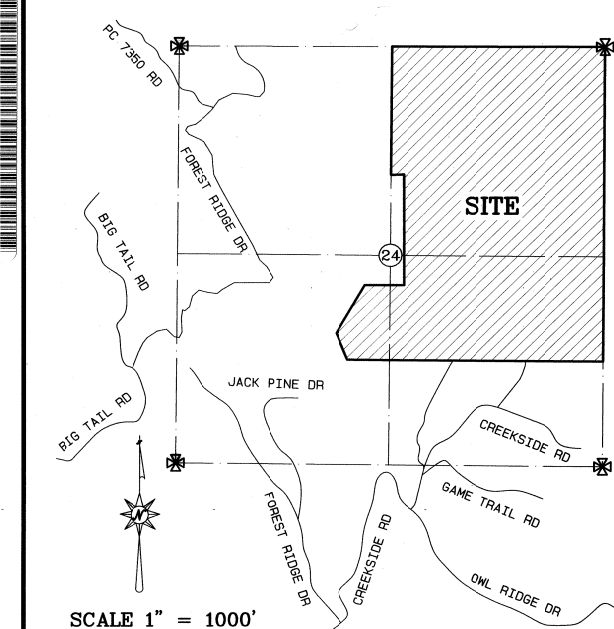


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PAGE 00 TRAILBLAZE HOMES
KITTITAS COUNTY PLATTOR



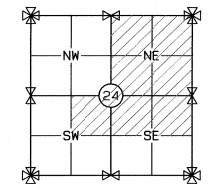
SCALE 1" = 1000'

VICINITY MAP

FOREST RIDGE - PHASE V PERFORMANCE BASED CLUSTER PLAT

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

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



VOLUME/PAGE

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 2nd DAY OF December, A.D., 2022.

NAME: *[Signature]*
TITLE: *Manager*

SKYLINE RIDGE, LLC

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
COUNTY OF King) SS

ON THIS 2nd DAY OF December, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *Sean Marboep* TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE *Sean Marboep* OF SKYLINE RIDGE, LLC, THE CORPORATION THAT EXECUTED AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

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



Kristina W. DeBuck
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN *King County*
MY COMMISSION EXPIRES: *May 19, 2025*
Kristina W. DeBuck
PRINT NOTARY NAME

LAND SURVEYOR'S CERTIFICATE:

I, STEPHEN H. WOODS, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT OF FOREST RIDGE - PHASE V PERFORMANCE BASED CLUSTER PLAT, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION IN NOVEMBER, 2022, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS AND LOT CORNERS OTHER THAN THOSE 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 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SKYLINE RIDGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THIS MAP FOR FOREST RIDGE - PHASE V PERFORMANCE BASED CLUSTER PLAT, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

[Signature] 11/23/22 DATE
STEPHEN H. WOODS
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 38965

ENGINEER

CONTOUR ENGINEERING LLC
4706 97TH STREET NW, SUITE 100
E16 HARBOR, WA 98335

OWNER

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

PARCEL INFORMATION

ZONE: RURAL 5

EXISTING KITTITAS COUNTY PARCEL AND (MAP NUMBER)

- 562331 (20-15-24071-0130)
- 562332 (20-15-24071-0131)
- 562334 (20-15-24071-0133)
- 562335 (20-15-24071-0134)
- 562337 (20-15-24071-0136)
- 562338 (20-15-24071-0137)
- 562152 (20-15-24071-0113)
- 562153 (20-15-24071-0114)

RECORDING CERTIFICATE:

Recording No. *2022-12210011*
Filed for record this *21st* day of *December*, 2022 at *2:12* P.M. in book *14* of Plats at page *28-29* at the request of
Stephen H Woods, PLS
Jerald V. Peltit Manager
[Signature] Superintendent of Records
11/23/22



CONTOUR ENGINEERING • L.L.C.

CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
4706 97th Street NW, Suite 100, E16 Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: NOV 23, 2022	JOB NAME: 21-08B
SCALE: NA	JOB NO.: 21-08BB

INDEX DATA:
SEC 24 T20N, R15E, WM
SURVEY FOR: SKYLINE RIDGE LLC
405 NW GILMAN BLVD, STE 102
ISSAQUAH, WA. 98027
KITTITAS COUNTY, WASHINGTON
SHEET 1 OF 11

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
EXAMINED AND APPROVED THIS 15th DAY OF December, A.D., 2022.

[Signature]
KITTITAS 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 THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATE THIS 19th DAY OF December, A.D., 2022.

[Signature]
KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

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

DATE THIS 15th DAY OF Dec, A.D., 2022.

[Signature]
KITTITAS 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 THAT THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

DATE THIS 15th DAY OF December, A.D., 2022.

[Signature]
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

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

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: *[Signature]*
CLERK OF THE BOARD

ATTEST:
[Signature] CLERK OF THE BOARD

CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND FEES DUES AND CHARGES PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR WHICH ARE DUE ON THE PERFORMANCE BASED CLUSTER PLAT ARE PAID IN FULL.

DATE THIS 21st DAY OF Dec, A.D., 2022.

[Signature]
KITTITAS COUNTY TREASURER

ORIGINAL PARCEL NUMBERS: 962331, 962332, 962334, 962335, 962337, 962338, 962152 AND 962153.



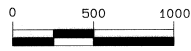
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FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

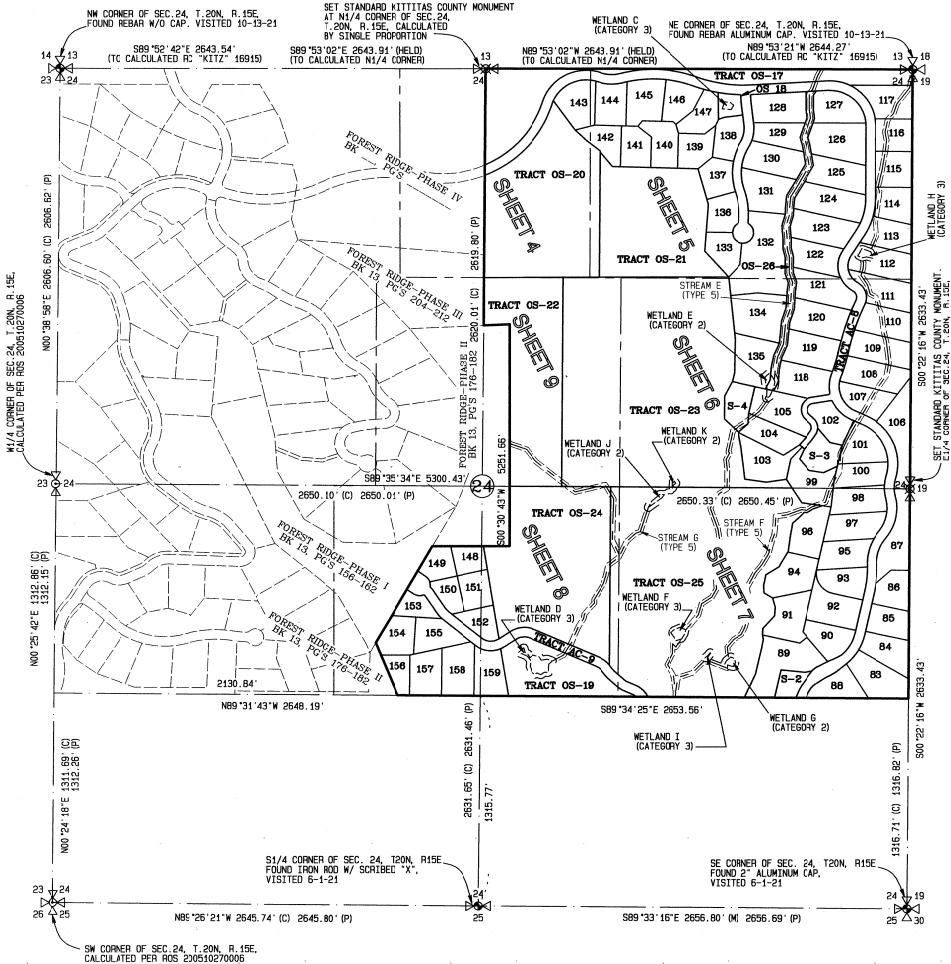
VOLUME/PAGE

12/21/2022 02:12:58 PM V: 14 P: 29 202212210011
PAGE 00 TRENDSIDE HOMES
KITITITAS COUNTY SURVEYOR



Scale:
1" = 500'

SURVEY CONTROL



SURVEYOR NOTES:

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S8) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) (TRIMBLE R10-2). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF IAC 332-130-050.
- 2) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED JULY 19, 2022, THE DATE OF THIS FIELD SURVEY.
- 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) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 72156-48087056, DATED JULY 6, 2022. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 5) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- 6) IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY AFFECT THIS SITE.

EXISTING LEGAL DESCRIPTION:

TRACT FD-3, FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 175 THROUGH 182, RECORDS OF SAID COUNTY.

AND

TRACTS FD-40, FD-4F AND FD-4H, FOREST RIDGE - PHASE III PERFORMANCE BASED CLUSTER PLAT, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 204 THROUGH 212, RECORDS OF SAID COUNTY.

BASIS OF BEARING:

GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES, THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 682403.10 / 1541073.77 AT A REBAR WITH 2" ALUMINUM CAP AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9998903672 AND THE GRID SCALE FACTOR OF 0.999729601 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

LEGEND:

- = FOUND MONUMENT AS NOTED
- = CALCULATED MONUMENT AS NOTED
- (C) = CALCULATED.
- (M) = MEASURED.
- (P) = RECORD INFO PER FOREST RIDGE-PHASE III
- OS = OPEN SPACE TRACT
- AC = ACCESS ROAD TRACT
- S = SERVICE TRACT
- ⊗ = SET STANDARD KITITITAS COUNTY MONUMENT



CONTOUR
ENGINEERING - L.L.C.
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS
4706 97th Street NW, Suite 100, Gig Harbor, WA 98338
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L. Nguyen CHECKED BY: S. Woods
DATE: NOV 23, 2022 JOB NAME: 21-088
SCALE: 1" = 500' JOB NO.: 21-088B

INDEX DATA
SEC 24 T20N, R15E, WM

SURVEY FOR:
SKYLINE RIDGE LLC
495 NW GILMAN BLVD, STE 102
ISSAGUAH, WA. 98027

KITITITAS COUNTY, WASHINGTON

SHEET 2 OF 11

VOLUME/PAGE

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE

PLAT NOTES

- 1) TRACT 05-1 OF THE FOREST RIDGE -PHASE I PERFORMANCE BASED CLUSTER PLAT RECORDED AUGUST 26, 2021, IN BOOK 13 OF PLATS, PAGES 156 THROUGH 162, UNDER AUDITOR S FILE NO. 202108260013, RECORDS OF KITTITAS COUNTY, WASHINGTON, TRACT FD-3 OF FOREST RIDGE-PHASE II PERFORMANCE BASED CLUSTER PLAT RECORDED NOVEMBER 17, 2021, IN BOOK 13 OF PLATS, PAGES 176 THROUGH 182, UNDER AUDITOR S FILE NO. 202111170017, RECORDS OF KITTITAS COUNTY, WASHINGTON, TRACTS FD-4D, FD-4F AND FD-4H OF THE FOREST RIDGE-PHASE III PERFORMANCE BASED PLAT RECORDED FEBRUARY 2, 2022, IN BOOK 13 OF PLATS, PAGES 204 THROUGH 212, UNDER AUDITOR S FILE NO. 202202020021, RECORDS OF KITTITAS COUNTY, WASHINGTON ARE BEING REPLATED HEREIN. TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS OR OTHERWISE SET FORTH ON THE PHASE I, PHASE II AND PHASE III PLATS, ARE SUPERSEDED BY THIS PLAT.
- 2) THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- 3) 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 A CATEGORY 2, 1.5:1 FOR A CATEGORY 3, AND 1:1 FOR A CATEGORY 4 (KCC 17A.04.050)
- 4) A 15-FOOT BUILDING SETBACK IS REQUIRED FROM SEASONAL STREAMS. 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 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 (IJC SECTION R403.1.7 AND IBC SECTION 1805.3.1). ALTERNATE SETBACKS AND CLEARANCES ARE PERMITTED, SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL IS PERMITTED TO REQUIRE AN INVESTIGATION AND RECOMMENDATION OF A QUALIFIED ENGINEER TO DEMONSTRATE THE REQUIREMENTS NECESSARY TO CONSTRUCT A BUILDING ON OR ADJACENT TO ASCENDING OR DESCENDING SLOPES, SUCH AN INVESTIGATION SHALL INCLUDE CONSIDERATION OF MATERIAL, HEIGHT OF SLOPE, SLOPE GRADIENT, LOAD INTENSITY AND EROSION CHARACTERISTICS OF SLOPE MATERIAL.
- 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. 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.

- 11) THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- 12) KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH 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.
- 13) PRIVATE ROAD TRACTS, DRAINAGE POND TRACTS, SERVICE TRACTS, ACCESS ROAD TRACTS AND OPEN SPACE TRACTS ARE HEREBY GRANTED AND CONVEYED TO THE HOMEOWNER'S ASSOCIATION UPON THE RECORDING OF THIS PLAT. EXCEPT AS OTHERWISE NOTED HEREIN, SAID HOMEOWNER'S ASSOCIATION IS HEREBY RESPONSIBLE FOR ALL MAINTENANCE AND MANAGEMENT OBLIGATIONS WITH SAID TRACTS. SHOULD THE HOMEOWNER'S ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACTS, THE OWNERS OF THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, OF ALL LOTS OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE OF SAID TRACTS.
- 14) ALL OR CERTAIN LOTS AND TRACTS WITHIN THIS PLAT MAY BE SUBJECT TO EASEMENTS IN FAVOR OF THE HOMEOWNER'S ASSOCIATION AND/OR INDIVIDUAL LOT OWNERS FOR THE ULTIMATE BENEFIT OF OTHER LOTS WITHIN THIS PLAT FOR THE PURPOSES OF ACCESS AND UTILITIES.
- 15) METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND JSAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- 16) LOTS 83, 84, 85, 86, 87, 88, 89, 91, 94, 96, 99, 101, 103, 111, 112, 113, 114, 115, 116, 127, 139, 140, 141, 142, 143, 144, 145, 146 AND 147 STORMWATER ARE NOT CAPTURED BY THE STORMWATER POND. THESE LOTS SHALL CONSTRUCT INDIVIDUAL DISPERSION 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 IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 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.
- 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#12B IS FOR A GROUP B PUBLIC WATER SYSTEM FOR THE BENEFIT OF LOTS WITHIN FOREST RIDGE FINAL PLAT PHASE 3. AT THE DEPARTMENT OF HEALTH APPROVAL THE GROUP A WATER SYSTEM FOR THE ENTIRE FOREST RIDGE PROJECT, THE WELL WILL BE DECOMMISSIONED AND AFTER DECOMMISSIONING, THE WELL RADIUS WILL BE EXTINGUISHED.

PUBLIC BENEFIT RATINGS SYSTEM CHART - ALL PHASES (I-V)

BASE ACREAGE (AC)	478.47	OPEN SPACE REQUIRED = 40% OF BASE ACREAGE	191.39 AC
BASE LOT YIELD (1)	95	NET OPEN SPACE PROVIDED (4)	132.15 AC
MAX. BONUS LOTS (2)	85	WATER SUPPLY GROUP A	
MAX. LOT YIELD (3)	180	SANITARY SEWER INDIVIDUAL SEPTIC	
PROPOSED LOT YIELD	160	ZONING	RURAL-5

ELEMENT	POINT AWARDED
OPEN SPACE	
42% IN PERPETUITY	40
HEALTH & SAFETY	
CONNECTION TO GROUP A	50
TOTAL POINTS	90
NOTES:	
(1) BASE LOT YIELD IS 1 DWELLING UNIT PER 5 ACRES	
(2) MAX LOT YIELD 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) BASE LOT PLUS BONUS LOTS.	
(4) OPEN SPACE DOES NOT INCLUDE THE COMMERCIAL FOREST SETBACK AREA, STREAMS, WETLANDS OR THEIR ASSOCIATED BUFFERS.	

ADJACENT OWNERS ASSESSOR'S PARCEL NUMBER (APN)

RAJAGOPAL, SELVAKUMAR 3222 187TH PL SE BOTHELL, WA 98012-8835 APN 954184	SKYLINE RIDGE LLC 405 NW GILMAN BLVD, STE 102 ISSAQUAH, WA 98027-2470 APN 962329 APN 962324 APN 962149 APN 962333 APN 962336 APN 962323 APN 962154 APN 962047
NICKERSON, CHRIS A PO BOX 1287 CLE ELUM, WA 98922-2267 APN 22046	WALDBLICK LLC 1370 WASHINGTON PIKE STE 403 BRIDGEVILLE, PA 15017-2885 APN 951146
DAVID C WEBER TRUST 19472 NORMANDY PARK NORMANDY PARK, WA 98166-4132 APN 13515 APN 213034	ALPINE MEADOWS LLC 114 17TH PL KIRKLAND, WA 98033-4906 APN 951147
PEPPIN, LESLIE D PO BOX 910 CLE ELUM, WA 98922 APN 11815	STATE OF WASHINGTON (DNR) C/O CONSERV REC & TRANSACTION DIV PO BOX 47014 OLYMPIA, WA 98504-7014 APN 454935
KUBEJA, CHRISTOPHER J & HALEY A 921 E CHICAGO ST KENT, WA 98030-6266 APN 952005	BOCKENSTEDT, CRAIG R & LYNN D 21820 31ST DR SE BOTHELL, WA 98021-3503 APN 962311
SHAW, JOSHUA 5326 156TH ST SE BOTHELL, WA 98012-4727 APN 952003 APN 952004	
KAPLAN, DAVID B 6044 51ST AVE NE SEATTLE, WA 98115-7708 APN 951145	

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 PLAT 50
 KITTITAS COUNTY, WASHINGTON
 FOREST RIDGE NOTES
 Page 9 of 11



CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
1701 5th Street, Suite 100, SeaTac, WA 98148
Phone: 206-857-5454 Fax: 206-808-0044 info@contourpllc.com

DRAWN BY: L. Nguyen	CHECKED BY: S Woods
DATE: NOV 23, 2022	JOB NAME: 21-088
SCALE: NA	JOB NO.: 21-088B

INDEX DATE:	SEC 24 T20N, R15E, WM
SURVEY FOR:	SKYLINE RIDGE LLC 405 NW GILMAN BLVD, STE 102 ISSAQUAH, WA 98027
KITTITAS COUNTY, WASHINGTON	
SHEET 3 OF 11	

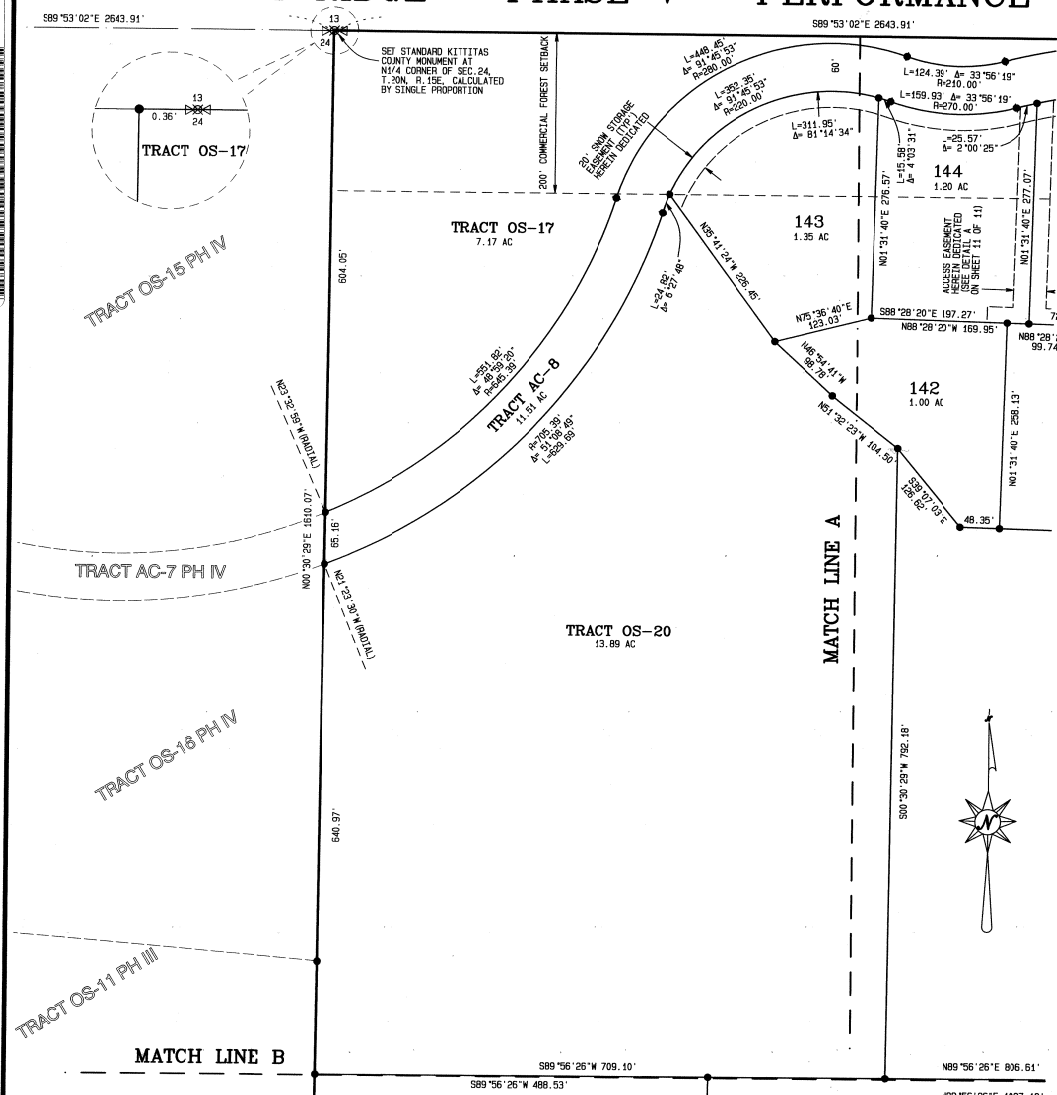
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14/21

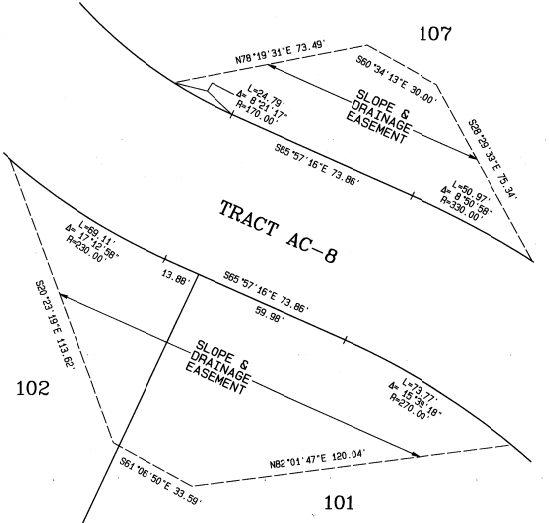
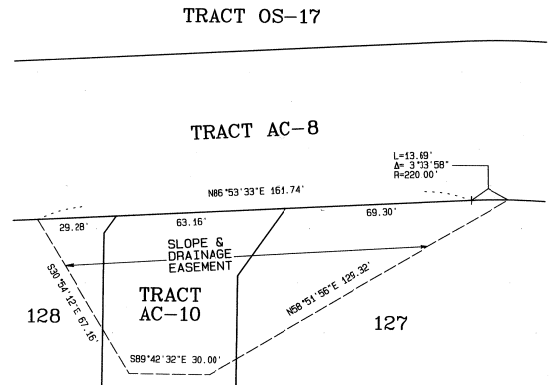
FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

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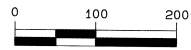
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FILE NO: TRAILBLAZE.DWG
KITTITAS COUNTY SURVEYOR



SEE SHEET 5 OF 11



- LEGEND:**
- = FOUND MONUMENT AS NOTED
 - = CALCULATED MONUMENT AS NOTED
 - = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CNTOUR LS 38965"
 - ⊗ = SET STANDARD KITTITAS COUNTY MONUMENT



Scale: 1" = 100'

SEE LINE & CURVE TABLES ON SHEET 10 OF 11



CNTOUR
ENGINEERING • LLC
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS

4706 57th Street NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-857-4554 Fax: 253-858-0044 info@cntourpllc.com

DRAWN BY: L Nguyen (CHECKED BY: S Woods)
DATE: NOV 23, 2022 JOB NAME: 21-088
SCALE: 1" = 100' JOB NO.: 21-088B

INDEX DATA: SEC 24 T20N, R15E, WM

SURVEY FOR: SKYLINE RIDGE LLC
405 NW GILMAN BLVD, STE 102
ISSAGUAH, WA. 98027

KITTITAS COUNTY, WASHINGTON

SHEET 4 OF 11

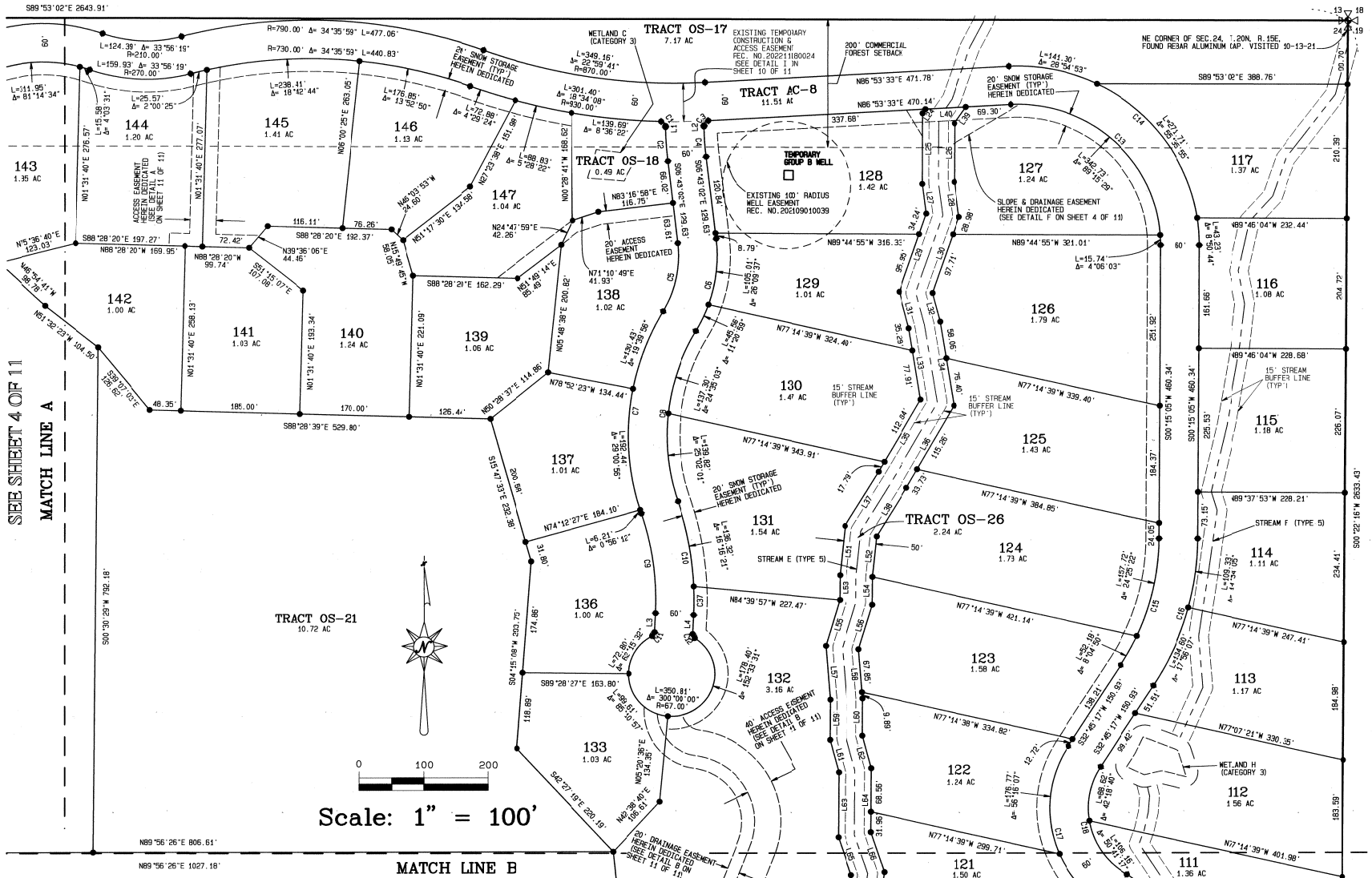
VOLUME/PAGE

14/22

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE

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3344.00 TRALLECK HOMES
KILLBUCK COUNTY REGISTER



- 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

SEE LINE & CURVE TABLES ON SHEET 10 OF 11

SEE SHEET 6 OF 11



CONTOUR
 ENGINEERING • LLC
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
 4700 3743 STREET NW, SUITE 100, GIG HARBOR, WA 98153
 Phone: 253-957-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L. Nguyen CHECKED BY: S. Woods
 DATE: NOV 23, 2022 JOB NAME: 21-08B
 SCALE: 1" = 100' JOB NO.: 21-088B

INDEX DATA:
 SURVEY FOR: SEC 24 T20N, R15E, WM
 SKYLINE RIDGE LLC
 405 NW GILMAN BLVD., STE 102
 ISSAGUAH, WA. 98027

KITITAS COUNTY, WASHINGTON

SHEET 5 OF 11

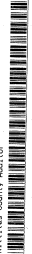
38965/381101

14/33

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE

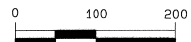
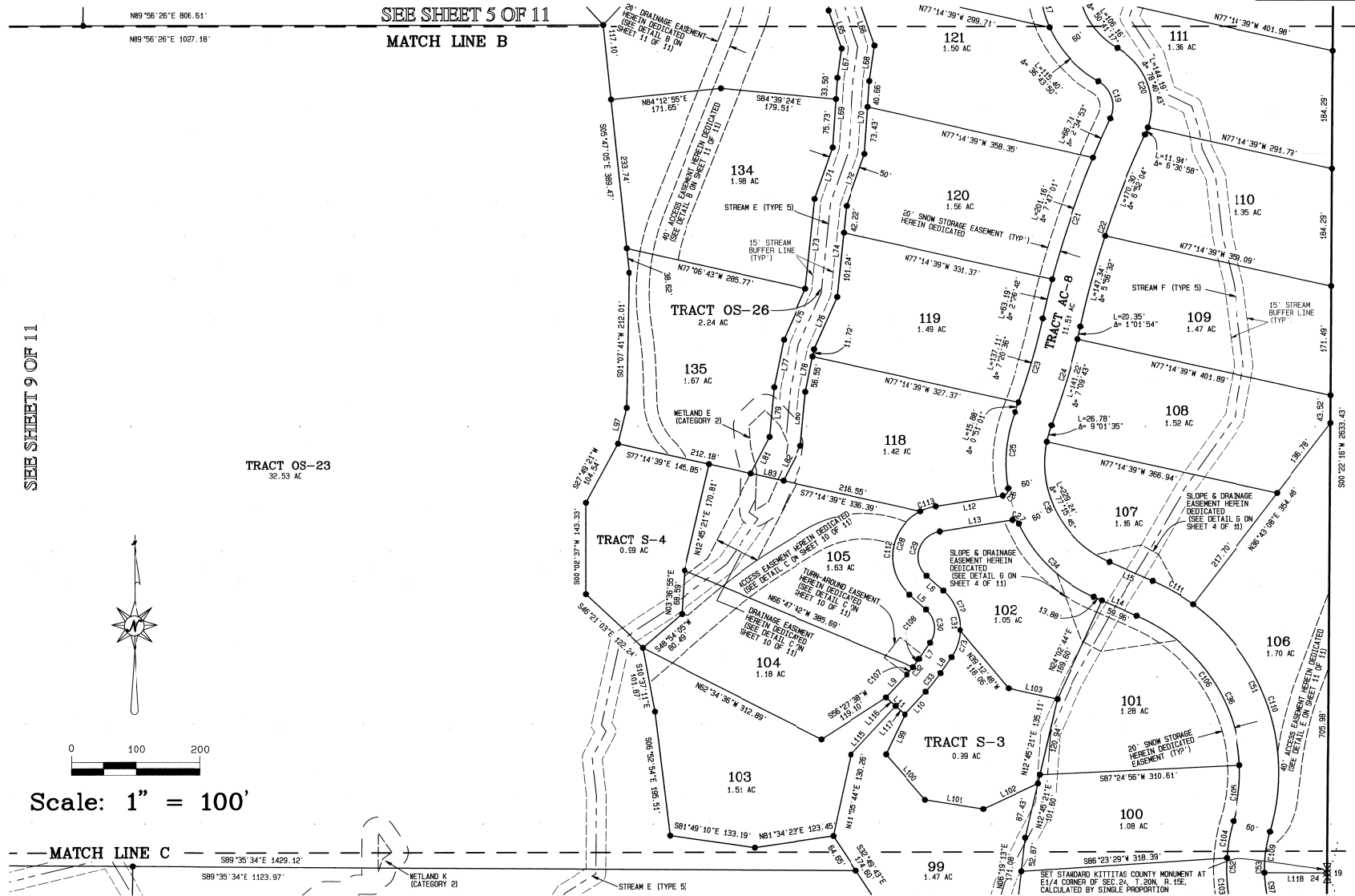
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DRAWN BY: L NGUYEN
CHECKED BY: S WOODS
DATE: NOV 23, 2022
SCALE: 1" = 100'



SEE SHEET 5 OF 11

MATCH LINE B

SEE SHEET 9 OF 11



Scale: 1" = 100'

MATCH LINE C

SEE SHEET 7 OF 11

LEGEND:

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

SEE LINE & CURVE TABLES ON SHEET 10 OF 11



CONTOUR
ENGINEERING, L.L.C.
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4706 87th Street, NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourplc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: NOV 23, 2022	JOB NAME: 21-08B
SCALE: 1" = 100'	JOB NO.: 21-08BB

INDEX DATA:
SEC 24 T20N, R15E, WM
SURVEY FOR: SKYLINE RIDGE LLC
405 NW GILMAN BLVD, STE 102
ISSAQUAH, WA. 98027
KITTITAS COUNTY, WASHINGTON
SHEET 6 OF 11

VOLUME/PAGE

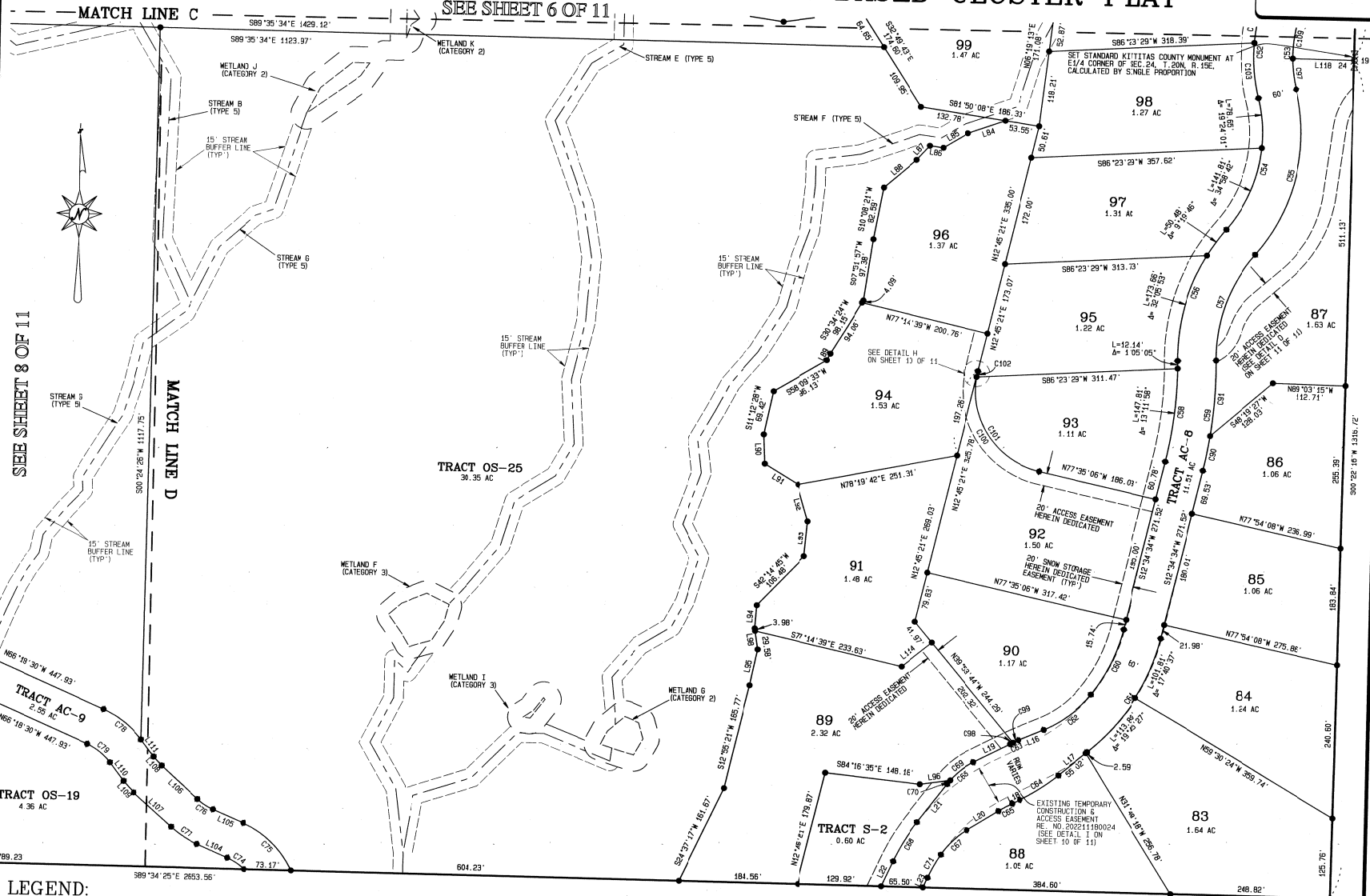
14/24

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KITTITAS COUNTY PLAT BOOKS
Page 7 of 11



FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

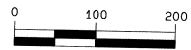
VOLUME/PAGE



SEE SHEET 8 OF 11

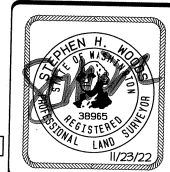
SEE SHEET 6 OF 11

- 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, LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4705 57th Street NW, Suite 100, Gig Harbor, WA 98339
Phone: 253-857-5454 Fax: 253-508-3044 info@contourplc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: NOV 23, 2022	JOB NAME: 21-088
SCALE: 1" = 100'	JOB NO.: 21-088B

INDEX DATA
SEC 24 T20N, R15E, WM

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

KITTITAS COUNTY, WASHINGTON

SHEET 7 OF 11

VOLUME/PAGE

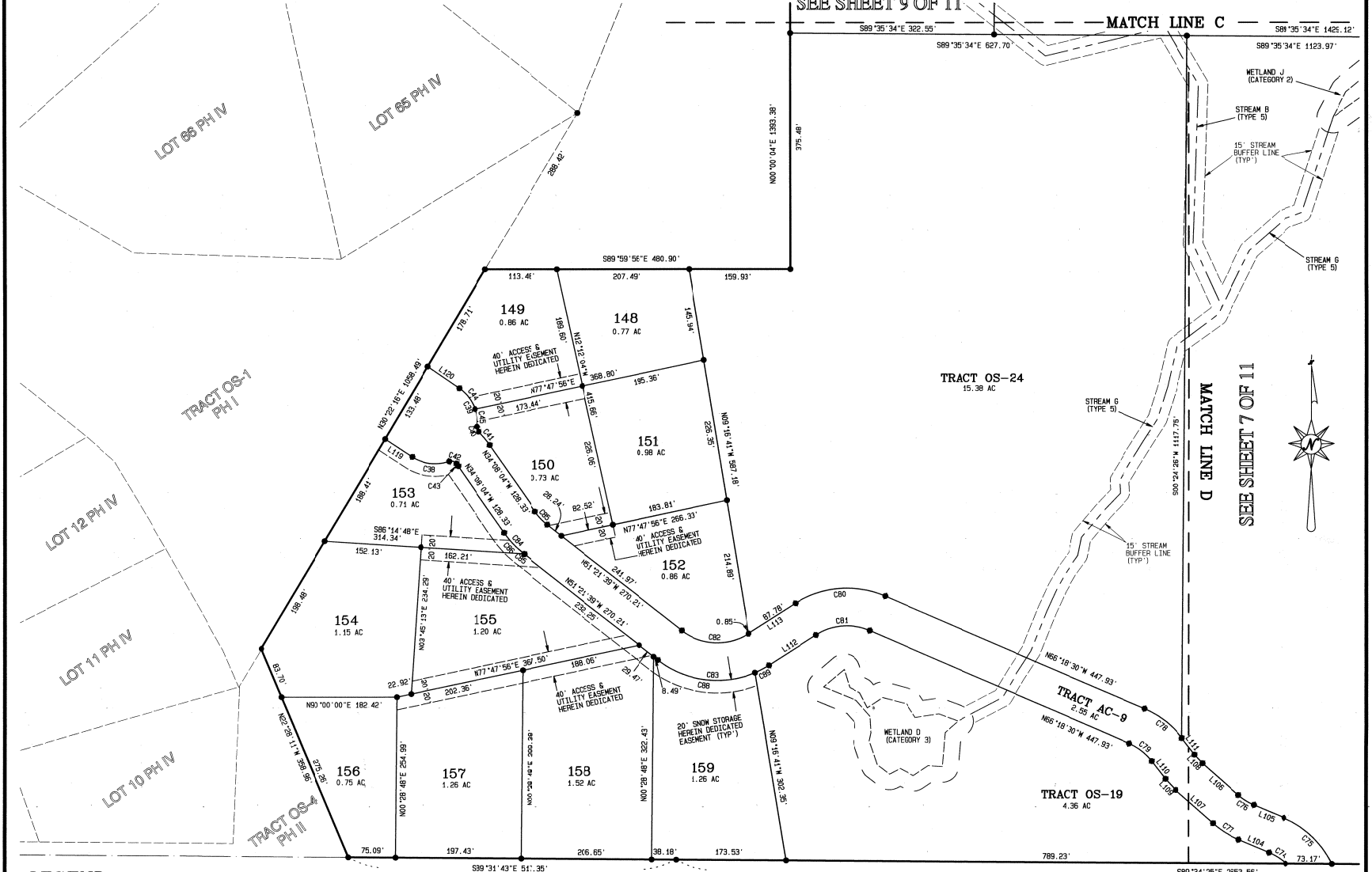
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DRAWN BY: TRACY ECKE, INC.
KITITITAS COUNTY AUDITOR

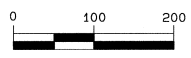
FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE

SEE SHEET 9 OF 11



- LEGEND:**
- = FOUND MONUMENT AS NOTED
 - = CALCULATED MONUMENT AS NOTED
 - = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38955"
 - 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, LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4706 97th Street NW, Suite 100, 619 Harbor, WA 98035
Phone: 253-857-5454 Fax: 253-508-0044 info@contourpllc.com

DRAWN BY: L. Nguyen	CHECKED BY: S. Woods
DATE: NOV 23, 2022	JOB NAME: 21-088
SCALE: 1" = 100'	JOB NO.: 21-088B

INDEX DATA
SEC 24 T20N, R15E, WM

SURVEY FOR:
SKYLINE RIDGE LLC
405 NW GILMAN BLVD., STE 102
ISSAGUAH, WA. 98027

KITITITAS COUNTY, WASHINGTON

SHEET 8 OF 11

VOLUME/PAGE

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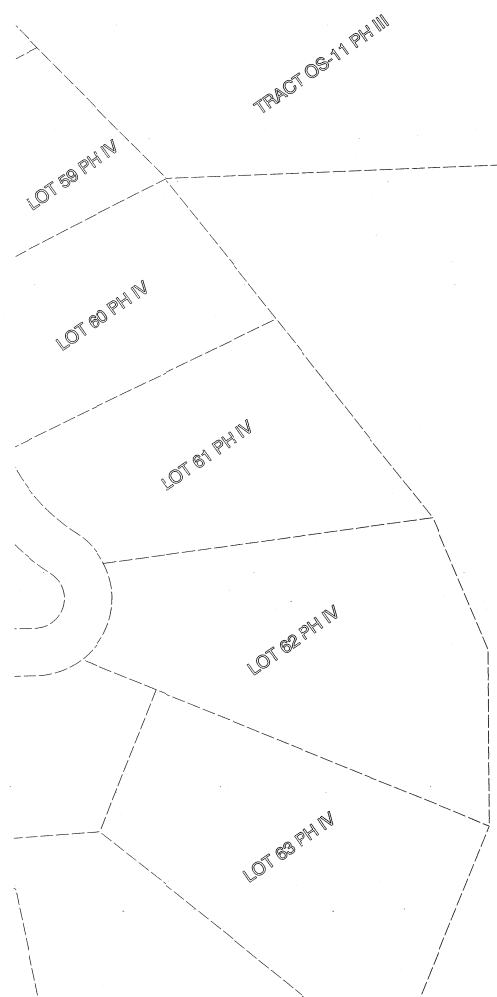
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3304.00' US L.S. 38965
KITITAS COUNTY, WASH.

FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE

SEE SHEET 4 OF 11

MATCH LINE B



SEE SHEET 8 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



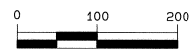
CONTOUR
ENGINEERING-LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
1706 97th Street NW, Suite 100, 619 Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-902-0044 info@contourllc.com

DRAWN BY: L. Nguyen	CHECKED BY: S. Woods
DATE: NOV 23, 2022	JOB NAME: 21-08B
SCALE: 1" = 100'	JOB NO.: 21-08BB

INDEX DATA	SEC 24 T20N, R15E, WM
SURVEY FOR:	SKYLINE RIDGE LLC 405 NW GILMAN BLVD, STE 102 ISSAQUAH, WA. 98027
KITITAS COUNTY, WASHINGTON	
SHEET 9 OF 11	

VOLUME/PAGE

SEE SHEET 6 OF 11



Scale: 1" = 100'

MATCH LINE C

S89°35'34"E 322.55'
S89°35'34"E 627.70'
S89°35'34"E 1429.12'
S89°35'34"E 1123.97'

N00°30'29"E 1930.07'

295.89'

S87°33'17"W 159.41'

S89°56'26"W 709.13'

S89°56'26"W 488.53'

N89°54'26"E 806.61'

N89°54'26"E 1027.18'

N00°10'04"E 1363.90'

1017.90'

S00°24'25"N 1313.80'

14/37

12/21/2022 02:12:58 PM V: 14 P: 37 202212120011
KITTITAS COUNTY, WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
1437

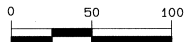
FOREST RIDGE - PHASE V - PERFORMANCE BASED CLUSTER PLAT

VOLUME/PAGE

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	10.72	87°44'13"	7.00
C2	53.40	5°46'21"	330.00
C3	10.73	87°50'14"	7.00
C4	47.35	5°46'21"	470.00
C5	113.29	37°39'36"	770.00
C6	150.57	37°39'36"	1300.00
C7	329.08	49°37'04"	380.00
C8	277.12	49°37'04"	320.00
C9	158.41	21°36'34"	420.00
C10	181.04	21°36'34"	480.00
C11	7.33	60°00'00"	7.00
C12	7.33	60°00'00"	7.00
C13	358.47	93°21'32"	220.00
C14	456.24	93°21'32"	280.00
C15	209.90	32°30'12"	370.00
C16	243.94	32°30'12"	430.00
C17	292.17	92°59'57"	180.00
C18	194.78	92°59'57"	120.00
C19	66.91	85°11'42"	45.00
C20	158.13	85°11'41"	105.00
C21	331.06	12°48'36"	1480.73
C22	317.64	12°48'36"	1420.73
C23	152.99	8°11'37"	1869.78
C24	161.57	8°11'37"	1193.78
C25	121.58	10°11'11"	105.00
C26	15.87	90°54'42"	10.00
C27	13.02	74°34'44"	10.00
C28	180.18	129°02'50"	80.00
C29	90.09	129°02'50"	40.00
C30	57.52	82°23'32"	40.00
C31	115.04	82°23'32"	80.00
C32	31.54	7°51'23"	230.00
C33	37.02	7°51'23"	270.00
C34	166.56	41°29'36"	230.00
C35	258.02	85°11'29"	170.00
C36	387.53	82°14'09"	270.00
C37	44.71	5°20'13"	480.00
C38	61.19	53°07'08"	66.00
C39	70.23	60°58'13"	86.00
C40	8.76	50°12'08"	10.00
C41	27.59	10°11'54"	155.00
C42	12.60	72°12'50"	10.00
C43	5.10	3°04'32"	95.00
C44	42.25	36°38'56"	66.00
C45	28.02	24°19'17"	66.00

CURVE	ARC	DELTA	RADIUS
C97	48.61	13°14'59"	210.21
C98	5.08	1°19'49"	219.00
C99	9.71	2°32'26"	219.00
C100	204.98	90°20'27"	130.00
C101	195.55	86°11'13"	130.00
C102	9.42	4°09'14"	130.00
C103	87.16	18°28'57"	270.21
C104	58.75	12°27'29"	270.21
C105	88.90	18°51'57"	270.00
C106	298.62	63°22'12"	270.00
C107	15.29	3°48'33"	230.00
C108	18.25	4°02'49"	230.00
C109	64.91	17°41'27"	210.21
C110	400.65	89°33'45"	330.00
C111	72.99	12°40'24"	330.00
C112	154.81	110°52'23"	80.00
C113	25.38	18°10'27"	80.00

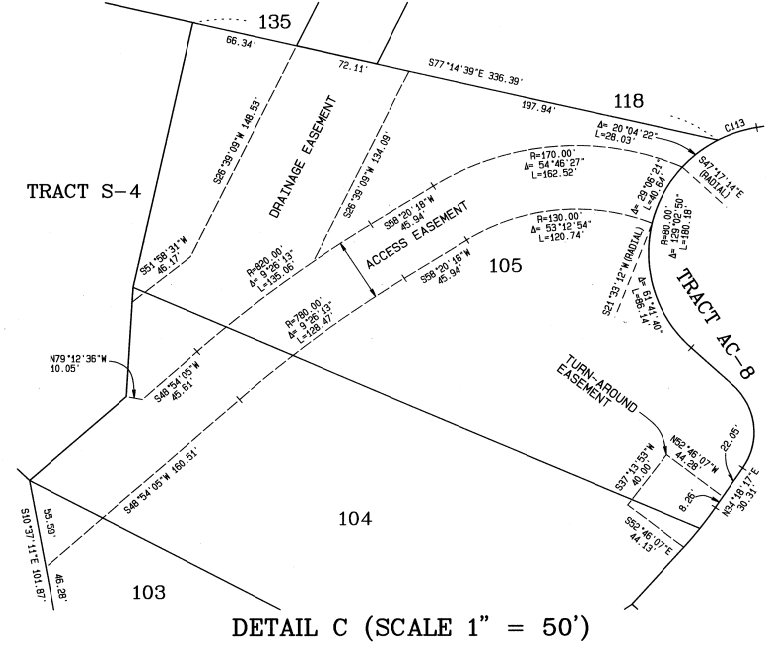


Scale: 1" = 50'

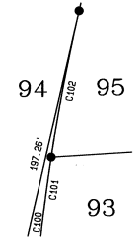
LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°56'41"W	2.05
L2	S00°58'41"E	2.05
L3	S02°47'04"W	29.95
L4	S10°42'32"W	29.95
L5	N46°05'16"W	34.79
L6	S42°05'16"E	34.79
L7	N34°18'17"E	30.31
L8	S34°18'17"W	30.31
L9	S42°09'39"W	48.51
L10	N42°09'39"E	48.51
L11	N47°50'21"W	40.00
L12	N80°57'34"E	105.06
L13	S80°57'34"W	113.57
L14	N05°57'16"W	73.86
L15	S82°57'16"E	73.86
L16	N62°18'29"E	42.64
L17	S50°00'38"W	57.61
L18	S82°48'14"W	13.46
L19	S82°26'14"W	63.53
L20	S07°23'11"W	57.61
L21	N32°37'36"E	75.88
L22	S24°04'28"W	43.31
L23	S24°04'28"W	17.03
L24	N04°33'29"E	7.88
L25	N00°17'28"E	110.72
L26	S00°17'28"W	91.91
L27	N07°28'05"W	46.92
L28	S07°28'05"E	55.33
L29	N15°06'12"E	130.19
L30	S15°06'12"W	126.69
L31	N14°57'12"E	52.50
L32	S14°57'12"W	52.51
L33	N00°17'31"E	102.11
L34	S00°17'31"W	100.52
L35	N18°31'17"W	62.46
L36	S18°31'17"E	65.98
L37	N08°03'05"E	46.14
L38	S08°03'05"W	56.11
L39	N03°50'09"E	109.23
L40	S03°50'09"W	114.09
L41	N19°06'18"E	85.18
L42	S19°06'18"W	86.07
L43	N05°51'05"E	141.57
L44	S05°51'05"W	143.46
L45	N23°21'34"E	86.99
L46	S23°21'34"W	89.31
L47	N11°18'30"E	76.23
L48	S11°18'30"W	68.27
L49	N05°09'39"E	77.94
L50	S05°09'39"W	84.75
L51	N06°39'09"E	64.14
L52	S06°39'09"W	61.25
L53	S77°14'39"E	51.51
L54	N70°08'39"E	61.06
L55	S50°07'25"W	44.77
L56	S82°32'22"E	21.16
L57	S41°38'45"W	30.22
L58	S48°29'51"W	67.18
L59	S26°49'03"W	11.50
L60	S03°08'22"E	45.82
L61	S58°30'02"E	60.77
L62	S16°39'38"E	59.88
L63	S04°50'08"W	54.68
L64	S03°44'03"W	36.57
L65	S11°01'45"W	57.72
L66	S81°33'11"W	57.51
L67	S16°39'38"E	59.88
L68	S08°46'25"E	33.56

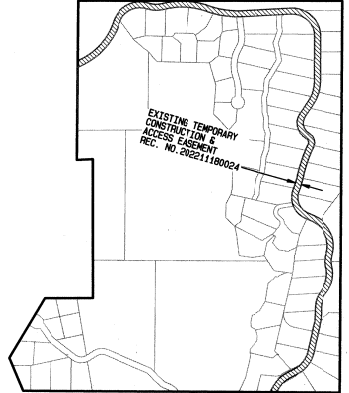
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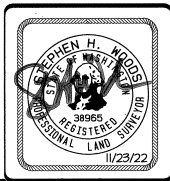
DETAIL C (SCALE 1" = 50')



DETAIL H (SCALE 1" = 5')



DETAIL I (NOT TO SCALE)



CONTOUR
ENGINEERING, LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4706 97th Street NW, Suite 100, 614 Harbor, WA 98328
Phone: 253-657-5454 Fax: 253-639-0044 info@contourplc.com

DRAWN BY: L. Nguyen CHECKED BY: S. Woods
DATE: NOV 23, 2022 JOB NAME: 21-088
SCALE: 1" = 100' JOB NO.: 21-088B

INDEX DATA
SEC 24 T20N, R15E, WM

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

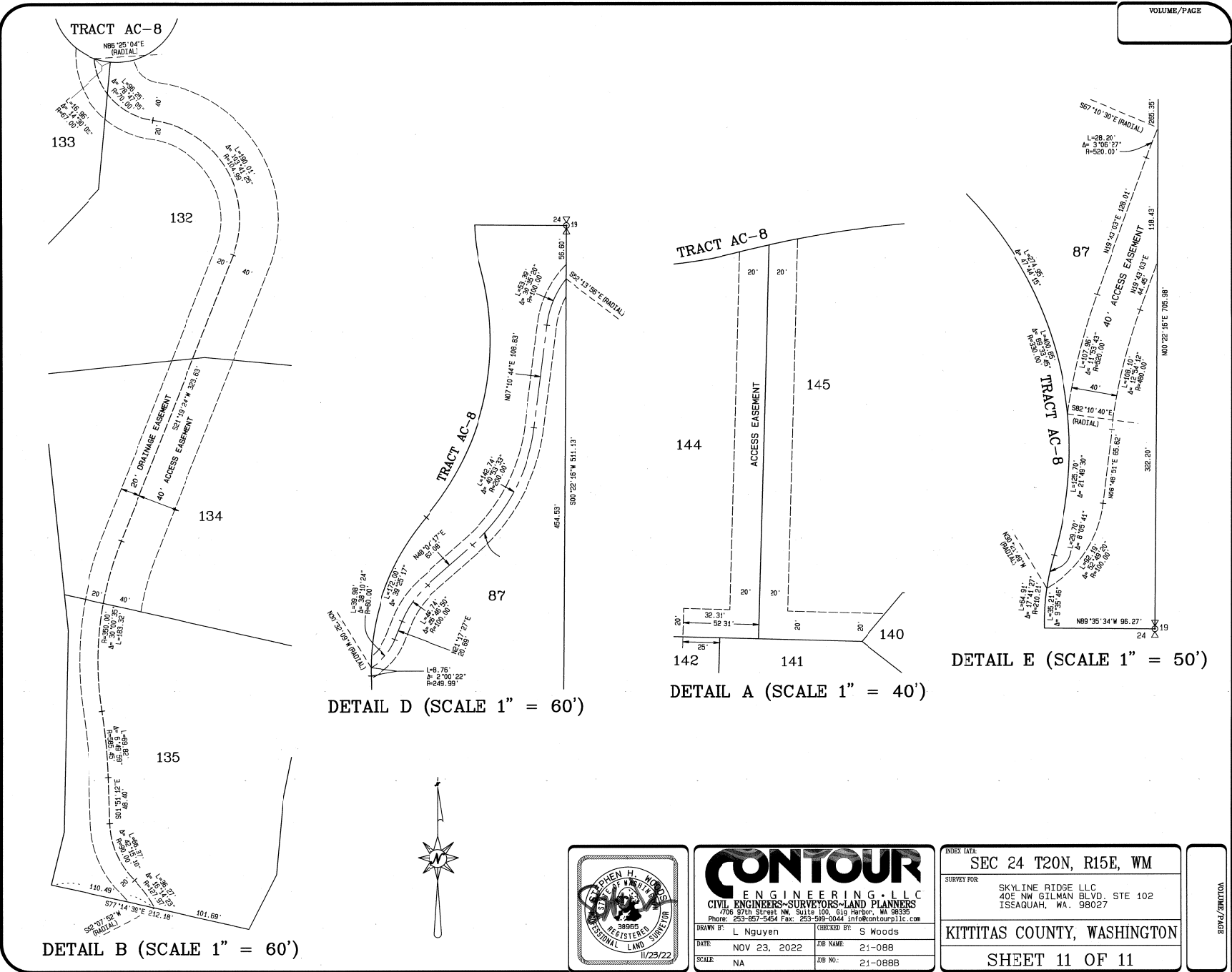
KITTITAS COUNTY, WASHINGTON

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VOLUME/PAGE

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DETAIL B (SCALE 1" = 60')

DETAIL D (SCALE 1" = 60')

DETAIL A (SCALE 1" = 40')

DETAIL E (SCALE 1" = 50')

VOLUME/PAGE

VOLUME/PAGE



CONTOUR
ENGINEERING, LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
706 97th Street NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-919-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: NOV 23, 2022	JOB NAME: 21-08B
SCALE: NA	JOB NO.: 21-08BB

INDEX DATA:
SEC 24 T20N, R15E, WM

SURVEY FOR:
SKYLINE RIDGE LLC
40E NW GILMAN BLVD, STE 102
ISSAQUAH, WA. 98027

KITTITAS COUNTY, WASHINGTON

SHEET 11 OF 11