

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Monday, June 03, 2013 2:03 PM  
**To:** Christine M. Garcia  
**Cc:** Shelley A. McClellan  
**Subject:** SG-12-00006 Plum Creek Final Approval

### [SG-12-00006 Plum Creek](#)

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

Thank You,

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



## 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"

June 3, 2013

Kari Blanton  
Plum Creek Timberlands L.P.  
999 Third Avenue Suite 4300  
Seattle WA 98104-4096

RE: Plum Creek Intervening Ownership Application (SG-12-00006)

Map Number 21-12-35000-0001 Parcel Number 626535

Dear Ms. Blanton,

Kittitas County Community Development Services has reviewed the proposed administrative segregation and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, a final packet has been submitted to the Assessor's Office on June 3, 2013 to finalize the administrative segregation. Please refer to the attached Kittitas County Public Works Memo for additional information.

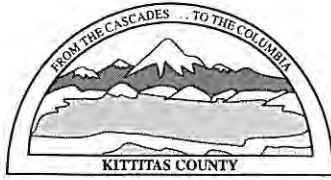
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson  
Staff Planner

Attachments via E-Mail to: David Hill - [david@concepteng.com](mailto:david@concepteng.com)  
[kari.blanton@plumcreek.com](mailto:kari.blanton@plumcreek.com)

SG-12-00006 Plum Creek Master File @ T:\CDS\Projects\Segregations\SG 2012\SG-12-00006 Plum Creek



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: May 31, 2013  
SUBJECT: Plum Creek SG-12-00006

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. US Forest Service: Documentation of a road maintenance or similar agreement with the US Forest Service will be required prior to receiving a building permit.
2. 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.
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.

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.
- 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.

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Thursday, May 23, 2013 2:41 PM  
**To:** David@ConceptEng.com  
**Cc:** kari.blanton@plumcreek.com  
**Subject:** FW: SG-12-00006 Plum Creek

I'm ready to go but... See below

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

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**From:** Christina Wollman  
**Sent:** Thursday, May 23, 2013 2:39 PM  
**To:** Jeff Watson  
**Subject:** RE: SG-12-00006 Plum Creek

I still don't know where access is from. Please ask the applicant to provide a map showing which roads they are designating as the access and where the approved railroad and/or trail crossings are.

I saw the email with state parks but that doesn't help me.

Thanks,

*Christina Wollman, AICP CFM*

Planner II | Floodplain Manager  
[p] 509.962.7051 | [f] 509.962.7663

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**From:** Jeff Watson  
**Sent:** Thursday, May 23, 2013 9:17 AM  
**To:** Christina Wollman  
**Subject:** SG-12-00006 Plum Creek

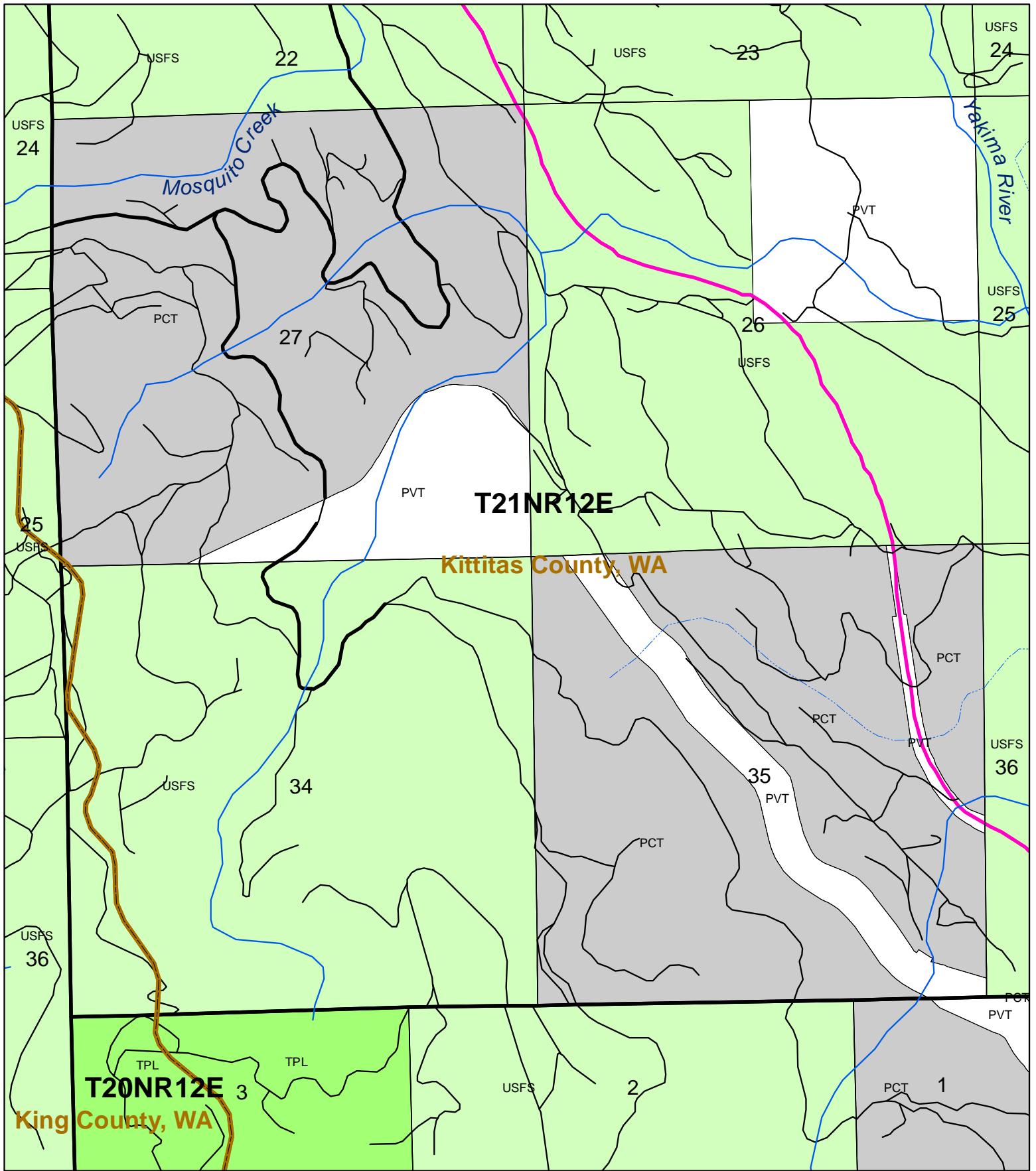
Can you give me a final on this...? Legals attached.

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

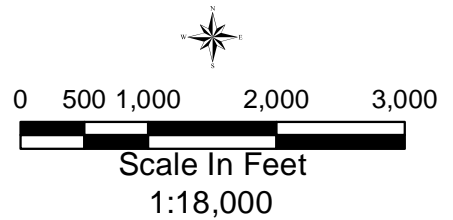
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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



— Iron Horse Trail

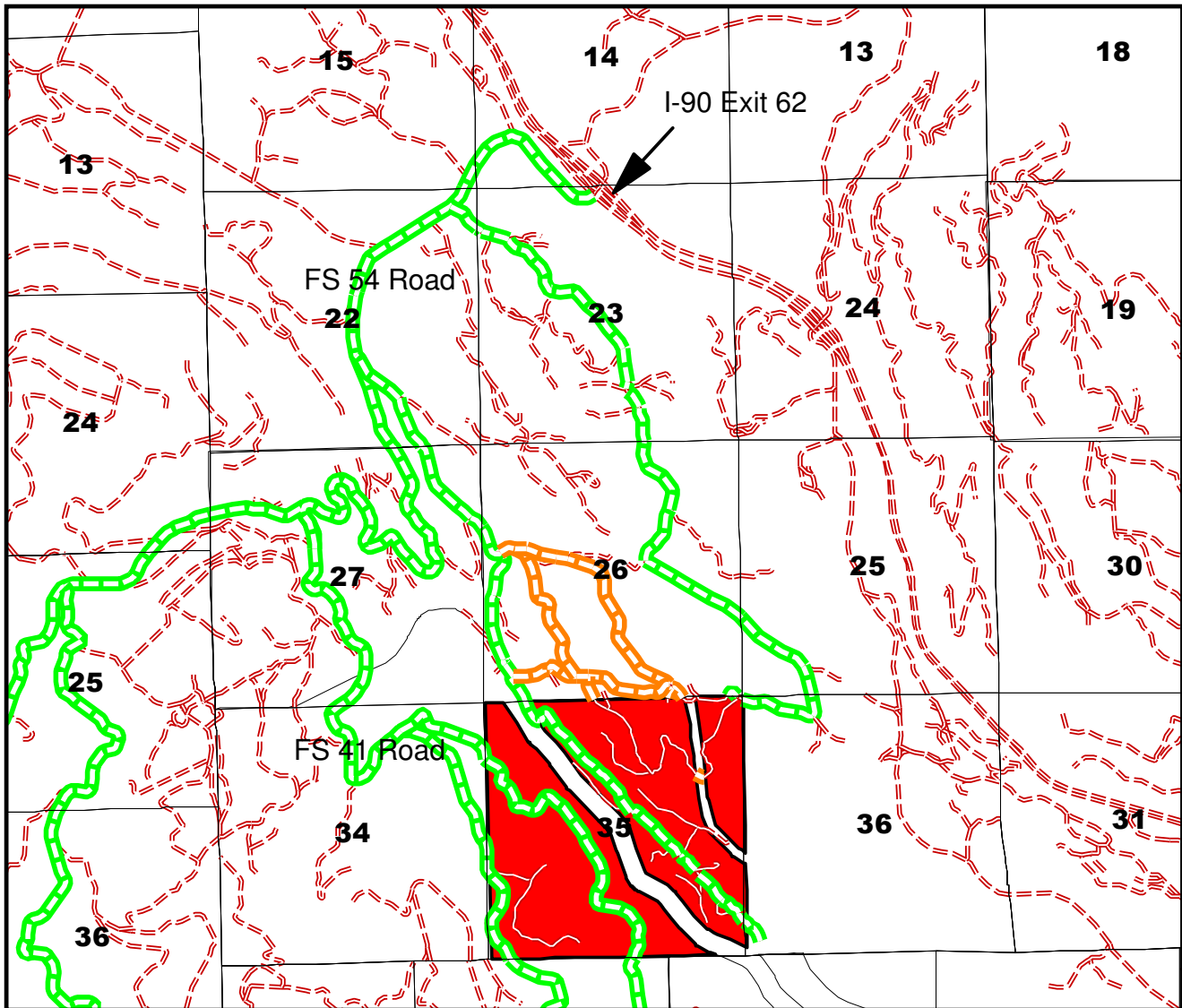




Martin access via FS 54 Rd




T21N

R12E | R13E



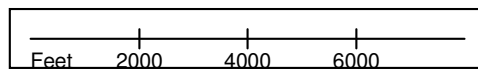
R11E | R12E

The Cost Share Road thru sections 23, 26, 25, 36 and into the NE coerner of 35 is a dry season road only. Use the roads open to thepublic to access the property in June & early July.

-  Woods roads open to public
-  Cost Share Roads
-  CR Parcels



Original Map Scale:	1 1/2" = Mile
Map Type:	General
Prepared By:	Who
Map Creation Date:	NULL



4/27/2012



Ret: PLUM CREEK  
999 THIRD AVE ST 2300  
SEATTLE WA 981044096

545261

9.00

KITTITAS COUNTY AUDITOR  
FILED REQUEST OF:  
Plum Creek Timber Co.  
1991 DEC 11 AM 11:50

ASSIGNMENT

**AGREEMENT** made this 31st day of October, 1991, between **BURLINGTON NORTHERN RAILROAD COMPANY**, a Delaware corporation, hereinafter called "Assignor", and **PLUM CREEK TIMBER COMPANY, L. P.**, hereinafter called "Assignee",

**WHEREAS**, by Quitclaim Deed dated December 4, 1989 Burlington Northern Railroad Company, conveyed certain lands located in Kittitas County, Washington to Washington State Parks & Recreation Commission,

**WHEREAS**, in said deed dated December 4, 1989 Assignor reserved an easement for ingress and egress upon, over and across that certain property described on the attached Exhibit "A" and by this reference made a part hereof,

**WHEREAS**, Assignor now desires to assign, transfer and set over its rights, title and interest under and by virtue of said Easement reserved in said deed dated December 4, 1989 to Assignee,

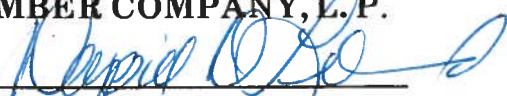
**NOW THEREFORE**, in consideration of the mutual covenants herein contained it is agreed between the parties hereto as follows:

1. For a valuable consideration, the receipt whereof is hereby acknowledged, Assignor hereby assigns and sets over to the Assignees, all of Assignor's rights, title and interest in and to said Easement reserved in deed dated December 4, 1989, recorded December 15, 1989 in Volume 299, Page 615, as Auditors File Number 52581 in the Office of the Register of Deeds in and for Kittitas County, Washington, by this reference hereto is made a part hereof.
2. In consideration of said assignment, the Assignees agree to perform and be bound by all terms, conditions and obligations imposed upon Assignor by said Easement reserved in said deed dated December 4, 1989.


**IN WITNESS WHEREOF**, the parties hereto have caused this Assignment to be executed on the day and year first above written.

**ACCEPTED:**

**PLUM CREEK  
TIMBER COMPANY, L. P.**

  
By: David D. Leland, President and Chief Executive Officer of Plum Creek Management Company, the Managing General Partner of Plum Creek Timber Company, L.P.

**BURLINGTON NORTHERN  
RAILROAD COMPANY**

  
By: D. P. Schneider  
Director, Title Services & Field Support

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

On this 1st day of November, 1991, before me personally appeared David D. Leland, to me known to be the President and Chief Executive Officer of Plum Creek Management Company, general partner of Plum Creek Timber Company, L.P., the limited partnership that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument on behalf of the limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Attachment to Page 2 of 3*

*Marguerite Russ*  
Notary Public in and for the  
State of Washington  
Residing at Seattle  
My Commission Expires 3/22/92

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 31st day of October, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared D. P. Schneider, to me known to be the Director, Title Services & Field Support of Burlington Northern Railroad Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

*RE W...*  
Notary Public in and for the State of Washington  
Residing at: SEATTLE, WA  
My appointment expires: January 9, 1993



EXHIBIT "A"

N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 9, T20N, R13E; S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ,  
Section 5, T20N, R13E; NE $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$ , Section 35, T21N, R12E;  
NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 27, T21N, R12E; SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 15, T21N,  
R12E; NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 13, T21N, R11E; Government Lots 1 and 2,  
NW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 11, T21N, R11E; Government Lots 2, 5 and 6, Section  
35, T22N, R11E; Government Lots 2, 3 and 4, NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ ,  
Section 27, T22N, R11E; S $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 17, T22N, R11E, all East  
of the W.M., Kittitas County, Washington.

**QUIT CLAIM DEED**

**BURLINGTON NORTHERN RAILROAD COMPANY** (formerly named Burlington Northern Inc.), a Delaware corporation, Grantor, for Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, conveys and quit claims, without any covenants of warranty whatsoever and without recourse to the Grantor, its successors and assigns, to **WASHINGTON STATE PARKS & RECREATION COMMISSION**, a body politic, of 7150 Clearwater Lane KY - 11, Olympia, WA 98504-5711, Grantee, all its right, title and interest, if any, in real estate described on Exhibit "A" attached hereto and made a part hereof, situated in Kittitas County, State of Washington, together with all after acquired title of Grantor therein.

**SUBJECT**, however, to all existing interests, including but not limited to all reservation, rights-of-way and easements of record or otherwise.

**EXCEPTING AND RESERVING**, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores, timber and minerals of every kind and nature underlying the surface of the premises conveyed to Grantor by that certain deed from Richard B. Ogilvie, Trustee of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company to Burlington Northern Inc. dated October 24, 1980, filed for record in the Department of Record and Elections in said Kittitas County on April 15, 1981 in Volume 147 at pages 193 - 208, Document No. 451260, together with the full right, privilege and license at any and all times to remove timber, explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

**ALSO RESERVING**, however, unto said Grantor, its successors and assigns, and any designees an easement upon, over, and across the premises described on the attached Exhibit "B" and by this reference made a part hereof for ingress and egress purposes.

If the premises are locally assessed, the Grantee, and for its successors and assigns, by acceptance of this deed, agrees to assume all locally assessed real estate taxes, outstanding and otherwise, and any and all past, present, pending and future assessments of every nature whatsoever, which have been or may be levied against the premises.

**ALSO**, the Grantee, and for its successors and assigns, by acceptance of this deed, hereby releases and forever discharges the Grantor, its successors and assigns, from any and all present or future obligations of the Grantor, its successors and assigns, including but not limited to the construction of or continued maintenance thereto of any railroad fences, snow fences, road crossings, cattle guards, gates, farm crossings, bridges, drainage or irrigation pipes, if any, located and situate on the premises herein conveyed.

*Recorded  
Dec. 15, 1989  
Vol 299 Page 615  
CF# 52581*

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be signed by its Director - Title Services, attested by its Assistant Secretary, and its corporate seal to be affixed on the 4th day of DECEMBER, 1989.

BURLINGTON NORTHERN  
RAILROAD COMPANY

ACCEPTED:

WASHINGTON STATE PARKS &  
RECREATION COMMISSION

By \_\_\_\_\_  
Title

BY J. H. Ilkka  
J. H. Ilkka  
Director - Title Services

ATTEST:

BY Anita D. Wells  
Anita D. Wells  
Assistant Secretary

"EXHIBIT A"

Attached hereto and made a part of that certain Quit Claim Deed dated the 4th day of DECEMBER, 1989, wherein Burlington Northern Railroad Company, a Delaware corporation (Grantor) conveys the following described lands lying and situate in Kittitas County, Washington to the Washington State Parks & Recreation Commission (Grantee).

The right of way and extra width property of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company ("Milwaukee Road") as located and situate in Sections 9, 8, 5 and 6, Township 20 North, Range 13 East, Willamette Meridian; Sections 35, 26, 27, 22 and 15, Township 21 North, Range 12 East, Willamette Meridian; Sections 13 and 11, Township 21 North, Range 11 East, Willamette Meridian, and Sections 35, 27, 15 and 17, Township 22 North, Range 11 East, Willamette Meridian, Kittitas County, Washington being more particularly described as follows:

A strip of land 150 feet in width, being 100 feet wide on the Northeasterly side and 50 feet wide on the Southwesterly side of the main track centerline of Milwaukee Road in said Section 9, Township 20 North, Range 13 East, lying between the East and West lines of the  $W\frac{1}{2}NW\frac{1}{2}$  of said Section 9; also

An irregular shaped strip of land in said Sections 8 and 5, Township 20 North, Range 13 East, described as follows: Beginning at a point in the East line of said Section 8 distant 50 feet Southwesterly, measured at right angles, from said main track centerline; thence Northerly along said East line of said Section 8 to a point distant 50 feet Northeasterly, measured at right angles, from said main track centerline; thence Northwesterly, parallel with said main track centerline, to a point in a line at right angles to said main track centerline at a point therein distant 110 feet Southeasterly measured along said main track centerline, from the West line of said Section 5; thence Southwesterly, at right angles to said main track centerline, a distance of 100 feet; thence Southeasterly, parallel with said main track centerline, to the Northerly right of way line of the Northern Pacific Railway Company, predecessor in interest to Burlington Northern Inc. (now Burlington Northern Railroad Company); thence Northeasterly along said Northerly right of way line to a point distant 30 feet Southwesterly, measured at right angles, from said main track centerline; thence Southeasterly, parallel with said main track centerline, to a point distant 200 feet Northeasterly, measured at right angles, from the centerline of said Northern Pacific right of way; thence Southeasterly along the integrated right of way lines of said Milwaukee Road and Northern Pacific Railway Company, to the point of beginning; LESS AND EXCEPT all that part of the above described strip of land lying in situate in the  $SE\frac{1}{4}NE\frac{1}{4}$  of Section 8; and LESS AND EXCEPT any and all of the above described strip of land as lies within the operating right of way of the Burlington Northern Railroad Company; the Northern boundary line thereof being 200 feet Northerly and parallel to the original main track centerline; also

A strip of land 125 feet in width, being 50 feet wide on the Northeasterly side and 75 feet wide on the Southwesterly side of said main track centerline in said Section 5, lying between the West line of said Section 5 and a line at right angles to said main track centerline at a point therein distant 110 feet Southeasterly, measured along said main track centerline, from said West line of said Section 5; also

A strip of land 100 feet in width, being 50 feet wide on each side of said main track centerline in said Section 6, Township 20 North, Range 13 East, lying between the East line of said Section 6 and a line at right angles to said main track centerline at a point therein distant 1,755.7 feet Southeasterly, measured along said main track centerline, from the West line of said Section 6; also

A strip of land 150 feet in width, being 75 feet wide on each side of said main track centerline in said Section 6, lying between two lines at right angles to said main track centerline at points therein distant, respectively, 955.7 feet and 1,755.7 feet Southeasterly, measured along said main track centerline, from the West line of said Section 6; EXCEPTING, therefrom, that portion of the herein described premises in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 6; also

A strip of land 100 feet in width, being 50 feet wide on each side of said main track centerline in said Section 6 lying between a line at right angles to said main track centerline at a point therein distant 955.7 feet Southeasterly, measured along said main track centerline, from the West line of said Section 6.

In addition and to the extent not already encompassed in the above descriptions, all of the Grantors interest, title and estate in any manner derived in, by through, under or by virtue of the following conveyances in which Grantor's predecessor in title more specifically the Chicago, Milwaukee & St. Paul Railway Company of Washington is named as the Grantee, to wit:

Warranty Deed dated November 8, 1906, from Northwestern Improvement Company, filed January 14, 1907 and recorded in Book 14 at Page 325; insofar and only insofar as said Warranty Deed covers lands in Sections 5 and 9, Township 20 North, Range 13 East, Willamette Meridian.

Warranty Deed dated August 7, 1908, from Cascade Lumber Company, filed September 19, 1908 and recorded in Book 18 at Page 93, insofar and only insofar as said Warranty Deed covers lands in Sections 6 and 8, Township 20 North, Range 13 East, Willamette Meridian.



ALSO

A strip of land 200 feet in width, being 100 feet wide on each side of said main track centerline in said Section 35, Township 21 North, Range 12 East, lying between the East line of said Section 35 and a line at right angles to said main track centerline at a point therein distant 824.5 feet Southeasterly, measured along said main track centerline, from the North line of said Section 35; also

A strip of land 100 feet in width, being 50 feet wide on each side of said main track centerline in said Section 35, lying between said North line of said Section 35 and a line at right angles to said main track centerline at a point therein distant 824.5 feet Southeasterly, measured along said main track centerline from said North line of said Section 35; also

That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 26 Township 21 North, Range 12 East, lying Southwesterly of a line parallel with and distant 50 feet Northeasterly, measured at right angles, from said main track centerline; also

All that part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 27, Township 21 North, Range 12 East lying Northeasterly of a line drawn parallel to and distant 50 feet Southwesterly measured at right angles from said main track centerline; also

A strip of land 100 feet in width, being 50 feet wide on each side of said main track centerline in said Section 22, Township 21 North, Range 12 East, lying between the South line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 22, and the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 22; also

A strip of land 140 feet in width, being 90 feet wide on the Northeasterly side and 50 feet wide on the Southwesterly side of said main track centerline in said Section 15, Township 21 North, Range 12 East, lying between the West and South lines of Gov't Lot 4 of said Section 15.

In addition and to the extent not already encompassed in the above descriptions, all of the Grantors interest, title and estate in any manner derived in, by through, under or by virtue of the following conveyances in which Grantor's predecessor in title, more specifically the Chicago, Milwaukee & St. Paul Railway Company of Washington was named as the Grantee, to wit:

Warranty Deed dated December 24, 1906, from Northern Pacific Railway Company, filed February 15, 1907 and recorded in Book 14 at Page 416.

Warranty Deed dated October 29, 1906, from Rosalia M. Holmes, filed November 2, 1906 and recorded in Book 14 at Page 191.

Warranty Deed dated July 17, 1906, from Judson Conkle, etux, filed August 4, 1906 and recorded in Book 14 at Page 2.

ALSO

A strip of land 125 feet in width, being 75 feet wide on the Northeasterly side and 50 feet wide on the Southwesterly side of said main track centerline in said Section 13, Township 21 North, Range 11 East, lying between the East line of said Section 13 and a line at right angles to said main track centerline at a point therein distant 2,432.6 feet Northwesterly, measured along said main track centerline, from said East line of said Section 13; also

A strip of land 150 feet in width, being 50 feet wide on the Northeasterly side and 100 feet wide on the Southwesterly side of said main track centerline in said Section 13, lying between a line at right angles to said main track centerline at a point therein distant 2,432.6 feet Northwesterly, measured along said main track centerline, from said East line of said Section 13 and the North line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 13; also

A strip of land 100 feet in width, being 50 feet wide on each side of said main track centerline in said Section 11, Township 21 North, Range 11 East, lying between the North and East lines of said Section 11; also

A strip of land 100 feet in width, being 50 feet wide on each side of said main track centerline in said Section 35, Township 22 North, Range 11 East, lying between the West and South lines of said Section 35; also

A strip of land 200 feet in width, being 100 feet wide on each side of said main track centerline in Section 27, Township 22 North, Range 11 East lying between the North and South lines of said Section 27; also

An irregular shaped parcel of land in said Section 15, Township 22 North, Range 11 East, described as follows: Beginning at a point in the South line of said Section 15, distant 150 feet Southwesterly, measured at right angles, from said main track centerline; thence Easterly, along said South line of said Section 15, to a point distant 100 feet Northeasterly, measured at right angles, from said main track centerline; thence Northwesterly, parallel with said main track centerline, to a point hereinafter referred to as Point "A", (said Point "A" being described as a point and located in the following described line: Commencing at the South  $\frac{1}{4}$  corner of said Section 15, Township 22 North, Range 11 East, Willamette Meridian; thence North 00°42'07" East, a distance of 1,982.75 feet; thence North 89°27'32" West, a distance of 154.09 feet to said Point "A"). Thence North 89°27'32" West, a

distance of 71.51 feet; thence North 14°41'32" West, a distance of 185.56 feet; thence North 75°18'28" East, a distance of 10 feet; thence North 14°41'32" West, a distance of 72 feet; thence North 75°37'21" East, a distance of 106.49 feet to said Milwaukee Road's Northeasterly Right of Way line as located 150 feet Northeasterly of and parallel to said main track centerline; thence Northwesterly along said Right of Way line to the North line of the NE¼SW¼ of said Section 15; thence Westerly, along said North line of the NE¼SW¼ of Section 15, to a point distant 100 feet Northeasterly of, measured at right angles to said main track centerline; thence Northwesterly, parallel with said main track centerline, to a point distant 1,551.1 feet Easterly, measured along said main track centerline, from the West line of said Section 15, being a point in a line at right angles to said track centerline at the East Portal of the Snoqualmie tunnel; thence Southwesterly, at right angles to said main track centerline, to a point distant 150 feet Southwesterly, measured at right angles, from said main track centerline; thence Southeasterly, parallel with said main track centerline, to the point of beginning, EXCEPTING therefrom, that portion of said parcel in the NE¼SW¼ of said Section 15 lying Northeasterly of a line located 41 feet Northeasterly of and parallel to said main track centerline Northwesterly of a line extending South 75°37'21" West through a point hereinafter referred to as Point "B" (said Point "B" being described as, and located as follows: Commencing at aforesaid Point "A"; thence North 14°41'32" West, a distance of 41.35 feet; thence North 75°18'28" East a distance of 50 feet; thence North 14°41'32" West a distance of 234.47 feet to said Point "B"); and Southeasterly of a line perpendicular to said main track centerline, distant 300 feet Northwesterly of said Point "B", as measured along a line located 150 feet Northeasterly of and parallel to said main track centerline; also

A strip of land 200 feet in width, being 100 feet wide on each side of said main track centerline in said Section 15, Township 22 North, Range 11 East, lying between a line at right angles to said main track centerline at a point therein distant 1551.1 feet Easterly, measured along said main track centerline, from the West line of said Section 15, Township 22 North, Range 11 East, Willamette Meridian, and the West line of said Section 15; also

A strip of land 100 feet in width, being 50 feet wide on each side of said main track centerline in said Section 17, Township 22 North, Range 11 East, lying between the East line of said Section 17 and the County Boundary Line between Kittitas and King Counties, Washington.

In addition and to the extent not already encompassed in the above descriptions, all of the Grantor's interest, title and estate in any manner derived in, by through, under or by virtue of the following conveyances in which Grantor's predecessor in title, more specifically the Chicago, Milwaukee and St. Paul Railway Company; H.E. Byram, Mark W. Potter and Edward J. Brundage, as

Receivers of the Chicago, Milwaukee & St. Paul Railway; Chicago, Milwaukee, St. Paul and Pacific Railroad Company; and Henry A. Scandrett, Walter J. Cummings and George I. Haight, Trustees of the property of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, to wit:

Warranty Deed dated September 5, 1916 from Northern Pacific Railway Company, filed February 15, 1907 and recorded in Book 31 at Page 71, insofar and only insofar as said Warranty Deed conveyed the following:

- HIGH LINE right of way - Sections 11 and 13, T21N, R11E, WM  
Section 35, T22N, R11E, WM
- TUNNEL LINE right of way - Section 15, T22N, R11E, WM  
Section 17, T22N, R11E, WM  
(Kittitas County only)

Warranty Deed dated November 7, 1924 from Northern Pacific Railway Company, filed February 11, 1925 and recorded in Book 42 at Page 314, insofar and only insofar as said Warranty Deed covers a 200 foot strip of land lying and situate in Gov't Lots 2, 3, and 4, E $\frac{1}{2}$ NW $\frac{1}{4}$  and the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27, Township 22 North, Range 11 East, Willamette Meridian.

Warranty Deed dated October 14, 1927 from Northern Pacific Railway Company, filed November 23, 1927 and recorded in Book 46 at Page 33 insofar and only insofar as said Warranty Deed covers a 50 foot strip of land adjacent on the Westerly side of the CM & StP Railway Right of Way (as described in a Warranty Deed recorded in Book 31 at Page 71) in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  and SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 15, Township 22 North, Range 11 East, Willamette Meridian.

Warranty Deed dated September 15, 1937, from Northern Pacific Railway Company, filed November 1, 1937 and recorded in Book 58 at Page 272, insofar and only insofar as said Warranty Deed covers a 50 foot strip of land adjacent on the Southerly and Westerly side of the CM & StP Railway Right of Way (as described in a Warranty Deed recorded in Book 31 at Page 71) in the S $\frac{1}{2}$ NW $\frac{1}{4}$  and SW $\frac{1}{4}$  of Section 15, Township 22 North, Range 11 East, Willamette Meridian.

Warranty Deed dated November 17, 1937, from Northern Pacific Railway Company, filed December 17, 1937 and recorded in Book 58 at Page 395, insofar and only insofar as said Warranty Deed covers a 50 foot strip of land adjacent on the northerly side of the CM & StP Railway Right of Way (as described in a Warranty Deed in Book 31 at Page 71) in the S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 15, Township 22 North, Range 11 East, Willamette Meridian.

Warranty Deed dated September 6, 1947, from William A. Santee, filed September 15, 1947 and recorded in Book 76 at Page 130.

EXHIBIT "B"

$N\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$ ,  $SW\frac{1}{4}NW\frac{1}{4}NW\frac{1}{4}$ , Section 9, T20N, R13E;  $S\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ ,  
Section 5, T20N, R13E;  $NE\frac{1}{4}SE\frac{1}{4}$ ,  $E\frac{1}{2}NE\frac{1}{4}$ , Section 35, T21N, R12E;  
 $NE\frac{1}{4}NE\frac{1}{4}NE\frac{1}{4}$ , Section 27, T21N, R12E;  $SW\frac{1}{4}SW\frac{1}{4}$ , Section 15, T21N,  
R12E;  $NE\frac{1}{4}$ ,  $NE\frac{1}{4}NW\frac{1}{4}$ , Section 13, T21N, R11E; Government Lots 1 and 2,  
 $NW\frac{1}{4}NE\frac{1}{4}$ , Section 11, T21N, R11E; Government Lots 2, 5 and 6, Section  
35, T22N, R11E; Government Lots 2, 3 and 4,  $NE\frac{1}{4}NE\frac{1}{4}SW\frac{1}{4}$ ,  $SE\frac{1}{4}NW\frac{1}{4}$ ,  
Section 27, T22N, R11E;  $S\frac{1}{2}E\frac{1}{2}SE\frac{1}{4}NE\frac{1}{4}$ , Section 17, T22N, R11E, all East  
of the W.M., Kittitas County, Washington.

*PSB*

**ORIGINAL LEGAL DESCRIPTION – PARENT PARCEL**

ALL OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, W.M., RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY);

EXCEPT THAT PORTION DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813;

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS DEEDED TO BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION BY WARRANTY DEED RECORDED NOVEMBER 25, 1997 UNDER AUDITOR'S FILE NO. 1997112250040.

**INTERVENING OWNERSHIP LOT 1 - LEGAL DESCRIPTION**

THAT PORTION OF NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, LYING EASTERLY OF THE FORMER BNSF RAILROAD RIGHT OF WAY THAT WAS DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**INTERVENING OWNERSHIP LOT 2 - LEGAL DESCRIPTION**

THAT PORTION OF NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, LYING WESTERLY OF THE FORMER BNSF RAILROAD RIGHT OF WAY THAT WAS DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813 AND EASTERLY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY);

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS DEEDED TO BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION BY WARRANTY DEED RECORDED NOVEMBER 25, 1997 UNDER AUDITOR'S FILE NO. 1997112250040.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**INTERVENING OWNERSHIP LOT 3 - LEGAL DESCRIPTION**

THAT PORTION OF NORTHWEST QUARTER, THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, LYING SOUTHWESTERLY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY);

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.





## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, March 22, 2013 11:28 AM  
**To:** Christina Wollman; 'campb@fairpoint.net'; 'Manning, Terrie (PARKS) (Terrie.Manning@PARKS.WA.GOV)'  
**Cc:** 'kari.blanton@plumcreek.com'; 'David@ConceptEng.com'  
**Subject:** SG-12-00006 Plum Creek Revision  
**Attachments:** SG-12-00006 Plum Creek Master File Compressed 3.22.2013.2.pdf

SG-12-00006 Plum Creek Revision

After discussing the requirement for a "Recorded Survey" with David Hill as well as the Assessor's office and Public Works, CDS has determined that a "Metes and Bounds Legal Description" will be sufficient to perfect the above application. Utilization of the "Exhibit" map provided with the application will be acceptable to demonstrate access requirements described in the Public Works Comment letter. In addition to this change in the Conditional Preliminary Approval and Findings of Fact, a couple of date typo corrections were made to supplemental documentation as well. The Master File has been updated to reflect all changes. Hard copy documents have been corrected as well. Once again, should you have any questions please feel free to call me.

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

---

**From:** Jeff Watson  
**Sent:** Friday, March 22, 2013 8:52 AM  
**To:** Christina Wollman; campb@fairpoint.net; Manning, Terrie (PARKS) (Terrie.Manning@PARKS.WA.GOV)  
**Cc:** kari.blanton@plumcreek.com; David@ConceptEng.com  
**Subject:** SG-12-00006 Plum Creek

SG-12-00006 Plum Creek

Kittitas County Community Development Services has issued conditional preliminary approval for the above application. The hard copy original documentation regarding this decision has been sent to the applicant via U.S. Mail. Attached is low resolution documentation for the entire file; higher resolution documents may be found at: <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp> under the application number. Should you have any questions please feel free to call me.

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

509-933-8274



## 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"

March 25, 2013

Kari Blanton  
Plum Creek Timberlands L.P.  
999 Third Avenue Suite 4300  
Seattle WA 98104-4096

### RE: Plum Creek Intervening Ownership Application (SG-12-00006)

Dear Ms. Blanton,

The Kittitas County Community Development Services Department hereby grants *conditional preliminary approval* for the Plum Creek Intervening Ownership Application (SG-12-00006) subject to the following conditions:

1. A recorded survey or metes and bounds legal description 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. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. Please refer to the attached Kittitas County Public Works comment memo for information regarding additional requirements.

Approval of the Plum Creek Intervening Ownership Application (SG-12-00006) may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after **April 5, 2013 at 5:00 p.m.** If you have any questions, please do not hesitate to contact our office.

Sincerely,

Jeff Watson  
Staff Planner





# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Fax (509) 962-7682

"Building Partnerships – Building Communities"

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come before the Kittitas County Community Development Services for the intervening ownership permit application of Plum Creek Timberlands L.P. (File # SG-12-00006), makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. Community Development Services finds that Kittitas County Code 17.08.327 stipulates that Intervening Ownership applications shall be processed consistent with Kittitas County Code 17.60B Administrative Uses.
2. KCC 17.08.327 provides that Intervening Ownership is: "A parcel of land which is physically separated from a main tract by a public road or ownership by utility, including irrigation entities."
3. Community Development Services finds that Plum Creek Timberlands L.P. submitted an intervening ownership permit application on September 7<sup>th</sup> 2012. A Notice of Application was issued on October 12<sup>th</sup>, 2012. This notice was mailed to government agencies, adjacent property owners, and the applicant as required by law.
4. Community Development Services finds that the site proposed for the intervening ownership application is for a property located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.
5. Community Development Services finds that Assessor's map number 21-12-35000-0001 is in fact divided by Burlington Northern Sante Fe Railroad right of way and Washington State Parks and Recreation right of way.
6. Community Development Services finds that the granting of the proposed intervening ownership permit approval will not:
  - a. Be detrimental to the public health, safety, and general welfare;
  - b. Adversely affect the established character of the surrounding vicinity and planned uses; nor
  - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
7. Community Development Services finds the granting of the proposed intervening ownership permit is consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation.
8. Community Development Services finds that the following conditions are required for approval of the intervening ownership permit:
  - a. All requirements and conditions outlined in the comment letter dated October 9, 2012 from Kittitas County Public Works Department.
  - b. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office
  - c. A recorded survey or metes and bounds legal description displaying the new acreage and lot dimensions of each parcel must be submitted.

Based upon above mentioned Findings of Facts and Conclusion of Law the Plum Creek Timberlands L.P. intervening ownership permit (SG-12-00006) is hereby **approved**.

Jeff Watson, Staff Planner

Date

3/22/2013



## 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

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### NOTICE OF DECISION

**TO:** Applicant  
Interested Parties (KCC 15A.06)

**FROM:** Jeff Watson, Staff Planner

**DATE:** March 25, 2013

**SUBJECT:** Notice of Decision  
**Plum Creek Timberlands L.P. Intervening Ownership Application (SG-12-00006)**

---

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Plum Creek Timberlands Intervening Ownership Application divide their parcel based on the intervening ownership of Burlington Northern Sante Fe Railroad right of way and Washington State Parks and Recreation right of way per Kittitas County Code 17.08.327. The site is located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

Copies of the Community Development Findings of Fact and Decision as well as pertinent comments are attached. Other related file documents may be examined at the Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found on line at:  
<http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>.

Action by the Administrator is final unless an appeal in writing is filed with the Board of County Commissioners, together with the applicable fee, on or before **April 5<sup>th</sup>, 2013 at 5:00 p.m.** The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code.

## **NOTICE OF DECISION**

### **Plum Creek Timberlands L.P. Intervening Ownership Application (SG-12-00006)**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Plum Creek Timberlands Intervening Ownership Application (SG-12-00006) on March 20, 2013. The applicant, Plum Creek Timberlands L.P. property owner, is proposing to divide their parcel based on the intervening ownership of Burlington Northern Sante Fe Railroad right of way and Washington State Parks and Recreation right of way per Kittitas County Code 17.08.327. The site is located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

Copies of the Community Development Findings of Fact and Decision as well as pertinent comments are attached. Other related file documents may be examined at the Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found on line at:  
<http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>.

Action by the Administrator is final unless an appeal in writing is filed with the Board of County Commissioners, together with the applicable fee, on or before **April 5th, 2013 at 5:00 p.m.** The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, March 22, 2013 10:26 AM  
**To:** 'Classified 2'  
**Subject:** RE: Order Confirmation - Ad # 859768

Thank You!!!!

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

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

From: Classified 2 [mailto:classified2@kvnews.com]  
Sent: Friday, March 22, 2013 10:26 AM  
To: Jeff Watson  
Subject: Re: Order Confirmation - Ad # 859768

I just changed it. Your good.

Danielle Renwick, Classified AdVisor  
Daily Record Newspaper  
Ph: 509-925-1414  
Fx: 509-925-5696  
[classified2@kvnews.com](mailto:classified2@kvnews.com)

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

From: "Jeff Watson" <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)>  
To: <[classified2@kvnews.com](mailto:classified2@kvnews.com)>  
Sent: Friday, March 22, 2013 10:23 AM  
Subject: RE: Order Confirmation - Ad # 859768

Just noticed I have a bad date on this one... near the end it says the appeal must be filed by April 5, 2012... should be 2013; is it too late to change?

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



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

From: DAILY RECORD/KITTITAS PUB [mailto:classified2@kvnews.com]

Sent: Thursday, March 21, 2013 3:44 PM

To: Jeff Watson

Cc: classified2@kvnews.com

Subject: Order Confirmation - Ad # 859768

Hi Jeff,

Attached is your legal proof for Monday. I noticed the date at the bottom is April 5, 2012, I'm just making sure that it was not suppose to be April 5, 2013.

Thanks!

Danielle Renwick, Classified AdVisor

Daily Record Newspaper

Ph: 509-925-1414

Fx: 509-925-5696

[classified2@kvnews.com](mailto:classified2@kvnews.com)

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Notice: All email sent to this address will be received by the Kittitas County

email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, March 22, 2013 8:52 AM  
**To:** Christina Wollman; campb@fairpoint.net; Manning, Terrie (PARKS) (Terrie.Manning@PARKS.WA.GOV)  
**Cc:** kari.blanton@plumcreek.com; David@ConceptEng.com  
**Subject:** SG-12-00006 Plum Creek  
**Attachments:** SG-12-00006 Plum Creek Master File Compressed 3.22.2013.pdf

SG-12-00006 Plum Creek

Kittitas County Community Development Services has issued conditional preliminary approval for the above application. The hard copy original documentation regarding this decision has been sent to the applicant via U.S. Mail. Attached is low resolution documentation for the entire file; higher resolution documents may be found at: <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp> under the application number. Should you have any questions please feel free to call me.

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



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

March 25, 2013

Kari Blanton  
Plum Creek Timberlands L.P.  
999 Third Avenue Suite 4300  
Seattle WA 98104-4096

### RE: Plum Creek Intervening Ownership Application (SG-12-00006)

Dear Ms. Blanton,

The Kittitas County Community Development Services Department hereby grants *conditional preliminary approval* for the Plum Creek Intervening Ownership Application (SG-12-00006) subject to the following conditions:

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. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. Please refer to the attached Kittitas County Public Works comment memo for information regarding additional requirements.

Approval of the Plum Creek Intervening Ownership Application (SG-12-00006) may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after **April 5, 2013 at 5:00 p.m.** If you have any questions, please do not hesitate to contact our office.

Sincerely,

Jeff Watson  
Staff Planner



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

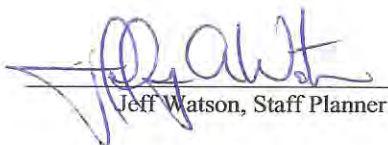
"Building Partnerships - Building Communities"

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come before the Kittitas County Community Development Services for the intervening ownership permit application of Plum Creek Timberlands L.P. (File # SG-12-00006), makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. Community Development Services finds that Kittitas County Code 17.08.327 stipulates that Intervening Ownership applications shall be processed consistent with Kittitas County Code 17.60B Administrative Uses.
2. KCC 17.08.327 provides that Intervening Ownership is: "A parcel of land which is physically separated from a main tract by a public road or ownership by utility, including irrigation entities."
3. Community Development Services finds that Plum Creek Timberlands L.P. submitted an intervening ownership permit application on April 21<sup>st</sup>, 2011. A Notice of Application was issued on September 7<sup>th</sup>, 2012. This notice was mailed to government agencies, adjacent property owners, and the applicant as required by law.
4. Community Development Services finds that the site proposed for the intervening ownership application is for a property located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.
5. Community Development Services finds that Assessor's map number 20-16-10000-0016 is in fact divided by Burlington Northern Sante Fe Railroad right of way and Washington State Parks and Recreation right of way.
6. Community Development Services finds that the granting of the proposed intervening ownership permit approval will not:
  - a. Be detrimental to the public health, safety, and general welfare;
  - b. Adversely affect the established character of the surrounding vicinity and planned uses; nor
  - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
7. Community Development Services finds the granting of the proposed intervening ownership permit is consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation.
8. Community Development Services finds that the following conditions are required for approval of the intervening ownership permit:
  - a. All requirements and conditions outlined in the comment letter dated June 27, 2011 from Kittitas County Public Works Department.
  - b. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office
  - c. A recorded survey displaying the new acreage and lot dimensions of each parcel must be submitted.

Based upon above mentioned Findings of Facts and Conclusion of Law the Plum Creek Timberlands L.P. intervening ownership permit (SG-12-00006) is hereby **approved.**

  
Jeff Watson, Staff Planner

3/22/2013  
Date





## 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

---

### NOTICE OF DECISION

**TO:** Applicant  
Interested Parties (KCC 15A.06)

**FROM:** Jeff Watson, Staff Planner

**DATE:** March 25, 2013

**SUBJECT:** Notice of Decision  
**Plum Creek Timberlands L.P. Intervening Ownership Application (SG-12-00006)**

---

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Plum Creek Timberlands Intervening Ownership Application (SG-12-00006) on March 20, 2013. The applicant, Plum Creek Timberlands L.P. property owner, is proposing to divide their parcel based on the intervening ownership of Burlington Northern Sante Fe Railroad right of way and Washington State Parks and Recreation right of way per Kittitas County Code 17.08.327. The site is located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

Copies of the Community Development Findings of Fact and Decision as well as pertinent comments are attached. Other related file documents may be examined at the Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found on line at:  
<http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>.

Action by the Administrator is final unless an appeal in writing is filed with the Board of County Commissioners, together with the applicable fee, on or before **April 5<sup>th</sup>, 2012 at 5:00 p.m.** The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code.

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Thursday, March 21, 2013 3:12 PM  
**To:** legals@kvnews.com  
**Subject:** Publication Request  
**Attachments:** SG-12-00006 Plum Creek Notice of Decision Legal.docx

Please publish the attached on: Monday March 25, 2013

Thank You

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

## **NOTICE OF DECISION**

### **Plum Creek Timberlands L.P. Intervening Ownership Application (SG-12-00006)**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Plum Creek Timberlands Intervening Ownership Application (SG-12-00006) on March 20, 2013. The applicant, Plum Creek Timberlands L.P. property owner, is proposing to divide their parcel based on the intervening ownership of Burlington Northern Sante Fe Railroad right of way and Washington State Parks and Recreation right of way per Kittitas County Code 17.08.327. The site is located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

Copies of the Community Development Findings of Fact and Decision as well as pertinent comments are attached. Other related file documents may be examined at the Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found on line at:  
<http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>.

Action by the Administrator is final unless an appeal in writing is filed with the Board of County Commissioners, together with the applicable fee, on or before **April 5th, 2012 at 5:00 p.m.** The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code



DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE DECATO

Printed at 03/21/13 15:42 by dde18

Acct #: 84066

Ad #: 859768

Status: N

KITTITAS CO PUBLIC WORKS  
411 N. RUBY ST, SUITE 1  
ELLENSBURG WA 98926

Start: 03/25/2013 Stop: 03/25/2013  
Times Ord: 1 Times Run: \*\*\*  
STD6 1.00 X 7.70 Words: 222  
Total STD6 7.70  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 66.22  
# Affidavits: 1

Contact:

Phone: (509)962-7523

Fax#:

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Cha

Agency:

Ad Descrpt: N/D PLUM CREEK SG 12-0000

Given by: \*

Created: dde18 03/21/13 15:36

COMMENTS:

COPIED from AD 782963

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTF
DR	A		97 S	03/25			
IN	A		97 S	03/25			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson  
Name (print or type)

[Signature]  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE DECATO

Printed at 03/21/13 15:42 by dde18

Acct #: 84066

Ad #: 859768

Status: N

**NOTICE OF DECISION**  
**Plum Creek Timberlands**  
**L.P. Intervening Owner-**  
**ship Application**  
**(SG-12-00006)**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Plum Creek Timberlands Intervening Ownership Application (SG-12-00006) on March 20, 2013. The applicant, Plum Creek Timberlands L.P. property owner, is proposing to divide their parcel based on the intervening ownership of Burlington Northern Sante Fe Railroad right of way and Washington State Parks and Recreation right of way per Kittitas County Code 17.08.327. The site is located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

Copies of the Community Development Findings of Fact and Decision as well as pertinent comments are attached. Other related file documents may be examined at the Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found on line at: <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>.

Action by the Administrator is final unless an appeal in writing is filed with the Board of County Commissioners, together with the applicable fee, on or before **April 5<sup>th</sup>, 2012 at 5:00 p.m.** The request shall conform to the requirements of KCC Title 17A.07, Project Permit Application Process of the Kittitas County Code.

Publish: March 25, 2013

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, March 15, 2013 9:41 AM  
**To:** kari.blanton@plumcreek.com  
**Cc:** David@ConceptEng.com; campb@fairpoint.net  
**Subject:** SG-12-00006 Plum Creek Transmittal of Comments  
**Attachments:** SG-12-00006 Plum Creek Master File Compressed 3.15.2013.pdf

SG-12-00006 Plum Creek

Please see the attached file for the transmittal of comments regarding the above application. Full documentation in its original scan quality may be found at: <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp> The signed original letter with attachments has been sent via US mail to the address provided on the application, please feel free to contact me if you have additional concerns or questions. A decision on this file will be coming shortly.

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"

*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.*



## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

March 15, 2013

Kari Blanton  
Plum Creek Timberlands, L.P.  
999 Third Avenue Suite 4300  
Seattle WA 98104-4096

**RE: Transmittal of Comments – Plum Creek Intervening Ownership Application (SG-12-00006)**

Dear Ms. Blanton,

Enclosed are the comments received regarding the Plum Creek Segregation (SG-12-00006) during the comment period:

October 22, 2012

Washington State Parks and Recreation – Terrie Manning

October 12, 2012

Doug Campbell

October 9, 2012

Kittitas County Department of Public Works – Christina Wollman

Please review all comments and notify me of any questions. A decision will be issued based on the comments received.

Sincerely,

Jeff Watson  
Staff Planner

cc via email     David Hill - david@concepteng.com  
                         Doug Campbell - campb@fairpoint.net



## Jeff Watson

---

**From:** Kari Blanton <Kari.Blanton@plumcreek.com>  
**Sent:** Friday, March 08, 2013 3:51 PM  
**To:** Jeff Watson  
**Cc:** David@ConceptEng.com  
**Subject:** FW: Plum Creek Intervention Ownership (SG - 12-00006) and WA State Parks and Recreation Commission

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

Hi Jeff-

See email below that Parks has no more concerns about the parcel we applied for the Intervening Ownership Segregation.

Thanks!

---

**From:** Manning, Terrie (PARKS) [mailto:Terrie.Manning@PARKS.WA.GOV]  
**Sent:** Friday, March 08, 2013 3:46 PM  
**To:** Kari Blanton; David@ConceptEng.com  
**Cc:** Graham, Ken (PARKS); Hahn, Steve (PARKS)  
**Subject:** RE: Plum Creek Intervention Ownership (SG - 12-00006) and WA State Parks and Recreation Commission

Kari,

Thank you for the assignment document. This is very helpful. I have no more concern in this area.

Do you have all the crossings which were assigned to Plum Creek from Burlington Northern mapped for our future reference?

This would help us tremendously.

Thank you,

Terrie Manning  
WA State Parks and Recreation Commission  
1111 Israel Rd  
PO Box 42650  
Tumwater, WA 98504-2640  
Ph (360) 902-8651  
Fax (360) 586-0207

---

**From:** Kari Blanton [mailto:Kari.Blanton@plumcreek.com]  
**Sent:** Friday, March 08, 2013 2:06 PM  
**To:** Manning, Terrie (PARKS); [David@ConceptEng.com](mailto:David@ConceptEng.com)  
**Cc:** Graham, Ken (PARKS); Hahn, Steve (PARKS)  
**Subject:** RE: Plum Creek Intervention Ownership (SG - 12-00006) and WA State Parks and Recreation Commission

Hi Terrie,

When Burlington Northern deeded the Iron Horse Trail property to WA Parks, they reserved access across it. Then BN assigned that to Plum Creek, so it appears that we do have legal access. I am attaching those documents for reference.

Please let me know if you have any concerns or questions. Thanks!

---

**From:** Manning, Terrie (PARKS) [<mailto:Terrie.Manning@PARKS.WA.GOV>]  
**Sent:** Friday, March 08, 2013 1:43 PM  
**To:** [David@ConceptEng.com](mailto:David@ConceptEng.com); Kari Blanton  
**Cc:** Graham, Ken (PARKS); Hahn, Steve (PARKS)  
**Subject:** Plum Creek Intervention Ownership (SG - 12-00006) and WA State Parks and Recreation Commission

Hi David and Kari,

Attached is an aerial showing Plum Creek and Washington State Parks and Recreation Commission's ownership in Sec 35, T21N, R12E.

The Commission's concern with a subdivision would be if the new property owner(s) plan to cross the Iron Horse Trail State Park they will need an easement to do so.

Currently, to my knowledge, Plum Creek does not have authorization to cross this portion of the trail shown in the attached aerial.

If access is desired, please contact me for further information to obtain access.

Thank you for your help in this matter.

Terrie Manning  
WA State Parks and Recreation Commission  
1111 Israel Rd  
PO Box 42650  
Tumwater, WA 98504-2640  
Ph (360) 902-8651  
Fax (360) 586-0207

---

**From:** [David@ConceptEng.com](mailto:David@ConceptEng.com) [<mailto:David@ConceptEng.com>]  
**Sent:** Thursday, March 07, 2013 1:39 PM  
**To:** Manning, Terrie (PARKS)  
**Cc:** [kari.Blanton@plumcreek.com](mailto:kari.Blanton@plumcreek.com)  
**Subject:** Re: Plum Creek Intervention Ownership (SG - 12-00006)

Hi Terrie,

Attached is the title report covering the property. In Schedule B you will see a list of the easements, however you'll see the comment that the legal description is not sufficient to determine the locations. I will forward you the underlying documents in the next email.

I hope this information is helpful.

Sincerely,  
Dave Hill

On 6 Mar 2013 at 8:54, Manning, Terrie (PARKS) wrote:

> Good morning David,  
>  
>  
>  
> As you can see in the e-mail chain below, I attempted to get some  
> questions answered October 15, 2012 regarding the Plum Creek  
> Intervention Ownership (SG - 12-00006).  
>  
>  
>  
> Do you have any documentation showing a road easement in S35, T21N, R12E  
> (there clearly is a 30' wide road into the parcel). Our other concern  
> is where access is desired for each of the three divided parcels.  
>  
>  
>  
> Thank you for any info you are able to provide.  
>  
>  
>  
> Terrie Manning  
>  
> WA State Parks and Recreation Commission  
>  
> 1111 Israel Rd  
>  
> PO Box 42650  
>  
> Tumwater, WA 98504-2640  
>  
> Ph (360) 902-8651  
>  
> Fax (360) 586-0207  
>  
>  
>  
> From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]  
> Sent: Tuesday, March 05, 2013 5:40 PM  
> To: Manning, Terrie (PARKS)  
> Subject: RE: Plum Creek Intervention Ownership (SG - 12-00006)  
>  
>  
>  
> Good Evening Terrie,  
>  
>  
>  
> It has been something of a wild ride around here since you sent this  
> email; we had to place a multitude of work to the side due to personnel  
> issues and the need to dedicate the bulk of what resources we had left  
> to the County's comprehensive plan compliance effort. I have been doing  
> my best to get back on to a regular schedule, but often times it is the  
> squeaky wheel method as much as anything else. The applicant called  
> about the status of this application today and I need to move it  
> forward. Essentially the notice of application is a 15 day period in  
> which individuals and agencies may voice their concerns and disseminate  
> their requirements based on Federal State and Local law for inclusion  
> into a conditional approval or provide grounds for denial. I don't know  
> if your questions here ever got answered or there has been any follow up  
> on your end; but to a certain degree inasmuch as you are a state agency  
> I can probably make something of a case for this being a request for



> additional information. It is my understanding that the purpose for this  
> division is to move a portion of this land into a conservation easement,  
> if not into public hands but I do not know the specifics. My Hill's  
> information was on the application I provided in the notice, but for  
> ease here it is:  
>  
>  
> David Hill  
>  
> Concept Engineering  
>  
> 455 Rainier Blvd N.  
>  
> Issaquah WA 98027  
>  
> 425-392-8055  
>  
> [david@concepteng.com](mailto:david@concepteng.com)  
>  
>  
>  
> I honestly don't know about the access issues as it is the function of  
> our Public Works department to address, I will attach the comments they  
> provided.  
>  
>  
>  
> Both the farm designation and the property value are a function of the  
> Assessor's office (509 962 7501) but my guess would be that there is  
> some open space timberland designation at work here which may explain  
> both.  
>  
>  
>  
> Again I apologize for the delays, please let me know if you have  
> additional questions or comments regarding this application so that we  
> are able to facilitate this process.  
>  
>  
>  
> Jeffrey A. Watson  
>  
> Planner II  
>  
> Kittitas County Public Works  
> <<http://www.co.kittitas.wa.us/publicworks/default.asp>> /Community  
> Development Services <<http://www.co.kittitas.wa.us/cds/default.asp>>  
>  
> 411 North Ruby  
>  
> Ellensburg WA 98926  
>  
> [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
>  
> 509-933-8274  
>  
>  
>  
> From: Manning, Terrie (PARKS) [<mailto:Terrie.Manning@PARKS.WA.GOV>]  
> Sent: Monday, October 22, 2012 10:02 AM

> To: Jeff Watson  
> Cc: Graham, Ken (PARKS); Hahn, Steve (PARKS); Harmon, Lynn (PARKS)  
> Subject: Plum Creek Intervention Ownership (SG - 12-00006)  
>  
>  
>  
> Good morning Jeff,  
>  
>  
>  
> Thank you for the Notice of Application for Plum Creek Timberlands L.C.  
>  
>  
>  
> Can you provide me with contact information (phone, E-mail, or address)  
> for David Hill of Plum Creek Timberlands.  
>  
>  
>  
> Parks does not currently have any documentation showing a road easement  
> in S35, T21N, R12E and there clearly is a 30' wide road into the parcel.  
> Our other concern is where access is desired for each of the three  
> divided parcels.  
>  
>  
>  
> The notice shows the subject property is zoned commercial forest yet the  
> County Assessor parcel search shows the property type as Farm. Does  
> this make sense to you?  
>  
>  
>  
> I often use the county assessor's values as a starting point for  
> internal appraisals. This property is 596 acres and the land value is  
> only \$28,840. Can you tell me how Kittitas County valued the land value  
> in this case?  
>  
>  
>  
> Thank you for all your help.  
>  
>  
>  
> Terrie Manning; Property Acquisition Specialist  
>  
> Washington State Parks and Recreation Commission; Lands Program  
>  
> PO Box 42650; 1111 Israel Road  
>  
> Olympia, WA 98504-2650  
>  
> Phone: (360) 902-8651  
>  
> Fax: (360) 586-0207  
>  
>  
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>

> \_\_\_\_\_  
>  
> Notice: All email sent to this address will be received by the Kittitas  
> County  
> email system and may be subject to public disclosure under Chapter 42.56  
> RCW and to archiving and review.  
>  
> message id: 38eb45916c6dcbdac24bb8719d004a14  
>  
>

David L. Hill, PLS  
Concept Engineering, Inc.  
455 Rainier Boulevard North  
Issaquah, WA 98027  
(425) 392-8055  
(425) 392-0108 - Fax

# Critical Areas Checklist

Monday, October 15, 2012

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?



Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

## Jeff Watson

---

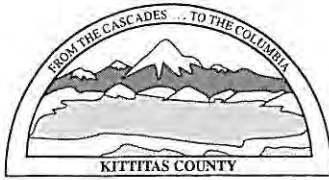
**From:** Doug Campbell <campb@fairpoint.net>  
**Sent:** Friday, October 12, 2012 7:31 PM  
**To:** Jeff Watson  
**Subject:** PC intervening Ownership (SG-00006) comments- QUESTIONS.

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

A couple of comments:1. Check list indicates no FS roads involved. FS RD 4100 is shown crossing a portion of the section. PC is a Cost Share owner in this road.

2. Is legal access to the new parcels required for this type action?

3. If so, no legal access for two two parcels is shown or indicated and the land prevents most access between the RR R/W and John Wayne trail ( flood area- other ownership ). How is this provided for ? Or is it?



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

---

TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *W*  
DATE: October 9, 2012  
SUBJECT: Plum Creek SG-12-00006

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.

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.
  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.

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Monday, October 08, 2012 11:47 AM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACCOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; 'Allison Kimball (brooksideconsulting@gmail.com)'; tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier  
**Cc:** Dan Valoff; Doc Hansen  
**Subject:** Notice of Application  
**Attachments:** SG-12-00006 Plum Creek Master File Compressed 10.8.2012.pdf

### Tracking:

#### Recipient

#### Delivery

Bill Steele

Brenda Larsen

'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'

Candie M. Leader

Christina Wollman

'Cindy Preston (cindy.preston@dnr.wa.gov)'

'CROSEPACCOORDINATOR@ECY.WA.GOV'

'enviroreview@yakama.com'

Erin Moore

'Gretchen.Kaehler@DAHP.wa.gov'

Holly Duncan

'Jan Jorgenson (jorgenja@cwu.edu)'

'Jessica Lally (jessica@yakama.com)'

'jmarvin@yakama.com'

J Markell

Failed: 10/8/2012 11:48 AM

'Johnson Meninick (johnson@yakama.com)'

Julie Kjorsvik

Kim Dawson

'linda.hazlett@dnr.wa.gov'

Lisa Iammarino

Lisa Lawrence

Mike Johnston

'nelmsk@cwu.edu'

Patti Johnson

'russell.mau@doh.wa.gov'

**Recipient**

**Delivery**

'Teske, Mark S'  
'rivers@dnr.wa.gov'  
'Thalia Sachtleben (enviroreview@yakama.com)'  
'Tom Justus (tom.justus@doh.wa.gov)'  
tribune@nkctribune.com  
James Rivard  
Erin Moore  
'Allison Kimball (brooksideconsulting@gmail.com)'  
tribune@nkctribune.com  
J Markell  
Mike Johnston  
Jan Ollivier  
Dan Valoff  
Doc Hansen

[SG-12-00006 Plum Creek](#)

No SEPA Checklist was required with this application

NOTE: SEGREGATIONS HAVE BEEN ELIMINATED FROM THE KITTITAS COUNTY CODE; INTERVENING OWNERSHIP IS STILL PROVIDED FOR AS AN ADMINISTRATIVE PROCESS. THE SEGREGATION APPLICATION FORM HISTORICALLY WAS USED TO ACCOMPLISH THESE LAND USE ACTIONS. INTERVENING OWNERSHIP MAY BE ELIMINATED AS PART OF THE COMPREHENSIVE PLAN COMPLIANCE MEASURES BEING REVIEWED BY THE COUNTY IN THE NEXT TWO MONTHS. SHOULD THESE LAND USE ACTIVITIES BE RETAINED, A NEW FORM AND FEE WILL BE DEVELOPED.

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network may view additional related documentation by following this link:

<http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments to:

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

or via US Mail to:

Jeff Watson  
411 North Ruby Suite 2  
Ellensburg WA 98926

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Monday, October 08, 2012 10:09 AM  
**To:** legals@kvnews.com  
**Subject:** Publication Request  
**Attachments:** SG-12-00006 Plum Creek Notice of Application Legal.docx

Please publish the attached on: Friday October 12, 2012

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

**Jeff Watson**

---

**From:** Jeff Watson  
**Sent:** Monday, October 08, 2012 11:54 AM  
**To:** [tribune@nkctribune.com](mailto:tribune@nkctribune.com)  
**Subject:** RE: Publication Request  
**Attachments:** SG-12-00006 Plum Creek Notice of Application Legal.pdf

That's a nice way of saying "hey dummy add the attachment"... I do it all the time... here ya' go, thanks

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

---

**From:** Terry Hamberg [<mailto:tribune@nkctribune.com>]  
**Sent:** Monday, October 08, 2012 11:47 AM  
**To:** Jeff Watson  
**Subject:** Re: Publication Request

Hi Jeff,

The attachment didn't make it through, could you please resend?

Thank you,  
Terry Hamberg

=====

Northern Kittitas County Tribune  
P.O. Box 308 / 807 W. Davis Street, Suite A101  
Cle Elum, WA 98922  
509-674-2511

[tribune@nkctribune.com](mailto:tribune@nkctribune.com)  
[www.nkctribune.com](http://www.nkctribune.com)

On Oct 8, 2012, at 10:10 AM, Jeff Watson wrote:

Please publish the attached on: Thursday, October 11, 2012

Thank You,

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



## 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

"Building Partnerships – Building Communities"

### NOTICE OF APPLICATION

**Notice of Application:** October 12, 2012  
**Application Received:** September 7, 2012  
**Application Complete:** October 5, 2012

---

**Project Name (File Number):** Plum Creek Intervening Ownership (SG-12-00006)

**Applicant:** David Hill for Plum Creek Timberlands L.C., landowner

**Location:** One tax parcel, located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

**Proposal:** Landowner Plum Creek Timberlands L.C. has submitted an intervening ownership application to divide the above mentioned parcel into three parcels where it is split by Northern Pacific Railroad and BNSF Railroad right of way. The subject property is zoned Commercial Forest.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp> Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Monday, October 29, 2012**. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made.

**Under Title 15A.03.080, Title 17.08.327, and Title 17.60B**, Intervening Ownership applications are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500<sup>00</sup>.

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: 509-933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)



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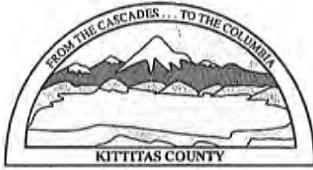
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Notice of Application:	October 12, 2012
Application Received:	September 7, 2012
Application Complete:	May 2, 2011
Publish Daily Record:	October 12, 2012
Publish NKC Tribune:	October 11, 2012



**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"

**Affidavit of Mailing & Publication**

PROPOSAL NAME: **Plum Creek Intervening Ownership (SG-12-00006)**

NOTIFICATION OF: **Notice of Application**

NOTIFICATION MAIL DATE: **October 12, 2012**

NOTIFICATION PUBLISH DATE: **October 12, 2012**

I certify that the following documentation:

- **Notice of Application Plum Creek Intervening Ownership (SG-12-00006)**

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

  
\_\_\_\_\_  
Signature

Jeffrey A. Watson  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 12<sup>th</sup> day of October, 2012

  
\_\_\_\_\_  
Kelly J. Carlson  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: July 9<sup>th</sup>, 2014





## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

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"Building Partnerships – Building Communities"

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PLUM CREEK TIMBER CO L P  
PO BOX 1990  
COLUMBIA FALLS MT 59912-

MOUNTAINEERS,THE  
7700 SAND POINT WAY NE  
SEATTLE WA 98115-

BNSF RAILWAY COMPANY  
PO BOX 961089  
FORT WORTH TX 76161-0089

USA (WNF)  
WENATCHEE NATIONAL FOREST  
215 MELODY LN  
WENATCHEE WA 98801

STATE OF WASH (PARKS & REC)  
7150 CLEANWATER LN  
OLYMPIA WA 98504





**DAILY RECORD/KITTITAS PUB**

C/O IDAHO STATE JOURNAL RECEIV  
 PO BOX 1570  
 POCATELLO ID 83204  
 (509) 925-1414

Fax(509) 925-5696

Advertising Memo Bill

1 Memo Bill Period 10/2012		2 Advertiser/Client Name KITTITAS CO PUBLIC WORKS	
23 Total Amount Due 101.22		*Unapplied Amount	3 Terms of Payment
21 Current/Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 10/08/12	6 Billed Account Number 84066 KATHY.	7 Advertiser/Client Number 84066

8 Billed Account Name and Address KITTITAS CO PUBLIC WORKS 411 N. RUBY ST, SUITE 1 ELLENSBURG WA 98926		Amount Paid:  Comments:  Ad #: 767074
---	--	---

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
10/12/12	767074 LEG2	N/AP SG-12-00006 PLUMSTD6 NOTICE OF APPLICATION 10/12 IN DR	11.77	1 8.60	101.22	101.22

RECEIVED

OCT 9 2012

KITTITAS COUNTY  
CDS

**Statement of Account - Aging of Past Due Amounts**

21 Current/Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		101.22

**DAILY RECORD/KITTITAS PUB**

(509) 925-1414

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Advertiser Information
1 Billing Period 767074 10/2012	6 Billed Account Number 84066
7 Advertiser/Client Number 84066	2 Advertiser/Client Name KITTITAS CO PUBLIC WORKS

# AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Tyler Miller being first duly sworn on oath, deposes and says: That he is the Publisher of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of


## KITTITAS CO PUBLIC WORKS


N/AP SG-12-00006 PLUM CK

is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

10/12/2012

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$101.22 the rate of \$8.6 per column inch for each insertion.

  
Subscribed to me this 15th day of October in the year of 2012

  
PATSY A TENNEY  
Notary Public in and for  
The State of Washington  
Residing at Ellensburg,  
Washington (SEAL)

Notary Public  
State of Washington  
PATSY A TENNEY  
My Appointment Expires Aug 26, 2013

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: 509-933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Notice of Application: October 12, 2012  
Application Received: September 7, 2012  
Application Complete: May 2, 2011  
Publish Daily Record: October 12, 2012  
Publish NKC Tribune: October 11, 2012

## NOTICE OF APPLICATION

**Project Name (File Number):**  
Plum Creek Intervening  
Ownership (SG-12-00006)  
**Applicant:** David Hill for Plum  
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Phone: (509) 962-7506

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NORTHERN KITTITAS COUNTY  
**TRIBUNE**

509-674-2511 • P.O. Box 308 • Cle Elum, WA 98922  
www.nkctribune.com



**Invoice**

Invoice #: 00074661  
Date: 10/11/12  
Page: 1

Kittitas County Community Development Services  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926

DATE	DESCRIPTION	AMOUNT
10/11/12	Notice of Application (#SG-12-00006) Plum Creek Intervening Ownership - ran Oct. 11, 2012	\$14.40

Please make check payable to NKC Tribune. To pay this invoice with PayPal (credit card or bank transfer), use [tribune@nkctribune.com](mailto:tribune@nkctribune.com) as the payee and reference the Invoice Number. If a more detailed PayPal Invoice is needed, ask us to send one.

Terms: Net EOM after EOM

Sales Tax: \$0.00  
Total Amount: \$14.40  
Amount: \$0.00  
Balance Due: \$14.40



**AFFIDAVIT OF PUBLICATION**

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KITTITAS )

JANA E. STONER, being duly sworn on oath, deposes and says that she is the publisher of the *NORTHERN KITTITAS COUNTY TRIBUNE*, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

Notice of Application  
(#SG-12-00006)

Plum Creek Intervening Ownership

as it was published in regular issues (and not in supplement form) of said newspaper once a

week for a period of 1 consecutive weeks,

commencing on the 11th day of

October, 2012 and ending on

the \_\_\_\_\_ day of \_\_\_\_\_, 2012,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 14.40, which amount has been paid in full.

Jana E. Stoner

Subscribed and sworn to before me this 15 day of October, 2012.

Brittanie J. Vaughn

Notary Public in and for the State of Washington, residing at Cle Elum, Wa.

County of Kittitas. Expires 08, 27, 14.



**KITTITAS COUNTY NOTICE OF APPLICATION**

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Jeff Watson, Staff Planner: 509-933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Notice of Application: October 12, 2012

Application Received: September 7, 2012

Application Complete: May 2, 2011

(Published in the N.K.C. TRIBUNE, Oct. 11, 2012.)







## 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"

### NOTICE OF APPLICATION

**Notice of Application:** October 12, 2012  
**Application Received:** September 7, 2012  
**Application Complete:** October 5, 2012

**FILE COPY**

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**Applicant:** David Hill for Plum Creek Timberlands L.C., landowner

**Location:** One tax parcel, located approximately 17 miles northwest of the City of Cle Elum, west of U Fish Road, in Section 35, T21N, R12E, WM in Kittitas County, bearing Assessor's map number 21-12-35000-0001.

**Proposal:** Landowner Plum Creek Timberlands L.C. has submitted an intervening ownership application to divide the above mentioned parcel into three parcels where it is split by Northern Pacific Railroad and BNSF Railroad right of way. The subject property is zoned Commercial Forest.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp> Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Monday, October 29, 2012**. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made.

**Under Title 15A.03.080, Title 17.08.327, and Title 17.60B**, Intervening Ownership applications are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500<sup>00</sup>.

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: 509-933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Notice of Application:	October 12, 2012
Application Received:	September 7, 2012
Application Complete:	May 2, 2011
Publish Daily Record:	October 12, 2012
Publish NKC Tribune:	October 11, 2012



DAILY RECORD/KITTITAS PUB  
ORDER CONFIRMATION

Salesperson: KATHY ADAMS

Printed at 10/08/12 11:37 by cad18

Acct #: 84066

Ad #: 767074

Status: N

KITTITAS CO PUBLIC WORKS  
411 N. RUBY ST, SUITE 1  
ELLENSBURG WA 98926

Start: 10/12/2012 Stop: 10/12/2012  
Times Ord: 1 Times Run: \*\*\*  
STD6 1.00 X 11.77 Words: 326  
Rate: LEG2 Cost: 101.22  
Class: 0001 LEGAL NOTICES

Contact:

Phone: (509)962-7523

Fax#:

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Cha

Agency:

Descript: N/AP SG-12-00006 PLUM CK

Given by: \*

Created: cad18 10/08/12 11:11

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	10/12			
IN	A		97 S	10/12			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson  
Name (print or type)

[Signature]  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
ORDER CONFIRMATION (CONTINUED)

Salesperson: KATHY ADAMS

Printed at 10/08/12 11:37 by cad18

Acct #: 84066

Ad #: 767074

Status: N

**NOTICE OF APPLICATION**

**Project Name (File Number):**  
Plum Creek Intervening  
Ownership (SG-12-00006)

**Applicant:** David Hill for Plum  
Creek Timberlands L.C.,  
landowner

**Location:** One tax parcel, locat-  
ed approximately 17 miles  
northwest of the City of Cle  
Elum, west of U Fish Road, in  
Section 35, T21N, R12E, WM  
in Kittitas County, bearing  
Assessor's map number  
21-12-35000-0001.

**Proposal:** Landowner Plum  
Creek Timberlands L.C. has  
submitted an intervening own-  
ership application to divide the  
above mentioned parcel into  
three parcels where it is split  
by Northern Pacific Railroad  
and BNSF Railroad right of  
way. The subject property is  
zoned Commercial Forest.

**Materials Available for  
Review:** The submitted  
application and related filed  
documents may be examined  
by the public at the Kittitas  
County Community Develop-  
ment Services (CDS) office at  
411 N. Ruby, Suite 2, Ellens-  
burg, Washington, 98926, or  
on the CDS website at  
[http://www.co.kittitas.wa.us/cds  
/current/administrative-use.asp](http://www.co.kittitas.wa.us/cds/current/administrative-use.asp)  
Phone: (509) 962-7506

**Written Comments** on this  
proposal can be submitted to  
CDS any time prior to 5:00  
p.m. on Monday, October 29,  
2012. Any person has the  
right to comment on the appli-  
cation, receive notice of and  
participate in any hearings,  
and request a copy of the  
decision once made.

**Under Title 15A.03.080, Title  
17.08.327, and Title 17.60B,**  
Intervening Ownership appli-  
cations are processed in an  
abbreviated administrative  
format, which does not involve  
a public hearing. All comments  
will be considered in the  
decision making process, and  
any person has the right to  
comment on this application  
and receive notification of the  
Community Development Ser-  
vices administrative decision,  
once made. Appeals to an  
administrative land use  
decision may be filed within 10  
working days with the board of  
county commissioners as  
outline in Chapter 15A.07 of  
the Kittitas County Code. The  
current appeal fee is \$500.00.

**Designated Permit Coordina-  
tor (staff contact):** Jeff  
Watson, Staff Planner: 509-  
933-8274; email at  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Notice of Application:  
October 12, 2012  
Application Received:  
September 7, 2012  
Application Complete:  
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Publish Daily Record:  
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Publish NKC Tribune:  
October 11, 2012

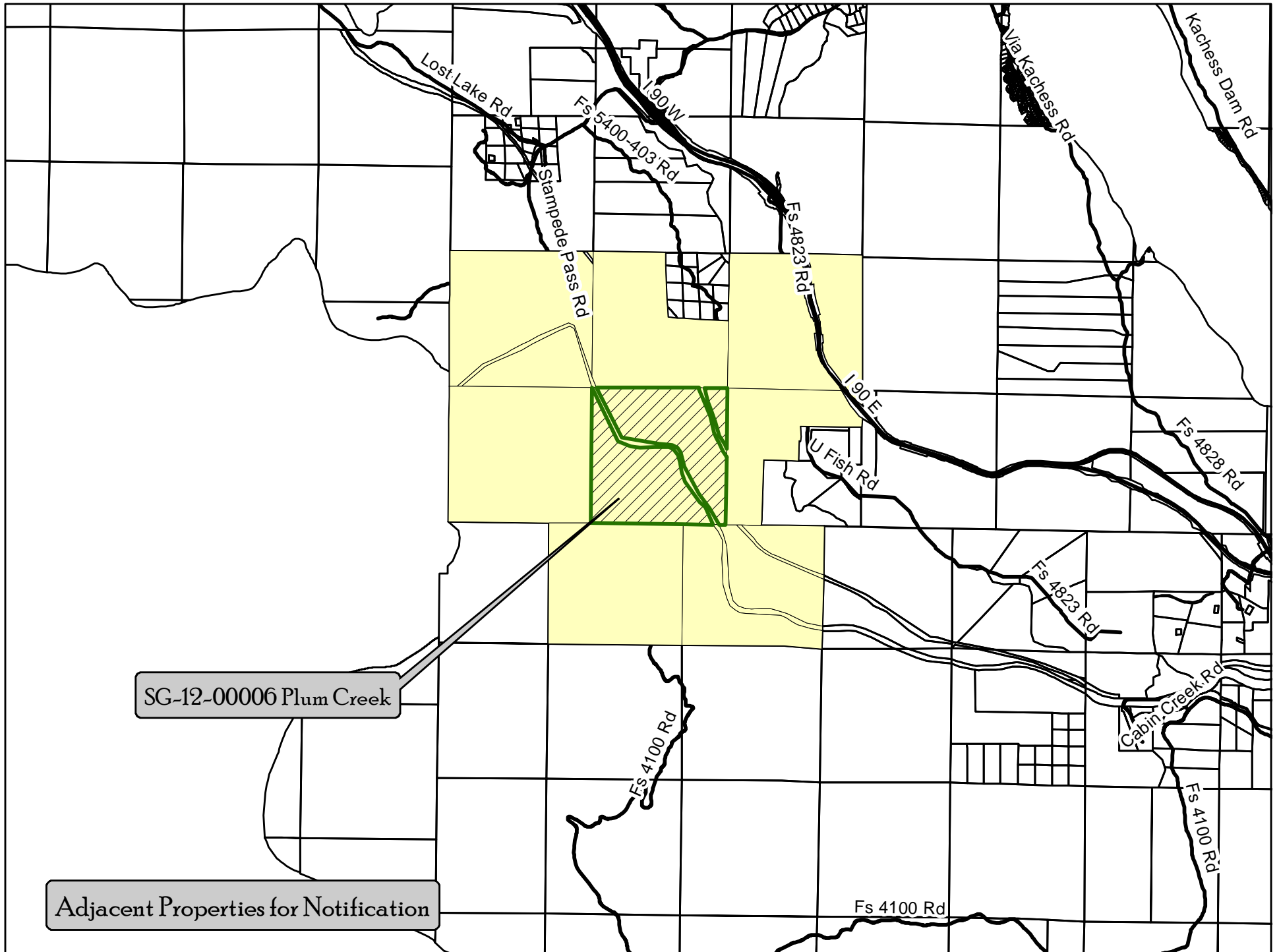
PLUM CREEK TIMBER CO L P  
PO BOX 1990  
COLUMBIA FALLS MT 59912-

MOUNTAINEERS,THE  
7700 SAND POINT WAY NE  
SEATTLE WA 98115-

BNSF RAILWAY COMPANY  
PO BOX 961089  
FORT WORTH TX 76161-0089

USA (WNF)  
WENATCHEE NATIONAL FOREST  
215 MELODY LN  
WENATCHEE WA 98801

STATE OF WASH (PARKS & REC)  
7150 CLEANWATER LN  
OLYMPIA WA 98504



SG-12-00006 Plum Creek

Adjacent Properties for Notification



## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, October 05, 2012 9:38 AM  
**To:** David@ConceptEng.com; 'kari.blanton@plumcreek.com'  
**Cc:** Doc Hansen  
**Subject:** SG-12-00006 Plum Creek  
**Attachments:** SG-12-00006 Plum Creek Deem Complete Signed.pdf

SG-12-00006 Plum Creek

The above application has been deemed complete as per KCC 15A 15A.03.040 (see attached). The signed original letter has been sent to the applicant via U.S. Mail to the address provided. Please feel free to contact me if you have any questions.

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



## 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

"Building Partnerships – Building Communities"

October 5, 2012

Plum Creek Timberlands, L.P.  
999 Third Avenue Suite 4300  
Seattle WA 98104-4096

RE: Plum Creek Intervening Ownership Administrative Use Permit, SG-12-00006

Dear Applicant,

The application for an Intervening Ownership Administrative Use Permit on Assessors Map Number Parcel 21-12-35000-0001, you submitted on September 7, 2012, has undergone preliminary review by Kittitas County Community Development Services staff and has been deemed complete as of October 5, 2012.

Continued processing of your application will include, but is not limited to, the following actions:

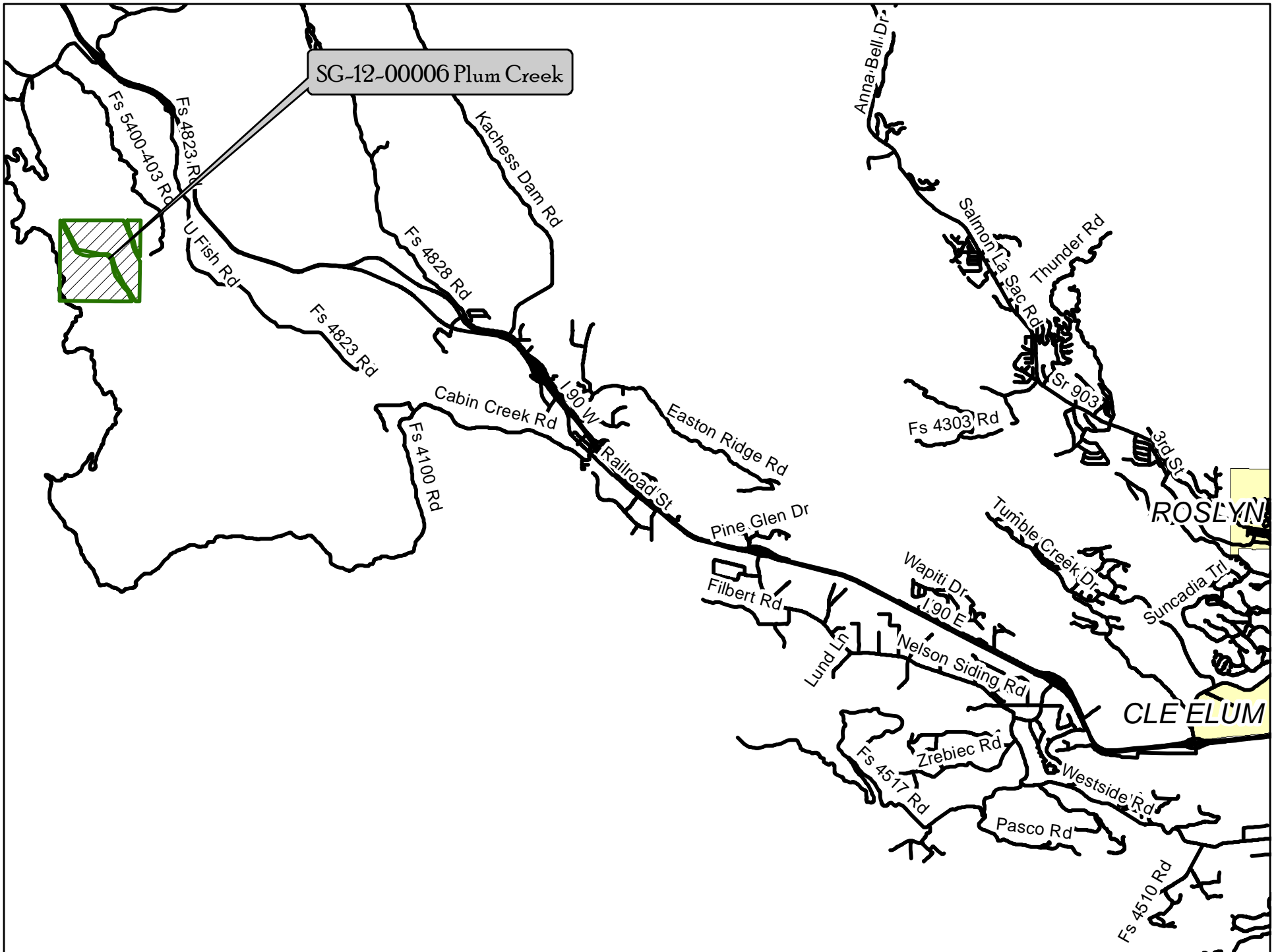
1. Preliminary review by Kittitas County staff from various departments, at which time requests for additional or supplemental information may be entertained.
2. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
3. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
4. A Notice of Decision, and a Findings of Fact and Conclusions of Law will be issued. The decision will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Sincerely,

Jeff Watson  
Staff Planner

CC via email: David Hill – Concept Engineering @ [david@concepteng.com](mailto:david@concepteng.com)  
Karin Blanton – Plum Creek @ [kari.blanton@plumcreek.com](mailto:kari.blanton@plumcreek.com)



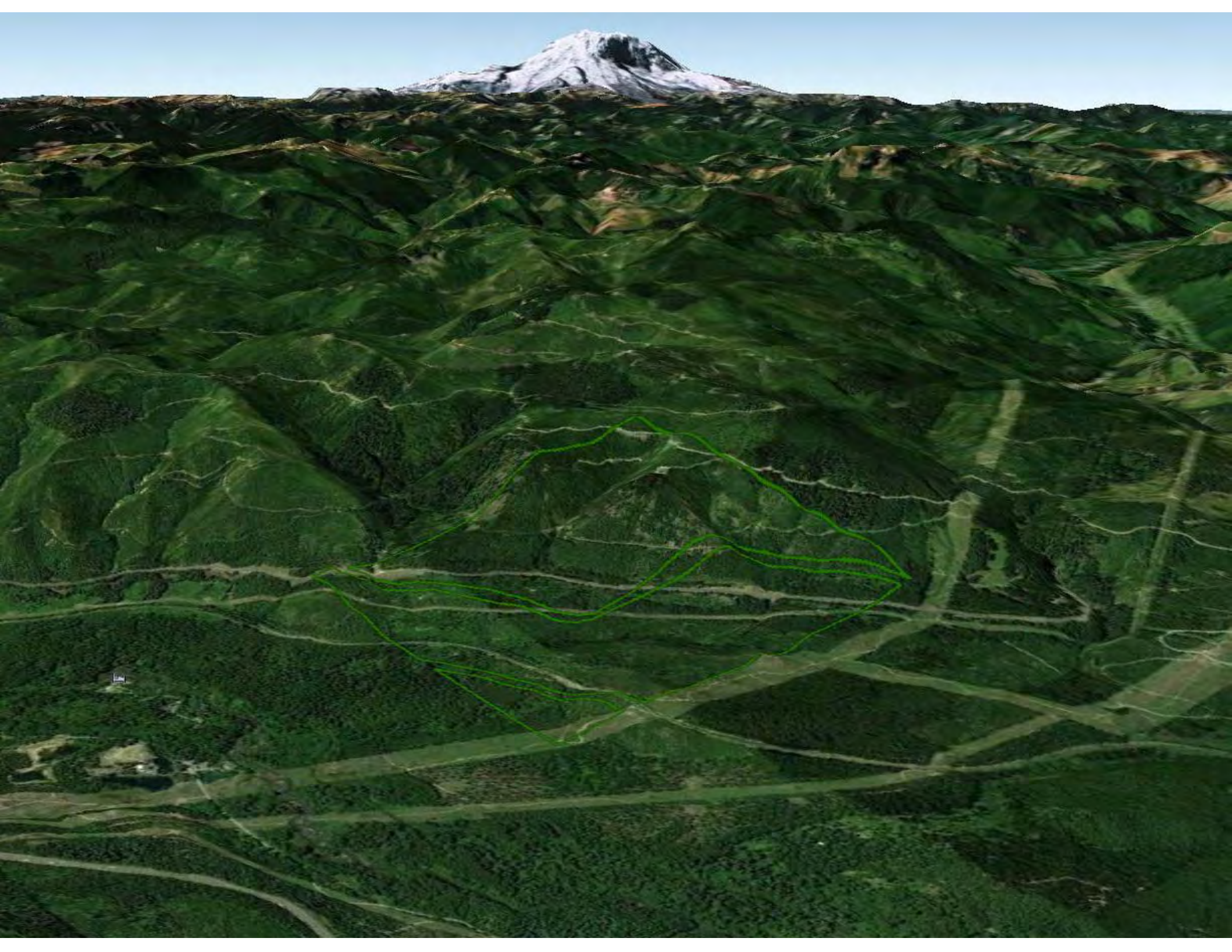
SG-12-00006 Plum Creek



ROSLYN

CLE ELUM









Fs 4100 Rd

NE-424

NE-207

Wenatchee N

Wenatchee

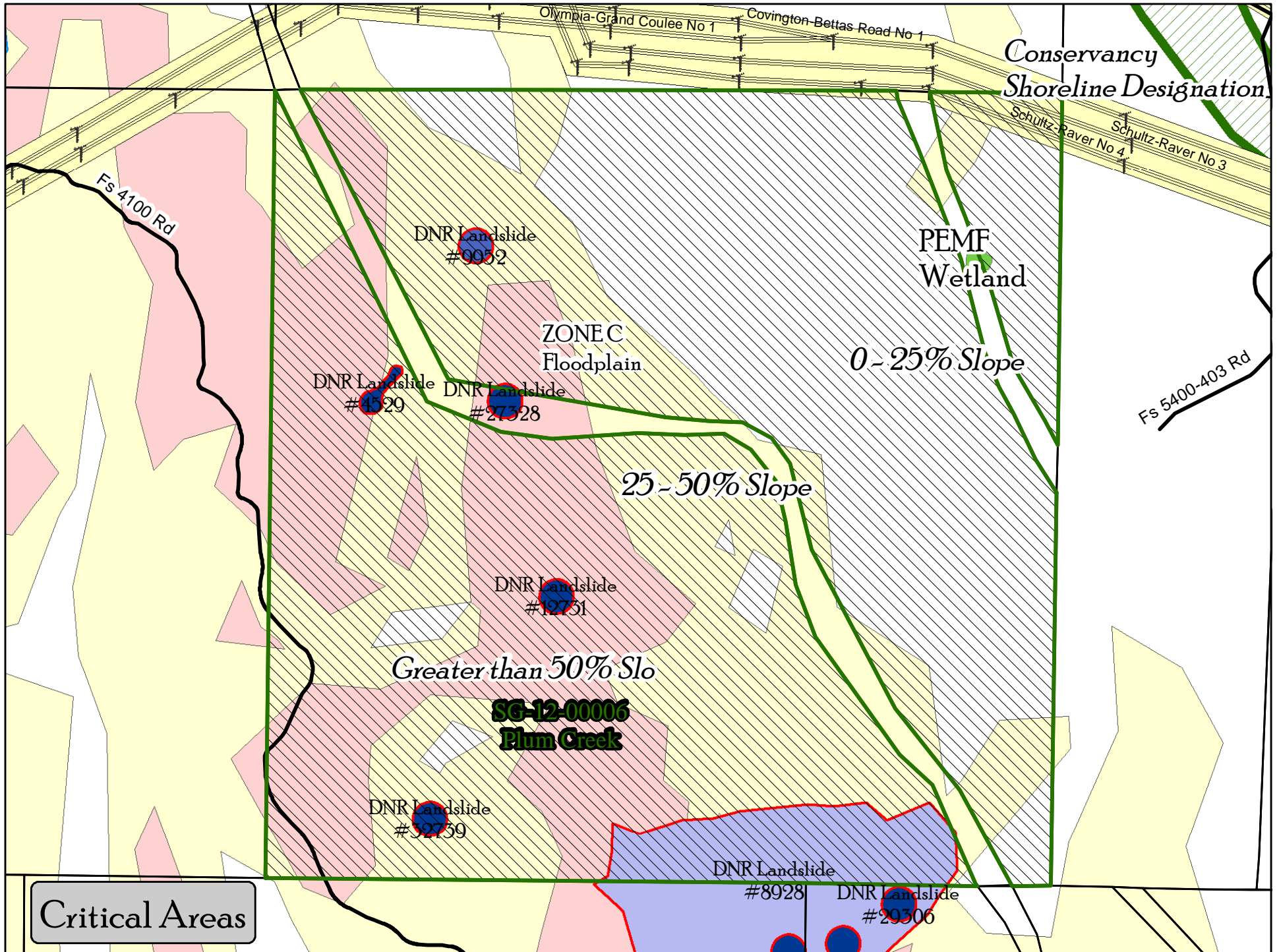
Fs 5400-403 Rd

SG-12-00006  
Plum Creek

Iron Horse Trail

Iron Horse Trail





# Critical Areas Checklist

Monday, October 08, 2012

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?



Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?



Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Schultz-Raver

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

Multiple See Map

Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation? D1

D1

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



U.S. Fish &amp; Wildlife Service

# National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code: (Example: **TX** for Texas)

Description for code **PEMF** :

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

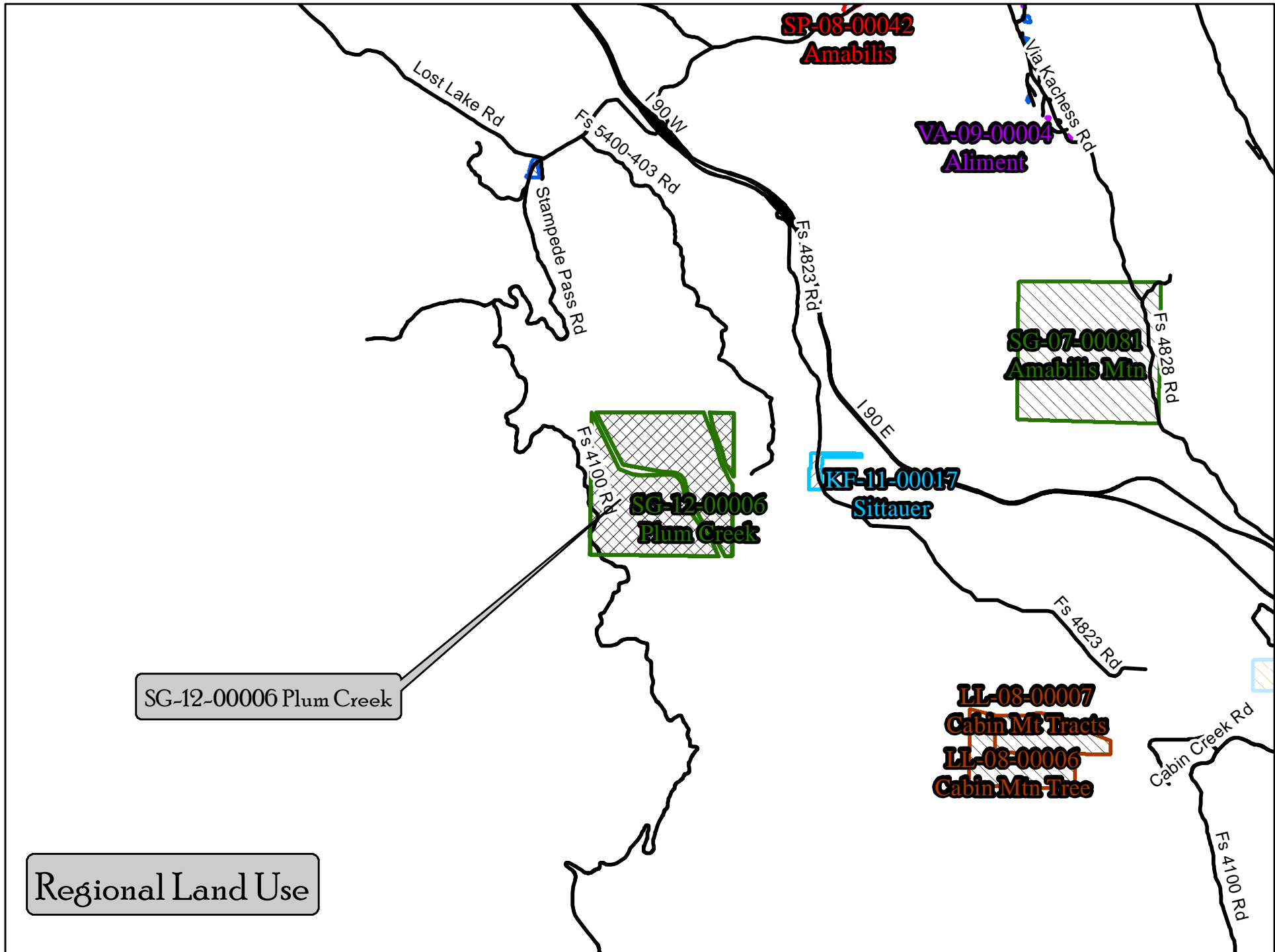
Subsystem :

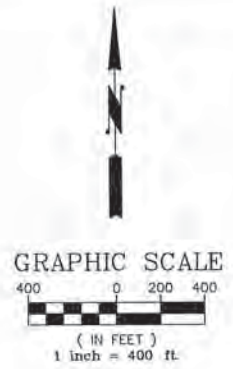
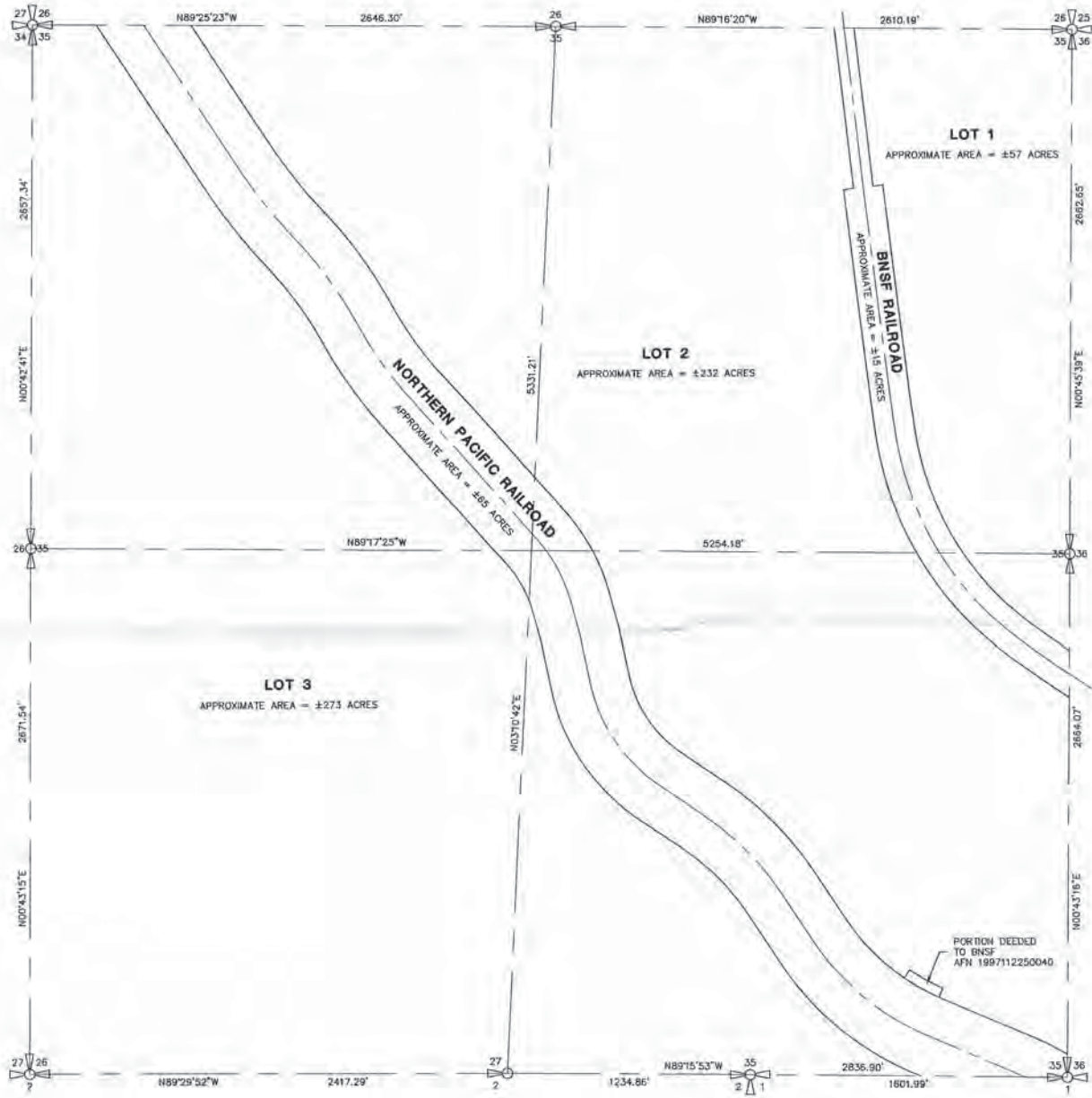
**EM** Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

Modifier(s):

**F** WATER REGIME **Semipermanently Flooded**: Surface water persists throughout the growing season in most years. When surface water is absent, the water table is usually at or very near the land's surface.





**MERIDIAN**  
 LAMBERT GRID NORTH, WASHINGTON STATE COORDINATE SYSTEM, NAD 83/91 - NORTH ZONE

**BASIS OF BEARINGS**  
 RECORD OF SURVEY BY EASTSIDE CONSULTANTS, INC., VOLUME 37, PAGE 179, RECORDS OF KITITIAS COUNTY


**RAILROAD NOTE**  
 THE RAILROAD RIGHT OF WAYS SHOWN HEREON WERE SKETCHED IN FROM A SCANNED DRAWING AND ARE APPROXIMATE

**ORIGINAL LEGAL DESCRIPTION**  
 ALL OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST W.M., RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON.  
 EXCEPT BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY).  
 EXCEPT THAT PORTION DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY GUT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813.  
 EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS DEEDED TO THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION BY WARRANTY DEED RECORDED NOVEMBER 25, 1997 UNDER AUDITOR'S FILE NO. 1997112250040.

SEC. 35, TWP. 21 N, RNG. 12 E, W.M.

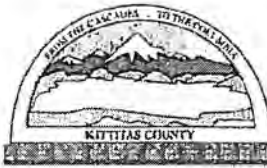


**K.C.C. 17.08.327**  
**INTERVENING OWNERSHIP**  
**PARCEL SEGREGATION**  
**EXHIBIT FOR**  
**PLUM CREEK**  
**TIMBERLANDS, L.P.**

 <b>CONCEPT ENGINEERING, INC.</b> 455 Rainier Boulevard North Issaquah, Washington 98027 (425) 392-8035 FAX (425) 392-0108 <small>Copyright © 1999 Concept Engineering, Inc. All rights reserved.</small>		
DWN. BY DBM	DATE 9/6/12	JOB NO. 32088
CHKD. BY	SCALE 1" = 400'	SHEET 1 OF 1



SG-12-00006



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"

**K.C.C 17.08.327 – INTERVENING OWNERSHIP  
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): SM      DATE: 9/7/12      RECEIPT # 15203

RECEIVED

SEP 07 2012

KITTITAS COUNTY  
CDS

DATE STAMP IN BOX

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

**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: PLUM CREEK TIMBERLANDS, L.P.  
Mailing Address: 999 THIRD AVENUE - SUITE 4300  
City/State/ZIP: SEATTLE, WA 98104-4096  
Day Time Phone: 206.467.3661 - KARI BLANTON  
Email Address: KARI.BLANTON@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: CONCEPT ENGINEERING - DAVE HILL  
Mailing Address: 455 FAHNER BLVD. N.  
City/State/ZIP: ISSAQUAH, WA. 98027  
Day Time Phone: 425.392.8055  
Email Address: DAVID@CONCEPTENR.G.COM
  
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: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_
  
5. **Legal description of property (attach additional sheets as necessary):**  
SEE ATTACHED
  
6. **Property size: ± 562 ACRES (acres)**
  
7. **Land Use Information: Zoning: CF Comp Plan Land Use Designation: CF**

8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage  
(1 parcel number per application)

626535

New Acreage (1 parcel per line)  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

LOT 1 - 57 ACRES

LOT 2 - 232 ACRES

LOT 3 - 273 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 Kari Blanton (date) 9/4/12  
Land Asset Manager, Plum Creek

X Kari Blanton (date) 9/6/12  
Land Asset Manager, Plum Creek

**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: 2013pd

By: Kimahony

Date: 09/23/2013

**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: Commercial Forest

Preliminary Approval Date: 3/25/2013

By: Jeff Watson

Final Approval Date: 6/3/2013

By: Jeff Watson



**ORIGINAL LEGAL DESCRIPTION – PARENT PARCEL**

ALL OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, W.M., RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

EXCEPT THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY);

EXCEPT THAT PORTION DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813;

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS DEEDED TO BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION BY WARRANTY DEED RECORDED NOVEMBER 25, 1997 UNDER AUDITOR'S FILE NO. 1997112250040.



**INTERVENING OWNERSHIP LOT 1 - LEGAL DESCRIPTION**

THAT PORTION OF NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, LYING EASTERLY OF THE FORMER BNSF RAILROAD RIGHT OF WAY THAT WAS DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**INTERVENING OWNERSHIP LOT 2 - LEGAL DESCRIPTION**

THAT PORTION OF NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, LYING WESTERLY OF THE FORMER BNSF RAILROAD RIGHT OF WAY THAT WAS DEEDED TO WASHINGTON STATE PARKS & RECREATION COMMISSION BY QUIT CLAIM DEED RECORDED DECEMBER 15, 1989 UNDER AUDITOR'S FILE NO. 525813 AND EASTERLY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY);

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS DEEDED TO BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION BY WARRANTY DEED RECORDED NOVEMBER 25, 1997 UNDER AUDITOR'S FILE NO. 1997112250040.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**INTERVENING OWNERSHIP LOT 3 - LEGAL DESCRIPTION**

THAT PORTION OF NORTHWEST QUARTER, THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, LYING SOUTHWESTERLY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY (FORMERLY THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY);

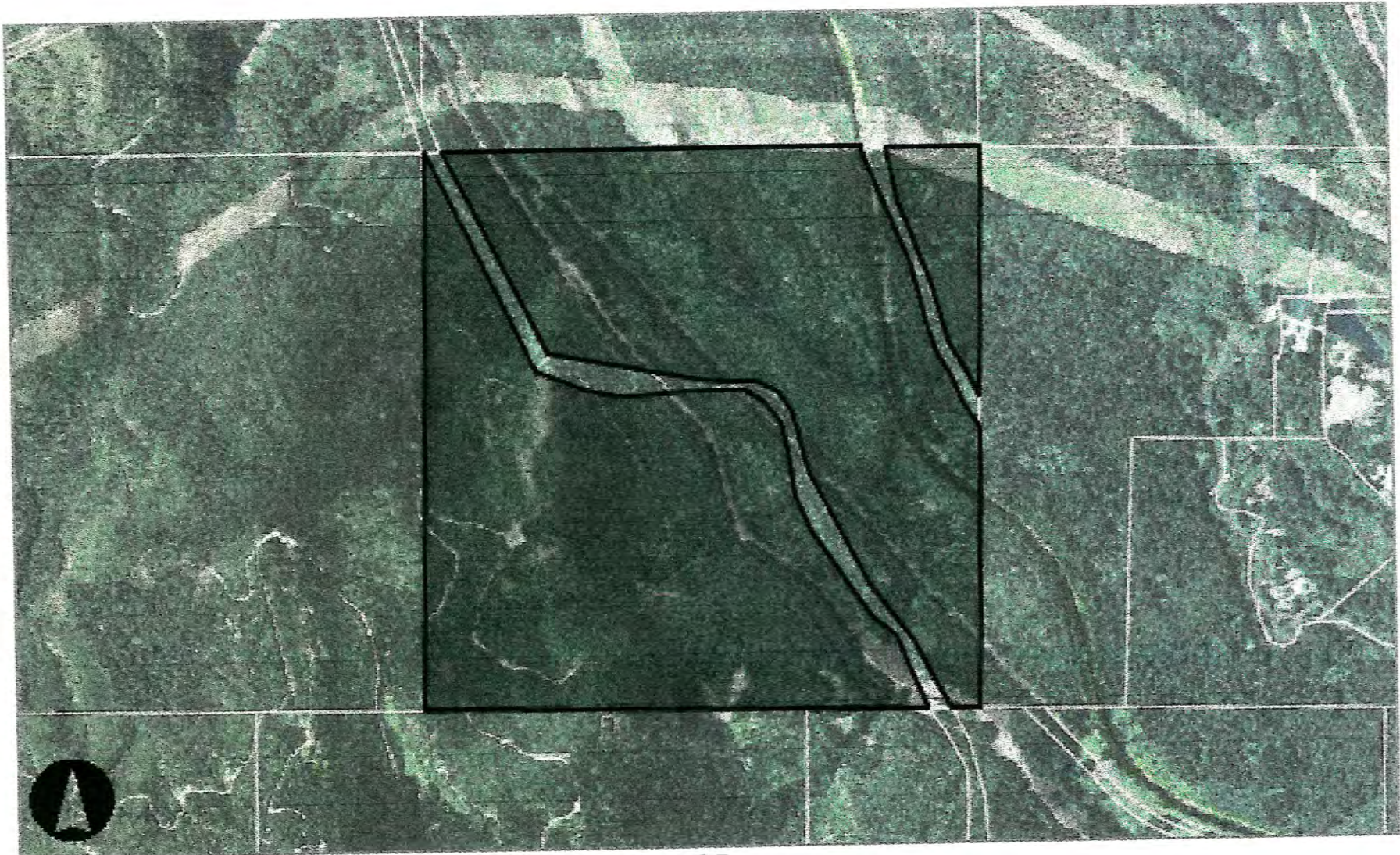
SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



Enter title here

Enter title here

RECEIVED  
SEP 07 2012  
KITITIAS COUNTY  
CDS



**Map Center: Township:21 Range:12 Section:35**

***Kittitas County Disclaimer***

*Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, e. the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding*





**Kittitas County Public  
TaxSifter Parcel Search**



**Parcel Matches: (Section/Township/Range = 21-12-35)**

[Close Window](#)

Parcel ID	Property Type	Situs	Owner			Map
626535	FARM		PLUM CREEK TIMBER CO L P	<a href="#">Assessor Information</a>	<a href="#">Treasurer Information</a>	<a href="#">Map</a>
578736	EXEMPT		STATE OF WASH (PARKS & REC)	<a href="#">Assessor Information</a>	<a href="#">Treasurer Information</a>	<a href="#">Map</a>
568736	EXEMPT	IFS RD 130 EASTON	BNSF RAILWAY COMPANY	<a href="#">Assessor Information</a>	<a href="#">Treasurer Information</a>	<a href="#">Map</a>





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:** 626535  
**Map Number:** 21-12-35000-0001  
**Situs:**  
**Legal:** ACRES 596.90, CD. 5553; SEC. 35, TWP. 21, RGE. 12; ALL SECTION EXC. ALL RR R/W & PTN. SE1/4 SE1/4; 3.47 TAX COMM.

### Ownership Information

**Current Owner:** PLUM CREEK TIMBER CO L P  
**Address:** PO BOX 1990  
**City, State:** COLUMBIA FALLS MT  
**Zipcode:** 59912-

### Assessment Data

**Tax District:** 4  
**Land Use/DOR Code:** 88  
**Open Space:** YES  
**Open Space Date:** 1/1/1975  
**Senior Exemption:**  
**Deeded Acres:** 596.9  
**Last Revaluation for Tax Year:** 2011

### Market Value

**Land:** 28,840  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 28,840

### Taxable Value

**Land:** 28,840  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 28,840

### 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
2012	PLUM CREEK TIMBER CO L P	28,840	0	0	28,840	0	28,840	<a href="#">View Taxes</a>
2011	PLUM CREEK TIMBER CO L P	29,690	0	0	29,690	0	29,690	<a href="#">View Taxes</a>
2010	PLUM CREEK TIMBER CO L P	28,500	0	0	28,500	0	28,500	<a href="#">View Taxes</a>
2009	PLUM CREEK TIMBER CO L P	28,500	0	0	28,500	0	28,500	<a href="#">View Taxes</a>
2008	PLUM CREEK TIMBER CO L P	28,500	0	0	28,500	0	28,500	<a href="#">View Taxes</a>
2007	PLUM CREEK TIMBER CO L P	28,500	0	0	28,500	0	28,500	<a href="#">View Taxes</a>

Parcel Comments

Number

Comment

(1)RM-12/2/97-SEG TO 21-12-3500-0004 CD. 5553-2 PER SEG FORM/SWD, PLUM CREEK SELLING .22@ TO BN INC.

no photo on file	no sketch on file
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Filedate: 9/5/2012 6:59:00 PM





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:** 578736  
**Map Number:** 21-12-35000-0003  
**Situs:**  
**Legal:** ACRES 14.73, CD.#5553-B; SEC. 35; TWP. 21; RGE. 12;  
 ABANDONED RR R/W

### Ownership Information

**Current Owner:** STATE OF WASH (PARKS & REC)  
**Address:** 7150 CLEANWATER LN  
**City, State:** OLYMPIA WA  
**Zipcode:** 98504

### Assessment Data

**Tax District:** 4  
**Land Use/DOR Code:** 40  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 14.73  
**Last Revaluation for Tax Year:** n/a

### Market Value

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

### Taxable Value

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

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-01-1989	2855000	16	BURLINGTON NORTHERN	STATE OF WASH (PARKS & REC)	

**Building Permits**  
NO ACTIVE PERMITS

**5 Year Valuation Information**

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	<a href="#">View Taxes</a>
2011	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	<a href="#">View Taxes</a>
2010	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	<a href="#">View Taxes</a>
2009	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	<a href="#">View Taxes</a>
2008	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	<a href="#">View Taxes</a>
2007	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	<a href="#">View Taxes</a>

**Parcel Comments**

Number

Comment

010190,CANC. 89 FOR 90 TAX

no photo on file	no sketch on file
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Filedate: 9/5/2012 6:59:00 PM





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:** 568736  
**Map Number:** 21-12-35000-0002  
**Situs:** VFS RD 130 EASTON  
**Legal:** ACRES 64.50, CD. 5553-A; SEC. 35, TWP. 21, RGE. 12;  
 OPERATING RR R/W

### Ownership Information

**Current Owner:** BNSF RAILWAY COMPANY  
**Address:** PO BOX 961089  
**City, State:** FORT WORTH TX  
**Zipcode:** 76161-0089

### Assessment Data

**Tax District:** 4  
**Land Use/DOR Code:** 43  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 64.5  
**Last Revaluation for Tax Year:** n/a

### Market Value

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

### Taxable Value

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

### 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
2012	BNSF RAILWAY COMPANY	0	0	0	0	0	0	<a href="#">View Taxes</a>
2011	BNSF RAILWAY COMPANY	0	0	0	0	0	0	<a href="#">View Taxes</a>
2010	BNSF RAILWAY COMPANY	0	0	0	0	0	0	<a href="#">View Taxes</a>
2009	BNSF RAILWAY COMPANY	0	0	0	0	0	0	<a href="#">View Taxes</a>
2008	BNSF RAILWAY COMPANY	0	0	0	0	0	0	<a href="#">View Taxes</a>
2007	BNSF RAILWAY COMPANY	0	0	0	0	0	0	<a href="#">View Taxes</a>

Parcel Comments

Number

Comment

(2)RM-12/18/98:COMBINE 21-12-3500-0004 CD. 5553-2 & EXCESS RR R/W BECOMING OPERATING & GOING EXEMPT PER DOR 98 FOR 99 (1)RM-12/2/97:CHG LEGAL PER SEG FORM - .22@ BEING BLA'D TO THIS PARCEL IS IN FOREST

no photo on file

no sketch on file

Filedate: 9/5/2012 6:59:00 PM





208 West 9th Avenue, Suite 6  
Ellensburg, WA 98926  
Phone: (509) 933-4324 ♦ Fax: (509) 933-4329

---

**Title Officers: Shandi Garrison**

**Your Reference:** Plum Creek Timberlands, L.P.

**Order Number:** 29526

**Date:** April 23, 2012

**To:** Stewart National Title Services  
1420 5th Ave., Suite 500  
Seattle, WA 98101  
ATTENTION: Charlene Bagaason  
Natalie Evans



### **SUPPLEMENTAL NO. 1**

**The following information affects the title to the property covered by our Preliminary Commitment, but is not intended to represent a complete report to date:**

**The legal description has been amended to read as follows:**

All of Section 35, Township 21 North, Range 12 East W.M., records of Kittitas County, State of Washington.

EXCEPT the Burlington Northern Santa Fe Railroad right of way (formerly the Northern Pacific Railway right of way).

EXCEPT that portion deeded to Washington State Parks & Recreation Commission by Quit Claim Deed recorded December 15, 1989 under Auditor's File No. 525813.

EXCEPT that portion of the Southeast quarter of the Southeast quarter as deeded to the Burlington Northern and Santa Fe Railway Company, a Delaware corporation by Warranty Deed recorded November 25, 1997 under Auditor's File No. 199711250040.



208 W. 9<sup>th</sup>, Suite 6  
Ellensburg, WA 98926  
(509) 933-4324 Phone ♦ (509) 933-4329 Fax  
(888) 444-9962 Toll Free

**Title Officer:** Shandi Garrison, call direct at (509) 962-0933 or Steve Locati at (509) 962-0925  
**Reference:** Plum Creek Timberlands, L.P. **Order Number:** 29526

**SCHEDULE A**

1. **Effective Date:** April 10, 2012 at 8:00 AM

2. **Policy Or Policies To Be Issued:**

- ( X ) ALTA Owner's Policy, (6/17/06)
- ( X ) Standard ( - ) Extended  
General Schedule Rate

<b>Amount:</b>	To Be Determined
<b>Premium:</b>	
<b>Tax:</b>	
<b>Total:</b>	\$ 0.00

(Underwriting fee = 10% of premium)

**Proposed Insured:** To Be Determined

- ( ) ALTA Loan Policy
- ( ) Standard ( ) Extended

<b>Amount:</b>	
<b>Premium:</b>	
<b>Tax:</b>	
<b>Total:</b>	\$ 0.00

(Underwriting fee = 10% of premium)

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple

4. **Title to said estate or interest in said land is at the effective date hereof vested in:**

Plum Creek Timberlands, L.P., a Delaware Limited Partnership successor by merger to Plum Creek Timber Company L.P.

5. **The land referred to in this commitment is described in Exhibit A**

**EXHIBIT "A"**

All of Section 35, Township 21 North, Range 12 East W.M., records of Kittitas County, State of Washington.

EXCEPT the Burlington Northern Santa Fe Railroad right of way (formerly the Northern Pacific Railway right of way).

EXCEPT that portion deed to Washington State Parks & Recreation Commission by Quit Claim Deed recorded December 15, 1989 under Auditor's File No. 525813.

EXCEPT that portion of the Southeast quarter of the Southeast quarter as deeded to the Burlington Northern and Santa Fe Railway Company, a Delaware corporation by Warranty Deed recorded November 25, 1997 under Auditor's File No. 1997112250040.

**Abbreviated Legal:** Being a ptrn of Sec 35, Twp 21N, Rge 12E, W.M.



## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B

#### Part I

**Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:**

#### GENERAL EXCEPTIONS

- A. Taxes or assessments, which are not shown as existing liens by the public records.
- B. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights, claims or title to water; whether or not the matters described (i), (ii) & (iii) are shown in the public records; (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- C. Extended coverage exceptions, as follows:
  - (1) Rights or claims of parties in possession not shown by the public records.
  - (2) Easements, claims of easement or encumbrances, which are not shown by the public records.
  - (3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records.
  - (4) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- D. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.
- E. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
- F. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.

#### SPECIAL EXCEPTIONS FOLLOW

**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE B**

**Part I**

**SPECIAL EXCEPTIONS**

1. LIEN OF THE REAL ESTATE EXCISE SALES TAX and surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate is 1.53% and an additional County Real Estate Excise Tax Affidavit processing fee of \$5.00.
2. **POTENTIAL TAXES, PENALTIES AND INTEREST incurred by reason of a sale of the land, a change in the use or a withdrawal from the classified use of the property herein described pursuant to RCW 84.26, RCW 84.33 or RCW 84.34.**

**If the subject property is to continue under the special valuation, the notice of compliance on the forthcoming excise tax affidavit must be properly completed and submitted for approval to the Assessor's office before the time of recordation of the conveyance. Additional time will be required for this process.**

**If the subject property will not continue under the special valuation, Kittitas County will not accept an instrument of conveyance for recording unless the compensating tax has been paid.**

**The County Assessor's office requires 15 days advance notice regarding said matter.**

3. GENERAL TAXES. The first half becomes delinquent after April 30<sup>th</sup>. The second half becomes delinquent after October 31<sup>st</sup>.  
Year: **2012**  
Amount billed: **\$363.46**  
Amount paid: **\$0.00**  
Amount due: **\$363.46**  
Levy code: **4**  
Map number: **21-12-35000-0001**  
Parcel number: **626535**  
Assessed value of land: **\$28,840.00**  
Assessed value of improvement: **\$0.00**
4. NOTWITHSTANDING Paragraph 4 of the insuring clauses of the policy, the access coverage provided in Paragraph 4 in part is over U.S. Forest Services roads and/or State of Washington Department of Natural Resources road right-of-way. Said access may be limited in compliance with rules and governing authority of said agencies.

5. EASEMENT, including terms and provisions contained therein:  
Recorded: October 11, 1944  
Recording no.: 180049  
In favor of: United States of America  
For: the right to enter, to erect, maintain, repair, rebuild, operate, and patrol one or more electric power transmission lines  
Affects: The legal description contained in said easement is not sufficient to determine its exact location.
6. EASEMENT, including terms and provisions contained therein:  
Recorded: December 14, 1965  
Recording no.: 280074  
In favor of: United States of America  
For: ingress and egress over and across said road for all purposes  
Affects: The legal description contained in said easement is not sufficient to determine its exact location.
7. EASEMENT, including terms and provisions contained therein:  
Recorded: December 30, 1964  
Recording no.: 317936  
In favor of: United States of America  
For: transmission lien and access road easement  
Affects: The legal description contained in said easement is not sufficient to determine its exact location.
8. EASEMENT, including terms and provisions contained therein:  
Recorded: April 27, 1965  
Recording no.: 320671  
In favor of: United States of America  
For: easement and rights-of-way for roads  
Affects: The legal description contained in said easement is not sufficient to determine its exact location.
9. EASEMENT, including terms and provisions contained therein:  
Recorded: May 12, 1970  
Recording no.: 360926  
In favor of: United States of America  
For: perpetual easement for a road  
Affects: The legal description contained in said easement is not sufficient to determine its exact location.
10. EASEMENT, including terms and provisions contained therein:  
Recorded: June 22, 1970  
Recording no.: 361728  
In favor of: Burlington Northern Inc., a corporation  
For: a perpetual easement for a road  
Affects: The legal description contained in said easement is not sufficient to determine its exact location.

11. EASEMENT, including terms and provisions contained therein:  
 Recorded: May 15, 1972  
 Recording no.: 375194  
 In favor of: Puget Sound Power and Light Company  
 For: easement agreement  
 Affects: The legal description contained in said easement is not sufficient to determine its exact location.
12. EASEMENT, including terms and provisions contained therein:  
 Recorded: September 2, 1975  
 Recording no.: 399510  
 In favor of: United States of America  
 For: a perpetual easement for a road  
 Affects: The legal description contained in said easement is not sufficient to determine its exact location.
13. EASEMENT, including terms and provisions contained therein:  
 Recorded: May 25, 1985  
 Recording no.: 486472  
 In favor of: United States of America  
 For: a perpetual easement for a road  
 Affects: The legal description contained in said easement is not sufficient to determine its exact location.
14. EASEMENT RESULTING FROM Supplemental Final Order and Judgment, in the United States District Court for the Southern District of Indiana, Indianapolis Division, including terms and provisions contained therein:  
 Cause no.: 1:99-cv-9313-DFH-TAB  
 In Favor of: AT&T Corporation and AT&T Communications East, Inc.  
 For: Permanent telecommunications  
 Affects: Refer to said instrument for the exact location.

Said judgment is also recorded under recording no. 200805160046.

**SUPPLEMENTAL BY INSTRUMENT:**

Recorded: October 19, 2009  
 Recording No.: 200910190016

15. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS contained in an easement serving said premises, as contained in instrument:  
 Recorded: December 15, 1989  
 Recording no.: 525813

Said Easement was assigned to Plum Creek Timberlands LP by instrument recorded December 11, 1991, under Auditor's File No. 545261.

16. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:

Reserved by: PCTC, Inc., a Delaware corporation  
Recorded: June 30, 1989  
Recording no.: 521473

Further modification of said Reservations:

Recorded: June 20, 1989  
Recording no.: 521474

Further modification of said Reservations:

Recorded: June 20, 1989  
Recording no.: 521475

Further modification of said Reservations:

Recorded: May 31, 1991  
Recording no.: 539737

Further modification of said Reservations:

Recorded: January 15, 1993  
Recording no.: 556252

Further modification of said Reservations:

Recorded: January 15, 1993  
Recording no.: 521475

17. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: May 15, 1991  
Recording no.: 539320  
Book: 17  
Page: 108-115

18. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 77-2-01484-5, State of Washington Department of Ecology, plaintiff vs. James J. Acquavella, et al, defendants; notice of which is given by Lis Pendens recorded on October 14, 1977 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

Attorney for plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General

NOTE: The policy/policies to be issued include as one of the General Exceptions "Water rights, claims or title to water", the action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.

**See next page for notes**



**NOTES:**

NOTE 1: Upon the cancellation of this commitment, if no transaction is consummated in reliance thereon, the charge shall be reduced to an amount which, in the opinion of the Company, is reasonable compensation for work performed.

NOTE 2: The following charges are for endorsements commonly requested. Should said endorsements be requested these charges will apply and should be collected at the time of closing.

Foundation Endorsement:	\$50.00
Tax:	\$ 4.00
Total:	\$54.00

Datedown Endorsement:	\$50.00
Tax:	\$ 4.00
Total:	\$54.00

NOTE 3: UPON EXAMINATION IT HAS BEEN DETERMINED that the subject property does not meet the underwriting qualifications to receive the coverage provided in the ALTA homeowner's Plus Policy of title insurance for a one to four family residence. The coverage provided for the subject property will be the Standard ALTA Owner's Policy. The policy and any applicable endorsements will be issued at the filed rate.

**END OF SPECIAL EXCEPTIONS**

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part II

**The following are the requirements to be complied with:**

- ITEM (A) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- ITEM (B) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record
- NOTE: Effective January 1, 1997, and pursuant to amendment of Washington state statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.

**FORMAT:**

Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page.

Font size of 8 points or larger and paper size of no more than 8 1/2" by 14".

No attachments on pages, such as stapled or taped notary seals, pressure seals must be smudged.

**INFORMATION WHICH MUST APPEAR ON THE FIRST PAGE:**

Title or titles of document. If assignment or reconveyance reference to auditor's file number or subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.

Abbreviated legal description (lot, block, plat name or section, township, range and quarter quarter section for unplatted).

Assessor's tax parcel number(s)

Return address which may appear in the upper left hand 3" top margin

COMMITMENT FOR TITLE INSURANCE

Issued by



Stewart Title Guaranty Company, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:

*[Handwritten signature]*

Authorized Countersignature

Stewart Title of Kittitas County

Company

Ellensburg, WA 98926

City, State



*[Handwritten signature]*  
Senior Chairman of the Board

*[Handwritten signature]*  
Chairman of the Board

*[Handwritten signature]*  
President

Stewart Title of Kittitas County  
Ellensburg, Washington

## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*



All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

## Privacy Policy Notice

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

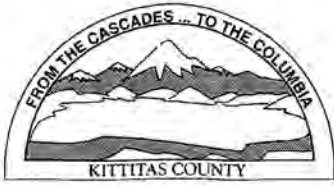
Reasons we can share your personal information	Do we share?	Can you limit this sharing?
<b>For our everyday business purposes-</b> to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes-</b> to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes-</b> information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with the Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes-</b> information about your creditworthiness	No	We don't share
<b>For our affiliates to market you</b>	Yes	No
<b>For nonaffiliates to market to you-</b> Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	We collect your personal information, for example, when <ul style="list-style-type: none"> <li>• request insurance-related services</li> <li>• provide such information to us</li> </ul> We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

<b>Contact Us</b>	If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056.
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KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.:** 00015203

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 025985

**Date:** 9/7/2012

**Applicant:** PLUM CREEK TIMBERLANDS LP

**Type:** check # 18031

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-12-00006	ADMINISTRATIVE SEGREGATION	630.00
SG-12-00006	FM ADMINISTRATIVE SEGREGATION	130.00
SG-12-00006	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00