

## 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

April 14, 2008

Cruse & Associates  
PO Box 959  
Ellensburg, WA 98926

**RE: Heading Segregation, File Number SEG-07-38**  
**Map Numbers: 18-20-20000-0006, 18-20-20000-0007**

Dear Mr. Cruse,

Kittitas County Community Development Services has reviewed the proposed administrative segregation and hereby grants **final approval** to the referenced segregation application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed to complete the process.

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet must be submitted to the Kittitas County Assessor's Office for processing and approval.

Sincerely,

Trudie Pettit  
Staff Planner

cc: Kittitas County Assessors Office

Attachments: Parcel Segregation Application  
Segregation survey  
Kittitas County Public Works Comments

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FEES: \$375 Administrative Segregation per page  
 \$100 Major Boundary Line Adjustment per page  
 \$50 Minor Boundary Line Adjustment per page  
 \$50 Combination

SEG 07-28

**RECEIVED**  
 MAR 26 2007  
 Treasurer's Office  
 County Courthouse Rm. 102

**RECEIVED**  
 KITTITAS COUNTY  
 ELLENSBURG, WA 98926

Assessor's Office  
 County Courthouse Rm. 101

MAR 26 2007  
 Planning Department  
 County Courthouse Rm. 182

**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.

Heading 300 1/2 Crose And Assoc.  
 Applicant's Name  
Ellensburg  
 City

PO Box 959  
 Address  
WA 98926  
 State, Zip Code  
962-8242  
 Phone (Work)

Phone (Home) \_\_\_\_\_

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

Action Requested

New Acreage  
 (Survey Vol. \_\_\_\_\_, Pg \_\_\_\_\_)

18-20-20000-0006  
100.06  
18-20-20000-0007  
55.17

- SEGREGATED INTO 5 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

4-20's \$ 20.06  
25, 30.17

Applicant is: \_\_\_\_\_ Owner \_\_\_\_\_ Purchaser \_\_\_\_\_ Lessee \_\_\_\_\_  Other

Harland M Redman  
 Owner Signature Required

Chris Crose  
 Other

Treasurer's Office Review

Tax Status: 2007 Tax Paid

By: [Signature]  
 Kittitas County Treasurer's Office

Date: 11-15-07

**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. \_\_\_\_\_)
- ( ) 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: \_\_\_\_\_

PRELIM Review Date: 4/20/07

By: [Signature] **MIKE ELKINS**

\*\*Survey Approved: 4/14/08

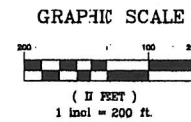
By: [Signature]

**Notice:** Kittitas County does not guarantee a building site, legal access, available water, or septic areas

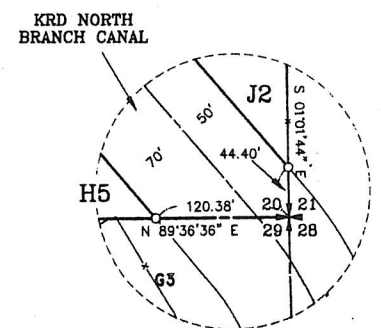
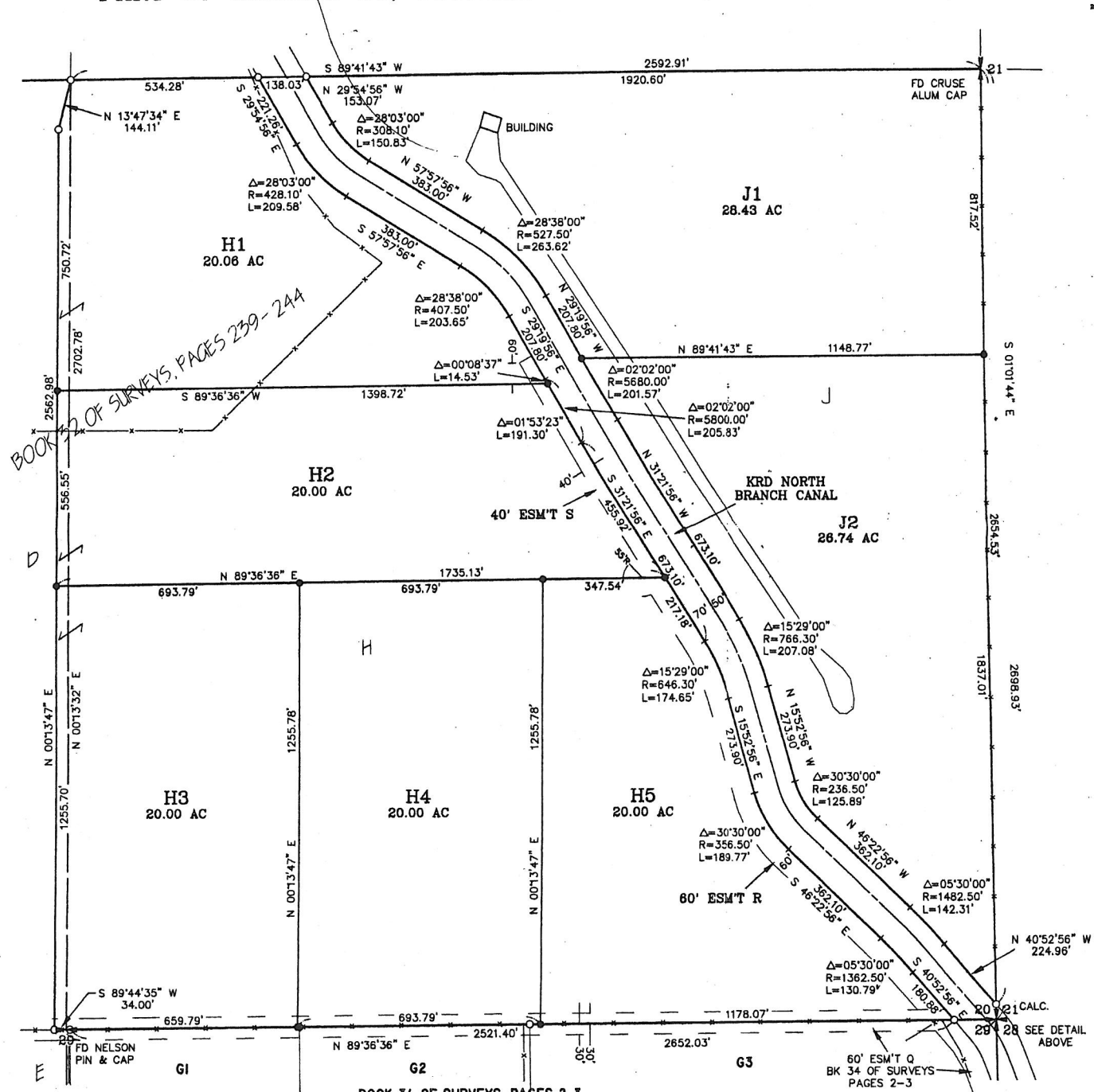
FOR HEADING

200705040022

PART OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
  - FOUND PIN & CAP
  - x — FENCE

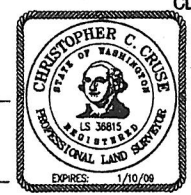


**AUDITOR'S CERTIFICATE**  
 Filed for record this 4TH day of MAY,  
 2007, at 12:24 P.M., in Book 34 of Surveys at  
 page(s) 38 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *S. Higginbotham*  
 KITTITAS COUNTY AUDITOR Deputy

**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 HEADING 300, LLC  
 in APRIL of 2007.

*Chris Cruse*  
 CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 License No. 36815  
 MAY 4, 2007  
 DATE



**RECEIVED**  
 MAY 03 2007  
 Kittitas County  
 CDS

X	X	X
X	X	X

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (509) 962-8242  
**HEADING 300, LLC PROPERTY**

## PART OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

## NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
  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 H1 HAS 7 IRRIGABLE ACRES; PARCEL H2 HAS 8 IRRIGABLE ACRES; PARCEL H3 HAS 19 IRRIGABLE ACRES; PARCEL H4 HAS 19 IRRIGABLE ACRES; PARCEL H5 HAS 20 IRRIGABLE ACRES; PARCEL J1 AND J2 HAVE NO IRRIGABLE ACREAGE. KRD WATER MAY ONLY 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.
  9. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 32 OF SURVEYS, PAGES 239-244 AND THE SURVEYS REFERENCED THEREON.
  10. 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.
  11. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
6. THIS SURVEY TO COMPLETE AN ADMINISTRATIVE SEGREGATION IS EXEMPT PER KITTITAS COUNTY SUBDIVISION ORDINANCE CHAP. 16.04.020(5).

## LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 200702280061

## PARCEL H1

PARCEL H1 OF THAT CERTAIN SURVEY RECORDED MAY 4, 2007 IN BOOK 34 OF SURVEYS AT PAGES 38-39 UNDER AUDITOR'S FILE NO. 20070504-0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

## PARCEL H2

PARCEL H2 OF THAT CERTAIN SURVEY RECORDED MAY 4, 2007 IN BOOK 34 OF SURVEYS AT PAGES 38-39 UNDER AUDITOR'S FILE NO. 20070504-0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

## PARCEL H3

PARCEL H3 OF THAT CERTAIN SURVEY RECORDED MAY 4, 2007 IN BOOK 34 OF SURVEYS AT PAGES 38-39 UNDER AUDITOR'S FILE NO. 20070504-0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

## PARCEL H4

PARCEL H4 OF THAT CERTAIN SURVEY RECORDED MAY 4, 2007 IN BOOK 34 OF SURVEYS AT PAGES 38-39 UNDER AUDITOR'S FILE NO. 20070504-0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

## PARCEL H5

PARCEL H5 OF THAT CERTAIN SURVEY RECORDED MAY 4, 2007 IN BOOK 34 OF SURVEYS AT PAGES 38-39 UNDER AUDITOR'S FILE NO. 20070504-0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

## PARCEL J1

PARCEL J1 OF THAT CERTAIN SURVEY RECORDED MAY 4, 2007 IN BOOK 34 OF SURVEYS AT PAGES 38-39 UNDER AUDITOR'S FILE NO. 20070504-0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

## PARCEL J2

PARCEL J2 OF THAT CERTAIN SURVEY RECORDED MAY 4, 2007 IN BOOK 34 OF SURVEYS AT PAGES 38-39 UNDER AUDITOR'S FILE NO. 20070504-0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

## EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MAY 4, 2007 IN BOOK 34 OF SURVEYS AT PAGES 38-39 UNDER AUDITOR'S FILE NO. 20070504-0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS H2 AND H5 OF SAID SURVEY.

## EASEMENT S

EASEMENT S AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MAY 4, 2007 IN BOOK 34 OF SURVEYS AT PAGES 38-39 UNDER AUDITOR'S FILE NO. 20070504-0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS H1 AND H2 OF SAID SURVEY.

## AUDITOR'S CERTIFICATE

Filed for record this 4TH day of MAY,

2007, at 12:24 P.M., in Book 34 of Surveysat page(s) 39 at the request of Cruse & Associates.JERALD V. PETTIT BY: S. Hagg  
KITTITAS COUNTY AUDITOR

MAY 4, 2007

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
**HEADING 300, LLC PROPERTY**





# KITITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

TO: Trudie Pettit, Community Development Services

FROM: Christina Wollman, Planner II

DATE: April 14, 2008

SUBJECT: Heading SEG-07-38. 18-20-20000-0006, -0007.

RECEIVED  
APR 14 2008  
KITITITAS COUNTY  
CDS

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. Lot J1 and J2 Access: The applicant has indicated that access to J1 and J2 will be from individual canal crossings. In the event that both lots are accessed from Easement 'S', the road will need to be extended and a turnaround constructed at the crossing point.
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.
- 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 Marshall regarding any additional access requirements for Emergency Response.
10. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

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

Statement # 2007-055034	Land Value : 58,590 Impr Value : 0 Perm Crop : 0 Total Value: 58,590 Penalty : 0% Ex Code : Taxable : 58,590	Roll Year : 2007/2007 Source : REAL Gross Tax : 4,923.93 OS Loss : 4,259.59 Senior Loss: Net Tax : 664.34 Misc Asmnts: 15.00
Parcel # : 055034	Delq Year	
Mortgage#:		
Owners ID: 73444		
Deeded Ac: 100.06	0	
Dist/Levy: 26	11.33894	

VENTURE FARMS	# of Owners 1	
1850 VENTURE RD ELLENSBURG WA	98926- 98926	Total Tax : 679.34

Map # : 18-20-20000-0006 Legal : ACRES 100.06, CD. 11257; SEC. 20, TWP. 18, Situs : VENTURE RD ELLENSBURG Notes : 3/22/07 PER AFF #2007-0321	Tax Paid : 339.67 Tax Due : 339.67 Int Due : 0.00 Total Due : 339.67
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055034                    2007-055034 VENTURE FARMS

Loan Number :	Statement Date : 01/19/2007
	Parcel Bankruptcy # :
	Parcel Bankruptcy Date :
	Foreclosure # :
	Foreclosure Date :

Date	Code	Type	Prev Value	New Value	Value Change	Tax Change
3	3		3	3	3	3
3	3		3	3	3	3

Receipt #	Co	Pay Date	Taxes Pai	DNR P	Weed	Mosqu	Interest	Total Pay
2007-0082054	1	04/30/07	332.17	0.00	0.00	0.00	0.00	339.67
3	3		3	3	3	3	3	3
3	3		3	3	3	3	3	3

055034                    VENTURE FARMS

<table border="1" style="width:100%; border-collapse: collapse; text-align:center;"> <thead> <tr> <th style="width:25%;">Sid #</th> <th style="width:25%;">Principle Du</th> <th style="width:25%;">Intrst Due</th> </tr> </thead> <tbody> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> </tbody> </table>	Sid #	Principle Du	Intrst Due	3	3	3	3	3	3	3	3	3	3	3	3	<table border="1" style="width:100%; border-collapse: collapse; text-align:center;"> <thead> <tr> <th style="width:25%;">FILE</th> <th style="width:25%;">ReportDate</th> <th style="width:25%;">USER</th> <th style="width:25%;">REPORT</th> </tr> </thead> <tbody> <tr> <td>TR_STAT</td> <td>03/22/2007</td> <td>Allyson</td> <td>TAX STAT</td> </tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> </tbody> </table>	FILE	ReportDate	USER	REPORT	TR_STAT	03/22/2007	Allyson	TAX STAT	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
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3	3	3	3																																					

Mailing ID :	Parcel Mortgage	SID Total Due :
Parcel Name		DNR Fees :
VENTURE FARMS		Pest Cont :
Owner's Bankruptcy Number and Resolution Date		Weed Fees : 3
Prorated Tax : 0.00		GWMA Fees : 15.00
Prorated Distributed:		Benefit Amt:
Prorated Date : 12/31/1899		Mosq Tax : 0.00

Statement # 2007-952026	Land Value : 440 Impr Value : 54,280 Perm Crop : 0 Total Value: 54,720 Penalty : 0% Ex Code : Taxable : 54,720	Roll Year : 2007/2007 Source : REAL Gross Tax : 1,205.50 OS Loss : 602.81 Senior Loss: Net Tax : 602.69 Misc Asmnts: 10.52
Parcel # : 952026	Delq Year	
Mortgage#:		
Owners ID: 73444		
Deeded Ac: 55.17	0	
Dist/Levy: 22	11.01422	

VENTURE FARMS	# of Owners 1	
1850 VENTURE RD ELLENSBURG WA	98926- 98926	Total Tax : 613.21

Map # : 18-20-20000-0007 Legal : ACRES 55.17; SEC 20; TWP 18; RGE 20; PTN S Situs : VENTURE RD ELLENSBURG Notes : 3/22/07 PER AFF #2007-0321	Tax Paid : 306.61 Tax Due : 306.60 Int Due : 0.00 Total Due : 306.60
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952026                      2007-952026 VENTURE FARMS

Loan Number :	Statement Date : 01/19/2007 Parcel Bankruptcy # : Parcel Bankruptcy Date : Foreclosure # : Foreclosure Date :
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Date	Code	Type	Prev Value	New Value	Value Change	Tax Change
3	3		3	3	3	3
3	3		3	3	3	3

Receipt #	Co	Pay Date	Taxes Pai	DNR P	Weed	Mosqu	Interest	Total Pay
2007-0082053	1	04/30/07	301.35	0.00	0.00	0.00	0.00	306.61
	3		3	3	3	3	3	3
	3		3	3	3	3	3	3

952026                      VENTURE FARMS

Sid #	Principle Du	Intrst Due	FILE	ReportDate	USER	REPORT
3	3	3	TR_STAT	03/22/2007	Allyson	TAX STAT
3	3	3	3	3	3	3
3	3	3	3	3	3	3
3	3	3	3	3	3	3

Mailing ID :	Parcel Mortgage	SID Total Due :
Parcel Name		DNR Fees :
VENTURE FARMS		Pest Cont :
Owner's Bankruptcy Number and Resolution Date		Weed Fees : 3
Prorated Tax : 0.00		GWMA Fees : 10.52
Prorated Distributed:		Benefit Amt:
Prorated Date : 12/31/1899		Mosq Tax : 0.00



**Mike Elkins**

---

**From:** Cruse and Associates [Cruseandassoc@kvalley.com]  
**Sent:** Tuesday, June 19, 2007 1:23 PM  
**To:** Mike Elkins  
**Cc:** Christina Wollman  
**Subject:** Fw: Crossing Permits

PAID  
JUN 19 2007  
KITITAS CO.  
CDS

Mike - Comments received from KRD to address DPW concerns for SEG-07-38. Contact me at the number below if additional is needed.  
Chris Cruse, P.L.S.

Cruse & Associates  
217 East 4th. Ave.  
Ellensburg, WA 98926  
(509)962-8242  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

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

**From:** Keli Bender  
**To:** Cruse and Associates  
**Sent:** Tuesday, June 19, 2007 1:47 PM  
**Subject:** Re: Crossing Permits

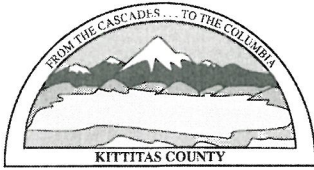
Chris;  
KRD should have no problem with a bridge crossing for access, however, all new bridges have to go through the Bureau of Reclamation for approval and have to be engineered according to county road standards. Also, use of the KRD O & M Road would not be allowed for residential purposes. If you need additional information, feel free to ask.  
Keli

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

**From:** Cruse and Associates  
**To:** Keli Bender  
**Sent:** Tuesday, June 19, 2007 10:46 AM  
**Subject:** Crossing Permits

Keli - I have been asked by Kittitas County Dept. of Public Works to verify that KRD will issue crossing permits to provide access to lots J1 and J2 as delineated on the Heading 300 survey for SEG-07-38 at a future date. To my knowledge this has not been an issue before and as long as we have met Krd's requirements we have been granted a crossing permit. Sorry for asking to spend time on this issue at this point but I do need a response for the county.

Thanks,  
Chris Cruse, P.L.S.  
Cruse & Associates  
217 East 4th. Ave.  
Ellensburg, WA 98926  
(509)962-8242  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)



## 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

May 30, 2007

Cruse & Associates  
PO Box 959  
Ellensburg, WA 98926

Dear Cruse & Associates,

Please find attached a memorandum from Kittitas County Public Works regarding requirements for the Heading Segregation, File Number SEG-07-38.

Please feel free to contact me directly if you have any questions regarding this application.

Sincerely,

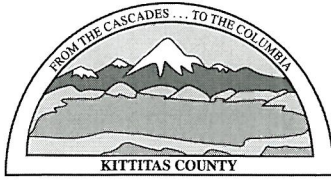
Mike Elkins  
Staff Planner

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITITAS COUNTY  
DEPARTMENT OF PUBLIC WORKS

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MEMORANDUM

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TO: Mike Elkins, Community Development Services  
FROM: Christina Wollman, Planner II *cw*  
DATE: May 29, 2007  
SUBJECT: Heading SEG-07-38. 18-20-20000-0006, -0007.

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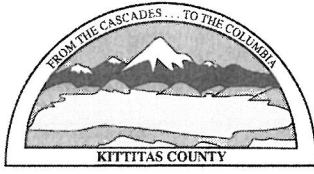
RECEIVED

MAY 29 2007

Kittitas County  
CDS

The Department of Public Works has reviewed the additional information submitted by the applicant. The applicant has indicated that Lots J1 and J2 are currently landlocked by the KRD canal and will be accessed in the future by a bridge built in the vicinity. Before final approval, the Department of Public Works requests that the applicant provide confirmation from KRD that a crossing permit will be attainable in the future.

Additionally, an easement has been provided to the southeast corner of Lot H1 for possible access to Lots J1 and J2. If access to Lots J1 and J2 are from this location, Easement 'S' appears to serve 3 lots (H1, J1, and J2) and must meet the standards of a low-density road. In this situation, Easement 'R' shall be continued to the southeast corner of Lot H1 and a cul-de-sac constructed at this location.



# 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

April 20, 2007

Heading 300  
C/O Cruse & Associates  
PO Box 959  
Ellensburg, WA 98926

RE: Heading, File Number SEG-07-38

Dear Cruse & Associates,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the boundary line adjustment and must be submitted to our offices for review:

1. A legal description of the Boundary Line Adjustment reflecting the new acreage and lot dimensions.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. In order to provide irrigation water to newly created lots, administrative segregations must meet KCC Subdivision Code Chapter 16.18 Irrigation requirements. A certificate/letter of approval must be received from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.030). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. The subject properties are shown to be located within the Kittitas Reclamation District.
4. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.

Sincerely,

Mike Elkins  
Staff Planner

Attachments: BLA Application  
Preliminary BLA Drawing  
Kittitas County Public Works Comments

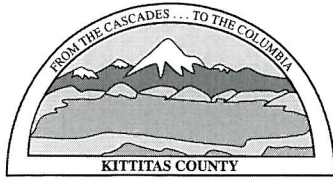
Cc: Kittitas Reclamation District

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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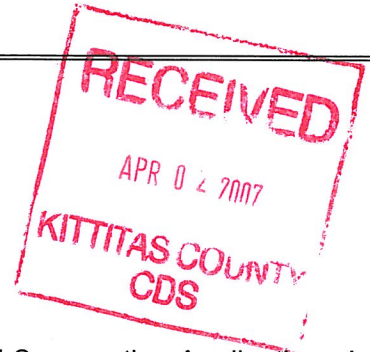




# KITTTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

TO: Community Development Services  
FROM: Christina Wollman, Planner II  
DATE: March 30, 2007  
SUBJECT: Heading SEG-07-38. 18-20-20000-0006, -0007.



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:

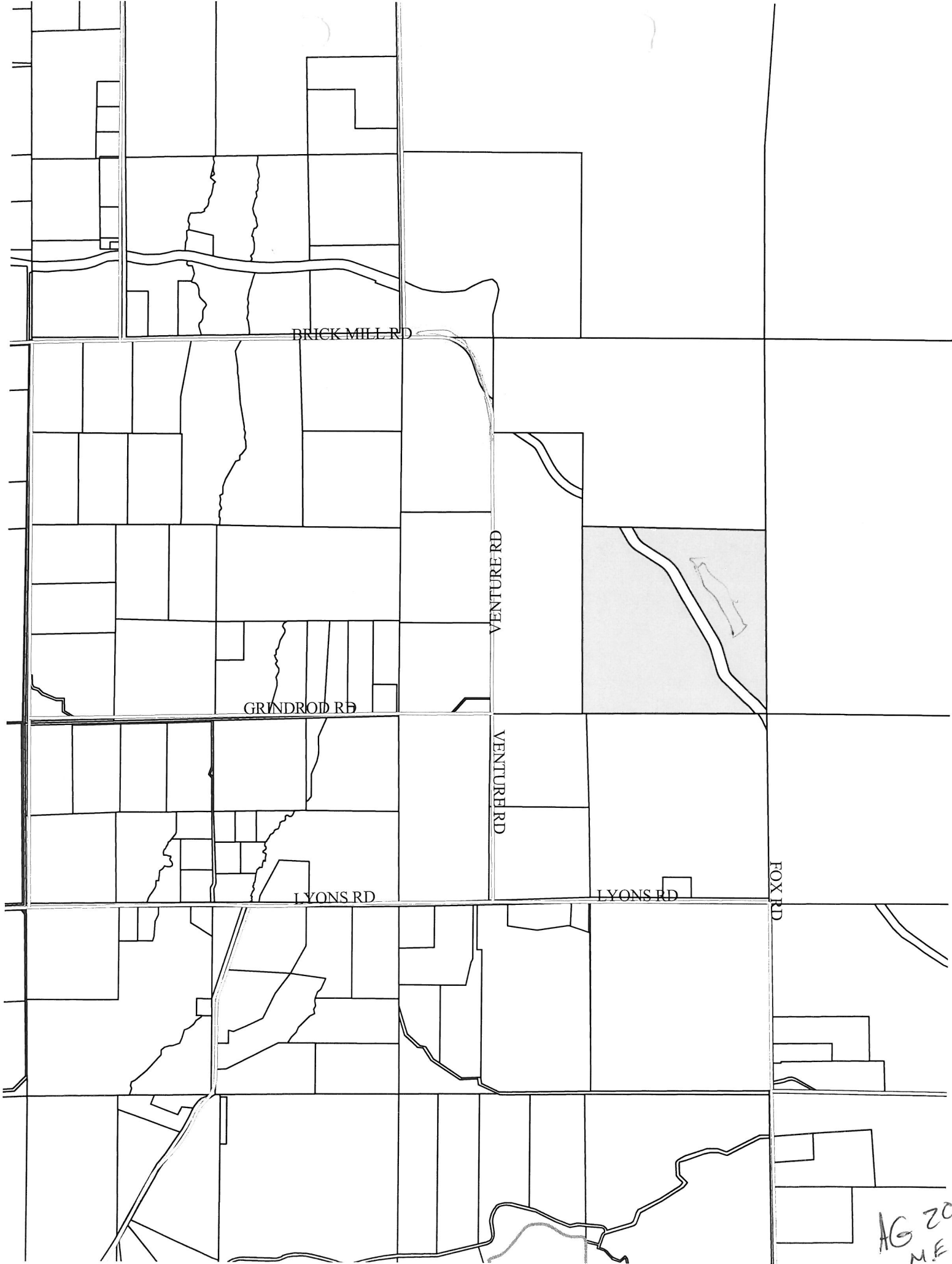
1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

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.

Page 1 of 2

- 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: Permanent deadend streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
  - a. Cul-de-sac design, reference AASHTO.
  - b. Contact the Fire Marshall 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 Marshall regarding any additional access requirements for Emergency Response.
9. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.



BRICK MILL RD

GRINDROD RD

LYONS RD

LYONS RD

VENTURE RD

VENTURE RD

FOX RD

AG 20  
M.F.



Township: 18 Range: 20 Section: 20

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Kittitas County Assessor's Office  
205 W 5th, Courthouse Room 101  
Ellensburg, WA 98926  
(509)962-7501  
Data Set: 2/15/2007 6:21:05 PM



**ParcelView 4.0.1**  
This Map is maintained only  
as an aid in the appraisal and  
assessment of real property.  
The County Assessor's Office  
does not warrant its accuracy.



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

**CASH RECEIPT**

Date 3-26-07 050247

Received From CRUX & ASSOC LLC

Address 217 E LPE AVE  
Ellensburg WA 98926 Dollars \$ 425<sup>00</sup>

For See App heading 300

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT	<u>425<sup>00</sup></u>	CASH	<u>425<sup>00</sup></u>
AMT. PAID	<u>425<sup>00</sup></u>	CHECK	
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

18-20-2000-DOLL  
By [Signature]