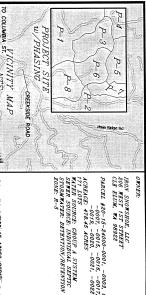
SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY SEM CONSULTING ENGINEERS, LLC AS TILED IN BOOK 91 OF SURVEYS AT PAGES 284 THRU 225 UNDER AUDITOR'S PILE NUMBER 2005/02/0006, PRODRESS OF AUTITIAS COUNTY, STATE OF MASHINGTON.

S. ALL ROADS SHOWN ON THIS PLAT WILL BE WITHIN A 60-FT WIDE EASEMENT AND CONSTRUCTED TO KITTITAS COUNTY PRIVATE ROAD STANDARDS.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS APPROVALS

EXAMINED AND APPROVED THIS

A.D., 200_

DAY OF

TO COLUMBIA

TITAS COUNTY ENGINEER

I HEREBY CERTIFY THAT THE FOREST RIDGE PBOP PLAT HAS BEEN EXAMISED BY ME AND I FIND THAT THE SEMAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT. DATED THIS ____ DAY OF ___ CITTITAS COUNTY HEALTH DEPARTMENT A.D., 200_

ITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE FOREST RIDGE PBCP HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFOR TO THE COMPREHENSIVE PUAN OF THE KITHIAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF A.D., 200_

TITAS COUNTY PLANNING DIRECTOR

HEREBY CERTIFY THAIT THE TAKES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PRAPEL NO. #20-15-24000-0001, -0003,
PRAPEL NO. #20-15-24000-0001, -0003, CERTIFICATE OF KITTITAS COUNTY TREASURER -0020, -0021, -0022 (893034, 163034, 173034, 203034, 22020, 22021, 22022, 22023, 22024, 22025, -0015, -0016, -0017, , -0018, -0019, 034, 173034,

TIAS COUNTY TREASURER

DATED THIS ____ DAY OF

A.D., 200_

DATED THIS TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. #20-15-24000-0001, -0003, 0004, -0007, -0015, -0016, -0017, -0018, -0019, CERTIFICATE OF KITTITAS COUNTY ASSESSOR HEREBY CERTIFY THAT THE FOREST RIDGE PBCP AS BEEN EXAMINED BY ME AND I FIND THE PROPERTY -0021, -0022 DAY OF A.D., 200_

EXAMINED AND APPROVED THIS KITTITAS COUNTY BOARD OF COMMISSIONERS A.D., 200 DAY OF

ATTEST:

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

TITAS COUNTY ASSESSOR

ORMANCE BASED CLUSTER PLATTING TABLE

ACE DENSITY BONUS (26%)
SLOPE OPEN SPACE
L STREAM + 20-FT BUFFER

BUFFER OPEN SPACE

26 POINTS 0 POINTS 0 POINTS 0 POINTS

285.45 AC. 38.00 18.00

BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON

CLERK OF THE BOARD

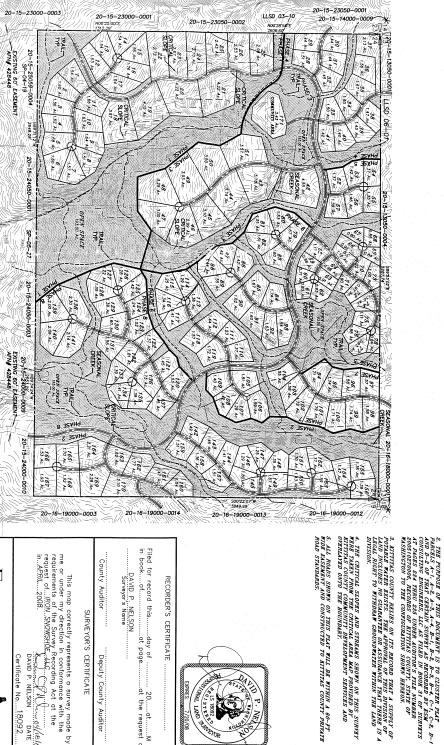
ENHANCEMENT (INCREASED BUFFERS

50 POINTS 10 POINTS 5 POINTS 10 POINTS 101 POINTS

IRON SNOWSHOE, LLC 206 WEST 1ST STREET CLE ELUM, WA 98922

PARCEL \$20-(5-24000-000), -0003, 0004, -0007, -0016, -0017, -0016, -0017, -0018, -0027

PERFORMANCE BASED CLUSTER PLAT LOCATED IN SECTION 24, T.20N., R.15E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON **FOREST RIDGE**



Filed for record this.. in book.....of.....

...day ofat page..

.at the request

RECORDER'S CERTIFICATE

DAVID P. NELSON Surveyor's Name

County Auditor

Deputy County Auditor

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 JROM SHOWSHOR CHAPTON CONTROL OF THE SON DATE

Certificate No....18092

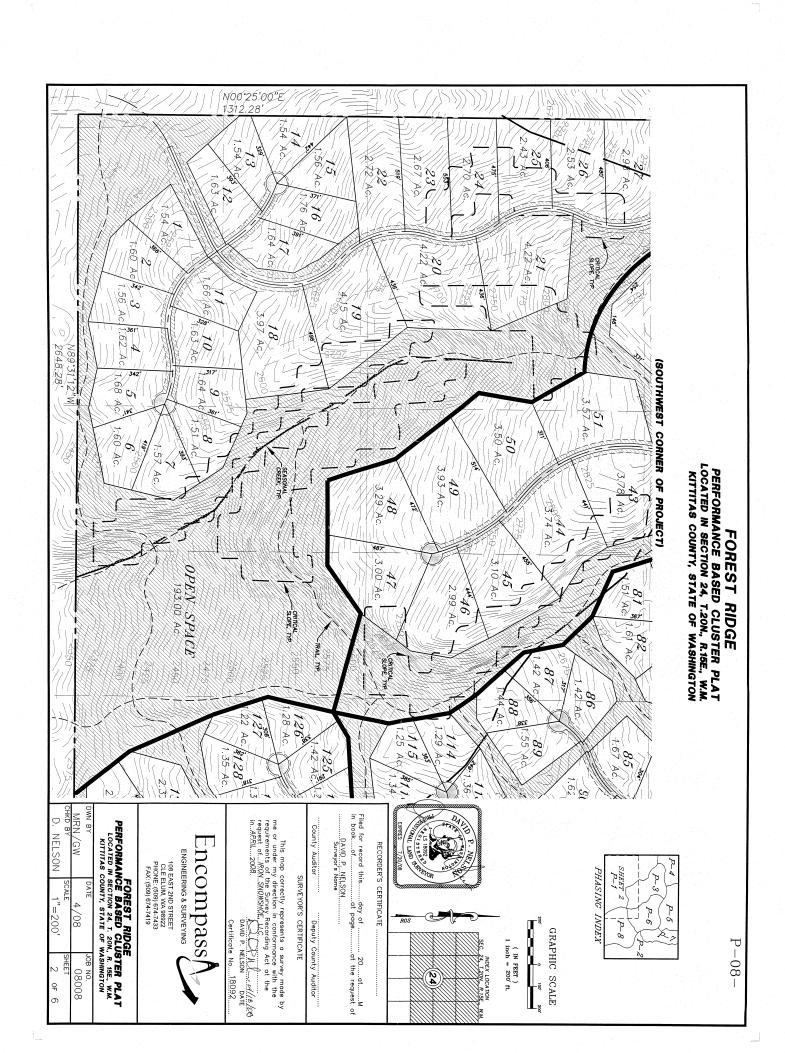
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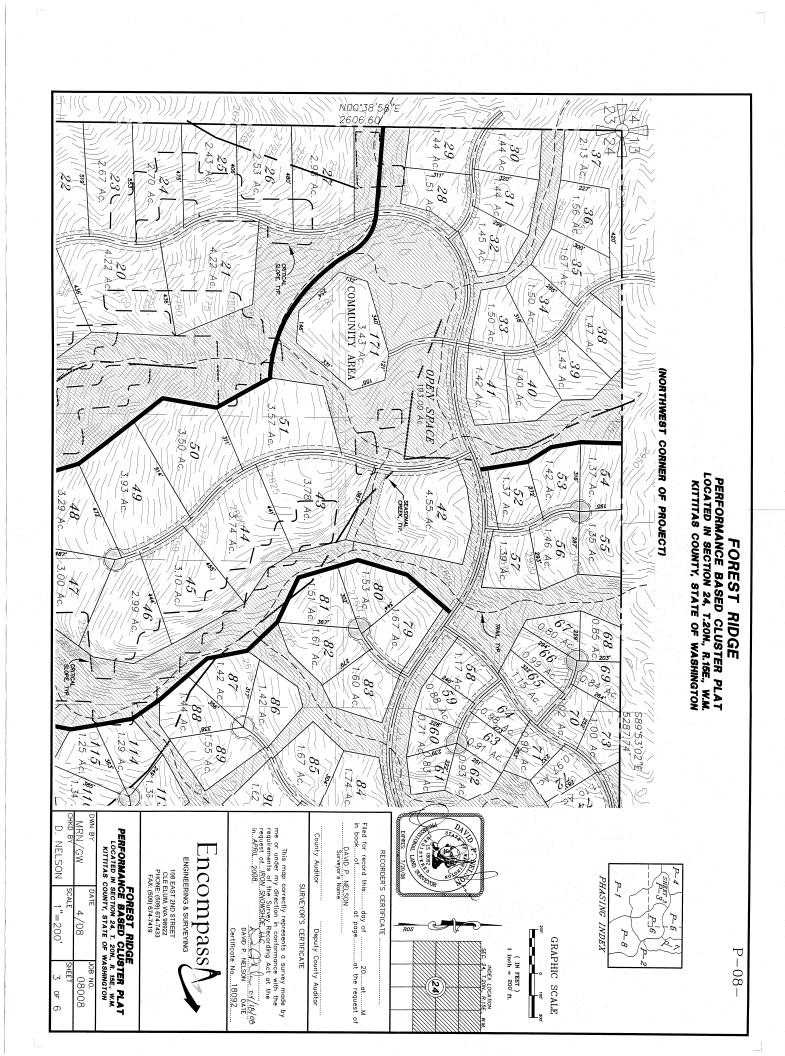
ENGINEERING & SURVEYING 108 EAST 2ND STREET CLE ELUM, WA 98922 PHONE: (509) 674-7433 FAX: (509) 674-7419

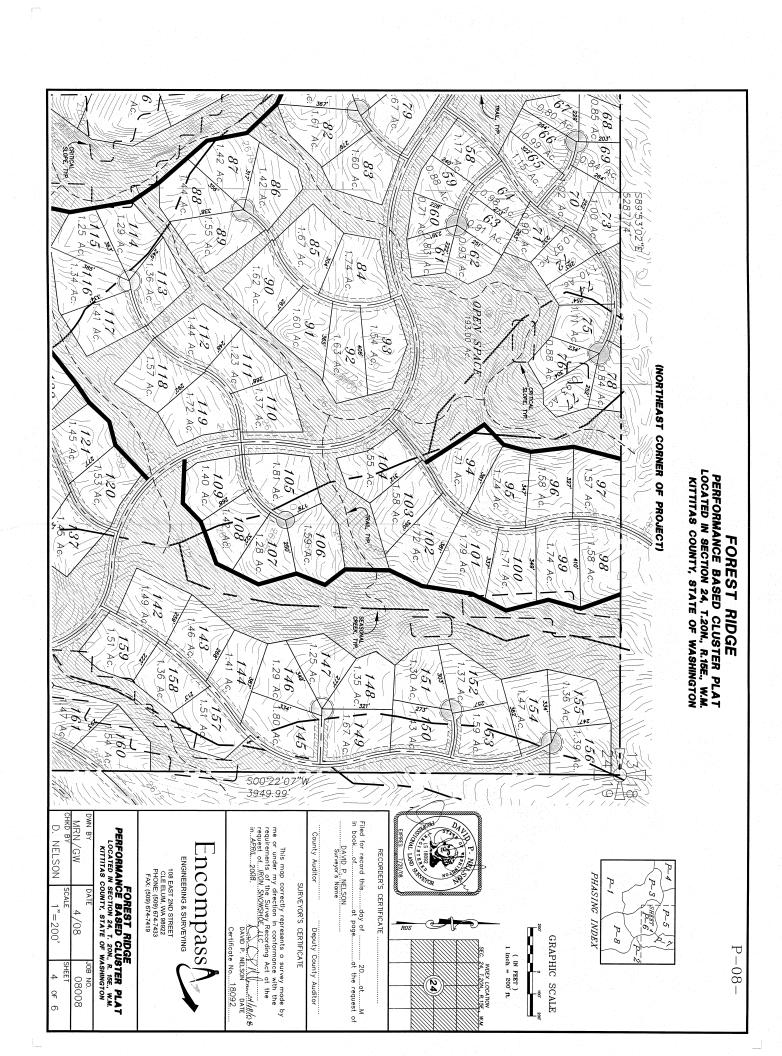
(IN FEET) 1 inch = 500'ft.	500' 0 250' 500'	GRAPHIC SCALE	
ROS	<u> </u>	,	-
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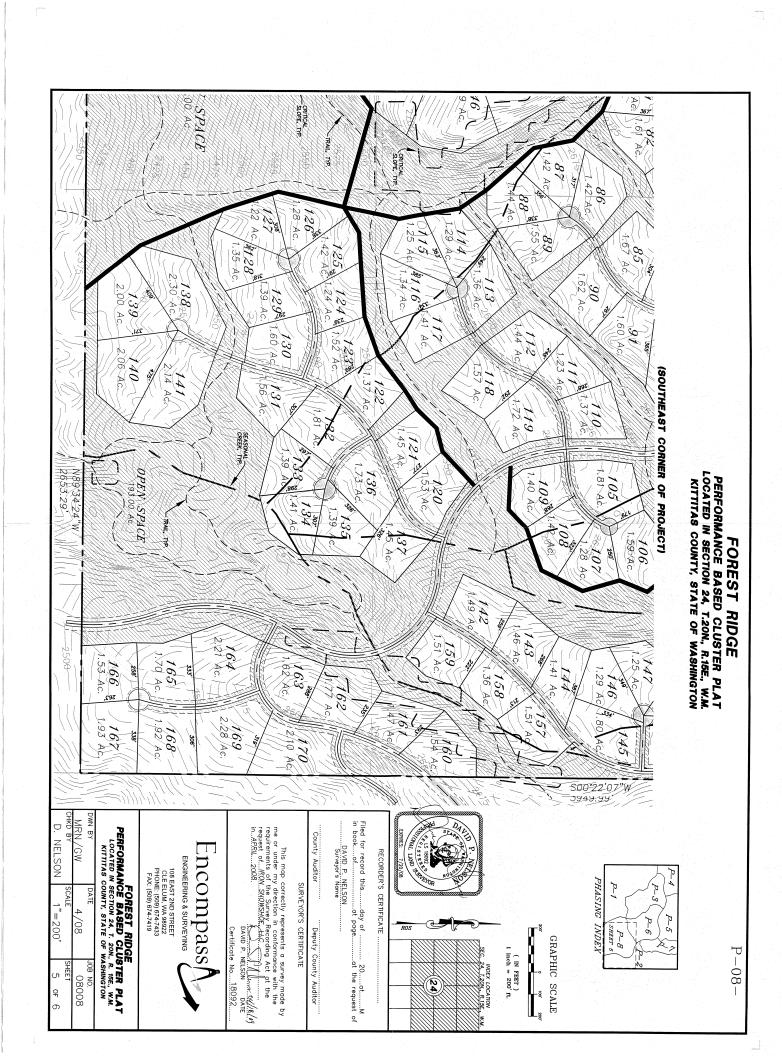
FOREST RIDGE
PERFORMANCE BASED CHUSTER PLAT
LOCATED IN SECTION 24, T. 20M., R. 15E, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

L			1
D. NELSON	CHKD BY	MRN/GW	CWN DI
1"=500'	SCALE	4/08	UAIC
1 or 6	TEET	08008	JOB NO.









ACKNOWLEDGEMENT

STATE OF WASHINGTON) s.s. COUNTY OF

Public in his the State of your duty commissioned and some, personally opposed and some personally opposed and some personally opposed and some personally opposed to me known to be the measurement. On the limited liability company that executed the foregoing instrument, and ademonstrating the said instrument to be real fee and valurably and the foregoing instrument and the said instrument in mentioned, and on oth stated that said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN STRATEGIC NICOME PORTFOLIO, NO.—II, A MINNESOTA CORPORATION, THE UNDERSIONED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF

A.D., 200_

NAME

ACKNOWLEDGEMENT

NAME

STATE OF WASHINGTON) s.s. COUNTY OF

On this doy of 20.

The undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _______P.

P. _, before

Secretory, respectively, of foreign instrument, and optioned specific by a secretory and optioned specific by a composition of the secure of the composition of t

Witness $\ensuremath{\mathsf{my}}$ hand and official seal hereto affixed the day and year first above written.

NOTE:

THE EXISTING UTILITIES AS SHOWN
ARE ONLY JAPROXIMATE AND JAE
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OF ANY DISCREMANCES.

Call Before You DJg 1-800-553-4344

PERFORMANCE BASED CLUSTER PLAT LOCATED IN SECTION 24, T.20N., R.15E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON FOREST RIDGE

EXISTING LEGAL DESCRIPTION:

PARCELS A-1, A-2, A-3, A-4, B-1, B-2, B-3, B-4, C-1, C-2, D-1, AND D-2, OF THAT CERTAIN SURFEX FECORED COTGERE 72, 7205 WILBOX 31, OF SURFEX, SACES 224 AND 225, UNDER AUDITOR'S FILE NO. 2005/02/70006, BEING A PORTION OF SECTION 24, TOWNSTAP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTIAS, STATE OF WASHINGTON.

NOTES:

I. THIS SURPKY MAS PERFOONED USING A NIKON DIM-52! TOTAL STATOM, THE CONTROLLING MONUMENTS AND PEPERTY CORRES SHOWN HEREON KERE LOCATED, STATOM, THE CONTROLLING FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH JOJUSTMENT.

2. A PUBLIC UTILITY EASENENT 10 FEET IN MOTH IS RESERNED ALONG ALL LOT UNES. THE 10 FROOT EASENENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DINDED 5 FEET ON EACH SDE OF INTERIOR LOT LINES. SAID EASENENT SHALL ALSO BE USED FOR IRRIGATION.

3. FER FOW 17.10.140 LANDOWNERS ARE RESPONSELE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXOUS WEEDS. ACCORDINGLY, THE ATTITIAS COUNTY NOXOUS WEEDS AND RECOMMENDS IMMEDIATE RESERVING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXOUS WEEDS.

4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.

S. AN APPROVED ACCESS FERMIT MILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-MAX.

6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED BY CERTIFIED BY A LEVESED ENGINEER IN THE STATE OF MASHINGTON SPECIFIED BY AT THE ROAD MEETS CHREENT KITTIAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING FERMIT FOR THIS EVALU.

IO ANTITIAS COUNTY MILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS FUBLIC STREETS OR RAADS WITH. GANDES STREET OR ROADS WITH COUNTY ROADS STREET OR ROADS WITH COUNTY ROAD STANDARDS. THIS RECURRENEIT WILL NOCLUDE THE HARD SURFACE PANNG OF MAY STREET OR ROAD SURFACED ROBONALLY WITH GRAVEL.

ADJACENT PROPERTY OWNERS:

P - 08

20-15-2:000-0004 ALAN K FERSON 12023 431TH AVE SE NORTH BIND, WA 98045 20-15-2:000-0003 MICHAEL N. ROSS 1300 SKWALL DRIVE SULTAN, VA 98294 20-16-19000-0013 BROOKS R MCBETH 17915 LULL ST RESDA, CA 91335 20-16-19000-0012 CREEKSIDE ACRES, LI 16954 151ST AVE SE RENTON, WA 98058 20-15-24050-0001 JNG, LLC PO BOX 454 MUKILTEO, WA 98275 20-15-24050-0002 ASHLEY PIPER, LLC 1703 NW GREENBRIER SEATTLE, WA 98177

20-15-2:050-0002 & 0001 CHARLES A PETERSON 18854 15ST AVE SE RENTON, VA 98055 20-15-2:000-0001 KEVIN DAY 5626 126TH AVE SE BELLEVUE WA 98006 20-16-19000-0003 JAY W PEPPIN PO BOX 910 CLE ELUM, WA 98922 20-16-19000-0014
ASP PROPERTIES, LLC
507 WELLS AVE N
RENTON, WA 98057

20-15-25059-0004 P SQUARED, LLC 1501 35TH AVE S SEATTLE, WA 98144

20-15-1:-050-0001 PINE WEWESTATES, LLC PO BOX :50 ROSLYN, VA 98941 20-15-1-000-0009
DALE G MAXFIELD
9605 FIRIALE AVE
EDMONDS, WA 98020 20-15-24000-0013 MARK A LEHNERT PO BOX 957 CLE ELUM, WA 98922 20-16-19000-0001 AUTUMN FRANCESCA 8626 217TH ST SW EDMONDS, WA 98026

20-15-24000-0010 & 0009 JOHN JOHNSON 821 E LK SAMMAMISH SHORE LN SE SAMMAMISH, WA 98057

20-15-1:050-0004 ALPINE MIADOWS, LLC 114 17TH PL KIRKLAND, WA 98033

20-15-24050-0003 JOHN M HUISH 7300 FUN CENTER WAY TUKWILA, WA 98188

20-16-1800-0001 AMERICAN FOREST HOLDINGS, LLC 660 MADISON AVE 14TH FL NEW YORF, NY 10065

RECORDER'S CERTIFICATE

in book....of..... DAVID P. NELSON Surveyor's Name .day .at page. <u>و</u> . 20.....at.....M .at the request

County Auditor Deputy County Auditor

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 of the request of JRON SHOWSHOW ACT OF THE SURVEY OF THE SURVEY OF THE SURVEY OF T

Certificate No....18092

Encompass

ENGINEERING & SURVEYING



108 EAST 2ND STREET CLE ELUM, WA 98922 PHONE: (509) 674-7433 FAX: (509) 674-7419

FOREST RIDGE
PERFORMANCE BASED CLUSTER PLAT
LOCATED IN SECTION 24. T. ZOM. R. 15E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

,	CHKD BY	MRN,	DWN BY
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Z フ ク	SCALE	4/08	DATE
D OF D	SHEET	08008	JOB NO.