

## 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

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### MEMORANDUM

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TO: Stephen G. Jarman

FROM: Dan Valoff, Staff Planner

DATE: April 1, 2008

SUBJECT: Jarman SEG-08-15

DESCRIPTION: Administrative Segregation for Mortgage Purposes Only in the Commercial Agriculture Zone.

MAP NUMBER: 17-19-28052-0003

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Kittitas County Community Development Services has reviewed the proposed Administrative Segregation for Mortgage Purposes only application and hereby grants:

#### FINAL APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed to complete the process.

1. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office. **The Treasurer's office will need to sign off on the attached Parcel Segregation/Boundary Line Adjustment form prior to applicant submittal to the Assessor's office. After which, the complete application packet will need to be submitted to the Assessor's office for further processing.**
2. Please refer to the attached Kittitas County Public Works Memo for additional information.

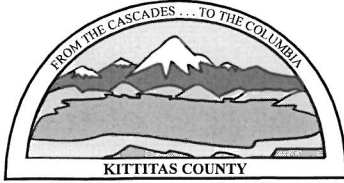
Attachments: Approved SEG Application and maps  
Legal descriptions

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



# KITTTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

RECEIVED  
MAR 31 2008  
KITTTITAS COUNTY  
CDS

## MEMORANDUM

TO: Mike Elkins, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II *rc*

DATE: March 21, 2008

SUBJECT: Stephen G. Jarman SEG-08-15 Segregation for Mortgage Purposes Only  
17-19-28052-0003

Our department has reviewed your Application for Segregation for Mortgage Purposes Only and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

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 provides 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. 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.

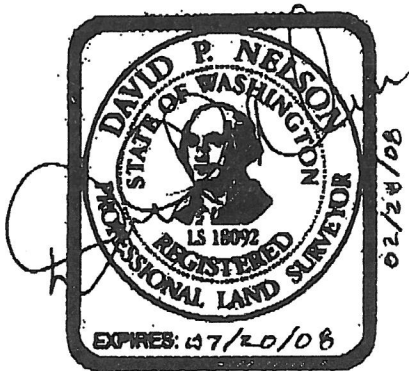
Please let me know if you have any questions or need further information.



**LEGAL DESCRIPTION  
FOR  
LOT 1B JARMAN SHORT PLAT NO. 2  
JARMAN HOUSE PARCEL**

THE NORTH 315.58 FEET OF THE EAST 413.54 FEET (WHEN MEASURED AT RIGHT ANGLES TO THE NORTH AND EAST BOUNDARIES RESPECTFULLY) OF LOT 1B OF THE JARMAN SHORT PLAT NO. 2 (SP-95-06), AS RECORDED IN BOOK E OF SHORT PLATS, PAGES 125 AND 126, UNDER AUDITOR'S FILE NUMBER 199612310038, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

CONTAINING 3.00 ACRES





**LEGAL DESCRIPTION  
FOR  
LOT 1B JARMAN SHORT PLAT NO. 2**

LOT 1B OF JARMAN SHORT PLAT NO. 2 (SP-95-06), AS RECORDED IN BOOK E OF SHORT PLATS, PAGES 125 AND 126, UNDER AUDITOR'S FILE NUMBER 199612310038, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 28 AND 33, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

EXCEPT THE NORTH 315.58 FEET OF THE EAST 413.54 FEET (WHEN MEASURED AT RIGHT ANGLES TO THE NORTH AND EAST BOUNDARIES RESPECTFULLY), OF SAID LOT 1B OF SAID JARMAN SHORT PLAT NO. 2.

CONTAINING 14.84 ACRES



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 5<sup>th</sup>, 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 5<sup>th</sup>, 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.

STEPHEN G. JARWAN  
Property Owner Name

2850 THRAU RD  
Mailing Address

(509) 306-9039  
Contact Phone

ELLENSBURG WA 98926  
City, State, ZIP

Zoning Classification COMMERCIAL AG

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

Action Requested

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

11709-1719280520003  
17.84 AC.

SEGREGATED INTO \_\_\_\_ LOTS

1-3 AC

"SEGREGATED" FOR MORTGAGE  
PURPOSES ONLY

1-14.84 AC.

SEGREGATED FOREST IMPROVEMENT SITE

**RECEIVED**

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE  
ONLY PARCEL

FEB 29 2008

BOUNDARY LINE ADJUSTMENT  
BETWEEN PROPERTY OWNERS

BOUNDARY LINE ADJUSTMENT BETWEEN  
PROPERTIES IN SAME OWNERSHIP

KITTITAS COUNTY  
CDS

COMBINED AT OWNERS REQUEST

Applicant is:  Owner

Purchaser

Lessee

Other

[Signature]  
Owner Signature Required

\_\_\_\_\_  
Applicant Signature (if different from owner)

**Treasurer's Office Review**

Tax Status: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

**Kittitas County Treasurer's Office**

**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: Comm. Ag

Review Date: 4-1-08

By: [Signature]

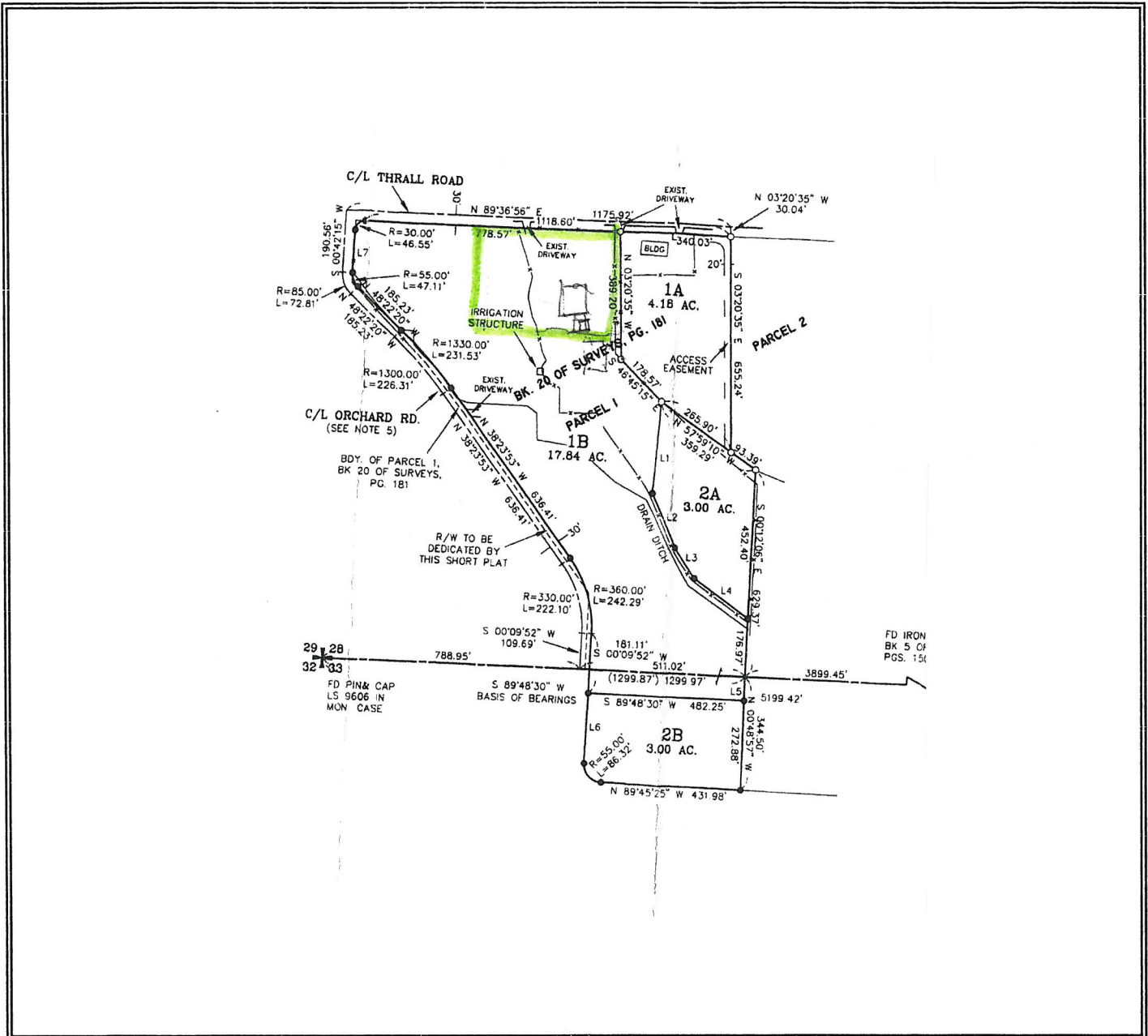
\*\*Survey Approved: 4-1-08

By: [Signature]

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

Example: Parcel A – The North 75 feet of the West 400 feet 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.

3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.
2. Show all existing buildings and indicate their distances from the original exterior property lines. Attach a copy of recorded survey.
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.)



This page must be completed for page 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)

200603090067

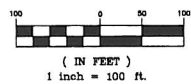
# PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.



### LEGEND

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

### GRAPHIC SCALE



### LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 199905280038

#### PARCEL A1

PARCEL A1 OF THAT CERTAIN SURVEY AS RECORDED MARCH 9, 2006 IN BOOK 32 OF SURVEYS AT PAGE PO, UNDER AUDITOR'S FILE NO. 20060309 002 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF LOT 1A OF THE JARMAN SHORT PLAT NO. 2 (KITTITAS COUNTY SHORT PLAT NO. SP-95-06) AS PER SHORT PLAT THEREOF RECORDED IN BOOK E OF SHORT PLATS AT PAGES 125 THROUGH 127, UNDER AUDITOR'S FILE NO. 199612310038, RECORDS OF SAID COUNTY; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL A2

PARCEL A2 OF THAT CERTAIN SURVEY AS RECORDED MARCH 9, 2006 IN BOOK 32 OF SURVEYS AT PAGE PO, UNDER AUDITOR'S FILE NO. 20060309 002 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF LOT 1A OF THE JARMAN SHORT PLAT NO. 2 (KITTITAS COUNTY SHORT PLAT NO. SP-95-06) AS PER SHORT PLAT THEREOF RECORDED IN BOOK E OF SHORT PLATS AT PAGES 125 THROUGH 127, UNDER AUDITOR'S FILE NO. 199612310038, RECORDS OF SAID COUNTY; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### AUDITOR'S CERTIFICATE


Filed for record this 9TH day of MARCH, 2006, at 12:31 P.M., in Book 32 of Surveys at page(s) PO at the request of Cruse & Associates.

JERALD V. PETTIT BY   
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 PHIL ROBBLEE and JOE LOWATCHEE in JANUARY of 2006.



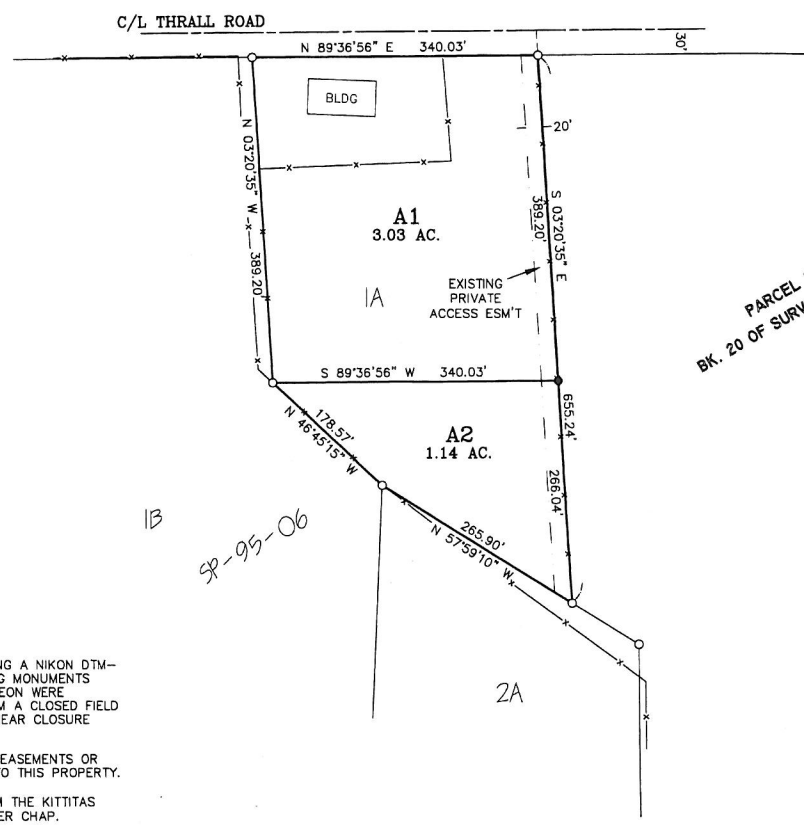
  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18078

MARCH 9, 2006  
DATE

EXPIRES: 6/8/07

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

**ROBBLEE PROPERTY**



#### NOTES:

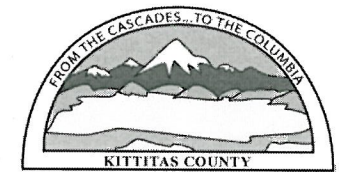
1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(2).
4. 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.

|   |  |  |  |  |
|---|--|--|--|--|
|   |  |  |  |  |
|   |  |  |  |  |
| X |  |  |  |  |



Legend

- Lot Lines
- anno.MapID
- anno.Hydrology
- anno.Acres
- anno.PlatInfo
- All Roads**
- Cle Elum
- Ellensburg
- Kittitas
- County
- Private
- Roslyn
- S Cle Elum
- State Parks
- TBD
- Forest Service
- WSDOT
- Rights of Way**
- River
- Canal
- Other
- Parcels**
- Buffer Parcels
- Airport Zones
- Snowload
- 2001 Orthos



Disclaimer: Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.



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

**CASH RECEIPT**

Date 2.29.08 056103

Received From Stephen Jarman

Address 3850 Thrall Rd  
Ellensburg Dollars \$ 50.00

For Mortgage Purposes Seg App  
17-19-28052-0003

| ACCOUNT         |             | HOW PAID                             |             |
|-----------------|-------------|--------------------------------------|-------------|
| AMT. OF ACCOUNT |             | CASH                                 | <u>5000</u> |
| AMT. PAID       | <u>5000</u> | CHECK                                |             |
| BALANCE DUE     |             | MONEY ORDER <input type="checkbox"/> |             |
|                 |             | CREDIT CARD <input type="checkbox"/> |             |

By T. Swenberg