

# 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"

## ADMINISTRATIVE PARCEL SEGREGATION

*(Segregation of lots 20 acres or larger, as defined by KCC 16.08.015)*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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 ATTACHMENTS

**Note: a separate application must be filed for each segregation request.**

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- A narrative project description with at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - o Please pick up a copy of the SEPA Checklist if required
- For **preliminary approval**, please submit a sketch containing the following elements.
  1. Identify the boundary of the segregation:
    - a. The boundary lines and dimensions
    - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
  2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
  3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.  
Example: Parcel
  4. A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For **final approval** (not required for initial application): submit a recorded survey with legal description.

### APPLICATION FEES:

630.00 Kittitas County Community Development Services (KCCDS)  
 115.00 Kittitas County Department of Public Works  
 130.00 Kittitas County Fire Marshal

**\$875.00 Total fees due for this application** (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	
<b>DATE STAMP IN BOX</b>			

**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.)
- Assessor COMPAS Information about the parcels.



**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Orphan Girl Land Company, LLC  
Mailing Address: 999 Third Ave., Suite 4300  
City/State/ZIP: Seattle, WA 98104  
Day Time Phone: 206-467-3650  
Email Address: david.sprinkle@plumcreek.com

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: David L. Hill, PLS/Concept Engineering, Inc.  
Mailing Address: 455 Rainier Boulevard North  
City/State/ZIP: Issaquah, WA 98027  
Day Time Phone: 425-392-8055  
Email Address: David@ConceptEng.com

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: N/a  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: Tax Parcel No. 599434  
City/State/ZIP: Kittitas County, WA 98941

**5. Legal description of property (attach additional sheets as necessary):**

Lot 4 of BLA 200011020015 being the N1/2 and N1/2 of the S1/2 of Section 8, Township 20 North, Range 15 East, W.M. Kittitas County.

**6. Property size:** Approx. 485.70 acres +/- (acres)

**7. Land Use Information:** Zoning: Commercial Forest (CF) Comp Plan Land Use Designation: Commercial Forest (CF)



8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage  
(1 parcel number per application)  
TPN 599434 - 485.70 acres +/-

New Acreage (1 parcel per line)  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)  
LOT 1 - 82.26 AC  
LOT 2 - 81.61 AC  
LOT 3 - 80.75 AC  
LOT 4 - 80.18 AC  
LOT 5 - 80.66 AC  
LOT 6 - 80.24 AC

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

**AUTHORIZATION**

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X David L. Hill (date) 6-21-12

X David J. Spilke (date) 6/20/12  
By: David B. Sprinkle, Asst Secy

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

**TREASURER'S OFFICE REVIEW**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

( ) This Administrative Segregation meets the requirements of Kittitas County Code (Ch. 16.08.015).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_

By: \_\_\_\_\_



**CONCEPT ENGINEERING, INC.**

455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 Fax: (425) 392-0108



June 21, 2012

Mr. Dan Valoff  
Kittitas County  
Community Development Services  
411 North Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Project Narrative  
K.C.C. Ch.16.06 Administrative Segregation Application  
Kittitas County tax parcel 599434, located in Sec 08-20-15  
Concept Job No. 32049

Dear Mr. Valoff;

ORPHAN GIRL LAND COMPANY., LLC, owner of Kittitas County tax parcel 599434 wishes to create six 80+ acre parcels out of the above mentioned 485.70+/- acre tax parcel by means of the Kittitas County Code Chapter 16.06 Administrative Segregation. This is a segregation of Lot 4, Kittitas County Boundary Line Adjustment under Kittitas County Recording No. 200011020015.

This site is located in Section 8, Township 20 North, Range 15 East, W.M., Kittitas County near Roslyn. The property is vacant land used for forest product production and contains no structures, wells or septic drainfields.

The six new parcels meet or exceed the minimum lot size for the Commercial Forest (CF) zone of 80 acres and are compliant with the current county code. The proposed lot layout will best suit the existing road network and topographical features of the land. The terrain is mountainous with moderate slope descending in a general southwesterly direction. The water supply and septic disposal will be by private well and septic drainfield per Kittitas County health department requirements.

Any future building sites will be considered at the building permit stage. No single-family home development of the property is planned by the current owner at this time.

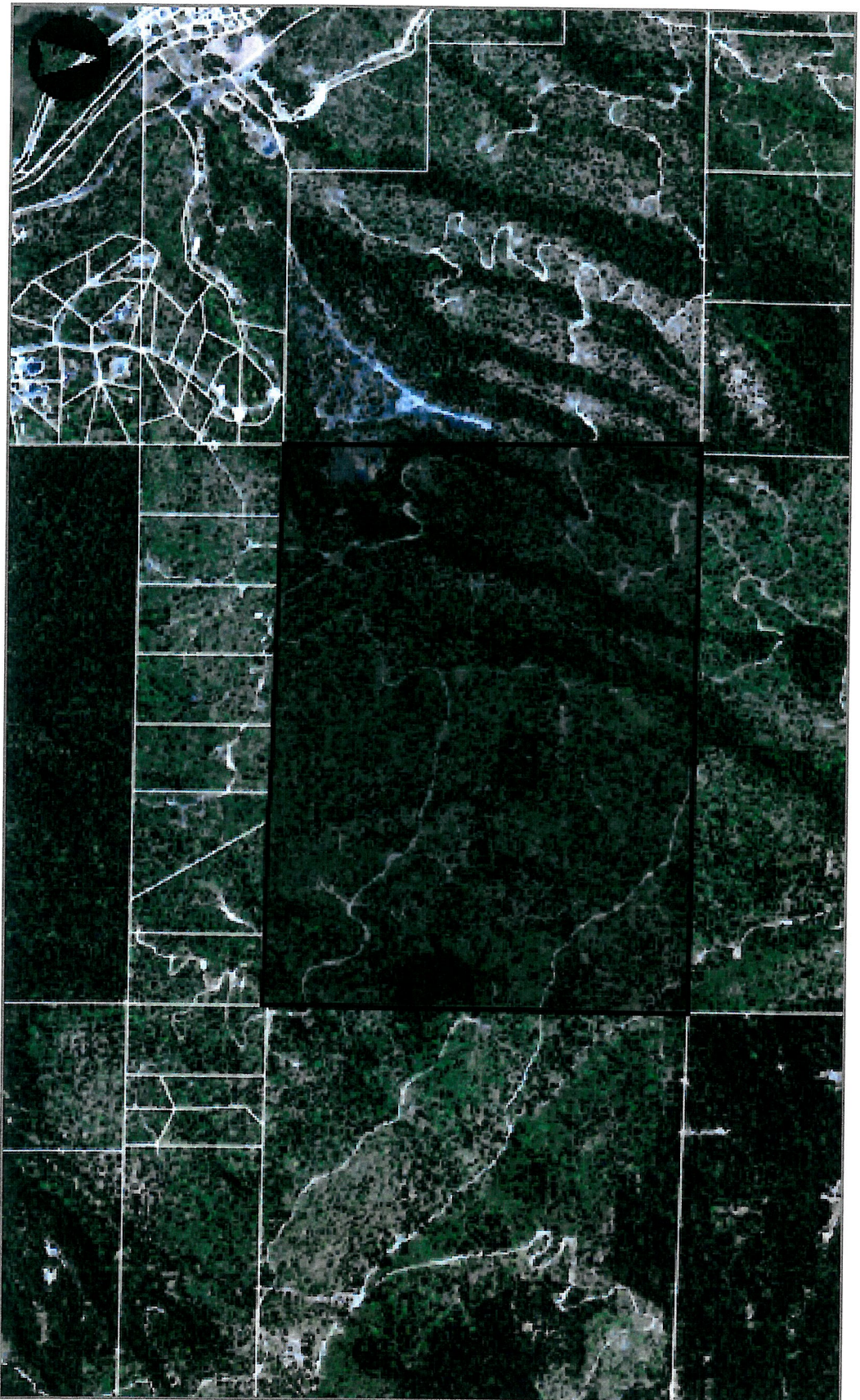
Sincerely,

CONCEPT ENGINEERING, Inc.

  
David L. Hill, PLS  
Survey Manager

# Tax Parcel No. 599434

RECEIVED  
JUN 21 2012  
KITITAS COUNTY  
CDS



**NEW LOT LEGAL DESCRIPTIONS  
SECTION 8, TOWNSHIP 20 N., RANGE 15 E., W.M.**



**LOT 1**

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH,  
RANGE 15 EAST, WILLAMETTE MERIDIAN;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

**LOT 2**

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH,  
RANGE 15 EAST, WILLAMETTE MERIDIAN;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

**LOT 3**

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH,  
RANGE 15 EAST, WILLAMETTE MERIDIAN;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

**LOT 4**

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH,  
RANGE 15 EAST, WILLAMETTE MERIDIAN;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

**LOT 5**

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH,  
RANGE 15 EAST, WILLAMETTE MERIDIAN;

TOGETHER WITH THE EAST 25.83 FEET OF THE NORTH HALF OF THE SOUTHWEST  
QUARTER OF SAID SECTION;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

**LOT 6**

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 NORTH,  
RANGE 15 EAST, WILLAMETTE MERIDIAN, EXCEPT THE EAST 25.83 FEET THEREOF;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

LOT CLOSURES  
SEC. 8-20-15



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Lot name: LOT 1

North: 695983.0613	East: 1514681.8237
Line Course: N 00-17-26 W	Length: 2694.94
North: 698677.9667	East: 1514668.1573
Line Course: S 82-13-50 E	Length: 84.33
North: 698666.5663	East: 1514751.7131
Line Course: S 87-17-35 E	Length: 1260.93
North: 698607.0157	East: 1516011.2361
Line Course: S 00-06-39 E	Length: 2665.58
North: 695941.4407	East: 1516016.3925
Line Course: N 88-12-50 W	Length: 1335.22
North: 695983.0575	East: 1514681.8212

Perimeter: 8041.00 Area: 3,583,153 sq.ft. 82.26 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0046 Course: S 33-04-46 W  
Error North: -0.00383 East: -0.00250  
Precision 1: 1,758,712.64

LOT CLOSURES  
SEC. 8-20-15

-----  
Lot name: LOT 2

North: 695941.4417	East: 1516016.3989
Line Course: N 00-06-39 W	Length: 2665.58
North: 698607.0167	East: 1516011.2426
Line Course: S 87-17-35 E	Length: 1345.26
North: 698543.4834	East: 1517355.0015
Line Course: S 00-05-14 W	Length: 2643.66
North: 695899.8264	East: 1517350.9770
Line Course: N 88-12-50 W	Length: 1335.22
North: 695941.4432	East: 1516016.4057

Perimeter: 7989.72 Area: 3,554,943 sq.ft. 81.61 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0070 Course: N 77-13-22 E  
Error North: 0.00155 East: 0.00683  
Precision 1: 1,140,534.25





LOT CLOSURES  
SEC. 8-20-15



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Lot name: LOT 3

North: 695899.8220	East: 1517350.9741
Line Course: N 00-05-14 E	Length: 2643.66
North: 698543.4790	East: 1517354.9986
Line Course: S 88-07-08 E	Length: 41.37
North: 698542.1210	East: 1517396.3463
Line Course: S 87-24-38 E	Length: 1300.19
North: 698483.3797	East: 1518695.2087
Line Course: S 00-18-51 W	Length: 2625.07
North: 695858.3492	East: 1518680.8149
Line Course: N 88-12-50 W	Length: 1330.48
North: 695899.8182	East: 1517350.9813

Perimeter: 7940.76 Area: 3,517,697 sq.ft. 80.76 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0081 Course: S 62-09-28 E  
Error North: -0.00379 East: 0.00717  
Precision 1: 978,983.24

LOT CLOSURES  
SEC. 8-20-15

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Lot name: LOT 4

North: 695858.3504	East: 1518680.8046
Line Course: N 00-18-51 E	Length: 2625.07
North: 698483.3809	East: 1518695.1984
Line Course: S 87-24-38 E	Length: 1341.56
North: 698422.7706	East: 1520035.3886
Line Course: S 00-32-39 W	Length: 2606.01
North: 695816.8782	East: 1520010.6384
Line Course: N 88-12-50 W	Length: 1330.48
North: 695858.3472	East: 1518680.8048

Perimeter: 7903.11 Area: 3,492,661 sq.ft. 80.18 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0032 Course: S 03-17-45 E  
Error North: -0.00317 East: 0.00018  
Precision 1: 2,488,107.25



LOT CLOSURES  
SEC. 8-20-15

Lot name: LOT 5

North: 694509.6498	East: 1519996.3432
Line Course: N 88-22-22 W	Length: 2648.44
North: 694584.8564	East: 1517348.9712
Line Course: N 88-37-12 W	Length: 25.84
North: 694585.4788	East: 1517323.1387
Line Course: N 00-05-14 E	Length: 1315.15
North: 695900.6272	East: 1517325.1408
Line Course: S 88-12-50 E	Length: 2686.80
North: 695816.8838	East: 1520010.6354
Line Course: S 00-37-35 W	Length: 1307.31
North: 694509.6519	East: 1519996.3434

Perimeter: 7983.53 Area: 3,513,626 sq.ft. 80.66 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0021 Course: N 06-47-41 E  
Error North: 0.00207 East: 0.00025  
Precision 1: 3,831,594.18



LOT CLOSURES  
SEC. 8-20-15

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Lot name: LOT 6

North: 694585.4841	East: 1517323.1416
Line Course: N 88-37-12 W	Length: 2635.32
North: 694648.9511	East: 1514688.5859
Line Course: N 00-17-26 W	Length: 1334.13
North: 695983.0639	East: 1514681.8204
Line Course: S 88-12-50 E	Length: 2644.60
North: 695900.6358	East: 1517325.1355
Line Course: S 00-05-14 W	Length: 1315.15
North: 694585.4873	East: 1517323.1334

Perimeter: 7929.19 Area: 3,495,434 sq.ft. 80.24 acres

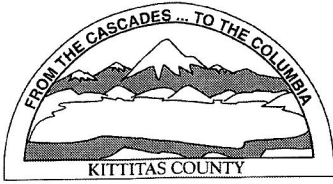
Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0088 Course: N 68-30-58 W

Error North: 0.00321 East: -0.00815

Precision 1: 904,873.79





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

**RECEIPT NO.: 00014472**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 025666

**Date:** 6/21/2012

**Applicant:** ORPHAN GIRL LAND COMPANY, LLC

**Type:** check # 4500001778

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-12-00003	ADMINISTRATIVE SEGREGATION	630.00
SG-12-00003	FM ADMINISTRATIVE SEGREGATION	130.00
SG-12-00003	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00