

## Jeff Watson

---

**From:** Dave Nelson <dnelson@encompasses.net>  
**Sent:** Tuesday, December 18, 2012 3:40 PM  
**To:** Jeff Watson  
**Subject:** FW: SEG/BLA

Hello Jeff,

I have been contracted to provide Professional Services for the following projects and am asking for a 90 day extension for the following projects MELLERGAARD SG-12-00001 AND BLA12-00019, BRAIN SG-10-00018, MYSTIC LAND SG-11-00005. We are in the process of completing the projects and depending on the weather we may get them completed.

Regards,

**David P. Nelson, P.L.S.**  
[DPNelson@EncompassES.net](mailto:DPNelson@EncompassES.net)

## Encompass Engineering & Surveying

Together With

## Baima & Holmberg

**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 2<sup>nd</sup> Street | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419

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**From:** Dave Nelson [mailto:[dnelson@encompasses.net](mailto:dnelson@encompasses.net)]  
**Sent:** Tuesday, December 18, 2012 2:11 PM  
**To:** 'Jeff Watson'  
**Cc:** 'Brent Møllergaard'  
**Subject:** SEG/BLA

Good morning Jeff,

Just checking in on Brian Møllergaard's Segregation (Sg-12-00001) and the Boundary Line Adjustment (12-00019). Remember the BLA was required because the assessor's acreage was deficient for 4-20 acre parcels.

Give me a call when you get a chance to discuss.

**David P. Nelson, P.L.S.**  
[DPNelson@EncompassES.net](mailto:DPNelson@EncompassES.net)

## Encompass Engineering & Surveying

Together With

## Baima & Holmberg

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## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Wednesday, October 05, 2011 8:48 AM  
**To:** KCCDS@encompasses.net  
**Subject:** SG-11-00005 Mystic Land  
**Attachments:** SG-11-00005 Mystic Land Master File.pdf

SG-11-00005 Mystic Land

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment/Segregation Application. See attached file. The signed original conditional approval letter has been sent to the applicant via US Mail, please feel free to contact me if you have additional concerns or questions.

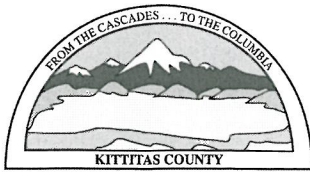
Jeff Watson  
Planner II

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"

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## KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

September 5, 2011

Bill Hinkle  
Mystic Land Co LLC  
2000 Liberty Road  
Cle Elum WA 98922

RE: Mystic Land Administrative Segregation, SG-11-00005

Map Number 19-16-10000-0001

Parcel Number 393633

Dear Mr. Hinkle,

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 recorded 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 and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

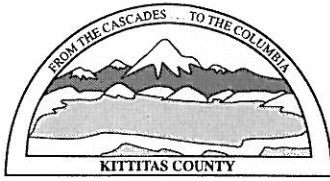
If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson  
Staff Planner

CC via E-Mail to: KCCDS@encompasses.net

SG-11-00005 Mystic Land Master File @ \\Arda\teams\CDS\Projects\Segregations\SG 2011\SG-11-00005 Mystic Land



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson  
FROM: Christina Wollman, Planner II *CW*  
DATE: September 27, 2011  
SUBJECT: Mystic Land SG-11-00005

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. Information on the proposed access with recorded easement(s) shall be provided.

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.

Page 1 of 2

- 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 2009 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.



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

September 20, 2011

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

Re: Mystic Lands (SG-11-00005)

Dear Mr. Watson:

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

- Ensure that the segregation does not infringe upon existing structures, to include propane tanks, etc.
- Creation of any additional roads or access must comply with the International Fire Code.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen  
Fire Marshal

## Jeff Watson

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**From:** Holly Duncan  
**Sent:** Wednesday, September 07, 2011 9:42 AM  
**To:** Jeff Watson  
**Subject:** RE: SG-11-00005 Mystic Land

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This doesn't look like a problem for EH.

---

**From:** Jeff Watson  
**Sent:** Friday, August 26, 2011 3:20 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** SG-11-00005 Mystic Land

[SG-11-00005 Mystic Land](#)

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,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Pearl  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14



## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Friday, August 26, 2011 3:20 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** SG-11-00005 Mystic Land

[SG-11-00005 Mystic Land](#)

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,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Pearl  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

**Segregation Preliminary Submittal Requirements For:**

**SG-11-00005 Mystic Land**

Date Received: July 12, 2011

Review Date: August 26, 2011

Map Number: 19-16-10000-0001 Parcel Number: 393633

Planner: Jeff Watson Zoning: Forest and Range

Parcel History Parcel Created by Previous Segregation  No  Yes

Subdivision conforms to the county comprehensive plan and all zoning regulations

Second Page of Application turned in (Contact Page)

8.5 X 11 Site Plan

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:

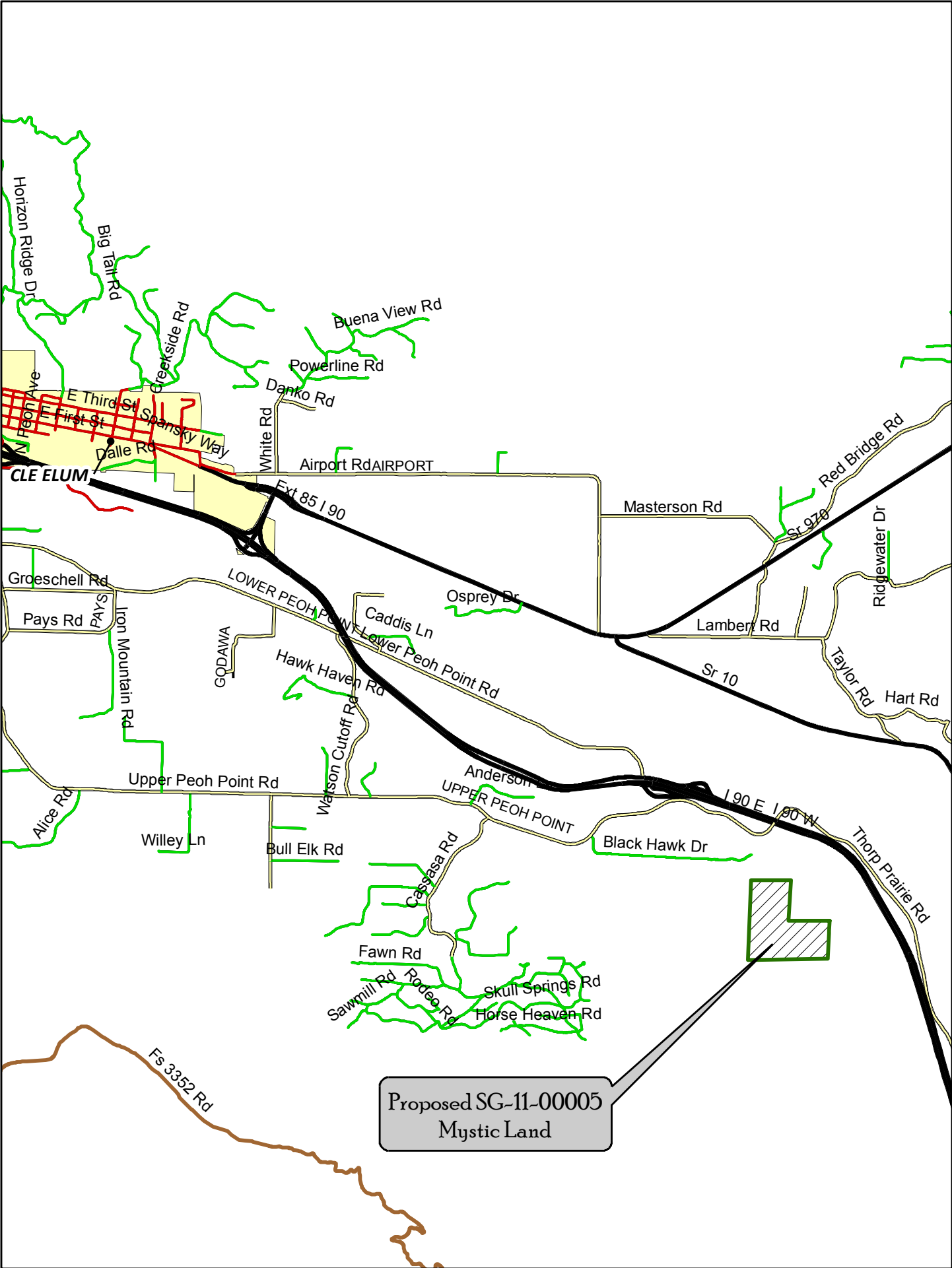
Yes  No Adjacent to Forest Service Road Road:

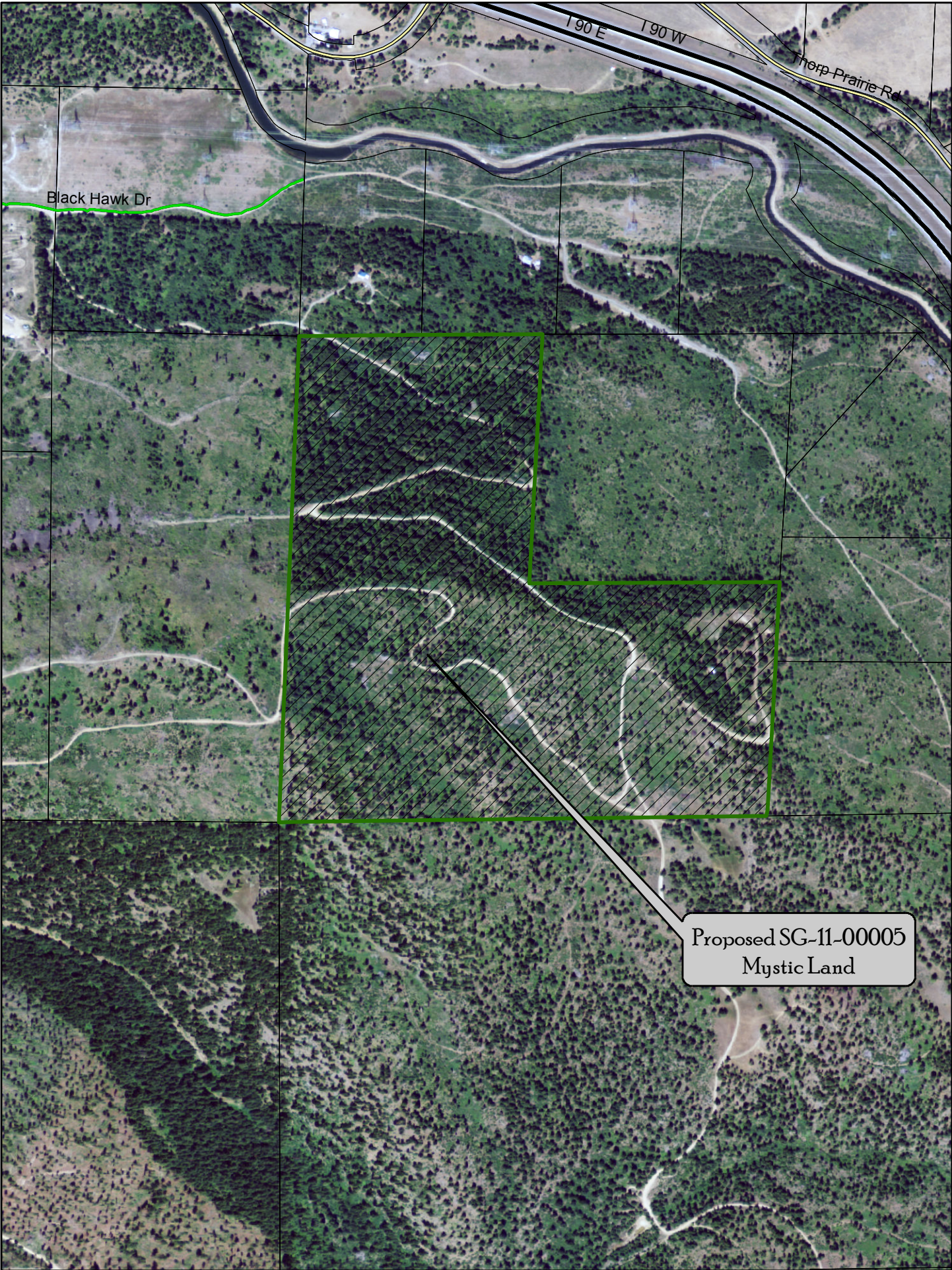
Yes  No Adjacent to BPA Lines or Easement

Yes  No Within 1000' of Mineral Land of LTS

Yes  No Landslide on Parcel

Yes  No Gas Pipeline on Parcel





Proposed SG-11-00005  
Mystic Land

BPA Lines & ROW

RP PRAIRIE

25 - 50% Slope

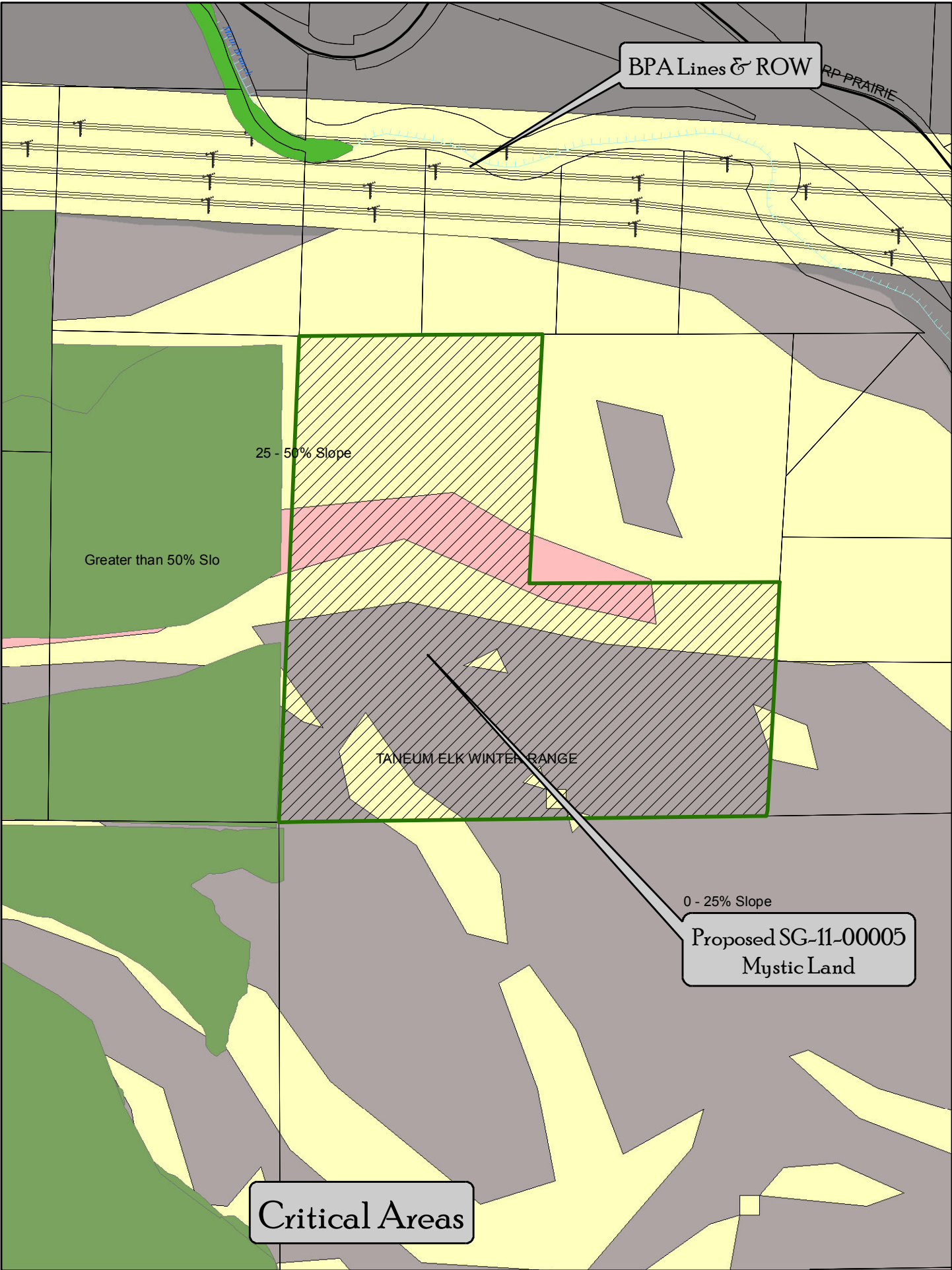
Greater than 50% Slo

TANEUM ELK WINTER RANGE

0 - 25% Slope

Proposed SG-11-00005  
Mystic Land

Critical Areas



## Jeff Watson

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**From:** William Hinkle <billhinkle@mac.com>  
**Sent:** Friday, August 26, 2011 8:26 AM  
**To:** Jeff Watson  
**Subject:** Seg

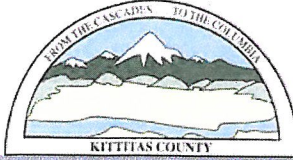
Jeff,  
I'm sorry that I forgot, but I used Encompass as my agent on this and forgot. Marc Kirkpatrick will be sending you a copy of the application. As we discussed at the counter at PWD, I want to move this most recent app forward and disregard the earlier application from a couple years ago. — SG-07-00167

56-11-00005  
JW

I'm hoping that this will be resolved quickly so I can detach my property from the estate of my former partner. Thanks for your attention to this. I look forward to hearing from you soon.

Bill

Rep. Bill Hinkle  
Minority Whip  
WA State House of Representatives  
District 13, Position #2  
P.O. Box 919  
Ellensburg, WA 98926  
[hinkle.bill@leg.wa.gov](mailto:hinkle.bill@leg.wa.gov)  
360-786-7808 office  
509-201-0309 cell



# 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

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

FORM LAST REVISED: 01-06-2011

Page 1 of 3

**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.

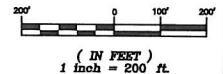
**EXISTING LEGAL DESCRIPTION:**

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.

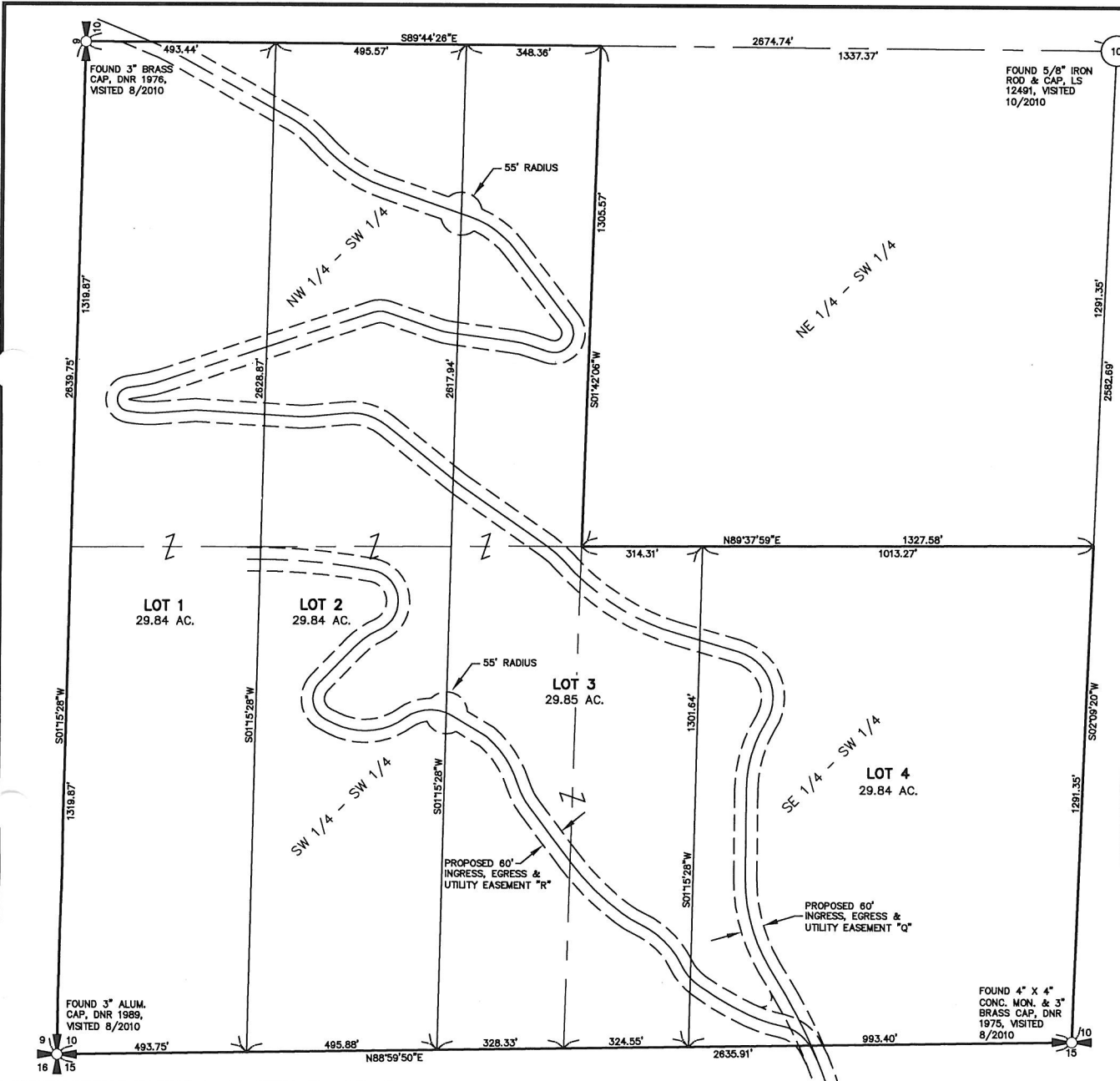
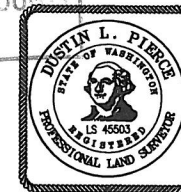
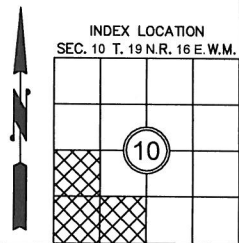
**LEGEND**

-  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**

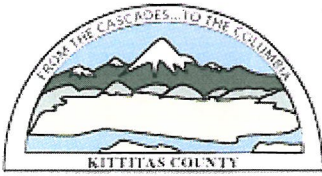
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BILL HINKLE  
 IN JUNE 2011  
DUSTIN L. PIERCE DATE  
 CERTIFICATE NO. 45503

**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**

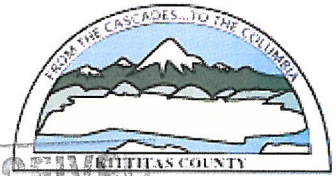
PREPARED FOR BILL HINKLE		
THE NW 1/4 OF THE SW 1/4 AND THE SOUTH 1/2 OF THE SW 1/4, OF SEC. 10, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., WASHINGTON		
KITITITAS COUNTY	DATE	JOB NO.
D. PIERCE	06/2011	09131
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 1



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	<a href="#">View Taxes</a>
2010	PB PROPERTIES LLC	240,000	0	0	240,000	0	240,000	<a href="#">View Taxes</a>
2009	PB PROPERTIES LLC	216,350	0	0	216,350	0	216,350	<a href="#">View Taxes</a>
2008	PB PROPERTIES LLC	216,350	0	0	216,350	0	216,350	<a href="#">View Taxes</a>
2007	STATE OF WASH WILDLIFE	216,350	0	0	216,350	0	216,350	<a href="#">View Taxes</a>
2006	STATE OF WASH WILDLIFE	60,000	0	0	60,000	0	0	<a href="#">View Taxes</a>

### 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 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS  
ELLENSBURG WA 98926

Date: 7-11-2011 Job No. 09131

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:**

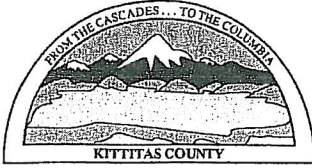
- For approval
- Approved as submitted
- Resubmit \_\_\_\_ copies for approval
- For signature
- For your use
- Approved as noted
- Submit \_\_\_\_ copies for distribution
- As requested
- Returned for corrections
- Return \_\_\_\_ corrected prints
- For review and comment \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_
- 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](mailto: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.**

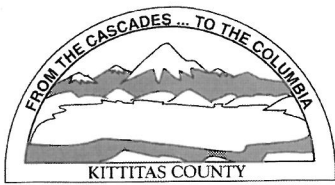
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Phone: (509) 674-7433 Fax: (509) 674-7419



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