

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

"Building Partnerships – Building Communities"

September 8, 2008

Chikamin Vista LLC
10212 Radford Ave NW
Seattle, WA 98177

RE: Chikamin Vista Segregation, File Number SG-08-00026
Parcel Numbers: 22-11-11000-0004

Dear Mr. Gray,

Kittitas County Community Development Services has reviewed the proposed parcel segregation and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed to complete the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on September 8, 2008 to finalize the parcel segregation.

Sincerely,

Trudie Pettit
Staff Planner

cc: Kittitas County Assessor's Office
Cascade Land Conservancy
PLSA Engineering & Surveying

Attachments: SEG Application
SEG Survey
Kittitas County Public Works Memo

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FEES: \$575 Administrative Segregation per page
\$50 Combination
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
\$95 Minor Boundary Line Adjustment per page

SG. 08. 00026

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Chikamin Vista LLC
Property Owner Name
206-789-5048
Contact Phone

10212 Radford Ave NW
Mailing Address
Seattle, WA 98177
City, State, ZIP

Zoning Classification _____

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

Action Requested

New Acreage
(Survey Vol. _____, Pg _____)

Parcel No 15226
(22-11-11000-0004)
(282.85 ac.)

SEGREGATED INTO 2 LOTS

20.01

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

262.85

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 _____

Brandon M. Gay, Manager
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2008 Paid in full

By: [Signature]
Kittitas County Treasurer's Office

Date: 9-5-08

Community Development Services 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) 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 the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: PUD/Forest & Range

Review Date: 7/29/08

By: [Signature]

**Survey Approved: 9/8/08

By: [Signature]

PAID
JUL 22 2008
KITTITAS CO.
CDS

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

KITITAS COUNTY
CDS

APR 04 2008

RECEIVED

PARCEL NO. 138135
22-11-11000-0003

PARCEL NO. 138135
22-11-11000-0003

NOTES

1. LOCATION OF HELI'S POND AND THE ROAD EXTENDING NORTH FROM THE PLAT OF SKI TUR VALLEY - VIKINDAL DIVISION AS SHOWN HEREON ARE APPROXIMATE PER AERIAL PHOTOGRAPHY OR HAND HELD GPS COORDINATES PROVIDED BY CASCADE LAND CONSERVANCY.
2. LOCATION OF WEST BOUNDARY LINE LYING NORTH OF THE PLAT OF SKI-TUR VALLEY IS APPROXIMATE ONLY, NO DEED WAS PROVIDED FOR THIS BOUNDARY LINE.
3. PLSA WAS NOT PROVIDED A TITLE REPORT FOR THE PROPERTY SURVEYED, AS A CONSEQUENCE THERE MAY BE EASEMENTS WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN.

SKI TUR VALLEY - VIKINDAL DIVISION

PARCEL NO. 15226
22-11-11000-0004

PLANNED UNIT DEVELOPMENT (PROPOSED FOREST AND RANGED FOREST & RANGE (PROPOSED COMMERCIAL FOREST))

PHYSICAL LOCATION OF DIVERSION/WITHDRAWAL PER CERTIFICATE OF WATER RIGHT ISSUED AUGUST 9, 1983, AS LOCATED IN THE FIELD



SCALE: 1" = 200'

PLSA ENGINEERING-SURVEYING-PLANNING
1120 WEST LINCOLN AVENUE
YAKIMA, WASHINGTON 98902
(509) 575-6990

SITE MAP

| | |
|------------------------------|-----------------|
| — PREPARED FOR — | DRAWN BY: JOE |
| CASCADE LAND CONSERVANCY | DATE: 7/24/2008 |
| SEC. 11, T-22 N, R-11 E, W.M | JOB NO. 08040 |
| | SHEET NO |
| | 1 OF 1 |

SW COR. SEC. 11,
T-22 N, R-11 E.W.M.
3" BLM B.C.

S 1/4 COR. SEC. 11,
T-22 N, R-11 E.W.M.
3" BLM B.C.

J:\08040\08040\08040\08040.dwg 7/24/2008 3:08:43 PM Job B



LEGAL DESCRIPTIONS

EXISTING PLAT OF SKI TUR VALLEY – VIKINGDAL DIVISION

The plat of Ski Tur Valley – Vikingdal Division, as recorded in Volume 4 of Plats, on Pages 60, 61 and 62, records of Kittitas County, Washington.

EXISTING PARCEL NO. 22-11-11000-0004

That portion of Section 11, Township 22 North, Range 11 East, W.M. lying Easterly of the thread of Gold Creek;

EXCEPT that portion thereof lying Westerly of the most Easterly line of the plat of Ski Tur Valley – Vikingdal Division as recorded in Volume 4 of Plats, on Pages 60, 61 and 62, records of Kittitas County, Washington.

**PORTION OF PARCEL NO. 22-11-11000-0004 TO BE MERGED TO THE PLAT OF
SKI TUR VALLEY - VIKINGDAL DIVISION**

That portion of Section 11, Township 22 North, Range 11 East, W.M. described as follows:

Beginning at the South quarter corner of said Section 11; thence North 89°54'36" West, along the South line of said Section 11, a distance of 699.16 feet to the Easterly line of the plat of Ski Tur Valley – Vikingdal Division, as recorded in Volume 4 of Plats, on Pages 60, 61 and 62, records of Kittitas County, Washington; thence along said Easterly line the following courses and distances: North 19°55'50" East, 129.47 feet; thence along a curve to the right having a radius of 1115.92 feet, 232.20 feet; thence North 31°51'10" East, 176.91 feet; thence along a curve to the left having a radius of 268.73 feet, 128.25 feet to a point on an arc of said curve; thence North 3°52' West 131.71 feet; thence North 17°40' East 293.96 feet; thence South 62°36'07" East 228.99 feet; thence North 34°13'11" East 453.58 feet; thence North 18°18'56" East 605.00 feet; thence North 30°04'21" West 365.00 feet to the True Point of Beginning; thence continuing North 30°04'21" West 90.92 feet; thence North 36°45'10" West 119.67 feet; thence North 12°05'55" East 61.68 feet; thence North 39°57'47" West 558.34 feet; thence leaving said Easterly line, South 48°00' East 116.00 feet; thence South 75°04' East 214 feet; thence South 50°51' East 96.38 feet; thence South 29°45' East 383.31 feet; thence South 34°12' West 200.00 feet to the True Point of Beginning.

**PORTION OF PARCEL NO. 22-11-11000-0004 TO BE MERGED TO THE PLAT OF
SKI TUR VALLEY - VIKINGDAL DIVISION (FOR WATER SYSTEM)**

That portion of Section 11, Township 22 North, Range 11 East, W.M. described as follows:

Beginning at the South quarter corner of said Section 11; thence North 89°54'36" West, along the South line of said Section 11, a distance of 699.16 feet to the Easterly line of the plat of Ski Tur Valley – Vikingdal Division, as recorded in Volume 4 of Plats, on Pages 60, 61 and 62, records of Kittitas County, Washington; thence along said Easterly line the following courses and distances: North 19°55'50" East, 129.47 feet; thence along a curve to the right having a radius of 1115.92 feet, 232.20 feet; thence North 31°51'10" East, 176.91 feet; thence along a curve to the left having a radius of 268.73 feet, 128.25 feet to a point on an arc of said curve; thence North 3°52' West 131.71 feet; thence North 17°40' East 293.96 feet; thence South 62°36'07" East 228.99 feet; thence North 34°13'11" East 453.58 feet; thence North 18°18'56" East 335.00 feet to the True Point of Beginning; thence continuing North 18°18'56" East 270.00 feet; thence leaving said Easterly line, North 49°37' East 297.00 feet; thence North 82°07' East 216.00 feet; thence South 42°56' East 177.18 feet; thence South 01°41' East 223.12 feet; thence South 67°18' West 274.00 feet; thence South 87°09' West 400.00 feet to the True Point of Beginning.

PROPOSED LEGAL DESCRIPTIONS

PROPOSED PARCEL NO. 22-11-11000-0004

That portion of Section 11, Township 22 North, Range 11 East, W.M. lying Easterly of the thread of Gold Creek;

EXCEPT that portion thereof lying Westerly of the most Easterly line of the plat of Ski Tur Valley – Vikingdal Division as recorded in Volume 4 of Plats, on Pages 60, 61 and 62, records of Kittitas County, Washington;

AND EXCEPT that portion of Section 11, Township 22 North, Range 11 East, W.M. described as follows:

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AND EXCEPT that portion of Section 11, Township 22 North, Range 11 East, W.M. described as follows:

Beginning at the South quarter corner of said Section 11; thence North 89°54'36" West, along the South line of said Section 11, a distance of 699.16 feet to the Easterly line of the plat of Ski Tur Valley – Vikingdal Division, as recorded in Volume 4 of Plats, on Pages 60, 61 and 62, records of Kittitas County, Washington; thence along said Easterly line the following courses and distances: North 19°55'50" East, 129.47 feet; thence along a curve to the right having a radius of 1115.92 feet, 232.20 feet; thence North 31°51'10" East, 176.91 feet; thence along a curve to the left having a radius of 268.73 feet, 128.25 feet to a point on an arc of said curve; thence North 3°52' West 131.71 feet; thence North 17°40' East 293.96 feet; thence South 62°36'07" East 228.99 feet; thence North 34°13'11" East 453.58 feet; thence North 18°18'56"

East 335.00 feet to the True Point of Beginning; thence continuing North 18°18'56" East 270.00 feet; thence leaving said Easterly line, North 49°37' East 297.00 feet; thence North 82°07' East 216.00 feet; thence South 42°56' East 177.18 feet; thence South 01°41' East 223.12 feet; thence South 67°18' West 274.00 feet; thence South 87°09' West 400.00 feet to the True Point of Beginning.

**PROPOSED DESCRIPTION FOR PLAT OF SKI TUR VALLEY – VIKINGDAL
DIVISION**

The plat of Ski Tur Valley – Vikingdal Division, as recorded in Volume 4 of Plats, on Pages 60, 61 and 62, records of Kittitas County, Washington;

AND that portion of Section 11, Township 22 North, Range 11 East, W.M. described as follows:

Beginning at the South quarter corner of said Section 11; thence North 89°54'36" West, along the South line of said Section 11, a distance of 699.16 feet to the Easterly line of the plat of Ski Tur Valley – Vikingdal Division, as recorded in Volume 4 of Plats, on Pages 60, 61 and 62, records of Kittitas County, Washington; thence along said Easterly line the following courses and distances: North 19°55'50" East, 129.47 feet; thence along a curve to the right having a radius of 1115.92 feet, 232.20 feet; thence North 31°51'10" East, 176.91 feet; thence along a curve to the left having a radius of 268.73 feet, 128.25 feet to a point on an arc of said curve; thence North 3°52' West 131.71 feet; thence North 17°40' East 293.96 feet; thence South 62°36'07" East 228.99 feet; thence North 34°13'11" East 453.58 feet; thence North 18°18'56" East 605.00 feet; thence North 30°04'21" West 365.00 feet to the True Point of Beginning; thence continuing North 30°04'21" West 90.92 feet; thence North 36°45'10" West 119.67 feet; thence North 12°05'55" East 61.68 feet; thence North 39°57'47" West 558.34 feet; thence leaving said Easterly line, South 48°00' East 116.00 feet; thence South 75°04' East 214 feet; thence South 50°51' East 96.38 feet; thence South 29°45' East 383.31 feet; thence South 34°12' West 200.00 feet to the True Point of Beginning;

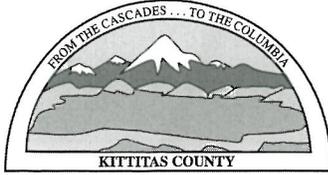
AND that portion of Section 11, Township 22 North, Range 11 East, W.M. described as follows:

Beginning at the South quarter corner of said Section 11; thence North 89°54'36" West, along the South line of said Section 11, a distance of 699.16 feet to the Easterly line of the plat of Ski Tur Valley – Vikingdal Division, as recorded in Volume 4 of Plats, on Pages 60, 61 and 62, records of Kittitas County, Washington; thence along said Easterly line the following courses and distances: North 19°55'50" East, 129.47 feet; thence along a curve to the right having a radius of 1115.92 feet, 232.20 feet; thence North 31°51'10" East, 176.91 feet; thence along a curve to the left having a radius of 268.73 feet, 128.25 feet to a point on an arc of said curve; thence North 3°52' West 131.71 feet; thence North 17°40' East 293.96 feet; thence South 62°36'07" East 228.99 feet; thence North 34°13'11" East 453.58 feet; thence North 18°18'56" East 335.00 feet to the True Point of Beginning; thence continuing North 18°18'56" East 270.00 feet; thence leaving said Easterly line, North 49°37' East 297.00 feet; thence North 82°07' East 216.00 feet; thence South 42°56' East 177.18 feet; thence South 01°41' East 223.12 feet; thence South 67°18' West 274.00 feet; thence South 87°09' West 400.00 feet to the True Point of Beginning.

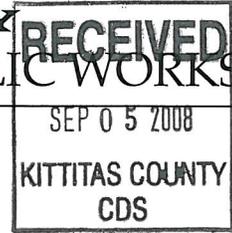
PROPOSED DESCRIPTION FOR NEW 20.01 ACRE PARCEL

That portion of Section 11, Township 22 North, Range 11 East, W.M. described as follows:

Beginning at the South quarter corner of said Section 11; thence North $89^{\circ}54'36''$ West, along the South line of said Section 11, a distance of 699.16 feet to the Easterly line of the plat of Ski Tur Valley – Vikingdal Division, as recorded in Volume 4 of Plats, on Pages 60, 61 and 62, records of Kittitas County, Washington; thence along said Easterly line the following courses and distances: North $19^{\circ}55'50''$ East, 129.47 feet; thence along a curve to the right having a radius of 1115.92 feet, 232.20 feet; thence North $31^{\circ}51'10''$ East, 176.91 feet; thence along a curve to the left having a radius of 268.73 feet, 128.25 feet to a point on an arc of said curve; thence North $3^{\circ}52'$ West 131.71 feet; thence North $17^{\circ}40'$ East 293.96 feet; thence South $62^{\circ}36'07''$ East 228.99 feet; thence North $34^{\circ}13'11''$ East 453.58 feet; thence leaving said Easterly line, North $66^{\circ}17'53''$ East 210.13 feet; thence South $65^{\circ}51'59''$ East 625.02 feet;; thence South $24^{\circ}08'01''$ West 150.00 feet; thence North $65^{\circ}51'59''$ West 125.00 feet; thence South $24^{\circ}08'01''$ West 50.00 feet; thence North $65^{\circ}51'59''$ West 319.98 feet; thence South $19^{\circ}27'35''$ West 1179.18 feet to the Point of Beginning.



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS



MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: August 29, 2008
SUBJECT: Chikamin Vista LLC SG-08-26. 22-11-11000-0004.



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 with the following conditions:

- 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. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. 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.

Preliminary Submittal Requirements:

Review Date:

Tax Parcel: 22-11-11000-0004

Date Received:

File Number: 50-08-00026

Date Project Completed

Planner

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: _____ Date Completed: _____

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # 51 Snoqualmie Pass
- Located within Irrigation District: NO Letter sent to Irrigation District Date: _____
- School District: Easton
- UGA NO
- UGN SNOGAC
- Rezone
- Adjacent Subdivisions

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: PUD Forest + Range

Lot Size:

Required Setbacks: F S R

Y N

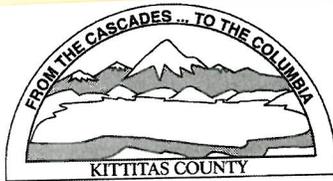
- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: Gold Creek
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
- Wetland? Buffer requirement:

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope 25% to greater than 50%
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 - Hazardous Materials containment required if checked
- Airport Zone? Zone: _____
- Forest Service Roads? Road: 4832 - Huckleberry Peak
- BPA Easement Located on Property? Letter Sent to BPA Date: _____
- Additional Approvals Required? Type _____

CRITICAL AREA NOTES:

- Existing structures



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 0

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7523

DEPARTMENT OF PUB
(509) 962-761

Account name: 000181

Date: 7/22/2008

Applicant: CHIKAMIN VISTA LLC

Type: check # 11862

| <u>Permit Number</u> | <u>Fee Description</u> | <u>Amount</u> |
|----------------------|----------------------------|---------------|
| SG-08-00026 | ADMINISTRATIVE SEGREGATION | 575.00 |
| | Total: | 575.00 |