

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47863225**

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: December 10, 2021

Issued by:

AmeriTitle, LLC  
101 W Fifth Ave.  
Ellensburg, WA 98926  
(509)925-1477

*Laura Woodiwiss*

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *[Signature]*

President

ATTEST  
*[Signature]*

Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-47863225

# SUBDIVISION GUARANTEE

Order No.: 514322AM

Guarantee No.: 72156-47863225

Dated: December 10, 2021

Liability: \$1,000.00

Fee: \$350.00

Tax: \$29.05

Your Reference: Tract FD-4A Forest Ridge Dr, Cle Elum, WA 98922

Assured: Encompass Engineering & Surveying

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract FD-4A, FOREST RIDGE – PHASE II PERFORMANCE BASED CLUSTER PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 176 through 182, records of said County.

Title to said real property is vested in:

FRPP Phase 1 LLC, a Washington Limited Liability Company as to a portion of said premises, and UKC Holdings, LLC, a Washington limited liability company, as to a 50% undivided interest and Kurt Erickson, an individual, presumptively subject to the community interest of his spouse, if married, as to a 50% undivided interest, as tenants in common as to a portion of said premises

**END OF SCHEDULE A**

**(SCHEDULE B)**

Order No: 514322AM  
Policy No: 72156-47863225

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. Taxes, including any assessments collected therewith, for the prior years, are paid. A new Parcel Number has been assigned as shown:  
Year: 2022  
New Parcel No.: 962156
7. Liens, levies and assessments of the Timberline and Skyline Ridge at Ederra Homeowners Association.
8. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from S. Ernest Miller and Queenie Miller, his wife; and Ethel Miller Guzzie and Gary G. Guzzie, her husband; Co-partners, doing business under the name and style of "Miller Lumber Sales".  
Recorded: December 24, 1965  
Instrument No.: 326540  
Affects: The South Half of the Northeast Quarter and the North Half of the Southeast Quarter of said Section 24.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Road  
Recorded: December 4, 1978  
Instrument No.: 428448  
Affects: A portion of said premises and other land
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Plum Creek Timber Company, a Delaware corporation  
Purpose: A road or roads  
Recorded: February 24, 1989  
Instrument No.: 518866  
Affects: A strip of land 60 feet in width upon, over and along a portion of said premises in the Northeast Quarter of the Southeast Quarter of Section 24.
12. Agreement and the terms and conditions contained therein  
Between: Boise Cascade Corporation  
And: U.S. Timberlands Yakima LLC  
Purpose: Assignment and Assumption Agreement  
Recorded: October 4, 1999  
Instrument No.: 199910040043
13. 60' wide non-exclusive ingress and egress easements along the South 30 feet of Parcel A-4, the North 30 feet of a portion of Parcel B-4, the North 30 feet of Parcels C-1 and C-2, the South 30 feet of a portion of Parcel B-3, the South 30 feet of Parcels C-1 and C-2, the North 30 feet of a portion of Parcel B-2, and the North 30 feet of Parcels D-1 and D-2, as disclosed and/or delineated on that certain survey recorded October 27, 2005, in Book 31 of Surveys, Pages 224 and 225, under Auditor's File No. 200510270006.
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: American Forest Resources, LLC, a Delaware limited liability company  
Purpose: Ingress, egress and utilities  
Recorded: December 28, 2005  
Instrument No.: 200512280058  
Affects: A strip of land 60 feet in width over, in, upon and to that portion of the property known as Goodrich Mine Rd, located in said Section 24, the approximate location of which is currently located or as the same may hereafter from time to time be relocated by Grantee, at its sole cost and expense

15. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: November 10, 2020  
Instrument No.: 202011100020
16. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: November 10, 2020  
Instrument No.: 202011100021
17. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: December 7, 2020  
Instrument No.: 202012070028
- Modification(s) of said covenants, conditions and restrictions  
Recorded: October 5, 2021  
Instrument No: 202110050045
- Further modifications of said covenants, conditions and restrictions  
Recorded: December 3, 2021  
Instrument No.: 202112030029
18. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Forest Ridge - Phase I Performance Based Cluster Plat,  
Recorded: August 26, 2021  
Book: 13 of Plats Page: 156 through 162  
Instrument No.: 202108260013  
Matters shown:
  - a) Easements herein dedicated
  - b) Notes as contained thereon
- Release and Termination of Easement recorded October 19, 2021, under Auditor's File No. 202110190052.
19. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: September 1, 2021  
Instrument No.: 202109010039

20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Forest Ridge – Phase II Performance Based Cluster Plat  
Recorded: November 17, 2021  
Book: 13 of Plats Page: 176 through 182  
Instrument No.: 202111170017  
Matters shown:  
a) Wetlands shown thereon  
b) Streams shown thereon  
c) Notes contained thereon

**END OF EXCEPTIONS**

**Notes:**

- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tract FD-4A, FOREST RIDGE – PHASE II PERFORMANCE BASED CLUSTER PLAT, Book 13 of Plats, pgs 176-182

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**

# APPROVALS

KITTITAS COUNTY PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 9 DAY  
 OF November, A.D., 2021

CERTIFICATE OF COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE "FOREST RIDGE - PHASE II" PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN COMPLIANCE WITH THE REQUIREMENTS FOR PLATING.

DATED THIS 8 DAY OF November, A.D., 2021

## COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "FOREST RIDGE - PHASE II" PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED AND APPROVED BY ME AND I FIND THE PROPERTY TO BE IN COMPLIANCE WITH THE REQUIREMENTS FOR PLATING.

DATED THIS 9 DAY OF November, A.D., 2021

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED AND APPROVED WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS 8 DAY OF Nov, A.D., 2021

CERTIFICATE OF COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR. I HAVE REVIEWED THE PERFORMANCE BASED CLUSTER PLAT AND FIND IT TO BE IN COMPLIANCE WITH THE REQUIREMENTS FOR PLATING.

DATED THIS 10 DAY OF Nov, A.D., 2021

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

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - GUARANTTEE NO. Z2156-47739080  
 TRACT P14, FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT, AT THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT HERETO RECORDED IN BOOK 13 OF PLATS, PAGES 189 THROUGH 182 RECORDS OF SAID COUNTY.

### SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS SHOWN HEREON AND TO CLARIFY THE CONDITIONS OF APPROVAL FOR AN APPLICATION FOR A PERFORMANCE BASED CLUSTER PLAT SHOWN HEREON RELY TO KITTITAS COUNTY UNDER APPLICATION 19-20-0014.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE R-10 GNSS AND A TRIMBLE S-7 TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 22C-100-003.
- THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE GEODESIC SYSTEM, NAD83 (2011 EPOCH 2007, SOUTH ZONE, DERIVED FROM RTN GPS USING THE FOLLOWING TIES STATION: STATION DESIGNATION: RD 594965 LATITUDE: N 49° 17' 28.6658" LONGITUDE: W 120° 54' 30.2038" IS 102.8M 19.4
- ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9998181. MULTIPLE GROUND DISTANCE BY GPS TO OBTAIN GRID DISTANCE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE BOOK 31 OF SURVEYS, PAGE 388; BOOK 33 OF SURVEYS, PAGE 88; AND BOOK 13 OF PLATS, PAGES 189 THROUGH 182, AND THE RECORDS OF SAID COUNTY.
- THE BOUNDARIES FOR SECTION 24 AND PROPERTY BOUNDARIES SHOWN HEREON ARE BASED ON THE RECORDS OF SAID COUNTY. THE COURSE OF THE SURVEY FOR THIS SUBDIVISION, MONUMENTS LOCATED AT THE POINTS OF BEGINNING, AND THE COURSE OF THE SURVEY FOR SECTION 24 OF DIFFERENCES IN THE SECTION BOUNDARIES SHOWN ON THE SURVEY OF RECORD IN BOOK 31 OF SURVEYS, PAGES 224 AND 225.

### 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 FRPP PHASE II, LLC  
 IN NOV, 2021  
DUSTIN L. PERCE  
 CERTIFICATE NO. 45503  
11/17/2021  
 DATE

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12 DAY OF Nov, 2021 AT 11:46 AM  
 IN BOOK 13 OF Plat AT PAGE 189 OF THIS RECORDS OF SAID COUNTY.  
DUSTIN L. PERCE  
 SURVEYOR'S NAME  
LESLIE V. PETTIT  
 County Auditor

## FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT A PORTION OF SECTION 24, TOWNSHIP 20 N, RANGE 15 E, KITTITAS COUNTY, WASHINGTON

### PLAT NOTES:

- TRACT P14 OF THE FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT RECORDED ON AUGUST 26, 2021 IN BOOK 13 OF PLATS, PAGES 186 THROUGH 182, UNDER AUDITOR'S FILE NO. 2021080033, RECORDS OF SAID COUNTY, WASHINGTON IS BEING REPLATED HEREIN, TO THE EXTENT THE SAME ARE NOT SUPERSEDED BY THIS PLAT.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO THE LAND SHOWN HEREON. THE APPROVAL OF THIS DIVISION OF LAND DOES NOT GUARANTEE THAT THE USE OF THE LAND WILL BE SUBJECT TO CHANGES BY THE DEPARTMENT OF ECOLOGY OR A COUNTY OF LAW.
- DEVELOPER MUST MAINTAIN ACCESS TO NEIGHBORS AND REQUIRE ADEQUATE COUNTY REVIEW AND POSSIBLE MITIGATION. MCC TRACTORS REQUIRES ALL VEHICLES AND TRACTORS TO BE REGISTERED FOR CATEGORY 2, 1.5; FOR CATEGORY 3, AND 1; FOR CATEGORY 4 (KCC 17A.04.050).
- A 15 FOOT BUILDING SETBACK IS REQUIRED FROM SEASONAL STREAMS. STREAM CROSSINGS MAY REQUIRE ADDITIONAL PERMITTING FROM STATE AGENCIES.
- ACCESS TO SOME LOTS REQUIRES CROSSING A SEASONAL STREAM. ADDITIONAL PERMITTING MAY BE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
- ACCESS TO SOME LOTS REQUIRES CROSSING A CRITICAL SLOPE AREA. ADDITIONAL TECHNICAL DESIGN MAY BE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
- THE PLACEMENT OF BUILDINGS AND STRUCTURES, OR OF ADJACENT ACCESSING OR RECORDING SLOPES STEEPER THAN 1:1 UNIT VERTICAL IN 12 HORIZONTAL, 1:3:3 PERCENT SLOPE SHALL BE LIMITED TO THE BUILDING SETBACK REQUIREMENTS OF CURRENTLY ADOPTED BUILDING CODES (IRC SECTION R603.17 AND APPROVAL OF THE BUILDING OFFICIALS AND CLEANNERS ARE PERMITTED, SUBJECT TO THE INVESTIGATION AND RECOMMENDATION OF A QUALIFIED ENGINEER TO DEMONSTRATE THE REQUIREMENTS NECESSARY TO CONSTRUCT A BUILDING ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPES. SUCH LOW INTENSITY AND PROSOM SLOPES SHALL BE LIMITED TO SLOPE GRADIENTS.
- ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES.
- THE USE OF WOOD BURNING STOVES SHALL BE PROHIBITED.
- SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. SNOW STORAGE WELLS AND STEPPED AREAS AND TREES SHALL BE MAINTAINED OUTSIDE OF THE PLAT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SPRAWED ORNAMENTALLY WITH GRAVEL.
- PRIVATE ROAD TRACTS, DRAINAGE ROAD TRACTS, SERVICE TRACTS, ACCESS ROAD TRACTS AND OTHER BRIDGE TRACTS ARE HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS ASSOCIATION HEREON AND OF THIS PLAT, EXCEPT AS OTHERWISE NOTED HEREIN. SAID HOMEOWNERS ASSOCIATION IS THE HOMEOWNERS ASSOCIATION SHALL TO PROPERLY MAINTAIN, OPERATE AND REPAIR SAID TRACTS. SHOULD RESPECTIVE SUCCESSORS OR ASSIGNS OF ALL LOTS OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE OF SAID TRACTS.
- ALL ON CERTAIN LOTS AND TRACTS WITH THIS PLAT MAY BE SUBJECT TO CREDITED STAKEHOLDERS OF THE HOMEOWNERS ASSOCIATION AND/OR INDIVIDUAL LOT OWNERS FOR THE ULTIMATE BENEFIT OF OTHER LOTS WITHIN THIS PLAT FOR THE PURPOSES OF ACCESS & UTILITIES.
- WEEDING IS REQUIRED FOR ALL NEW LOTS OF PROPOSED WATER FOR RESERVOIR WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANAGER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.05.027 AND ECOLOGY REGULATIONS.
- LOTS 22, 23 & 24 STORMWATER IS NOT CAPTURED BY THE STORMWATER POND. THESE LOTS SHALL CONSTRUCT INDIVIDUAL DEPRESSION SYSTEMS IN ORDER TO PROTECT STORMWATER AND SEWAGE CONTROL. A DETAIL IS PROVIDED IN THE STORMWATER REPORT FOR THIS PROJECT.

ADJACENT OWNERS	APN ASSESSOR'S PARCEL NUMBER	ADJACENT OWNERS	APN ASSESSOR'S PARCEL NUMBER
APN 507351	APN 507351	APN 507351	APN 507351
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APN 507466	APN 507466	APN 507466	APN 507466
APN 507467	APN 507467	APN 507467	APN 507467
APN 507468	APN 507468	APN 507468	APN 507468
APN 507469	APN 507469	APN 507469	APN 507469
APN 507470	APN 507470	APN 507470	APN 507470
APN 507471	APN 507471	APN 507471	APN 507471
APN 507472	APN 507472	APN 507472	APN 507472
APN 507473	APN 507473	APN 507473	APN 507473
APN 507474	APN 507474	APN 507474	APN 507474
APN 507475	APN 507475	APN 507475	APN 507475
APN 507476	APN 507476	APN 507476	APN 507476
APN 507477	APN 507477	APN 507477	APN 507477
APN 507478	APN 507478	APN 507478	APN 507478
APN 507479	APN 507479	APN 507479	APN 507479
APN 507480	APN 507480	APN 507480	APN 507480



13/27

FRPP PHASE 1 LLC  
KITITAS COUNTY AUDITOR

**FOREST RIDGE - PHASE II  
PERFORMANCE BASED CLUSTER PLAT  
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
KITITAS COUNTY, WASHINGTON**

LP-08-00014  
LPF-21-00006

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT FRPP PHASE 1, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 19<sup>th</sup> DAY OF October, A.D., 2021

ACKNOWLEDGMENT  
STATE OF Washington  
COUNTY OF King } S.S.

ON THIS 19<sup>th</sup> DAY OF October, 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED Sean Norstrom, known to me to be the individual described in the foregoing instrument, and acknowledged to be the free and voluntary act and deed of that individual, authorized to execute the said instrument.



Wanda D. DeBuck  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT 1300 1<sup>st</sup> Avenue  
MY APPOINTMENT EXPIRES May 21, 2025

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT URC HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HAS AS OF THE DATE HEREIN SET FORTH IN COMMON WITH KURT ERICKSON, AN INDIVIDUAL, PRESUMINGLY SUBJECT TO HIS SPOUSE, IF LABELED AS TO A 50% UNDIVIDED INTEREST (THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 19<sup>th</sup> DAY OF October, A.D., 2021

ACKNOWLEDGMENT  
STATE OF Washington  
COUNTY OF King } S.S.

ON THIS 19<sup>th</sup> DAY OF October, 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DUTY COMMISSIONED AND SWORN, PERSONALLY APPEARED Sean Norstrom, known to me to be the individual described in the foregoing instrument, and acknowledged to be the free and voluntary act and deed of that individual, authorized to execute the said instrument.



Wanda D. DeBuck  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT 1300 1<sup>st</sup> Avenue  
MY APPOINTMENT EXPIRES May 21, 2025

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT KURT ERICKSON, AN INDIVIDUAL, PRESUMINGLY SUBJECT TO THE JOINT INTEREST OF HIS SPOUSE, IF LABELED AS TO A 50% UNDIVIDED INTEREST (THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 20<sup>th</sup> DAY OF October, A.D., 2021

ACKNOWLEDGMENT  
STATE OF Washington  
COUNTY OF King } S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME Kurt Erickson  
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF October, 2021



Wanda D. DeBuck  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT 1300 1<sup>st</sup> Avenue  
MY APPOINTMENT EXPIRES May 21, 2025



AUDITOR'S CERTIFICATE 202111170017  
FILED FOR RECORD THIS 17 DAY OF Nov 2021 AT 11:46 AM IN BOOK 8 OF Plat AT PAGE 177 AT THE REQUEST OF  
SURVEYOR'S NAME DUSTIN L. PIERCE  
JEROLD V. PETTI  
County Auditor

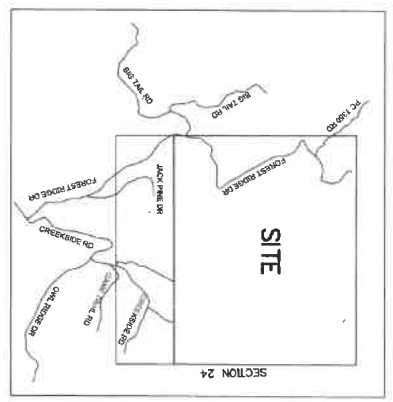
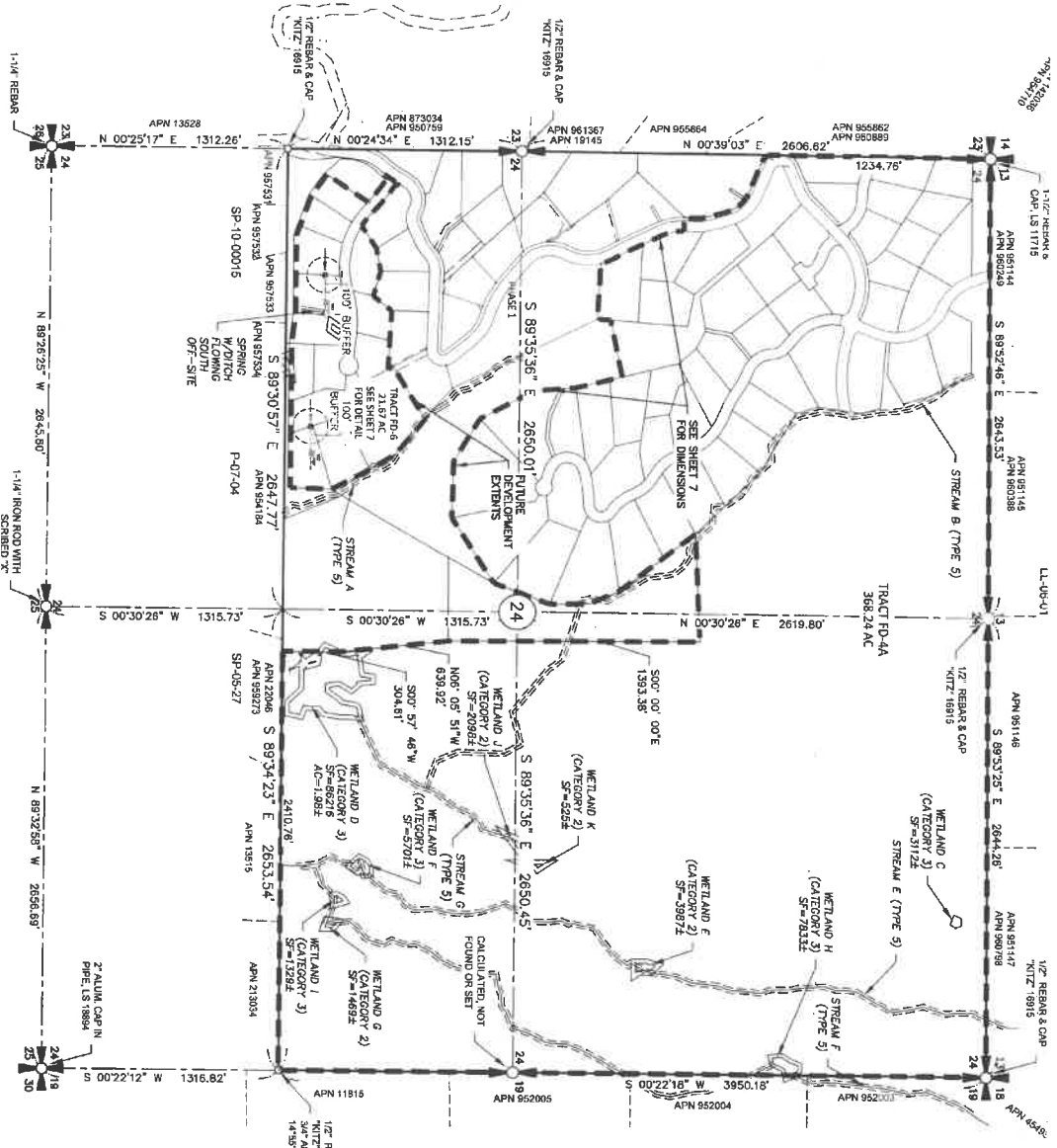
**Encompass A**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
407 Swinamer Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7333

FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT			
PREPARED FOR FRPP PHASE 1 LLC		JOB NO. 18069	
A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		SHEET 2 OF 7	
KITITAS COUNTY	DATE 10/20/2021	SCALE N/A	
DWN BY T.J.S.	CHRD BY M.K.K./D.L.P.		

13/178

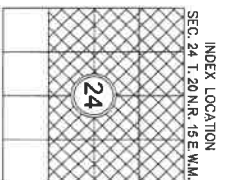
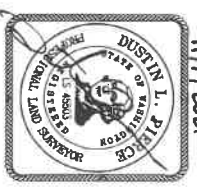
**FOREST RIDGE - PHASE II**  
**PERFORMANCE BASED CLUSTER PLAT**  
 A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
 KITITAS COUNTY, WASHINGTON

LP-08-00014  
 LPF-21-00006



**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION
- FOUND 1/2" REBAR & CAP AS NOTED
- SET 6/8" REBAR & CAP, AS NOTED
- AC ACCESS TRACT
- OS OPEN SPACE TRACT
- S SERVICE TRACT
- (R) RADIAL BEARING



AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 17 DAY OF 2021  
 IN BOOK 13 OF 14 AT PAGE 06 AT THE REQUEST OF  
 DUSTIN L. PRIDGE  
 SURVEYOR'S NAME  
 FERRALD V. PETTI  
 County Auditor  
 Depuy County, Oregon

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
 Eastern Washington Division  
 407 Sullivan Road • Cle Elum, WA 98922 • Phone: (509) 674-7433

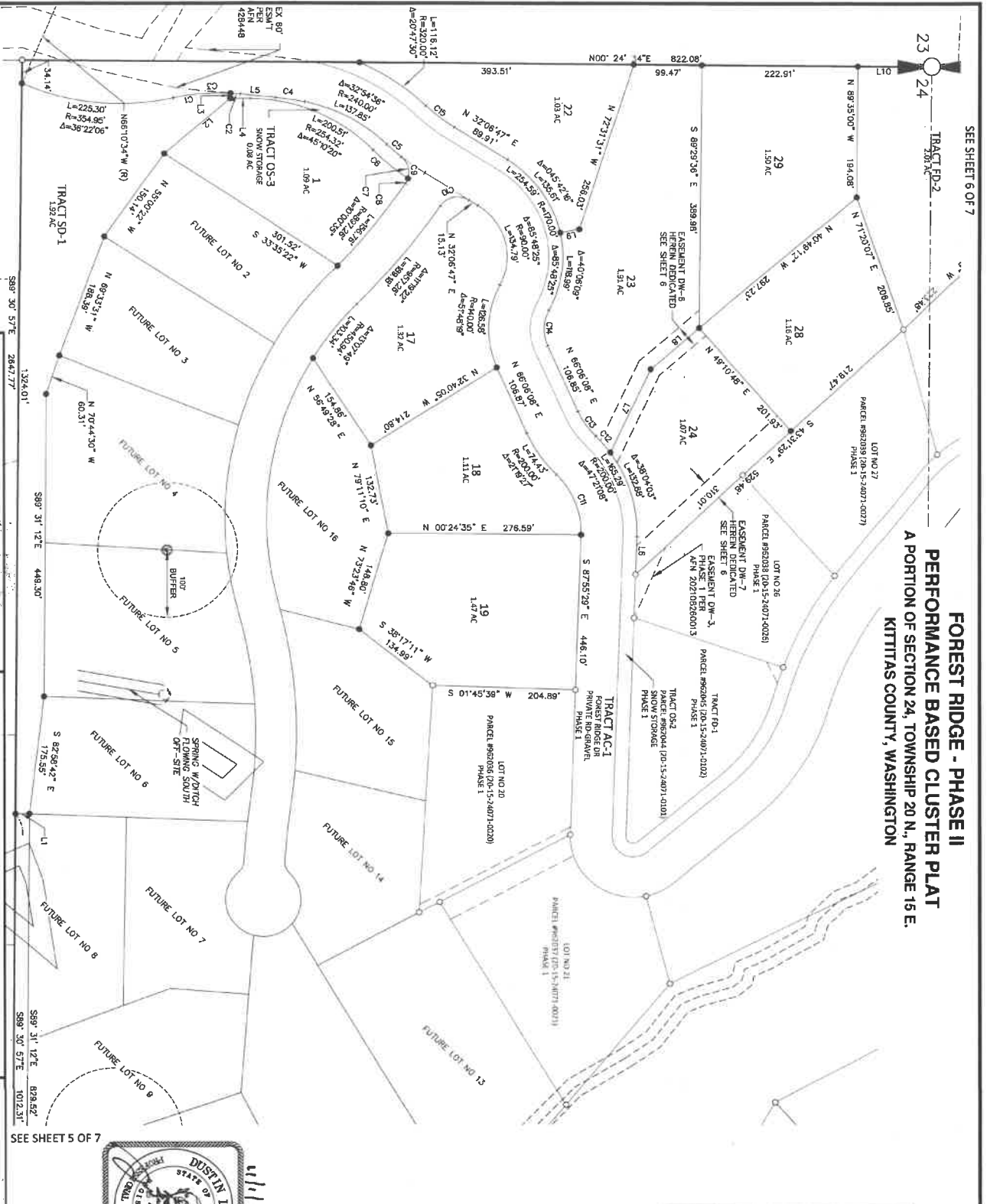
FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT  
 PREPARED FOR  
 FRPP PHASE I, LLC  
 A PORTION OF SECTION 24  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 KITITAS COUNTY, WASHINGTON

DWN. BY	DATE	JOB NO.
T.J.S.	11/20/2021	18069
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 500'	3 OF 7

13/179

FOREST RIDGE - PHASE II  
 PERFORMANCE BASED CLUSTER PLAT  
 A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
 KITTITAS COUNTY, WASHINGTON

LP-08-00014  
 LPF-21-00006



PARCEL LINE TABLE

LINE NO	LENGTH	BEARING
L1	18.82	S 0° 28' 48" W
L2	124.48	N 40° 58' 17" W
L3	7.46	S 89° 36' 44" E
L4	28.98	S 0° 23' 16" W
L5	51.51	N 5° 48' 47" E
L6	56.10	S 87° 55' 29" E
L7	138.93	S 85° 03' 20" E
L8	93.73	S 40° 49' 12" E
L9	27.99	N 10° 40' 30" W
L10	106.18	N 00° 24' 34" E

CURVE TABLE

CURVE NO	LENGTH	RADIUS	DELTA
C1	81.75	300.00	153° 50'
C2	14.45	300.00	2° 53'
C3	96.21	300.00	182° 28'
C4	43.46	465.00	52° 17'
C5	27.60	330.22	44° 23'
C6	66.04	350.22	104° 51'
C7	35.65	30.00	85° 08' 23"
C8	8.54	30.00	161° 08'
C9	44.20	30.00	84° 25' 29"
C10	45.19	30.00	88° 3' 32"
C11	99.17	120.00	47° 21' 08"
C13	44.66	120.00	21° 19' 27"
C14	54.25	60.00	51° 48' 19"
C15	52.31	200.22	115° 8' 45"

DUSTIN L. PIERCE  
 STATE OF WASHINGTON  
 COUNTY OF KITTITAS  
 DEPUTY COUNTY AUDITOR

11/11/2021

INDEX LOCATION  
 SEC. 24 T. 20 N. R. 15 E. W.M.  
 SCALE: 1" = 100'

AUDITOR'S CERTIFICATE  
 202111007  
 FILED FOR RECORD THIS DAY OF NOVEMBER 2021  
 IN BOOK 3 OF Plat  
 DISTIN L. PIERCE  
 SUPERVISOR'S NAME  
 JEROLD V. PETTIT  
 County Auditor

Encompass  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
 Eastern Washington Division  
 407 Swindner Blvd • Cle Elum, WA 99222 • Phone: (509) 674-7433

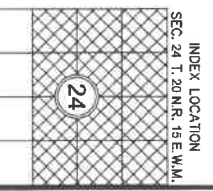
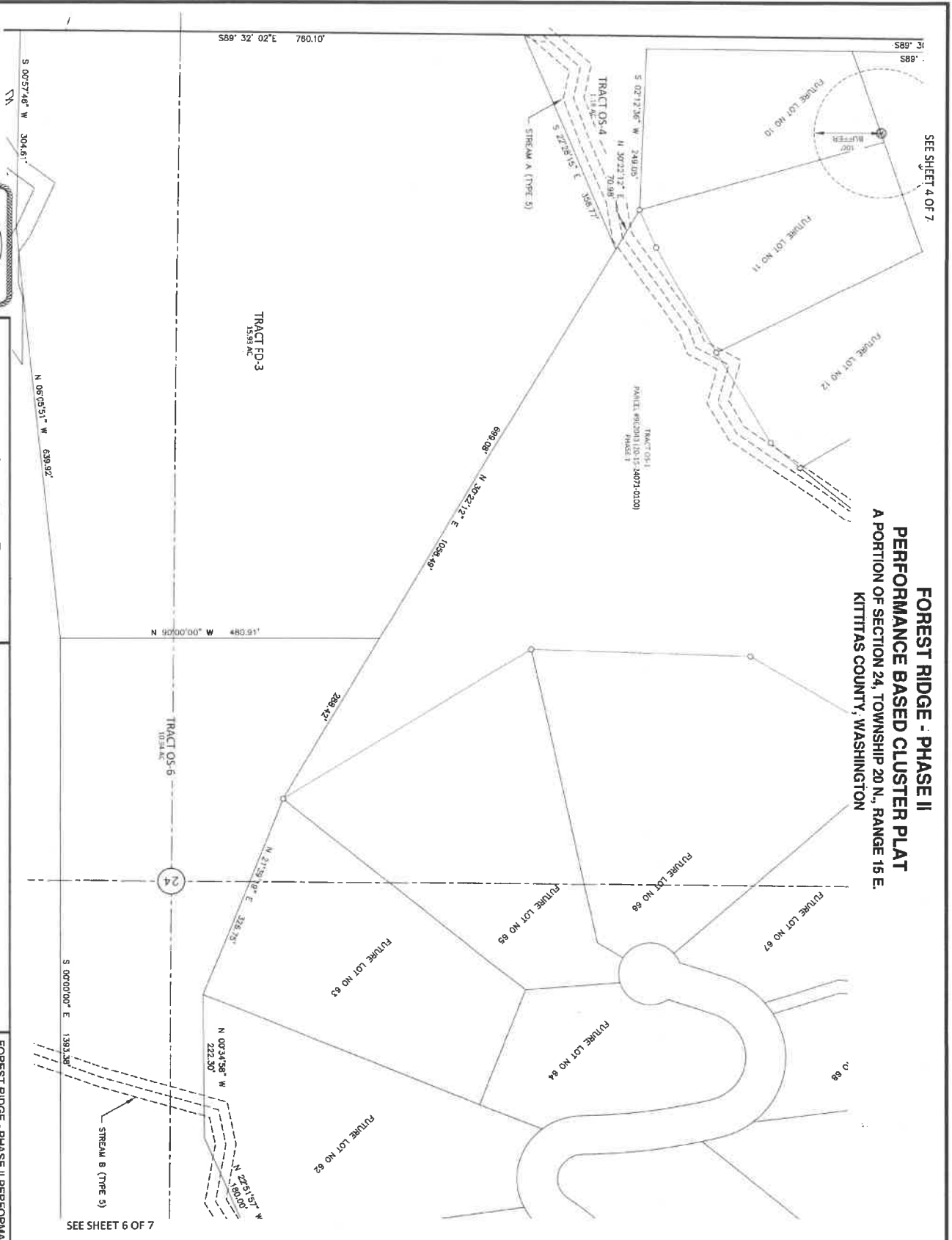
FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT  
 PREPARED FOR  
 FRPP PHASE I LLC  
 A PORTION OF SECTION 24,  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., WASHINGTON

KITTITAS COUNTY  
 DWN BY  
 T.J.S.  
 DATE  
 11/20/21  
 JOB NO.  
 18069

CHKD BY  
 M.K.K./D.L.P.  
 SCALE  
 1" = 100'  
 SHEET  
 4 OF 7

**FOREST RIDGE - PHASE II  
PERFORMANCE BASED CLUSTER PLAT**  
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
KITITAS COUNTY, WASHINGTON

LP-08-00014  
LPF-21-00006



11/1/2021  
DUSTIN L. PIERCE  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 15593  
WASHINGTON STATE  
COUNTY OF KITITAS

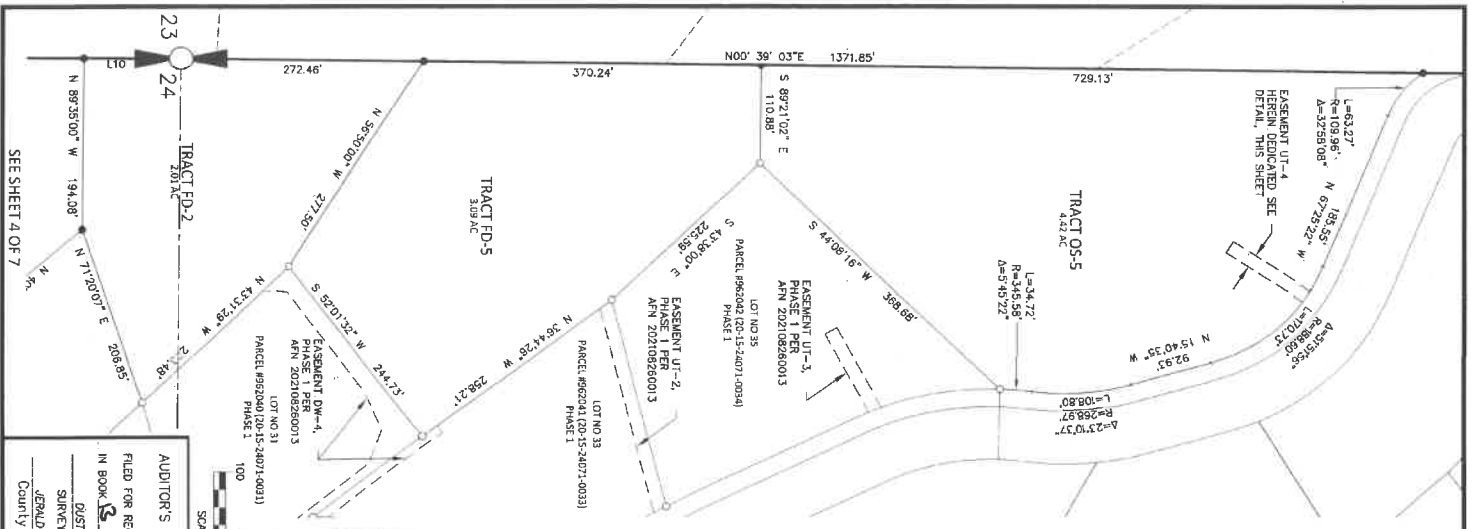
AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS DAY OF 2021 AT 1:00 PM  
IN BOOK 3 OF Plat AT PAGE 18069 OF THE RECORDS OF  
DUSTIN L. PIERCE SURVEYOR'S NAME  
JERRAD V. PETTIT COUNTY Auditor

**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • phone: (425) 392-0250  
407 Southstar Blvd. • Cle Elum, WA 98922 • phone: (509) 674-7433

FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT  
PREPARED FOR FRPP PHASE I, LLC  
A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. WASHINGTON

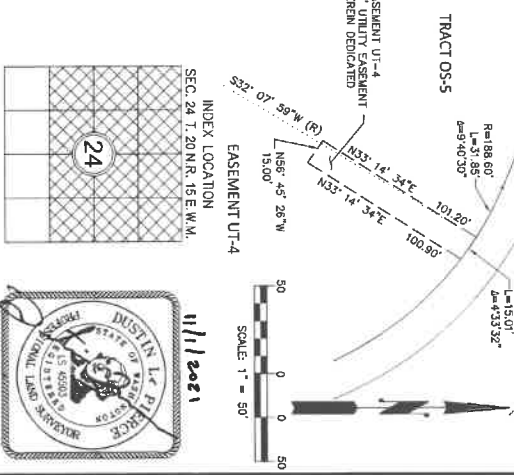
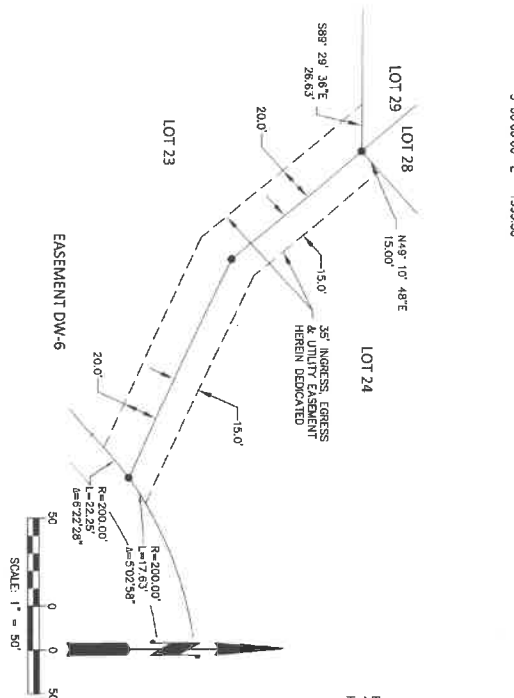
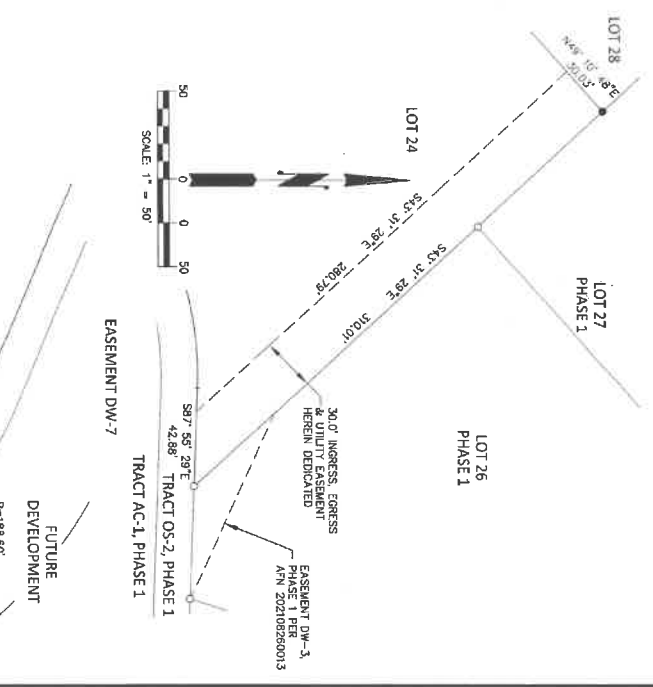
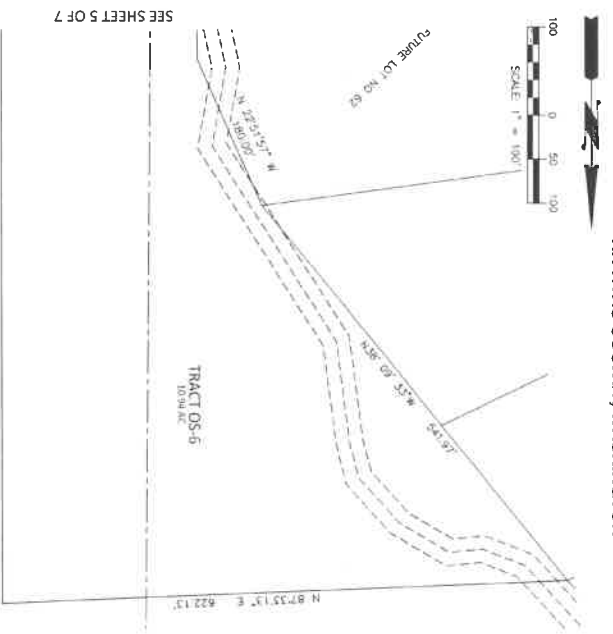
KITITAS COUNTY	DATE	JOB NO.
DWN BY T.J.S.	11/2021	18069
CHKD BY M.K.K./D.L.P.	SCALE 1" = 100'	SHEET 5 OF 7

11/13/21



AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 12 DAY OF NOVEMBER 2021  
 IN BOOK 5 OF Plat  
 DISTIN L PIERCE  
 SURVEYOR'S NAME  
 GERALD V. BETTI  
 County Auditor

**FOREST RIDGE - PHASE II  
 PERFORMANCE BASED CLUSTER PLAT  
 A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
 KITTITAS COUNTY, WASHINGTON**



**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
 Eastern Washington Division  
 407 Southview Blvd • Cle Elum, WA 98922 • Phone: (509) 674-7433

FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT  
 PREPARED FOR  
 FRPP PHASE 1, LLC  
 A PORTION OF SECTION 24,  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

DWN BY	DATE	JOB NO.
T.J.S.	11/2021	18069
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	AS SHOWN	6 OF 7



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LINE NO	LENGTH	BEARING
L200	185.56	N67°26'22"W
L201	92.93	N15°40'56"W
L202	80.00	S88°28'02"E
L203	174.53	N25°16'43"W
L204	318.76	N88°39'10"W
L205	74.81	S4°41'56"W
L206	333.49	N78°48'37"E
L207	265.98	N13°49'53"W
L208	70.61	N5°41'45"W
L209	15714	N5°53'11"W
L210	339.01	N28°33'45"W
L211	282.74	N59°15'44"W
L212	327.37	N88°15'48"W
L213	440.24	S58°10'44"W
L214	326.75	N21°39'19"E
L215	222.30	N0°34'58"W
L216	180.00	N22°51'57"W
L217	541.97	S38°08'33"E
L218	622.13	N87°33'13"E

CURVE NO	LENGTH	RADIUS	DELTA
C200	63.27'	109.96'	32.9808°
C201	170.73'	188.60'	51.9156°
C202	108.80'	288.97'	23.1037°
C203	34.72'	34.58'	5.9522°
C204	125.89'	265.58'	27.0532°
C205	120.65'	1283.00'	57.346°
C206	86.12'	285.98'	18.4017°

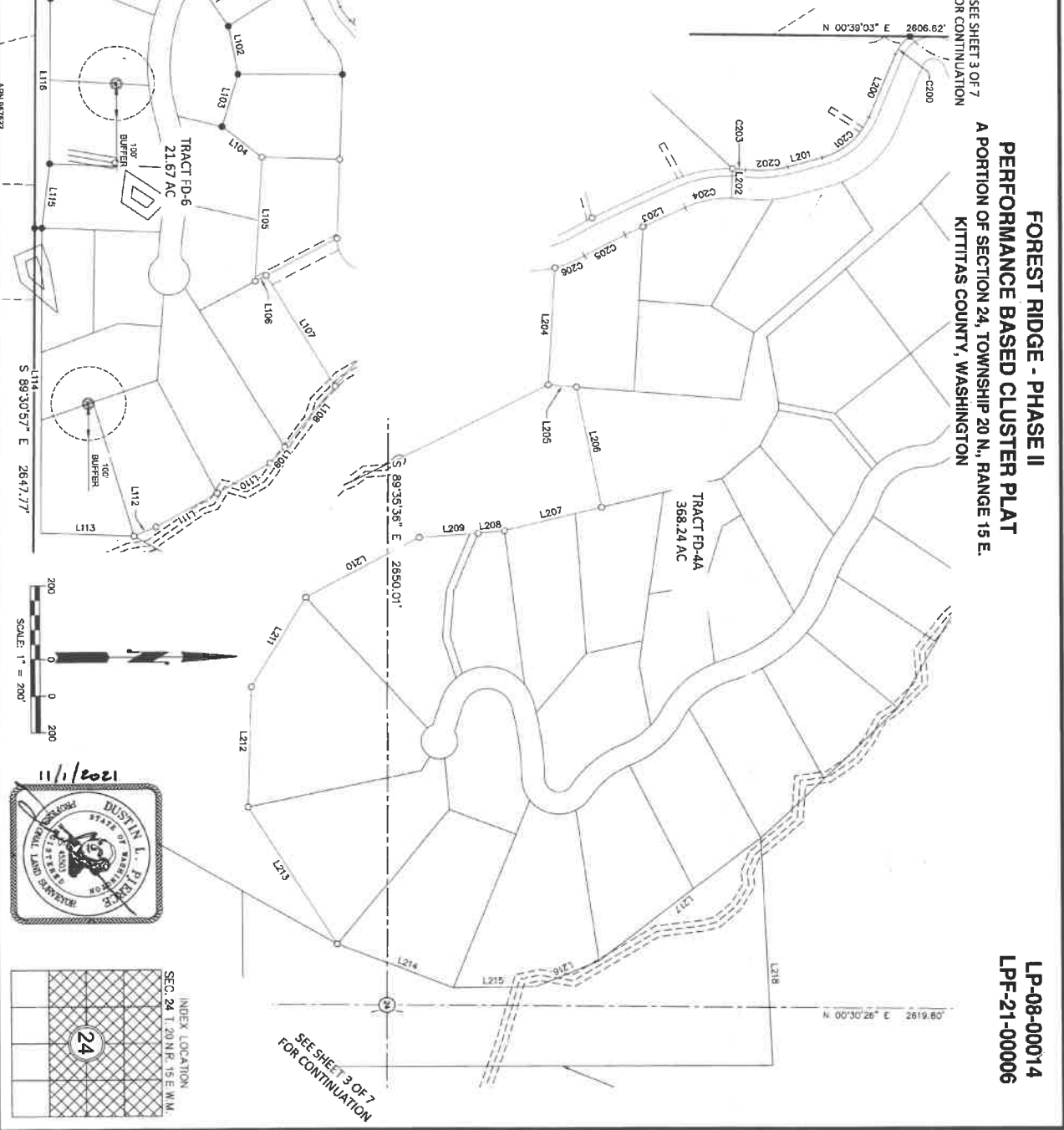
CURVE TABLE

LINE NO	LENGTH	BEARING
L100	74.78	N32°08'47"E
L101	154.86	N58°49'28"E
L102	132.73	N79°11'10"E
L103	148.80	N73°23'46"W
L104	134.89	S38°17'11"W
L105	337.74	S65°43'44"E
L106	32.29	S28°06'55"E
L107	351.66	N59°04'00"E
L108	212.70	S50°49'51"E
L109	58.57	S48°08'25"E
L110	161.47	S30°12'20"E
L111	185.85	S29°15'08"E
L112	63.31	S22°54'34"E
L113	248.05	S2°12'38"W
L114	829.52	S89°31'12"E
L115	173.55	S82°38'42"E
L116	449.30	S89°31'12"E
L117	60.31	N70°44'30"W
L118	188.39	N89°33'31"W
L119	130.14	N55°00'22"W
L120	301.93	S33°35'22"W

PARCEL LINE TABLE

CURVE NO	LENGTH	RADIUS	DELTA
C100	41.44'	330.22'	7.1122°
C101	48.19'	30.00'	88.1332°
C102	188.18'	957.26'	11.8222°
C103	103.34'	450.94'	13.0748°
C104	156.76'	897.26'	10.0035°
C105	44.20'	30.00'	84.2328°

PARCEL LINE TABLE



**FOREST RIDGE - PHASE II  
 PERFORMANCE BASED CLUSTER PLAT  
 A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
 KITTITAS COUNTY, WASHINGTON**

LP-08-00014  
 LPF-21-00006

FILED FOR RECORD THIS 17 DAY OF NOV 2021 AT 11:00 AM  
 IN BOOK 13 OF PLAT AT THE REQUEST OF  
 SURVEYOR'S NAME  
 GERALD V. ZETTL  
 County Auditor

AUDITOR'S CERTIFICATE 2021110017  
 APR 08 2021  
 APR 08 2021



163 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 391-0250  
 Eastern Washington Division  
 407 Sunkwaier Blvd • Cle Elum, WA 98922 • Phone: (509) 674-7433



INDEX LOCATION  
 SEC. 24 T. 20 N. R. 15 E. W.M.  
 24

PREPARED FOR  
 KITTITAS COUNTY  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 DATE 11/2021  
 JOB NO. 18089  
 SHEET 7 OF 7

FORST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT  
 DWN BY T.J.S.  
 CHKD BY M.K.K./D.L.P.  
 SCALE 1" = 200'