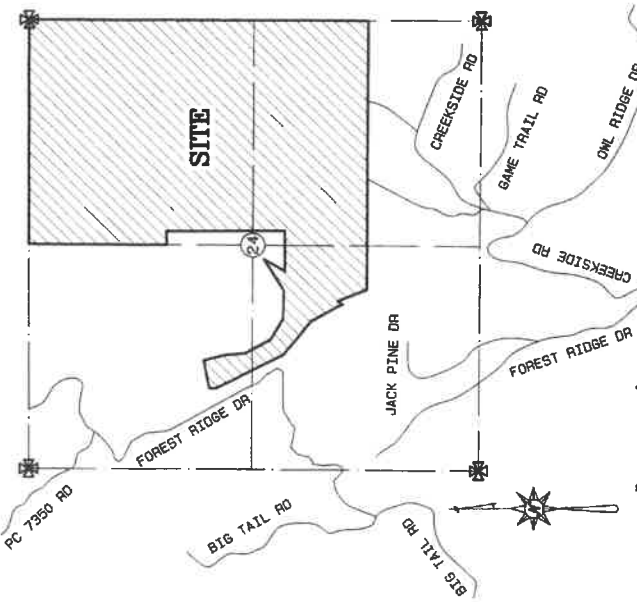


FOREST RIDGE - PHASE V PERFORMANCE BASED CLUSTER PLAT

A PORTION OF SEC. 24, TWP. 20N., RNG. 15E. W.M.
KITITAS COUNTY, WASHINGTON

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



SCALE 1" = 1000'

VICINITY MAP

OWNER

SKYLINE RIDGE LLC
405 NW GILMAN BLVD, STE 102
ISSAQUAH, WA. 98027

PARCEL INFORMATION

ZONE: RURAL 5
EXISTING KITITAS COUNTY
PARCEL AND (MAP NUMBER)
962331 (20-15-24071-0130)
962335 (20-15-24071-0134)
962152 (20-15-24072-0113)
962043 (20-15-24071-0100)

RECORDING CERTIFICATE.

Recording No. _____ day of _____ 2022 at _____
H. in book _____ of Surveys at 899 _____ at the request of
Stephen H Woods, PLS

Superintendent of Records



CONTOUR
ENGINEERING, LLC
CIVIL ENGINEERING AND PLANNING
Phone: 252-967-2461 Fax: 252-967-0044 info@contourllc.com

DATE: SEP 1, 2022 JOB NO: 21-088
DRAWN BY: L. Nguyen CHECKED BY: S. Woods
SCALE: NA

VOLUME/PAGE

DATE: _____ DAY OF _____ A.D., 2022.

SECTION: SEC 24 T20N, R15E, WM

SKYLINE RIDGE LLC
405 NW GILMAN BLVD, STE 102
ISSAQUAH, WA. 98027

KITITAS COUNTY, WASHINGTON

SHEET 1 OF 11

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SKYLINE RIDGE LLC, A WASHINGTON LIMITED LIABILITY CORPORATION, HAS HEREBY DEDICATED AND PLAT AS HEREBIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2022.

NAME _____ TITLE _____
STATE OF WASHINGTON } SS
COUNTY OF _____

ACKNOWLEDGEMENTS:

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE LEGAL REPRESENTATIVE OF SKYLINE RIDGE LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, AND THE USES AND PURPOSES HEREIN INTENDED, AND ON DAITH STATED THAT RESIDE IN THE COUNTY OF _____ STATE OF _____ AND THAT THE SOCIAL AFFIXED, IF ANY, IS THE CORPORAATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING IN _____
MY COMMISSION EXPIRES: _____

PRINT NOTARY NAME _____

LAND SURVEYOR'S CERTIFICATE:

I, STEPHEN H. WOODS, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP FOR FOREST RIDGE - PHASE V PERFORMANCE BASED CLUSTER PLAT IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION IN AUGUST, 2022, THAT THE DISTANCES, BEARINGS, OTHER DATA AND THE INFORMATION THEREON, HAVE BEEN APPROVED FOR SETTING AT A LATER DATE, HAVING BEEN SET AS DEPICTED ON THE PLAT.

FURTHERMORE, THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION OF THE LANDS DESCRIBED HEREIN, AND THE REQUIREMENTS OF THE ACT AT THE TIME OF THE SURVEY. I HEREBY CERTIFY THAT THIS MAP FOR FOREST RIDGE - PHASE V PERFORMANCE BASED CLUSTER PLAT IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION IN AUGUST, 2022, THAT THE DISTANCES, BEARINGS, OTHER DATA AND THE INFORMATION THEREON, HAVE BEEN APPROVED FOR SETTING AT A LATER DATE, HAVING BEEN SET AS DEPICTED ON THE PLAT.

Signature

STEPHEN H. WOODS
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 35965
9/1/22 DATE

APPROVALS

KITITAS COUNTY PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2022.

KITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE FOREST RIDGE - PHASE V PERFORMANCE BASED CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PLAT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATE THIS _____ DAY OF _____ A.D., 2022.

KITITAS COUNTY PLANNING OFFICIAL

KITITAS COUNTY HEALTH DEPARTMENT

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

DATE THIS _____ DAY OF _____ A.D., 2022.

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

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

DATE THIS _____ DAY OF _____ A.D., 2022.

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2022.

BOARD OF COUNTY COMMISSIONERS
KITITAS 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.

DATE THIS _____ DAY OF _____ A.D., 2022.

KITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NUMBERS: 962331, 962334, 962337, 962152 & 962043.

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

SURVEY CONTROL

SURVEYOR NOTES:

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE MEASUREMENTS AND GPS RECORDING. THEODOLITE (TRIMBLE S8) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) WERE USED FOR THE MEASUREMENTS AND INSTALLATION OF THE TRAVELER REFERENCE STATION MONUMENT. THE MONUMENT WAS SET ON JULY 18, 2022, THE DATE OF THIS FIELD SURVEY.
- 2) THIS SURVEY REFERENCE MONUMENTS WERE SET AT LOCATIONS AS SHOWN ON THE PLAN.
- 3) UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- 4) LEGAL DESCRIPTION SHOWN HEREON IS PROVIDED BY CLIENT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 5) OFF SET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- 6) THE DISTANCE OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY AFFECT THIS SITE.

EXISTING LEGAL DESCRIPTION:

TRACT OS-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, RECORDED OF SAID COUNTY.

AND

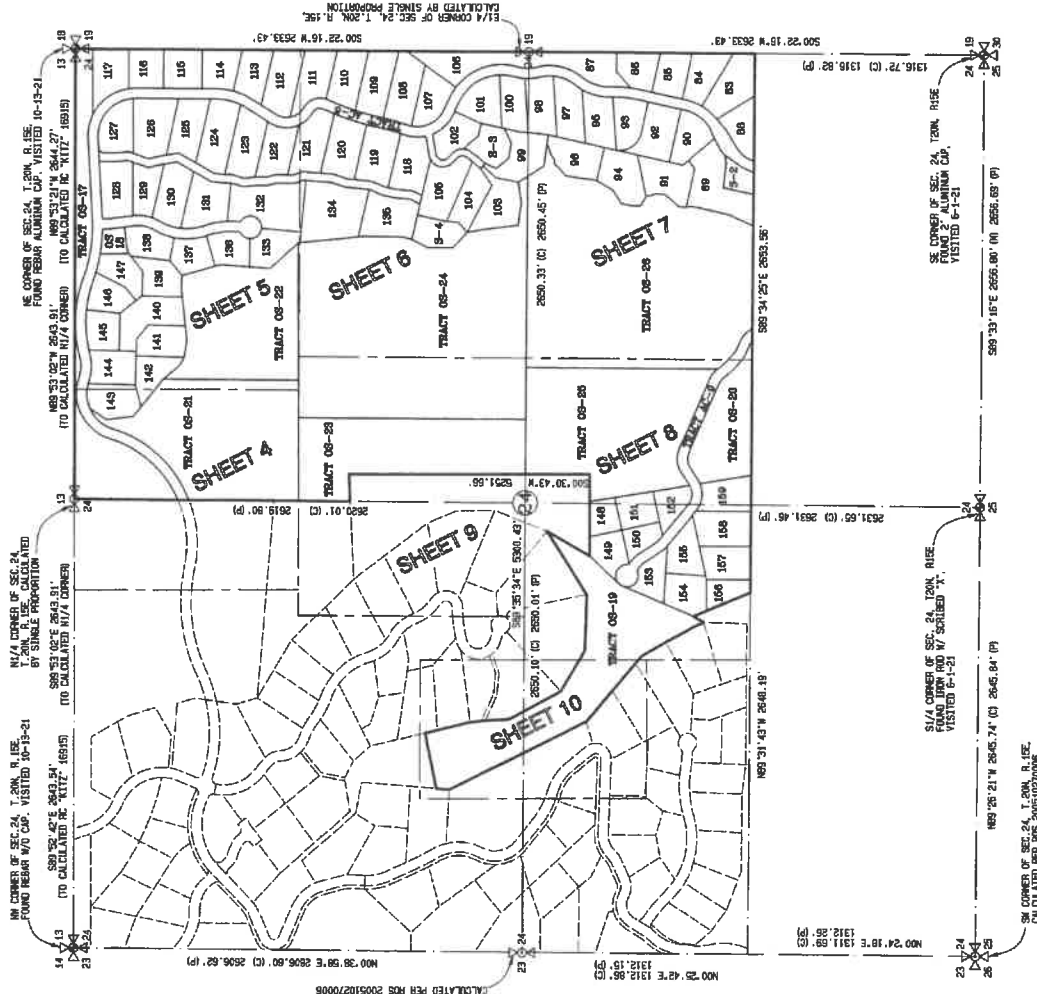
TRACT FD-3, FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 176 THROUGH 182, RECORDED OF SAID COUNTY.

AND

TRACTS PD-4, PD-4A AND PD-4B, 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, RECORDED OF SAID COUNTY.

BASIS OF BEARING:

GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. THE GRID COORDINATES WERE OBTAINED FROM THE NATIONAL GRID DATA AT A BEARING WITH 2" ALUMINUM CAP AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, N. N. 1. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999972691 AND THE GRID SCALE FACTOR OF 0.999972691 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.



Scale:
1" = 500'

- LEGEND:**
- = FOUND MONUMENT AS NOTED
 - = CALCULATED MONUMENT AS NOTED
 - (C) = CALCULATED.
 - (M) = MEASURED.
 - (PI) = FOREST RIDGE - PHASE III
 - OS = OPEN SPACE TRACT
 - AC = ACCESS ROAD TRACT
 - S = SERVICE TRACT



CONTOUR
ENGINEERING & PLANNING
CIVIL ENGINEERING AND PLANNING
1000 10th Avenue, Suite 100, Walla Walla, WA 99157
Phone: 253-697-5244 Fax: 253-697-5004 www.contour.com

DATE: SEP 1, 2022 JOB NAME: 21-088B
DRAWN BY: L. Nguyen CHECKED BY: S. Woods
SCALE: 1" = 500' JOB NO.: 21-088B

VOLUME/PAGE

SHEET 2 OF 11

SEC 24 T20N, R15E, WM

SKYLINE RIDGE LLC
405 NN GILMAN BLVD.
ISSAQUAH, WA, 98047

KITTITAS COUNTY, WASHINGTON

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

PLAT NOTES

- 1) TRACT 05-1 OF THE FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT RECORDED AUGUST 25, 2021. PERFORMANCE BASED PLAT FILE NO. 03 OF PLATS UNDER AUDITOR 182, UNDER AUDITOR 3 FILE NO. 03 OF RECORDS RECORDED IN PERRY COUNTY, WASHINGTON, TRACT FD-3 OF PHASE I NOVEMBER 17, 2021. IN BOOK 13 202111 AT 115, PAGES 176 THROUGH 182, UNDER AUDITOR 3 FILE NO. 03 OF RECORDS RECORDED IN PERRY COUNTY, WASHINGTON, TRACTS FD-40, FD-41, FD-42, FD-43 OF PHASE III PERFORMANCE BASED PLAT RECORDED FEBRUARY 2, 2025 PHASE III PERFORMANCE BASED PLAT FILE NO. 04-41 OF UNDER AUDITOR 3 FILE NO. 04-41 OF PLATS, PAGES 204 THROUGH 212, COUNTY, WASHINGTON ARE BEING REPLACED TO THE EXTENT THEY MAY AFFECT THIS PROPERTY. THE PLAT NOTES, COMMENTS OR OTHER INFORMATION PERTAINING TO THIS PLAT AND PHASE III PLATS ARE SUPERSEDED BY THIS PLAT.
- 2) THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THE USE OF THE PLAT WILL BE APPROVED BY THE DEPARTMENT PROVIDES NO GUARANTEE OF THE APPROVAL OF THIS DIVISION OF LAND WATER EXEMPTION FROM ANY USE OF WATER UNDER THE GROUND THEORY WILL BE SUBJECT TO DETERMINATION BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- 3) DEVELOPMENT INVOLVING DISTURBANCE TO WETLANDS MAY REQUIRE ADDITIONAL COUNTY REVIEW AND INVESTIGATION. KCC 17A.04.015 REQUIRES ALL WETLANDS TO BE AVOIDED TO THE EXTENT PRACTICAL. ANY UNAVOIDABLE WETLAND USE SHALL BE REPLICATED AT A RATIO OF 2:1 FOR A CATEGORY 1, 3:1 FOR A CATEGORY 2, AND 4:1 FOR A CATEGORY 3.
- 4) A 15-FOOT BUILDING SETBACK IS REQUIRED FROM SEASONAL STREAMS AND STREAM CROSSINGS MAY REQUIRE ADDITIONAL PERMITTING FROM STATE AGENCIES.
- 5) ACCESS TO SOME LOTS REQUIRES CROSSING A SEASONAL STREAM. ADDITIONAL PERMITTING MAY BE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
- 6) ACCESS TO SOME LOTS REQUIRES CROSSING A CRITICAL SLOPE AREA. ADDITIONAL TECHNICAL DESIGN MAY BE REQUIRED TO ACCESS THESE LOTS FROM THE PRIVATE ROAD.
- 7) THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN 1:1 UNIT VERTICAL TO HORIZONTAL (SLOPES STEEPER THAN 1:1 UNIT VERTICAL TO HORIZONTAL) SHALL CONFORM TO THE BUILDING SETBACK REQUIREMENTS OF SLOPES STEEPER THAN 1:1 UNIT VERTICAL TO HORIZONTAL. BUILDINGS SHALL CONFORM TO THE ALTERNATIVE ACCESS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL IS A QUALIFIED ENGINEER IN WASHINGTON AND RECOMMENDATION OF A SUBMITTER TO A BUILDING OFFICIAL FOR THE DEPARTMENT OF ECOLOGY MATERIAL. MATERIAL CHARACTERISTICS OF SLOPE GRADIENT, LOAD INTENSITY AND EROSION CHARACTERISTICS OF SLOPE MATERIAL.
- 8) ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES.
- 9) THE USE OF WOOD BURNING STOVES SHALL BE PROHIBITED.
- 10) SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. STORAGE SHALL BE LIMITED TO THOSE AREAS SHOWN ON THE FACE OF THIS PLAT AND SHALL BE LOCATED OUTSIDE OF WETLAND AND STREAM AREAS AND TRAIL BUFFERS.

- 11) THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- 12) KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS COMPLETE WITH CURRENT COUNTY ROAD STANDARDS. THIS PLAT WILL INCLUDE ALL ROAD SURFACING AND SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRADENL.
- 13) PRIVATE ROAD TRACTS, DRAINAGE POND TRACTS, SERVICE TRACTS, ACCESS TO THE HOMEOWNER'S ASSOCIATION ARE HEREBY GRANTED, UNREVOKED EXCEPT AS OTHERWISE PROVIDED IN THE RECORDS OF THIS PLAT. THE HOMEOWNER'S ASSOCIATION IS HEREBY RESPONSIBLE FOR ALL MAINTENANCE AND MANAGEMENT OBLIGATIONS OF SAID TRACTS. SHOULD THE HOMEOWNERS AND MANAGEMENT OBLIGATIONS NOT BE MAINTAINED SAID TRACTS, THE OWNERS OR THEIR SUCCESSORS SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID TRACTS.
- 14) ALL OR CERTAIN LOTS AND TRACTS WITHIN THIS PLAT MAY BE SUBJECT TO AN INDIVIDUAL LOT IN FAVOR OF THE HOMEOWNER'S ASSOCIATION WITHIN THIS PLAT FOR THE PURPOSES OF ACCESS AND UTILITIES.
- 15) WATERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH THE KITTITAS COUNTY CODE CHAPTER 13.20.027 AND ECOLOGY REGULATIONS.
- 16) LOTS 1, 2, 3, 4, 5, 6, 9, 12, 14, 17, 19, 21, 25, 30, 31, 32, 33, CAPTURED BY THE 65, 80, 81, 82, 84 AND 85 STORMWATER POND. THESE LOTS SHALL CONSTRUCT INDIVIDUAL DISPERSSION SYSTEMS IN ORDER TO PROVIDE EROSION AND SEDIMENT CONTROL. A DETAIL IS PROVIDED IN THE STORMWATER REPORT FOR THIS PROJECT.
- 17) ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 8, 2003, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE DIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
- 18) 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.
- 19) ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS.
- 20) THE WELL AND WELL RADIUS SHOWN ON LOT 1428 IS FOR A GROUP B PUBLIC WATER SYSTEM FOR THE BENEFIT OF LOTS WITHIN FOREST RIDGE PLAT PHASE I FOR THE ENTIRE FOREST RIDGE PROJECT. THE WELL WILL BE DECOMMISSIONED AND AFTER DECOMMISSIONING, THE WELL RADIUS WILL BE EXTINGUISHED.

BASE ACREAGE	476.47 AC	OPEN SPACE REQUIRED (40%)	191.39 AC
BASE LOT YIELD	95	NET OPEN SPACE PROVIDED (42%)	199.88 AC
MAX. BONUS LOTS	85	WATER SUPPLY	GROUP A
MAX. LOT YIELD	180	SANITARY SEWER	INDIVIDUAL SEPTIC
PROPOSED LOT YIELD	160	ZONINGS	RURAL-5

ELEMENT	POINT AWARDED
OPEN SPACE	
42% IN PERPETUITY	40
HEALTH & SAFETY	
CONNECTION TO GROUP A	50
TOTAL	
NOTES:	

- (1) BASE LOT YIELD IS 1 OCELLING UNIT PER 5 ACRES
- (2) MAX BONUS LOT IS THE BASE LOT YIELD MULTIPLIED THE BONUS DENSITY PERCENTAGE. THE BONUS DENSITY PERCENTAGE IS THE NUMBER OF POINTS AWARDED FROM THE PUBLIC BENEFIT RATING SYSTEM REFLECT AS A PERCENTAGE OF BONUS DENSITY.
- (3) MAX LOT YIELD IS BASE LOT & BONUS LOTS

ADJACENT OWNERS ASSESSOR'S PARCEL NUMBER (APN)

RAJAGOPAL, SELVAKUMAR 405 NW 63 BOHELLA WA 98012-8629	SKYLINE RIDGE LLC 1517 PL SE ISSAQUAH, WA 98027-2410
NIXEKSON, CHRIS A PO BOX 1267 CLE ELUM, WA 98022-2287	ALPINE WOODS LLC 114 17TH PL KIRKLAND, WA 98033-4906
DAVID C WEBER TRUST 15972 NORMANDY PARK NORMANDY PARK, WA 98166-4132	STATE OF WASHINGTON (DBN) C/O CONSERV REC 6 TRANSACTION DIV PO BOX 47014 KINGSTON, WA 98004-7014
REPPIN, LESLIE D PO BOX 910 CLE ELUM, WA 98022	VALLEY, BRAD E & ROBIN K 6525 7TH AVE NE SEATTLE, WA 98105-2202
KUBELA, CHRISTOPHER J & MALEY A 921 E CHICAGO ST KENT, WA 98030-6288	BOCKENKOT, CRAIG R & LYNN D 21820 31ST PL BOHELLA, WA 98021-3503
SHAW, JOSHUA 5236 159TH ST SE APN 952004 ALPINE, WA 98012-4727	
KAPLAN, DAVID B 6044 51ST SEATTLE, WA 98119-7709	
APN 951145	



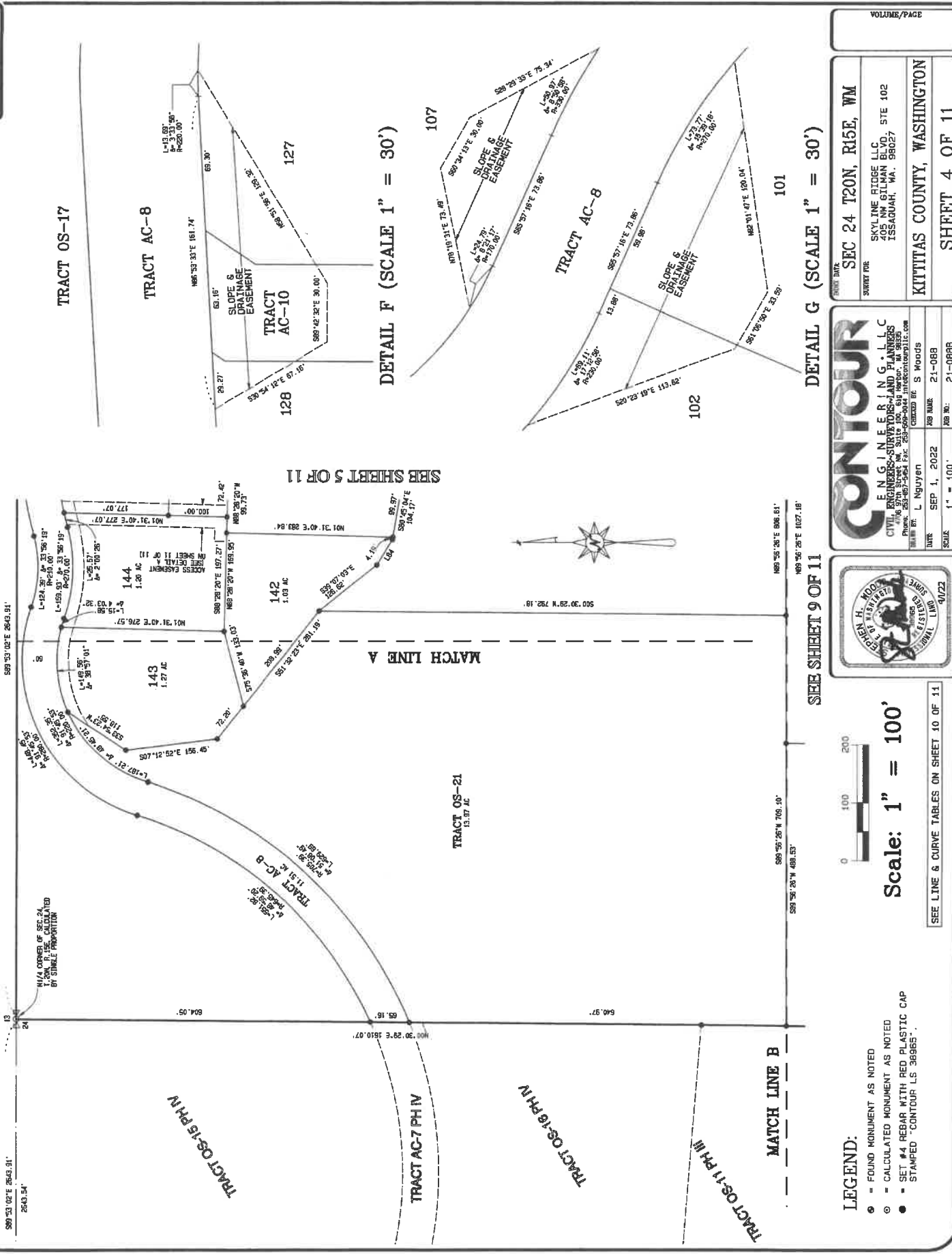
CONTOUR ENGINEERING, L.L.C.

CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS
Phone: 253-857-5441 Fax: 253-406-6800
17000 Union Deposit Dr., Suite 100, Union Deposit, MD 21784

NAME: L. Nguyen
JOB NO. NA
JOB DATE: SEP 1, 2022
JOB NAME: 21-088
JOB NO.: 21-088B

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE



VOLUME/PAGE

DATE: 09/01/2022

SHEET FOR: SKYLINE RIDGE LLC
405 NN GILMAN BLVD., STE 102
ISSAQUAH, WA, 98027

KITITAS COUNTY, WASHINGTON

SHEET 4 OF 11

CONTOUR
ENGINEERING & SURVEYING
CIVIL ENGINEERS-SURVEYORS-PLANNERS
PHONE: 253-837-5424 FAX: 253-838-0444 INFO@CONTOURLLC.COM
OWNER: L. Nguyen CHECKED BY: S. Moods

TITLE: SEP 1, 2022 JOB NO.: 21-088
SCALE: 1" = 100' JOB NO.: 21-088B



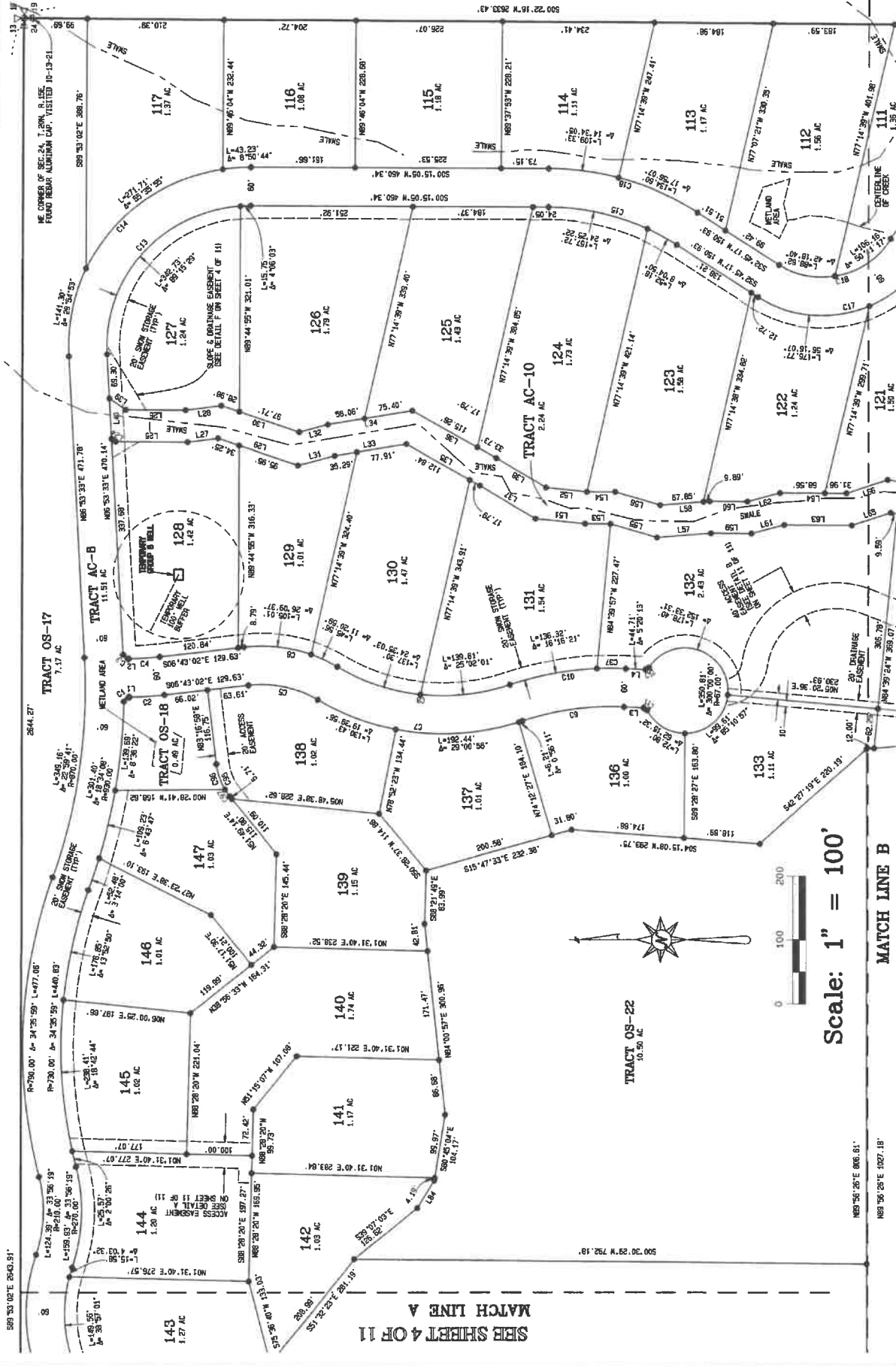
0 100 200

Scale: 1" = 100'

SEE LINE & CURVE TABLES ON SHEET 10 OF 11

LEGEND:
 ● = FOUND MONUMENT AS NOTED
 ○ = CALCULATED MONUMENT AS NOTED
 ● = SET #4 REBAR WITH RED PLASTIC CAP
 ● = STAMPED "CONTOUR LS 36965"

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT



SECTION 24 T20N, R15E, WM
 SKYLINE RIDGE LLC
 405 NW GILMAN BLVD. STE 402
 ISSAQUAH, WA. 98027

ENGINEERING, L.L.C.
 CIVIL ENGINEERING AND PLANNING
 1125 5TH AVENUE, SUITE 300, SEASIDE, WA 98138
 PHONE: 206-597-5254 FAX: 206-599-0044 info@contourllc.com
 DRAWN BY: L. Nguyen CHECKED BY: S. Woods
 DATE: SEP 1, 2022 JOB NO.: 21-086B
 SCALE: 1" = 100' JOB NO.: 21-086B

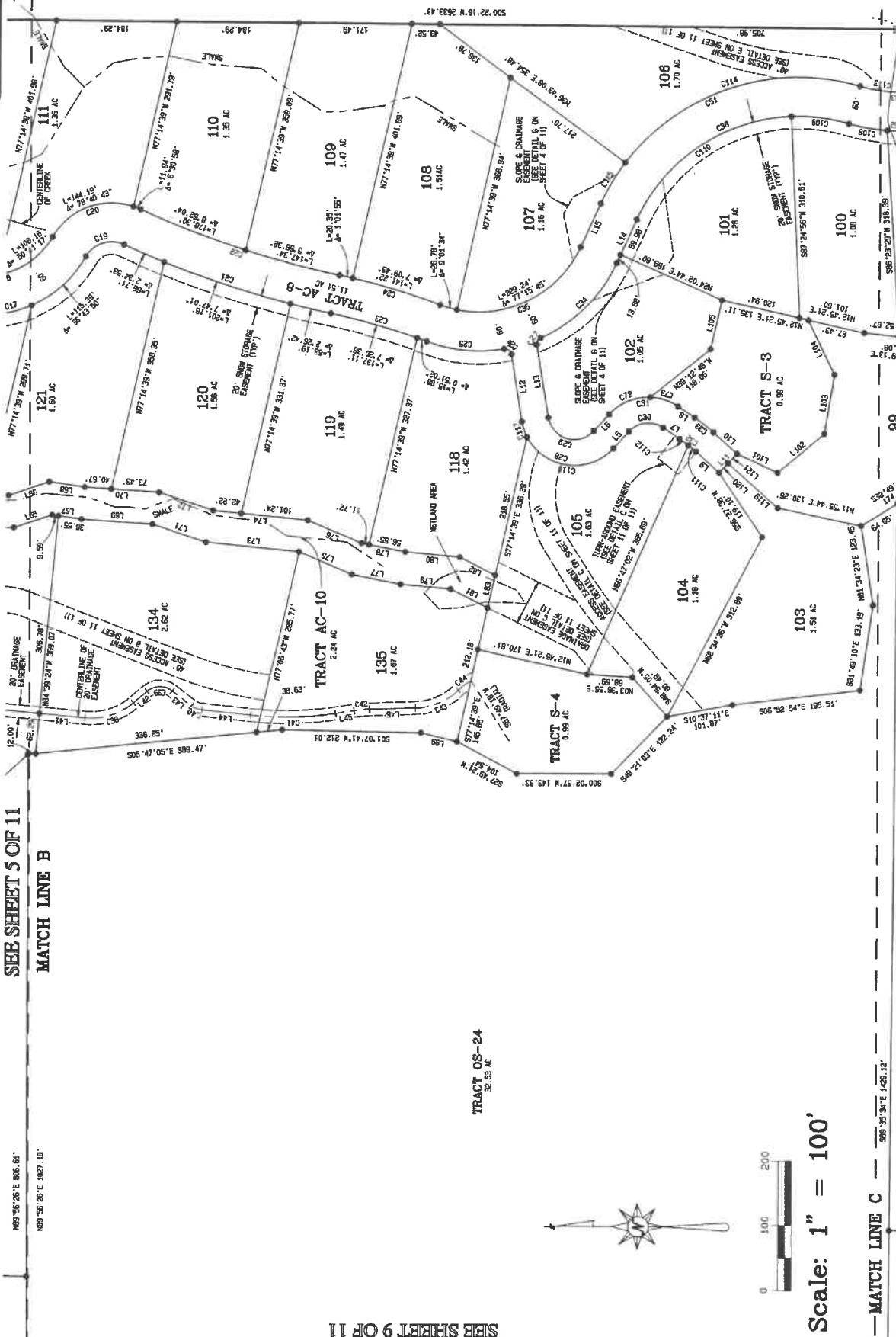


SEE SHEET 4 OF 11
SEE SHEET 6 OF 11
SEE LINE & CURVE TABLES ON SHEET 10 OF 11

- LEGEND:**
- = FOUND MONUMENT AS NOTED
 - = CALCULATED MONUMENT AS NOTED
 - = SET #4 REBAR WITH RED PLASTIC CAP
 - = STAMPED "CONTOUR LS 36965"
 - OS = OPEN SPACE TRACT
 - AC = ACCESS ROAD TRACT
 - S = SERVICE TRACT

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE



SEE SHEET 5 OF 11
MATCH LINE B

N89°55'26"E 386.61'
N89°56'26"E 1027.18'

SEE SHEET 9 OF 11

TRACT OS-24
32.53 AC



Scale: 1" = 100'

MATCH LINE C
S89°35'34"E 1429.12'
S89°35'34"E 1122.97'

SEE SHEET 7 OF 11

LEGEND:

- = FOUND MONUMENT AS NOTED
- ⊙ = CALCULATED MONUMENT AS NOTED
- = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38865"
- OS = OPEN SPACE TRACT
- AC = ACCESS ROAD TRACT
- S = SERVICE TRACT



CONTOUR
ENGINEERING, LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
Phone: 252-667-5254 Fax: 252-667-5254
www.contour-engineering.com

DATE: SEP 1, 2022
JOB NAME: 21-0888
SCALE: 1" = 100'

DRAWN BY: L. Nguyen
CHECKED BY: S. Woods

PROJECT NAME:
SEC 24 T20N, R15E, WM

OWNER:
SKYLINE BRIDGE LLC
405 NW GILMAN BLVD, STE 102
ISSAQUAH, WA, 98027

COUNTY:
KITITAS COUNTY, WASHINGTON

SHEET 6 OF 11

VOLUME/PAGE

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE

SEE SHEET 9 OF 11

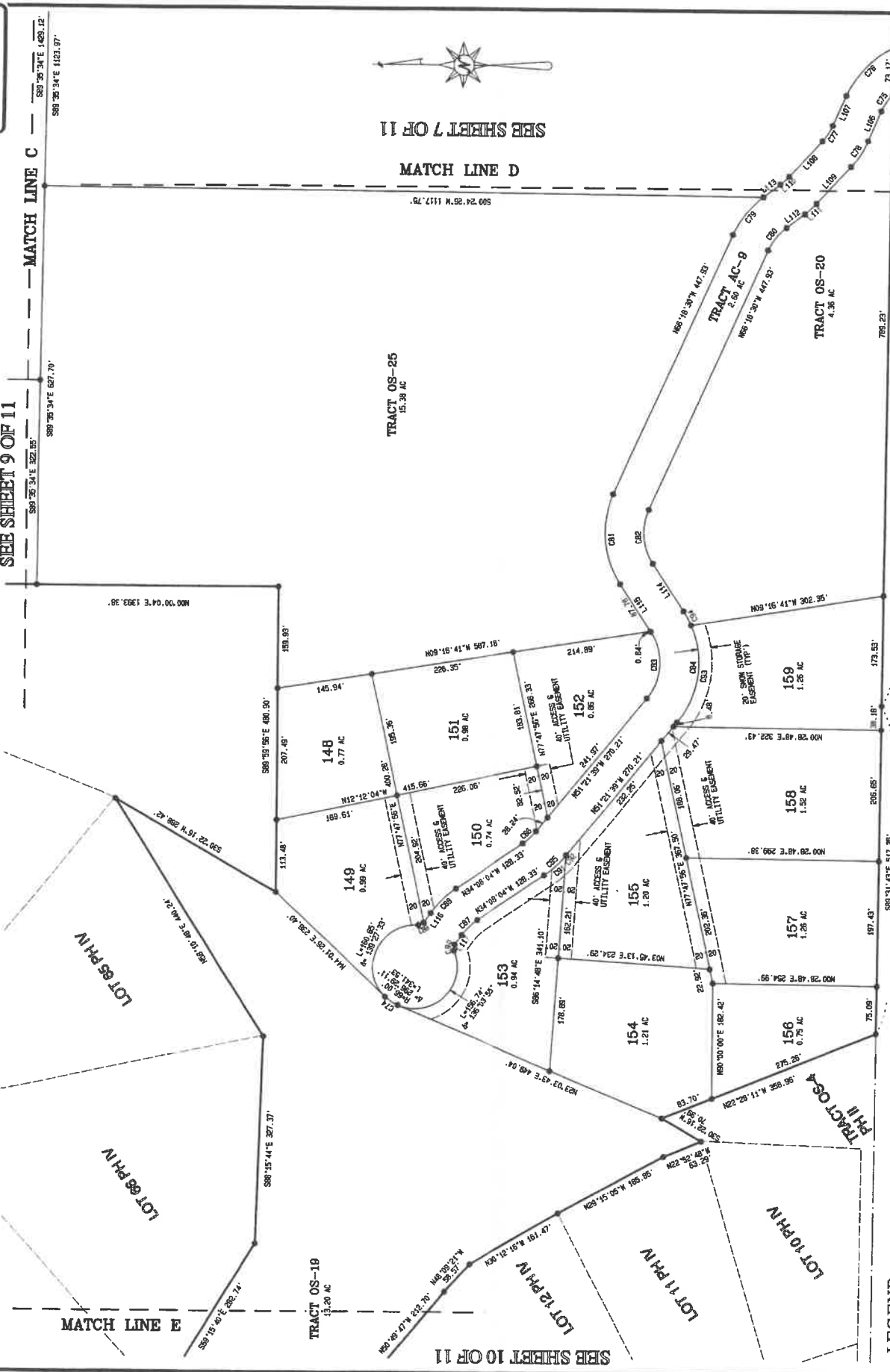
MATCH LINE C

MATCH LINE E



SEE SHEET 7 OF 11

MATCH LINE D



VOLUME/PAGE

BOOK DATA: SEC 24 T20N, R15E, WM

SURVEY FOR: SKYLINE RIDGE LLC, 155 ADAM ST, WASHINGTON, WA 98027

KITITAS COUNTY, WASHINGTON

SHEET 8 OF 11

CONTOUR ENGINEERING, L.L.C.
 CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
 1000 3RD STREET NW, SUITE 100, BLY THEATER, W. SEAS
 PH: 360-235-2525 FAX: 360-235-2525 WWW.CONTOURLLC.COM

DATE: SEP 1, 2022 **JOB NAME:** 21-088 **JOB NO.:** 21-088B

SCALE: 1" = 100'



Scale: 1" = 100'

0 100 200

SEE LINE & CURVE TABLES ON SHEET 10 OF 11

- LEGEND:**
- - FOUND MONUMENT AS NOTED
 - ⊙ - CALCULATED MONUMENT AS NOTED
 - - SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38565"
 - OS - OPEN SPACE TRACT
 - AC - ACCESS ROAD TRACT
 - S - SERVICE TRACT

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

SEE SHEET 9 OF 11

MATCH LINE C

MATCH LINE E

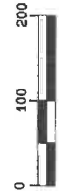
MATCH LINE D



SEE SHEET 10 OF 11



- LEGEND:**
- = FOUND MONUMENT AS NOTED
 - ⊙ = CALCULATED MONUMENT AS NOTED
 - = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38965"
 - OS = OPEN SPACE TRACT
 - AC = ACCESS ROAD TRACT
 - S = SERVICE TRACT



Scale: 1" = 100'

SEE LINE & CURVE TABLES ON SHEET 10 OF 11



CONTOUR
ENGINEERING, L.L.C.
CIVIL ENGINEERS, SURVEYORS, LAND PLANNERS
10000 1st Avenue, NE, Issaquah, WA 98027
Phone: 206-871-2624 Fax: 206-871-2624 info@contourllc.com

DESIGNED BY: L. Nguyen
CHECKED BY: S. Woods

DRAWN: SEP 1, 2022 JOB NAME: 21-088
SCALE: 1" = 100' JOB NO.: 21-088B

SHEET NO.: SEC 24 T20N, R15E, WM
PROPERTY FOR: SKYLINE RIDGE LLC, 405 NW GILMAN BLVD, STE 102, ISSAQUAH, WA, 98027

KITITAS COUNTY, WASHINGTON

SHEET 8 OF 11

VOLUME/PAGE

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE

SEE SHEET 4 OF 11

MATCH LINE B

188°52'26"E 816.51'
188°56'26"E 1027.16'

589°36'26"W 489.53'

299.89'

N00°30'29"E 1510.07'

S87°23'17"W 159.47'

TRACT OS-11 PH III

LOT 80 PH IV

LOT 81 PH IV

LOT 81 PH IV

LOT 82 PH IV

LOT 83 PH IV

TRACT OS-8 PH II

TRACT OS-23
10.53 AC

S00°24'28"W 1313.80'

TRACT OS-24
32.53 AC

SEE SHEET 6 OF 11



Scale: 1" = 100'

MATCH LINE C

S89°35'34"E 1129.37'

S89°35'34"E 627.70'

S89°36'34"E 322.95'

SEE SHEET 8 OF 11

LEGEND:

- ⊙ = FOUND MONUMENT AS NOTED
- ⊙ = CALCULATED MONUMENT AS NOTED
- = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 36665"
- OS = OPEN SPACE TRACT
- AC = ACCESS ROAD TRACT
- S = SERVICE TRACT



CONTOUR
ENGINEERING & SURVEYING, L.L.C.
CITY OF SEASIDE, CALIFORNIA
1705 23RD STREET, SUITE 100, SEASIDE, CA 94133
Phone: 253-867-5454 Fax: 253-892-0044 info@contourplc.com

DATE: SEP 1, 2022
DRAWN BY: L. NGUYEN
CHECKED BY: S. MOODS
JOB NAME: 21-088
JOB NO.: 21-088B

TRACT DATA
SEC 24 T20N, R15E, WM
SKYLINE RIDGE LLC
405 NW GILMAN BLVD., STE 102
ISSAQUAH, WA, 98027

KITITAS COUNTY, WASHINGTON
SHEET 9 OF 11

VOLUME/PAGE

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE

CURVE TABLE

CURVE	ARC	DELTA	RADIUS	CHORD	AREA	DELTA	RADIUS
C01	10.29	87.4413	7.00	13.75	13.75	87.4413	7.00
C02	5.08	1.19456	210.21	5.08	5.08	1.19456	210.21
C03	5.08	1.19456	210.21	5.08	5.08	1.19456	210.21
C04	47.35	5.46211	530.00	47.35	47.35	5.46211	530.00
C05	111.29	37.9036	170.00	111.29	111.29	37.9036	170.00
C06	155.25	85.1113	130.00	155.25	155.25	85.1113	130.00
C07	87.16	4.8914	370.21	87.16	87.16	4.8914	370.21
C08	77.19	1.9323	770.21	77.19	77.19	1.9323	770.21
C09	277.19	21.3534	450.00	277.19	277.19	21.3534	450.00
C10	181.04	21.3534	450.00	181.04	181.04	21.3534	450.00
C11	7.33	3.48131	230.00	7.33	7.33	3.48131	230.00
C12	7.33	3.48131	230.00	7.33	7.33	3.48131	230.00
C13	64.81	17.4127	210.21	64.81	64.81	17.4127	210.21
C14	40.85	15.3345	330.00	40.85	40.85	15.3345	330.00
C15	53.84	11.9223	300.00	53.84	53.84	11.9223	300.00
C16	25.28	11.9223	300.00	25.28	25.28	11.9223	300.00
C17	194.78	92.9597	150.00	194.78	194.78	92.9597	150.00
C18	66.91	45.1142	45.00	66.91	66.91	45.1142	45.00
C19	156.13	85.1141	105.00	156.13	156.13	85.1141	105.00
C20	317.64	15.3345	165.73	317.64	317.64	15.3345	165.73
C21	162.96	8.1137	165.73	162.96	162.96	8.1137	165.73
C22	81.87	8.1137	165.73	81.87	81.87	8.1137	165.73
C23	121.98	30.1711	230.00	121.98	121.98	30.1711	230.00
C24	15.87	90.5442	10.00	15.87	15.87	90.5442	10.00
C25	13.02	74.2444	10.00	13.02	13.02	74.2444	10.00
C26	50.08	42.9359	46.00	50.08	50.08	42.9359	46.00
C27	31.84	7.3123	230.00	31.84	31.84	7.3123	230.00
C28	37.02	7.3123	230.00	37.02	37.02	7.3123	230.00
C29	168.95	41.7935	230.00	168.95	168.95	41.7935	230.00
C30	294.02	85.1720	170.00	294.02	294.02	85.1720	170.00
C31	44.71	5.2013	620.00	44.71	44.71	5.2013	620.00



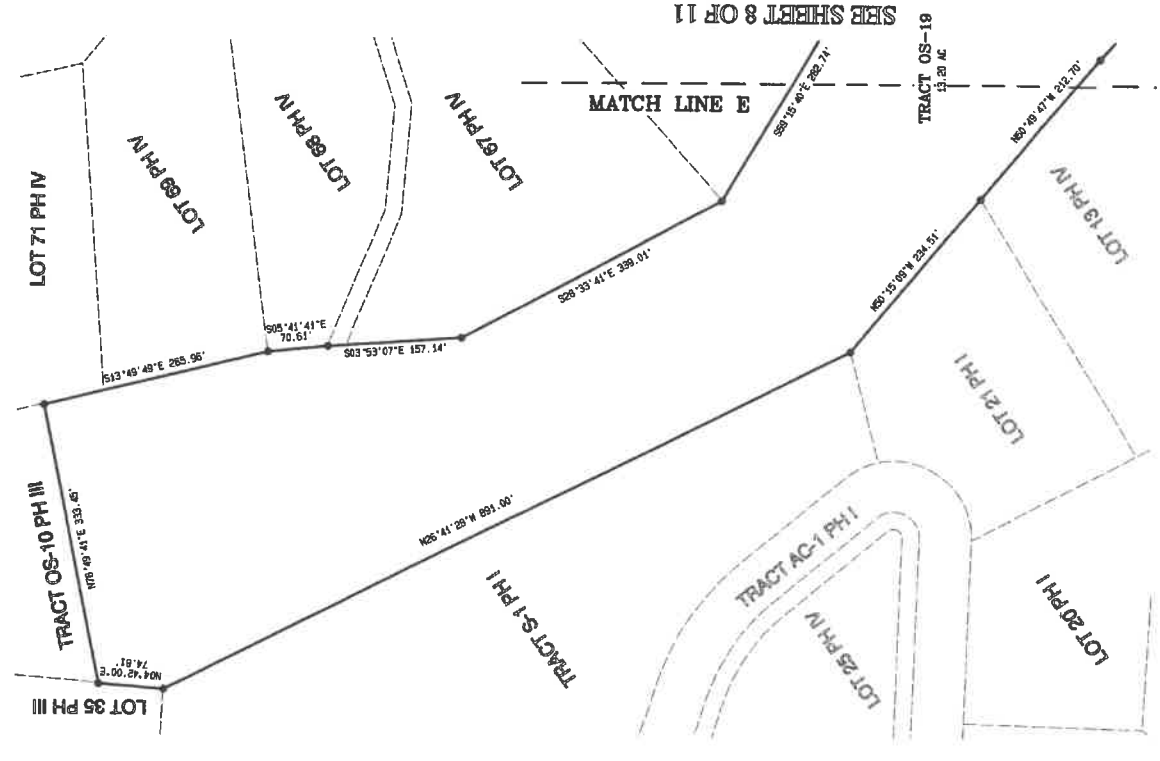
Scale: 1" = 100'

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L01	N05°51'04"E	77.30	L51	N05°51'04"E	77.30
L02	N02°11'33"E	68.05	L52	N05°51'04"E	77.30
L03	N02°11'03"E	63.72	L53	N05°51'04"E	77.30
L04	S04°32'18"W	52.36	L54	N05°51'04"E	77.30
L05	S04°32'18"W	52.36	L55	N05°51'04"E	77.30
L06	S04°32'18"W	52.36	L56	N05°51'04"E	77.30
L07	S04°32'18"W	52.36	L57	N05°51'04"E	77.30
L08	S04°32'18"W	52.36	L58	N05°51'04"E	77.30
L09	S04°32'18"W	52.36	L59	N05°51'04"E	77.30
L10	S04°32'18"W	52.36	L60	N05°51'04"E	77.30
L11	S04°32'18"W	52.36	L61	N05°51'04"E	77.30
L12	S04°32'18"W	52.36	L62	N05°51'04"E	77.30
L13	S04°32'18"W	52.36	L63	N05°51'04"E	77.30
L14	S04°32'18"W	52.36	L64	N05°51'04"E	77.30
L15	S04°32'18"W	52.36	L65	N05°51'04"E	77.30
L16	S04°32'18"W	52.36	L66	N05°51'04"E	77.30
L17	S04°32'18"W	52.36	L67	N05°51'04"E	77.30
L18	S04°32'18"W	52.36	L68	N05°51'04"E	77.30
L19	S04°32'18"W	52.36	L69	N05°51'04"E	77.30
L20	S04°32'18"W	52.36	L70	N05°51'04"E	77.30
L21	S04°32'18"W	52.36	L71	N05°51'04"E	77.30
L22	S04°32'18"W	52.36	L72	N05°51'04"E	77.30
L23	S04°32'18"W	52.36	L73	N05°51'04"E	77.30
L24	S04°32'18"W	52.36	L74	N05°51'04"E	77.30
L25	S04°32'18"W	52.36	L75	N05°51'04"E	77.30
L26	S04°32'18"W	52.36	L76	N05°51'04"E	77.30
L27	S04°32'18"W	52.36	L77	N05°51'04"E	77.30
L28	S04°32'18"W	52.36	L78	N05°51'04"E	77.30
L29	S04°32'18"W	52.36	L79	N05°51'04"E	77.30
L30	S04°32'18"W	52.36	L80	N05°51'04"E	77.30
L31	S04°32'18"W	52.36	L81	N05°51'04"E	77.30
L32	S04°32'18"W	52.36	L82	N05°51'04"E	77.30
L33	S04°32'18"W	52.36	L83	N05°51'04"E	77.30
L34	S04°32'18"W	52.36	L84	N05°51'04"E	77.30
L35	S04°32'18"W	52.36	L85	N05°51'04"E	77.30
L36	S04°32'18"W	52.36	L86	N05°51'04"E	77.30
L37	S04°32'18"W	52.36	L87	N05°51'04"E	77.30
L38	S04°32'18"W	52.36	L88	N05°51'04"E	77.30
L39	S04°32'18"W	52.36	L89	N05°51'04"E	77.30
L40	S04°32'18"W	52.36	L90	N05°51'04"E	77.30

LEGEND:

- = FOUND MONUMENT AS NOTED
- = CALCULATED MONUMENT AS NOTED
- = SET #4 REBAR WITH RED PLASTIC CAP
- = STAMPED "CONTOUR LS 38965"
- DS = OPEN SPACE TRACT
- AC = ACCESS ROAD TRACT
- S = SERVICE TRACT



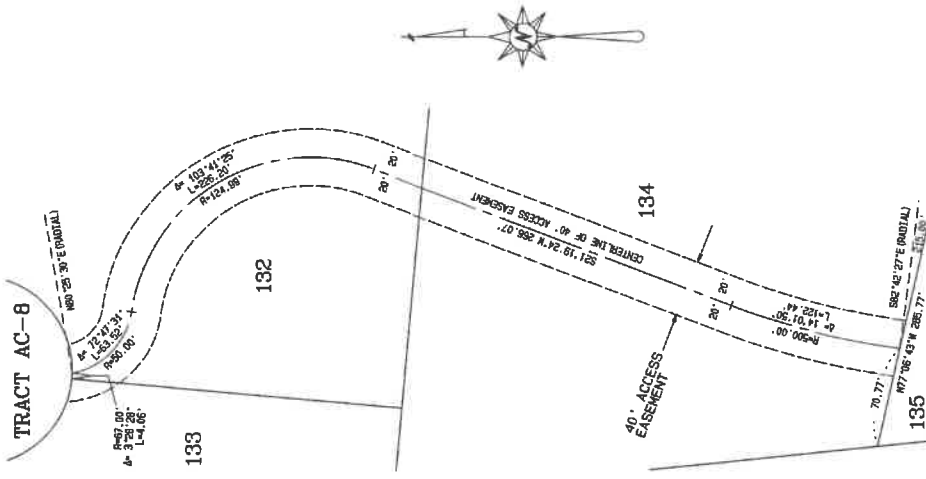
CONTOUR
ENGINEERS-SURVEYORS-LAND PLANNERS, INC.
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
PHYSICIAN OFFICE BUILDING
300 W. CLAYTON BLVD., STE. 102
ISSAQUAH, WA 98027
PHONE: 360-927-2445 FAX: 360-927-2446
WWW.CONTOUR-ENGINEERS.COM

PREPARED BY: L. Nguyen
CHECKED BY: S. Woods
DATE: SEP 1, 2022
JOB NO.: 21-088B
SCALE: 1" = 100'

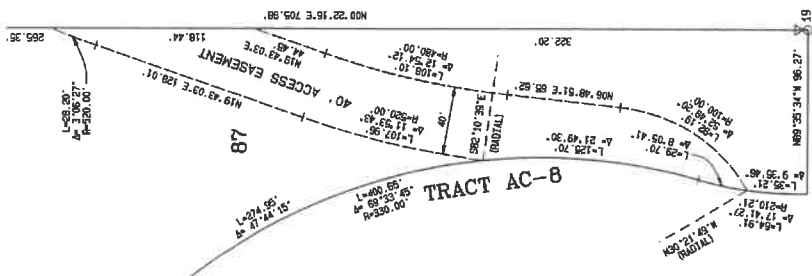
VOLUME/PAGE
SEC 24 T20N, R15E, WM
SKYLINE RIDGE LLC
405 NW CLAYTON BLVD, STE 102
ISSAQUAH, WA 98027
KITITAS COUNTY, WASHINGTON
SHEET 10 OF 11

SEE SHEET 8 OF 11

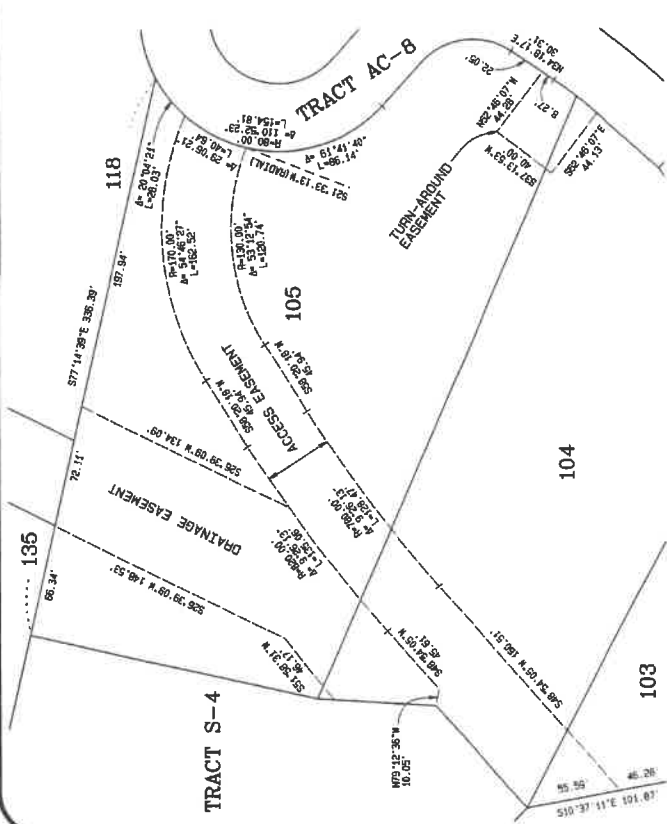
FOREST RIDGE - PHASE V PERFORMANCE BASED CLUSTER PLAT



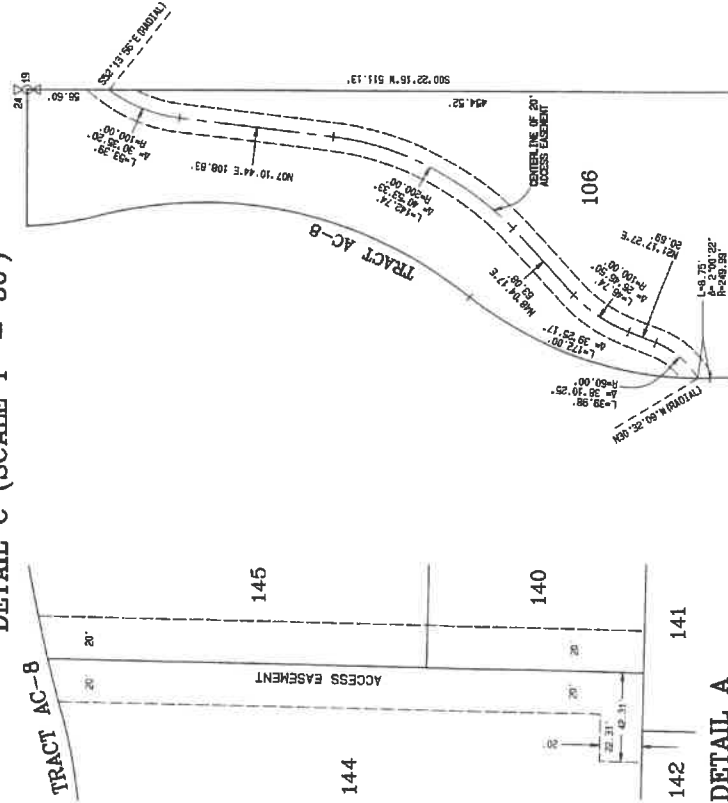
DETAIL B (SCALE 1" = 60')



DETAIL E (SCALE 1" = 50')



DETAIL C (SCALE 1" = 50')



DETAIL D (SCALE 1" = 60')

DETAIL A (SCALE 1" = 40')



VOLUME/PAGE

INDEX DATE SEC 24 T20N, R15E, WM
SUBMIT DATE SKYLINE RIDGE LLC
405 NW GILMAN BLVD., STE 102
ISSAQUAH, WA. 98027

ENGINEERING
CONTOUR ENGINEERING, L.L.C.
CIVIL ENGINEERS, SURVEYORS AND PLANNERS
10000 1st Avenue NE, Suite 200
Bellevue, WA 98004
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WWW.CONTOURENGINEERING.COM

DRAWN BY L. Nguyen
CHECKED BY S. Woods
DATE SEP 1, 2022
JOB NAME 21-088
JOB NO. 21-0888

SCALE NA

KITTITAS COUNTY, WASHINGTON
SHEET 11 OF 11

