

DOUGLAS DONNELLY  
900 EMERICK RD  
CLE ELUM, WA 98922

WILL RIDAWAY  
8615 72<sup>ND</sup> AVE E  
PUYALLUP, WA 98371

WASHINGTON STATE DOT  
RICK HOLMSTROM  
PO BOX 12560  
YAKIMA, WA 98909

ENCOMPASS ENGINEERING &  
SURVEYING  
108 E 2<sup>ND</sup> ST  
CLE ELUM, WA 98922

RICHARD KITZ  
PO BOX 618  
NORTH BEND, WA 98045

THOMAS HAMERLINCK  
9715 SE 7<sup>TH</sup> ST  
BELLEVUE, WA 98004

SUE ESSEX  
2762 HIDDEN VALLEY RD  
CLE ELUM, WA 98922

THOMAS SEEMEYER  
640 EMERICK RD  
CLE ELUM, WA 98922

RUSSELL PERISHO  
13593 MANZANITA RD NE  
BAINBRIDGE ISLAND, WA 98110

THOMAS LEE  
GRETCHEN DINGMAN  
1622 5<sup>TH</sup> AVE W  
SEATTLE, WA 98119

ROBERT BERMAN  
HOUSE BOAT # 6  
2600 FAIRVIEW AVE E  
SEATTLE, WA 98102

SCOTT MC DANIEL  
1081 EMERICK RD  
CLE ELUM, WA 98922

ROBERT HAYNIE  
960 EMERICK RD  
CLE ELUM, WA 98922

GREGORY LOVELADY  
2711 GRAMPIN COURT SE  
OLYMPIA, WA 98504

CFD #7 (Upper)  
3022 Upper Point Road  
Cle Elum, WA 98922

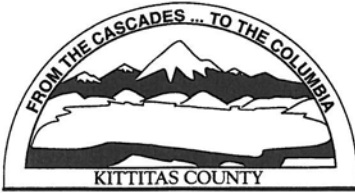
SEEMEYER, THOMAS G ETUX  
640 EMERICK RD  
CLE ELUM, WA 98922

LOVELADY, GREGORY W ETUX  
2711 GRAMPIN CT SE  
OLYMPIA, WA 98504

Kittitas County Life Safety

Kittitas County Dept. of Public Works

Kittitas County Environmental Health



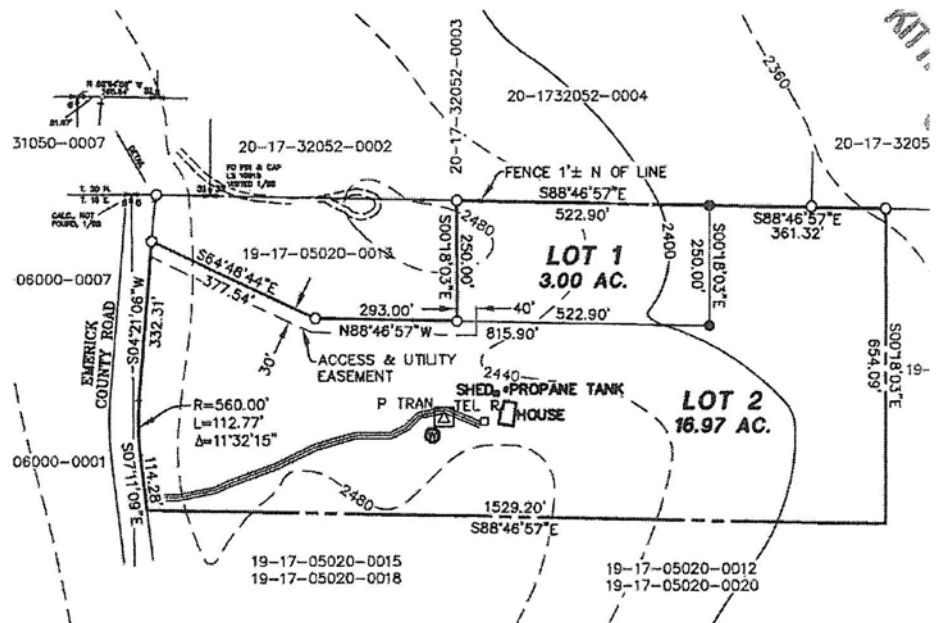
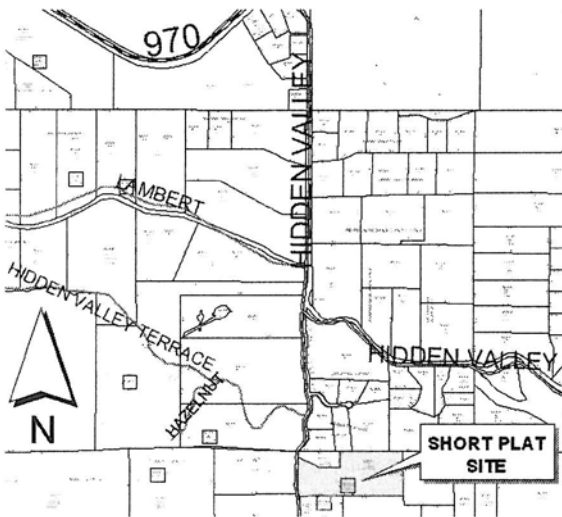
# Kittitas County Community Development Services

Darryl Piercy, Director

## NOTICE Donnelly Short Plat (SP-05-63)

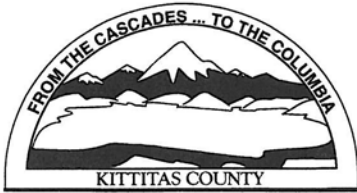
Notice is hereby given that on September 14, 2005 conditional preliminary approval has been given to Douglas and Jeri Donnelly for short subdivision of 19.97 acres into 2 (two) lots consisting of one 3.00 acre lot, and one 16.97 acre lot. Location: east of Emerick Road, and south of Hidden Valley Road, on 900 Emerick Road, Cle Elum, WA 98922, a portion of the N1/2 of the NW 1/4 of Section 05, T19N., R17E., W.M. in Kittitas County. Tax parcel numbers 19-17-05020-0011 and 19-17-05020-0017.

Said proposed division may be appealed to the Board of County Commissioners upon the request of any aggrieved party within 10 working days. The appeal deadline is September 30, 2005 at 5:00p.m. Comments must also be submitted by September 30<sup>th</sup>, 2005 by 5:00 p.m.



Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department 411 N. Ruby Suite 2 Ellensburg, WA 98926.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by September 30, 2005 at 5:00p.m.



# Kittitas County Community Development Services

Darryl Piercy, Director

September 14, 2005

Encompass Engineering and Surveying  
108 E 2<sup>nd</sup> Street  
Cle Elum, WA 98922

RE: Donnelly Short Plat (SP-05-63)

Dear Mr. Nelson:

The Kittitas County Community Development Services Department has determined that the Donnelly Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Both sheets shall reflect the short plat number SP-05-63.
2. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance is required. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
3. Pursuant to Kittitas County Code 16.18.080, a Plat Note regarding Irrigation Systems is required. The note shall read as follows: "By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots three acres or less in size." (KCC 16.18.090)
4. Attached you will find comments from the Kittitas County Department of Public Works and Kittitas County Environmental Health. **Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.**

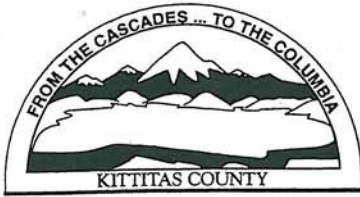
Approval of the Donnelly Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after September 30<sup>th</sup>, 2005. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

Comments may be received at the Kittitas County Community Development Services Department (411 N. Ruby, Suite 2, Ellensburg, WA. 98926) for 15 days ending on September 30, 2005 at 5:00 p.m.

Sincerely,

Joanna Valencia,  
Staff Planner  
Kittitas County Community Development Services Department  
(509) 962-7506

CC: Required parties (KCC 15A)



# Kittitas County Community Development Services

Darryl Piercy, Director

## NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME: *Notice of Conditional Prelim Approval*  
*Donnelly Short Plat (SP-05-63)*

NOTIFICATION MAIL DATE: *9/14/05*

**Mailer:** In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington  
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Signature *[Handwritten Signature]*

Subscribed and sworn to before me this *2nd* day of *March*, 20 *05*



*Amanda J. Weed*

Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires *January 9*, 20 *10*.



**Washington State**  
**Department of Transportation**  
**Douglas B. MacDonald**  
Secretary of Transportation

**South Central Region**  
2809 Rudkin Road, Union Gap  
P.O. Box 12560  
Yakima, WA 98909-2560

509-577-1600  
TTY: 1-800-833-6388  
www.wsdot.wa.gov

September 19, 2005

Community Development Services  
Kittitas County  
411 N. Ruby, Suite 2  
Ellensburg, Washington 98926-6300

Attention: Joanna Valencia, Staff Planner

Subject: SP-05-63; Douglas & Jeri Donnelly, (2-Lot Short Plat)  
Parcel Numbers 19-17-05020-0011 & 19-17-05020-0017  
~1.5 Miles South of SR 970, MP 8.03 Right on Hidden Valley Road

**RECEIVED**  
SEP 21 2005  
KITITAS COUNTY  
CDS

We have reviewed the proposed plat. The plat site is not adjacent to any state highways, but will access State Highway 970 at the Hidden Valley Road intersection (milepost 8.03). We have the following comments.

This segment of SR 970 is a Class 1 access managed highway with a posted speed limit of 60 miles per hour. The Route Development Plan for SR 970 identifies the need for left-turn channelization at the SR 970/Hidden Valley Road intersection. There is no funding available for this improvement at this time. This plat, along with recent subdivisions in the area, will generate additional traffic at this intersection. As development continues to occur in this area, safety improvements to the intersection will become an increasing concern.

Thank you for the opportunity to review and comment on this plat. If you have any questions regarding our comments, please contact me at (509) 577-1630.

Sincerely,

Bill Preston, P.E.  
Regional Planning Engineer

BP: rh/jjg

cc: File #16, SR 970  
Rick Gifford, Traffic Engineer  
Terry Kukes, South Central Area 1 Maintenance Superintendent

RECEIVED

SEP 21 2005

KITTITAS COUNTY  
CDS

Thomas Lee and Gretchen Dingman  
650 Emerick Rd.  
Cle Elum, WA 98922

Mailing Address: 1622 5th Ave. W.  
Seattle, WA 98119  
Tel.:(206)285-2505  
FAX:(206)284-9494

September 19, 2005  
Joanna Valencia  
Staff Planner  
Kittitas County Community Development Services Department  
411 N. Ruby St.  
Ellensburg, WA 98926

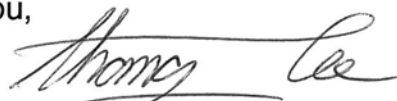
R.E.: Donnelly Short Plat  
900 Emerick Rd.  
Cle Elum, WA  
(SP-05-63)

Dear Joanna,

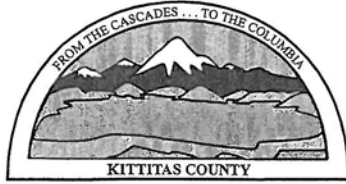
We own the property that abuts the Donnelly's property (Tax number: 19-17-05020-0017). They are planning to divide their land into two lots. Lot 1 will be east of our place and this will necessitate a driveway to be built along the our southern property line from Emerick Road. A 20 foot access easement with a fence would require major deforesting of our primary view. We would like to register a protest to this sub-division.

This property was divided once before in 1991. At the time it was reduced from 23 acres to 19.97 acres. We are aware that the law states that a 20 acre property can be sub-divided only once to keep its ag-20 zoning. We are questioning whether if 19.97 is considered close enough to 20 to be permit the property to be divided again.

Thank you,



Thomas Lee



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

TO: Joanna Valencia, Community Development Services  
FROM: Joy Potter, Engineering Manager  
DATE: September 2, 2005  
SUBJECT: Donnelly Short Plat

RECEIVED  
SEP 07 2005  
KITTTITAS COUNTY  
CDS

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "**Conditional Preliminary Approval**" has been granted, based on the information provided, see below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

### Prior to Final Plat Approval

During Public Works review of this proposal, it appears that this parcel has experienced a one time three acre split in 1991. It is unclear if this parcel is eligible for further subdivision in an ag-20 zone. Public Works requests clarifications from CDS on this eligibility. If this parcel is eligible for platting, the following comments apply:

1. Emerick Rd Right of Way: The location of Emerick Road and the County Right Of Way is not clearly defined on the face of the plat. The bearing of S 04 21 06 W appears to be a portion of lot 2's western boundary. However, what appears to be a section line is depicted on either side of this bearing. The plat shall clearly define the location of Emerick Road and the County Right Of Way with applicable bearing(s) and distance(s).
2. Detail & Ties to Section Corner: The detail showing Section 6, Township 19, Range 17 and Section 5, Township 19, Range 17. does not appear to meet the minimum standard for text height nor does it show a distance or bearing, in either direction, between the section corner and the platted property. This should be referenced or addressed.
3. Legal Description: The legal description on the face of the plat does not include the exception for Emerick Road County Right Of Way. The legal description on the face of the plat shall match the legal description in the Subdivision Guarantee.

4. Driveway – Joint Access: Access shall be constructed to serve no more than two parcels. (See current Kittitas County Road Standards)
  - a. Access Easements shall be improved to a minimum of 20'. The roadway width shall be 12', gravel surface.
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

**Plat Notes**

The legal description on the face of the plat shall match the legal description in the Subdivision Guarantee. **Update face of plat**

Clearly define the detail and the relationship to the platted property. **Update face of plat**

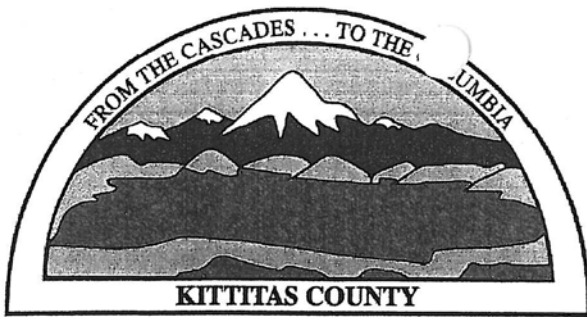
Show Emerick Road right of way. **Update face of plat**

Identify, by name or legend, the three lines shown on Lot 2, **Update face of plat**

**In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.**

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustments or additionally involved entities.





## PUBLIC HEALTH DEPARTMENT

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**Administration**  
**Community Health Services**  
**Health Promotion Services**  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926  
Phone: (509) 962-7515  
Fax: (509) 962-7581

**Environmental Health**  
411 North Ruby Street, Ste 3  
Ellensburg, WA 98926  
Phone (509) 962-7698  
Fax (509) 962-7052

August 18, 2005

Encompass Engineering & Surveying  
214 Pennsylvania Ave.  
Cle Elum, WA 98922

RECEIVED  
AUG 19 2005  
KITTITAS COUNTY  
CDS

Dear Mr. Nelson,

We have received the proposed Donnelly Short Plat, located in Section 5, Township 19N, Range 17E, east of Emerick Road.

We have also received the \$240.00 short plat submission fee (receipt #046964).

For plat approval both Sewage and Water Availability must be satisfactorily addressed.

For sewage disposal you have two options.

1) **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2) **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated four ways:

- 1) **Public Utility Water Supply Applicants** - shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
- 2) **Group "A" Public Well** - If you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, the Washington State Department of Health is the regulatory authority for approving Group A

*To Protect and Promote the Health and the Environment of the People of Kittitas County*

**PUBLIC HEALTH**

systems. Mr. Tom Justus is the Regional Engineer for Kittitas County. His office is located in Spokane, Washington. His contact number is (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval.

If you have not secured a water right for potable use you must contact the Washington State Department of Ecology-Central Region Office- Yakima Washington, telephone number (509) 575-2800 to begin the process of obtaining a water right.

- 3) GROUP "B" PUBLIC WELL – The Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
- 4) INDIVIDUAL WELLS - The submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."*

Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,

  
John J. Wolpers, III REHS R.S.  
Kittitas County Environmental Health Director

cc: Community Development Services  
cc: Douglas J Donnelly and Jeri S Donnelly

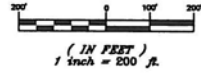
SEC. 5 T.19., R.17., W.M.



VICINITY MAP N.T.S.

**DONNELLY SHORT PLAT**  
KITITAS COUNTY SHORT PLAT NO. 05-XX  
A PORTION OF THE N 1/2 OF THE NW 1/4, SEC. 5,  
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.  
KITITAS COUNTY, WASHINGTON

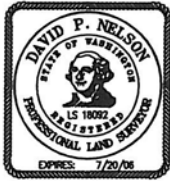
GRAPHIC SCALE



- LEGEND**
- ✦ SECTION CORNER COMMON TO FOUR SECTIONS
  - ✶ QUARTER CORNER COMMON TO TWO SECTIONS
  - FOUND REBAR W/CAP
  - SET 1/2" REBAR WITH SURVEY CAP I.S. #18092
  - x- FENCE
  - ~ TREELINE
  - TEL R TELEPHONE PEDESTAL

RECEIVED  
AUG 17 2005  
KITITAS COUNTY  
CDS

INDEX LOCATION:  
SEC. 5 T.19N. R. 17E. W.M.



5

**APPROVALS**

**KITITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Public Works Director

**COUNTY PLANNING DIRECTOR**

I hereby certify that the LEWS Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Planning Director

**KITITAS COUNTY HEALTH DEPARTMENT**

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Health Officer

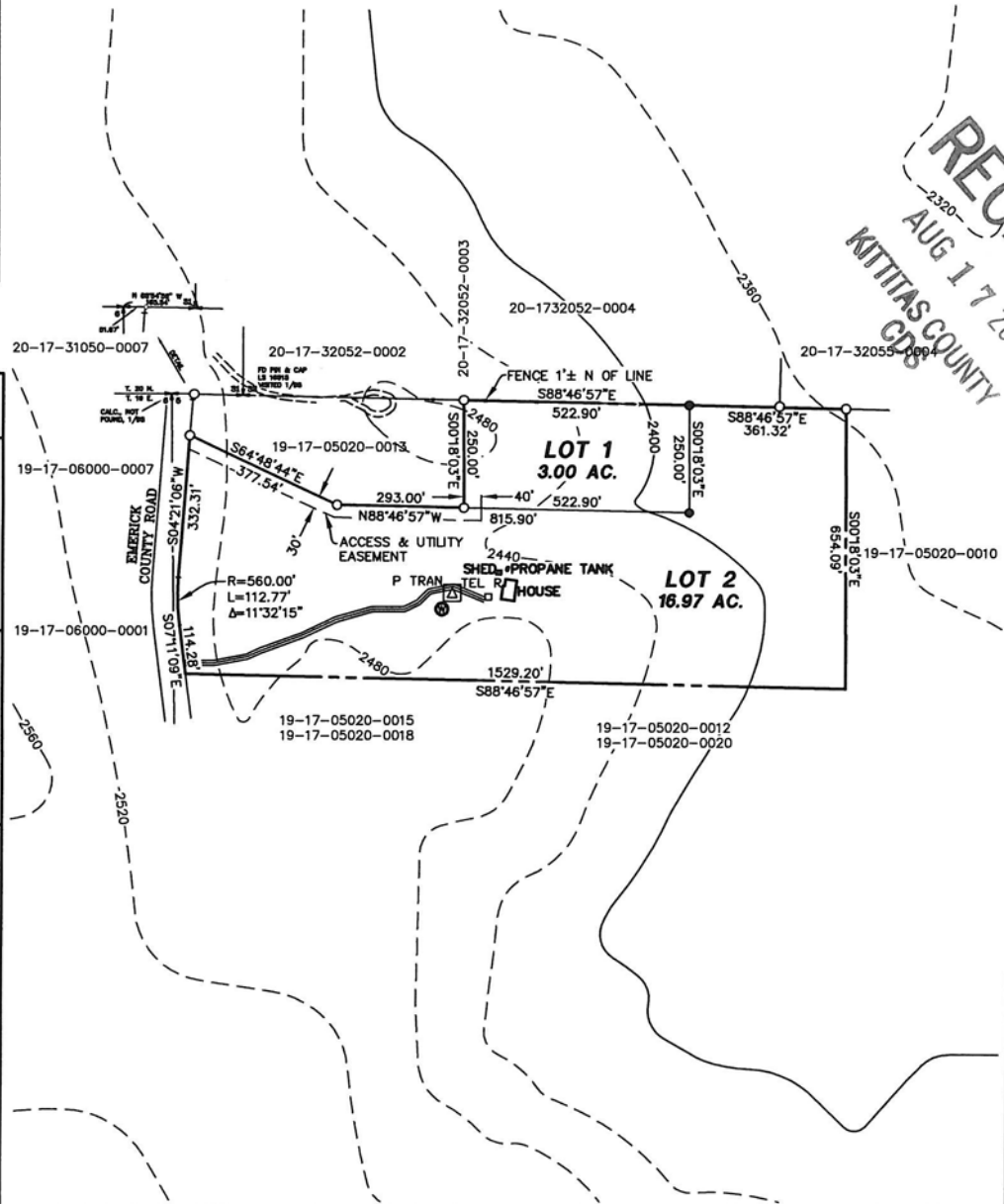
**CERTIFICATE OF COUNTY TREASURER**

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_

Kittitas County Treasurer

ORIGINAL TAX PARCEL NO. 19-17-05020-0011  
ORIGINAL TAX PARCEL NO. 19-17-05020-0017



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

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 at the request of...DOUGLAS J. DONNELLY..... in...AUGUST 2005.  
DAVID P. NELSON DATE  
Certificate No...18092.....

**K.C.S.P. NO. 05-XX**  
A PORTION OF THE N 1/2 OF THE NW 1/4, SEC. 5,  
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.  
Kittitas County, Washington

DWN BY	DATE	JOB NO.
M.F.	08/2005	05668
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

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

OWNERS:  
DOUGLAS J. DONNELLY AND JERI S. DONNELLY  
900 EMERICK RD.  
CLE ELUM, WA 98922

WATER SOURCE: INDIVIDUAL WELL  
SEWER SOURCE: SEPTIC  
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING TAX PARCEL NO. 19.17.05020.0011  
EXISTING TAX PARCEL NO. 19.17.05020.0017

ORIGINAL PARCEL AREA: 19.97 ACRES

ZONE: AGRICULTURE - 20

### DONNELLY SHORT PLAT KITTITAS COUNTY SHORT PLAT NO. 05-XX A PORTION OF THE N 1/2 OF THE NW 1/4, SEC. 5, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M. KITTITAS COUNTY, WASHINGTON

**ADJACENT OWNERS:**

20-17-32052-0004  
20-17-32052-0003  
RICHARD R. KITZ ETUX  
PO BOX 618  
NORTH BEND, WA 98045

19-17-05020-0013  
THOMAS LEE AND GRETCHEN DINGMAN  
1622 5TH AVENUE W  
SEATTLE, WA 98119

20-17-31050-0007  
THOMAS G. HAMERLINCK ETUX  
9715 SE 7TH STREET  
BELLEVUE, WA 98004

19-17-05020-0010  
ROBERT BERMAN ETUX  
HOUSE BOAT #6 2600 FAIRVIEW AVENUE  
E  
SEATTLE, WA 98102

20-17-32055-0004  
SUE ESSEX  
2782 HIDDEN VALLEY ROAD  
CLE ELUM, WA 98922

19-17-06000-0001  
SCOTT McDANIEL ETUX  
1081 EMERICK ROAD  
CLE ELUM, WA 98922

20-17-32052-0002  
THOMAS G. SEEMEYER  
640 EMERICK ROAD  
CLE ELUM, WA 98922

19-17-05020-0012  
19-17-05020-0020  
ROBERT C. HAYNIE ETUX  
960 EMERICK ROAD  
CLE ELUM, WA 98922

19-17-06000-0007  
RUSSELL L. PERISHO ETUX  
13593 MANZANITA ROAD NE  
BAINBRIDGE ISLAND, WA 98110

19-17-05020-0018  
19-17-05020-0015  
GREGORY W. LOVELADY ETUX  
2711 GRAMPIN COURT SE  
OLYMPIA, WA 98504

**EXISTING LEGAL DESCRIPTION:**

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 2, 1985, IN BOOK 14 OF SURVEYS, PAGE 37, UNDER AUDITOR'S FILE NO. 491010, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 5, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, EXCEPT THAT PORTION WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 04°21'06" WEST ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 97 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 04°21'06" EAST ALONG SAID WEST LINE A DISTANCE OF 97 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 88°46'57" EAST ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 824.00 FEET; THENCE SOUTH 00°18'03" EAST, A DISTANCE OF 250 FEET; THENCE NORTH 88°46'57" WEST, A DISTANCE OF 293 FEET; THENCE NORTHWESTERLY, IN A STRAIGHT LINE, TO THE TRUE POINT OF BEGINNING.

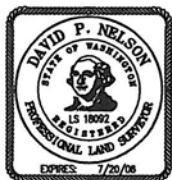
THE ELEVATIONS SHOWN HEREON ARE FROM AN ASSUMED DATUM. THEY ARE ONLY TO SHOW THE RELIEF OF THE LAND AND DO NOT REPRESENT THE TRUE ELEVATION ABOVE SEA LEVEL. CONTIGUOUS INTERVAL-FORTY FOOT.

**NOTES:**

- THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 140,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
- ACCORDING TO KCRS 12.11.010 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
- PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS SHORT PLAT.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
- THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT THE ABOVE EXISTING LEGAL DESCRIPTION.
- FOR SURVEY SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF SURVEYS AT PAGE 37, UNDER AUDITOR'S FILE NUMBER 491010 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 14 AT PAGE 37.

**NOTE:**  
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

**Call Before You Dig  
1-800-553-4344**



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT, DOUGLAS J. DONNELLY AND JERI S. DONNELLY, HUSBAND AND WIFE, AS THEIR JOINT ESTATE, OWNERS FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

DOUGLAS J. DONNELLY

JERI S. DONNELLY

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) s.s.

On this day personally appeared before me \_\_\_\_\_

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

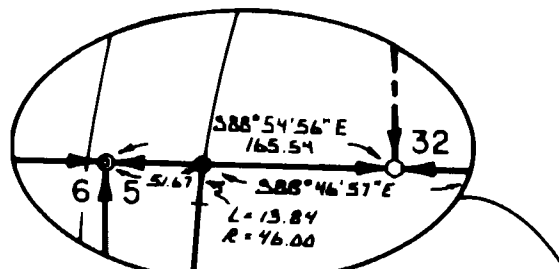
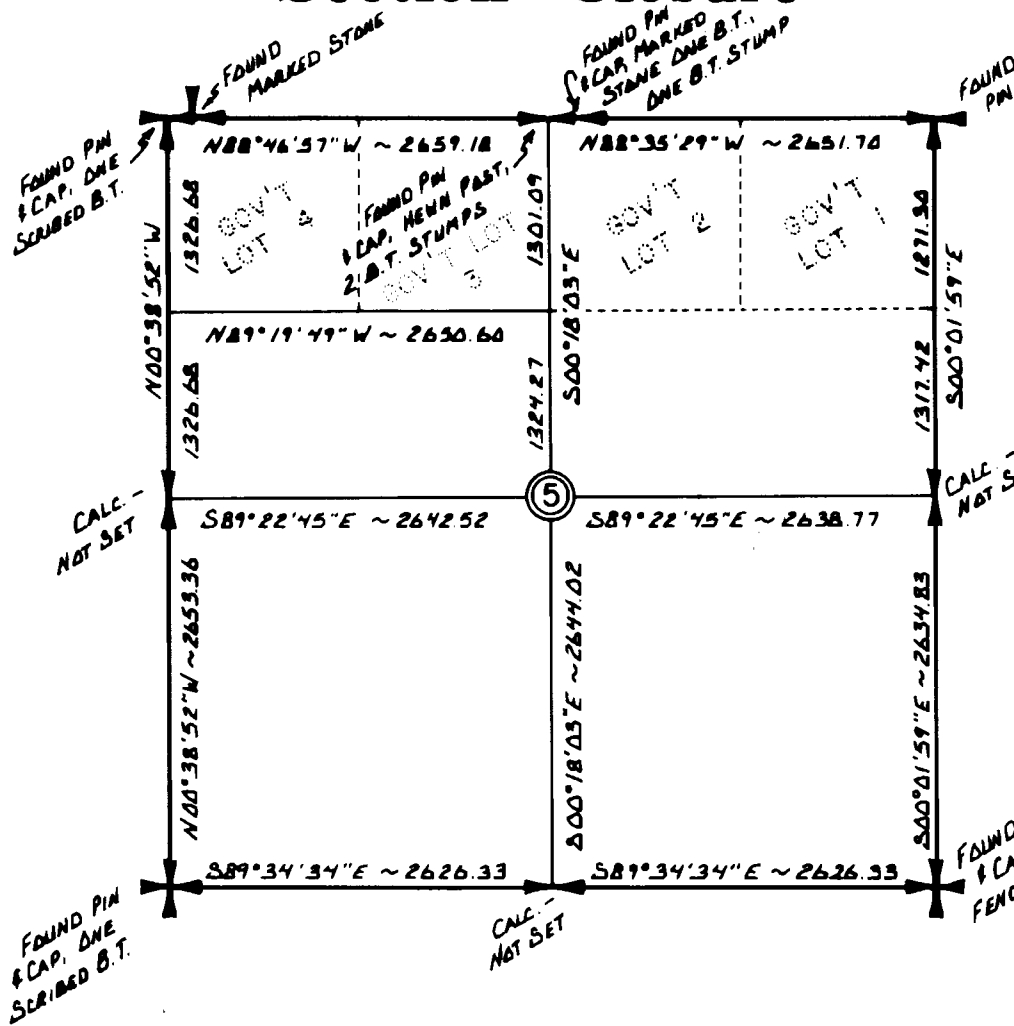
GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Notary Public in and for the State of Washington, reading at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

RECORDER'S CERTIFICATE .....		
Filed for record this.....day of ..... 20.....at.....M		
in book.....of.....at page.....at the request of		
DAVID P. NELSON <small>Surveyor's Name</small>		
..... 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 at the request of.....DOUGLAS, DONNELLY..... in.....AUG.....2005.		
DAVID P. NELSON          DATE Certificate No. 18092.....		
<b>K.C.S.P. NO. 05-XX</b> <b>A PORTION OF THE N 1/2 OF THE SE 1/4, SEC. 28,</b> <b>TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.</b> <b>Kittitas County, Washington</b>		
DWN BY <b>M.F.</b>	DATE <b>08/2005</b>	JOB NO. <b>05668</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>2 OF 2</b>
		108 EAST 2ND STREET CLE ELUM, WA 98922 PHONE: (509) 674-7433 FAX: (509) 674-7419

# Gov't Lot 3 and Section 5, Towns

## Section Closure



**Preliminary Submittal Requirements:**

Review Date:9/13/05

Tax Parcel:

19-17-05020-0011, -0017

File Number:

SP-05-63 *Donnelly SF*

Planner

Joanna

Date Received:

8/17/05

Date Project Completed

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Critical Areas Review (completed by planner)
- Parcel History (optional) Date Requested:6/7/05 Date Completed:6/7/05, determined to be elible for one-time split in Ag-20

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

Located within Fire District # 7

Located within Irrigation District: n/a

Memo sent to Irrigation District

Critical Areas Check

Date9/13/05

Planner Signature:

Zoning: *Ag-20*

Lot Size: 19.97

Required Setbacks: F *25'* S *5'* R *25'*

Y N

- Does SEPA Apply to proposed use?
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0266 B Zone:C
- Fish & Wildlife Conservation Area? Type of Habitat:mule deer wintering range Water Type:
- Wetland? Buffer requirement:
- Geologic Hazard Areas:
  - Seismic
  - Landslide
  - Erosion
  - Mine
  - Steep Slope
  - Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
    - Hazardous Materials containment required if checked
  - Airport Zone? Zone:
  - Forest Service Roads? Road:
  - BPA Easement Located on Property? Memo Sent to BPA
  - Additional Approvals Required? Type

CRITICAL AREA NOTES:

Preliminary Plat Drawing Requirements:

General Information (KCC 16.12.020)

Submitted on 18"x24" sheet

- Names of proposed subdivision
- Location of subdivision by section, township, range, county, and state
- Legal Description of Land contained within subdivision
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater)
- North Arrow
- Date
- Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat.
- Proposed platted boundary lines, lot and road dimensions, and gross acreage.
- A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- Approval Blocks: To include County Engineer's (or Director of Public Works), CDS Director, Health Department, Auditor (including any recording information regarding restrictions, covenants, maintenance agreements, etc.), Treasurer's, Assessor's only applies to Long Plats.

*Existing Conditions (KCC 16.12.030)*

- Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.
- Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
- Location of all marshes, areas subject to flooding, and the direction of flow of all water courses.
- Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
- Any additional information deemed necessary by Kittitas County.
- The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

**Other**

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to ALL permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:  
*This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.*
- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.
- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.
- For Short Plats and Plats containing BPA easements, start requiring this plat note:**

Plat note: "Bonneville Power Administration (BPA) imposes certain conditions on the use of properties encumbered by high voltage transmission line right-of-ways. There can be no structures built on BPA right-of-ways. Proposed uses of the right-of-way must be reviewed, approved and permitted by BPA prior to installation. BPA Real Estate Field Services can be contacted at 1-800-836-6619."

*The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.*

7465-1 @ 20 Ac.  
sig from (10)

RECEIVED  
OCT 13 1994  
IRIS ROMINGER  
KITITAS COUNTY ASSESSOR

KITITAS COUNTY ASSESSOR'S OFFICE  
KITITAS COUNTY COURTHOUSE, ROOM  
205 WEST FIFTH STREET  
ELLENSBURG, WA 98926

RECEIVED  
OCT 17 1994

REQUEST FOR PARCEL SEGREGATION

Must be signed by Planning Department and the Treasurer's Office and will not be accepted by the Assessor's Office without copy of recorded survey attached

Douglas & Jeri Donnelly  
Applicant Name

1215 20th Ave East  
Address

Seattle  
City

WA 98112  
State, Zip Code

206-325-1405  
Phone (Home)

206-344-6543  
(Work)

Original Parcel Numbers and acreage  
20.00 Ac 191705 20 2011

Action Requested  
 Segregated into \_\_\_\_\_ (Separately saleable)  
 Segregated for Mortgage Purposes  
 Segregated Improvement Site on Forest Land  
 Boundary adjustment between property owners  
 Boundary adjustment between properties in the same ownership

New Acreage  
(Survey Vol. \_\_\_\_\_, Page \_\_\_\_\_)  
19.00  
1.00

Applicant is  Owner  Purchaser  Lessee  Other\*\*  
Douglas & Jeri Donnelly Jeri Donnelly  
\*Owner's Signature (Required) \*\*Other

TREASURER'S OFFICE REVIEW

Taxes must be current prior to segregation review by Planning Department

Tax Status: 1994 tax pd in full  
Year

By: Cathy Cava  
Kittitas County Treasurer's Office

Date: 10/17/94

PLANNING DEPARTMENT REVIEW

- ( ) This segregation does meet Kittitas County Code Subdivision Regulations.(Ch.16.04, Sec. \_\_\_\_)
- ( ) This segregation is exempt from Kittitas County Code Subdivision Regulations by virtue of a boundary adjustment. Deed Recording No. \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ Survey required: Yes \_\_\_\_\_ No \_\_\_\_\_
- () This segregation is for mortgage purposes only/improvement site on forest land only -- Segregated lot shall not be considered a separate saleable lot. (Recorded survey not required, page 2 required)

Reviewed. Date: 10-17-94 By: [Signature]  
Kittitas County Planning Department

Survey approved. Date: not required By: \_\_\_\_\_  
Kittitas County Planning Department



5

REPUTED OWNER

32-87

Sub. Ptn. N $\frac{1}{2}$  NW $\frac{1}{4}$  Sec. 5 Twp. 19 Rge. 17  
(Parcel 1, Survey #491010) less Sly 3@

~~Robert C. Coe~~

Erik R. Dahl et ux Ptl. Ful. #515601

20.00@ Classified

~~(Aff-20667-9/85)~~

Rd. 1 Sch. 404 Fire Hosp. 1 Port

Brantley Janson & Co. Inc. Profit Sharing Plan

~~Cont. Purch: Erik R. Dahl et ux~~ inc 7463-1  
19 (Aff-20667-9/85 \$98,000) 7465-2

~~(9/88) SACD#515600~~

Cont. Purch: Siva Raven & Donna Lee

HC 61, Box 2080

Cle Elum, WA 98922

19 (Aff 20906 10/85 \$45,000) inc cd  
7465-1-1

Probate No. Vol. Page

Photo No. Vol. Page

Vol. Page

Year	Total Acres	Road Acres	A C R E S		V A L U E		TOTAL VALUATION		Aggregate Equalized Valuation
			Improved	Unimproved	Improved	Unimproved	Land	Buildings	
85	23.00	(Seg from 7465, 10/23/85)					1220		1220
				(85) 23.00	5.35				
86	23.00			(86) 23.00	5.45		1,150		1,150
87	23.00			(87) 23.00	5.60		1,040		1,040
87	20.00	(Seg to 7465-1-1, 5/7/87, for ptl. ful.)					900		900
88	20.00			(88) 20.00	5.51		840		840
				(89) 20.00	10.94				
89	20.00						840		840
90	20.00						900		900

REPUTED OWNER

Robert-C.-Coe-- 32-87  
 Erik-R.-Dahl-etux--Ptl.Ful.#503590 11  
 (Aff-20667-9/85)  
 Brantley Janson & Co. Inc. Profit Sharing Plan  
 (9/88)SACD#515600

Sub. Ptn. N $\frac{1}{2}$  NW $\frac{1}{2}$  Sec. 5 Twp. 19 Rge. 1  
 (Sly 30 of Parcel 1, Survey #491010) inc 7465-1  
~~3.000 Classified removed 5/27/87~~  
 Rd. 1 Sch. 404 Fire Hosp. 1 Port

Cont. Purch: Siva Raven & Donna Lee  
 HC 61, Box 2080  
 Cle Elum, WA 98922  
 (Aff 20906 10/85 \$45,000) inc 7465.

Probate No. Vol. Page

Photo No. Vol. Page

Vol. Page

Year	Total Acres	Road Acres	A C R E S		V A L U E		TOTAL VALUATION		Aggregate Equalized Valuation
			Improved	Unimproved	Improved	Unimproved	Land	Buildings	
87	3.00		(Seg from 7465-1, 5/7/87, for ptl.ful.)				140		140
87	3.00		(Remove from Classified, 5/27/87)				6000		6000
88	3.00			3.00 (89) 3.00	10.94	4m/8K41 NC 65,900 NC-67,500 CORRECTION	<del>6,000</del> 6,000	<del>69,500</del> 65,900	<del>75,500</del> 71,900
89	3.00					GM-8K33	6,000	65,900	71,900

2,000. per acre

Segregation  Affidavit No.

Consolidation  Date of Sale

Assessor's Card No.  Transaction Date

7465-1 GB 4-11-95

SEG. 1 ACRE FOR IMPROVEMENT SITE

	Computer Number	Acres	Land	Improvements	Total
7465-1 Delete Card:	19-17-0520-0011	20.00	1,240	96,900	98,140
7465-1 New Parent Card:	19-17-0520-0011	1.00	60	96,900	96,960

**Description**  
 Ptn. NW $\frac{1}{4}$  NW $\frac{1}{4}$  (Ptn. Parcel 1 Survey #491010)  
 (Imp. Site, must be sold with Card #7465-1-2)

**Taxpayer Name**  
 Douglas & Jeri Donnelly

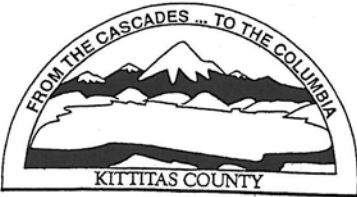
1215 20th Ave. East  
 Seattle, WA 98112

New Card: 7465-1-2	19-17-0520-0017	19.00	1,180	0	1,180
--------------------	-----------------	-------	-------	---	-------

**Description**  
 Ptn. N $\frac{1}{2}$  NW $\frac{1}{4}$  (Ptn. Parcel 1 Survey #491010)  
 (Must be sold with Imp. Site Card #7465-1)

White copy - Assessor; Canary copy - Data Processing; Pink copy - Treasurer; Goldenrod copy - Title Companies.

Land Grades	Taxes	Tray Number	Levy Code	EE52 19.00A Type of Document
OK	OK	08	032-087	SEG FORM



# Kittitas County Community Development Services

Darryl Piercy, Director

DATE: 6-7-05

## REQUEST FOR PARCEL HISTORY

Name: Dennis Ridgway

Address: 8615 72<sup>nd</sup> Ave E  
Puyallup, Wa 98371

Phone Number: (253) 841-7100

Parcel Number: 19-17-05020-0017

Information Needed: ~~How~~ How can property be divided?

Marco call

For Staff Use:

Card Number(s): 7465-1-2 20 acre

Zoning Classification: \_\_\_\_\_

Staff Notes: Based on parcel history, property appears  
eligible for one-time split. One additional  
parcel with a minimum lot size of 3 acres can  
be created.

*[Signature]*

The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted.



# Kittitas County Community Development Services

Darryl Piercy, Director

DATE: 9/26/05

## REQUEST FOR PARCEL HISTORY

Name: For Donnelly SP (return to Joanna)

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Parcel Number: 19-17-05020-0011<sup>(1.00Ac)</sup> + 0017<sup>(19.00Ac)</sup>

Information Needed: One time split eligibility?

### For Staff Use:

Card Number(s): 7465-1 and 7465-1-2 → 7465-1-1

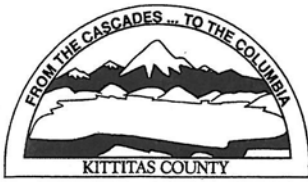
Zoning Classification: A9-20

Staff Notes: MBSA parcels 0011 and 0017

eligible for one-time split by short  
plot (earlier subdivision for legal fulfillment  
"pt. ful.") does not constitute a one-  
time split post 1984.

 9/29/05

The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted.



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**SHORT PLAT APPLICATION**

*(To divide lot into 2-4 lots)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

**REQUIRED ATTACHMENTS**

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Certificate of Title (Title Report)
- Computer lot closures
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

**FEES:**

\$190 plus \$10 per lot for Public Works Department;  
\$240 plus \$50/hr. over 2.5 hrs. for Environmental Health Department;  
\$450 for Community Development Services Department  
(One check made payable to KCCDS)

**FOR STAFF USE ONLY**

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

RECEIPT #

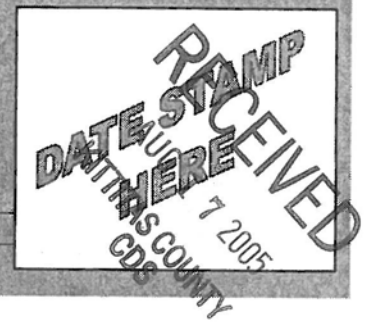
X

*[Handwritten Signature]*

*8/17/05*

*43964*

NOTES:



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

DOUGLAS J. DONNELLY  
900 EMERICK RD.  
CLE ELUM, WA 98922 (509) 857-2639

3. Name, mailing address and day phone of authorized agent, if different from land owner of record:

WILL RIDGWAY  
8615 72<sup>nd</sup> AVE. E.  
PUYALLUP, WA 98371 (253)-841-7100

4. Contact person for application (select one): Owner of record Authorized agent  
All verbal and written contact regarding this application will be made only with the contact person.

5. Street address of property: 900 EMERICK RD.  
CLE ELUM, WA 98922

6. Legal description of property: PORTION OF LOT 1, BOOK 14 OF  
SURVEYS AT PAGE 37.

7. Tax parcel number: 19-17-05020-0011, 19-17-05020-0017

8. Property size: 19.97

9. Narrative project description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

DIVIDE 20-ACRE LOT INTO 2 PARCELS.

10. 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.

Signature of Authorized Agent

Will Ridgway

Date

8/17/05

Signature of Land Owner of Record (required for application submittal)

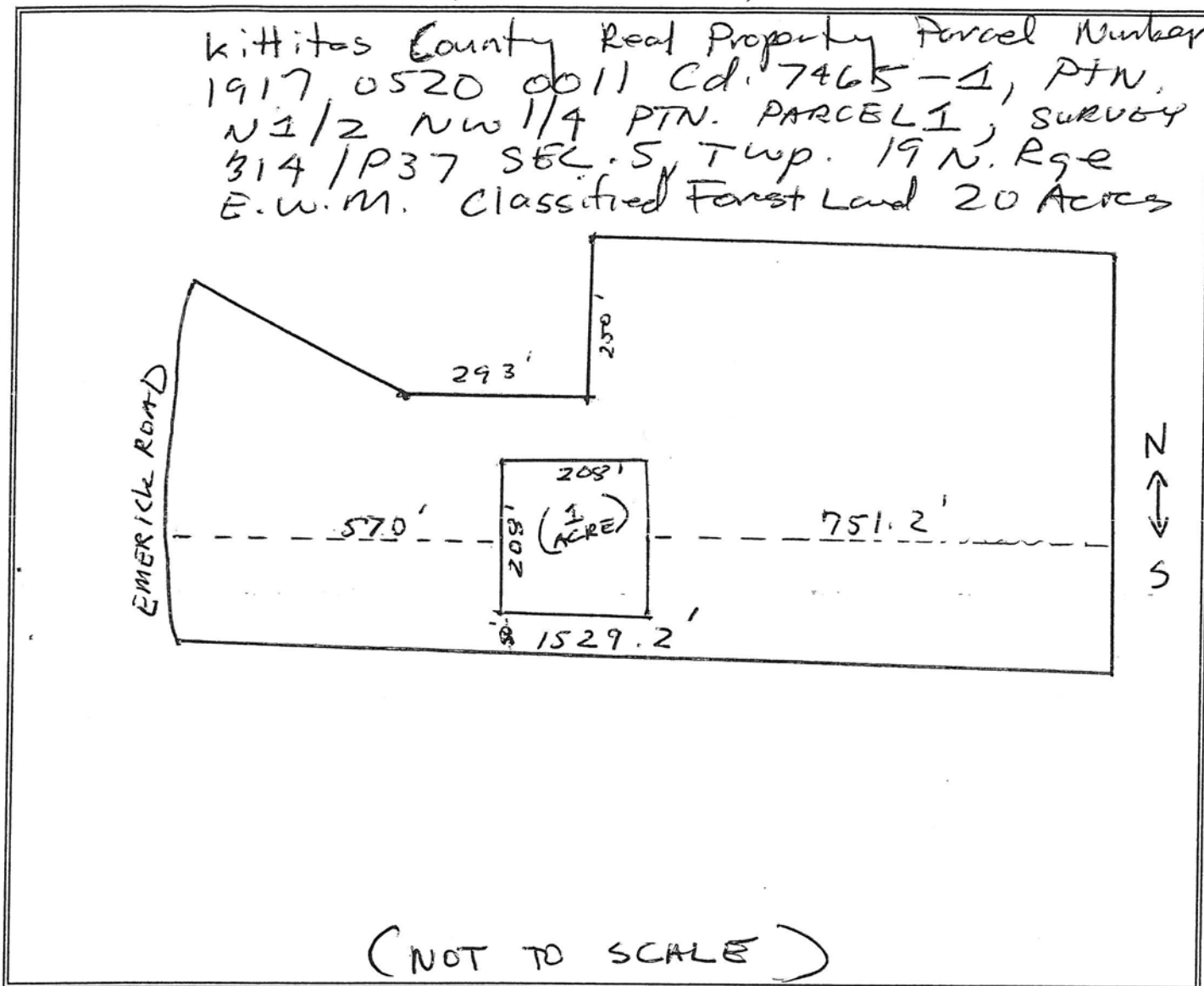
Douglas Donnelly

Date

8-17-05

This page must be completed for mortgage purpose only segregations, improvement sites on forest land and for boundary line adjustments not requiring a survey.

THIS AREA FOR USE BY APPLICANT  
(Use additional sheets as needed)



Directions:

1. Identify the boundary of the segregation:
  - A. The boundary lines and dimensions.
  - B. Sub-parcel identification (i.e. Parcel A, B, C or 1, 2, 3 etc.)
2. Show all existing buildings and indicate their distance from the original exterior property lines. Attach a copy of recorded survey.
3. Provide legal descriptions for each proposed tax parcel and identify by letter or number used on the map.

EXAMPLE: Parcel A: The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of Section 2; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.