

13/176

11/17/2021 11:46:19 AM V. 13 P. 176 20211170017
FRPP PHASE I, LLC
KITITITAS COUNTY ENGINEER

APPROVALS

KITITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 9 DAY
OF NOVEMBER A.D., 2021

[Signature]
KITITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

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

DATED THIS 9th DAY OF NOVEMBER A.D., 2021

[Signature]
KITITITAS COUNTY PLANNING OFFICIAL

KITITITAS COUNTY HEALTH DEPARTMENT

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

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

[Signature]
KITITITAS COUNTY HEALTH OFFICIAL

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 AN ACCEPTABLE CONDITION FOR PLATING.

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

[Signature]
KITITITAS COUNTY ASSESSOR

KITITITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS 11th DAY
OF NOVEMBER A.D., 2021

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY WASHINGTON

BY: *[Signature]*
CHAIRMAN

ATTEST
[Signature] CLERK OF THE BOARD

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 11 DAY OF NOV A.D., 2021

[Signature]
KITITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO. 962046

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. 72156-47739080.

TRACT FD-4, FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 156 THROUGH 162, 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 KITITITAS 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.
- THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83 (2011) EPOCH 2007, SOUTH ZONE, DERIVED FROM RTK GPS USING THE FOLLOWING NGS STATION:
STATION DESIGNATION PID LATITUDE LONGITUDE
TS 19.2 BM 1914 530425 N 47° 11' 29.0565" W 120° 54' 50.2335"
- ALL DISTANCES SHOWN HEREON ARE ROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9998791, MULTIPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE BOOK 31 OF SURVEYS, PAGE 224-225, BOOK 29 OF SURVEYS, PAGE 89, AND BOOK 13 OF PLATS, PAGES 156 THROUGH 162, AND THE SURVEYS REFERENCED THEREON. ALL RECORDS OF KITITITAS 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 1/4 TH CORNERS SHOWN AS BEING SET ON THE SURVEY OF RECORD IN BOOK 23 OF SURVEYS, PAGE 81, AT THE SOUTHWEST AND SOUTHEAST CORNERS OF THE PROPERTY. RESULT IN SOME DIFFERENCES IN THE SECTION BOUNDARIES SHOWN ON THE SURVEY OF RECORD IN BOOK 31 OF SURVEYS, PAGES 224 AND 225.

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

PLAT NOTES:

- TRACT FD-4 OF THE FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT RECORDED ON AUGUST 26, 2021, IN BOOK 13 OF PLATS, PAGES 156 THROUGH 162, UNDER AUDITOR'S FILE NO. 202108260013, RECORD OF KITITITAS COUNTY, WASHINGTON IS BEING REPLATED HEREIN. TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON THE PHASE I 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 (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 UNIT VERTICAL IN 3 UNITS HORIZONTAL (33.3 PERCENT SLOPE) SHALL CONFORM TO THE BUILDING SETBACK REQUIREMENTS OF CURRENT ADOPTED BUILDING CODES (IRC SECTION R403.7 AND IBC SECTION 1605.3.1). 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 SOILS/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 EASEMENTS OF RECORD OR OTHERWISE.
- KITITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS 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.
- PRIVATE ROAD TRACTS, DRAINAGE POND TRACTS, SERVICE TRACTS, ACCESS ROAD TRACTS AND OPEN SPACE TRACTS ARE HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT, EXCEPT AS OTHERWISE NOTED HEREIN. SAID HOMEOWNERS ASSOCIATION IS THE HOMEOWNERS ASSOCIATION FOR ALL MAINTENANCE AND MANAGEMENT OBLIGATIONS WITH SAID TRACTS. SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACTS, THE OWNERS OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, OF ALL LOTS OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE OF SAID TRACTS.
- ALL OR CERTAIN LOTS AND TRACTS WITHIN THIS PLAT MAY BE SUBJECT 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 KITITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- LOTS 22, 28 & 29 STORMWATER IS NOT CAPTURED BY THE STORMWATER POND. THESE LOTS SHALL CONSTRUCT INDIVIDUAL DISPERSION SYSTEMS IN ORDER TO PROVIDE EROSION AND SEDIMENT CONTROL. A DETAIL IS PROVIDED IN THE STORMWATER REPORT FOR THIS PROJECT.

ADJACENT OWNERS (APN) ASSESSOR'S PARCEL NUMBER

- APN 955504 BRUCE J HIGGS 24915 183RD PL SE COVINGTON WA 98042-4816
- APN 957531 APN 957532 APN 957533 APN 957534 P SOJAREE LLC 246 4TH AVE W DICKINSON ND 58054-4945
- APN 154181 SELVAKUMAR RAJAGOPAL 3222 187TH PL SE BOTHELL WA 98012-8935
- APN 12046 GEORGIA TREETS-GARFINK 7482 HOVLAKE CT GILROY CA 95020-3053
- APN 13515 APN 213034 DAVID WEBER 19472 NORMANDY PARK DR SW NORWANDY PARK WA 98166-4132
- APN 951144 APN 952049 RONALD E & RHONDA R KNAPP 27809SE 20TH WAY SAMMAMISH WA 98075
- APN 951145 APN 903088 DAVID B KAPLAN 8244 51ST AVE NE SEATTLE WA 98115-7708
- APN 951146 WALDBLICK LLC 1370 WASHINGTON PIKE SUITE 403 BRIDGEVILLE PA 15011-2885
- APN 951147 APN 900798 ALPINE MEADOWS LLC 114 17TH PL KIRKLAND WA 98033-4906
- APN 955882 APN 908809 KD OWENS PROPERTIES LLC 2275 LOWER PEACH POINT ROAD CLE ELUM WA 98922-8424

LP-08-0014
LPF-21-00006

PUBLIC BENEFIT RATINGS SYSTEM CHART - PHASE II

BASE ACREAGE:	30.12 AC	OPEN SPACE REQUIRED (41%):	14.12 AC
BASE LOT YIELD:	6	NET OPEN SPACE PROVIDED (55%):	15.54 AC
MAX. FORUS LOTS:	3	WATER SUPPLY:	GROUP B
MAJ. LOT YIELD:	9	SANITARY SEWER:	INDIVIDUAL SEPTIC
PROPOSED LOT YIELD:	9	ZONING:	RURAL-5

ELEMENT	POINT AWARDED
OPEN SPACE	
55% IN PERPETUITY	55
HEALTH & SAFETY	
CONNECTION TO GROUP B	25
TOTAL	80

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 KITITITAS COUNTY PARCEL AND (MAP) NUMBERS: 962046 (20-15-24071-0103)
- PARCEL INFORMATION: ZONE: RURAL 5

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 NOV, 2021 *[Signature]* 11/1/2021
DUSTIN L. PIERCE
DATE
CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE 20211170017

FILED FOR RECORD THIS 17 DAY OF NOV 2021 AT 11:46 A.M.
IN BOOK 13 OF PLAT AT PAGE 16 AT THE REQUEST OF
[Signature]
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor
[Signature] Deputy County Auditor

Encompass

ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
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FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT

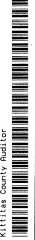
PREPARED FOR
FRPP PHASE I, LLC
A PORTION OF SECTION 24,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO
T.J.S.	11/20/21	18069
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	N/A	1 OF 7



13/17

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FOREST RIDGE - PHASE II
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.
KITITITAS 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 19th DAY OF October, A.D., 2021

NAME: SEAN NORTHRUP
TITLE: MANAGING MEMBER

ACKNOWLEDGMENT

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

ON THIS 19th DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Sean Northrup AND Managing Member AND FRPP Phase 1, LLC TO ME KNOWN TO BE THE Managing Member AND FRPP Phase 1, LLC 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 is AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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



Kristin W. DeBuck
NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT King County MY APPOINTMENT EXPIRES May 14, 2025

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 19th DAY OF October, A.D., 2021

NAME: SEAN NORTHRUP
TITLE: MANAGING MEMBER

ACKNOWLEDGMENT

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

ON THIS 19th DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Sean Northrup AND Managing Member AND UKC Holdings LLC TO ME KNOWN TO BE THE Managing Member AND UKC Holdings LLC 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 is AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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



Kristin W. DeBuck
NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT King County MY APPOINTMENT EXPIRES May 14, 2025

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 20th DAY OF October, A.D., 2021

KURT ERICKSON

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 FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT he 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 20th DAY OF October 2021



Kristin W. DeBuck
NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT King County MY APPOINTMENT EXPIRES May 14, 2025



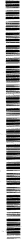
AUDITOR'S CERTIFICATE 20211170017
FILED FOR RECORD THIS 17 DAY OF Nov 2021 AT 11:46 a.m.
IN BOOK 13 OF Plat AT PAGE 177 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor
[Signature]
Deputy County Auditor

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Eastern Washington Division
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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.
WASHINGTON
KITITITAS COUNTY
DWN BY T.J.S. DATE 10/2021 JOB NO. 18069
CHKD BY M.K.K./D.L.P. SCALE N/A SHEET 2 OF 7

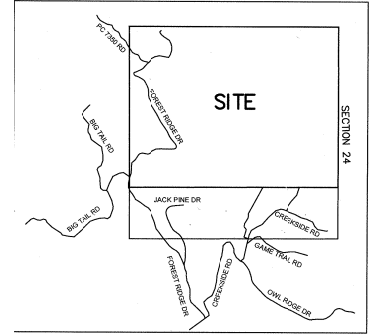
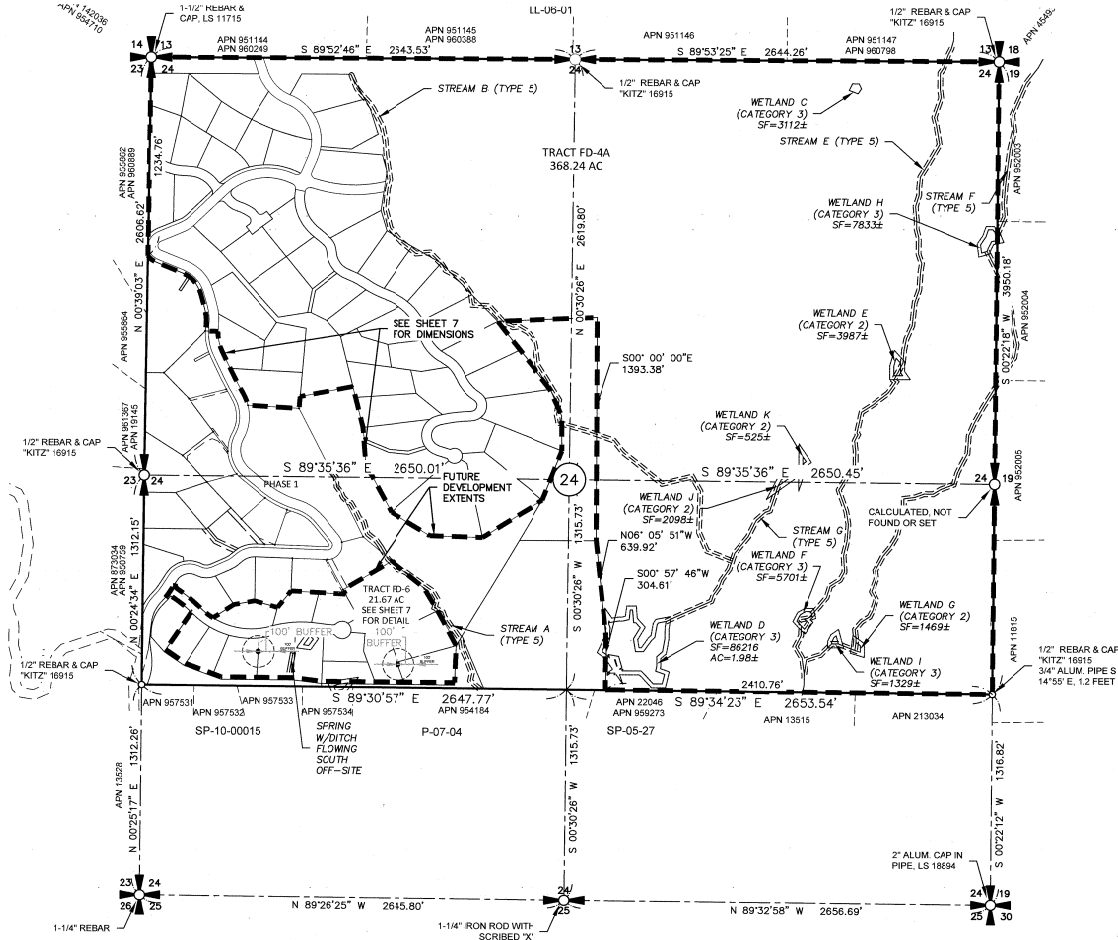
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FRP PHASE I, LLC
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Kittitas County Auditor



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

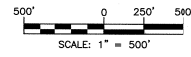
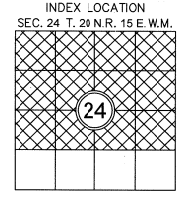
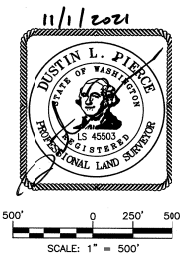
LP-08-00014
LPF-21-00006



VICINITY MAP
N.T.S.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- 24 CENTER OF SECTION
- FOUND 1/2" REBAR & CAP, AS NOTED
- SET 5/8" REBAR & CAP, LS 4553
- AC ACCESS TRACT
- OS OPENSOURCE TRACT
- S SERVICE TRACT
- (R) RADIAL BEARING



AUDITOR'S CERTIFICATE 202111170017

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Deputy County Auditor

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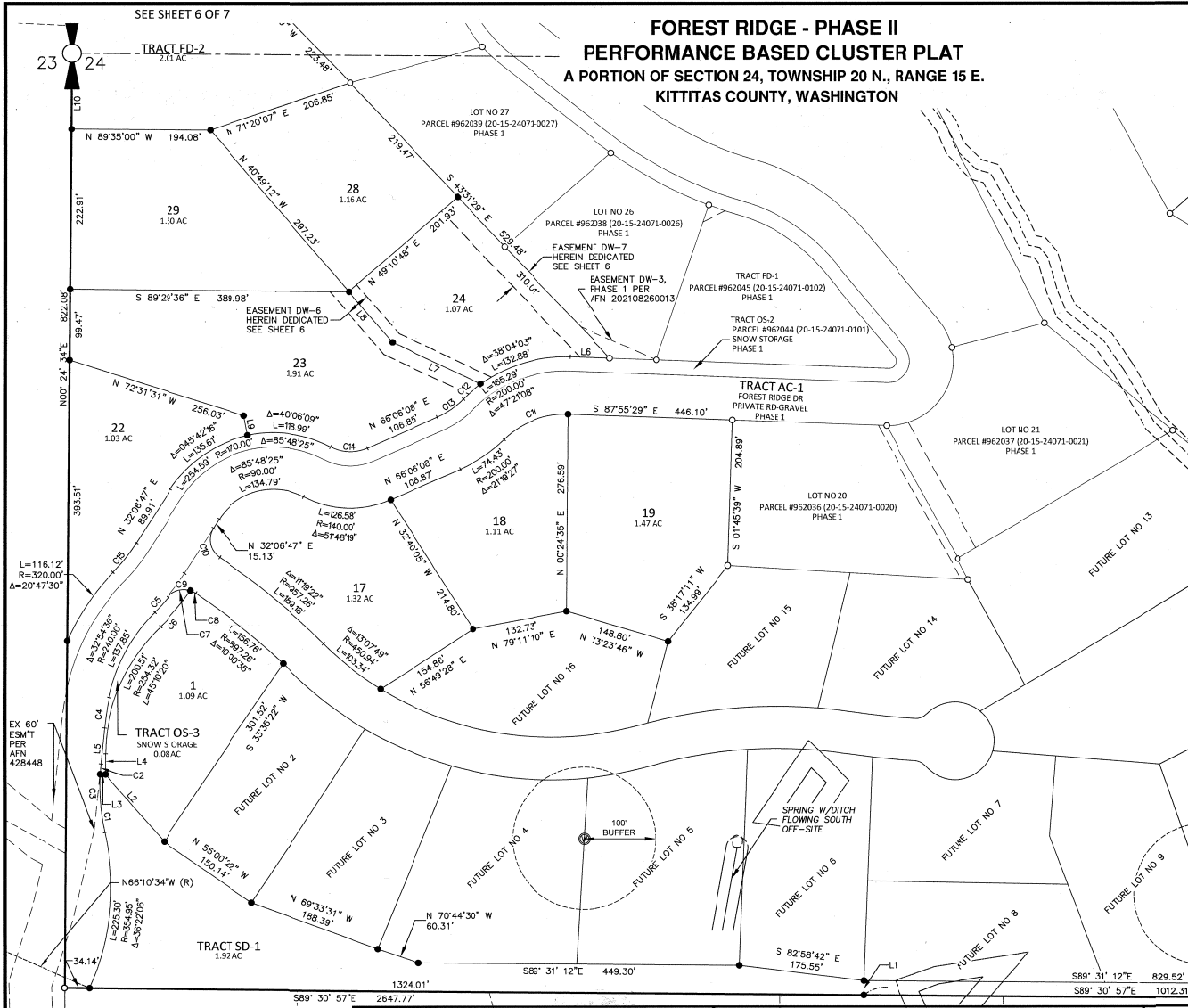
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FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT PREPARED FOR FRP PHASE I, LLC A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITITAS COUNTY	WASHINGTON	
DWN BY T.J.S.	DATE 11/2021	JOB NO. 18069
CHKD BY M.K.K/D.L.P.	SCALE 1" = 500'	SHEET 3 OF 7

13/179

11/17/2021 11:46:19 AM V. 13 P. 179 202111170017
 202111170017
 Kittitas County Auditor, LLC
 Kittitas County Auditor



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	19.82	S0° 28' 48"W
L2	124.48	N40° 59' 17"W
L3	7.46	S89° 35' 44"E
L4	28.99	S0° 23' 16"W
L5	51.51	N5° 49' 47"E
L6	56.10	S87° 55' 29"E
L7	136.93	S65° 03' 28"E
L8	93.73	S40° 49' 12"E
L9	27.98	N10° 40' 30"W
L10	106.18	N00° 24' 34"E

CURVE TABLE			
CURVE NC	LENGTH	RADIUS	DELTA
C1	81.75'	300.00'	15°36'50"
C2	14.45'	300.00'	2°45'36"
C3	96.21'	300.00'	18°22'26"
C4	43.46'	465.00'	5°21'17"
C5	27.60'	330.22'	4°47'23"
C6	66.04'	350.22'	10°48'16"
C7	35.66'	30.00'	68°06'23"
C8	8.54'	30.00'	16°19'06"
C9	44.20'	30.00'	84°25'29"
C10	46.19'	30.00'	88°13'32"
C11	99.17'	120.00'	47°21'08"
C12	44.66'	120.00'	21°19'27"
C13	54.25'	60.00'	51°48'19"
C14	52.31'	250.22'	11°58'45"

11/17/2021

SCALE: 1" = 100'

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

SEE SHEET 5 OF 7

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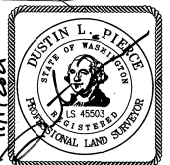
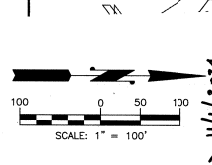
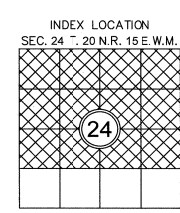
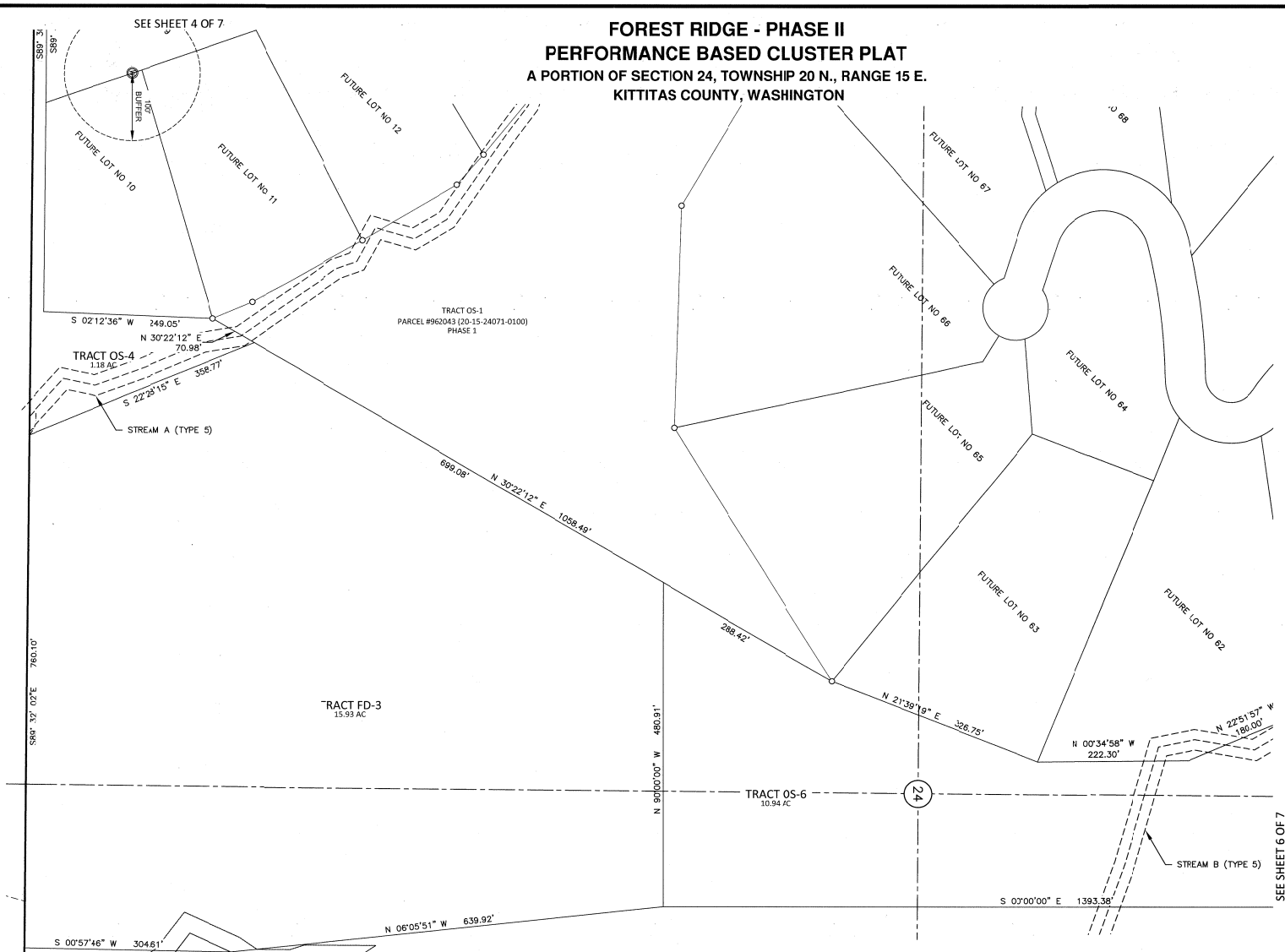
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11/17/2021 11:46:19 AM V. 13 P. 180 20211170017
2021 20
FRPP PHASE I, LLC
Kittitas County Auditor



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

LP-08-00014
LPF-21-00006



AUDITOR'S CERTIFICATE 20211170017

FILED FOR RECORD THIS 17 DAY OF Nov 2021 AT 11:46 a.m.
 IN BOOK 3 OF Plat AT PAGE 180 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

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

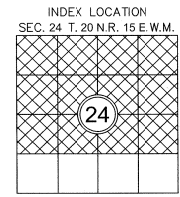
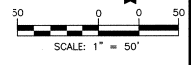
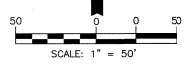
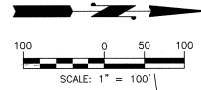
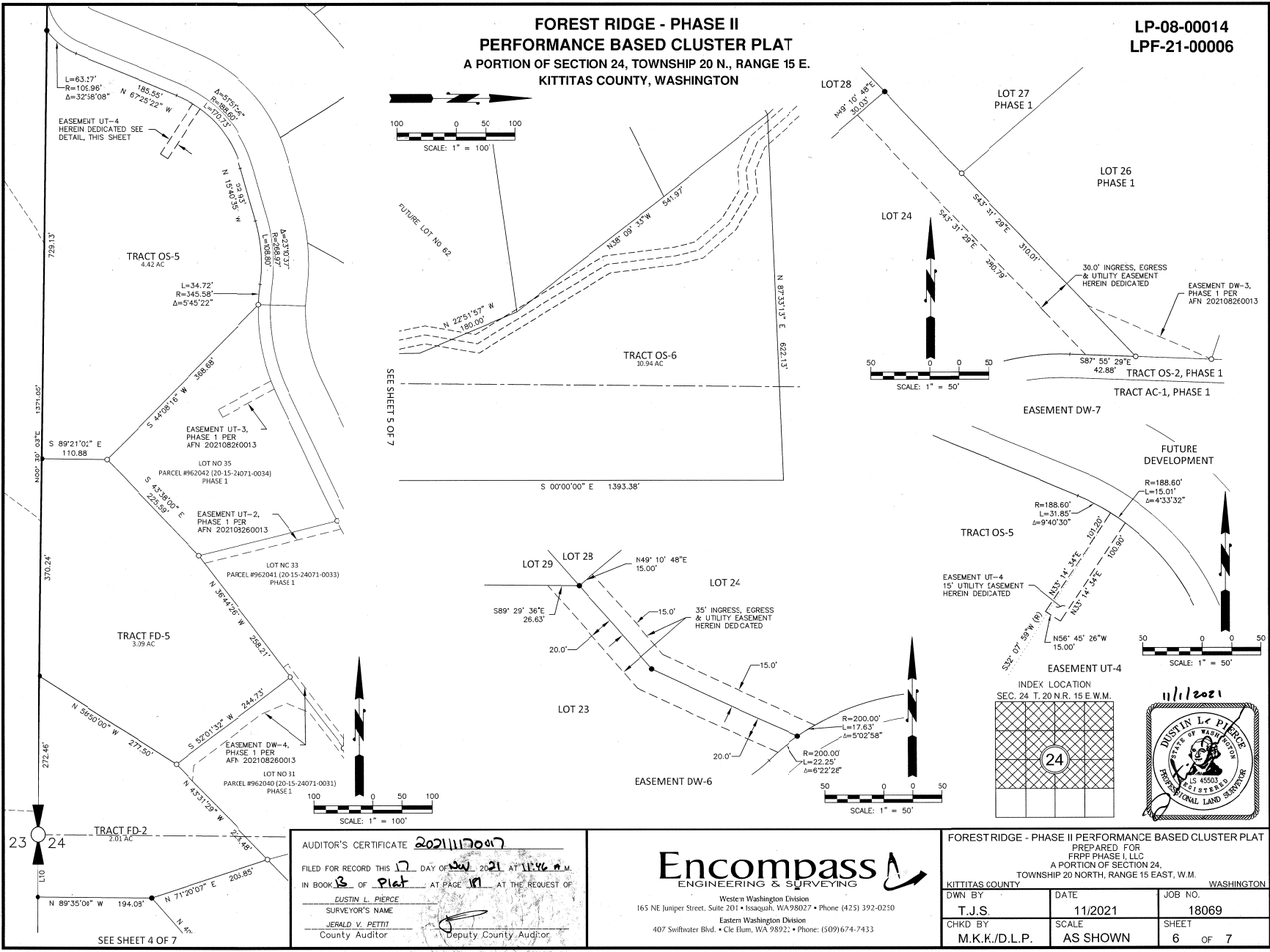
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200750 / 202111170017
Kittitas County Auditor
Professional Land Surveyor



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

LP-08-00014
LPF-21-00006



AUDITOR'S CERTIFICATE 202111170017
FILED FOR RECORD THIS 17 DAY OF NOV 2021 AT 11:46 A.M.
IN BOOK 18 OF Plat AT PAGE 171 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor

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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.		
KITKITAS COUNTY		WASHINGTON
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

SEE SHEET 4 OF 7

SEE SHEET 5 OF 7

11/11/2021

13/16

11/17/2021 11:46:19 AM V: 13 P: 182 20211170017
 Page 7 of 7
 FRPP PHASE I, LLC
 Kittitas County Auditor



PARCEL LINE TABLE

LINE NO	LENGTH	BEARING
L200	185.55	N67° 25' 22"W
L201	92.93	N15° 40' 35"W
L202	80.00	S88° 29' 02"E
L203	174.53	N25° 16' 43"W
L204	318.76	N86° 39' 10"W
L205	74.81	S4° 41' 56"W
L206	333.45	N78° 49' 37"E
L207	285.96	N13° 49' 53"W
L208	70.61	N5° 41' 45"W
L209	157.14	N3° 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° 09' 33"E
L218	622.13	N87° 33' 13"E

CURVE TABLE

CURVE NO	LENGTH	RADIUS	DELTA
C200	63.27'	109.96'	32°58'38"
C201	170.73'	183.60'	51°51'56"
C202	108.80'	268.97'	23°10'37"
C203	34.72'	345.58'	5°45'22"
C204	125.58'	265.58'	27°05'32"
C205	120.85'	1263.00'	5°23'49"
C206	86.12'	295.98'	16°40'17"

SEE SHEET 3 OF 7 FOR CONTINUATION

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

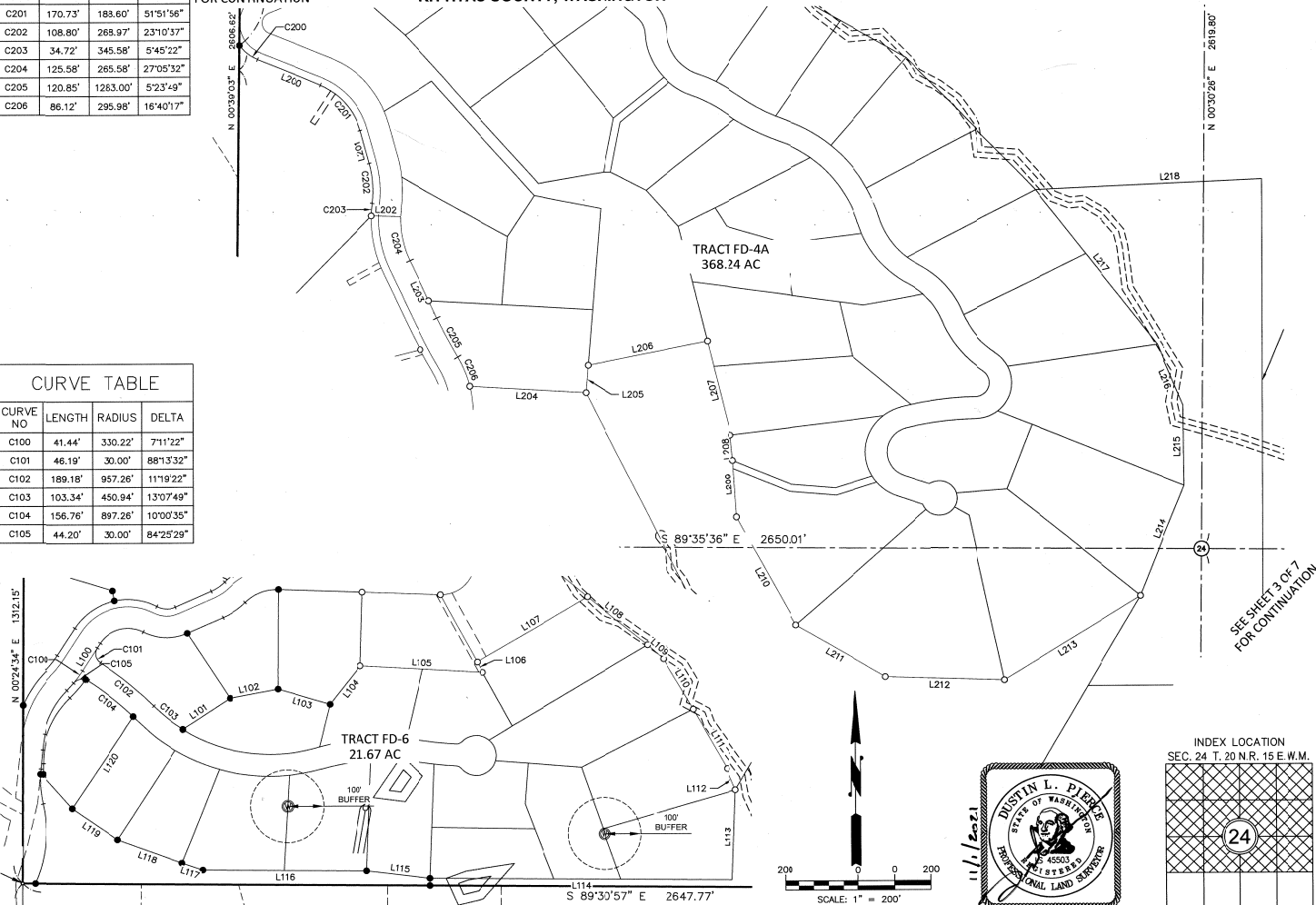
LP-08-00014
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PARCEL LINE TABLE

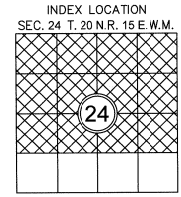
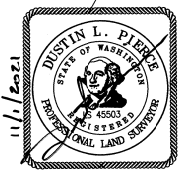
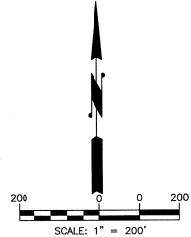
LINE NO	LENGTH	BEARING
L100	74.76	N32° 06' 47"E
L101	154.63	N56° 49' 28"E
L102	132.73	N79° 11' 10"E
L103	148.80	N73° 23' 46"W
L104	134.99	S38° 17' 11"W
L105	337.74	S86° 43' 44"E
L106	32.29	S26° 06' 55"E
L107	351.63	N56° 04' 00"E
L108	212.70	S50° 49' 51"E
L109	58.57	S46° 09' 25"E
L110	161.47	S30° 12' 20"E
L111	185.85	S29° 15' 09"E
L112	63.3	S22° 54' 34"E
L113	249.05	S2° 12' 36"W
L114	829.52	S89° 31' 12"E
L115	175.55	S82° 58' 42"E
L116	449.30	S89° 31' 12"E
L117	60.3	N70° 44' 30"W
L118	188.39	N69° 33' 31"W
L119	150.14	N55° 00' 22"W
L120	301.52	S33° 35' 22"W

CURVE TABLE

CURVE NO	LENGTH	RADIUS	DELTA
C100	41.44'	330.22'	71°1'22"
C101	46.19'	30.00'	88°13'32"
C102	189.18'	957.26'	11°19'22"
C103	103.34'	450.94'	13°07'49"
C104	156.76'	897.26'	10°00'35"
C105	44.20'	30.00'	84°25'29"



SEE SHEET 3 OF 7 FOR CONTINUATION



AUDITOR'S CERTIFICATE 20211170017
 FILED FOR RECORD THIS 17 DAY OF Nov 2021 AT 11:36 AM.
 IN BOOK 13 OF Plat A PAGE 182 AT THE REQUEST OF:

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 JERALD V. PETTIT
 County Auditor
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 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230
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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.
 KITTITAS COUNTY WASHINGTON
 DWN BY T.J.S. DATE 11/2021 JOB NO. 18069
 CHKD BY M.K.K./D.L.P. SCALE 1" = 200' SHEET 7 OF 7