

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

MEMORANDUM

TO: Northwest Pacific Development
FROM: Noah Goodrich, Planner I
DATE: January 31, 2007
SUBJECT: NPD Segregation (File # SEG-06-53)

DESCRIPTION: Segregation of a 51.00 acre parcel into 2 parcels (22.95 and 28.04 acre lots)

PARCEL
NUMBER(s): 20-16-25000-0013

Kittitas County Community Development Services has reviewed the proposed administrative segregation application and hereby grants:

FINAL APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed prior to final approval of the segregation:

1. A survey of the proposed segregation must be received and approved. DONE
2. Taxes must be paid in full for the lot stated above prior to final approval. DONE
3. Please see Kittitas County Public Works comment letter attached for additional information. DONE

Attachments: Segregation Application

DARRYL PIERCY, DIRECTOR

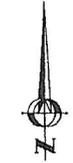
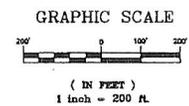
ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

RECORD OF SURVEY

A PORTION OF THE EAST 1/2 OF SECTION 26 AND THE WEST 1/2 OF SECTION 25, T.20N., R.16E., W.M., KITITITAS COUNTY, WASHINGTON.

LINE	BEARING	DISTANCE
L1	N82°55'33"E	31.74
L2	N50°09'51"E	44.63
L3	N75°28'54"E	272.37
L4	N75°28'54"E	154.53
L5	S86°34'49"E	73.99
L6	S86°34'49"E	408.31
L7	N73°20'05"E	236.70
L8	S86°34'49"E	482.29



NOTES:

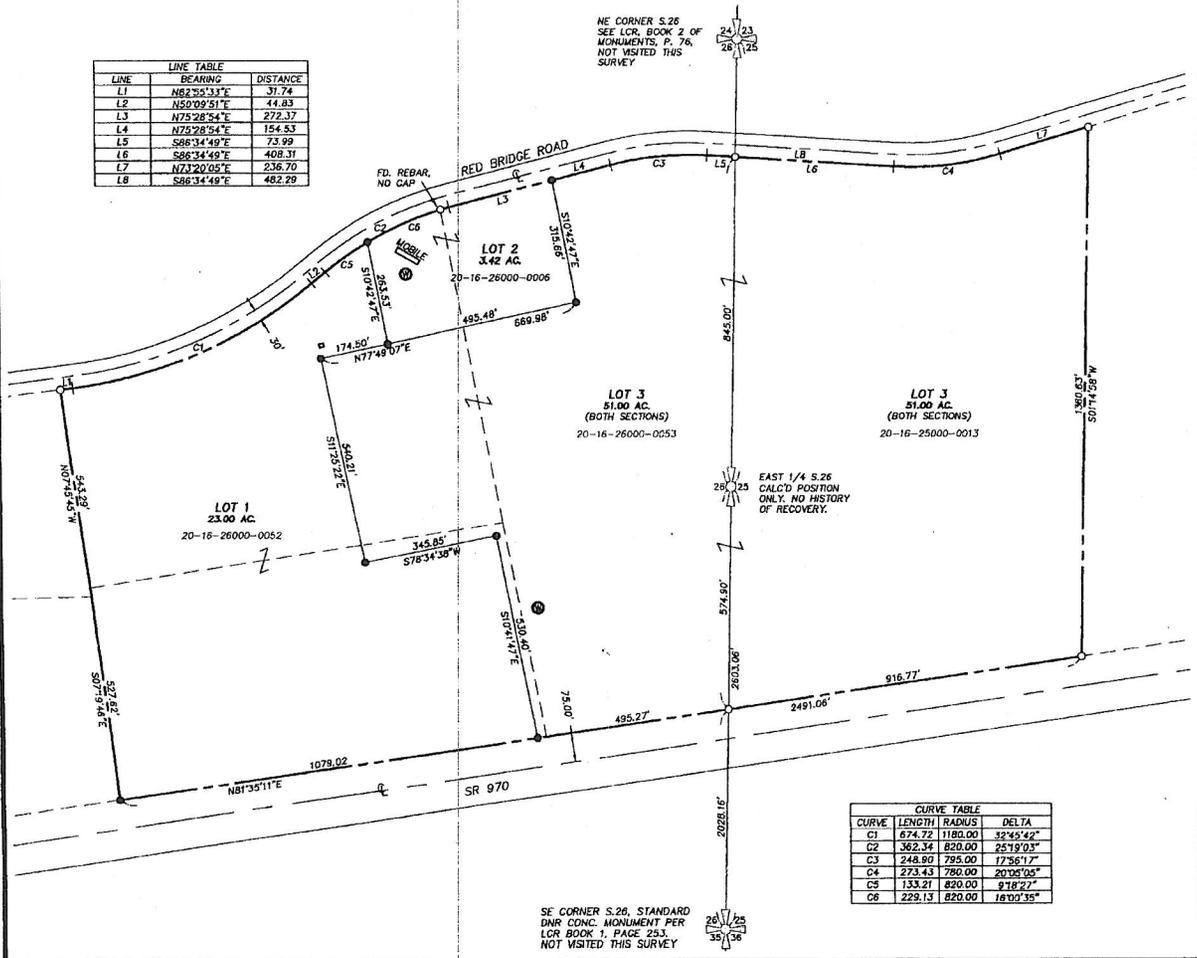
1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY LINES FOR TAX PARCELS 20-16-26000-0006, 20-16-26000-0052, 20-16-26000-0053, AND 20-16-25000-0013 AS SHOWN ON THAT CERTAIN SURVEY RECORDED IN BOOK 22 OF SURVEYS AT PAGE 131, RECORDED UNDER AUDITORS FILE No. 199612180007, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON, AND ADJUST THOSE BOUNDARIES TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 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 OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE THE SURVEY RECORDED IN BOOK 22 OF SURVEYS AT PAGE 131, RECORDED UNDER AUDITORS FILE No. 199612180007, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.

LEGAL DESCRIPTION:

LOTS 9, 10 AND 11 OF THAT CERTAIN SURVEY RECORDED IN BOOK 22 OF SURVEYS AT PAGE 131, UNDER AUDITORS FILE No. 199612180007, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON

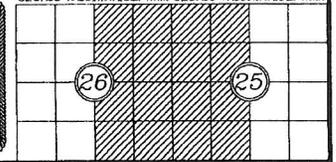
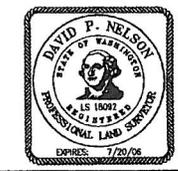
LEGEND

- SECTION CORNER, COMMON TO FOUR SECTIONS.
- QUARTER CORNER, COMMON TO TWO SECTIONS.
- SET 1/2" REBAR & CAP
- FOUND REBAR & CAP, UNLESS OTHERWISE NOTED
- WELL



CURVE	LENGTH	RADIUS	DELTA
C1	674.72	1180.00	32°45'42"
C2	362.34	820.00	25°12'03"
C3	248.90	795.00	17°56'17"
C4	273.43	780.00	20°18'06"
C5	133.21	820.00	9°18'27"
C6	229.13	820.00	16°10'35"

INDEX LOCATION: SEC. 26 T. 20N. R. 16E. W.M. SEC. 25 T. 20N. R. 16E. W.M.



RECORDER'S CERTIFICATE # 200602090028
 Filed for record this 9th day of Feb., 2006 at 1:06 P.M. in book 33 of S.M.R.'s at page 62 at the request of DAVID P. NELSON Surveyor's Name
 HERALD V. PETTIT County Auditor
 Du. K. Slack 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 NORTHWEST PACIFIC DEVELOPMENT in FEB., 2006.
 DAVID P. NELSON DATE 02/08/06
 Certificate No. 18092

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

BOUNDARY LINE ADJUSTMENT			
PREPARED FOR NORTHWEST PACIFIC DEVELOPMENT			
A PORTION OF THE WEST 1/2, SEC. 25 & EAST 1/2 OF SEC. 26, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., KITITITAS COUNTY, WASHINGTON			
DWN BY	DATE	JOB NO.	
D. PIERCE	2/2006	05783	
CHKD BY	SCALE	SHEET	
D. NELSON	1"=200'	1 OF 1	

KITTITAS COUNTY

ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Fees: \$300 Exempt segregation per page, \$100 major boundary line adjustment per page, \$50 minor boundary line adjustment per page, \$50 Combination
Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

Northwest Pacific Development 23729 230th PL SE
Applicant's Name Address
Maple Valley WA 98038
City State, Zip Code
206-232-0386
Phone (Home) Phone (Work)

Table with 3 columns: Original Parcel Number(s) & Acreage, Action Requested, New Acreage. Includes entries for 20-16-25000-0013 (51.00 Ac.) and various segregation actions like 'SEGREGATED INTO 2 LOTS'.

Applicant is: ___ Owner ___ Purchaser ___ Lessee Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

Planning Department Review

- () This segregation meets the requirements for observance of intervening ownership.
(X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
() This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04:020 (5) BLA's Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes X No _____
() This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Review Date: 5/16/06

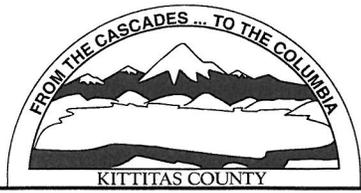
By: [Signature]

**Survey Approved: 1/31/07

By: [Signature]

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

RECEIVED MAY 02 2006 KITTITAS COUNTY DEPT. OF PUBLIC WORKS RECEIVED APR 28 2006 KITTITAS COUNTY CDS



Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

TO: Northwest Pacific Development

FROM: Noah Goodrich, Planner I

DATE: May 16, 2006

SUBJECT: NPD Segregation (File # SEG-06-53)

DESCRIPTION: Segregation of a 51.00 acre parcel into 2 parcels (22.95 and 28.04 acre lots)

PARCEL

NUMBER(s): 20-16-25000-0013

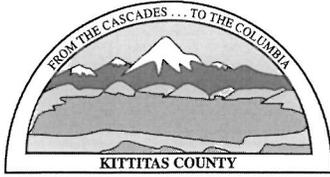
Kittitas County Community Development Services has reviewed the proposed administrative segregation application and hereby grants:

PRELIMINARY APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed prior to final approval of the segregation:

1. A survey of the proposed segregation must be received and approved.
2. Taxes must be paid in full for the lot stated above prior to final approval
3. Please see Kittitas County Public Works comment letter attached for additional information.

Attachments: Segregation Application
KC Public Works Comments



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbary, Planner II *rc*
DATE: March 8, 2006
SUBJECT: NW Pacific Development - 2 Lot Parcel Segregation 20-16-25000-0013

RECEIVED
MAY 08 2006
KITTTAS COUNTY
CDS

Our department has reviewed the Request for Parcel Segregation Application and in order to ensure that it meets current Kittitas County Road Standards. The applicant needs to provide the following:

1. Prior to Final Approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

The applicant needs to be aware of the following:

- a. An approved Access Permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the County Road Right of Way.
- 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.
- d. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements, state easements or cities may require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. **Access is not guaranteed to any existing or created parcel on this application.**

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

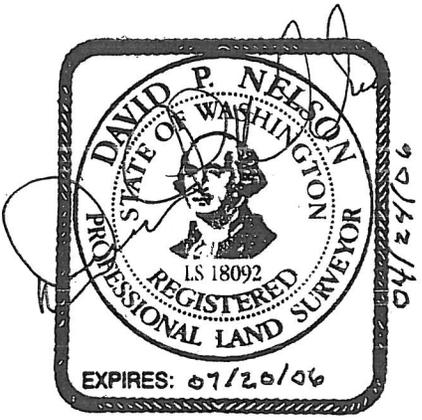
Please let me know if you have any questions or need further information.



**LEGAL DESCRIPTION
NORTHWEST PACIFIC DEVELOPMENT, LLC**

ALL THAT PORTION OF LOT 3 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS AT PAGE 64, UNDER AUDITORS FILE No. 200602090028, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, THAT LIES WITHIN SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.

CONTAINING 28.04 ACRES.

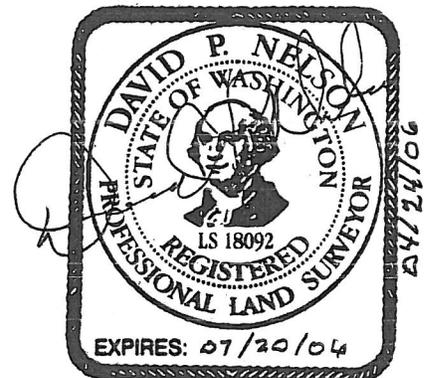




LEGAL DESCRIPTION
NORTHWEST PACIFIC DEVELOPMENT, LLC

ALL THAT PORTION OF LOT 3 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 32 OF SURVEYS AT PAGE 64, UNDER AUDITORS FILE No. 200602090028, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, THAT LIES WITHIN SECTION 26, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.

CONTAINING 22.95 ACRES.



CRB 111-3

KITITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 4-28-06 046011

Received From Northwest Pacific Development

Address PO Box 1964

Wenatchee, WA 98807 Dollars \$ 300.00

For Exempt Segregation

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>300.00</u>	CHECK	<u>300.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

20.16.25000.0013

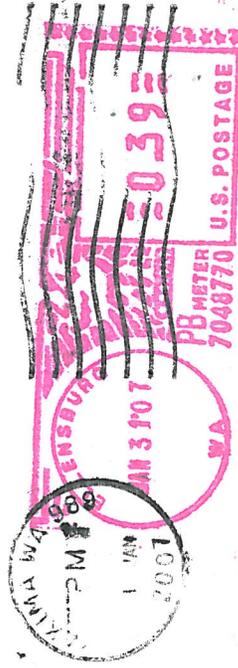
By M. Ruel

KITTITAS-COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 NORTH RUBY STREET, SUITE 2
ELLENSBURG, WA 98926

*Final Approval
NOTICE w/ MFR
& APPLICATION*

RECEIVED
FEB 06 2007
KITTITAS COUNTY
CDS

Northwest Pacific Development
23729 30 th PL SE
Maple Valley, WA 98038



NIXIE 980 1 01 02/04/07
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 98926530002 *1599-04233-31-42

