

From: [Jeff Watson](#)
To: [Christine M. Garcia](#)
Cc: [Shelley A. McClellan](#)
Subject: SG-09-00015 Highmark Resources LLC
Date: Friday, August 27, 2010 2:13:00 PM

[SG-09-00015 Highmark Resources LLC](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeff Watson
Planner I

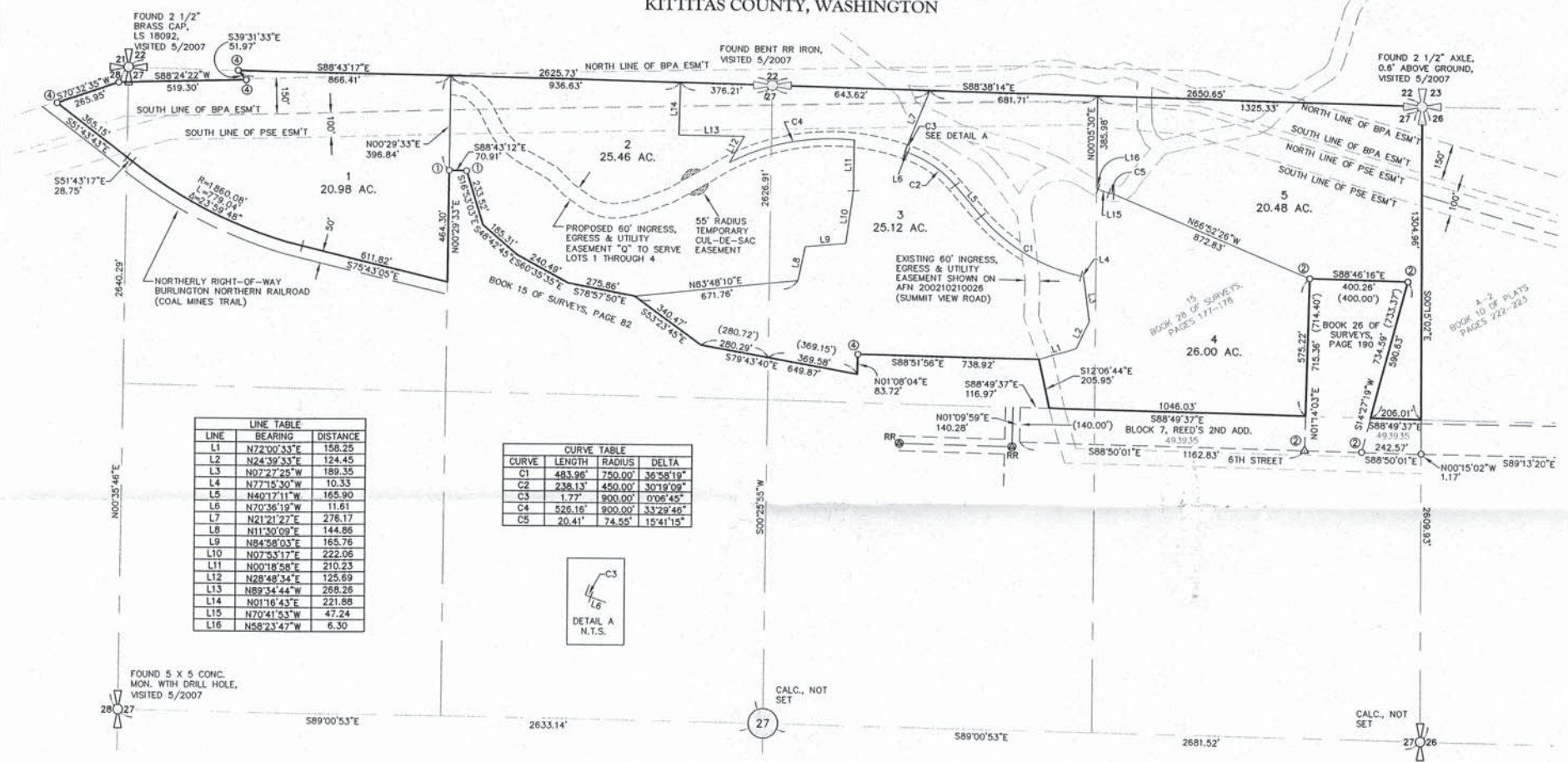
Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

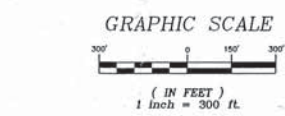
All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

RECORD OF SURVEY
 A PORTION OF THE NORTH 1/2 OF SECTIONS 27 & 28,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

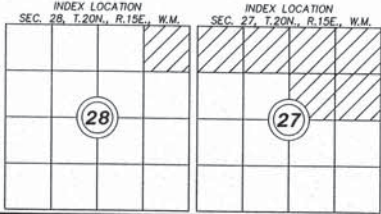
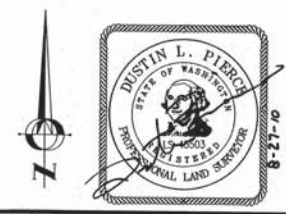


LINE	BEARING	DISTANCE
L1	N72°00'33"E	158.25
L2	N24°39'33"E	124.45
L3	N07°27'25"W	189.35
L4	N77°15'30"W	10.33
L5	N40°17'11"W	165.90
L6	N70°36'19"W	11.61
L7	N21°21'27"E	276.17
L8	N11°30'09"E	144.86
L9	N84°58'03"E	165.76
L10	N07°53'17"E	222.06
L11	N00°18'58"E	210.23
L12	N28°48'34"E	125.69
L13	N89°34'44"W	268.26
L14	N01°16'43"E	221.88
L15	N70°41'53"W	47.24
L16	N58°23'47"W	6.30

CURVE	LENGTH	RADIUS	DELTA
C1	483.96'	750.00'	36°58'19"
C2	238.13'	450.00'	30°19'09"
C3	1.77'	900.00'	0°06'45"
C4	526.16'	900.00'	33°29'46"
C5	20.41'	74.55'	15°41'15"



SEE SHEET 2 OF 2 FOR MAP LEGEND, SURVEY NOTES, AND CORNER NOTES.



RECORDER'S CERTIFICATE 201008270003
 Filed for record this 27 day of Aug, 2010 at 10:12 AM in book 27 of Survey at page 49 at the request of DUSTIN L. PIERCE, 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 HIGHMARK RESOURCES, LLC in AUG, 2010.
 Dustin L. Pierce 8-27-10 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) 674-7433 • Fax: (509) 674-7419

RECORD OF SURVEY
 PREPARED FOR
 HIGHMARK RESOURCES LLC
 A PORTION OF THE NORTH 1/2 OF SECTIONS 27 & 28,
 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.
 KITTITAS COUNTY WASHINGTON
 DWN BY D.P./G.W. DATE 8/2010 JOB NO. 09041-1
 CHKD BY D. PIERCE SCALE 1"=300' SHEET 1 OF 2

RECORD OF SURVEY
A PORTION OF THE NORTH 1/2 OF SECTIONS 27 & 28,
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON








EXISTING LEGAL DESCRIPTION:

PARCEL 15 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 3, 2003, IN BOOK 28 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200302030013, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 27 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY LINES OF PARCEL 15 AS RECORDED IN BOOK 28 OF SURVEYS, PAGES 177 AND 178 (KITTITAS COUNTY TAX PARCEL NUMBERS 20-15-27010-0001 (083835), 20-15-27020-0001 (593835) AND 20-15-27020-0007 (943835)) THEN SEGREGATE SAID PARCELS TO REFLECT THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION, A TRIMBLE S6 TOTAL STATION, AND A TRIMBLE R8 GNSS GPS. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED AND CHECKED FROM REDUNDANT GPS TIES AND A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. THIS SURVEY IS BASED ON A COMPILATION OF PREVIOUS PLATS AND SURVEYS. THE FOLLOWING IS A LIST SURVEYS USED OR REFERENCED DURING THE COURSE OF THIS SURVEY, REFER TO SAID SURVEYS AND THE SURVEYS REFERENCED THEREON FOR ADDITIONAL SURVEY INFORMATION.
 - BOOK 2 OF PLATS, PAGE 36
 - BOOK 28 OF SURVEYS, PAGES 177-178
 - BOOK 15 OF SURVEYS, PAGE 82
5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (07). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9998781, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.
6. THE LOCATION OF PUGET SOUND ENERGY, FORMERLY PUGET SOUND POWER AND LIGHT CO., TRANSMISSION LINE EASEMENTS AS SHOWN HEREON IS BASED ON THE EASEMENT DESCRIPTIONS IN THE DOCUMENTS RECORDED UNDER AUDITOR'S FILE No. 375194. RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
7. THE LOCATION OF THE BONNEVILLE POWER ADMINISTRATION (BPA) TRANSMISSION LINE EASEMENTS AS SHOWN HEREON IS BASED ON THE INFORMATION IN THE ROCKY REACH-MAPLE VALLEY NO. 1 PLAN SHEET No. 106058-106061 AS PROVIDED BY THE BPA.
8. IT IS NOT WITHIN THE SCOPE OF THIS SURVEY TO MONUMENT THE PROPOSED PARCEL BOUNDARIES.
9. PORTIONS OF THESE PARCELS ARE ENCUMBERED BY EASEMENTS FOR HIGH-VOLTAGE TRANSMISSION LINES OWNED BY THE BONNEVILLE POWER ADMINISTRATION (BPA). BPA HAS ACQUIRED RIGHTS FOR THESE EASEMENTS THAT LIMIT THE LANDOWNER'S USE OF THIS AREA. BPA HAS THE RIGHT IN INGRESS AND EGRESS, AND THE RIGHT TO KEEP THE EASEMENT FREE AND CLEAR OF ALL BUILDINGS, SHEDS, FENCES, UTILITIES, ROADS, SWIMMING POOLS, TRAMPOLINES, ANY OTHER TYPE OF STRUCTURE, TREES, AND ALL VEGETATION. ALL ACTIVITIES PLANNED WITHIN THE BPA EASEMENT NEED TO BE REVIEWED BY BPA PRIOR TO THEIR OCCURRENCE. DO NOT BUILD, DIG, PLANT, OR BURN WITHIN THE EASEMENT AREA WITHOUT FIRST CONTACTING BPA. INFORMATION REGARDING THE APPLICATION PROCESS FOR PROPOSED USES OF THE RIGHT-OF-WAY MAY BE ADDRESSED TO BPA REAL ESTATE FIELD SERVICES AT (877) 417-9454, AND FURTHER INFORMATION MAY BE FOUND ON THE BPA WEBSITE AT www.transmission.bpa.gov/LanCom.

LEGEND

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  27 CENTER OF SECTION
-  FOUND IRON ROD & CAP, AS NOTED
-  FOUND RR SPIKE
-  FOUND MAGNETIC NAIL
-  () RECORD INFORMATION

- ① FOUND 1/2" IRON ROD & CAP, RFM LS 7172
- ② FOUND 5/8" IRON ROD & CAP, LS 33132
- ④ FOUND 1/2" IRON ROD & CAP, BLUHM LS 29269



RECORDER'S CERTIFICATE 201008270003
 Filed for record this 27 day of Aug, 2010 at 10:12A in
 book 37 of surveys at page 50 at the request of
DUSTIN L. PIERCE
 Surveyor's Name

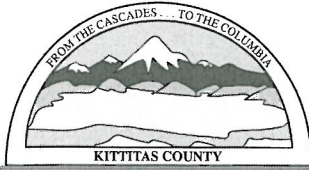
 County Auditor Deputy County Auditor

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 HIGHMARK RESOURCES LLC
 in AUG. 2010.
Dustin L. Pierce 8-27-10
 DUSTIN L. PIERCE DATE
 Certificate No. 45503

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 ENGINEERING & SURVEYING

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RECORD OF SURVEY		
PREPARED FOR HIGHMARK RESOURCES LLC		
A PORTION OF THE NORTH 1/2 OF SECTIONS 27 & 28 TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY D.P./G.W.	DATE 8/2010	JOB NO. 09041-1
CHKD BY D. PIERCE	SCALE N/A	SHEET 2 OF 2



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"

August 27, 2010

Highmark Resources LLC
P.O. Box 923
Cle Elum WA 98922

RE: Highmark Resources LLC Segregation, File Number SG-09-00015

Parcel Numbers: 20-15-27020-0001 - 593835
20-15-27020-0007 - 943825
20-15-27010-0001 - 083835

Dear Applicant,

Kittitas County Community Development Services has reviewed the proposed administrative segregation and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

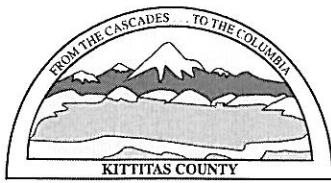
1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on August 27, 2010 to finalize the administrative segregation.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

Attachments: Project Application – Signed
Comments Received



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: August 27, 2010
SUBJECT: Highmark Resources SG-09-00015

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.



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"

August 14, 2009

Highmark Resources LLC
P.O. Box 923
Cle Elum WA 98922

RE: Parcel Segregation, SG-09-00015

Dear Landowner,

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 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 for information regarding additional requirements.

Please see the attached comments for additional information and/or requirements. If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,

Jeff Watson
Staff Planner

Attachments: Kittitas County Fire Marshall Comments
Kittitas County Public Works Comments
Bonneville Power Administration Comments



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

August 14, 2009

Jeff Watson
Public Works Department
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Highmark Resources, SG-09-00015

Dear Mr. Watson:

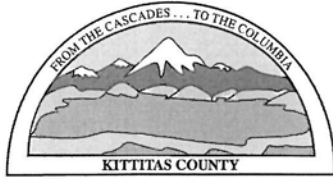
After conducting a review of the above named project, I have the following comments:

- All current & future development must comply with the International Fire Code.

This letter in no way constitutes a formal review of this project. The requirements listed above are not all inclusive and are subject to change pending full review of this project. Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7657.

Sincerely,

Brenda Larsen
Fire Marshal



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: August 11, 2009
SUBJECT: Highmark Resources LLC SG-09-00015. 20-15-27020-0001, 20-15-27020-0007, 20-15-27010-0001.

The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A survey describing the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

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



Department of Energy

Bonneville Power Administration
Spokane District Office
2410 East Hawthorne Road
Mead, WA 99021

August 10, 2009

In reply refer to: SG-09-00015 (Highmark Resources LLC); Kittitas County

BPA Reference: Rocky Reach-Maple Valley No. 1 (BOL 69/1 to 61/5)

Kittitas County Community Development Services
Attn: Jeff Watson, Planner I
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Subject: SG-09-00015 (Highmark Resources LLC)

Dear Mr. Watson:

The Bonneville Power Administration (BPA) has reviewed the above-referenced Segregation Application area and its relationship to the BPA 150-foot transmission line easement that this property affects.

It is important that both the developer and all future purchasers of these lots are aware that there are restrictions placed on uses within the right-of-way and that no buildings will be allowed within this area.

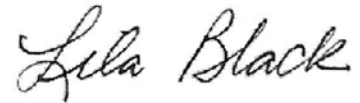
BPA does not have any objection to the segregation, but requests having the following statement be forwarded to the developer and to any future owners of this property to help ensure public safety and reliable operation of BPA's facilities.

Portions of this parcel are encumbered by easements for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right in ingress and egress, and the right to keep the easement free and clear of all buildings, sheds, fences, utilities, roads, swimming pools, trampolines, any other type of structure, trees, and all vegetation. All activities planned within the BPA easement need to be reviewed by BPA prior to their occurrence. Do not build, dig, plant, or burn within the easement area without first contacting BPA. Information regarding the application process for proposed uses of the right-of-way may be addressed to BPA Real Estate Field Services at (877) 417-9454, and further information may be found on the BPA website at www.transmission.bpa.gov/LanCom.

Your cooperation in this matter is greatly appreciated and helps to minimize later disputes or unnecessary strained relationships with the public when incompatible activities must be modified or removed from the easement.

If you have any questions regarding this request or need additional information, please feel free to contact me at (509) 435-1980 or you may call (877) 417-9454 to leave a message and I will return your call.

Sincerely,

A handwritten signature in cursive script that reads "Lila Black". The letters are fluid and connected, with a prominent loop at the end of the word "Black".

Lila Black
Field Realty Specialist

Segregation Preliminary Submittal Requirements For:

SG-09-00015 Highmark Resources LLC

Date Received: July 7, 2009

Review Date: August 7, 2009

Map Number: 20-15-27020-0001, 20-15-27020-0007, 20-15-27010-0001

Parcel Number: 593835, 943825, 083835

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

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations

Located within Fire District Fire District 7 (Cle Elum)

Located within Irrigation District No

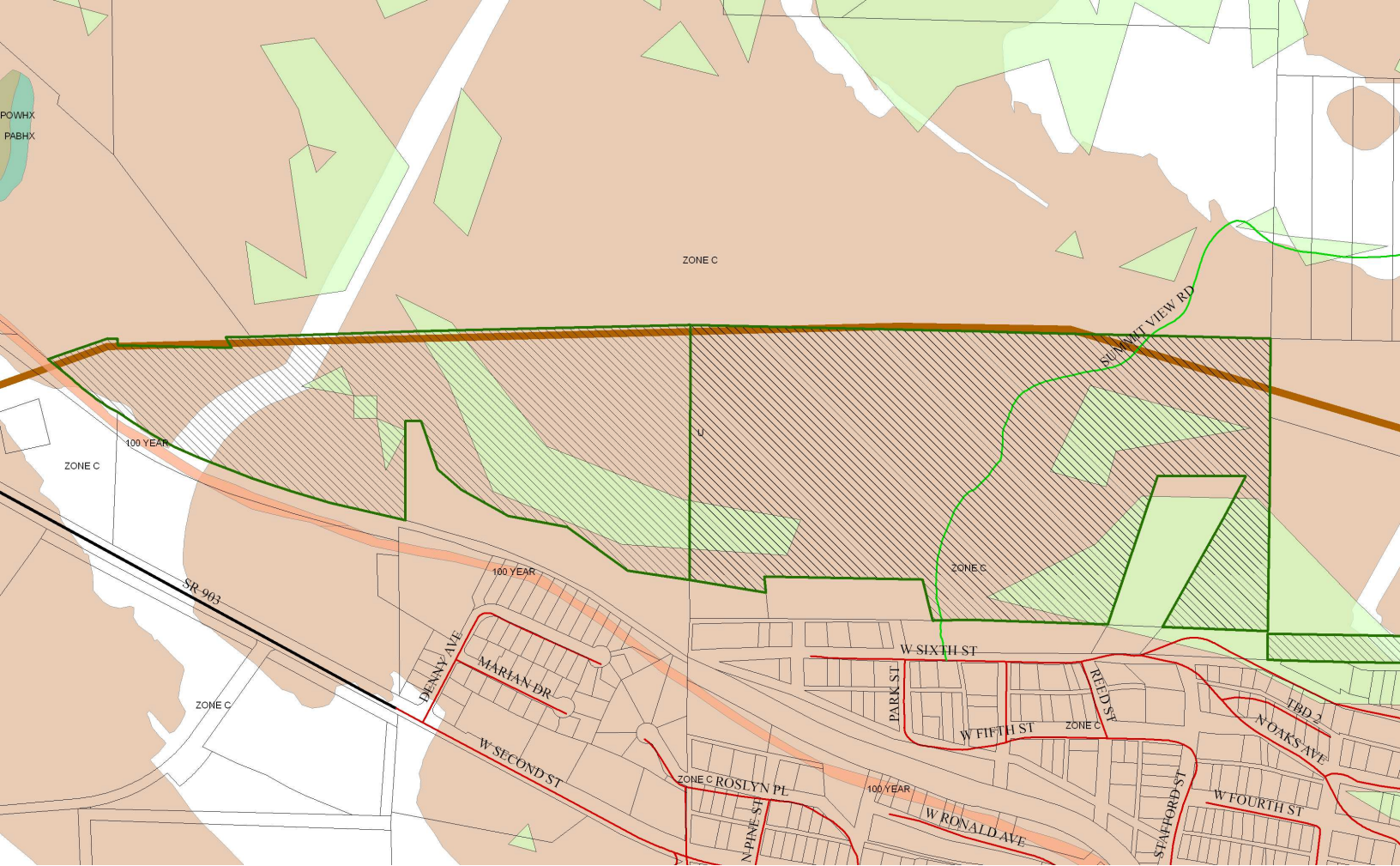
School District Cle Elum-Roslyn School District

In UGA Cle Elum

Critical Areas

- | | | | | |
|--------------------------------------|-------------------------------------|--|----------------------|---|
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Within a Shoreline of the State | Environment: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Within a FIRM Floodplain | Panel #: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Within a PHS Habitat | Habitat Type: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Wetland in Parcel | Wetland Type: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Seismic Rating | Category: | <input type="text"/> |
| <input checked="" type="radio"/> Yes | <input type="radio"/> No | Within Coal Mine Area | | <input type="text" value="See Masterfile"/> |
| <input checked="" type="radio"/> Yes | <input type="radio"/> No | Hazardous Slope in Parcel | Category: | <input type="text" value="See Masterfile"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Airport Zones within Parcel | Zone: | <input type="text"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Adjacent to Forest Service Road | Road: | <input type="text"/> |
| <input checked="" type="radio"/> Yes | <input type="radio"/> No | Adjacent to BPA Lines or Easement | | <input type="text" value="See Masterfile"/> |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No | Within 1000' of Mineral Land of LTS | | <input type="text"/> |







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"

PERMIT NUMBER: SG-09-00015

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 Compass Information about the parcels.

APPLICATION FEE:

- | | |
|--|--|
| <input checked="" type="checkbox"/> \$760 Administrative Segregation (\$630 CDS/\$130 FM) | <input type="checkbox"/> \$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM) |
| — SEGREGATED INTO <u>5</u> LOTS, | — B LA BETWEEN PROPERTY OWNERS |
| — SEGREGATED FOREST IMPROVEMENT SITE | — BLA BETWEEN PROPERTIES IN SAME OWNERSHIP |
| — "SEGREGATED" FOR MORTGAGE PURPOSES ONLY | <input type="checkbox"/> \$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65 FM) |
| — 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 Mandy Ween

DATE:

7/7/09

RECEIPT #

00005182



NOTES: _____

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

Name: HIGHMARK RECOURCES LLC
Mailing Address: PO BOX 923
City/State/ZIP: CLE ELUM, WA 98922
Day Time Phone: 509-674-8262
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: _____
City/State/ZIP: CLE ELUM, WA

4. Zoning Classification: FOREST AND RANGE

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

New Acreage
(Survey Vol. ____, Pg ____)

<u>20-15-27020-0001 (593835) 25.73 AC</u>	<u>25.73</u>
<u>20-15-27020-0007(943825) 21.52 AC</u>	<u>21.52</u>
<u>20-15-27010-0001(083835) 70.81 AC</u>	<u>30.81</u>
_____	<u>20.00</u>
_____	<u>20.00</u>
_____	_____

Applicant is: Owner _____ Purchaser _____ Lessee _____ Other _____

By Highmark Resources LLC
Northland Resources LLC
[Signature]
Owner Signature Required [Signature]

Applicant Signature (if different from owner) _____

Treasurer's Office Review

Tax Status: 2010 Paid in Full

By: [Signature]
Kittitas County Treasurer's Office

Date: 8/27/10

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: FOREST & RANGE

Review Date: 7/6/2009

By: Jeff Watson

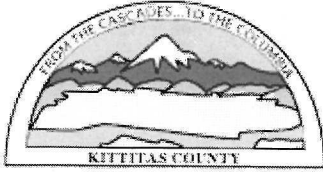
**Survey Approved: 8/27/2010

By: [Signature]

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:

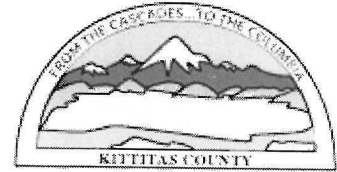
BOUNDARY LINE ADJUSTMENT DEFINITION IN KITTITAS COUNTY CODE 16.08.055: Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions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



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 593835
Map Number: 20-15-27020-0001
Situs:
Legal: ACRES 25.73, CD. 6294; PTN. N1/2 NW1/4 SEC. 27 & PTN. N1/2 NE1/4 SEC. 28 ALL OF TWP. 20, RGE. 15 (PTN. LOT 15, B28/P177-178) (MUST BE SOLD WITH PARCELS 20-15-27010-0001 & 20-15-27020-0007)

Ownership Information

Current Owner: HIGHMARK RESOURCES LLC
Address: PO BOX 923
City, State: CLE ELUM WA
Zipcode: 98922-

Assessment Data

Tax District: 43
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 25.73
Last Revaluation for Tax Year:

Market Value

Land: 750
Imp: 0
Perm Crop: 0
Total: 750

Taxable Value

Land: 750
Imp: 0
Perm Crop: 0
Total: 750

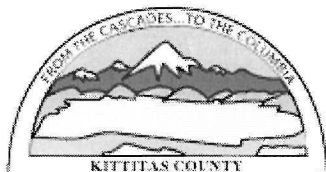
Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-28-2005	2005-3620	6	KITTITAS MEADOWS LLC	HIGHMARK RESOURCES LLC	1,120,000
09-24-2003	18610	3	CLE ELUM'S SAPPHIRE SKIES LLC	KITTITAS MEADOWS LLC	
08-29-2002	15707	3	PLUM CREEK LAND CO	CLE ELUM'S SAPPHIRE SKIES LLC	433,749

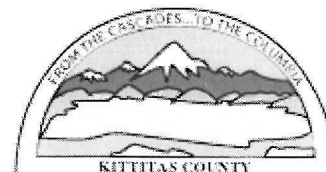
Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	HIGHMARK RESOURCES LLC	750	0	0	750	0	750	View Taxes
2008	HIGHMARK RESOURCES LLC	750	0	0	750	0	750	View Taxes
2007	KITTITAS MEADOWS LLC	750	0	0	750	0	750	View Taxes
2006	HIGHMARK RESOURCES LLC	770	0	0	770		770	View Taxes
2005	KITTITAS MEADOWS LLC	790	0		790		790	View Taxes
2004	KITTITAS MEADOWS LLC	820	0		820		820	View Taxes



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 943835
Map Number: 20-15-27020-0007
Situs: \SR 903 CLE ELUM
Legal: ACRES 21.52, CD. 6294-1; PTN. N1/2 NW1/4 SEC. 27 & PTN. N1/2 NE1/4 SEC. 28 ALL OF TWP. 20, RGE. 15 (PTN. LOT 15, B28/P177-178) (MUST BE SOLD WITH PARCELS 20-15-27010-0001 & 20-15-27020-0001)

Ownership Information

Current Owner: HIGHMARK RESOURCES LLC
Address: PO BOX 923
City, State: CLE ELUM WA
Zipcode: 98922-

Assessment Data

Tax District: 43
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 21.52
Last Revaluation for Tax Year:

Market Value

Land: 230,200
Imp: 0
Perm Crop: 0
Total: 230,200

Taxable Value

Land: 230,200
Imp: 0
Perm Crop: 0
Total: 230,200

Sales History

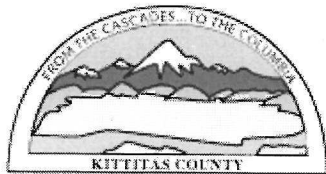
Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-28-2005	2005-3620	6	KITTITAS MEADOWS LLC	HIGHMARK RESOURCES LLC	1,120,000
09-24-2003	18610	3	CLE ELUM'S SAPPHIRE SKIES LLC	KITTITAS MEADOWS LLC	
08-29-2002	15707	3	PLUM CREEK LAND CO	CLE ELUM'S SAPPHIRE SKIES LLC	433,749
01-01-1944	33945	1	PLUM CREEK TIMBER CO L P	PLUM CREEK TIMBER CO L P	
01-01-1934	33944	1	PLUM CREEK TIMBER CO L P	PLUM CREEK TIMBER CO L P	

Building Permits

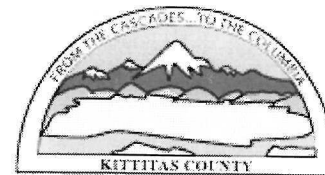
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	HIGHMARK RESOURCES LLC	230,200	0	0	230,200	0	230,200	View Taxes
2008	HIGHMARK RESOURCES LLC	50,910	0	0	50,910	0	50,910	View Taxes
2007	KITTITAS MEADOWS LLC	50,910	0	0	50,910	0	50,910	View Taxes



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 083835
Map Number: 20-15-27010-0001
Situs:
Legal: ACRES 70.81, CD. 6290; SEC. 27, TWP. 20, RGE. 15; PTN. N1/2 NE1/4 (PTN. LOT 15, B28/P177-178) (MUST BE SOLD WITH PARCELS 20-15-27020-0001 & 20-15-27020-0007)

Ownership Information

Current Owner: HIGHMARK RESOURCES LLC
Address: PO BOX 923
City, State: CLE ELUM WA
Zipcode: 98922-

Assessment Data

Tax District: 31
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 70.81
Last Revaluation for Tax Year:

Market Value

Land: 1,760
Imp: 0
Perm Crop: 0
Total: 1,760

Taxable Value

Land: 1,760
Imp: 0
Perm Crop: 0
Total: 1,760

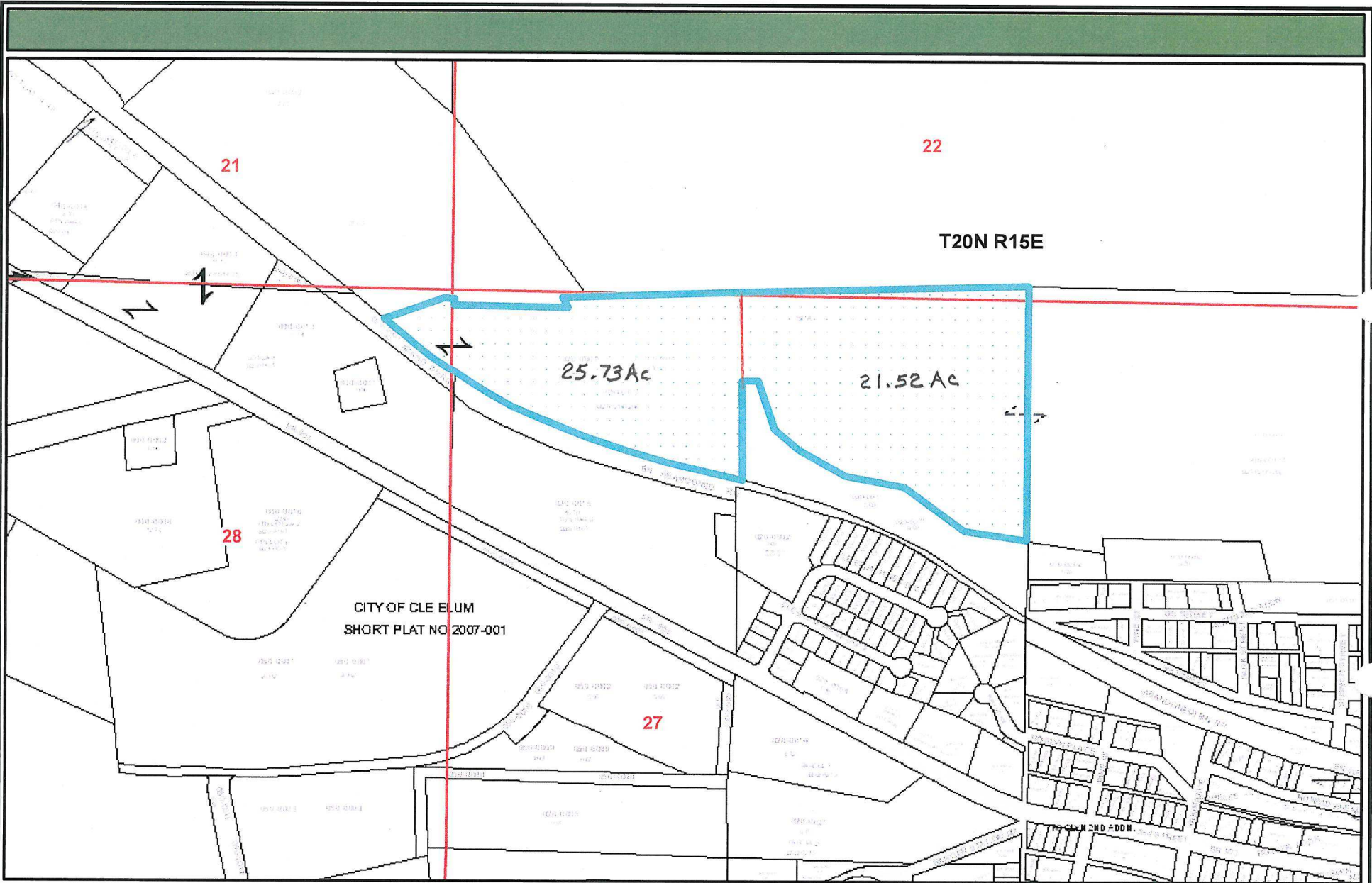
Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-28-2005	2005-3620	6	KITTITAS MEADOWS LLC	HIGHMARK RESOURCES LLC	1,120,000
09-24-2003	18610	3	CLE ELUM'S SAPPHIRE SKIES LLC	KITTITAS MEADOWS LLC	
08-29-2002	15707	3	PLUM CREEK LAND CO	CLE ELUM'S SAPPHIRE SKIES LLC	433,749

Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	HIGHMARK RESOURCES LLC	1,760	0	0	1,760	0	1,760	View Taxes
2008	HIGHMARK RESOURCES LLC	1,760	0	0	1,760	0	1,760	View Taxes
2007	KITTITAS MEADOWS LLC	1,760	0	0	1,760	0	1,760	View Taxes
2006	HIGHMARK RESOURCES LLC	1,800	0	0	1,800		1,800	View Taxes
2005	KITTITAS MEADOWS LLC	1,860	0		1,860		1,860	View Taxes
2004	KITTITAS MEADOWS LLC	1,920	0		1,920		1,920	View Taxes



Legend

- Tax Parcels
- Townships
- Rights of Way
- Sections

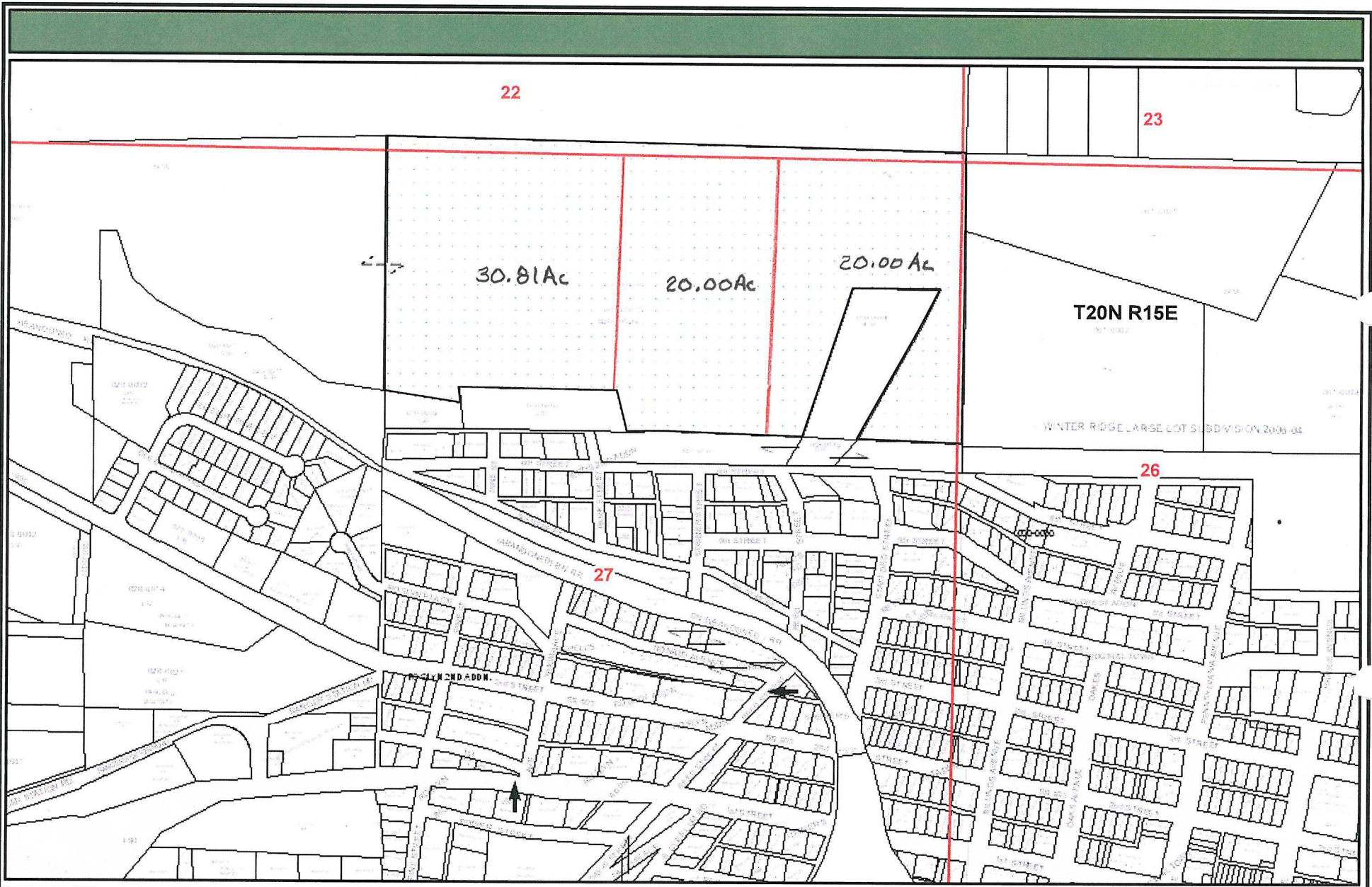
Scale = 1:7,200
1 inch = 600 ft

Map Center: Township: 20 Range: 15 Section: 27 7/2/2009

Disclaimer:

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Legend

-  Tax Parcels
-  Townships
-  Rights of Way
-  Sections

Scale = 1:7,200
1 inch = 600 ft

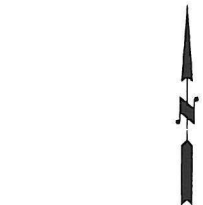
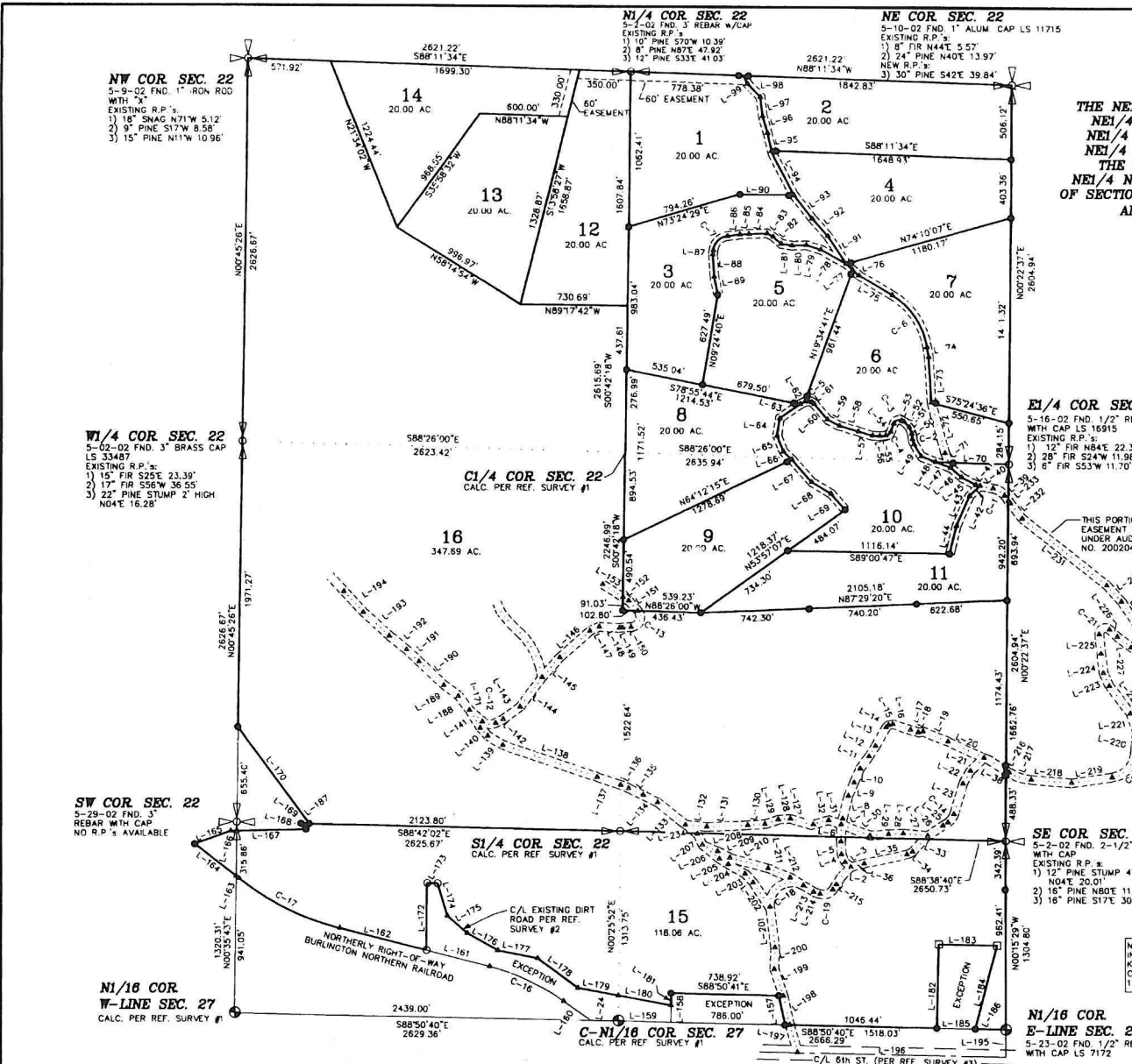
Map Center: Township: 20 Range: 15 Section: 27 7/2/2009

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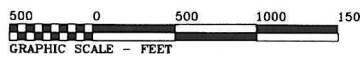


REVISED BOUNDARY LINE ADJUSTMENT

THE NE1/4 NE1/4, SE1/4 NE1/4, NW1/4 NE1/4, SW1/4 NE1/4, NE1/4 SE1/4, SE1/4 SE1/4, NW1/4 SE1/4, SW1/4 SE1/4, NE1/4 NW1/4, SE1/4 NW1/4, NW1/4 NW1/4, SW1/4 NW1/4, NE1/4 SW1/4, SE1/4 SW1/4, NW1/4 SW1/4, AND PART OF THE SW1/4 SW1/4 OF SECTION 22, AND PART OF THE NE1/4 NE1/4, NW1/4 NE1/4, NE1/4 NW1/4, AND NW1/4 NW1/4 OF SECTION 27, AND PART OF THE NE1/4 NE1/4 OF SECTION 28 ALL IN TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITTITAS COUNTY, WASHINGTON



BASIS OF BEARING: SURVEY FILED IN VOL. 26, PG. 216-217, RECORDS OF KITTITAS COUNTY, WASHINGTON



METHOD OF SURVEY
SECTION CONTROL USING TRIMBLE 4800 GPS RECEIVER AND FIELD TRAVERSE USING TOPCON GTS-312 (00'00'03") TOTAL STATION

LEGEND

- A = ANGLE POINT
- = 1/16 AS NOTED
- ⊕ = SECTION CORNERS AND 1/4 CORNERS AS NOTED
- = 60.00 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES.
- = FOUND 5/8" REBAR W/CAP LS 33132 PER REFERENCE SURVEY #3
- = FOUND 1/2" REBAR PER REFERENCE SURVEY #2
- = PREVIOUSLY SET 1/2" x 24" REBAR W/PLASTIC CAP: J BENTLEY LS 29268 ON REFERENCE SURVEY #5

REFERENCE SURVEYS

- 1) SURVEY FILED IN VOL. 26, PG. 216-217 BY LS 18092
- 2) SURVEY FILED IN VOL. 15, PG. 82 DATED AUG. 30, 1982
- 3) SURVEY FILED IN VOL. 27, PG. 62 BY LS 33132
- 4) REVISED BLA SURVEY FILED IN VOL. 27, PG. 205 BY LS 29269
- 5) REVISED BLA SURVEY FILED IN VOL. 28, PG. 44-45 BY LS 29268

NOTE: THIS SURVEY TO AMEND SURVEY FILED IN VOL. 28, PAGES 44-45, RECORDS OF KITTITAS COUNTY, WASHINGTON, TO SHOW CHANGE IN BOUNDARY OF LOTS 12, 13, 14, 15 AND 16.



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 3 DAY OF FEB, 2003 AT 10:00 AM IN BOOK 28 OF SURVEYS AT PAGE 177.
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.
COUNTY AUDITOR AND H. BOYER

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 CLE ELUM'S SAPPHIRE SKIES IN JANUARY, 2003.
JOHN C. BENTLEY - LICENSE NO. 29268

SURVEY DESCRIPTION
LOTS 1 THRU 16 OF SURVEY FILED IN BOOK 28, PAGES 44-45, RECORDS OF KITTITAS COUNTY, WASHINGTON.

BLUHM & ASSOCIATES LAND SURVEYORS, INC.
1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: <u>K. HORTON</u>	DATE: <u>JANUARY 22, 2003</u>	JOB # <u>02-14Bolsenbia COMP 4</u>
CHECKED BY: <u>KEVIN BLUHM</u>	SCALE: <u>1" = 500'</u>	SHEET <u>1</u> OF <u>2</u>