

FEES:

- \$300 Exempt Segregation per page
- \$100 Major Boundary Line Adjustment per page
- \$50 Minor Boundary Line Adjustment per page
- \$50 Combination

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
County Courthouse Rm. 182

RECEIVED

MAY 10 2006

Treasurer's Office
County Courthouse Rm. 182
KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

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

Cardiner
Applicant's Name

40 Cruise & Assoc
Address

City

State, Zip Code

9102-8242
Phone (Work)

Phone (Home)

Original Parcel Number(s) & Acreage
(1 parcel number per line)

Action Requested

New Acreage
(Survey Vol. _____, Pg _____)

17-18-05040-0023
26.74 AC

- SEGREGATED INTO 3 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 SAME OWNERSHIP
- COMBINED AT OWNERS REQUEST

\$, 10.74, 10
4.92, 14.94, 12.84

RECEIVED

OCT 06 2006

Applicant is: _____ Owner _____ Purchaser _____ Lessee

Quaden Cardiner
Owner Signature Required

IRIS ROMINGER
KITTITAS COUNTY ASSESSOR

RECEIVED

Treasurer's Office Review

Tax Status: 2006 pd in full

By: R. Parkhurst
Kittitas County Treasurer's Office

KITTITAS COUNTY
CDS

Date: 10/6/06

Planning Department Review

- This segregation meets the requirements for observance of Intervening ownership. West Side Canal & Manastash Cree
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- 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 _____
- This "segregation" is for Mortgage Purposes Only/Forest Improvement Site: "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

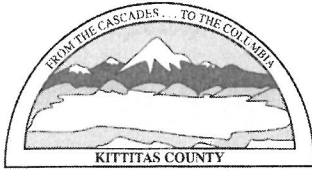
Review Date: 5/31/2006

By: [Signature]

**Survey Approved: 7/27/06

By: [Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.



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

MEMORANDUM

TO: Chuck Cruse, Authorized Agent for Robert Gardiner

FROM: Scott Turnbull, Staff Planner

DATE: May 30, 2006

SUBJECT: Gardiner (BLA/SEG-06-61)

DESCRIPTION: Boundary Line Adjustment in Ag-20 Zone

PARCEL
NUMBER(s): 17-18-05040-0023

Kittitas County Community Development Services has reviewed the proposed Boundary Line Adjustment application and hereby grants:

PRELIMINARY APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed prior to final approval of the boundary line adjustment and must be submitted to our office for review:

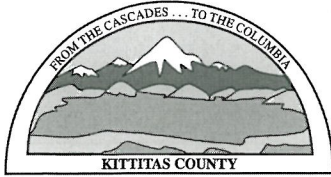
1. A legal description of the Boundary Line Adjustment reflecting the new acreage and lot dimensions must be submitted to our office and reviewed for final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
3. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.

Attachments:
KC Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS



KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: May 25, 2006
SUBJECT: Gardinier Seg 06-61 17-18-05040-0023



Our department has reviewed the Request for Parcel Segregation Application and in order to ensure that it meets current Kittitas County Road Standards. The applicant needs to provide the following:

1. Prior to Final Approval 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:

- a. An approved Access Permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the County Road Right of Way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements, state easements or cities may require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. It appears that access to some of the lots created thru this Boundary Line Adjustment and Parcel Segregation involve irrigation crossings. The applicant should contact the Irrigation District regarding any additional requirements they may have.
- g. Access is not guaranteed to any existing or created parcel on this application.**

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information.

Page 1 of 1

2251

WARRANTY

FROM

Mar 26 4 42

Calvin S. Gardinier

TO

File 174

FILED FOR RECORD
REQUEST OF

Hein. Lamm

on the day of

at minutes past

and record

Volume

Page

KITTITAS COUNTY
STATE OF WASHINGTON

Fee

PARION D

of

Mail to:

Hein. Lamm

275146 Warranty Deed

THE GRANTOR CALVIN S. GARDINIER and RUBY GARDINIER, husband and wife

for and in consideration of One and other valuable consideration----- Dollars

(\$1.00) in hand paid, conveys and warrants to

ROBERT M. GARDINIER, unmarried

the following described real estate, situate in the County of Kittitas, State of Washington:

The South Half of the South West Quarter of the South West Quarter of Section Four (4) and the South Half of the South East Quarter of the South East Quarter of Section Five (5) and all that portion of the North Half of the South East Quarter of the South East Quarter of said Section Five (5), lying west of the West Side Irrigating Company's canal and south of the Menastash Creek.

All in Township Seventeen (17) North, Range Eighteen (18), E. W. M.

TOGETHER with easement 20 feet in width east of the right of way of the West Side Irrigating Company in the North Half of the South East Quarter of the South East Quarter of said Section Five (5), commencing at the South line of said tract and running in a northerly direction along the east side of said right of way to a bridge as at present constructed across said canal.

TOGETHER with all water rights and irrigating ditches appurtenant thereto including 20 shares of stock in the West Side Irrigating Company.

1% RE EXCISE TAX PAID

2nd

day of

February

A.D. 19 59

Amount 1.00

Date Mar 26 1959

Attendant No. 601

LUXVILLE STATE OF WASHINGTON
KITTITAS COUNTY TREASURER
County of Kittitas

By [Signature]



[Signature] (Seal)
Ruby Gardinier (Seal)

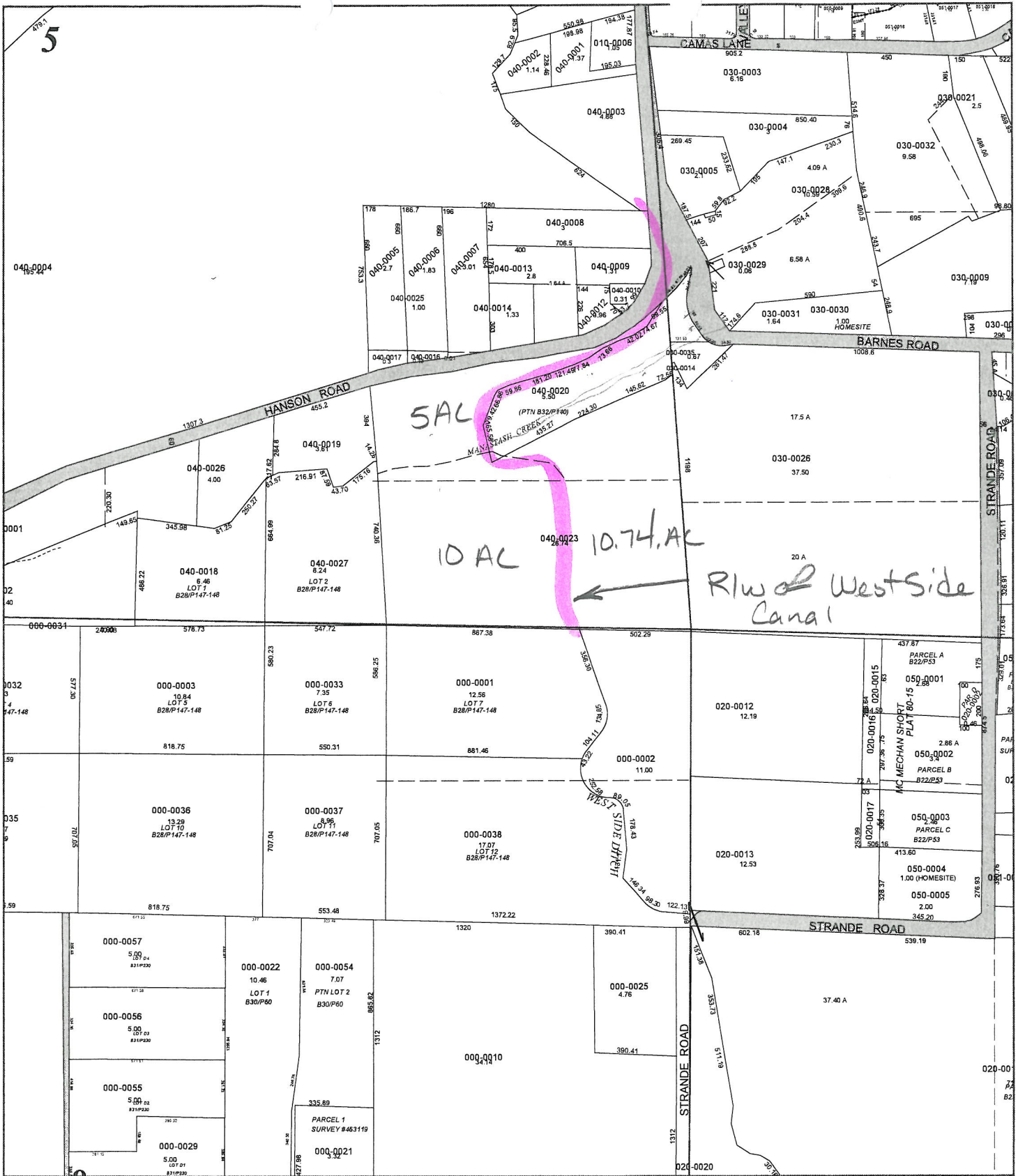
On this day personally appeared before me CALVIN S. GARDINIER and RUBY GARDINIER, husband and wife

to me known to be the individuals described in and who executed the within and foregoing instruments, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of February 19 59



[Signature]
Notary Public in and for the State of Washington
Residing at Ellensburg
My commission expires Jan. 5 19 60



Township: 17 Range: 18 Section: 5

ParcelView 4.0.1

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 5/12/2006 6:51:22 PM



Scale: 1 inch = 601 feet

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessors Office does not warrant its accuracy.

Shine Jump

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 5-15-06

046227

Received From Robert Gardiner

Address 2661 Brown Rd
Ellensburg WA

Dollars \$ 300.00

For Exempt Segregation 3 Lots App

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID	<u>300.00</u>		CHECK	<u>300.00</u>	
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

17-18-05040.0023

By MRiel

CRB 111-3