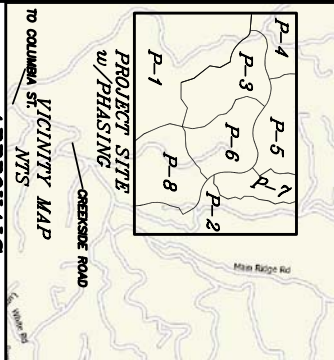


# FOREST RIDGE PERFORMANCE BASED CLUSTER PLAT LOCATED IN SECTION 24, T.20N., R.18E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

**OWNER:**  
 TROY SWENSON, LLC  
 408 WEST 12TH STREET  
 CLE ELUM, WA 98922  
 PHONE: 509-832-0011, 509-832-0018  
 509-832-0019, 509-832-0021, 509-832-0022  
 509-832-0023, 509-832-0024  
**ARCHITECT:** 778-45-12385  
 171 12TH ST  
 SEASONS SOURCE GROUP & SYSTEMS  
 1711 12TH ST  
 SEASONS SOURCE, INDIVIDUAL SERVICE  
 STATIONARY: DEFERRATION/RESERVATION  
 BONE: R-5



## APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY ENGINEER  
 I HEREBY CERTIFY THAT THE FOREST RIDGE PROPOSED PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWER AND WATER SYSTEM HEREBY SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY HEALTH OFFICER  
 I HEREBY CERTIFY THAT THE FOREST RIDGE PROPOSED PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 PARCEL NO. #20-15-24000-0001, -0003, 0004, -0007, -0015, -0016, -0017, -0018, -0019, -0020, -0021, -0022 (893034, 163034, 173034, 203034, 22020, 22021, 22022, 22023, 22024, 22025, 22026 & 22027)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE FOREST RIDGE PLOT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. #20-15-24000-0001, -0003, 0004, -0007, -0015, -0016, -0017, -0018, -0019, -0020, -0021, -0022  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

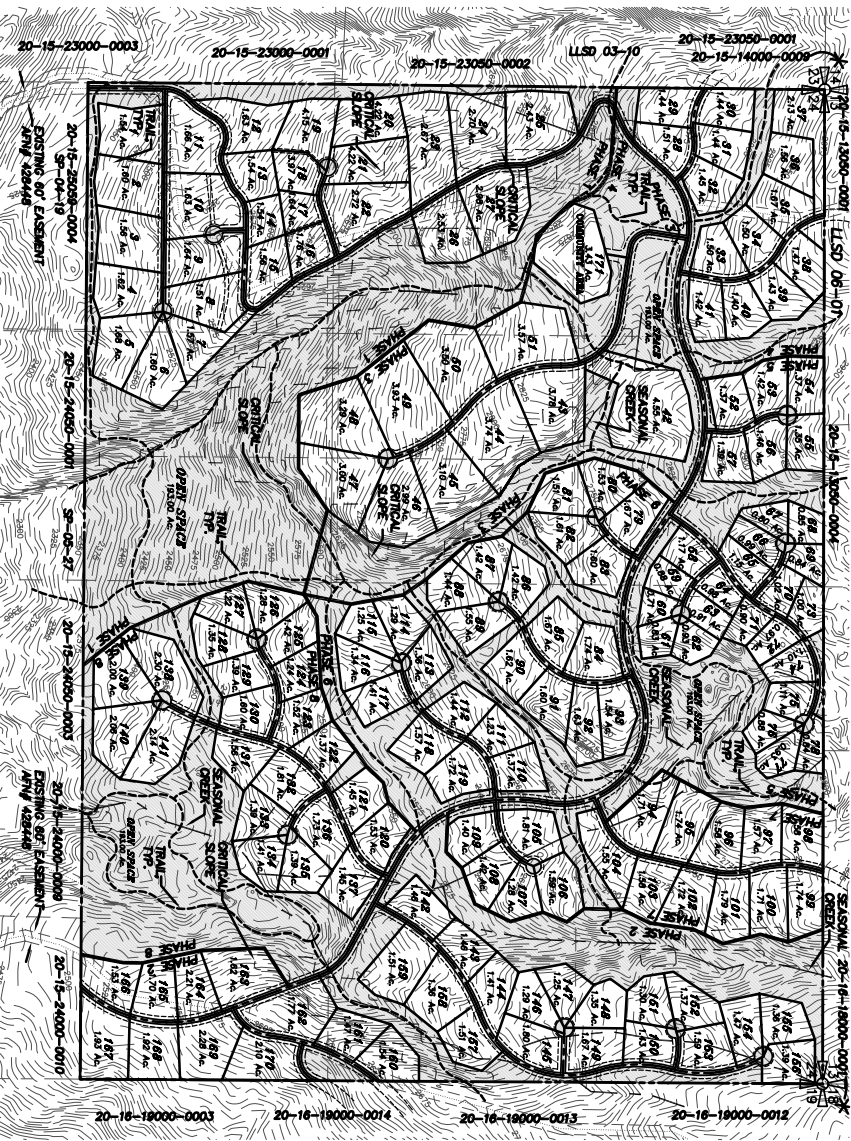
KITITAS COUNTY ASSESSOR  
 KITITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

BOARD OF COUNTY COMMISSIONERS  
 KITITAS COUNTY, WASHINGTON

BY: \_\_\_\_\_  
 CHAIRMAN

ATTEN: \_\_\_\_\_  
 CLERK OF THE BOARD

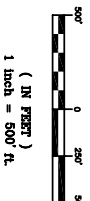
**NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.**



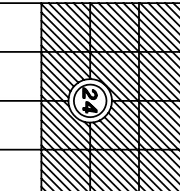
**PERFORMANCE BASED CLUSTER PLATTING TABLE**

DESCRIPTION	AREA	BONUS POINTS
OPEN SPACE TOTAL (40%)	193,100 AC.	26 POINTS
OPEN SPACE DENSITY BONUS (26%)	123,00 AC.	0 POINTS
CRITICAL SLOPE OPEN SPACE (26%)	38,00 AC.	0 POINTS
SEASONAL STREAM & 20-FT BUFFER OPEN SPACE	18,00 AC.	0 POINTS
ROADWAY WITHIN OPEN SPACE	12,00 AC.	0 POINTS
RECREATION AREA	268,49 AC.	50 POINTS
CRITICAL AREA ENHANCEMENT (INCREASED BUFFERS)		10 POINTS
PASSIVE RECREATION		10 POINTS
ACTIVE RECREATION		10 POINTS
<b>TOTAL</b>	<b>478,45 AC.</b>	<b>101 POINTS</b>

GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 500 ft.

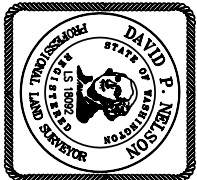


INDEX LOCATION  
 SEC. 24 T.20N. R.18E. W.M.



**SURVEY NOTES:**

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY ESK CONSULTING ENGINEERS, LLC AS FILED IN BOOK 31 OF SURVEYS AT PAGES 224 THRU 238 UNDER AUDITOR'S FILE NO. 89-44-060 (1/20/00) RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO CLUSTER PLAT AND 2.5 OF THAT CAPITAL SURVEY AS RECORDED BY ESK CONSULTING ENGINEERS, LLC AS FILED IN BOOK 31 OF SURVEYS AT PAGES 244 THRU 246 UNDER AUDITOR'S FILE NUMBER 89-44-060 (1/20/00) RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON TO THE CONVEYANCE SHOWN HEREBY.
3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW CONVEYANCE WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND DOES NOT CONSTITUTE A WAIVER UNDER THE GROUND WATER REVENUE ACT (RC 89-44-060) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CUREMENT BY THE DEPARTMENT OF RECLUSE OR A COURT OF LAW.
4. THE CRITICAL SLOPES AND STRIPES SHOWN ON THIS SURVEY WERE TAKEN FROM THE CRITICAL AREA MAP PROVIDED BY KITITAS COUNTY CONVEYANCE SERVICES AND ORIGINATED ON THE BOOKDRAFT.
5. ALL ROLLS SHOWN ON THIS PLAT WILL BE WITHIN A 60-FT ROAD EASEMENT AND CONSTRUCTED TO KITITAS COUNTY PRIVATE ROAD STANDARDS.



**RECORDER'S CERTIFICATE**

Filed for record this.....day of....., 20.....at.....M  
 in book.....of.....at page.....at the request of  
 .....  
 DAVID B. 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.....  
 In-Appl.....  
 DAVID B. NELSON DATE  
 Certificate No. 18092.....



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. 20N., R. 18E., W.M.  
 KITITAS COUNTY, STATE OF WASHINGTON**

DWN BY	DATE	JOB NO.
MRN	01/09	08008
CHKD BY	SCALE	SHEET
D. NELSON	1"=500'	1 OF 6