

# 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 ASSESSOR

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

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

KITTITAS COUNTY ASSESSOR

## KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY

OF \_\_\_\_\_ A.D., 20\_\_\_\_.

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

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

ATTEST: \_\_\_\_\_  
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 \_\_\_\_ 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.

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

### SURVEY NOTES:

1. 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.
2. 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.
3. 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.
3. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE BOOK 31 OF SURVEYS, PAGE 224-225, AND BOOK 23 OF SURVEYS, PAGE 89 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON
4. 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 1/16 TH CORNERS SHOWN AS BEING SET ON THE SURVEY OF RECORD IN BOOK 23 OF SURVEYS, PAGE 89, 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.

### PLAT NOTES:

1. 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.
2. 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).
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. ADDITIONAL PERMITTING MAY BE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
5. ACCESS TO SOME LOTS REQUIRES CROSSING A CRITICAL SLOPE AREA. ADDITIONAL TECHNICAL DESIGN MAY BE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
6. 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 R403.1.7 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.
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. 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.
10. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENT OF RECORD OR OTHERWISE.
11. 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.
12. 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, HERON, SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR ALL MAINTENANCE AND MANAGEMENT OBLIGATIONS WITH SAID TRACTS. SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACTS, THE OWNERS OF ALL LOTS OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE OF SAID TRACTS.
13. 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.

LPF-20-00005

### 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

### ADJACENT OWNERS (APN) ASSESSOR'S PARCEL NUMBER

APN 957531  
APN 957532  
APN 957533  
APN 957534  
P SQUARED LLC  
246 4TH AVE W  
DICKINSON ND 58601-4945

APN 954184  
SELVAKUMAR RAJAGOPAL  
3222 187TH PL SE  
BOTHELL WA 98012-8835

APN 22046  
APN 959273  
GEORGIA TREFTS-GARFINK  
7462 HOYLAKA CT  
GILROY CA 95020-3053

APN 13515  
APN 213034  
DAVID WEBER  
19472 NORMANDY PARK DR SW  
NORMANDY PARK WA 98166-4132

APN 951144  
APN 960249  
RONALD E & RHONDA R KNAPP  
27809 SE 26TH WAY  
SAMMAMISH WA 98075

APN 951145  
APN 960388  
DAVID B KAPLAN  
6044 51ST AVE NE  
SEATTLE WA 98115-7708

APN 951146  
WALDBLICK LLC  
1370 WASHINGTON PIKE SUITE 403  
BRIDGEVILLE PA 15017-2885

APN 951147  
APN 960798  
ALPINE MEADOWS LLC  
114 17TH PL  
KIRKLAND WA 98033-4906

APN 955862  
APN 960889  
DK OWENS PROPERTIES LLC  
2275 LOWER PECH POINT ROAD  
CLE ELUM WA 98922-8424

APN 955864  
BRUCE J HIGGS  
24915 183RD PL SE  
COVINGTON WA 98042-4816

APN 961367  
APN 19145  
JON A & LAURA J WOOD  
9109 NE 35TH PL  
YARROW POINT WA 98004-4756

APN 873034  
APN 950759  
KEVIN DALY ETUX  
565 SE CROSTON LANE  
ISSAQUAH WA 98027-3904

APN 13528  
STEVE & TONI CALL  
604 128TH AVE SE  
BELLEVUE WA 98005-3621

APN 952003  
JOSHUA SHAW  
5326 156TH ST SE  
BOTHELL WA 98012-4727

APN 952004  
ELLIOT & SONIA SHAW  
JOSHUA SHAW  
5326 156TH ST SE  
BOTHELL WA 98012-4727

APN 952005  
CHRISTOPHER J & HALEY A KUBEJA  
921 E CHICAGO ST  
KENT WA 98030-6268

APN 11815  
LESLIE D PEPPIN  
PO BOX 910  
CLE ELUM WA 98922

APN 142036  
APN 954710  
EVAN B & LAURNE STANLEY  
4 N SALMON BEACH  
TACOMA WA 98407-2216

APN 454935  
STATE OF WASH (DNR)  
C/O CONSERV REC & TRANSACTION  
DIV  
PO BOX 47014  
OLYMPIA WA 98504-7014

### OWNER:

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

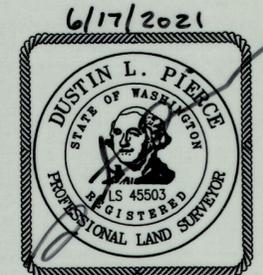
UKC HOLDINGS, LLC  
116 1/2 S WASHINGTON STREET  
SEATTLE WA 98104-3479

### 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)
222020	(20-15-24000-0015)
222021	(20-15-24000-0016)
222022	(20-15-24000-0017)
222023	(20-15-24000-0018)
222024	(20-15-24000-0019)
222025	(20-15-24000-0020)
222026	(20-15-24000-0021)
222027	(20-15-24000-0022)

### PARCEL INFORMATION:

ZONE: RURAL 5



### EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - GUARANTEE NO. 72156-47372028:

#### TRACT 1:

##### PARCEL A:

PARCELS A-4, B-1, B-2, D-1 AND D-2, OF THAT CERTAIN SURVEY RECORDED OCTOBER 27, 2005 IN BOOK 31 OF SURVEYS, PAGES 224 AND 225, UNDER AUDITOR'S FILE NO. 200510270006, BEING A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

##### PARCEL B:

A SIXTY FOOT (60') EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND UNDER THE EXISTING ROADS IN SECTIONS 24 AND 25, ALL IN TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS DELINEATED ON THAT CERTAIN SURVEY RECORDED OCTOBER 23, 2002 IN BOOK 28 OF SURVEYS, PAGES 48 THROUGH 50, UNDER AUDITOR'S FILE NO. 200210230017 AND EASEMENT RIGHTS AS CONVEYED IN EASEMENT EXCHANGE RECORDED DECEMBER 4, 1978 IN VOLUME 108, PAGE 375, UNDER AUDITOR'S FILE NO. 428448.

#### TRACT 2:

##### PARCEL A:

PARCELS A-1, A-2, A-3, B-3, B-4, C-1 AND C-2, OF THAT CERTAIN SURVEY RECORDED OCTOBER 27, 2005 IN BOOK 31 OF SURVEYS, PAGES 224 AND 225, UNDER AUDITOR'S FILE NO. 200510270006, BEING A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

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### 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 JUNE 2021.  
  
DUSTIN L. PIERCE  
DATE 6/17/2021  
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  
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.  
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
T.S.	06/2021	18069
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	N/A	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 \_\_\_\_\_



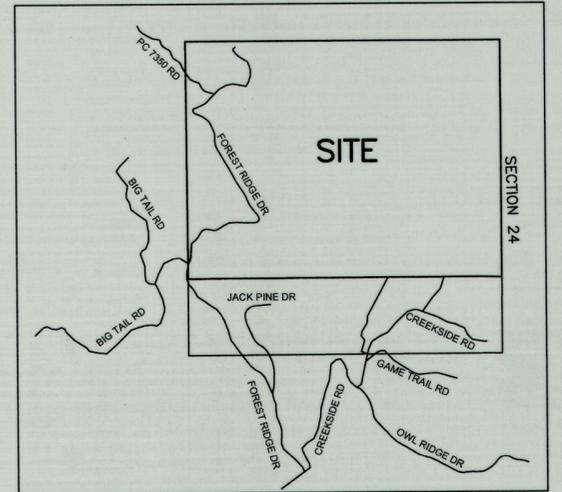
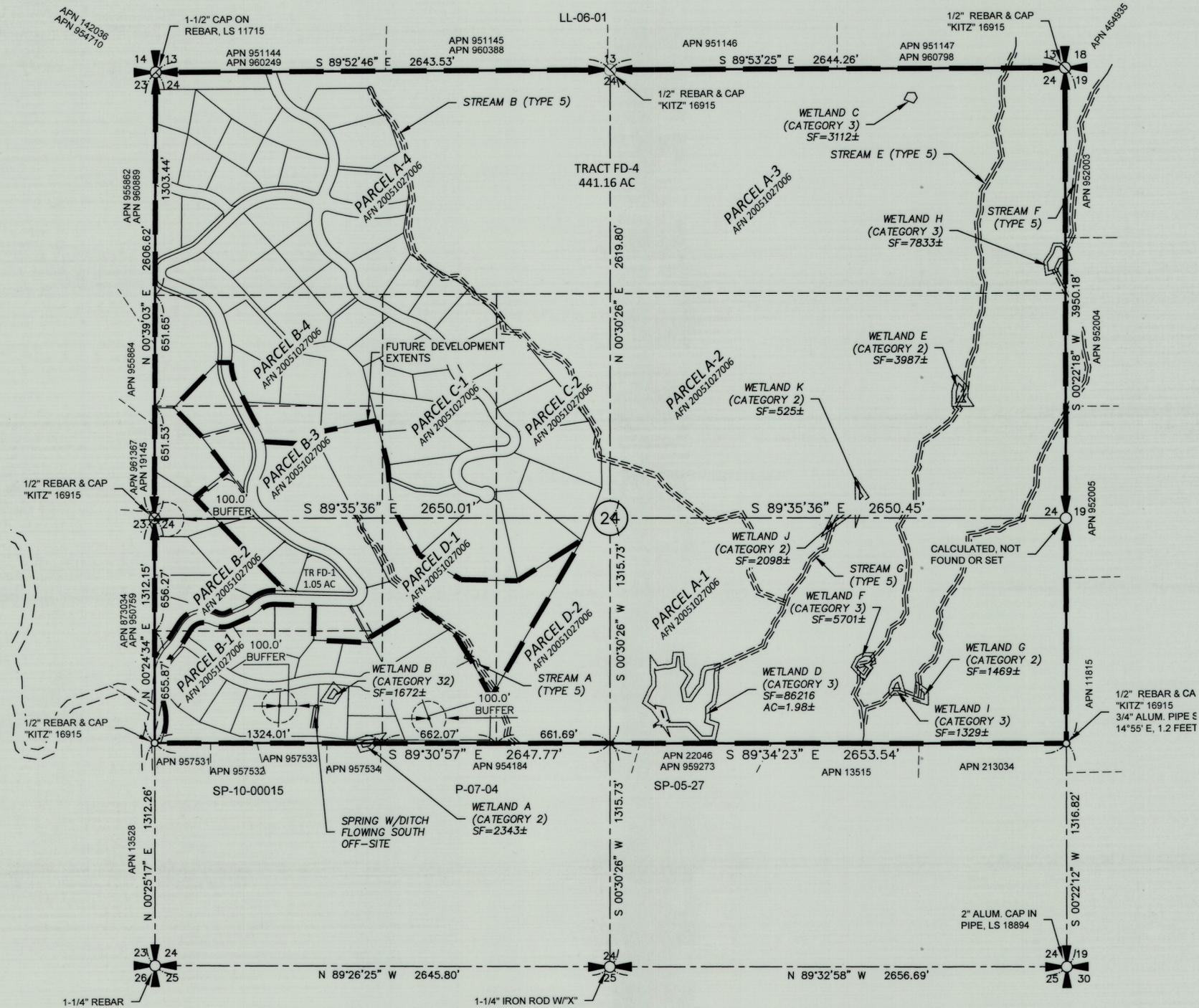
AUDITOR'S CERTIFICATE \_\_\_\_\_  
FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_M.  
IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
\_\_\_\_\_  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
\_\_\_\_\_  
JERALD V. PETTIT  
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FOREST 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 06/2021	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**

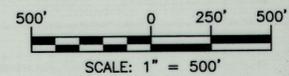
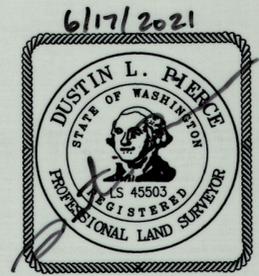
LPF-20-00005



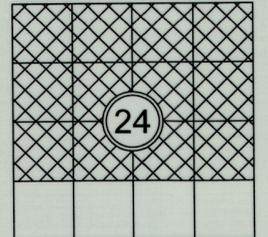
VICINITY MAP  
N.T.S.

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 1/2" IRON ROD & CAP, AS NOTED
- SET 5/8" IRON ROD & CAP, LS 45503
- AC ACCESS TRACT
- OS OPEN SPACE TRACT
- S SERVICE TRACT



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



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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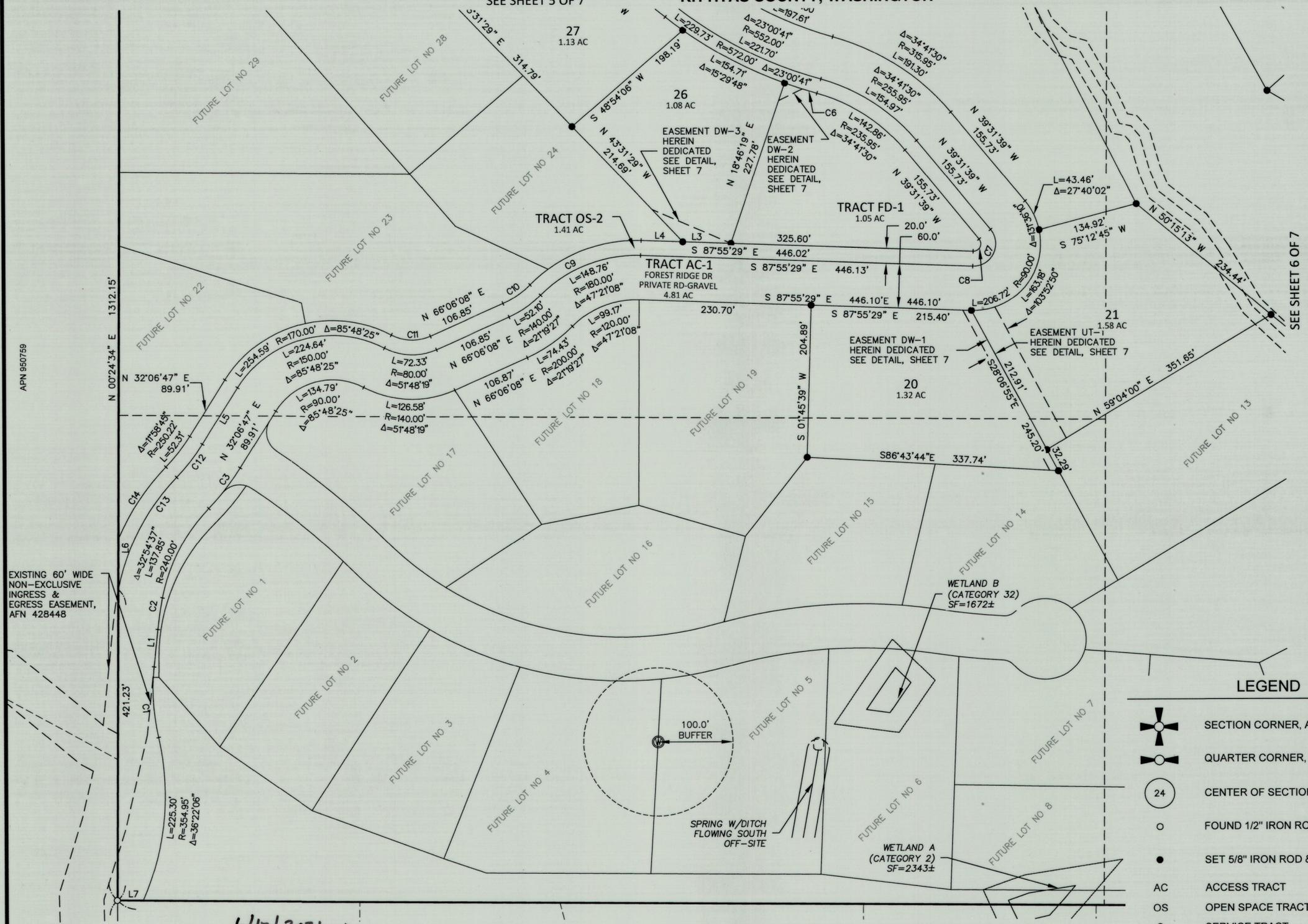
KITITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
T.S.	06/2021	18069
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 500'	3 OF 7

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

**LPF-20-00005**

PARCEL LINE TABLE		
LINE NO	LENGTH	BEARING
L1	51.51	N5° 49' 47"E
L2	20.00	S88° 29' 02"E
L3	64.32	S87° 55' 29"E
L4	56.10	S87° 55' 29"E
L5	89.91	N32° 06' 47"E
L6	68.83	N0° 24' 34"E
L7	34.14	S89° 30' 57"E

CURVE TABLE			
CURVE NO	LENGTH	RADIUS	DELTA
C1	96.21'	300.00'	18°22'26"
C2	43.46'	465.00'	5°21'17"
C3	69.04'	330.22'	11°58'44"
C4	119.88'	225.00'	30°31'43"
C5	39.94'	225.00'	10°10'13"
C6	45.47'	572.00'	4°33'18"
C7	68.91'	30.00'	131°36'10"
C8	22.97'	10.00'	131°36'10"
C9	165.29'	200.00'	47°21'08"
C10	44.66'	120.00'	21°19'27"
C11	54.25'	60.00'	51°48'19"
C12	56.50'	270.22'	11°58'44"
C13	172.76'	300.00'	32°59'40"
C14	116.12'	320.00'	20°47'30"

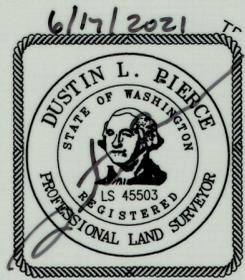
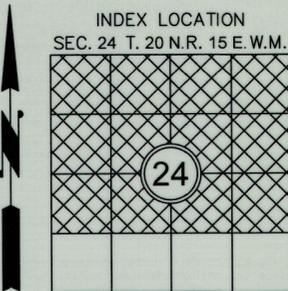
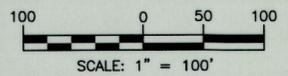


APN 960759

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

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 1/2" IRON ROD & CAP, AS NOTED
- 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

**Encompass**  
ENGINEERING & SURVEYING

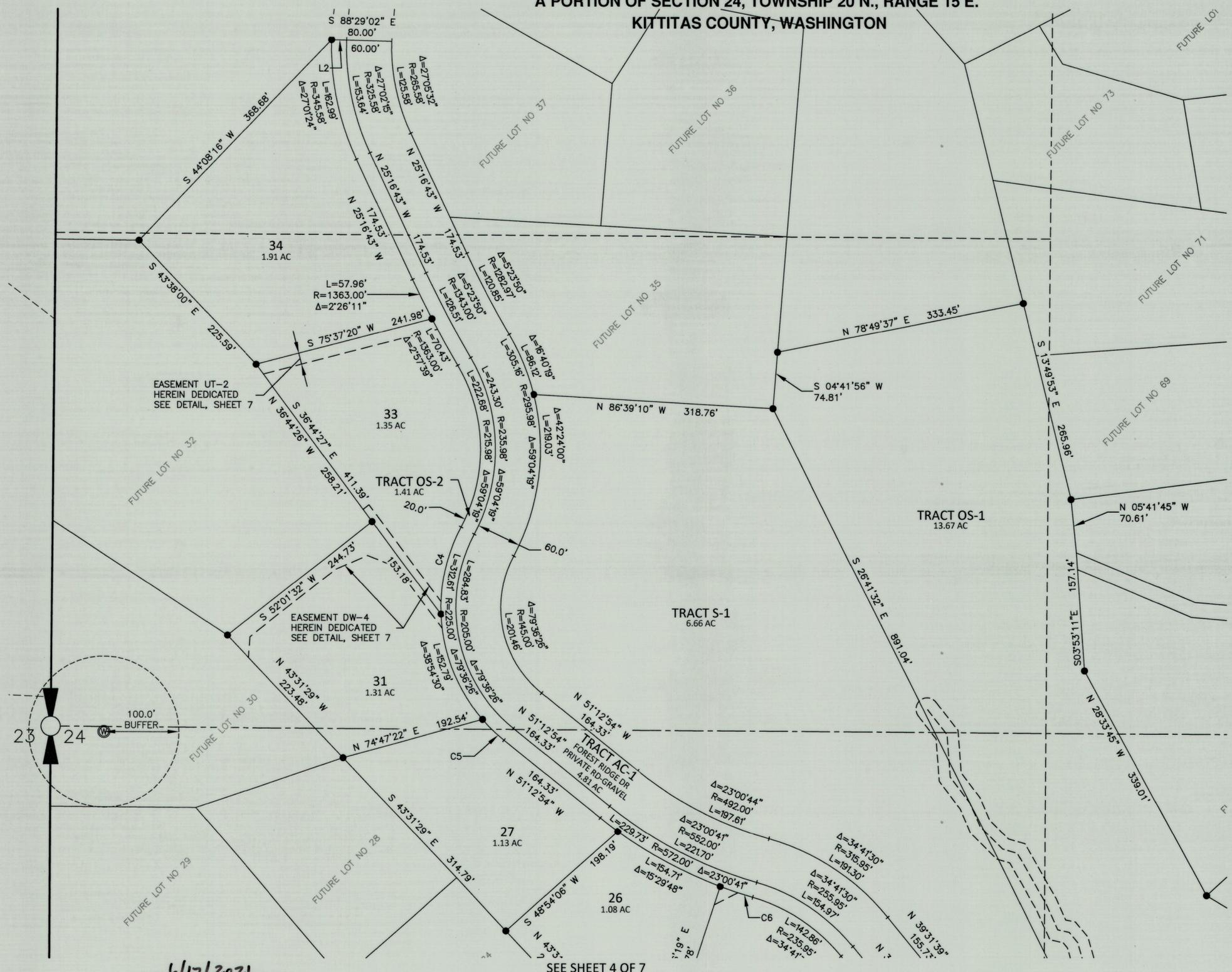
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

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.		
KITTITAS COUNTY	WASHINGTON	
DWN BY <b>T.S.</b>	DATE <b>06/2021</b>	JOB NO. <b>18069</b>
CHKD BY <b>M.K.K./D.L.P.</b>	SCALE <b>1" = 100'</b>	SHEET <b>4 OF 7</b>

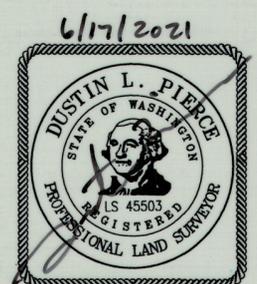
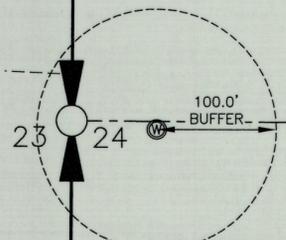
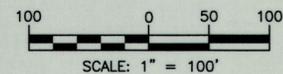
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A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.  
KITITAS COUNTY, WASHINGTON**

LPF-20-00005



**LEGEND**

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  CENTER OF SECTION, AS NOTED
-  FOUND 1/2" IRON ROD & CAP, AS NOTED
-  SET 5/8" IRON ROD & CAP, LS 45503
- AC ACCESS TRACT
- OS OPEN SPACE TRACT
- S SERVICE TRACT



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 SURVEYOR'S NAME  
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 JERALD V. PETTIT  
 County Auditor Deputy County Auditor

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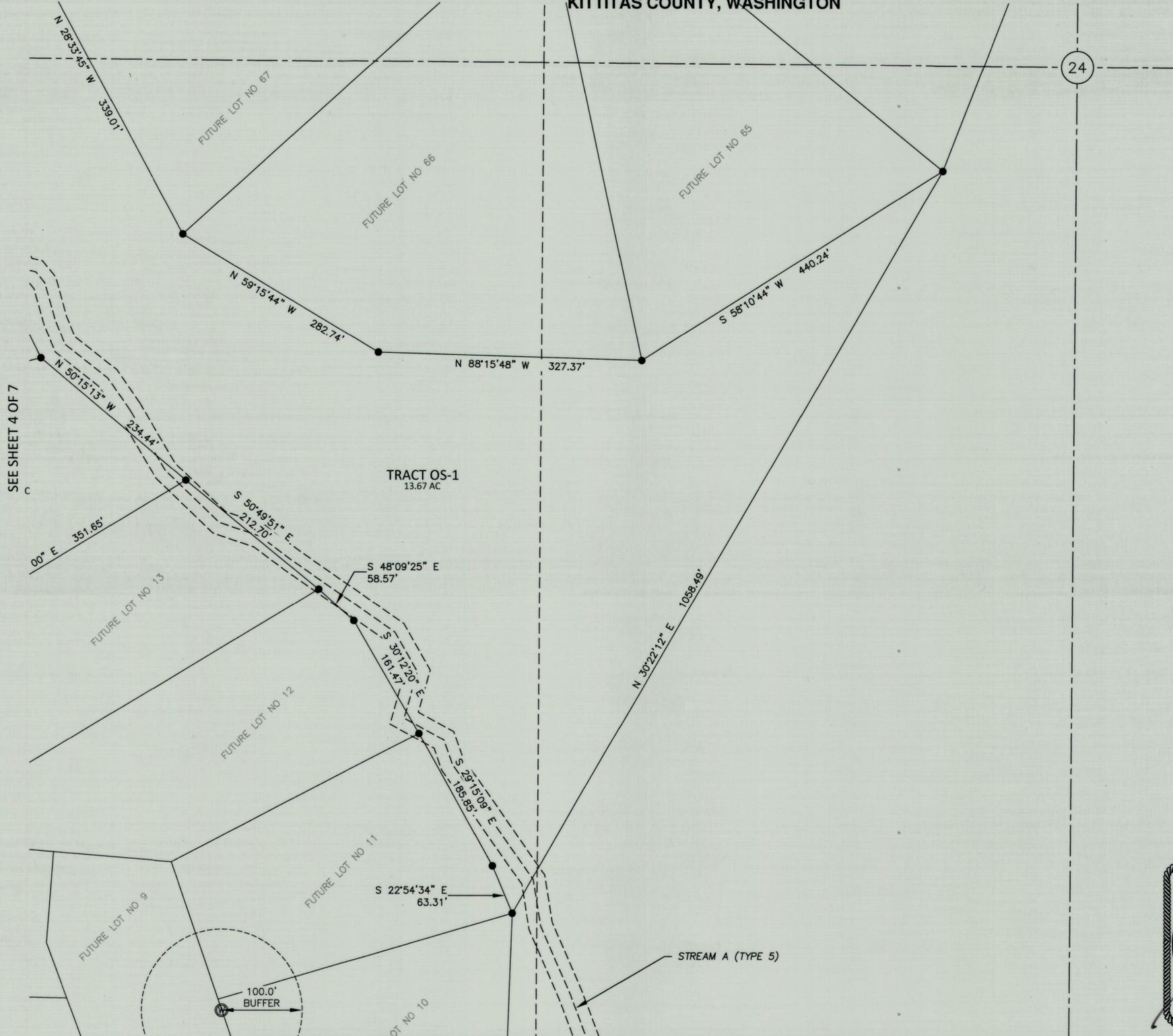
Eastern Washington Division  
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KITITAS COUNTY	WASHINGTON	
DWN BY <b>T.S.</b>	DATE <b>06/2021</b>	JOB NO. <b>18069</b>
CHKD BY <b>M.K.K./D.L.P.</b>	SCALE <b>1" = 100'</b>	SHEET <b>5 OF 7</b>

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KITITAS COUNTY, WASHINGTON**

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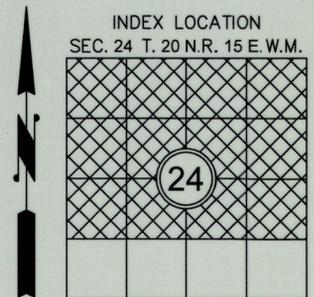
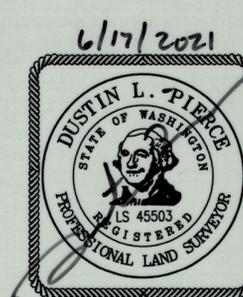
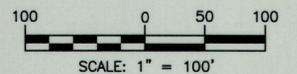
SEE SHEET 5 OF 7



SEE SHEET 4 OF 7

**LEGEND**

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-  QUARTER CORNER, AS NOTED
-  24 CENTER OF SECTION, AS NOTED
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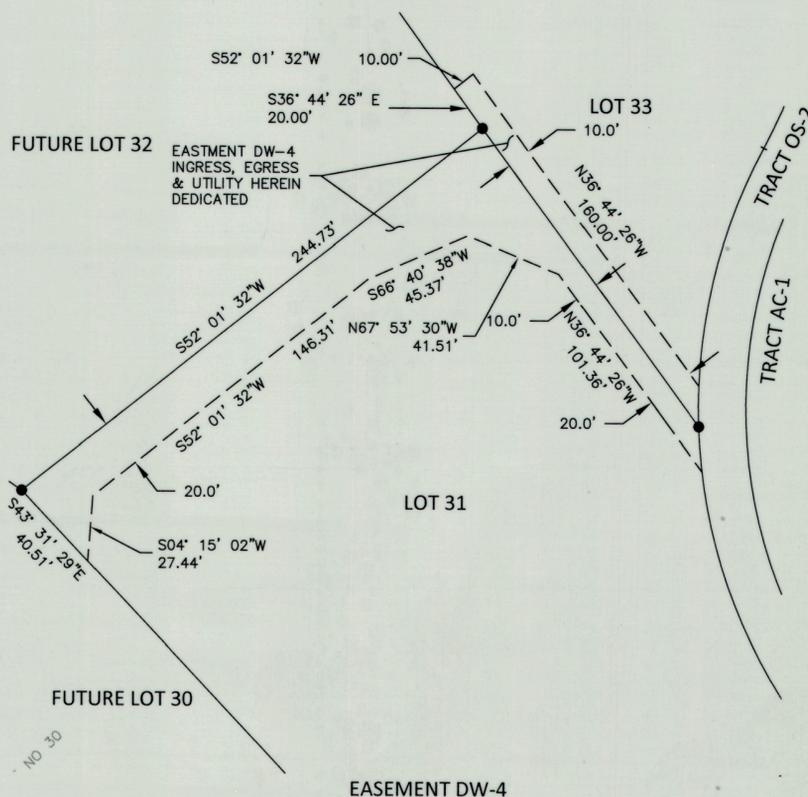
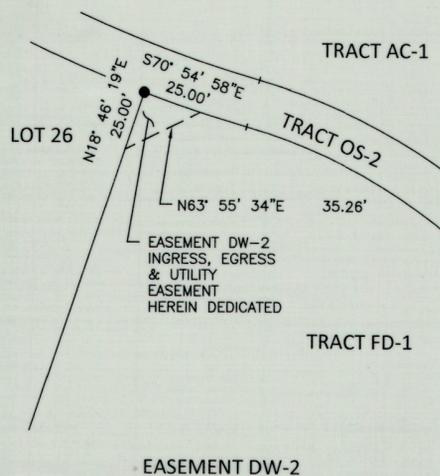
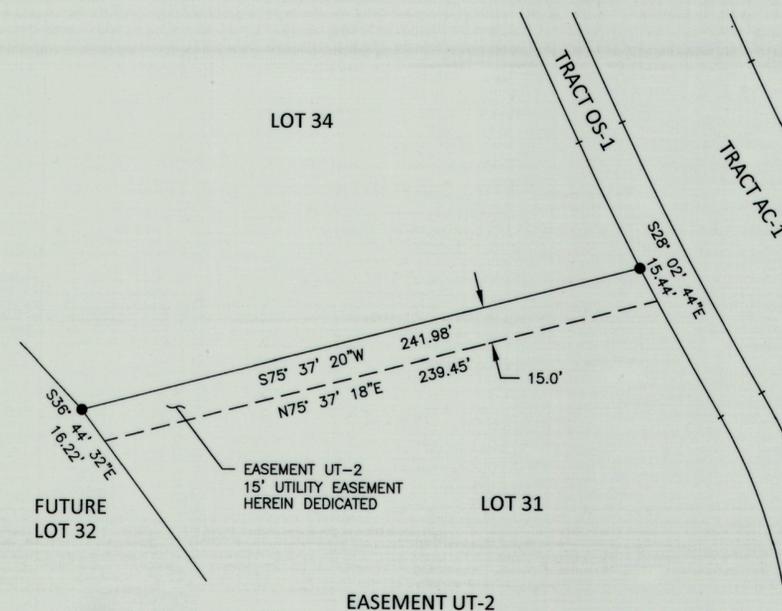
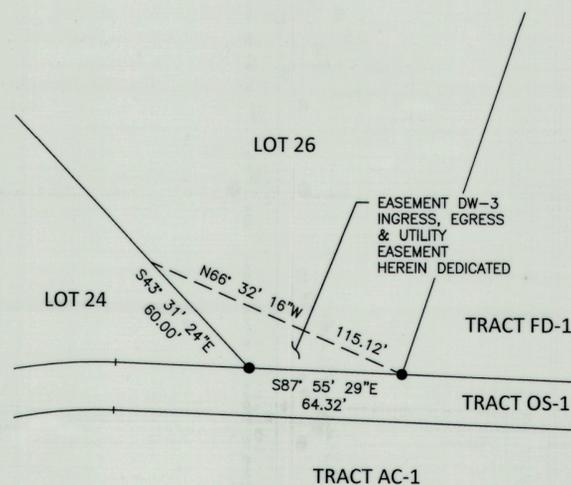
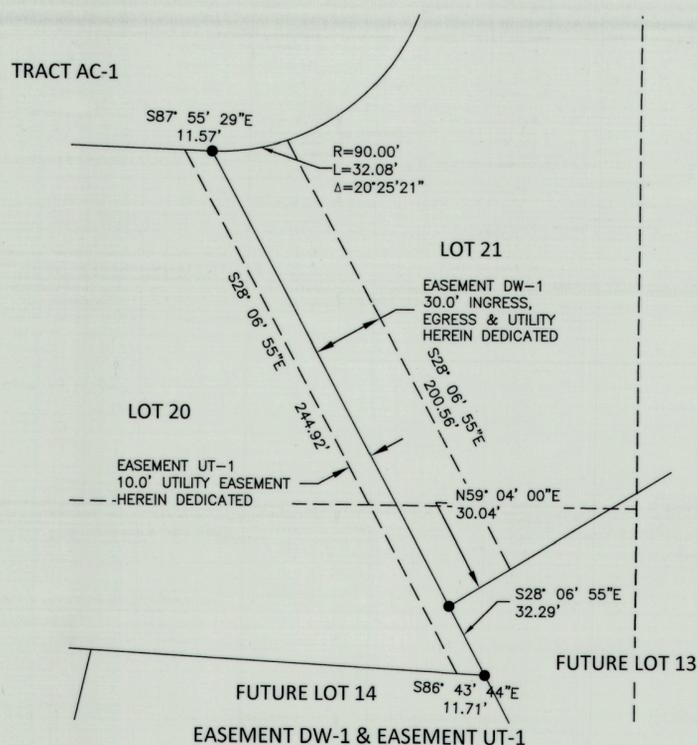
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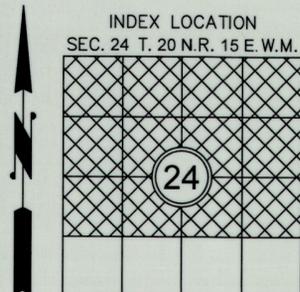
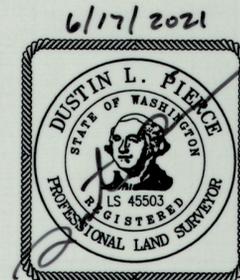
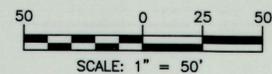
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KITITAS COUNTY, WASHINGTON

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 \_\_\_\_\_  
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 \_\_\_\_\_  
 COUNTY AUDITOR  
 \_\_\_\_\_  
 DEPUTY COUNTY AUDITOR

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