



**APPROVALS**  
 KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 200\_\_

KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE FOREST RIDGE PRRP PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWERAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 200\_\_

KITTITAS COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE FOREST RIDGE PRRP HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 200\_\_

KITTITAS COUNTY TREASURER  
 CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 PARCEL NO. #20-15-24000-0001, -0003, -0004, -0007, -0015, -0016, -0017, -0018, -0019, -0020, -0021, -0022, (893034, 163034, 173034, 203034, 22020, 22021, 22022, 22023, 22024, 22025, 22026 & 22027)  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 200\_\_

KITTITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 200\_\_

BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON

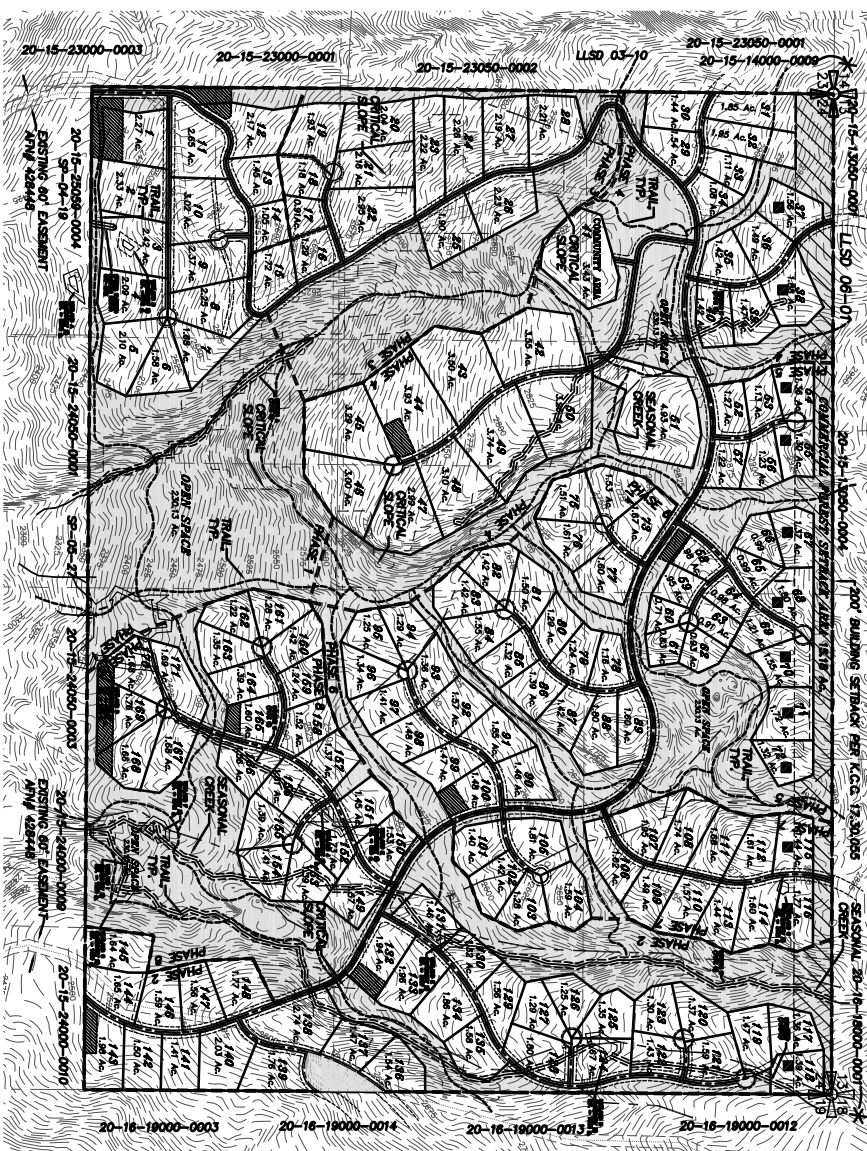
BY: \_\_\_\_\_  
 CHAIRMAN

ATTEST: \_\_\_\_\_  
 CLERK OF THE BOARD

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

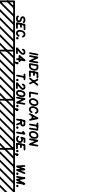
**OWNER:**  
 IRON SNOGSSON, LLC  
 400 WEST 1ST STREET  
 CLE ELUM, WA 98922  
 PARCEL #20-15-24000-0001, -0003, 0004, -0007, -0015, -0016, -0017, -0018, -0019, -0020, -0021, -0022  
 ACRES: 478.43 ACRES  
 I HEREBY CERTIFY GROUP 1 SYSTEMS WATER SOURCE, INDIVIDUAL & COMMUNITY SEPTIC STORAGE/WATER DETENTION/RETENTION ROWE, R-5

**FOREST RIDGE  
 PERFORMANCE BASED CLUSTER PLAT  
 LOCATED IN SECTION 24, T.20N., R.15E., W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON**



**LEGEND**

[Symbol]	PROPOSED OPEN SPACE AREA (280.13 ACRES TOTAL)
[Symbol]	COMMERCIAL FOREST SETBACK AREA (15.18 ACRES TOTAL)
[Symbol]	CRITICAL SLOPES (30% AND GREATER)
[Symbol]	POSSIBLE STORM DETENTION & TREATMENT AREA
[Symbol]	A SECTION CORNER, AS NOTED
[Symbol]	PHASING LINE



**PERFORMANCE BASED CLUSTER PLATING TABLE**

DESCRIPTION	AREA	BONUS POINTS
OPEN SPACE TOTAL (48%)	230.13 AC.	40 POINTS
OPEN SPACE DENSITY BONUS (40%)	191.38 AC.	0 POINTS
COMMERCIAL FOREST SETBACK AREA	15.18 AC.	0 POINTS
SEASONAL FOREST SETBACK AREA	7.05 AC.	0 POINTS
WETLANDS & BUFFERS WITHIN OPEN SPACE	4.52 AC.	0 POINTS
WETLANDS & BUFFERS WITHIN OPEN SPACE	12.00 AC.	0 POINTS
DEVELOPMENT AREA	248.30 AC.	50 POINTS
GROUP A WATER SYSTEM	478.43 AC.	90 POINTS
<b>TOTAL</b>		

**SURVEY NOTES:**

1. BASIS OF BEARINGS AND SECTION BEARINGS ARE PER A SURVEY BY ESK CONSULTING ENGINEERS, LLC AS FILED IN BOOK NUMBER 20-0061/0470006, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO CLUSTER PLAT AND D-1 AND D-2 OF THAT CERTAIN SURVEY AS RECORDED BY ESK CONSULTING ENGINEERS, LLC AS FILED IN BOOK 91 OF SURVEYS AT PAGES 84 THROUGH 85 UNDER ADDITION'S FILE NUMBER 2001/0470006, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON INTO THE CONVEYANCE SEVEN PARCELS.
3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO EXTENDLAND CONVEYANCE WITHIN THE LAND DIVISION. THE APPLICANT OF WATER UNDER THE GROUPED WATER RETENTION (FRY 90-44-000) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO COUNTERCLAIM BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
4. THE CRITICAL SLOPES AND STREAMS SHOWN ON THIS SURVEY WERE TAKEN FROM THE CRITICAL AREA MAP PROVIDED BY KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES AND OVERLAIN ONTO THE SUBORDINATE.
5. ALL ROADS SHOWN ON THIS PLAT WILL BE WITHIN A 60-FT. ROAD EASEMENT AND CONSTRUCTED TO KITTITAS COUNTY PRIVATE ROAD STANDARDS.

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 500 ft.

**RECORDER'S CERTIFICATE** .....

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M. in book \_\_\_\_\_, at page \_\_\_\_\_, at the request of \_\_\_\_\_  
 DAVID P. NELSON  
 Surveyor's Name

County Auditor: \_\_\_\_\_ Deputy County Auditor

**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 of the request of: IRON, SNOGSSON, LLC  
 In: APRIL, 2008.

DAVID P. NELSON, D.P.E.  
 Certificate No. 18092.

**Encompass**  
 ENGINEERING & SURVEYING  
 108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419

**FOREST RIDGE  
 PERFORMANCE BASED CLUSTER PLAT  
 LOCATED IN SECTION 24, T. 20N., R. 15E., W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON**

DWN BY	DATE	JOB NO.
MRN/GW	12/09	08008
CHRD BY	SCALE	SHEET
D. NELSON	1"=500'	1 OF 6