

# KITTTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

## MEMORANDUM

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TO: Darryl Piercy, Director of Community Development Services

CC: Rick Holmstrom, WSDOT *RP*

FROM: Joy Potter, Engineering Manager

THRU: Paul D. Bennett, P.E., Director of Public Works

DATE: March 29, 2005

SUBJECT: Terra Design Works (Yak. River Prop)

PARCELS: 19-16-04020-0002

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### Boundary Line Adjustments & Segregations

This is a non-project specific application. Any future development will first consider the use of an existing access, including the improvement or construction of an internal road system. Existing accesses and/or internal road systems shall be improved or meet current Kittitas County Road Standards. No additional accesses will be approved unless they conform to current Kittitas County Road Standards. **Access is not guaranteed to any existing or created parcel on this application. Access to SR 10 must be approved by Washington State Department of Transportation.**

In accordance with Kittitas County Code 12.01.090B, the final recorded survey shall reflect existing County road right of way, with a minimum of 30' identified from centerline to adjoining parcels and/or affected property.

Filing a permit application with Kittitas County, such as a building permit or the submittal of a Short Plat/Long Plat, will trigger this proposal to a project specific status. At that time, Public Works will review the permit for access, identifying the specific requirements. All requirements shall meet the current Kittitas County Road Standards. Prior to the issuance of an occupancy permit from Community Development Services, all needed access improvements shall be completed and approved by Public Works.

Public Works has not reviewed the proposed boundary line adjustment parcels in relation to the current county subdivision code.

**KITTITAS COUNTY**  
ELLENSBURG, WA 98926

Assessor's Office  
County Courthouse Rm. 101

Planning Department  
411 N. Ruby Suite 2

Treasurer's Office  
County Courthouse Rm. 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.

TerraDesignWorks (Yak. River Prop)  
Applicant Name

PO Box 462  
Address

**PAID**

Roslyn  
City

WA 98940  
State, Zip Code

MAR 09 2005

KITTITAS CO.  
CDS

Phone (Home)

509-649-3169  
Phone (Work)

**Original Parcel Number(s) & Acreage**

**Action Requested**

**New Acreage**

19-16-04020-0002 (85.98 acres)

- Segregated into 4 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 the same ownership
- Combine Parcels at Owner's request

| Survey Vol.                  | Pg.          |
|------------------------------|--------------|
| Lot 1 21.48 acres            |              |
| Lot 2 21.48 acres            | <u>70.77</u> |
| Lot 3 21.48 acres            |              |
| Lot 4 <del>21.48</del> acres | <u>6.00</u>  |

Applicant is: TRLLC     Owner     Purchaser

Lessee     Other\*\*

\*Owner's Signature (Required)

Charles Bala  
\*\*Other

**TREASURER'S OFFICE REVIEW**

Tax Status: \_\_\_\_\_

By: \_\_\_\_\_

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. 020(1))
- 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/Forest Improvement Site. "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)

Card No.: N/A

Parcel Creation Date: N/A

*THIS SEGREGATION  
MAY CREATE UNSALABLE  
LOTS - GS*

Last Split Date: N/A

Current Zoning District: Rural - 3

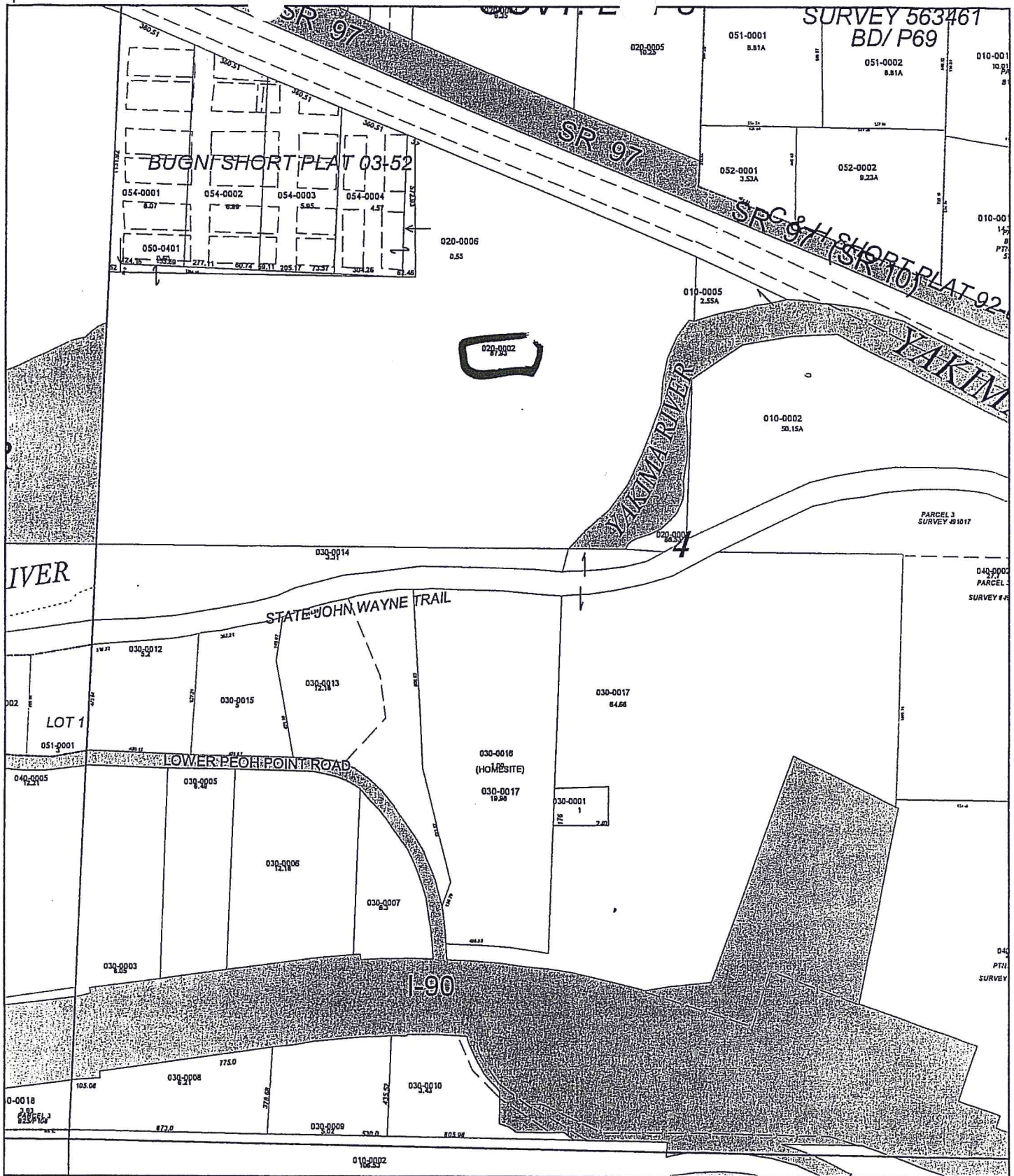
Review Date: 6-24-05

By: Crabon Sim

\*\*Survey Approved: \_\_\_\_\_

By: \_\_\_\_\_

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.



Township: 19 Range: 16 Section: 4

ParcelView 4.0.0

Copyright (C) 2002 Kittitas County  
 Kittitas County Assessor's Office  
 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 9/30/2004 9:29:34 AM



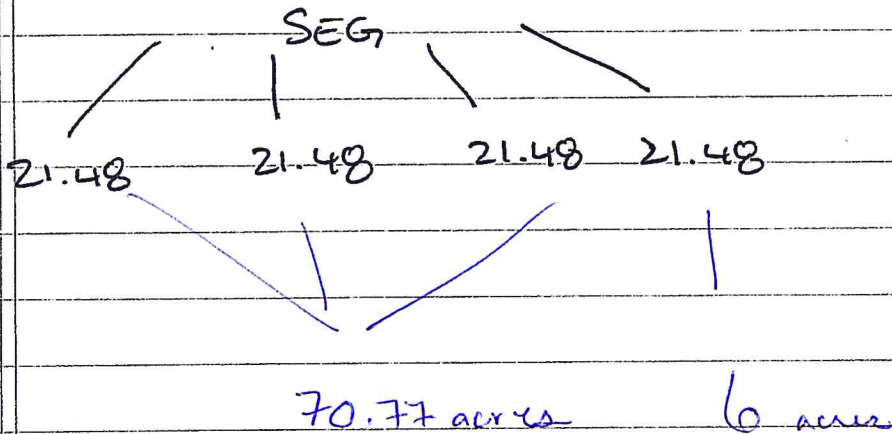
Scale: 1 inch = 601 feet

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessors Office does not warrant its accuracy.

TERRA DESIGN WORKS (YAK RIVER PROP)

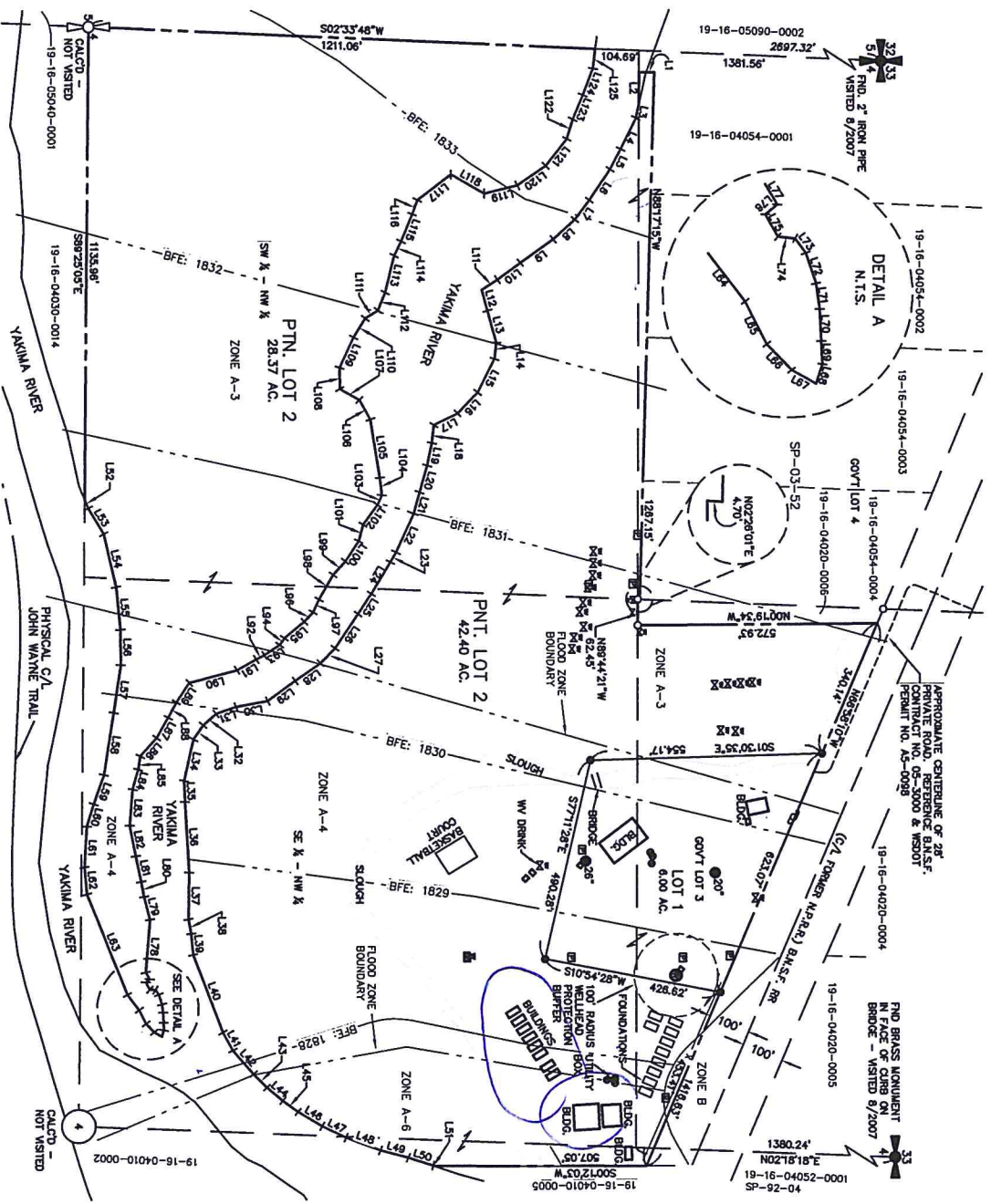
19-16-04020-0002

(85.98 ac)



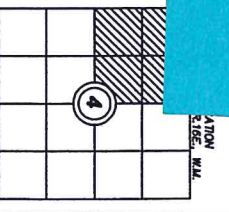
Per Discussion  
w/ Doc. Hansen October 2012  
- Property being sold to  
Forterra for Conservation

**RECORD OF SURVEY**  
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 4,  
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SECTION CORNER, AS NOTED
  - QUARTER CORNER, AS NOTED
  - QUARTER CORNER, AS NOTED
  - FINO REBAR & CAP
  - SET 1/2" IRON ROD & CAP
  - SET 45500
  - PINE TREE
  - POWER VAULT
  - MANHOLE (SANITARY)
  - WATER VALVE
  - POWER POLE
  - WELL
  - CENTER OF SECTION
  - REINCE LINE

Actual  
Surveyed Area



RECORDER'S CERTIFICATE  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_  
 SURVEYOR'S NAME  
 \_\_\_\_\_  
 COUNTY AUDITOR \_\_\_\_\_ Deputy 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 \_\_\_\_\_  
 IN NOV. 2012.  
 \_\_\_\_\_  
 DATE  
 CERTIFICATE NO. 45503

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

**SEGREGATION SURVEY**  
 PREPARED FOR  
 \_\_\_\_\_  
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 4,  
 TOWNSHIP 19N, RANGE 16E, W.M.

DATE: 1/1/2012  
 JOB NO.: 07176-1  
 SHEET: 1 OF 2

CHKD BY: G. WEISER  
 D. PIERCE

# RECORD OF SURVEY

## A PORTION OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTTAS COUNTY, WASHINGTON

**FLOOD ZONE DESIGNATIONS:**

ZONE A-1 = AREAS OF 100-YEAR FLOOD HAZARD, OTHER THAN AREAS OF FLOOD HAZARD FACTORS DETERMINED BY FEDERAL AGENCIES;

ZONE B = AREAS BETWEEN LIMITS OF FLOOD PROTECTION WHICH ARE SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT; SUCH AREAS ARE SUBJECT TO FLOODING AREAS IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVERS FROM THE BASE FLOOD.

**FLOOD ZONE AREAS:**  
 ZONE A-3 = ± 44.25 AC.  
 ZONE A-4 = ± 27.88 AC.  
 ZONE A-6 = ± 4.53 AC.  
 ZONE B = ± 0.12 AC.

AREA CONTAINED IN RIVER = 12.87 AC.

**EXISTING LEGAL DESCRIPTION:**

THE SOUTH HALF OF THE NORTHWEST QUARTER, AND THAT PORTION OF GOVERNMENT LOT 3, LYING SOUTH OF THE BOUNDARY LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTTAS COUNTY, STATE OF WASHINGTON;

AND THAT PORTION OF GOVERNMENT LOT 4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT, ONE HALF INCH DIAMETER BEAR ON THE WEST LINE OF SAID GOVERNMENT LOT 4 WHICH IS NORTH 02°33'47" EAST, 50.05' FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4, THENCE SOUTH 02°33'47" WEST 50.05' BACK ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4, WHICH IS IN THE YAKAMA RIVER; THENCE SOUTH 89°44'22" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 52.00' TO THE TRUE POINT OF BEGINNING WHICH IS ALSO IN THE YAKAMA RIVER; THENCE CONTINUING SOUTH 89°44'22" EAST ALONG SAID LINE 54.56' TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, 64.20' THENCE NORTH 87°14' WEST APPROXIMATELY ALONG AN EXISTING FENCE LINE, 1287.15'; THENCE SOUTH 00°15'38" WEST, 56.6' TO THE TRUE POINT OF BEGINNING; BEING A PORTION OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 19, 2003, IN BOOK 28 OF SURVEYS, PAGE 194, UNDER AUDITOR'S FILE NO. 200302190001, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, LYING SOUTHERLY OF THE YAKAMA RIVER, HERETOFORE CONVEYED TO THE CHOCOMA, INCUBUS, ST. PAUL, AND PACIFIC RAILROAD COMPANY, BY DEED DATED OCTOBER 10, 1949 AND RECORDED IN BOOK 59 OF DEEDS, PAGE 111; AND

EXCEPT RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY, ACROSS THE NORTHERLY PORTION OF SAID PREMISES;

EXCEPT THAT PORTION, IF ANY, LYING EAST OF THE FENCE LINE RUNNING ALONG THE EAST LINE, HEREOF, AS PER BOUNDARY LINE AGREEMENT RECORDED SEPTEMBER 11, 1984, UNDER AUDITOR'S FILE NO. 482182;

AND EXCEPT THAT PORTION OF GOVERNMENT LOT 3 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 3 TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILROAD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 60°53'11" EAST ALONG SAID RIGHT OF WAY 57.21 FEET; THENCE SOUTH OF THE SAID TRUE POINT OF BEGINNING OF GOVERNMENT LOT 3, 62.24 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE NORTH 02°28'07" EAST, 597.72 FEET TO THE TRUE POINT OF BEGINNING.

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM 522 TOTAL STATION AND A TOPCON HPRER LITE GPS, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREBY WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVEL IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTED ADJUSTMENT.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
3. THE PURPOSE OF THIS DOCUMENT IS TO SEGREGATE PARCELS, NUMBERS 19-16-04029-0002 (346854) & 19-16-04050-0401 (19132) TO THE COMPENSATION SHOWN ON SHEET 1.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING DOCUMENTS RECORDED IN KITTTAS COUNTY, STATE OF WASHINGTON: BOOK C OF SHORT PLATS, PAGES 155 & 156; BOOK 13 OF SURVEYS, PAGE 35; BOOK 28 OF SURVEYS, PAGE 228; BOOK 18 OF SURVEYS, PAGE 83; BOOK 26 OF SURVEYS, PAGE 194; AND THE SURVEY'S REFERENCED THEREON.

**NOTE:**

THE EXISTING UTILITIES AS SHOWN HEREON ARE ONLY APPROXIMATE AND ARE NOT TO BE CONSIDERED AS PART OF THIS SURVEY. CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTHS OF ALL EXISTING UTILITIES AND TO OBTAIN ALL NECESSARY PERMITS AND INFORMATION FROM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

**Call Before You Dig  
1-800-424-6555**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1E  | S00°15'39"W | 58.97    |
| L1F  | S89°44'18"W | 71.82    |
| L1G  | S01°02'12"W | 51.28    |
| L1H  | S84°56'33"E | 83.00    |
| L1I  | S80°28'15"E | 54.85    |
| L1J  | S85°51'17"E | 89.14    |
| L1K  | S83°32'53"E | 86.04    |
| L1L  | S41°50'27"E | 70.36    |
| L1M  | S35°45'37"E | 95.92    |
| L1N  | S35°28'47"E | 68.02    |
| L1O  | S33°05'16"E | 43.04    |
| L1P  | N72°51'48"E | 52.24    |
| L1Q  | N70°07'39"E | 78.34    |
| L1R  | S85°16'15"E | 80.35    |
| L1S  | S84°27'25"E | 68.87    |
| L1T  | S26°07'43"E | 63.32    |
| L1U  | S38°39'47"E | 43.84    |
| L1V  | S78°09'04"E | 55.02    |
| L1W  | S74°06'10"E | 66.69    |
| L1X  | S74°52'11"E | 53.01    |
| L1Y  | S64°59'55"E | 102.19   |
| L1Z  | S81°02'52"E | 71.39    |
| L2A  | S59°24'55"E | 88.42    |
| L2B  | S85°53'58"E | 97.85    |
| L2C  | S46°29'20"E | 48.71    |
| L2D  | S45°05'54"E | 74.62    |
| L2E  | S38°02'07"E | 81.64    |
| L2F  | S10°51'27"E | 78.86    |
| L2G  | S14°08'05"E | 50.38    |
| L2H  | S44°10'05"E | 41.18    |
| L2I  | S55°40'20"E | 40.89    |
| L2J  | S72°21'10"E | 102.50   |
| L2K  | N87°24'24"E | 50.89    |
| L2L  | S60°35'34"E | 74.80    |
| L2M  | S89°01'33"E | 112.61   |
| L2N  | S89°54'07"E | 50.07    |
| L2O  | N65°04'10"E | 189.42   |
| L2P  | N65°04'35"E | 189.42   |
| L2Q  | N61°46'28"E | 74.89    |
| L2R  | N45°55'25"E | 74.89    |
| L2S  | N45°01'32"E | 45.95    |
| L2T  | N45°09'42"E | 49.28    |
| L2U  | N35°33'02"E | 45.40    |
| L2V  | N30°58'44"E | 68.63    |
| L2W  | N30°31'31"E | 62.96    |
| L2X  | N30°31'31"E | 62.96    |
| L2Y  | N14°40'24"E | 68.09    |
| L2Z  | N13°49'50"E | 24.66    |
| L3A  | N10°48'00"E | 22.10    |
| L3B  | N67°38'09"E | 71.46    |
| L3C  | N67°01'31"E | 130.98   |
| L3D  | N27°33'37"E | 102.71   |
| L3E  | N84°40'04"E | 109.21   |
| L3F  | N89°48'36"E | 85.34    |
| L3G  | S01°30'36"E | 118.07   |
| L3H  | S90°24'56"E | 191.81   |
| L3I  | S70°51'19"E | 74.16    |
| L3J  | S73°34'03"E | 68.07    |
| L3K  | S82°24'46"E | 85.80    |
| L3L  | N84°58'51"E | 85.80    |
| L3M  | N85°13'59"E | 238.83   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L3N  | N83°28'07"E | 46.61    |
| L3O  | N78°03'52"E | 27.50    |
| L3P  | N82°12'24"E | 21.87    |
| L3Q  | N70°02'06"W | 15.37    |
| L3R  | N72°23'38"W | 17.77    |
| L3S  | S07°21'08"W | 24.61    |
| L3T  | S01°50'27"W | 20.14    |
| L3U  | S74°16'26"W | 24.74    |
| L3V  | S82°00'10"W | 75.05    |
| L3W  | S82°59'12"W | 13.32    |
| L3X  | S01°05'27"W | 18.67    |
| L3Y  | N33°28'50"W | 11.87    |
| L3Z  | N85°02'41"W | 127.41   |
| L4A  | S75°53'52"W | 56.83    |
| L4B  | S72°21'11"W | 38.89    |
| L4C  | S78°17'23"W | 62.89    |
| L4D  | S78°09'04"W | 62.89    |
| L4E  | S78°09'04"W | 62.89    |
| L4F  | S82°00'10"W | 75.05    |
| L4G  | N83°28'07"W | 46.61    |
| L4H  | N83°28'07"W | 46.61    |
| L4I  | N83°28'07"W | 46.61    |
| L4J  | N83°28'07"W | 46.61    |
| L4K  | N83°28'07"W | 46.61    |
| L4L  | N83°28'07"W | 46.61    |
| L4M  | N83°28'07"W | 46.61    |
| L4N  | N83°28'07"W | 46.61    |
| L4O  | N83°28'07"W | 46.61    |
| L4P  | N83°28'07"W | 46.61    |
| L4Q  | N83°28'07"W | 46.61    |
| L4R  | N83°28'07"W | 46.61    |
| L4S  | N83°28'07"W | 46.61    |
| L4T  | N83°28'07"W | 46.61    |
| L4U  | N83°28'07"W | 46.61    |
| L4V  | N83°28'07"W | 46.61    |
| L4W  | N83°28'07"W | 46.61    |
| L4X  | N83°28'07"W | 46.61    |
| L4Y  | N83°28'07"W | 46.61    |
| L4Z  | N83°28'07"W | 46.61    |
| L5A  | N83°28'07"W | 46.61    |
| L5B  | N83°28'07"W | 46.61    |
| L5C  | N83°28'07"W | 46.61    |
| L5D  | N83°28'07"W | 46.61    |
| L5E  | N83°28'07"W | 46.61    |
| L5F  | N83°28'07"W | 46.61    |
| L5G  | N83°28'07"W | 46.61    |
| L5H  | N83°28'07"W | 46.61    |
| L5I  | N83°28'07"W | 46.61    |
| L5J  | N83°28'07"W | 46.61    |
| L5K  | N83°28'07"W | 46.61    |
| L5L  | N83°28'07"W | 46.61    |
| L5M  | N83°28'07"W | 46.61    |
| L5N  | N83°28'07"W | 46.61    |
| L5O  | N83°28'07"W | 46.61    |
| L5P  | N83°28'07"W | 46.61    |
| L5Q  | N83°28'07"W | 46.61    |
| L5R  | N83°28'07"W | 46.61    |
| L5S  | N83°28'07"W | 46.61    |
| L5T  | N83°28'07"W | 46.61    |
| L5U  | N83°28'07"W | 46.61    |
| L5V  | N83°28'07"W | 46.61    |
| L5W  | N83°28'07"W | 46.61    |
| L5X  | N83°28'07"W | 46.61    |
| L5Y  | N83°28'07"W | 46.61    |
| L5Z  | N83°28'07"W | 46.61    |

**RECORDER'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_, WA.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_  
 SURVEYOR'S NAME \_\_\_\_\_  
 DUSTIN L. PIERCE \_\_\_\_\_  
 COUNTY Auditor \_\_\_\_\_ Deputy County Auditor \_\_\_\_\_

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF \_\_\_\_\_  
 M. \_\_\_\_\_, 20\_\_  
 DUSTIN L. PIERCE \_\_\_\_\_ DATE \_\_\_\_\_  
 CERTIFICATE NO. \_\_\_\_\_

165 1/2 Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230 • Fax: (425) 391-3055  
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**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 Eastern Washington Division

**SEGREGATION SURVEY**  
 PREPARED FOR: \_\_\_\_\_  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 19N, RANGE 16E, W.M., WASHINGTON

DMN BY: \_\_\_\_\_ DATE: 11/2012 JOB NO.: 07176-1  
 G. WEISER  
 KITTTAS COUNTY  
 CHKD BY: D. PIERCE SCALE: N/A SHEET: 2 OF 2