

# Kittitas County Community Development Services

Darryl Piercy, Director

## MEMORANDUM

TO: Encompass Engineering & surveying, authorized agent for Laurin Mellergaard, applicant

FROM: Dan Valoff, Staff Planner

DATE: February 21, 2007

SUBJECT: Mellergaard SEG-07-04

DESCRIPTION: Administrative Segregation in the Forest & Range Zone.

PARCEL  
NUMBER: 17-18-21000-0002

Kittitas County Community Development Services has reviewed the proposed Administrative Segregation application and hereby grants:

### FINAL APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed to complete the process.

1. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office. **The Treasurer's office will need to sign off on the attached Parcel Segregation/Boundary Line Adjustment form prior to applicant submittal to the Assessor's office. After which, the complete application packet will need to be submitted to the Assessor's office for further processing.**
2. Please refer to the attached Kittitas County Public Works Memo for additional information.

Attachments: Approved SEG Application and maps  
Preliminary Segregation drawing  
Legal descriptions

BLA-SEG 07-04

RECEIVED

FEES: \$425 Administrative Segregation per page  
\$100 Major Boundary Line Adjustment per page  
\$50 Minor Boundary Line Adjustment per page  
\$50 Combination

JAN 19 2007 MR

KITTITAS COUNTY  
ELLENSBURG, WA 98926

RECEIVED

Kittitas County  
CDS

Assessor's Office  
County Courthouse Rm. 101

Planning Department  
County Courthouse Rm. 182

FEB 09 2007

Treasurer's Office  
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

KITTITAS COUNTY  
DEPT. OF PUBLIC WORKS

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

<u>LAURIN MELLERGAARD</u>		<u>% ENCOMPASS ENG &amp; SURVEYING</u>
Applicant's Name <u>CLE ELUM</u>		Address <u>WA 98926</u>
City _____		State, Zip Code _____
Phone (Home) _____		Phone (Work) _____
<b>Original Parcel Number(s) &amp; Acreage</b> (1 parcel number per line)	<b>Action Requested</b>	<b>New Acreage</b> (Survey Vol. ____, Pg ____)
<u>17-18-21000-0002 320 ACRES</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>9</u> LOTS	<u>8 PARCELS AT 20 ACRES</u>
_____	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	_____
_____	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	<u>1 PARCEL AT 160 ACRES</u>
_____	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	_____
_____	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	_____

Applicant is:  Owner  Purchaser  Lessee  Other

Laurin Mollergaard  
Owner Signature Required

Met Smith  
Other

Treasurer's Office Review

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_  
Kittitas County Treasurer's Office  
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. \_\_\_\_)
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ **Legals** \*\*Survey Required: Yes  No
- ( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: Forest & Range

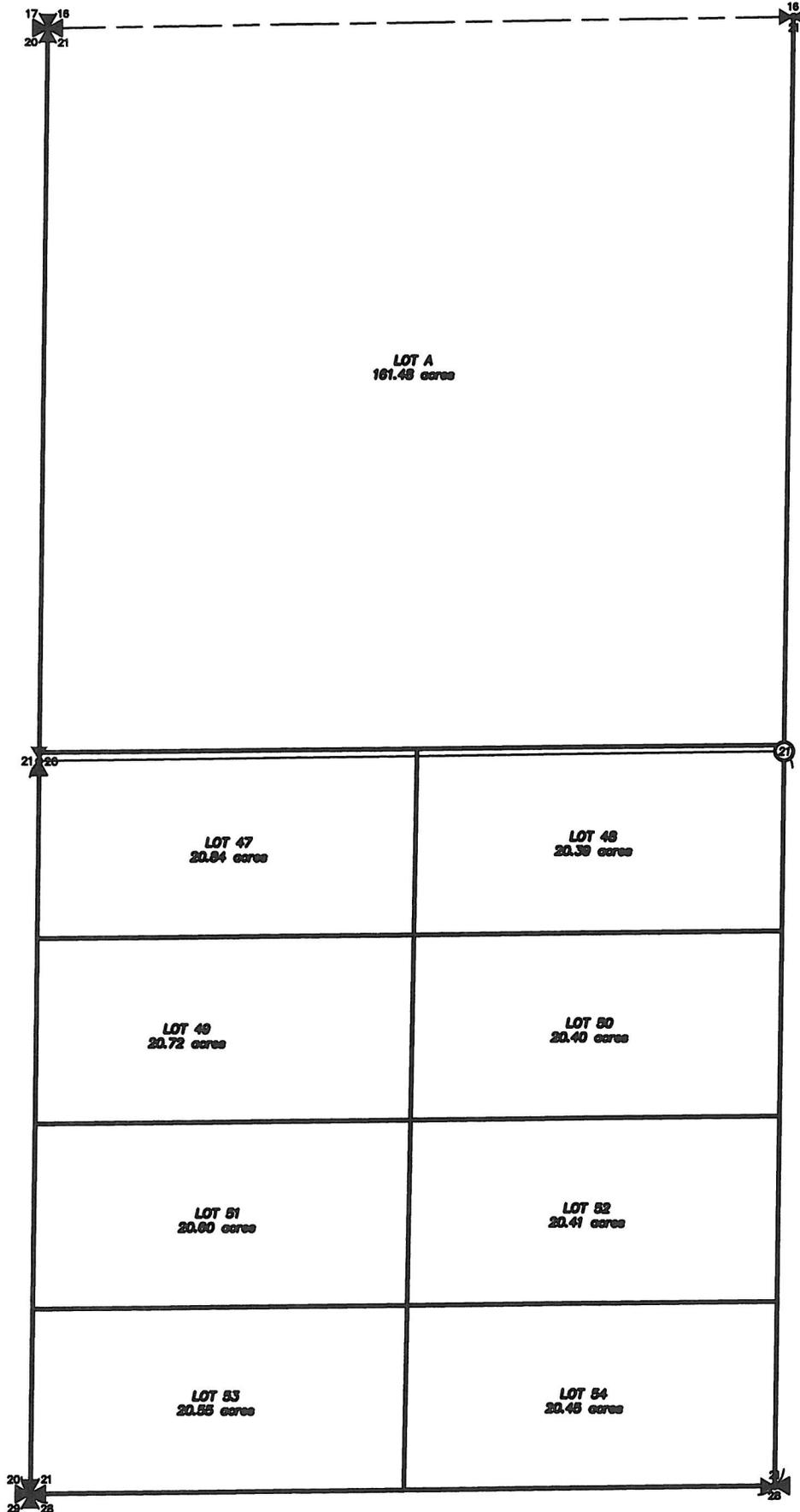
Review Date: 2-21-07 By: Dan Naboff

\*\*Survey Approved: 2-21-07 By: Dan Naboff  
**Legals**

**Notice:** Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.



SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



LEGAL DESCRIPTION  
LOT 47

LOT 47 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS,  
AT PAGES 55-62, UNDER AUDITOR'S FILE No. 200602080004, RECORDS OF  
KITITAS COUNTY, STATE OF WASHINGTON, LOCATED IN THE WEST HALF  
OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE  
COUNTY OF KITITAS, STATE OF WASHINGTON.

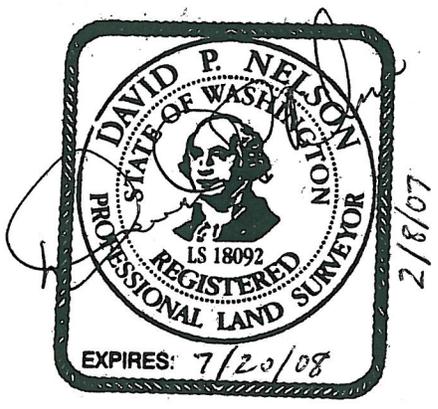
CONTAINING 20.84 ACRES



LEGAL DESCRIPTION  
LOT 48

LOT 48 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS,  
AT PAGES 55-62, UNDER AUDITOR'S FILE No. 200602080004, RECORDS OF  
KITITAS COUNTY, STATE OF WASHINGTON, LOCATED IN THE WEST HALF  
OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE  
COUNTY OF KITITAS, STATE OF WASHINGTON.

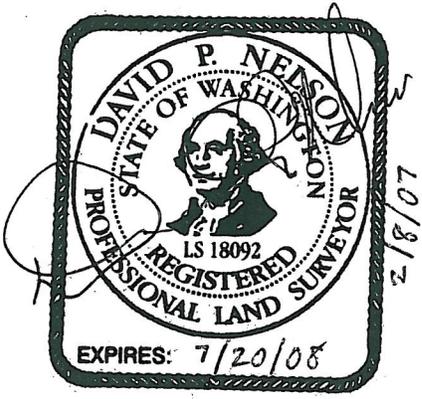
CONTAINING 20.39 ACRES



**LEGAL DESCRIPTION**  
**LOT 49**

LOT 49 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS,  
AT PAGES 55-62, UNDER AUDITOR'S FILE No: 200602080004, RECORDS OF  
KITTITAS COUNTY, STATE OF WASHINGTON, LOCATED IN THE  
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18  
EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

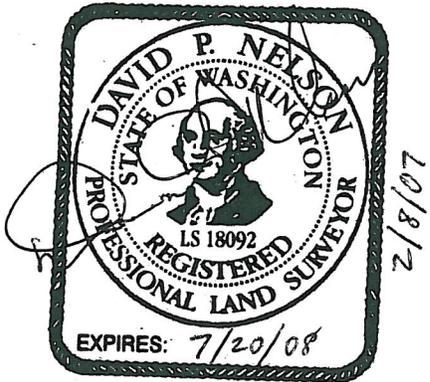
CONTAINING 20.72 ACRES



**LEGAL DESCRIPTION  
LOT 50**

LOT 50 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS,  
AT PAGES 55-62, UNDER AUDITOR'S FILE No. 200602080004, RECORDS OF  
KITTITAS COUNTY, STATE OF WASHINGTON, LOCATED IN THE  
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18  
EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

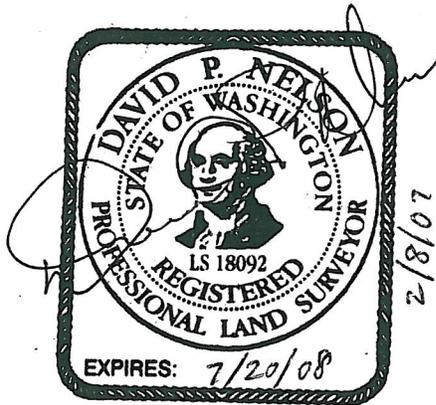
CONTAINING 20.40 ACRES



**LEGAL DESCRIPTION  
LOT 51**

LOT 51 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS,  
AT PAGES 55-62, UNDER AUDITOR'S FILE No. 200602080004, RECORDS OF  
KITITAS COUNTY, STATE OF WASHINGTON, LOCATED IN THE  
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18  
EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

CONTAINING 20.60 ACRES



**LEGAL DESCRIPTION  
LOT 52**

LOT 52 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS,  
AT PAGES 55-62, UNDER AUDITOR'S FILE No. 200602080004, RECORDS OF  
KITTITAS COUNTY, STATE OF WASHINGTON, LOCATED IN THE  
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18  
EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

CONTAINING 20.41 ACRES



**LEGAL DESCRIPTION  
LOT 53**

LOT 53 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS,  
AT PAGES 55-62, UNDER AUDITOR'S FILE No. 200602080004, RECORDS OF  
KITTITAS COUNTY, STATE OF WASHINGTON, LOCATED IN THE  
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18  
EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

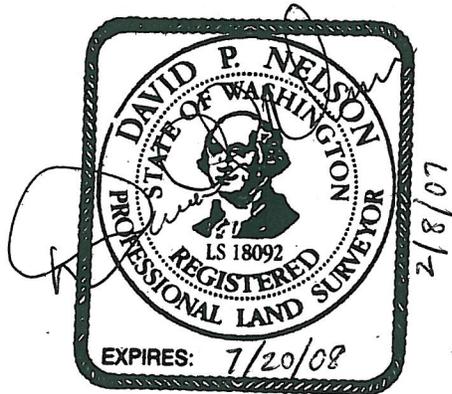
CONTAINING 20.55 ACRES



LEGAL DESCRIPTION  
LOT 54

LOT 54 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS,  
AT PAGES 55-62, UNDER AUDITOR'S FILE No. 200602080004, RECORDS OF  
KITITAS COUNTY, STATE OF WASHINGTON, LOCATED IN THE  
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18  
EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

CONTAINING 20.45 ACRES



LEGAL DESCRIPTION  
LOT A

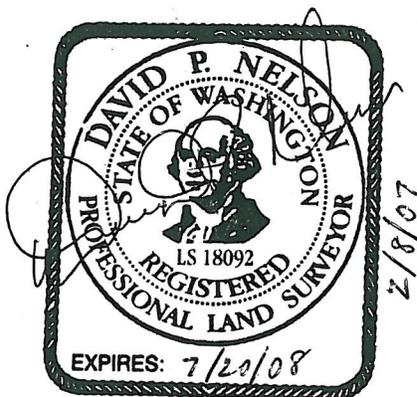
THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

EXCEPT:

THAT PORTION OF SAID NORTHWEST QUARTER OF SAID SECTION 21, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 21, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°26'35" EAST, ALONG THE EAST BOUNDARY LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 21, 22.95 FEET; THENCE SOUTH 89°12'55" WEST, 2682.99 FEET, TO A POINT ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00°17'33" WEST, ALONG SAID WEST BOUNDARY LINE, 30.95 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 89°02'40" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 21, 2683.09 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

CONTAINING 161.48 ACRES

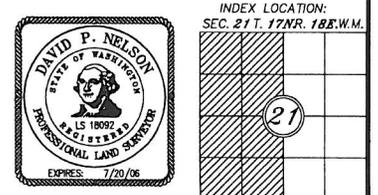
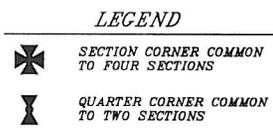
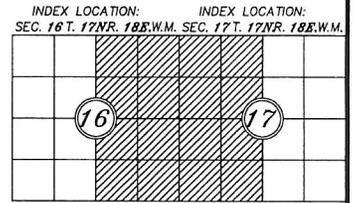
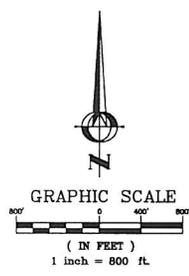
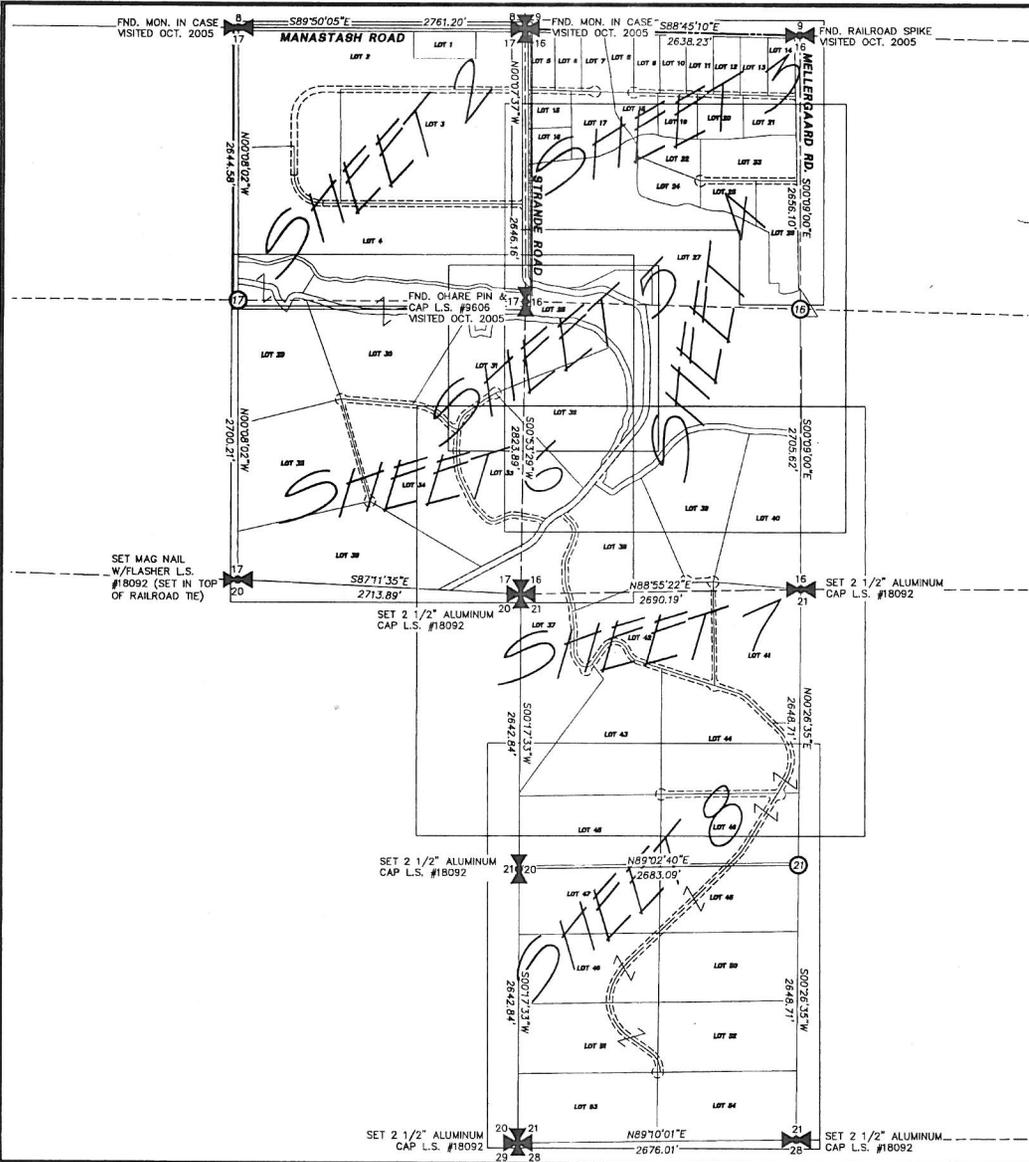


# SEGREGATION / BOUNDARY LINE ADJUSTMENT SURVEY

## PORTIONS OF SECTION 16, 17, & 21 TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, WASHINGTON.

**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO PREPARE A MAP SHOWING PARCELS CREATED THROUGH EXEMPT SEGREGATION AND BOUNDARY LINE ADJUSTMENT. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET THE LOT CORNERS.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION & A TRIMBLE 5700 DUAL FREQUENCY RECEIVER USING RTK METHOD. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE:  
BOOK 19 OF SURVEYS AT PAGE 53 AND BOOK 20 OF SURVEYS AT PAGE 15 AND THE SURVEYS REFERENCED THEREON.
5. ALL EASEMENT RADII ARE 25' UNLESS OTHERWISE SPECIFIED.

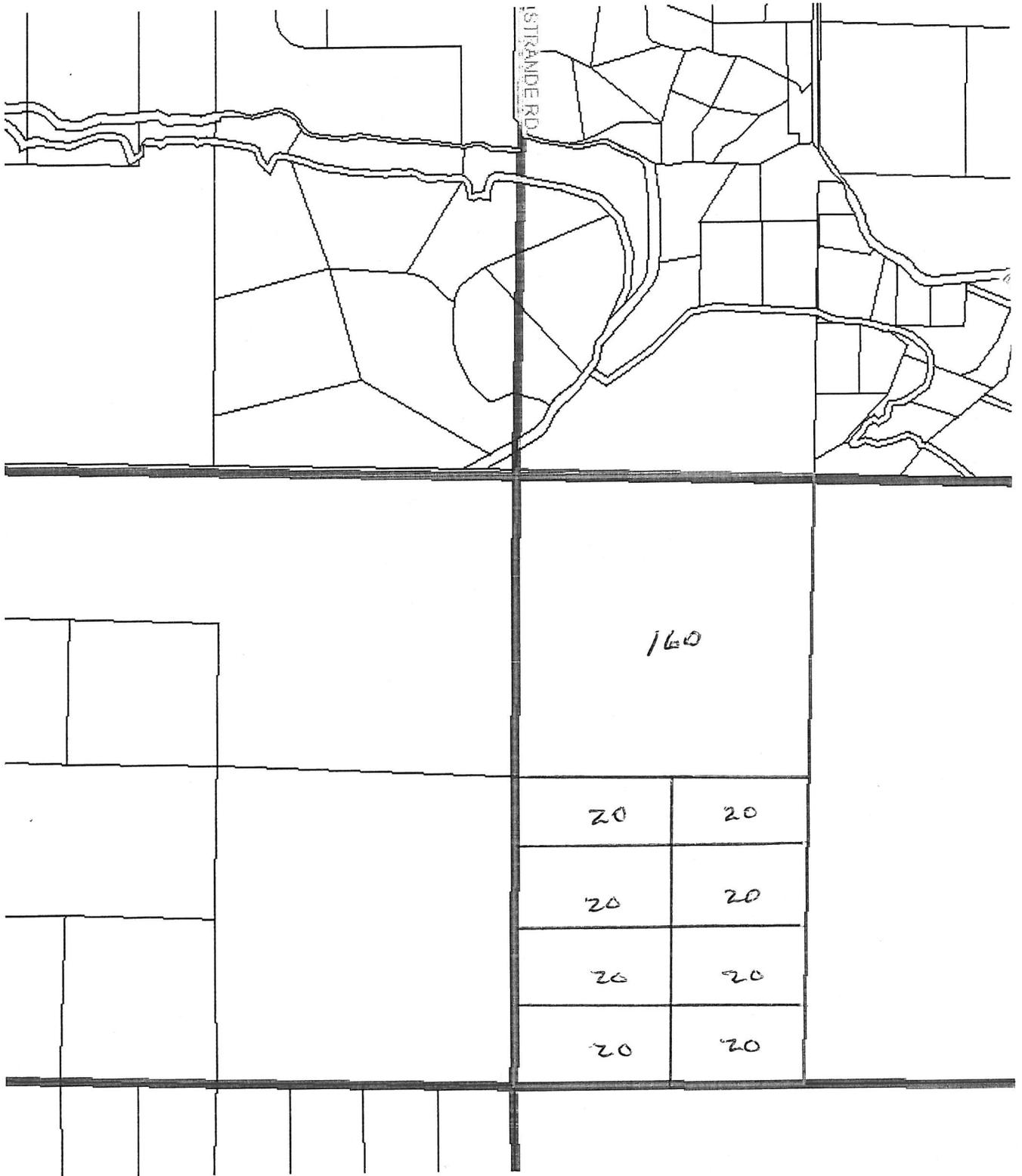


RECORDER'S CERTIFICATE 20060208004  
 Filed for record this... 8... day of... FEB... 2006 at 11:04AM in book... 52... of... SURVEYS... at page... 55... at the request of  
 DAVID P. NELSON  
 Surveyor's Name  
 JERALD V. PETTIT  
 County Auditor

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 at the request of... LAURIN MELLEGAARD  
 in... FEB... 2006.  
 DAVID P. NELSON  
 DATE: 02/07/06  
 Certificate No. 18092

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

**SEGREGATION/BOUNDARY LINE ADJUSTMENT**  
 PREPARED FOR  
 LAURIN MELLEGAARD  
 PORTIONS OF SEC. 16, 17 & 21  
 TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.  
 KITITAS COUNTY WASHINGTON  
 DWN BY M. FAIOLA DATE 02/2006 JOB NO. 03656  
 CHKD BY D. NELSON SCALE 1"=800' SHEET 1 OF 8



KITTITAS COUNTY CDS  
411 N. Ruby Suite #2  
ELLENSBURG, WA 98926

**CASH RECEIPT**

Date 1/19/07 049463

Received From Laurin Mellergaard

Address 751 Mellergaard Rd  
Ellensburg WA 98926 Dollars \$ 425.00

For Admin Seg - Mellergaard

ACCOUNT		HOW PAID		17-18-21000-0002
AMT. OF ACCOUNT		CASH		
AMT. PAID	<u>425.00</u>	CHECK	<u>425.00</u>	
BALANCE DUE		MONEY ORDER <input type="checkbox"/>		
		CREDIT CARD <input type="checkbox"/>		