

## 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

August 14, 2008

Mystic Land Company, LLC  
DBA PB Properties LLC  
Bill Hinkle  
311 Anderson Lane  
Cle Elum, WA 98922

RE: Hinkle Segregation, SEG-07-167

Dear Mr. Hinkle,

Community Development Services is in receipt of the above referenced application. I have not heard from you since the original preliminary approval was sent to you back in January of this year. Please note I am sending you revised comments from Public Works reflecting the need for a survey depicting the final configuration of the subject property. Public Works will not give Final Approval until they have received a survey. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the parcel segregation and must be submitted to our offices for review:

1. A survey describing the final configuration of the subject property shall be required.
2. Full current years taxes shall be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office
3. The proposed access to the newly created lots with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards prior to final approval.
4. Please see the attached memo from the Kittitas County Department of Public Works for specific issues and additional requirements that need to be resolved prior to final approval.

Kittitas County requires survey's for all Administrative Segregations unless they are based on intervening ownership, which this one is not. Unfortunately, this was not reflected in the original Public Works comments. If you have any questions, please contact our office.

Sincerely,

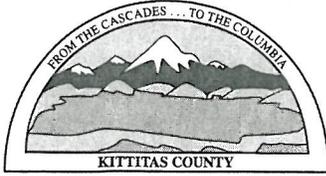
Mackenzie Moynihan  
Staff Planner

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM



TO: Mackenzie Moynihan, Community Development Services  
FROM: Christina Wollman, Planner II *W*  
DATE: August 14, 2008  
SUBJECT: Hinkle SEG-07-167.

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 survey describing 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.

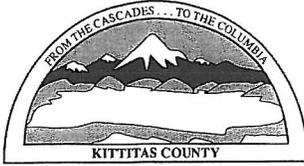
In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

Page 1 of 1

411 North Ruby Street, Suite 1  
Ellensburg, WA 98926

TEL (509) 962-7523  
FAX (509) 962-7663

G:\Eng\Development\BLA and SEG\BLAs and Exempt Segs 8-23-05 to 3-15-07\Hinkle SEG 07-167\SEG PRELIM\_revised.doc



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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

January 30, 2008

Mystic Land Company, LLC  
DBA PB Properties LLC  
Bill Hinkle  
311 Anderson Lane  
Cle Elum, WA 98922

RE: Hinkle Segregation, SEG-07-167

Dear Mr. Hinkle,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **conditional 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 parcel segregation and must be submitted to our offices for review:

1. A revised legal description displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. The proposed access to the newly created lots with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards prior to final approval.
3. Please see the attached memo from the Kittitas County Department of Public Works for specific issues and additional requirements that need to be resolved prior to final approval.

If you have any questions, please contact our office.

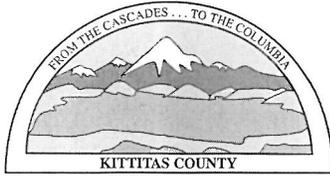
Sincerely,

Mackenzie Moynihan  
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Community Development Services  
FROM: Randy Carbary, Planner II *RC*  
DATE: January 28, 2008  
SUBJECT: Hinkle SEG 07-167 19-16-10090-0223

RECEIVED  
JAN 29 2008  
KITITITAS COUNTY  
CDS

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.

Page 1 of 1

411 North Ruby Street, Suite 1  
Ellensburg, WA 98926

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FAX (509) 962-7663

G:\Eng\Development\BLA and SEG\BLAs and Exempt Segs 8-23-05 to 3-15-07\Hinkle SEG 07-167\SEG Prelim.docx

RECEIVED

DEC 18 2007

Kittitas County  
CDS

FEES: \$425 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

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.

Mystic Land Company, LLC Bill Hinkle  
Applicant's Name DBA of PB Properties LLC  
Cle Elum,  
City  
509-201-0309

311 Anderson Lane  
Address  
WA 98922  
State, Zip Code  
509-933-1238

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

Action Requested

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

Phone (Work)  
New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

Lot 1 80 acres

Lot 2 40 acres

19-16-10090-0223 (120acres)

Applicant is:  Owner  Purchaser  Lessee  Other

William R. Hinkle - member  
Owner Signature Required

Other

Treasurer's Office Review

Tax Status: 2007 Taxes Paid

By: [Signature]  
Kittitas County Treasurer's Office

Date: 1-4-08

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: F+R

Review Date: 12/27/07

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.

*Sandy*

RECEIVED

DEC 18 2007

Kittitas County  
CDS

FEES: \$425 Administrative Segregation per page  
\$100 Major Boundary Line Adjustment per page  
\$50 Minor Boundary Line Adjustment per page  
\$50 Combination

RECEIVED

KITTITAS COUNTY  
ELLENSBURG, WA 98926

Planning Department  
County Courthouse Rm. 182

Treasurer's Office  
County Courthouse Rm. 102

Assessor's Office  
County Courthouse Rm. 101

KITTITAS COUNTY  
DEPT. OF PUBLIC WORKS

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.

Mystic Land Company, LLC Bill Hinkle  
Applicant's Name *DBA of PB Properties LLC*  
Cle Elum,

311 Anderson Lane  
Address  
WA 98922

City  
509-201-0309

State, Zip Code  
509-933-1238

Phone (Home)

Phone (Work)

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

Action Requested

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

19-16-10090-0223 (120acres)

SEGREGATED INTO 2 LOTS

Lot 1 80 acres

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

Lot 2 40 acres

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

Applicant is:  Owner  Purchaser  Lessee  Other

*William R. Hinkle - member*  
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: F+R

Review Date: 12/27/07

By: *M...*

\*\*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.

Existing PARCEL  
# 19-16-10090-0223

Kittitas County Mapsifter



For information only; not for commercial publication. Kittitas County makes no warranties on the information or accuracy on this site.

TerraScan Inc.

# Newly Proposed Parcels

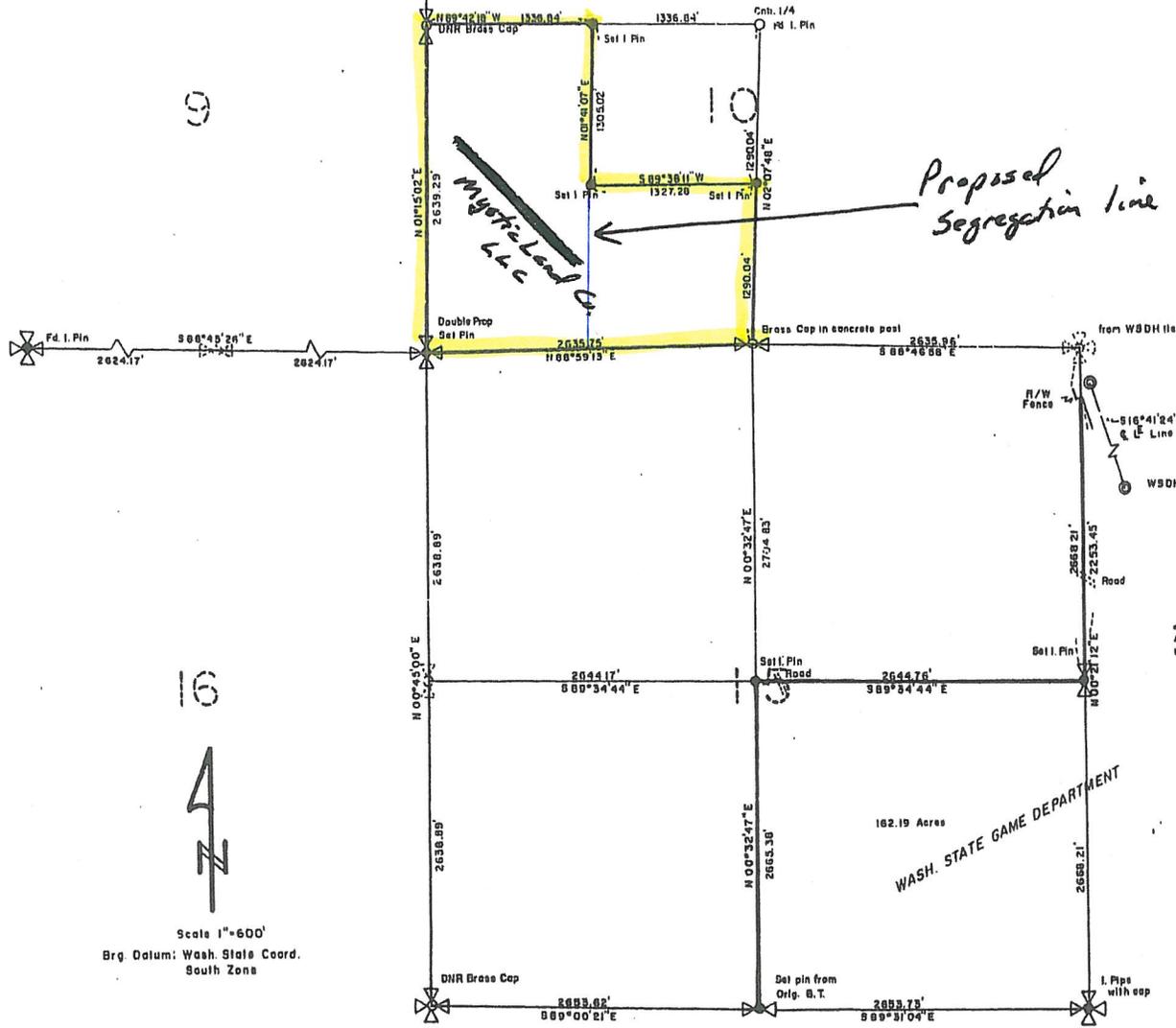
Kittitas County Mapsifter



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TerraScan Inc.

Sec. 10 & 15, T. 19N., R. 16 E., W.M.



Scale 1"=600'  
Brg. Datum: Wash. State Coord.  
South Zone

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act as amended and the requirements of the Surveying Act as amended to AUGUST 1918.

Name of Person: Dick Burt  
Signed and Sworn: [Signature]  
Subscribed to: 1917

**REGISTERED CERTIFICATE**

Filed for record this 08<sup>th</sup> day of July, 1917, at 11:37 A.M.  
in book 6 of Surveys at page 117, at the request of  
Two Rivers Inc.  
Signed: Murray M. Clark, County Auditor Deputy

<b>DBA</b>	<b>TWO RIVERS INC.</b> <b>DON BOOTH and ASSOCIATES</b> Land Surveyors, Consulting Surveyors Whispering Pines 3021 Fir Drive Leavenworth, Washington 98826
	Plot of Survey For: <b>MURRAY PACIFIC CORPORATION</b> TACOMA, WASHINGTON
Surveyed: <b>DHB, L.F.J., WAP.</b>	Drafted: <b>DHB</b>
Approved:	Job No. <b>78-45</b>

*Mystic Land Co., LLC*

*William R. Hinkle*

*311 Anderson Lane*

*Cle Elum, WA 98922*

*WE. 509-933-1238*

*cell . 509-201-0309*



Search TerraServer

The National Map 230 km NE of Portland, Oregon, United States 7/1/1985

Download | E-mail | Info

Topo Map A

Street

City

Clc Elum

State

WA (GD)



Longitude Latitude

-120.83421 47.14907 (GD)

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Click to get Weather Forecast Maps for this point

Powered by INFOWeather

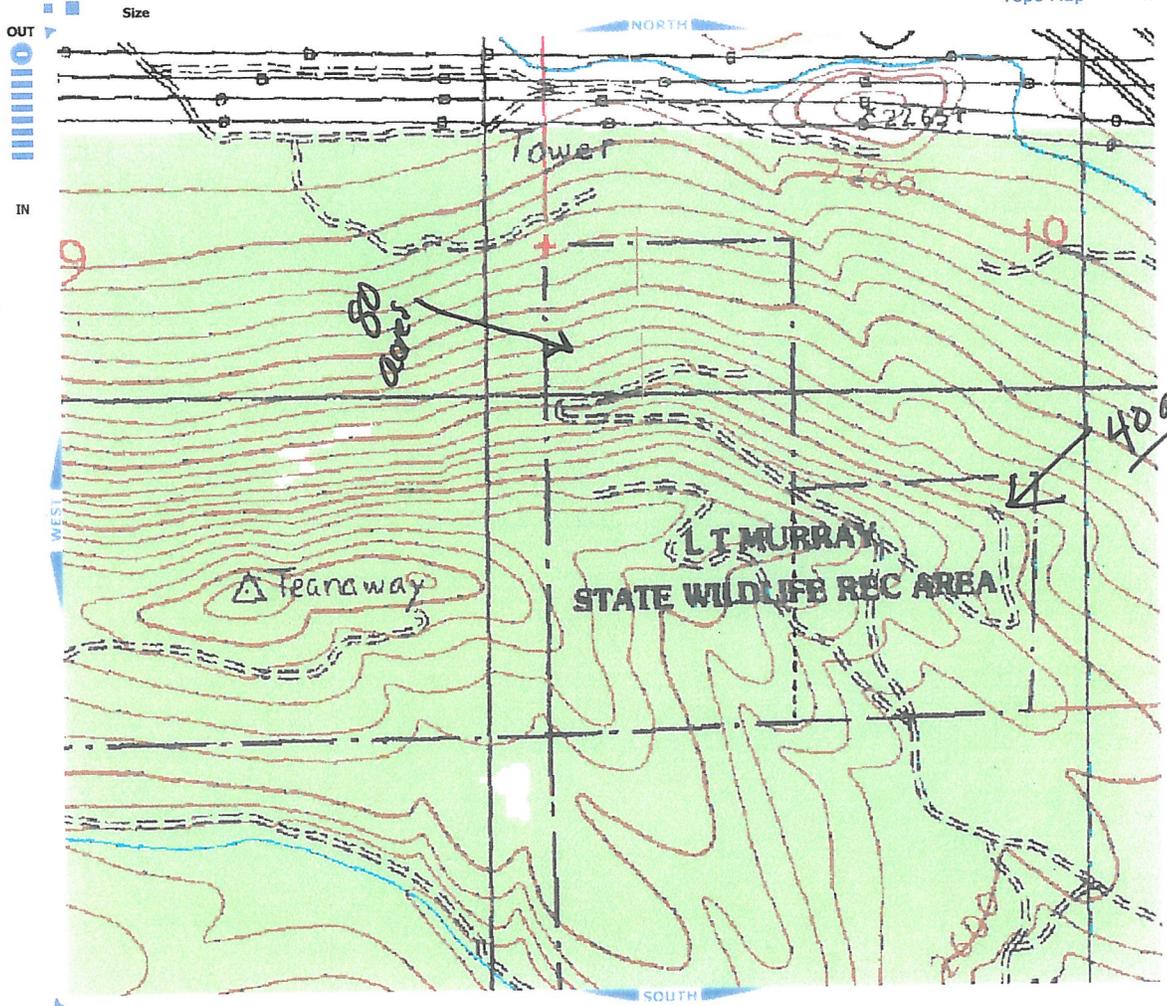


Image courtesy of the U.S. Geological Survey

Source=297060 Running Time 31.25 ms

© 2005 Microsoft Corporation. Server=TK2TERRAWEB21

Terms of Use

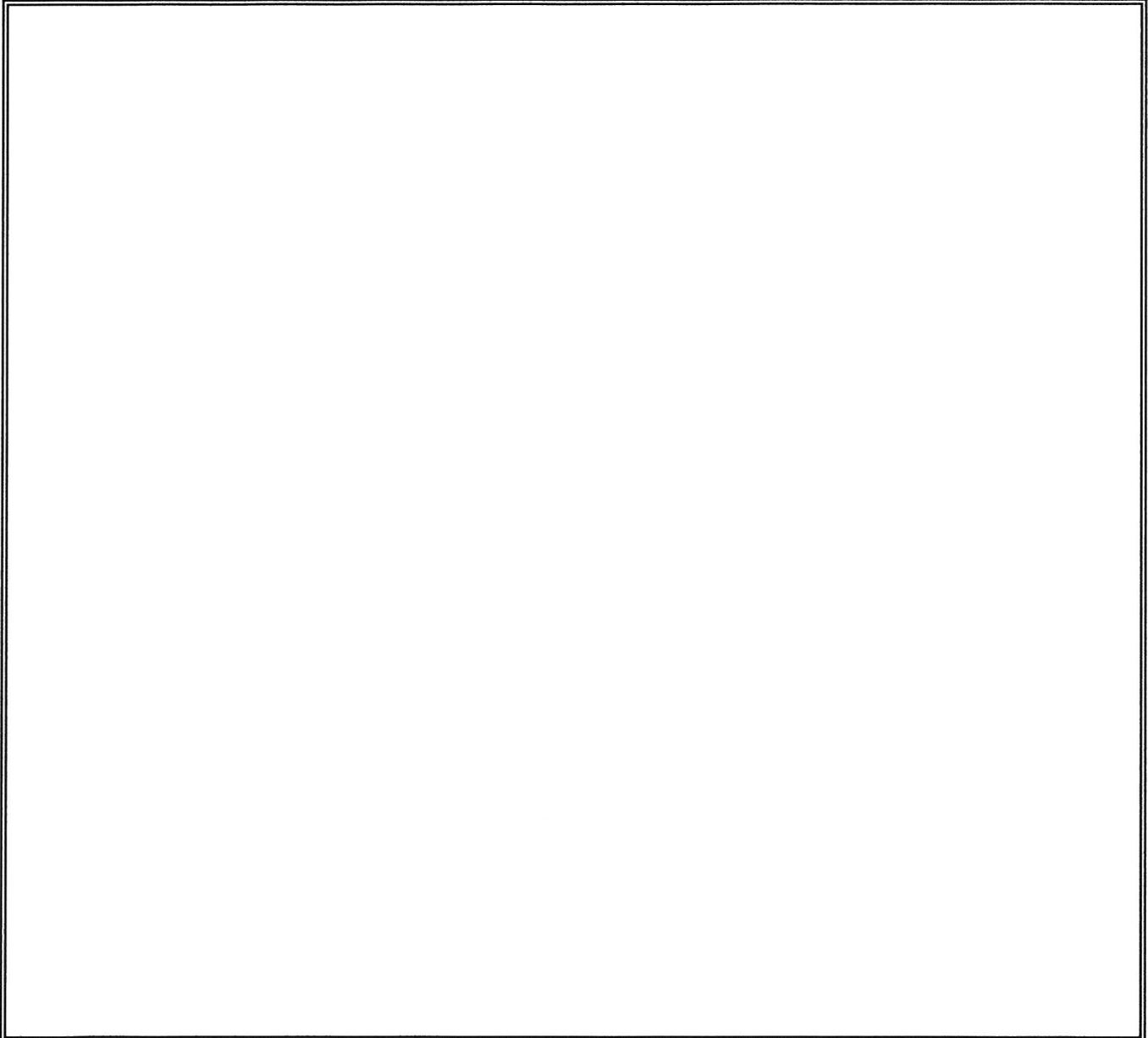
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USGS msn Virtual Earth

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.

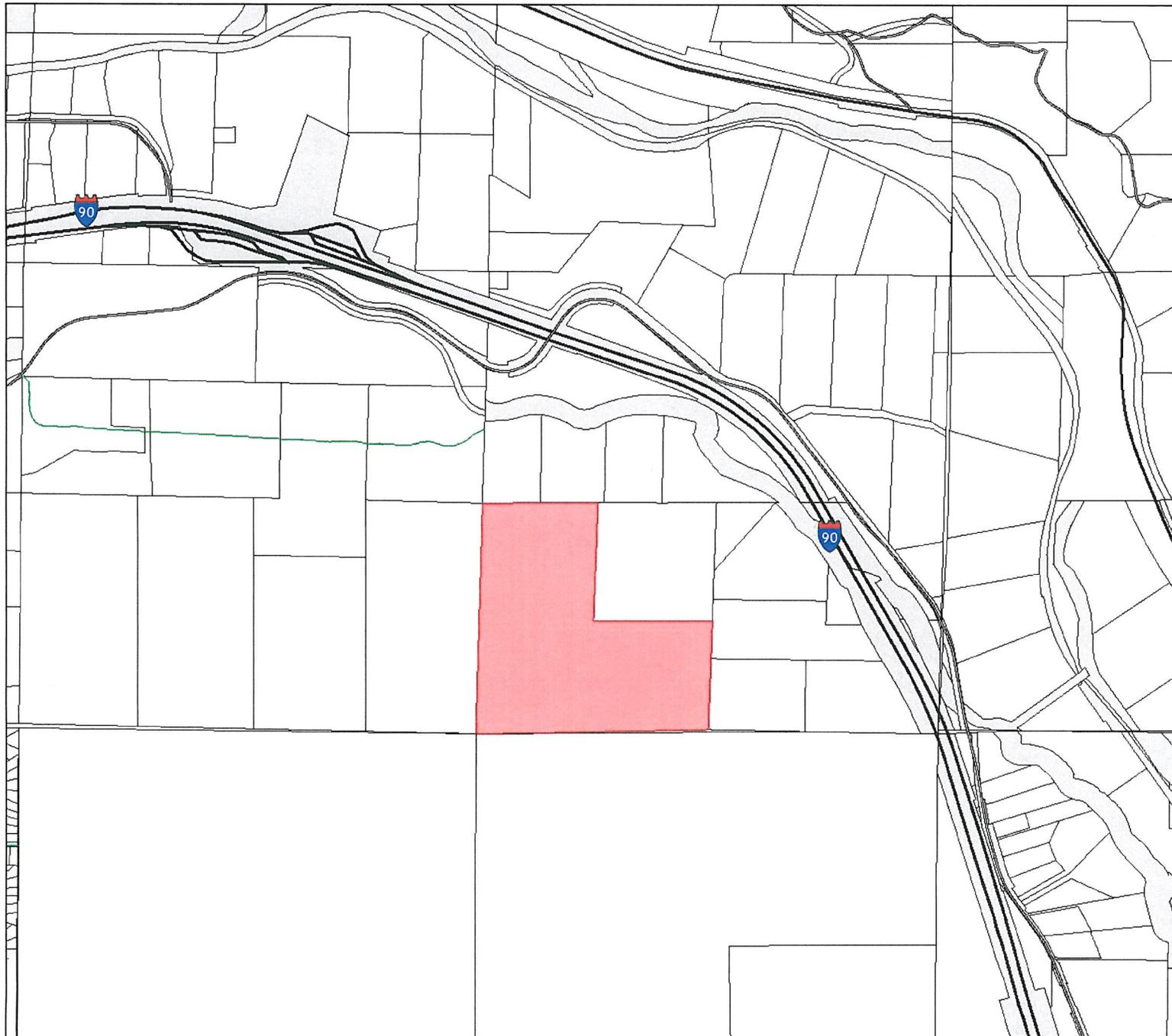
**THIS AREA FOR USE BY APPLICANT**  
(Use additional sheets as needed)



**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.



Legend

anno.Hydrology

All Roads

- Cle Elum
- Ellensburg
- Kittitas
- County
- Private
- Roslyn
- S Cle Elum
- State Parks
- TBD
- Forest Service
- WSDOT

Rights of Way

Parcels

Cities

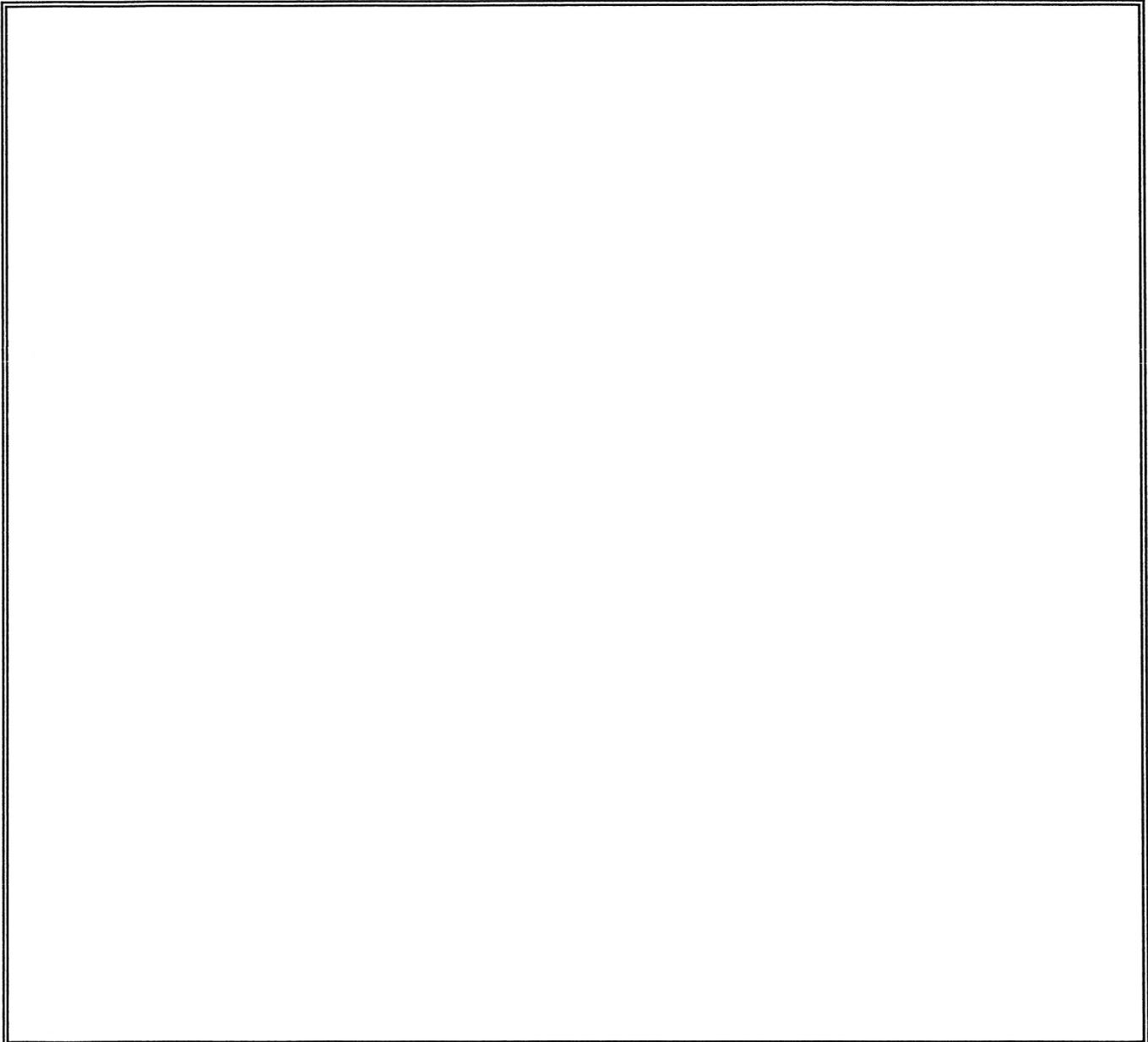
- CLEELUM
- CLEELUM SOUTH
- ELLENSBURG
- KITTITAS
- ROSLYN

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(Use additional sheets as needed)



Directions:

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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.

Copied to  
PW  
12/27/07

Need  
Survey  
Showing easement

CF

KITITAS COUNTY CDS

411 N. Ruby Suite #2  
ELLENSBURG, WA 98926

**CASH RECEIPT**

Date 12/18/07 054820

Received From William Hinkle

Address 311 Anderson Ln  
Clifton, WA 98922

Dollars \$ 425.00

For Segregation of 19-16-10090-022.3

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>425.00</u>	CHECK	<u>425.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Kai Bern

CRB 111-3