

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY
OF _____ A.D., 20____

KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "FOREST RIDGE-PHASE III" PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY

OF _____ A.D., 20____

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____

CHAIRMAN

ATTEST: _____ CLERK OF THE BOARD

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR, AND FOR THE PERFORMANCE BASED CLUSTER PLAT IS NOW TO BE FILED.

DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO. 062155 & 982158

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

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - GUARANTEE

NO. 72155-4785232

TRACT F24-A, FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 178 THROUGH 182, RECORDS OF SAID COUNTY.

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS SHOWN HEREON AND TO FACILITATE THE CONDITIONS OF APPROVAL FOR AN APPLICATION FOR A PERFORMANCE BASED CLUSTER PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION LP-08-0914.
- 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 335-130-080.
- THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83 (2011) EPOCH 2017, SOUTH ZONE, DERIVED FROM RTK GPS USING THE FOLLOWING INRS STATION: STATION DESIGNATION PD LATTITUDE LONGITUDE
15-19-2 01 18.4 80425 N 47-11-20.05653 W 127-54-50.20357
- ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9999781, MULTIPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE BOOK 13 OF SURVEYS, PAGE 224-226, BOOK 13 OF PLATS, PAGES 178 THROUGH 182, AND THE SURVEY'S REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND RECORDS OF SAID COUNTY.
- THE BOUNDARIES FOR SECTION 24 AND PROPERTY BOUNDARIES SHOWN HEREON ARE BASED ON THE MONUMENTS RECOVERED DURING THE COURSE OF THE SURVEY FOR THIS SUBDIVISION. MONUMENTS RECOVERED AT THE 178 TH CORNERS SHOWN AS BEING SET ON THE SURVEY OF RECORD IN BOOK 23 OF PLATS, PAGES 178 THROUGH 182, AND THE SURVEY'S REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND RECORDS OF SAID COUNTY.
- THE BEARINGS 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 PREP PHASE I, LLC.

IN _____ DAY OF _____ A.D., 20____

DUSTIN L. PERDUE DATE

SURVEYOR'S NAME
DUSTIN L. PERDUE
45940 V. BETTIE
County Auditor

Deputy County Auditor

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ A.D., 20____ AT _____ IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

DUSTIN L. PERDUE
SURVEYOR'S NAME
45940 V. BETTIE
County Auditor

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

PLAT NOTES:

- TRACT F24-A OF THE FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT RECORDED ON NOVEMBER 17, 2021, IN BOOK 13 OF PLATS, PAGES 178 THROUGH 182, UNDER AUDITORS FILE NO. 45940 V. BETTIE, IS THE SAME AS THE FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT. THE EXTENT OF THE SAME AFFECT THIS PROPERTY. THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON THE PHASE 2 PLAT, ARE SUPERSEDED BY THIS PLAT.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (GWE) (RCW 90A.02) IS PRACTICAL. ANY UNWARRANTED WETLAND IMPACTS SHALL BE REQUIRED TO BE REPLACED AT A RATIO OF 2:1 FOR CATEGORY 2, 1:1 FOR CATEGORY 3, AND 1:1 FOR CATEGORY 4 (RCW 17A.04.050).
- DEVELOPMENT INVOLVING DISTURBANCE TO WETLANDS MAY REQUIRE ADDITIONAL COUNTY REVIEW AND APPROVAL. ANY UNWARRANTED WETLAND IMPACTS SHALL BE REQUIRED TO BE REPLACED AT A RATIO OF 2:1 FOR CATEGORY 2, 1:1 FOR CATEGORY 3, AND 1:1 FOR CATEGORY 4 (RCW 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 ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPES SHALL BE SUBJECT TO THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. SLOPE STORAGE OF SNOW SHALL BE LOCATED OUTSIDE OF WETLAND AND STREAM AREAS AND THEIR BUFFERS.
- 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 UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. SUCH STREETS OR ROADS SHALL INCLUDE THE WADSWORTH PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- PRIVATE ROAD TRACTS, DRAINAGE POINT TRACTS, SERVICE TRACTS, ACCESS ROAD TRACTS AND OPEN SPACE TRACTS SHALL BE SUBJECT TO THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND MANAGEMENT OBLIGATIONS WITH SAID TRACTS. SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO MAINTAIN SAID TRACTS, THE OWNERS OF THEIR RESPECTIVE SAID TRACTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
- ALL OPEN SPACE TRACTS WITHIN THIS PLAT MAY BE SUBJECTED TO EASEMENTS IN FAVOR 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.
- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.36.057 AND ECOLOGY REGULATIONS.

LP-08-00014

PUBLIC BENEFIT RATINGS SYSTEM CHART - PHASE III

BASE AVERAGE	33.71 AC	NET OPEN SPACE PROVIDED (ACRS)	13.88 AC
BASE LOT YIELD	6	WATER SUPPLY: GROUP B	34.5 AC
MAX. BONUS LOTS	9	SANITARY SEWER: INDIVIDUAL SEPTIC	
PROPOSED LOT YIELD	9	ZONING: INDIAL-5	
POINT AWARDED			
OPEN SPACE		42% IN FERTILITY	40
HEALTH & SAFETY		CONNECTION TO GROUP B	25
TOTAL			67

ADJACENT OWNERS (APN) ASSESSOR'S PARCEL NUMBER

APN 871534 APN 871535 APN 871536 APN 871537 APN 871538 APN 871539 APN 871540 APN 871541 APN 871542 APN 871543 APN 871544 APN 871545 APN 871546 APN 871547 APN 871548 APN 871549 APN 871550 APN 871551 APN 871552 APN 871553 APN 871554 APN 871555 APN 871556 APN 871557 APN 871558 APN 871559 APN 871560 APN 871561 APN 871562 APN 871563 APN 871564 APN 871565 APN 871566 APN 871567 APN 871568 APN 871569 APN 871570 APN 871571 APN 871572 APN 871573 APN 871574 APN 871575 APN 871576 APN 871577 APN 871578 APN 871579 APN 871580 APN 871581 APN 871582 APN 871583 APN 871584 APN 871585 APN 871586 APN 871587 APN 871588 APN 871589 APN 871590 APN 871591 APN 871592 APN 871593 APN 871594 APN 871595 APN 871596 APN 871597 APN 871598 APN 871599 APN 871600	BRUCE J HIGGS 24615 188RD PL SE COWINGTON WA 98042-4616	PREP PHASE I, LLC 119 12 S WASHINGTON STREET SEATTLE WA 98104-3479	OMNIEE: PREP PHASE I, LLC 119 12 S WASHINGTON STREET SEATTLE WA 98104-3479
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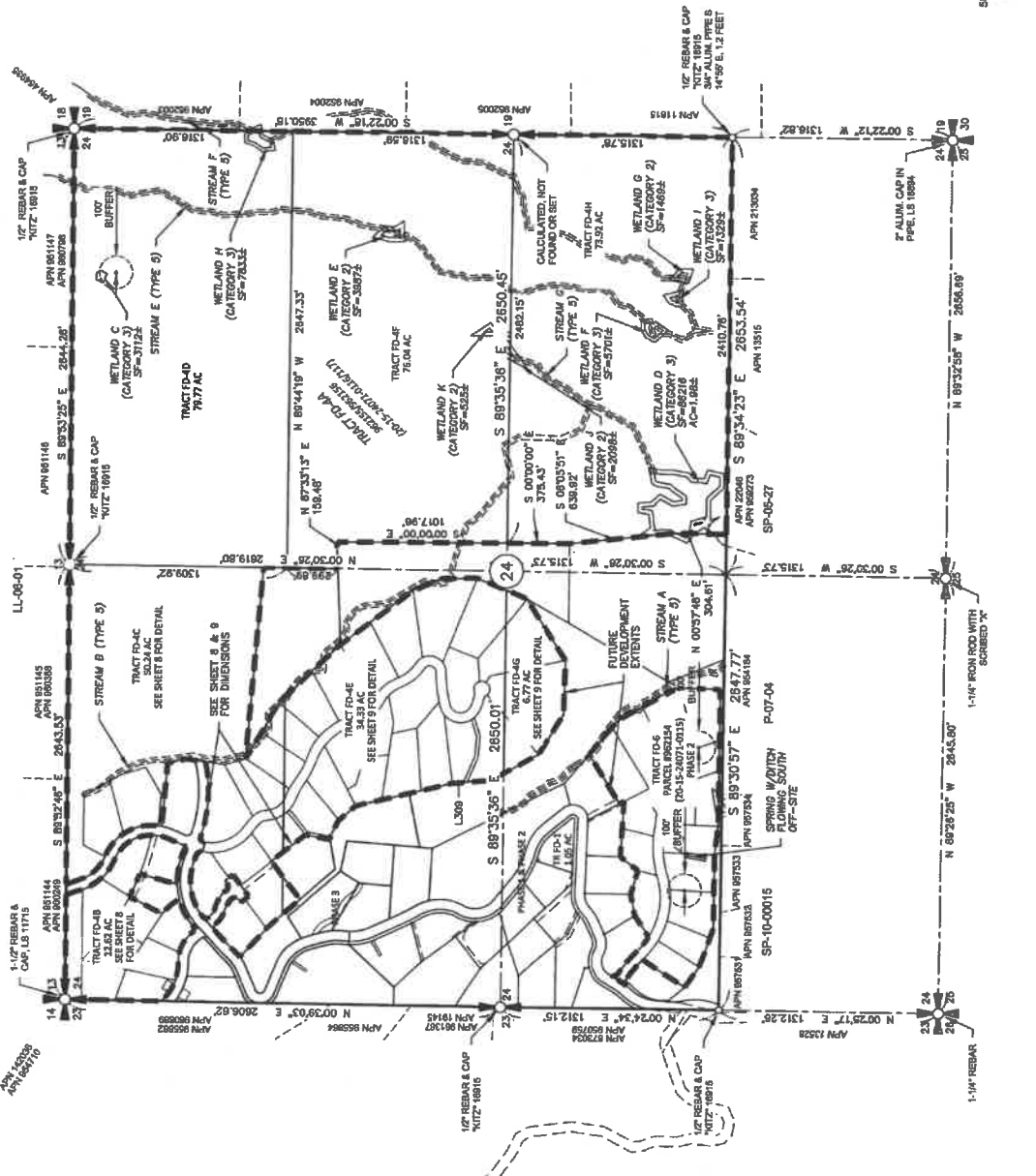
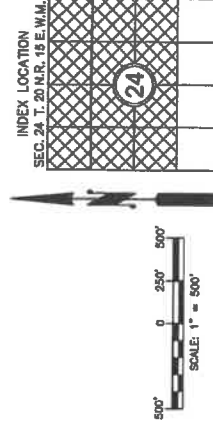
**FOREST RIDGE - PHASE III
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.
KITITITAS COUNTY, WASHINGTON**



VICINITY MAP
N.T.S.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
-
-



FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT PERFORMANCE BASED CLUSTER PLAT PHASE III	
A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.	
KITITITAS COUNTY	WASHINGTON
DWN BY T.J.S.	JOB NO. 18069
DATE 12/2021	SHEET 3 OF 9
CHKD BY M.K.K/D.L.P.	SCALE 1" = 500'

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 372-0230

Eastern Washington Division
407 Southstar Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.

IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

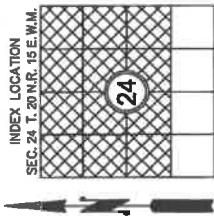
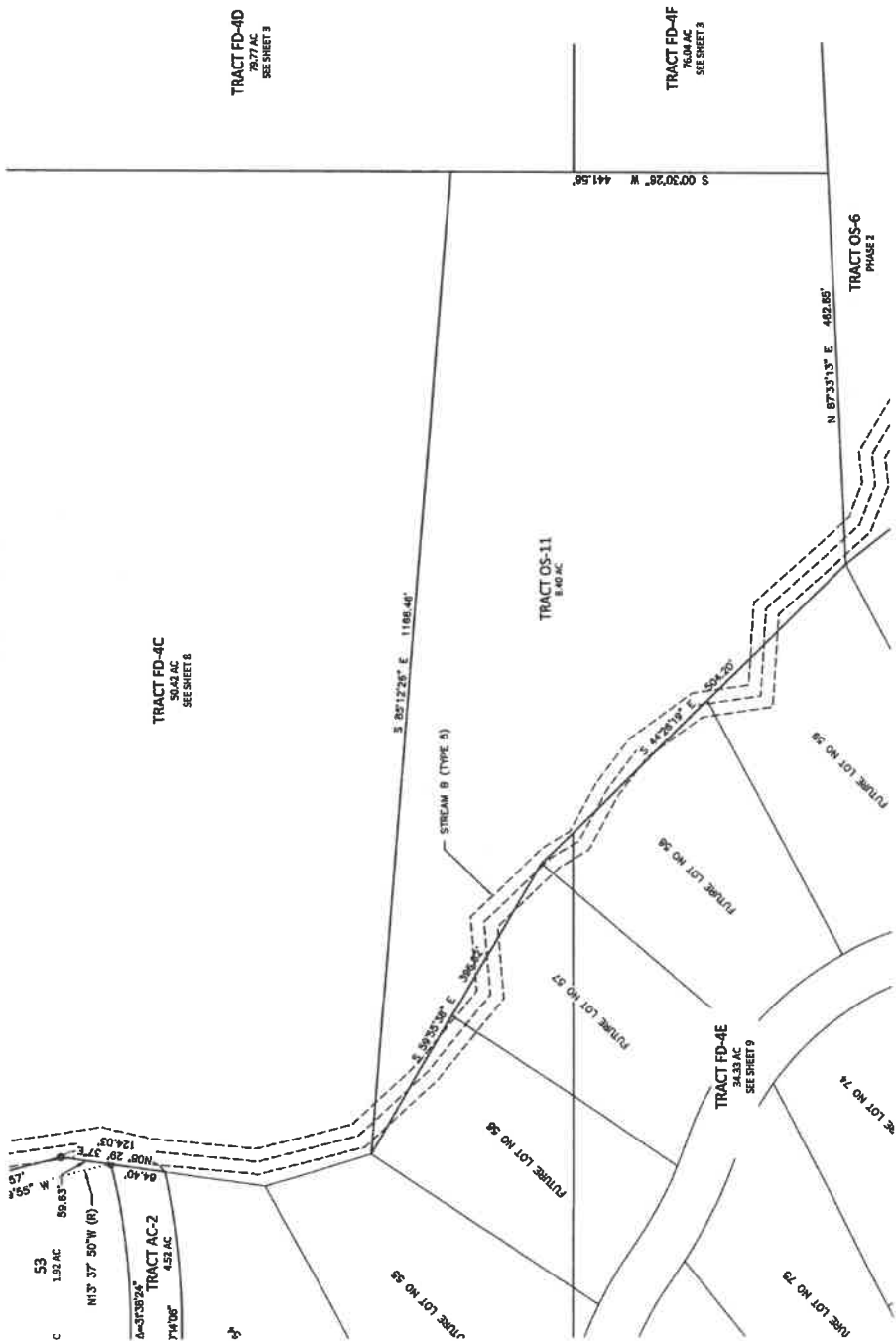
SURVEYOR'S NAME
DUSTIN L. PERCE

County Auditor
JEBALD V. PETTIT Deputy County Auditor



LP-08-00014

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



FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT	
PREPARED FOR PREPP PHASE III LG A PORTION OF SECTION 24	
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.	
KITITITAS COUNTY	JOB NO. WASHINGTON
DWN BY T.J.S.	DATE 12/2021
CHKD BY M.K.K/D.L.P.	SCALE 1" = 100'
	SHEET 6 OF 9

Encompass
ENGINEERING & SURVEYING

Western Washington, Inc.
155 NE Juniper Street, Suite 201 - Bellingham, WA 98207 - Phone: (425) 397-0230
Eastern Washington Division
407 Southside Blvd. - Coe Blain, WA 98922 - Phone: (509) 674-7413

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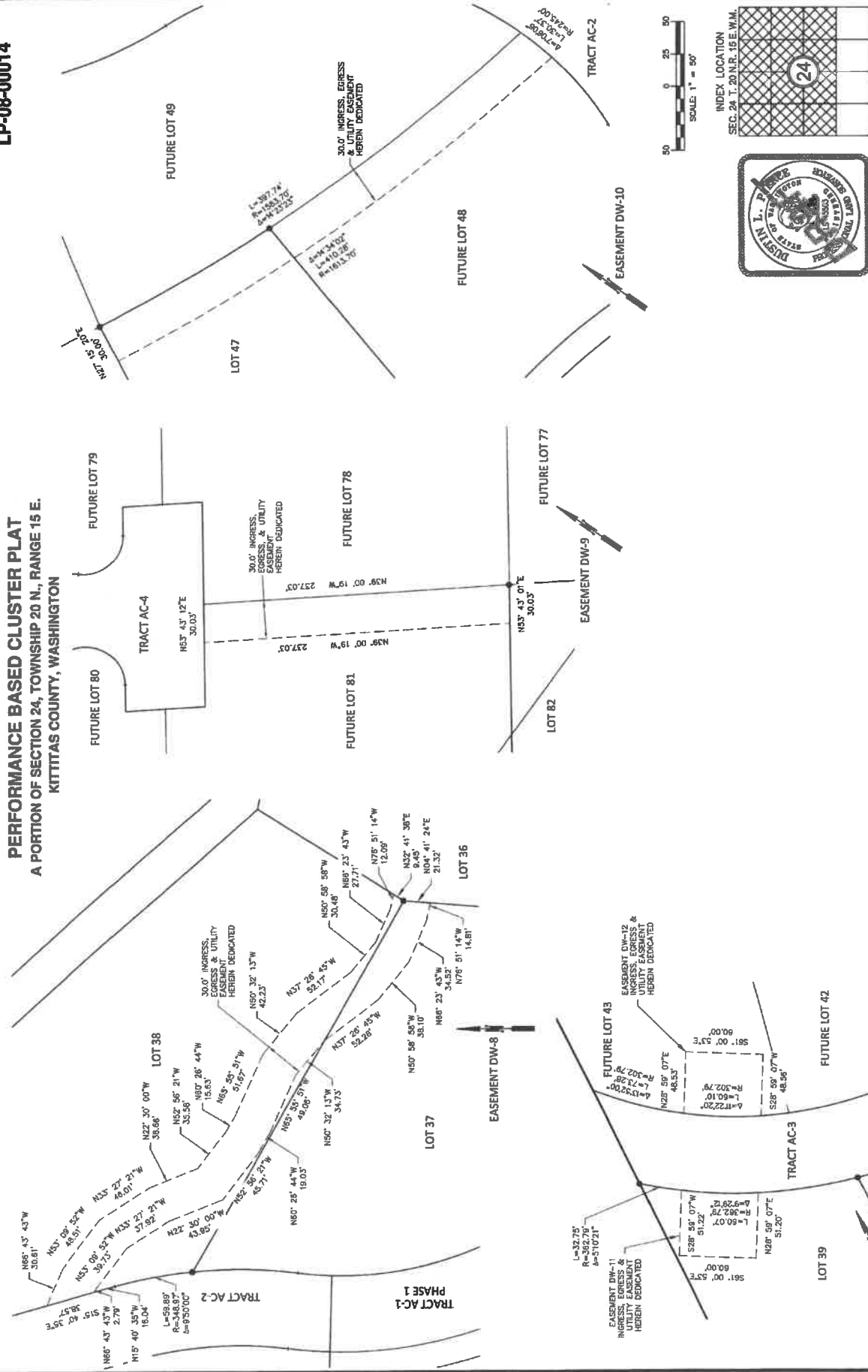
SURVEYOR'S NAME
JUSTIN J. PERCE
JERALD V. PETTY
County Auditor

Deputy County Auditor



LP-08-00014

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



AUDITOR'S CERTIFICATE
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 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

 SURVEYOR'S NAME

 County Auditor

 Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Harper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
 Eastern Washington Division
 407 Smithfield Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7133

FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT
 PREPARED FOR
 FRPP PHASE, LLC
 A PORTION OF SECTION 24,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY
 DWN BY
 T.J.S.
 DATE
 12/2021
 JOB NO.
 18069
 SHEET
 7 OF 9

LP-08-00014

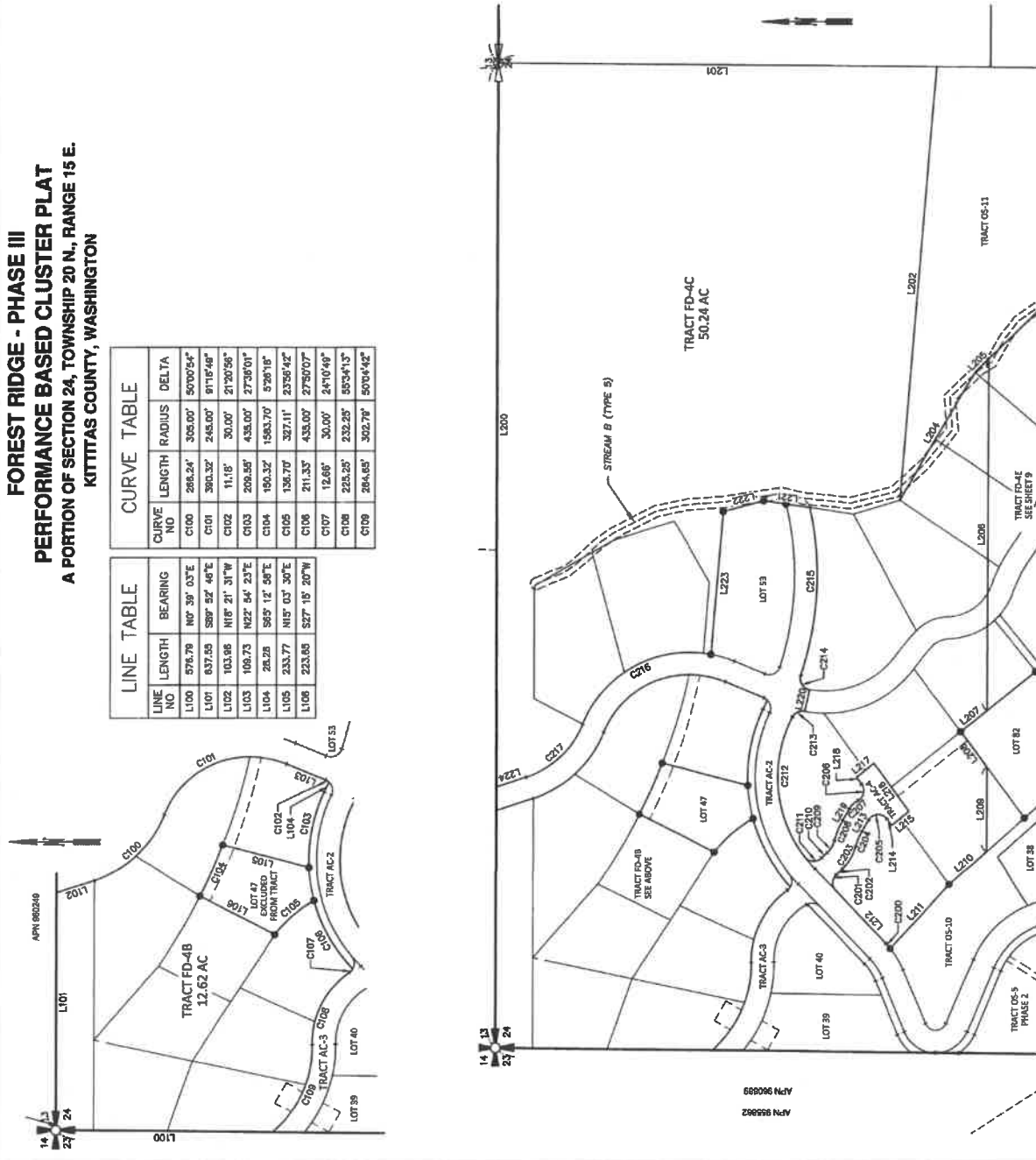
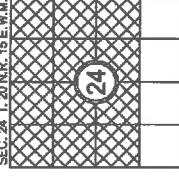
**FOREST RIDGE - PHASE III
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.
KITITAS COUNTY, WASHINGTON**

LINE TABLE				CURVE TABLE			
LINE NO	LENGTH	BEARING	CURVE NO	LENGTH	RADIUS	DELTA	DELTA
L100	576.78	N0° 39' 03"E	C100	266.24'	305.00'	50°00'54"	50°00'54"
L101	837.55	S89° 52' 48"E	C101	390.32'	245.00'	91°15'48"	91°15'48"
L102	103.96	N18° 21' 31"W	C102	11.18'	30.00'	2°20'56"	2°20'56"
L103	106.73	N22° 54' 23"E	C103	206.56'	435.00'	27°35'01"	27°35'01"
L104	26.28	S85° 12' 58"E	C104	190.32'	1985.70'	5°20'16"	5°20'16"
L105	233.77	N15° 03' 30"E	C105	136.70'	327.11'	23°56'42"	23°56'42"
L106	223.65	S27° 15' 20"W	C106	211.33'	435.00'	27°50'07"	27°50'07"
			C107	12.68'	30.00'	24°10'49"	24°10'49"
			C108	225.25'	232.25'	55°34'13"	55°34'13"
			C109	264.65'	302.78'	50°04'42"	50°04'42"

LINE TABLE			CURVE TABLE			
LINE NO	LENGTH	BEARING	CURVE NO	LENGTH	RADIUS	DELTA
L200	1942.71	S89° 52' 48"E	C200	18.48'	230.00'	43°38'58"
L201	1168.25	N0° 30' 28"E	C201	47.02'	30.00'	89°48'10"
L202	1168.48	S85° 12' 28"E	C202	22.28'	1072.78'	0°48'37"
L203	398.62	S59° 15' 38"E	C203	72.41'	128.35'	32°20'56"
L204	61.95	S44° 28' 19"E	C204	43.04'	157.23'	15°41'05"
L205	944.28	N89° 44' 19"W	C205	56.42'	36.00'	113°28'56"
L206	90.12	N39° 00' 19"W	C206	61.23'	30.00'	57°50'04"
L207	117.17	N53° 43' 01"E	C207	32.47'	56.41'	31°19'00"
L208	228.57	N89° 44' 19"W	C208	59.47'	217.23'	15°41'05"
L209	131.31	N41° 54' 14"W	C209	38.64'	68.28'	32°20'56"
L210	232.87	S47° 33' 28"E	C210	20.48'	1635.78'	0°42'38"
L211	195.64	N45° 17' 20"E	C211	50.76'	30.00'	98°57'08"
L212	396.05	S59° 48' 44"E	C212	398.53'	365.00'	63°59'54"
L213	21.04	N53° 43' 12"E	C213	36.54'	30.00'	73°55'55"
L214	60.07	N39° 02' 20"W	C214	51.30'	30.00'	97°56'41"
L215	180.19	N53° 43' 12"E	C215	455.46'	863.11'	30°14'08"
L216	60.07	N39° 02' 20"W	C216	432.89'	365.00'	73°55'54"
L217	22.51	N53° 43' 12"E	C217	213.87'	245.00'	50°00'54"
L218	38.08	S59° 48' 44"E				
L219	60.04	S77° 20' 30"E				
L220	124.03	N19° 29' 37"E				
L221	110.57	N19° 59' 55"W				
L222	385.20	N85° 19' 51"W				
L223	63.91	N18° 21' 31"W				



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



Encompass
ENGINEERING & SURVEYING

Western Washington Division
163 NE Indler Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 874-7433

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor

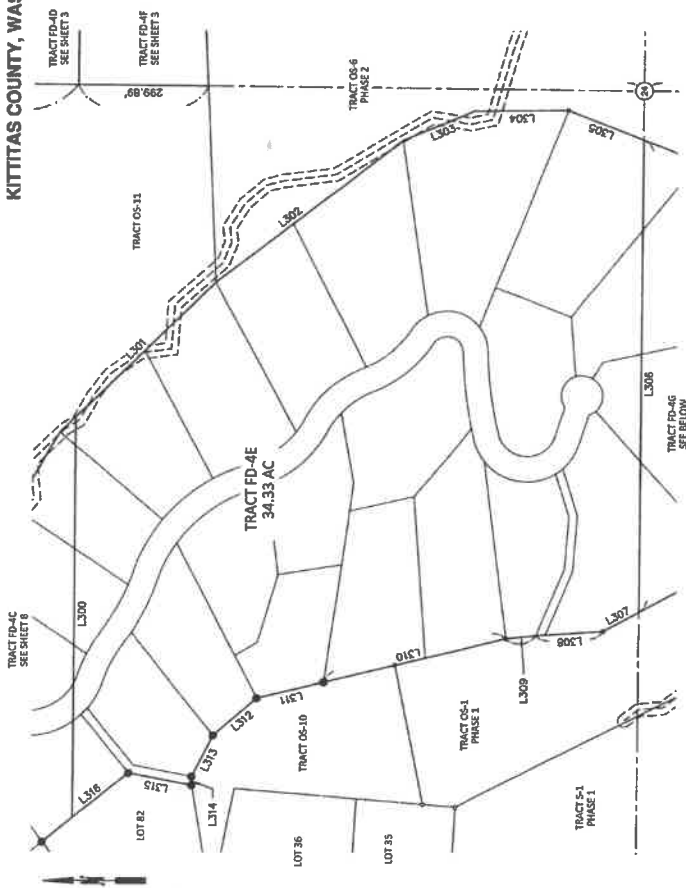
Deputy County Auditor _____



FOREST RIDGE - PHASE III 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
DATE 12/20/21
JOB NO. 18069
SHEET 8 OF 9
CHKD BY M.K.K./D.L.P. SCALE 1" = 200'

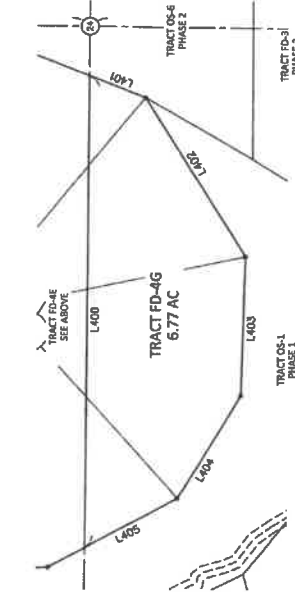
LP-08-00014

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KITITITAS COUNTY, WASHINGTON**

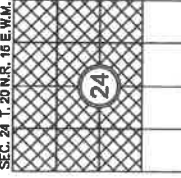


LINE TABLE		
LINE NO	LENGTH	BEARING
L300	944.29	N89° 44' 19"W
L301	492.65	S44° 26' 10"E
L302	541.87	S38° 09' 33"E
L303	180.00	S22° 31' 57"E
L304	222.30	S7° 34' 58"E
L305	186.39	S21° 39' 19"W
L306	112.00	N89° 35' 36"W
L307	95.14	N26° 33' 45"W
L308	157.14	N5° 53' 11"W
L309	70.81	N5° 41' 45"W
L310	591.02	N13° 48' 53"W
L311	591.02	N13° 48' 53"W
L312	132.78	N41° 36' 40"W
L313	109.07	N63° 23' 43"W
L314	20.41	S89° 35' 10"W
L315	148.37	N11° 08' 38"E
L316	187.03	N39° 00' 19"W

LINE TABLE		
LINE NO	LENGTH	BEARING
L400	1112.00	N89° 35' 36"W
L401	138.37	S21° 39' 19"W
L402	440.24	S38° 10' 44"W
L403	327.37	N88° 15' 46"W
L404	282.74	N59° 15' 44"W
L405	243.87	N28° 33' 45"W



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



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DWN BY T.J.S. JOB NO. 18069
DATE 12/2021 SHEET 9 OF 9
CHKD BY M.K.K./D.L.P. SCALE 1" = 200'

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AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JEROLD V. PETTIT
County Auditor Deputy County Auditor

