

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: Development Services of America
Duncanson Company, Inc.

FROM: Noah Goodrich, Planner I

DATE: August 30, 2006

SUBJECT: Development Services Segregation (File # SEG-06-103)

DESCRIPTION: Segregation of a 157.52 acre parcel into 7 parcels ((6) 20.00 and (1)37.52 acre lots)

PARCEL
NUMBER(s): 18-18-04000-0002

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 with all easements showing.
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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

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FEES: \$375 Administrative Segregation per page
\$100 Major Boundary Line Adjustment per page
\$50 Minor Boundary Line Adjustment per page
\$50 Combination

KITTITAS COUNTY
ELLENSBURG, WA 98926

Kittitas County
CDS

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

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.

Development Services of America		4025 Delridge Way SW, #550	
Applicant's Name Seattle		Address WA, 98106	
City		State, Zip Code 206-933-4888	
Phone (Home)		Phone (Work)	
Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)	
18-18-04000-0002 157.52	<input checked="" type="checkbox"/> SEGREGATED INTO 7 LOTS	Parcel A 37.52	
	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	Parcel B 20.00	
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	Parcel C 20.00	
	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	Parcel D 20.00	
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	Parcel E 20.00	
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	Parcel F 20.00, Parcel G 20.00	
	<input type="checkbox"/> COMBINED AT OWNERS REQUEST		

Applicant is: ☒ Owner ☐ Purchaser ☐ Lessee ☐ Other

Dale L Woodside
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.
- () 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 ☒ 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)

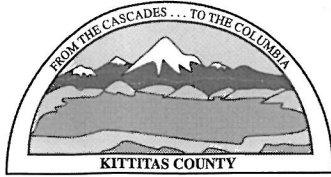
Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Review Date: 8/30/06 By: [Signature]

**Survey Approved: _____ By: _____

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.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: August 21, 2006,

SUBJECT: Development Services of America. SEG-06-103, 18-18-04000-0002

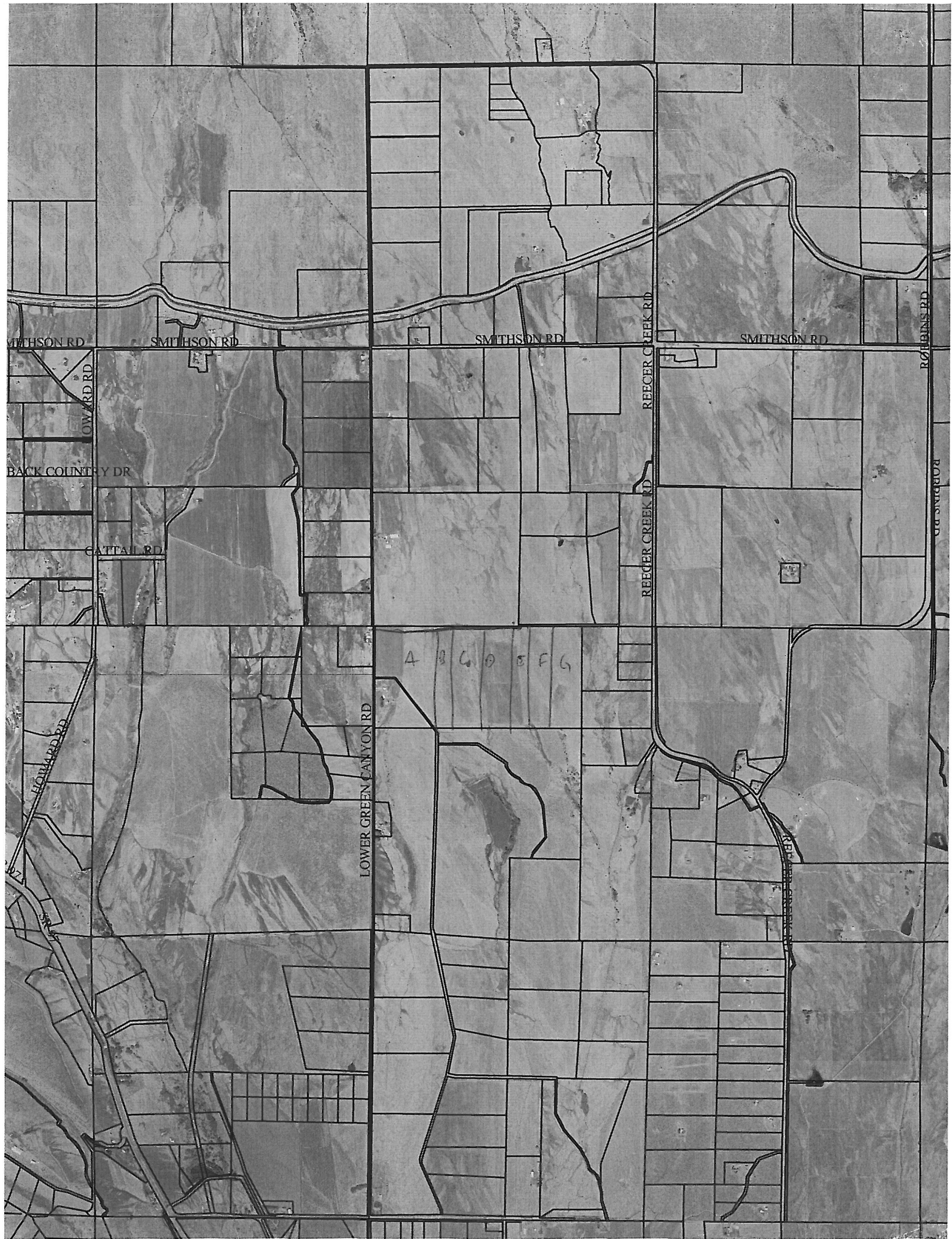
The Public Works Department has reviewed the Request for Parcel Segregation Application and in order to ensure that it meets current Kittitas County Road Standards the applicant needs to provide the following:

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.



SMITHSON RD

SMITHSON RD

SMITHSON RD

SMITHSON RD

ROBBINS RD

ROBBINS RD

BACK COUNTRY DR

CATTAIL RD

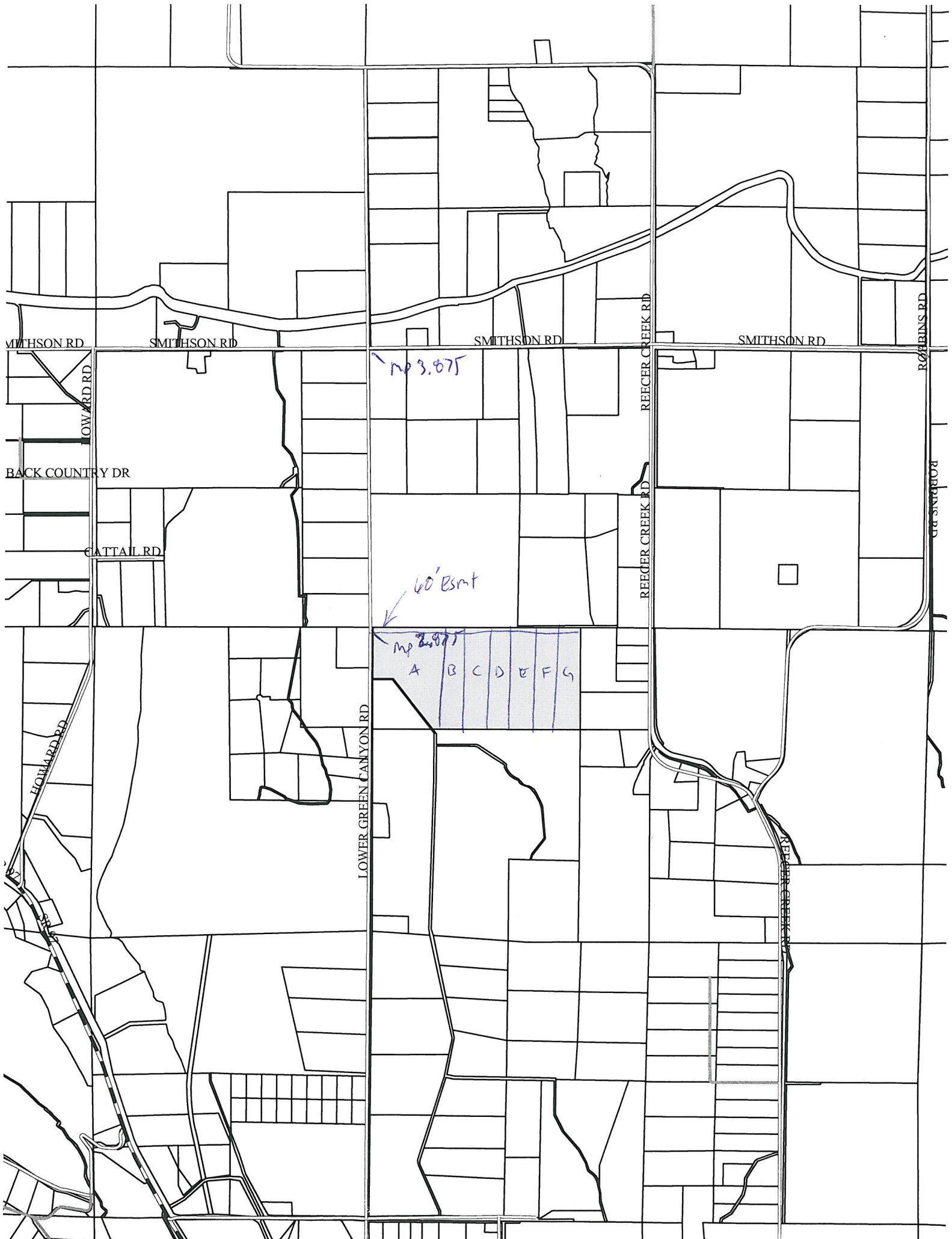
REECER CREEK RD

REECER CREEK RD

LOWER GREEN CANYON RD

REECER CREEK RD

A B C D E F G



SMITHSON RD

SMITHSON RD

SMITHSON RD

SMITHSON RD

ROBBINS RD

LOW RD RD

BACK COUNTRY DR

CATTAIL RD

REECER CREEK RD

REECER CREEK RD

ROBBINS RD

HOWARD RD

LOWER GREEN CANYON RD

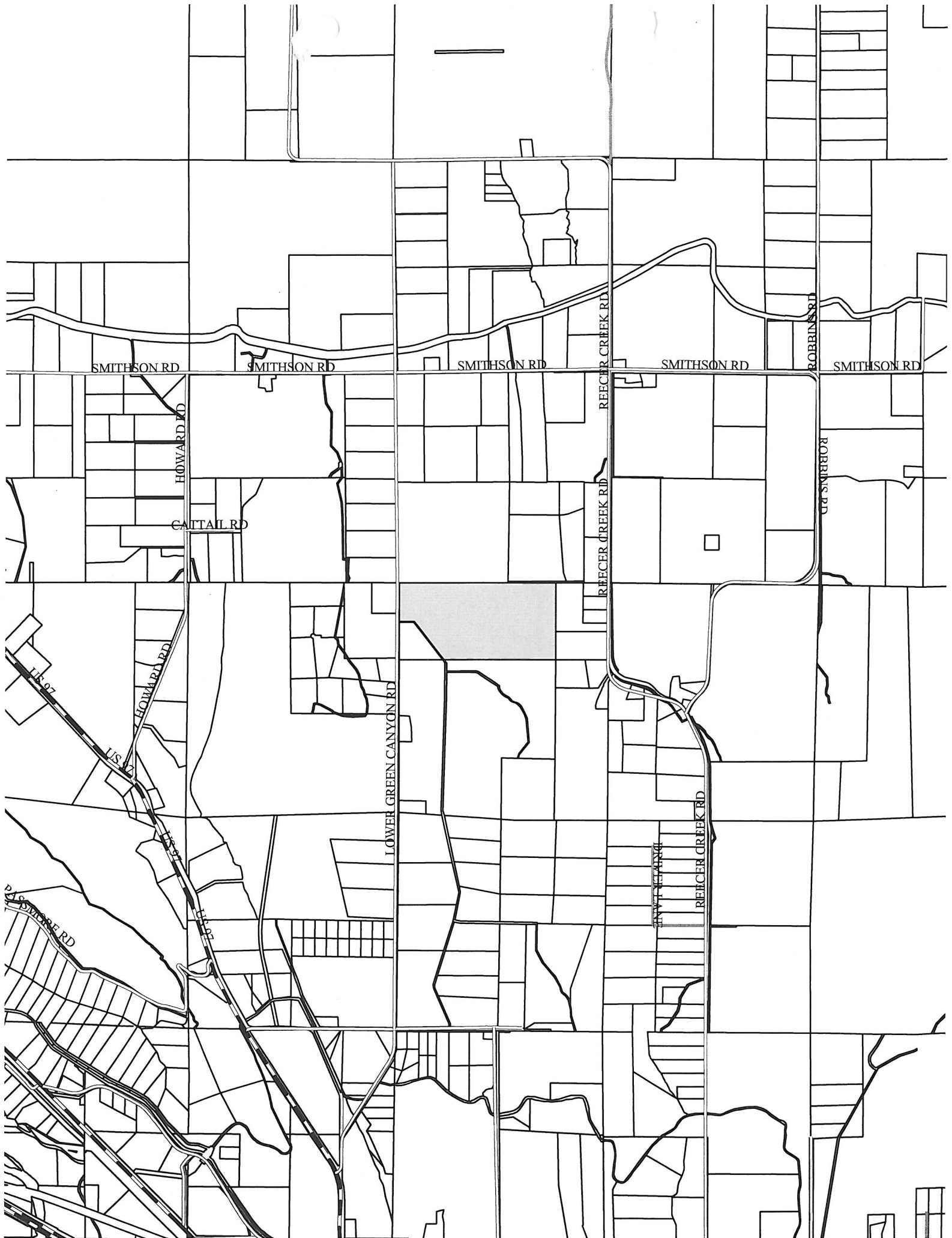
REECER CREEK RD

mp 3.875

60' Esmt

mp 2.975

A B C D E F G





DUNCANSON
Company, Inc.

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NOV 01 2006

KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

TRANSMITTAL LETTER

DATE: October 10, 2006

00731

TO: Noah Goodrich
Planning Department Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926

FROM: Kevin Walker

RE: Segregation in Section 4

THE FOLLOWING DOCUMENTS ARE ENCLOSED:

<u>Quantity</u>	<u>Description</u>
1	Mylar Recorded Survey in Section 4
1	Memorandum Letter

NOTES:

Please call if you have any questions. (206)244-4141



DUNCANSON

Company, Inc.

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Kittitas County
CDS

TRANSMITTAL LETTER

DATE: August 09, 2006

00731

TO: Noah Goodrich
Kittitas County Planning Department
411 North Ruby, Suite 2
Ellensburg, Washington 98926

FROM: Kevin Walker

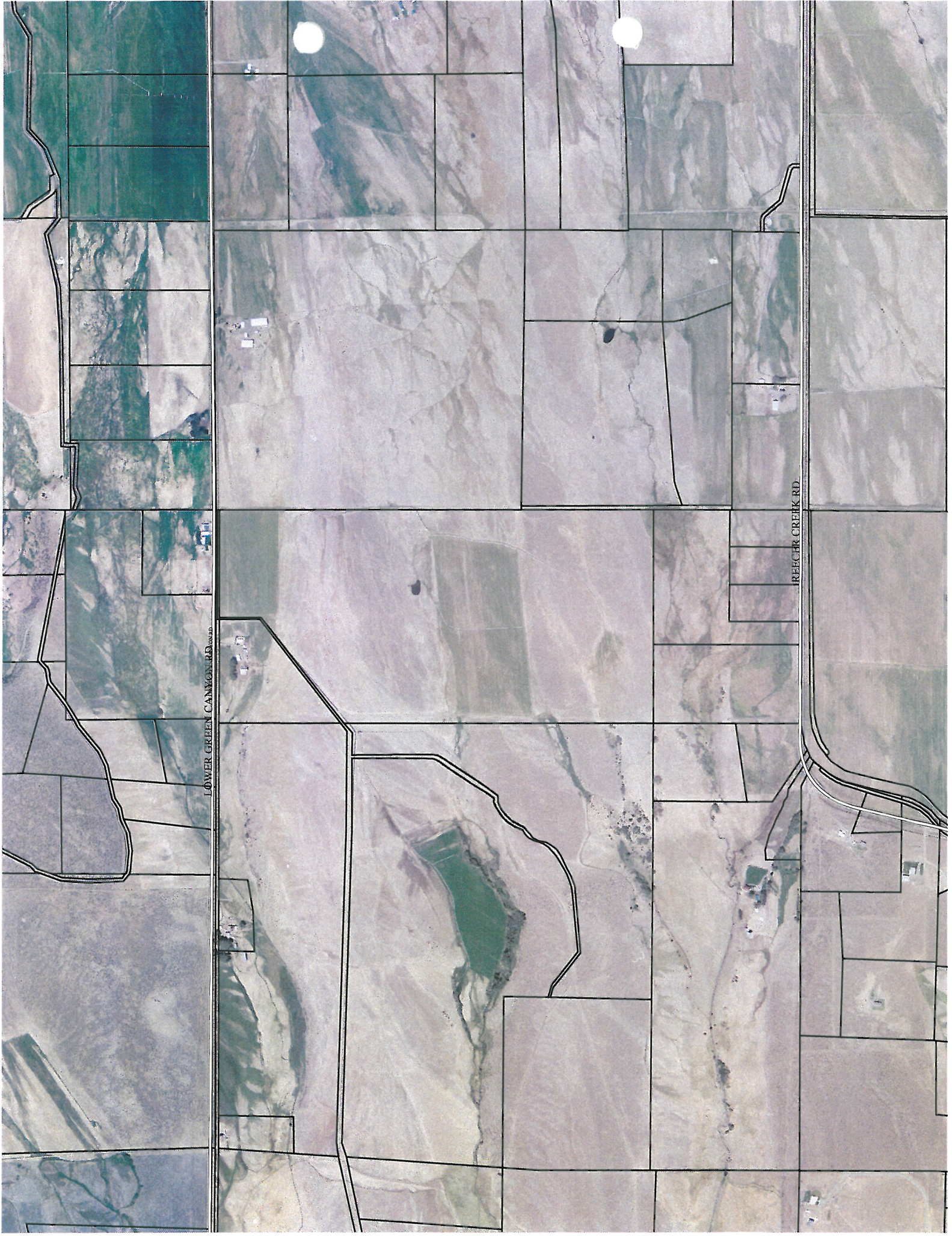
RE: Parcel Segregation

THE FOLLOWING DOCUMENTS ARE ENCLOSED:

<u>Quantity</u>	<u>Description</u>
2	Copies of the Record of Survey
1	Closure Calculations
1	Subdivision Guarantee
1	Parcel Segregation Application
1	Check for \$375.00

NOTES:

Please contact our office if you have any questions.



This page must be completed for mortgage purpose only segregations, improvement sites on forest land and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

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 Lot 1, 2, 3, etc.)
2. Show all existing buildings and indicate their distances 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 use on the map.

Example: Parcel 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.

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CDS

Kittitas County
Parcel Segregation
Section 4, Township 18 North,
Range 18 East, W.M.

Closure Calculations



Prepared: July 28, 2006

DCI Job Number: 00731

Duncanson Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
(206) 244-4141

Overall Boundary

Start in the Northwest corner:

North: 640012.9933 East : 1614814.6387
Line Course: N 89-35-07 E Length: 2575.75
North: 640031.6371 East : 1617390.3212
Line Course: N 89-33-19 E Length: 1325.90
North: 640041.9285 East : 1618716.1813
Line Course: S 00-27-57 W Length: 1957.03
North: 638084.9632 East : 1618700.2702
Line Course: N 89-58-03 W Length: 1340.41
North: 638085.7235 East : 1617359.8604
Line Course: N 89-52-24 W Length: 1419.31
North: 638088.8612 East : 1615940.5539
Line Course: N 39-11-28 W Length: 773.47
North: 638688.3334 East : 1615451.7911
Line Course: N 37-55-28 W Length: 352.18
North: 638966.1407 East : 1615235.3336
Curve Length: 116.50 Radius: 129.62
Delta: 51-29-48 Tangent: 62.52
Chord: 112.62 Course: N 63-40-34 W
Course In: S 52-04-20 W Course Out: N 00-34-32 E
RP North: 638886.4675 East : 1615133.0912
End North: 639016.0809 East : 1615134.3932
Line Course: N 89-25-28 W Length: 329.75
North: 639019.3933 East : 1614804.6599
Line Course: N 00-34-32 E Length: 993.65
North: 640012.9932 East : 1614814.6413

Perimeter: 11183.94 Area: 6,863,660 158

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

Error Closure: 0.0026 Course: S 86-50-07 E

Error North: -0.00014 East : 0.00255

Precision 1: 4,301,519.23

Parcel A

Start in the Northwest corner:

North: 640012.9933 East : 1614814.6387
Line Course: N 89-35-07 E Length: 1216.04
North: 640021.7953 East : 1616030.6468
Line Course: S 00-36-18 W Length: 1933.20
North: 638088.7030 East : 1616010.2341
Line Course: N 89-52-24 W Length: 69.69
North: 638088.8571 East : 1615940.5443
Line Course: N 39-11-28 W Length: 773.47
North: 638688.3293 East : 1615451.7816
Line Course: N 37-55-28 W Length: 352.18
North: 638966.1366 East : 1615235.3241
Curve Length: 116.50 Radius: 129.62
Delta: 51-29-48 Tangent: 62.52
Chord: 112.62 Course: N 63-40-34 W
Course In: S 52-04-20 W Course Out: N 00-34-32 E
RP North: 638886.4633 East : 1615133.0816
End North: 639016.0768 East : 1615134.3836
Line Course: N 89-25-28 W Length: 329.75
North: 639019.3892 East : 1614804.6503
Line Course: N 00-34-32 E Length: 993.65
North: 640012.9891 East : 1614814.6317

Perimeter: 5784.49 Area: 1,634,996 38

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

Error Closure: 0.0082 Course: S 58-47-49 W
Error North: -0.00426 East : -0.00703
Precision 1: 705,424.39

Parcel B

Start in the Northwest corner:

North: 640021.7959 East : 1616030.6508
Line Course: N 89-35-07 E Length: 455.29
North: 640025.0914 East : 1616485.9289
Line Course: S 00-53-49 W Length: 1937.61
North: 638087.7188 East : 1616455.5975
Line Course: N 89-52-24 W Length: 445.36
North: 638088.7034 East : 1616010.2386
Line Course: N 00-36-18 E Length: 1933.20
North: 640021.7956 East : 1616030.6514

Perimeter: 4771.46 Area: 871,444 20

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

Error Closure: 0.0006 Course: S 62-52-34 E
Error North: -0.00029 East : 0.00057
Precision 1: 7,952,433.33

Parcel C

Start in the Northwest corner:

North: 640025.0916 East : 1616485.9301
Line Course: N 89-35-07 E Length: 449.38
North: 640028.3443 East : 1616935.2983
Line Course: S 00-53-49 W Length: 1941.86
North: 638086.7223 East : 1616904.9004
Line Course: N 89-52-24 W Length: 449.30
North: 638087.7155 East : 1616455.6015
Line Course: N 00-53-49 E Length: 1937.61
North: 640025.0881 East : 1616485.9329

Perimeter: 4778.14 Area: 871,444 20

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

Error Closure: 0.0045 Course: S 38-44-31 E
Error North: -0.00349 East : 0.00280
Precision 1: 1,061,811.11

Parcel D

Start in the Northwest corner:

North: 640028.3445 East : 1616935.2959
Line Course: N 89-35-07 E Length: 448.40
North: 640031.5901 East : 1617383.6842
Line Course: S 00-53-49 W Length: 1946.09
North: 638085.7386 East : 1617353.2201
Line Course: N 89-52-24 W Length: 448.32
North: 638086.7297 East : 1616904.9012
Line Course: N 00-53-49 E Length: 1941.86
North: 640028.3518 East : 1616935.2991

Perimeter: 4784.67 Area: 871,444 20

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

Error Closure: 0.0079 Course: N 23-21-48 E
Error North: 0.00725 East : 0.00313
Precision 1: 605,654.43

Parcel E

Start in the Northwest corner:

North: 640031.5903 East : 1617383.6814
Line Course: N 89-35-07 E Length: 6.64
North: 640031.6384 East : 1617390.3212
Line Course: N 89-33-19 E Length: 433.51
North: 640035.0032 East : 1617823.8181
Line Course: S 00-27-57 W Length: 1949.60
North: 638085.4676 East : 1617807.9674
Line Course: N 89-58-03 W Length: 448.11
North: 638085.7218 East : 1617359.8575
Line Course: N 89-52-24 W Length: 6.64
North: 638085.7365 East : 1617353.2175
Line Course: N 00-53-49 E Length: 1946.09
North: 640031.5880 East : 1617383.6816

Perimeter: 4790.59 Area: 871,444 20

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

Error Closure: 0.0023 Course: S 05-44-36 E
Error North: -0.00228 East : 0.00023
Precision 1: 2,082,865.22

Parcel F

Start in the Northwest corner:

North: 640035.0026 East : 1617823.8179
Line Course: N 89-33-19 E Length: 446.62
North: 640038.4692 East : 1618270.4245
Line Course: S 00-27-57 W Length: 1953.32
North: 638085.2137 East : 1618254.5435
Line Course: N 89-58-03 W Length: 446.57
North: 638085.4670 East : 1617807.9736
Line Course: N 00-27-57 E Length: 1949.60
North: 640035.0026 East : 1617823.8243

Perimeter: 4796.11 Area: 871,444 20

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

Error Closure: 0.0064 Course: N 89-58-56 E
Error North: 0.00000 East : 0.00637
Precision 1: 749,392.19

Parcel G

Start in the Northwest corner:

North: 640038.4685 East : 1618270.4212
Line Course: N 89-33-19 E Length: 445.77
North: 640041.9285 East : 1618716.1778
Line Course: S 00-27-57 W Length: 1957.03
North: 638084.9632 East : 1618700.2667
Line Course: N 89-58-03 W Length: 445.72
North: 638085.2160 East : 1618254.5468
Line Course: N 00-27-57 E Length: 1953.32
North: 640038.4714 East : 1618270.4277

Perimeter: 4801.84 Area: 871,444 20

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

Error Closure: 0.0071 Course: N 65-43-48 E
Error North: 0.00292 East : 0.00648
Precision 1: 676,315.49

EXHIBIT "A"

Government Lots 2, 3 and 4, Section 4, Township 18 North, Range 18 East, W.M., records of Kittitas County, Washington;

EXCEPT that portion of said premises lying South and West of the North and East boundary line of the Kittitas Reclamation District's Lateral.

Abbreviated Legal: Government Lots 2,3 and 4, Section 4, Township 18 North, Range 18 East, W.M.

Subdivision Guarantee

Dated: July 25, 2006~~May 1, 2006~~

Attention: Paul Brown
LandAmerica Financial Services Inc.
1200 Sixth Ave. Ste. 1910
Seattle, WA 98101

Charge: \$150.00
Sales Tax: \$11.55
Total: \$ 161.55

Reference No.: 20533

Order No. 20533

OWNERS: Development Services of America Inc., a Washington corporation

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

1. The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or an opinion as to the marketability of title to the subject premises.

See Attached Exhibit "B" for General Exceptions.

I certify this is a true accurate reflection of those documents on file at the Kittitas County Court House, Ellensburg, Washington as of 8:00 a.m. on the above referenced date.

1. Shandi Garrison

Exhibit "B"

2. LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

Kittitas Reclamation District: (509) 925-6158

3. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

4. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year: **2006**
Amount billed: \$433.03
Amount paid: \$0.00
Amount due: \$433.03
Levy code: 22
Tax account no.: 18-18-040000-0002
Assessed value of land: \$37,160.00
Assessed value of improvement: \$0.00

5. POTENTIAL TAXES, PENALTIES AND INTEREST incurred by reason of a sale of the land, a change in the use or a withdrawal from the classified use of the property herein described pursuant to RCW 84.26, RCW 84.33 or RCW 84.34.

6. RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF contained in Real Estate Contract recorded under Auditor's file number 199801060023, substantially as follows:

Subject to the right of the Seller only to utilize KRD water from the KRD weir in the Northwest corner of the conveyed property to convey irrigation water in an open ditch across the above-described property for delivery to the excepted portion of the property reserved by Seller. The usage times for said ditch shall be as agreed between the parties. This right-of-way is personal to the Seller and shall terminate upon Seller's conveyance of any interest in the above-described excepted portion of property reserved by Seller. Upon the sale, lease or inheritance of this property, the excepted property shall install its own turnout for KRD water, and cease the use of the Purchaser's property to convey irrigation water.

Reference is made to the recorded document for full particulars.

7. RESTRICTIONS, CONDITIONS AND PROVISIONS as contained in the "Private Roadway and Crossing Agreement".

Dated: January 6, 1998
Issued to: Paul and Florence Weaver, husband and wife
Issued by: Kittitas Reclamation District

NOTWITHSTANDING PARAGRAPH 4 of the insuring clauses of the policy, the access coverage provided in said paragraph 4 is subject to the terms, conditions and provisions of said crossing agreement

Exhibit "B"

8. TERMS AND CONDITIONS OF AMENDATORY CONTRACT:

Between: United States of America
And: Kittitas Reclamation District
Dated: January 20, 1949
Recording no.: 208267

9. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: December 29, 2000
Recording no.: 200012290001
Book: 25
Page: 187-192

KENTON COUNTY CO.

411 N. Ruby Suite #2
ELLENBURG, WA 98926

CRB 111-3

CASH RECEIPT

Date 8/9/06 047675

Received From Duncanson Co. Inc.

Address 145 SW 155th Ste. 102
Burien, WA 98166

Dollars \$ 375.00

For Adams Sq Application / Development Services
of America
18-18-04000-0002

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID	<u>375.00</u>		CHECK	<u>375.00</u>	
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

By M. Rice