

From: [Jeff Watson](#)
To: ["Cruse & Associates"](#)
Subject: SG-02-12170 & BL-02-12170
Date: Wednesday, June 08, 2011 10:47:00 AM
Attachments: [SG-02-12170 Purnell Master File.pdf](#)

SG-02-12170 & BL-02-12170

Kittitas County Community Development Services has issued final approval for the above Boundary Line Adjustment/Segregation Application. See attached file. The signed original final approval letter may be found in your mailbox at CDS, please feel free to contact me if you have additional concerns or questions.

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



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.

From: [Jeff Watson](#)
To: [Christine M. Garcia](#)
Cc: [Shelley A. McClellan](#)
Subject: SG-02-12170 Purnell & BL-02-12170 Purnell
Date: Wednesday, June 08, 2011 10:43:00 AM

[SG-02-12170 Purnell & BL-02-12170 Purnell](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above (this application pre-dates Eden) for finalization.

LARGE FORMAT SURVEY IN THE INTER-OFFICE MAIL

Thank You,

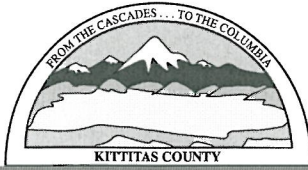
Jeff Watson
Planner I

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"Building Partnerships-Building Communities"

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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 8, 2011

Chuck Cruse
Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

RE: Purnell Administrative Segregation, SG-02-12170*

Map Number: 18-19-14000-0006
Parcel Id: 534334

Dear Mr. Cruse,

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, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.

Final packet has been submitted to the Assessor's Office on June 8, 2011 to finalize the administrative segregation.

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

*Application was not given a number at submission; the number is unique and was assigned on 6/7/2011 for records management and reference purposes.

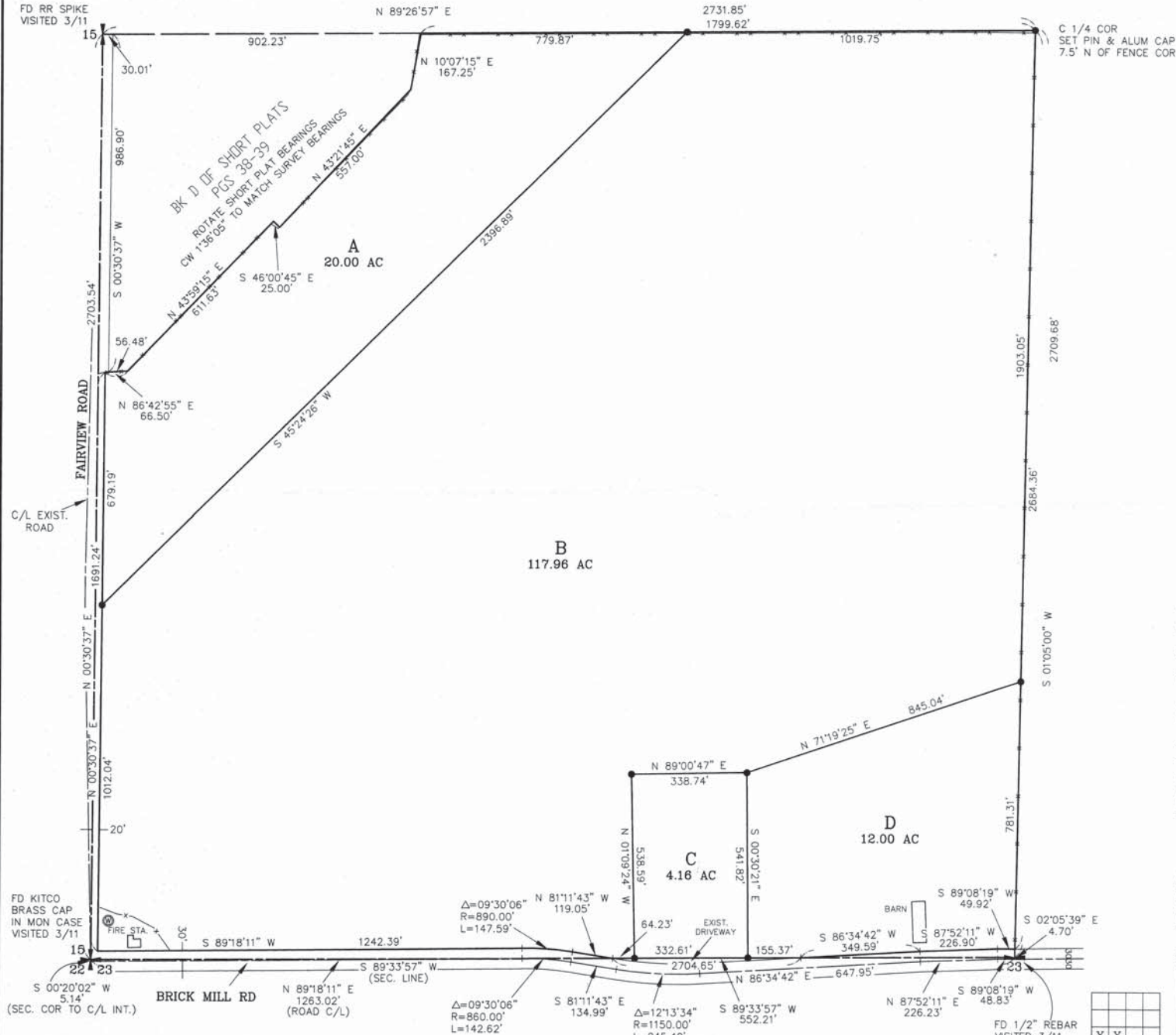
Sincerely,

Jeff Watson
Staff Planner

Attachments via E-Mail to: cruseandassoc@kvalley.com

SG-02-12170 Purnell Master File @\\Arda\teams\CDS\Projects\Segregations\SG 2010\SG-02-12170 Purnell

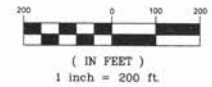
**PART OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.**



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x— FENCE
- ⊗ WELL

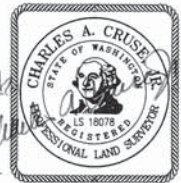
GRAPHIC SCALE



AUDITOR'S CERTIFICATE 201105200016
 Filed for record this 20th day of MAY,
 2011, at 2:50 P.M., in Book 37 of Surveys at
 page(s) 146 at the request of Cruse & Associates.
 JERALD V. PETTIT BY: *[Signature]*
 KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by
 me or under my direction in conformance with
 the requirements of the Survey Recording Act
 at the request of MERT PURNELL
 in MARCH of 2011.

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 5-20-11
 DATE



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
PURNELL PROPERTY

X	X	
X	X	

PART OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL A HAS 19 IRRIGABLE ACRES; PARCEL B HAS 117 IRRIGABLE ACRES; PARCEL C HAS 4 IRRIGABLE ACRES; PARCEL D HAS 12 IRRIGABLE ACRES. KRD WATER MAY ONLY BE BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 29 OF SURVEYS, PAGES 217-220, AND THE SURVEYS AND SHORT PLATS REFERENCED THEREON.
11. THESE PARCELS ARE EXEMPT FROM KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(1) AND (5). DATE OF APPLICATION: 12-17-2002.

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 492017

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY RECORDED MAY 20, 2011 IN BOOK 37 OF SURVEYS AT PAGES 146-147 UNDER AUDITOR'S FILE NO. 20110520-0016, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY RECORDED MAY 20, 2011 IN BOOK 37 OF SURVEYS AT PAGES 146-147 UNDER AUDITOR'S FILE NO. 20110520-0016, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY RECORDED MAY 20, 2011 IN BOOK 37 OF SURVEYS AT PAGES 146-147 UNDER AUDITOR'S FILE NO. 20110520-0016, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

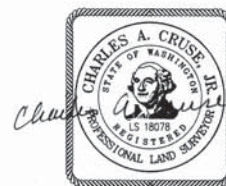
PARCEL D

PARCEL D OF THAT CERTAIN SURVEY RECORDED MAY 20, 2011 IN BOOK 37 OF SURVEYS AT PAGES 146-147 UNDER AUDITOR'S FILE NO. 20110520-0016, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE 20110520 0016

Filed for record this 20TH day of MAY,
2011, at 2:50 P.M., in Book 37 of Surveys at
page(s) 147 at the request of Cruse & Associates.

JERALD V. PETTIT BY: [Signature]
KITTITAS COUNTY AUDITOR



5-20-11

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

PURNELL PROPERTY

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

MERTON PURNELL
Applicant Name

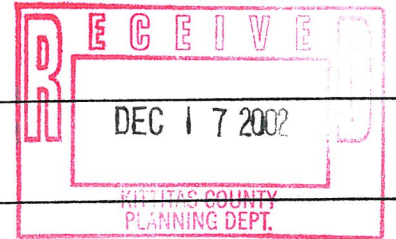
C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

Phone (Work)



Original Parcel Number(s) & Acreage

Action Requested

New Acreage

1819 14000 0006 154.44
PARCEL 534334

- Segregated into 4 Lots
- "Segregated" for Mortgage Purposes Only
- Segregated Forest Improvement Site
- Eliminate (Segregate) Mortgage Purpose Only Parcel
- Boundary Line Adjustment between property owners
- Boundary Line Adjustment between properties in the same ownership
- Combine Parcels at Owner's request

Survey Vol. 20, 20, 20, 94.44 Pg.

Applicant is: Owner* Purchaser Lessee Other**

* Merton Purnell
*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: 2011 PAID IN FULL

By: J COPPOCK

Date: 06-07-2011

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of intervening ownership.
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 0201)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol. Page Date . **Survey Required Yes No (See Pg. 2)
- () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required)

Card No.: 10287-1

Parcel Creation Date: 1971

Last Split Date: None

Current Zoning District: AG-20

Review Date: 2-3-03

By: Johanna

**Survey Approved: 6/7/2011

By: [Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

MERTON PURNELL
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage
Survey Vol.		Pg.
<u>PARTS OF</u>	<input type="checkbox"/> Segregated into ___ Lots	<u>3 4.16</u>
<u>1819 14000 0006 20</u>	<input type="checkbox"/> "Segregated" for Mortgage Purposes Only	<u>12</u>
<u>20</u>	<input type="checkbox"/> Segregated Forest Improvement Site	<u>20</u>
<u>20</u>	<input type="checkbox"/> Eliminate (Segregate) Mortgage Purpose Only Parcel	<u>119.44 117.96</u>
<u>94.44</u>	<input type="checkbox"/> Boundary Line Adjustment between property owners	
	<input type="checkbox"/> Boundary Line Adjustment between properties in the same ownership	
	<input type="checkbox"/> Combine Parcels at Owner's request	

Applicant is: Owner* Purchaser Lessee Other**

* Merton Purnell
*Owner's Signature (Required)

**Other

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Tax Status: 2011 PD IN FULL

By: J Coppock

Date: 06-07-2011

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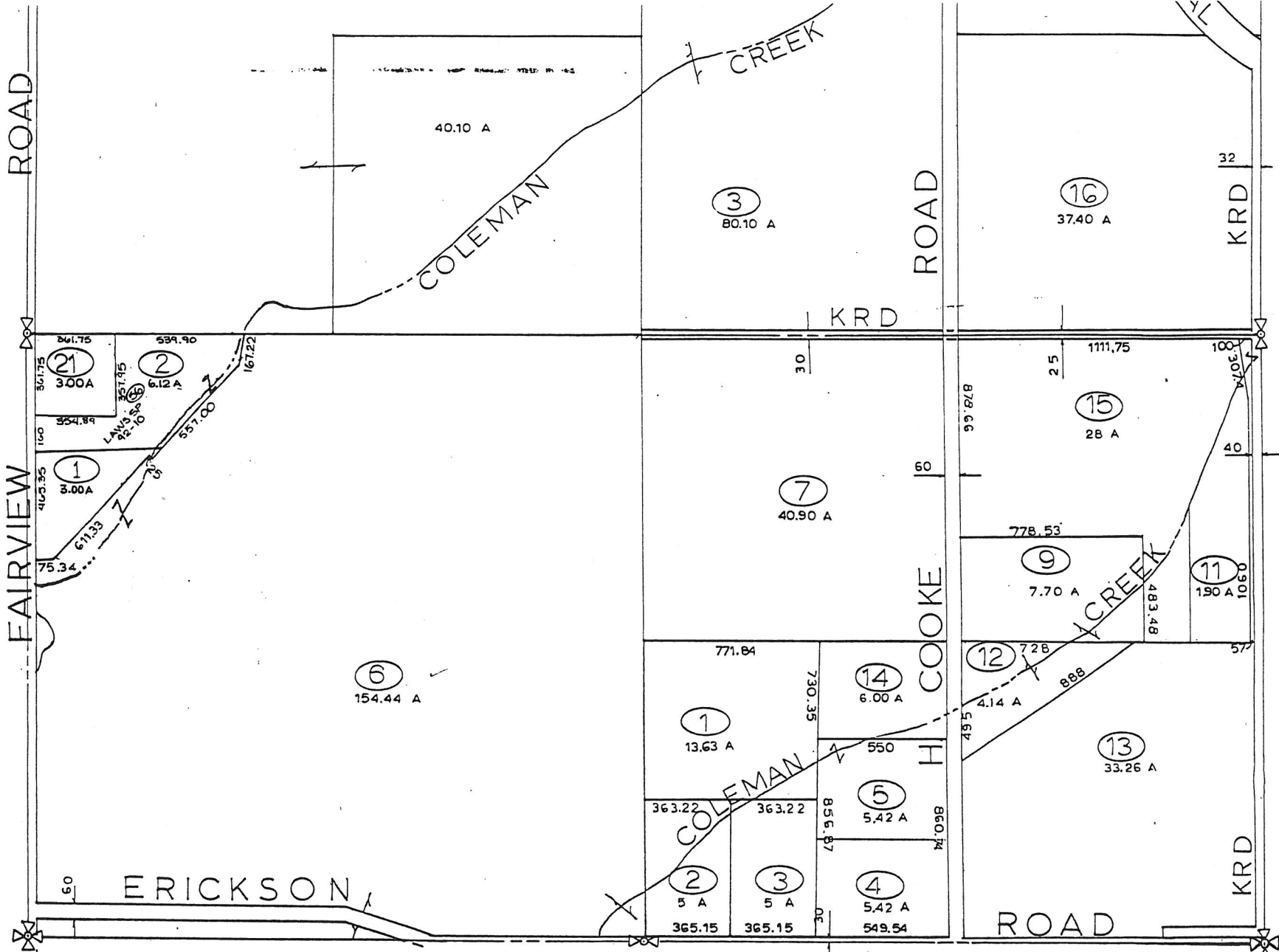
Review Date: 2-3-03

By: [Signature]

**Survey Approved: 6/7/2011

By: [Signature]

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PICKUP SHORT PLAT S-77-011

65

ROAD

FAIRVIEW

ERICKSON

COLEMAN

CREEK

ROAD

COOKE

ROAD

KRD

KRD

KRD

40.10 A

3
80.10 A

16
37.40 A

32

21
3.00A

2
6.12 A

1
3.00A

20AC

7
40.90 A

15
28 A

9
7.70 A

11
190 A

6
119.44 A

1
13.63 A

14
6.00 A

12
4.14 A

13
33.26 A

3AC

±12AC

2
5 A

3
5 A

5
5.42 A

4
5.42 A

PICKUP SHORT PLAT
S-77-011

55

561.75
354.89
561.75
100
56.271
416.271

539.90
351.95
22.10
531.00
167.22

75.34
671.33

30

60

1111.75

100

40

778.53

483.48

771.84

730.35

550

363.22

363.22

856.87

860.74

728

888

57

50

ERICKSON

50

365.15

365.15

549.54

495

545

1060

57

KRD

KITTITAS COUNTY PLANNING DEPT.
411 N. RUBY SUITE #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date Dec. 17, 2002 **005671**

Received From Merton Purnell

Address _____

Dollars \$ 1400⁰⁰

For Sega B7a

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>1400 00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By L. Kennedy

CRB 111-3