

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"

April 21, 2009

Encompass Engineering and Surveying
108 East 2nd Street
Cle Elum WA 98922

RE: Three B Farms Parcel Segregation, SEG-09-00004

Dear Applicant,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

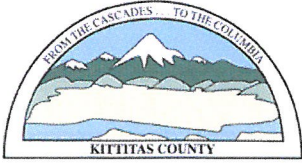
1. A survey displaying the new acreage and lot dimensions of each parcel, as well as the locations and distances from the proposed property lines of existing wells, septic systems, and structures, must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Please refer to the attached Kittitas County Public Works Memo and the Kittitas County Public Health memo for information regarding additional requirements.
4. The proposed Segregation lies within the Cascade Irrigation District. A request for requirements and comments has been sent. All requirements for that district will need to be met.

If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,

Jeff Watson
Staff Planner

File Copy



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PERMIT NUMBER: SG-09-00007

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

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED FOR SUBMITTAL

- Unified Site Plan(s) of current lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all owners and/or applicants (if more than one).

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Legal descriptions of the proposed lots.
- Assessor Compas Information about the parcels.

APPLICATION FEE:

- | | |
|---|--|
| <input checked="" type="checkbox"/> \$575 Administrative Segregation per page | <input type="checkbox"/> \$190 Major Boundary Line Adjustment per page |
| ___ SEGREGATED INTO ___ LOTS, | ___ B LA BETWEEN PROPERTY OWNERS |
| ___ SEGREGATED FOREST IMPROVEMENT SITE | ___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP |
| ___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY | <input type="checkbox"/> \$95 MINOR BOUNDARY LINE ADJUSTMENT PER PAGE |
| ___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL | ___ B LA BETWEEN PROPERTY OWNERS |
| <input type="checkbox"/> \$50 Combination | ___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP |
| ___ COMBINED AT OWNERS REQUEST | <input type="checkbox"/> \$50 Mortgage Purposes Only Segregation |

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x I. Swenberg

DATE:

2.26.09

RECEIPT #

4183



NOTES: _____

07070-1

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

**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.

THREE B FARMS _____ % ENCOMPASS ENGINEERING AND SURVEYING _____
 Property Owner Name _____ Mailing Address, City, State, ZIPcode _____
 674-7433 _____ Zoning Classification AG -20 _____
 Contact Phone _____ (required)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. _____, Pg _____)
_____	<input checked="" type="checkbox"/> SEGREGATED INTO <u>8</u> LOTS	20
18-18-16000-0015 (160.03)	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	20
_____	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	20
_____	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	20
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	20
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	20
_____	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	20
		20

Applicant is: Owner _____ Purchaser _____ Lessee _____ Other _____

 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 exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
 - () This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 16.04.020 (5)
- 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: _____
 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. Please allow 3-4 weeks for processing. Updated 6/1/08

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 "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)
- () This BLA 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.

NOTE:

BOUNDARY LINE ADJUSTMENT DEFINITION IN KITTITAS COUNTY CODE 16.08.055: Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: THREE B FARMS
Mailing Address: 771 HUNGRY JUNCTION ROAD
City/State/ZIP: ELLENSBURG WA 98926
Day Time Phone: ENCOMPASS (509) 674-7433
Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from land owner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Street address of property:**

Address: 771 HUNGRY JUNCTION ROAD
City/State/ZIP: ELLENSBURG WA 98926

4. **Zoning Classification:** AG-20

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

18-18-16000-0015 (10583)
160.03 ACRES

New Acreage
(Survey Vol. ____, Pg ____)

7 - 20.00 ACRE LOTS
1 - 20.01 ACRE LOT

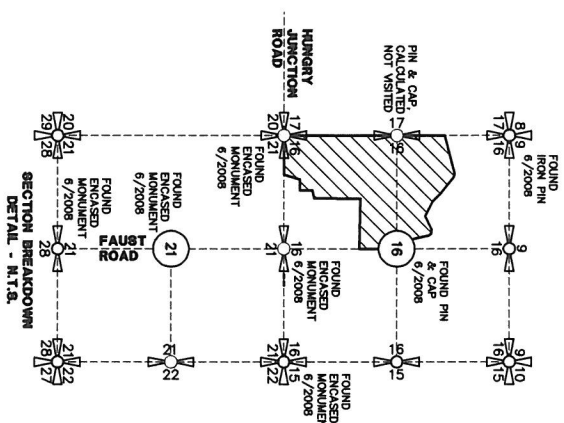
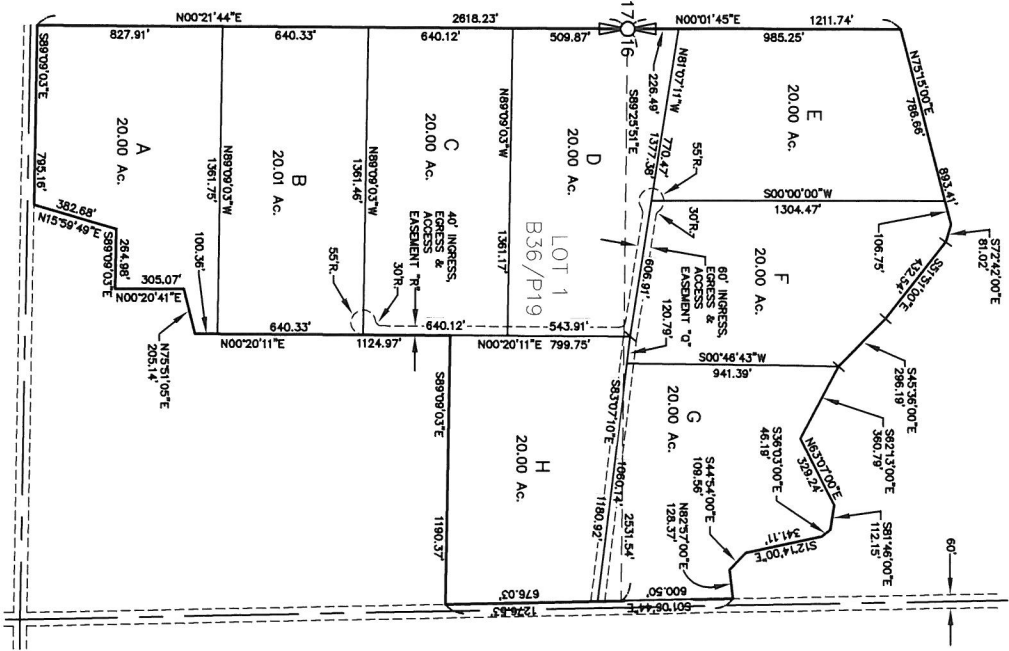
Applicant is: Owner Purchaser Lessee Other

See Attached for
Owner Signature Required

Signature

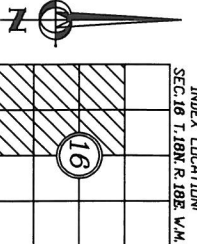
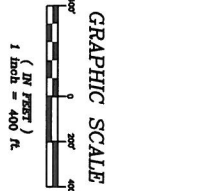
Applicant Signature (if different from owner)

SEGREGATION SURVEY
A PTN OF THE WEST 1/2 OF SECTION 16, T.18N., R.18E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

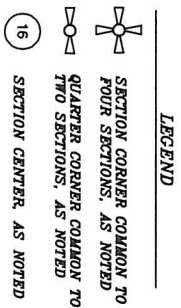


NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE THE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, DEPTH AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-583-4344



- NOTES:**
1. THIS SURVEY WAS PERFORMED USING A NIKON DTM 522 THREE SECOND TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, TYPED AND RECHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 UNDER CLOSELY SUPERVISED ADJUSTMENT.
 2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
 3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 36 OF SURVEYS AT PAGE 18, UNDER AUDITOR'S FILE NO. 20090217067; BOOK 20 OF SURVEYS AT PAGE 18, UNDER AUDITOR'S FILE NO. 57786 AND THE SURVEY'S REFERENCED THEREON.
 4. THE PURPOSE OF THIS SURVEY IS TO SEGREGATE TAX PARCEL (10683) 18-18-16000-0015 TO THE CONFIRMATION SHOWN HEREON.
- EXISTING LEGAL DESCRIPTION:**
- LOT 1 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 17, 2009 IN BOOK 36 OF SURVEYS AT PAGE 18, UNDER AUDITOR'S FILE NUMBER 20090217067, RECORDS OF KITTITAS COUNTY, SHANNON BERRY A.M., KITTITAS COUNTY, STATE OF WASHINGTON, TOWNSHIP 18 NORTH, RANGE 18 EAST, T.18N., R.18E., W.M., SECTION 16, TOWNSHIP 18 NORTH, RANGE 18 EAST, T.18N., R.18E., W.M., STATE OF WASHINGTON.



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20____, at _____ M in book _____ of _____ at page _____ at the request of _____

DAVID P. NELSON
 Surveyor & Notary

ERAD V. PETTI
 County Auditor

 Deputy County Auditor

SURVEYOR'S CERTIFICATE

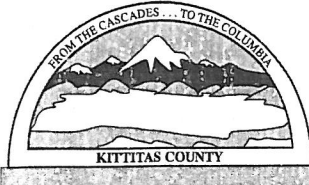
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of _____, THREE B. FARMS, _____ In _____ A.M.G., 2008.

DAVID P. NELSON
 Certificate No. _____

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

SEGREGATION SURVEY		DATE	02/09	JOB NO.	07070-1
PREPARED FOR		SCALE	1"=400'	SHEET	1 OF 1
THREE B FARMS					
PORTION OF THE WEST 1/2 OF SECTION 16,					
TOWNSHIP 18N., RANGE 18E., W.M.					
KITTITAS COUNTY					
CHKD BY	D. NELSON				



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

"Building Partnerships – Building Communities"

February 5, 2009

Encompass Engineering
108 East 2nd Street
Cle Elum WA 98922

RE: Three B Farms Boundary Line Adjustment, File Number BL-08-00060

Parcel Number: 10583 (18-18-16000-0015), 406233 (18-18-21010-0003), and 436233 (18-18-21010-0007)

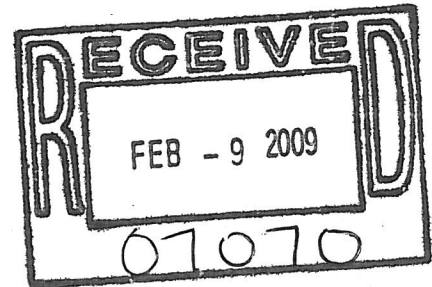
To the Applicant,

Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants *final approval* to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.08.322, and 17.60B please note the following items which must be addressed to complete the process:

1. Refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Kittitas County Assessor's Office on Thursday, February 05, 2009 to finalize the segregation.

Sincerely,

Jeff Watson
Staff Planner



cc: Kittitas County Assessor's Office

Attachments: Kittitas County Public Works Comments
Parcel Segregation Application
Segregation Survey

FEES: #190

\$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

BL.08.00060

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.

THREE B FARMS/ JAMES MILLER

% ENCOMPASS ENGINEERING AND SURVEYING

Property Owner Name

Mailing Address, City, State, ZIPcode

674-7433

Zoning Classification AG -20

Contact Phone

(required)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

18-18-21010-0003 (77.80 AC)

___ SEGREGATED INTO ___ LOTS

129.31 AC

18-18-16000-0015 (211.51 AC)

___ "SEGREGATED" FOR MORTGAGE
PURPOSES ONLY

160 AC

18-18-21010-0007 (5.00 AC)

___ SEGREGATED FOREST IMPROVEMENT SITE

5.00 AC

___ 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

Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: paid 2008

By: Linda J. Dunit
Kittitas County Treasurer's Office

Date: 2-5-09

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
- () This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 16.04.020 (5)
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: _____

Review Date: 1/29/2009

By: Jeff Watson

**Survey Approved: 2/5/2009

By: Jeff Watson

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 6/1/08

Survey recorded B36/P19

BOUNDARY LINE ADJUSTMENT SURVEY
 A PTN OF THE W1/2 OF SECTION 16, T.18N., R.18E., &
 A PTN OF THE NE1/4 OF SECTION 21, T.18N., R.18E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

NOTES:

- THIS SURVEY WAS PERFORMED USING A NIKON DTM 522 THREE SECOND TOTAL STATION. THE CONTROLLING MONUMENTS AND POINT LOCATIONS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 05 OF SURVEYS AT PAGE 169, UNDER AUDITOR'S FILE NO. 577786; BOOK 30 OF SURVEYS AT PAGE 14, UNDER AUDITOR'S FILE NO. 20040300031 AND THE SURVEYS REFERENCED THEREON.
- THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE EXISTING BOUNDARY LINES OF TAX PARCELS (0583) 18-18-16000-0015, (408233) 18-18-21000-0015 AND (408233) 18-18-21000-0015, THE BOUNDARIES TO THE CONFIGURATION SHOWN HEREON. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET ALL LOT CORNERS.

EXISTING LEGAL DESCRIPTIONS:

ASSESSOR'S PARCEL NUMBER 10583:

THE WEST HALF OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LEVYING NORTH OF THE CASCADE CANAL RIGHT OF WAY, 2. RIGHT OF WAY FOR EAST COUNTY ROAD, ALONG THE EAST BOUNDARY OF PARCEL A OF THAT CERTAIN SURVEY RECORDED MARCH 1, 1995, IN BOOK 20 OF SURVEYS, PAGE 208, UNDER AUDITOR'S FILE NO. 579516, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ASSESSOR'S PARCEL NUMBER 408233:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, EXCEPT THE WEST FEET OF THE SOUTH 482.00 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

AND

THE SOUTHERLY 332.50 FEET, WHEN MEASURED AT RIGHT ANGLES THEREOF, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

ASSESSOR'S PARCEL NUMBER 438233:

PARCEL F OF THAT CERTAIN SURVEY AS RECORDED AUGUST 12, 1983 IN BOOK 19 OF SURVEYS AT PAGE 128, UNDER AUDITOR'S FILE NUMBER 562274; RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

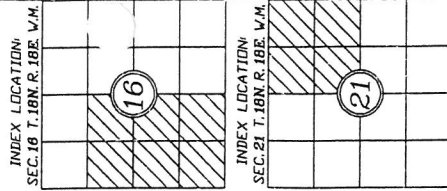
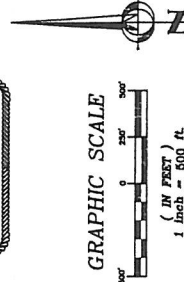
NOTE:

THE EXISTING UTILITIES AS SHOWN ON THIS MAP ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, DEPTH AND CHARACTERISTICS PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-553-4344

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS, AS NOTED
- QUARTER CORNER COMMON TO TWO SECTIONS, AS NOTED
- SECTION CENTER, AS NOTED



BOUNDARY LINE ADJUSTMENT SURVEY
 PREPARED FOR
 PTN OF W1/2 OF SECTION 16, T. 18N., R. 18E., &
 PTN OF NE1/4 OF SECTION 21, T. 18N., R. 18E., W.M.
 KITTITAS COUNTY, WASHINGTON

DWN BY	MRN/GW	DATE	JOB NO.
		02/2009	07070
CHKD BY	SCALE		SHEET
D. NELSON	1"=500'		1 OF 1

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 874-7433
 FAX: (509) 874-7419

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying and Recording Act of the State of Washington, Chapter 91A, RCW, effective 1/1/2008.

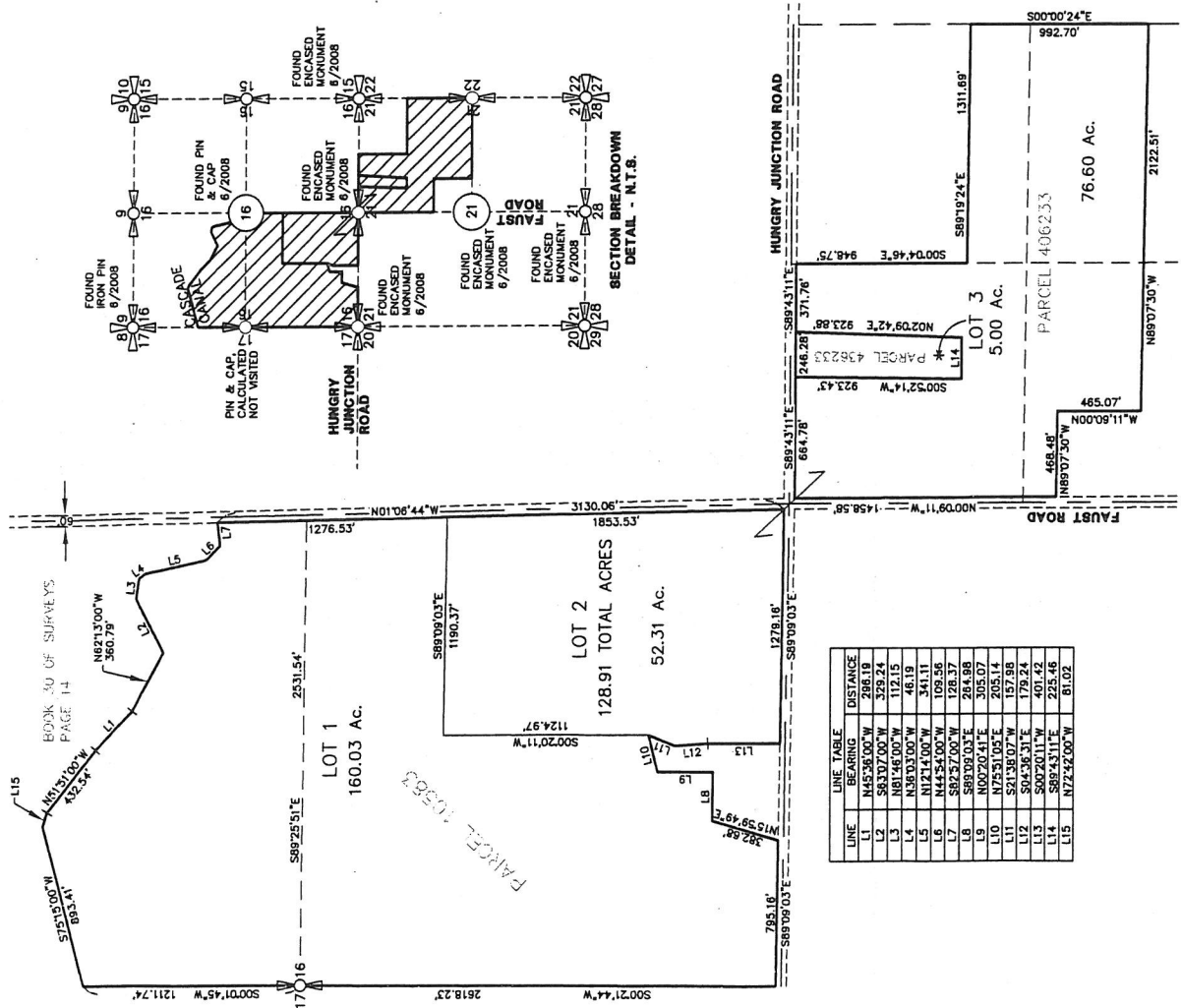
..... DAVID P. NELSON DATE
 Surveyor's Name Certificate No.18092.....

RECORDER'S CERTIFICATE

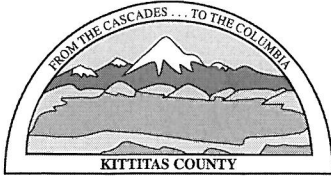
Filed for record this day of 20..... at M in book of at page at the request of

..... DAVID P. NELSON
 Surveyor's Name

..... GERALD V. PETTIT Deputy County Auditor
 County Auditor



LINE	BEARING	DISTANCE
L1	N45°36'00"W	296.19
L2	S89°25'51"E	112.15
L3	N62°13'00"W	380.79
L4	N38°33'00"W	46.19
L5	N12°14'00"W	341.11
L6	N44°54'00"W	109.56
L7	S92°57'00"W	128.37
L8	S89°30'03"E	264.88
L9	N0°20'41"E	305.07
L10	N75°1'05"E	205.14
L11	S21°38'07"W	157.88
L12	S04°36'31"E	179.24
L13	S02°20'11"W	225.42
L14	N72°42'00"W	61.02



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: April 16, 2009
SUBJECT: Three B Farms SG-09-00004

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:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. 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.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.

- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
3. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
7. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
8. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
9. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.



To Protect and Promote the Health and the Environment of the People of Kittitas County

April 13, 2009

Jeff Watson, Staff Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Mr. Watson,

RE: SG-09-00004

Thank you for the opportunity to comment on the Three B Farms, SG-09-00004.

At this time our department recommends that any existing wells or septic systems present on the property be shown and that all proposed property lines met the required setbacks from sources of drinking water, septic systems, structures, etc. It is also recommended that the drawings reflect the distances associated with each.

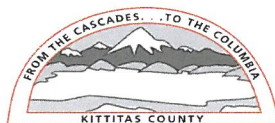
If you should have any further questions please don't hesitate to contact me by phone 509-962-7005 or email james.rivard@co.kittitas.wa.us.

Sincerely,

A handwritten signature in blue ink that reads "James Rivard".

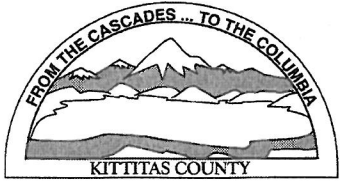
James Rivard
Environmental Health Supervisor
Kittitas County Public Health Department

**Kittitas County
Public Health Department**
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581



www.co.kittitas.wa.us/health/

**Environmental
Health Services**
411 North Ruby Street, Suite 3
Ellensburg, WA 98926
T: 509.962.7698
F: 509.962.7052



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

RECEIPT NO.: 00004183

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 020435

Date: 2/26/2009

Applicant: THREE-B FARMS

Type: check # 1204

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-09-00004	ADMINISTRATIVE SEGREGATION	575.00
	Total:	575.00