

# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

July 20, 2007

Development Services of America  
Attention: Richard Wilson  
PO Box 25139  
Scottsdale, AZ 85255

RE: Wilson Segregation, File Number SEG-07-35  
Tax Parcel Numbers: 18-18-09000-0004; 18-18-09000-0002

Dear Development Services of America,

Kittitas County Community Development Services has reviewed the proposed administrative segregation and hereby grants **final approval** to the referenced segregation application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed and submitted to Community Development Services, and subsequently approved, prior to final approval of the administrative segregation

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. The final administrative segregation packet must be submitted to the Assessor's Office to finalize the parcel segregation.

Sincerely,

Mike Elkins  
Staff Planner

Attachments: Parcel Segregation Application  
Kittitas County Public Works Comments

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

# RECORD OF SURVEY

PORTION OF

NW 1/4 of SW 1/4 & SW 1/4 of SW 1/4, S. 9 T. 18 N., R. 18 E., W.M.

RECORDING NO.

VOL./PAGE

## EXISTING LEGAL DESCRIPTION

LOT 4 OF THAT CERTAIN SURVEY RECORDED JUNE 9, 2004, IN BOOK 25 OF SURVEYS, PAGE 114 TO 116, UNDER AUDITOR'S FILE NO. 200008280026 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

## NEW LEGAL DESCRIPTIONS

### PARCEL A:

LOT 4 OF THAT CERTAIN SURVEY RECORDED JUNE 9, 2004, IN BOOK 25 OF SURVEYS, PAGE 114 TO 116, UNDER AUDITOR'S FILE NO. 200008280026 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THE SOUTH 1048.10 FEET THEREOF.

### PARCEL B:

THE SOUTH 1048.10 FEET OF LOT 4 OF THAT CERTAIN SURVEY RECORDED JUNE 9, 2004, IN BOOK 25 OF SURVEYS, PAGE 114 TO 116, UNDER AUDITOR'S FILE NO. 200008280026 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

## SUBDIVISION NOTE

THIS PARCEL IS EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020.

## REFERENCES

RECORD OF SURVEY BY CHARLES A. CRUSE JR. RECORDED UNDER BOOK 25 OF SURVEYS, PAGES 114-116, RECORDS OF KITTITAS COUNTY.

## CLOSURE/PROCEDURAL STATEMENT

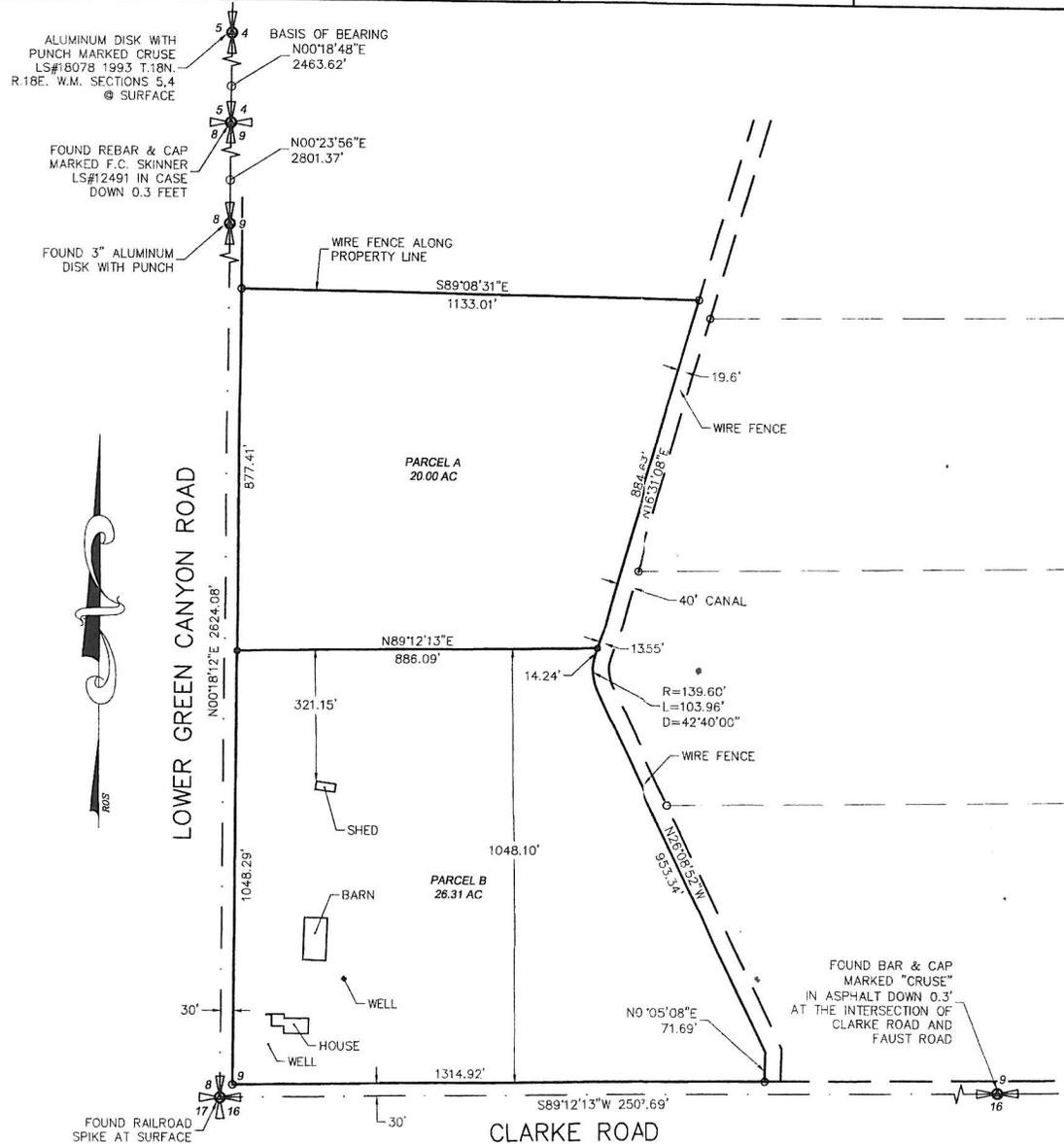
THE RELATIVE POSITIONS SHOWN ON THIS SURVEY REPRESENT A FIELD TRAVERSE AND ARE REPORTED TO A RELATIVE ACCURACY THAT MEETS OR EXCEEDS A TOLERANCE OF 1:20,000.

## BASIS OF BEARING

RECORD OF SURVEY BY JEFFERY T. MOOG RECORDED UNDER BOOK 25 OF SURVEYS, PAGES 187-192, RECORDS OF KITTITAS COUNTY.

## LEGEND

- SET BAR & CAP LS #41038
- FOUND BAR & CAP LS #18078
- ⊙ FOUND MONUMENT AS NOTED



## RECORDER'S CERTIFICATE

filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M in book \_\_\_\_\_ of \_\_\_\_\_ at pages \_\_\_\_\_ at the request of Kevin J. Walker.

Auditor

Deputy

## LAND 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 Development Services of America in January, 2007.

Certificate No. 41038

## CERTIFICATE OF CONFORMANCE

This survey was performed with a Topcon GTS 211-D electronic theodolite reading direct to 5 seconds of arc and measuring distance ±(3+(2ppm X D)) mm. NGS baseline compared November 2005. This survey meets the minimum standards set forth in WAC 332-130.



**DUNCANSON**

Company, Inc.

CIVIL ENGINEERING · SURVEYING · LAND PLANNING

143 S.W. 135th Street Ste. 102, Seattle, Washington 98166  
Phone: (206) 244-4141 Fax: (206) 244-4455

DWN. BY KJW DATE 1/22/07 JOB NO. 00731.018

CHKD. BY JMB SCALE 1" = 200' SHEET 1 OF 1

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

89  
07-25

**RECEIVED**  
**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**

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.

Richard Wilson, Delepotment Services of America  
 Applicant's Name  
 Scottsdale  
 City

P.O. Box 25139  
 Address  
 Arizona, 85255  
 State, Zip Code  
 480-927-4890

Phone (Home)

Phone (Work)

**Original Parcel Number(s) & Acreage**  
 (1 parcel number per line)

**Action Requested**

**New Acreage**  
 (Survey Vol. \_\_\_\_, Pg \_\_\_\_)

18-18-09000-0004 which is  
 with MPO 18-18-09000-0002

- SEGREGATED INTO 2 LOTS
- "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
- SEGREGATED FOREST IMPROVEMENT SITE
- ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL
- BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS
- BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP
- COMBINED AT OWNERS REQUEST

Parcel A 20.00 AC  
 Parcel B 26.31 AC

Applicant is:  Owner  Purchaser  Lessee  Other

  
 Owner Signature Required

Other

**Treasurer's Office Review**

Tax Status: 2007 Paid

By:   
 Kittitas County Treasurer's Office

Date: 07/20/2007

**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: AG-20

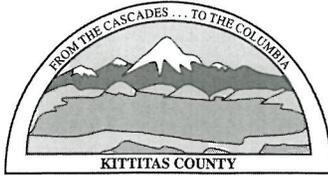
Review Date: 4/9/07

By: 

\*\*Survey Approved: ~~4/9/07~~ ~~5/28/07~~  
 7/20/07

By:  MIKE EULINS

**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.



# KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

TO: Community Development Services

FROM: Planner II

FROM: Randy Carbary, Planner II *rc*

DATE: March 26, 2007

SUBJECT: Wilson SEG 07-35 18-18-09000-0002 & 18-18-09000-0004

RECEIVED  
APR 02 2007  
KITITAS COUNTY  
CDS

1. Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

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. Acreage

**Mike Elkins**

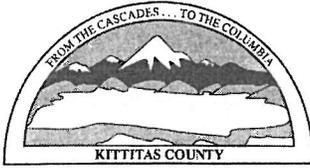
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**From:** Mike Elkins  
**Sent:** Tuesday, July 17, 2007 2:18 PM  
**To:** 'kevinw@duncansonco.com'  
**Subject:** Wilson SEG-07-35

Kevin,

A quick look at the Assessor's database shows that the taxes have not been paid in full for parcel # 18-18-09000-0002. Final approval can't occur until taxes have been paid for the parcel.

**Mike Elkins**  
**Staff Planner**  
**Kittitas County**  
**Community Development Services**  
**(509)933-8274**  
**mike.elkins@co.kittitas.wa.us**



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

April 9, 2007

Development Services of America  
c/o Richard Wilson  
PO Box 25139  
Scottsdale, Arizona 85255

RE: Wilson Segregation, File Number SEG-07-35

Dear Mr. Wislon ,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the segregation and must be submitted to our offices for review:

1. A survey of the proposed segregation.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

Mary Rill  
Staff Planner

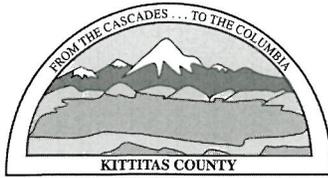
Attachments: Segregation Application  
Preliminary Segregation Drawing  
KC Public Works Comments

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



# KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

**DRAFT**

TO: Community Development Services  
FROM: Randy Carbary, Planner II  
DATE: March 26, 2007  
SUBJECT: Wilson SEG 07-35 18-18-09000-0002 & 18-18-09000-0004

The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

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 or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements 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.



DUNCANSON  
*Company, Inc.*

**TRANSMITTAL LETTER**

**DATE:** March 08, 2007

00731.018

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

RECEIVED  
MAR 15 2007  
KITITAS COUNTY  
CDS

**FROM:** Kevin Walker

**RE:** Segregation in Section 9

**THE FOLLOWING DOCUMENTS ARE ENCLOSED:**

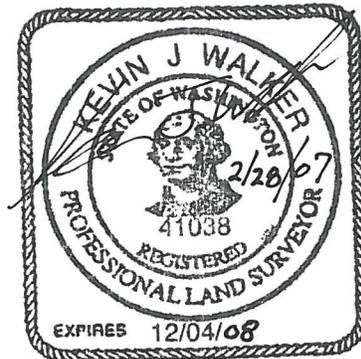
<u>Quantity</u>	<u>Description</u>
2	Record of Survey in Section 9
1	Segregation Application
1	Check for \$375.00
1	Check for \$50.00
1	Closure Calculations

**NOTES:**

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

**Kittitas County  
Parcel Segregation  
Section 9, Township 18 North,  
Range 18 East, W.M.**

**Closure Calculations**



**Prepared: February 28, 2007**

**DCI Job Number: 00731.018**

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

**PAID**  
**MAR 20 2007**  
**KITTITAS CO.**  
**CDS**

**Overall Boundary**  
**Start at the Southwest Corner:**

North: 628828.3211      East : 1614720.6225  
Line Course: N 00-18-12 E Length: 1925.70  
North: 630753.9941      East : 1614730.8175  
Line Course: S 89-08-31 E Length: 1133.01  
North: 630737.0269      East : 1615863.7004  
Line Course: S 16-31-08 W Length: 898.87  
North: 629875.2568      East : 1615608.1234  
Curve Length: 103.96      Radius: 139.60  
Delta: 42-40-00      Tangent: 54.52  
Chord: 101.57      Course: S 04-48-52 E  
Course In: S 73-28-52 E      Course Out: S 63-51-08 W  
RP North: 629835.5642      East : 1615741.9616  
End North: 629774.0452      East : 1615616.6481  
Line Course: S 26-08-52 E Length: 953.34  
North: 628918.2696      East : 1616036.7735  
Line Course: S 01-05-08 W Length: 71.69  
North: 628846.5925      East : 1616035.4153  
Line Course: S 89-12-13 W Length: 1314.92  
North: 628828.3162      East : 1614720.6223

Perimeter: 6401.49    Area: 2,017,384. sq.ft. 46.31 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.0049      Course: S 02-53-56 W  
Error North: -0.00490      East : -0.00025  
Precision 1: 1,305,938.78

PAID

MAR 20 2007

KITTITAS CO.  
CDS

## Parcel A

### Start at the Northwest corner:

North: 630753.9963      East : 1614730.8202  
Line Course: S 89-08-31 E Length: 1133.01  
North: 630737.0291      East : 1615863.7032  
Line Course: S 16-31-08 W Length: 884.63  
North: 629888.9113      East : 1615612.1750  
Line Course: S 89-12-13 W Length: 886.09  
North: 629876.5954      East : 1614726.1706  
Line Course: N 00-18-12 E Length: 877.41  
North: 630753.9931      East : 1614730.8158

Perimeter: 3781.13    Area: 871,200. sq.ft. 20.00 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0055      Course: S 53-54-23 W

Error North: -0.00323      East : -0.00444

Precision 1: 687,480.00

**Parcel B:**

**Start at the Southwest Corner:**

North: 628828.3211      East : 1614720.6225  
Line Course: N 00-18-12 E Length: 1048.29  
North: 629876.5964      East : 1614726.1723  
Line Course: N 89-12-13 E Length: 886.09  
North: 629888.9123      East : 1615612.1767  
Line Course: S 16-31-08 W Length: 14.24  
North: 629875.2601      East : 1615608.1278  
Curve Length: 103.96      Radius: 139.60  
Delta: 42-40-00      Tangent: 54.52  
Chord: 101.57      Course: S 04-48-52 E  
Course In: S 73-28-52 E      Course Out: S 63-51-08 W  
RP North: 629835.5674      East : 1615741.9660  
End North: 629774.0484      East : 1615616.6525  
Line Course: S 26-08-52 E Length: 953.34  
North: 628918.2729      East : 1616036.7779  
Line Course: S 01-05-08 W Length: 71.69  
North: 628846.5957      East : 1616035.4197  
Line Course: S 89-12-13 W Length: 1314.92  
North: 628828.3194      East : 1614720.6267

Perimeter: 4392.53      Area: 1,146,184. sq.ft. 26.31 acres

Mapcheck Closure - (Uses listed courses and chords)  
Error Closure: 0.0045      Course: S 68-17-52 E  
Error North: -0.00167      East : 0.00419  
Precision 1: 975,586.67



LOWER GREEN CANYON RD

CLARKE RD

CLARKE RD

CLARKE RD

LOWER GREEN CANYON RD

WHEATMAN

EAST RD

CASCADE

KRD

SR 97

SR 97

CLARKE

CLARKE</



KITTITAS COUNTY CDS  
 411 N. Ruby Suite #2  
 ELLENSBURG, WA 98926

CRB 111-3

**CASH RECEIPT** Date 3/20/07 050150

Received From Development Services of America Inc.

Address PO Box 25139  
Scottsdale, AZ 85255-0181 Dollars \$ 375.00

For Segregation of 18-18-09000-0004, 18-18-09000-0002

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 Kat Burm