

**From:** [Keli Bender](#)  
**To:** [Jeff Watson](#)  
**Subject:** Re: Arvin Marchel  
**Date:** Monday, March 07, 2011 8:43:54 AM

---

On 3/7/2011 8:34 AM, Jeff Watson wrote:

Hi Keli,

Is that for SG-09-00021...? He's done several.

-----Original Message-----

From: Keli Bender [<mailto:krd.keli@fairpoint.net>]

Sent: Monday, March 07, 2011 7:44 AM

To: Jeff Watson

Subject: Arvin Marchel

Good morning Jeff;

this is in regards to Arvin Marchel's segregation/bla. All conditions set forth in the KRD General Guidelines have been met. If you need

additional information, please let me know.

Keli

Keli R. Bender

KRD Lands Clerk/RRA

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message id: 38eb45916c6dcbdac24bb8719d004a14

Yes sir. I have all of his projects in one file, but he is good to go.

**From:** [Jeff Watson](#)  
**To:** "[KCCDS@encompasses.net](mailto:KCCDS@encompasses.net)"  
**Subject:** SG-09-00021 Marchel  
**Date:** Tuesday, April 27, 2010 10:32:00 AM

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SG-09-00021 Marchel

Hey Gang,

Sorry I missed this during prelim, KRD Requirements need to be met prior to final...

I'll be here...

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"

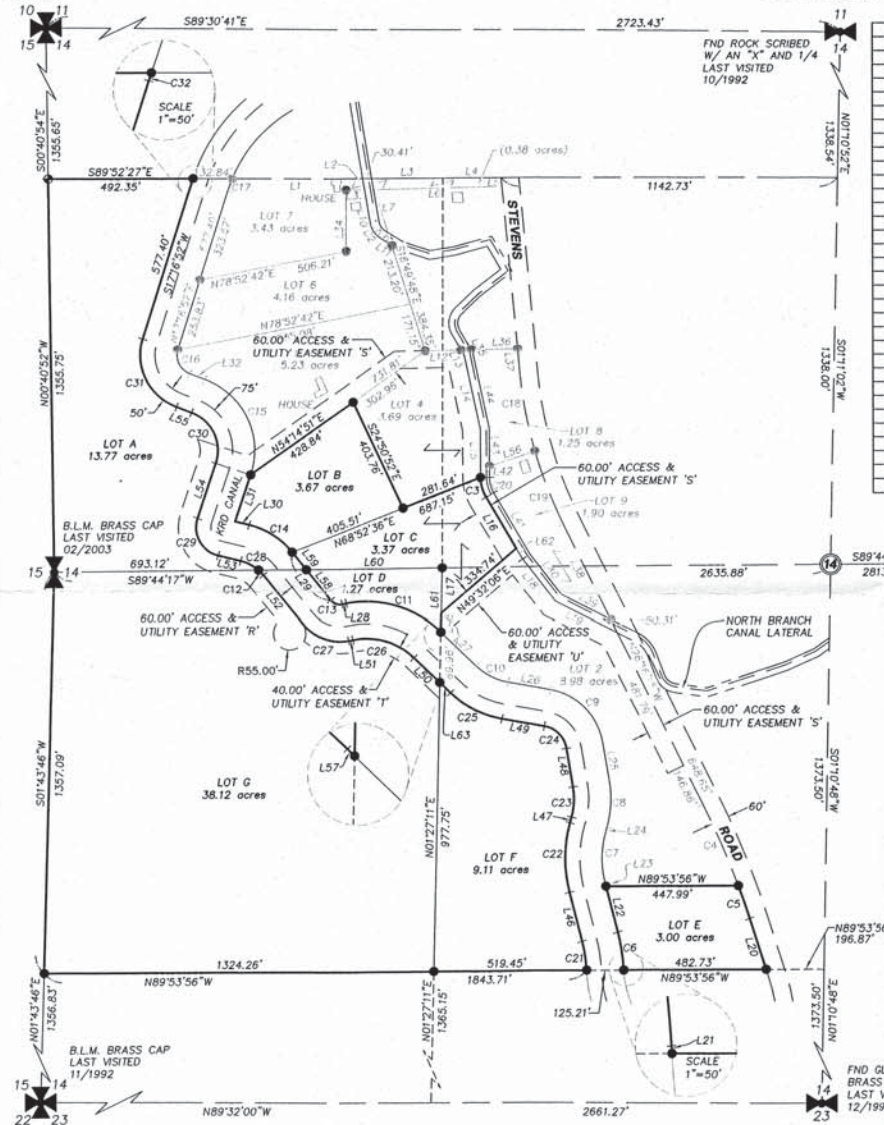
*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*

# RECORD OF SURVEY

## A PORTION OF THE WEST 1/2 OF SECTION 14, T.17N., R.20E., W.M., KITITAS COUNTY, WASHINGTON.

FND U.S. BUREAU OF RECLAMATION BRASS CAP LAST VISITED 02/2003

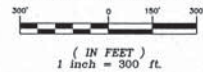
FND ROCK SCRIBED W/ AN "X" AND 1/4 LAST VISITED 10/1992



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°52'27"E	442.87	L33	S89°10'12"W	63.02
L2	S09°19'36"E	38.69	L34	N00°07'33"E	212.68
L3	S89°52'27"E	241.31	L35	S29°22'23"E	11.60
L4	S89°52'27"E	197.11	L36	N89°10'12"E	157.77
L5	S09°30'43"E	30.55	L37	N08°12'15"W	91.59
L6	S89°10'12"W	431.60	L38	N26°16'15"W	362.59
L7	S16°49'48"E	157.72	L39	S62°52'28"E	188.98
L8	S57°49'23"E	10.69	L40	S37°41'23"E	173.12
L9	S09°19'36"E	152.54	L41	S30°16'23"E	241.95
L10	S09°19'36"E	118.84	L42	S00°07'31"E	38.83
L11	S57°49'23"E	45.21	L43	S00°07'31"E	131.29
L12	N89°10'12"E	121.08	L44	S11°49'21"E	269.57
L13	S29°22'23"E	23.29	L45	N01°27'11"E	63.57
L14	S11°49'21"E	261.88	L46	S14°17'11"E	170.80
L15	S00°07'31"E	167.05	L47	S15°35'11"W	19.90
L16	S30°16'23"E	201.72	L48	S09°30'42"E	131.60
L17	S01°27'11"W	153.99	L49	S79°39'04"E	148.20
L18	S37°41'23"E	181.76	L50	S45°53'37"E	120.98
L19	S89°10'12"E	236.07	L51	N72°30'42"E	14.80
L20	S17°47'15"E	180.52	L52	S38°37'27"E	209.20
L21	N03°10'02"W	4.36	L53	S76°23'29"E	78.60
L22	N14°17'11"W	159.65	L54	S18°37'16"W	196.50
L23	N14°17'11"W	11.15	L55	S68°34'57"E	54.20
L24	N15°35'11"E	19.90	L56	S71°47'46"W	162.22
L25	N09°30'42"W	131.65	L57	N45°53'37"E	5.82
L26	N72°30'42"E	148.20	L58	N38°37'27"W	132.98
L27	N45°53'37"E	165.68	L59	N38°37'27"W	76.22
L28	S79°31'49"W	14.80	L60	S89°44'17"W	462.69
L29	N38°37'27"W	209.20	L61	N01°27'11"E	217.57
L30	N76°23'29"W	48.80	L62	S30°16'23"E	42.18
L31	N18°37'16"E	166.70	L63	S45°53'37"E	50.52
L32	N68°34'57"W	54.20			

CURVE	LENGTH	RADIUS	DELTA
C1	40.04'	47.30'	48°29'47"
C2	65.43'	77.30'	48°29'47"
C3	70.62'	134.60'	50°08'52"
C4	301.94'	2634.50'	8°08'12"
C5	117.75'	2634.50'	2°22'48"
C6	125.75'	648.00'	11°07'09"
C7	174.30'	334.30'	29°52'22"
C8	158.35'	361.50'	25°05'53"
C9	267.11'	218.20'	70°08'22"
C10	124.61'	211.50'	33°45'27"
C11	344.34'	361.50'	64°34'34"
C12	24.53'	141.00'	9°58'00"
C13	42.74'	39.60'	61°50'44"
C14	175.34'	266.00'	37°46'02"
C15	404.85'	266.00'	87°12'13"
C16	102.20'	68.20'	85°51'49"
C17	44.05'	498.00'	5°04'06"
C18	270.56'	1462.40'	10°36'01"
C19	267.14'	1462.40'	10°27'59"
C20	58.04'	104.60'	30°08'52"
C21	98.72'	523.00'	10°48'52"
C22	239.47'	459.30'	29°52'22"
C23	103.60'	236.50'	25°05'53"
C24	114.09'	93.20'	70°08'22"
C25	198.26'	336.50'	33°45'27"
C26	225.27'	236.50'	64°34'34"
C27	177.67'	164.60'	61°50'44"
C28	66.41'	141.00'	27°48'02"
C29	162.01'	97.70'	95°00'45"
C30	214.60'	141.00'	87°12'13"
C31	289.53'	193.20'	85°51'49"
C32	4.81'	623.00'	0°26'33"

### GRAPHIC SCALE



### LEGEND

- CENTER QUARTER CORNER
- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- SET REBAR AND CAP L5 #18092
- FOUND 2" BRASS GLO MONUMENT
- SECTION LINE

### EXISTING LEGAL:

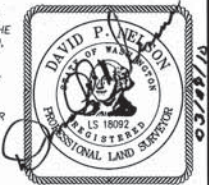
KITITAS COUNTY TAX PARCEL NUMBERS:  
 17-20-14030-0003  
 17-20-14030-0004  
 17-20-14020-0005  
 17-20-14020-0017

### NOTES:

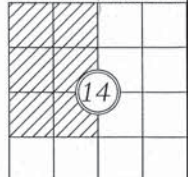
- THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 AND TRIMBLE S6 TOTAL STATIONS. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF SURVEYS, PAGE 42 AND BOOK 19 OF SURVEYS, PAGES 47-50 AND BOOK 29 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 200311170023 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY AS RECORDED IN BOOK 29, PAGE 129.
- THE BOUNDARY CORNERS AND LINES AS DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE PURPOSE OF THIS SURVEY IS TO DELINEATE TAX PARCEL NUMBER 17-20-14020-0005 AND SEGREGATE TAX PARCEL NUMBER 17-20-14030-0004 AND LOTS 1 AND 10 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 29 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 200311170023, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, TO THE CONFIGURATION AS SHOWN HEREON.
- ACCESS AND UTILITY EASEMENTS 'R', 'S', 'T' AND 'U' ARE TO BE CREATED BY SEPARATE DOCUMENTS.

### KRD NOTES:

- ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A HAS 0 IRRIGABLE ACRES, LOT B HAS 1 IRRIGABLE ACRES, LOT C HAS 3 IRRIGABLE ACRES, LOT D HAS 0 IRRIGABLE ACRES, LOT E HAS 0 IRRIGABLE ACRES, LOT F HAS 0 IRRIGABLE ACRES AND LOT G HAS 0 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY, THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS FOR THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.



INDEX LOCATION:  
 SEC. 14 T.17N. R.20E. W.M.



RECORDER'S CERTIFICATE 201003100018

Filed for record this 10 day of March 2010 at 4:30 PM in book 30 of SURVEYS at page 240 at the request of

DAVID P. NELSON  
 Surveyor's Name  
  
 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 ARVIN MARCHEL in... FEB... 2010.

DAVID P. NELSON  
 DATE 03/09/10  
 Certificate No. 18092

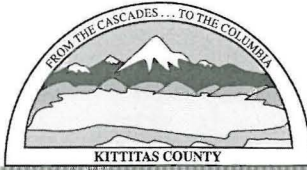
**Encompass**  
 ENGINEERING & SURVEYING

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  
 ARVIN MARCHEL  
 A PORTION OF THE WEST 1/2 OF SECTION 14,  
 TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.,  
 KITITAS COUNTY WASHINGTON

DWN BY <b>T. ROLETTO</b>	DATE <b>03/2010</b>	JOB NO. <b>06292</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=300'</b>	SHEET <b>1 OF 1</b>



## 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 10, 2010

Arvin Marchel  
1410 Pfenning Road  
Ellensburg WA 98926

RE: Marchel Parcel Segregation, SG-09-00021

Dear Mr. Marchel,

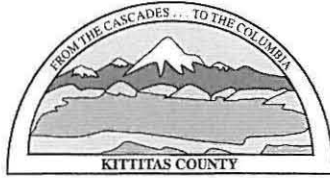
Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval 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. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall Memos for information regarding additional requirements.

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

Sincerely,

Jeff Watson  
Staff Planner



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

---

TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II CW  
DATE: March 16, 2010  
SUBJECT: Marchel SG-09-00021

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. Bridge: The bridge over the KRD canal shall meet all requirements of the International Fire Code, Kittitas County Road Standards 12.07 and the KRD. A KRD permit is required prior to construction. New bridges shall be the same width of the roadway and be rated to 75,000 lbs. Inspection of bridges shall be conducted by a Washington State licensed professional engineer familiar with bridge design, construction and load ratings. The inspection shall be submitted to Public Works prior to the issuance of a building permit.
3. 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.
4. 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.
  5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  7. 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.
  8. 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.
  9. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
  10. 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 FIRE MARSHAL'S OFFICE

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

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

---

January 28, 2010

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

Re: Marchel SEG, SG-09-00021

Dear Mr. Watson:

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

- Access to newly created properties appears to be over a KRD canal. All access to any parcel shall comply with the International Fire Code and appendix D. If any type of bridge is to be constructed it shall be engineered and certified to bear a load of at least 75,000 lbs.
- All future development must comply with the International Fire Code and Kittitas County Code.

. 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: January 11, 2010  
SUBJECT: Marchel SG-09-00021

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 that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following private road requirements:

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.
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  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.

1/7/2010 12:04 PM

## Jeff Watson

---

**From:** Keli Bender [krd.keli@fairpoint.net]  
**Sent:** Thursday, January 07, 2010 9:04 AM  
**To:** Jeff Watson  
**Subject:** Re: BL-09-00021 Marchel  
**Attachments:** image001.jpg

The KRD requirements will need to be met on the above referenced application. If you need additional information, please let me know.

Keli  
Keli R. Bender  
KRD Lands Clerk/RRA  
[krd.keli@fairpoint.net](mailto:krd.keli@fairpoint.net)  
(509) 925-6158

----- Original Message -----

**From:** Jeff Watson  
**To:** 'Keli Bender'  
**Sent:** Wednesday, January 06, 2010 4:38 PM  
**Subject:** BL-09-00021 Marchel

Please review the attached file for KRD comments and requirements.

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.*

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message id: 38eb45916c6dcbdac24bb8719d004a14

1/6/2010 4:39 PM

**Jeff Watson**

---

**From:** Jeff Watson  
**Sent:** Wednesday, January 06, 2010 4:38 PM  
**To:** 'Keli Bender'  
**Subject:** BL-09-00021 Marchel  
**Attachments:** SG-09-00021 Marchel Master File.pdf

Please review the attached file for KRD comments and requirements.

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



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1/6/2010 4:38 PM

**Jeff Watson**

---

**From:** Jeff Watson  
**Sent:** Wednesday, January 06, 2010 4:34 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** SG-09-00021 Marchel

[SG-09-00021 Marchel](#)

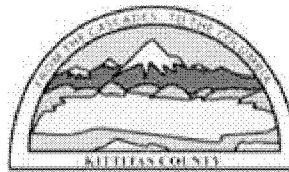
Christina, Holly, and Brenda,

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)  
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**Segregation Preliminary Submittal Requirements For:**

**SG-09-00021 Marchel**

Date Received: December 11, 2009

Review Date: January 6, 2010

Map Number: 17-20-14020-0017, 17-20-14030-0003, 17-20-14030-0004

Parcel Number: 20393, 640633, 920633

Planner: Jeff Watson Zoning: AG-20

**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**

**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**

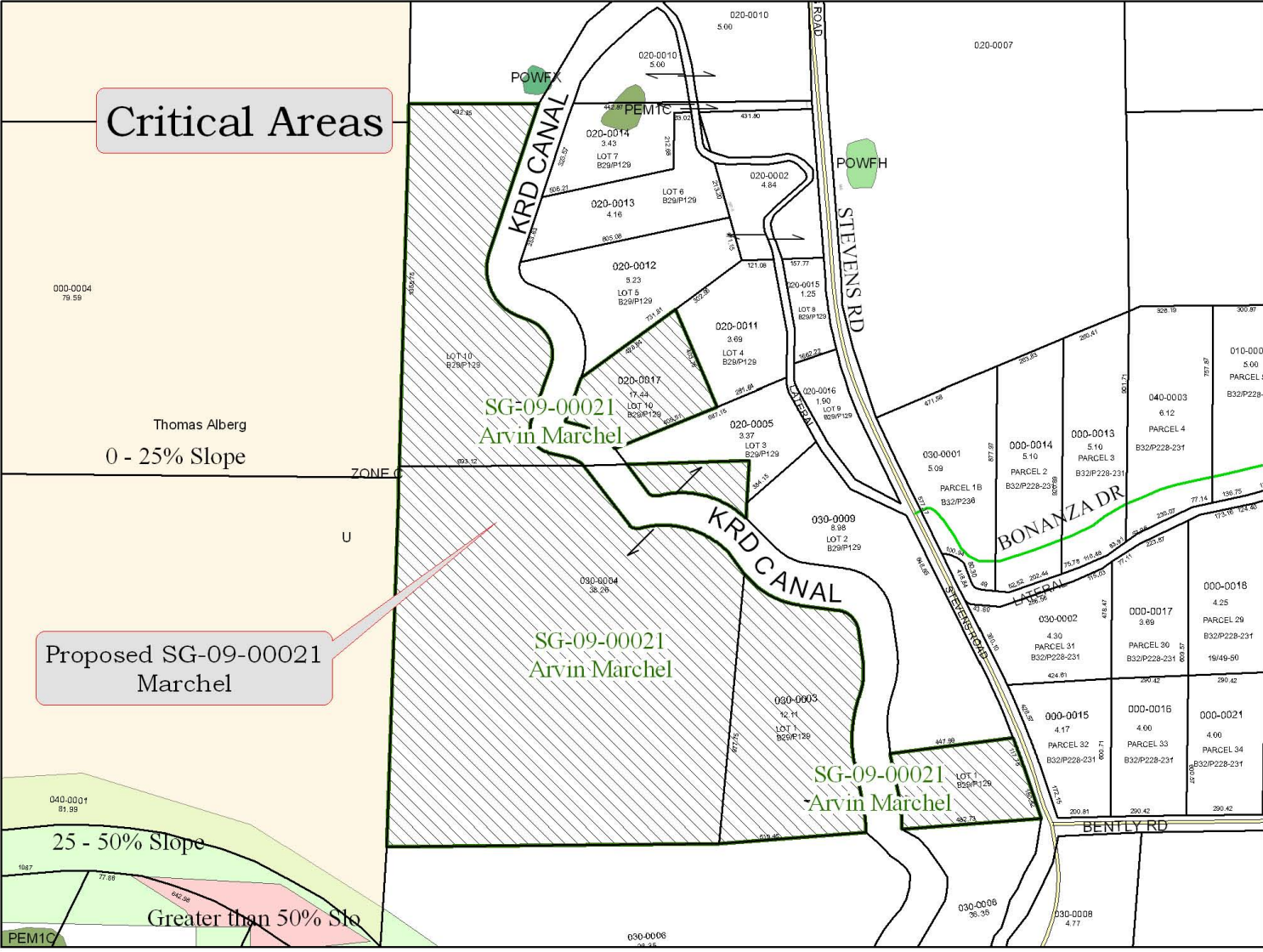
# Critical Areas

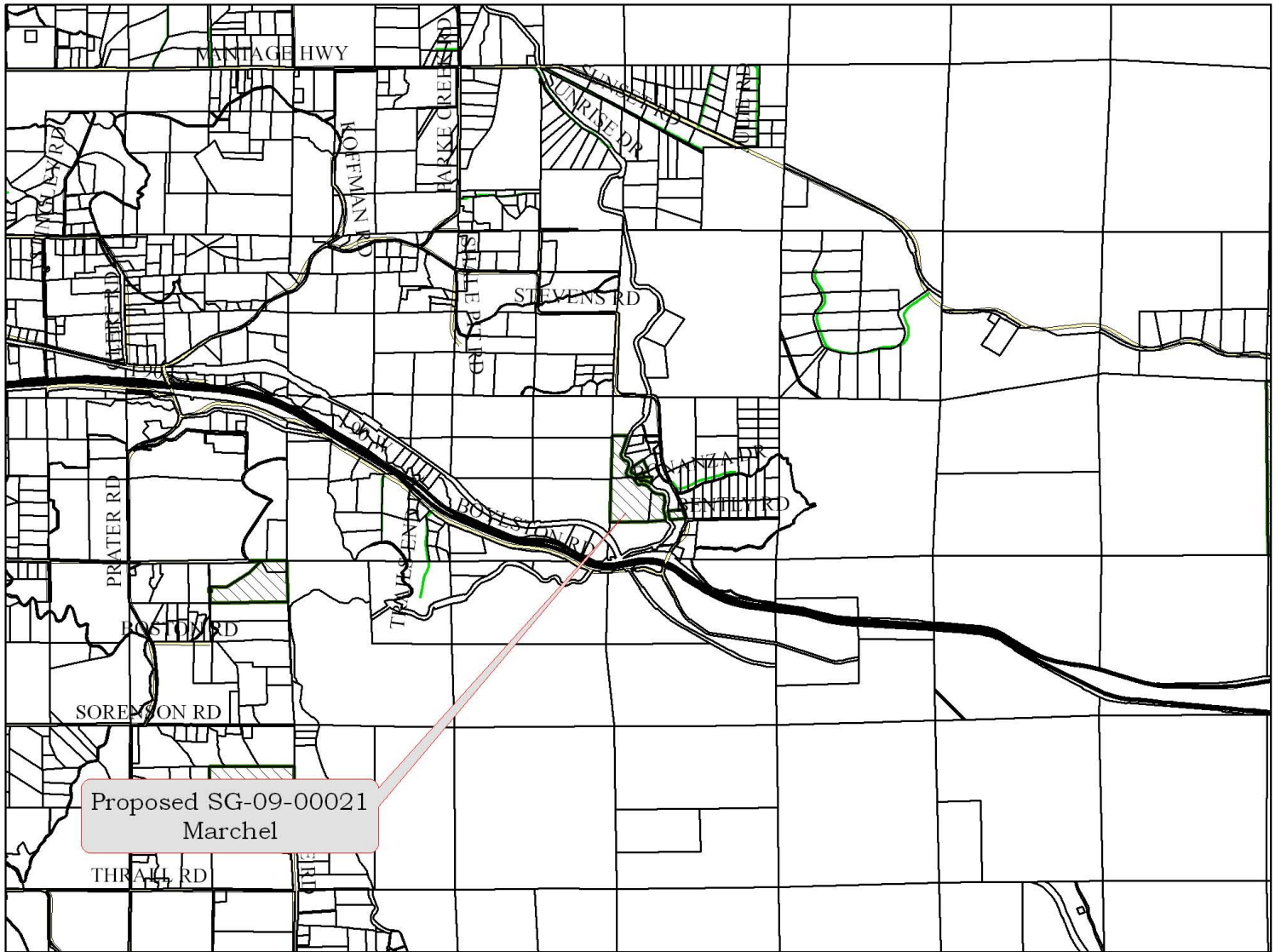
Thomas Alberg  
0 - 25% Slope

Proposed SG-09-00021  
Marchel

25 - 50% Slope

Greater than 50% Slope







Proposed SG-09-00021  
Marchel

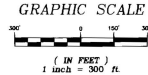


FND U.S. BUREAU OF RECLAMATION BRASS CAP PER SRI LAST VISITED 02/2003

FND ROCK SCRIBED W/ AND "X" AND 1/4" LAST VISITED 10/1992

### A PORTION OF THE EAST HALF OF SECTION 14, T.17N., R.20E., W.M., KITTITAS COUNTY, WASHINGTON.

LEGAL:  
A.F.N. 369461



#### LEGEND

- CENTER QUARTER CORNER
- SECTION CORNER COMMON TO TWO SECTIONS
- SECTION CORNER COMMON TO FOUR SECTIONS
- QUARTER CORNER COMMON TO TWO SECTIONS
- QUARTER CORNER COMMON TO FOUR SECTIONS
- FND REBAR
- SET 1/2" REBAR LS #18092
- FND ENCASED MONUMENT
- SECTION LINE

LINE TABLE			LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S89°32'27"E	442.87'	L27	N46°53'37"W	171.50'	C1	48°29'47"	47.30'	40.04'
L2	N69°19'36"W	38.62'	L28	S79°31'49"W	14.80'	C2	48°29'47"	77.30'	65.43'
L3	S89°32'27"E	241.31'	L29	N38°32'27"W	208.20'	C3	30°58'50"	134.60'	70.82'
L4	S89°32'27"E	192.71'	L30	N78°23'29"W	48.80'	C4	63°01'17"	283.450'	301.94'
L5	S65°30'43"E	30.55'	L31	N18°37'16"E	166.70'	C5	2°22'48"	2834.50'	117.75'
L6	S89°10'12"W	431.80'	L32	N68°34'57"W	54.20'	C6	11°12'09"	648.00'	126.75'
L7	S14°48'48"E	157.72'	L33	N89°10'12"E	153.77'	C7	28°52'22"	354.30'	174.30'
L8	S2°49'23"E	10.69'	L34	N65°12'15"W	91.59'	C8	25°05'53"	361.50'	158.35'
L9	S08°19'36"E	152.54'	L35	N26°16'19"W	362.59'	C9	20°08'22"	218.20'	267.11'
L10	S08°19'36"E	118.84'	L36	S62°55'28"E	188.98'	C10	33°45'22"	211.50'	124.61'
L11	S5°49'23"E	45.21'	L37	S37°41'23"E	173.12'	C11	6°39'38"	361.50'	42.02'
L12	N89°10'12"E	121.08'	L38	S30°16'23"E	241.25'	C12	47°54'56"	361.50'	302.32'
L13	S28°22'23"E	23.29'	L39	S00°03'11"E	135.29'	C13	61°56'44"	39.60'	42.74'
L14	S11°42'23"E	261.86'	L40	S11°42'23"E	269.57'	C14	87°21'31"	266.00'	404.85'
L15	S00°03'11"E	167.05'	L41	S22°22'23"E	11.60'	C15	37°46'00"	266.00'	176.34'
L16	S30°16'23"E	201.72'	L42	N45°53'37"E	50.52'	C16	80°51'49"	68.00'	102.20'
L17	S30°16'23"E	42.18'	L43	S79°39'04"E	146.20'	C17	534.06'	488.00'	44.95'
L18	S32°41'23"E	181.76'	L44	S09°30'42"E	131.60'	C18	10°36'00"	1462.40'	270.56'
L19	S65°30'42"E	238.07'	L45	S10°56'11"W	19.90'	C19	102°55'17"	1462.40'	267.14'
L20	N17°47'15"W	180.52'	L46	S14°37'11"E	170.80'	C20	30°08'50"	104.60'	55.04'
L21	N63°10'02"W	4.36'	L47	S68°34'57"E	54.20'	C21	33°45'22"	336.50'	198.26'
L22	N14°47'11"W	159.65'	L48	S18°27'16"W	195.50'	C22	70°08'22"	93.20'	114.09'
L23	N14°47'11"W	11.15'	L49	S76°23'29"E	78.60'	C23	25°05'53"	236.50'	103.60'
L24	N15°35'11"E	19.90'	L50	N00°03'11"E	212.68'	C24	28°52'22"	459.30'	239.47'
L25	N69°30'42"W	151.60'	L51	N71°42'46"E	162.22'	C25	10°48'52"	533.00'	98.72'
L26	N79°39'04"W	146.20'	L52	N69°10'12"E	63.02'	C26	0°26'33"	623.00'	4.81'
L53	N00°03'11"W	38.87'				C27	85°31'49"	193.20'	289.53'
						C28	87°21'31"	141.00'	214.60'
						C29	S55°45'	87.70'	162.01'
						C30	S27°48'00"	141.00'	68.41'

#### NOTES:

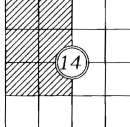
- THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 PAGE 42 AND BOOK 19 PAGES 47-50, AND THE SURVEY'S REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD IN BOOK 19 PAGE 47.
- THE BOUNDARY CORNERS AND LINES AS DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET THE PROPERTY CORNERS.

#### KRD NOTES:

- ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 0 IRRIGABLE ACRES, LOT 2 HAS 3 IRRIGABLE ACRES, LOT 3 HAS 3 IRRIGABLE ACRES, LOT 4 HAS 3 IRRIGABLE ACRES, LOT 5 HAS 3 IRRIGABLE ACRES, LOT 6 HAS 3 IRRIGABLE ACRES, LOT 7 HAS 2 IRRIGABLE ACRES, LOT 8 HAS 0 IRRIGABLE ACRES, LOT 9 HAS 0 IRRIGABLE ACRES, AND LOT 10 HAS 1 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.



INDEX LOCATION: SEC. 14, T.17N., R.20E., W.M.

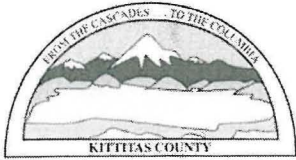


RECORDER'S CERTIFICATE 1003/11/00 2.3  
 Filed for record this 17 day of Nov, 2002, at 2:46 PM in book 23... of Kittitas County at page 122... at the request of DAVID P. NELSON, Surveyor's Name.  
 DAVID B. BOWEN, County Auditor

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 ARVIN, MARCHEL in... DEC., 2002.  
 DAVID P. NELSON, Surveyor  
 Certificate No. 18092

**EASTSIDE CONSULTANTS, INC.**  
 ENGINEERS-SURVEYORS  
 536 EAST FIRST  
 CLE ELUM, WASHINGTON 98922  
 PHONE: (509)74-7435  
 FAX: (509)74-7439

RECORD OF SURVEY			
PREPARED FOR			
ARVIN MARCHEL			
EAST 1/2 SEC. 14, T. 17N., R. 20E., W.M.			
KITTITAS COUNTY	DWN BY	DATE	JOB NO.
	T. ROLETTO	11/2003	01632
CHKD BY	SCALE	SHEET	
D. NELSON	1"=300'	1 OF 1	



# 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-09-00021

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

Assessor's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, 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 5<sup>th</sup>, 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"/> <b>\$760 Administrative Segregation</b> (\$630 CDS/\$130 FM) | <input type="checkbox"/> <b>\$265 Major Boundary Line Adjustment</b> (\$200 CDS/\$65 FM) |
| <input checked="" type="checkbox"/> SEGREGATED INTO <u>6</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"/> <b>\$166 MINOR BOUNDARY LINE ADJUSTMENT</b> (\$101 CDS/\$65 FM) |
| ___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL   | ___ B LA BETWEEN PROPERTY OWNERS   |
| <input type="checkbox"/> <b>\$50 Combination</b>   | ___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP   |
| ___ COMBINED AT OWNERS REQUEST   | <input type="checkbox"/> <b>\$50 Mortgage Purposes Only Segregation</b>                  |



**PAID**  
DEC 11 2009

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X \_\_\_\_\_

DATE:

12-11-09

RECEIPT #

6657



NOTES: \_\_\_\_\_

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:

ARVIN MARCHEL
Applicant's Name
ELLENSBURG
City
509-925-3066
Phone number

1410 N PFENNING ROAD
Address
WA 98926
State, Zip Code
Email Address

2. Street address of property:

Address: STEUENS ROAD
City/State/ZIP: ELLENSBURG WA 98926

3. Zoning Classification:

AG-20

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

New Acreage
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

(20393) 17-20-14020-0017 (17.44 Ac)

3.67 Ac.

13.77 Ac.

(640633) 17-20-14030-0003 (12.11 Ac)

3.00 Ac.

9.11 Ac.

(920633) 17-20-14030-0004 (38.76) RECORD
39.39 ACTUAL

38.12 Ac.

1.27 Ac.

Applicant is: [X] Owner [ ] Purchaser [ ] Lessee [ ] Other

Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2009 Paid

By: [Signature]
Kittitas County Treasurer's Office

Date: 12/28/09

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 BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: AG 20

Review Date: 1/6/10

By: Jeff Watson

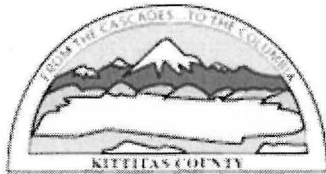
\*\*Survey Approved: \_\_\_\_\_

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

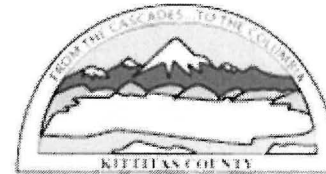
Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.

Edited 6/5/09 dv

This page must be completed for segregations and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.



# 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:** 20393  
**Map Number:** 17-20-14020-0017  
**Situs:** \STEVENS RD ELLENSBURG  
**Legal:** ACRES 17.44; CD 11031-7; PTN NW1/4, SEC 14, TWP 17, RGE 20 (LOT 10, B29/P129)

### Ownership Information

**Current Owner:** MARCHEL, ARVIN A.  
**Address:** 1410 N PFENNING RD  
**City, State:** ELLENSBURG WA  
**Zipcode:** 98926-

### Assessment Data

**Tax District:** 26  
**Open Space:** YES  
**Open Space Date:** 1/1/1982  
**Senior Exemption:**  
**Deeded Acres:** 17.44  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 34,330  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 34,330

### Taxable Value

**Land:** 1,590  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 1,590

### Sales History

NO SALES HISTORY RECORDS FOUND!

### Building Permits

NO ACTIVE PERMITS!

### 5 Year Valuation Information

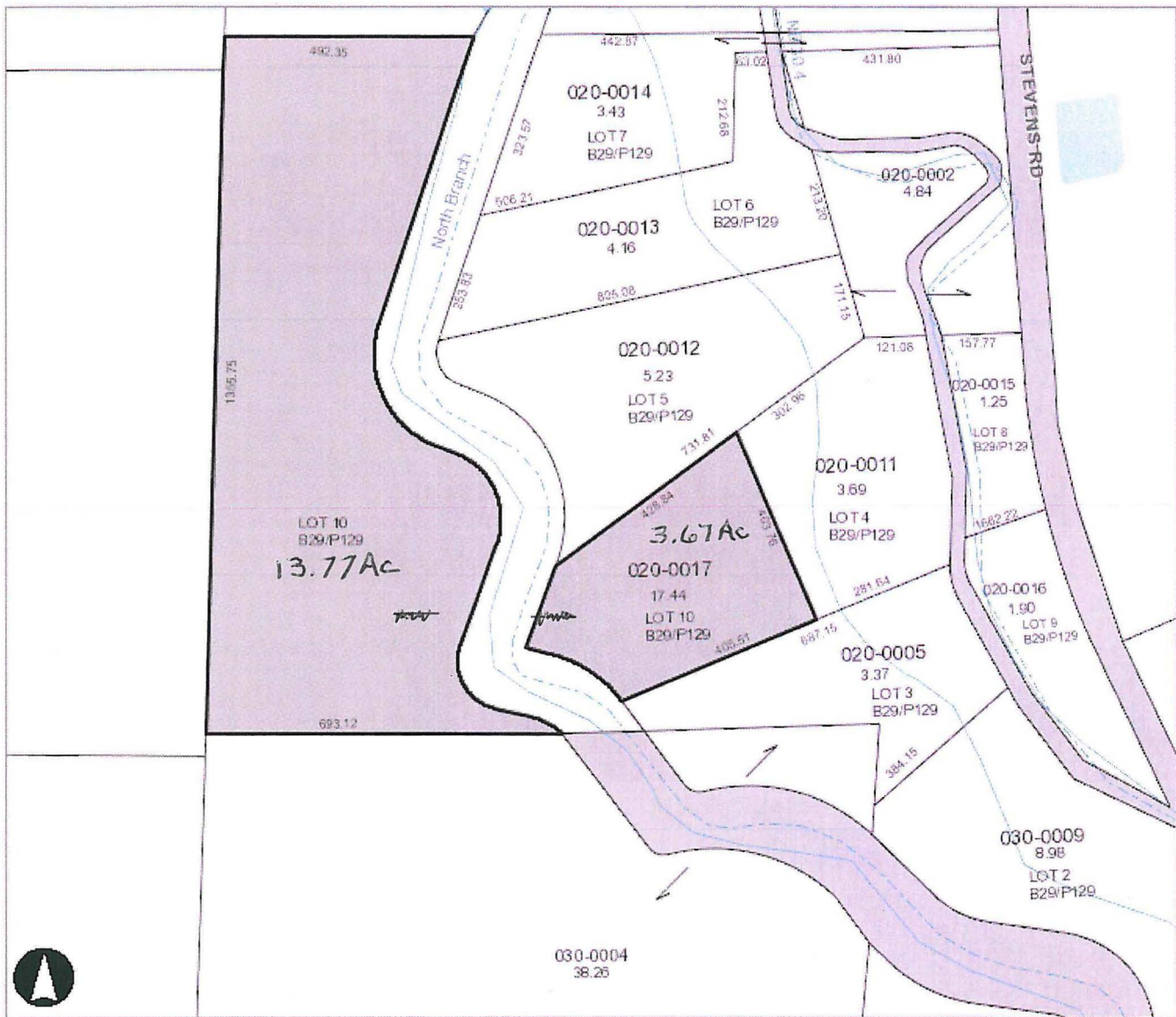
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	MARCHEL, ARVIN A.	1,590	0	0	1,590	0	1,590	<a href="#">View Taxes</a>
2008	MARCHEL, ARVIN A.	1,590	0	0	1,590	0	1,590	<a href="#">View Taxes</a>
2007	MARCHEL, ARVIN A.	1,590	0	0	1,590	0	1,590	<a href="#">View Taxes</a>
2006	MARCHEL, ARVIN A.	1,350	0	0	1,350		1,350	<a href="#">View Taxes</a>
2005		9,430	0		9,430		9,430	<a href="#">View Taxes</a>
2004		9,440	0		9,440		9,440	<a href="#">View Taxes</a>

### Photos/Sketches

File date: 12/9/2009 5:10:28 PM



# MARCHEL PROPERTY

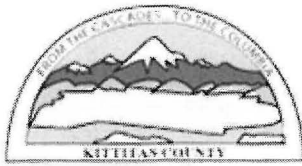


Map Center: Township:17 Range:20 Section:14

**Kittitas County Disclaimer**

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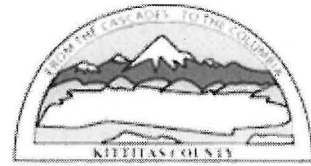




Marsha Weyand  
Assessor

# 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:** 640633  
**Map Number:** 17-20-14030-0003  
**Situs:** \STEVENS RD ELLENSBURG  
**Legal:** ACRES 12.11, CD. #11034; SEC. 14; TWP. 17; RGE. 20 PTN SW1/4 (LOT 1, B29/P129) LESS 4.4 DITCH R/W; 1.39 CO. RD.

### Ownership Information

**Current Owner:** MARCHEL, ARVIN A.  
**Address:** 1410 N PFENNING RD  
**City, State:** ELLENSBURG WA  
**Zipcode:** 98926-

### Assessment Data

**Tax District:** 26  
**Open Space:** YES  
**Open Space Date:** 1/1/1982  
**Senior Exemption:**  
**Deeded Acres:** 12.11  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 43,100  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 43,100

### Taxable Value

**Land:** 890  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 890

### Sales History

NO SALES HISTORY RECORDS FOUND!

### Building Permits

Permit No.	Date	Description	Amount
2001-03014	5/12/2001	RESOB GARAGE 1100 SQFT	

### 5 Year Valuation Information

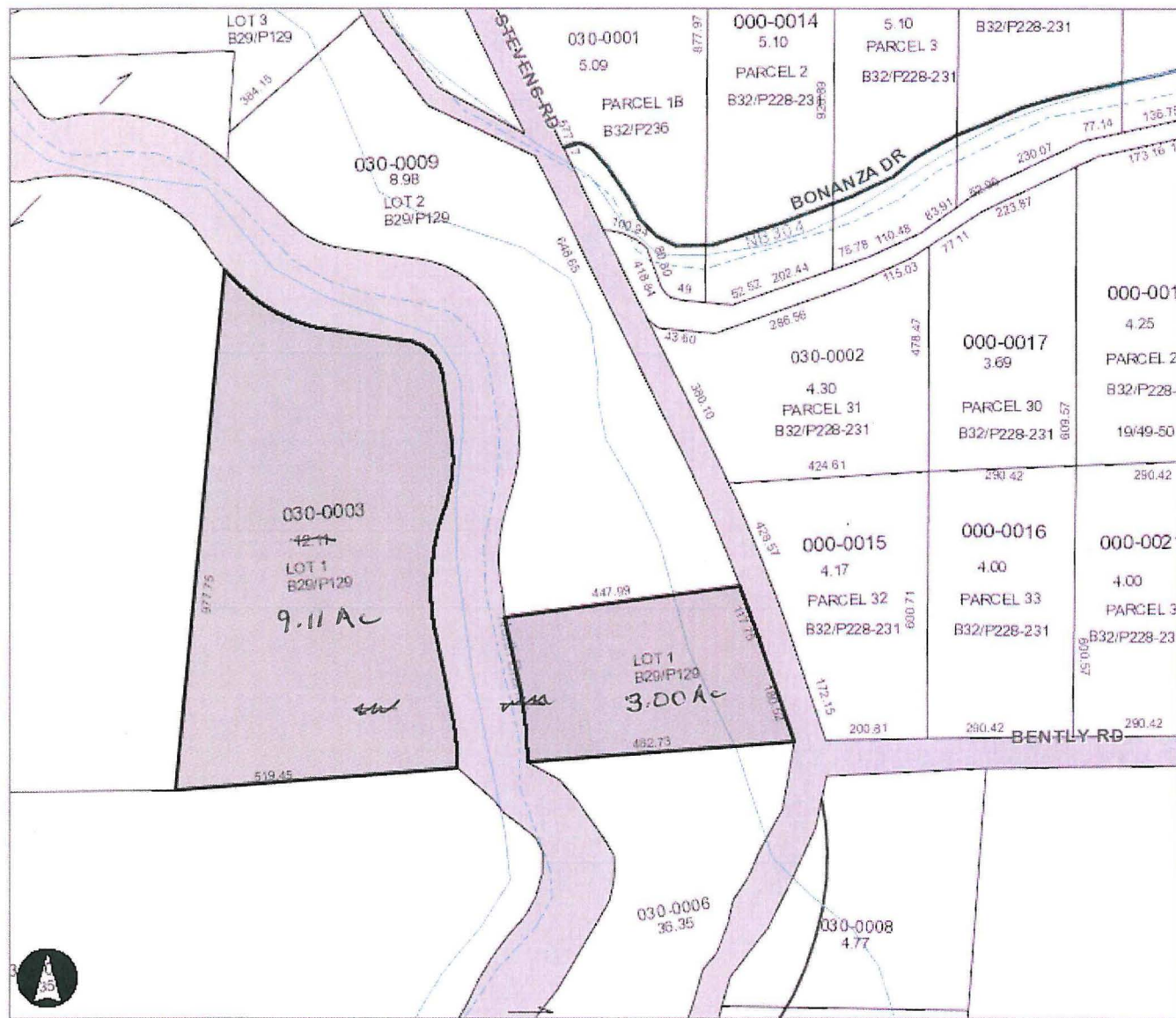
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	MARCHEL, ARVIN A.	890	0	0	890	0	890	<a href="#">View Taxes</a>
2008	MARCHEL, ARVIN A.	890	0	0	890	0	890	<a href="#">View Taxes</a>
2007	MARCHEL, ARVIN A.	890	0	0	890	0	890	<a href="#">View Taxes</a>
2006	MARCHEL, ARVIN A.	750	0	0	750		750	<a href="#">View Taxes</a>
2005		3,300	0		3,300		3,300	<a href="#">View Taxes</a>
2004		6,700	0		6,700		6,700	<a href="#">View Taxes</a>

### Photos/Sketches

File date: 12/9/2009 5:10:28 PM




# MARCHEL PROPERTY



Map Center: Township:17 Range:20 Section:14

**Kittitas County Disclaimer**  
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

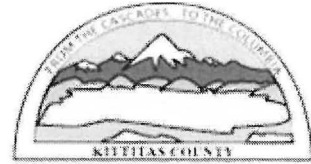




Marsha Weyand  
Assessor

# Kittitas County Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7601  
Fax: (509)962-7666



## Property Summary (Appraisal Details)

### Parcel Information

**Parcel Number:** 920633  
**Map Number:** 17-20-14030-0004  
**Situs:** UNKNOWN  
**Legal:** ACRES 38.26, SEC. 14; TWP. 17; RGE. 20 NW 1/4 SW 1/4 LESS 1.7 DITCH R/W

### Ownership Information

**Current Owner:** MARCHEL, ARVIN A.  
**Address:** 1410 N PFENNING RD  
**City, State:** ELLENSBURG WA  
**Zipcode:** 98926-

### Assessment Data

**Tax District:** 26  
**Open Space:** YES  
**Open Space Date:** 1/1/2008  
**Senior Exemption:**  
**Deeded Acres:** 38.26  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 73,780  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 73,780

### Taxable Value

**Land:** 380  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 380

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
11-22-2005	2005-3279	1	USA (BLM)	MARCHEL, ARVIN A.	15,200

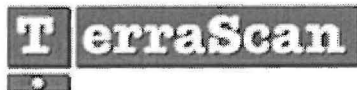
### Building Permits

NO ACTIVE PERMITS!

### 5 Year Valuation Information

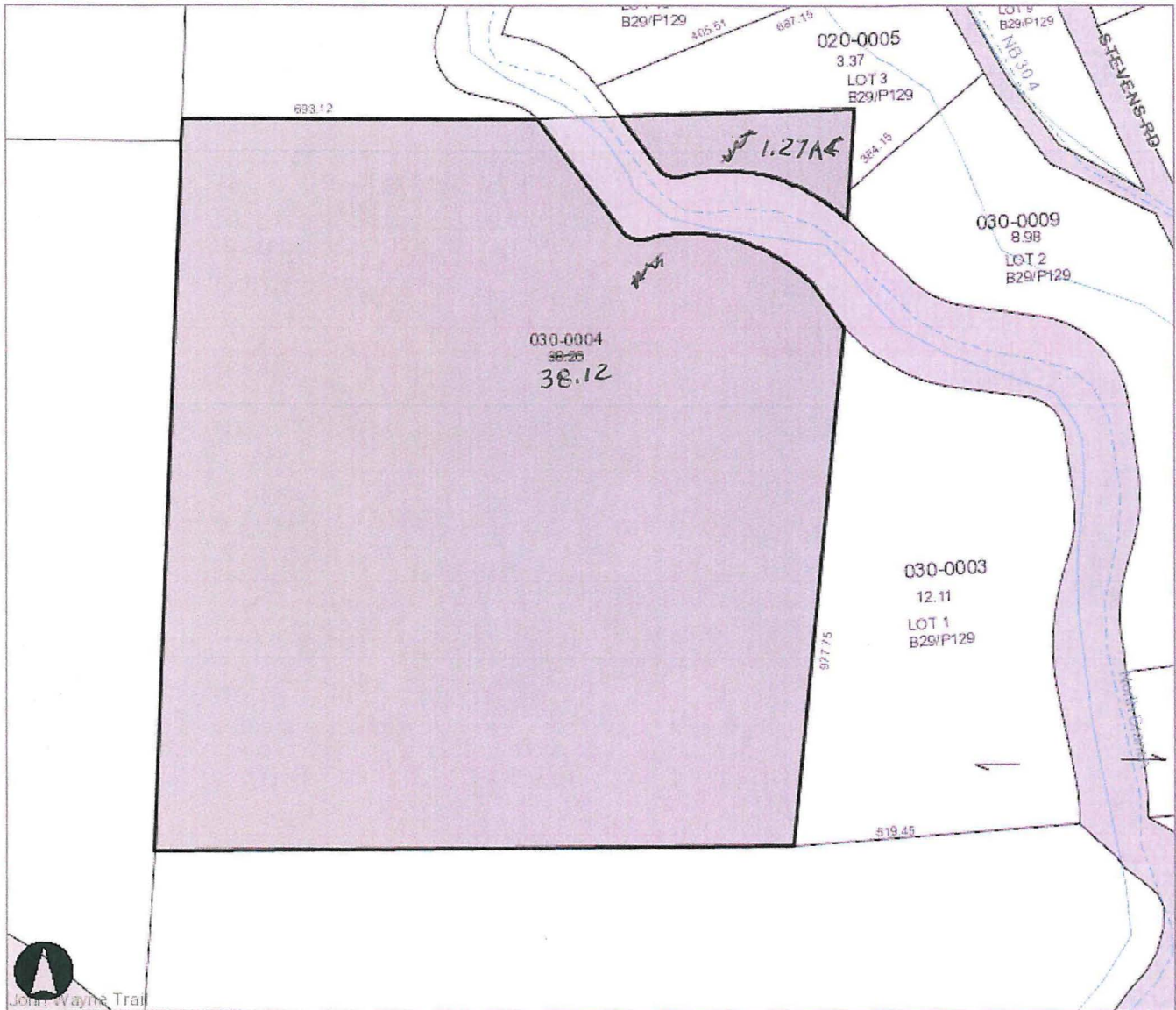
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	MARCHEL, ARVIN A.	380	0	0	380	0	380	<a href="#">View Taxes</a>
2008	MARCHEL, ARVIN A.	73,780	0	0	73,780	0	73,780	<a href="#">View Taxes</a>
2007	MARCHEL, ARVIN A.	73,780	0	0	73,780	0	73,780	<a href="#">View Taxes</a>
2006	USA (BLM)	22,960	0	0	22,960		22,960	<a href="#">View Taxes</a>
2005	USA (BLM)	22,960	0		22,960		22,960	<a href="#">View Taxes</a>
2004		0	0		0		0	<a href="#">View Taxes</a>

File date: 12/9/2009 5:10:28 PM





# MARCHEL PROPERTY



Map Center: Township:17 Range:20 Section:14

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