

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

November 9, 2007

Ralph Charlton
3151 Brickmill Road
Ellensburg, WA 98926

RE: R Charlton Segregation, SEG-07-140

Dear Mr. Charlton,

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 administrative segregation and must be submitted to our offices for review:

1. A 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.
3. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

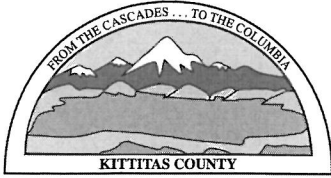
Trudie Pettit
Staff Planner

Attachments: SEG Application
Kittitas County Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner II
DATE: November 6, 2007
SUBJECT: Charlton SEG-07-140. 19-19-21000-0005.

RECEIVED
NOV 06 2007
KITITITAS COUNTY
CDS

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:

- 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 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.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. 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.

RECEIVED

FEES: \$425 Administrative Segregation per page
\$100 Major Boundary Line Adjustment per page
\$50 Minor Boundary Line Adjustment per page
\$50 Combination

PAID

SEP 26 2007

KITTITAS COUNTY
ELLENSBURG, WA 98926

SEP 26 2007

Kittitas County
Assessor's Office
CDS County Courthouse Rm. 101

Planning Department
County Courthouse Rm. 182

KITTITAS CO.
Treasurer's Office
CDS County Courthouse Rm. 102

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.

Applicant's Name: RALPH CHARLTON
City: ELLENSBURG
Phone (Home): 360-681-6530

Address: 3151 BRUCE MILL RD
State, Zip Code: WA 98926
Phone (Work): SAME

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg __)
<u>19-19-21000-0005</u> <u>474.98 AC</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS	
	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	<u>8.6 AC, 466.38 AC</u>
	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	

Applicant is: Owner Purchaser Lessee Other
Ralph B Charlton by
Ralph B Charlton, JR, GUARDIAN of the ESTATE
Owner Signature Required Other

Treasurer's Office Review

Tax Status: _____ By: _____
Kittitas County Treasurer's Office
Date: _____

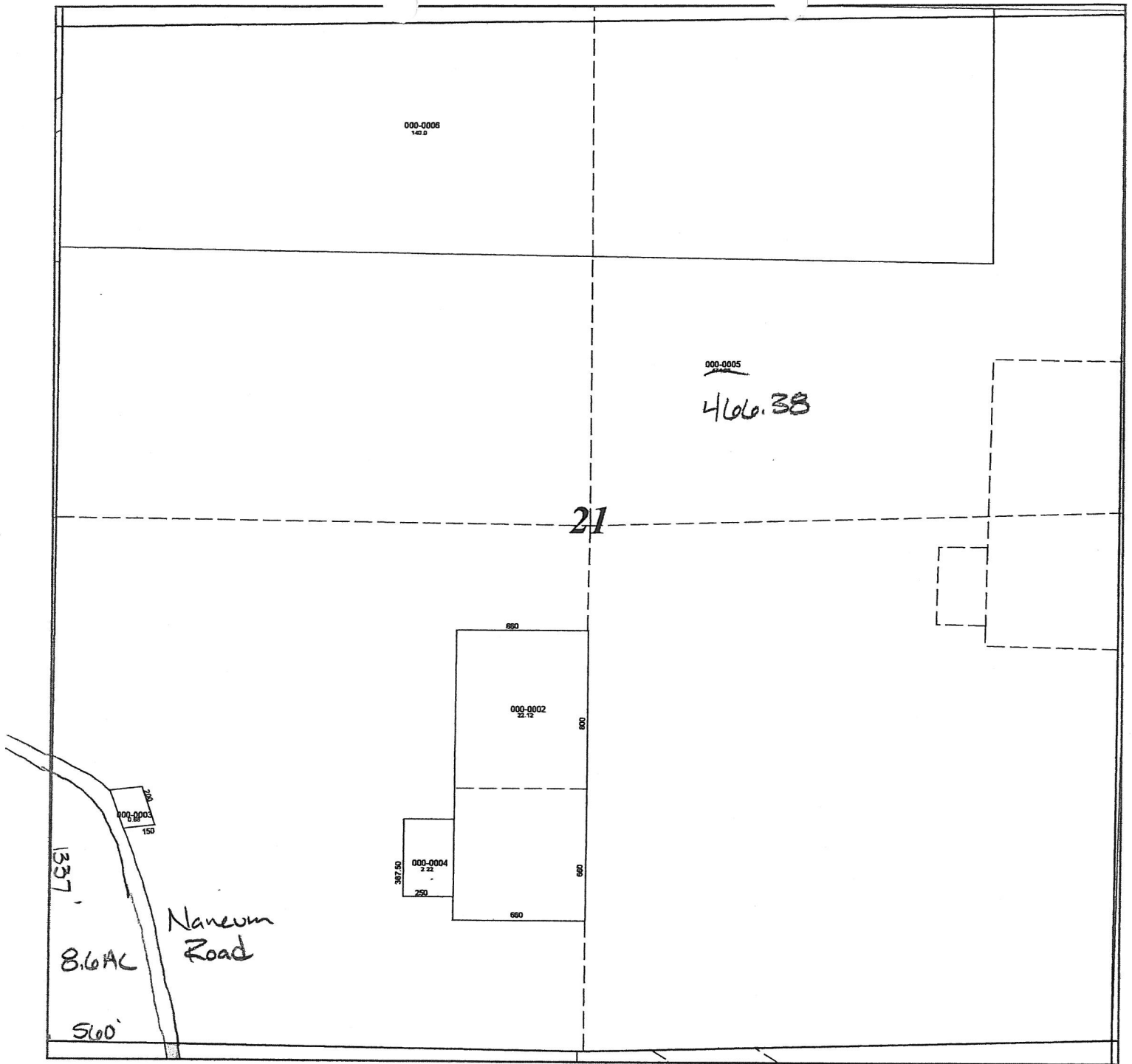
Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. Nanavum Rd.
- 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: 11/9/07 By: [Signature]
**Survey Approved: _____ By: _____

Prelim.

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.



Township: 19 Range: 19 Section: 21

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 10/12/2005 8:56:17 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.

1" = 700'

230
283240

QUIT CLAIM DEED
KITTITAS COUNTY AUDITOR

60 JUN 23 AM 11:25

Belva A. Charlton et al
Ralph G. Charlton, Jr



VOL 106 PAGE 351

Filed: *[Signature]*
Recorded: *[Signature]*
Volume 106 Page 351
COUNTY OF KITTITAS
STATE OF WASHINGTON
MARION DARTER, County Auditor
Deputy

Mail to

Belva, George & Margaret C. Schnebly
Box 119 Ellensburg

Send Tax Statement to

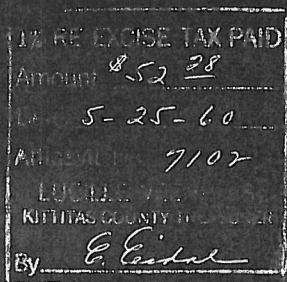
283240

Form 468-1-Rev.

Quit Claim Deed

THE GRANTORS BELVA A. CHARLTON, a widow, GEORGE CHARLTON and MARGARET C. SCHNEBLY, all heirs-at-law of Ralph G. Charlton
for and in consideration of One and other valuable consideration Dollars (\$1.00)
convey and quit claim to RALPH G. CHARLTON, JR.
the following described real estate, situated in the County of Kittitas
State of Washington, together with all after acquired title of the grantor(s) therein:

The Northeast quarter of Section Twenty-seven (27) Township Nineteen (19) north, Range Nineteen (19) E. W. M.
Also the Northeast quarter and the East half of the Southwest quarter and the West half of the Southeast quarter of Section Ten; and all of Sections Twenty-one (21) and Twenty-two (22), all in Township Nineteen (19) north, Range Nineteen (19) E. W. M.



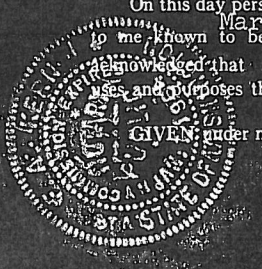
Dated this 18th day of May, 19 60

STATE OF WASHINGTON, }
County of Kittitas } ss.



Belva A. Charlton (SEAL)
George G. Charlton (SEAL)
Margaret C. Schnebly

On this day personally appeared before me Belva A. Charlton, a widow, George Charlton and Margaret C. Schnebly to me known to be the individual s described in and who executed the within and foregoing instrument, 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 18th day of May, 19 60

F. C. Kern
Notary Public in and for the State of Washington,
residing at Ellensburg.



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: 948334
Map Number: 19-19-21000-0005
Situs: WANEUM RD ELLENSBURG
Legal: ACRES 474.98, CD. 10675; SEC. 21; TWP. 19; RGE. 19; PTN. OF SECTION

Ownership Information

Current Owner: CHARLTON, RALPH G JR ETUX & CHARLTON, RALPH G III
Address: 135 W NELSON RD
City, State: SEQUIM WA
Zipcode: 98382-

Assessment Data

Tax District: 19
Open Space: YES
Open Space Date: 1/1/1974
Senior Exemption:
Deeded Acres: 474.98
Last Revaluation for Tax Year:

Market Value

Land: 132,990
Imp: 0
Perm Crop: 0
Total: 132,990

Taxable Value

Land: 3,800
Imp: 0
Perm Crop: 0
Total: 3,800

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-01-1995	1137	1	CHARLTON, RALPH G JR ETUX	CHARLTON, RALPH G JR ETUX &	

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	CHARLTON, RALPH G JR ETUX &	3,800	0	0	3,800	0	3,800	View Taxes
2006	CHARLTON, RALPH G JR ETUX &	3,320	0	0	3,320		3,320	View Taxes
2005	CHARLTON, RALPH G JR ETUX &	3,320	0		3,320		3,320	View Taxes
2004	CHARLTON, RALPH G JR ETUX &	3,320	0		3,320		3,320	View Taxes
2003	CHARLTON, RALPH G JR ETUX &	3,320	0		3,320		3,320	View Taxes
2002	CHARLTON, RALPH G JR ETUX &	3,320	0		3,320		3,320	View Taxes

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