

PUBLIC BENEFIT RATINGS SYSTEM CHART - PHASE I

BASE ACREAGE:	37.0 AC	OPEN SPACE REQUIRED (40%):	14.8 AC
BASE LOT YIELD:	7	NET OPEN SPACE PROVIDED (40.7%):	15.08 AC
MAX. BONUS LOTS:	4	WATER SUPPLY:	GROUP B
MAX LOT YIELD:	11	SANITARY SEWER:	INDIVIDUAL SEPTIC
PROPOSED LOT YIELD:	8	ZONING:	RURAL-5

ELEMENT	POINT AWARDED
OPEN SPACE	
40.7% IN PERPETUITY	40
HEALTH & SAFETY	
CONNECTION TO GROUP B	25
TOTAL	65

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

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

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "FOREST RIDGE-PHASE I" PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

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

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

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

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

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

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

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

KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NOS. 893034, 163034, 173034, 203034, 22020, 22021, 22022, 22023, 22024, 22025, 22026 & 22027

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

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 I, LLC IN DEC 2020.

DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503

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

JERALD V. PETTIT Deputy County Auditor
County Auditor

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

LPF-20-00005

OWNER:

FRPP PHASE I, LLC
116 1/2 S WASHINGTON STREET
SEATTLE WA 98104-3479

UKC HOLDINGS, LLC
116 1/2 S WASHINGTON STREET
SEATTLE WA 98104-3479

EXISTING KITTITAS COUNTY PARCEL AND (MAP NUMBERS):

893034	(20-15-24000-0001)
163034	(20-15-24000-0003)
173034	(20-15-24000-0004)
203034	(20-15-24000-0007)
22020	(20-15-24000-0015)
22021	(20-15-24000-0016)
22022	(20-15-24000-0017)
22023	(20-15-24000-0018)
22024	(20-15-24000-0019)
22025	(20-15-24000-0020)
22026	(20-15-24000-0021)
22027	(20-15-24000-0022)

PARCEL INFORMATION:

ZONE: RURAL 5

SURVEY NOTES:

- THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83 (2007) EPOCH 2007, SOUTH ZONE, DERIVED FROM RTK GPS USING THE FOLLOWING NGS STATION:

STATION DESIGNATION PID LATITUDE LONGITUDE
TS 19.2 BM 19.4 SX0425 N 47° 11' 29.05653" W 120° 54' 50.20353"

ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9998781, MULTIPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCE.
- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS SHOWN HERON AND TO FACILITATE THE CONDITIONS OF APPROVAL FOR AN APPLICATION FOR A PERFORMANCE BASED CLUSTER PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION LP-08-0014.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE R-10 GNSS AND A TRIMBLE S-7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.

PLAT NOTES:

- 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 (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- DEVELOPMENT INVOLVING DISTURBANCE TO WETLANDS MAY REQUIRE ADDITIONAL COUNTY REVIEW AND POSSIBLE MITIGATION. KCC 17A.04.015 REQUIRES ALL WETLAND IMPACTS TO BE AVOIDED TO THE EXTENT PRACTICAL. ANY UNAVOIDABLE WETLAND IMPACTS SHALL BE REQUIRED TO BE REPLACED AT A RATIO OF 2:1 FOR CATEGORY 2, 1.5:1 FOR CATEGORY 3, AND 1:1 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 ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPES STEEPER THAN 1/10 UNIT VERTICAL IN 3 UNITS HORIZONTAL (33.3-PERCENT SLOPE) SHALL CONFORM TO THE BUILDING SETBACK REQUIREMENTS OF CURRENT ADOPTED BUILDING CODES (IRC SECTION R403.1.7 AND IBC SECTION 1805.3.1.). ALTERNATE SETBACKS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL IS PERMITTED TO REQUIRE AN 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 AN INVESTIGATION SHALL INCLUDE CONSIDERATION OF MATERIAL, HEIGHT OF SLOPE, SLOPE GRADIENT, LOAD INTENSITY AND EROSION CHARACTERISTICS OF SLOPE MATERIAL.
- 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 SHALL BE LIMITED TO THOSE AREAS SHOWN ON THE FACE OF THE PLAT AND SHALL BE LOCATED OUTSIDE OF WETLAND AND STREAM AREAS AND THEIR BUFFERS.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENT 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. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- 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 13.35.027 AND ECOLOGY REGULATIONS.

ADJACENT OWNERS (APN) ASSESSOR'S PARCEL NUMBER

APN 957531	APN 955864
APN 957532	BRUCE J HIGGS
APN 957533	24915 183RD PL SE
APN 957534	COVINGTON WA 98042-4816
P SQUARED LLC	APN 961367
246 4TH AVE W	APN 19145
DICKINSON ND 58601-4945	JON A & LAURA J WOOD
	9109 NE 35TH PL
	YARROW POINT WA 98004-4756
APN 954184	APN 873034
SELVAKUMAR RAJAGOPAL	APN 950759
3222 187TH PL SE	KEVIN DALY ETUX
BOTHELL WA 98012-8835	565 SE CROSTON LANE
	ISSAQUAH WA 98027-3904
APN 22046	APN 13528
APN 958273	STEVE & TONI CALL
GEORGIA TREFFTS-GARFINK	604 128TH AVE SE
7462 HOYLAKA CT	BELLEVUE WA 98005-3621
GILROY CA 95020-3053	
APN 13515	APN 952003
APN 213034	JOSHUA SHAW
DAVID WEBER	5326 156TH ST SE
19472 NORMANDY PARK DR SW	BOTHELL WA 98012-4727
NORMANDY PARK WA 98166-4132	
APN 951144	APN 952004
APN 960249	ELLIOT & SONYA SHAW
RONALD E & RHONDA R KNAPP	JOSHUA SHAW
27809 SE 26TH WAY	5326 156TH ST SE
SAMMAMISH WA 98075	BOTHELL WA 98012-4727
APN 951145	APN 952005
APN 960388	CHRISTOPHER J & HALEY A KUBEJA
DAVID B KAPLAN	921 E CHICAGO ST
6044 51ST AVE NE	KENT WA 98030-6268
SEATTLE WA 98115-7708	
APN 951146	APN 11815
WALDBLICK LLC	LESLIE D PEPPIN
1370 WASHINGTON PIKE SUITE 403	PO BOX 910
BRIDGEVILLE PA 15017-2885	CLE ELUM WA 98922
APN 951147	APN 142036
APN 960798	APN 954710
ALPINE MEADOWS LLC	EVAN B & LAURNE STANLEY
114 17TH PL	4 N SALMON BEACH
KIRKLAND WA 98033-4906	TACOMA WA 98407-2216
APN 955862	APN 454935
APN 960889	STATE OF WASH (DNR)
DK OWENS PROPERTIES LLC	C/O CONSERV REC & TRANSACTION
2275 LOWER PEOP POINT ROAD	DIV
CLE ELUM WA 98922-8424	PO BOX 47014
	OLYMPIA WA 98504-7014

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Eastern Washington Division
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FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT

PREPARED FOR FRPP PHASE I, LLC A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY WASHINGTON		
DWN BY T.S.	DATE 05/2021	JOB NO. 18069
CHKD BY M.K.K./D.L.P.	SCALE N/A	SHEET 1 OF 7

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

LPF-20-00005

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

NAME TITLE NAME TITLE

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF _____ THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT UKC HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO A 50% UNDIVIDED INTEREST (TENANT IN COMMON WITH KURT ERICKSON, AN INDIVIDUAL, PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE, IF MARRIED), OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 20__.

NAME TITLE NAME TITLE

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF _____ THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, 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 WITH UKC HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY), OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 20__.

KURT ERICKSON

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ SIGNED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

AUDITOR'S CERTIFICATE _____

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

SURVEYOR'S NAME

Deputy County Auditor



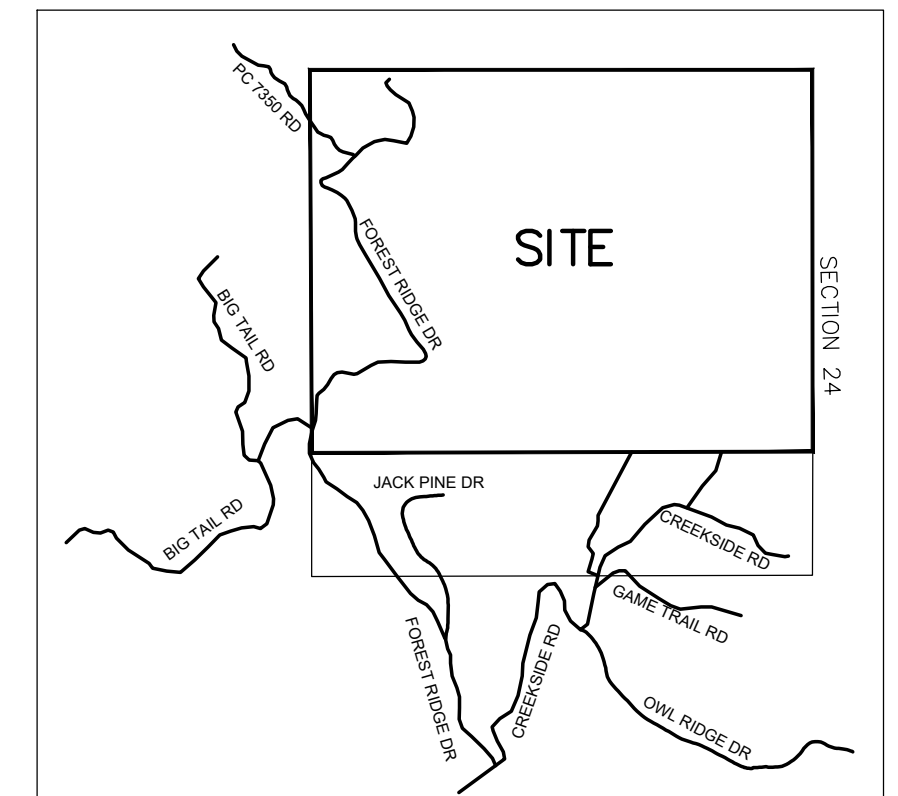
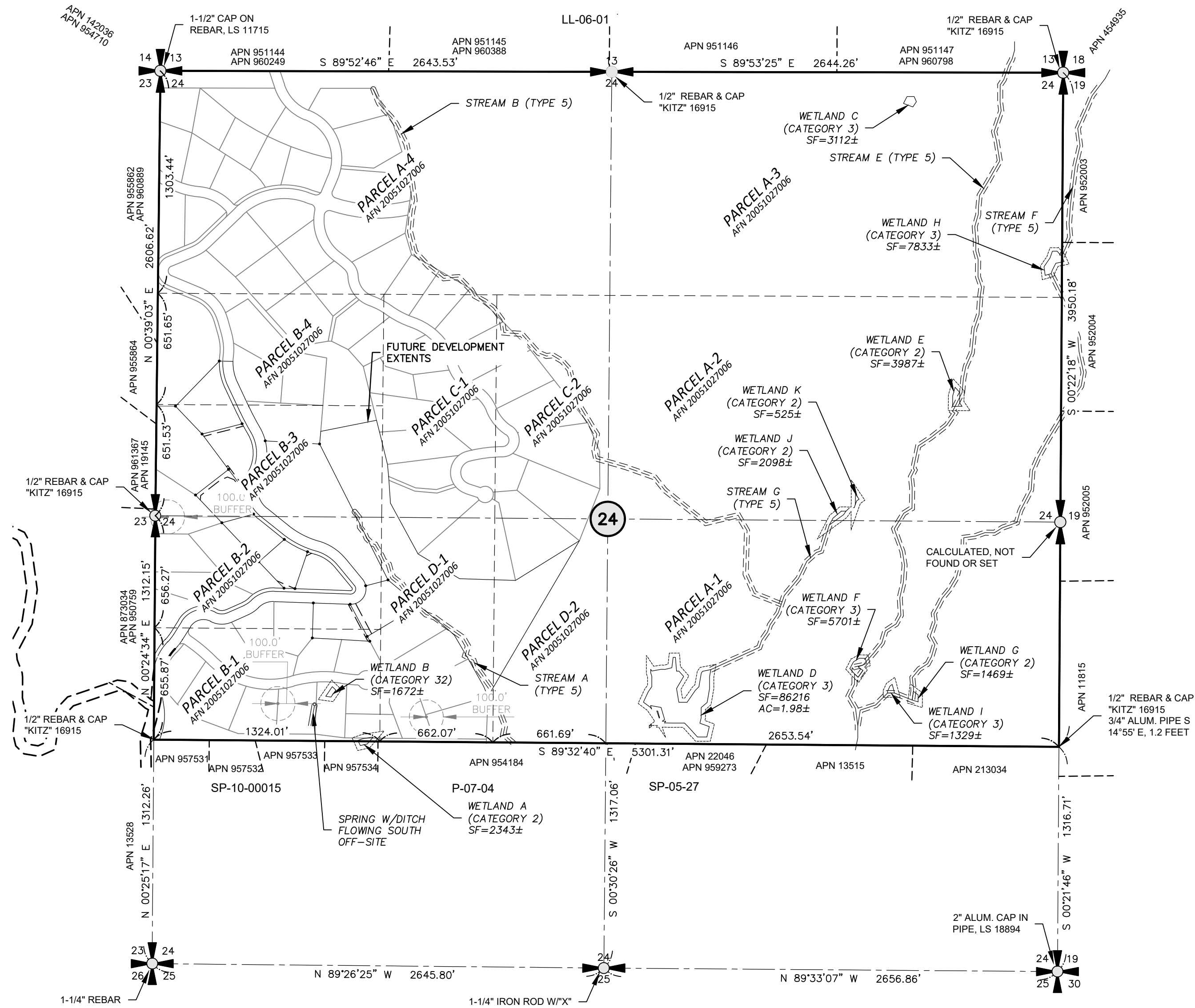
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Eastern Washington Division
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FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT
PREPARED FOR
FRPP PHASE I, LLC
A PORTION OF SECTION 24,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY WASHINGTON

DWN BY T.S.	DATE 05/2021	JOB NO. 18069
CHKD BY M.K.K./D.L.P.	SCALE N/A	SHEET 2 OF 7

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

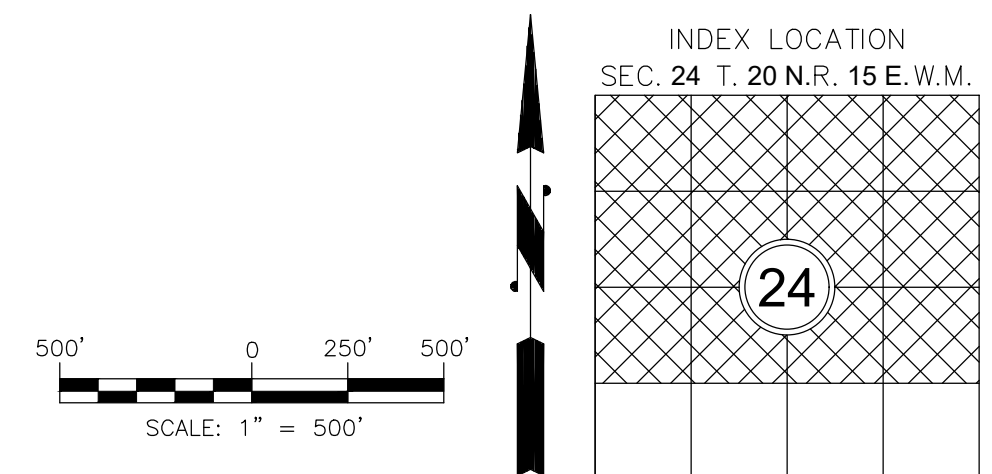
LPF-20-00005



**VICINITY MAP
N.T.S.**

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 5/8" IRON ROD & CAP, LS
- SET 5/8" IRON ROD & CAP, LS 45503
- ACCESS TRACT
- OPEN SPACE TRACT
- SERVICE TRACT



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

JERALD V. PETTIT
County Auditor

Deputy County Auditor

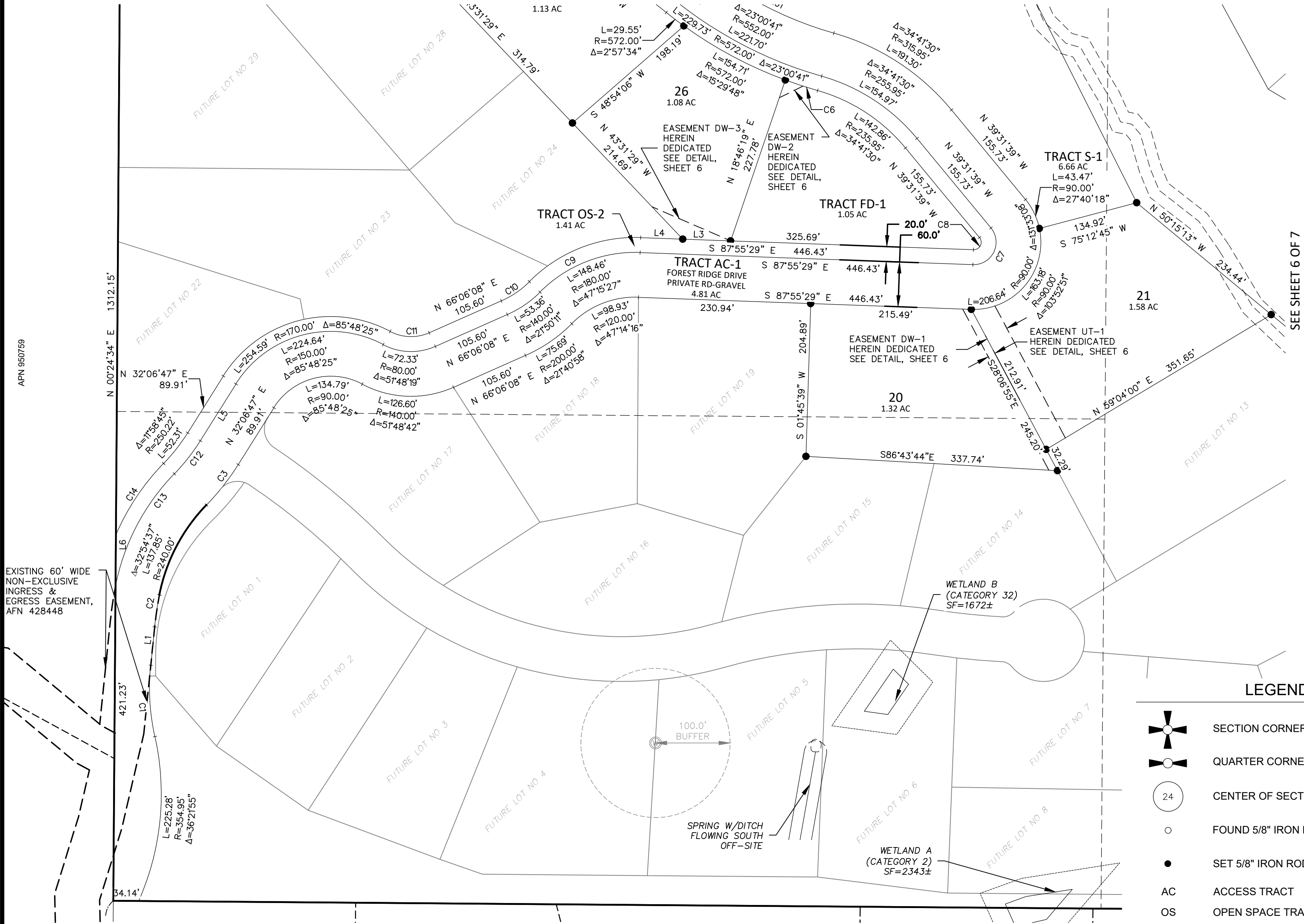
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KITITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
T.S.	05/2021	18069
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 500'	3 OF 7

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

LPF-20-00005



APN 950759

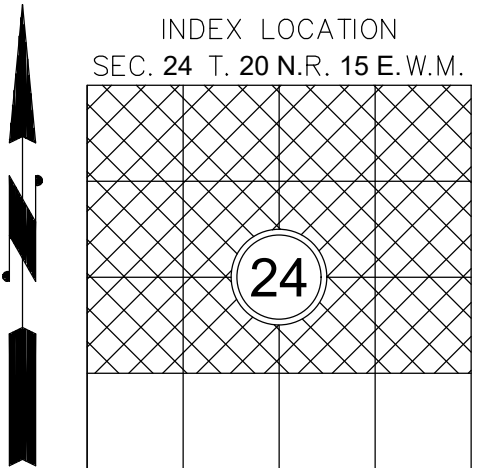
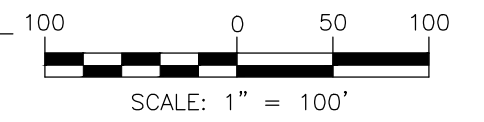
EXISTING 60' WIDE
NON-EXCLUSIVE
INGRESS &
EGRESS EASEMENT,
AFN 428448

LINE NO	LENGTH	BEARING
L1	51.51	N5° 49' 47"E
L2	20.00	S88° 29' 02"E
L6	68.83	N0° 24' 34"E

CURVE NO	LENGTH	RADIUS	DELTA
C1	96.21'	300.00'	18°22'26"
C3	69.04'	330.22'	11°58'44"
C4	119.88'	225.00'	30°31'42"
C5	39.94'	225.00'	10°10'12"
C6	45.47'	572.00'	4°33'18"
C8	22.89'	10.00'	131°08'51"
C9	164.97'	200.00'	47°15'42"
C10	45.91'	120.00'	21°55'19"
C11	54.25'	60.00'	51°48'19"
C12	56.50'	270.22'	11°58'44"
C13	172.76'	300.00'	32°59'40"

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 5/8" IRON ROD & CAP, LS
- SET 5/8" IRON ROD & CAP, LS 45503
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- OS OPEN SPACE TRACT
- S SERVICE TRACT



AUDITOR'S CERTIFICATE

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IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME

JERALD V. PETTIT
County Auditor

Deputy County Auditor

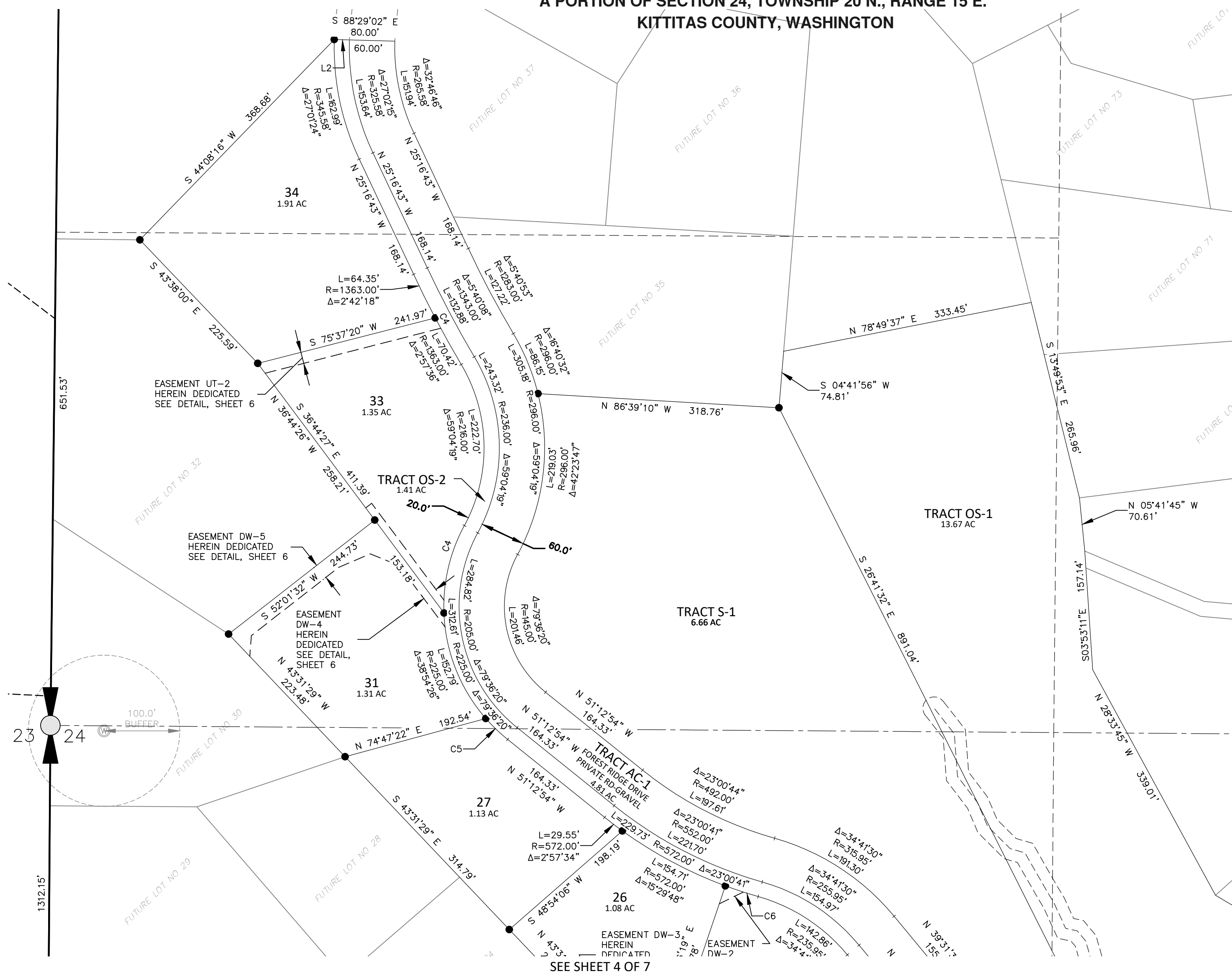
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DWN BY T.S.	DATE 05/2021	JOB NO. 18069
CHKD BY M.K.K./D.L.P.	SCALE 1" = 100'	SHEET 4 OF 7

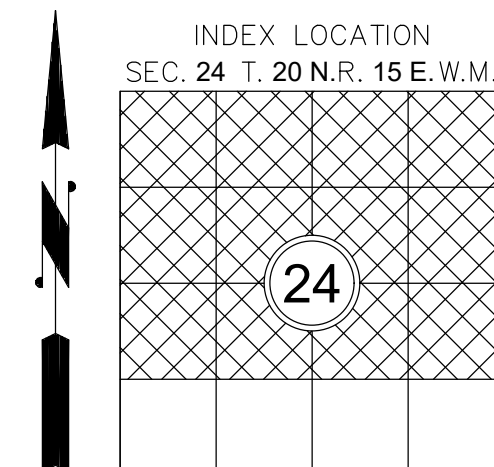
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KITITAS COUNTY, WASHINGTON**

LPF-20-00005



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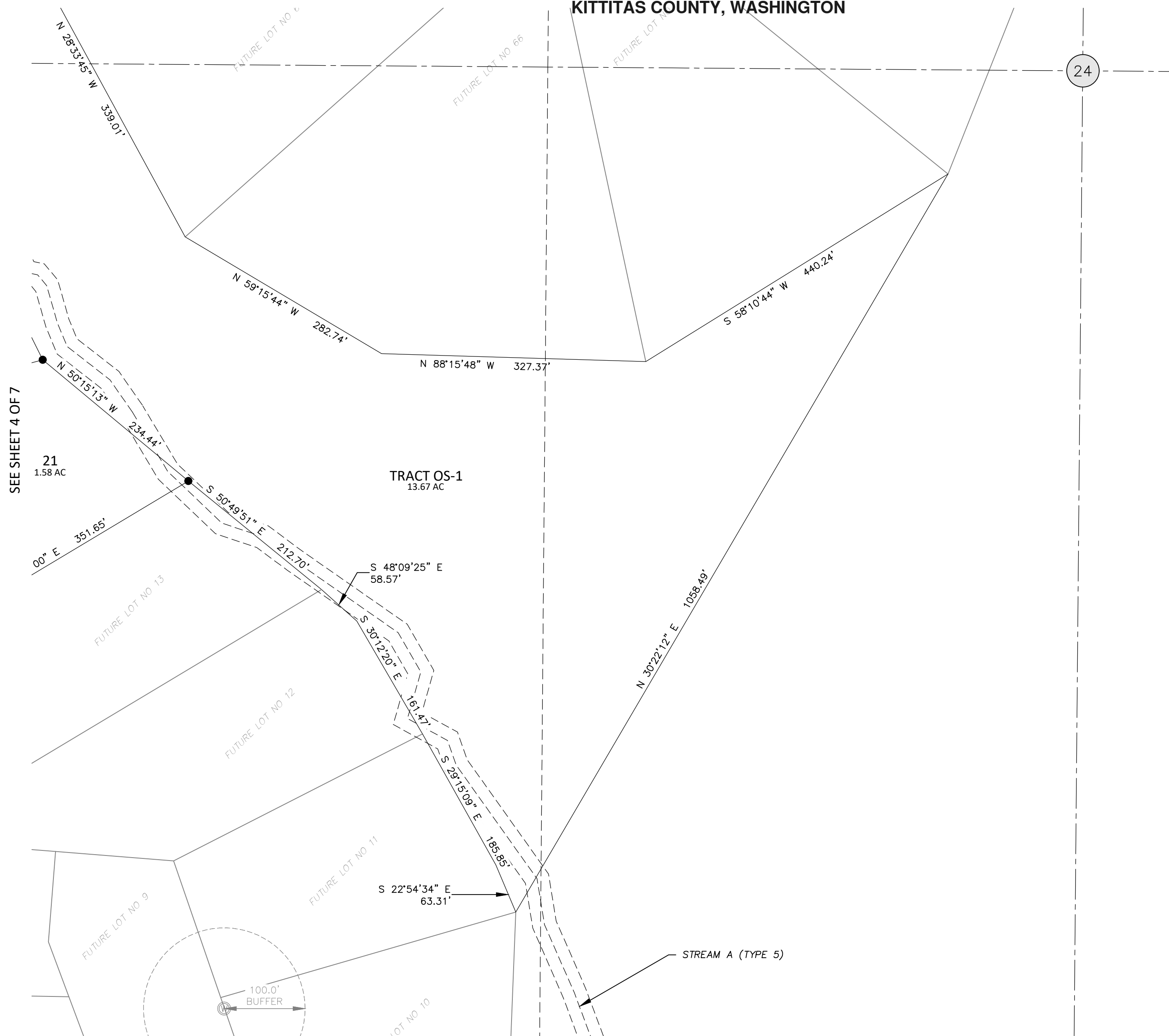
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CHKD BY M.K.K./D.L.P.	SCALE 1" = 100'	SHEET 5 OF 7

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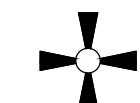
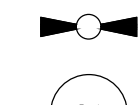
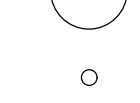

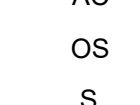
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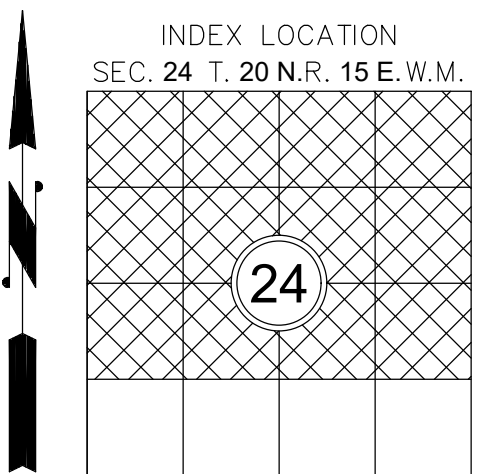
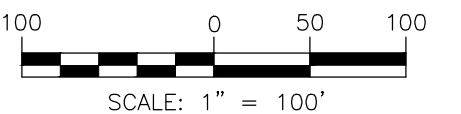
SEE SHEET 5 OF 7



SEE SHEET 4 OF 7

LEGEND

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  CENTER OF SECTION, AS NOTED
-  FOUND 5/8" IRON ROD & CAP, LS
-  SET 5/8" IRON ROD & CAP, LS 45503
- AC ACCESS TRACT
- OS OPEN SPACE TRACT
- S SERVICE TRACT



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

 JERALD V. PETTIT
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

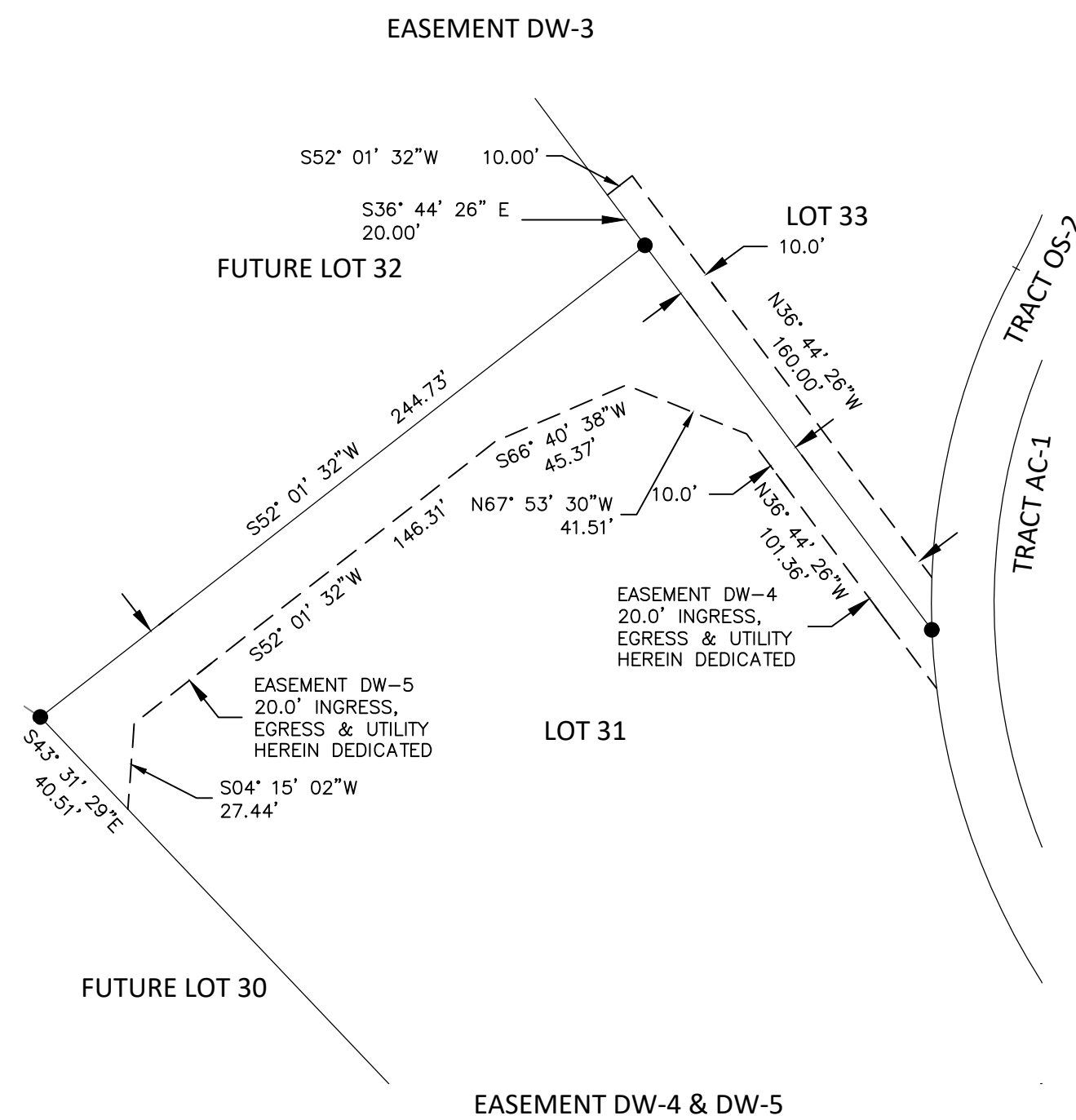
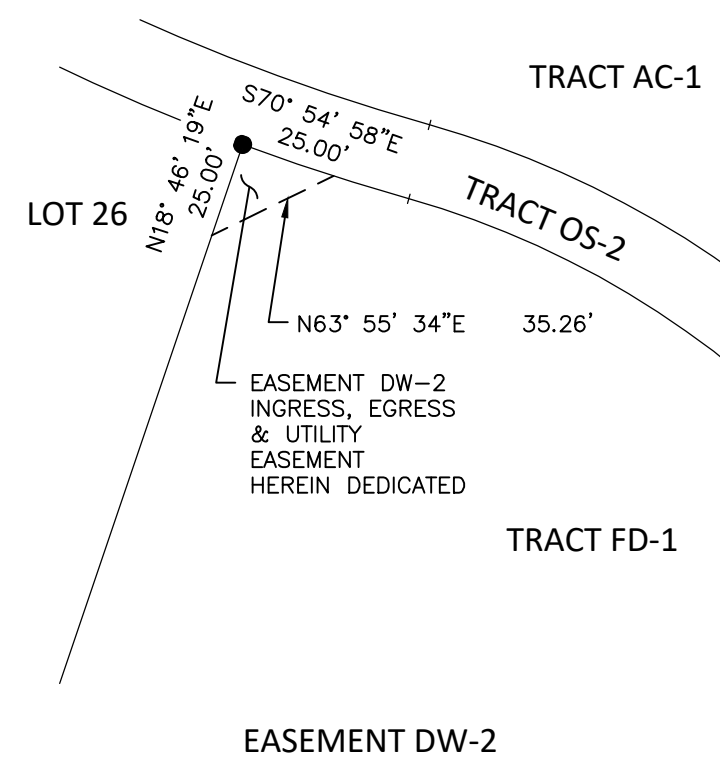
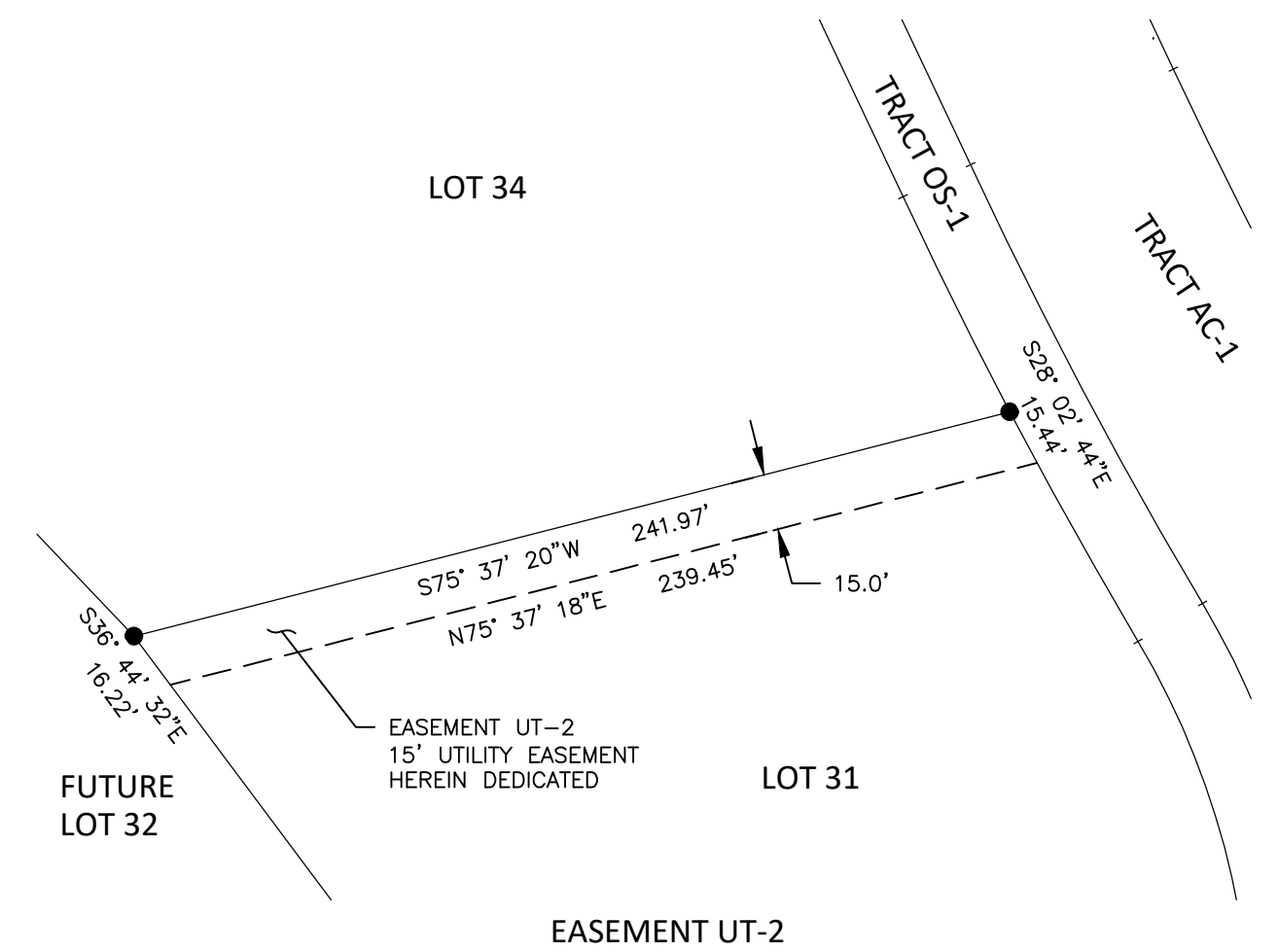
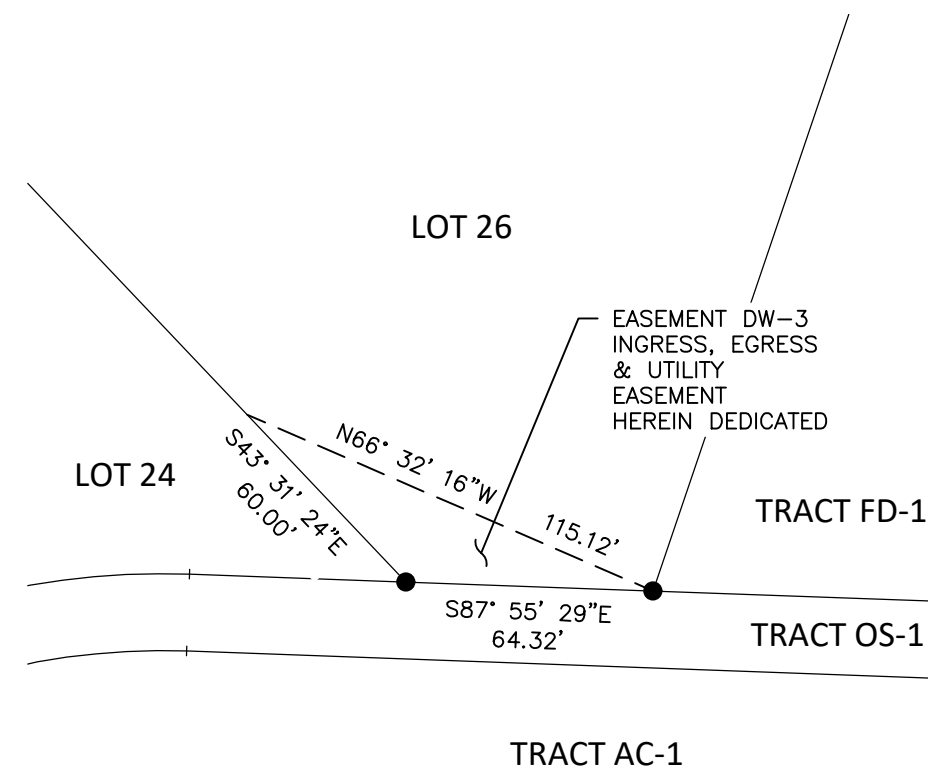
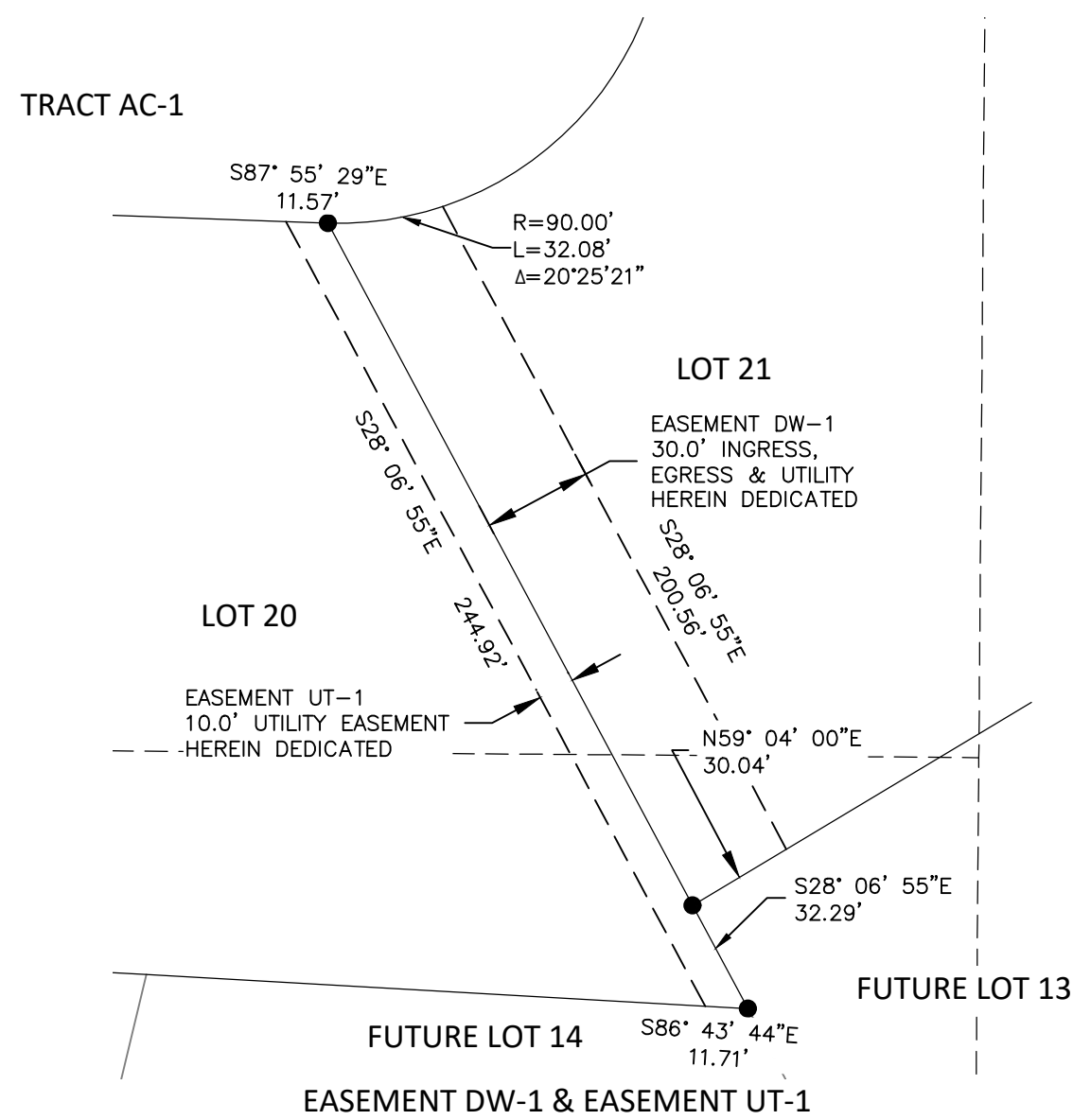
Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

FOREST RIDGE - PHASE I 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

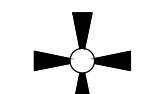
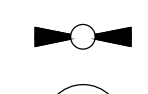
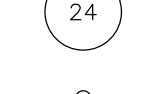

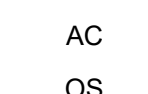
DWN BY T.S.	DATE 05/2021	JOB NO. 18069
CHKD BY M.K.K./D.L.P.	SCALE 1" = 100'	SHEET 6 OF 7

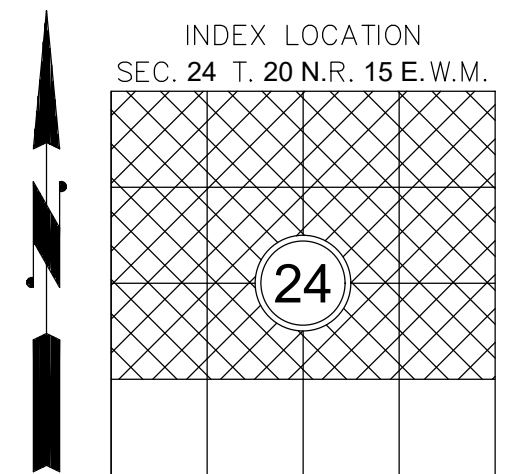
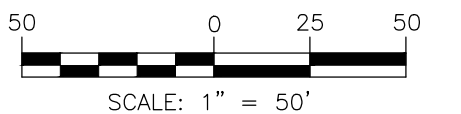
**FOREST RIDGE - PHASE I
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.
KITITAS COUNTY, WASHINGTON**

LPF-20-00005



LEGEND

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  CENTER OF SECTION, AS NOTED
-  FOUND 5/8" IRON ROD & CAP, LS
-  SET 5/8" IRON ROD & CAP, LS 45503
- AC ACCESS TRACT
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KITITAS COUNTY WASHINGTON		
DWN BY T.S.	DATE 05/2021	JOB NO. 18069
CHKD BY M.K.K./D.L.P.	SCALE 1" = 100'	SHEET 7 OF 7