

14/15

12/21/2022 02:12:56 PM V: 14 P: 15 202212210010  
KITTITAS COUNTY ENGINEER



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

EXISTING KITTITAS COUNTY  
PARCEL AND (MAP NUMBERS):

Table with 2 columns: Parcel ID, Parcel Description. Includes parcels 963045, 961151, 961154, 961157, 963328, 963329, 963330, 962333, 962336.

PARCEL INFORMATION:  
ZCNE: RURAL 5

ACCUMULATIVE PUBLIC BENEFIT RATINGS SYSTEM CHART - PHASE I - IV  
Table with 2 columns: Element, Point Awarded. Rows include Base Acreage, Open Space, Max Bonus Lots, etc.

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-22-00006

PLAT NOTES:

- 1. TRACTS FD-1, FD-2, FD-5, FD-6, FD-4B, FD-4C, FD-4E & FD-4G OF THE FOREST RIDGE - PHASE I, PHASE II & PHASE III PERFORMANCE BASED CLUSTER PLATS ARE BEING REPLATED HEREIN...
2. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION...
3. DEVELOPMENT INVOLVING DISTURBANCE TO WETLANDS MAY REQUIRE ADDITIONAL COUNTY REVIEW AND POSSIBLE MITIGATION...
4. A 15 FOOT BUILDING SETBACK IS REQUIRED FROM SEASONAL STREAMS...
5. ACCESS TO SOME LOTS REQUIRES CROSSING A SEASONAL STREAM...
6. ACCESS TO SOME LOTS REQUIRES CROSSING A CRITICAL SLOPE AREA...
7. THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPES...
8. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD...
9. THE USE OF WOOD BURNING STOVES SHALL BE PROHIBITED...
10. SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION...
11. THIS SURVEY DOES NOT PURPORT TO SHOW AN EASEMENT OF RECORD OR OTHERWISE...
12. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS...
13. PRIVATE ROAD TRACTS, DRAINAGE POND TRACTS, SERVICE TRACTS, ACCESS ROAD TRACTS AND OPEN SPACE TRACTS ARE HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS ASSOCIATION...
14. 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...
15. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS...
16. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER...
17. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS...
18. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS...
19. LOTS 30, 32, 42, 43, 44, 45, 46, 48, 49 AND 50 SHALL REQUIRE ON SITE STORMWATER MITIGATION.

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-47979412:

TRACT FD-1, FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 156 THROUGH 162, RECORDS OF SAID COUNTY.
TRACTS FD-2, FD-5 AND FD-6, FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 176 THROUGH 182, RECORDS OF SAID COUNTY.
TRACTS FD-4B, FD-4C, FD-4E, AND FD-4G, FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 204 THROUGH 212, 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 AN APPLICATION FOR A PERFORMANCE BASED CLUSTER PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION LP-08-00014 AND LPF-22-00006.
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 352-160-020.
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.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
• BOOK 23 OF SURVEYS, PAGE 89, AFN: 19980306018
• BOOK 31 OF SURVEYS, PAGES 224-228, AFN: 20051027006
• BOOK 13 OF PLATS, PAGES 156-162, AFN: 20210826013
• BOOK 13 OF PLATS, PAGES 176-182, AFN: 202111170017
• BOOK 13 OF PLATS, PAGES 204-212, AFN: 202202020021
AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. 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.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 15 DAY  
OF DECEMBER, A.D., 2022.

[Signature]  
KITTITAS 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 PLATING.

DATED THIS 15 DAY OF DECEMBER, A.D., 2022.

[Signature]  
KITTITAS 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 KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 19TH DAY OF DECEMBER, A.D., 2022.

[Signature]  
KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS 20th DAY  
OF DEC., A.D., 2022

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

[Signature]  
CHAIRMAN

ATTEST:  
[Signature] CLERK OF THE BOARD

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 5 DAY OF DEC., A.D., 2022

[Signature]  
KITTITAS 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 IN WHICH THE PERFORMANCE BASED CLUSTER PLAT IS NOW TO BE FILED.

DATED THIS 21st DAY OF DECEMBER, A.D., 2022  
[Signature]  
KITTITAS COUNTY TREASURER

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 NOV. 2022  
[Signature]  
DUSTIN L. PIERCE  
CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE: 2022/221 0010  
FILED FOR RECORD THIS 21st DAY OF DEC. 2022 AT 2:12 P.M.  
IN BOOK 14 OF PLATS AT PAGE 15 AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD V. PETTIT  
County Auditor  
[Signature]  
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. WASHINGTON  
KITTITAS COUNTY  
DWN BY: D.L.P./G.W. DATE: 11/2022 JOB NO: 18069  
CHKD BY: D.L.P. SCALE: N/A SHEET: 1 OF 13



1410

12/21/2022 02:12:58 PM V: 14 P: 16 202212210010  
Page 2 of 3  
Kittitas County Auditor



# 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-22-00006

### 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 2<sup>ND</sup> DAY OF DECEMBER, A.D., 2022

NAME: Sean Northrop TITLE: MANAGING MEMBER

### ACKNOWLEDGMENT

STATE OF Washington ) S.S.  
COUNTY OF King

ON THIS 2<sup>ND</sup> DAY OF December, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Sean Northrop AND Managing Member TO ME KNOWN TO BE THE Managing Member AND RESPECTIVELY, OF Skyline Ridge LLC, 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 Sean Northrop AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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



Walter W. DeBick  
NOTARY PUBLIC IN AND FOR THE STATE OF  
Washington RESIDING AT King County  
MY APPOINTMENT EXPIRES May 14, 2025

### 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 2<sup>ND</sup> DAY OF December, A.D., 2022

NAME: Managing Member TITLE: Managing Member

### ACKNOWLEDGMENT

STATE OF Washington ) S.S.  
COUNTY OF King

ON THIS 2<sup>ND</sup> DAY OF December, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF Washington, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Chris Blakely AND Managing Member TO ME KNOWN TO BE THE Managing Member AND RESPECTIVELY, OF Ascent Capital Fund III, LLC, 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 Chris Blakely AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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



Walter W. DeBick  
NOTARY PUBLIC IN AND FOR THE STATE OF  
Washington RESIDING AT King County  
MY APPOINTMENT EXPIRES May 14, 2025

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

- APN 855694 BRUCE J HIGGS 24915 183RD PL SE COVINGTON WA 98042-4816
- APN 957531
- APN 957532
- APN 957533
- APN 957534 P SQUARED LLC 246 4TH AVE W DICKINSON ND 58001-4945
- APN 954184 SELVAKUMAR RAJAGOPAL 3222 19TH PL SE BOTHELL WA 98012-8835
- APN 22046 APN 956273 CHRIS A NICKERSON PO BOX 1267 CLE ELUM WA 98922-2267
- APN 13515 APN 213034 DAVID C WEBER TRUST 19472 NORMANDY PARK DR SW NORMANDY PARK WA 98166-4132
- APN 951144 APN 960245 RONALD E & RHONDA R KNAPP 27859 SE 26TH WAY SAMMAMISH WA 98075
- APN 951145 APN 960388 DAVID B KARLAN 6044 51ST AVE NE SEATTLE WA 98115-7708
- APN 951146 WALDLICK LLC 1370 WASHINGTON PIKE SUITE 403 BRIDGEVILLE PA 15017-2805
- APN 951147 APN 960798 ALPINE MEADOWS LLC 114 17TH PL KIRKLAND WA 98033-4906
- APN 955862 APN 960889 KD PROPERTIES LLC 2275 LOWER PEOPH POINT RD CLE ELUM WA 98922-8424
- APN 454935 STATE OF WASH (DNR) TATUM R & ROBERT P SHANNON 14310 N CREEK DR APT 1738 MILL CREEK WA 98012 OLYMPIA WA 98504-7014
- APN 962037 BRAD E & ROBIN K TALLEY 5550 37TH AVE NE SEATTLE WA 98105-2202
- APN 962036 GABRIEL & CHRISTINA WALL 4742 116TH AVE SE BELLEVUE WA 98006-2722
- APN 962140 MATT & BRITAWILLIS 3129 W LAURE-HURST DR NE SEATTLE WA 98105
- APN 873034 APN 950789 KEVIN & ROJANN DALY 565 SE CROSTON LANE ISSAQUAH WA 98027-3904
- APN 3528 STEVE & TONI CALL 624 125TH AVE SE BELLEVUE WA 98005-3621
- APN 652003 JOSHUA SHAW 5326 156TH ST SE BOTHELL WA 98012-4727
- APN 652004 ELLIOT & SONIA SHAW JOSHUA SHAW 5326 156TH ST SE BOTHELL WA 98012-4727
- APN 652005 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 & LAURINE STANLEY 4 N SALMON BEACH TACOMA WA 98407-2216
- APN 454935 STATE OF WASH (DNR) TATUM R & ROBERT P SHANNON 14310 N CREEK DR APT 1738 MILL CREEK WA 98012
- APN 962042 TATUM R & ROBERT P SHANNON 14310 N CREEK DR APT 1738 MILL CREEK WA 98012
- APN 962040 WENDY LYNNE GUILD 8403 E MERCER WAY MERCER ISLAND WA 98040-5654
- APN 962039 APN 962041 APN 962138 2004-TEG-SKYLINE RIDGE LLC 405 NW GILMAN BLVD STE 102 ISSAQUAH WA 98027
- APN 962144 ROBERT & JULIE NOVAK 3769 SE BENTLEY ST HILLSBORO OR 97123-7740
- APN 962145 RYAN & LAUREN LEE 7520 PINNACLE PL SE SNOQUALMIE WA 98061-8981
- APN 962317 ANDREW K WALSH 27405 NE 150TH ST DUVALL WA 98019-6331
- APN 962043 APN 962044 APN 962146 APN 962147 APN 962148 APN 962149 APN 962150 APN 962158 APN 962319 APN 962322 APN 962323 APN 962324 APN 962325 APN 962326 APN 962327 APN 962331 APN 962332 APN 962334 APN 962335 APN 962338 SKYLINE RIDGE LLC 405 NW GILMAN BLVD STE 102 ISSAQUAH WA 98027-2470
- APN 962041 CHRISTINE L & MICHAEL R DONATELI 2205 19TH AVE SE SAMMAMISH WA 98075-9644

AUDITOR'S CERTIFICATE 2022 122 10010  
FILED FOR RECORD THIS 21 DAY OF Dec, 2022 AT 2:12 P.M.  
IN BOOK 14 OF Plats AT PAGE 16 AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD V. PETTIT  
County Auditor

**Encompass**  
ENGINEERING & SURVEYING

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KITITAS COUNTY WASHINGTON		
DWN BY	DATE	JOB NO.
D.L.P./G.W.	11/2022	18369
CHKD BY	SCALE	SHEET
D.L.P.	N/A	2 OF 13

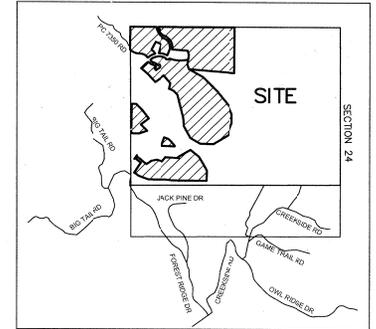
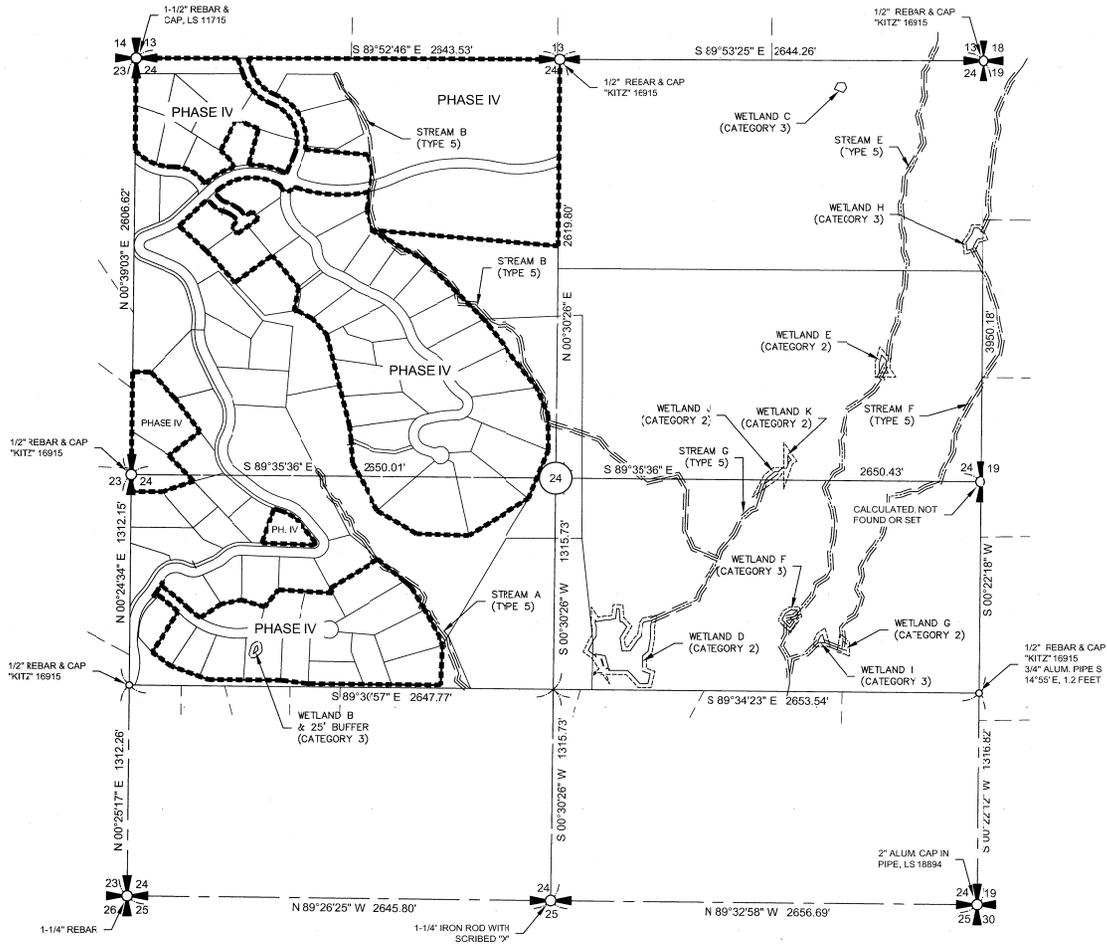


14/17

12/21/2022 02:12:58 PM V: 14 P: 17 202212210010  
DUSTIN L. PIERCE  
PROFESSIONAL LAND SURVEYOR  
11/10/2022

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

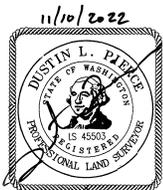
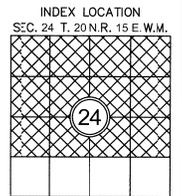
LP-08-00014  
LPF-22-00006



VICINITY MAP  
N.T.S.

#### LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 5/8" REBAR & CAP, LS 45503 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR & CAP, LS 45503
- 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 202212210010  
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 IN BOOK 14 OF Plats AT PAGE 17 AT THE REQUEST OF  
 SURVEYOR'S NAME DUSTIN L. PIERCE  
 COUNTY AUDITOR JERALD V. PETTIT  
 County Auditor

**Encompass**  
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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

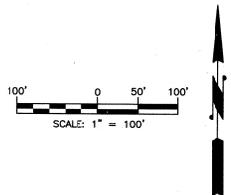
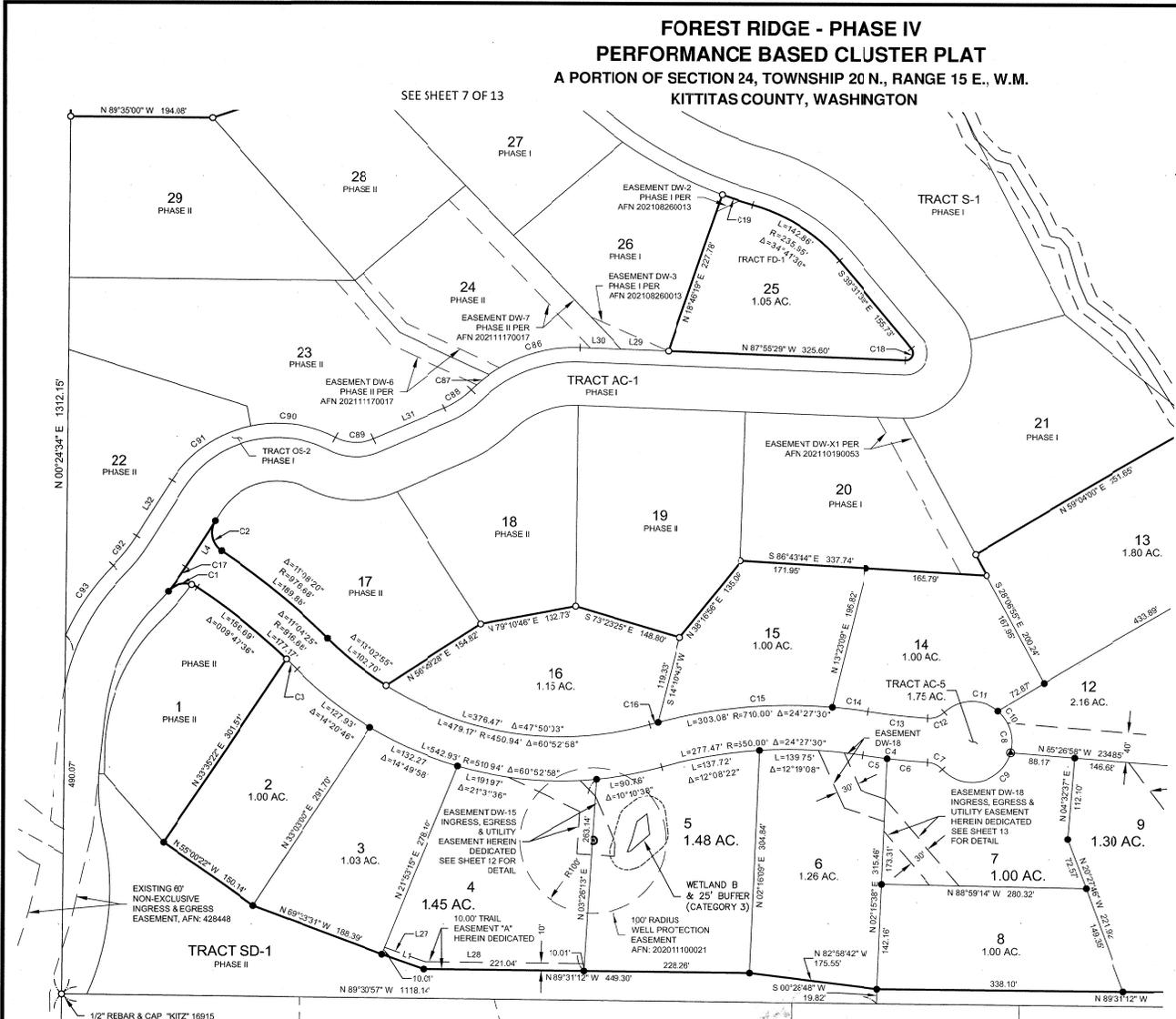
OWN BY	DATE	JOB NO.
D.L.P./G.W.	11/2022	18069
CHKD BY	SCALE	SHEET
D.L.P.	1" = 500'	3 OF 13

14/13

12/21/2022 02:12:58 PM V: 14 P.: 18 202212210010  
 FILED TO: TROLLSLOPE HOMES  
 FILED IN: KITTITAS COUNTY REGISTER  
 18

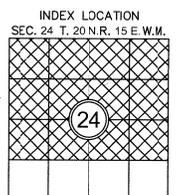
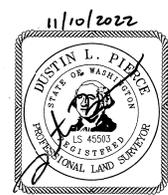
**FOREST RIDGE - PHASE IV**  
**PERFORMANCE BASED CLUSTER PLAT**  
 A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E., W.M.  
 KITTITAS COUNTY, WASHINGTON

LP-08-00014  
 LPF-22-00006



**LEGEND**

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- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
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AUDITOR'S CERTIFICATE 202212210010  
 FILED FOR RECORD THIS 21 DAY OF Dec 2022 AT 2:12 P.  
 IN BOOK 14 OF Plats AT PAGE 18 AT THE REQUEST OF  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
 JERALD V. PETTIT  
 County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

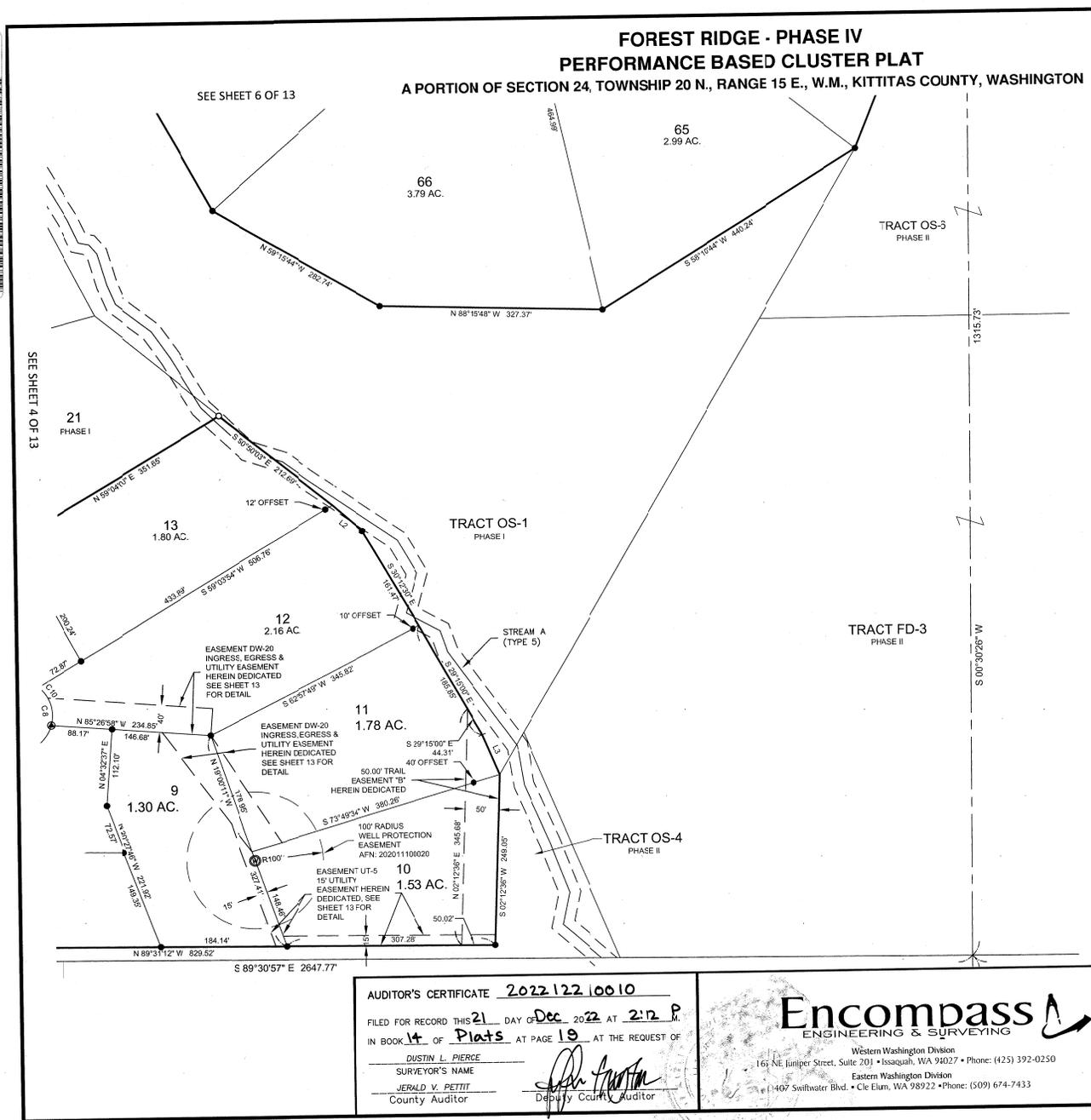
Western Washington Division  
 165 NE Jupiter Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
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 SKYLINE RIDGE, LLC  
 A PORTION OF SECTION 24,  
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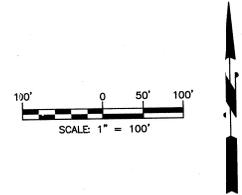
KITTITAS COUNTY	DATE	JOB NO.
OWN BY D.L.P./G.W.	11/2022	18069
CHKD BY D.L.P.	SCALE 1" = 100'	SHEET 4 OF 13

H/19

12/21/2022 02:12:58 PM V: 14 P: 19 202212210010  
FILED FOR RECORD  
KITTITAS COUNTY RECORDER

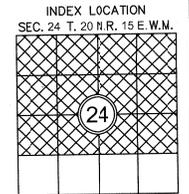


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- AFN AUDITOR'S FILE NUMBER
- WELL



**AUDITOR'S CERTIFICATE** 202212210010

FILED FOR RECORD THIS 21 DAY OF Dec, 2022 AT 2:12 P.  
IN BOOK 14 OF Plats AT PAGE 19 AT THE REQUEST OF

\_\_\_\_\_  
DUSTIN L. PIERCE  
SURVEYOR'S NAME

\_\_\_\_\_  
JERALD V. PETTIT  
County Auditor

*[Signature]*  
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  
1407 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.  
KITTITAS COUNTY WASHINGTON

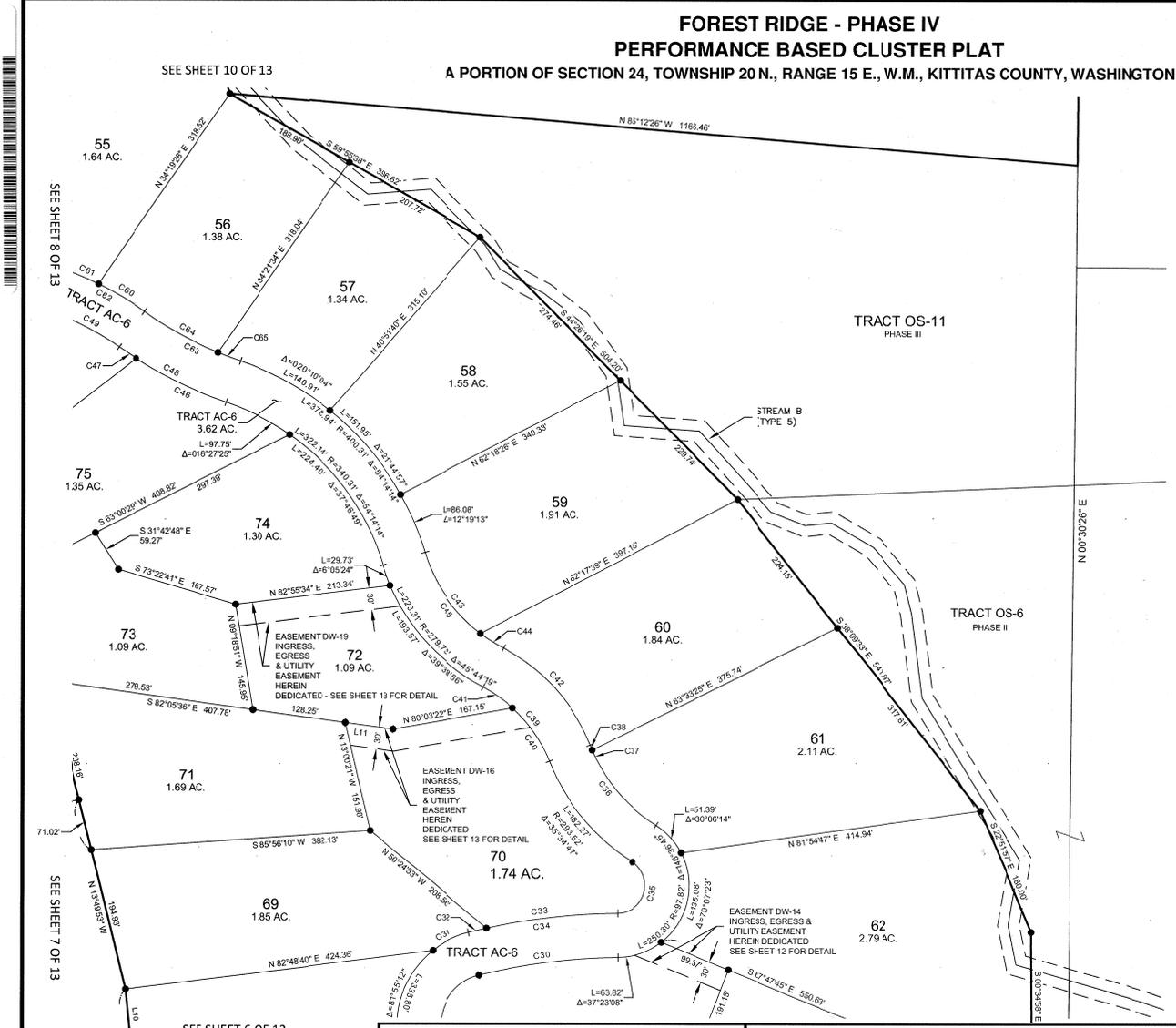
OWN BY	DATE	JOB NO.
D.L.P./G.W.	11/2022	18069
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	5 OF 13





1423

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DUSTIN L. PIERCE, SURVEYOR  
KITTITAS COUNTY REGISTERED

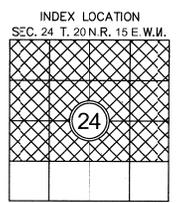


LP-08-00014  
LPF-22-00006



LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- CENTER OF SECTION, AS NOTED
- FOUND 5/8" REBAR & CAP, LS 45503 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR & CAP, LS 45503
- RADIAL BEARING
- OPEN SPACE TRACT - DESIGNATION NO.
- ACCESS TRACT - DESIGNATION NO.
- FUTURE DEVELOPMENT TRACT - DESIGNATION NO.
- SERVICE TRACT - DESIGNATION NO.
- DRIVEWAY - DESIGNATION NO.
- UTILITY - DESIGNATION NO.
- AUDITOR'S FILE NUMBER
- WELL



AUDITOR'S CERTIFICATE 2022.122.10010  
FILED FOR RECORD THIS 21 DAY OF Dec 2022 AT 2:12 P  
IN BOOK 14 OF Plats AT PAGE 23 AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
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County Auditor

**Encompass**  
ENGINEERING & SURVEYING

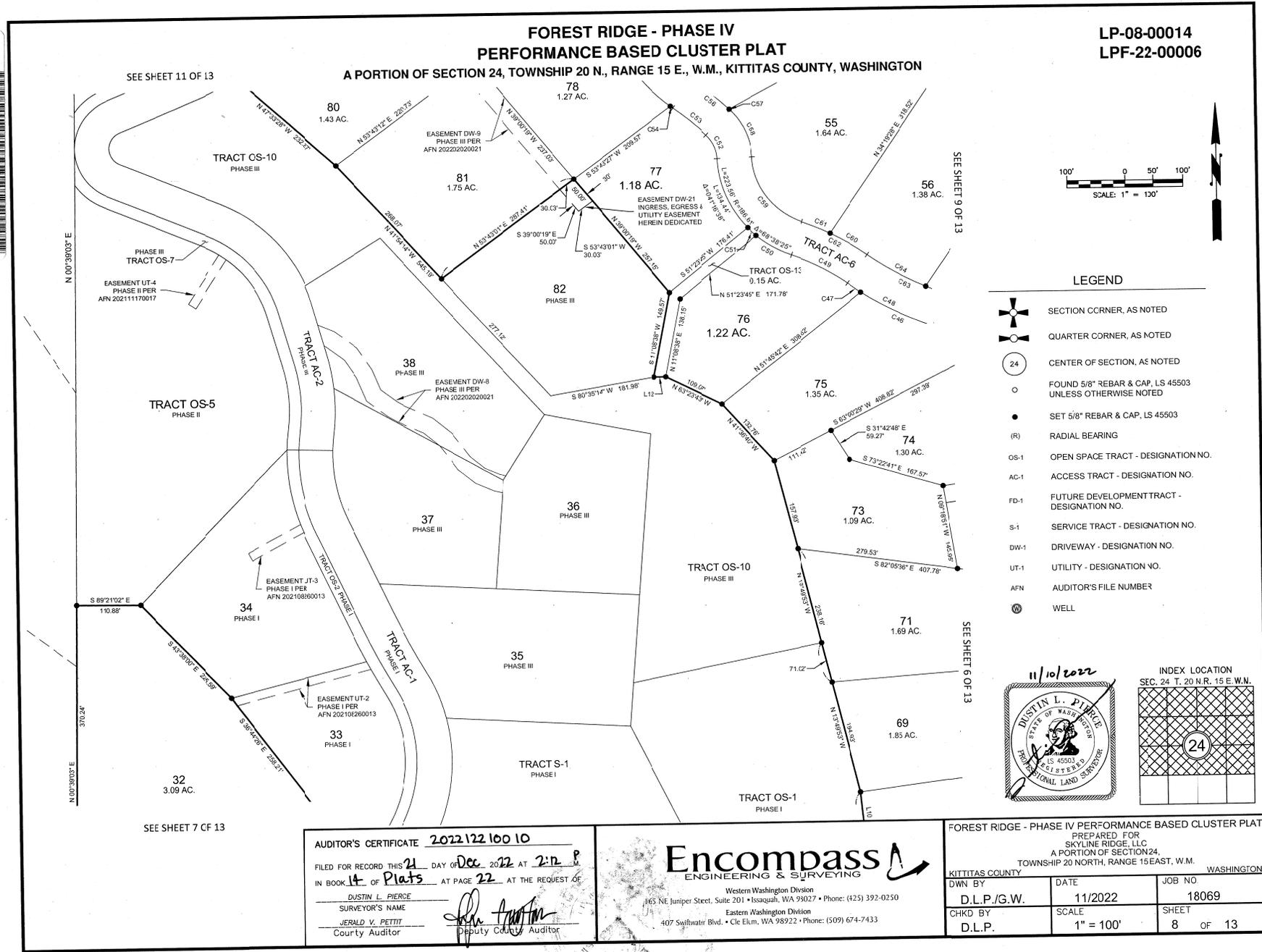
Western Washington Division  
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FOREST RIDGE - PHASE IV PERFORMANCE BASED CLUSTER PLAT  
PREPARED FOR SKYLINE RIDGE, LLC  
A PORTION OF SECTION 24,  
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. WASHINGTON

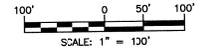
DWN BY	DATE	JOB NO.
D.L.P./G.W.	11/2022	18069
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	9 OF 13

14/22

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 2200 300 TIBBLES HOPES  
 KITTITAS COUNTY AUDITOR

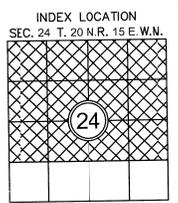
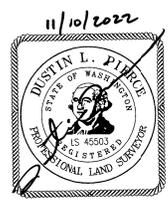


LP-08-0014  
 LPF-22-00006



LEGEND

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- DW-1 DRIVEWAY - DESIGNATION NO.
- UT-1 UTILITY - DESIGNATION NO.
- AFN AUDITOR'S FILE NUMBER
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AUDITOR'S CERTIFICATE 202212210010  
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PREPARED FOR SKYLINE RIDGE, LLC		
A PORTION OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. WASHINGTON		
KITTITAS COUNTY	DATE	JOB NO
D.L.P./G.W.	11/2022	18069
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	8 OF 13

14/24

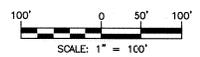
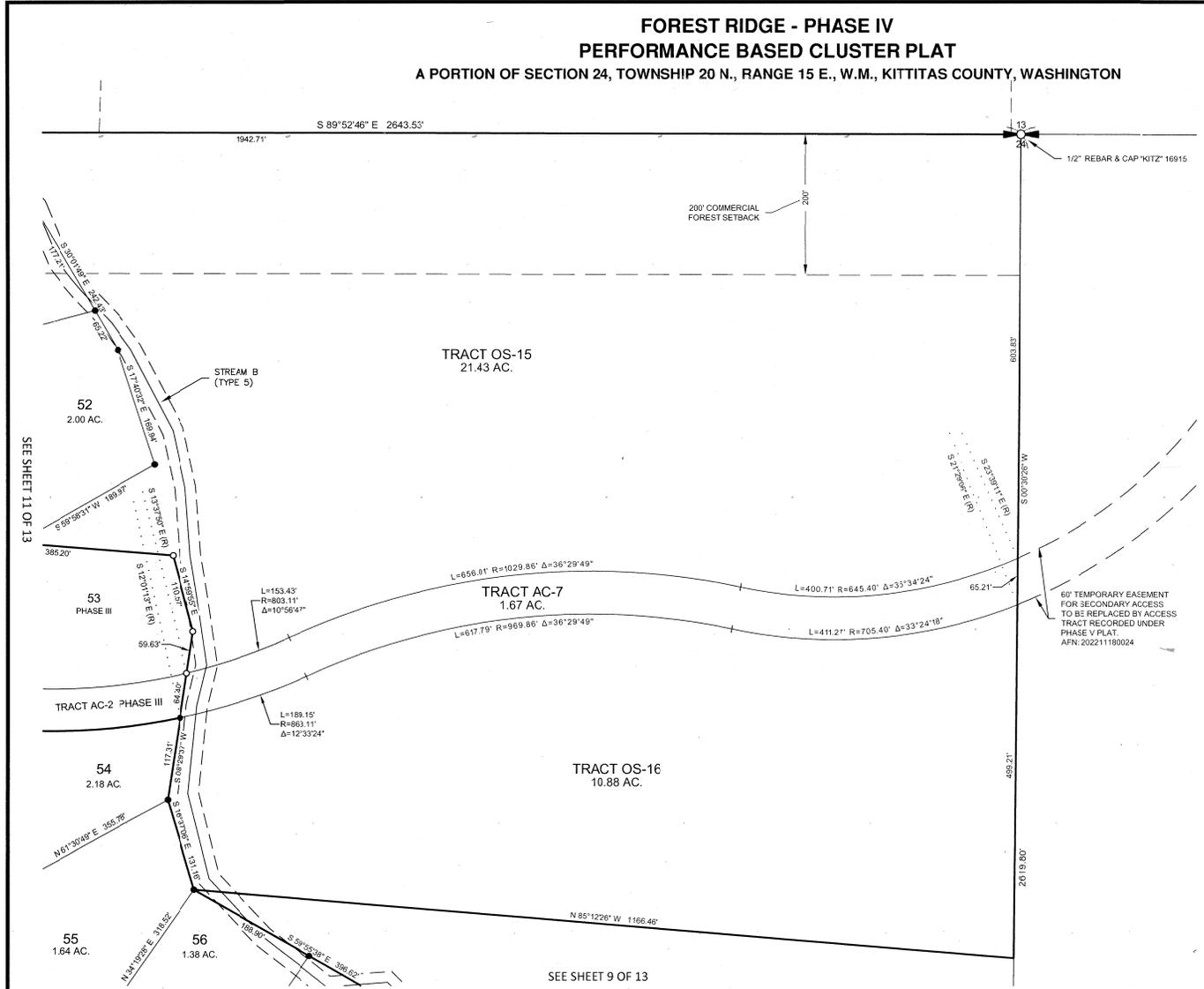
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FILED BY: DUSTIN L. PIERCE, JERALD V. PETIT  
KITITAS COUNTY AUDITOR



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

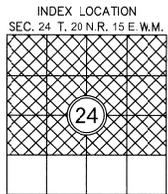
A PORTION OF SECTION 24, TOWNSHIP 20 N., RANGE 15 E., W.M., KITITAS COUNTY, WASHINGTON

LP-08-00014  
LPF-22-00006



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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.		
KITITAS COUNTY	DATE	JOB NO
D.L.P./G.W.	11/2022	18069
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	10 OF 13

SEE SHEET 11 OF 13

SEE SHEET 9 OF 13

14/25

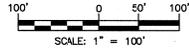
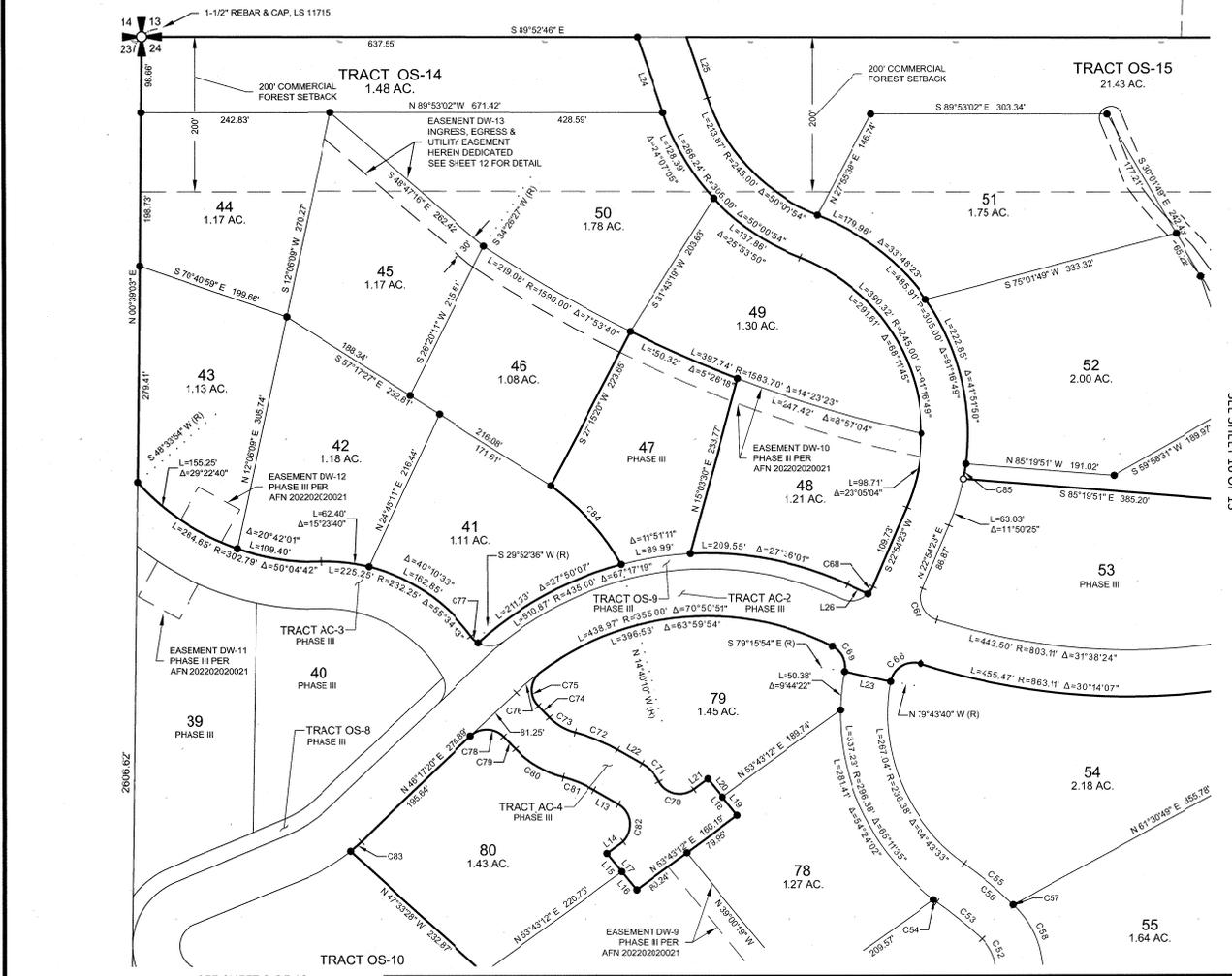
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KITTITAS COUNTY  
KITTITAS COUNTY



# FOREST RIDGE - PHASE IV PERFORMANCE BASED CLUSTER PLAT

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

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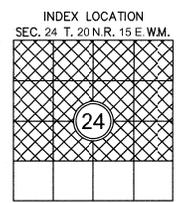
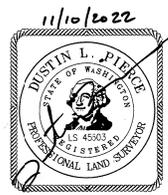


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SEE SHEET 10 OF 13

SEE SHEET 8 OF 13



AUDITOR'S CERTIFICATE 202212210010  
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 SURVEYOR'S NAME DUSTIN L. PIERCE  
 COUNTY AUDITOR JERAD V. PETTIT  
 County Auditor Jerad V. Pettit

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FOREST RIDGE - PHASE IV PERFORMANCE BASED CLUSTER P.AT  
 PREPARED FOR SKYLINE RIDGE, LLC  
 A PORTION OF SECTION 24,  
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.  
 KITTITAS COUNTY WASHINGTON

OWN BY	DATE	JOB NO.
D.L.P./G.W.	11/2022	18069
CHKD BY	SCALE	SHEET
D.L.P.	1" = 100'	11 OF 13

11/26

12/21/2022 02:12:58 PM V: 14 P: 26 202212210010  
STATE OF WASHINGTON  
KITTITAS COUNTY AUDITOR



### 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-22-00006

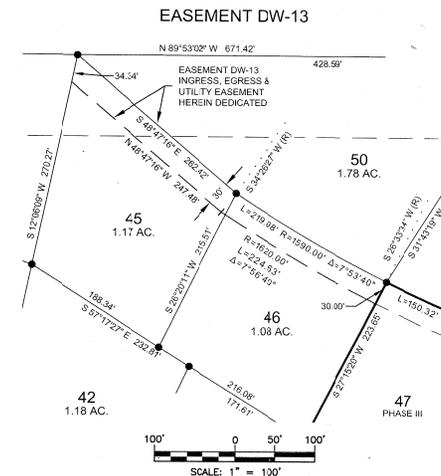
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CURVE #	RADIUS	LENGTH	DELTA
C1	30.00'	44.35'	84°42'09"
C2	30.00'	45.70'	87°17'20"
C3	916.68'	20.48'	1°16'49"
C4	996.68'	91.69'	5°16'16"
C5	996.68'	35.57'	2°02'42"
C6	996.68'	56.12'	3°13'33"
C7	30.00'	22.72'	43°23'37"
C8	55.00'	259.32'	270°08'34"
C9	55.00'	116.39'	121°14'50"
C10	55.00'	62.63'	65°14'56"
C11	55.00'	80.29'	83°38'47"
C12	30.00'	24.59'	46°58'17"
C13	936.68'	82.54'	5°02'56"
C14	710.00'	49.99'	4°02'02"
C15	710.00'	241.32'	19°28'26"
C16	710.00'	11.78'	0°57'01"
C17	330.22'	41.52'	7°12'13"
C18	100.00'	22.97'	131°36'10"
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°08'55"
C22	30.00'	23.61'	45°05'57"
C23	55.00'	14.09'	14°40'45"
C24	55.00'	103.08'	107°22'15"
C25	55.00'	44.57'	46°23'38"
C26	55.00'	97.63'	101°42'15"
C27	55.00'	259.37'	270°11'54"
C28	30.00'	23.61'	45°05'57"
C29	70.00'	190.82'	148°00'04"
C30	826.70'	192.34'	13°19'49"
C31	130.00'	56.02'	24°41'16"
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'	146°35'45"
C36	233.52'	145.01'	35°34'47"
C37	233.52'	137.59'	33°49'36"
C38	233.52'	7.42'	1°49'11"
C39	194.84'	138.77'	40°48'29"
C40	194.84'	89.00'	26°10'23"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C41	194.84'	49.77'	14°38'06"
C42	254.84'	181.51'	40°48'29"
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'	137.65'	13°53'59"
C47	567.39'	26.04'	2°49'53"
C48	567.39'	165.69'	16°43'52"
C49	383.99'	109.25'	16°18'04"
C50	186.61'	68.93'	21°09'50"
C51	186.61'	20.19'	6°11'58"
C52	60.00'	46.27'	44°11'09"
C53	513.16'	74.89'	8°21'43"
C54	296.38'	5.45'	1°03'12"
C55	573.16'	82.18'	8°12'55"
C56	573.16'	83.65'	8°21'43"
C57	573.16'	1.47'	0°08'47"
C58	120.00'	92.54'	44°11'09"
C59	126.61'	151.68'	68°38'25"
C60	443.99'	73.71'	9°30'45"

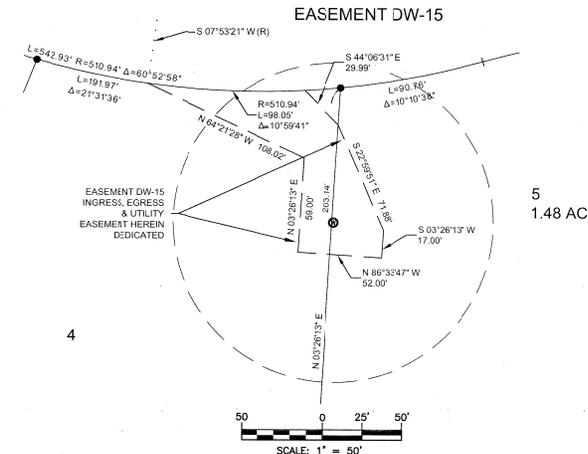
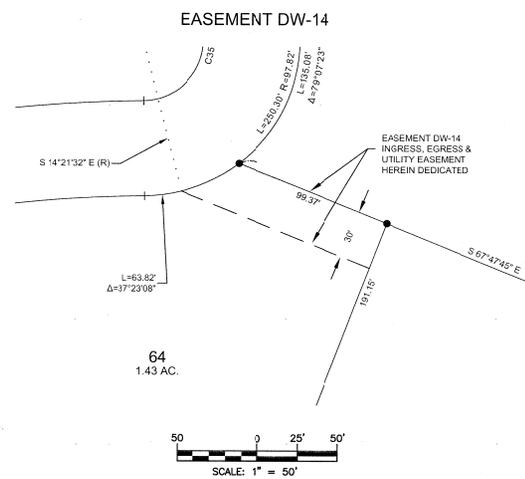
LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 7°44'30" W	60.31'
L2	S 48°08'44" E	58.59'
L3	N 22°54'34" W	63.31'
L4	S 32°06'57" W	74.34'
L5	N 58°56'27" W	38.17'
L6	S 71°58'23" E	46.42'
L7	S 71°58'23" E	46.42'
L8	N 72°08'22" E	117.85'
L9	S 72°08'22" W	107.57'
L10	N 5°41'45" W	70.61'
L11	S 82°22'09" E	66.32'
L12	S 89°35'10" W	20.41'
L13	S 59°45'44" E	36.06'
L14	S 53°43'12" W	21.04'
L15	S 39°02'26" E	30.03'
L16	S 39°02'26" E	30.03'
L17	S 39°02'26" E	60.07'
L18	N 39°02'26" W	60.07'
L19	N 39°02'26" W	30.03'
L20	N 39°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	103.90'
L25	N 18°21'31" W	83.91'
L26	N 65°12'58" W	28.28'
L27	S 70°44'30" E	58.20'
L28	S 89°31'12" E	219.90'
L29	S 87°55'29" E	64.32'
L30	S 87°55'29" E	56.29'
L31	N 68°06'08" E	106.84'
L32	N 32°06'57" E	89.92'



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C61	443.99'	52.61'	6°47'19"
C62	443.99'	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'	73°35'55"
C70	30.00'	51.23'	97°50'04"
C71	59.41'	32.47'	31°19'00"
C72	217.23'	59.47'	15°41'05"
C73	68.26'	38.54'	32°20'56"
C74	1635.78'	20.45'	0°42'58"
C75	30.00'	50.76'	96°57'08"
C76	355.00'	42.44'	6°50'57"
C77	30.00'	12.66'	24°10'49"
C78	30.00'	47.02'	89°48'08"
C79	1575.78'	22.28'	0°48'37"
C80	128.26'	72.41'	32°20'56"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C81	157.23'	43.04'	15°41'05"
C82	30.00'	59.42'	113°28'56"
C83	230.00'	18.46'	4°35'56"
C84	327.11'	136.70'	23°56'42"
C85	305.00'	20.07'	3°48'10"
C86	200.00'	132.69'	38°00'45"
C87	200.00'	32.41'	9°17'06"
C88	120.00'	44.66'	21°19'27"
C89	60.00'	54.26'	51°49'11"
C90	170.00'	118.99'	40°06'95"
C91	170.00'	135.60'	45°42'02"
C92	250.22'	52.31'	11°58'44"
C93	320.00'	116.12'	20°47'28"



AUDITOR'S CERTIFICATE 2022 122 10010  
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D.L.P.	AS NOTED	12 OF 13	

4/27

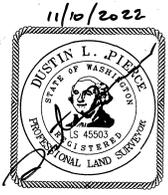
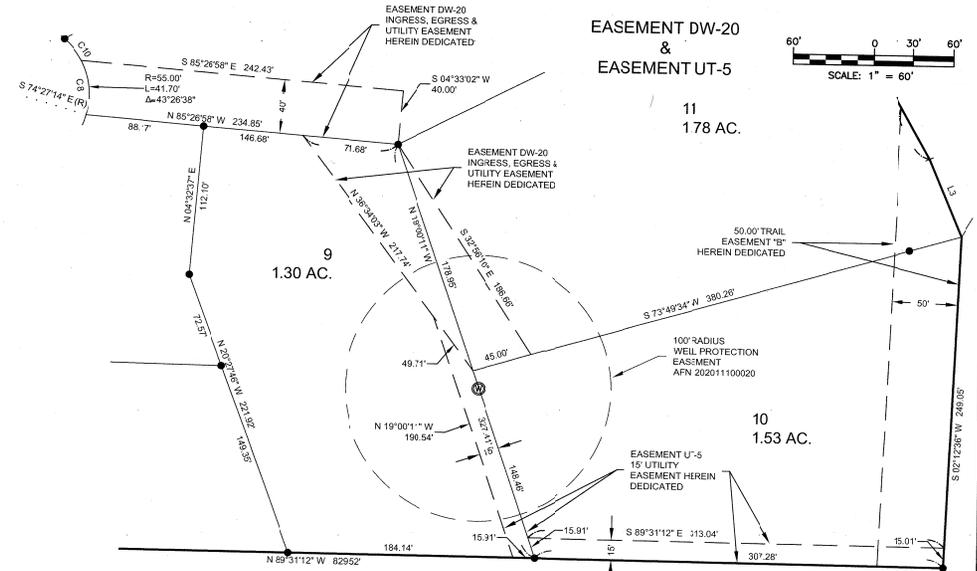
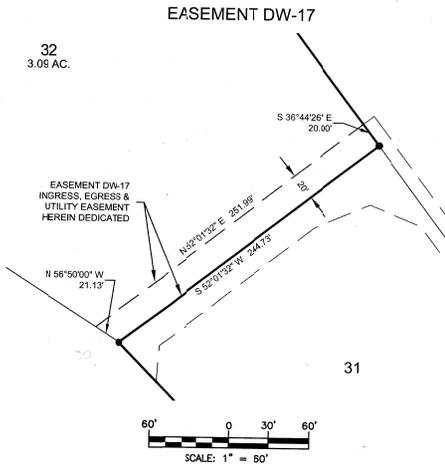
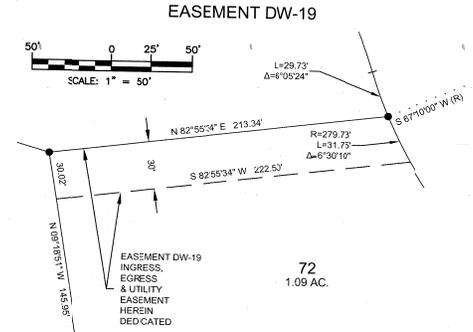
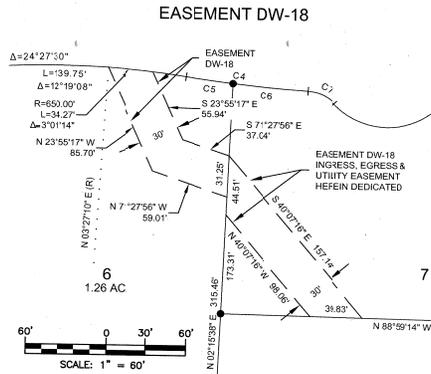
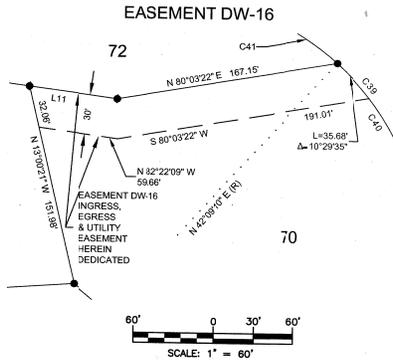
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# FOREST RIDGE - PHASE IV PERFORMANCE BASED CLUSTER PLAT

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

LP-08-00014  
LPF-22-00006



AUDITOR'S CERTIFICATE **2022 122 10010**  
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D.L.P./G.W.	11/2022	18069
CHKD BY	SCALE	SHEET
D.L.P.	AS NOTED	13 OF 13