

# REQUIREMENTS FOR SIMPLE SEGREGATION SUBDIVISION

**NOTICE: Lots created by a simple segregation subdivision may NOT be suitable for development**

- 
- All proposed simple segregations require a completed application with fee payment.

*Application fee due at time of submittal:*

No survey map \$355, plus \$45 fee per lot

OR

With a survey map \$705 plus \$45 fee per lot

- Simple segregations may contain up to (4) four lots with each lot being 5 acres or greater in size. Simple segregations may only be processed once on any parcel(s). Any further subdivision or creation of more than 4 lots will require a regular Large Lot subdivision.
- **NOTICE: Consideration of special tax programs is NOT part of the permitting or development review process and may involve considerable additional expense to property owners.** If your parcel is in a special tax program such as Open Space Farm and Agricultural Land, Open Space Timber or Designated Forest Land, you must personally advise the Assessor's Office of any change in use of the land. It is recommended you contact the Assessor's Office (360-740-1392) for additional information prior to beginning the application process.

## NOTICE TO SUBDIVISION APPLICANTS

AN ACCESS PERMIT IS REQUIRED FROM THE STATE DEPARTMENT OF TRANSPORTATION FOR ANY ROAD PROPOSING ACCESS FROM A STATE HIGHWAY. IF ACCESS TO YOUR PROPERTY IS CURRENTLY FROM A STATE HIGHWAY AND YOU HAVE AN ACCESS PERMIT, YOU WILL STILL NEED TO HAVE YOUR PROPOSED SUBDIVISION ACCESS REVIEWED AND ALL ACCESS MUST BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION.

NO SUBDIVISION PROPOSING ACCESS FROM A STATE HIGHWAY WILL BE GRANTED FINAL APPROVAL WITHOUT CURRENT, VALID ACCESS PERMITS(S) FROM THE DEPARTMENT OF TRANSPORTATION.

FOR FURTHER INFORMATION CONCERNING STATE HIGHWAY ACCESS PERMITS, CALL THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AT (360) 905-2299.



9. **Sizes of the proposed lots:**

Lot #1: \_\_\_\_\_ Acres or Square Feet

Lot #2: \_\_\_\_\_ Acres or Square Feet

Lot #3: \_\_\_\_\_ Acres or Square Feet

Lot #4: \_\_\_\_\_ Acres or Square Feet

11. **Do any lots have existing structures? If so, please identify the lot number and the type of structure.**

\_\_\_\_\_

12. **Please attach copies of the following to this application form:**

- A. The legal description of the tax parcel(s) contained within this application;
- B. The legal descriptions or other documentation of all existing or proposed easements affecting the property contained in this application;
- C. A map of the proposed simple segregation indicating topographical features such as streams, swales and the direction of the natural drainage pattern of the site (See Attachment A attached hereto for other map requirements);
- D. Where the simple segregation maps or legal descriptions make reference to a Segregation Survey which has been recorded at the Lewis County Auditor's Office, a copy of said survey shall be attached;
- G. Statement stating how the proposed subdivision complies with the Lewis County Comprehensive Plan;
- H. The following WARNINGS and Certification must be on the face of the final Simple Segregation map:

**WARNING**

**Lewis County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing access to the property described in this Simple Segregation Subdivision.**

**The Approval of this Simple Segregation Subdivision does not guarantee the issuance of any other permit or approvals.**

**County Road Right-of-Way shown on Plat is not guaranteed by Lewis County, nor does Lewis County assume any liability for misrepresentation of County Road Right-of-Way locations, widths and title shown on the Plat.**

**Access to this Simple Segregation Subdivision is not guaranteed by Lewis County.**

**The Lots within this segregation shall not be re-divided for five (5) years from the date of recording without filing for plat, short subdivision, or large lot subdivision as provided in Lewis County Code.**

**CERTIFICATION**

**I/We, [print name(s)], being the sole vested owner(s) of the land contained within this Simple Segregation Subdivision, do hereby represent and warrant that the Subdivision has lawful access to a public road, for the purpose of satisfying requirements of LCC 16.12.520.**

13. **CERTIFICATION:**

I/we the undersigned, as the applicant, hereby certify that the map and legal descriptions attached hereto show the entire contiguous ownership in which I/we have an interest by reason of ownership, contract for purchase, earnest money agreement or option for purchase by any person, firm, or corporation in any manner connected with this proposed Simple Segregation and that the following is the signature(s) of the owner, contract purchaser, or their representative.

I/We further certify that I/We are the legal owners of the land contained in this segregation, and that said land has legal access to a public road.

Also, that all adjoining land is owned by others not associated by a land development business relationship with the owner.

Also, that the information contained in this application, map, legal descriptions, and any other supporting documents is true and correct to the best of my/our knowledge.

\_\_\_\_\_  
\_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of

\_\_\_\_\_  
My office expires: \_\_\_\_\_

Simple Segregation Subdivision No.: SS- \_\_\_\_\_ - \_\_\_\_\_

Tax Parcel(s) # \_\_\_\_\_

## **ATTACHMENT "A"**

### **Map Requirements.**

A proposed simple segregation subdivision map shall be prepared on a sheet of paper that is of reproducible material, and shall be of the following dimensions: eight and one half by fourteen inches (8 1/2" x 14"); or eighteen by twenty four inches (18" x 24"). All drawing and lettering on the short plat map shall be in permanent black ink.

All simple segregation subdivision maps shall contain the following information:

1. The date, scale (not more than two hundred (200) feet to the inch) and north arrow;
2. The name of the subdivider;
3. Designation of the quarter-quarter section, section, township and range. The boundary lines of the entire parcel, lots and their dimensions, drawn to scale;
4. A number assigned to each lot. Lot numbers are to begin with number one (1) and proceed in a consecutive sequence;
5. The location, width and names of all public and private roads within or adjoining the subdivision;
6. The connection between any internal road system of the subdivision and the public road to be used for access;
7. Location and widths of all existing and any proposed easements and rights-of-way for public services, ingress and egress or utilities within the area contained in the simple segregation subdivision;
8. The location of any existing houses, outbuildings or other structures and the approximate location of any septic systems and wells;
9. The boundaries of any land to be reserved for the common use of the property owners of the subdivision;
10. Point of proposed access for each lot to the public road, whether each lot shall use a common access or have individual access;
11. Location (to the extent possible) of all section and section subdivision lines referenced in the legal description of the entire property to be subdivided;
12. Vicinity sketch of the area in which the subdivision is located may be required.

## Simple Segregation Requirements

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Interim Development Ordinance 1159B requires that, before any large lot (simple segregation) subdivision map can be recorded, it must demonstrate:

1. *Where required, the approval includes local action under state forest practice regulations, including review of the forest management plan.*

### Simple Segregation Application Procedure

1. Applicant submits a complete application, including a preliminary plat map.
2. Planning reviews the application for completeness. If additional information is needed, the planning staff will notify the applicant.
3. Planning review for all issues pertaining to critical areas, resource lands, state regulations, Lewis County Code Title 16, 17, etc.
4. Preliminary approval will be granted or the proposal will be denied. If the proposal is denied, the applicant will be informed, in writing, the reason(s) for denial. If preliminary approval is granted, the applicant shall have three years to complete the project, fulfill the conditions for final approval, and submit the final plat map for recording.
5. Once the applicant feels that all conditions for final approval have been met, 3 paper copies of the proposed final plat map must be submitted to Community Development for approval.
6. After the paper final plat map has been approved, submit one final Mylar original map and three paper copies to Community Development. Before recording, all taxes must be paid at the Lewis County Treasurer's Office, and a receipt must accompany the final plat map. Once the final plat has been recorded at the Lewis County Auditor's Office, the applicant may sell, lease or otherwise transfer title of the individual lots.

LARGE LOT SUBDIVISION SIMPLE SEGREGATION NO. \_\_\_\_\_  
 EXHIBIT "A"

PREPARED BY:

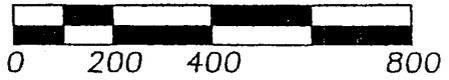
PART OF GOV'T LOT 1  
 (SE1/4 SE1/4 AND SW1/4 SE1/4)  
 SECT. 21 - T.12N. - R.1E., W.M.  
 LEWIS COUNTY, WASHINGTON

C/L SPENCER ROAD CALL TABLE

| COURSE | BEARING      | DISTANCE |
|--------|--------------|----------|
| R-1    | S 17°49'37"W | 92.77'   |
| R-2    | S 13°07'40"W | 164.29'  |
| R-3    | S 08°03'20"W | 114.23'  |
| R-4    | S 02°40'24"W | 112.91'  |
| R-5    | S 00°28'06"E | 181.57'  |
| R-6    | S 02°14'23"W | 247.44'  |
| R-7    | S 12°54'23"W | 202.22'  |
| R-8    | S 88°56'51"W | 31.57'   |
| R-9    | S 02°14'23"W | 67.61'   |

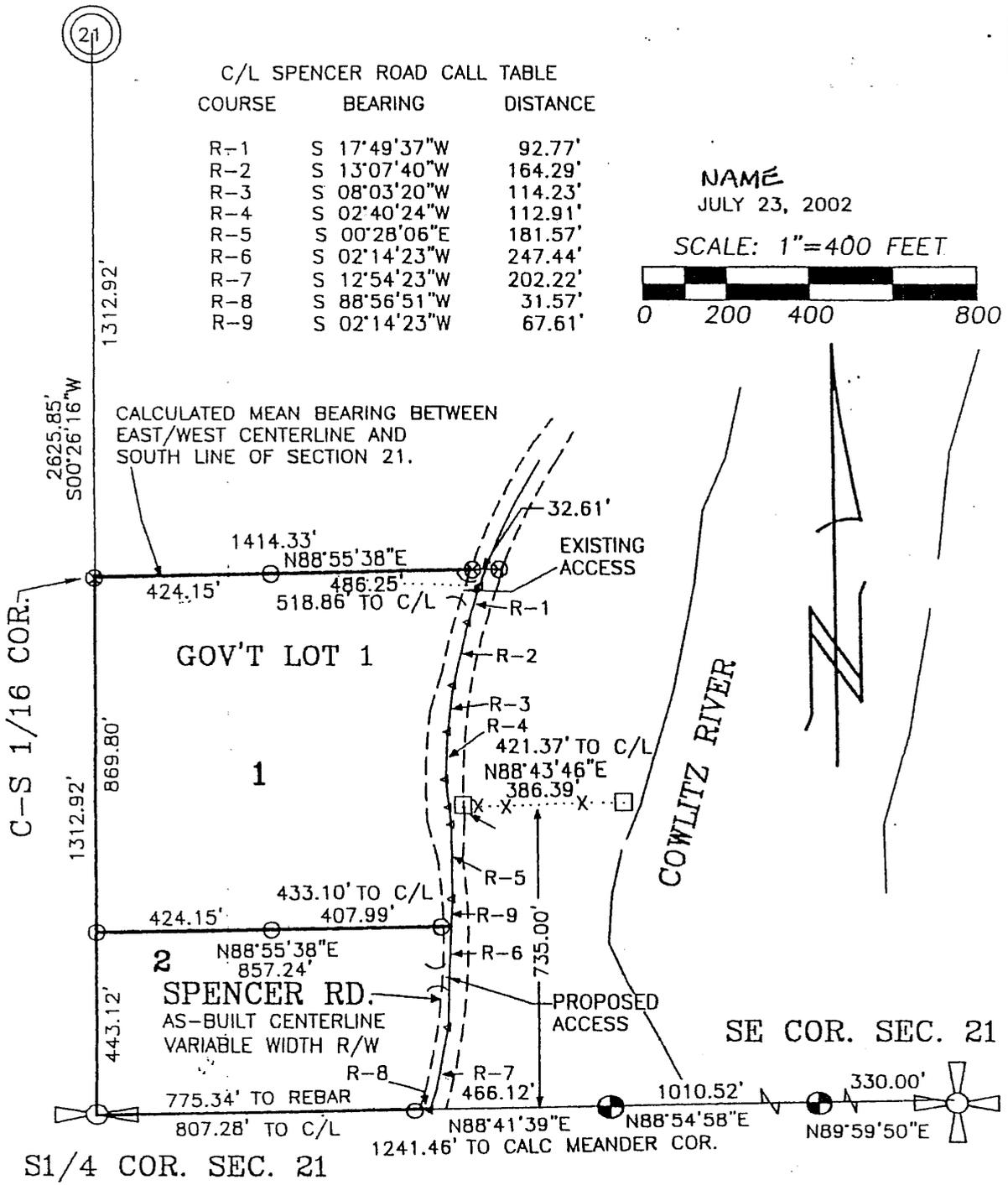
NAME  
 JULY 23, 2002

SCALE: 1"=400 FEET



SAMPLE

SAMPLE



COVENANT: LOTS 1 AND 2 ARE LEGAL LOTS OF RECORD FOR PURPOSE OF SALE. THERE IS NO WARRANTY THEY ARE BUILDABLE UNDER CURRENT REGULATIONS.

ACCESS SUITABILITY HAS NOT BEEN ASSESSED BY LEWIS COUNTY, NOR HAS CERTIFICATION OF ACCESS SUITABILITY BEEN REQUIRED AS A CONDITION OF SUBDIVISION APPROVAL.

WE, \_\_\_\_\_ BEING THE SOLE VESTED OWNERS OF THE LAND CONTAINED WITHIN THIS LARGE LOT SUBDIVISION, DO HEREBY REPRESENT AND WARRANT THAT THE LARGE LOT SUBDIVISION HAS LAWFUL ACCESS TO A PUBLIC ROAD, FOR PURPOSES OF SATISFYING REQUIREMENTS OF LCC 16.12.520.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_ DATE \_\_\_\_\_

AFTER RECORDING RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LEWIS COUNTY, WASHINGTON  
Large Lot Subdivision - Simple Segregation  
File No. **SS** - \_\_\_\_\_

Subdivider: \_\_\_\_\_  
Section \_\_\_\_\_ / Township \_\_\_\_\_ / Range \_\_\_\_\_ / E/W \_\_\_\_\_  
Assessor's Tax Parcel #: \_\_\_\_\_  
Map: See Attachment A  
Legal Descriptions: See Attachment B

**NOTE:** The legal descriptions of the tracts contained within this Large Lot Subdivision-Simple Segregation are not derived from a land survey of the subject property. Lewis County makes no guarantee or warranty as to their accuracy.

**NOTE:** The tracts contained within this Large Lot Subdivision-Simple Segregation shall not be redivided for 5 years from the date of approval without filing for and approval of a plat, short subdivision, or large lot subdivision pursuant to the requirements of Title 16 Lewis County Code.

**NOTE:** LEWIS COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE ANY PRIVATE ROAD(S) WITHIN OR PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS LARGE LOT SUBDIVISION-SIMPLE SEGREGATION.

**FINDINGS:**

1. The proposed tracts are located within a \_\_\_\_\_ zone pursuant to Title 17 Lewis County Code and are lawfully zoned for five (5) acre tracts.
2. The proposed tracts have lawful access to \_\_\_\_\_ County Road.
3. The proposed tracts have not been reviewed for a determination of suitability for current development.

**COVENANTS OF APPROVAL:**

1. All tracts are legal lots of record for purposes of sale, but with no warranty that the lots are buildable under Lewis County rules and regulations.
2. The owner of the tract(s) to be sold or an applicant for a building permit must show the following to be buildable/suitable for current development pursuant to the requirements of LCC 16.12.520(3):
  - (a) The tract has access to water as required by state law.
  - (b) The tract has a suitable building site outside of critical areas and is consistent with criteria in the critical areas ordinance.
  - (c) The tract has a conforming septic and reserve area consistent with Health Department requirements, Chapters 8.40 and 8.41 LCC.

**APPROVAL:**

Examined and approved pursuant to LCC Chapter 16.12.520 (H);  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Lewis County Community Development Department - Planning Division

# PERMISSION TO ENTER

\_\_\_\_\_  
Date

Lewis County Community Development Department  
Lewis County Health & Social Services (Environmental Health)  
2025 NE Kresky Avenue  
Chehalis, WA 98532

**I understand that County regulations require owner permission for County personnel to enter private property to conduct permit processing, review and inspections. I also understand that my failure to grant permission to enter, or an inability to contact me for prior notification of the time and date of inspection entries, may result in denial or withdrawal of a permit or approval.**

Applications have been submitted for the following services:

1) \_\_\_\_\_; 2) \_\_\_\_\_; 3) \_\_\_\_\_;  
(Enter Type of Permit – i.e., building, septic, etc., - include all that apply)

**which may require on-site permit processing, review and inspection by employees of the Community Development Department, Lewis County Environmental Services or Public Works for the property at:**

\_\_\_\_\_ ; and \_\_\_\_\_ ;  
(site address/location) (tax parcel number)

**By my signature below, permission is granted for representative(s) of the Community Development and Public Health Departments (Planning, Environmental, and Building sections) to enter and remain on and about the property for the sole purpose of processing such permits and performing required inspections and/or reviews.**

***By my signature below, I certify that I am either the current legal owner of this property or their authorized representative. With this document I take full responsibility for the lawful action that this document allows.***

Prior notification of the date of inspection(s) will take place is:

[ ] Not required      [ ] Required: - ( ) \_\_\_\_\_ - \_\_\_\_\_ (Must provide phone number where applicant/representative can be reached)

\_\_\_\_\_  
**Name as listed on Application  
(Please Print)**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Mailing Address of Signatory (Street / P.O. Box)**

\_\_\_\_\_  
Name of individual signing this document  
(  Property Owner or  Authorized Agent )  
**(Please Print)**

\_\_\_\_\_  
**City, State, Zip**