

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

November 16, 2007

Plum Creek Timberlands, L.P.
999 Third Avenue, Suite 4300
Seattle, WA 98104

RE: Plum Creek Timberlands, L.P., File Number SEG-07-61

Dear Plum Creek Timberlands L.P.,

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,

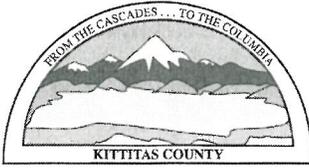
Mike Elkins
Staff Planner

Attachments: Parcel Segregation Application
Kittitas County Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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999 Third Avenue, Suite 4300
Seattle, WA 98104

RE: Plum Creek Timberlands, L.P., File Number SEG-07-61

Dear Plum Creek Timberlands L.P.,

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 administrative segregation reflecting the new acreage and lot dimensions. **COMPLETED**
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **COMPLETED**
3. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

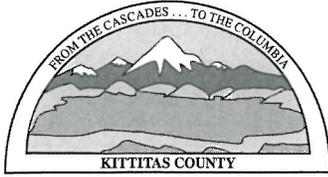
Mike Elkins
Staff Planner

Attachments: SEG Application
Preliminary SEG Drawing
Kittitas County Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mike Elkins, Community Development Services

FROM: Christina Wollman, Planner II *cw*

DATE: November 9, 2007

SUBJECT: Plum Creek Timberlands SEG-07-61. 20-14-09000-0007, -0003, -0005, -0006.



The Public Works Department has reviewed the Request for Parcel Segregation Application.

The applicant needs to be aware of the following:

- a. Roads located within this development or roads that provide access to this development may have requirements relating to maintenance agreements, forest service road easements, or state easements. The applicant shall meet all applicable conditions of any pre-established or required private road maintenance agreements.
- b. 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.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- 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.

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

SEG-07-61

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse, Ste. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse, Ste. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS
Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

PLUM CREEK TIMBERLANDS, L.P. 999 THIRD AVENUE, SUITE 4300
Applicant Name Address
SEATTLE WA 98104
City State, Zip Code
MIKE YEAGER 206 - 467 - 3662
Phone (Home) Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. <u>24</u> Pg <u>23</u>
20-14-09000-0007	Segregated into _____ Lots	Old Lot 1 = New Lot 8
20-14-09000-0003	Segregated by Intervening Ownership	Old Lot 2 = New Lots 1 & 7
20-14-09000-0005	"Segregated" for Mortgage Purposes Only	Old Lot 3 = New Lots 4 & 5
20-14-09000-0006	Eliminate (Segregate) Mortgage Purpose Only Parcel	Old Lot 4 = New Lots 2 & 3
	Boundary Line Adjustment between property owners	See page 3 for legal descript
	Boundary Line Adjustment between properties in the same ownership	
	Combine Parcels at Owner's Request	

Applicant is: Michael Yeager Owner* Purchaser Lessee Other**
*Owner's Signature (Required) **Other

TREASURER'S OFFICE REVIEW
Tax Status: 2007 Taxes Paid By: [Signature] Date: 11-16-07

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 (See Pg.2)
() This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

PRELIM
Card No.: _____ Parcel Creation Date: _____
Last Split Date: _____ Current Zoning District: COMMERCIAL FOREST
Review Date: 5/5/07 → CONT. 11/16/07 By: [Signature] MIKE EUKINS
***Survey Approved: 11/16/07 By: [Signature] MIKE EUKINS

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

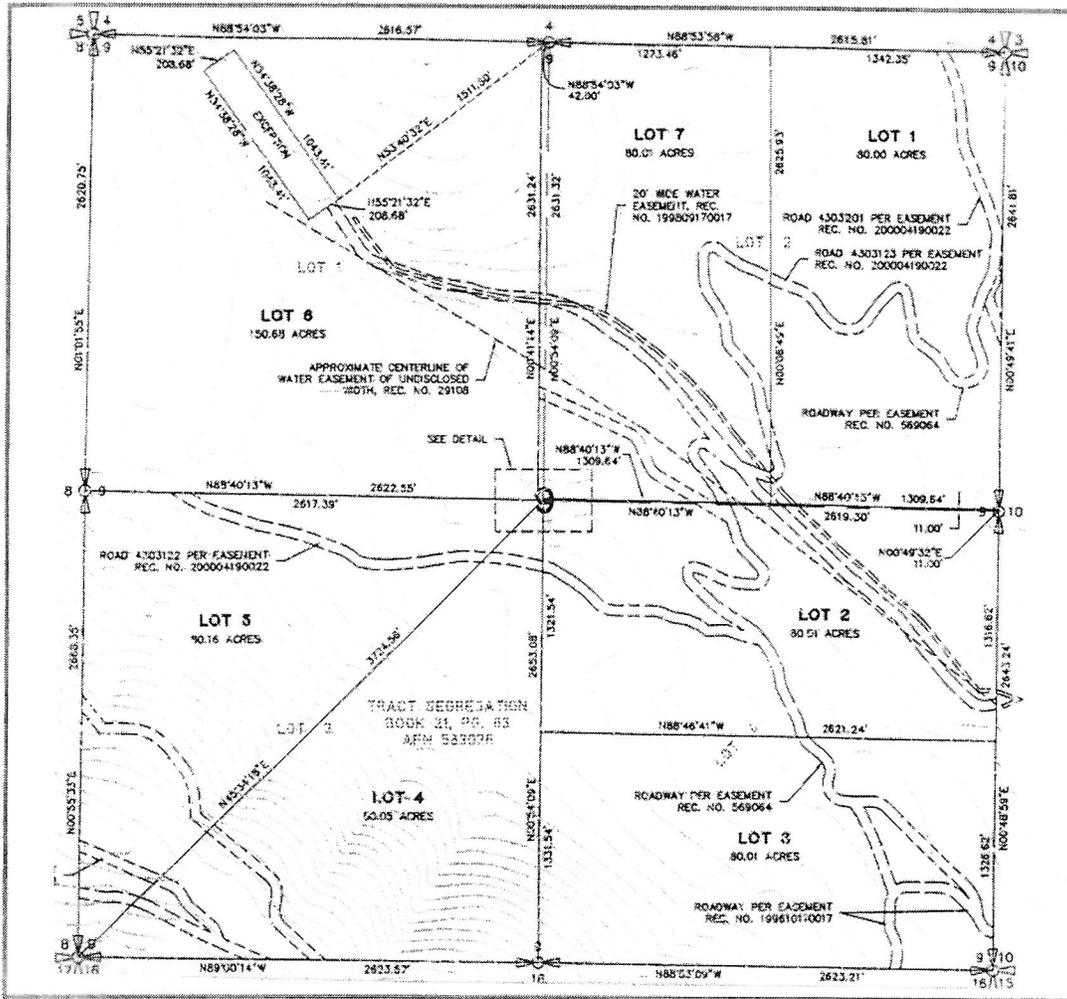
Revised 02-06-02

RECEIVED
APR 30 2007
KITTITAS COUNTY
CDS

PAID
APR 30 2007
KITTITAS CO.
CDS

This page must be completed for mortgage purpose only segregations, improvement sites on forested 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)



SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WA

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 Section 2; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.

OLD LEGAL DESCRIPTIONS

LOTS 1, 2, 3 AND 4 OF THEAT CERTAIN SURVEY RECORDED JULY 11, 1995, IN BOOK 21 OF SURVEYS, PAGE 63, UNDER AUDITOR'S FILE NO. 583026, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

NEW LOT 1

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, LYING EAST OF THE FOLLOWING DESCRIBED LINE;
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE N 88°53'58" W ALONG THE NORTH LINE THEREOF 1342.35 FEET TO THE POINT OF BEGINNING; THENCE S 00°06'49" W 2636.93 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF THIS DESCRIBED LINE;
EXCEPT THE SOUTH 11.00 FEET OF SAID SUBDIVISION;
SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

NEW LOT 2

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, LYING NORTH OF THE FOLLOWING DESCRIBED LINE;
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE S 00°48'59" W ALONG THE EAST LINE THEREOF 1316.62 FEET TO THE POINT OF BEGINNING; THENCE N 88°46'41" W 2621.24 FEET MORE OR LESS TO THE WEST LINE OF SAID SUBDIVISION AND THE TERMINUS OF THIS DESCRIBED LINE;
TOGETHER WITH THE SOUTH 11.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 9;
SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

NEW LOT 3

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE;
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE S 00°48'59" W ALONG THE EAST LINE THEREOF 1316.62 FEET TO THE POINT OF BEGINNING; THENCE N 88°46'41" W 2621.24 FEET MORE OR LESS TO THE WEST LINE OF SAID SUBDIVISION AND THE TERMINUS OF THIS DESCRIBED LINE;
SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

NEW LOT 4

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE;
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION, THE SOUTH LINE THEREOF HAVING A BEARING OF N 89°00'14" W; THENCE N 45°34'18" E 3724.56 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION, SAID POINT BEING WESTERLY AND 5.16 FEET DISTANT FROM THE NORTHEAST CORNER THEREOF AND THE TERMINUS OF THIS DESCRIBED LINE;
SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

NEW LOT 5

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE;
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION, THE SOUTH LINE THEREOF HAVING A BEARING OF N 89°00'14" W; THENCE N 45°34'18" E 3724.56 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION, SAID POINT BEING WESTERLY AND 5.16 FEET DISTANT FROM THE NORTHEAST CORNER THEREOF AND THE TERMINUS OF THIS DESCRIBED LINE;
SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

NEW LOT 6

THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN;
EXCEPT THE RESERVOIR SITE IN THE NORTH HALF OF THE NORTHWEST QUARTER FOR THE CITY OF ROSLYN;
AND EXCEPT THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE N88°54'03" W ALONG THE NORTH LINE THEREOF 42.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°41'14" W 2631.24 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF THIS DESCRIBED LINE;
SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

NEW LOT 7

THAT PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, LYING WEST OF THE FOLLOWING DESCRIBED LINE;
COMMENCING AT THE NORTHEAST SECTION CORNER OF SAID SUBDIVISION; THENCE N 88°53'58" W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER 1342.35 FEET TO THE POINT OF BEGINNING; THENCE S 00°06'49" W 2636.93 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF THIS DESCRIBED LINE;
EXCEPT THE SOUTH 11.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 9;
AND EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 9 LYING WEST OF THE FOLLOWING DESCRIBED LINE;
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SUBDIVISION; THENCE N88°54'03" W ALONG THE NORTH LINE THEREOF 42.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°41'14" W 2631.24 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF THIS DESCRIBED LINE; SITUATE IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

Mike Elkins

RECEIVED

From: Mike Yeager [Mike.Yeager@plumcreek.com]

MAY 09 2007

Sent: Wednesday, May 09, 2007 4:19 PM

To: Mike Elkins

**Kittitas County
CDS**

Cc: David@ConceptEng.com

Mike, this email is to confirm that old Lot 1 should now be new Lot 6 in the segregation Plum Creek filed.

EXISTING LEGAL DESCRIPTION:

ALL OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON; EXCEPT THE RESERVOIR SITE IN THE NORTH HALF OF THE NORTHWEST QUARTER FOR THE CITY OF ROSLYN.

PROPOSED LEGAL DESCRIPTIONS:

- LOT 1: THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON; EXCEPT THE RESERVOIR SITE IN THE NORTH HALF OF THE NORTHWEST QUARTER FOR THE CITY OF ROSLYN.
- LOT 2: THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;
- LOT 3: THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;
- LOT 4: THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON;

GLO HISTORY

THE EAST TOWNSHIP EXTERIOR WAS ESTABLISHED BY EDWIN RICHARDSON UNDER CONTRACT No. 252 DATED JULY 28, 1879, SURVEYED IN 1880 AND RETRACED IN 1891 BY EMERSON FOR HIS SUBDIVISION OF TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. UNDER CONTRACT No. 365 DATED APRIL 20, 1891 AND SURVEYED IN JULY, 1891. THE NORTH LINE (THE 6th STANDARD PARALLEL) AND A PORTION OF THE SOUTH AND WEST TOWNSHIP EXTERIORS WAS ESTABLISHED BY MOSES EMERSON UNDER CONTRACT No. 355, ALONG WITH THE INTERIOR SUBDIVISION LINES OF THE TOWNSHIP (EXCLUDING SECTIONS 4 THROUGH 8, 31& 32, AND PORTIONS THEREOF). THE COMPLETION SURVEY WAS PERFORMED BY WALTER LONG FOR GROUP 7 IN 1911.

SURVEY NOTES:

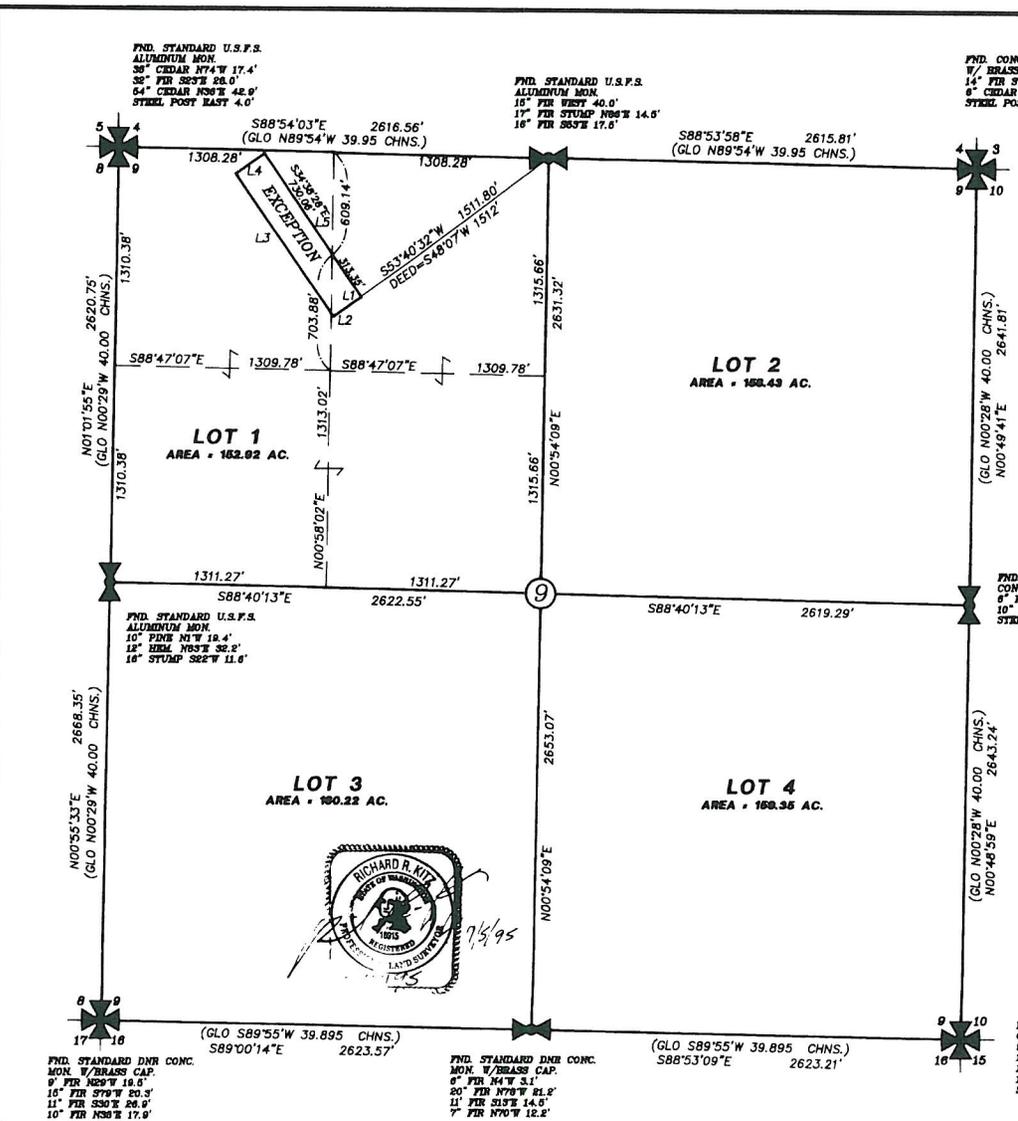
1. ALL BEARINGS AND DISTANCES ARE WASHINGTON STATE PLANE COORDINATE GRID VALUES (SOUTH ZONE - NAD 83/91) BASED ON THE KITTITAS COUNTY GPS NETWORK, USCGAS MONUMENTS AND USFS - WENATCHEE NATIONAL FOREST GPS MONUMENTS. THE COMBINED FACTOR USED FOR THIS PROJECT IS 0.9998681.
2. THE CONTROL SURVEY WAS PERFORMED IN AUGUST, 1993 AND JULY THROUGH SEPTEMBER, 1994 WITH A TWO-SECOND TOTAL STATION, CORNER TIES AND ADDITIONAL CONTROL WAS RUN IN MAY AND JUNE 1996 WITH A TWO SECOND TOTAL STATION AND A SIX-SECOND TOTAL STATION IN ACCORDANCE WITH WA 332-190.
3. THE PURPOSE OF THIS SURVEY IS TO SEGREGATE TAX PARCELS 2 IN SECTION 9. THE SEGREGATIONS SHOWN HEREON REFLECT SPLITS FROM INTERVENING OWNERSHIPS AND 4 LOT SEGREGATIONS OF 20 ACRES OR MORE. EASEMENTS, ENCUMBRANCES AND ENCROACHMENTS ARE NOT SHOWN ON THIS SURVEY.
4. THE EXCEPTION PARCEL IN LOT 1 IS SHOWN AS CALCULATED BY EASTSIDE CONSULTANTS. THE LEGAL DESCRIPTION FOR THIS PARCEL IS VAGUE IN THAT IT DOES NOT DEFINE A BASIS OF BEARING. IT DOES HOWEVER STATE THAT THE PORTION OF THE PARCEL LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER CONTAINS 0.8 MORE OR LESS. WE HOLD THIS AREA AS THE BEST SOLUTION AND ROTATE THE PARCEL ACCORDINGLY.

EXCEPTION LINES CALCULATED

LINE	DIRECTION	DISTANCE
L1	S55°21'32"W	94.59'
L2	N55°21'32"E	114.09'
L3	S34°38'28"E	1043.41'
L4	N55°21'32"E	208.68'
L5	S34°38'28"E	1043.41'

EXCEPTION LINES PER DEED

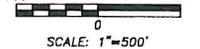
LINE	DIRECTION	DISTANCE
L1	N49°48'E	94.5'
L2	N49°48'E	114.11'
L3	S40°12'E	1043.55'
L4	S49°48'W	208.71'
L5	N40°12'W	1043.55'



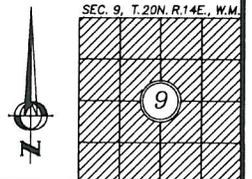
ADDED TO FILE
5/8/07
BY WIFE ELLEN S



MERIDIAN: LAMBERT GRID NORTH
WASHINGTON STATE COORDINATE SYSTEM
OF NAD 1983/91 - SOUTH ZONE



SCALE: 1"=500'
AVERAGE COMBINED FACTOR = 0.9998681
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCE UNLESS OTHERWISE NOTED.



EASEMENT PROVISIONS

60' ACCESS EASEMENTS TO A PUBLIC RIGHT OF WAY FOR EACH PARCEL WILL BE GRANTED ALONG EXISTING ROADS OR ALONG PROPERTY BOUNDARIES AFTER RECORDING OF THE SEGREGATION SURVEY.

NOTE

THESE SEGREGATIONS ARE PREPARED IN CONFORMANCE WITH THE PROVISIONS OF KITTITAS COUNTY SUBDIVISION CODE, SECTION 16.04.020(1).

LEGEND

- SECTION CORNER (DISC.)
- QUARTER CORNER (DISC.)
- MONUMENT IN CASE
- FOUND MONUMENT (DISC.)
- SET 3" BRASS CAP (LSP16916)
- SET 1/2" REBAR & CAP (LSP16916)

RECORDER'S CERTIFICATE

Filed for record this 11th day of July, 1995 at 2:43 PM
in book 21 of 2000 at page 63 at the request of
RICHARD R. KITZ
Surveyor's Name

Mgr. _____ Supt. of Records _____

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 PLUM CREEK TIMBER COMPANY in JULY, 1995.

Certificate No. 18815

EASTSIDE CONSULTANTS INC.
ENGINEERS-SURVEYORS
516 EAST FIRST
CLE KLUM, WA 98922

PHONE: (509)874-7433
FAX: (509)874-7418

TRACT SEGREGATION
PREPARED FOR
PLUM CREEK TIMBER COMPANY
KITTITAS COUNTY, WA

DWN BY: R. BOGDON
DATE: 7/5/95
JOB NO.: 93503S9

CHKD BY: R. KITZ
SCALE: 1"=500'
SHEET: 1 OF 1

KITTITAS COUNTY
Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926



CONCEPT ENGINEERING, INC.

455 Rainier Blvd. N • Issaquah, WA 98027
(425) 392-8055 Fax: (425) 392-0108

DAVID L. HILL, PLS

CIVIL ENGINEERING / SURVEYING / LAND USE PLANNING
WWW.CONCEPTENG.COM

CRB 111-3

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

CASH RECEIPT

Date 4.30.07 050781

Received From Plumcreek

Address P.O. Box 1990

Columbia Falls MT 59912 Dollars \$ 275⁰⁰

For See App 3 pgs at \$425⁰⁰
Plumcreek

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>275⁰⁰</u>	CHECK	<u>275⁰⁰</u>
BALANCE		MONEY ORDER	
		CREDIT CARD	

20-14-09000-0007

By KOO