

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):

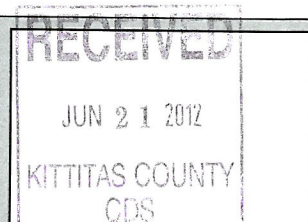
SM

DATE:

6/21/12

RECEIPT #

14473



DATE STAMP IN BOX

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: Neversweat 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:

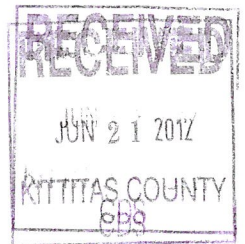
Address: Tax Parcel No. 269434
City/State/ZIP: Kittitas County, WA 98941

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

Section 15, Township 20 North, Range 15 East, W.M. Kittitas County, WA

6. Property size: Approx. 620.17 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 269434 - 620.17 acres +/-

New Acreage (1 parcel per line)
(Survey Vol. ____, Pg ____)
LOT 1 - 138.10 AC
LOT 2 - 80.05 AC.
LOT 3 - 80.88 AC.
LOT 4 - 80.12 AC.
LOT 5 - 80.18 AC.
LOT 6 - 80.60 AC.
LOT 7 - 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 Donald L. Hill (date) 6-21-12

X [Signature] (date) 6/20/12
By: David J 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 269434, located in Sec 15-20-15
Concept Job No. 32049

Dear Mr. Valoff;

NEVERSWEAT LAND COMPANY., LLC, owner of Kittitas County tax parcel 269434 wishes to create seven 80+ acre parcels out of the above mentioned 620.17+/- acre tax parcel by means of the Kittitas County Code Chapter 16.06 Administrative Segregation. This site is located in Section 15, 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 seven 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.

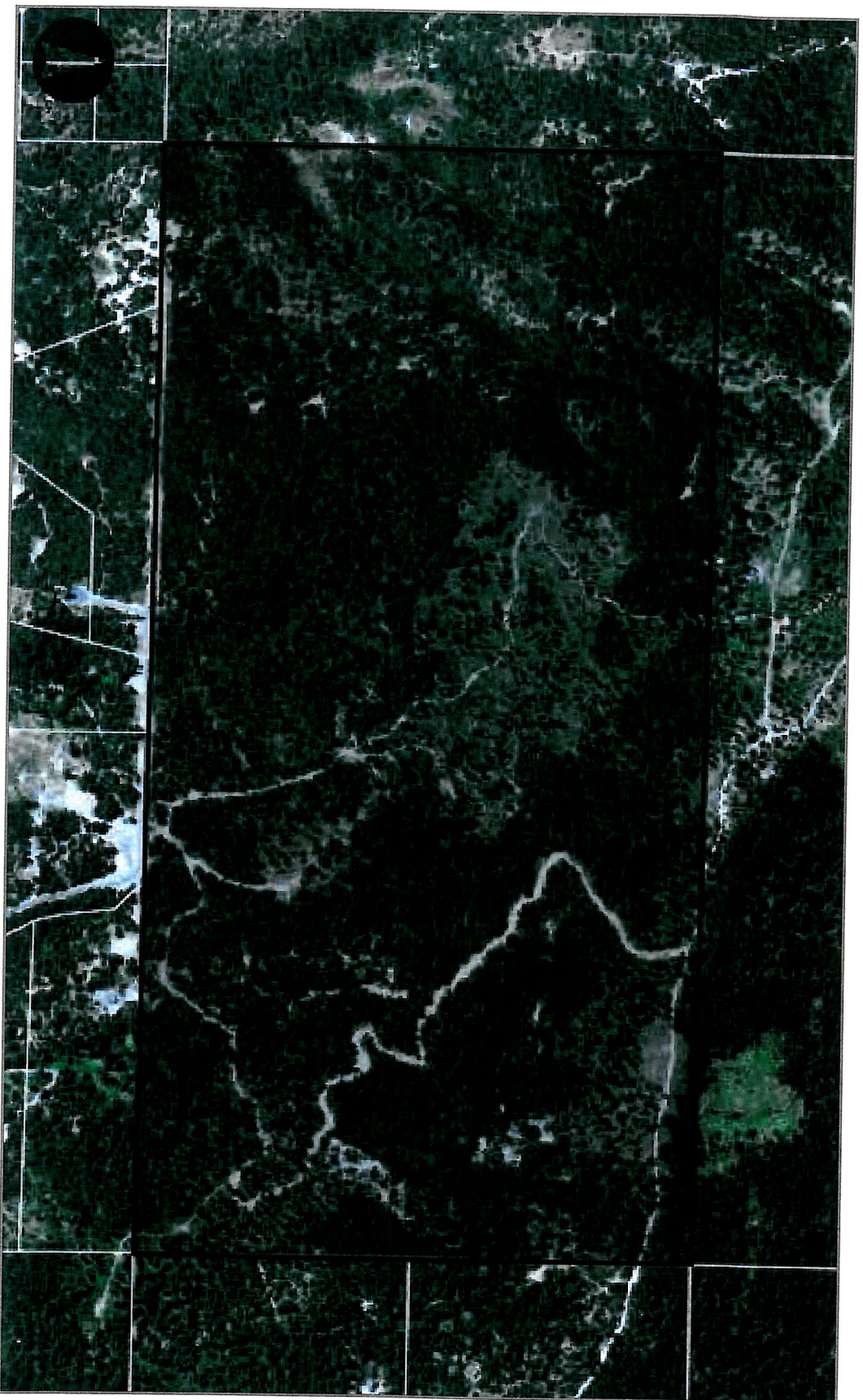
Sincerely,

CONCEPT ENGINEERING, Inc.

David L. Hill, PLS
Survey Manager

Tax Parcel No. 269434

RECEIVED
JUN 21 2012
KITITAS COUNTY
CDS



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

LOT 1

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN, EXCEPT THE EAST 1482.00 FEET THEREOF;

TOGETHER WITH THE SOUTHWEST QUARTER OF SAID SECTION 15, EXCEPT THE EAST 1445.00 FEET THEREOF;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.



LOT 2

THE WEST 1355.00 FEET OF THE EAST 1482.00 FEET OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

LOT 3

THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN, EXCEPT THE EAST 1334.00 FEET THEREOF;

TOGETHER WITH THE EAST 127.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 15;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

LOT 4

THE EAST 1334.00 FEET NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

LOT 5

THE EAST 1340.00 FEET SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

LOT 6

THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN, EXCEPT THE EAST 1340.00 FEET THEREOF;

TOGETHER WITH THE EAST 90.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

LOT 7

THE WEST 1355.00 FEET OF THE EAST 1445.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN;

SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.



LOT CLOSURES
SEC 15-20-15

Lot name: LOT 1

	North: 687911.5455	East: 1525252.7883
Line	Course: N 00-56-23 E	Length: 2561.15
	North: 690472.3510	East: 1525294.7925
Line	Course: N 00-56-23 E	Length: 2561.15
	North: 693033.1566	East: 1525336.7967
Line	Course: S 89-08-20 E	Length: 1168.64
	North: 693015.5935	East: 1526505.3047
Line	Course: S 01-16-25 W	Length: 2568.89
	North: 690447.3381	East: 1526448.2063
Line	Course: S 88-45-28 E	Length: 37.00
	North: 690446.5360	East: 1526485.1976
Line	Course: S 01-16-25 W	Length: 2572.71
	North: 687874.4616	East: 1526428.0143
Line	Course: N 88-11-34 W	Length: 1175.81
	North: 687911.5428	East: 1525252.7891

Perimeter: 12645.35 Area: 6,015,553 sq.ft. 138.10 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0028 Course: S 16-35-52 E
Error North: -0.00271 East: 0.00081
Precision 1: 4,466,460.91



LOT CLOSURES
SEC 15-20-15

Lot name: LOT 2

North: 690447.3378	East: 1526448.2053
Line Course: N 01-16-25 E	Length: 2568.89
North: 693015.5932	East: 1526505.3037
Line Course: S 89-08-20 E	Length: 1355.04
North: 692995.2287	East: 1527860.1907
Line Course: S 01-16-25 W	Length: 2577.91
North: 690417.9556	East: 1527802.8918
Line Course: N 88-45-28 W	Length: 1355.00
North: 690447.3309	East: 1526448.2102

Perimeter: 7856.83 Area: 3,486,955 sq.ft. 80.05 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0085 Course: S 35-26-36 E
Error North: -0.00693 East: 0.00493
Precision 1: 923,595.44



LOT CLOSURES
SEC 15-20-15

Lot name: LOT 3

North: 690417.9598	East: 1527802.8870
Line Course: N 01-16-25 E	Length: 2577.91
North: 692995.2329	East: 1527860.1859
Line Course: S 89-08-20 E	Length: 127.00
North: 692993.3243	East: 1527987.1715
Line Course: S 89-53-10 E	Length: 1213.02
North: 692990.9131	East: 1529200.1891
Line Course: S 00-21-54 W	Length: 2602.95
North: 690388.0159	East: 1529183.6073
Line Course: N 88-45-28 W	Length: 1381.05
North: 690417.9560	East: 1527802.8819

Perimeter: 7901.92 Area: 3,523,080 sq.ft. 80.88 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0064 Course: S 53-14-00 W
Error North: -0.00383 East: -0.00513
Precision 1: 1,233,613.28



LOT CLOSURES
SEC 15-20-15

Lot name: LOT 4

North: 690388.0170	East: 1529183.6103
Line Course: N 00-21-54 E	Length: 2602.95
North: 692990.9142	East: 1529200.1921
Line Course: S 89-53-10 E	Length: 1334.01
North: 692988.2626	East: 1530534.1995
Line Course: S 00-21-54 W	Length: 2629.22
North: 690359.0959	East: 1530517.4503
Line Course: N 88-45-28 W	Length: 1334.16
North: 690388.0194	East: 1529183.6038

Perimeter: 7900.33 Area: 3,489,854 sq.ft. 80.12 acres

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

Error Closure: 0.0068 Course: N 69-52-58 W

Error North: 0.00236 East: -0.00643

Precision 1: 1,153,587.29



LOT CLOSURES
SEC 15-20-15

Lot name: LOT 5

North: 687788.5198	East: 1529151.8748
Line Course: N 00-34-07 E	Length: 2599.75
North: 690388.1418	East: 1529177.6746
Line Course: S 88-45-28 E	Length: 1340.09
North: 690359.0898	East: 1530517.4497
Line Course: S 00-34-07 W	Length: 2612.97
North: 687746.2484	East: 1530491.5186
Line Course: N 88-11-34 W	Length: 1340.31
North: 687788.5174	East: 1529151.8753

Perimeter: 7893.13 Area: 3,492,524 sq.ft. 80.18 acres

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

Error Closure: 0.0024 Course: S 12-44-37 E

Error North: -0.00237 East: 0.00054

Precision 1: 3,251,092.59



LOT CLOSURES
SEC 15-20-15

Lot name: LOT 6

North: 687831.7302	East: 1527782.3956
Line Course: N 01-16-25 E	Length: 2586.07
North: 690417.1613	East: 1527839.8758
Line Course: S 88-45-28 E	Length: 1338.11
North: 690388.1522	East: 1529177.6713
Line Course: S 00-34-07 W	Length: 2599.75
North: 687788.5303	East: 1529151.8715
Line Course: N 88-11-34 W	Length: 1280.16
North: 687828.9023	East: 1527872.3482
Line Course: N 88-11-34 W	Length: 90.00
North: 687831.7406	East: 1527782.3930

Perimeter: 7894.09 Area: 3,510,847 sq.ft. 80.60 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0107 Course: N 13-44-16 W
Error North: 0.01042 East: -0.00255
Precision 1: 736,124.38



LOT CLOSURES
SEC 15-20-15

Lot name: LOT 7

North: 687874.4644	East: 1526428.0108
Line Course: N 01-16-25 E	Length: 2572.71
North: 690446.5388	East: 1526485.1941
Line Course: S 88-45-28 E	Length: 1355.00
North: 690417.1635	East: 1527839.8757
Line Course: S 01-16-25 W	Length: 2586.07
North: 687831.7324	East: 1527782.3954
Line Course: N 88-11-34 W	Length: 1355.06
North: 687874.4666	East: 1526428.0094

Perimeter: 7868.83 Area: 3,495,069 sq.ft. 80.24 acres

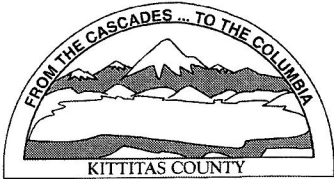
Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0026 Course: N 32-06-22 W

Error North: 0.00221 East: -0.00139

Precision 1: 3,013,105.87





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

RECEIPT NO.: 00014473

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025667

Date: 6/21/2012

Applicant: NEVERSWEAT LAND COMPANY, LLC

Type: check # 4500001776

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-12-00004	ADMINISTRATIVE SEGREGATION	630.00
SG-12-00004	FM ADMINISTRATIVE SEGREGATION	130.00
SG-12-00004	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00