

LP-08-00014

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

Table with 2 columns: Category (e.g., Base Acreage, Open Space) and Value (e.g., 37.0 AC, 15.08 AC).

Table with 2 columns: Element and Point Awarded (e.g., Open Space, 40; Health & Safety, 25).

APPROVALS

CERTIFICATE OF COUNTY ASSESSOR

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

EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

KITTTAS COUNTY ASSESSOR

KITTTAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

BOARD OF COUNTY COMMISSIONERS
KITTTAS COUNTY, WASHINGTON

BY: CHAIRMAN

ATTEST: CLERK OF THE BOARD

DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

KITTTAS COUNTY PLANNING OFFICIAL

KITTTAS COUNTY HEALTH DEPARTMENT

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

DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

KITTTAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS IS NOW TO BE FILED.

DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

KITTTAS COUNTY TREASURER

ORIGINAL TAX PARCEL NOS. 893034, 103034, 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.

ADJACENT OWNERS AND NEIGHBORING PARCELS

- List of adjacent owners and neighboring parcels with APN numbers and owner names.

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - GUARANTEE NO. 48 0035 72030 5882

PARCELS 1-4, A-2, A-3, B-1, B-2, B-3, B-4, C-1, C-2, D-1 AND D-2 OF THAT CERTAIN SURVEY RECORDED OCTOBER 27, 2006 IN BOOK 31 OF SURVEYS, PAGES 224 AND 226, UNDER AUDITORS FILE NO. 358233, IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, RANGE 15 EAST, T. 20 N., R. 15 E., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

SURVEY NOTES:

- 1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY...
2. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS SHOWN HEREON AND TO FACILITATE THE CONDITIONS...
3. THIS SURVEY WAS RECORDED UNDER A TOTAL STATION SURVEYING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 352-130-090.

PLAT NOTES:

- 1. THE APPROVAL OF THIS PARCEL OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION...
2. DEVELOPMENT INVOLVING DISTURBANCE TO WETLANDS MAY REQUIRE ADDITIONAL COUNTY REVIEW AND POSSIBLE MITIGATION...
3. A 15 FOOT BUILDING SETBACK IS REQUIRED FROM SEASONAL STREAMS, STREAM CROSSINGS MAY REQUIRE ADDITIONAL PERMITTING FROM STATE AGENCIES...
4. ACCESS TO SOME LOTS REQUIRES CROSSING A SEASONAL STREAM...
5. ACCESS TO SOME LOTS REQUIRES CROSSING A CRITICAL SLOPE...
6. THE ACCESS OF BUILDINGS AND STRUCTURES ON OR NEAR THE SEASONAL STREAMS SHALL BE LIMITED TO A 15 FOOT VERTICAL IN 3 HORIZONTAL (5.3 PERCENT SLOPE) SHALL CONFORM TO THE BUILDING SETBACK REQUIREMENTS OF THE WASHINGTON STATE DEPARTMENT OFEcology AND FORESTRY (WAC 352-150-010) AND THE WASHINGTON STATE DEPARTMENT OFEcology AND FORESTRY (WAC 352-150-010) ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL...
7. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES...
8. THE USE OF WOOD BURNING STOVES SHALL BE PROHIBITED...
9. HOME RESIDENTIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION...
10. THIS SURVEY DOES NOT FURTHER SHOW ALL EASEMENTS OR RECORD OR OTHERWISE.



ACTIVE 09 2020
Kittitas Co. CDS

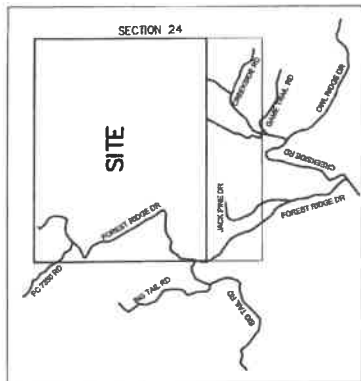
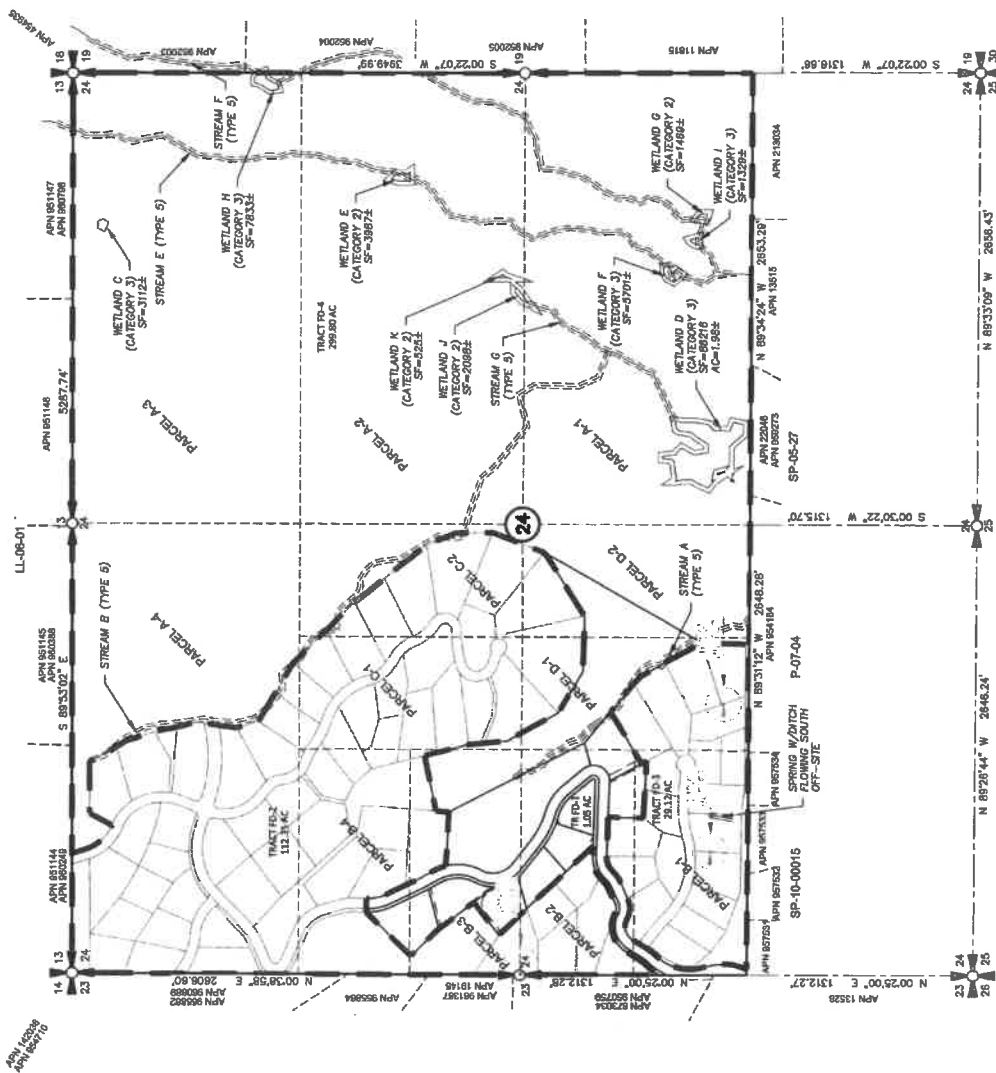
Auditor's Certificate and Surveyor's Certificate sections containing fields for dates, names, and signatures.

Encompass Engineering & Surveying logo and contact information.

Forest Ridge - Phase I Performance Based Cluster Plat title block containing project name, date, scale, and sheet information.

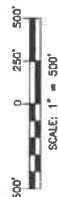
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FOREST RIDGE - PHASE I  
PERFORMANCE BASED CLUSTER PLAT  
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
KITITITAS COUNTY, WASHINGTON



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 56" IRON ROD & CAP, LS
- SET 56" IRON ROD & CAP, LS 45503



RECEIVED  
KITTITAS CO. CDS  
INDEX LOCATION  
SEC. 24 T. 20 N.R. 15 E.W.M.

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. KITITITAS COUNTY, WASHINGTON	
DIVN BY T.S.	DATE 12/2020
CHKD BY M.K.K/D.L.P.	SCALE 1" = 500'
JOB NO. 18069	SHEET 2 OF 6



Western Washington Division  
165 NE Jupiter Street, Suite 201 - Bellingham, WA 98207 - Phone: (425) 335-0310  
Eastern Washington Division  
407 Southwester Blvd. - Co. Bldg. 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 \_\_\_\_\_

DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JEFFREY V. PETTIT  
County Auditor

Deputy County Auditor \_\_\_\_\_

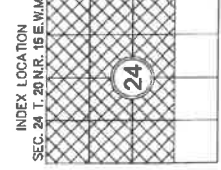
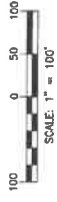
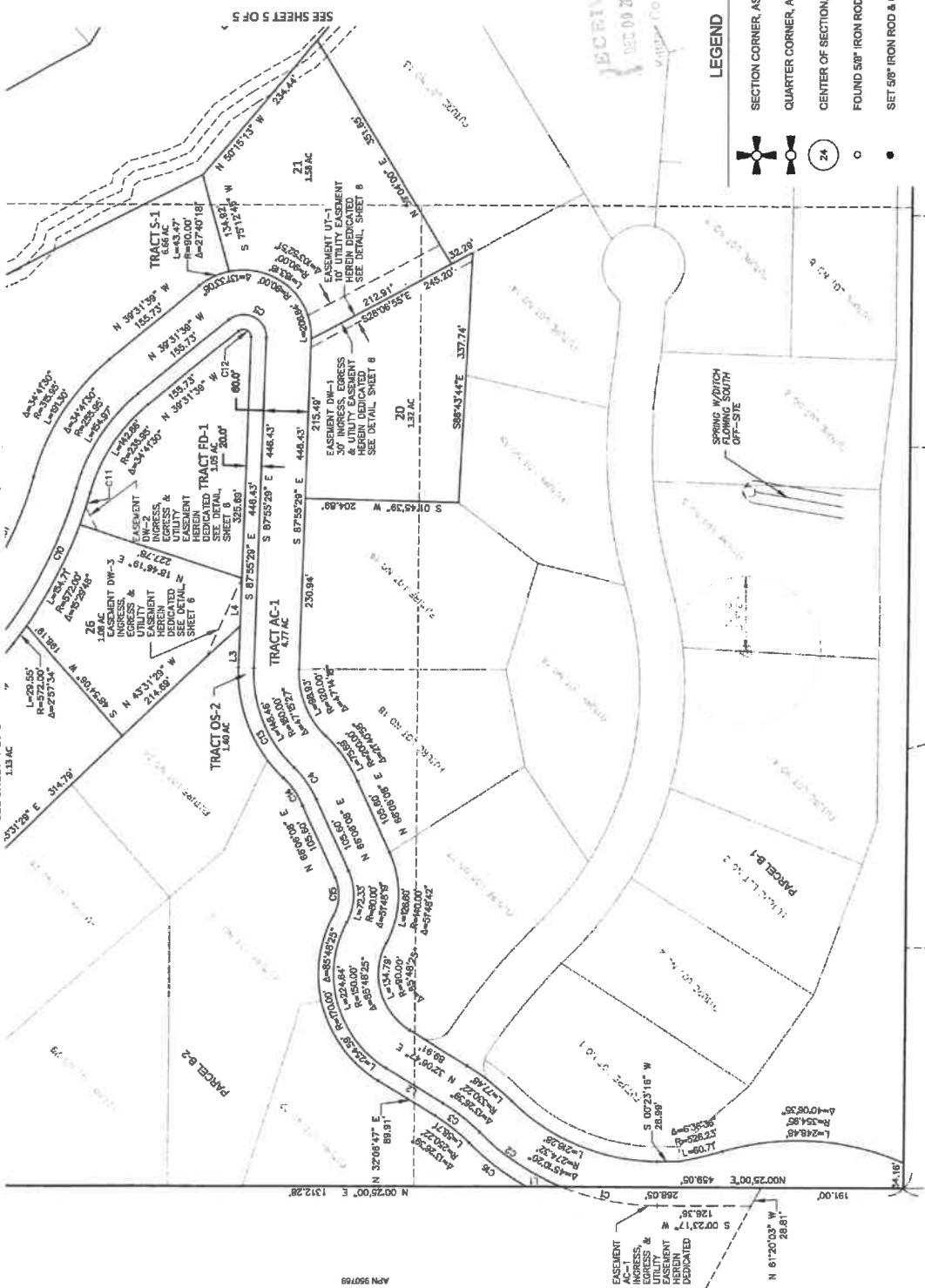
**FOREST RIDGE - PHASE I  
PERFORMANCE BASED CLUSTER PLAT**  
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
KITITAS COUNTY, WASHINGTON

PARCEL LINE TABLE

LINE NO	LENGTH	BEARING
L1	45.68	N0°25'00"E
L2	88.91	N32°06'47"E
L3	56.42	S07°55'28"E
L4	64.32	S07°55'28"E
L5	20.00	S88°28'02"E

CURVE TABLE

CURVE NO	LENGTH	RADIUS	DELTA
C1	131.44'	334.32'	223°31'31"
C2	132.14'	334.32'	223°38'48"
C3	63.41'	270.22'	132°28'39"
C4	53.36'	140.00'	215°01'11"
C5	66.83'	30.00'	131°27'04"
C6	243.32'	236.00'	59°04'18"
C7	134.76'	1363.00'	5°39'54"
C8	119.88'	225.00'	30°31'42"
C9	36.94'	225.00'	10°10'12"
C10	228.73'	572.00'	23°00'44"
C11	45.47'	572.00'	4°35'18"
C12	22.88'	10.00'	131°02'51"
C13	184.97'	200.00'	47°15'42"
C14	45.91'	120.00'	21°55'19"
C15	54.25'	80.00'	51°48'19"
C16	97.75'	354.32'	19°46'22"



- 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 46503

**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.  
WASHINGTON

KITITAS COUNTY  
DWN BY  
T.S.  
DATE  
12/20/20  
SCALE  
1" = 100'  
JOB NO.  
18069  
SHEET  
3 OF 6

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 - Issaquah, WA 98027 • Phone: (425) 392-0250  
Eastern Washington Division  
407 Svalbard Blvd. - Cle Elum, WA 98922 • Phone: (509) 874-7933

**AUDITOR'S CERTIFICATE**

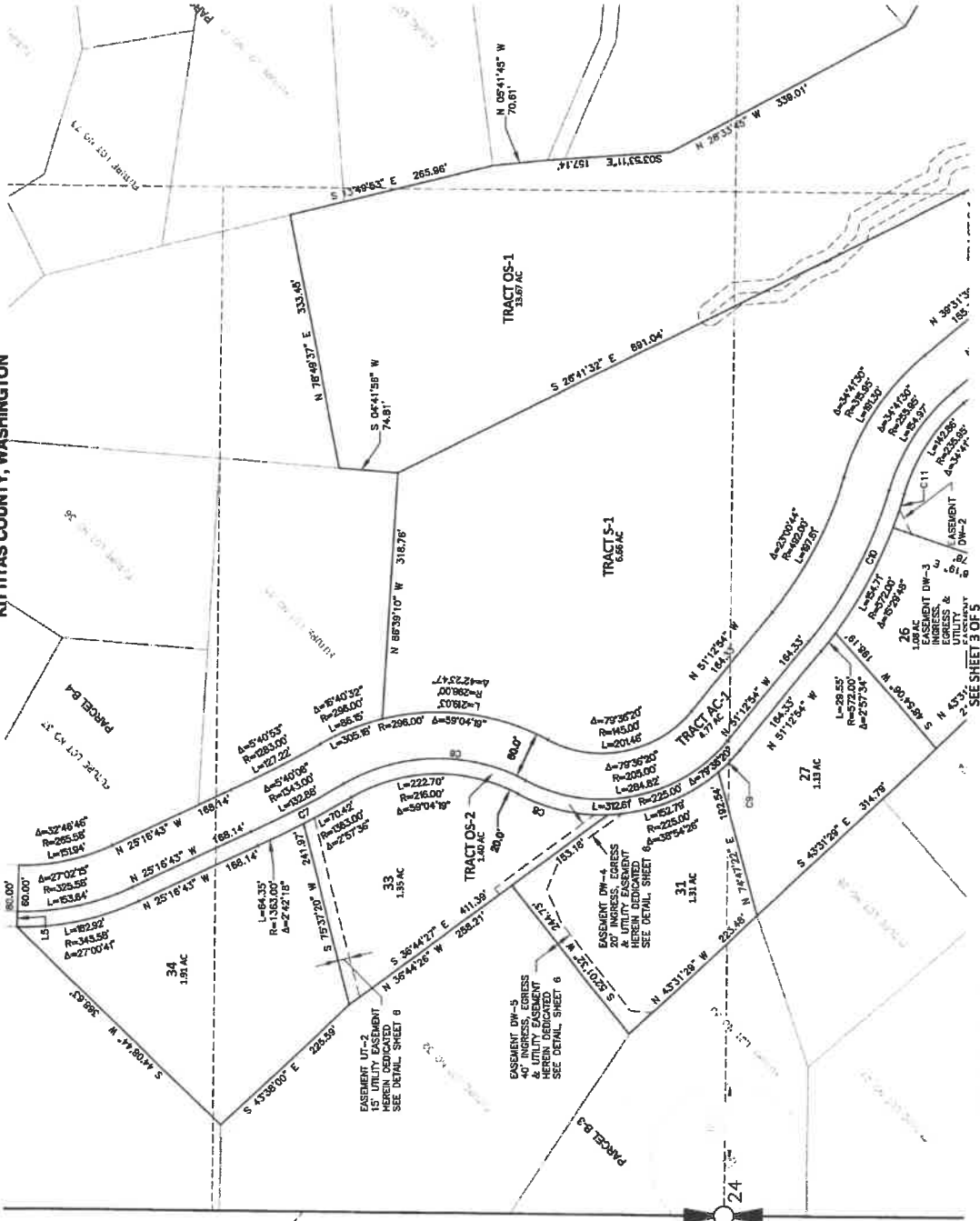
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ W.M.  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD Y. PETTIT  
County Auditor

Deputy County Auditor



LP-08-00014

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A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
KITITITAS COUNTY, WASHINGTON

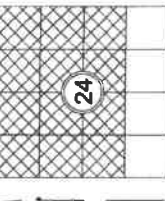


**LEGEND**

- 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 45803

SCALE: 1" = 100'

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



RECEIVED  
DEC 09 2020  
KITITITAS CO. GIS  
SEE SHEET 5 OF 5

FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT PREPARED FOR FRPP PHASE I LLO A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.	
KITITITAS COUNTY	WASHINGTON
DWN BY T.S.	JOB NO. 18089
DATE 12/20/20	SCALE 1" = 100'
CHKD BY M.K.K./D.L.P.	SHEET 4 OF 6



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

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ WA.

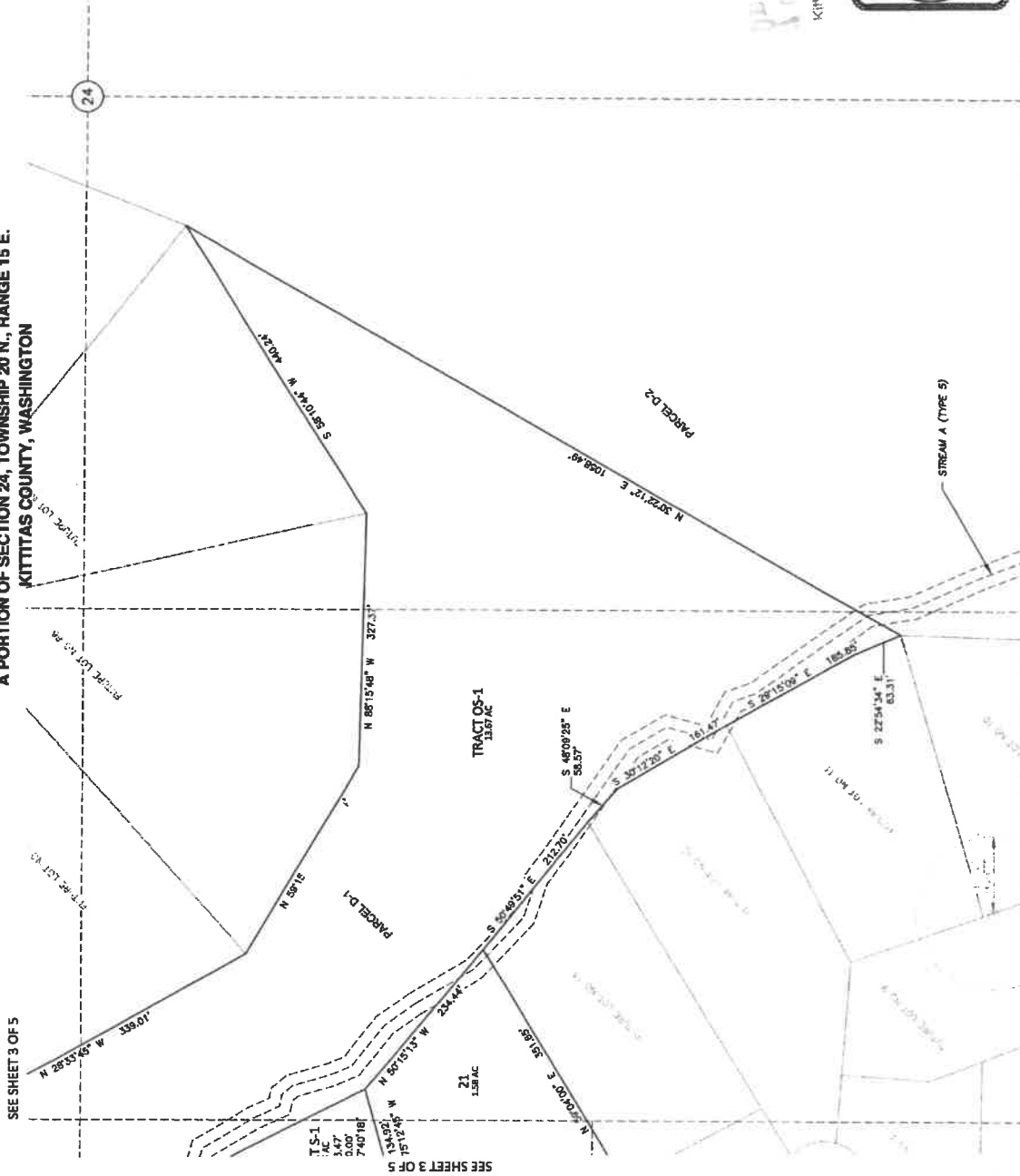
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF

SURVEYOR'S NAME  
DUSTIN L. PIERCE  
JERALD V. FETTT  
County Auditor




Deputy County Auditor

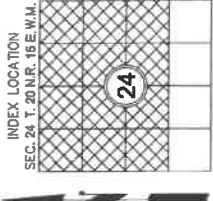


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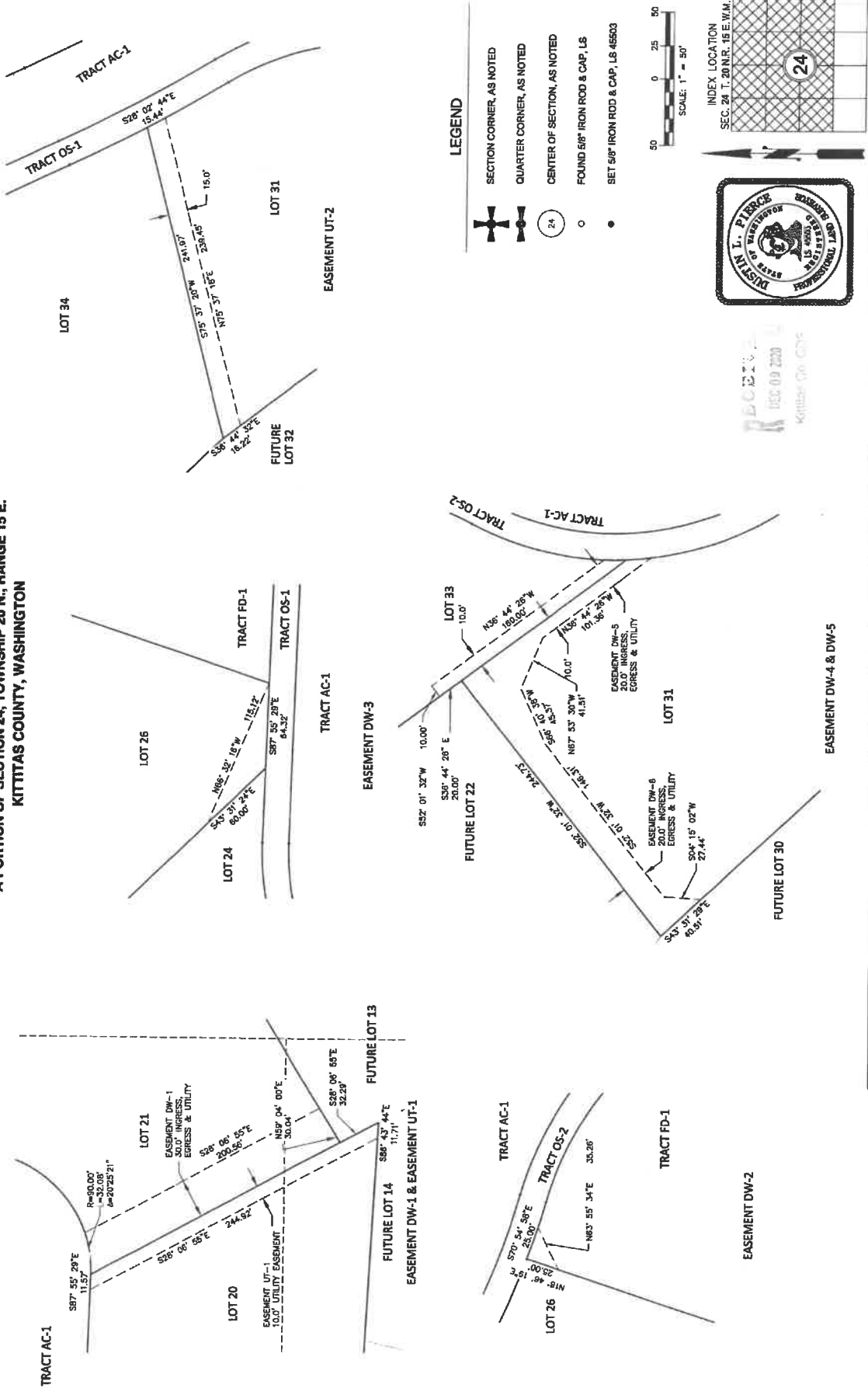
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DWN BY	T.S.	12/2020	18069
CHKD BY	M.K.K./D.L.P.	SCALE	SHEET
		1" = 100'	5 OF 6

**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Bellingham, WA 98227 • Phone: (433) 372-0750  
Eastern Washington Division  
407 Swiftwater Blvd. • C/E Bum. WA 98922 • Phone: (509) 674-7433

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ WA.  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
\_\_\_\_\_  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD V. PETTIT  
County Auditor  
\_\_\_\_\_  
Deputy County Auditor

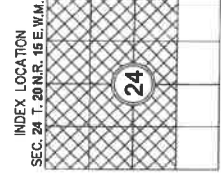
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KITITIAS COUNTY, WASHINGTON**

**LP-08-00014**



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<b>FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT</b>	
PHASE I - PERFORMANCE BASED CLUSTER PLAT	
FIRST PHASE - FULL	
A PORTION OF SECTION 24,	
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.	
KITITIAS COUNTY	WASHINGTON
DWN BY T.S.	DATE 12/2020
CHKD. BY M.K.K./D.L.P.	SCALE 1" = 100'
JOB NO. 18069	SHEET 5 OF 6

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0220

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

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ W.  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
SURVEYOR'S NAME  
Justin L. Pierce  
County Auditor

\_\_\_\_\_  
Deputy County Auditor

NOT TO SCALE

LEGEND  
SLOPES ABOVE 30%

RESPONSOR  
HYLAND

SEPTIC AVAILABILITY SLOPE MAP

ENCOUNTERS  
DATE: 10/20/04  
SCALE: 1" = 100' (AS SHOWN)  
SHEET: 1  
PROJECT: [unreadable]

