

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

**LP-08-00014
LPF-22-**

OWNER:

SKYLINE RIDGE LLC
A WASHINGTON LIMITED LIABILITY COMPANY
405 NW GILMAN BLVD STE 102
ISSAQUAH, WA 98027-2470

**EXISTING KITITAS COUNTY
PARCEL AND MAP NUMBERS:**

982045 (20-15-24071-0102)
982151 (20-15-24071-0112)
982154 (20-15-24071-0115)
982157 (20-15-24071-0118)
982328 (20-15-24071-0127)
982329 (20-15-24071-0128)
982330 (20-15-24071-0129)
982333 (20-15-24071-0132)
982336 (20-15-24071-0135)

PARCEL INFORMATION:

ZONE: RURAL 5

ACCUMULATIVE PUBLIC BENEFIT RATINGS SYSTEM CHART - PHASE I - IV

| | | | |
|---------------------------------------|-----------|--|----------|
| BASE ACREAGE: | 232.72 AC | OPEN SPACE REQUIRED (40%): | 93.09 AC |
| BASE LOT YIELD: | 48 | NET OPEN SPACE PROVIDED (20%): | 46.54 AC |
| MAX. DENUS LOTS: | 48 | WATER SUPPLY GROUP A: | 79.04 AC |
| MAX. LOT YIELD: | 82 | SANITARY SEWER INDIVIDUAL SEPTIC ZONING: RURAL-5 | |
| PROPOSED LOT YIELD: | 187 | | |
| ELEMENT | | POINT AWARDED | |
| OPEN SPACE | | 50 | |
| 50% IN PERPETUITY | | 50 | |
| HEALTH & SAFETY CONNECTION TO GROUP A | | 50 | |
| TOTAL | | 100 | |

PLAT NOTES:

- TRACTS FD-1, FD-2, FD-5, FD-6, FD-4B, FD-4C, FD-4E & FD-4D OF THE FOREST RIDGE - PHASE I, PHASE II & PHASE III PERFORMANCE BASED CLUSTER PLATS ARE BEING REPLACED HEREIN TO THE EXTENT THE SAME AFFECT THIS PROPERTY. THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON PHASES I, II & III PLATS, ARE SUPERSEDED BY THIS PLAT.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 90.44.030) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT 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 R403.1.7 AND IRC SECTION 1905.3.1.). ALTERNATE GETBACKS 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.
- 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 EASEMENT OF RECORD OR OTHERWISE.
- KITITAS 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.
- 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 HEREBY RESPONSIBLE 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 SUBJECTED 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 WELLS. CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 5, 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.

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72155-47979412:

TRACT FD-1, FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 156 THROUGH 162, RECORDS OF SAID COUNTY.

AND

TRACTS FD-2, FD-5 AND FD-6, FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 176 THROUGH 182, RECORDS OF SAID COUNTY.

AND

TRACTS FD-4B, FD-4C, FD-4E, AND FD-4D, FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 204 THROUGH 212, 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 KITITAS COUNTY UNDER APPLICATION LP-08-00014.
- 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 (2007) EPOCH 2007, SOUTH ZONE, DERIVED FROM RTK GPS USING THE FOLLOWING NGS STATION:
STATION DESIGNATION: TS 19.2 BM 19.4
PID: SK0425
LATITUDE: N 47° 11' 29.05553"
LONGITUDE: 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.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
• BOOK 23 OF SURVEYS, PAGE 89, AFN: 199803060018
• BOOK 31 OF SURVEYS, PAGES 224-226, AFN: 200510270006
• BOOK 13 OF PLATS, PAGES 156-162, AFN: 202106200013
• BOOK 13 OF PLATS, PAGES 176-182, AFN: 20211170017
• BOOK 13 OF PLATS, PAGES 204-212, AFN: 202202020021
AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- 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 1/8 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.

APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ___ DAY
OF _____ A.D., 20__

KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "FOREST RIDGE-PHASE IV" 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__

KITITAS COUNTY ASSESSOR

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "FOREST RIDGE-PHASE IV" PERFORMANCE BASED CLUSTER 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., 20__

KITITAS COUNTY PLANNING OFFICIAL

KITITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS ___ DAY

OF _____ A.D., 20__

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

KITITAS COUNTY HEALTH DEPARTMENT

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

DATED THIS ___ DAY OF _____ A.D., 20__

KITITAS COUNTY HEALTH OFFICER

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__

KITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NOS. 982045, 982151, 982154, 982157, 982328, 982329, 982330, 982333 & 982336

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

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 SKYLINE RIDGE LLC IN AUG., 2022.

DUSTIN L. PIERCE DATE
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 IV PERFORMANCE BASED CLUSTER PLAT

PREPARED FOR
SKYLINE RIDGE, LLC
A PORTION OF SECTION 24,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY WASHINGTON

| | | |
|-------------|---------|---------|
| DWN BY | DATE | JOB NO. |
| D.L.P./G.W. | 08/2022 | 18069 |
| CHKD BY | SCALE | SHEET |
| D.L.P. | N/A | 1 OF 13 |

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

**LP-08-00014
LPF-22-**

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 ___ DAY OF _____, A.D., 20__.

NAME _____ NAME _____
TITLE _____ 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 _____ 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 ASCENT CAPITAL FUND III, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED 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., 20__.

NAME _____ NAME _____
TITLE _____ 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 _____ 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 _____

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

| | | |
|---|---|---|
| APN 955854 BRUCE J HIGGS 24915 183RD PL SE COVINGTON WA 98042-4816 | APN 962037 BRAD E & ROBIN K TALLEY 5550 37TH AVE NE SEATTLE WA 98105-2202 | APN 962042 TATUM R & ROBERT P SHANNON 14310 N CREEK DR APT 1738 MILL CREEK WA 98012 |
| APN 957531 APN 957532 APN 957533 APN 957534 P SQUARED LLC 246 4TH AVE W DICKINSON ND 58081-4945 | APN 962038 GABRIEL & CHRISTINA WALL 4742 118TH AVE SE BELLEVUE WA 98006-2722 | APN 962040 WENDY LYNNE GUILD 8463 E MERCER WAY MERCER ISLAND WA 98040-5654 |
| APN 954184 SELVAKUMAR RAJADPAL 3222 187TH PL SE BOTHELL WA 98012-8835 | APN 962140 MATT & BRITA WILLIS 3129 W LAURELHURST DR NE SEATTLE WA 98105 | APN 962039 FRFP PHASE I LLC 405 NW GILMAN BLVD STE 102 ISSAQUAH WA 98027 |
| APN 22045 APN 959273 CHRIS A HICKERSON PO BOX 1287 CLE ELUM WA 98022-2287 | APN 962041 APN 962138 APN 962139 UKC HOLDINGS LLC 405 NW GILMAN BLVD STE 102 ISSAQUAH WA 98027 | APN 962144 ROBERT & JULIE NOVAK 3789 SE BENTLEY ST HILLSBORO OR 97123-7740 |
| APN 13615 APN 212034 DAVID C WEBER TRUST 19472 NORMANDY PARK DR SW NORMANDY PARK WA 98166-4132 | APN 962043 APN 962044 APN 962146 APN 962147 APN 962148 APN 962150 APN 962156 APN 962319 APN 962322 APN 962323 APN 962324 APN 962325 APN 962326 APN 962327 APN 962331 APN 962332 APN 962334 APN 962335 APN 962336 SKYLINE RIDGE LLC 405 NW GILMAN BLVD STE 102 ISSAQUAH WA 98027-2470 | APN 962145 RYAN & LAUREN LEE 7520 PINNACLE PL SE SNOQUALMIE WA 98065-6091 |
| APN 951144 APN 960249 RONALD E & RHONDA R KNAPP 27509 SE 25TH WAY SAMMAMISH WA 98075 | APN 962004 ELLIOT & SONYA SHAW JOSHUA SHAW 5326 158TH ST SE BOTHELL WA 98012-4727 | APN 962317 ANDREW K WALSH 27405 NE 150TH ST DUWALL WA 98019-6331 |
| APN 951145 APN 960388 DAVID B KAPLAN 6044 51ST AVE NE SEATTLE WA 98115-7708 | APN 952005 CHRISTOPHER J & HALEY A KJUBEA 921 E CHICAGO ST KENT WA 98030-6268 | APN 962318 CHRISTINE L & MICHAEL R DONATELLI 2205 187TH AVE SE SAMMAMISH WA 98075-9644 |
| APN 951146 WALDRICK LLC 1370 WASHINGTON PIKE SUITE 403 BRIDGEVILLE PA 19017-2885 | APN 11815 LESLIE D PEPPIN PO BOX 910 CLE ELUM WA 98022 | |
| APN 951147 APN 960796 ALPINE MEADOWS LLC 114 17TH PL KIRKLAND WA 98033-4906 | APN 142036 APN 994710 EVAN B & LAURINE STANLEY 4 N SALMON BEACH TACOMA WA 98407-2216 | |
| APN 955852 APN 960889 KD PROPERTIES LLC 2275 LOWER PECH POINT RD CLE ELUM WA 98022-8424 | APN 454935 STATE OF WASH (DNR) CID CONSERV REC & TRANSACTION DIV PO BOX 47014 OLYMPIA WA 98504-7014 | |

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 Y. PETIT
County Auditor

Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

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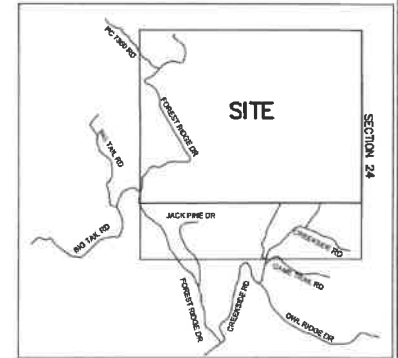
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| | | |
|--|-----------------|------------------|
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| KITITAS COUNTY | WASHINGTON | |
| DWN BY D.L.P./G.W. | DATE 08/2022 | JOB NO. 18069 |
| CHKD BY D.L.P. | SCALE N/A | SHEET 2 OF 13 |

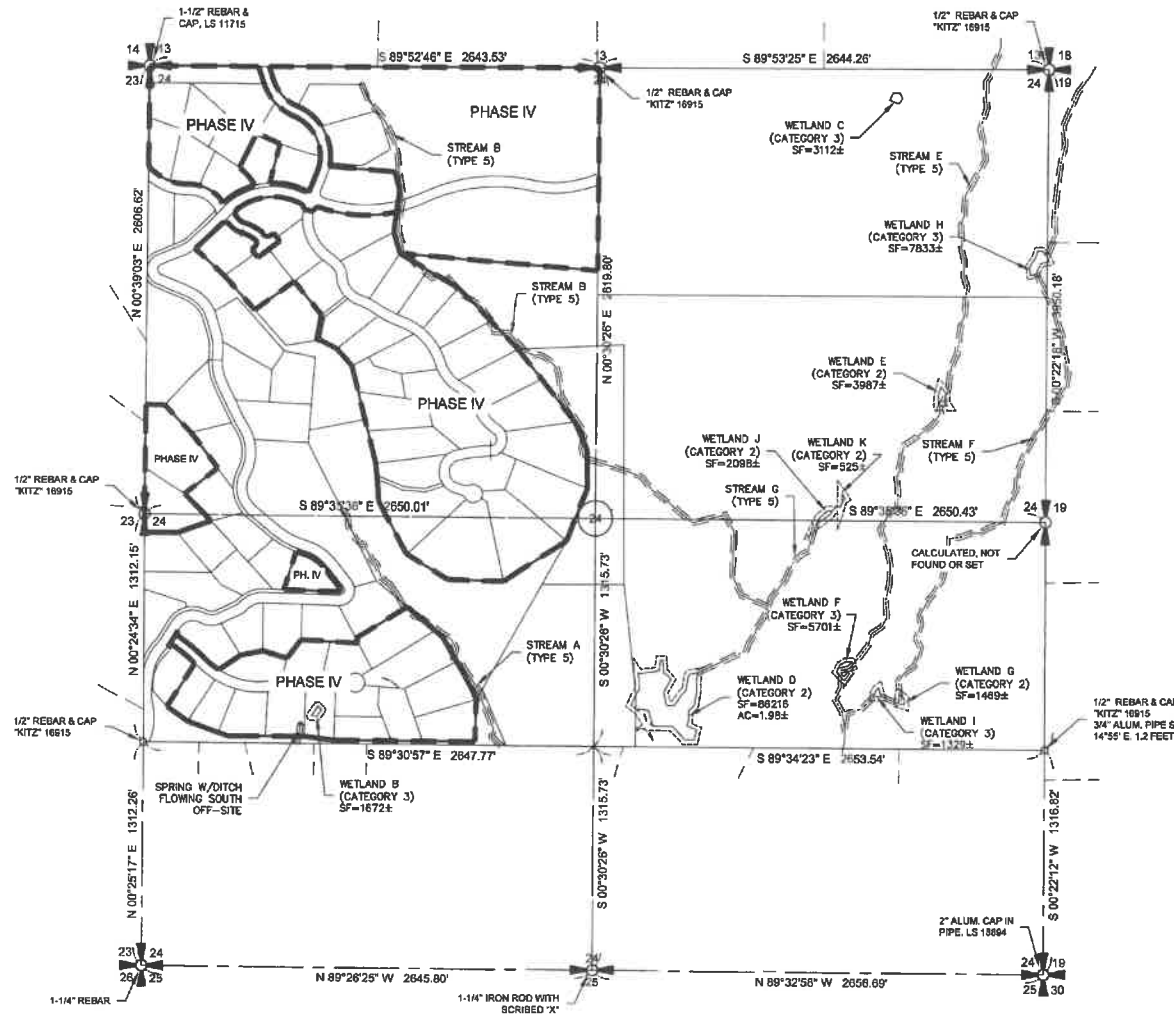


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LPF-22-**

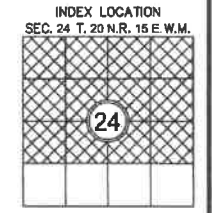


**VICINITY MAP
N.T.S.**



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 45603
- (R) RADIAL BEARING
- OS-1 OPEN SPACE TRACT - DESIGNATION NO.
- AC-1 ACCESS TRACT - DESIGNATION NO.
- FD-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NO.
- S-1 SERVICE TRACT - DESIGNATION NO.
- DW-1 DRIVEWAY - DESIGNATION NO.
- UT-1 UTILITY - DESIGNATION NO.
- AFN AUDITOR'S FILE NUMBER
- WELL



AUDITOR'S CERTIFICATE
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IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
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SURVEYOR'S NAME
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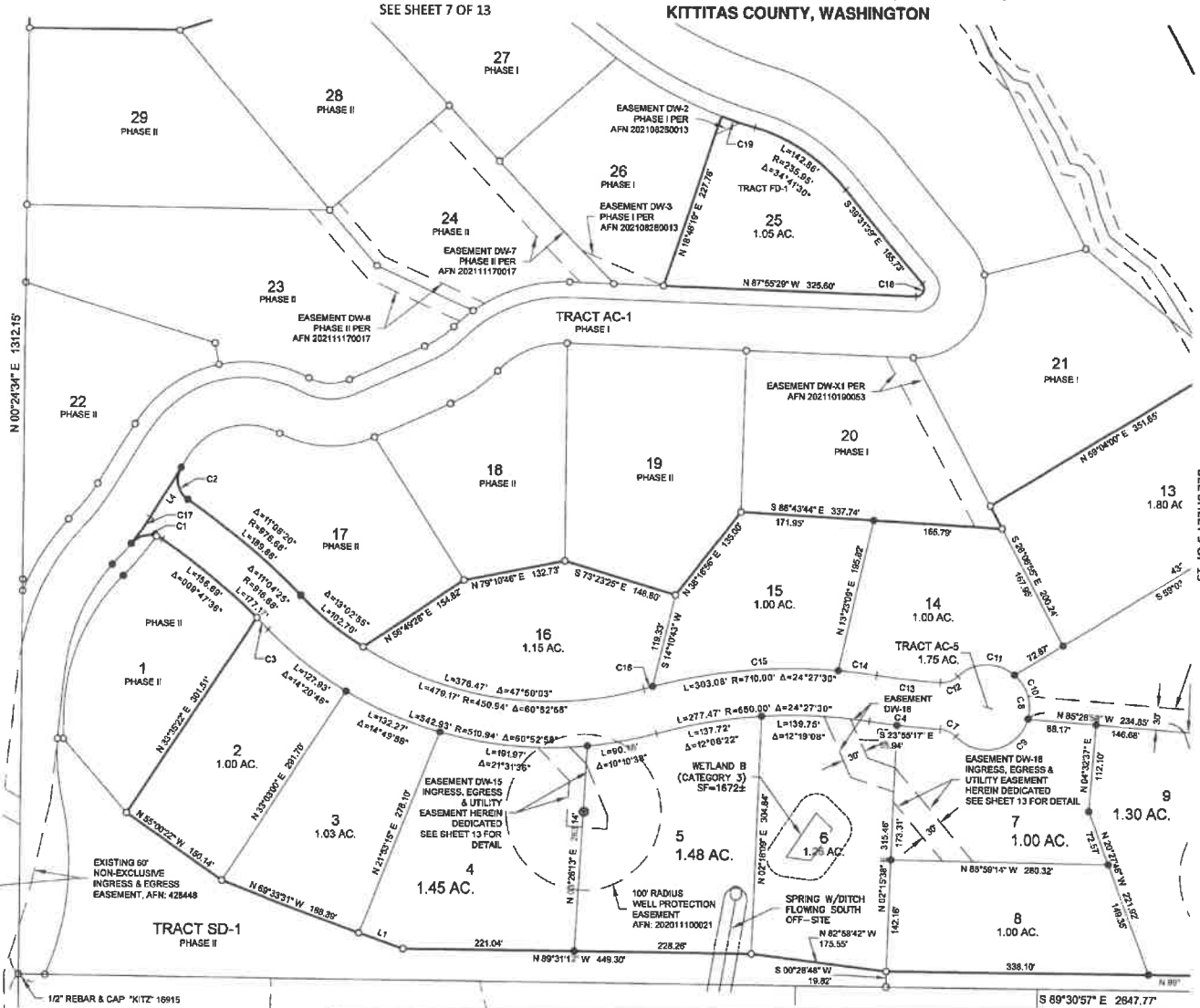
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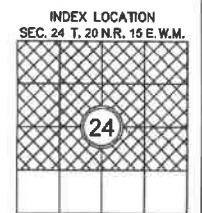
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| KITITAS COUNTY | DATE | WASHINGTON |
| DWN BY D.L.P./G.W. | 08/2022 | JOB NO. 18069 |
| CHKD BY D.L.P. | SCALE 1" = 500' | SHEET 3 OF 13 |

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LP-08-00014
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- 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 45603
 - RADIAL BEARING
 - OS-1 OPEN SPACE TRACT - DESIGNATION NO.
 - AC-1 ACCESS TRACT - DESIGNATION NO.
 - FD-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NO.
 - S-1 SERVICE TRACT - DESIGNATION NO.
 - DW-1 DRIVEWAY - DESIGNATION NO.
 - UT-1 UTILITY - DESIGNATION NO.
 - AFN AUDITOR'S FILE NUMBER
 - WELL



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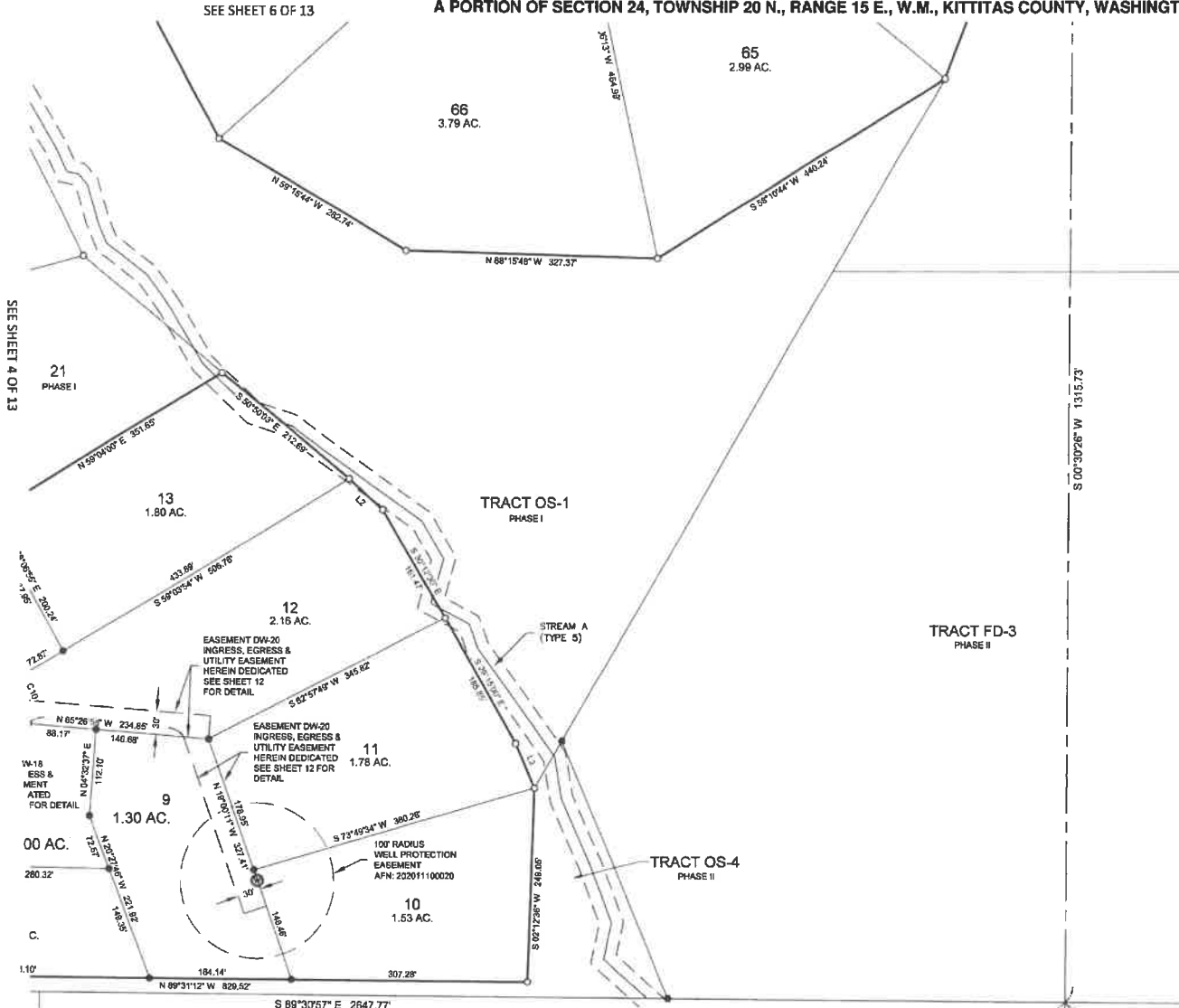
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| | | |
|---|---------------------------|-------------------------|
| FOREST RIDGE - PHASE IV PERFORMANCE BASED CLUSTER PLAT | | |
| PREPARED FOR SKYLINE RIDGE, LLC | | |
| A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. | | |
| KITITITAS COUNTY | WASHINGTON | |
| DWN BY D.L.P./G.W. | DATE 08/2022 | JOB NO. 18069 |
| CHKD BY D.L.P. | SCALE 1" = 100' | SHEET 4 OF 13 |








**FOREST RIDGE - PHASE IV
PERFORMANCE BASED CLUSTER PLAT**

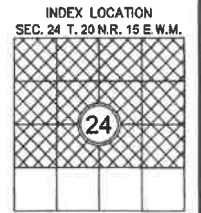
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E., W.M., KITTITAS COUNTY, WASHINGTON

LP-08-00014
LPF-22-



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
-  (R) RADIAL BEARING
- OS-1 OPEN SPACE TRACT - DESIGNATION NO.
- AC-1 ACCESS TRACT - DESIGNATION NO.
- FD-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NO.
- S-1 SERVICE TRACT - DESIGNATION NO.
- DW-1 DRIVEWAY - DESIGNATION NO.
- UT-1 UTILITY - DESIGNATION NO.
- AFN AUDITOR'S FILE NUMBER
-  WELL



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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

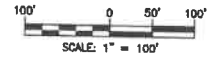
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









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| KITTITAS COUNTY | WASHINGTON | |
| DWN BY D.L.P./G.W. | DATE 08/2022 | JOB NO. 18069 |
| CHKD BY D.L.P. | SCALE 1" = 100' | SHEET 5 OF 13 |

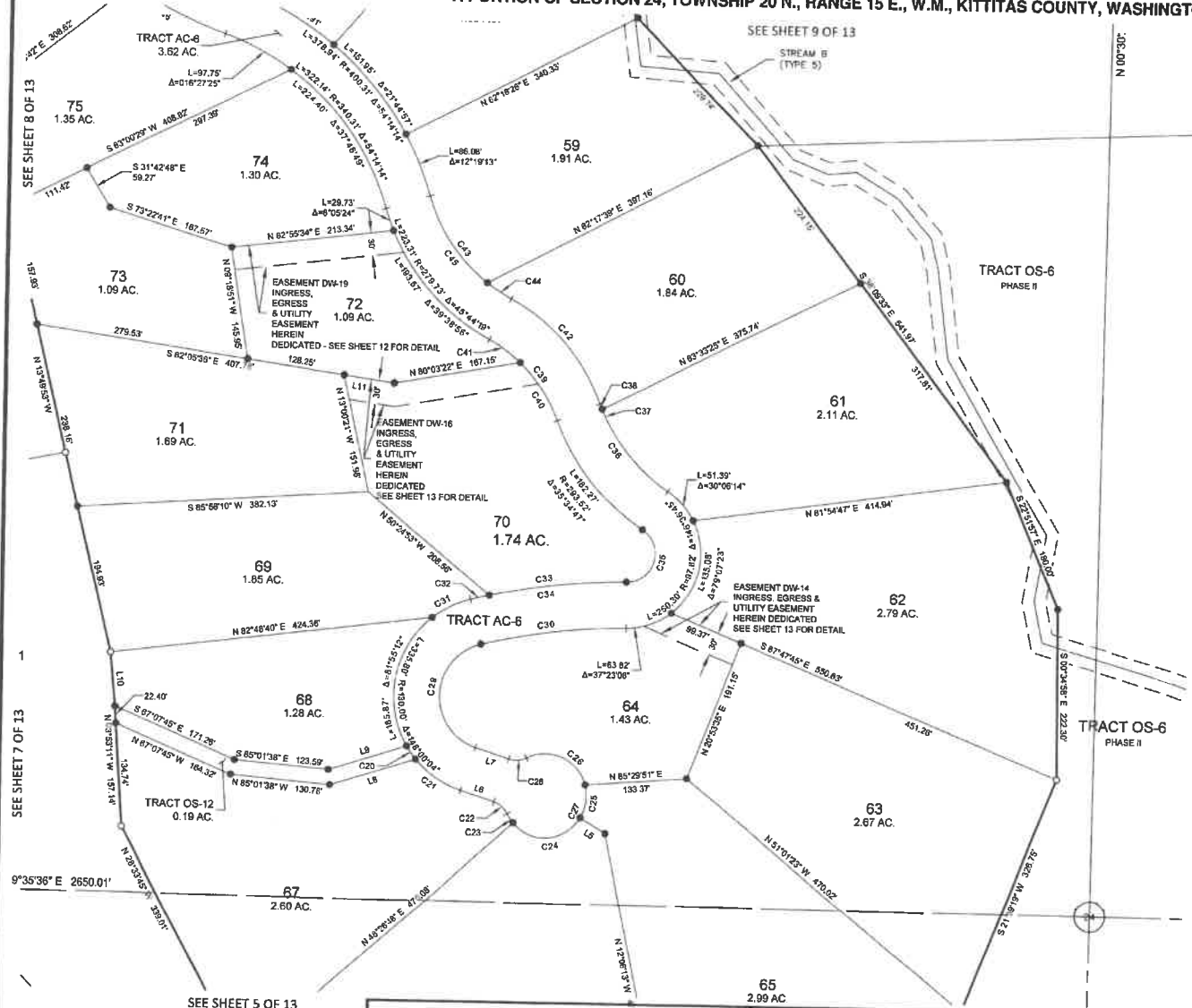
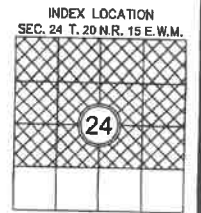
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LP-08-00014
LPF-22-



LEGEND

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  24 CENTER OF SECTION, AS NOTED
-  FOUND REBAR & CAP, AS NOTED
-  SET 5/8" REBAR & CAP, LS 45503
-  (RB) RADIAL BEARING
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-  W WELL



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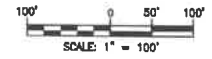
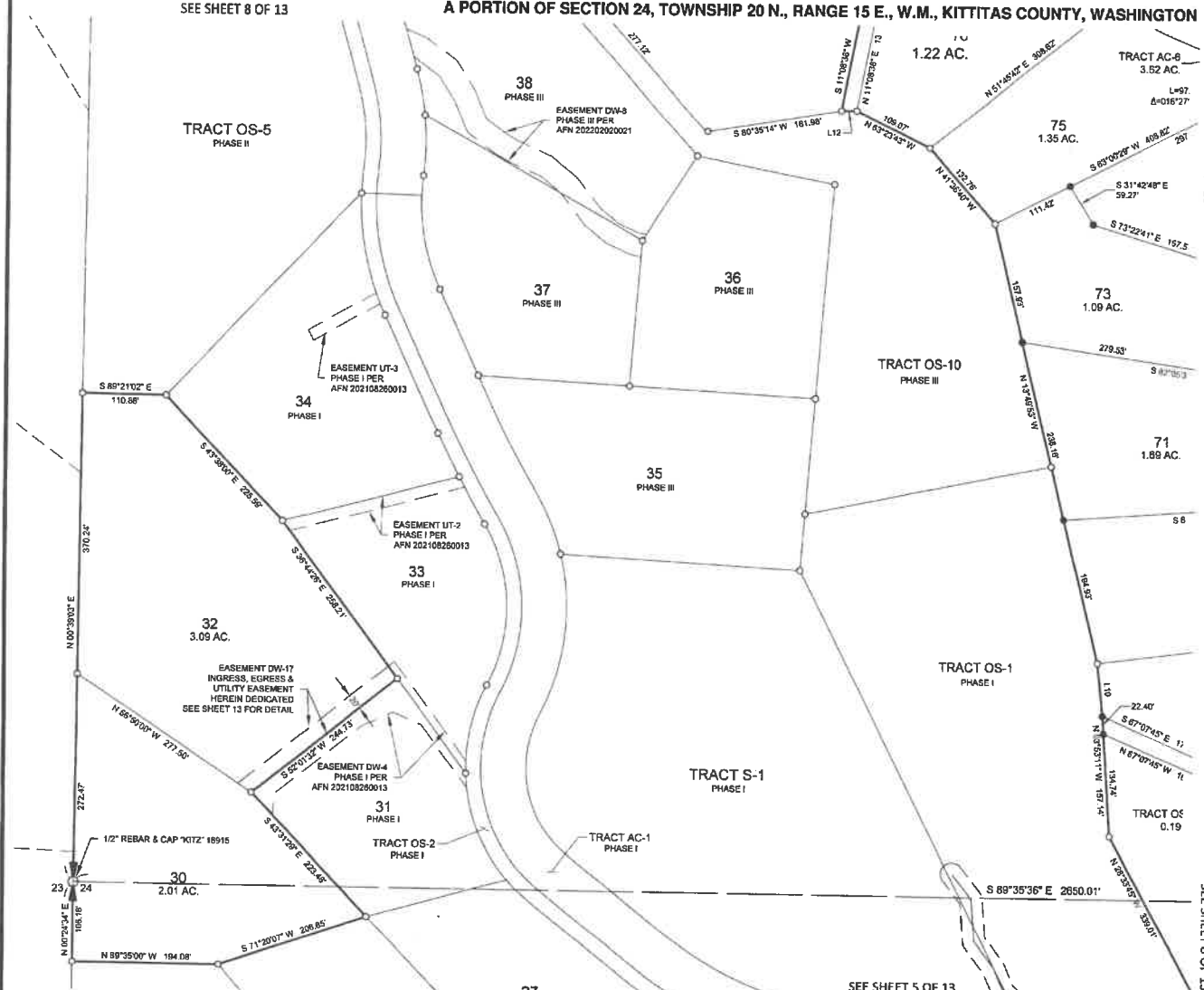
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| | | |
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| D.L.P./G.W. | 08/2022 | 18069 |
| CHKD BY | SCALE | SHEET |
| D.L.P. | 1" = 100' | 6 OF 13 |

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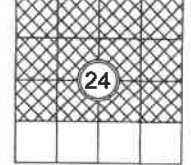
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INDEX LOCATION
SEC. 24 T. 20 N.R. 15 E. W.M.



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 DUSTIN L. PIERCE
 JERALD V. PETTIT
 County Auditor Deputy County Auditor

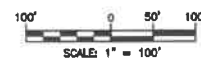
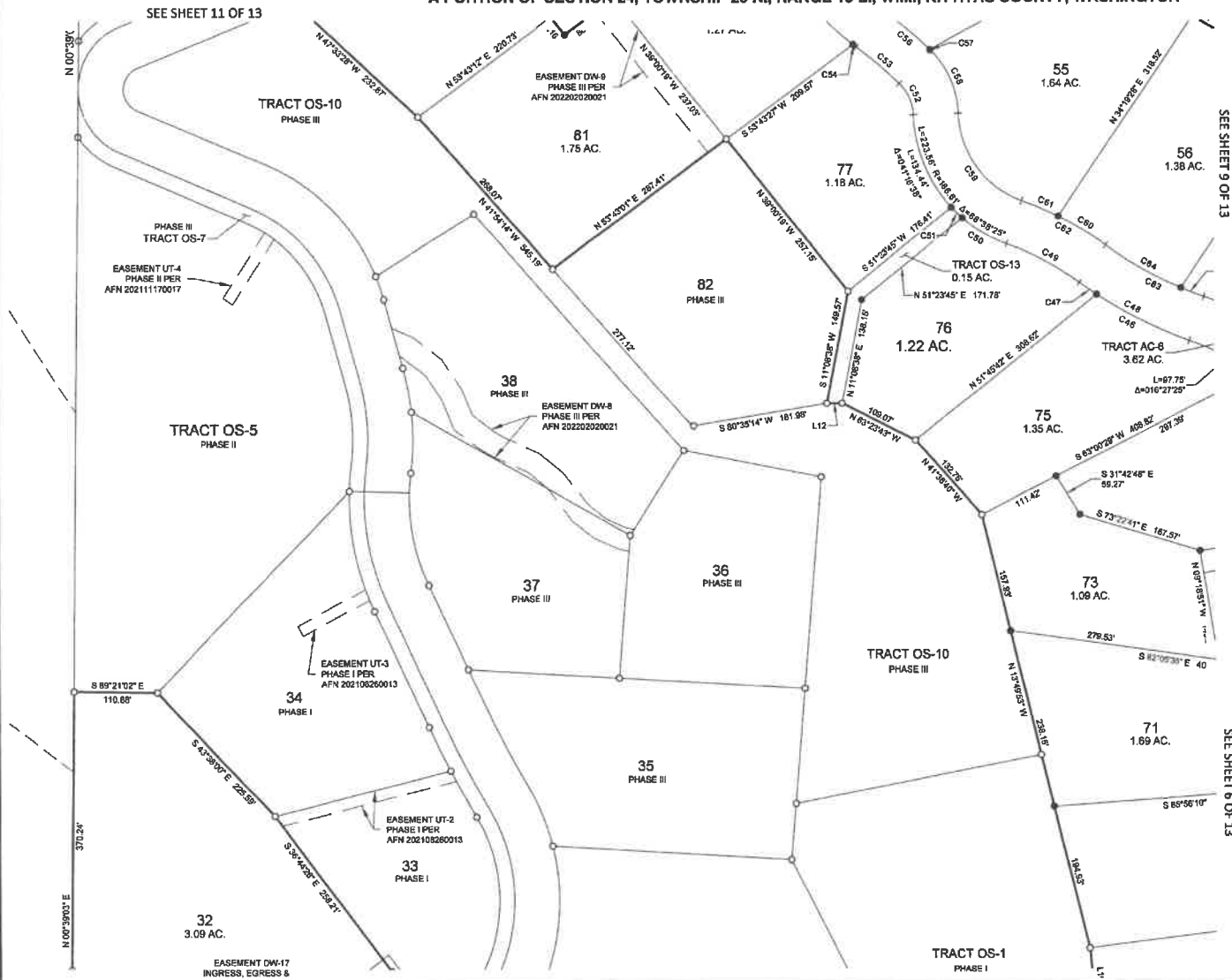
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








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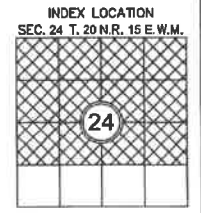
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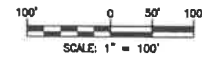
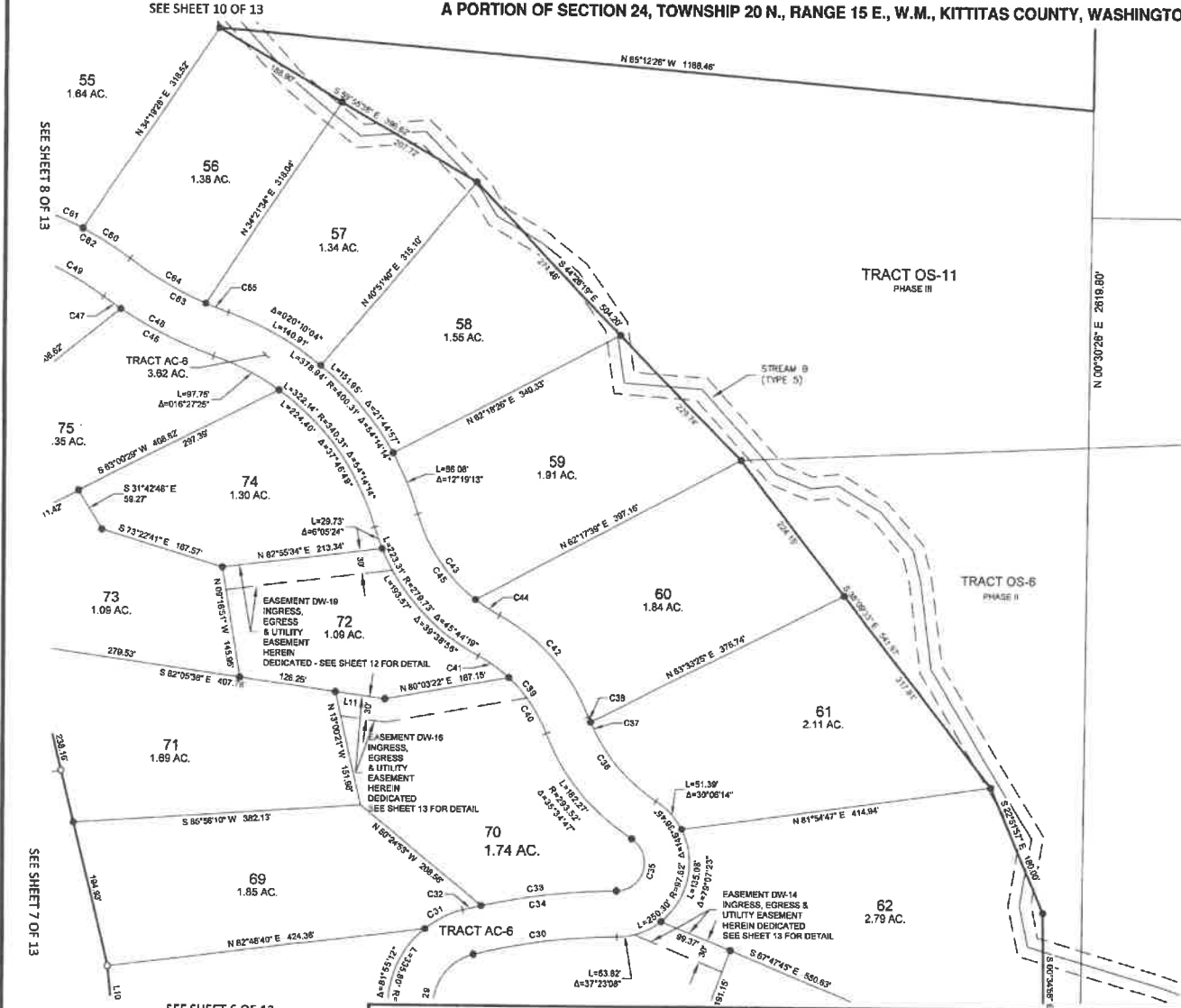
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











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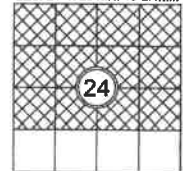


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INDEX LOCATION
SEC. 24 T. 20 N.R. 15 E. W.M.



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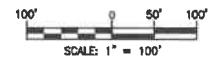
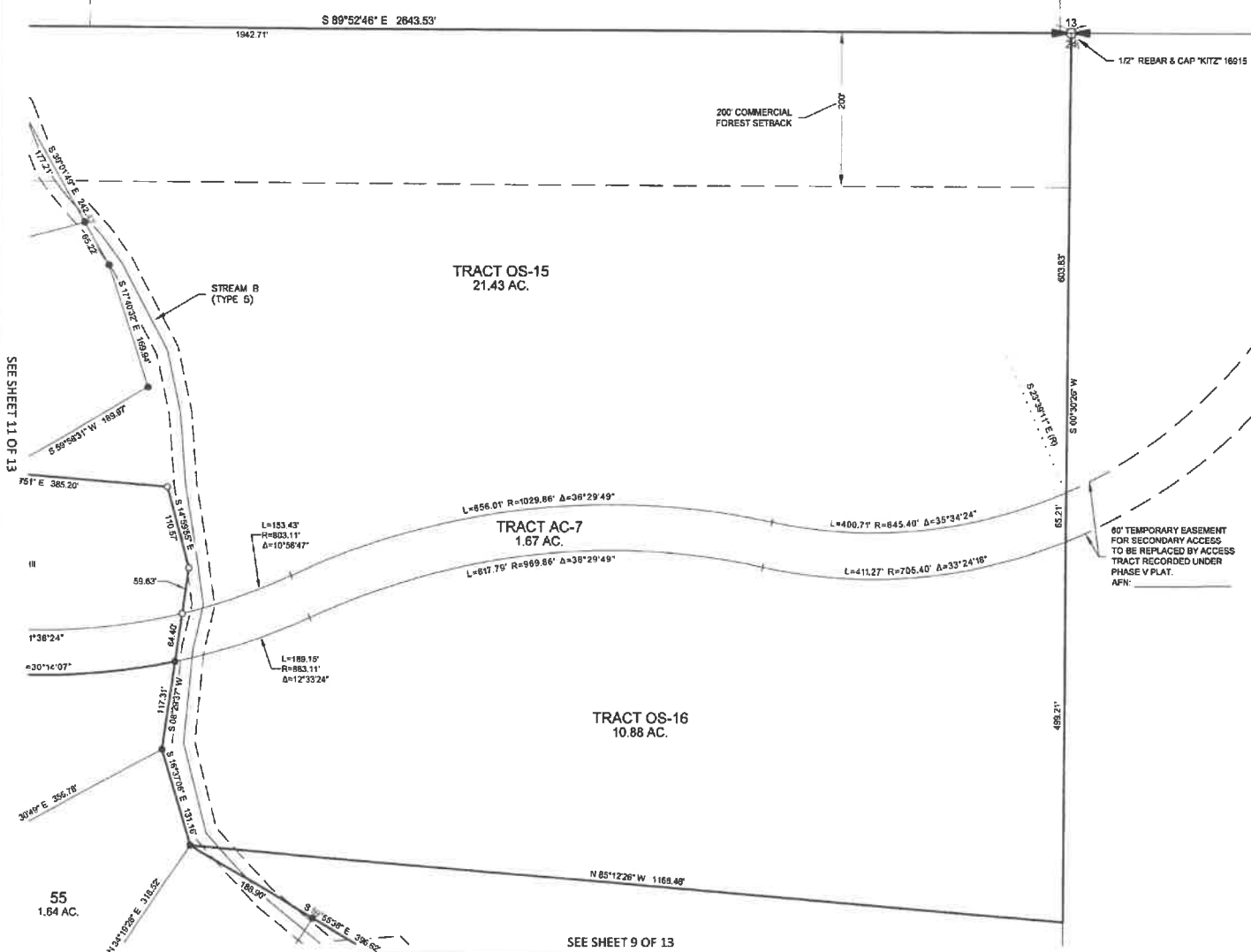
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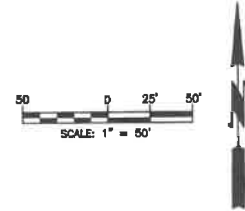
| CURVE TABLE | | | |
|-------------|---------|---------|---------------|
| CURVE # | RADIUS | LENGTH | DELTA |
| C1 | 30.00' | 44.33' | 84°42'09" |
| C2 | 30.00' | 45.70' | 87°17'20" |
| C3 | 916.68' | 20.48' | 1°16'49" |
| C4 | 996.68' | 01.69' | 5°16'19" |
| C5 | 996.68' | 35.57' | 2°02'42" |
| C6 | 896.68' | 95.12' | 3°13'33" |
| C7 | 30.00' | 22.72' | 43°23'37" |
| C8 | 55.00' | 259.32' | 270°08'34" |
| C9 | 55.00' | 116.39' | 121°11'45"00" |
| C10 | 55.00' | 62.63' | 85°14'56" |
| C11 | 55.00' | 80.29' | 83°36'47" |
| C12 | 30.00' | 24.99' | 48°58'17" |
| C13 | 938.68' | 82.54' | 5°02'56" |
| C14 | 710.00' | 49.99' | 4°02'02" |
| C15 | 710.00' | 241.32' | 19°28'25" |
| C16 | 710.00' | 11.76' | 0°57'01" |
| C17 | 330.22' | 41.52' | 7°12'13" |
| C18 | 10.00' | 22.97' | 131°38'10" |
| C19 | 572.00' | 45.47' | 4°33'18" |
| C20 | 130.00' | 20.98' | 9°14'40" |

| CURVE TABLE | | | |
|-------------|---------|---------|------------|
| CURVE # | RADIUS | LENGTH | DELTA |
| C21 | 130.00' | 72.94' | 32°08'53" |
| C22 | 30.00' | 23.61' | 45°05'57" |
| C23 | 55.00' | 14.09' | 14°40'45" |
| C24 | 55.00' | 103.08' | 107°23'15" |
| C25 | 55.00' | 44.57' | 46°25'38" |
| C26 | 55.00' | 97.83' | 101°42'15" |
| C27 | 55.00' | 259.37' | 270°11'54" |
| C28 | 30.00' | 23.81' | 45°09'57" |
| C29 | 70.00' | 180.62' | 148°00'04" |
| C30 | 826.70' | 192.34' | 13°19'49" |
| C31 | 130.00' | 56.02' | 24°41'10" |
| C32 | 886.70' | 25.11' | 1°37'22" |
| C33 | 886.70' | 181.19' | 11°42'27" |
| C34 | 886.70' | 206.30' | 13°19'49" |
| C35 | 37.82' | 96.76' | 148°36'45" |
| C36 | 233.52' | 145.01' | 35°34'47" |
| C37 | 233.52' | 137.59' | 33°45'38" |
| C38 | 233.52' | 7.42' | 1°49'11" |
| C39 | 194.84' | 138.77' | 40°49'29" |
| C40 | 194.84' | 89.00' | 26°10'23" |

| CURVE TABLE | | | |
|-------------|---------|---------|-----------|
| CURVE # | RADIUS | LENGTH | DELTA |
| C41 | 194.84' | 49.77' | 14°38'06" |
| C42 | 294.84' | 181.51' | 40°49'29" |
| C43 | 219.73' | 137.73' | 35°54'52" |
| C44 | 219.73' | 37.68' | 9°49'27" |
| C45 | 219.73' | 175.41' | 45°44'19" |
| C46 | 567.39' | 137.86' | 13°53'56" |
| C47 | 567.39' | 28.94' | 2°49'53" |
| C48 | 567.39' | 165.69' | 16°43'32" |
| C49 | 383.89' | 109.25' | 16°19'04" |
| C50 | 166.81' | 88.93' | 21°09'57" |
| C51 | 166.81' | 20.19' | 6°11'58" |
| C52 | 80.00' | 46.27' | 44°11'09" |
| C53 | 513.16' | 74.89' | 8°21'43" |
| C54 | 298.38' | 5.45' | 1°03'12" |
| C55 | 573.16' | 82.18' | 8°12'56" |
| C56 | 573.16' | 83.69' | 8°21'43" |
| C57 | 573.16' | 1.47' | 0°08'47" |
| C58 | 120.00' | 92.54' | 44°11'09" |
| C59 | 126.81' | 151.68' | 68°39'25" |
| C60 | 443.89' | 73.71' | 9°30'45" |

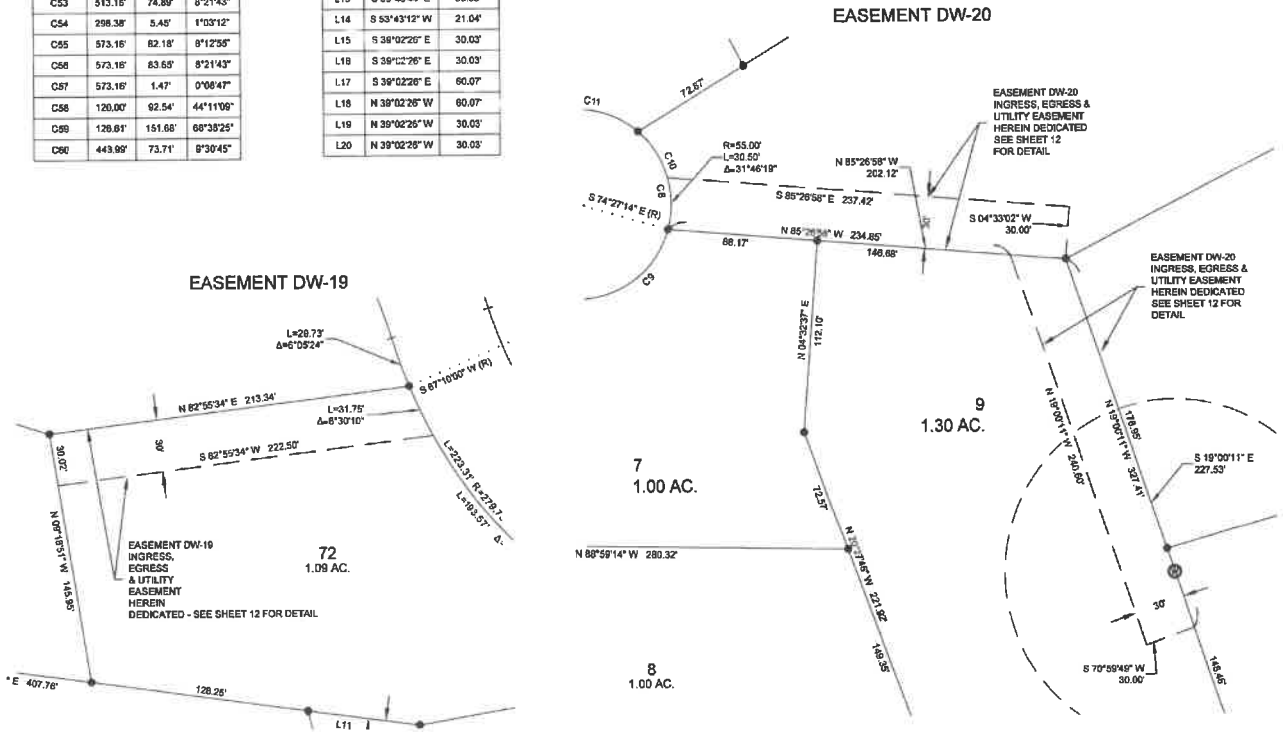
| LINE TABLE | | |
|------------|---------------|----------|
| LINE # | DIRECTION | DISTANCE |
| L1 | N 70°44'30" W | 60.31' |
| L2 | S 46°08'44" E | 56.59' |
| L3 | N 22°54'34" W | 63.31' |
| L4 | S 32°06'57" W | 74.34' |
| L5 | N 58°56'27" W | 38.17' |
| L6 | S 71°58'23" E | 46.42' |
| L7 | S 71°58'23" E | 46.42' |
| L8 | N 72°08'22" E | 117.85' |
| L9 | S 72°08'22" W | 107.57' |
| L10 | N 5°41'45" W | 70.81' |
| L11 | S 82°22'09" E | 58.32' |
| L12 | S 89°39'10" W | 29.41' |
| L13 | S 59°49'44" E | 38.06' |
| L14 | S 53°43'12" W | 21.04' |
| L15 | S 38°02'26" E | 30.03' |
| L16 | S 38°02'26" E | 30.03' |
| L17 | S 38°02'26" E | 60.07' |
| L18 | N 38°02'26" W | 60.07' |
| L19 | N 38°02'26" W | 30.03' |
| L20 | N 38°02'26" W | 30.03' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE # | DIRECTION | DISTANCE |
| L21 | S 53°43'12" W | 22.51' |
| L22 | N 59°45'44" W | 36.06' |
| L23 | S 77°25'30" E | 60.04' |
| L24 | S 18°21'31" E | 103.96' |
| L25 | N 18°21'31" W | 83.81' |
| L26 | N 88°12'58" W | 28.28' |



| CURVE TABLE | | | |
|-------------|----------|---------|-----------|
| CURVE # | RADIUS | LENGTH | DELTA |
| C61 | 443.89' | 52.81' | 6°47'19" |
| C62 | 443.89' | 126.32' | 16°18'04" |
| C63 | 507.39' | 148.17' | 16°43'52" |
| C64 | 507.39' | 115.39' | 13°01'47" |
| C65 | 507.39' | 32.78' | 3°42'06" |
| C66 | 30.00' | 51.28' | 97°56'34" |
| C67 | 30.00' | 49.69' | 94°53'48" |
| C68 | 30.00' | 11.18' | 21°20'56" |
| C69 | 30.00' | 38.54' | 78°35'59" |
| C70 | 30.00' | 51.23' | 97°50'04" |
| C71 | 59.41' | 32.47' | 31°18'00" |
| C72 | 217.23' | 58.47' | 15°41'05" |
| C73 | 88.29' | 38.54' | 32°20'56" |
| C74 | 1835.78' | 20.45' | 0°42'56" |
| C75 | 30.00' | 50.78' | 98°57'08" |
| C76 | 355.00' | 42.44' | 6°50'57" |
| C77 | 30.00' | 12.86' | 24°10'49" |
| C78 | 30.00' | 47.02' | 86°48'08" |
| C79 | 1575.78' | 22.28' | 0°48'37" |
| C80 | 128.28' | 72.41' | 32°20'56" |

| CURVE TABLE | | | |
|-------------|---------|---------|------------|
| CURVE # | RADIUS | LENGTH | DELTA |
| C81 | 157.23' | 43.04' | 15°41'03" |
| C82 | 30.00' | 59.42' | 113°28'58" |
| C83 | 230.00' | 18.46' | 4°36'58" |
| C84 | 327.41' | 138.70' | 23°56'42" |
| C85 | 306.00' | 20.07' | 3°46'10" |



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

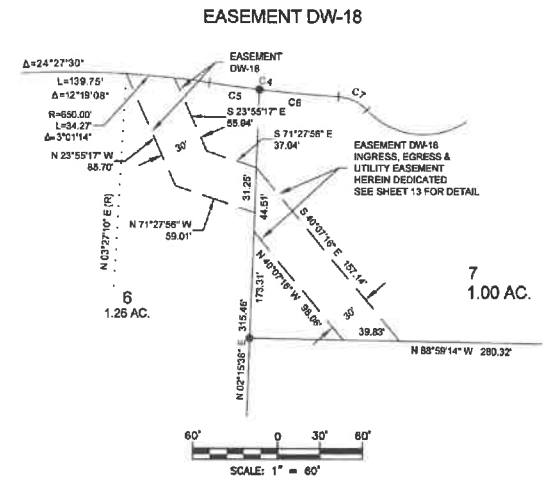
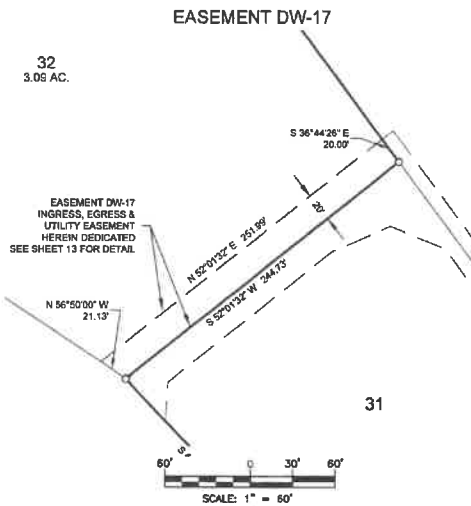
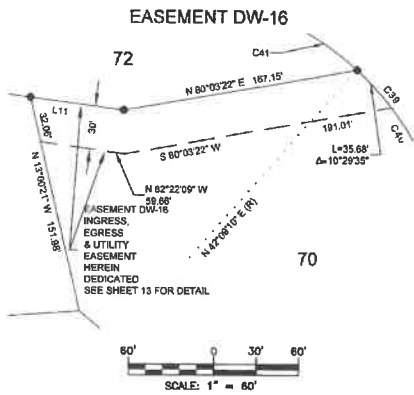
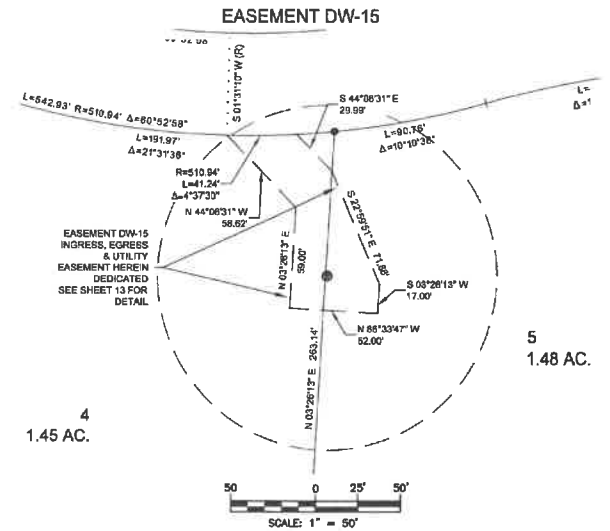
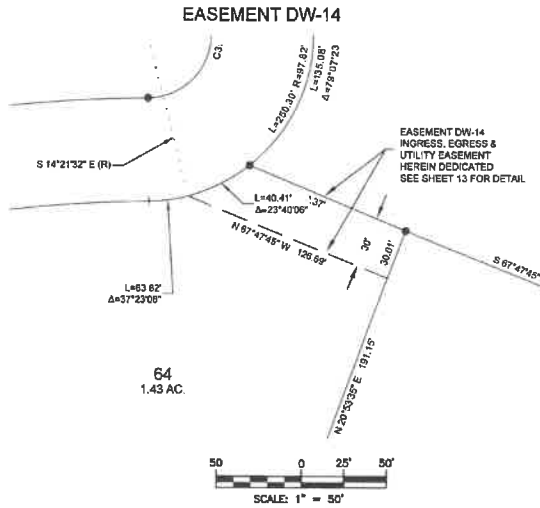
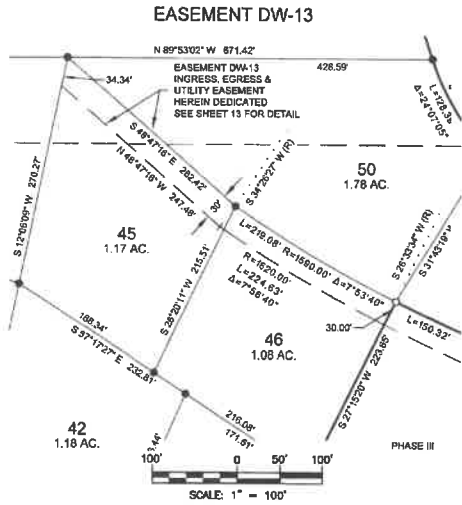
Encompass
ENGINEERING & SURVEYING

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 Eastern Washington Division
407 Swilwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

| | | |
|---|------------|----------|
| FOREST RIDGE - PHASE IV PERFORMANCE BASED CLUSTER PLAT PREPARED FOR SKYLINE RIDGE, LLC A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. | | |
| KITTITAS COUNTY | WASHINGTON | |
| DWN BY | DATE | JOB NO. |
| D.L.P./G.W. | 08/2022 | 18069 |
| CHKD BY | SCALE | SHEET |
| D.L.P. | 1" = 50' | 12 OF 13 |

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

LP-08-00014
LPF-22-



AUDITOR'S CERTIFICATE

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DUSTIN L. PIERCE
SURVEYOR'S NAME

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