

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PERMIT NUMBER: SG-10-00017

KITTITAS COUNTY REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED FOR SUBMITTAL

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields. *(preliminary survey)*
- Signatures of all property owners.

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Legal descriptions of the proposed lots. *(preliminary survey)*
- Assessor Compas Information about the parcels.

APPLICATION FEE:

\$760 Administrative Segregation (\$630 CDS/\$130 FM)
___ SEGREGATED INTO 3 LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

\$50 COMBINATION
___ COMBINED AT OWNERS REQUEST

\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x Mandy Need

DATE:

5/24/10

RECEIPT #

00007798



NOTES:

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

1. Contact information:

CLE ELUM RIDGE LOT 6A LLC, DAVID MACDUFF
Applicant's Name
PRESTON
City
(425) 898-2100
Phone number

5436 298TH AVE SE/PO Box 397
Address
WA 98050
State, Zip Code
dmacduff@yarrowbayholdings.com
Email Address

2. Street address of property:

Address: NO SITUS PER ASSESSOR'S RECORDS
City/State/ZIP: _____

3. Zoning Classification: FOREST AND RANGE

Original Parcel Number(s) & Acreage
(1 parcel number per line)

20-15-23051-0001 (13531) 66.08 ACRES

New Acreage
(Survey Vol. ____, Pg ____)

22.00 ACRES

21.58 ACRES

22.50 ACRES

Applicant is: Owner Purchaser Lessee Other

David Macduff
Owner Signature Required
5-20-10

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____
Kittitas County Treasurer's Office

Community Development Services Review

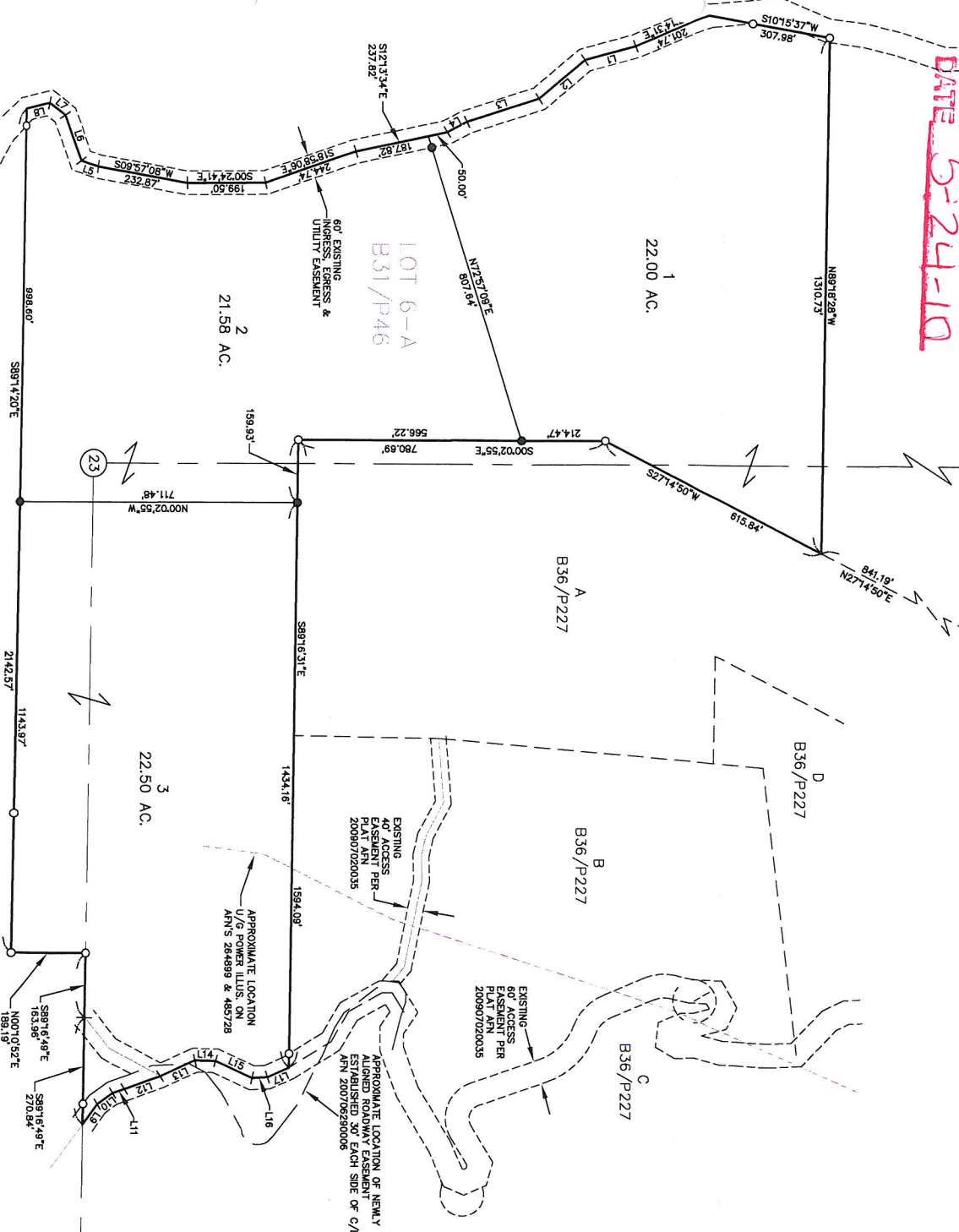
- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____
- () This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: _____ Parcel Creation Date: _____
Last Split Date: _____ Current Zoning District: _____
Review Date: _____ By: _____
**Survey Approved: _____ By: _____

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.

PRELIMINARY
SUBJECT TO REVISION
 DATE 5-24-10

RECORD OF SURVEY
 A PORTION OF SECTION 23,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITITAS COUNTY, WASHINGTON



NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MARK THE EXTERIOR BOUNDARY LINES FOR LOT 6-A OF SURVEY BOOK 31, PAGE 46, RECORDED UNDER AUDITOR'S FILE NUMBER 20050406014, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THEN SEGREGATE AND ADJUST THE BOUNDARIES TO THE CONFIGURATION SHOWN.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 58 TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED 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 OTHERS.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - PAGE 30 OF SURVEY, PAGES 108 & 109
 - PAGE 31 OF SURVEY, PAGE 46
 - PAGE 36 OF SURVEY, PAGE 227
 - RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON
5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SPH) ZONE 18 (820) HORIZONTAL SCALE FACTOR (CSF) OF 0.9999781, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

EXISTING LEGAL DESCRIPTION:

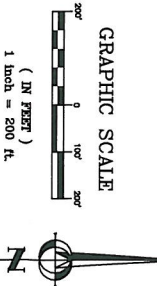
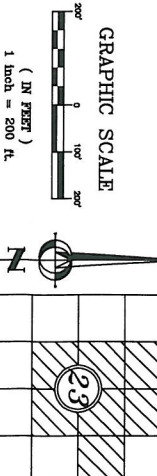
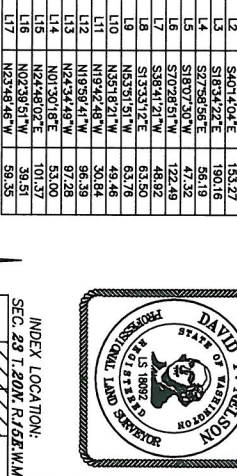
LOT 6-A OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED APRIL 6, 2005, IN VOLUME 31 OF SURVEY'S AT PAGE 46, UNDER RECORDED NUMBER 20050406014, BEING A PORTION OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 15 EAST, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

LEGEND

- ◻ QUARTER CORNER AS NOTED
- CENTER OF SECTION AS NOTED
- POINT IRON ROD & CAP, AS NOTED
- SPT 6" FROM ROAD & CAP 15" FROM ROAD

LINE TABLE

LINE	BEARING	DISTANCE
L1	S151°22'0"E	135.12
L2	S40°14'0"E	153.27
L3	S183°42'2"E	190.16
L4	S27°58'5"E	56.19
L5	S187°03'0"W	47.32
L6	S70°28'51"W	122.49
L7	S38°41'21"W	48.82
L8	S13°33'17"E	63.92
L9	N53°51'51"W	49.46
L10	N18°42'48"W	50.94
L11	N18°42'48"W	50.94
L12	N18°56'41"W	56.59
L13	N24°34'48"W	87.28
L14	N01°50'18"E	53.00
L15	N24°48'02"E	101.37
L16	N02°38'51"W	39.51
L17	N23°48'48"W	59.35



RECORD OF SURVEY
 PREPARED FOR
CELESTIAL LOT 6A LLC
 A PORTION OF SECTION 23,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITITAS COUNTY, WASHINGTON

DWN. BY
G. WEISER
 DATE
05/2010

JOB NO.
10039
 SHEET
1 OF 1

CHKD BY
D. NELSON
 SCALE
1"=200'

RECORDER'S CERTIFICATE

Filed for record this..... day of..... 20..... at..... M in book..... of..... at page..... at the request of.....

DAVID P. NELSON
 Surveyor's Name

JERRALD K. BETTIT
 County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

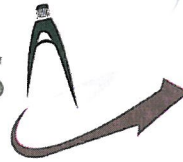
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of.....

DAVID P. NELSON
 In....., WA....., 2010.

..... DATE
 Certificate No.....

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 301 • Issaquah, WA 98027 • Phone: (425) 392-0290 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-2419



PROJECT OVERVIEW

Brief Description

The property is located within Kittitas County and due north of the City of Cle Elum within Section 23, Township 20 N., Range 15 East. The applicant wishes to segregate their property from one 66.08 acre piece to three 20+ acre pieces through the exempt segregation method allowed under **16.08.015 Administrative segregation.**

Transportation

The applicant proposes serving the property via Summit View Road to Big Tail Road. The applicant has contacted Encompass Engineering & Surveying regarding necessary road improvements necessary to achieve Private Road Certification prior to building permit. Lots #1 & #2 will be accessed off of the North-South road along the west side of the property. Eastern Lot #3 will be accessed from the east off of Big Tail Road.

Utilities

Power and phone are available along all roadways and to each lot. Although water rights are not required for the exempt parcel segregation approval, the applicant is currently in the process for purchasing 3 water rights from the Suncadia water bank. Septic approval will be done at building permit.

Conclusion

This property meets the requirement under KCC 16.8.015:

- The property is being subdivided into fewer than 10 lots.
- Each new lot will be greater than or equal to 20 acres in size.
- The property has not been subdivided within the past 5 years.
- Will meet all conditions of KCC 16.18 & KCC Title 12 Road Standards

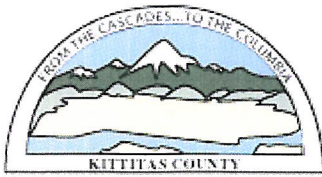
Also, upon County approval of this application, the applicant will pay any remaining property taxes and a record of survey will be submitted to the County for your records.

Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 13531
Map Number: 20-15-23051-0001
Situs:
Legal: ACRES 66.08, CLE ELUM HOMESTEAD SHORT PLAT 02-40; LOT 6-A; (LOT 6-A, B31/P46)SEC. 23, TWP. 20, RGE. 15

Ownership Information

Current Owner: CLE ELUM RIDGE LOT 6A LLC
 PO BOX 501
Address: 5436 298TH AVE SE
City, State: PRESTON WA
Zipcode: 98050

Assessment Data

Tax District: 31
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 66.08
Last Revaluation for Tax Year:

Market Value

Land: 1,750
Imp: 0
Perm Crop: 0
Total: 1,750

Taxable Value

Land: 1,750
Imp: 0
Perm Crop: 0
Total: 1,750

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
06-07-2005	2005-1384	1	CLE ELUM HOMESTEAD LLC	CLE ELUM RIDGE LOT 6A LLC	382,800
05-31-2005	2005-1299	1	BERRY, DAVID G	CLE ELUM HOMESTEAD LLC	
12-03-2002	16405	4	BERRY, DAVID G	CLE ELUM HOMESTEAD LLC	
12-26-2000	11793	15	HERBRAND COMPANY THE	BERRY, DAVID G	2,000,000
12-26-2000	11791	35	PLUM CREEK LAND CO	HERBRAND COMPANY THE	4,627,000

Building Permits

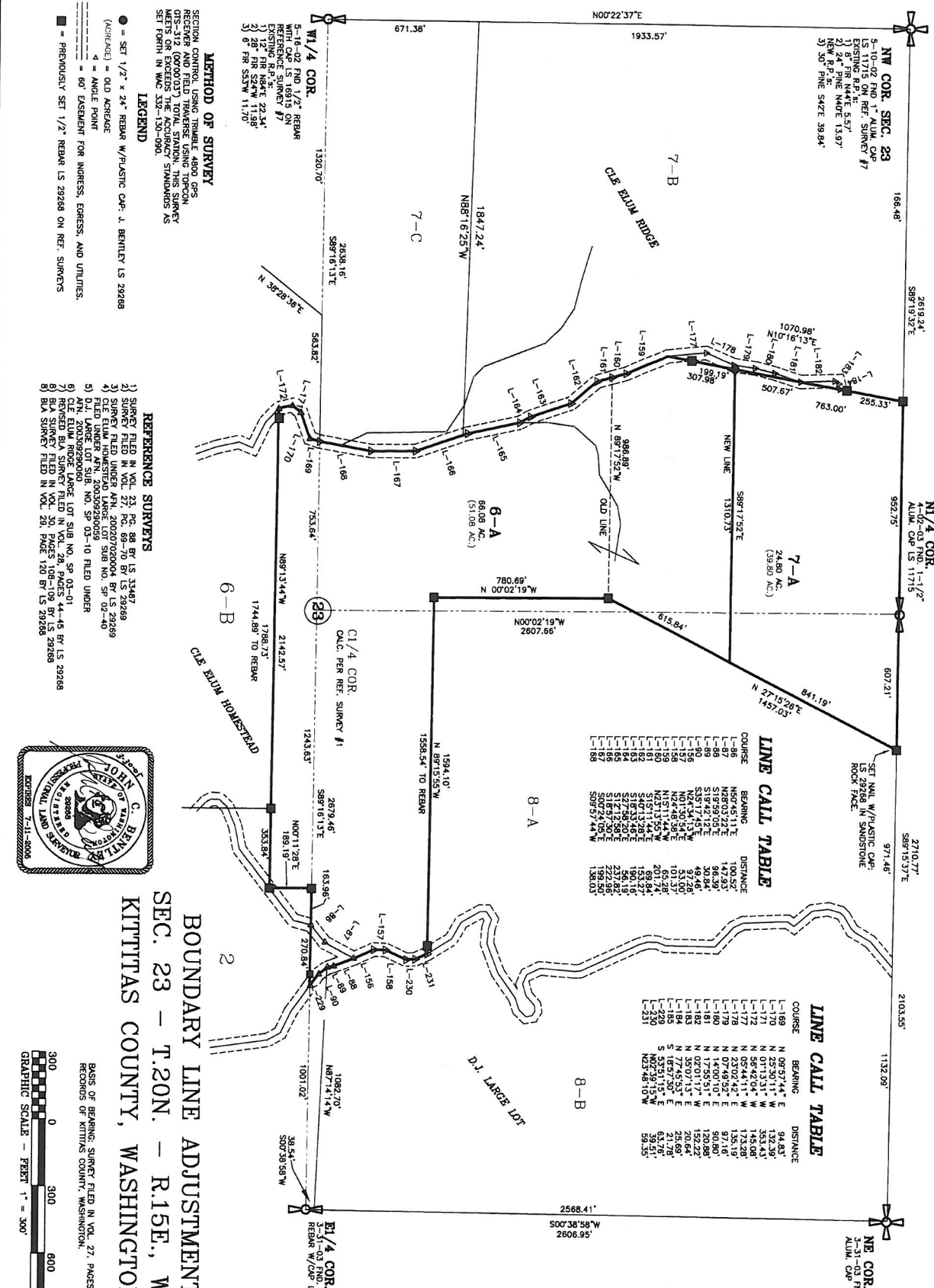
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	CLE ELUM RIDGE LOT 6A LLC	1,750	0	0	1,750	0	1,750	View Taxes
2009	CLE ELUM RIDGE LOT 6A LLC	1,750	0	0	1,750	0	1,750	View Taxes
2008	CLE ELUM RIDGE LOT 6A LLC	1,750	0	0	1,750	0	1,750	View Taxes
2007	CLE ELUM RIDGE LOT 6A LLC	1,750	0	0	1,750	0	1,750	View Taxes
2006	CLE ELUM RIDGE LOT 6A LLC	1,760	0	0	1,760		1,760	View Taxes
2005	CLE ELUM RIDGE LOT 6A LLC	1,840	0		1,840		1,570	View Taxes

File date: 5/21/2010 5:08:48 PM





NW COR. SEC. 23
 5-16-02 FND 1/2" ALUM. CAP
 1" S 107.71° W REF SURVEY #7
 1) 8" F.R. N.W. 5.57'
 2) 8" F.R. N.W. 13.97'
 3) 30" PINE 5472' 38.84'

N1/4 COR.
 4-02-03 FND 1-1/2"
 ALUM. CAP LS 11715'

NE COR. SEC. 23
 3-31-03 FND 1-1/2"
 ALUM. CAP

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L-168	N 09°57'44" E	94.83'
L-169	N 02°30'11" E	132.38'
L-170	N 01°13'31" W	352.43'
L-171	N 01°13'31" W	173.28'
L-172	N 05°44'11" W	173.28'
L-173	N 02°02'42" E	135.19'
L-174	N 07°49'52" E	97.16'
L-175	N 07°49'52" E	306.88'
L-176	N 17°59'17" E	50.38'
L-177	N 17°59'17" E	152.22'
L-178	N 35°07'13" E	20.64'
L-179	N 42°49'35" E	23.69'
L-180	N 42°49'35" E	63.76'
L-181	S 33°31'15" W	39.51'
L-182	N 02°38'19" W	163.13'
L-183	N 02°38'19" W	39.51'
L-184	N 02°38'19" W	163.13'
L-185	N 02°38'19" W	39.51'
L-186	N 02°38'19" W	163.13'
L-187	N 02°38'19" W	39.51'
L-188	N 02°38'19" W	163.13'
L-189	N 02°38'19" W	39.51'
L-190	N 02°38'19" W	163.13'
L-191	N 02°38'19" W	39.51'
L-192	N 02°38'19" W	163.13'
L-193	N 02°38'19" W	39.51'
L-194	N 02°38'19" W	163.13'
L-195	N 02°38'19" W	39.51'
L-196	N 02°38'19" W	163.13'
L-197	N 02°38'19" W	39.51'
L-198	N 02°38'19" W	163.13'
L-199	N 02°38'19" W	39.51'
L-200	N 02°38'19" W	163.13'
L-201	N 02°38'19" W	39.51'
L-202	N 02°38'19" W	163.13'
L-203	N 02°38'19" W	39.51'

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L-168	N 09°57'44" E	94.83'
L-169	N 02°30'11" E	132.38'
L-170	N 01°13'31" W	352.43'
L-171	N 01°13'31" W	173.28'
L-172	N 05°44'11" W	173.28'
L-173	N 02°02'42" E	135.19'
L-174	N 07°49'52" E	97.16'
L-175	N 07°49'52" E	306.88'
L-176	N 17°59'17" E	50.38'
L-177	N 17°59'17" E	152.22'
L-178	N 35°07'13" E	20.64'
L-179	N 42°49'35" E	23.69'
L-180	N 42°49'35" E	63.76'
L-181	S 33°31'15" W	39.51'
L-182	N 02°38'19" W	163.13'
L-183	N 02°38'19" W	39.51'
L-184	N 02°38'19" W	163.13'
L-185	N 02°38'19" W	39.51'
L-186	N 02°38'19" W	163.13'
L-187	N 02°38'19" W	39.51'
L-188	N 02°38'19" W	163.13'
L-189	N 02°38'19" W	39.51'
L-190	N 02°38'19" W	163.13'
L-191	N 02°38'19" W	39.51'
L-192	N 02°38'19" W	163.13'
L-193	N 02°38'19" W	39.51'
L-194	N 02°38'19" W	163.13'
L-195	N 02°38'19" W	39.51'
L-196	N 02°38'19" W	163.13'
L-197	N 02°38'19" W	39.51'
L-198	N 02°38'19" W	163.13'
L-199	N 02°38'19" W	39.51'
L-200	N 02°38'19" W	163.13'
L-201	N 02°38'19" W	39.51'
L-202	N 02°38'19" W	163.13'
L-203	N 02°38'19" W	39.51'

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 16th DAY OF April, 2005 AT
 12:50 P.M. IN BOOK 31 OF SURVEYS AT PAGE 44
 AT THE REQUEST OF BLUM & ASSOCIATES LAND SURVEYORS, INC.
 COUNTY AUDITOR *Stephany Pitt* by *Stephany Pitt*

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
 AND MY ASSISTANTS IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
 REQUEST OF C.E. BLUM HOMESTEAD, LLC
 IN WASH. COUNTY, WASHINGTON
 JOHN C. BENTLEY - LICENSE NO. 129288

RECORD OF SURVEY DESCRIPTION
 LOT 6-A OF BOUNDARY LINE ADJUSTMENT SURVEY FILED IN VOLUME
 30, PAGES 108-109, UNDER A.F.N. 200407020004, RECORDS OF
 LOT 7-A OF BOUNDARY LINE ADJUSTMENT SURVEY FILED IN VOLUME 29,
 PAGE 120, UNDER A.F.N. 200310700024, RECORDS OF KITTITAS
 COUNTY, WASHINGTON.

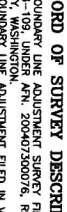
BLUM & ASSOCIATES LAND SURVEYORS, INC.
 1068 S. MARKET BLVD., CHEHALIS, WA 98532
 PHONE (360) 748-1151 FAX (360) 748-6282
 DRAWN BY: K. HERRON DATE: MARCH 30, 2005 JOB # 02-162-04-06
 CHECKED BY: J. BENTLEY SCALE: 1" = 300' SHEET 1 OF 1

METHOD OF SURVEY
 SECTION CONTROL USING TRIMBLE 4800 GPS
 RECEIVER AND FIELD TRAVERSE USING TOPCON
 GTS-112 (G700037) TOTAL STATION. THIS SURVEY
 SET FORTH IN WAC 332-130-090.

LEGEND
 ● = SET 1/2" x 24" REBAR W/PLASTIC CAP. 1. BENTLEY LS 29288
 (A) = OLD ACRES
 ▲ = ANGLE POINT
 --- = 60' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES.
 ■ = PREVIOUSLY SET 1/2" REBAR LS 29288 ON REF. SURVEYS

REFERENCE SURVEYS
 1) SURVEY FILED IN VOL. 23, PG. 89 BY LS 33487
 2) SURVEY FILED IN VOL. 27, PG. 69-70 BY LS 29289
 3) SURVEY FILED UNDER A.F.N. 200207020004 BY LS 29289
 4) FIELD UNDER A.F.N. 200407020004
 5) D.I. LARGE LOT SUB. NO. SP 03-10 FILED UNDER
 A.F.N. 200309290000
 6) REVERSED B.A. SURVEY FILED IN VOL. 28, PAGES 44-45 BY LS 29288
 7) B.A. SURVEY FILED IN VOL. 29, PAGES 108-109 BY LS 29288
 8) B.A. SURVEY FILED IN VOL. 29, PAGE 120 BY LS 29288

BOUNDARY LINE ADJUSTMENT
 SEC. 23 - T.20N. - R.15E., W.M.
 KITTITAS COUNTY, WASHINGTON



GRAPHIC SCALE - FEET 1" = 300'
 0 300 600 900

Letter of Transmittal

Western Washington Division
 165 NE Juniper St., Suite 201, Issaquah, WA 98027
 Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
 108 East 2nd Street, Cle Elum, WA 98922
 Tel (509) 674-7433 Fax (509) 674-7419

To: Kititas Co CDS Date: 5-24-10 Job No. 10039
Ellensburg WA Attn: _____
 Re: Cle Elum Ridge LOT 6A LLC
Segregation

WE ARE SENDING YOU Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
1			Copy of Preliminary Seg-ROS
1			8 1/2 X 11
1		2	Application
1			Project Overview
1			Assessor Information Sheet
1			Survey B31/P46
1			Co fee (CK# 1113 \$760)

THESE ARE TRANSMITTED as checked below:

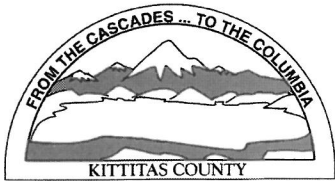
- For approval Approved as submitted Resubmit ___ copies for approval For signature
- For your use Approved as noted Submit ___ copies for distribution
- As requested Returned for corrections Return ___ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

The ROS will be recorded after preliminary approval.

Signature: Ginger Jensen Title: Engr. & Surv. Tech.

Copy to: File



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00007798

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 022214

Date: 5/24/2010

Applicant: CLE ELUM RIDGE LOT 6A LLC

Type: check # 1113

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-10-00012	ADMINISTRATIVE SEGREGATION	630.00
SG-10-00012	FM ADMINISTRATIVE SEGREGATION	130.00
	Total:	760.00