

KITTTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

MEMORANDUM

TO: Darryl Piercy, Director of Community Development Services

CC: Rick Holmstrom, WSDOT *RP*

FROM: Joy Potter, Engineering Manager

THRU: Paul D. Bennett, P.E., Director of Public Works

DATE: March 29, 2005

SUBJECT: Terra Design Works (Yak. River Prop)

PARCELS: 19-16-04020-0002

Boundary Line Adjustments & Segregations

This is a non-project specific application. Any future development will first consider the use of an existing access, including the improvement or construction of an internal road system. Existing accesses and/or internal road systems shall be improved or meet current Kittitas County Road Standards. No additional accesses will be approved unless they conform to current Kittitas County Road Standards. **Access is not guaranteed to any existing or created parcel on this application. Access to SR 10 must be approved by Washington State Department of Transportation.**

In accordance with Kittitas County Code 12.01.090B, the final recorded survey shall reflect existing County road right of way, with a minimum of 30' identified from centerline to adjoining parcels and/or affected property.

Filing a permit application with Kittitas County, such as a building permit or the submittal of a Short Plat/Long Plat, will trigger this proposal to a project specific status. At that time, Public Works will review the permit for access, identifying the specific requirements. All requirements shall meet the current Kittitas County Road Standards. Prior to the issuance of an occupancy permit from Community Development Services, all needed access improvements shall be completed and approved by Public Works.

Public Works has not reviewed the proposed boundary line adjustment parcels in relation to the current county subdivision code.

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

TerraDesignWorks (Yak. River Prop)
Applicant Name

PO Box 462
Address

PAID

Roslyn
City

WA 98940
State, Zip Code

MAR 09 2005

KITTITAS CO.
CDS

Phone (Home)

509-649-3169
Phone (Work)

Original Parcel Number(s) & Acreage

Action Requested

New Acreage

19-16-04020-0002 (85.98 acres)

- Segregated into 4 Lots
- "Segregated" for Mortgage Purposes Only
- Segregated Forest Improvement Site
- Eliminate (Segregate) Mortgage Purpose Only Parcel
- Boundary Line Adjustment between property owners
- Boundary Line Adjustment between properties in the same ownership
- Combine Parcels at Owner's request

Survey Vol.	Pg.
Lot 1 21.48 acres	
Lot 2 21.48 acres	70.77
Lot 3 21.48 acres	
Lot 4 21.48 acres	6.00

Applicant is: TRLLC Owner Purchaser

Lessee Other**

*Owner's Signature (Required)

Charles Bala
**Other

TREASURER'S OFFICE REVIEW

Tax Status: _____

By: _____

Date: _____

PLANNING DEPARTMENT REVIEW

- This segregation meets the requirements for observance of intervening ownership.
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 020(1))
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___ **Survey Required Yes No ___ (See Pg. 2)
- This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required)

Card No.: N/A

Parcel Creation Date: N/A

*THIS SEGREGATION
MAY CREATE UNSALABLE
LOTS - GS*

Last Split Date: N/A

Current Zoning District: Rural - 3

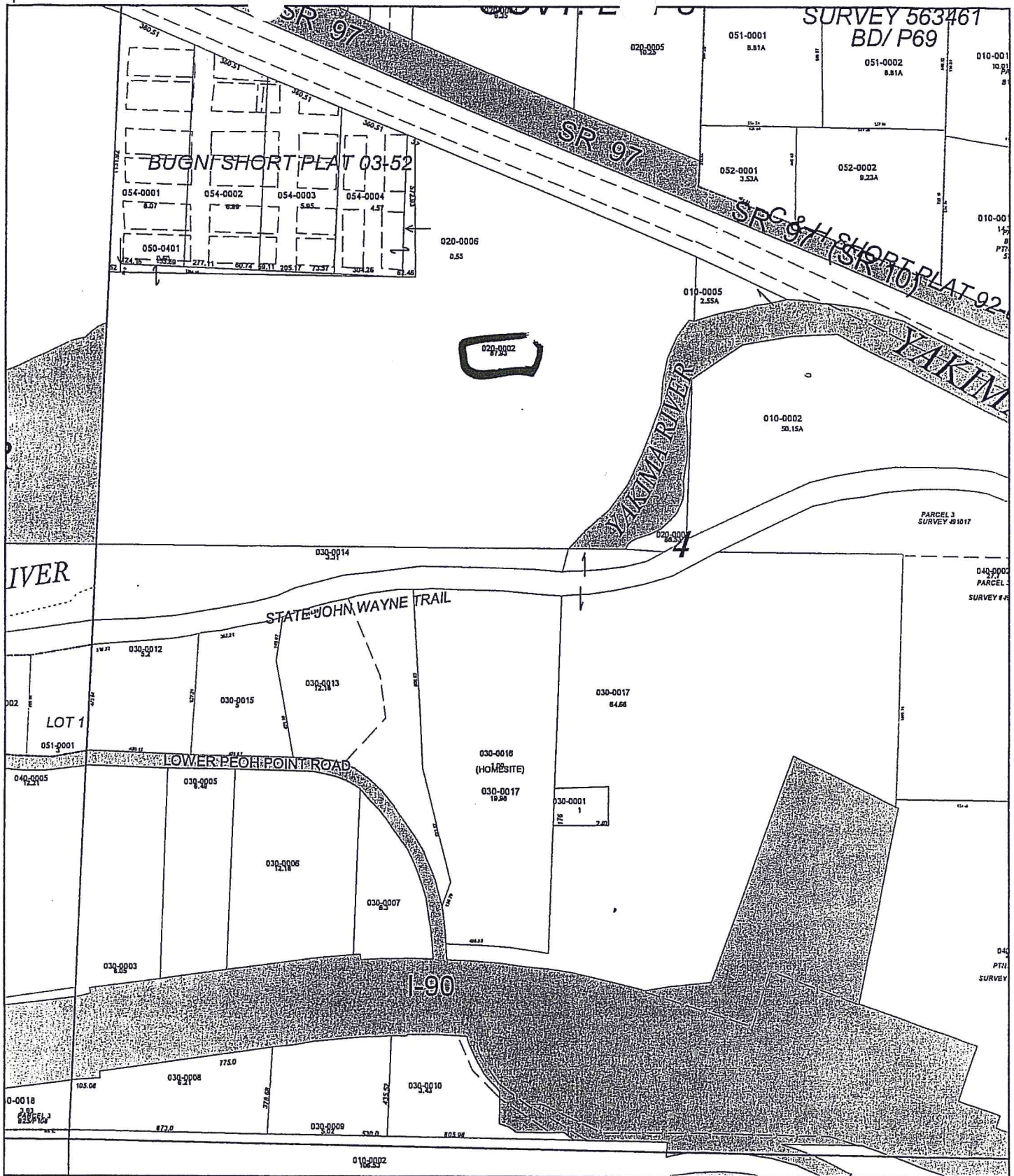
Review Date: 6-24-05

By: *Craban Sim*

**Survey Approved: _____

By: _____

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.



Township: 19 Range: 16 Section: 4

ParcelView 4.0.0

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 9/30/2004 9:29:34 AM



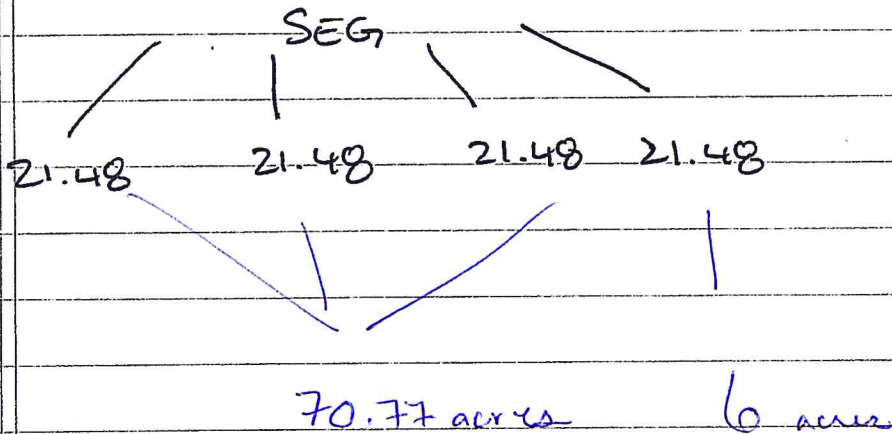
Scale: 1 inch = 601 feet

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessors Office does not warrant its accuracy.

TERRA DESIGN WORKS (YAK RIVER PROP)

19-16-04020-0002

(85.98 ac)



Per Discussion
w/ Doc. Hansen October 2012
- Property being sold to
Forterra for Conservation

RECORD OF SURVEY

A PORTION OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTTAS COUNTY, WASHINGTON

FLOOD ZONE DESIGNATIONS:

ZONE A-1 = AREAS OF 100-YEAR FLOOD HAZARD FACTORS DETERMINED BY THE FEDERAL FLOOD INSURANCE PROGRAM;
ZONE A-2 = AREAS BETWEEN LINES OF 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT;
ZONE A-3 = AREAS BETWEEN LINES OF 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT AND AREAS PROTECTED BY LEVERS FROM THE BASE FLOOD.

FLOOD ZONE AREAS:

ZONE A-3 = ± 44.25 AC.
ZONE A-4 = ± 27.88 AC.
ZONE A-6 = ± 4.53 AC.
ZONE B = ± 0.12 AC.

AREA CONTAINED IN RIVER = 12.67 AC.

EXISTING LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTHWEST QUARTER, AND THAT PORTION OF GOVERNMENT LOT 3, LYING SOUTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTTAS COUNTY, STATE OF WASHINGTON;
AND THAT PORTION OF GOVERNMENT LOT 4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT, ONE HALF INCH DIAMETER BEAR ON THE WEST LINE OF SAID GOVERNMENT LOT 4 WHICH IS NORTH 02°33'47" EAST, 50.05' FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4, THENCE SOUTH 02°33'47" WEST 50.05' BACK ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4, WHICH IS IN THE YAKAMA RIVER; THENCE SOUTH 89°44'22" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 52.00' TO THE TRUE POINT OF BEGINNING WHICH IS ALSO IN THE YAKAMA RIVER; THENCE CONTINUING SOUTH 89°44'22" EAST ALONG SAID LINE TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, 64.20' TO THE TRUE POINT OF BEGINNING; BEING AN EXISTING FENCE LINE, 1267.15'; THENCE SOUTH 00°15'38" WEST, 56.6' TO THE TRUE POINT OF BEGINNING; BEING A PORTION OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 19, 2003, IN BOOK 28 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NO. 200302190001, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.
EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, LYING SOUTHERLY OF THE YAKAMA RIVER, HERETOFORE CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, BY DEED DATED OCTOBER 10, 1949 AND RECORDED IN BOOK 83 OF DEEDS, PAGE 1171, AND
EXCEPT RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY, ACROSS THE NORTHERLY PORTION OF SAID PREMISES;
EXCEPT THAT PORTION, IF ANY, LYING EAST OF THE FENCE LINE RUNNING ALONG THE EAST LINE, HEREOF, AS PER BOUNDARY LINE AGREEMENT RECORDED SEPTEMBER 11, 1984, UNDER AUDITOR'S FILE NO. 482182;
AND EXCEPT THAT PORTION OF GOVERNMENT LOT 3 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 3 TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILROAD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 80°35'11" EAST ALONG SAID RIGHT OF WAY LINE 37.21 FEET; THENCE SOUTH 12°52'45" WEST 112.25 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE NORTH 02°28'07" EAST, 597.72 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM 522 TOTAL STATION AND A TOPCON HPRER LITE GPS. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREBY WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVEL IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADEQUATE ADJUSTMENT.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
3. THE PURPOSE OF THIS DOCUMENT IS TO SEGREGATE PARCELS, NUMBERS 19-16-04020-0002 (346854) & 19-16-04050-0401 (191312) TO THE CORPORATION SHOWN ON SHEET 1.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING DOCUMENTS RECORDED IN KITTTAS COUNTY, STATE OF WASHINGTON: BOOK 6 OF SHORT PLATS, PAGES 135 & 136; BOOK 13 OF SURVEYS, PAGE 35; BOOK 28 OF SURVEYS, PAGE 228; BOOK 18 OF SURVEYS, PAGE 83; BOOK 28 OF SURVEYS, PAGE 194; AND THE SURVEYS REFERENCED THEREIN.

NOTE:

THE EXISTING UTILITIES AS SHOWN ON THIS MAP ARE APPROXIMATE AND ARE NOT TO BE CONSIDERED AS A BASIS FOR INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND TO INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-6555

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDBING ACT AT THE REQUEST OF TEANAWAY RIDGE LLC
N. NOV. 2012

RECORDER'S CERTIFICATE _____ DAY OF _____ 20____ AT _____ M.
FILED FOR RECORD THIS _____ AT _____ IN BOOK _____ OF _____ AT THE REQUEST OF _____
SURVEYOR'S NAME
DUSTIN L. PIERCE
County Auditor _____ Deputy County Auditor

DATE
455023
CERTIFICATE NO. _____
DATE
455023
CERTIFICATE NO. _____



Western Washington Division
Eastern Washington Division
165 1/2 Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230 • Fax: (425) 391-3055
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SEGREGATION SURVEY

PREPARED FOR
TEANAWAY RIDGE LLC
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 19N, RANGE 16E, W.M.

DATE
11/2012
JOB NO.
07176-1
SCALE
N/A
SHEET
2 OF 2

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S07°14'12"E	36.67	L16	N5°24'07"E	46.61
L2	S89°44'12"W	17.62	L17	N10°20'52"E	27.52
L3	S89°44'12"W	31.22	L18	N10°20'52"E	21.87
L4	S89°44'12"W	83.00	L19	N20°12'24"E	21.87
L5	S89°44'12"W	54.85	L20	N7°02'06"W	15.27
L6	S89°44'12"W	89.14	L21	S89°44'12"W	17.77
L7	S89°44'12"W	89.14	L22	S89°44'12"W	24.61
L8	S41°50'27"E	70.26	L23	S89°44'12"W	20.14
L9	S35°45'37"E	95.42	L24	S7°41'26"W	24.74
L10	S35°45'37"E	68.02	L25	S02°50'10"W	13.37
L11	S35°45'37"E	43.04	L26	S01°05'12"W	13.87
L12	N72°51'48"E	52.24	L27	N3°28'50"W	11.87
L13	N51°01'42"E	30.25	L28	N88°24'21"W	127.41
L14	S48°27'25"E	68.87	L29	S75°53'52"W	56.83
L15	S26°07'43"E	63.32	L30	S72°21'11"W	36.87
L16	S83°36'47"E	43.64	L31	S71°12'23"W	62.89
L17	S78°09'04"E	55.02	L32	S78°40'41"W	73.05
L18	S72°09'04"E	66.87	L33	S85°20'06"E	67.62
L19	S74°06'10"E	53.01	L34	N74°40'18"W	49.45
L20	S74°06'10"E	53.01	L35	N69°23'27"W	32.45
L21	S81°02'53"E	102.19	L36	N44°59'45"W	58.41
L22	S81°02'53"E	27.28	L37	N39°33'24"W	58.41
L23	S89°44'12"W	83.42	L38	N32°40'17"W	51.57
L24	S89°44'12"W	92.68	L39	N32°40'17"W	51.57
L25	S89°44'12"W	48.31	L40	N25°51'33"W	117.76
L26	S89°44'12"W	74.62	L41	N25°51'33"W	52.50
L27	S38°02'07"E	81.64	L42	N26°24'09"W	22.03
L28	S38°02'07"E	78.88	L43	N33°55'06"W	44.18
L29	S10°51'27"E	50.38	L44	N32°24'53"W	19.74
L30	S10°51'27"E	41.18	L45	N33°44'27"E	62.05
L31	S41°08'05"E	40.89	L46	N46°30'55"W	30.87
L32	S85°40'20"E	40.89	L47	N63°30'07"W	33.86
L33	S72°21'11"E	102.50	L48	N67°10'7"W	67.84
L34	N87°24'24"E	50.89	L49	N42°48'52"W	43.34
L35	N89°35'41"E	172.60	L50	N51°02'26"W	28.12
L36	N89°35'41"E	124.16	L51	N43°54'57"W	54.15
L37	N89°35'41"E	50.07	L52	N43°54'57"W	25.39
L38	N89°35'41"E	188.42	L53	S84°50'22"W	41.83
L39	N61°48'28"E	74.89	L54	S91°00'52"W	142.39
L40	N45°35'25"E	45.85	L55	S90°33'44"W	52.89
L41	N45°35'25"E	45.85	L56	S90°33'44"W	52.89
L42	N45°35'25"E	45.85	L57	S90°33'44"W	52.89
L43	N45°35'25"E	45.85	L58	S90°33'44"W	52.89
L44	N45°35'25"E	45.85	L59	S90°33'44"W	52.89
L45	N30°33'02"E	45.40	L60	N65°21'19"W	80.36
L46	N30°33'02"E	68.63	L61	N65°21'19"W	80.36
L47	N30°33'02"E	62.28	L62	N33°23'27"W	33.95
L48	N30°33'02"E	62.28	L63	N33°23'27"W	33.95
L49	N14°40'24"E	68.09	L64	N33°23'27"W	33.95
L50	N14°40'24"E	68.09	L65	N33°23'27"W	33.95
L51	N14°40'24"E	21.65	L66	N33°23'27"W	33.95
L52	N14°40'24"E	21.65	L67	N33°23'27"W	33.95
L53	N67°28'08"E	22.10	L68	N33°23'27"W	33.95
L54	N67°28'08"E	71.48	L69	N33°23'27"W	33.95
L55	N67°28'08"E	130.98	L70	N33°23'27"W	33.95
L56	N27°13'37"E	102.71	L71	N23°21'16"W	92.15
L57	N23°21'16"W	102.71	L72	N23°21'16"W	92.15
L58	N89°44'12"E	85.34	L73	N15°34'06"W	81.19
L59	N89°44'12"E	118.07	L74	N15°34'06"W	81.19
L60	N89°44'12"E	181.81	L75	N17°24'34"W	49.38
L61	S70°53'18"E	74.16	L76	N8°28'58"W	62.53
L62	S70°53'18"E	68.07	L77	N8°28'58"W	62.53
L63	S70°53'18"E	68.07	L78	N8°28'58"W	62.53
L64	S70°53'18"E	68.07	L79	N8°28'58"W	62.53
L65	S70°53'18"E	28.83	L80	N8°28'58"W	47.10