

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"

ADMINISTRATIVE PARCEL SEGREGATION

(Segregation of lots 20 acres or larger, as defined by KCC 16.08.015)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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 ATTACHMENTS

Note: a separate application must be filed for each segregation request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- A narrative project description with at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required)
- For **preliminary approval**, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
 2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
 3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel
 4. A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For **final approval** (not required for initial application): submit a recorded survey with legal description.

APPLICATION FEES:

630.00 Kittitas County Community Development Services (KCCDS)

115.00 Kittitas County Department of Public Works

130.00 Kittitas County Fire Marshal

\$875.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

07-12-11

RECEIPT #

11566

PAID

JUL 12 2011
KITTITAS CO.
CDS

DATE STAMP IN BOX

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.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: MYSTIC LAND CO LLC

Mailing Address: 2000 LIBERTY ROAD

City/State/ZIP: CLE ELUM WA 98922

Day Time Phone: (509) 201-0309 BILL HINKLE

Email Address: BillHinkle@Mac.com

2. Name, mailing address and day phone of authorized agent, if different from landowner 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. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

4. Street address of property:

Address: UPPER PEOH POINT ROAD

City/State/ZIP: CLE ELUM WA 98922

5. Legal description of property (attach additional sheets as necessary):

NW 1/4 OF THE SW 1/4 & THE SOUTH 1/2 OF THE SW 1/4, SEC. 10, TWN. 19N., RGE. 16E.

6. Property size: 120.00 ACRES (ASSESSOR'S RECORDS) 119.37 ACRES (SURVEY) (acres)

7. Land Use Information: Zoning: FOREST & RANGE Comp Plan Land Use Designation: RURAL

8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage
(1 parcel number per application)
19-16-10000-0001 (393633) 120.00 AC.

New Acreage (1 parcel per line)
(Survey Vol. ____, Pg ____)
29.84 ACRES

29.84 ACRES

~~29.85 ACRES~~

29.84 ACRES

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application/submittal):

X _____ (date) _____

X William K. Hinkle (date) 6-28-20
member

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This Administrative Segregation meets the requirements of Kittitas County Code (Ch. 16.08.015).

Deed Recording Vol. _____ Page _____ Date _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

RECORD OF SURVEY
A PORTION OF THE SW 1/4 OF SECTION 10,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON




NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY OF KITITITAS COUNTY TAX PARCEL NUMBER 19-16-10000-0001 (393633) AND SEGREGATE THE PARCEL TO THE CONFIGURATION SHOWN HEREON IN CONFORMANCE WITH KITITITAS COUNTY CODE CHAPTER 16.06.015.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS GPS AND A TRIMBLE S6 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.
3. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (01). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999837347, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
5. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE SURVEY RECORDED IN BOOK 8 OF SURVEYS AT PAGE 67, UNDER AUDITOR'S FILE No. 436512, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.

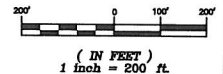
EXISTING LEGAL DESCRIPTION:

NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON.

LEGEND

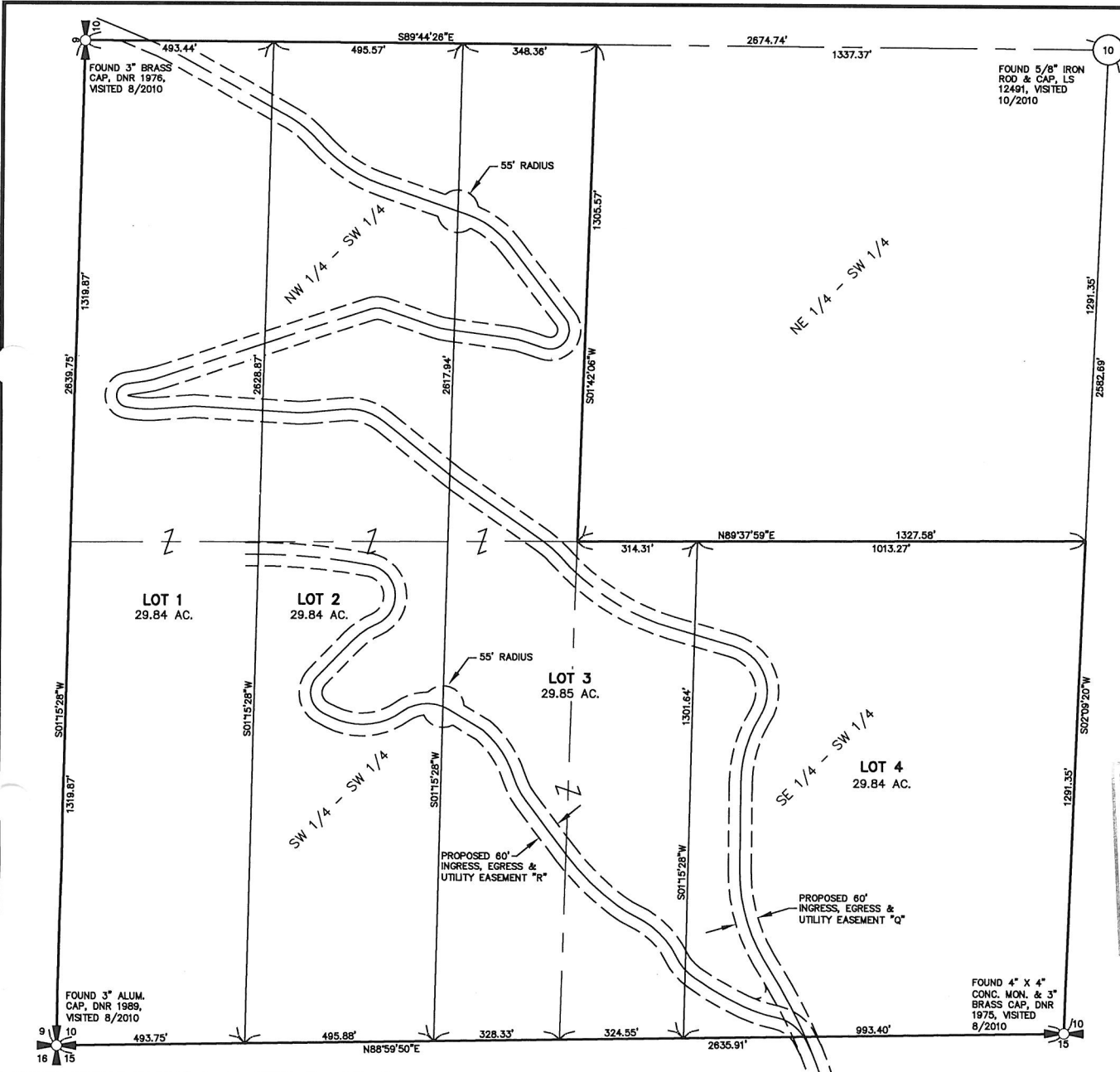
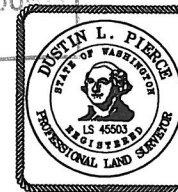
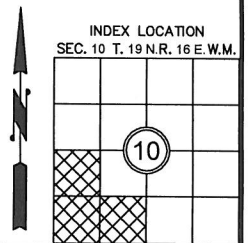
-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  CENTER OF SECTION

GRAPHIC SCALE



INDEX LOCATION

SEC. 10 T. 19 N. R. 16 E. W.M.



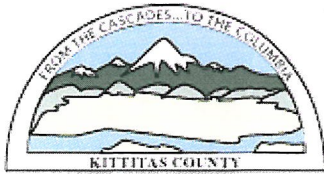
RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT Deputy County Auditor
 County Auditor

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 BILL HINKLE
 IN JUNE 2011
DUSTIN L. PIERCE 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		
BILL HINKLE		
THE NW 1/4 OF THE SW 1/4 AND THE SOUTH 1/2 OF THE SW 1/4, OF SEC. 10, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.		
KITITITAS COUNTY	WASHINGTON	
DWN BY	DATE	JOB NO.
D. PIERCE	06/2011	09131
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 1



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: 393633
Map Number: 19-16-10000-0001
Situs: \UPPER PEOH PT RD CLE ELUM
Legal: ACRES 120.00, CD. #221; SEC. 10; TWP. 19; RGE. 16
GAME DEPT.-STATE OF WA.; NW 1/4 SW 1/4 S 1/2
SW 1/4

Ownership Information

Current Owner: MYSTIC LAND CO LLC
Address: 2000 LIBERTY RD
City, State: CLE ELUM WA
Zipcode: 98922-

Assessment Data

Tax District: 31
Land Use/DOR Code: 81
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 120
Last Revaluation for Tax Year: 2010

Market Value

Land: 240,000
Imp: 0
Perm Crop: 0
Total: 240,000

Taxable Value

Land: 240,000
Imp: 0
Perm Crop: 0
Total: 240,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-21-2008	UNREC-321	1	PB PROPERTIES LLC	MYSTIC LAND CO LLC	
06-08-2007	2007-1076	1	STATE OF WASH WILDLIFE	PB PROPERTIES LLC	100,800

Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2011	PB PROPERTIES LLC	240,000	0	0	240,000	0	240,000	View Taxes
2010	PB PROPERTIES LLC	240,000	0	0	240,000	0	240,000	View Taxes
2009	PB PROPERTIES LLC	216,350	0	0	216,350	0	216,350	View Taxes
2008	PB PROPERTIES LLC	216,350	0	0	216,350	0	216,350	View Taxes
2007	STATE OF WASH WILDLIFE	216,350	0	0	216,350	0	216,350	View Taxes
2006	STATE OF WASH WILDLIFE	60,000	0	0	60,000	0	0	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~

Letter of Transmittal



Together with
Baima & Holmberg

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

To: **KITTITAS COUNTY CDS** **Date:** 7-11-2011 **Job No. 09131**
ELLENSBURG WA 98926 **Attn:**
Re: SEGREGATION SURVEY

WE ARE SENDING YOU Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
3			COPIES OF PRELIMINARY SEGREGATION SURVEY
1			ADMINISTRATIVE PARCEL SEGREGATION APPLICATION
1			ASSESSOR'S PROPERTY SUMMARY
3*			PROJECT OVERVIEW (* FOR OTHER DEPARTMENTS IF NEEDED)
1			PUBLIC DISCLOSURE REQUEST FORM
			COUNTY FEE FOR PRELIMINARY SUBMITTAL
1			8 1/2 X 11 COPY OF SURVEY MAP

THESE ARE TRANSMITTED as checked below:

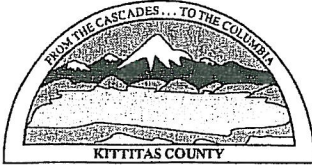
- For approval
- Approved as submitted
- Resubmit ____ copies for approval
- For signature
- For your use
- Approved as noted
- Submit ____ copies for distribution
- As requested
- Returned for corrections
- Return ____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____
- PRINTS RETURNED AFTER LOAN TO US

REMARKS:

A RECORDED SURVEY WILL BE COMPLETED AFTER PRELIMINARY APPROVAL.

Signature: *Greg W. Jensen* Title: ENGR. & SURV. TECH.

Copy to: File



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

PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying			
	First	Last	MI	
Address	108 East 2nd Street	Cle Elum	WA	98922
	Street or P.O. Box	City	State	Zip Code
Phone Number	(509) 674-7433			

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant.
PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.



Job # 09131 **Mystic Land Segregation**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



Together with
Baima & Holmberg



**MYSTIC LAND CO LLC
SEGREGATION SURVEY
PROJECT OVERVIEW**

OVERVIEW:

The purpose of this application is to segregate Kittitas County Parcel Number 393633 (19-16-10000-0001) consisting of 119.37 acres (120.00 acres per Assessor's Records) into four parcels consisting of three 29.84 acre parcels and one 29.85 acre parcel. The subject property is located within the Forest and Range Zone of Kittitas County.

UTILITIES:

The parcels are proposed individual septic tank and drain field and individual/shared wells.

TRANSPORTATION:

Access to site is via Upper Peoh Point Road and private easements.

COMMENTS:

Attached are copies of the preliminary Segregation Survey for your review and comment.

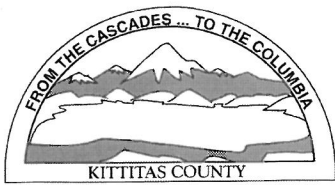
PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS SEGREGATION APPLICATION.

Western Washington Division

165 NE Juniper St., Ste 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



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

RECEIPT NO.: 00011566

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024244

Date: 7/12/2011

Applicant: MYSTIC LAND CO. LLC

Type: check # 7072

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-11-00005	ADMINISTRATIVE SEGREGATION	630.00
SG-11-00005	FM ADMINISTRATIVE SEGREGATION	130.00
SG-11-00005	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00