

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

CERTIFICATE OF COUNTY ASSESSOR
HEREBY CERTIFY THAT THE FOREST RIDGE PHASE III PERFORMANCE BASED CLUSTER PLAT AS SHOWN ON MAP 10-19-2022 HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS 25th DAY OF January, A.D., 2022

[Signature]
COUNTY ASSESSOR

KITTITAS COUNTY PUBLIC WORKS

CERTIFICATE OF COUNTY ENGINEER
HEREBY CERTIFY THAT THE FOREST RIDGE PHASE III PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE SUBDIVISION PLAT ACT AND THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 24th DAY OF January, A.D., 2022

[Signature]
COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PERFORMANCE BASED CLUSTER PLAT CONFORMS WITH CURRENT KITTITAS COUNTY CODE, CHAPTER 13.

DATED THIS 24th DAY OF January, A.D., 2022

[Signature]
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR AND FOR THIS YEAR.

DATED THIS 24th DAY OF February, A.D., 2022

[Signature]
COUNTY TREASURER

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - GUARANTEE

TRACT 10-A, FOREST RIDGE PHASE III PERFORMANCE BASED CLUSTER PLAT, KITTITAS COUNTY, WASHINGTON, AS PER PLAT THEREON RECORDED IN BOOK 3 OF PLATS, PAGES 171 THROUGH 182, RECORDS OF SAID COUNTY.

SURVEY NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS SHOWN HEREON AND TO FACILITATE THE CONDITIONS OF APPROVAL FOR APPLICATION FOR A PERFORMANCE BASED CLUSTER PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION LP-16-2022.

2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 810 GNSS AND A TRIMBLE S2 72 TOTAL STATION WITH REFLECTING PRISM TARGETS. THE BEARINGS AND DISTANCES WERE MEASURED TO THE FOLLOWING POINTS:

STATION DESIGNATION PID SINGLES LATITUDE LONGITUDE
13 152 BM 1934 58625 N 47° 11' 20.9685" W 107° 34' 50.2035"

3. ALL DISTANCES SHOWN HEREON ARE GROUND SCALE DISTANCES BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999915. MULTIPLE GROUND DISTANCES BY CSF TO OBTAIN GRID DISTANCES.

4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE BOOK 31 OF SURVEYS, PAGE 224-225, BOOK 32 OF SURVEYS, PAGE 171 THROUGH 182, AND THE SURVEY'S REFERENCED THEREIN, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND RECORDS OF SAID COUNTY.

5. THE BOUNDARIES FOR SECTION 24 AND PROPERTY BOUNDARIES SHOWN HEREON ARE BASED ON THE MONUMENTS RECORDED DURING THE COURSE OF THIS SURVEY. MONUMENTS RECORDED DURING THE COURSE OF THIS SURVEY ARE SHOWN ON PAGES 171 THROUGH 182 OF THIS SURVEY. DIFFERENCES IN THE SECTION BOUNDARIES SHOWN ON THE SURVEY OF RECORD IN BOOK 31 OF SURVEYS, PAGES 224 AND 225.

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

PLAT NOTES:

- TRACT 10-A OF THE FOREST RIDGE, PHASE III PERFORMANCE BASED CLUSTER PLAT RECORDED ON 02/22/2022 IN BOOK 3 OF PLATS, PAGES 171 THROUGH 182, RECORDS OF KITTITAS COUNTY, WASHINGTON IS BEING RELATED HERETO, TO THE EXTENT THE SAME AFFECT THIS PROPERTY. THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON THE FOREST RIDGE PLAT ARE SUPERSEDED BY THIS PLAT.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO THE LAND OR THAT THE LAND IS FREE OF ALL ENCUMBRANCES. THE APPLICANT IS RESPONSIBLE FOR PROVIDING NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION ROW 90.04.050 ECOLOGY OR A COURT OF LAW.
- DEVELOPMENT INVOLVING DISTURBANCE TO WETLANDS MAY REQUIRE ADDITIONAL COUNTY REVIEW AND APPROVAL. ANY UNDESIRABLE WETLAND IMPACTS SHALL BE REMEDIATED TO THE EXTENT PRACTICABLE. ANY UNDESIRABLE WETLAND IMPACTS SHALL BE REMEDIATED TO THE EXTENT PRACTICABLE FOR CATEGORY 1, 1.51 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 R403.17 AND IBC SECTION 103.10). THE BUILDING SHALL BE SETBACK FROM THE SLOPE TO THE EXTENT OF 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 OF THE BUILDING CODES. AN INVESTIGATION SHALL INCLUDE CONSIDERATION OF MATERIAL HEIGHT OF SLOPE, SLOPE GRADIENT, LOAD INTENSITY AND EROSION CHARACTERISTICS OF SLOPE 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 PLAN 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.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS THE 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 SHALL BE MAINTAINED AND OPERATED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON. PRIOR TO THE ISSUANCE OF THIS PLAT, THE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 8, 2005. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS.
- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WOOD CHIMNEY, 13.35.027 AND ECOLOGY REGULATIONS.
- DRY PILES FOR BODS SHALL BE MAINTAINED AND OPERATED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON. PRIOR TO THE ISSUANCE OF THIS PLAT, THE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 8, 2005. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
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LP-08-00014
LPF-21-00013

PUBLIC BENEFIT RATINGS SYSTEM CHART - PHASE III

BASE ACREAGE:	13.71 AC	OPEN SPACE PROVIDED (40%):	13.13 AC
BASE LOT YIELD:	6	NET OPEN SPACE PROVIDED (42%):	14.13 AC
MAX. BONUS LOTS:	3	WATER SUPPLY:	GROUP B
MAX. LOT YIELD:	9	SANITARY SEWER:	INDIVIDUAL SEPIC
PROPOSED LOT YIELD:	9	ZONING:	RURAL-5

ELEMENT	POINT/TWENTY
OPEN SPACE	40
WATER SUPPLY	25
SANITARY SEWER	25
ZONING	67
TOTAL	67

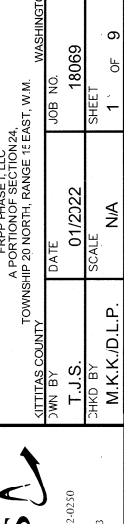
ADJACENT OWNERS

(APN) ASSESSOR'S PARCEL NUMBER	OWNER
APN 955564	BRUCE J HIGGS
APN 955537	FRPP PHASE 1, LLC
APN 955532	118 1/2 S WASHINGTON STREET
APN 955534	SEATTLE WA 98104-3479
APN 951367	KCC HOLDINGS, LLC
APN 951445	118 1/2 S WASHINGTON STREET
APN 951446	SEATTLE WA 98104-3479
APN 951447	SEATTLE WA 98104-3479
APN 951448	SEATTLE WA 98104-3479
APN 951449	SEATTLE WA 98104-3479
APN 951450	SEATTLE WA 98104-3479
APN 951451	SEATTLE WA 98104-3479
APN 951452	SEATTLE WA 98104-3479
APN 951453	SEATTLE WA 98104-3479
APN 951454	SEATTLE WA 98104-3479
APN 951455	SEATTLE WA 98104-3479
APN 951456	SEATTLE WA 98104-3479
APN 951457	SEATTLE WA 98104-3479
APN 951458	SEATTLE WA 98104-3479
APN 951459	SEATTLE WA 98104-3479
APN 951460	SEATTLE WA 98104-3479
APN 951461	SEATTLE WA 98104-3479
APN 951462	SEATTLE WA 98104-3479
APN 951463	SEATTLE WA 98104-3479
APN 951464	SEATTLE WA 98104-3479
APN 951465	SEATTLE WA 98104-3479
APN 951466	SEATTLE WA 98104-3479
APN 951467	SEATTLE WA 98104-3479
APN 951468	SEATTLE WA 98104-3479
APN 951469	SEATTLE WA 98104-3479
APN 951470	SEATTLE WA 98104-3479
APN 951471	SEATTLE WA 98104-3479
APN 951472	SEATTLE WA 98104-3479
APN 951473	SEATTLE WA 98104-3479
APN 951474	SEATTLE WA 98104-3479
APN 951475	SEATTLE WA 98104-3479
APN 951476	SEATTLE WA 98104-3479
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APN 951494	SEATTLE WA 98104-3479
APN 951495	SEATTLE WA 98104-3479
APN 951496	SEATTLE WA 98104-3479
APN 951497	SEATTLE WA 98104-3479
APN 951498	SEATTLE WA 98104-3479
APN 951499	SEATTLE WA 98104-3479
APN 951500	SEATTLE WA 98104-3479

EXISTING KITTITAS COUNTY PARCEL AND (MAP NUMBER):
962156(20-15-24071-0100)
962156(20-15-24071-0117)

PARCEL INFORMATION:
ZONE: RURAL 5

DATE: 1/19/2022



FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT
PREPARED FOR:
FRPP PHASE 1, LLC
A PORTION OF SECTION 24,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY

DATE: 01/20/22
SCALE: N/A
JOB NO.: 18069
SHEET: 1 OF 9

APN 955564
APN 955537
APN 955532
APN 955534
APN 951367
APN 951445
APN 951446
APN 951447
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APN 951495
APN 951496
APN 951497
APN 951498
APN 951499
APN 951500

ENCLOSURE
KITTITAS COUNTY
DATE: 01/20/22
SCALE: N/A
JOB NO.: 18069
SHEET: 1 OF 9

Encompass
ENGINEERING & SURVEYING
165 NE 15th Street, Suite 207 • Phone: (253) 932-0320
107 S. Sullivan Blvd. • Ck. E. • Phone: (509) 674-7433

2022/02/22 10:58:31 AM V: 13 P: 204 20220220221

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

LP-08-00014
LPF-21-00013

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SKYLINE RIDGE 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 25th DAY OF January, A.D., 2022

[Signature]
NAME: Matthew K. King
TITLE: President

NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF Washington S.S.
COUNTY OF King

ON THIS 25th DAY OF January, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF Washington DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Matthew K. King AND Kevin B. Bissler, RESPECTIVELY OF SKYLINE RIDGE LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, TOGETHER WITH Matthew K. King, THE PRESIDENT AND MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT he AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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



[Signature]
NAME: Kevin B. Bissler
TITLE: Managing Member



AUDITOR'S CERTIFICATE 202202020021
FILED FOR RECORD THIS 2nd DAY OF FEB 2022 AT 10:58 AM
IN BOOK 13 OF Plats AT PAGE 25 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. BETTIT
County Auditor

Encompass
ENGINEERING & SURVEYING
Western Washington Division
186 NE Hampshire Street, Suite 301 • Bellingham, WA 98225 • Phone: (425) 392-0230
417 Swallowtail Blvd. • Clarkston, WA 98922 • Phone: (509) 674-7433

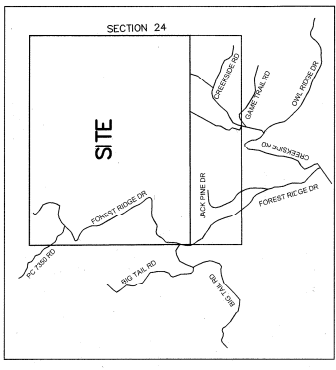
FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT PREPARED FOR FRPP PHASE I, LLC A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.	
KITKITAS COUNTY	DATE 01/20/22
JAN BY T.J.S.	SCALE N/A
CHKD BY M.K.K./D.L.P.	JOB NO. WASHINGTON 18069 SHEET 2 OF 9

02/02/2022 10:59:31 AM V: 13 P: 205 202202020021
Kittitas County Auditor

18/20

LP-08-00014
LPF-21-00013

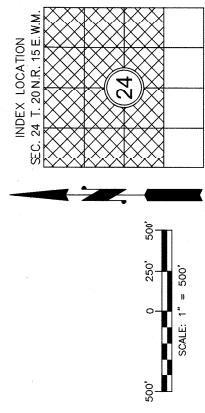
**FOREST RIDGE - PHASE III
PERFORMANCE BASED CLUSTER PLAT**
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.
KITITAS COUNTY, WASHINGTON



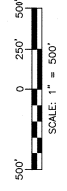
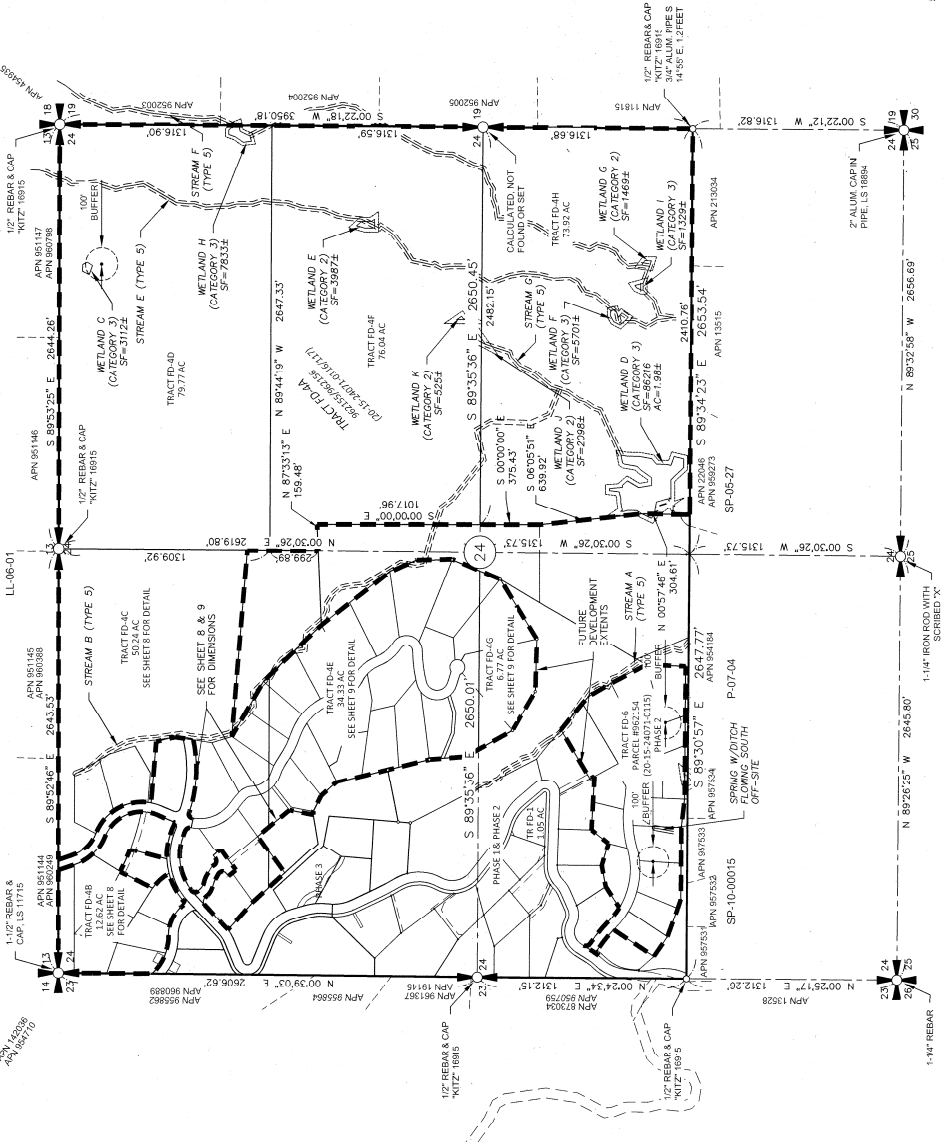
VICINITY MAP
N.T.S.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND REBAR & CAP, AS NOTED
- SET 5/8" REBAR & CAP, LS 45503
- RADIAL BEARING



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



FOREST RIDGE - PHASE III 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	JOB NO. WASHINGTON
JAN 21	DATE 01/2/22
T.J.S.	SCALE 1" = 500'
M.K.K/D.L.P.	SHEET 3 OF 9

AUDITOR'S CERTIFICATE 2022-02-02-0021
FILED FOR RECORD THIS 2ND DAY OF FEB 20 22 AT 10:58 AM
IN BOOK 13 OF Plats AT PAGE 206 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD W. PETIT
County Auditor



1/2/2021

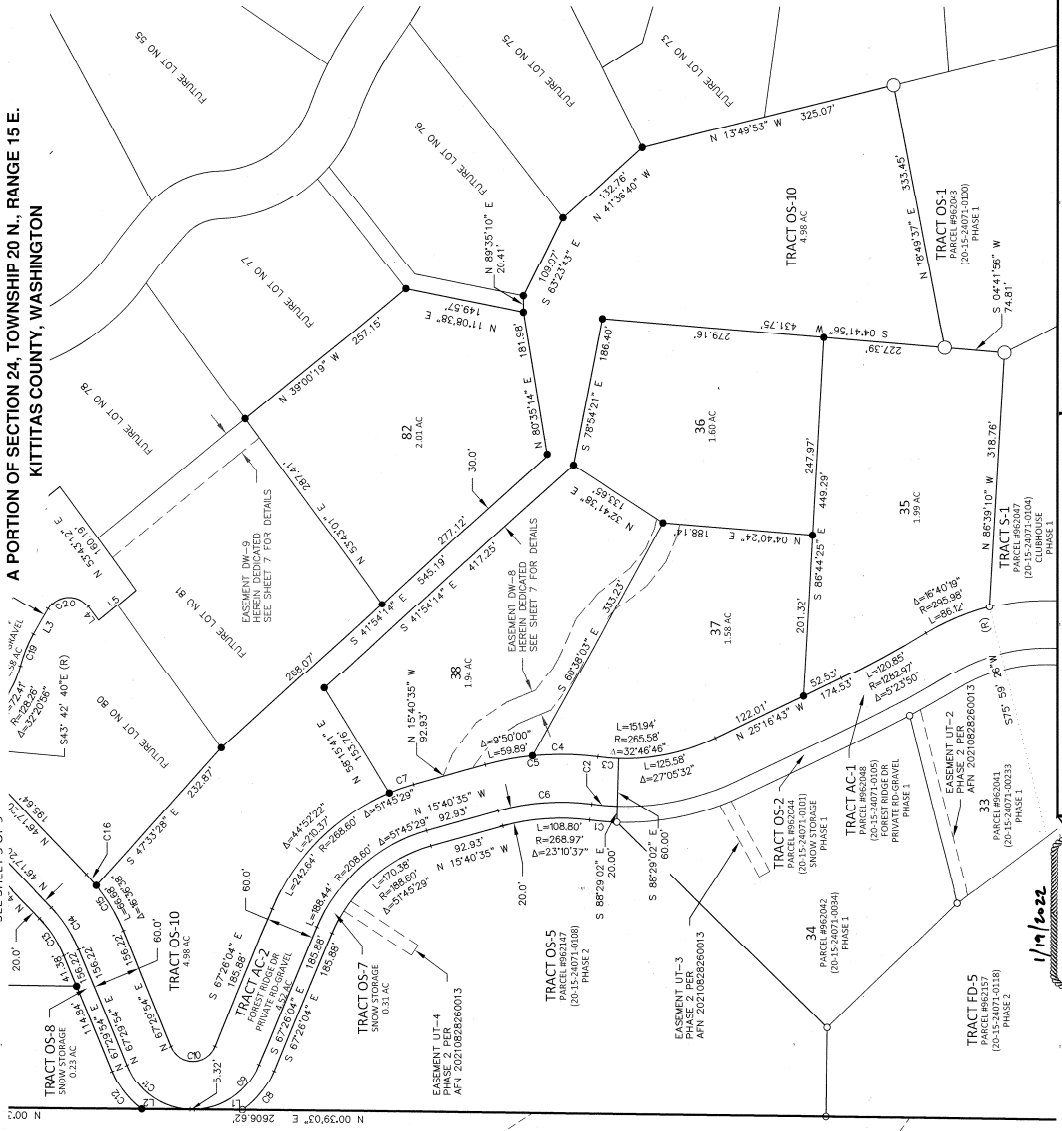
02/02/2022 10:58:31 AM V: 13 P: 207 202202020021
 DISTRICT COUNTY RECORDS
 KINGSTON, WASHINGTON
 1/19/2022

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

LINE TABLE

LINE NO	LENGTH	BEARING
L1	603.4	N0°39'03"E
L2	603.4	N0°39'03"E
L3	36.36	S59°44'44"E
L4	21.34	N53°45'12"E
L5	603.7	S39°07'26"E
L6	603.7	S39°07'26"E
L7	22.51	N53°45'12"E
L8	36.36	S59°44'44"E
L9	28.28	S65°17'58"E

LP-08-00014
 LPF-21-00013

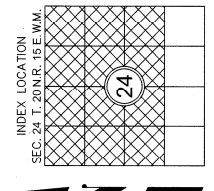


CURVE TABLE

CURVE NO	LENGTH	RADIUS	DELTA
C1	34.72	3-5.58'	5°45'22"
C2	32.63	315.58'	5°44'31"
C3	26.36	215.58'	5°41'14"
C4	81.27	3-8.97'	132°13'37"
C5	141.16	3-8.97'	231°13'37"
C6	116.89	238.97'	231°13'37"
C7	32.28	218.60'	6°53'07"
C8	104.29	91.00'	66°23'25"
C9	70.65	31.00'	134°55'58"
C10	102.34	91.00'	65°05'09"
C11	60.89	110.00'	314°25'4"
C12	55.53	110.00'	211°25'4"
C13	62.93	120.00'	217°25'4"
C14	85.14	210.00'	217°25'4"
C15	18.46	210.00'	4°35'56"
C16	47.02	31.00'	89°46'10"
C17	22.28	152.78'	0°48'37"
C18	43.04	172.23'	154°10'5"
C19	59.42	31.00'	113°20'56"

CURVE TABLE

CURVE NO	LENGTH	RADIUS	DELTA
C21	51.23	30.00'	97°50'04"
C22	32.47	59.41'	31°19'00"
C23	38.54	68.26'	32°20'56"
C24	20.45	16.85'78"	0°42'58"
C25	50.76	30.00'	96°57'08"
C26	42.44	355.00'	6°50'57"
C27	6.83	30.00'	70°31'44"
C28	11.18	30.00'	21°20'56"

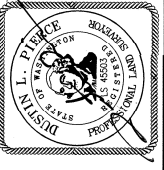


FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT
 PREPARED BY
 FRFP PHASE LLC
 A PORTION OF SECTION 24,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY
 DWN BY
 T.J.S.
 DATE
 01/20/22
 JOB NO.
 18069
 SHEET
 4
 OF
 9
 SCALE
 1" = 100'

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 15350 Highway 36, Suite 200, Everett, WA 98201 • Phone: (425) 392-0230
 400 Southway Blvd - Co. Elm, WA 98022 • Phone: (509) 674-7433

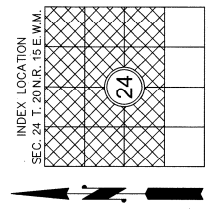
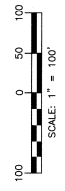
AUDITOR'S CERTIFICATE 2022-02-02-0021
 FILED FOR RECORD THIS 2nd DAY OF FEB 20 22 AT 10:56 AM
 IN BOOK 13 OF PLATS AT FACE 207 AT THE REQUEST OF
 DISTRICT RECORDER
 SURVEYOR'S NAME
 JERALD V. PETTIT
 County Auditor
 Deputy County Auditor



1/19/2022

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

LP-08-00014
LPF-21-00013



02/02/2022 10:58:31 AM V: 13 P: 209 20220202021
 KITITAS COUNTY REGISTER
 ENCOMPASS
 1/13/2021

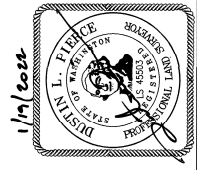
FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT PERFORMANCE BASED CLUSTER PLAT PHASE III FRPP PHASE I, LLC A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.	
KITITAS COUNTY	JOB NO. WASHINGTON
DRAWN BY T.J.S.	DATE 01/20/22
CHECKED BY M.K.K./D.L.P.	SCALE 1" = 100'
	SHEET 6 OF 9

Encompass
ENGINEERING & SURVEYING

Western Washington Division
 1616 Alje Juniper Street • Suite 201 • Bellingham, WA 98227 • Phone: (360) 392-0230
 4075 Scientific Blvd. • C/O Elan, WA 98222 • Phone: (509) 674-7833

AUDITOR'S CERTIFICATE 2022-02-02-0021
 FILED FOR RECORD THIS 2nd DAY OF FEB 2022 AT 10:50 AM
 IN BOOK 13 OF Plats AT PAGE 209 AT THE REQUEST OF

 SURVEYOR'S NAME
 JERALD V. PETTIT
 County Auditor

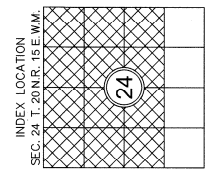
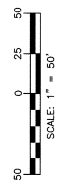
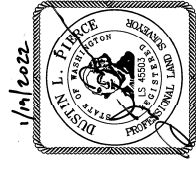
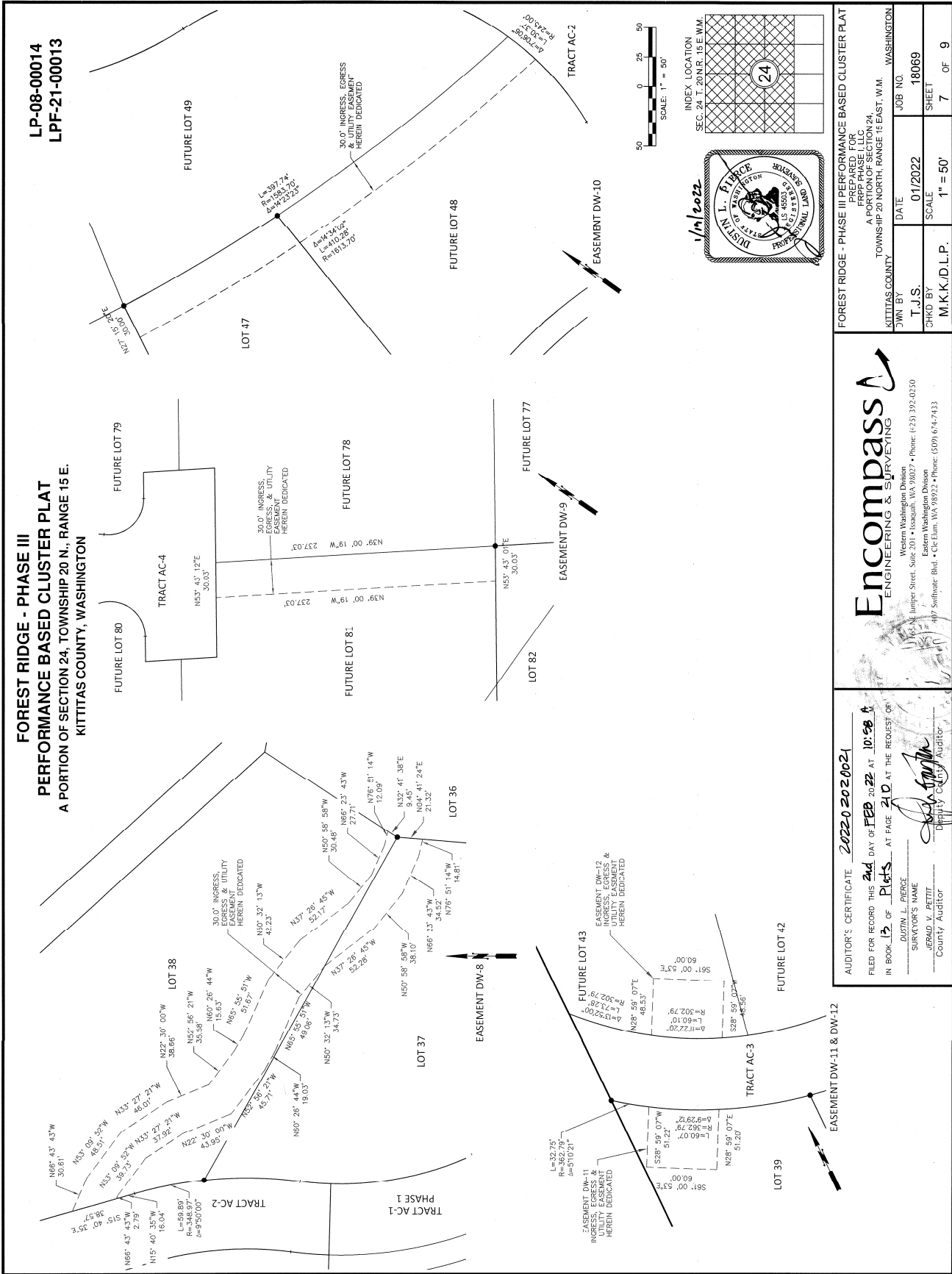


02/20/2022 10:58:31 AM V: 13 P: 210 2022020021
 Encpass
 Kittitas County Auditor

1/2/210

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

LP-08-00014
 LPF-21-00013



FOREST RIDGE - PHASE III 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	DATE: 01/20/2022
JWN BY: T.J.S.	SCALE: 1" = 50'
CHKD BY: M.K.K./D.L.P.	SHEET: 7 OF 9
JOB NO.: 18069	

Encpass
 ENGINEERING & SURVEYING

Western Washington Division
 4197 Smithgate Blvd., CCS-Edmo, WA 98022 • Phone: (509) 654-7433

Eastern Washington Division
 2000 1st St., Suite 201 • Issaquah, WA 98027 • Phone: (206) 392-0350

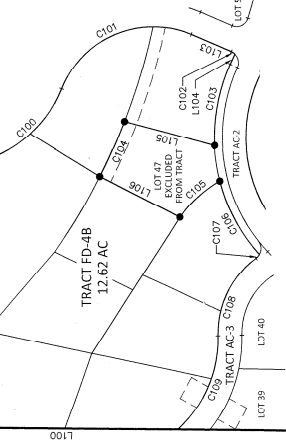
AUDITOR'S CERTIFICATE: 2022-02020021
 FILED FOR RECORD THIS 2nd DAY OF FEB 2022 AT 10:58 AM
 IN BOOK 12 OF Plats AT PAGE 210 AT THE REQUEST OF
 SURVEYOR'S NAME: DUSTIN L. PIERCE
 DEPUTY COUNTY AUDITOR: JERARD V. PETTIT

WESTERN WASHINGTON DIVISION
 KITTITAS COUNTY AUDITOR
 JERARD V. PETTIT
 DEPUTY COUNTY AUDITOR

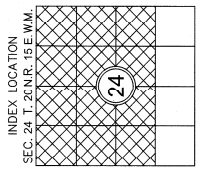
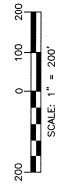
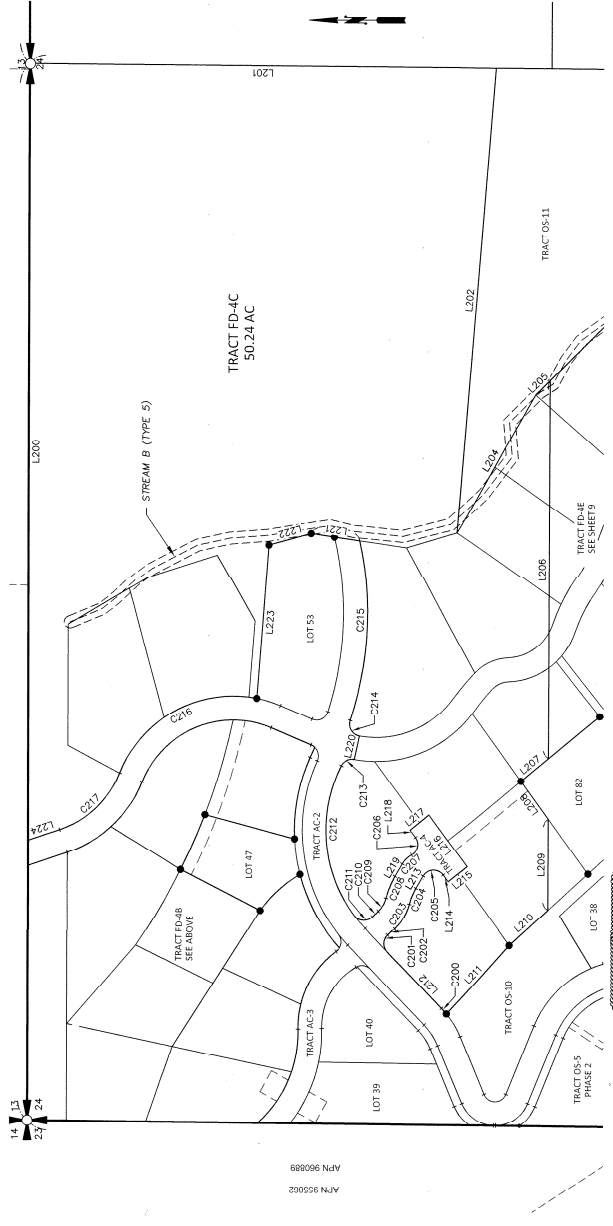
**FOREST RIDGE - PHASE III
PERFORMANCE BASED CLUSTER PLAT
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E.
KITITAS COUNTY, WASHINGTON**

LP-08-00014
LPF-21-00013

LINE TABLE				CURVE TABLE			
LINE NO	LENGTH	BEARING	CURVE NO	LENGTH	RADIUS	DELTA	DELTA
L100	576.79	N0° 39' 03"E	C100	266.24'	305.00'	50°00'54"	50°00'54"
L101	637.55	S89° 52' 46"E	C101	390.32'	245.00'	91°16'49"	91°16'49"
L102	103.96	N18° 21' 31"W	C102	11.18'	30.00'	2°20'56"	2°20'56"
L103	109.73	N22° 54' 23"E	C103	209.55'	435.00'	27°36'01"	27°36'01"
L104	28.28	S65° 12' 58"E	C104	150.32'	193.370'	57°26'18"	57°26'18"
L105	233.77'	N15° 03' 30"E	C105	136.70'	327.11'	23°56'42"	23°56'42"
L106	233.65	S27° 15' 20"W	C106	211.33'	435.00'	27°30'07"	27°30'07"
L107	12.66'	30.00'	C107	12.66'	30.00'	24°10'49"	24°10'49"
L108	225.25'	232.25'	C108	225.25'	232.25'	95°34'13"	95°34'13"
L109	264.65'	302.73'	C109	264.65'	302.73'	50°04'42"	50°04'42"



LINE TABLE				CURVE TABLE			
LINE NO	LENGTH	BEARING	CURVE NO	LENGTH	RADIUS	DELTA	DELTA
L200	1942.71	S89° 52' 46"E	C200	18.46'	230.00'	4°35'56"	89°48'10"
L201	1168.25	N0° 30' 26"E	C201	47.02'	30.00'	0°48'37"	0°48'37"
L202	1168.46	S85° 12' 26"E	C202	22.28'	1575.98'	0°48'37"	0°48'37"
L203	396.62	S59° 55' 38"E	C203	72.41'	128.26'	32°20'56"	32°20'56"
L204	51.55	S44° 26' 19"E	C204	43.04'	157.33'	15°41'05"	15°41'05"
L205	944.29	N89° 44' 19"W	C205	59.42'	30.00'	113°28'56"	113°28'56"
L206	96.12	N39° 00' 19"W	C206	51.23'	30.00'	97°30'04"	97°30'04"
L207	117.17	N53° 43' 01"E	C207	32.47'	59.41'	31°19'00"	31°19'00"
L208	228.57	N89° 44' 19"W	C208	58.47'	217.23'	15°41'05"	15°41'05"
L209	131.31	N41° 54' 14"W	C209	38.54'	68.29'	32°20'56"	32°20'56"
L210	195.64	N46° 17' 20"E	C210	26.45'	163.55'	0°42'58"	0°42'58"
L211	36.06	S89° 45' 44"E	C211	50.76'	30.00'	96°37'08"	96°37'08"
L212	21.04	N53° 43' 12"E	C212	395.53'	355.00'	63°59'54"	63°59'54"
L213	50.07	N39° 02' 26"W	C213	38.54'	30.00'	73°35'55"	73°35'55"
L214	160.19	N53° 43' 12"E	C214	51.30'	30.00'	97°38'41"	97°38'41"
L215	50.07	N39° 02' 26"W	C215	455.46'	865.11'	30°14'06"	30°14'06"
L216	50.07	N39° 02' 26"W	C216	422.88'	305.00'	79°26'24"	79°26'24"
L217	22.51	N53° 43' 12"E	C217	213.87'	245.00'	50°00'54"	50°00'54"
L218	36.06	S59° 45' 44"E	C218	36.06	S59° 45' 44"E		
L219	60.04	S77° 25' 30"E	C219	60.04	S77° 25' 30"E		
L220	124.03	N8° 29' 37"E	C220	124.03	N8° 29' 37"E		
L221	110.57	N14° 59' 55"W	C221	110.57	N14° 59' 55"W		
L222	385.20	N85° 19' 51"W	C222	385.20	N85° 19' 51"W		
L223	83.91	N18° 21' 31"W	C223	83.91	N18° 21' 31"W		



02/22/2022 10:59:31 AM V: 13 P: 211 20220202021
 Kititas County Auditor
 Enclosures
 Page 8 of 9

FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT PREPARED FOR: FRPP PHASE LLC		JOB NO. WASHINGTON
A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		18069
KITITAS COUNTY	DATE 01/20/22	SHEET
DWN BY T.J.S.	SCALE 1" = 200'	8 OF 9
CHKD BY M.K.K./D.L.P.		

Enccompass
ENGINEERING & SURVEYING

Western Washington Division
 19145 Juniper Street, Suite 201 • Bellingham, WA 98227 • Phone: (433) 397-0330
 407 Southline Blvd • Chehalis, WA 98922 • Phone: (509) 674-7433

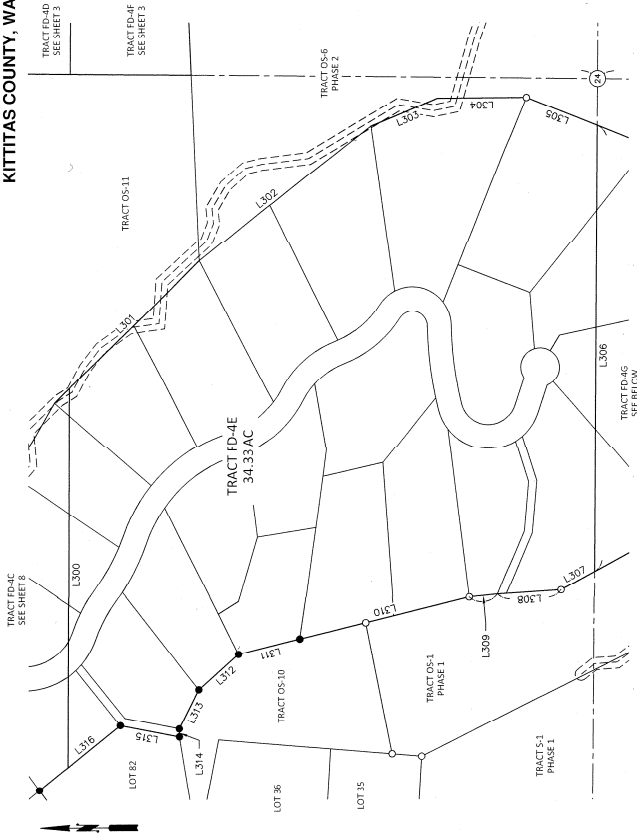
AUDITOR'S CERTIFICATE 2022-02-02-02
 FILED FOR RECORD THIS 2nd DAY OF FEB 20 22 AT 10:58 AM
 IN BOOK 13 OF Plots 241 AT THE REQUEST OF
 DUSTIN L. FIERSE
 SURVEYOR'S NAME
 JERALD V. PETIT
 County Auditor



1/2/22

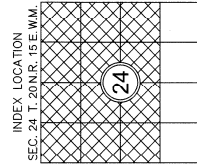
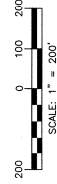
LP-08-00014
LPF-21-00013

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

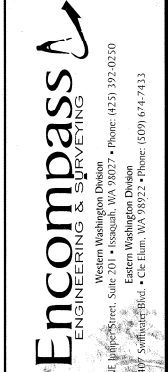


LINE NO.	LENGTH	BEARING
L300	944.29	N89° 44' 19" W
L301	452.65	S44° 26' 19" E
L302	541.97	S38° 09' 33" E
L303	180.00	S22° 5' 57" E
L304	222.30	S0° 34' 58" E
L305	188.39	S27° 39' 19" W
L306	1112.00	N89° 35' 36" W
L307	95.14	N28° 33' 45" W
L308	157.14	N3° 53' 11" W
L309	70.61	N5° 41' 45" W
L310	591.02	N13° 46' 53" W
L311	591.02	N13° 46' 53" W
L312	132.76	N41° 36' 40" W
L313	109.07	N63° 23' 43" W
L314	20.41	S89° 35' 10" W
L315	148.57	N11° 08' 35" E
L316	167.03	N39° 00' 19" W

LINE NO.	LENGTH	BEARING
L400	1112.00	N89° 35' 36" W
L401	138.37	S27° 39' 19" W
L402	440.24	S58° 10' 44" W
L403	327.37	N88° 15' 48" W
L404	282.74	N59° 15' 44" W
L405	243.87	N28° 33' 45" W



AUDITOR'S CERTIFICATE 2022-02-02-2022
FILED FOR RECORD THIS 2nd DAY OF FEB 2022 AT 10:58 AM
IN BOOK 12 OF PLATS AT PAGE 212 AT THE REQUEST OF
SURVEYOR'S NAME
DUSTIN L. PIERCE
JEFFREY V. FETIT
County Auditor



FOREST RIDGE - PHASE III 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
OWN BY
T.J.S.
DATE
01/20/22
SCALE
1" = 200'
JOB NO.
18069
SHEET
9 OF 9

02/02/2022 10:58:31 AM V: 13 P: 212 2022022022
KITITITAS COUNTY AUDITOR

1/12/22