

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

March 27, 2008

Mr. George Anderson
6330 Ellensburg Ranches Road
Ellensburg, WA 98926

RE: Administrative Segregation Application (SEG-08-04)

Dear Mr. Anderson,

Community Development Services is in receipt of the above referenced application and pursuant to Kittitas County Code 16.08.15 does hereby **deny** the Administrative Segregation application.

The subject parcel is zoned Agriculture-20. By definition of Administrative Segregation in Kittitas County Code 16.08.015, this division is not allowed. Please reference the following:

KCC 16.08.015 Administrative segregation.

"Administrative segregation" means the division of land within the boundaries of a legal description into fewer than ten lots or tracts where no lot or tract is less than twenty (20) acres; provided that the parent parcel was not created by a division within a five-year period. Land divided by administrative segregation shall not be reduced in size below 20 acres or further subdivided without review under the provisions for short plat, large lot subdivision or plat. The appropriate method of division will be determined based on the size and number of lots being proposed. Administrative segregations must comply with KCC 16.18 and KCC Title 12 Road Standards. (Ord. 2005-31, 2005)

If you have any questions please call our office at (509) 962-7506.

Sincerely,

Trudie Pettit
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FEES: \$575 Administrative Segregation per page
 \$50 Combination
 \$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
 \$95 Minor Boundary Line Adjustment per page

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
 Kittitas County Courthouse
 205 W 5th, Suite 101
 Ellensburg, WA 98926

Community Development Services
 Kittitas County Permit Center
 411 N Ruby, Suite 2
 Ellensburg, WA 98926

Treasurer's Office
 Kittitas County Courthouse
 205 W 5th, Suite 102
 Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

George L. Anderson
 Property Owner Name

6330 Eburys Ranches Rd
 Mailing Address

509-929-0878
 Contact Phone

Ellensburg Wa 98926
 City, State, ZIP

Zoning Classification AG-20

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

19-17-26050-0066
9.93 ACRES

Action Requested

1 SEGREGATED INTO 2 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

New Acreage
 (Survey Vol. ____, Pg ____)

5.0 Acres
4.93 Acres

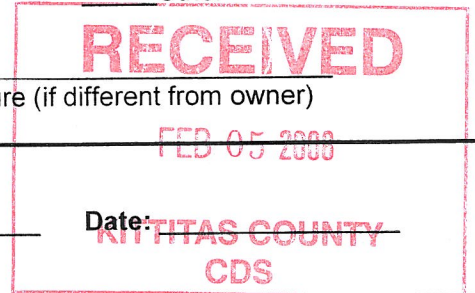
Applicant is: Owner

Purchaser Lessee

Other

George L. Anderson
 Owner Signature Required

Applicant Signature (if different from owner)



Treasurer's Office Review

Tax Status: _____

By: _____
 Kittitas County Treasurer's Office

Date: _____
 KITTITAS COUNTY
 CDS

Community Development Services 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)
 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 the applicable 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: _____

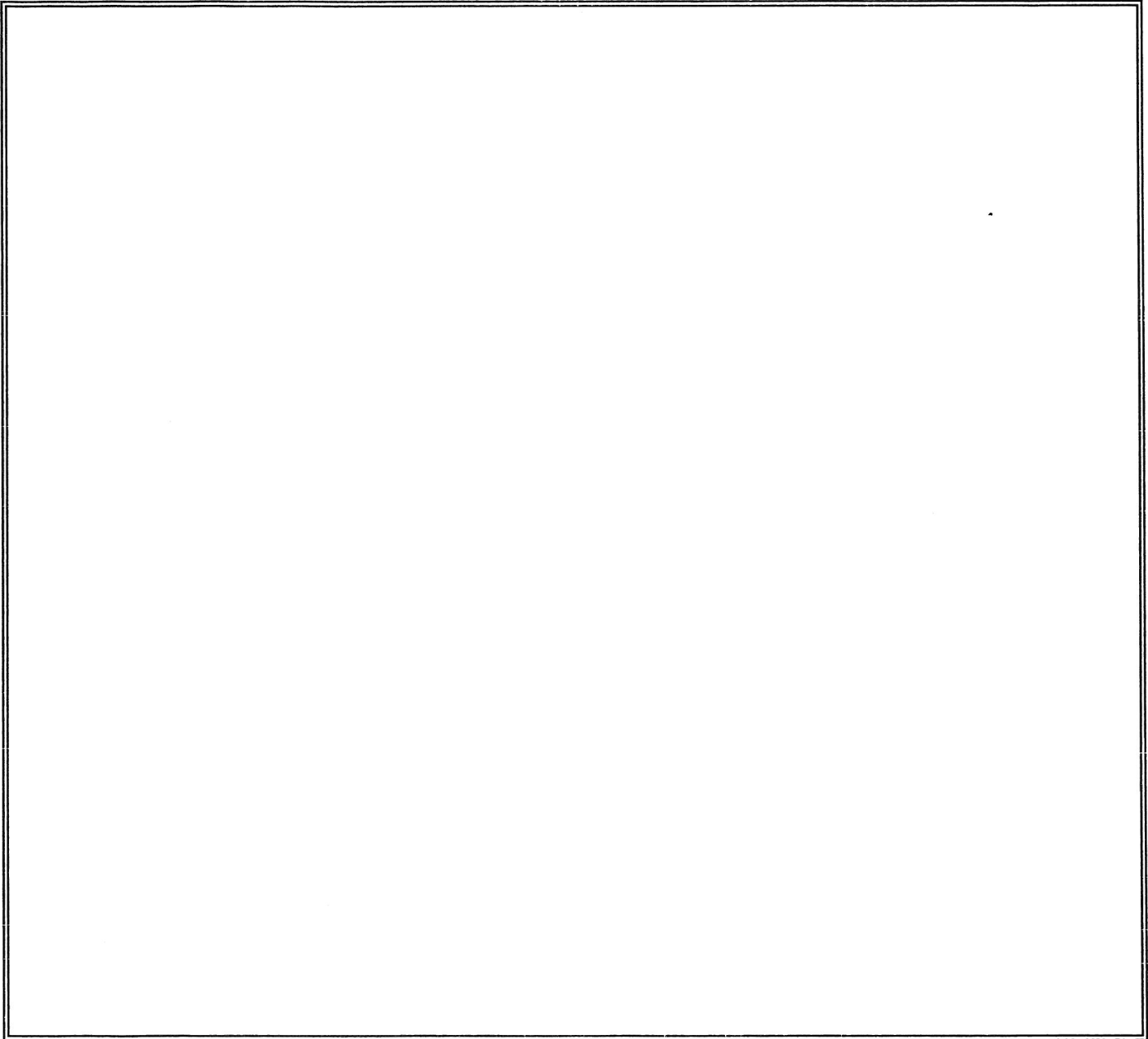
By: _____

**Survey Approved: 3/27/08

By: [Signature]

This page must be completed for map purpose only segregations, improvements on forest land and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

THIS AREA FOR USE BY APPLICANT
(Use additional sheets as needed)



Directions:

1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcel A, B, C or Lot 1, 2, 3, etc.)
2. Show all existing buildings and indicate their distances from the original exterior property lines. Attach a copy of recorded survey.
3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.

Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.

EXHIBIT "A"

That part of the East half of Section 26, Township 19 North, Range 17 East, W.M., records of Kittitas County, State of Washington, described as follows;
Beginning at the Northwest corner of the Southwest quarter of Section 23, Township 19 North, Range 17 East, W.M., records of Kittitas County, State of Washington;
Thence South 0°45'52" East along the West line thereof 480.88 feet;
Thence South 83°48'19" East 568.04 feet;
Thence South 77°06'59" East 1,126.70 feet;
Thence South 44°43'10" East 2,205.19 feet;
Thence South 17°06'40" East 1,137.19 feet;
Thence South 68°00'25" East 1,505.70 feet to the Westerly right of way line of State Highway SR 131 and the true point of beginning;
Thence South 68°00'25" West 1,505.70 feet;
Thence South 7°00'00" West 1,756.25 feet to the Northerly line of the Bureau of Reclamation's Highline Canal;
Thence Easterly and Northerly along said North line to the West right of way line of said State Highway;
Thence Northerly along said West line to the true point of beginning.

ALSO known as Tract 13 of that certain Survey recorded in Book 4 of Surveys, Pages 10-14, records of Kittitas County, State of Washington.

EXCEPT that portion thereof lying South and West of the following described line:

Beginning at the Northwest corner of the Southwest Quarter of Section 23, Township 19 North, Range 17 East, W.M., records of Kittitas County, State of Washington;
Thence South 0°45'52 East along the West line thereof 480.88 feet;
Thence South 83°48'19 East 568.04 feet;
Thence South 77°06'59" East 1,126.70 feet;
Thence South 44°43'10 East, 2,205.19 feet;
Thence South 17°06'40" East 1,137.19 feet;
Thence South 7°00'00 West, 795.25 feet to the true point of beginning for the line being described:
Thence South 83°00'00" East, 456.54 feet;
Thence South 7°00'00 West, 1,094.65 feet, more or less, to the Northerly line of the Bureau of Reclamation's Highline Canal and the terminus for the line being described.

Abbreviated Legal: That part of the E ½ of Stn 26, Tnp 19N, Rge 17E, W.M., records of Kittitas County, State of Washington

TRACT 13, ELLENSBURG RANCHES -
PART OF THE EAST HALF OF SECTION 26,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.

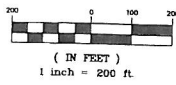
2002/02/0018



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- P — OVERHEAD POWER LINE

GRAPHIC SCALE



NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED LINE 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. THESE PARCELS ARE EXEMPT FROM THE KITTITAS CO. SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020 (1) AND (5).
4. FOR ADDITIONAL INFORMATION AND BASIS OF BEARINGS, SEE BOOK 4 OF SURVEYS, PGS 10-14 AND BOOK 9 OF SURVEYS, PG 7.
5. PINS AND CAPS FOUND DURING THE SURVEY OF TRACT 11 (BOOK 9, PAGE 7) AND TRACT 8 (BOOK 28, PAGE 5) AND TIES TO THE MONUMENTS ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26, CALCULATED BASED ON BOOK 4 OF SURVEYS, PAGES 10-14, FIT WITH EACH OTHER WITHIN 1". THE WEST BOUNDARY OF TRACT 13 DEVIATES AS SHOWN.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AFN 529499

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 24, 2002 IN BOOK 28 OF SURVEYS AT PAGE 52 UNDER AUDITOR'S FILE NO. 20021024 0018 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 24, 2002 IN BOOK 28 OF SURVEYS AT PAGE 51 UNDER AUDITOR'S FILE NO. 20021024 0018 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

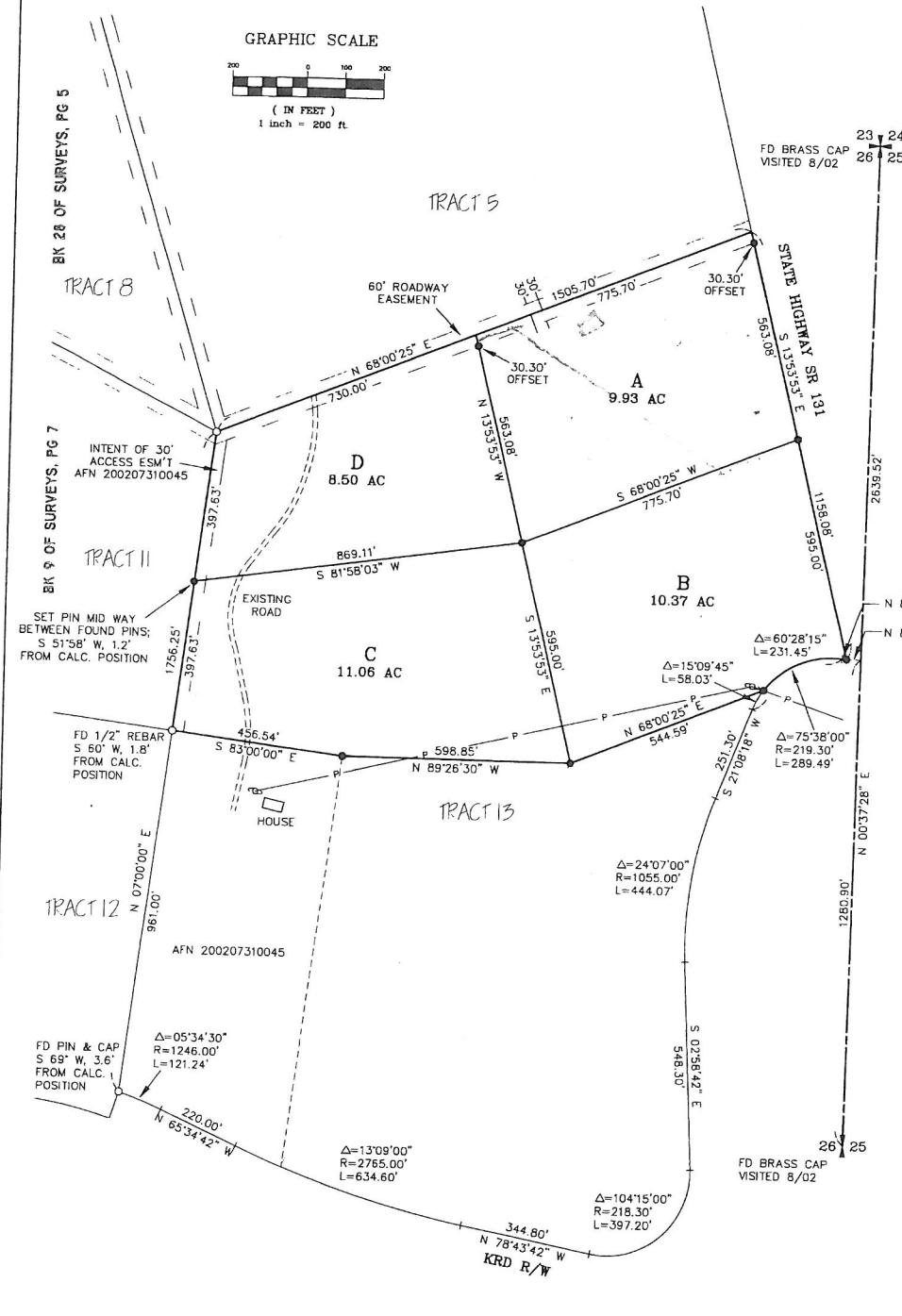
PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 24, 2002 IN BOOK 28 OF SURVEYS AT PAGE 52 UNDER AUDITOR'S FILE NO. 20021024 0018 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D

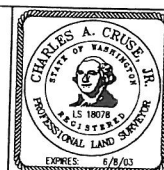
PARCEL D OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 24, 2002 IN BOOK 28 OF SURVEYS AT PAGE 51 UNDER AUDITOR'S FILE NO. 20021024 0018 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

	X	X
	X	X
	X	X



AUDITOR'S CERTIFICATE
Filed for record this 24TH day of OCTOBER, 2002, at 12:23 P.M. in Book 28 of Surveys at page(s) 53 at the request of Cruse & Associates
DAVID B. BOWEN, Auditor
KITTITAS COUNTY AUDITOR

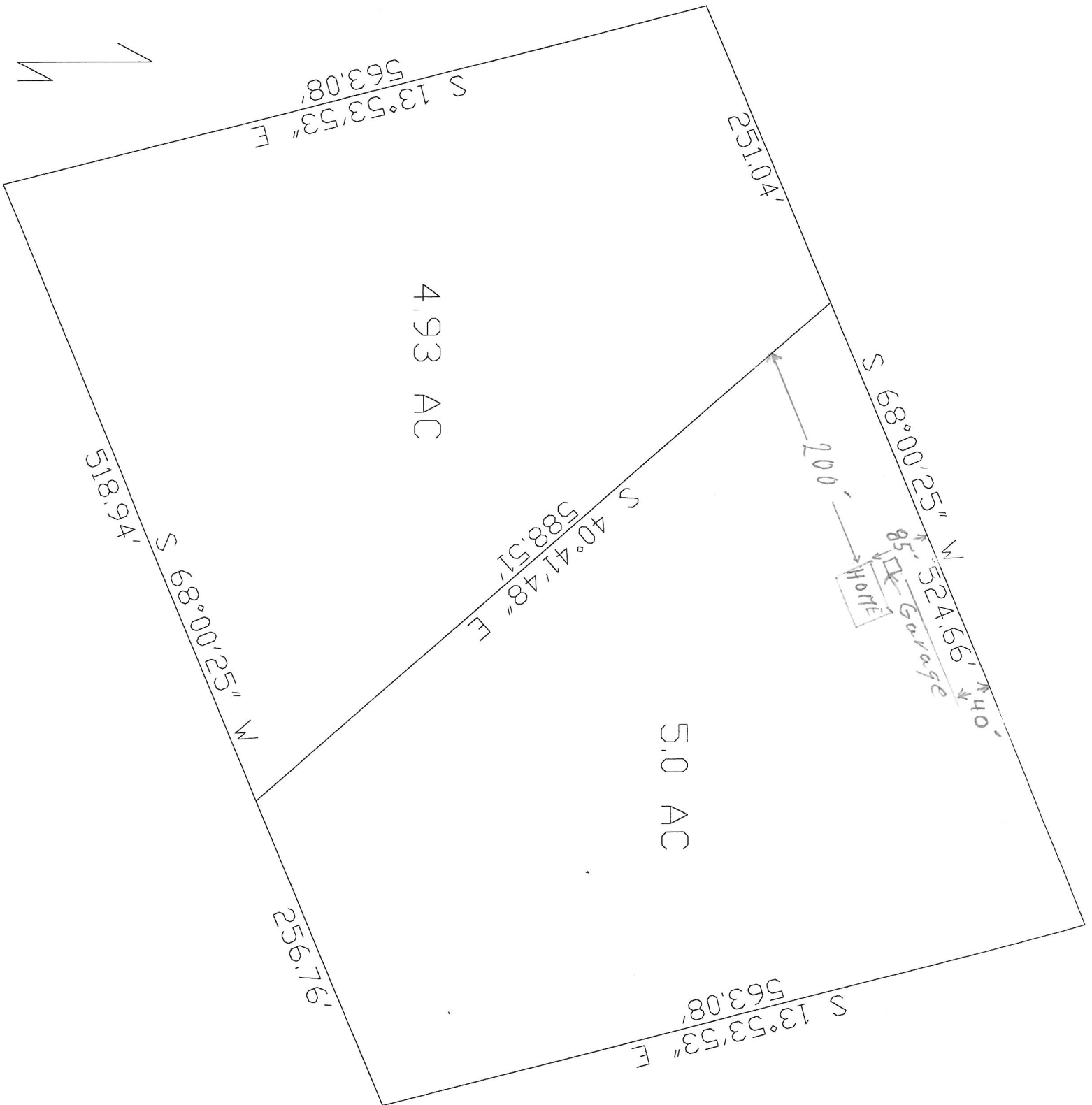
SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of GEORGE ANDERSON in AUGUST of 2002.
Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
OCTOBER 24, 2002
DATE
License No. 18078



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

8-5-03

Tract 13 Parcel A



Ag-20 zoning
 B28 P53
 parcel A

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

CASH RECEIPT

Date 2.5.08 055831

Received From George Anderson
 Address 6330 Ellensburg Ranches Rd Ellensburg
 Dollars \$ 95.00

For BLA. 19.17.26050.0066

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	95.00	CHECK	95.00
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Lisa M. Sweney