

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

"Building Partnerships – Building Communities"

January 13, 2009

Jerry Clark
5775 Soundview Dr. #104A
Gig Harbor WA 98335

RE: Clark Segregation, File Number SG-08-00038
Parcel Number: 22-17-35000-0003

Dear Mr. Clark,

Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants *final approval* to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.08.322, and 17.60B please note the following items which must be addressed to complete the process:

1. Refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Kittitas County Assessor's Office on Tuesday, January 13, 2009 to finalize the segregation.

Sincerely,

Jeff Watson
Staff Planner

cc: Kittitas County Assessor's Office

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

FEES: \$575 Administrative Segregation per page \$190 Major Boundary Line Adjustment per page
 \$50 Combination \$95 Minor Boundary Line Adjustment per page
 \$50.00 Mortgage Purposes Only Segregation

Sg-08-00038

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.

JERRY CLARK
 Property Owner Name
253-858-6202
 Contact Phone

5775 SOUNDVIEW DR., # 104 A
 Mailing Address
GIG HARBOR, WA 98335
 City, State, ZIP

RECEIVED
 NOV - 10 2008
 Kittitas County
 CDS

Zoning Classification COMMERCIAL FOREST

Vol. 19 p. 142

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. <u>35</u> , Pg <u>141</u>)
<u>22-17-35000-0003 (16.00 Ac)</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS	<u>10.29 AC. (SURVEYED)</u>
	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	<u>1.89 AC. (SURVEYED)</u>
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	
	<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

William S. Banks Owner Signature Required
Craig Karpelaw Applicant Signature (if different from owner)

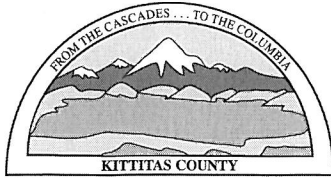
Treasurer's Office Review

Tax Status: 2008 paid in full By: M. Venables Date: 1/13/2009
 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: Commercial Forest
 Review Date: 1/13/2009 By: Jeff Watson
 **Survey Approved: 1/13/2009 By: Jeff Watson



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *W*
DATE: December 31, 2008
SUBJECT: Clark SG-08-38. 22-17-35000-0003.

Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. The applicant has informed Public Works that this process is to formalize two existing parcels.

Our department recommends Final Approval with the following conditions:

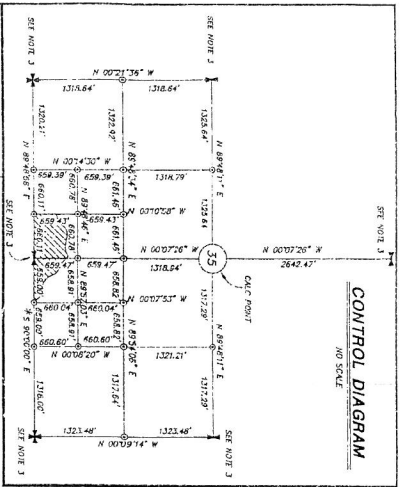
- a. Kittitas County does not have jurisdiction over Old Blewett Pass Highway. Prior to receiving building permits for either parcel the applicant shall be required to contact the US Forest Service for any access requirements.
- b. An approved Access Permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the County Road Right of Way.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- e. 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.
- f. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- 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.

503363

19-112-

RECORD OF SURVEY FOR JERRY CLARK



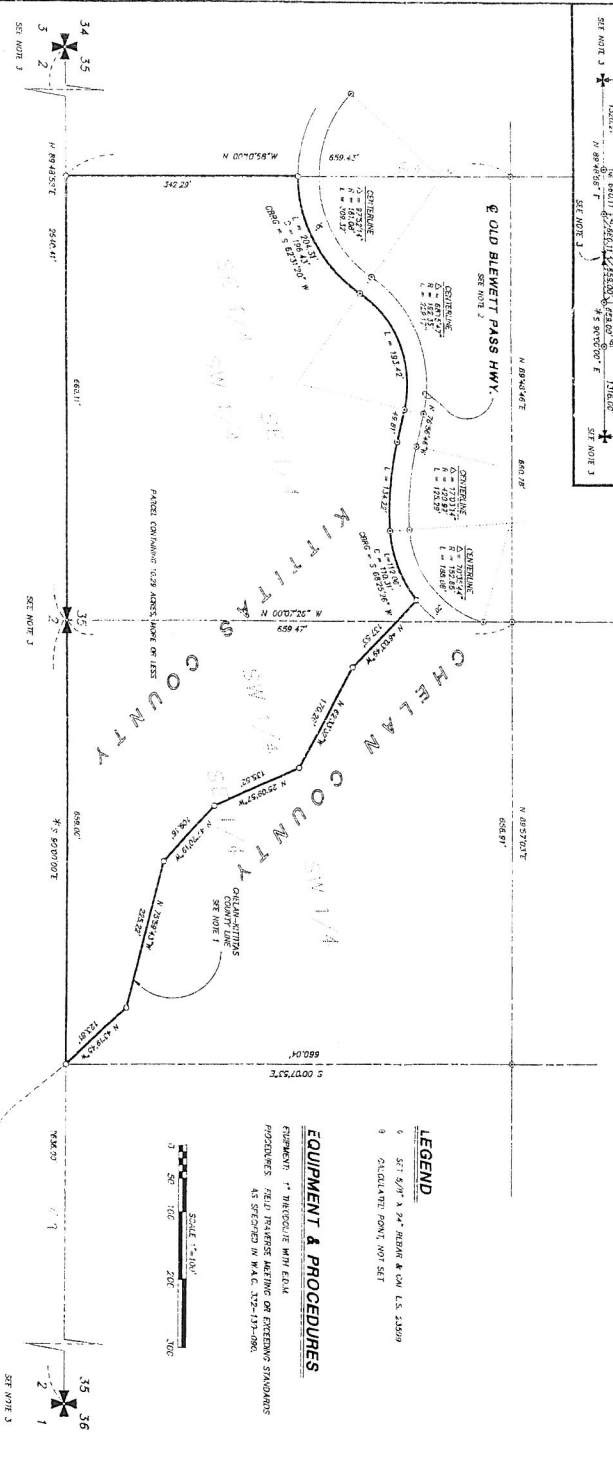
- NOTES**
- 1) THE LINE DRAWING METERS ARE GIVEN, AND THE BEARINGS ARE IN DEGREES.
 - 2) THE POSITION OF OLD BLEWETT PASS HIGHWAY (SH-2) IS DETERMINED BY EXISTING LOCATION OF ASPHALT ROAD.
 - 3) FOUND 4\"/>

BASIS OF BEARINGS
* SOUTH LINE OF THE SE 1/4 OF SECTION 36 FROM ORIGINAL FIELD RECORD OF 1914.



LEGAL DESCRIPTION
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 17 EAST, WILMETTE BASIN, WYING COUNTY, WASHINGTON.

EXCEPT ADJACENT LING NORTHWEST CORNER OF OLD BLEWETT HIGHWAY AND EXCEPT ADJACENT LINE INSIDE THE BOUNDARIES OF WYING COUNTY.



- LEGEND**
- 6 SET 6/8\"/>
 - 9 CALCULATED POINT NOT SET

EQUIPMENT & PROCEDURES
INSTRUMENTS: THEODOLITE WITH EDM
PROCEDURES: FIELD TRIANGULAR METHOD ON EXISTING STAGNARDS AS SPECIFIED IN W.A.C. 172-113-086.



AUDITORS CERTIFICATE
I, JERRY CLARK, COUNTY CLERK, DO HEREBY CERTIFY THAT THE RECORD OF SURVEY FOR JERRY CLARK, AS FILED IN THE OFFICE OF THE COUNTY CLERK, IS A TRUE AND CORRECT COPY OF THE ORIGINAL FIELD RECORD OF 1914.

SURVEYORS CERTIFICATE
THIS MAP, DRAWING, INSTRUMENTS AND SURVEY MADE BY JERRY CLARK, COUNTY CLERK, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, WAS MADE BY ME, JERRY CLARK, COUNTY CLERK, ON JULY 1, 1993.

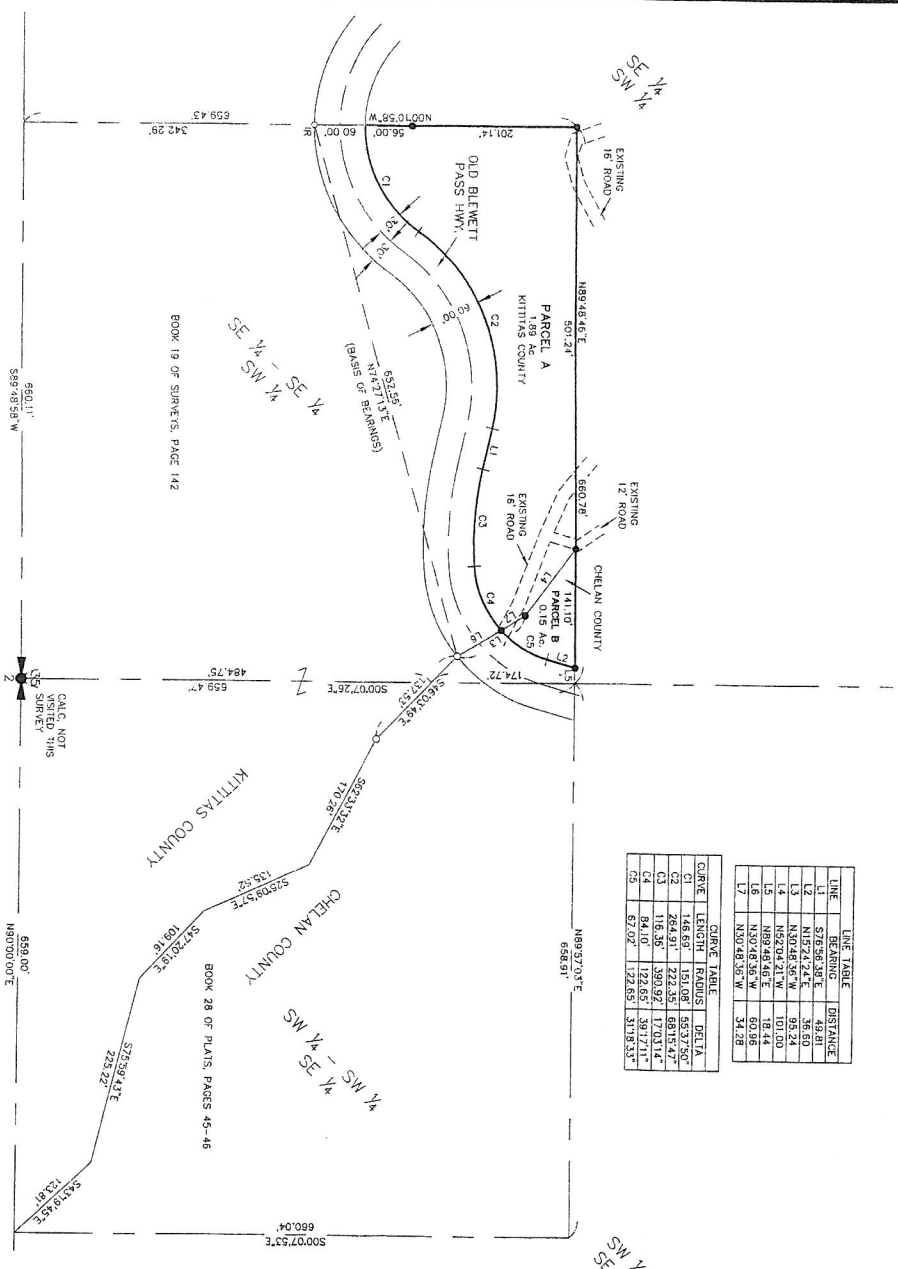
RECORD OF SURVEY
IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 SECTION 35, T22N, R17E, W1M, KITTITAS COUNTY, WASHINGTON

ERLANDSEN & ASSOCIATES
PROFESSIONAL SURVEYORS
1907 8th Street
P.O. Box 2495
Ogish, WA 98943
(509) 682-4189
(509) 282-7042

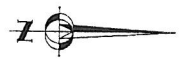
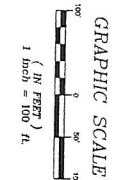
SHT 1 OF 1

RECORD OF SURVEY

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4, SECTION 35, TOWNSHIP 22 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY AND CHELAN COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	S75°56'39\"/>	



NOTES:

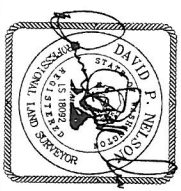
1. THE PURPOSE OF THIS SURVEY IS TO DENIFY AND MARK THE EXTERIOR BOUNDARY LINES OF THE PROPERTY DESCRIBED HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-432 TOTAL STATION. THE CONTROLLING POINTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, LINEAR CLOSURE AFTER AZIMUTH MONITORING.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHER RIGHTS.
4. THE BOUNDARY LINE DIVIDING KITITAS AND CHELAN COUNTY IS THE TOP OF THE ROAD AS SHOWN HEREON.
5. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
BOOK 19 OF SURVEYS, PAGES 142, APR. 563363
RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
AND
BOOK 28 OF PLATS, PAGES 45-46, APR. 213389
RECORDS OF CHELAN COUNTY, STATE OF WASHINGTON

LEGAL DESCRIPTIONS:
PARCEL 1
 THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 17 EAST, W.M., LING NORTHERLY AND EASTERLY OF THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF THE OLD BLEWETT PASS HIGHWAY,
 EXCEPT ANY PORTION LYING OUTSIDE THE BOUNDARY LINE OF KITITAS COUNTY.
PARCEL 1

LEGEND

- ◈ QUARTER CORNER, AS NOTED
- FOUND REBAR & CAP, I.S.# 29599
- FOUND REBAR, NO CAP
- SET REBAR & CAP, I.S# 18092

INDEX LOCATION:
 SEC. 35 T. 22N. R. 17E. W.M.



RECORD OF SURVEY

PREPARED FOR
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35,
 TOWNSHIP 22 NORTH, RANGE 17 EAST, W.M.,
 KITITAS COUNTY
 WASHINGTON

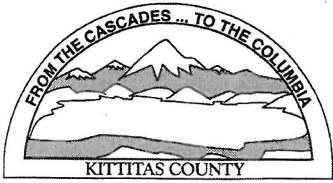
CK'D BY	D. NELSON	SCALE	1"=100'	SHEET	1 OF 1
TWN BY	D. PIERCE	DATE	8/2008	JOB NO.	08110

RECORDER'S CERTIFICATE 200808190028
 Filed for record this 19 day of August 2008 at 10:22 AM in
 book 25 of RECORDS of page 142 of the records of
 Surveyor's Name
 DAVID P. NELSON
 Surveyor's Name
 DAVID P. NELSON
 Deputy 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 of the
 State of Washington.
 DAVID P. NELSON
 DATE 08/11/08
 Certificate No. 18092

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 99822
 PHONE: (509) 674-7433
 FAX: (509) 674-7419



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00003610

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 020050

Date: 11/10/2008

Applicant: CLARK, JERRY

Type: check # 7715

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-08-00038	ADMINISTRATIVE SEGREGATION	575.00
	Total:	575.00

Phone: (509) 674-7433 Fax: (509) 674-7419

TO KITITAS COUNTY CDS

DATE <u>11-10-08</u>	JOB NO. <u>08110</u>
ATTENTION	
RE: <u>SEG</u>	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>	<u>11-10-08</u>	<u>1</u>	<u>SEG FORM W/ SIGNATURES</u>
<u>1</u>	<u>11-10-08</u>	<u>1</u>	<u>RECORD OF SURVEY</u>
<u>1</u>	<u>11-10-08</u>	<u>1</u>	<u>RECORD OF SURVEY</u>
<u>1</u>	<u>11-10-08</u>	<u>1</u>	<u>CHECK FOR FEES</u>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: _____

Preliminary Submittal Requirements:

Applied on 11/10

Review Date:

Tax Parcel: 22-17-35000-0003

Date Received:

File Number: 56-08-00038

Date Project Completed

Planner KARI

INTERVENING OWNERSHIP OF 'OLD BLEWETT PASS HWY'
LITTLE PORTION IN CHELAN COUNTY

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: _____ Date Completed: _____

NOTE: OWNERS SHOWING
DIFFERENT - CRAIG KARPILOW &
KATHY KNUTSON
Home signature !

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # NONE
- Located within Irrigation District: NONE
- School District: CHE-ELUM/ROSLYN
- UGA
- UGN NO
- Rezone NO
- Adjacent Subdivisions NO

Letter sent to Irrigation District Date: _____

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: COMMERCIAL FOREST
Lot Size: 16 ACRES INTO 10.29 + 1.89 (other portion in chelan county)
Required Setbacks: F S R

Y N

- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: _____
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
- Wetland? Buffer requirement: _____

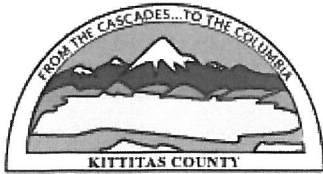
Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope some 25-50% to Greater
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 - Hazardous Materials containment required if checked

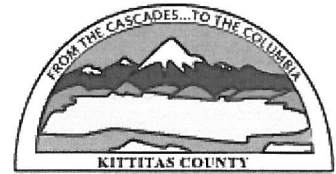
- Airport Zone? Zone: _____
- Forest Service Roads? Road: FS-1320-000 - Maintained by Forest Service - old Blewett Pass
- BPA Easement Located on Property? Letter Sent to BPA Date: _____
- Additional Approvals Required? Type: _____

CRITICAL AREA NOTES:

- Existing structures small storage shed



Kittitas County Assessor



Marsha Weyand
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: 354436
Map Number: 22-17-35000-0003
Situs: \OLD BLEWETT PASS
Legal: ACRES 16.00, CD. 7772-4; SEC. 35; TWP. 22;
RGE. 17 SE1/4 SE1/4 SW1/4 & PTN. SE1/4 IN
KITITAS COUNTY

Ownership Information

Current Owner: KARPILOW, CRAIG
% KNUTSON, KATHY
Address: 601 108TH AVE #260
City, State: BELLEVUE WA
Zipcode: 98004

Assessment Data

Tax District: 32
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 16
Last Revaluation for Tax Year:

Market Value

Land: 63,500
Imp: 4,250
Perm Crop: 0
Total: 67,750

Taxable Value

Land: 63,500
Imp: 4,250
Perm Crop: 0
Total: 67,750

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
09-01-1995	40827	1	OLD BLEWETT PASS, INC	KARPILOW, CRAIG	35,000
09-01-1985	32813	1	KOTTO, ANTOINETTE M	OLD BLEWETT PASS, INC	
09-01-1985	21174	1	OLD BLEWETT PASS, INC	KOTTO, ANTOINETTE M	10,000

Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2008	KARPILOW, CRAIG	63,500	4,250	0	67,750	0	67,750	View Taxes
2007	KARPILOW, CRAIG	63,500	4,250	0	67,750	0	67,750	View Taxes
2006	KARPILOW, CRAIG	35,000	0	0	35,000		35,000	View Taxes
2005	KARPILOW, CRAIG	35,000	0		35,000		35,000	View Taxes
2004	KARPILOW, CRAIG	35,000	0		35,000		35,000	View Taxes
2003	KARPILOW, CRAIG	35,000	0		35,000		35,000	View Taxes

Parcel Comments

Number	Comment
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