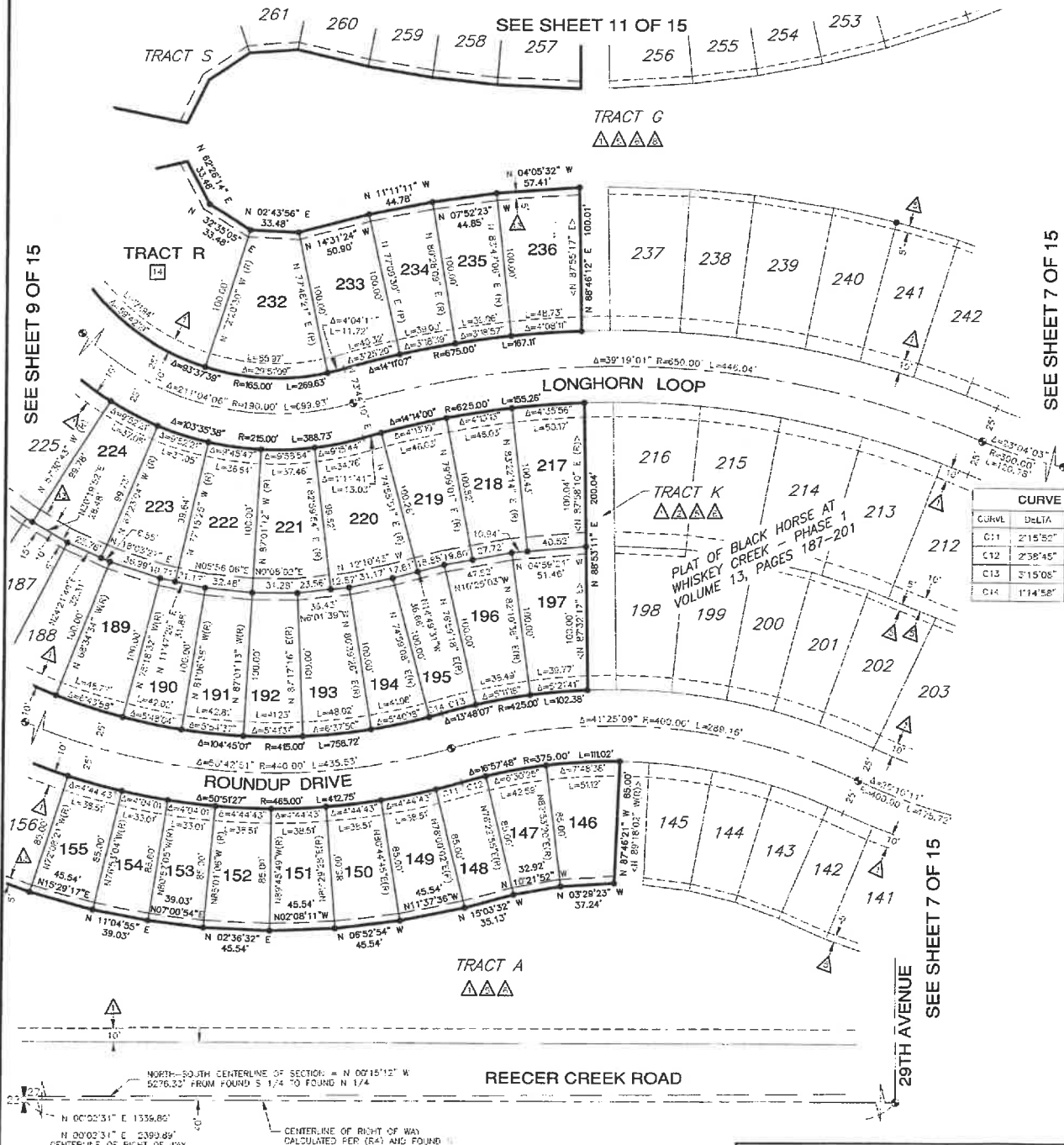


BLACK HORSE AT WHISKEY CREEK - PHASE 2 A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE
LP-06-00022
LPF-22-00001



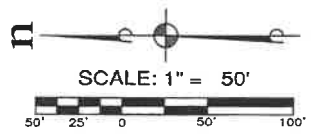
CURVE	DELTA	RADIUS	LENGTH
C11	2°15'52"	465.00'	18.36'
C12	2°38'45"	375.00'	17.32'
C13	3°15'08"	425.00'	24.12'
C14	1°14'58"	415.00'	9.65'

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 2 ON SHEET 3 OF 15
 - Δ = DELTA
 - R = RADIUS
 - L = ARC LENGTH
 - (R) = RADIAL BEARING
 - ↔ = RADIAL BEARINGS AT LOT CORNER
 - (254) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
 - (N) = INDICATED NOTE NUMBER ON SHEET 3 OF 15
 - (X) = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
 - ⊙ = INDICATES EASEMENT PRIMUM 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 KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2023, 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
www.esmcivil.com

FEDERAL WAY (253) 836-6113
UNWIND (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2023-06-21	JOB NO. 410-028-012-19706	
DRAWN BY: C.F./R.C.	SHEET 8 OF 15	

RECEIVED
JUN 23 2023
KITITAS COUNTY, WA



BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
 KITTITAS COUNTY, WASHINGTON

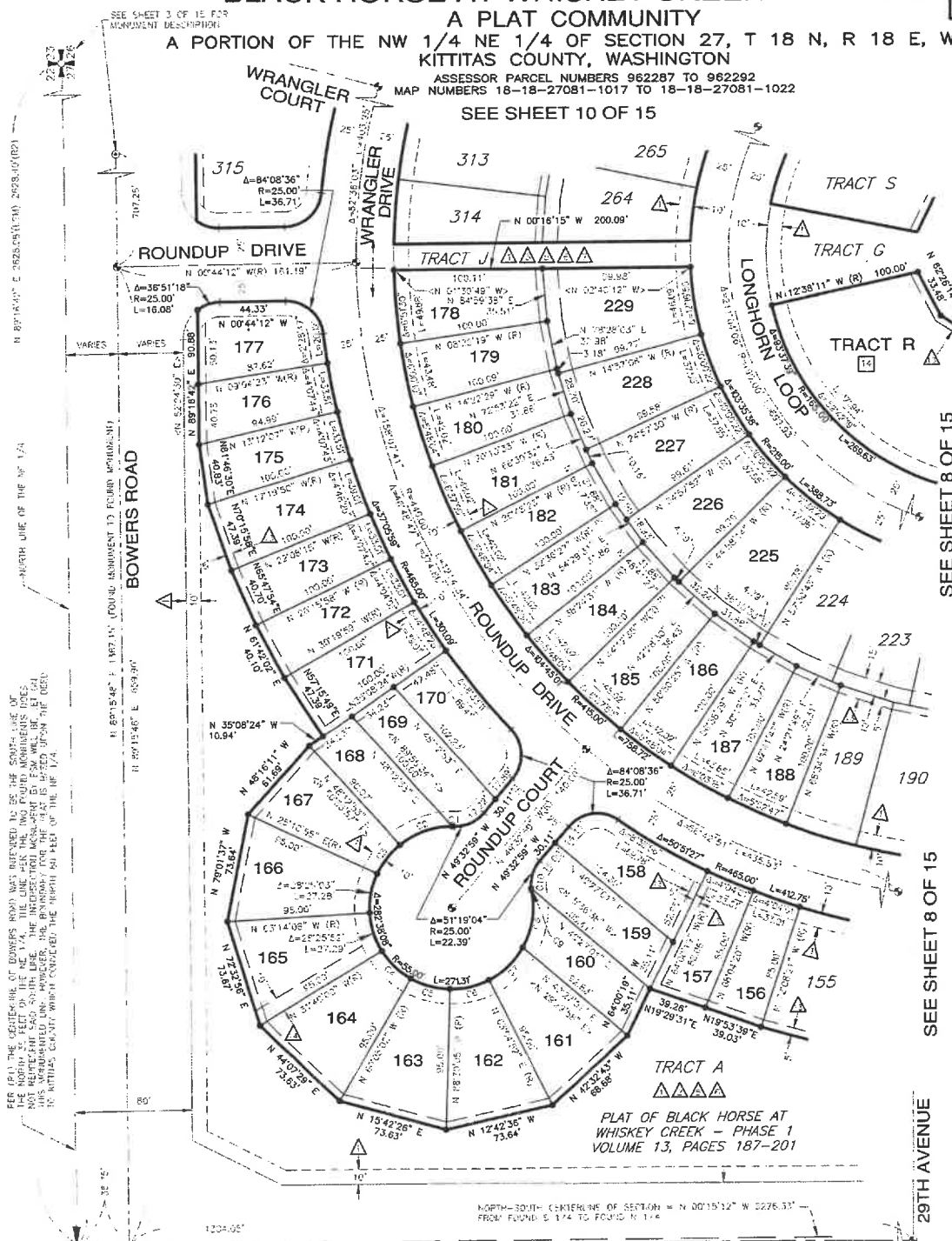
ASSESSOR PARCEL NUMBERS 962287 TO 962292
 MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

SEE SHEET 10 OF 15

AUDITOR'S REFERENCE

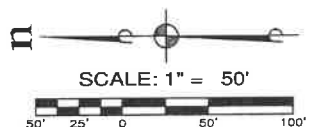
LP-06-00022
 LPF-22-00001

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	114°31'	55.00'	1.75'
C2	36°00'37"	55.00'	37.45'
C3	25°41'00"	55.00'	24.72'
C4	23°25'00"	55.00'	27.26'
C5	22°25'00"	55.00'	27.28'
C6	18°20'00"	55.00'	27.28'
C7	33°34'54"	55.00'	32.24'
C8	40°22'01"	55.00'	39.75'
C9	51°15'25"	25.00'	2.28'
C10	46°01'36"	25.00'	20.10'



PER (P) THE CENTERLINE OF BOWERS ROAD WAS DETERMINED TO BE THE SOURCE LINE OF THE PLAT. THE CENTERLINE OF THE TWO FOUR-FOOT MONUMENTS DOES NOT REPRESENT THE CENTERLINE OF THE ROAD. THE BENCHMARK FOR THE PLAT IS BASED UPON THE OPEN TO INTIMAS CANTY WHICH CONVEYED THE NORTH 80 FEET OF THE NE 1/4.

- LEGEND**
- ESM WILL SET SURFACE BRASS DAP STAMPED "L.S. 44525" UPON COMPLETION OF CONSTRUCTION
 - ⊙ FOUND MONUMENT AS NOTED
 - PROPERTY CORNER SET - SEE NOTE 1 ON SHEET 3 OF 15
 - A = DELTA
 - R = RADIUS
 - L = ARC LENGTH
 - P1 = RADIAL BEARING
 - P2 = RADIAL BEARING IN LOT CORNER
 - (P3) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
 - (X) = INDICATES NOTE NUMBER ON SHEET 3 OF 15
 - (E) = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
 - △ = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15



RECORDING CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS.
 THIS _____ DAY OF _____ A.D. 2023, AT _____ MINUTES PAST
 _____ O'CLOCK _____ A.M. AND RECORDED TO 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
 www.esmcivil.com

FEDERAL WAY (253) 838-8113
 LYNNWOOD (425) 297-8900

Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture
 DATE: 2023-09-21 | ICS NO: 410-028-017-0008
 DRAWN BY: C.P./R.C. | SHEET 9 OF 15

RECEIVED

BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

A PLAT COMMUNITY
A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.

LP-06-00022
LPF-22-00001

KITTITAS COUNTY, WASHINGTON
ASSESSOR PARCEL NUMBERS 962287 TO 962292
MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

PARCEL 3
SURVEY #570477
B03 P028

OWNER OF PARCELS 1 AND 2:
BRADLEY CAMPBELL
1200 N. BOWERS ROAD
ELLENSBURG, WA 98926

SEE SHEET 3 OF 15 FOR
MOVEMENT DESCRIPTION

PARCEL 1
SURVEY #570477
B03 P028

FOUND REBAR
AND CAP
LS 100.92'

N 0°31'39" W 1303.66'

WARRANT AND EGRESS
EASEMENT - A.E.
NO. 47618

TRACT H PLAT OF BLACK HORSE AT
WHISKEY CREEK - PHASE 1
VOLUME 13, PAGES 187-201

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

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	3°59'50"	55.00'	3.84
C16	36°18'23"	55.00'	36.77
C17	2°34'33"	55.00'	22.63
C18	27°20'39"	55.00'	26.25
C19	27°20'36"	55.00'	26.25
C20	29°58'44"	55.00'	28.73
C21	31°02'15"	55.00'	29.78

SEE SHEET 11 OF 15

BOWERS ROAD

WRANGLER DRIVE

ROUNDUP DRIVE

REECER CREEK ROAD

WRANGLER COURT

LONGHORN LOOP

ROUNDUP COURT

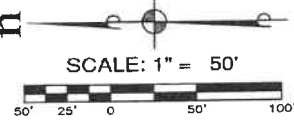
REECER CREEK ROAD

SEE SHEET 9 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
 - DELTA
 - RADIUS
 - ARC LENGTH
 - PADWAY BEARING
 - RADIAL BEARING A LOT CORNER
 - SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 5
 - INDICATES NOTE NUMBER ON SHEET 3 OF 5
 - INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15

- INDICATED EASEMENT PROVISION NUMBER ON SHEET 10 OF 15
- PUBLIC UTILITY EASEMENT
- IRRIGATION EASEMENT
- INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- SANITARY SEWER EASEMENT
- VAL BOX EASEMENT
- WATER EASEMENT
- IRRIGATION EASEMENT



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.E. 2023, 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 _____
E: _____
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: 12/23/2023-06-21	JCB: JCB	410-028-012-0208
DRAWN BY: C.F. P.G.	SHEET 16 OF 15	



BLACK HORSE AT WHISKEY CREEK - PHASE 2

A PLAT COMMUNITY

A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITTITAS COUNTY, WASHINGTON

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE

LP-06-00022
LPF-22-00001

PARCEL 2
SURVEY #570477 B20/P28
B20/P28
OWNER: BRADLEY CAMPBELL
1090 W. BENDER ROAD
ELLETTSBURG, WA 99228

PARCEL 4 SURVEY #570477 B20/P28
OWNER: DENOVIE KIRWAN
1115 W. BENDER ROAD
ELLETTSBURG, WA 99228

PARCEL 1 SURVEY #570477 B20/P28
OWNER: DENOVIE KIRWAN
1115 W. BENDER ROAD
ELLETTSBURG, WA 99228

N 00°31'59" W 1329.96'

EAST LINE OF THE NW 1/4 OF THE NE 1/4

PASSAGE AND EGRESS
EASEMENT - A.E.
NO. 45812

TRACT H
▲▲▲

339 340 341 342 343

344 345 346 347 348 349 350 351

N 05°05'41" W 47.39' N 00°17'53" E 58.93' N 05°41'27" E 47.39' N 10°29'52" E 50.35' N 12°23'01" E 50.35'
L=46.50' L=46.50' L=39.01' L=39.01' L=39.01' L=39.01' L=39.01' L=39.01'
A=47°05'01" R=465.00' L=382.12' A=47°05'01" R=465.00' L=382.12' A=47°05'01" R=465.00' L=382.12'
A=47°05'01" R=465.00' L=382.12' A=47°05'01" R=465.00' L=382.12' A=47°05'01" R=465.00' L=382.12'

WRANGLER DRIVE

TRACT I
▲▲▲

298 297 296 295 294 293 292 291

282 281 280 279 278 277 276 275 274 273 272 271

261 260 259 258 257 256 255 254 253 252 251

LONGHORN LOOP

TRACT J
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT K
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT L
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT M
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT N
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT O
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT P
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT Q
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT R
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT S
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT T
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT U
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT V
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT W
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT X
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT Y
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

TRACT Z
▲▲▲

232 233 234 235 236 237 238 239 240 241 242

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
022	0°25'38"	415.00'	17.58'
023	3°01'52"	425.00'	22.48'

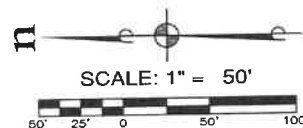
SEE SHEET 10 OF 15

SEE SHEET 12 OF 15

SEE SHEET 8 OF 15

LEGEND

- = ESM WILL SET SURFACE BRASS CAP STAMPEL
- = FOUND MONUMENT AS NOTED
- ⊙ = EXHIBIT CORNER SET - SEE NOTE 2 ON SHEET 5 OF 15
- ⊙ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (B) = RADIAL BEARING
- (B) = RADIAL BEARING AT LOT CORNER
- (B) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
- (X) = INDICATES NOTE NUMBER OF SHEET 3 OF 15
- (X) = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
- (X) = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- ▲ = PUBLIC UTILITY EASEMENT
- ▲ = IRRIGATION EASEMENT
- ▲ = INTEREST, 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., 2023, AT _____ MINUTES PAST
_____ O'CLOCK _____ A.M. AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGE(S) _____, RECORDS OF KITTITAS COUNTY, WASHINGTON.

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

ESM CONSULTING ENGINEERS LLC
33400 8th Avenue S.
Suite 205
Federal Way, WA 98003
FEDERAL WAY (253) 838-8113
LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2023-06-01	JOB NO.: 410-028-012-0206	
DRAWN BY: C.F./C.D.	SHEET 11 OF 15	

RECEIVED
JUN 23 2023
Kittitas County CDS



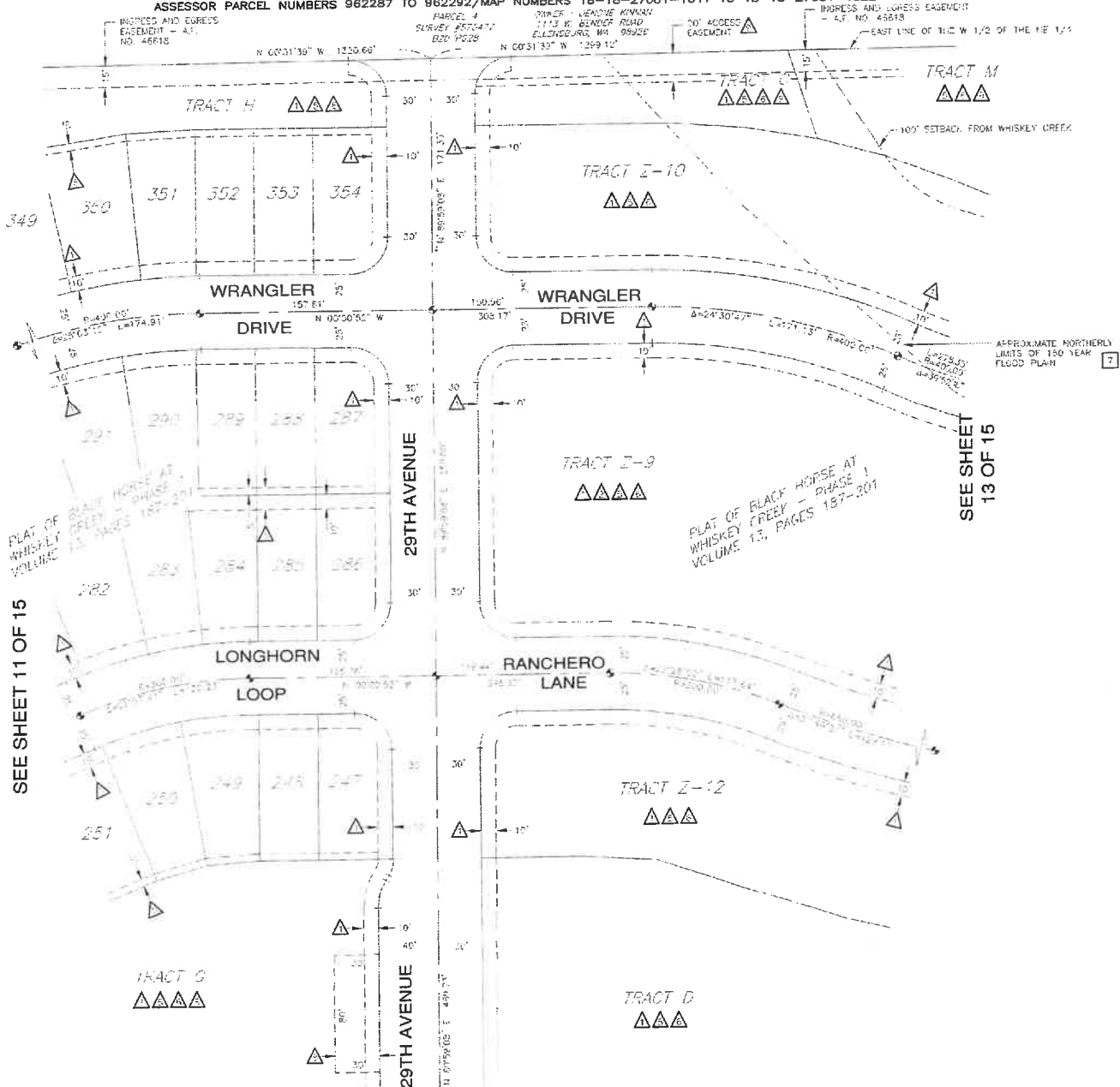
BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

A PLAT COMMUNITY
 A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
 KITTITAS COUNTY, WASHINGTON

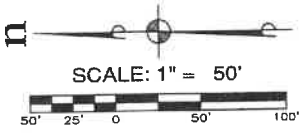
LP-06-00022
 LPF-22-00001

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022



- LEGEND**
- CSM WILL SET SURFACE BRASS CAP STAMPED "L.S. 44926" UP ON COMPLETION OF CONSTRUCTION
 - FOUND MONUMENT AS NOTED
 - PROPERTY CORNER SET - SEE NOTE 2 ON SHEET 3 OF 15
 - DELTA
 - RADIUS
 - ARC LENGTH
 - RACIAL BEARING
 - RACIAL BEARING AT LOT CORNER
 - SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
 - INDICATES NOTE NUMBER ON SHEET 3 OF 15
 - INDICATES EASEMENT NUMBER ON SHEET 15 OF 15
 - INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
 - PUBLIC UTILITY EASEMENT
 - ASSASSINATION EASEMENT
 - INGRESS AND EGRESS EASEMENT
 - WARRANTY OF TITLE EASEMENT
 - WARRANTY OF TITLE EASEMENT
 - WARRANTY OF TITLE EASEMENT
 - WARRANTY OF TITLE EASEMENT

SEE SHEET 7 OF 15



RECORDING CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS,
 THIS _____ DAY OF _____ A.D. 2024 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 _____
 B: DEPUTY COUNTY AUDITOR _____

ESM CONSULTING ENGINEERS LLC
 33400 8th Avenue S.
 Suite 205
 Federal Way, WA 98003
 FEDERAL WAY (253) 838-8113
 LYNNWOOD (425) 297-9900
 www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2023-05-29	JOB NO. 410-028-012-0208	
DRAWN BY: C.F.R.C.	SHEET 11 OF 15	

RECEIVED
 JUN 23 2023
 Kittitas County CDS



BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

A PLAT COMMUNITY
A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITITAS COUNTY, WASHINGTON

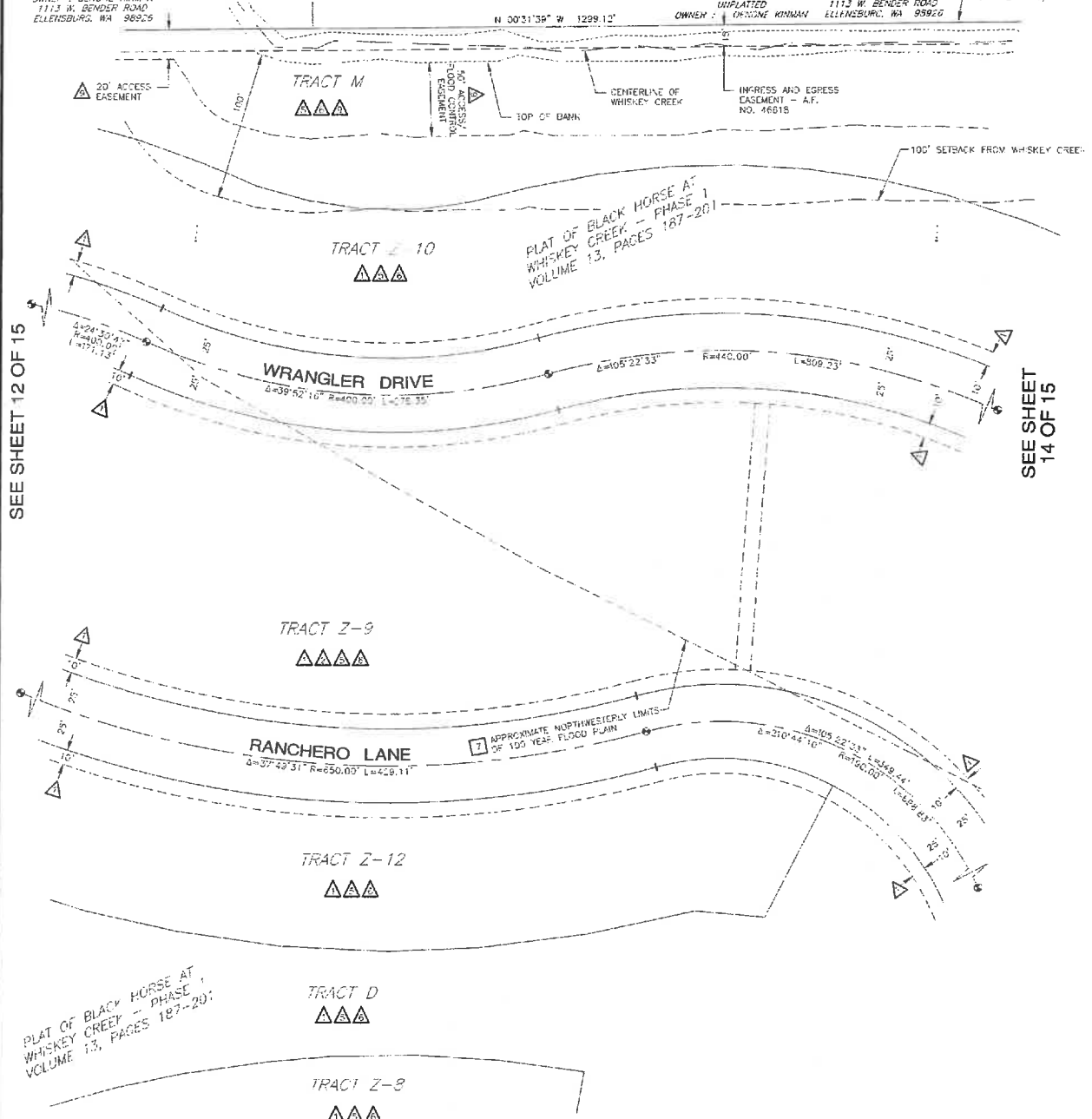
LP-06-00022
LPF-22-00001

PARCEL 3
SURVEY #570477
620, P628
OWNER: GENOVE KINMAN
1113 W. BENDER ROAD
ELLENSBURG, WA 99825

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

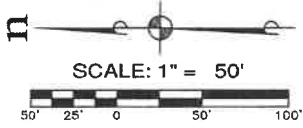
UNPLATTED
OWNER: GENOVE KINMAN
1113 W. BENDER ROAD
ELLENSBURG, WA 99826

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



LEGEND

- = ESM WILL SET SURFACE BRASS CAP STAMPED "L.S. 44905" UPON COMPLETION OF CONSTRUCTION
- ⊙ = FOUND MONUMENT AS NOTED
- = PROPERTY CORNER SET - SEE NOTE 3 ON SHEET 3 OF 15
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER
- (*) = 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
- ▲ = PUBLIC UTILITY EASEMENT
- ▲ = IRRIGATION EASEMENT
- ▲ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ▲ = ACCESS/FLOOD CONTROL EASEMENT
- ▲ = IRRIGATION EASEMENT



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS.
THIS _____ DAY OF _____ A.D., 2023, AT _____ MINUTES PAST
_____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____ OF PLATS, ON
PAGE(S) _____ 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
www.esmcivil.com

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

RECEIVED
JUN 23 2023
Kittitas County CDS



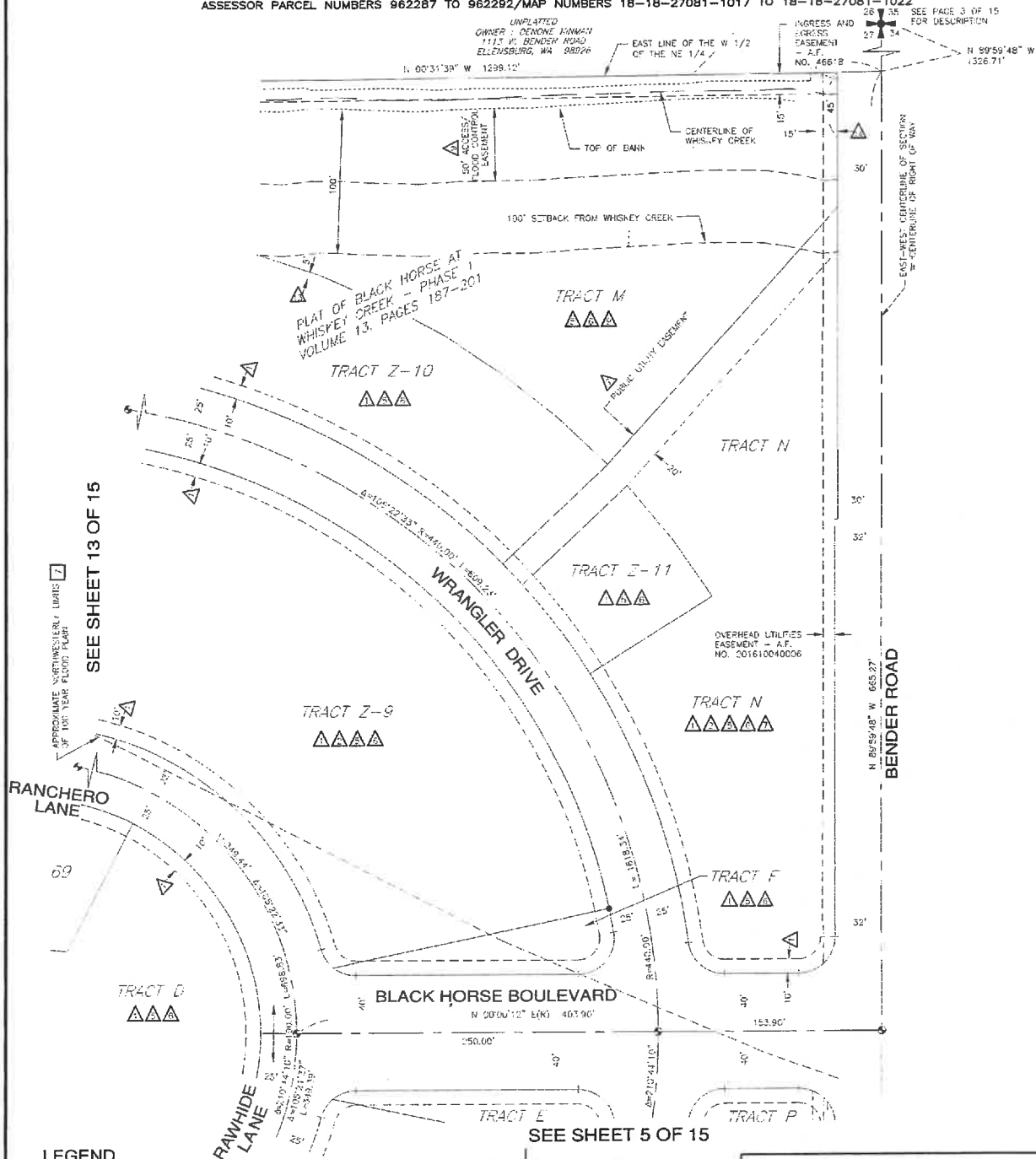
BLACK HORSE AT WHISKEY CREEK - PHASE 2

AUDITOR'S REFERENCE

A PLAT COMMUNITY
 A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
 KITTITAS COUNTY, WASHINGTON

LP-06-00022
 LPF-22-00001

ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

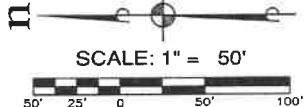


SEE SHEET 13 OF 15

SEE SHEET 5 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 = RADIALS
- L = ARC LENGTH
- RP = RADIAL BEARING
- <> = RADIAL BEARING AT LOT CORNER
- (R#) = SEE DESCRIPTION OF REFERENCED DOCUMENT ON SHEET 4 OF 15
- (N#) = INDICATES NOTE NUMBER ON SHEET 3 OF 15
- (E#) = INDICATES EXCEPTION NUMBER ON SHEET 15 OF 15
- (X) = INDICATES EASEMENT PROVISION NUMBER ON SHEET 2 OF 15
- ⊙ = PUBLIC UTILITY EASEMENT
- ⊙ = ADDRESS/FLOOD CONTROL EASEMENT
- ⊙ = IRRIGATION EASEMENT
- ⊙ = IRRIGATION EASEMENT
- ⊙ = INGRESS, EGRESS AND STORM DRAINAGE MAINTENANCE EASEMENT
- ⊙ = SANITARY SEWER EASEMENT



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D. 2023, 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

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

FEDERAL WAY (253) 638-4113
 LYNNWOOD (425) 237-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2023-06-26	JOB NO. 470-028-012-0208	
DRAWN BY: C.F./R.G.	SHEET 14 OF 15	

RECEIVED JUN 23 2023



BLACK HORSE AT WHISKEY CREEK - PHASE 2
A PLAT COMMUNITY
A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 27, T 18 N, R 18 E, W.M.
KITITAS COUNTY, WASHINGTON
ASSESSOR PARCEL NUMBERS 962287 TO 962292/MAP NUMBERS 18-18-27081-1017 TO 18-18-27081-1022

AUDITOR'S REFERENCE

LP-06-00022
 LPF-22-00001

EXCEPTIONS FROM TITLE REPORT

THE LEGAL DESCRIPTION AND EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM AMERITITLE AND AMENDED SUBDIVISION GUARANTEE NO. 218988888 (CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 72154-47865226) DATED JUNE 16, 2023. 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 REGARD TO TITLE ISSUES TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

- 1.-5. NOT REPORTED HEREIN
- 6-17. SUBJECT TO GENERAL AND SPECIAL TAXES AND CHARGES IF APPLICABLE, FOR TAX ID NUMBERS 962287, 962288, 962289, 962290, 962291 AND 962292.
- 18. SUBJECT TO LICHS, LEVIES AND ASSESSMENTS OF THE BLACK HORSE AT WHISKEY CREEK HOME OWNERS ASSOCIATION.
- 19. SUBJECT TO ASSESSMENTS, MAINTENANCE AND OPERATING PROVISIONS OF THE CASCADE IRRIGATION DISTRICT AS SET FORTH IN RESOLUTION NUMBERS 01-2008 AND 02-2008 AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NOS. 20060508001 AND 20060508002 AND THOSE AMENDMENTS THEREIN RECORDED UNDER AUDITOR'S FILE NOS. 20060520025 AND 20190720016. EXCEPTION CANNOT BE PLOTTED.
- 20. 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. 20060509446. EXCEPTION CANNOT BE PLOTTED.
- 21. 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. 21008. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
- 22. 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. 90189, 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. 96448, AND ALSO SUBJECT TO THAT ASSIGNMENT OF RIGHT OF WAY TO FILLINGSBURG TELEPHONE COMPANY AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 278879. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
- 23. 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.
- 24. 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. 20060520046. EXCEPTION CANNOT BE PLOTTED.
- 25. SUBJECT TO THAT BARGAIN AND SELL 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.
- 26. 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. 20060500038. EXCEPTION CANNOT BE PLOTTED.
- 27. 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. 202112210020 IN BOOK 13 OF PLATS, PAGES 167 THROUGH 201.
- 28. 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.
- 29. NOT REPORTED HEREIN.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2023, 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 (253) 838-6113
 LYNNWOOD (425) 297-0900
 www.esmcivil.com

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2023-06-03	JOB NO. 410-028-612-0205	
DRAWN BY: J.K./C.F.	SHEET 15 OF 15	

RECEIVED
 JUN 23 2023

Kititas County CDS