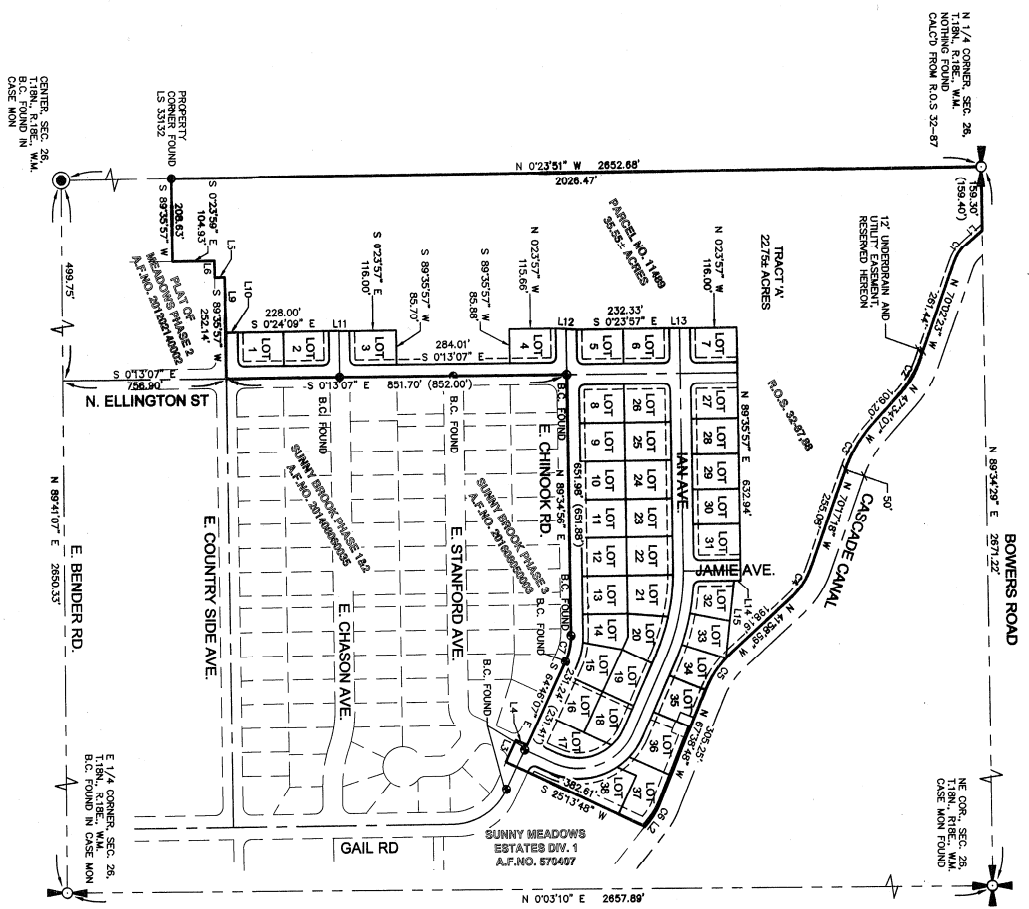


1/1/2



# PLAT OF "ELLENSBURG FLATS - PHASE 1"

(A PORTION OF THE NORTHWEST 1/4, NORTHEAST 1/4, SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.)



### NOTES

1. DENOTES 2" ALUM. CAP SET IN CASE STAMPED "H.A. LS 3332 & 4631" UNLESS NOTED OTHERWISE.
2. DENOTES 5/8" BERRA WITH YELLOW CAP MARKED H.A. LS 3332/H.A. LS 4463 SET.
3. DENOTES PROPERTY CORNER FOUND AS NOTED.
4. ( ) DENOTES RECORDED DISTANCES.
5. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, T.18N., R.18E., W.M. IS ASSUMED TO HAVE A BEARING OF N 89°41'07" E.
6. SURVEY PERFORMED WITH A LEICA TS18 Z ELECTRONIC TOTAL STATION RECORDING AND LEICA CS13 GPS RECEIVER UTILIZING FAST STATIC AND REAL TIME KINEMATIC PROCEDURES.
7. MONUMENTS SHOWN HEREON AS FOUND WERE VISITED IN OCTOBER 2022.
8. THIS SURVEY METERS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-150-020.
9. LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON ARE PER THAT TITLE REPORT PREPARED BY NITTHIS THEE AND ERIKSON, DATE SEPTEMBER 24, 2019.
10. SUBJECT PROPERTY IS ZONED R-S, RESIDENTIAL SUBDIVISION, AND IS ZONED WITHIN THE N-3 AIRPORT OVERLAY ZONE.
11. THIS PROPERTY IS LOCATED WITHIN THE AIRPORT OVERLAY ZONE AND IS SUBJECT TO THE AIRPORT OVERLAY COORDINATE SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF THE PROPERTY.

### LEGAL DESCRIPTION

PARCEL B OF THAT CERTAIN SURVEY MARCH 23, 2006, IN BOOK 32 OF SALES & CONVEYANCES RECORDS OF NITTHIS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., (NITTHIS COUNTY, STATE OF WASHINGTON).

### NOTES

1. SEE SHEET 2 FOR LOT DETAILS.
2. SEE SHEET 2 FOR PROPERTY CORNER OFFSET LINE TABLE.
3. SEE SHEET 3 FOR LINE TABLE, CURVE TABLE.
4. SEE SHEET 4 FOR SIGNATURES AND APPROVALS.

### TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS 20th DAY OF JULY 2023  
 BY: [Signature] OFFICE OF NITTHIS COUNTY TREASURER

### SURVEYORS CERTIFICATE

I, TIMOTHY E. FRIES, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "ELLENSBURG FLATS - PHASE 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE NORTHWEST QUARTER, NORTHEAST 1/4, SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND MARKERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAN.

CERTIFICATE NUMBER 44631



AUDITORS CERTIFICATE 202307200002  
 FILED FOR RECORD THIS 20th DAY OF JULY 2023 AT 10:18 AM  
 IN BOOK 14 OF SALES & CONVEYANCES RECORDS OF NITTHIS COUNTY, STATE OF WASHINGTON.  
 SURVEYOR'S NAME: TIMOTHY E. FRIES  
 COUNTY AUDITOR: BRYAN ELIOTT



2803 River Road  
 Yakima, WA 98902  
 509.966.7000  
 Fax 509.965.3800  
 www.hlacl.com

JOB NO. 18140  
 FILE NAME: 18140platt.dwg  
 DATE: MAY 30, 2023  
 SHEET 1 OF 4

PARCEL NUMBER 11489

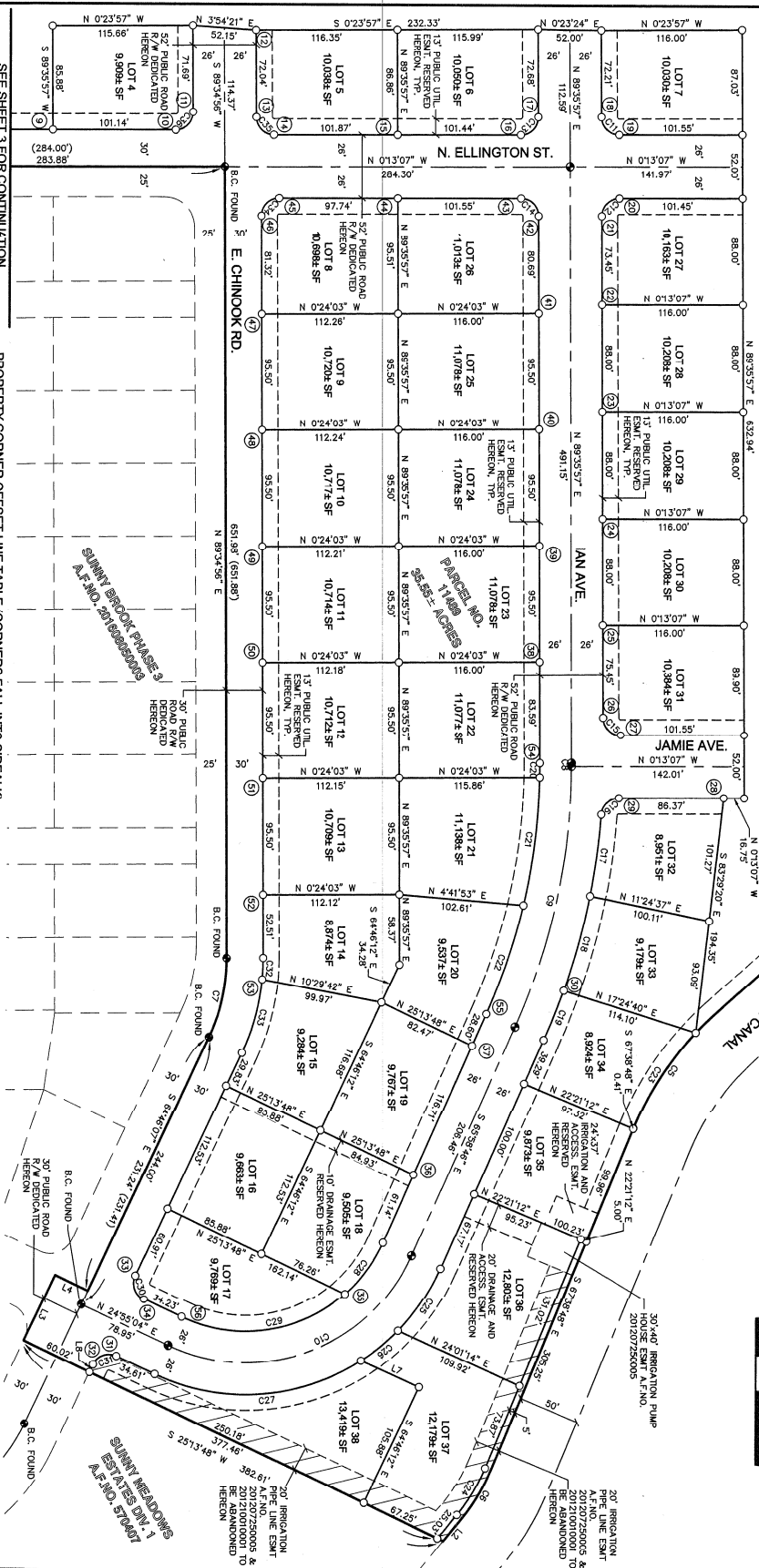
14/73



**PLAT OF "ELLENSBURG FLATS - PHASE 1"**

(A PORTION OF THE NORTHWEST 1/4, NORTHEAST 1/4,  
 SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.)

TRACT 1A  
 22.75 ACRES



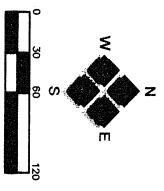
SEE SHEET 3 FOR CONTINUATION

PROPERTY CORNER OFFSET LINE TABLE (CORNERS FALL INTO SIDELINE)

LINE	BEARING	LENGTH
1	N 03°34'46" E	0.12
2	N 89°35'57" W	0.27
3	S 89°35'57" W	0.29
4	S 76°59'07" W	0.37
5	S 07°00'13" W	0.24
6	S 06°07'45" E	0.29
7	S 89°16'43" W	0.18
8	S 89°35'57" W	0.16
9	S 89°35'57" W	0.17
10	N 27°46'43" W	0.41
11	N 13°56'43" E	0.19
12	N 00°23'37" W	0.46
13	N 07°37'16" W	0.42

14	N 52°12'14" W	0.54
15	S 89°35'57" W	0.29
16	S 78°20'13" W	0.28
17	S 00°34'31" W	0.37
18	N 11°31'15" E	0.22
19	S 27°19'37" W	0.25
20	S 89°10'14" E	0.23
21	N 03°15'34" W	0.21
22	N 00°15'07" W	0.18
23	N 00°15'07" W	0.18
24	N 00°15'07" W	0.21
25	N 07°02'56" W	0.43
26	S 87°04'17" W	0.46

29	S 82°29'20" E	0.14
30	N 81°56'55" E	0.27
31	N 17°24'40" E	0.10
32	S 72°29'33" E	0.24
33	N 23°01'17" E	0.18
34	N 17°21'55" E	0.20
35	N 52°54'08" W	0.21
36	S 25°13'48" W	0.12
37	S 25°13'48" W	0.19
38	S 25°13'48" W	0.17
39	S 02°24'03" E	0.14
40	S 02°24'03" E	0.11
41	S 02°24'03" E	0.14
42	S 02°24'03" E	0.14
43	S 02°24'03" E	0.14
44	S 02°24'03" E	0.14
45	S 02°24'03" E	0.14
46	S 02°24'03" E	0.14
47	S 02°24'03" E	0.14
48	S 02°24'03" E	0.14
49	S 02°24'03" E	0.14
50	S 02°24'03" E	0.14
51	S 02°24'03" E	0.14
52	S 02°24'03" E	0.14
53	S 02°24'03" E	0.14
54	S 02°24'03" E	0.14
55	S 02°24'03" E	0.14
56	S 02°24'03" E	0.14
57	S 02°24'03" E	0.14
58	S 02°24'03" E	0.14
59	S 02°24'03" E	0.14
60	S 02°24'03" E	0.14
61	S 02°24'03" E	0.14
62	S 02°24'03" E	0.14
63	S 02°24'03" E	0.14
64	S 02°24'03" E	0.14
65	S 02°24'03" E	0.14
66	S 02°24'03" E	0.14
67	S 02°24'03" E	0.14
68	S 02°24'03" E	0.14
69	S 02°24'03" E	0.14
70	S 02°24'03" E	0.14
71	S 02°24'03" E	0.14
72	S 02°24'03" E	0.14
73	S 02°24'03" E	0.14
74	S 02°24'03" E	0.14
75	S 02°24'03" E	0.14
76	S 02°24'03" E	0.14
77	S 02°24'03" E	0.14
78	S 02°24'03" E	0.14
79	S 02°24'03" E	0.14
80	S 02°24'03" E	0.14
81	S 02°24'03" E	0.14
82	S 02°24'03" E	0.14
83	S 02°24'03" E	0.14
84	S 02°24'03" E	0.14
85	S 02°24'03" E	0.14
86	S 02°24'03" E	0.14
87	S 02°24'03" E	0.14
88	S 02°24'03" E	0.14
89	S 02°24'03" E	0.14
90	S 02°24'03" E	0.14
91	S 02°24'03" E	0.14
92	S 02°24'03" E	0.14
93	S 02°24'03" E	0.14
94	S 02°24'03" E	0.14
95	S 02°24'03" E	0.14
96	S 02°24'03" E	0.14
97	S 02°24'03" E	0.14
98	S 02°24'03" E	0.14
99	S 02°24'03" E	0.14
100	S 02°24'03" E	0.14
101	S 02°24'03" E	0.14
102	S 02°24'03" E	0.14
103	S 02°24'03" E	0.14
104	S 02°24'03" E	0.14
105	S 02°24'03" E	0.14
106	S 02°24'03" E	0.14
107	S 02°24'03" E	0.14
108	S 02°24'03" E	0.14
109	S 02°24'03" E	0.14
110	S 02°24'03" E	0.14
111	S 02°24'03" E	0.14
112	S 02°24'03" E	0.14
113	S 02°24'03" E	0.14
114	S 02°24'03" E	0.14
115	S 02°24'03" E	0.14
116	S 02°24'03" E	0.14
117	S 02°24'03" E	0.14
118	S 02°24'03" E	0.14
119	S 02°24'03" E	0.14
120	S 02°24'03" E	0.14

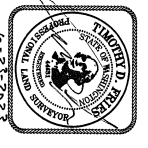


**HLA**  
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JOB NO. 181440  
 FILE NAME: 181440.dwg  
 DATE: MAY 30, 2023

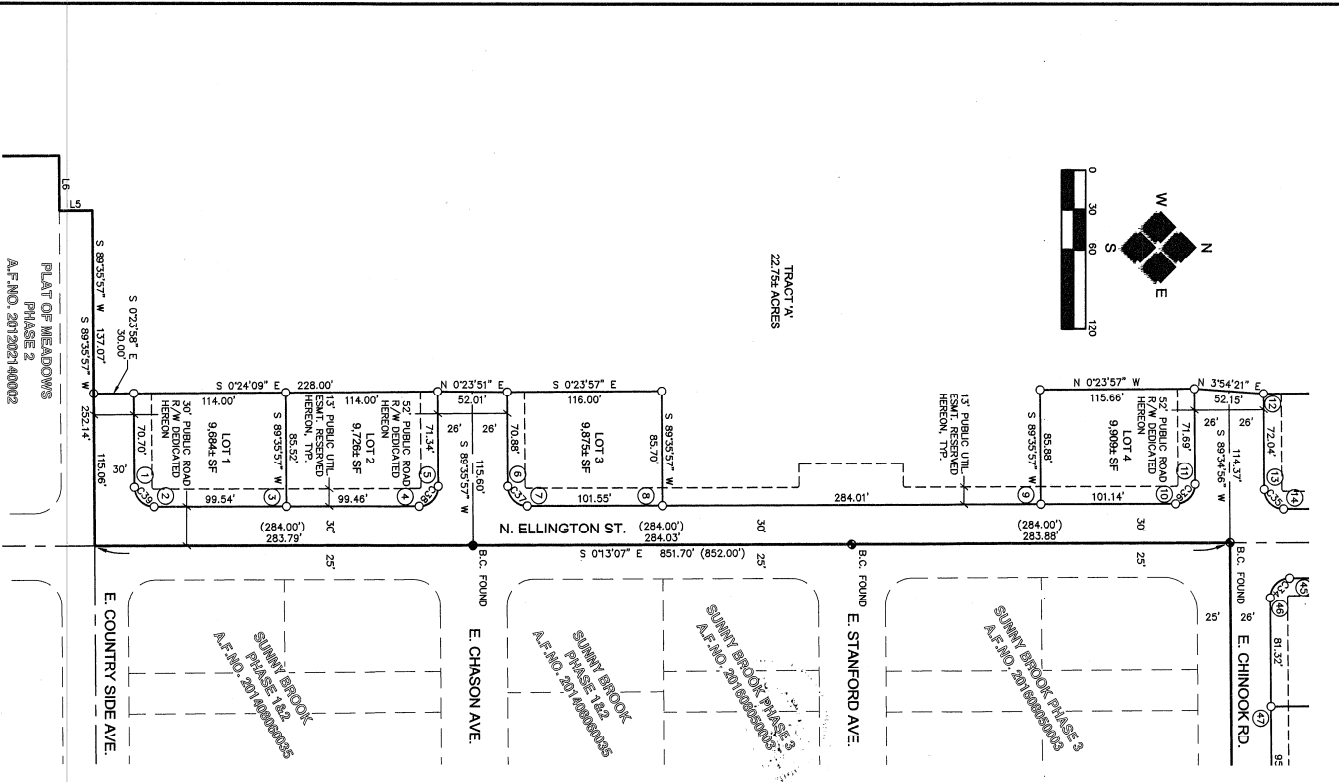
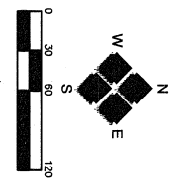
PARCEL NUMBER 11489

SHEET 2 OF 4



SHINY BROOK PHASE 3  
 A.F. NO. 2012000001  
 20' IRRIGATION  
 PIPE LINE ESMT  
 TO BE ABANDONED  
 HEREON

14/4



**PLAT OF "ELLENSBURG FLATS - PHASE 1"**

(A PORTION OF THE NORTHWEST 1/4, NORTHEAST 1/4,  
 SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.)

**LINE TABLE**

LINE	BEARING	LENGTH	L8	L9	L10	L11	L12	L13	L14	L15
L1	S 50°32'05" E	50.16	N 64°46'12" W	6.97	N 89°35'57" W	137.07	N 00°23'58" E	30.00	N 00°35'51" E	52.01
L2	S 50°32'05" E	23.76	N 00°23'58" E	30.00	N 00°35'51" E	52.01	N 02°54'21" E	52.15	N 00°23'58" E	52.00
L3	N 64°46'12" W	60.00	N 00°35'51" E	52.01	N 02°54'21" E	52.15	N 00°23'58" E	52.00	N 00°35'51" E	52.01
L4	N 25°13'46" E	29.96	N 00°23'58" E	25.00	N 00°35'51" E	52.01	N 02°54'21" E	52.15	N 00°23'58" E	52.00
L5	S 00°23'58" E	25.00	N 00°35'51" E	52.01	N 02°54'21" E	52.15	N 00°23'58" E	52.00	N 00°35'51" E	52.01
L6	S 89°35'57" W	41.35	N 00°35'51" E	52.01	N 02°54'21" E	52.15	N 00°23'58" E	52.00	N 00°35'51" E	52.01
L7	N 24°01'14" E	52.63	S 83°29'20" E	194.35						

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	29°30'35"	115.00	59.23	N 55°15'34" W	58.58
C2	22°26'52"	235.00	92.07	N 58°48'57" W	91.48
C3	22°43'09"	325.00	128.87	N 58°55'41" W	128.03
C4	29°18'15"	200.00	98.80	N 55°09'10" W	97.80
C5	25°39'51"	266.00	116.46	N 54°48'54" W	115.48
C6	17°05'40"	155.00	46.29	N 59°05'28" W	46.12
C7	25°38'57"	150.00	67.15	S 77°35'36" E	66.59
C8	01°18'00"	525.00	2.75	S 89°44'57" W	2.75
C9	24°07'17"	525.00	221.02	N 78°02'29" W	219.40
C10	90°53'50"	150.00	237.97	N 20°31'51" W	213.79
C11	89°49'05"	145.00	22.73	S 44°41'25" W	20.47
C12	90°10'55"	145.00	22.82	S 45°18'35" E	20.54
C13	90°10'55"	145.00	22.82	N 45°18'35" W	20.54
C14	89°49'05"	145.00	22.73	N 44°41'25" E	20.47
C15	89°49'05"	145.00	22.73	N 44°41'25" E	20.47
C16	89°47'00"	145.00	21.71	N 43°08'37" W	19.74
C17	70°15'41"	551.00	67.61	N 82°29'12" W	67.57
C18	82°54'49"	551.00	81.07	N 82°29'12" W	81.00
C19	43°54'41"	551.00	43.87	N 68°15'37" W	43.86
C20	12°20'02"	489.00	11.91	N 89°43'02" W	11.91
C21	12°08'15"	499.00	105.79	N 82°37'54" W	105.51
C22	1°35'02"	499.00	95.08	N 71°28'17" W	94.94
C23	20°51'06"	260.00	94.62	S 57°13'17" E	94.10
C24	17°08'43"	150.00	44.80	S 59°05'26" E	44.63
C25	20°17'13"	176.00	62.32	N 55°50'09" W	61.99
C26	12°46'34"	176.00	39.25	N 39°18'16" W	39.16
C27	57°30'02"	176.00	177.65	N 03°59'57" W	170.21
C28	24°22'26"	124.00	52.75	N 53°47'35" W	52.35
C29	66°31'23"	124.00	143.87	N 08°20'58" W	136.02
C30	90°18'49"	145.00	22.86	S 70°04'28" W	20.56
C31	89°41'16"	145.00	22.70	N 19°35'34" W	20.45
C32	5°41'51"	180.00	17.90	N 87°34'08" W	17.89
C33	19°57'06"	180.00	62.68	N 74°44'40" W	62.36
C34	90°11'57"	145.00	22.83	N 45°19'08" W	20.54
C35	89°48'03"	145.00	22.73	N 44°40'54" E	20.47
C36	90°11'57"	145.00	22.83	S 45°19'08" W	20.54
C37	89°48'05"	145.00	22.73	S 44°41'25" W	20.47
C38	90°10'55"	145.00	22.82	S 45°18'35" E	20.54
C39	89°49'05"	145.00	22.73	S 44°41'25" W	20.47

PARCEL NUMBER 11489



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 Yorktown, VA 23690  
 509.966.7000  
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JOB NO. 18140  
 FILE NAME: 18140.dwg  
 DATE: MAY 30, 2023  
 SHEET 3 OF 4

**PLAT OF "ELLENSBURG FLATS - PHASE 1"**

(A PORTION OF THE NORTHWEST 1/4, NORTHEAST 1/4,  
SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.)

**DEDICATION AND WAIVER OF CLAIMS**

KNOW ALL MEN BY THESE PRESENTS THAT FALCON ROBE INVESTMENTS, LLC ARE THE PARTIES HAVING THE OWNERSHIP AND INTEREST IN THE PROJECT DESCRIBED AS FALCON ROBE INVESTMENTS, LLC AND FALCON ROBE INVESTMENTS, LLC HAS HEREBY WAIVED AND RELEASED TO THE CITY OF ELLENSBURG ALL RIGHTS AND CLAIMS OF ANY KIND OR NATURE, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO BE HEARD OR TO BE REPRESENTED AT ANY PUBLIC HEARING OR ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE HELD BY THE CITY OF ELLENSBURG IN CONNECTION WITH THE CONSTRUCTION, FINANCING, AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS OF WAY, AND DO HEREBY WAIVE THE RIGHT TO BE HEARD OR REPRESENTED AT ANY HEARING OR PUBLIC MEETING WITH RESPECT TO THE PROJECT AS SHOWN HEREON.

**ACKNOWLEDGMENT**

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSONS WHOSE NAMES ARE SET FORTH IN THIS INSTRUMENT AS APPEARING BEFORE ME, AND SAID PERSONS HAVE ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON DATE STATED THAT HE WAS AS THE Authorized Signatory OF FALCON ROBE INVESTMENTS, LLC TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED: 6-29-23  
NOTARY PUBLIC  
BY APPOINTMENT EXPIRES: 7-25

**MAINTENANCE OF STORMWATER FACILITIES**

THE STORMWATER FACILITY WITHIN THE PLAT OF ELLENSBURG PLATS - PHASE 1, BE DEPOSITED AND MAINTAINED BY THE OWNERS, HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS IN ACCORDANCE WITH THE CITY OF ELLENSBURG. THE CITY OF ELLENSBURG SHALL HAVE THE RIGHT TO INSPECT AND INSURE THE STORMWATER FACILITY MAINTENANCE PER SS 65 OF THE EASTERN WASHINGTON PHASE II MUNICIPAL PENNY.

IF THE CITY OF ELLENSBURG DETERMINES MAINTENANCE OR REPAIR WORK ON THE STORMWATER FACILITY IS REQUIRED, THE CITY OF ELLENSBURG SHALL REQUIRE THE CITY OF ELLENSBURG OWNERS, HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS IN ACCORDANCE WITH THE CITY OF ELLENSBURG TO PREPARE A MAINTENANCE AGREEMENT WITH A PRIVATE FACILITY MAINTENANCE COMPANY TO PERFORM THE MAINTENANCE OF THE STORMWATER FACILITY. THE CITY OF ELLENSBURG WILL BE REQUIRED TO RESPOND AND/OR LOT OWNERS WILL BE REQUIRED TO RESPOND TO THE CITY OF ELLENSBURG WITHIN 14 BUSINESS DAYS.

THE OWNERS, HOMEOWNERS ASSOCIATION AND/OR LOT OWNERS SHALL NOT REFUSE WRITTEN APPROVAL FROM THE CITY OF ELLENSBURG AND A WRITTEN LETTER FROM A CITY ENGINEER APPROVING THE DESIGN CHANGES.

**BACKFLOW PREVENTION**

IN LIEU OF REQUIRING A BACKFLOW ASSEMBLY AT THE SERVICE ENTRANCE ON LOTS 1 THROUGH 38 OF THE PLAT OF ELLENSBURG PLATS - PHASE 1, THE OWNER AGREES NOT TO ADJUST WATER SYSTEM, AND TO DO NOTHING THAT WOULD LEAD TO OCCURRENCE OF A BACKFLOW EVENT. A CROSS CONNECTION IS DEFINED AS A CONTAMINATED SOURCE, DEGRADED WATER LINES AND A CONTAMINATED SOURCE, DEGRADED WATER LINES AND A CONTAMINATED SOURCE, DEGRADED WATER PRESSURE ON THE PARTICIPANT'S SIDE OF THE WATER METER TO ACCEPT FULL LEGAL RESPONSIBILITY FOR ALL DAMAGES INCLUDING BACKFLOW EVENTS. THE OWNER ACKNOWLEDGES THAT HE/SHE HAS BEEN INFORMED BY THE CITY OF ELLENSBURG OF THE CITY OF ELLENSBURG PROTECTIVE REQUIREMENTS AND THE CONSEQUENCES OF A BACKFLOW EVENT.

**CITY ENGINEER APPROVAL**

THE SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF ELLENSBURG SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH CITY OF ELLENSBURG ENGINEER EXAMINED AND APPROVED THIS

BY: *[Signature]*  
CITY OF ELLENSBURG ENGINEER

**COMMUNITY DEVELOPMENT**

THE SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF ELLENSBURG SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH CITY OF ELLENSBURG COMMUNITY AND DEVELOPMENT DIRECTOR EXAMINED AND APPROVED THIS

BY: *[Signature]*  
COMMUNITY DEVELOPMENT DIRECTOR

**IRRIGATION DISTRICT CERTIFICATE**

THE PROPERTY DESCRIBED HEREON IS WHOLLY OR IN PART LOCATED WITHIN THE BOUNDARIES OF THE CASCADE IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAT FOR CURRENTLY EXISTING IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE IN FULL COMPLIANCE WITH THE CITY OF ELLENSBURG SUBDIVISION ORDINANCE AND ANY OTHER RULES AND REGULATIONS OF THE DISTRICT OR IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT:

- THIS PLAT CONTAINS COMPLETED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS OR
- PROMISONS ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE BY COMPIANT AND AGREEMENT IS FILED SUPPLEMENTAL TO THIS PLAT, OR
- THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT, OR
- LOTS IS/ARE IN WHOLE OR IN PART, NOT CLASSIFIED AS "IRRIABLE LAND" BY THE DISTRICT AND/OR ARE NOT CURRENTLY ENTITLED TO IRRIGATION WATER FOR THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT.

BY: *[Signature]*  
CASCADE IRRIGATION DISTRICT

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS DUE TO THIS OFFICE THAT ARE DUE OWING TO THIS PLAT, AS OF THE DATE THIS PLAT IS FILED THROUGH 7/20/23.

BY: *[Signature]*  
TREASURER CASCADE IRRIGATION DISTRICT



PARCEL NUMBER 11489

**HILA**  
Engineering and Land Surveying, Inc.  
2805 River Road  
Yakima, WA 98901  
509.966.7000  
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www.hiladiv.com

JOB NO: 18140  
FILE NAME: 18140.dwg  
DATE: MAY 30, 2023  
SHEET 4 OF 4