

# 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

February 28, 2011

Chuck Cruse  
Cruse & Associates  
P.O. Box 959  
Ellensburg, WA 98926

RE: Hundley Administrative Segregation (Boundary Line Adjustment), SG-08-00032

Map Number	Parcel ID
20-14-26050-0315	100834
20-14-26050-0314	270834
20-14-26050-0313	110834
20-14-26050-0111	810834
20-14-26021-0002	11415
20-14-25030-0001	480834
20-14-25030-0002	MBSW
20-14-25030-0004	950233
20-14-26020-0001	510834
20-14-26020-0005	MBSW
20-14-26020-0007	MBSW
20-14-26020-0008	11418
20-14-26050-0319	280834
20-14-26050-0318	610834
20-14-26050-0317	930834
20-14-26050-0316	260834

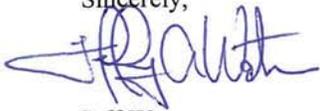
Dear Mr. Cruse,

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 16.08.015, please note the following items must be completed prior to final approval of the administrative segregation (boundary line adjustment) and must be submitted to our offices for review:

1. A legal description or survey displaying the new acreage and lot dimensions of each parcel and appropriate access easements must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Some of these properties are within the boundaries of the Kittitas Reclamation District. The applicant will need to comply with all KRD requirements prior to final approval of the Administrative Segregation.
4. Please refer to the attached Kittitas County Public Works, Kittitas County Fire Marshal, and Washington State DOT Memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

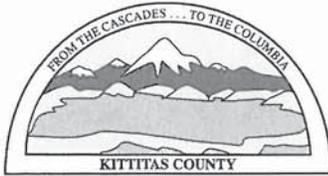
Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Watson". The signature is stylized with a large initial "J" and a long horizontal stroke extending to the left.

Jeff Watson  
Staff Planner

Attachments via E-Mail to: [cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

SG-08-00032 Hundley Master File @ \\Arda\teams\CDS\Projects\Segregations\SG 2008\SG-08-00032 Hundley



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

---

## MEMORANDUM

---

TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: February 17, 2011  
SUBJECT: Hundley SG-08-00032

The Public Works Department has reviewed the Boundary Line Adjustment and 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. Legal access to all parcels is required prior to final approval. Additional access conditions may apply depending on the final location of easements. Public Works recommends the applicant discuss any changes prior to recording the survey.
2. A survey describing the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. Chepoda Road is a WSDOT owned frontage road. The boundary line adjustment proposes access to the 3.8, 3.6 and 3.6 acre parcels from the end of Chepoda Road. WSDOT requires that as a condition of approval, the entire road must be constructed to Kittitas County Public Road Standards.
- b. To avoid the requirement to improve Chepoda Road, all lots may be accessed from Hundley Road.
- c. Easements shall not extend to the 3.8-acre WSDOT owned parcel, and no access across the WSDOT owned parcel shall be allowed.
- d. Stormwater must be retained on site and shall not be allowed to flow into WSDOT or Kittitas County rights-of-way.
- e. 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.
- f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- g. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

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



**Washington State**  
**Department of Transportation**  
**Paula J. Hammond**  
Secretary of Transportation

**South Central Region**  
2809 Rudkin Road, Union Gap  
P.O. Box 12560  
Yakima, WA 98909-2560

(509) 577-1600  
TTY: 1-800-833-6388  
www.wsdot.wa.gov

August 16, 2010

Community Development Services  
Kittitas County  
411 N. Ruby, Suite 2  
Ellensburg, Washington 98926-6300

Attention: Jeff Watson, Planner I

Subject: 12 Parcel Segregation and BLA<sup>08</sup>  
Segregation (SG-~~10~~-00032) Hundley  
I 90, Exit 78 vicinity - Northerly side of Interchange.

We have reviewed the proposed project and have the following comments.

1. The site is located on the northerly side of the Exit 78 Interchange of I-90. These contiguous properties are adjacent to Hundley Rd (County) that runs northwesterly from the interchange, and the State frontage (haul) road that runs southeasterly from the interchange. The proponent is advised that the State maintains this frontage road on a low priority level.

The frontage road southeast of the interchange was not constructed as a public road facility. Rather, it was built as a haul road during the construction of I-90. The 20' width of the haul road met our criteria for construction but does not meet any standard for two-way traffic. There are no speed or warning signs, nor striping along this road. Over the years, efforts have been made to encourage the acceptance of the I-90 frontage roads onto the County system. The County has a long and (with the exception of the FR3 now Hundley Road) negative history accepting these frontage roads under any condition. The County agreed in 1984 (GM1190) that if these frontage roads were brought up to current standards, they would be accepted as County roads. In the last few years, County developments (generally in the form of short plats-Elk Woods, River Woods and a 2008 seg-Hundley) have been proposed, lots sold, and houses constructed creating increased traffic on the frontage road. In 2007, WSDOT responded to the River Woods short plat that as a condition of development approval, the proponent was required to reconstruct the frontage road to County standards and recommended that the County assume ownership of this road. The County responded in 2008 (see attached letter) challenging the validity of GM 1190, disregarding our comments, and allowed development to proceed without road re-construction. The County position affecting this haul road is a disservice to the property owners and the State. If County code requires access to meet minimum County standards (public or private), but is unwilling to support the department in an effort to bring this haul road to a minimum standard, WSDOT has no choice but to require a new access.

For this development, access to the property must be obtained at the county road intersection of Hundley Road, with construction of a new private road to the proponent's property.

2. The 60' proposed access shown at the end of identified "Chepoda Road" must terminate at the 3.8 acre parcel, and not extend to the rectangular shaped parcel to the west that is owned by the WSDOT (see attachment). No access across this parcel owned by the WSDOT, or the haul road, will be allowed.
3. Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
4. I-90 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-90 will likely be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

Thank you for the opportunity to review and comment on this proposed project. If you have any questions regarding our comments, please contact me at (509) 577-1630.

Sincerely,



Bill Preston, P.E.  
Materials and Planning Engineer

BP: rh/de

cc: File #4, I 90 (2010)  
Terry Kukes, Area 1 Maintenance Superintendent

p:\459005\devrev\I 90\KittCo\_Hundley Segregation and BLA.docx



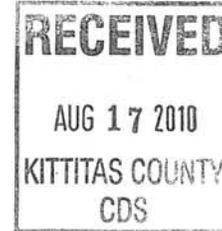
**Washington State  
Department of Transportation**  
Paula J. Hammond  
Secretary of Transportation

**South Central Region**  
2809 Rudkin Road, Union Gap  
P.O. Box 12560  
Yakima, WA 98909-2560

(509) 577-1600  
TTY: 1-800-833-6388  
www.wsdot.wa.gov

August 16, 2010

Community Development Services  
Kittitas County  
411 N. Ruby, Suite 2  
Ellensburg, Washington 98926-6300



Attention: Jeff Watson, Planner I

Subject: 12 Parcel Segregation and BLA  
Segregation (SG-10-00032) Hundley  
I 90, Exit 78 vicinity - Northerly side of Interchange.

We have reviewed the proposed project and have the following comments.

1. The site is located on the northerly side of the Exit 78 Interchange of I-90. These contiguous properties are adjacent to Hundley Rd (County) that runs northwesterly from the interchange, and the State frontage (haul) road that runs southeasterly from the interchange. The proponent is advised that the State maintains this frontage road on a low priority level.

The frontage road southeast of the interchange was not constructed as a public road facility. Rather, it was built as a haul road during the construction of I-90. The 20' width of the haul road met our criteria for construction but does not meet any standard for two-way traffic. There are no speed or warning signs, nor striping along this road. Over the years, efforts have been made to encourage the acceptance of the I-90 frontage roads onto the County system. The County has a long and (with the exception of the FR3 now Hundley Road) negative history accepting these frontage roads under any condition. The County agreed in 1984 (GM1190) that if these frontage roads were brought up to current standards, they would be accepted as County roads. In the last few years, County developments (generally in the form of short plats-Elk Woods, River Woods and a 2008 seg-Hundley) have been proposed, lots sold, and houses constructed creating increased traffic on the frontage road. In 2007, WSDOT responded to the River Woods short plat that as a condition of development approval, the proponent was required to reconstruct the frontage road to County standards and recommended that the County assume ownership of this road. The County responded in 2008 (see attached letter) challenging the validity of GM 1190, disregarding our comments, and allowed development to proceed without road re-construction. The County position affecting this haul road is a disservice to the property owners and the State. If County code requires access to meet minimum County standards (public or private), but is unwilling to support the department in an effort to bring this haul road to a minimum standard, WSDOT has no choice but to require a new access.

For this development, access to the property must be obtained at the county road intersection of Hundley Road, with construction of a new private road to the proponent's property.

2. The 60' proposed access shown at the end of identified "Chepoda Road" must terminate at the 3.8 acre parcel, and not extend to the rectangular shaped parcel to the west that is owned by the WSDOT (see attachment). No access across this parcel owned by the WSDOT, or the haul road, will be allowed.
3. Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
4. I-90 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-90 will likely be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

Thank you for the opportunity to review and comment on this proposed project. If you have any questions regarding our comments, please contact me at (509) 577-1630.

Sincerely,



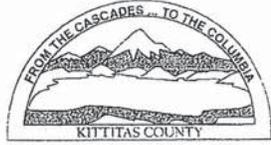
Bill Preston, P.E.  
Materials and Planning Engineer

BP: rh/de

cc: File #4, I 90 (2010)  
Terry Kukes, Area 1 Maintenance Superintendent

p:\459005\devrev\I 90\KittCo\_Hundley Segregation and BLA.docx

# Kittitas County Prosecuting Attorney



GREGORY L. ZEMPEL

KITTITAS COUNTY COURTHOUSE  
205 WEST FIFTH, ROOM 213, ELLENSBURG, WA 98926-3129  
TELEPHONE (509) 962-7520  
FAX (509) 962-7022 - SCAN 460-7520

FAMILY SUPPORT DIVISION  
507 N Pine Street, Suite C  
Ellensburg, WA 98926  
PHONE 509-962-7521  
FAX 509-962-7016

DEPT OF TRANS

APR 3 - 2008

SCR MAILROOM

**Deputies:**

L. Candace Hooper  
Paul R. Sander  
Neil A. Caulkins  
Jennifer J. Mullin  
Christopher P. Taylor  
Don L. Anderson  
Stephanie U. Happold  
Zera Holland Lowe  
Annette W. Mastick

April 2, 2008

Mr. Don Whitehouse  
Regional Administrator  
WSDOT South Central Regional Office  
2809 Rudkin Road  
Union Gap, WA 98903

Re: WSDOT Frontage Roads; March 8, 1984 Letter of Understanding

Dear Mr. Whitehouse:

As one of several Civil Deputy Prosecutors for Kittitas County, the above-referenced matter was recently referred to me for action.

By way of explanation, on March 8, 1984, the Washington State Department of Transportation and Kittitas County entered into a Letter of Understanding (LOU) whereby WSDOT agreed to reconstruct 6 frontage roads adjacent to SR 90 (now, I-90). The state would then relinquish under separate agreements the reconstructed roads including rights-of-way to the County, and the County would accept said roads and all future maintenance thereof. The roads were to be reconstructed in a specified order "as funds are available during future biennia." A copy of the LOU is enclosed for your reference.

During the past 24 years, however, only one frontage road was reconstructed. Although a serious argument might be made that WSDOT's lack of performance constitutes a material breach of the LOU, in light of the considerable time that has passed, the County suggests that the LOU be scrapped, and that both parties fully and finally release each other from its terms and conditions. Given the deteriorating condition of the state highway infrastructure and the fierce competition for road dollars, we believe an amicable resolution of this matter has much to commend itself.

Please advise whether the foregoing proposal meets with your approval, so I can draft a mutual waiver and release of claims without further delay. Thank you for your anticipated prompt cooperation in this regard.

Sincerely,

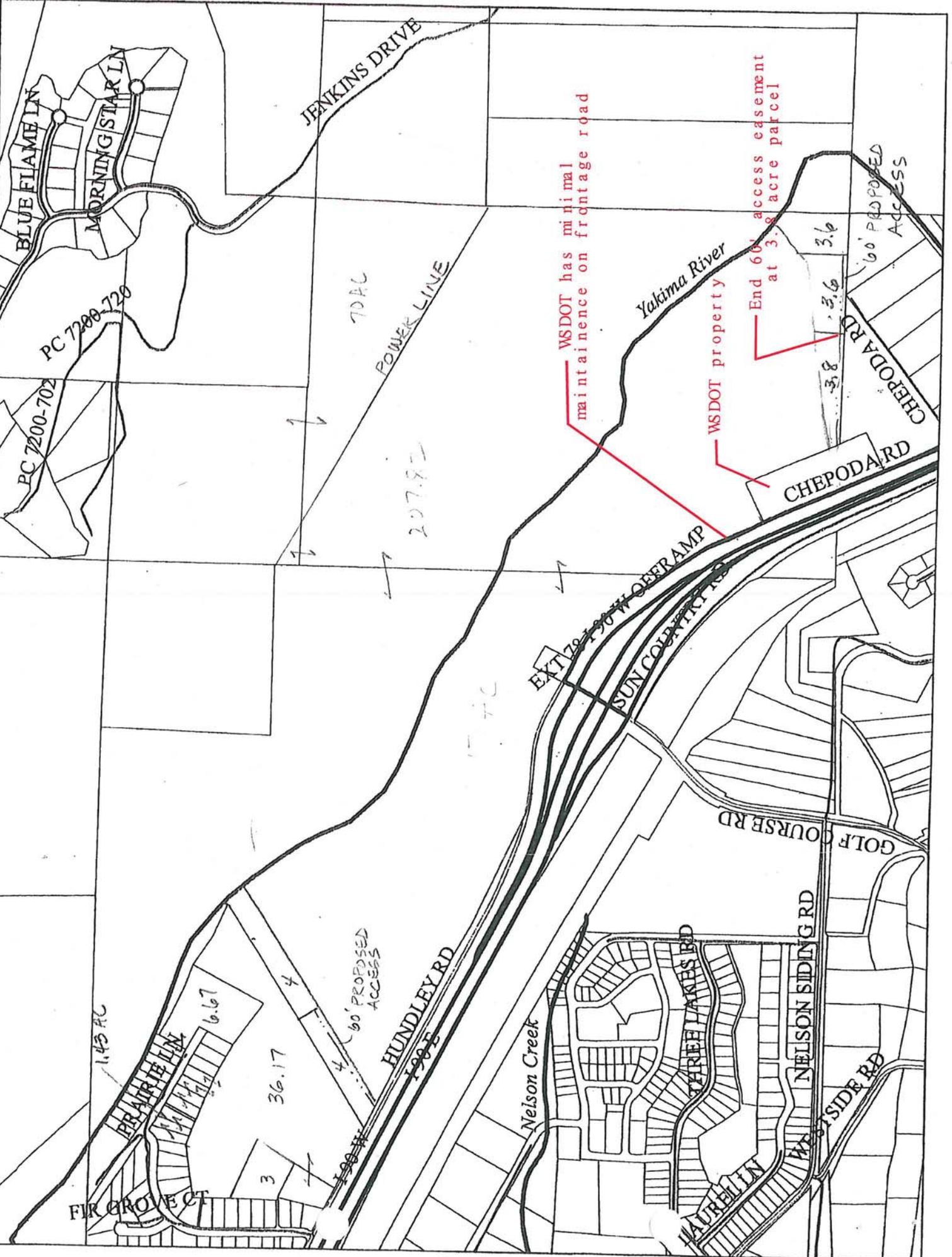
Don L. Anderson

DLA:atb

Enclosure

cc: Board of County Commissioners

PROPOSED



**From:** [Brenda Larsen](#)  
**To:** [Jeff Watson](#)  
**Subject:** RE: SG-08-00032 Hundley  
**Date:** Wednesday, July 21, 2010 10:27:47 AM

---

Jeff,

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Creation of any additional roads or access must comply with the International Fire Code, i.e. 20 foot wide, all weather surface, slope/grade not greater than 12%, etc.
- Creation of additional lots with future development will require fire flow, water storage tank, water supply system (hydrants), and all other systems as required by code.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

*Brenda Larsen*  
*Kittitas County Fire Marshal*  
*509-962-7000*

---

**From:** Jeff Watson  
**Sent:** Friday, July 16, 2010 12:23 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** SG-08-00032 Hundley

[SG-08-00032 Hundley](#)

**This is a revised old application.**

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson  
Planner I

Kittitas County Community Development  
Services

411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

***All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.***

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Jeff Watson](#)  
**To:** "Keli Bender"  
**Subject:** SG-10-00032 Hundley  
**Date:** Friday, July 16, 2010 12:28:00 PM

---

[SG-10-00032 Hundley](#)

For Review & Comment.

We're posting these on line now, try this link method; let me know if you would rather go with the attached file or...?

Thanks,

Jeff Watson  
Planner I

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*

**From:** [Jeff Watson](#)  
**To:** "Holmstrom, Rick"  
**Subject:** SG-08-00032 Hundley  
**Date:** Friday, July 16, 2010 12:31:00 PM

---

[SG-10-00032 Hundley](#)

For Review & Comment.

We're posting these on line now, try this link method; let me know if you would rather go with the attached file or...?

Thanks,

Jeff Watson  
Planner I

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*

**From:** [Jeff Watson](#)  
**To:** "[Lesli Olson \(Idolson@bpa.gov\)](mailto:Lesli_Olson@bpa.gov)"  
**Subject:** SG-08-00032 Hundley  
**Date:** Friday, July 16, 2010 12:30:00 PM

---

[SG-10-00032 Hundley](#)

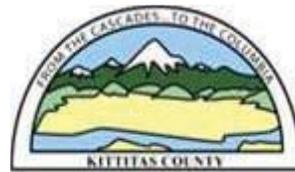
For Review & Comment.

We're posting these on line now, try this link method; let me know if you would rather go with the attached file or...?

Thanks,

Jeff Watson  
Planner I

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*

**From:** [Jeff Watson](#)  
**To:** [Christina Wollman](#); [Brenda Larsen](#); [Jan Ollivier](#); [Holly Duncan](#)  
**Subject:** SG-08-00032 Hundley  
**Date:** Friday, July 16, 2010 12:22:00 PM

---

[SG-08-00032 Hundley](#)

This is a revised old application.

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson  
Planner I

Kittitas County Community Development  
Services

411 N. Ruby Street, Suite 2

Ellensburg, WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

P: 509.933.8274

F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*

**Segregation Preliminary Submittal Requirements For:**

**SG-08-00032 Hundley**

Date Received: September 24, 2008

Review Date: July 16, 2010

Map Number: See Check Off Sheet Parcel Number: See Check Off Sheet

Planner: Jeff Watson Zoning: Forest & Range & Rural 3

Parcel History Parcel Created by Previous Segregation  No  Yes

Subdivision conforms to the county comprehensive plan and all zoning regulations

Second Page of Application turned in (Contact Page)

8.5 X 11 Site Plan

Located within Fire District

Located within Irrigation District

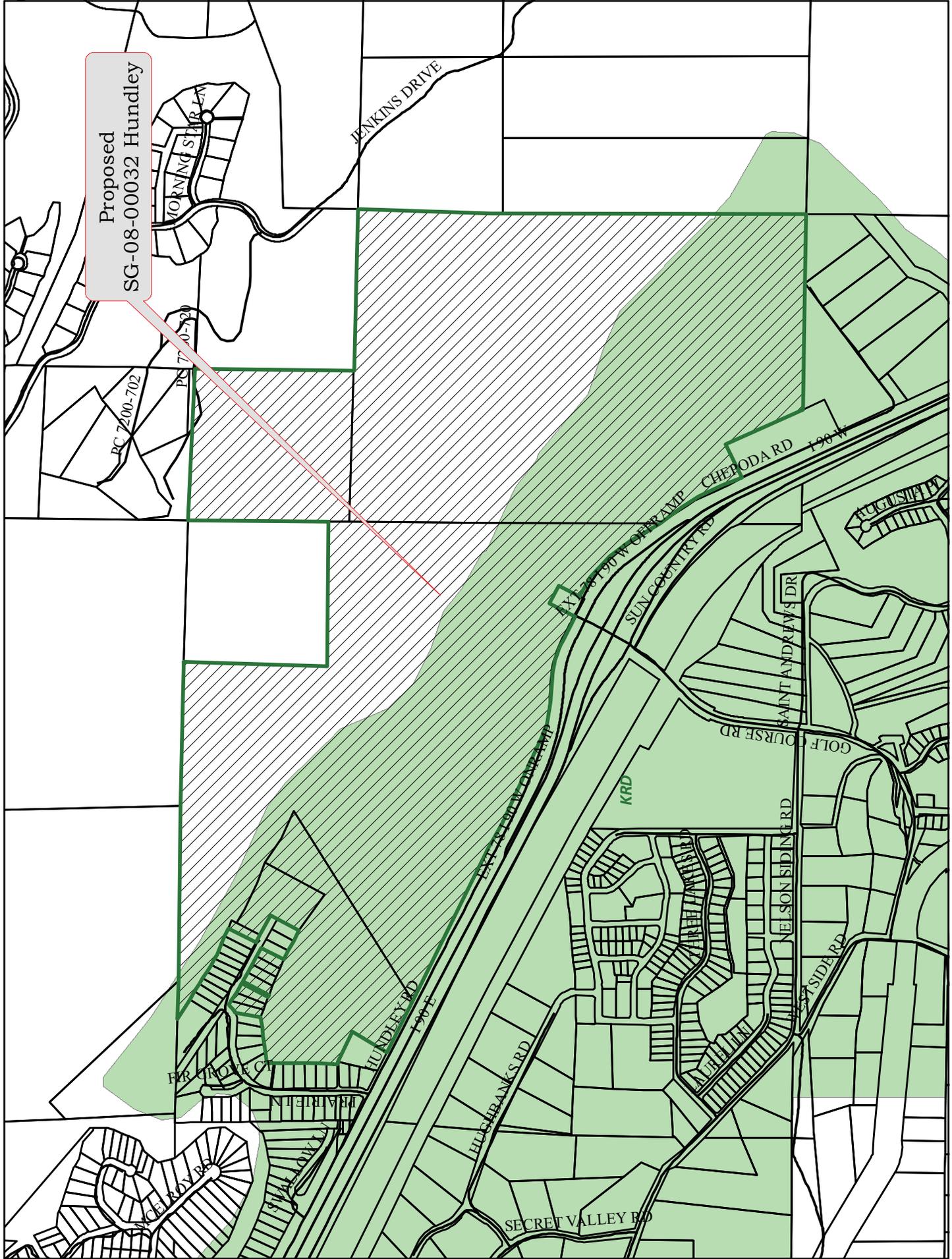
School District

In UGA

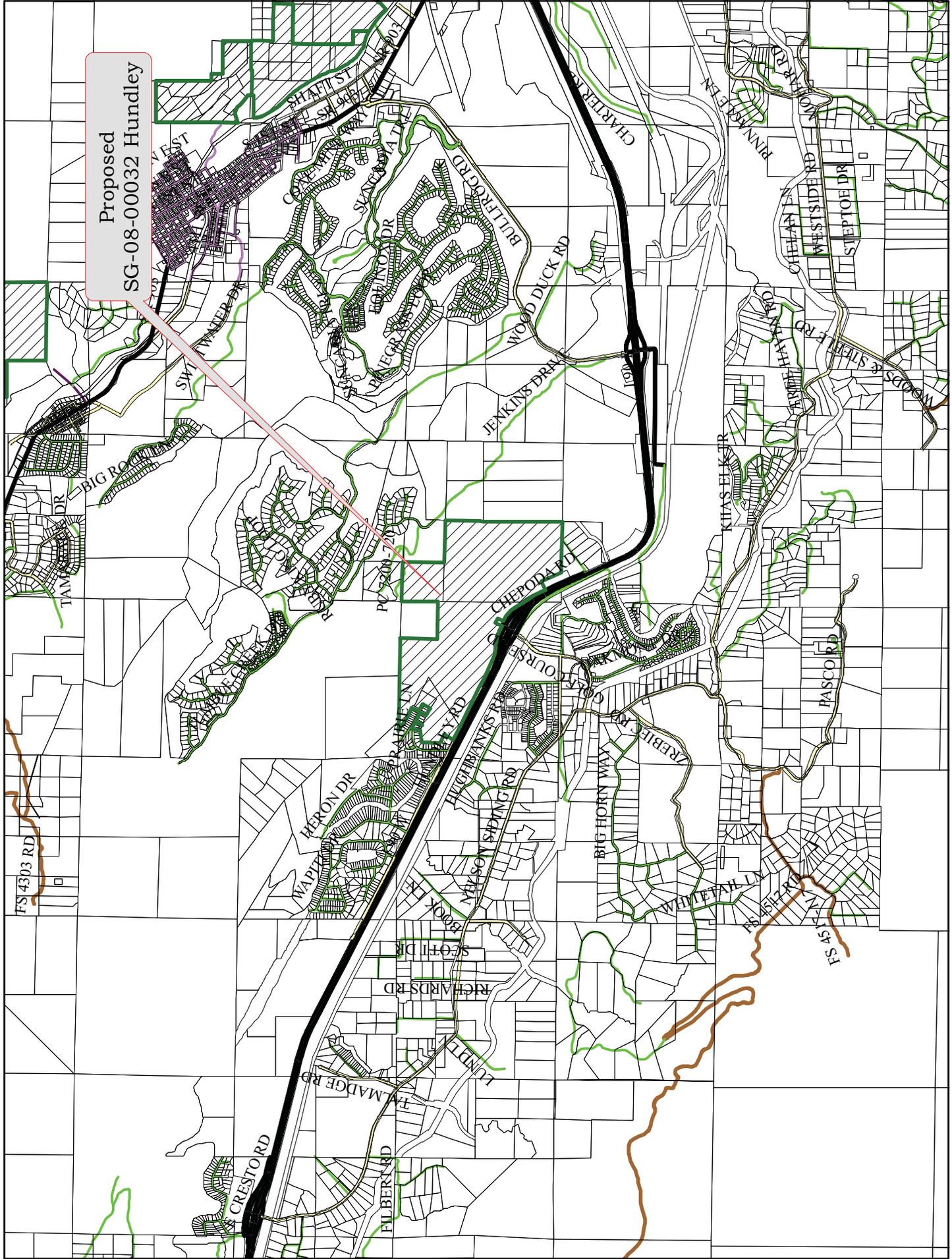
**Critical Areas**

- Yes  No Within a Shoreline of the State Environment:
- Yes  No Within a FIRM Floodplain Panel #:
- Yes  No Within a PHS Habitat Habitat Type:
- Yes  No Wetland in Parcel Wetland Type:
- Yes  No Seismic Rating Category:
- Yes  No Within Coal Mine Area
- Yes  No Hazardous Slope in Parcel Category:
- Yes  No Airport Zones within Parcel Zone:
- Yes  No Adjacent to Forest Service Road Road:
- Yes  No Adjacent to BPA Lines or Easement
- Yes  No Within 1000' of Mineral Land of LTS
- Yes  No Landslide on Parcel
- Yes  No Gas Pipeline on Parcel

Proposed  
SG-08-00032 Hundley

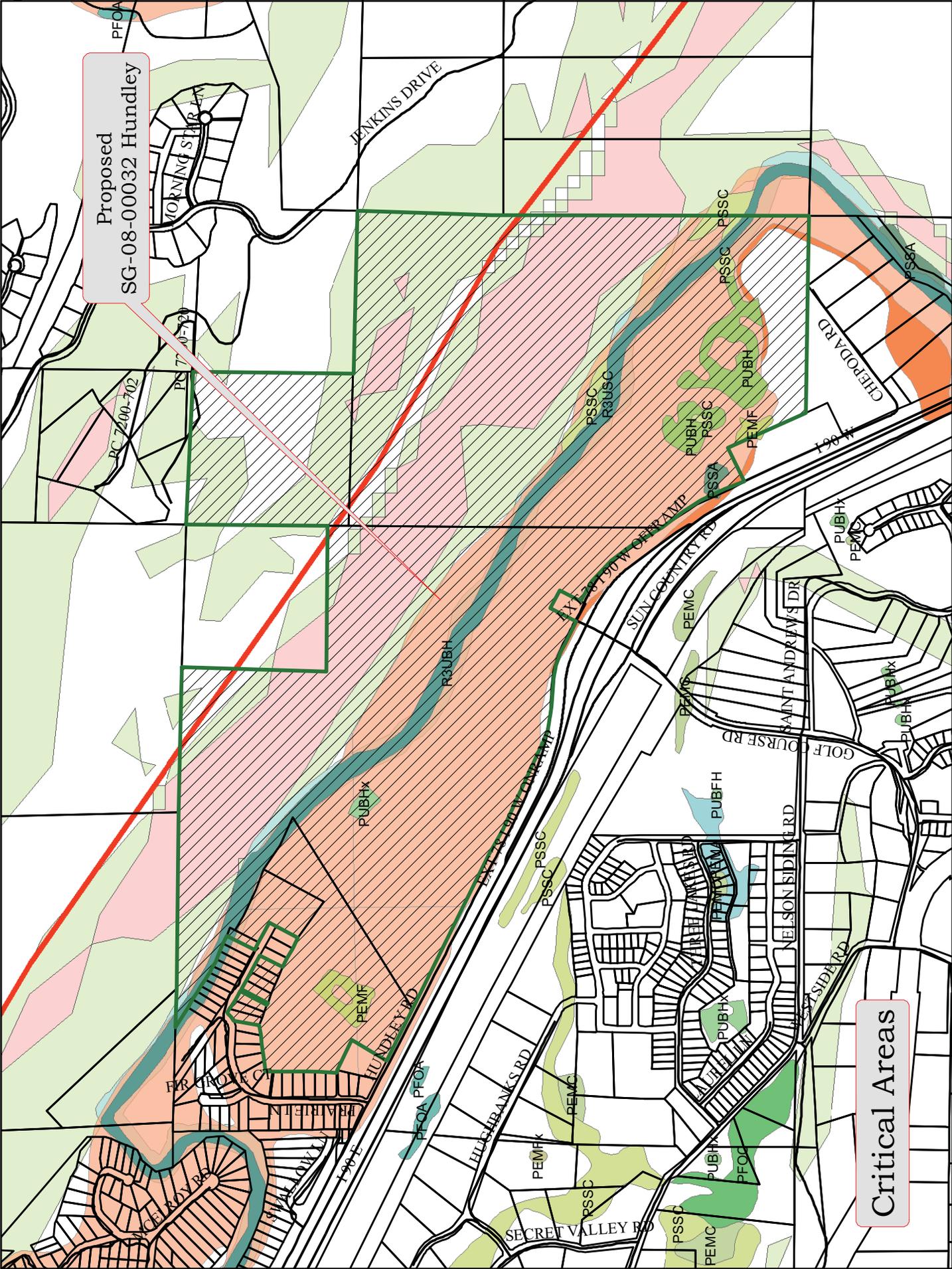


Proposed  
SG-08-00032 Hundley



Proposed  
SG-08-00032 Hundley





Proposed  
SG-08-00032 Hundley

Critical Areas



U.S. Fish &amp; Wildlife Service

# National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

DECODE

Description for code **R3USC** :

- R** System **RIVERINE**: The Riverine System includes all wetlands and deepwater habitats contained in natural or artificial channels periodically or continuously containing flowing water or which forms a connecting link between the two bodies of standing water. Upland islands or Palustrine wetlands may occur in the channel, but they are not part of the Riverine System.
- 3** Subsystem **UPPER PERENNIAL**: This Subsystem is characterized by a high gradient and fast water velocity. There is no tidal influence, and some water flows throughout the year. This substrate consists of rock, cobbles, or gravel with occasional patches of sand. There is very little floodplain development.
- US** Class **UNCONSOLIDATED SHORE**: Includes all wetland habitats having two characteristics: (1) unconsolidated substrates with less than 75 percent areal cover of stones, boulders or bedrock and; (2) less than 30 percent areal cover of vegetation. Landforms such as beaches, bars, and flats are included in the Unconsolidated Shore class.
- Subclass :

Modifier(s):

- C** WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.



U.S. Fish &amp; Wildlife Service

# National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

DECODE

Description for code **R3UBH** :

- R** System **RIVERINE**: The Riverine System includes all wetlands and deepwater habitats contained in natural or artificial channels periodically or continuously containing flowing water or which forms a connecting link between the two bodies of standing water. Upland islands or Palustrine wetlands may occur in the channel, but they are not part of the Riverine System.
- 3** Subsystem **UPPER PERENNIAL**: This Subsystem is characterized by a high gradient and fast water velocity. There is no tidal influence, and some water flows throughout the year. This substrate consists of rock, cobbles, or gravel with occasional patches of sand. There is very little floodplain development.
- UB** Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.
- Subclass :

Modifier(s):

- H** WATER REGIME **Permanently Flooded**: Water covers the land surface throughout the year in all years.



U.S. Fish &amp; Wildlife Service

# National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

Description for code **PUBHx** :

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**UB** Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Subclass :

Modifier(s):

**H** WATER REGIME **Permanently Flooded**: Water covers the land surface throughout the year in all years.

**x** SPECIAL MODIFIER **Excavated**: Lies within a basin or channel that have been dug, gouged, blasted or suctioned through artificial means by man.



U.S. Fish &amp; Wildlife Service

# National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

Description for code **PUBH** :

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**UB** Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Subclass :

Modifier(s):

**H** WATER REGIME **Permanently Flooded**: Water covers the land surface throughout the year in all years.



U.S. Fish &amp; Wildlife Service

# National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

DECODE

Description for code **PSSC** :

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**SS** Class **SCRUB-SHRUB**: Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Subclass :

Modifier(s):

**C** WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.



U.S. Fish &amp; Wildlife Service

# National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

DECODE

Description for code **PSSA** :

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**SS** Class **SCRUB-SHRUB**: Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Subclass :

Modifier(s):

**A WATER REGIME Temporary Flooded**: Surface water is present for brief periods during growing season, but the water table usually lies well below the soil surface for most of the growing season. Plants that grow both in uplands and wetlands may be characteristic of this water regime.



U.S. Fish &amp; Wildlife Service

# National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

Description for code **PEMF** :

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**EM** Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

Modifier(s):

**F** WATER REGIME **Semipermanently Flooded**: Surface water persists throughout the growing season in most years. When surface water is absent, the water table is usually at or very near the land's surface.

1960522002

# PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.



### NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE, IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THE BASIS OF BEARINGS SHOWN HEREON IS THE PLAT OF PINE VALLEY RANCH.

### LEGEND

- SET PIN & CAP
- FOUND PIPE
- ⊙ FOUND PIPE
- ⊖ FOUND PIPE
- FOUND CONCRETE PILLAR
- FENCE



### LEGAL DESCRIPTION

TOTAL PARCEL - PART OF AFN 261759

#### PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED MAY 22, 1986 IN BOOK 22 OF SURVEYS AT PAGE 22, UNDER AUDITOR'S FILE NO. 19860522002, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 14 EAST, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

#### PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED MAY 22, 1986 IN BOOK 22 OF SURVEYS AT PAGE 22, UNDER AUDITOR'S FILE NO. 19860522002, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

### AUDITOR'S CERTIFICATE

Filed for record this 22ND day of MAY, 1996, at 9:24 A.M. in Book 22 of Surveys at page(s) 22 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *B. Williams*  
KITITAS COUNTY AUDITOR

### 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 MARY HUNDLEY in DECEMBER of 1995.

DAVID P. NELSON  
Professional Land Surveyor  
License No. 18092  
MAY 22, 1986  
DATE



*David P. Nelson*  
DAVID P. NELSON  
Professional Land Surveyor  
License No. 18092  
MAY 22, 1986  
DATE

**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P O Box 959  
Ellensburg, WA 98926 (509) 925-4747  
**HUNDLEY PROPERTY**

X	X	X
X	X	

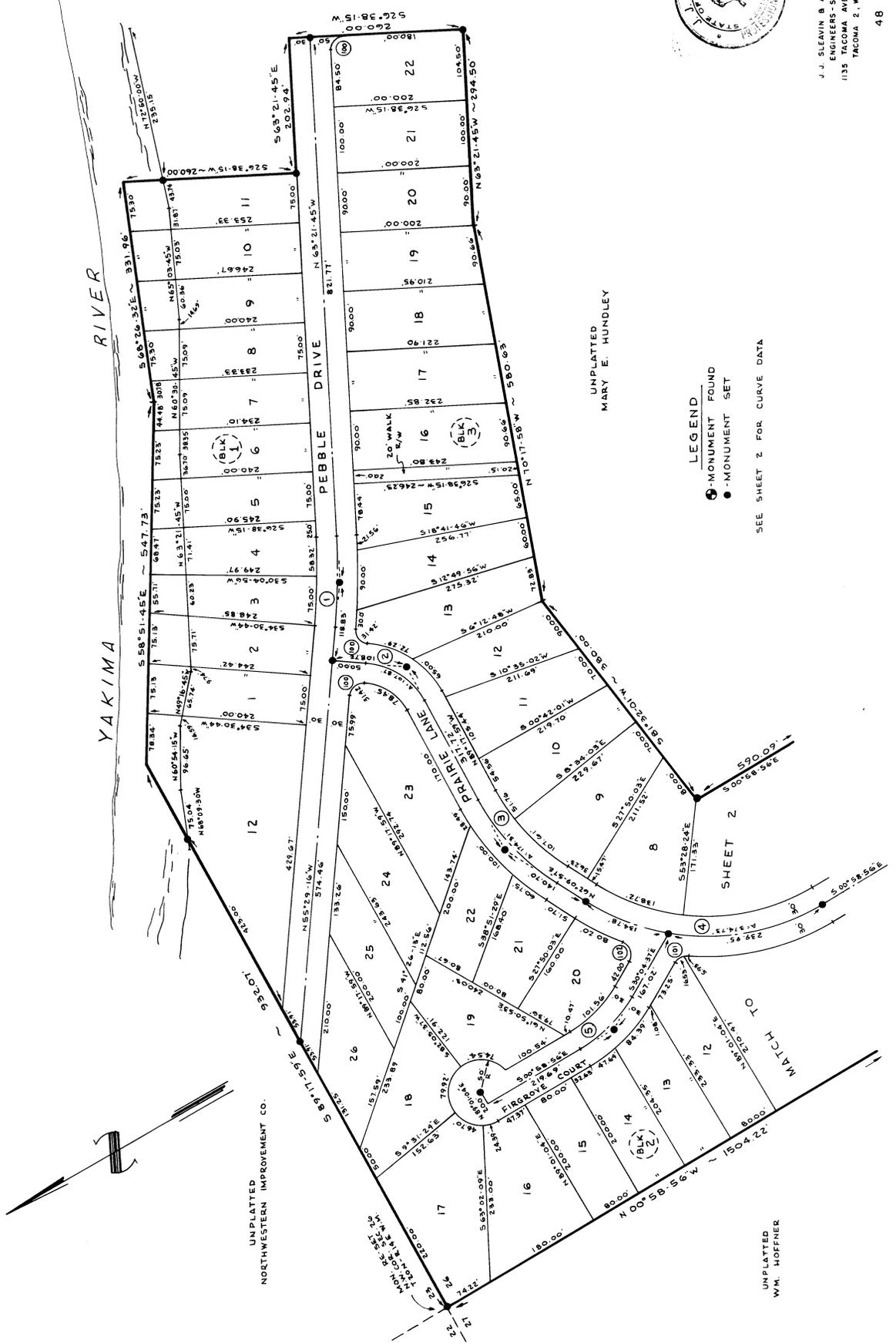
DETAIL  
NOT TO SCALE

Receiving Number 302,561

# PINE VALLEY RANCH

A PORTION OF SECTION 26 - T 20N - R 14E, W.M.  
KITITITAS COUNTY, WASHINGTON

SCALE: 1" = 100'

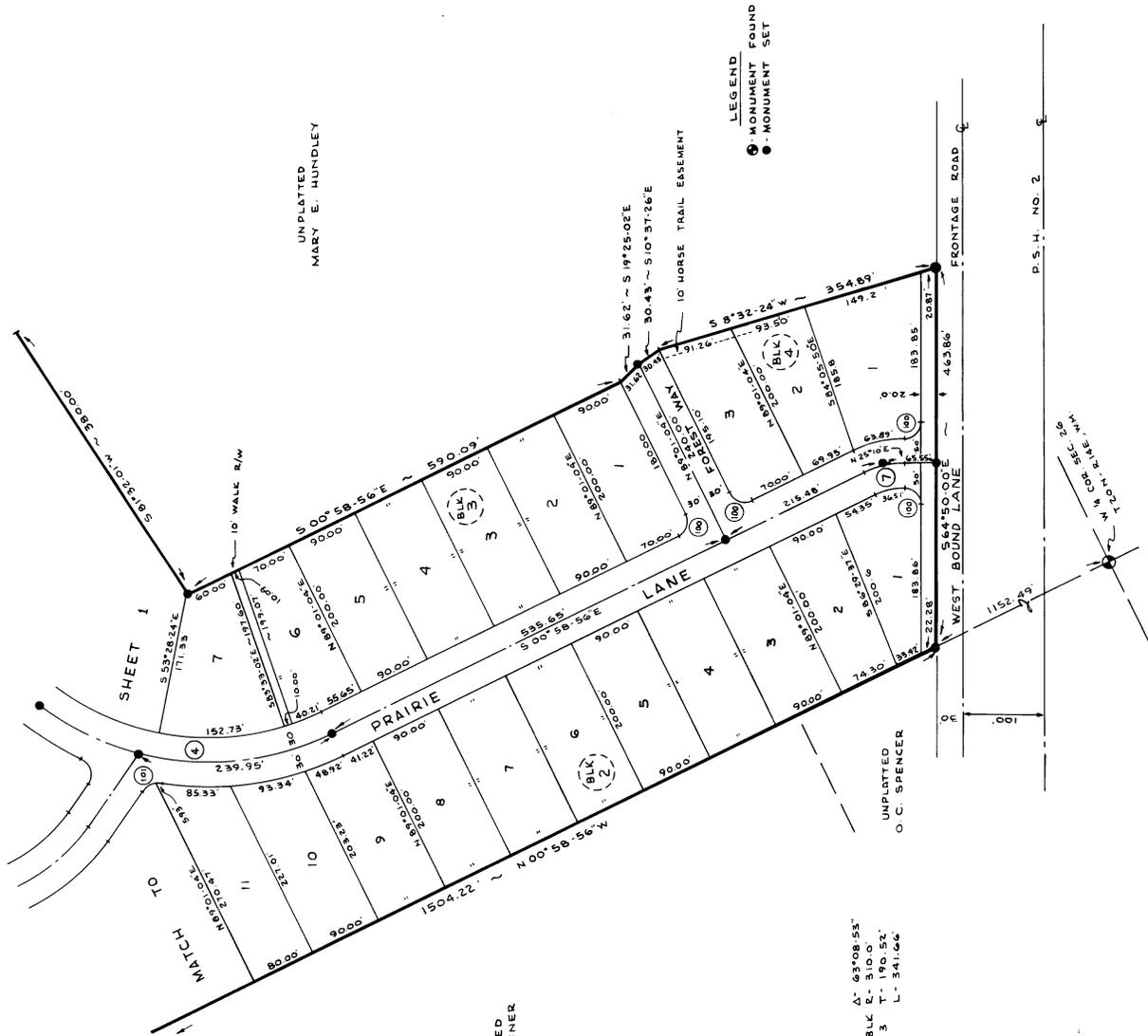


J. J. SLEAVIN & ASSOCIATES  
ENGINEERS - SURVEYORS  
1135 TACOMA AVE. SO. FU31705  
TACOMA 2, WASH.

# PINE VALLEY RANCH

A PORTION OF SECTION 26 - T20N - R14E, W. M.  
KITTITAS COUNTY, WASHINGTON  
SCALE: 1"=100'

SHEET 2 OF 3  
Receiving Number 302561



### CURVE DATA

①	Δ: 7°52'29" R: 975.00' I: 66.76' L: 155.52'	Δ: 7°52'29" BLK R: 1050.0' S: 70.89' L: 141.56'	Δ: 63°08'53" BLK R: 310.0' T: 208.96' L: 374.75'
②	Δ: 56°11'17" R: 80.0' T: 42.11' L: 78.45'	Δ: 56°11'17" BLK R: 140.0' S: 74.73' L: 131.29'	Δ: 28°32'04" BLK R: 310.0' T: 67.47' L: 132.03'
③	Δ: 28°32'04" R: 380.0' T: 189.25' L: 174.31'	Δ: 28°32'04" BLK R: 350.0' T: 67.47' L: 132.03'	Δ: 26°08'56" BLK R: 140.0' T: 25.55' L: 50.20'
④	Δ: 12°25'08" R: 370.0' T: 40.26' L: 80.20'	Δ: 35°14'30" BLK R: 370.0' SOUTH T: 111.52' L: 221.58'	Δ: 64°20'12" R: 20.0' T: 20.91' L: 31.42'
⑤	Δ: 28°05'41" R: 200.0' T: 51.90' L: 101.56'	Δ: 28°05'41" WEST R: 260.0' T: 59.69' L: 116.79'	Δ: 100°10'33" R: 20.0' T: 23.91' L: 34.97'
⑥	Δ: 26°08'56" R: 80.0' T: 18.58' L: 36.51'	Δ: 26°08'56" BLK R: 140.0' T: 25.55' L: 50.20'	



J.J. SLEAVIN & ASSOCIATES  
ENGINEERS - SURVEYORS  
1135 TACOMA, AVE. SO. - PU 31705  
TACOMA 2, W.N.

**REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS**  
**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

**1. Contact Information:**

HUNDLEY C/O CHUCK CRUSE  
 Applicant's Name Address  
 \_\_\_\_\_  
 City 962-8242 State, Zip Code  
 Phone number Email Address

**2. Street address of property:**

Address: HUNDLEY RD., CHEPODA RD.  
 City/State/ZIP: \_\_\_\_\_

**3. Zoning Classification:** F-R, R-3

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>2014-26050-0315 0.47</u>	<u>3.6</u>
<u>2014-26050-0314 0.45</u>	<u>3.6</u>
<u>2014-26050-0313 0.51</u>	<u>1.43</u>
<u>2014-26050-0111 0.44</u>	<u>3.6</u>
<u>2014-26021-0002 6.23</u>	<u>6.67</u>

Applicant is:  Owner  Purchaser  Lessee  Other  
Robert M. [Signature] Chuck A. Cruse, Jr.  
 Owner Signature Required Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Kititas County Treasurer's Office

**Community Development Services Review**

- This segregation meets the requirements for observance of intervening ownership.
- This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_\_)
- This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04.020 (5) Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_ No \_\_\_
- This BLA meets the requirements of Kititas County Code (Ch. 16.08.055).

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_  
 Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_  
 Review Date: \_\_\_\_\_ By: \_\_\_\_\_  
 \*\*Survey Approved: \_\_\_\_\_ By: \_\_\_\_\_

**REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS**  
**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

**1. Contact Information:**

HUNDLEY C/O CHUCK CRUSE  
 Applicant's Name Address  
 City State, Zip Code  
962-8242  
 Phone number Email Address

**2. Street address of property:**

Address: HUNDLEY RD., CHEPODA RD.  
 City/State/ZIP: \_\_\_\_\_

**3. Zoning Classification:** F-R, R-3

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. _____, Pg _____)
<u>2014-25030-0001 2.4 269.8</u>	<u>70.00</u>
<u>2014-26020-0001 5 199.02</u>	<u>207.82</u>
<u>2014-26020-0007 8 37.34</u>	<u>36.17</u>
<u>2014-26050-0319 0.42</u>	<u>171</u>
<u>2014-26050-0318 0.45</u>	<u>4.00</u>
<u>2014-26050-0317 0.47</u>	<u>4.00</u>
<u>2014-26050-0316 0.49</u>	<u>3.00</u>

Applicant is:  Owner  Purchaser  Lessee  Other  
Richard [Signature] Charles A. Cruse Jr.  
 Owner Signature Required Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Kittitas County Treasurer's Office

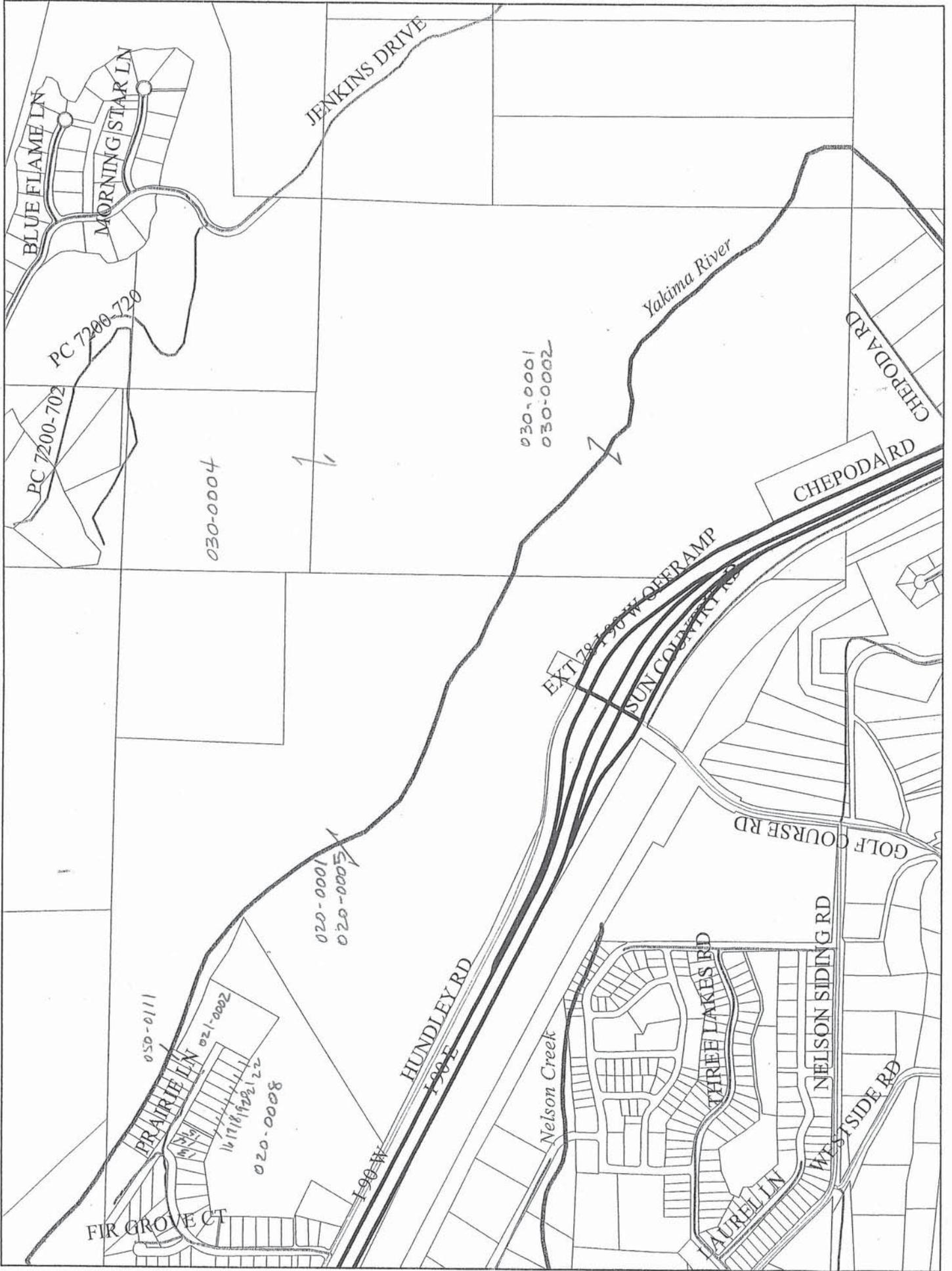
**Community Development Services Review**

- 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) Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_ No \_\_\_
- This BIA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_  
 Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_  
 Review Date: \_\_\_\_\_ By: \_\_\_\_\_  
 \*\*Survey Approved: \_\_\_\_\_ By: \_\_\_\_\_

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.

EXISTING



BLUE FLAME LN

MORNING STAR LN

JENKINS DRIVE

PC 7200-702

PC 7200-720

030-0004

030-0001  
030-0002

Yakima River

CHEPODA RD

EXT 787 150 W OFF RAMP  
SUN COUNTY RD

GOLF COURSE RD

020-0001  
020-0005

HUNDLEY RD  
F90-E

050-0111

PRAIRIE LN

021-0002

020-0008

FIR GROVE CT

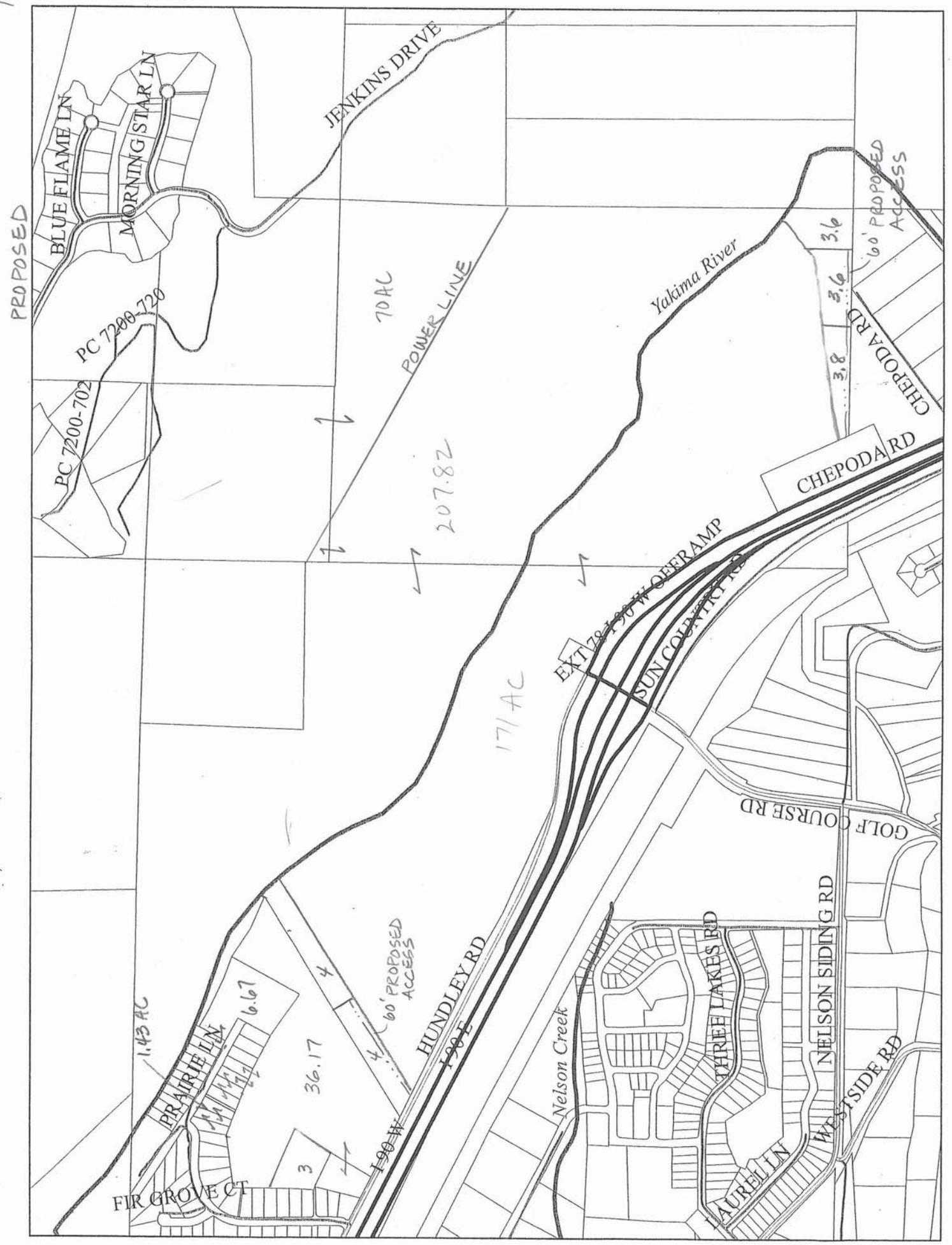
Nelson Creek

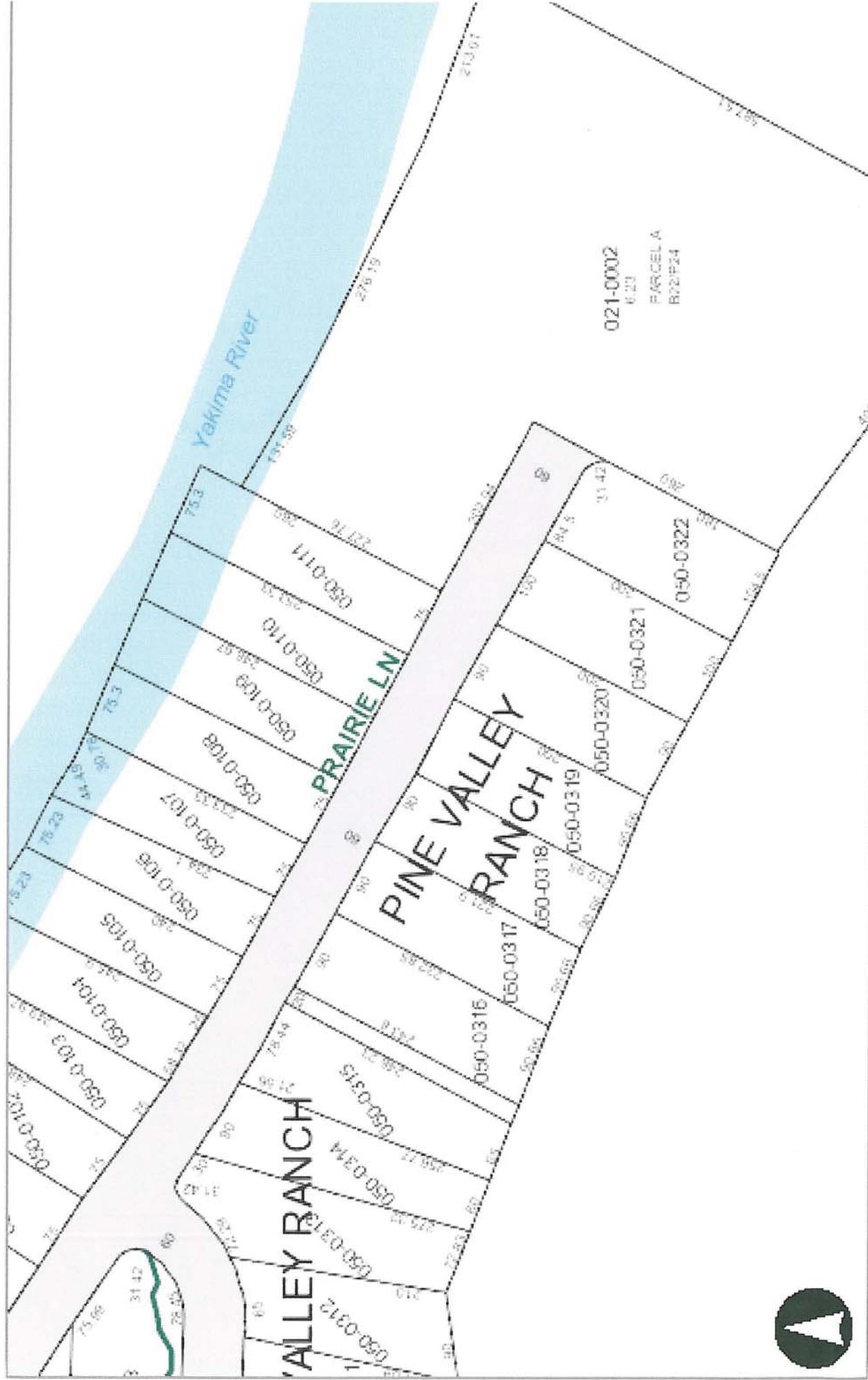
THREE LAKES RD

NELSON SIDING RD

LAUREL LN

WESTSIDE RD





Map Center: Township:20 Range:14 Section:26