

## 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"

April 17<sup>th</sup>, 2009

Chuck Cruse  
Cruse and Associates  
P.O. Box 959  
Ellensburg WA 98926

**RE: Anderson Segregation, File Number SG-08-00041**  
**Parcel Number: 18-19-33010-0013**

Dear Mr. Cruse,

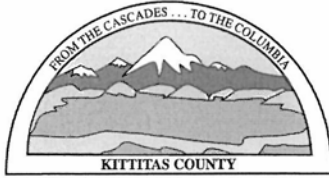
Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants *final approval* to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.08.322, and 17.60B please note the following items which must be addressed to complete the process:

1. Refer to the attached Kittitas County Public Works Memo for additional information.
2. It is my understanding that you wish to submit this application to the Kittitas County Assessor's Office to finalize the segregation.

Sincerely,

Jeff Watson  
Staff Planner

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



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: April 1, 2009  
SUBJECT: Anderson SG-08-00041. 18-19-33010-0013.

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:**

- 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 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.
- 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.

PART OF THE NORTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

200903060046



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- △ FOUND SPIKE
- x FENCE
- G — UNDERGROUND GAS LINE
- E — EASEMENT

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - PART OF AFN 200512210035 & AFN 200812050003

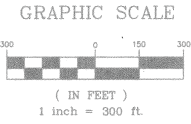
PARCEL E  
 PARCEL E OF THAT CERTAIN SURVEY AS RECORDED MARCH 6, 2009 IN BOOK 36 OF SURVEYS AT PAGE 49, UNDER AUDITOR'S FILE NO. 20090306-0046, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL F  
 PARCEL F OF THAT CERTAIN SURVEY AS RECORDED MARCH 6, 2009 IN BOOK 36 OF SURVEYS AT PAGE 49, UNDER AUDITOR'S FILE NO. 20090306-0046, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

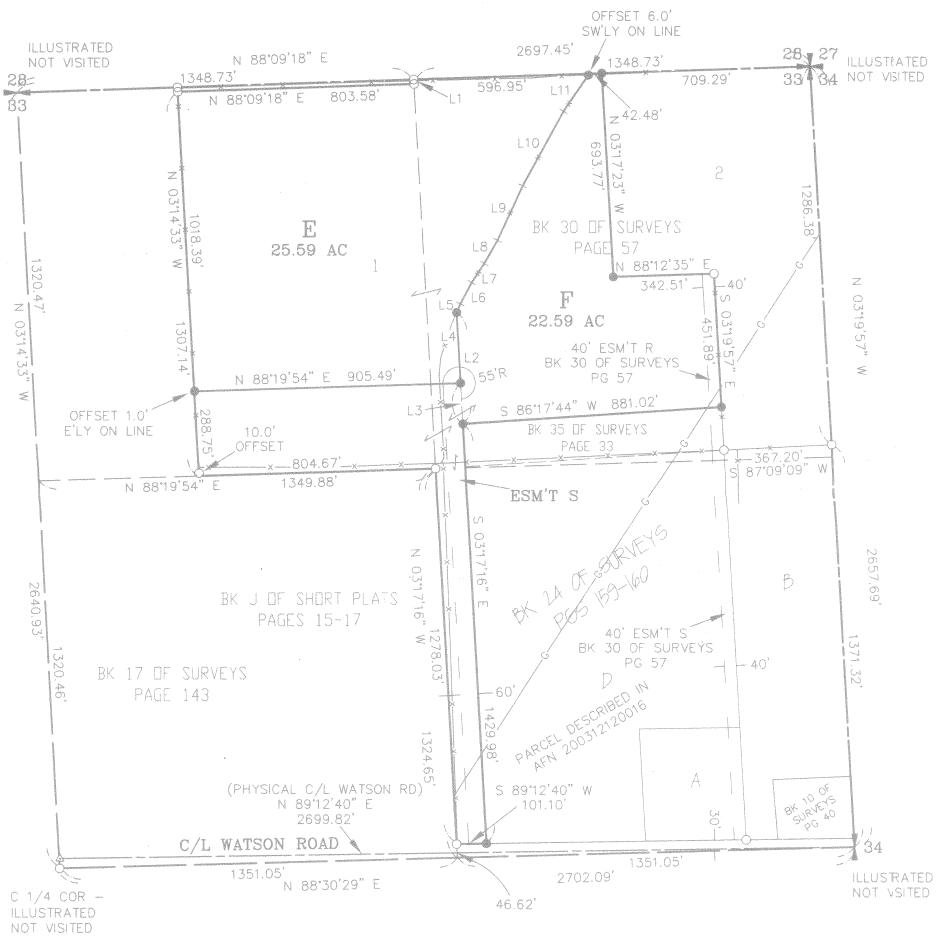
EASEMENT S  
 EASEMENT S AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MARCH 6, 2009 IN BOOK 36 OF SURVEYS AT PAGE 49, UNDER AUDITOR'S FILE NO. 20090306-0046, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS E AND F OF SAID SURVEY.

LINE	DIRECTION	DISTANCE
L1	N 03°17'16" W	15.00'
L2	N 03°17'16" W	377.35'
L3	N 03°17'16" W	138.37'
L4	N 03°17'16" W	238.98'
L5	N 23°03'51" E	32.07'
L6	N 27°52'06" E	81.61'
L7	N 33°28'09" E	77.96'
L8	N 29°28'14" E	90.87'
L9	N 24°40'14" E	204.37'
L10	N 28°42'57" E	288.15'
L11	N 34°31'51" E	154.93'

	X	X
		X



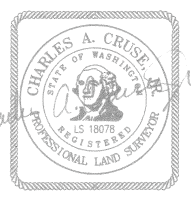
- NOTES:
- THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
  - THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
  - ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL E HAS 25 IRRIGABLE ACRES; PARCEL F HAS 23 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
  - FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
  - 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.
  - KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
  - 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.
  - 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.
  - FOR CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS, PAGE 57, BOOK 35 OF SURVEYS, PAGE 33 AND THE SURVEYS REFERENCED THEREON.
  - THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(5). DATE OF APPLICATION: 12/17/08.



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 SCOTT ANDERSON in FEBRUARY of 2009.

*Charles A. Cruse, Jr.* 3-5-09  
 CHARLES A. CRUSE, JR. DATE  
 Professional Land Surveyor License No. 18078



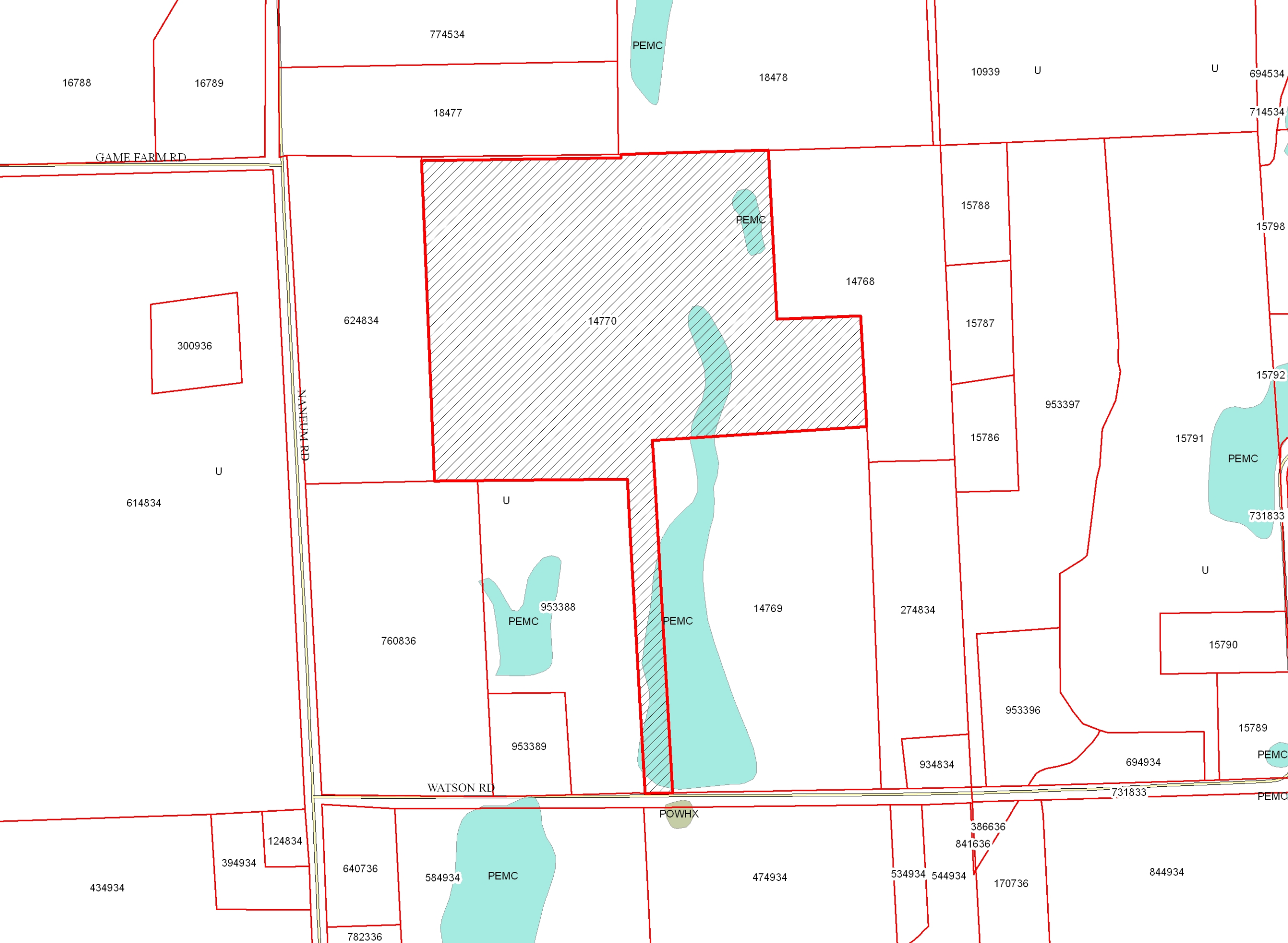
AUDITOR'S CERTIFICATE

Filed for record this 6TH day of MARCH, 2009, at 2:06 P.M., in Book 36 of Surveys at page(s) 49 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *Jerald V. Pettit*  
 KITTITAS COUNTY AUDITOR

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

**ANDERSON PROPERTY**



16788

16789

774534

PEMC

18478

10939

U

U

694534

18477

714534

GAME FARM RD

15788

PEMC

14768

624834

14770

15787

300936

953397

15792

NANJUN RD

15786

15791

PEMC

614834

U

731833

U

U

953388

PEMC

PEMC

14769

274834

760836

15790

953389

953396

15789

PEMC

WATSON RD

934834

694934

731833

PEMC

POWHX

386636

841636

434934

394934

124834

640736

584934

PEMC

474934

534934

544934

170736

844934

782336



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

SG.08.00041

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.

SCOTT ANDERSON  
Property Owner Name  
962-8242  
Contact Phone

C/O Chuck Cruse  
Mailing Address, City, State, ZIP code  
Zoning Classification COM. AG  
(required)

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

Action Requested

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

18-19-33010-0013 48.19

SEGREGATED INTO 2 LOTS

25.59, 22.60

"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

Applicant is:  Owner  Purchaser  Lessee  Other

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

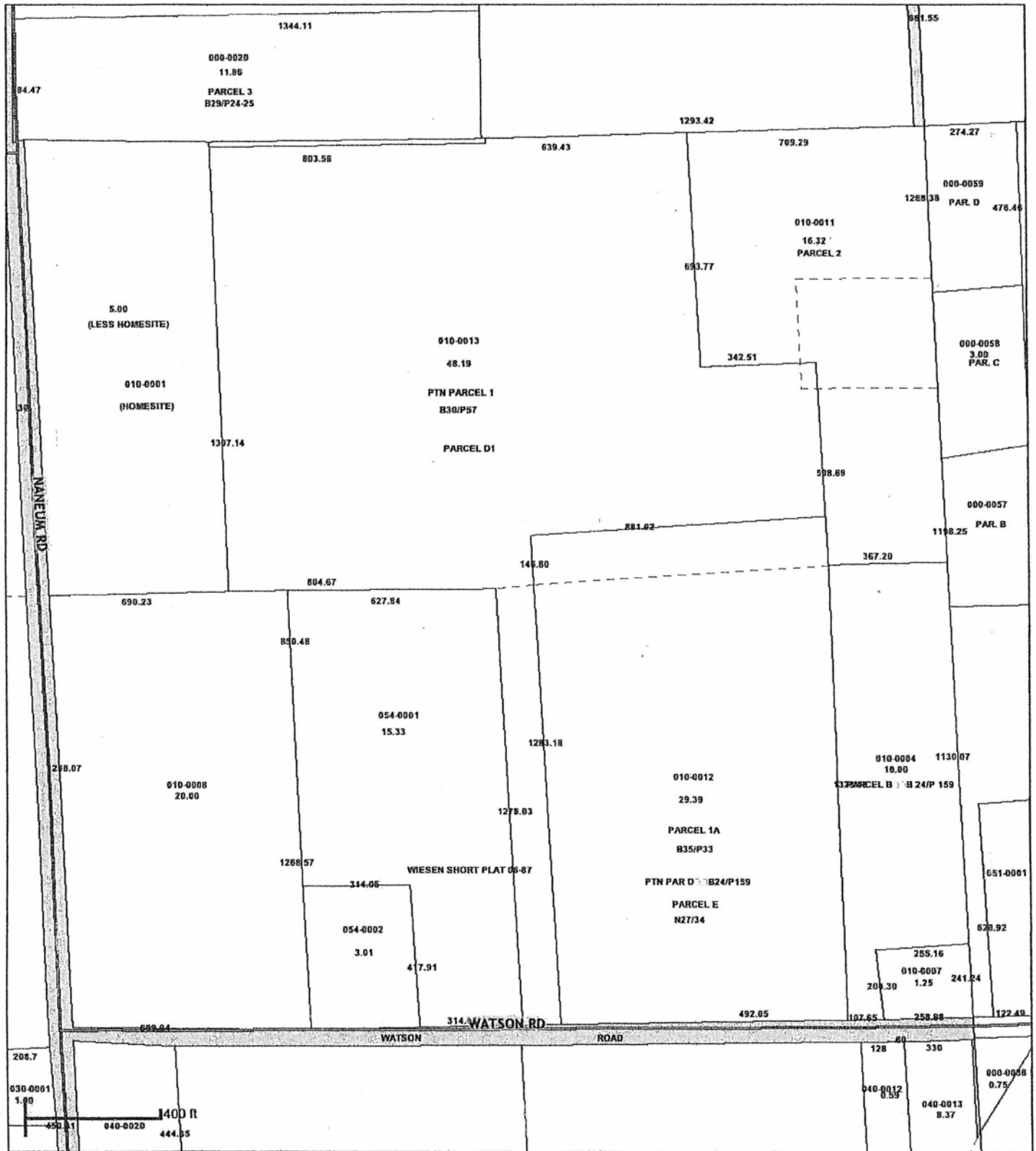
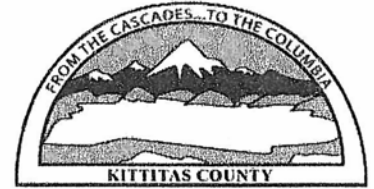
- This segregation meets the requirements for observance of intervening ownership.
- This exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
- This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 16.04.020 (5)  
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: 1/21/2009 By: Jeff Watson  
\*\*Survey Approved: 4/17/2009 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 6/1/08

EXISTING

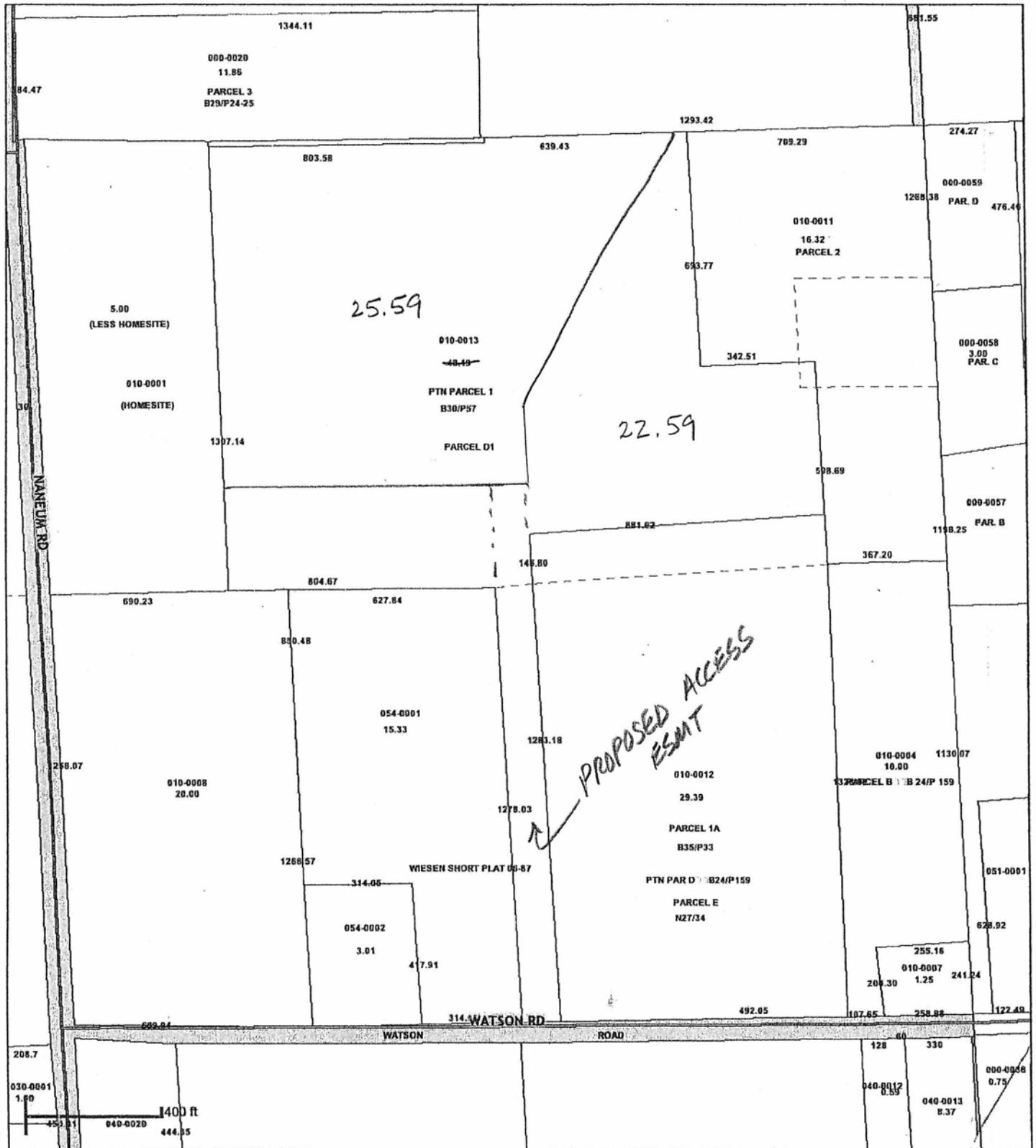
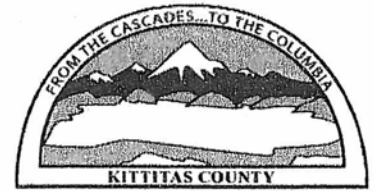
COMPAS Mapping System



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.

PROPOSED

COMPAS Mapping System



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4/17/2009 9:55 AM

**Jeff Watson**

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**From:** Keli Bender [krd.keli@fairpoint.net]  
**Sent:** Friday, April 17, 2009 6:10 AM  
**To:** Jeff Watson  
**Subject:** Re: Scott Anderson

SG-08-00041?

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

**From:** Jeff Watson  
**To:** Keli Bender  
**Sent:** Thursday, April 16, 2009 7:54 AM  
**Subject:** RE: Scott Anderson

Do you have a file number for this, the name isn't ringing any bells.

JW

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**From:** Keli Bender [mailto:krd.keli@fairpoint.net]  
**Sent:** Wednesday, April 15, 2009 10:00 AM  
**To:** Jeff Watson  
**Subject:** Fw: Scott Anderson

FYI

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

**From:** Keli Bender  
**To:** cruse and associates  
**Sent:** Tuesday, March 31, 2009 11:20 AM  
**Subject:** Scott Anderson

Good morning Chuck;  
Scott Anderson was in this morning and completed his water distribution plan. He has met all of the KRD requirements. If you need additional information, please let me know.  
Keli  
Keli R. Bender  
KRD Lands Clerk/RRA  
[krd.keli@elltel.net](mailto:krd.keli@elltel.net)





## 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"

February 2, 2009

Chuck Cruse  
P.O. Box 959  
Ellensburg WA 98926

RE: Anderson Parcel Segregation, SEG-08-00041

Dear Mr. Cruse,

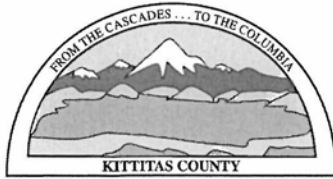
Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval 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. KRD requirements will need to be met.
4. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,

Jeff Watson  
Staff Planner



# KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: January 27, 2009  
SUBJECT: Anderson SG-08-00041. 18-19-33010-0013.

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 survey describing 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.

**Preliminary Submittal Requirements: Anderson SG-08-00041**

Date Received: **12/17/2008**

Review Date: **1/12/2009**

Tax Parcel:

**14770 18-19-33010-0013**

File Number:

**SG-08-00041**

Planner

**Jeff Watson**

Y N

- 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 if less than twenty acres)

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 # **2 Rural Ellensburg**
- Located within Irrigation District: **KRD**
- School District: **Ellensburg**
- UGA **No**

Critical Areas Check

Date **1/12/2009** Planner Signature:

Zoning: **Commercial AG**

Lot Size: **48.19 Acres**

Required Setbacks: F **25** S **5 (15 Corner)** R **25**

Y N

- Does SEPA Apply? (More than 8 lots, required by a Rezone, or Upper County)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: Zone:
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type:
- Wetland? Buffer requirement: **PEMC**
- Seismic
- Mine
- Steep Slope
- Airport Zone? Zone:
- Forest Service Roads? Road:
- BPA Easement Located on Property? Letter Sent to BPA  Date:
- Additional Approvals Required? Type