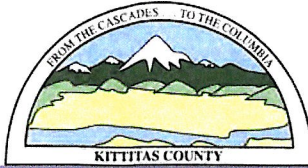


SC-12-00002



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)
 - o 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):

[Handwritten Signature]

DATE: 6/21/12

RECEIPT # 14471



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: Anselmo Land Company, LLC
Mailing Address: 999 Third Ave., Suite 4300
City/State/ZIP: Seattle, WA 98104
Day Time Phone: 206-467-3650
Email Address: david.sprinkle@plumcreek.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: David L. Hill, PLS/Concept Engineering, Inc.
Mailing Address: 455 Rainier Boulevard North
City/State/ZIP: Issaquah, WA 98027
Day Time Phone: 425-392-8055
Email Address: David@ConceptEng.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

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

4. Street address of property:

Address: Tax Parcel No. 756935 21-14-27000-0001
City/State/ZIP: Kittitas County, WA 98940

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

Ptn. of Section 27, Township 21 North, Range 14 East, W.M., Kittitas County, WA lying NE of centerline of Salmon La Sac Rd.

6. Property size: 597.32
~~600.44~~ acres +/- (acres)

7. Land Use Information: Zoning: Commercial Forest (CF) Comp Plan Land Use Designation: Commercial Forest (CF)



8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage
(1 parcel number per application)
TPN 756935 - 600.44 acres +/-

New Acreage (1 parcel per line)
(Survey Vol. ____, Pg ____)
LOT 1 - 91.42 AC.
LOT 2 - 92.62 AC
LOT 3 - 92.08 AC
LOT 4 - 80.04 AC
LOT 5 - 80.15 AC
LOT 6 - 80.01 AC
LOT 7 - 81.00 AC

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: X David L. Hill (date) 6-21-12
Signature of Land Owner of Record: X David J. Spille (date) 6/22/12
By: David J. Spinkle, Asst. Secy.

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: _____



CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 Fax: (425) 392-0108



June 21, 2012

Mr. Dan Valoff
Kittitas County
Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Project Narrative
K.C.C. Ch.16.06 Administrative Segregation Application
Kittitas County tax parcel 756935, located in Sec 27-21-14
Concept Job No. 32049

Dear Mr. Valoff;

ANSELMO LAND COMPANY., LLC, owner of Kittitas County tax parcel 756935 wishes to create seven 80+ acre parcels out of the above mentioned 597.32+/- acre tax parcel by means of the Kittitas County Code Chapter 16.06 Administrative Segregation. This site is located in Section 27, Township 21 North, Range 14 East, W.M., Kittitas County near Roslyn. The property is vacant land used for forest product production and contains no structures, wells or septic drainfields.

The seven new parcels meet or exceed the minimum lot size for the Commercial Forest (CF) zone of 80 acres and are compliant with the current county code. The proposed lot layout will best suit the existing road network and topographical features of the land. The terrain is mountainous with moderate slope descending in a general southwesterly direction toward Lake Cle Elum. The water supply and septic disposal will be by private well and septic drainfield per Kittitas County health department requirements. Any future building sites will be considered at the building permit stage. No single-family home development of the property is planned by the current owner at this time.

Sincerely,

CONCEPT ENGINEERING, Inc.

David L. Hill, PLS
Survey Manager

Tax Parcel No. 756935

RECEIVED
JUN 21 2012
KITITAS COUNTY
CDS



NEW LOT LEGAL DESCRIPTIONS
SECTION 27, TOWNSHIP 21 N., RANGE 14 E., W.M.

LOT 1

THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITAS COUNTY, STATE OF WASHINGTON, LYING NORTHEASTERLY OF THE
CENTERLINE OF SALMON LA SAC ROAD;

EXCEPT THE NORTH 430.00 FEET THEREOF;
AND EXCEPT THE EAST 50.00 FEET THEREOF.



LOT 2

THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THE NORTH 1520.00 FEET THEREOF;

TOGETHER WITH THE NORTH 430.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THE EAST 50.00 FEET THEREOF.

LOT 3

THE NORTH 1520.00 FEET OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 21
NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

LOT 4

THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THE EAST 1325.00 FEET THEREOF.

LOT 5

THE EAST 1325.00 FEET OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 21
NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

LOT 6

THE EAST 1345.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 21
NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

LOT 7

THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THE EAST 1345.00 FEET THEREOF;

TOGETHER WITH THE EAST 50.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 27.

LOT CLOSURES
SEC 27-21-14

Lot name: LOT 1

North: 710117.9311	East: 1495695.8357
Line Course: N 00-31-31 E	Length: 777.71
North: 710895.6084	East: 1495702.9656
Line Course: S 88-48-21 E	Length: 2595.10
North: 710841.5249	East: 1498297.5019
Line Course: S 00-27-14 W	Length: 2182.46
North: 708659.1333	East: 1498280.2130
Line Course: N 89-24-52 W	Length: 690.95
North: 708666.1946	East: 1497589.2991
Line Course: N 30-03-36 W	Length: 103.36
North: 708755.6528	East: 1497537.5254
Line Course: N 30-25-51 W	Length: 149.15
North: 708884.2561	East: 1497461.9812
Line Course: N 32-05-05 W	Length: 99.99
North: 708968.9740	East: 1497408.8692
Line Course: N 33-50-25 W	Length: 50.85
North: 709011.2097	East: 1497380.5519
Curve Length: 838.89	Radius: 1909.86
Delta: 25-10-00	Tangent: 426.32
Chord: 832.16	Course: N 46-25-25 W
Course In: S 56-09-35 W	Course Out: N 30-59-35 E
RP North: 707947.6475	East: 1495794.2352
End North: 709584.8363	East: 1496777.6874
Line Course: N 59-52-46 W	Length: 10.26
North: 709589.9850	East: 1496768.8128
Line Course: N 61-49-38 W	Length: 149.98
North: 709660.7953	East: 1496636.6012
Line Course: N 63-54-04 W	Length: 139.74
North: 709722.2700	East: 1496511.1097
Line Course: N 64-13-36 W	Length: 793.23
North: 710067.1759	East: 1495796.7892
Line Course: N 63-18-39 W	Length: 113.00
North: 710117.9299	East: 1495695.8286



Perimeter: 8694.67 Area: 3,982,368 sq.ft. 91.42 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0072 Course: S 80-36-40 W
Error North: -0.00118 East: -0.00712
Precision 1: 1,204,532.34

LOT CLOSURES
SEC 27-21-14

Lot name: LOT 2

North: 711325.6152	East: 1495706.9096
Line Course: S 00-31-31 W	Length: 430.03
North: 710895.6033	East: 1495702.9672
Line Course: S 88-48-21 E	Length: 2595.10
North: 710841.5198	East: 1498297.5036
Line Course: N 00-27-14 E	Length: 430.04
North: 711271.5463	East: 1498300.9103
Line Course: S 88-48-21 E	Length: 50.00
North: 711270.5042	East: 1498350.8994
Line Course: N 00-27-14 E	Length: 1127.05
North: 712397.5189	East: 1498359.8277
Line Course: N 89-47-00 W	Length: 2641.13
North: 712407.5064	East: 1495718.7165
Line Course: S 00-37-31 W	Length: 1081.96
North: 711325.6108	East: 1495706.9092

Perimeter: 8355.32 Area: 4,034,700 sq.ft. 92.62 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0044 Course: S 05-44-16 W
Error North: -0.00438 East: -0.00044
Precision 1: 1,898,551.66



LOT CLOSURES
SEC 27-21-14

Lot name: LOT 3

North: 712407.5085	East: 1495718.7193
Line Course: N 00-37-31 E	Length: 1520.04
North: 713927.4579	East: 1495735.3074
Line Course: S 89-47-00 E	Length: 2636.58
North: 713917.4876	East: 1498371.8685
Line Course: S 00-27-14 W	Length: 1520.01
North: 712397.5253	East: 1498359.8273
Line Course: N 89-47-00 W	Length: 2641.13
North: 712407.5128	East: 1495718.7162

Perimeter: 8317.76 Area: 4,011,062 sq.ft. 92.08 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0053 Course: N 34-42-11 W

Error North: 0.00439 East: -0.00304

Precision 1: 1,559,339.55



LOT CLOSURES
SEC 27-21-14

Lot name: LOT 4

North: 713917.4866	East: 1498371.8717
Line Course: S 88-27-04 E	Length: 1311.14
North: 713882.0466	East: 1499682.5327
Line Course: S 00-05-32 W	Length: 2639.21
North: 711242.8400	East: 1499678.2846
Line Course: N 88-48-21 W	Length: 1327.66
North: 711270.5093	East: 1498350.9130
Line Course: N 00-27-14 E	Length: 1127.05
North: 712397.5239	East: 1498359.8412
Line Course: N 00-27-14 E	Length: 1520.01
North: 713917.4862	East: 1498371.8824

Perimeter: 7925.08 Area: 3,486,685 sq.ft. 80.04 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0107 Course: S 87-59-28 E
Error North: -0.00037 East: 0.01068
Precision 1: 741,440.90



LOT CLOSURES
SEC 27-21-14

Lot name: LOT 5

North: 713882.0448	East: 1499682.5331
Line Course: S 88-27-04 E	Length: 1325.43
North: 713846.2185	East: 1501007.4788
Line Course: S 00-05-32 W	Length: 2631.00
North: 711215.2219	East: 1501003.2440
Line Course: N 88-48-21 W	Length: 1325.25
North: 711242.8409	East: 1499678.2819
Line Course: N 00-05-32 E	Length: 2639.21
North: 713882.0475	East: 1499682.5299

Perimeter: 7920.88 Area: 3,491,513 sq.ft. 80.15 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0043 Course: N 49-24-20 W
Error North: 0.00277 East: -0.00323
Precision 1: 1,859,876.18



LOT CLOSURES
SEC 27-21-14

Lot name: LOT 6

North: 711215.2217	East: 1501003.2378
Line Course: S 00-36-18 W	Length: 2584.26
North: 708631.1058	East: 1500975.9505
Line Course: N 89-24-14 W	Length: 1345.00
North: 708645.0991	East: 1499631.0233
Line Course: N 00-36-18 E	Length: 2598.30
North: 711243.2542	East: 1499658.4588
Line Course: S 88-48-21 E	Length: 1345.07
North: 711215.2221	East: 1501003.2367

Perimeter: 7872.64 Area: 3,485,276 sq.ft. 80.01 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0012 Course: N 71-06-29 W
Error North: 0.00037 East: -0.00109
Precision 1: 6,822,220.68



LOT CLOSURES
SEC 27-21-14

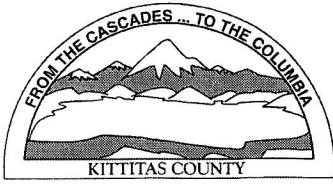
Lot name: LOT 7

North: 708645.0935	East: 1499631.0224
Line Course: N 89-24-14 W	Length: 1300.87
North: 708658.6276	East: 1498330.2228
Line Course: N 89-24-52 W	Length: 50.00
North: 708659.1386	East: 1498280.2254
Line Course: N 00-27-14 E	Length: 2182.46
North: 710841.5301	East: 1498297.5143
Line Course: N 00-27-14 E	Length: 430.04
North: 711271.5566	East: 1498300.9210
Line Course: S 88-48-21 E	Length: 1357.84
North: 711243.2584	East: 1499658.4661
Line Course: S 00-36-18 W	Length: 2598.30
North: 708645.1032	East: 1499631.0305

Perimeter: 7919.51 Area: 3,528,507 sq.ft. 81.00 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0127 Course: N 39-56-30 E
Error North: 0.00976 East: 0.00817
Precision 1: 622,250.99





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

RECEIPT NO.: 00014471

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025665

Date: 6/21/2012

Applicant: ANSELMO LAND COMPANY, LLC

Type: check # 4500001777

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-12-00002	ADMINISTRATIVE SEGREGATION	630.00
SG-12-00002	FM ADMINISTRATIVE SEGREGATION	130.00
SG-12-00002	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00